

# Get floored by the villa lifestyle

**Emerald Floors**  
Sector 65, Gurugram

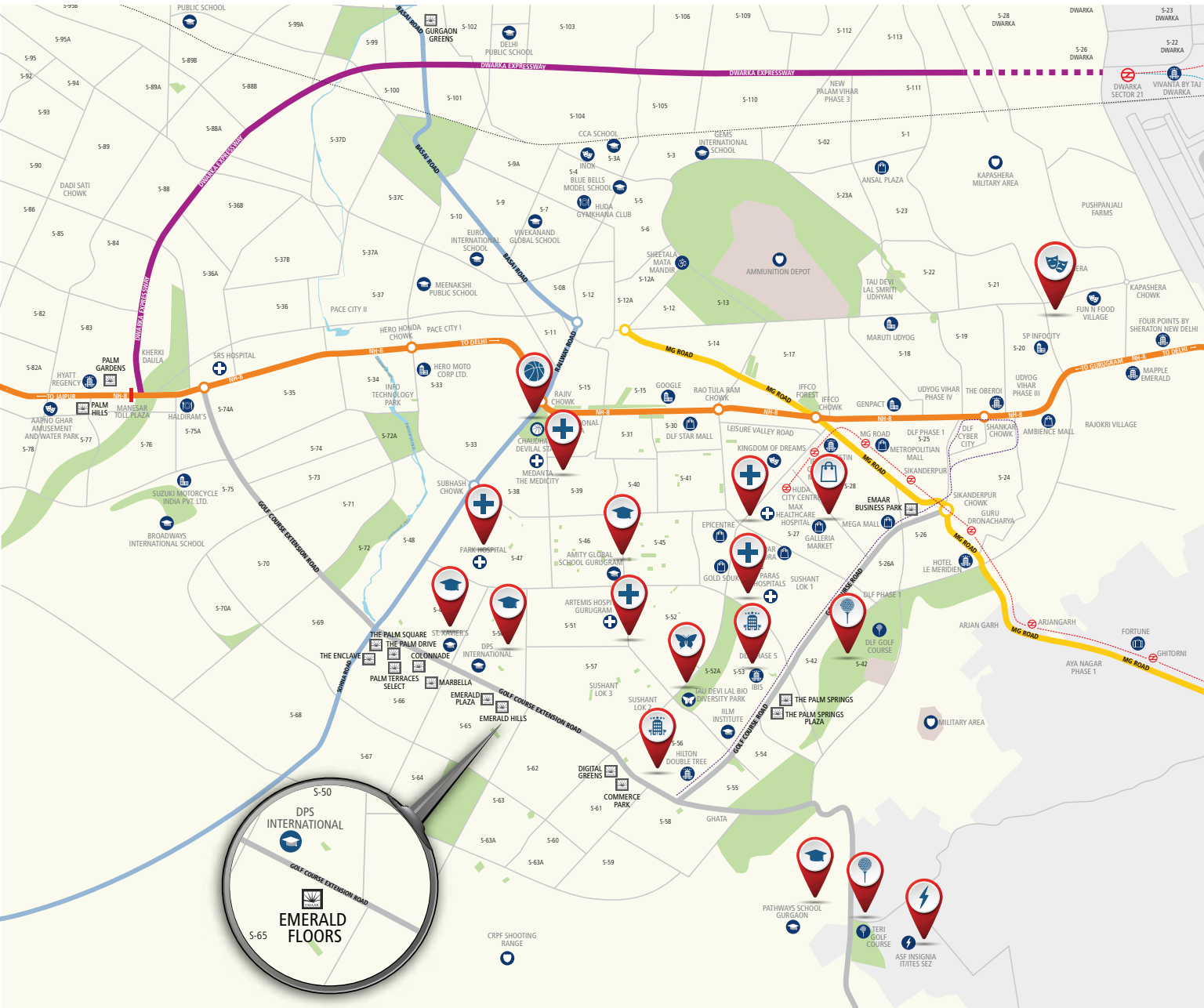
**Independent Floors**

## Grand View

Bring your wishes to life, in an elegant neighbourhood within the Emerald Hills community. Find all the space you desire to give shape to your imagination. Make your own home amidst an expanse of abundant greenery. This secured gated community is dotted with the choicest leisure and entertainment choices, including a spa, health club, Tennis and Swimming. There is also an array of amenities to add to your lifestyle, like premium restaurants and cafes, convenient retail, walk to work office spaces, and a nursery and primary school by an institution of repute. Immaculate landscaping and vibrant lighting, efficient water and drainage services and best in class facility management services makes it the preferred destination for a lifestyle living.



