



# WESTWYN COUNTY

Own Premium Verified Plots on the  
Fedra-Pipli Highway



NA,NOC | AUDA APPROVED | IMMEDIATE POSSESSION

Step into **Dholera's** Rising Future



## Luxoria Group

# Building Future on Trust and Vision

At **Luxoria Group**<sup>®</sup>, we believe great futures deserve a strong foundation. Built on trust, transparency, and a relentless focus on opportunity, our journey has always been about more than transactions, it's been about transformations.

Today, that commitment rises to new heights with **WestWyn County**, a premium plotted development designed for investors, families, and pioneers ready to lead tomorrow's growth.

Located in the booming heart of Dholera Smart City, WestWyn County is your gateway to India's most ambitious urban success story.

Dholera, India's first and largest government-backed smart city, is no longer a vision. It's a rapidly unfolding reality of world-class living, next-gen connectivity, and limitless opportunity.

At WestWyn County, you're not just securing land. You're claiming a front-row seat to history in the making.

**Because the future isn't just approaching. It's being built and it belongs to those who act now.**

# WESTWYN COUNTY

## A Standard of Excellence

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There is something timeless about owning land , a quiet strength, a silent promise. At WestWyn County, we honour that bond by offering carefully crafted spaces where futures can flourish freely.

Every plot here is designed not just for today, but for generations ahead providing a secure foundation for homes, investments, and legacies yet to come. Within every boundary lies a promise, and across every corner, the potential to shape a lasting future.

WestWyn County is more than just a collection of plots, a sanctuary where your best chapters can begin, grow, and endure.

Because true ownership is not just about land, it is about securing a place in tomorrow's story

This is not just another investment, it is a declaration of quality.



