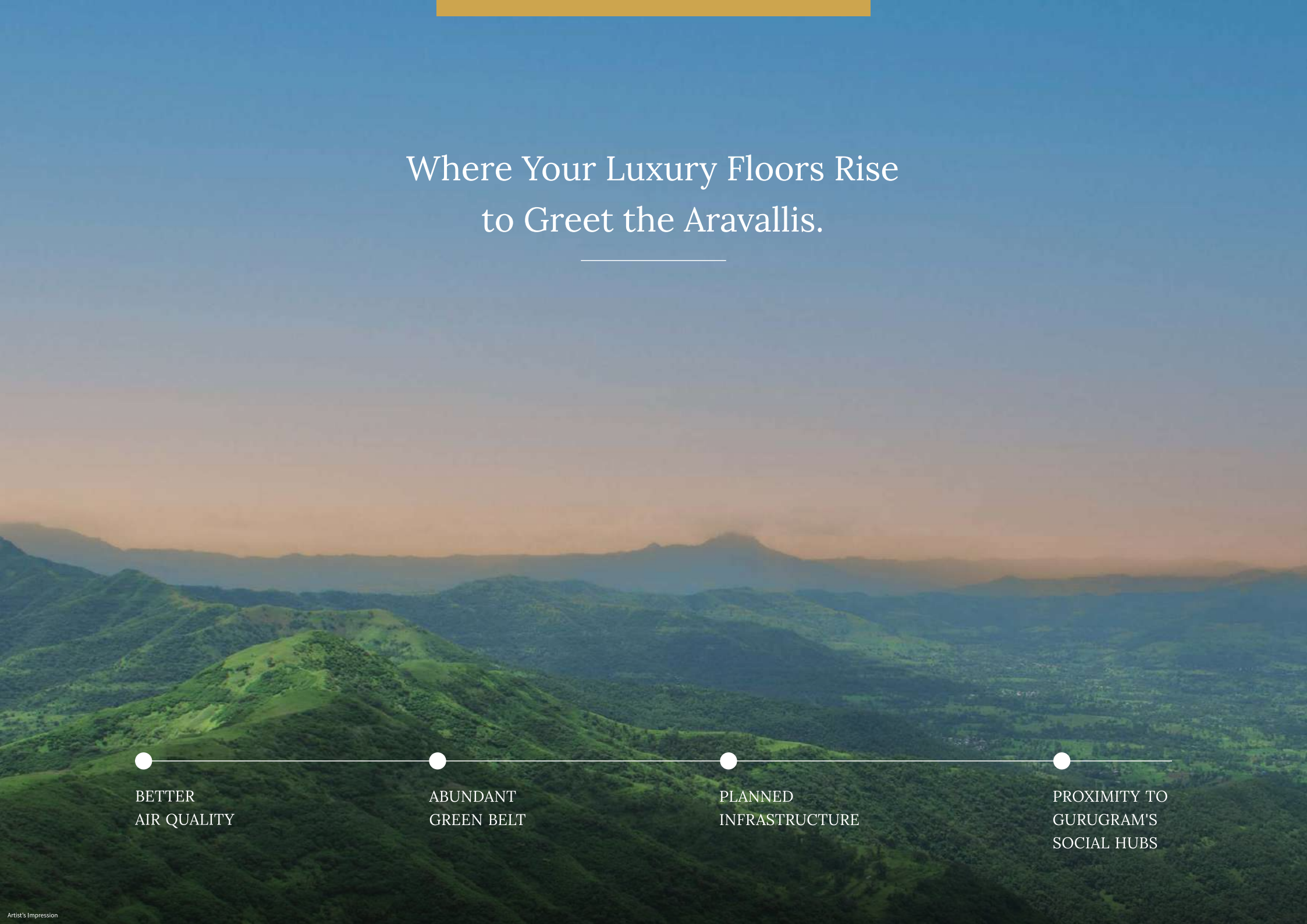




FLORA AVENUE, SECTOR 33, SOHNA

An aerial photograph of the Aravalli mountain range in India, showing rolling green hills under a clear blue sky with a hint of sunset. A solid orange horizontal bar is positioned at the top center of the image.

Where Your Luxury Floors Rise to Greet the Aravallis.

●
BETTER
AIR QUALITY

●
ABUNDANT
GREEN BELT

●
PLANNED
INFRASTRUCTURE

●
PROXIMITY TO
GURUGRAM'S
SOCIAL HUBS



Far from ordinary. Close to everything.

Welcome to the elegance of Polo Reserve luxury floors.

Your new address, amidst Aravallis, is nestled in Flora Avenue, where life already thrives. Born of grace and connected by convenience, it is just 15 min from Golf Course Ext Road, Gurugram.