# Location



 SCHOOL/ COLLEGE	 AIRPORT	 HOSPITAL	 HOTEL	 OFFICE	 ENTERTAINMENT ZONE	 SHOPPING MALL	 SPECIAL ECONOMIC ZONE (SEZ)
 POST OFFICE	 SPORTS COMPLEX	 GOLF COURSE	 DEFENCE AREA	 CLUB/ FOOD COURT	 BIO DIVERSITY PARK	 TEMPLE	

 DELHI METRO   
  RAPID METRO   
  AIRPORT METRO   
  RAILWAY LINE

Map not to scale

- Located on Golf Course Extension road
- Close proximity to emerging suburban business district
- Excellent connectivity to NH 8 and India Gandhi International Airport (T3)
- Metro line coming up in the close vicinity
- Thriving neighbourhood with schools and hospitals nearby

# Highlights

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- An aerial photograph of a well-maintained park area. In the foreground, there is a paved walkway that curves around a series of rectangular raised garden beds containing various plants. To the left, a small, square gazebo with a red-tiled roof and four columns stands on a concrete base. The park is surrounded by green lawns and scattered trees. In the background, a city skyline with several high-rise buildings is visible under a clear blue sky.
- Secured gated community
  - 100% power backup
  - Immaculate streetscaping and vibrant lighting
  - Efficient water and drainage services
  - Landscaped parks and greens
  - Facility management services
  - Multi-specialty polyclinic by a leading chain
  - Primary and nursery school by a reputed institute
  - Restaurant and Cafes
  - Convenient retail
  - Walk-to-work office spaces

# Highlights

## DESIGN

- Exclusive gated master-planned community
- Spanish styled architecture, designed by Californian planners and architects
- Cohesive urban design - street furniture, signages and road lighting
- Green areas and tree lined streets with water features spread across landscape
- Pedestal and vehicular movement segregation
- Independent floors on 350 sq. yds. plot
- Exclusive walking and jogging tracks

## CONVENIENCE

- Shopping arcade and day-care centre
- School, nursing home and hospital nearby
- Taxi stand and Police post

## COMFORT

- Convenient power back-up
- Piped gas supply
- Perimeter security
- Multiple parks for recreation
- Kids playground
- Clubhouse and mini theatre
- Sports facilities - tennis and swimming
- Gym and health facilities
- Sanitation and maintenance



