



Nivāsa



An Address That Breathes

Sector 6, South of Gurugram





“Immerse. Elevate. Enrich.”

Immerse yourself in a vibrant community where every moment
elevates the spirit and nourishes the soul.

Step into a living community designed to uplift your spirit
and enrich your soul, every single day.



Nivāsa



Built to Be Seen. Designed to Be Lived.

Premium residences illuminated by design, powered by the finest amenities and thoughtful living.



Artistic Visualization of street and tower elevation at Nivasa

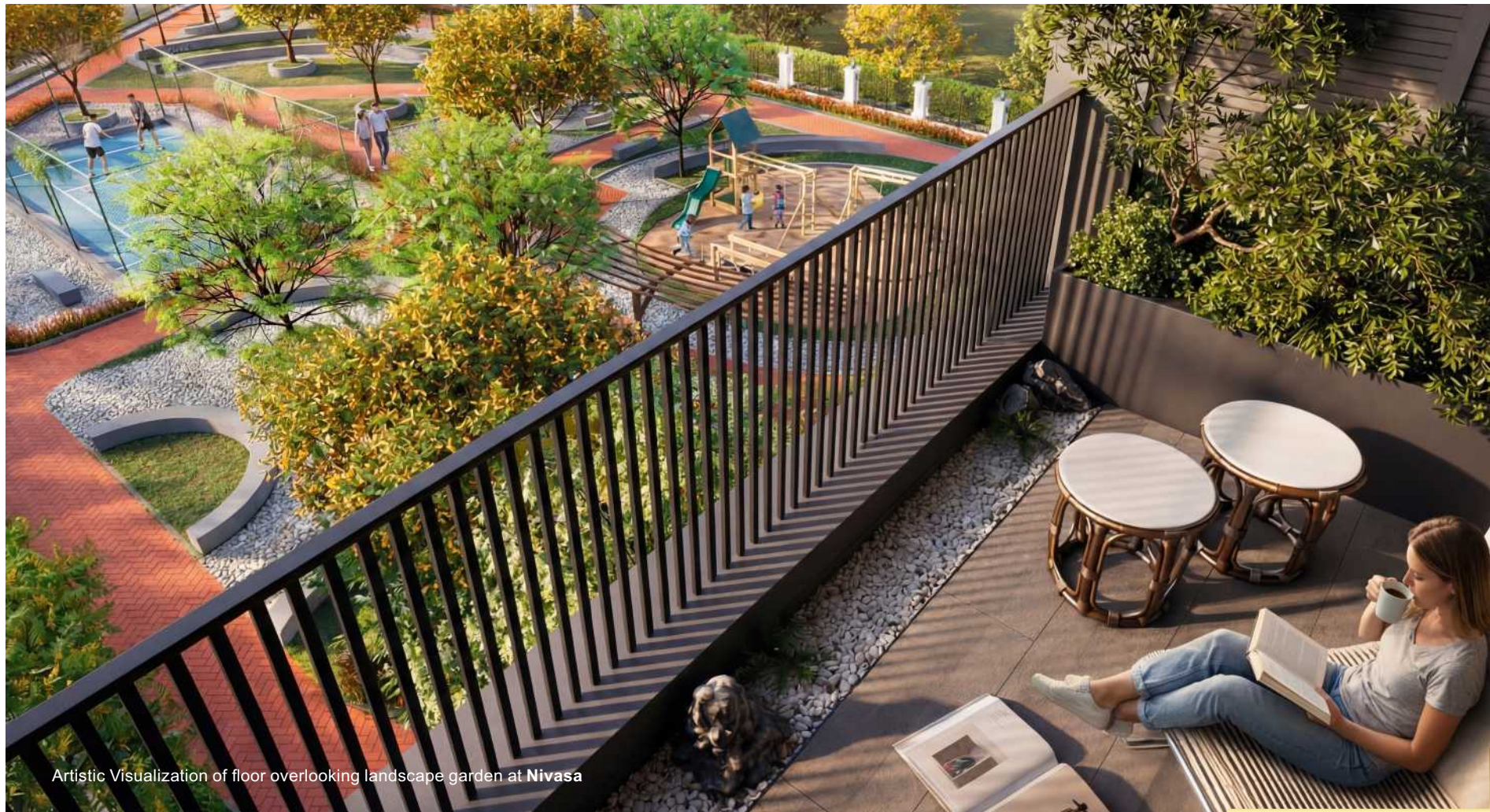
LIVE GRAND, LIVE LUXE

Modern residential floors designed for balanced living, surrounded by greens and seamless connectivity

Welcome to a life where everyday conveniences are close at hand, yet the calm of the Aravallis is never far away. Nivasa by LID is a thoughtfully planned community of residential floors, set amidst open greens and natural surroundings. Designed for practical modern living, it brings together essential infrastructure, seamless connectivity, and the refreshing presence of nature. Here, intelligently planned homes offer lasting value—creating a peaceful, well-connected lifestyle that feels like a quiet retreat within the city.



