



The most sought after address

Emerald Floors Select
Sector 65, Gurugram

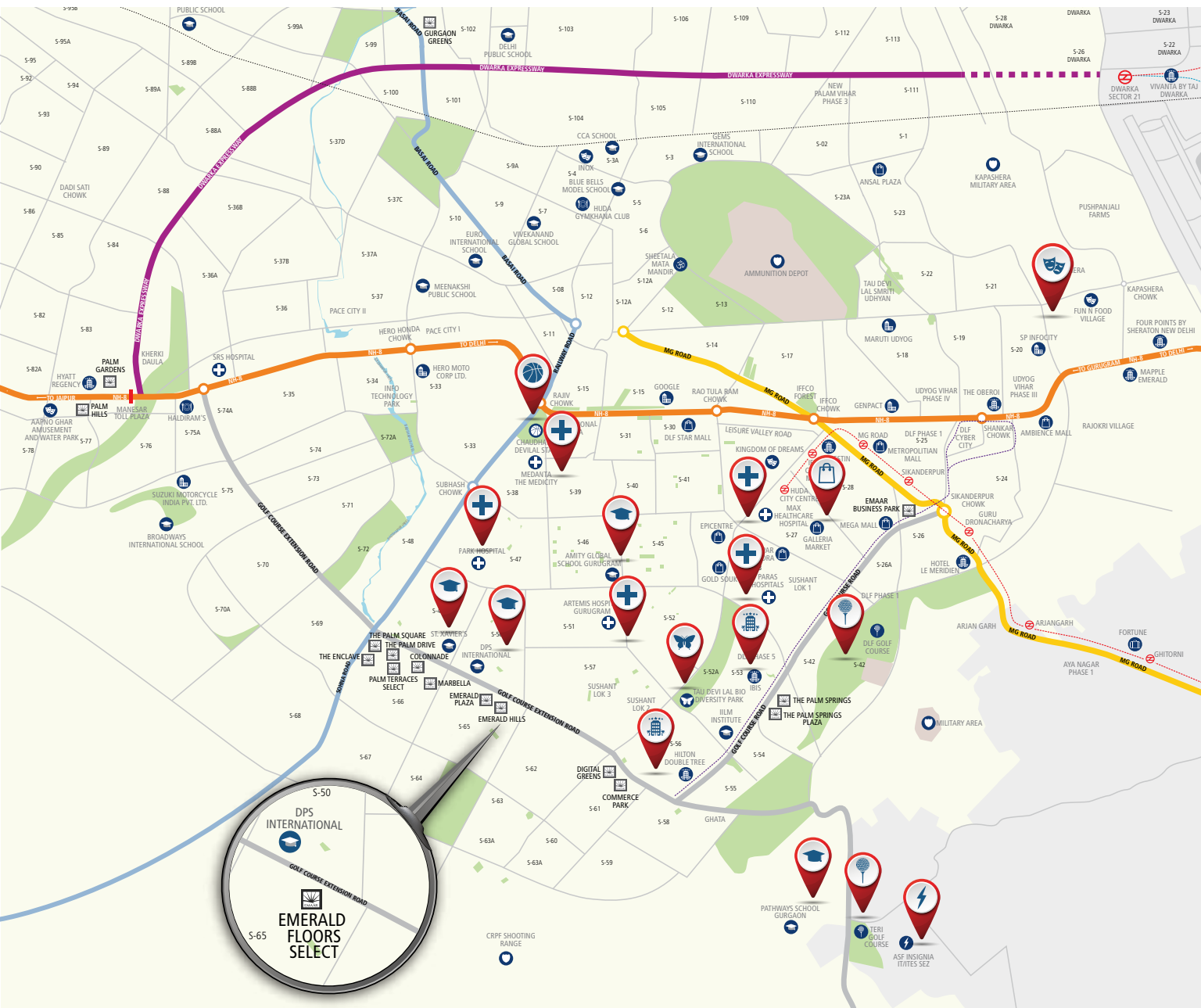
Luxury Villa Floors

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



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



- Secured gated community
- Sufficient power backup
- Facility management services
- Landscaped parks and greens
- Immaculate streetscaping and vibrant lighting
- Efficient water and drainage services
- Convenient retail
- Polyclinic site
- Primary and nursery school site
- Restaurant and Cafes
- Walk-to-work office spaces

Highlights

DESIGN

- Exclusive gated master-planned community
- Spanish styled architecture
- Cohesive urban design - street furniture, signages and road lighting
- Green areas and tree lined streets
- Pedestal and vehicular movement segregation

COMFORT

- Perimeter security
- Multiple parks for recreation
- Kids playground
- Modern clubhouse
- Sports facilities - tennis and swimming
- Gym and health facilities
- Proposed piped gas supply