# Master Plan



## Legend

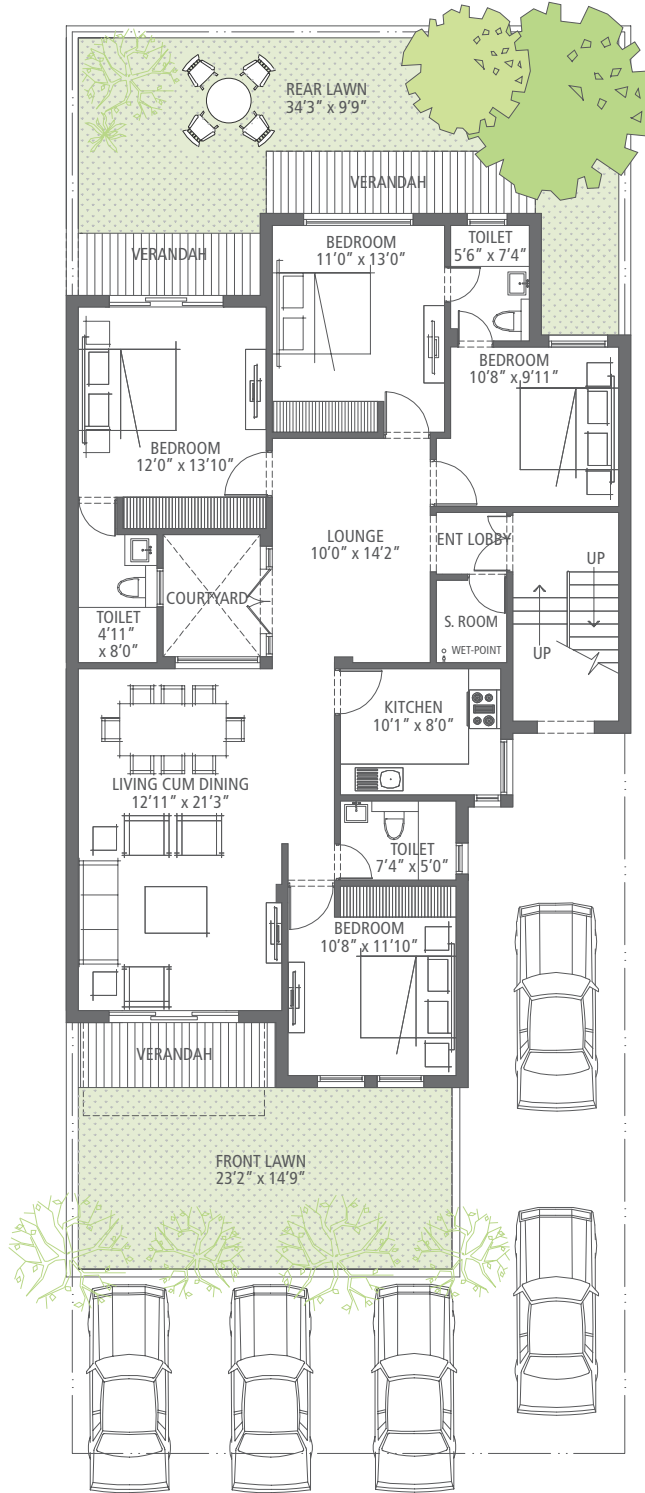
- 1 Main Entrance
- 2 Enclave Entry Gate
- 3 Site for Convenience Shops/Milk Booth
- 4 Site for Primary and Nursery School
- 5 Site for Nursing Home
- 6 Site for Clubhouse
- 7 Site for Swimming Pool
- 8 Site for Taxi Stand
- 9 Site for Commercial

Land Use	Plots (sq.yds.)
A	758
A1	1130
A2	1110
A3	1175
B	500
C	400
D	350
F	267

# Floor Plan

GROUND FLOOR PLAN - 350 sq. yds. (Type D)

4 Bedroom | 3 Bathroom | S. Room



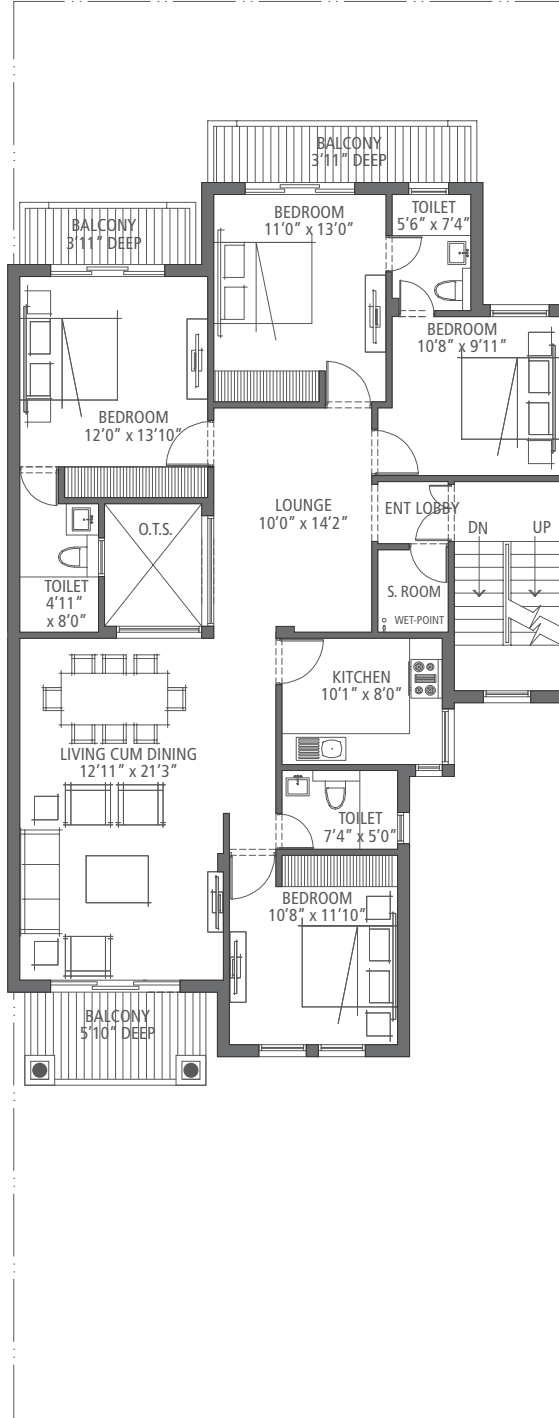
Floor	Super Built-up area (including staircase and balcony)	Lawns	Terrace	Total Useable Area
Ground	1750 sq.ft. (163 sq.mtr.)	672 sq.ft. (62 sq.mtr.)	-	2422 sq. ft. (225 sq.mtr.)

