



Actual image, for representation only.

**14 months
of excitement
and anticipation**

Now, Gurugram and the real estate industry
await DLF's next chapter

Actual image, for representation only.

A Landmark New Beginning

Gurugram is set to experience a category-defining development unlike ever before



Reference image sourced from the internet, used for representation only.

What Comes Next? The Longevity Revolution

Aging population.
Growing wealth.
Longer lives.

Global senior living market
~ **\$190 billion in 2020**
to a projected ~**\$375**
billion by 2030

Source: KPMG and CREDAI



Actual image, for representation only.

India to Shape the Next Wave

World's largest ageing transitions will unfold in India

~35 crore
projected seniors in India by
2050
1 in every 5 Indian

Source: KPMG-CREDAI, based on UN World Population Prospects 2024.

Actual image, for representation only.

Increasing Wealth Evolving Lifestyles Driving New Demand

8.71 Lakh millionaires
(worth \$1+ million)
~20k UHNIs
(Worth **\$30+million**) In **India, today**

Source: Knight Frank Wealth Report 2026; India UHNWI forecast 2026–2031. HSBC Holdings report in Bloomberg.

Actual image, for representation only.

India's silver economy today is ~ ₹ 73000 Crores

India's Senior Living Market
₹30,000 Crore Today
₹1,00,000 Crore by 2030

Source: NITI Aayog, Senior Care Reforms in India, 2024. Collier

Actual image, for representation only.

Among India's Most Underserved Housing Segments

Demand Far Outpaces Supply (80:1)
60% of Organized Senior Living Concentrated in South India

Source: Colliers India (Aug 2026); ASLI-JLL Senior Living Report (Sept 2026)
Data from Colliers India and ASLI-JLL reports, 2026
Industry reports: Colliers India, ASLI-JLL (2026)

Reference image sourced from the internet, used for representation only.

Why Affluent Seniors Prefer Luxury Lifestyle Communities in Urban India?



Reference image sourced from the internet, used for representation only.

Over 1 in 4 Urban Seniors Live Without Children

Children Settled Elsewhere or Overseas

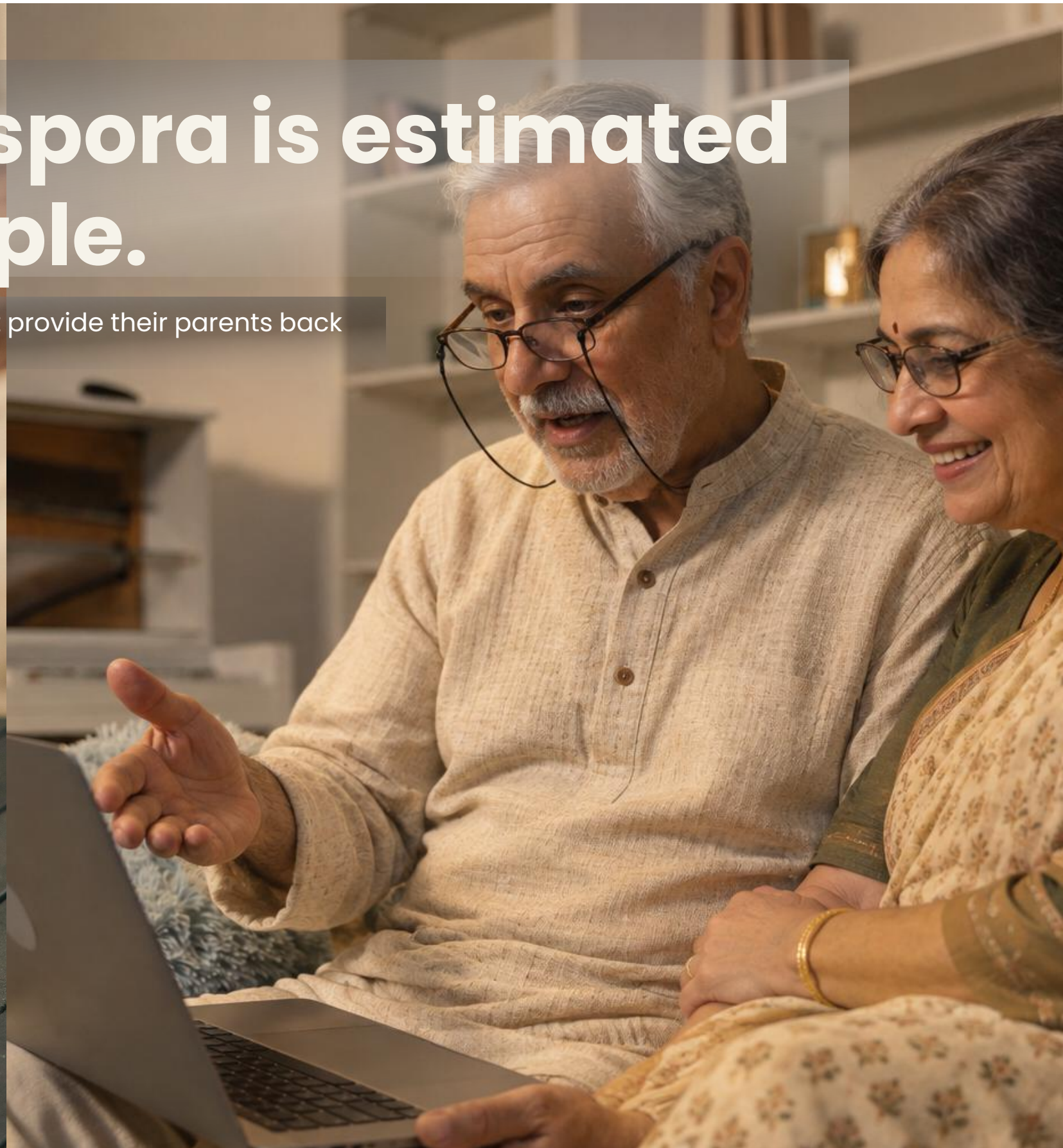


Source: UNFPA

Reference image sourced from the internet, used for representation only.

India's overseas diaspora is estimated at over 3.5 crore people.

Over the years, NRIs have increasingly sought residential offerings that provide their parents back home with the comfort, care, safety, and peace of mind they deserve.



Source: Ministry of External Affairs, Government of India (Jan 2026)

Reference image sourced from the internet, used for representation only.