LIVE AN ENHANCED AND
ENRICHED FAMILY LIFE



Artistic Visualization of floor overlooking landscape garden at Nivasa

reimagine life



At Nivasa, open green spaces and a landscaped garden, shape a refreshing setting for everyday living. Thoughtfully planned amenities, safe surroundings, and a welcoming community come together to support a balanced, comfortable, and well-connected lifestyle.





Families come together at Nivasa, sharing laughter and quality time in happy open spaces, supported by well-planned amenities that encourage comfort, connection, and everyday togetherness.



Artistic Visualization of landscape garden & tot-lot for kids at Nivasa

Peaceful Surroundings, Blissful Living

A place where the freshness of nature inspires every breath, and children's laughter fills open green spaces. A place where life feels truly complete. Step into **Nivasa**, a vibrant lifestyle shaped by thoughtful design and elegant surroundings. Enriched with a host of amenities, including a beautifully planned green spaces, this secure gated community introduces a refreshing new way of living—full of energy, comfort, and joy.

Life that opens up

Leisure takes on a new meaning at Nivasa. With a wide range of activities to enjoy, every day feels like a small celebration. Thoughtfully designed spaces cater to all age groups—children, seniors, young adults, and working professionals—offering something for everyone.

A vibrant community, balanced with personal space, awaits you.

Spiritual & Physical Wellness

At Nivasa, wellness begins with movement. Thoughtfully designed low-rise floors encourage active living, fitness, and healthier daily routines, set within calm surroundings that support overall physical well-being.



FREE OPEN SPACES TO PLAY SAFE



STAY FIT IN LANDSCAPE PARKS

- YOGA AREA
- SENIOR CITIZEN AREA
- THEMED GARDENS
- THERAPEUTIC PARK
- BADMINTON COURT
- BOX CRICKET PLAY AREA
- OPEN AMPHITHEATRE
- GAZEBO
- OPEN GYM ACTIVITY AREA



Spaces for an active lifestyle

At Nivasa, open spaces are more than a feature—they're a way of life. From peaceful walks and quiet moments of meditation to lively gatherings with neighbours, there's space for every mood. Children play freely amid nature's calm, away from screens.

Thoughtfully designed to nurture well-being and community, these spaces let every passion—solitude, celebration, or connection—find room to grow.



KIDS ACTIVITY ZONE & SENIOR CITIZEN ZONES



BOX CRICKET AREA



GAZEBO SEATING



BADMINTON COURT



OUTDOOR GYM



JOGGING TRACKS



KIDS PLAY AREA



OPEN AMPHITHEATRE



MEDITATION ZONE

Enhanced Living.enriched Family Life.

Perhaps the greatest advantage of thoughtfully planned floor living is the quality time you share with your family. From the comfort of your home to expansive green spaces, calm seating areas for elders, and wide open surroundings, every moment feels more connected. Whether it's morning walks together, children playing freely, or quiet evenings amidst pleasing aesthetics, **LID Nivasa** provides an atmosphere where family life grows richer—every single day.



“A mindful community designed for harmony, where life unfolds in moments that uplift and enrich within.”

Surrounded By Multiple Hot-spots To Multiply Convenience



DISTANCE FROM KEY LOCATIONS

- IGI AIRPORT 28 KM
- KMP EXPRESSWAY UNDER 07 KM
- RAJIV CHOWK 19 KM
- GOLF COURSE EXTENSION ROAD 12 KM
- BADSHAHPUR 10 KM

LEADING SCHOOLS

- DPS MARUTI KUNJ
- KR MANGALAM
- PATHWAYS WORLD SCHOOL
- GD GOENKA
- RYAN INTERNATIONAL

KEY HOSPITALS & HOTELS

- VARDAAN HOSPITAL
- AKROPOLIS SUPER SPECIALITY HOSPITAL
- WESTIN RESORTS & SPA
- TAJ DAMDAMA LAKE RESORT
- CROWNE PLAZA

Map not to scale



RETAIL, DINING &
MORE...



CAFÉ & RESTAURANTS



RETAIL SHOPS

A Bustling Downtown

Shopping and business at LID PLAZA will redefine experiences with its vibrant high-street and commercial hub, located in the heart of the development.