CONVENIENCE

- Shopping arcade and day-care centre
- Taxi stand and Police post



Master Plan



Legend

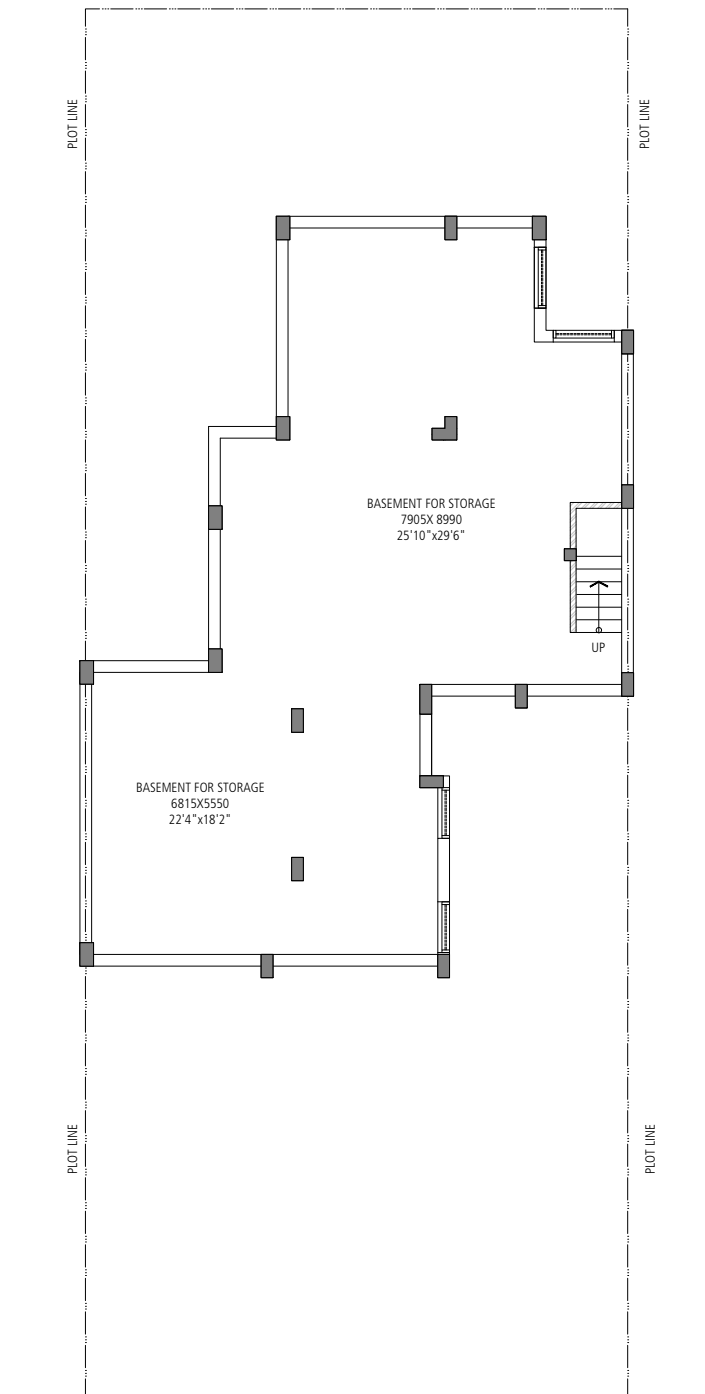
- 1 Main Entrance
- 2 Enclave Entry Gate
- 3 Site for Convenience Shops/Milk Booth
- 4 Site for Primary and Nursery School
- 5 Site for Nursing Home
- 6 Site for Clubhouse
- 7 Site for Swimming Pool
- 8 Site for Taxi Stand
- 9 Site for Commercial

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

Floor Plan

BASEMENT FLOOR PLAN - 292.645 sq. mtr. (350 sq. yds.)

Carpet Area 1,038.78 sq. ft. (96.51 sq. mtr.)