Meet the World of Space, Style, and Connection,
Just Minutes from the heart of Gurugram.





Inspired by Polo.
Designed for you.

Polo Reserve Luxury Floors - a tribute to timeless grace and contemporary living. These thoughtfully designed 3 BHK luxury floors draw inspiration from the sport of royalty. From poised architecture to serene open landscapes, every detail reflects balance, precision, and understated elegance.

Here, life unfolds in a complete community, already alive with activity and charm. Enjoy two beautifully designed cafés, a ready-to-use clubhouse with a state-of-the-art gym, an indoor restobar and lounge, and a terrace-level swimming pool with a poolside deck for celebrations.



Polo Reserve Luxury 3BHK Floors

MODERN STRAIGHT-LINE
ARCHITECTURE

STILT + 4 FLOOR
STRUCTURE + BASEMENT

CLOSE KNIT COMMUNITY
OF NICHE FAMILIES

METICULOUS PLANNING
FOR FUNCTIONAL LIVING

LUXURY SPECIFICATIONS
OF RENOWNED BRANDS





A GLIMPSE OF THE WORLD OF POLO RESERVE

Every image here is actual on-site shot





Luxury is in the Pause, in the Stillness, the Greens,
and the Gentle Freedom of Unhurried Living.





CLUB FLORA

Club Life That Rivals the Finest
As You Deserve No Less



SWIMMING
POOL



SPACIOUS
POOL DECK



MULTIPURPOSE
COURT



SENIOR CITIZEN
LOUNGE



FINE-DINING
RESTO-BAR



CHANGING
ROOMS



FULLY EQUIPPED
GYMNASIUM



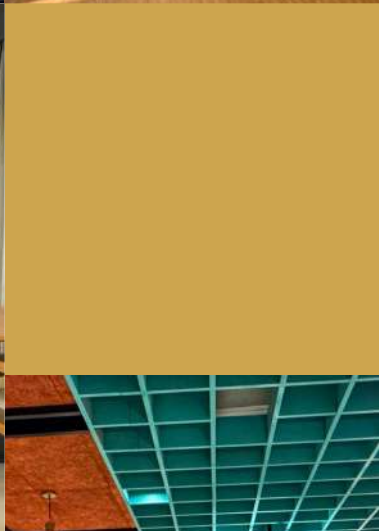
KIDS' ACTIVITY
ZONE

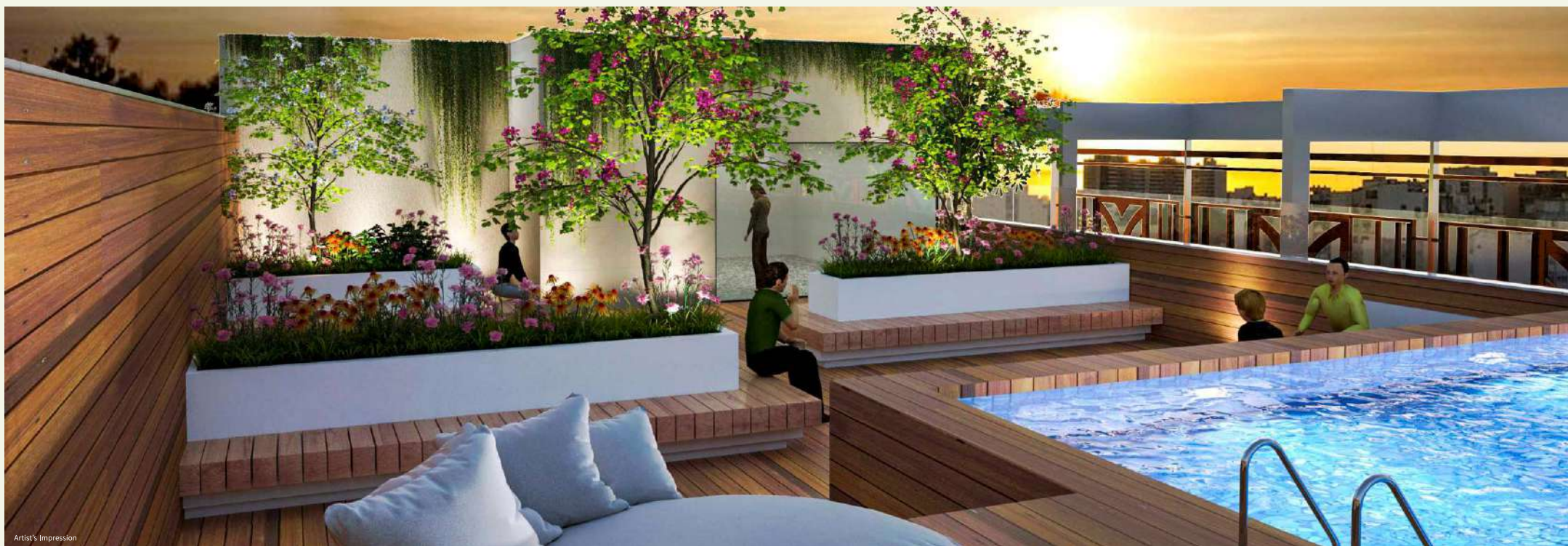


CHILL-OUT
LOUNGE



CONTEMPORARY
LOUNGE CAFÉ







LEGENDS

- | | | | |
|-------------------------|----------------------------|--------------------------|---|
| 01 YOGA AREA | 06 GAZEBO/TRELLIS | 11 CAFES | 16 CLUB FLORA |
| 02 SCULPTURAL GARDEN | 07 MEDITATION DESK | 12 COMERCIAL BLOCK | 17 ENTRY & EXIT FROM NH-248A |
| 03 OUTDOOR SEATING AREA | 08 CALMING NOOKS & CORNERS | 13 JOGGING TRACK/PATHWAY | 18 DRIVEWAY |
| 04 CRICKET PITCH | 09 OPEN LAWN | 14 KIDS PLAY GROUND | 19 ENTRY & EXIT FROM FLOWER VALLEY GATE |
