



**BIRLA
PRAVAAH**
— — — — —
GURUGRAM

Birla Estates

A legacy of innovation and trust

Birla Estates, a part of the Aditya Birla Group, carries forward a legacy built on trust, vision and innovation. With a focus on thoughtful design, technology and sustainability, we create spaces where life flows with ease.

Present across Mumbai MMR, Delhi NCR, Bengaluru and Pune, Birla Estates is one of India's fastest growing real estate brands, known for future-ready thinking and a customer-first approach.

With luxury developments like Birla Niyaara and Birla Anayu setting new benchmarks in Mumbai, and the phenomenal response to Birla Arika in Gurugram, our legacy continues to strengthen with every project we build.

LIFEDESIGNED[®]

A design that flows
with your life

LIFEDESIGNED is our journey of creating spaces that move in rhythm with your lifestyle. From thoughtful details to enduring craftsmanship, it's about designing homes where every moment flows effortlessly, inspiring meaningful experiences that last a lifetime.



Image for representation purposes only.

A location that keeps life in flow.

Located on Gurugram's Southern Peripheral Road, the city's fastest growth corridor, Birla Pravaah connects you seamlessly to NH48, Golf Course Extension, Sohna Road and Dwarka Expressway. Close to business hubs, schools and leisure destinations, Birla Pravaah brings the best of Gurugram within easy reach. Because when everything around you moves with ease, life flows.



You shift between many roles.
A parent, a professional,
a dreamer, a doer.

But it's the little frictions,
that break your rhythm.
The waits, the rush,
the jams, the distances.

At Birla Pravaah,
life finds its flow. Highways,
business hubs,
schools all ripple close to hand.

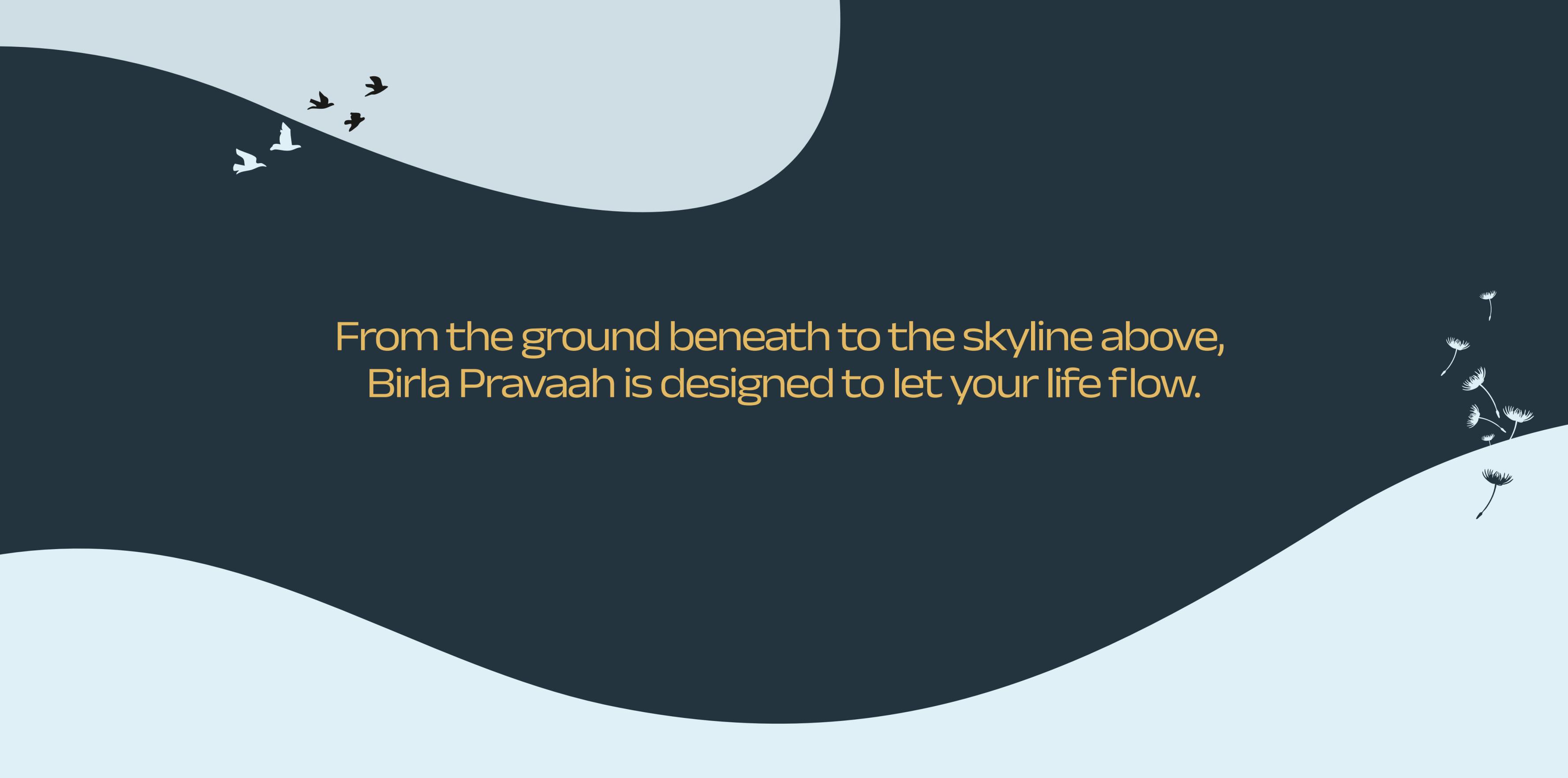
Now, every day is in easy motion.
Every moment feels smoother.
Every choice becomes effortless.