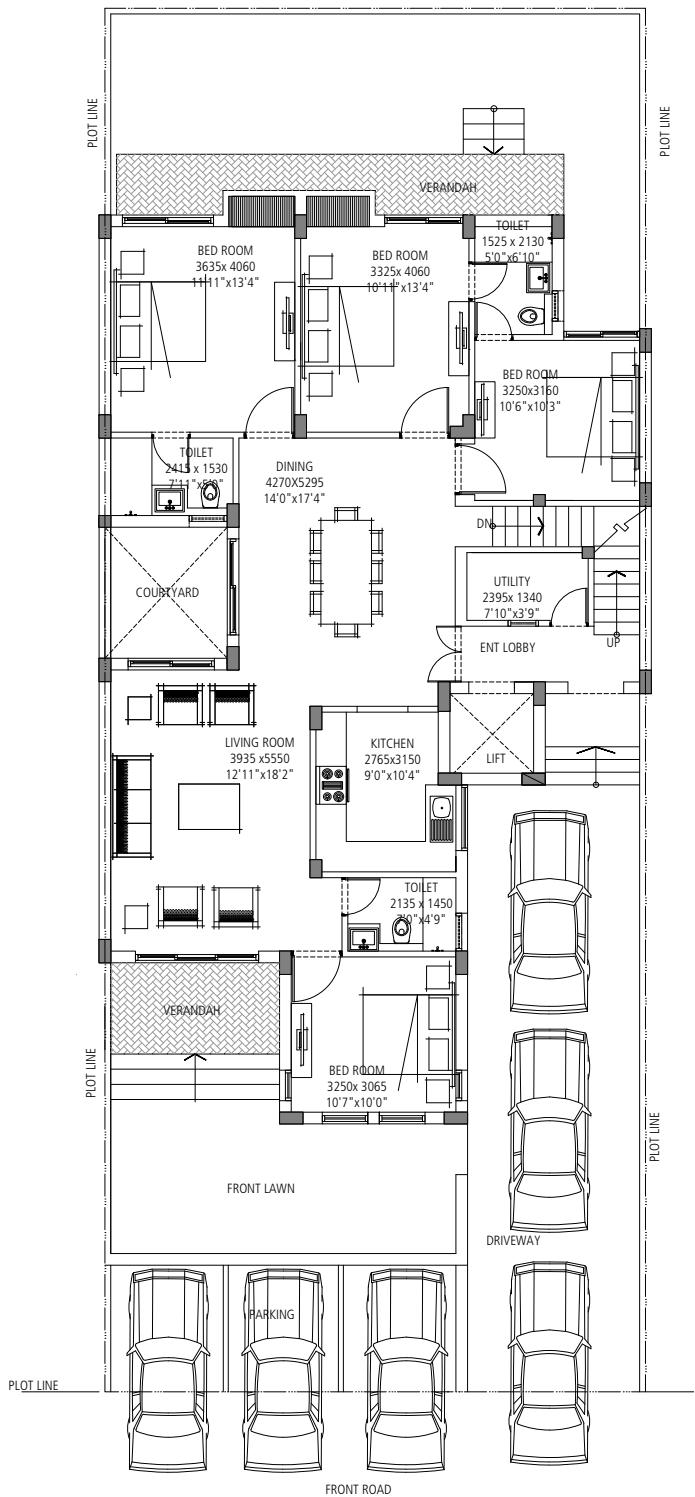


In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications mentioned are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part 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

GROUND FLOOR PLAN - 292.645 sq. mtr. (350 sq. yds.)

4 Bedroom | 3 Bathroom | Utility



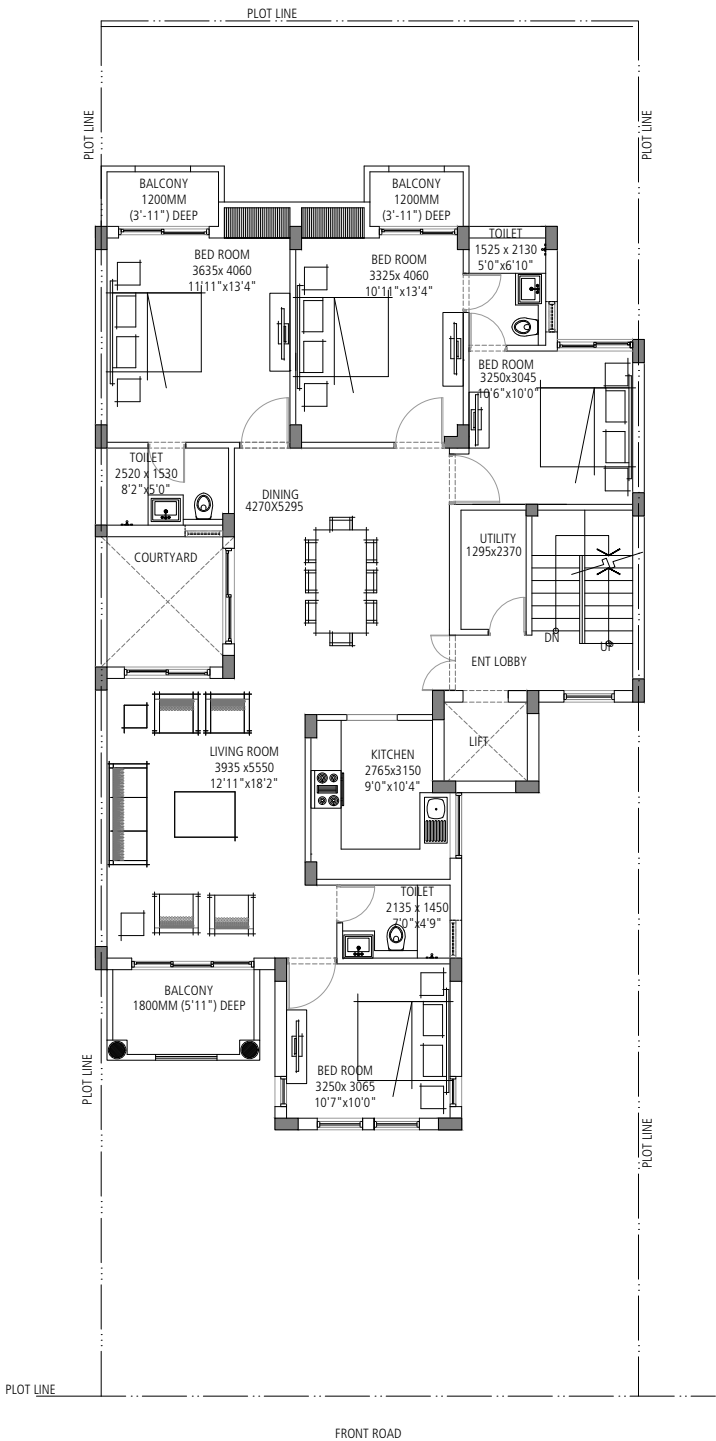
Floor	Carpet Area	Saleable Area inclusive of basement	Lawns	Verandah	Total Useable Area
Ground	1,388.97 sq.ft. (129.04 sq.mtr.)	3,000 sq.ft. (278.71 sq.mtr.)	630 sq.ft. (58.53 sq.mtr.)	163.22 sq.ft. (15.16 sq.mtr.)	3,793.22 sq. ft. (352.40 sq.mtr.)