A Lifestyle That Doesn't Retire

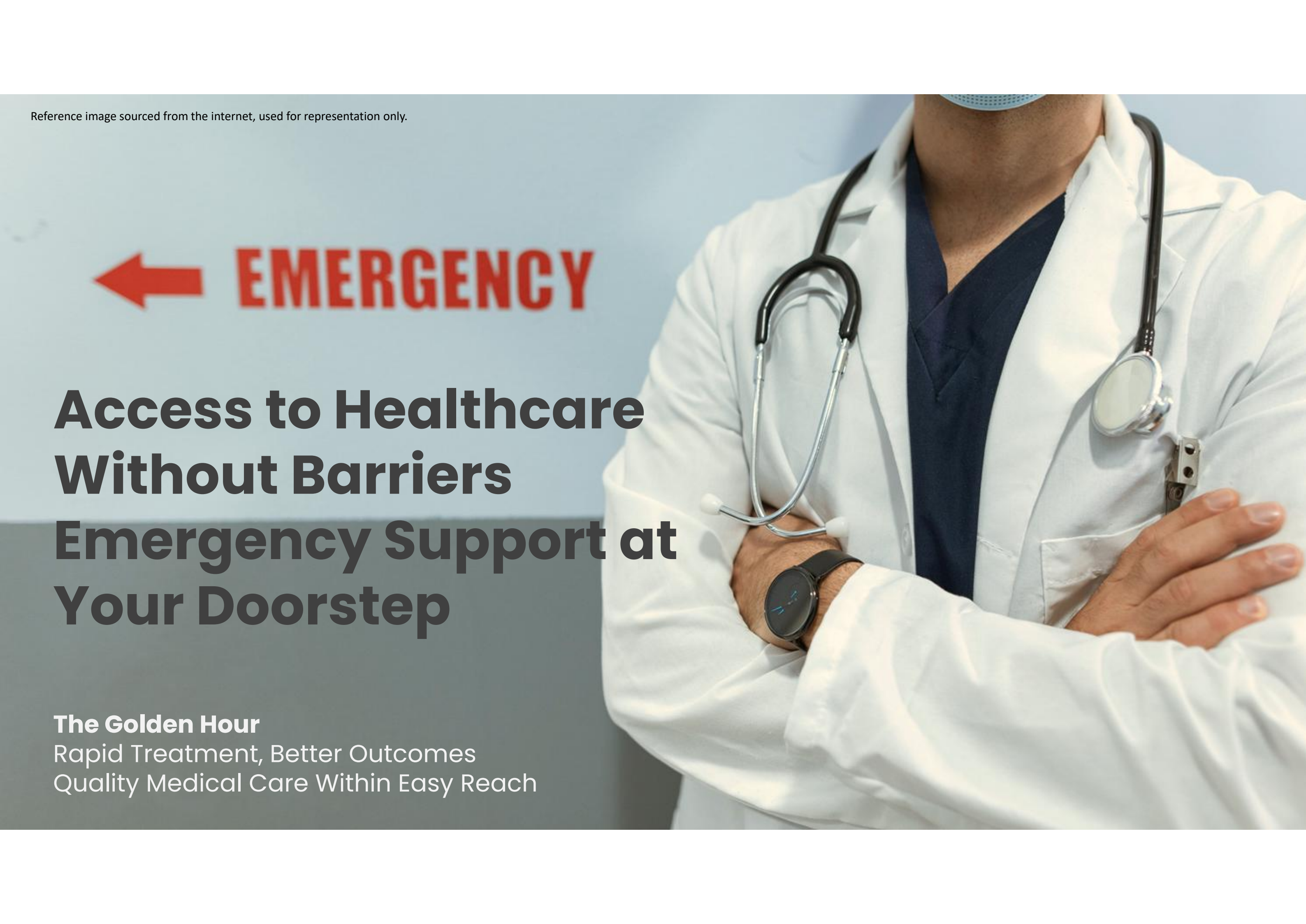
Affluent urban Indians approaching their 60s are choosing to stay active, engaged, and independent, with no desire to downgrade their lifestyle as they enter their senior years.

Reference image sourced from the internet, used for representation only.

Maintaining a Standalone Home Becomes More Challenging with Age

Managing Staff, Safety & Security, Maintenance, Repairs, and Everyday Upkeep Can Become Increasingly Challenging with Age

Reference image sourced from the internet, used for representation only.

A doctor in a white lab coat with a stethoscope, standing in front of a blue wall with a red 'EMERGENCY' sign and arrow.

 **EMERGENCY**

Access to Healthcare Without Barriers Emergency Support at Your Doorstep

The Golden Hour

Rapid Treatment, Better Outcomes
Quality Medical Care Within Easy Reach

Reference image sourced from the internet, used for representation only.

Independence Without Separation

A Lifestyle Built on Convenience, Connection, Purpose



FAMILY

Children & Grandchildren



FRIENDS & COMMUNITY

Moments to Celebrate



CONNECTIVITY

Airport, Roads, Metro



HEALTHCARE

Hospitals, Clinics, Specialists



CITY LIFE

Clubs, Theatre, Retail, Dining



CULTURE, FOOD & LANGUAGE

People, Culture & Familiarity

Actual image, for representation only.

Gurugram

A City That Naturally Enables This Lifestyle

Home to **~10,000** millionaire households,
Gurugram saw **1,500+** homes priced above ₹10 crore
sold in 2025, generating **~₹24,000** crore in transaction value

Data: CRE Matrix & India Sotheby's Report, 2025

A PRODUCT SEGMENT HIGHLY ANTICIPATED

IN NATIONAL MEDIA

DLF Taps Senior Living Space to Cash in on Robust Demand

Largest realtor plans project in Gurugram with revenue potential of ₹2k cr; senior population projected to more than double to 346 m by 2050

Faizan Haidar

New Delhi: DLF entered the growing market of senior living homes, setting a target of developing 500,000 sq ft in Gurugram with a revenue potential of ₹2,000 crore.

The project is currently in the advanced stages of planning and approvals, with the company working towards a launch this quarter, said Aakash Ohri, managing director and chief business officer, DLF Homes.

“We have an identified set of pipeline we have talked about for the near future, and we continuously work on these,” said Ohri on a post quarterly earnings call with analysts.

India’s largest property devel-

per joins business groups such as Hiranandani, GMR, Prestige, Kanodia, JK Urbanscapes, JK Group, Trehan Iris, J Estates, and Stonecraft who have either entered or are planning to enter the senior living segment to capitalise on the robust demand.

India’s senior population is projected to more than double to 346 million by 2050 from 156.7 million in 2024. According to the Longitudinal Ageing Study of India (LASI), 26.7% of urban elderly live alone, with only their spouse, or with individuals other than their immediate family, underscoring the urgent need for specialised senior living solutions.

The senior living market currently has a 1.3% penetration rate, revealing a vast, untapped potential. This figure far lags

mature markets like the US and Australia with more than 6% penetration rates.

Ohri said DLF’s super-luxury residential project, ‘The Dahlias’,

in Gurugram is continuing to witness strong demand, with more than 55-60% of the inventory already sold even before its formal launch. Reflecting this

demand, the estimated valuation of ‘The Dahlias’ has increased sharply to around Rs 42,000 crore from around Rs 29,000 crore.

“Dahlias’ sale is open by invitation,” said Ohri. “We have got healthy traction also from the rest of India.” He claimed that “top

equity and capital market brokers have started realising that with geopolitical issues, converting financial assets to hard assets is prudence today.”

DLF reported a 14% rise in net profit in the December quarter at ₹1,207 crore compared with ₹1,055 crore a year earlier. It garnered modest sales bookings of Rs 419 crore during the period due to absence of new launches.

Ohri dismissed any slowdown in the realty market in Gurugram, saying it was the “most favourite investment option for people across the board.”

“If there was any strain, you would see a disconnect between sales and collections,” he said. “Markets are strong. People are putting their money and growth potential is tremendous.”

URBAN ELDERLY

Around 26.7% of urban elderly live alone, with only their spouse, or with individuals other than their immediate family



bt Business Today

DLF eyes Rs ₹2,000 crore from senior living project in Gurugram

DLF had earlier disclosed that the project would come up along Golf Course Extension Road in Sector 63, Gurugram.

Real estate giant DLF Ltd is set to enter India's fast-growing senior living segment with the launch of its first dedicated retirement housing project.

Speaking during the company's Q1 FY2027 earnings call, DLF Home Developers Managing Director and Chief Business Officer Aakash Ohri said the senior living project is among the company's immediate launch priorities.

"Senior living, as you know, is a retirement policy scheme that we are going to be launching soon. This is in process now. As soon as we get the data, we will make those announcements accordingly. That is something that we're looking forward to most immediately," Ohri said.

DLF had earlier disclosed that the project would come up along Golf Course Extension Road in Sector 63, Gurugram. The development is expected to have a revenue potential of around ₹2,000 crore and span nearly 5 lakh sq ft, marking the company's entry into India's emerging senior living market.

The company said it also continues to see encouraging demand across its premium residential portfolio, particularly its flagship ultra-luxury project, The Dahlias in Gurugram.

Ohri said around 25-30% of sales at The Dahlias now come from buyers outside the National Capital Region and NRI, indicating that demand for luxury homes is expanding beyond Delhi-NCR.

"We have interest from all over the country and outside for Dahlias now. Almost over 25%-30% of our business now is coming from rest of India and outside, which is NRI," he said.

He added that apartments at The Dahlias are now selling at more than ₹1 lakh per sq ft, with higher-floor residences fetching ₹120 lakh-₹125 lakh per sq ft. Entry-level apartments are now priced at over ₹100 crore, while premium residences are selling for ₹160-170 crore, reflecting sustained demand in the country's ultra-luxury housing segment.

During the analyst call, Ohri also said DLF has consciously paced sales at The Dahlias as prices continue to rise and the company remains focused on maximising realisations rather than accelerating volumes.

REAL ESTATE • HOUSING

SENIOR LIVING

India's ageing population is creating a huge market for homes that allow seniors to move from a care-led to a lifestyle-led proposition. However, building a viable model will require scale, capital and a new care ecosystem

By E. JAYASHREE KURUP

THE PHRASE “senior housing” has come a long way from old-age homes, dilapidated buildings, minimal services, poor facilities and basic healthcare to specialised lifestyle communities.

