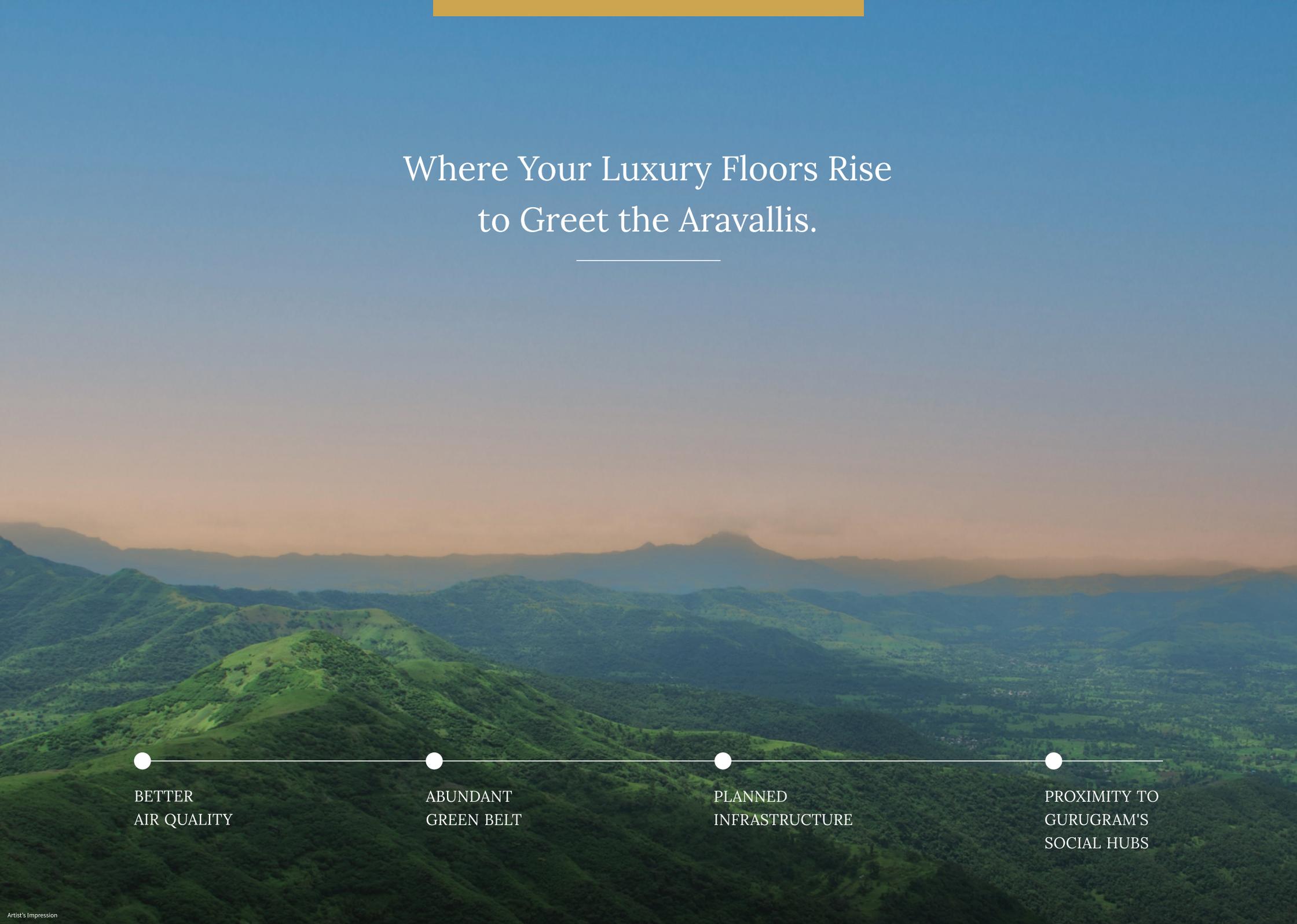




FLORA AVENUE, SECTOR 33, SOHNA



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 an 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