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Floor Plan

TYPICAL FLOOR PLAN - 292.645 sq. mtr. (350 sq. yds.)

4 Bedroom | 3 Bathroom | Utility

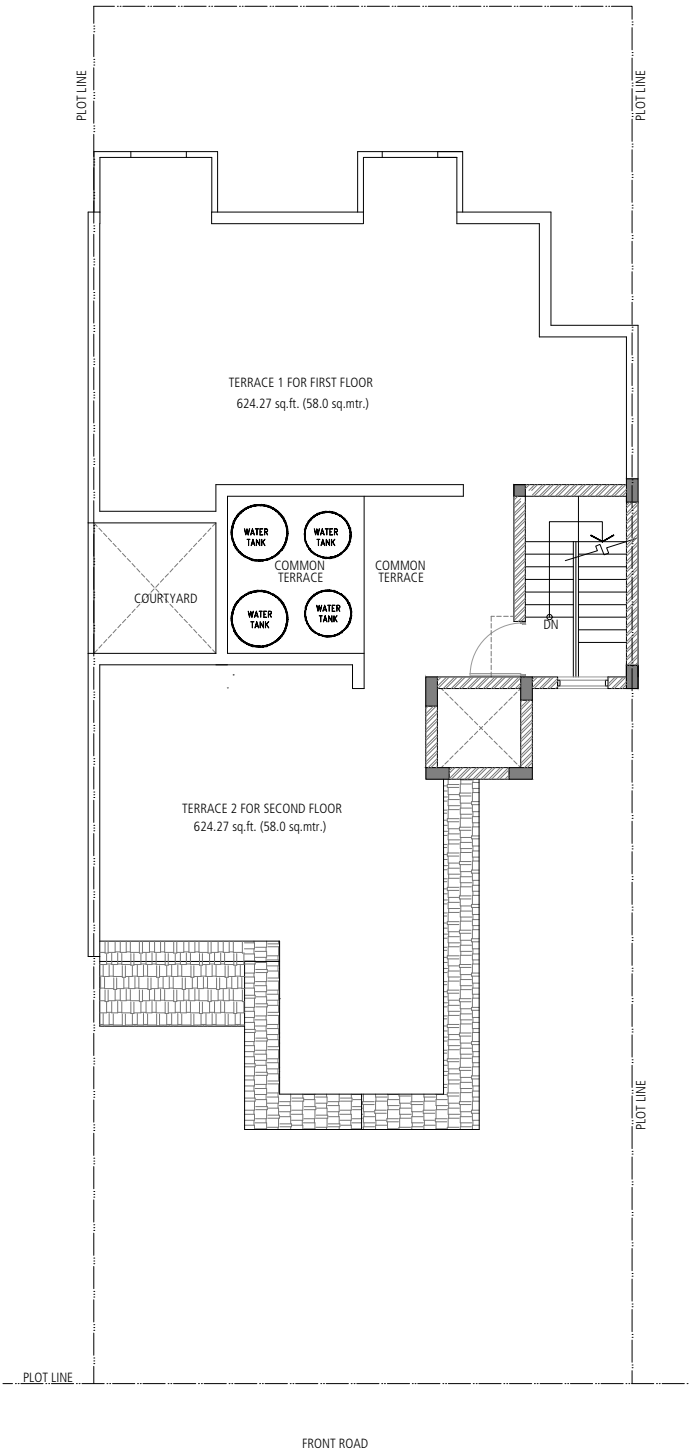


Floor	Carpet Area	Saleable Area	Balcony	Terrace	Total Useable Area
Ground	1,390.77 sq.ft. (129.21 sq.mtr.)	1,750 sq.ft. (278.71 sq.mtr.)	167.20 sq.ft. (15.53 sq.mtr.)	624.27 sq.ft. (58.0 sq.mtr.)	2,541.47 sq. ft. (236.11 sq.mtr.)