| 05 MULTIPURPOSE COURT | 10 TOT-LOT | 15 SWIMMING POOL | |



Thoughtfully Created, Distinctly Yours.

STILT + 4 FLOOR STRUCTURE + BASEMENT	LUXURY 3BHK INDEPENDENT FLOORS	ON PLOTS 154 SQ. YDS. TO 180 SQ. YDS.	HOMES RANGING FROM 1375 SQ. FT. TO 1616 SQ. FT.
2-SIDE OPEN LAYOUT WITH SPACIOUS BALCONIES	PARKING AT THE STILT LEVEL	ELEVATOR ACCESS TO EVERY FLOOR AND TERRACE	PRIVATE BASEMENT AND TERRACE SPACE FOR RESIDENCES*
VRV IN LIVING DINING & ALL THE BEDROOMS	SMART DIGITAL LOCK	PARTIAL HOME AUTOMATION	EARTHQUAKE -RESISTANT FRAMED STRUCTURE



Spacious & Well-planned Living Area

Large Windows for Light & Ventilation

Spacious Balcony with Green Views

Energy-Efficient VRV Air-Conditioning System



Elegantly Designed Private Retreat

Laminated Wooden Flooring

Spacious Built-in Wardrobes

Elegant Wall Panelling

SPECIFICATIONS



All Artist's Impression



DRAWING/ DINING	
AC	VRV UNIT IN DRAWING AREA
FLOOR	VETRIFIED TILES
CEILING	OIL BOND DISTEMPER/ PARTIAL FALSE
WALL	ACRYLIC EMULSION PAINT

BASEMENT	
FLOOR	VITRIFIED TILES
CEILING	OIL BOND DISTEMPER
WALL	ACRYLIC EMULSION PAINT

MASTER BED ROOM	
AC	VRV UNIT IN ALL BEDROOMS
FLOOR	LAMINATED WOODEN FLOORING
CEILING	OIL BOND DISTEMPER/ PARTIAL FALSE CEILING
WALL	ACRYLIC EMULSION PAINT/ PARTIAL WALL PANELING

BED ROOM	
AC	VRV UNIT IN ALL BED ROOMS
FLOOR	VETRIFIED TILES
CEILING	OIL BOND DISTEMPER/ PARTIAL FALSE CEILING
WALL	ACRYLIC EMULSION PAINT

KITCHEN	
WALL FITTINGS	MODULAR KITCHEN
FLOOR	VITRIFIED/ CERAMIC TILES
WALL/CEILING	OIL BOND DISTEMPER PAINT
DADO	CERAMIC TILES 600 MM ABOVE THE COUNTER
COUNTER TOP	MARBLE/ GRANITE/ QUARTZ
FITTINGS & FIXTURES	ISI MARKED CP FITTINGS, SINK BOWL WITH DRAIN BOARD SINK, CHIMNEY WITH HOB

BALCONIES	
FLOOR	ANTI SKID/ MATT FINISH CERAMIC TILES
RAILING	SAINT GOBAIN GLASS/ SS RAILING/ CLASSICAL IRON RAILING

TOILET & BATH	
FLOOR	VITRIFIED/ CERAMIC TILES
WALL	OIL BOND DISTEMPER PAINT
CEILING	GRID FALSE CEILING
FITTINGS & FIXTURES	ISI MARKED CP FITTINGS, VANITY WITH SINK, GLASS PARTITION/ GEYSER