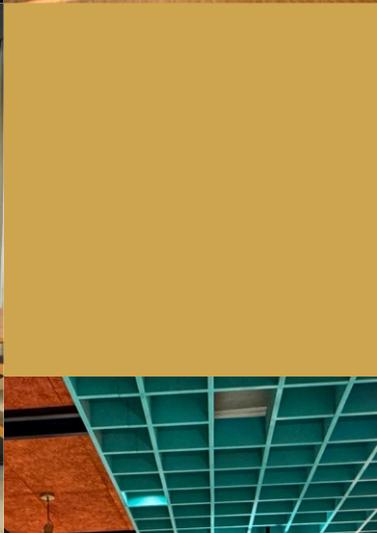


CONTEMPORARY
LOUNGE CAFÉ



A GLIMPSE INTO
CLUB FLORA

*Every image here is an actual
on-site shot*





Artist's Impression



Artist's Impression



LEGENDS

- | | | | |
|----------------------------------|----------------------------|---------------------|--------------------------|
| 01 ENTRY FROM FLOWER VALLEY GATE | 06 COMMERCIAL BLOCK | 11 MEDITATION DESK | 16 OPEN LAWN |
| 02 ENTRY / EXIT FROM NH-248A | 07 DRIVEWAY | 12 GAZEBO/TRELLIS | 17 JOGGING TRACK/PATHWAY |
| 03 ENTRY - SALES GALLERY | 08 YOGA AREA | 13 TOT-LOT | 18 MULTIPURPOSE COURT |
| 04 CLUB FLORA | 09 OUTDOOR SEATING AREA | 14 KIDS PLAY GROUND | 19 SCULPTURAL GARDEN |
| 05 SWIMMING POOL | 10 CALMING NOOKS & CORNERS | 15 CRICKET PITCH | 20 CAFES |



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 1722 SQ. FT.
TO 2004 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
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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. Sohnā'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 Sohnā

 Easy access to NH48
Mumbai Expressway &
KMP Expressway

LOCATION MAP



KNOW YOUR NEIGHBOURHOOD (WITHIN 5 TO 20 MIN DRIVE)

EDUCATION	HOSPITALITY	HEALTHCARE	COMMERCIAL
PATHWAYS WORLD SCHOOL	TAJ DAMDAMA LAKE RESORT	MAX HOSPITAL	AIRIA MALL
KR MANGALAM UNIVERSITY	COUNTRYINN & SUITES	FORTIS HOSPITAL	WORLDMARK
GD GOENKA WORLD SCHOOL	LEMON TREE	ARTEMIS HOSPITAL	LEAF MALL
RYAN INTERNATIONAL SCHOOL	RADISSON HOTEL	PARK HOSPITAL	ALL THE LEADING SHOPPING CENTRES IN SOHNA ROAD AND GOLF COURSE EXT ROAD
DPS MARUTI KUNJ	THE WESTIN SOHNA RESORT	MEDICITY	
KIIT COLLEGE OF ENGINEERING	TAJ RESORT (UPCOMING)	SANJEEVANI HOSPITAL	
JK BUSINESS SCHOOL	AND ALL THE LEADING HOTELS IN GURUGRAM		
JINDAL PUBLIC SCHOOL			
EURO KIDS SCHOOL			

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

For over 15 years, BREEZ has built a legacy of creating value-driven homes across Gurugram – homes defined by intelligent planning, functional design, and strategic emerging locations. With an impressive portfolio of delivered projects and the trust of thousands of families, BREEZ has consistently upheld its commitment to quality, integrity, and on-time delivery.



CORPORATE OFFICE: 7B, Ireo Grand View Tower, Sector 58, Gurugram 122102, Haryana

SITE OFFICE: Flora Avenue, Sector 33, Adjacent Central Park Flower Valley, Sohna, Gurugram 122103

E info@poloreserve.com | **W** breezbuilders.com

Disclaimer: Residential Plotted Colony (DDJAY) Licence No.58 of 2019 dt. 09.03.2019, land area measuring 7.89375 acres granted to Global horizon Holdings Pvt. Ltd. by DGT & CP, Haryana, Chandigarh building plans approved vide Memo No. TPA/GHH/25/01 to 28, 30 to 41 dt. 30.05.2025 in village Dhunela, sector 33, Sohna, Distt. Gurugram. To see the statutory approvals, please visit our corporate office. 1 sq. mtr. 10.764 sq. Ft. Images used in the brochure are artistic impressions only. All site plans, specifications, dimensions, design, measurement and location are indicative and subject to change as may be decided by the company or competent authority. Revisions, alterations, modification, additions, deletion, substitution or recast will be done if necessary, during constructions. *T&C APPLY