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Floor Plan

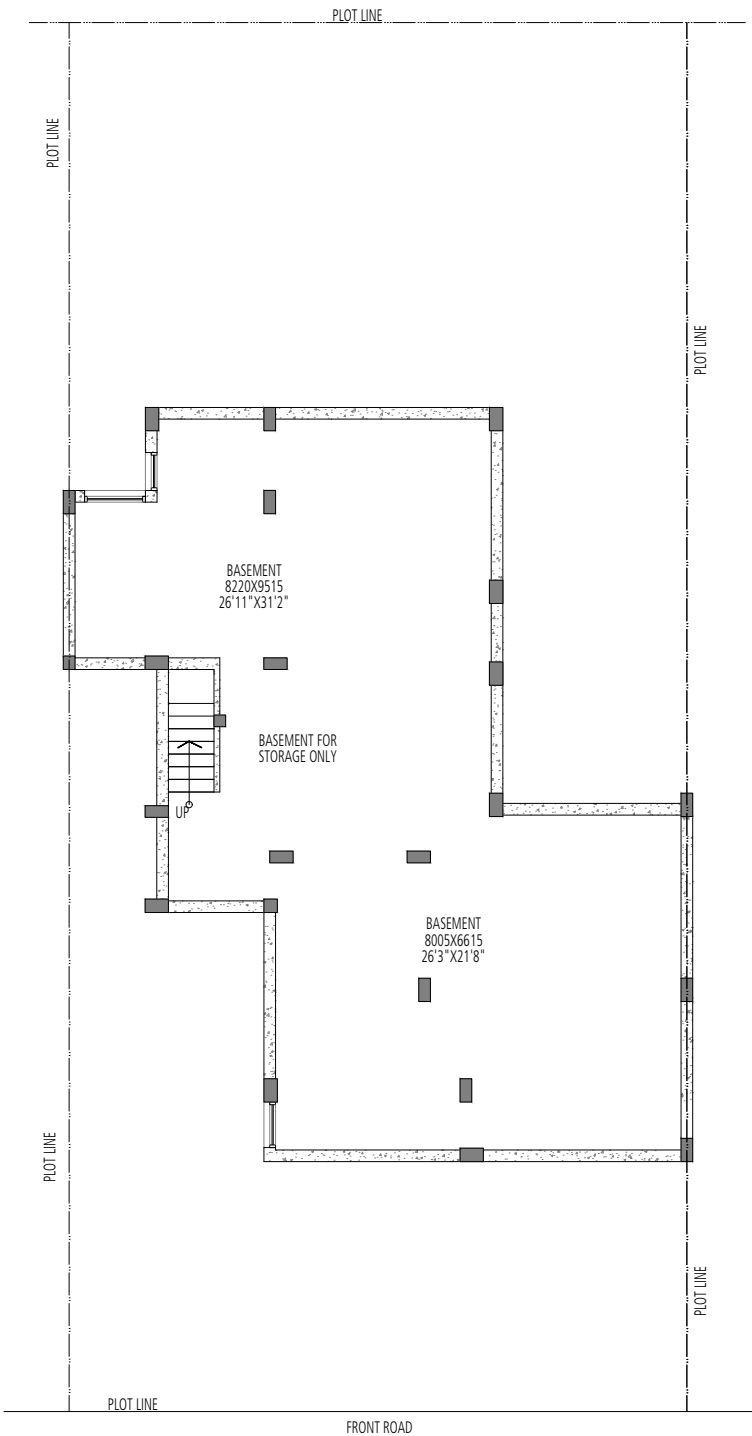
TERRACE FLOOR PLAN - 292.645 sq. mtr. (350 sq. yds.)



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Floor Plan

BASEMENT FLOOR PLAN - 334.451 sq. mtr. (400 sq. yds.)
Carpet Area 1,196.20 sq. ft. (111.13 sq. mtr.)