DOORS & WINDOWS	
INTERNAL DOOR FRAME	INTERNAL DOORS FRAME HARD WOOD/ RED MERANDI
INTERNAL DOOR SHUTT	ERINTERNAL DOORS SHUTTER MAIN DOOR- BOTH SIDE LAMINATED/ VINEER FLUSH DOOR & INTERNAL FLUSH DOOR WITH BOTH SIDE LAMINATED/ PAINT FINISH
EXTERNAL DOORS & WINDOWS	EXTERNAL DOORS & WINDOW UPVC/ ALLUMINIUM/ HIGHER GRADE

ELECTRICAL	
WIRING	ISI MARKED ELECTRICAL WIRING/ COPPER ELECTRICAL WIRING IN CONCEALED CONDUIT FOR LIGHT POINT
SWITCHES/ SOCKET	ISI MARKED SWITCHES & SOCKETS
FITTINGS & FIXTURES	FANS & LIGHTS

TERRACE	
FLOOR	WATER PROOFING TREATMENT
ADD ONS	CABANA

EXTERNAL DEVELOPMENT	
INTERNAL ROADS	INTERLOCKING BLOCKS (ALREADY DEVELOPED ROADS)
BOUNDARY WALL	BRICK WALL WITH PLASTER & EXTERNAL WEATHER PROOF PAINT FINISH
EXTERNAL DEVELOPMENT	WEATHER PROOF EXTERNAL GRADE PAINT

DOORS & WINDOWS	
HOME AUTOMATION	PARTIAL AUTOMATION
DOOR LOCK	ISI MARKED SMART DIGITAL LOCK ON MAIN DOOR

STRUCTURE	
	EARTHQUAKE RESISTANT RCC FRAMED STRUCTURE AS PER SESMIC ZONE



Sohna: South of Gurugram

The Fastest Growing Micro Market Of Delhi NCR

The growing appeal of independent floors has reshaped the residential market, reflecting a new wave of buyer preference. Sohna's early sectors are at the heart of this transformation, blending affordability with effortless connectivity.



15 min from Golf Course
Ext Road, Gurugram



Schools, healthcare and
shopping in the vicinity



Quick access from
Rajiv Chowk to Sohna



Easy access to NH48
Mumbai Expressway &
KMP Expressway

LOCATION MAP



KNOW YOUR NEIGHBOURHOOD (WITHIN 5 TO 20 MIN DRIVE)

EDUCATION

PATHWAYS WORLD SCHOOL
KR MANGALAM UNIVERSITY
GD GOENKA WORLD SCHOOL
RYAN INTERNATIONAL SCHOOL
DPS MARUTI KUNJ
KIIT COLLEGE OF ENGINEERING
JK BUSINESS SCHOOL
JINDAL PUBLIC SCHOOL
EURO KIDS SCHOOL

HOSPITALITY

TAJ DAMDAMA LAKE RESORT
COUNTRYINN & SUITES
LEMON TREE
RADISSON HOTEL
THE WESTIN SOHNA RESORT
TAJ RESORT (UPCOMING)
AND ALL THE LEADING
HOTELS IN GURUGRAM

HEALTHCARE

MAX HOSPITAL
FORTIS HOSPITAL
ARTEMIS HOSPITAL
PARK HOSPITAL
MEDICITY
SANJEEVANI HOSPITAL

COMMERCIAL

AIRIA MALL
WORLDMARK
LEAF MALL
ALL THE LEADING
SHOPPING CENTRES
IN SOHNA ROAD AND
GOLF COURSE EXTN. ROAD

FRESH WAVE OF LIVING

BREEZ

BUILDERS & DEVELOPERS



**68+
LAKH**

SQ.FT.* DELIVERED

**60+
LAKH**

SQ.FT.* ONGOING

**13+
LAKH**

SQ.FT.* UPCOMING

**15+
YEARS**

OF EXCELLENCE

ABOUT BREEZ BUILDERS

For over a decade, BREEZ has been quietly transforming Gurugram's urban landscape. Known for identifying emerging locations and creating lifestyle-driven spaces, BREEZ has earned the trust of thousands by delivering on its promises consistently. Every project reflects a decade-long ethos — building with integrity, designing with purpose, and delivering with precision. From residential communities to commercial landmarks, BREEZ continues to create spaces where modern India lives, works, and thrives.



CORPORATE OFFICE: 7th B, Ireo Grand View Tower, Sector 58, Gurugram 122102, Haryana
SITE OFFICE: Flora Avenue 33, Sector 33, Adjacent Central Park Flower Valley, Sohna 122103, Haryana
E info@poloreserve.com | W breezbuilders.com

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