As India's elderly population grows and more affluent seniors enter the market, senior housing is evolving into a “senior living” — a term that encompasses health, wellness, social life, and assisted living, all at once.

People don't necessarily want to “look after” them, they want people to care for them, says people who care for them, says people who care for them, says people who care for them.

With established communities, “We have people who come from professional backgrounds, government and PSUs, the armed forces, as well as doctors and professors. There are also several residents from business backgrounds,” says Ankur Gupta, Joint Managing Director of Ashoka Housing.

“Having lived a rich and fulfilling career, they get for themselves that give them the freedom of choosing activities they never got time to pursue in their working years.”

People don't necessarily want to “look after” them, they want people to care for them, says people who care for them, says people who care for them.

Director of Prime Senior Living and Manoj By Prasad. And it's not only the seniors themselves who are looking for age-appropriate housing for the rest of their lives. “We see significant interest from people in their 40s and 50s exploring senior living for their parents,” says Chitra Reddy, Co-Founder of Ananya Senior Living.

Chitra Reddy, Co-Founder of Ananya Senior Living, is leading senior living developer and operator in Hyderabad. “Over time, we expect senior living to increasingly become a planned lifestyle decision rather than a need-based decision.”

These trends are creating a big market for developers and senior living operators. According to the India Aging Report 2024, people aged 60 years and more comprised



THE NEW WAY People from a variety of professional backgrounds are moving into senior homes

60% of the country's population in 2023. This is expected to rise to 64% by 2026 and 68% by 2030. The Longitudinal Ageing Study in India, 2021, estimates that about 1.5 million seniors will need housing in India by 2025, which is both a challenge and an opportunity given the economic return difficult and the demand supply gap significant. Colliers Research estimates the current market for senior housing at about ₹30,000 crore, with overall demand at 2-3 million units against regional supply of just about 20,000 units. By 2025, the market value could exceed ₹1 lakh crore, with demand projected to reach 2-3 million units.

India also remains significantly underpenetrated at 1% of the addressable market, compared to 4-6% in the US and 4-5% in New Zealand. “This creates both a major supply gap and a long runway for organised operators,”

DLF set to enter senior living homes segment



DLF ON FRIDAY said it will launch this quarter a senior living

housing project in Gurugram with an estimated revenue potential of around ₹2,000 crore as part of its expansion plan.

DLF plans senior housing foray

SANKET KOUL

New Delhi, 23 January

Realty major DLF on Friday said it will soon launch its senior living project Arbour in Gurugram, with an estimated revenue potential of around ₹2,000 crore.

The developer is also

eyeing more projects in West-park Mumbai, Panchkula and Goa, along with a group housing project in Gurugram in the financial year 2026-27 (FY27). This comes after DLF had reported a sharp fall in sales bookings to ₹419 crore during the third quarter of this fiscal (Q3 FY26) from a record ₹12,039 crore in the year-ago period.

In an earnings call, DLF Managing Director

Ashok Tyagi said: “The firm had paused sales bookings in its ongoing ultra-luxury residential project ‘The Dahlias’ at Gurugram last quarter and also did not launch any new housing project.”

He added that this

was done to accommodate design modifications to improve consumer experience, and needed approval from consumers

who have bought a space in the project. Aakash Ohri, managing director of DLF's residential arm DLF Home Developers Limited, added that the company has now started selling apartments in ‘The Dahlias’ project from this quarter.

Greying NCR fuels senior living boom in Gurgaon

Gurgaon has emerged as the epicentre of the growing senior living industry in Delhi NCR, boosted by a wealthier catchment group, favourable regulations, and the already very availability of real estate.



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India's ageing population fuels senior housing boom

Developers are expanding into new cities as demand for homes for those aged 55-plus surges

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Actual image, for representation only.

Sector 63

An Inflection Point That Elevated Golf Course
Extension Road on the Luxury Housing Map

2023

₹8000+ Crore

3 Days: Sold out

A First in the History of
Indian Real Estate

Source: DLF Ltd. Press Release, Mar 2023 (as reported by Business Standard & The Hindu)

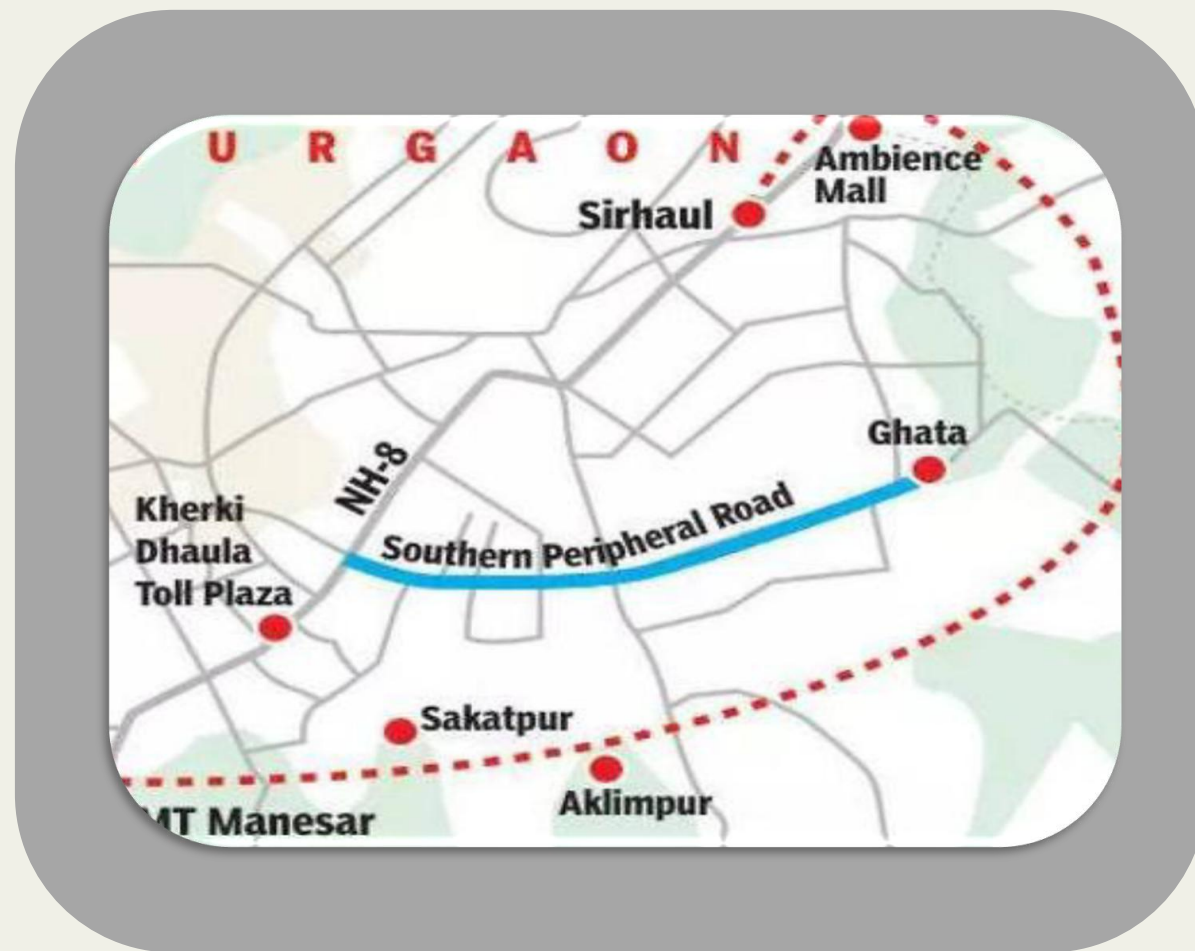
Actual image, for representation only.