In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications mentioned are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the offering. 1 sq. mtr. = 1.196 sq. yds. & 1 sq. mtr. = 10.764 sq. ft. All dimensions are from Masonry to Masonry.

# Floor Plan

FIRST FLOOR PLAN - 350 sq. yds. (Type D)

4 Bedroom | 3 Bathroom | S. Room



Floor	Super Built-up area (including staircase and balcony)	Lawns	Terrace	Total Useable Area
First	1750 sq.ft. (163 sq.mtr.)	-	600 sq.ft. (56 sq.mtr.)	2350 sq.ft. (218 sq.mtr.)

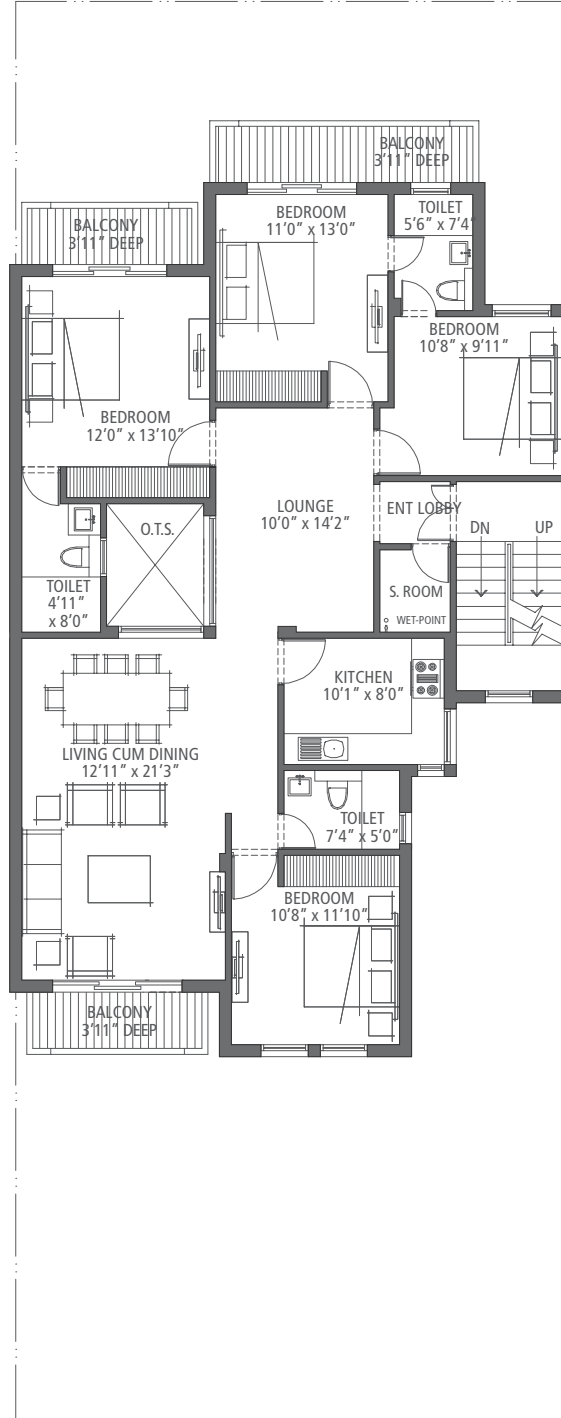
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# Floor Plan