This lively mixed-use district will be the central social and commercial destination, buzzing with energy and activity. Featuring anchor stores, boutique shops, restaurants and cafes, it offers endless opportunities for work, leisure, and entertainment, ensuring there's never a dull moment in this one-of-a-kind space.

HOMES: Designed for Everyday Living

At Nivasa, homes are thoughtfully designed to make everyday living comfortable and effortless. Each independent floor unit features practical layouts, quality finishes, and well-planned interiors, allowing families to move in with ease. Inspired by clean, contemporary design, the spaces feel open, bright, and functional—supporting the needs of every family member. More than just a place to live, Nivasa offers a balanced home environment where comfort, simplicity, and smart planning come together for a better way of life.



A home designed to work smarter for you

At Nivasa, every low-rise floor is thoughtfully planned to maximise efficiency and comfort. Smart layouts, green features, and healthy design principles create positive, well-balanced living spaces. With better space utilisation and modern planning, homes feel more open—giving you more room to live, grow, and enjoy everyday life.



ARTISTIC VISUALISATION: LIVING & DINING AREA

ARTISTIC VISUALISATION: KITCHEN



ARTISTIC VISUALISATION: BEDROOM SPACE



ARTISTIC VISUALISATION: BATHROOM

Typical Layout Plan 3Bhk + 3T



Typical Layout Plan 2Bhk + 2T



Specifications

DRAWING/DINING ROOM

Wall	Acrylic Emulsion Paint
Floor	Vitrified Tile Flooring
Ceiling	Acrylic Emulsion Paint
Internal Doors	Hardwood Door Frame & Laminated Flush Doors
Additional Facility	AC Provision

MASTER BEDROOM

Wall	Acrylic Emulsion Paint
Floor	Laminated Wooden Flooring
Ceiling	Acrylic Emulsion Paint
Internal Doors	Hardwood Door Frame & Laminated Flush Doors
Additional Facility	AC Provision & Wardrobe

ALL BEDROOMS

Wall	Acrylic Emulsion Paint
Floor	Vitrified Tile Flooring
Ceiling	Acrylic Emulsion Paint
Additional Facility	AC Provision & Wardrobe

KITCHEN/WARDROBES

Wall/Ceiling	Acrylic Emulsion Paint
Dado	Ceramic Tiles 600mm above counter
Floor	Vitrified /Ceramic Tile Flooring
Fixtures & Fittings	Modular Kitchen with Marble/Granite Top
Additional Facility	ISI Mark CP Fittings, Sink bowl with Drain Board Sink, Chimney with Hob.

BATHROOMS

Wall	Ceramic tiles till upto lintel
Floor	Anti-skid ceramic tiles
Ceiling	Grid False Ceiling
Fixture & Fittings	ISI Mark CP Fittings, WC and Vanity with Sink.
Additional Facility	Geysers & Exhaust Fan

BALCONY

Wall	Weather Shield exterior Paint
Floor	Anti-skid ceramic tiles
Ceiling	Acrylic Emulsion paint
Railings	MS Railing with enamel paint finish as per design.
Additional Facility	Provision for Washing Machine

TERRACE

Wall	Weather Shield Exterior Paint
Floor	Water Proofing & Anti-Skid Tiles

LIFT & STAIRCASE

Lift	4-6 Passengers by reputed Elevators brand
Wall	Pleasant Shades of OBD
Floor	Granite / Superior Stones
Lift Facia	Face Lift with Granite stone / selected Tiles, Signage
Railing	MS Railing with enamel paint finish

STILT FLOOR

Wall	Rustic Texture Paint
Floor	Parking Tiles / Kota Stone
Ceiling	Plastic emulsion paint

ELEVATION

Pleasant shades of Texture Paint / Exterior Grade paints

ELECTRICALS

ISI Marked Electrical wiring/ copper electrical wiring in concealed conduit for light points.
ISI Marked Switch & Socket

EXTERNAL DOOR & WINDOWS

UPVC / ALUMINIUM

POWER BACKUP

DG Power back up for each floor

SECURITY

CCTV cameras in stilt floor

FIXTURE AND FITTINGS

Fans & Lights

Timeless Triumphs

At LID, we are committed to creating modern and premium addresses that blend comfort with functionality. Our team of experienced structural engineers and visionary architects work collaboratively to design residential projects that reflect your unique needs and aspirations.

We specialize in identifying, recommending, and implementing effective development and management strategies that deliver lasting value. As we continue to grow, our focus remains on sustainable progress and innovation—constantly evolving our concepts to offer practical and forward-thinking housing solutions.

Our mission is to become a dynamic force in property development, contributing meaningfully to the real estate landscape through quality, innovation, and thoughtful design.





Licence No. 188 of 2023
RC/REP/HARERA/GM/1020/752/2025/123
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