From a Corridor Validated by The Arbour

Comes DLF's Next Residential Evolution



Greater SPR's Next Growth Chapter



Greater SPR (GSPR) – Gurugram-Manesar Expressway

90-metre wide expressway by HUDA

Connects Sector 68 (Sohna Road) to Manesar (NH-8)

Forms Gurugram's complete outer ring road with Dwarka Expressway

Phase 1: NH-8 to Faridabad Road

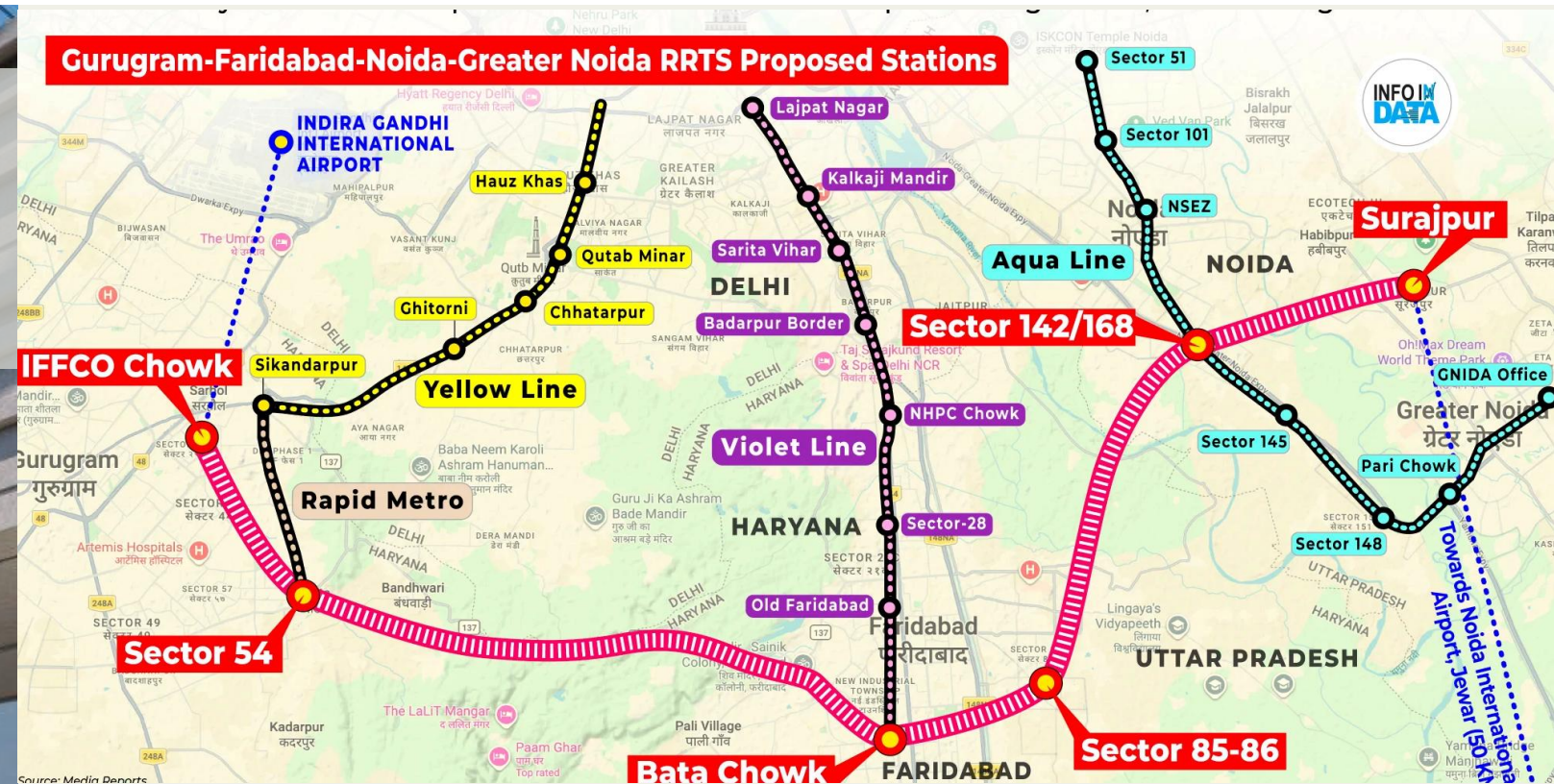
Sector 63 residents: signal-free access to Manesar

RRTS

THE INFRASTRUCTURE STORY NAMO BHARAT



Sources: The Times of India



Corridor Route: Starts at IFFCO Chowk, Gurugram → passes Sector 29, Millennium City, Sector 52, Sector 57, Sector 61 → terminates at Gwal Pahari, connecting with Delhi Metro's Yellow Line

Speed Design:
High-speed corridor engineered for 180 kmph

Construction expected to begin December 2026,
completion in ~4.5 years

ELEVATED SPR SIGNAL FREE CORRIDOR



GMDA has granted administrative approval for the project

Fully elevated, signal-free corridor from Vatika Chowk to CPR cloverleaf on NH-48

5.5 km, six-lane elevated road
Cost: all three existing signals, ensuring

Eliminates uninterrupted flow between Sohna Road and Dwarka Expressway

SECTOR 62–65 : CONNECTING ROAD



Road between Sector 62 and Sector 65

Links Arbour Junction to GCER

Actively under construction by GMDA

Sources: The Times of India

A Well-Established Social Infrastructure Network

EDUCATION

Heritage School	2.4 km
St Xavier’s School	3.3 km
Lotus Valley Intl School	3.7 km
DPS Intl School	3.8 km
RPS Intl School	5.4 km
Green Wood Public School	5.8 km

RETAIL

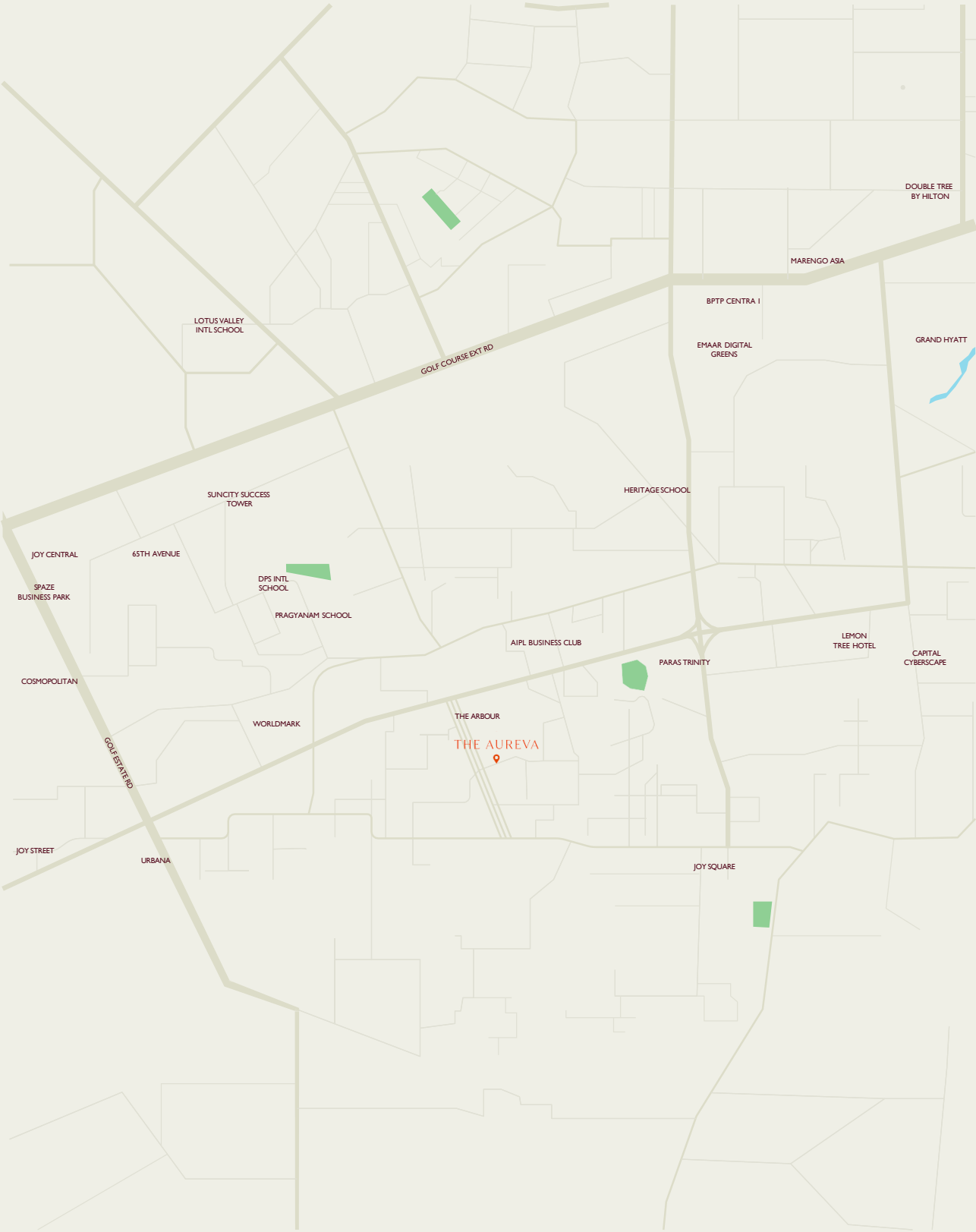
Cosmopolitan	3.1 km
Joy Central	3.5 km
Joy Gallery	3.6 km
Airia Mall	4.5 km
Ardee Mall	6.6 km
Worldmark	1.3 km
Joy Square	1.6 km
Urbana	2.4 km
65th Avenue	2.8 km
Joy Street	2.9 km