## SECOND FLOOR PLAN - 350 sq. yds. (Type D)

4 Bedroom | 3 Bathroom | S. Room

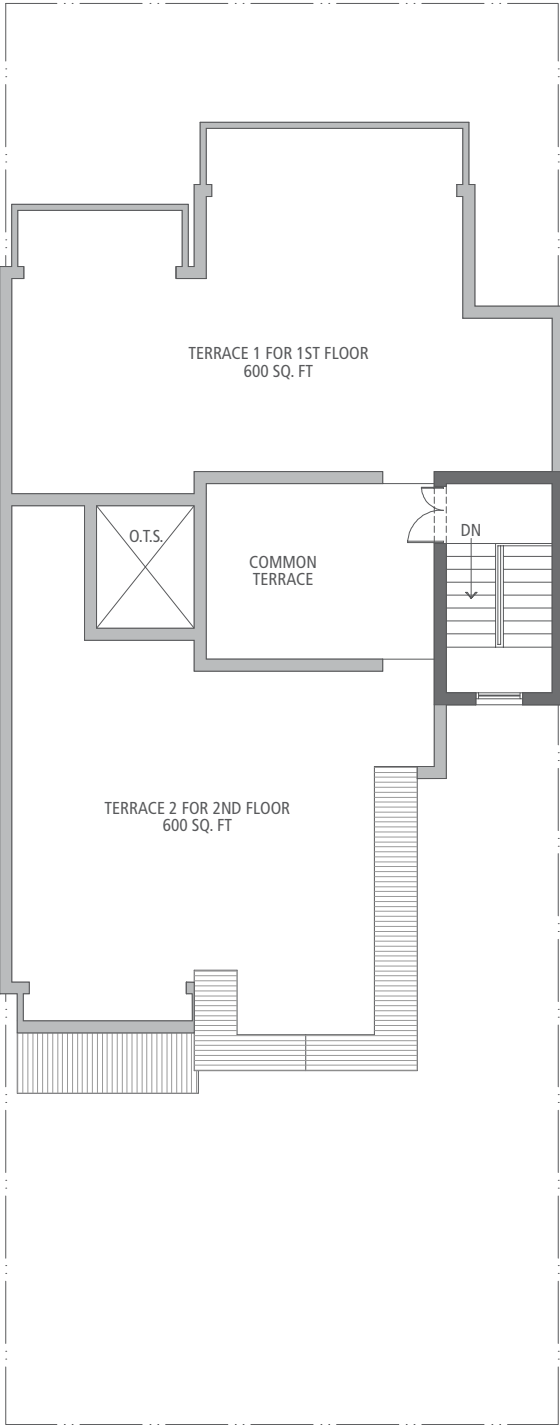


Floor	Super Built-up area (including staircase and balcony)	Lawns	Terrace	Total Useable Area
Second	1750 sq.ft. (163 sq.mtr.)	-	600 sq.ft. (56 sq.mtr.)	2350 sq.ft. (218 sq.mtr.)

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# Floor Plan

TERRACE FLOOR PLAN - 350 sq. yds. (Type D)



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# Specifications



## Living Room/ Dining/ Lobby/ Family Room

- Oil bound distemper [OBD] (walls)
- Vitrified tiles
- OBD (ceiling)
- Entrance door - seasoned hardwood frames with european style polished moulded shutter
- Internal door - seasoned hardwood frames with european style skin moulded shutter with enamel paint
- External door - UPVC
- Windows/Glazing - UPVC
- Modular switches

## Master Bed Room

- OBD (walls)
- Vitrified tiles/laminated wooden flooring
- OBD (ceiling)
- Internal door - seasoned hardwood frames with european skin moulded shutter with enamel paint
- external door - UPVC
- Windows/Glazing - UPVC
- Modular switches

## Kitchen

- Combination of vitrified tiles and OBD (walls)
- Vitrified tiles (flooring)
- OBD (ceiling)
- Internal door - seasoned hardwood frames with european style skin moulded shutter with enamel paint
- external door - UPVC
- Windows/Glazing - UPVC
- Granite counter top, stainless steel single bowl with drain board sink with CP fittings
- Modular switches