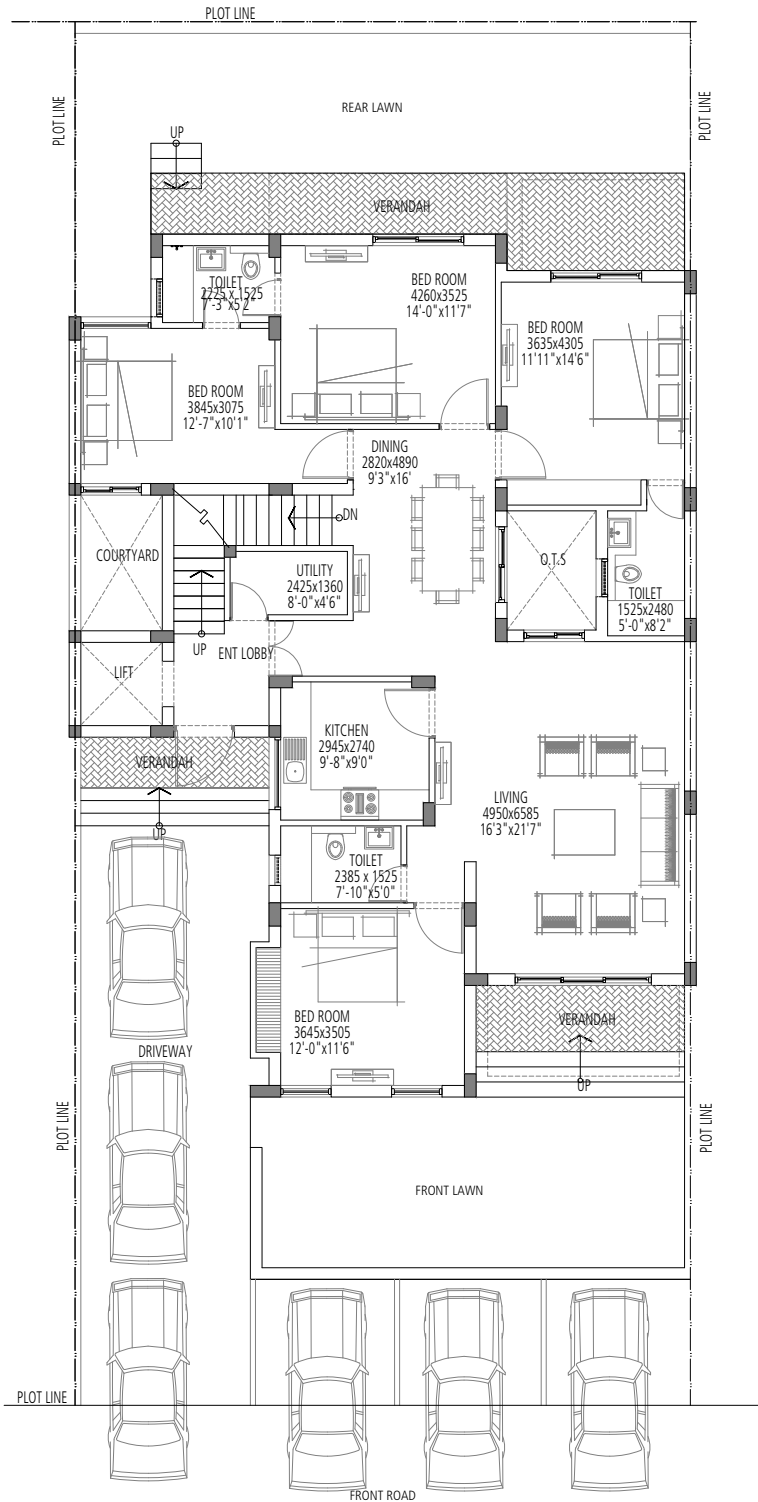


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Floor Plan

GROUND FLOOR PLAN - 334.451 sq. mtr. (400 sq. yds.)