HOSPITALS

Marengo Asia	3.9 km
Cloud Nine	5.9 km
Artemis	6.4 km
CK Birla	6.6 km
Fortis	8.1 km
Medanta Medicity	8.2 km

HOTELS

Lemon Tree Hotel	2.8 km
Grand Hyatt	4.2 km
Double Tree by Hilton	4.8 km
Holiday Inn Express	6 km
Hilton Garden Inn	6 km
Courtyard by Marriott	9 km



Disclaimer: All distances are approximations only



Introducing...

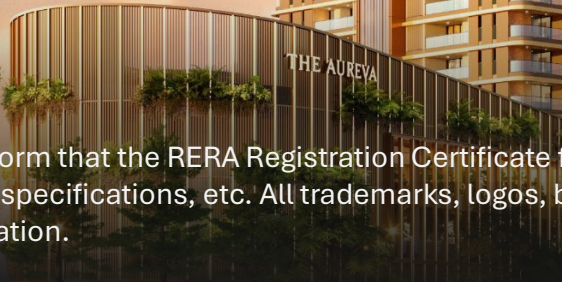
HARERA Registration No. - RC/REP/HARERA/GGM/ 1092/824/2026/64 dated 14.09.2026
HARERA Website - <https://haryanarera.gov.in>
Promoter - DLF Home Developers Ltd.

THE AUREVA

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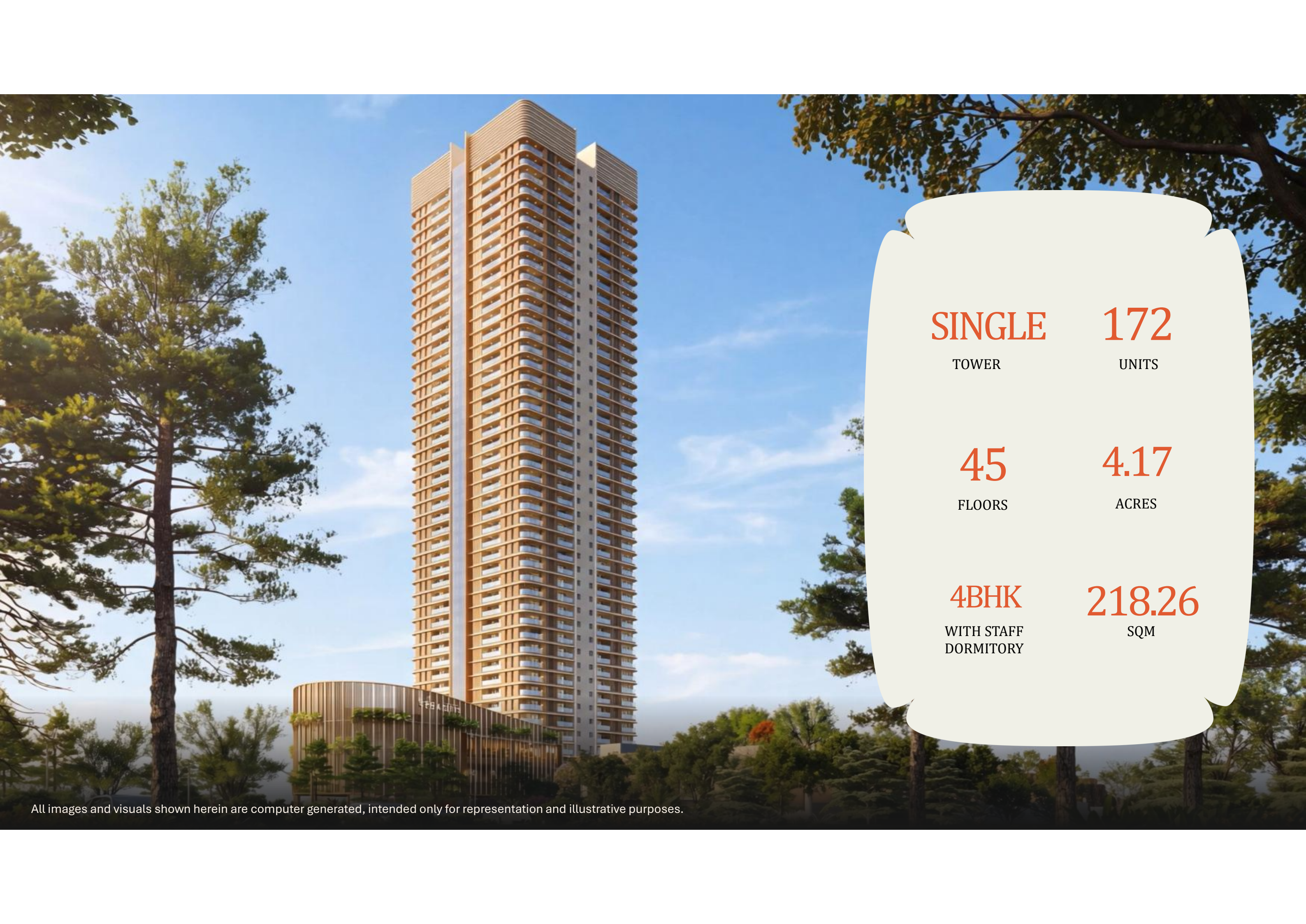
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SINGLE