## Master Toilet

- Combination of ceramic tiles & OBD (walls)
- Vitrified tiles (flooring)
- OBD (ceiling)
- Internal door - seasoned hardwood frames with european style skin moulded shutter with enamel paint
- Windows/Glazing - UPVC
- CP fittings, white china ware fixtures
- Modular switches

## Balconies/ Terraces

- Weather proof paint (walls)
- Anti skid ceramic tiles (flooring)
- Weather proof paint (ceiling)
- External door - UPVC
- Windows/Glazing - UPVC
- Modular switches

## Other Bed Room(S)

- OBD (walls)
- Vitrified tiles (flooring)
- OBD (ceiling)
- Internal door - seasoned hardwood frames with european style skin moulded shutter with enamel paint
- external door - UPVC
- Windows/Glazing - UPVC
- Modular switches

## Other Toilets

- Combination of ceramic tiles and OBD (walls)
- Vitrified tiles (flooring)
- OBD (ceiling)
- Internal door - seasoned hardwood frames with european style skin moulded shutter with enamel paint
- Windows/Glazing - UPVC
- CP fittings, white china ware fixtures
- Modular switches

## S. Room/Utility

- OBD (walls and ceiling)
- Ceramic tiles (flooring)
- Internal door - seasoned hardwood frames with european style skin moulded shutter with enamel paint
- Modular switches

## Other Amenities

- Convenient power backup
- World-class club with modern facilities
- Multispeciality clinic by a leading brand
- Primary and nursery school by a leading institute
- Convenience shopping
- Piped gas supply



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HRERA No. 162 of 2017. License No.: 10 of 2009 dated 21.05.2009 for an area of 102.7412 acres of residential plotted colony at sector 65, village Badshahpur, Nangli Umarpur and Maidawas, District Gurugram in favour of M/s. Active Promoters Pvt. Ltd. and others c/o M/s. Emaar MGF Land Ltd and another license No.: 113 of 2011 dated 22.12.2011 for an area of 95.29505 acres of residential plotted colony at sector 62 and 65, village Badshahpur, Nangli Umarpur and Maidawas, District Gurugram in favour of M/s. Active Promoters Pvt. Ltd. and others c/o M/s. Emaar MGF Land Ltd. Layout plan approval Memo No. DG,TCP-2789 dated 20.09.2011 of 198.033625 acres with License No. 113 of 2011 Dated 22.12.2011, Date of Layout Approval: 22.12.2011, Total no. of Plots/ Units: 1288 nos.; Total no. of main Plots/ Units: 1025 nos.; Total No. EWS Plots/ Units: 263 nos.; Nursery School: 4 nos. of Plot Area 0.200 acres each; Primary School: 2 nos. of Plot Area 2 acres Each; High School: 1 nos. of Plot Area 5 acres; Community Center/ Club: 1 nos. of Plot Area 2 acres; Nursing Home: 4 nos. of Plot Area: 1000 Sqm each; Taxi Stand: 2 nos. of Plot Area 0.500 acres Each; Dispensary: 1 nos. of Plot Area 1.25 acres; Religious Building: 1 no. of Plot Area 0.2 acres; Speed Post Office: 1 no. of Plot Area 41 Sqm.; Creche: 1 no. of Plot Area 0.2 acres and Commercial: 3 nos. of plot area 4.337 acres; 1.268 acres and 1.466 acres. The approvals can be checked in the office of the developer. Further additional area for license under process and the Layout Plan, No's of Plots, Community sites will revise. Developer reserves the right to make change as per prevailing Government norms. The specifications mentioned are indicative, subject to change and may vary from the actual development. 1 sq. mtr. = 1.196 sq. yd. & 1 sq. mtr. = 10.764 sq. ft. Registered office: 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi 110017. Tel: (+91 11) 4152 1155, 4152 4618. Fax: (+91 11) 4152 4619. CIN: U45201DL2005PLC133161. Email: [enquiries@emaar-india.com](mailto:enquiries@emaar-india.com) | [emaar-india.com](http://emaar-india.com)