4 Bedroom | 3 Bathroom | Utility



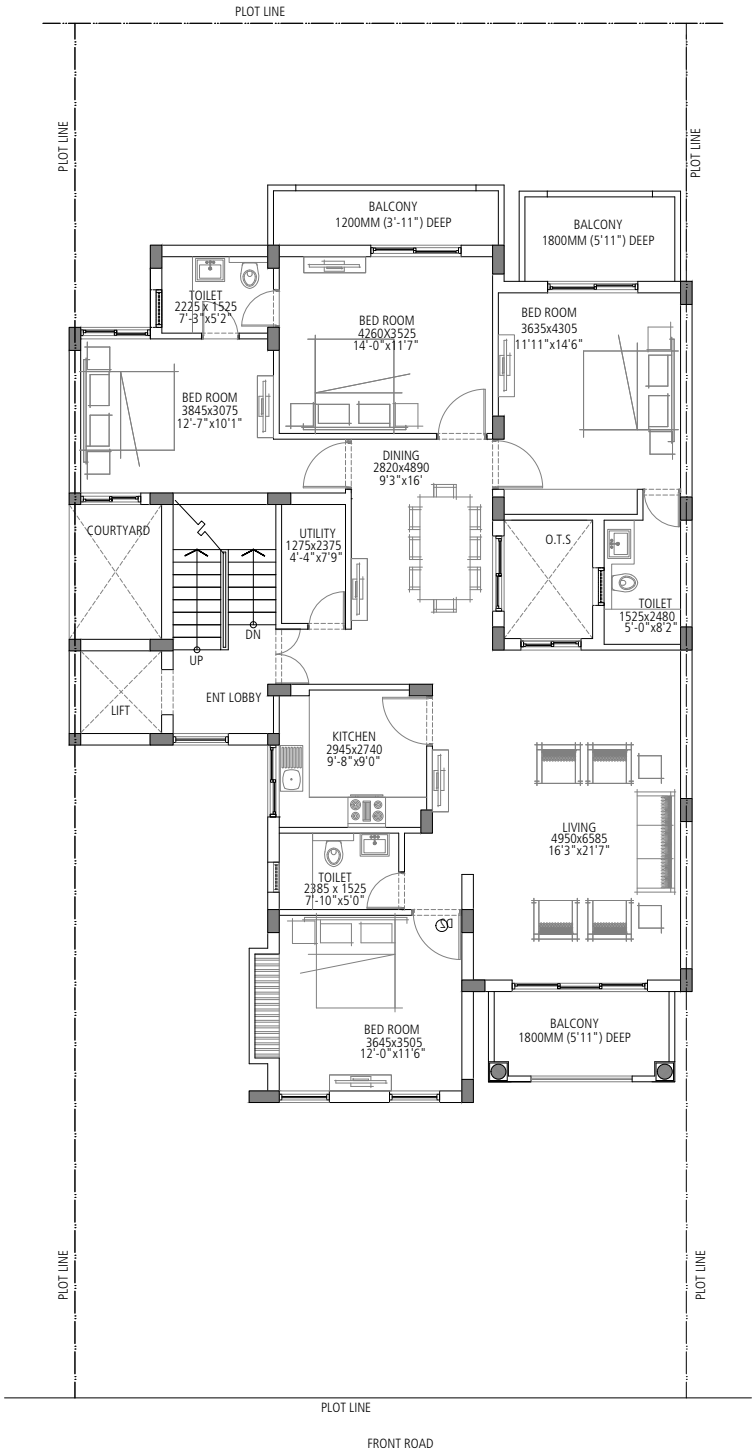
Floor	Carpet Area	Saleable Area inclusive of basement	Lawns	Verandah	Total Useable Area
Ground	1524.65 sq.ft. (141.64 sq.mtr.)	3,400 sq.ft. (315.87 sq.mtr.)	675 sq.ft. (62.71 sq.mtr.)	230.38 sq.ft. (21.40 sq.mtr.)	4,305.38 sq. ft. (400 sq.mtr.)

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TYPICAL FLOOR PLAN - 334.451 sq. mtr. (400 sq. yds.)