TOWER

172

UNITS

45

FLOORS

4.17

ACRES

4BHK

WITH STAFF
DORMITORY

218.26

SQM

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THE ENCLAVE

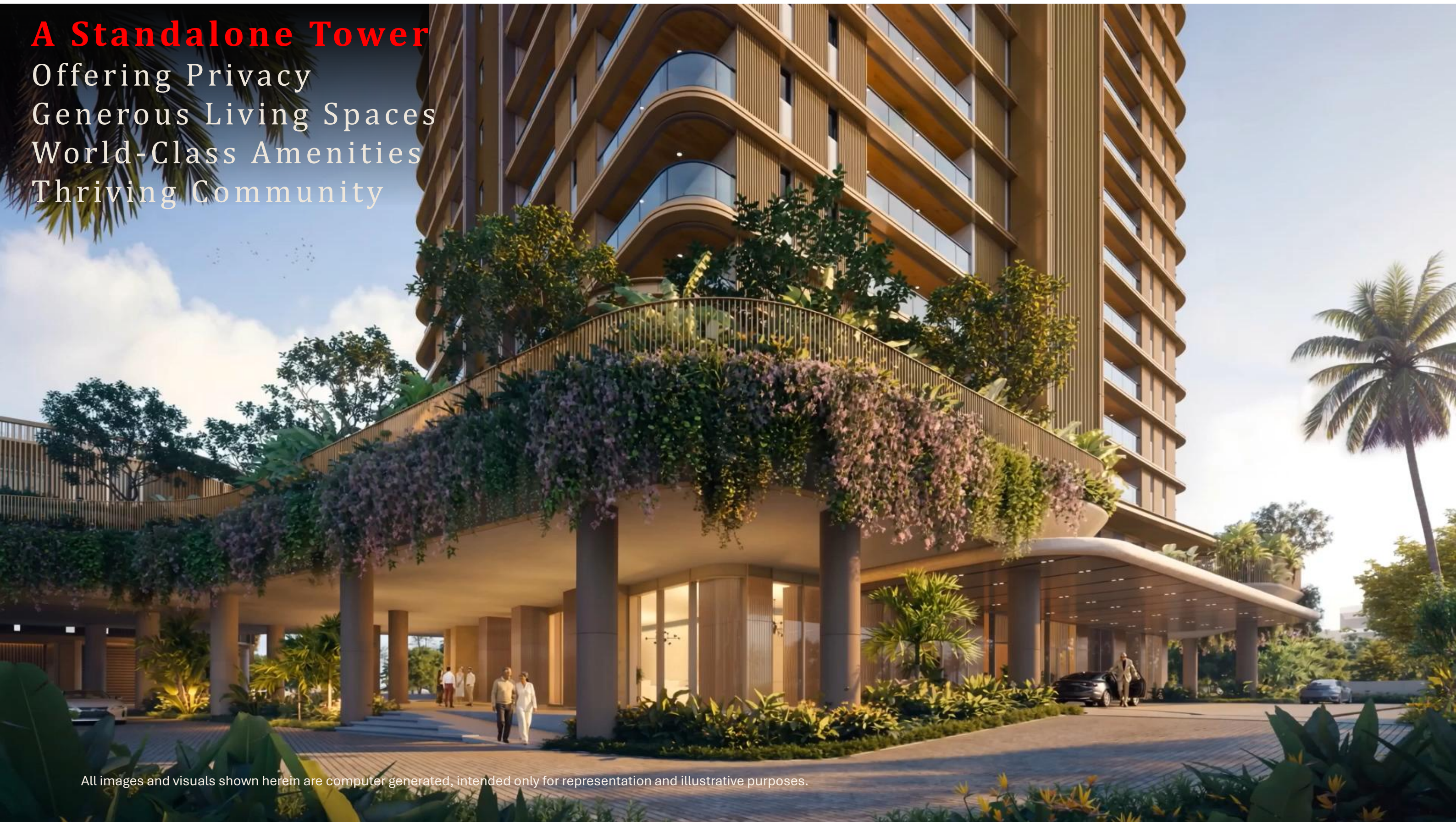
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Set over **four** acres A low-density development



A Standalone Tower

Offering Privacy
Generous Living Spaces
World-Class Amenities
Thriving Community



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Generous residences

Refined Arrival Spaces. Landscaped Surroundings.



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THE RESIDENCES

RESIDENCES **THOUGHTFULLY DESIGNED** FOR COMFORT, CARE,
AND A SENSE OF FREEDOM



All images and visuals shown herein are computer generated, intended only for representation and illustrative purposes.

Expansive four-bedroom homes
with **two master bedrooms** with wheelchair accessible bathrooms.



All images and visuals shown herein are computer generated, intended only for representation and illustrative purposes.

Private decks extending upto **nine feet in depth**
create true outdoor rooms



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A dedicated staff
dormitory keeps
domestic or caregiving
support close at hand

6 High speed
passenger lifts
for 172
apartments

2 service
elevators

2 Shuttle
elevators from
basement to
entrance lobby

Representative image only



THE ECOSYSTEM

~30,000 SQ. FT. CLUBHOUSE: SOCIAL HEART OF THE AUREVA



GYM

DINING

CAFES

POOL

SPA

RETAIL

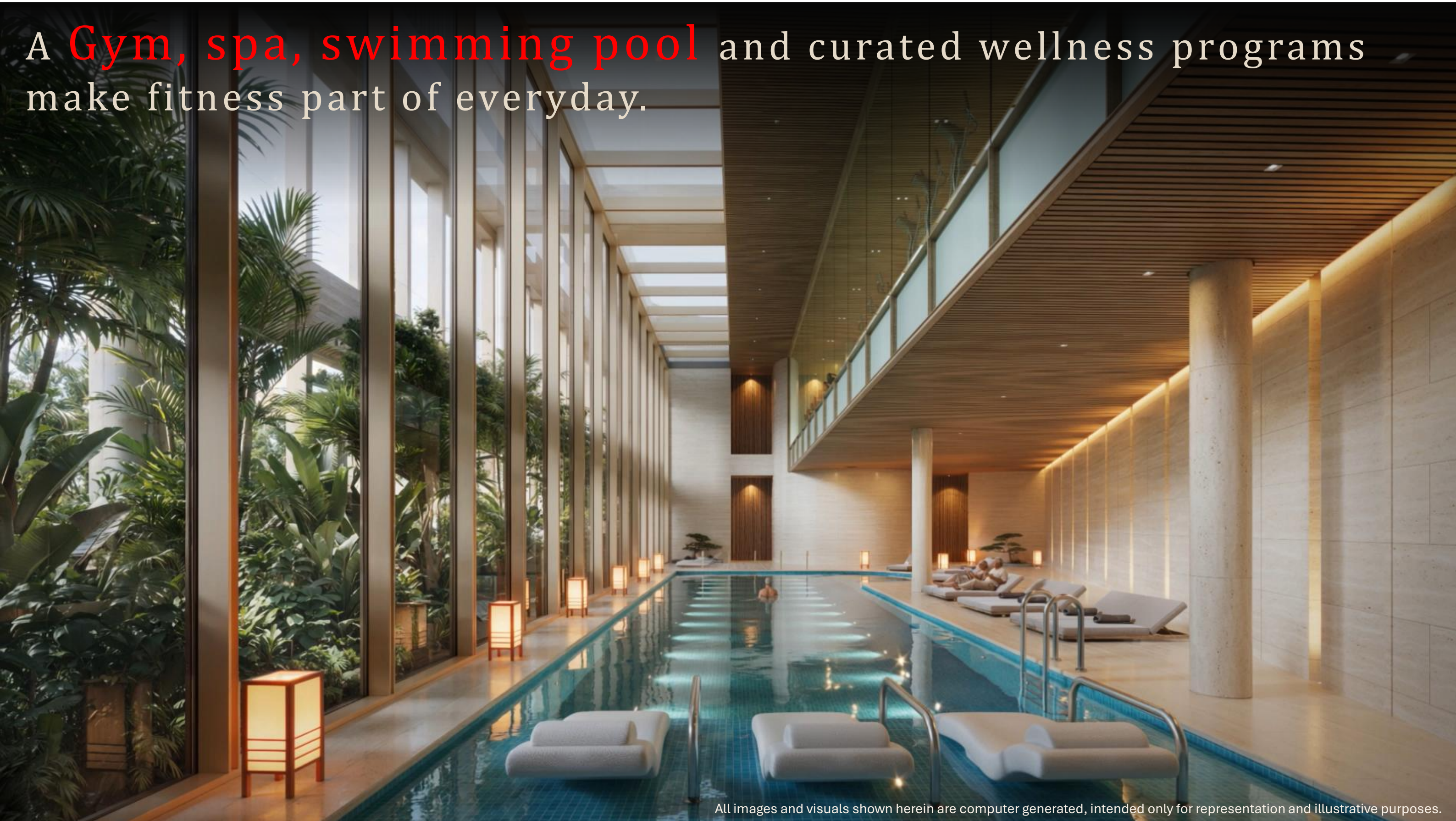
RECREATION

An **eco-bridge** seamlessly connect residences, amenities,
landscapes.



All images and visuals shown herein are computer generated, intended only for representation and illustrative purposes.

A **Gym, spa, swimming pool** and curated wellness programs
make fitness part of everyday.



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~One acre of landscaped green and open space
supports walking, recreation and relaxation



All images and visuals shown herein are computer generated, intended only for representation and illustrative purposes.
One acre is including landscape and eco-bridge.



THE HEALTHCARE ECOSYSTEM



~100 SQ.M (~1076 SQ.FT.) MEDICAL ROOM
+
~650 SQ.M (~7000 SQ.FT.)
ONSITE MEDICAL CENTRE

Providing access to preventive healthcare, specialist consultations, and emergency ambulance services, ensuring peace of mind without making healthcare the focus of daily life.