Here, you don't just live. You flow.



**BIRLA
PRAVAAH**
GURUGRAM

Let
life *flow*



From the ground beneath to the skyline above,
Birla Pravaah is designed to let your life flow.

Elegance finds height. Privacy finds peace. Life finds its flow.

Located on Southern Peripheral Road (SPR) — Gurugram's fastest-growing corridor — Birla Pravaah is a landmark of refined living. Select towers are designed with just two residences per floor, delivering rare privacy and exclusivity. Thoughtfully planned 3 BHK and 3 BHK + Utility homes offer generous, airy living spaces. All towers are supported by clubhouse amenities at their base, keeping leisure within easy reach, while expansive landscaped greens and lifestyle facilities across the development create a serene, modern environment where life flows effortlessly.



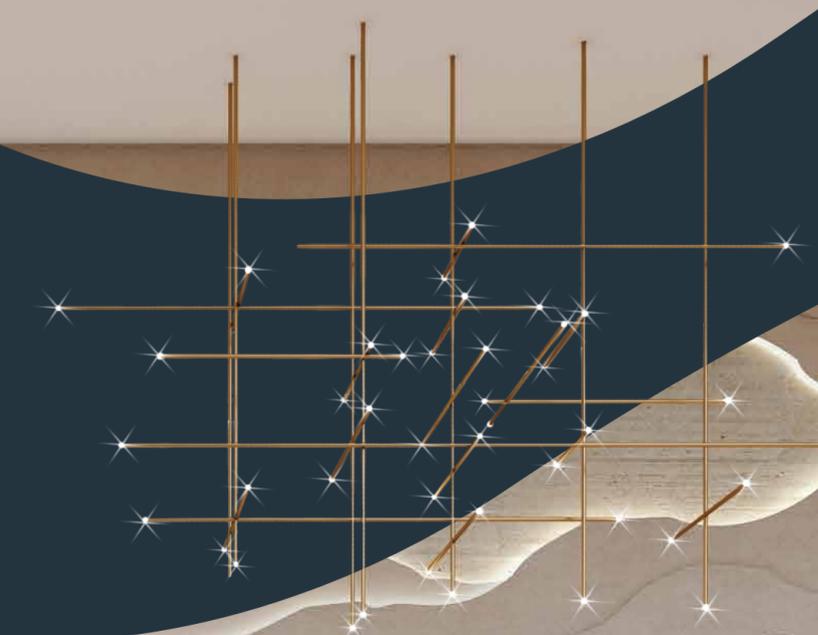
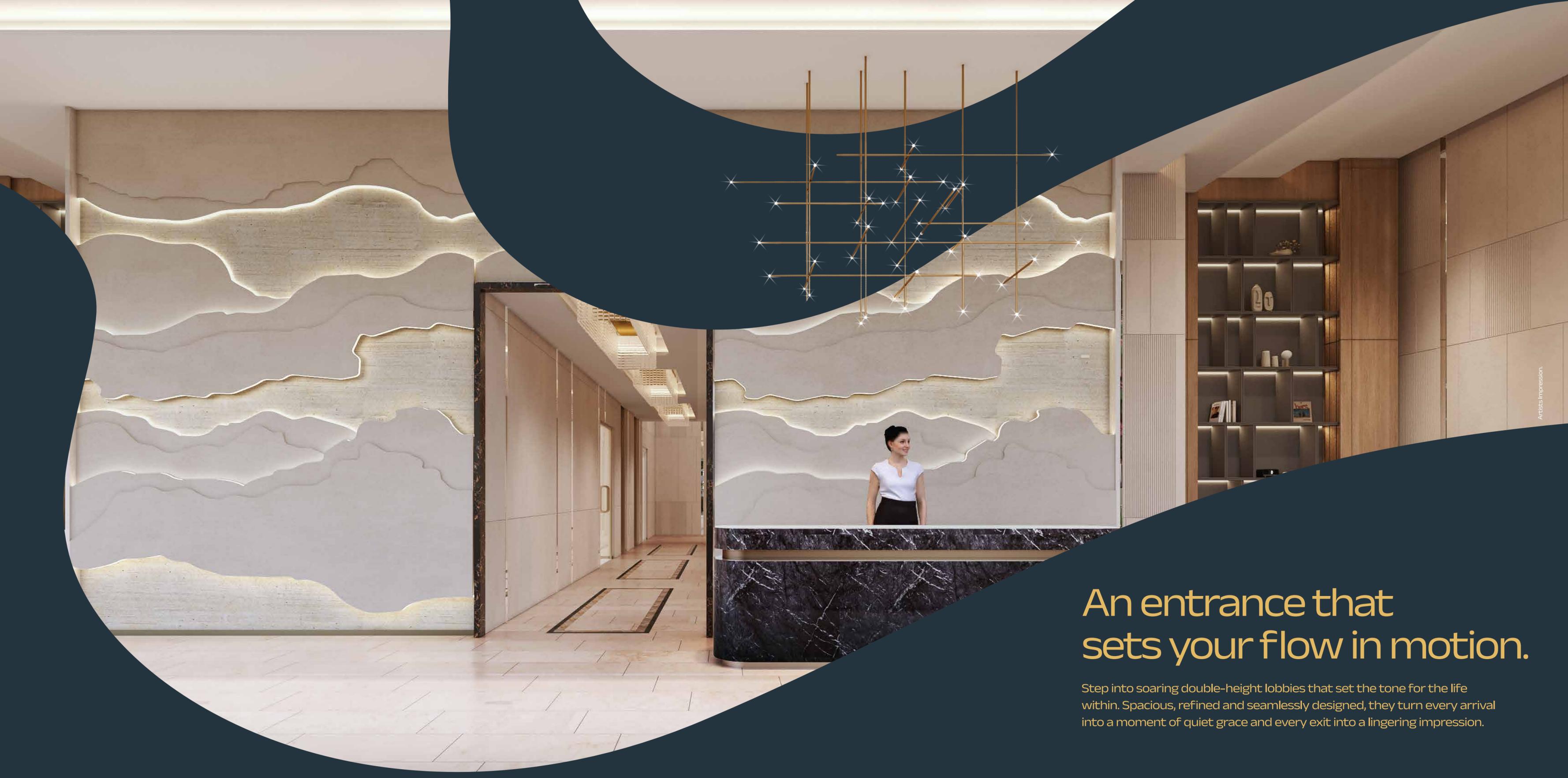
When everything stays near, everyday stays effortless.