# WESTWYN COUNTY

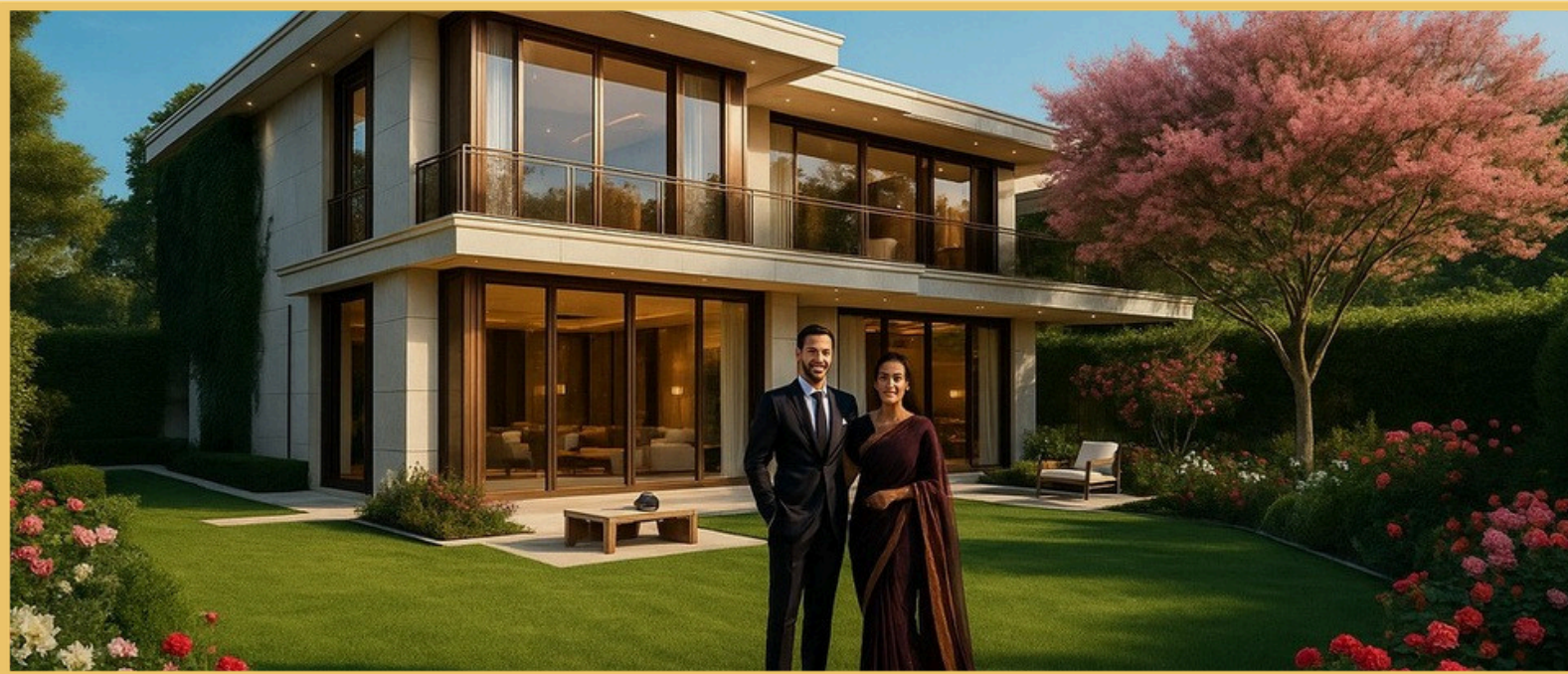
## Phase - I

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- ✔ Location: Fedra–Pipli Highway, Prime growth corridor
- ✔ Plot Sizes: 150–325 sq. yds.
- ✔ Total Units: 130 exclusive plots
- ✔ Title Clear, NA/NOC Obtained, AUDA Approved
- ✔ Possession: Immediate
- ✔ Documentation: Transparent and Hassle-Free.

**No false claims. No fine print. No uncertainty.  
Just verified land with real value**





# TRUST. GROWTH. LEGACY.

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Our community of buyers is diverse, but united by one mindset:  
Trust the land you buy, And the people behind it.

WestWyn County offers:

- A first-time buyer
- An NRI seeking investment security
- A parent building for the next generation
- A retiree planning peaceful years ahead

WestWyn County offers:

- A trusted brand
- Exit clarity within 5 years
- Zero false promises
- A legacy you'll be proud to pass on

**You are not just buying land, you are  
investing in Guaranteed Security.**

# Mega Projects



**TATA Semiconductor**



**Ahmedabad-Dholera Expressway**



**World's Largest Solar Park**



**International Airport**



**ReNew Power**



**Greenfield Industrial Park**



**Seaport**



**Dholera Freight Corridor**

# Dholera

## Expected Big Brands and Industry Giants\*



# Benefits of Investing in DHOLERA

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Price Appreciation



Rental Income



Government-Backed  
Development



Early Mover Advantage



Industrial Growth Hub

## Why Choose Luxoria Group

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First Transfer Free



Resale Support



Buy-Back Guarantee\*

# Project Essentials

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Indoor Games & Gymnasium



Street Light



Internal Roads



Club House with Co-Working Space



EV Charging Station



Swimming Pool



Gated Community



24/7 Security & CCTV Surveillance



Project Boundary



Tree Plantation



Yoga Deck & Senior Citizen Zone



App-Based Society Management



Power & Water Supply



Jogging Track



Kids Play Area

# Right Location, Right Investment

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At **WestWyn County**, location is not an afterthought but the advantage.

- Located on the Fedra–Pipli Highway
- Positioned in the high-growth belt of Dholera Smart City
- Influence Zone
- Minutes from Dholera Expressway
- Near the proposed Metro corridor
- Surrounded by future-ready infrastructure: schools, hospitals, commercial hubs
- Entry from state highway (100 Feet Road). This is the most lively road of DHOLERA .



Prime Location



Clear Title



Genuine Ownership.