**Leading Healthcare Operator to
Manage and Oversee the Medical Centre**

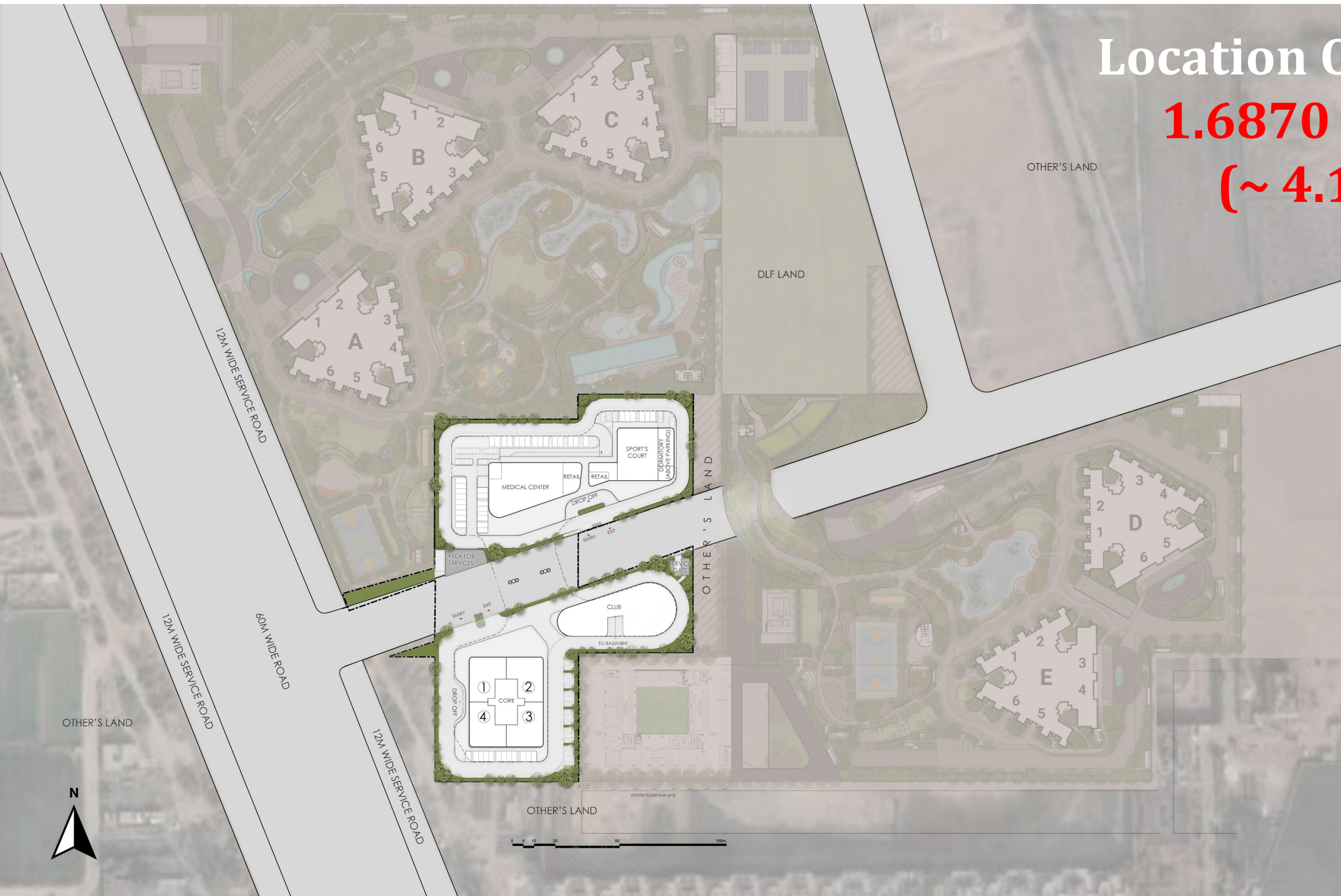
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THE AUREVA LAYOUT

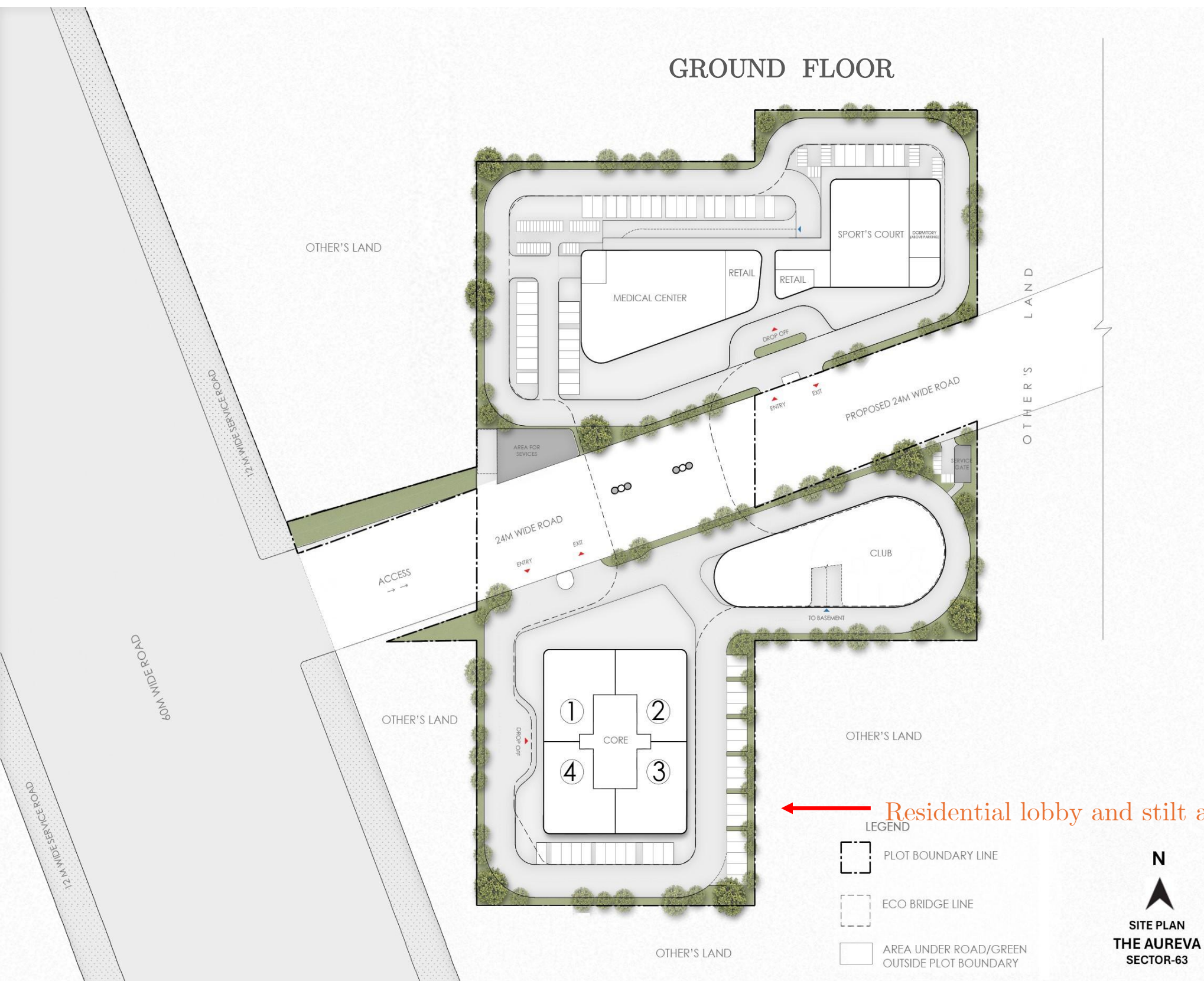
Location Overview

1.6870 hectares
(~ 4.17 acres)



"Disclaimer: The plans are not to scale and are depictive of the approved plans which are uploaded on the HRERA / Company Website and can be precisely referred thereon. Promoter's responsibility is limited to development works, including construction of roads within the licensed project only, and not for any development works, including roads outside the project.

Access to the project is from the 24mtr road connecting to the 60 mtr Sector road. Area under the proposed 24 mtr road falling outside the project may not be in the ownership of the Promoter and the construction of the same is not Promoter's responsibility. 24mtr road to be used by apartment allottees along with general public as per the applicable laws."