4 Bedroom | 3 Bathroom | Utility

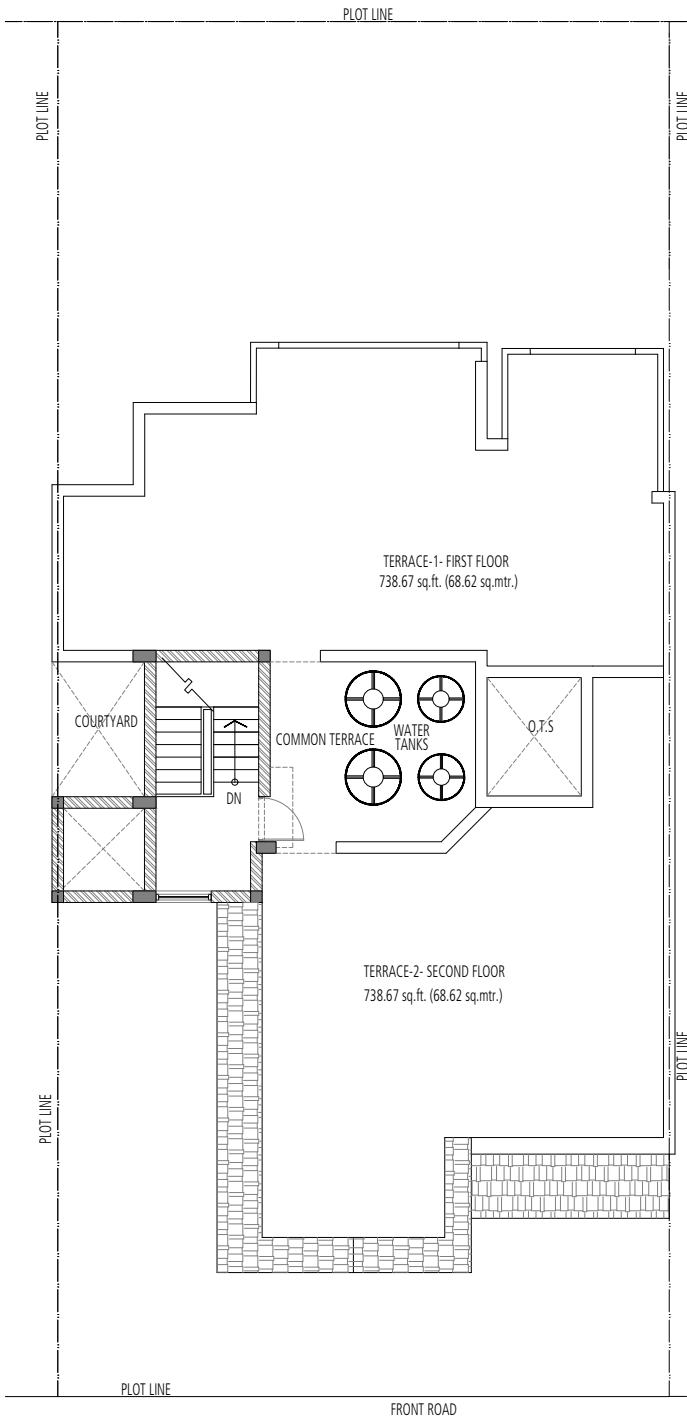


Floor	Carpet Area	Saleable Area	Balcony	Terrace	Total Useable Area
1 st & 2 nd	1503.30 sq.ft. (139.66 sq.mtr.)	2,000 sq.ft. (185.81 sq.mtr.)	191.66 sq.ft. (17.81 sq.mtr.)	738.67 sq.ft. (68.62 sq.mtr.)	2,930.33 sq. ft. (272.24 sq.mtr.)

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Specifications



APARTMENT FEATURES	WALLS	FLOOR	CEILING	DOORS	WINDOWS/ GLAZING	OTHERS	SWITCHES
LIVING ROOM/ DINING/ LOBBY/FAMILY ROOM/FOYER	ACRYLIC EMULSION	IMPORTED MARBLE	ACRYLIC EMULSION	ENTRANCE DOOR: SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER INTERNAL DOOR: SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER EXTERNAL DOOR: UPVC	UPVC	SPLIT AIR CONDITIONING	MODULAR SWITCHES
MASTER BEDROOM	ACRYLIC EMULSION	LAMINATED WOODEN FLOORING	ACRYLIC EMULSION	INTERNAL DOOR: SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER EXTERNAL DOOR: UPVC	UPVC	SPLIT AIR CONDITIONING	MODULAR SWITCHES
OTHER BEDROOM(s)	ACRYLIC EMULSION	VITRIFIED TILES FLOORING	ACRYLIC EMULSION	INTERNAL DOOR: SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER EXTERNAL DOOR: UPVC	UPVC	SPLIT AIR CONDITIONING	MODULAR SWITCHES
KITCHEN	COMBINATION OF TILES & OIL BOUND DISTEMPER	VITRIFIED TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER EXTERNAL DOOR: UPVC	UPVC	MOUDLER KITCHEN, GRANITE COUNTER TOP WITH BACK SPLASH IN GRANITE, STAINLESS STEEL SINGLE DRAIN BOARD SINK WITH CP FITTING	MODULAR SWITCHES
BALCONIES/ TERRACES	WEATHER PROOF PAINT	TILES	DRY DISTEMPER	EXTERNAL DOOR: UPVC	UPVC	N.A.	MODULAR SWITCHES
MASTER TOILET	COMBINATION OF CERAMIC TILES & OIL BOUND DISTEMPER	VITRIFIED TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER	UPVC	CP FITTINGS WITH CHINAWARE FIXTURE	MODULAR SWITCHES
OTHER TOILETS	COMBINATION OF CERAMIC TILES & OIL BOUND DISTEMPER	VITRIFIED TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER	UPVC	CP FITTINGS WITH CHINAWARE FIXTURE	MODULAR SWITCHES
SERVANT/ UTILITY ROOM/TOILET	DRY DISTEMPER	TILES	DRY DISTEMPER	INTERNAL DOOR: SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER	N.A.	N.A.	MODULAR SWITCHES
BASEMENT	ACRYLIC EMULSION	VITRIFIED TILES	DRY DISTEMPER	INTERNAL DOOR: SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER	N.A.	N.A.	MODULAR SWITCHES
OTHER AMENITIES	EFFICIENT POWER BACKUP, WORLD CLASS CLUB WITH ALL MODERN FACILITIES, MULTISPECIALITY CLINIC, PRIMARY & NURSERY SCHOOL SITE, CONVENIENT SHOPPING, PIPED GAS SUPPLY, TREATED WATER SUPPLY, PERIMETER SECURITY						

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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 | emaar-india.com