PROMOTION | HRERA Registration No.:
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DATED: 17.11.2026 (website: www.haryanarera.gov.in)

EMAAR BUSINESS SQUARE

EMAAR INDIA

INDIA IS GROWING

A new generation of businesses, ideas and ambition is shaping what comes next.

REFERENCE IMAGE

GURUGRAM IS GROWING WITH IT

Golf Course Extension Road is a well-established address, creating room for new possibilities.

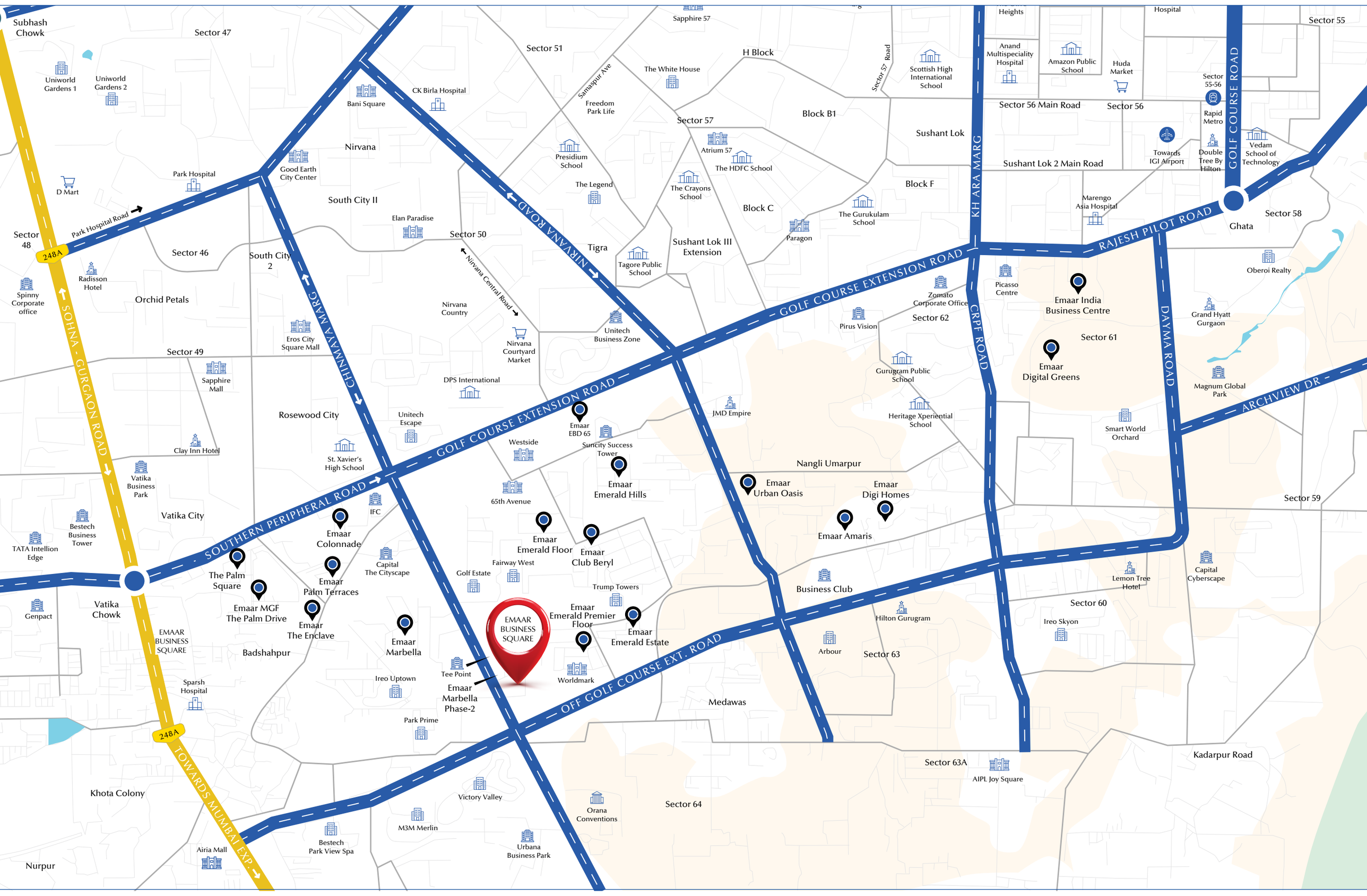
REFERENCE IMAGE

THE BUSINESS LANDSCAPE IS MOVING FORWARD

And with that comes
a new destination on
Golf Course Extension Road.