200 Sq. Yards on Fedra–Pipli Road. Legally Sanctioned.

**Strategically Designed for Industrial Leaders, Corporate Giants & Elite Investors.**

# Expanding Phase-2

# PLAN LAYOUT



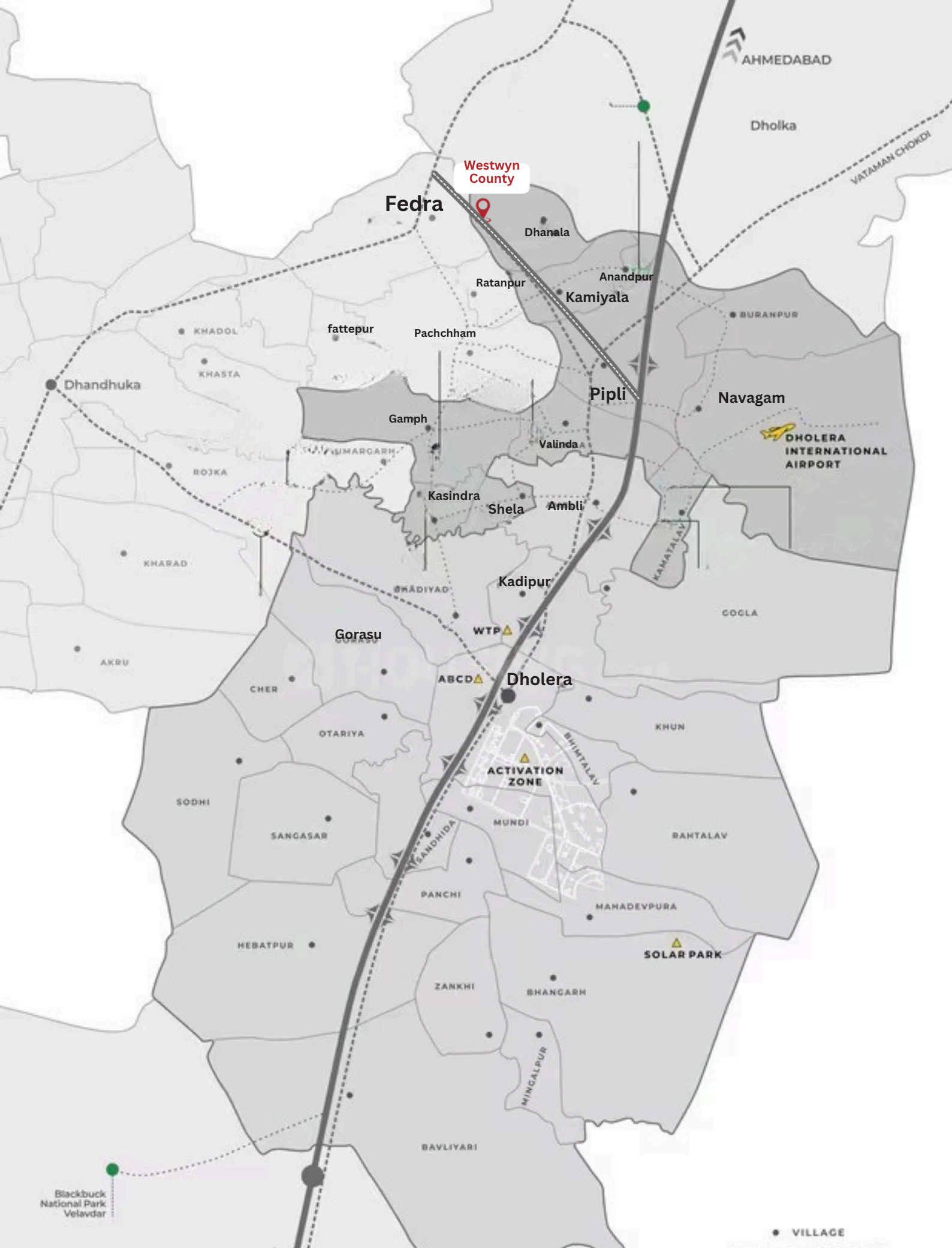
TO FEDRA

TO BANGALURU

STATE HIGHWAY

TO PIPLI





**From Blueprint to Belief, Certainty Starts Here.**