SITE IS DIVIDED INTO TWO PARCELS BY A 24-METRE-WIDE ROAD, SEAMLESSLY INTEGRATED THROUGH AN ECO-BRIDGE

Clear separation of daily living and healthcare, yet well connected. Residences, clubhouse, and wellness on one side; medical centre and retail on the other

Residential lobby and stilt amenities

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UNIT PLAN

UNIT PLAN

TWO MASTER BEDROOMS

Two primary suites with wheelchair accessible washrooms

3.4 M FLOOR-FLOOR HEIGHT

More open and upgraded experience, best in category.

TWO SIDE OPEN CORNER UNITS

Optimized for natural light and cross ventilation.

WIDER FOYER AREAS

For seamless wheelchair and stretcher access.

STAFF DORMITORY

Large enough to accommodate 3 service staff.

3 PARKING SLOTS

Per residence, including dedicated visitor parking.



Disclaimer: Plans are not to scale. All drawings, details, information, and areas are for indicative purposes only.
TYPICAL PLAN APPLICABLE FOR APARTMENT NO. 1 & 3 AND

MIRROR IMAGE OF THIS PLAN IS APPLICABLE FOR APARTMENT NO. 2 & 4

Attributes Defined by the Retirement Policy



Emergency Alarm



Gas Leak Detection System



Anti Skid Tiles



Wheelchair-Friendly Spaces



Handrails



Double Swing Door Shutter



Grab Bars in Bathrooms



Lights Controls



Wide Doorways (Min. 900 mm)



Sliding Windows



WORLD-CLASS TEAM

Actual image, for representation only.

Solitaire Business Hub



Park Silom



ARCHITECTS AND MASTER PLANNERS

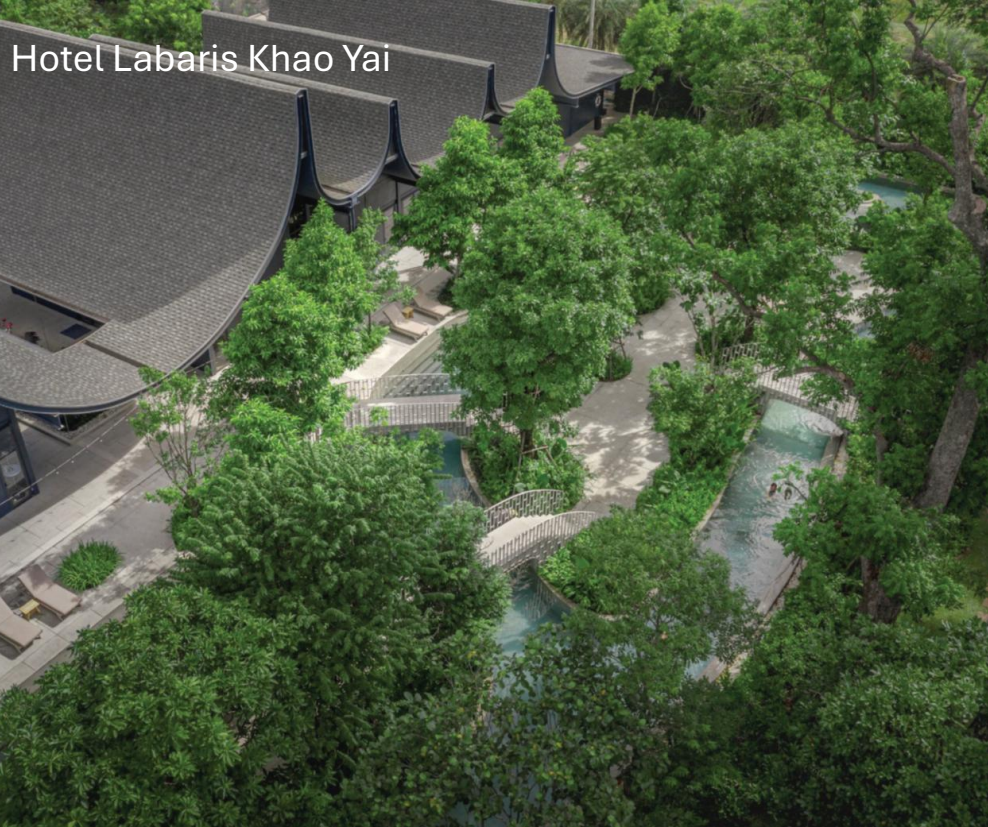
HB DESIGN

With nearly three decades of international experience, **HB Design** brings proven architectural expertise to the project. With over **260 completed projects across 27 cities**, the studio is recognised for creating enduring architecture that combines visionary thinking, rigorous execution and thoughtful innovation—designed to exceed expectations and enrich everyday life.

Park Silom



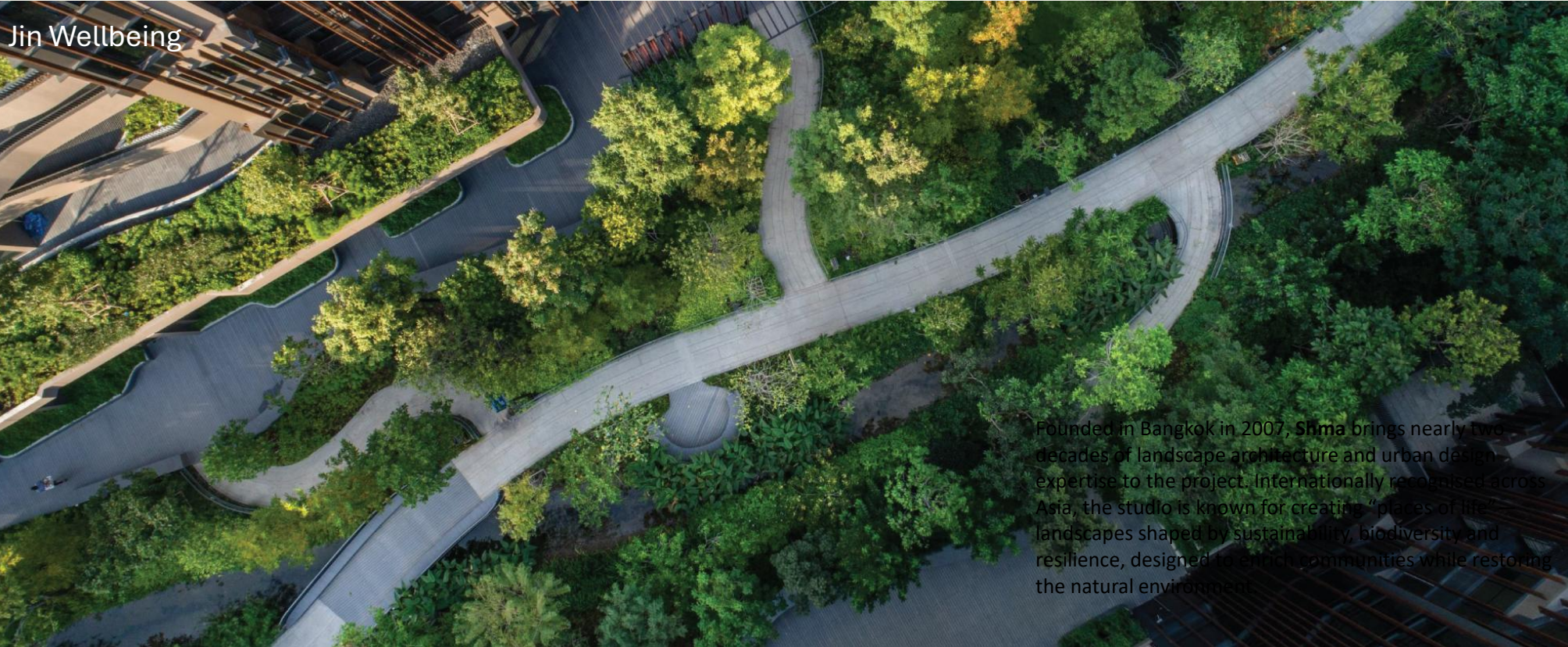
Actual image, for representation only.



LANDSCAPE ARCHITECTS

SHMA

Founded in Bangkok in 2007, **Shma** brings nearly two decades of landscape architecture and urban design expertise to the project. Internationally recognised across Asia, the studio is known for creating “places of life” — landscapes shaped by sustainability, biodiversity and resilience, designed to enrich communities while restoring the natural environment.



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THANK YOU