Indoor clubhouse amenities sit right under the towers making it an ease to switch between fitness and recreation; bringing social experiences closer to everyday living. And all around them, expansive greens and landscape amenities create spaces for movement, calm, gathering and joy.

Where nature and nurture flow together.

Thoughtfully designed lawns, walkways and leisure corners create spaces that calm the senses and connect you to nature. Because even in the heart of the city, life should flow with peace.





An entrance that sets your flow in motion.

Step into soaring double-height lobbies that set the tone for the life within. Spacious, refined and seamlessly designed, they turn every arrival into a moment of quiet grace and every exit into a lingering impression.

*A world of amenities crafted close to home,
to keep life in effortless motion.*

From courts to tracks,
play finds its perfect flow.



Fitness amenities
that keep your flow alive.

Image for representation purposes only.



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Amenities that will make
life's best moments stay close.



Image for representation purposes only.



Image for representation purposes only.

Where greens, trails and
open skies let life flow naturally.

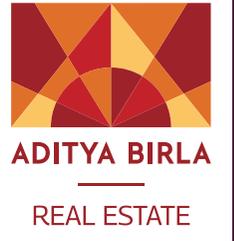
Designed for a greener, cleaner flow of life.

Birla Pravaah is thoughtfully crafted with lush green landscapes across the project, allowing nature and life to flow in harmony.

It follows a zero-discharge approach where every drop of water is recycled for reuse. Waste is managed responsibly through an Organic Waste Converter for environment-conscious disposal.

The project also includes water treatment (softening) plants and a rainwater harvesting system, reinforcing a commitment to sustainability in every detail.





BIRLA ESTATES

Site Address:

Birla Pravaah, Sector 71, Gurugram, Haryana - 122004.

Regional Address:

Unit No. 501, 5th Floor, Worldmark – 3, Sector 65, Gurugram, Haryana – 122011.

Corporate Address:

Birla Aurora, Level 8, Dr. Annie Besant Road, Worli, Mumbai – 400030.

The project "Birla Pravaah" is registered with Haryana RERA under Registration No. RC/REP/HARERA/GGM/1006/738/2025/109, dated 06.11.2025 and all details of the same are available at www.haryanarera.gov.in. All images, visuals, renders, objects, items, features and content are artistic impressions used for presentation purposes only. The amenities, facilities, and specifications to be provided to buyer shall be clearly defined under the Agreement for Sale. The city and location story narratives are not intended as factual representations and the actual conditions or developments may vary. The location map is based on distances indicated by "Google Maps". Actual travel time and distance may vary due to traffic, infrastructure changes or other factors. Buyers are advised to verify Project related details on the above website before making any decision. Our official project website is: www.birlaestates.com. Buyers are encouraged to seek independent advice before making any decision to purchase the unit/flat.