REFERENCE IMAGE

LOCATION MAP



LEGENDS

CONNECTIVITY

Golf Course Road	~2 km
Southern Peripheral Road	~1 km
Delhi Mumbai Expressway	~5 km
Sector 55–56 Rapid Metro	~4.5–5.5 km

RESIDENTIAL CATCHMENT

Emaar Marbella Phase 2	~0.5 km
Emaar Emerald Estate	~1–2 km
Emaar Emerald Hills	~2–3 km

SCHOOLS

Heritage Xperiential Learning School	~2–3 km
Lotus Valley International School	~3–4 km
St. Xavier's High School	~4–5 km
DPS International	~5–6 km

COMMERCIAL & RETAIL

Worldmark Gurugram	~1 km
Emaar Emerald Plaza	~2–3 km
Emaar Colonnade	~2–3 km
Good Earth City Centre	~5–6 km

HEALTHCARE

CK Birla Hospital	~5–6 km
Artemis Hospital	~6–7 km
Medanta – The Medicity	~8–9 km
Fortis Memorial Research Institute	~8–9 km

HOTELS

Lemon Tree Hotel	~3.9 km
Radisson Hotel	~4.4 km
Grand Hyatt	~5.7 km

PRESENTING

EMAAR BUSINESS SQUARE

Ambition Has A New Business Address



Illustrations are conceptual and intended for representational purposes only. Actual details may vary.

AN ICONIC GRADE-A TOWER RISING ACROSS G+20 FLOORS

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SEAMLESS
ENTRY AND EXIT

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A STATEMENT ARRIVAL

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DOUBLE-HEIGHT OFFICE LOBBY

EMAAR BUSINESS SQUARE

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DEDICATED LIFTS FOR RETAIL AND OFFICES

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ENVISION YOUR RECEPTION

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ADAPTABLE FLOOR PLATES

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NATURALLY LIT OFFICES

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Terrace available with select units only.

OFFICE DESIGNED FOR WORK-LIFE HARMONY

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INTEGRATED RETAIL HUB

Illustrations are conceptual and intended for representational purposes only. Actual details may vary.

FOOD & BEVERAGE HUB

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IGBC PLATINUM PRE-CERTIFIED

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DESIGNED WITH PURPOSE

ENERGY-EFFICIENT DESIGN

High-performance façade, double glazing and energy-efficient systems.

POWER BACKUP

100% DG power backup.

SECURITY

24x7 multi-layered CCTV surveillance.

FIRE SAFETY

Fire safety systems as per NBC and local norms.

EFFICIENT PARKING

Four level parking space.

SOLAR PHOTOVOLTAIC SYSTEM

Solar power provision aligned with green building considerations.

SHUTTLE LIFTS

Separate retail and office lifts for enhanced security.



MASTER PLAN

01 – ENTRANCE

02 – PEDESTRIAN ENTRANCE/EXIT

03 – EXIT

04 – GUARD ROOM

05 – SURFACE PARKING

06 – OFFICE DROP OFF

07 – RETAIL PLAZA

08 – PEDESTRIAN PLAZA

09 – TERRACE @ 1ST FLOOR LEVEL

10 – TERRACE @ 3RD FLOOR LEVEL

11 – TERRACE @ 5TH FLOOR LEVEL

12 – BASEMENT PARKING ENTRY/EXIT

13 – SERVICE TERRACE @ 5TH FLOOR LEVEL

14 – SERVICE YARD

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

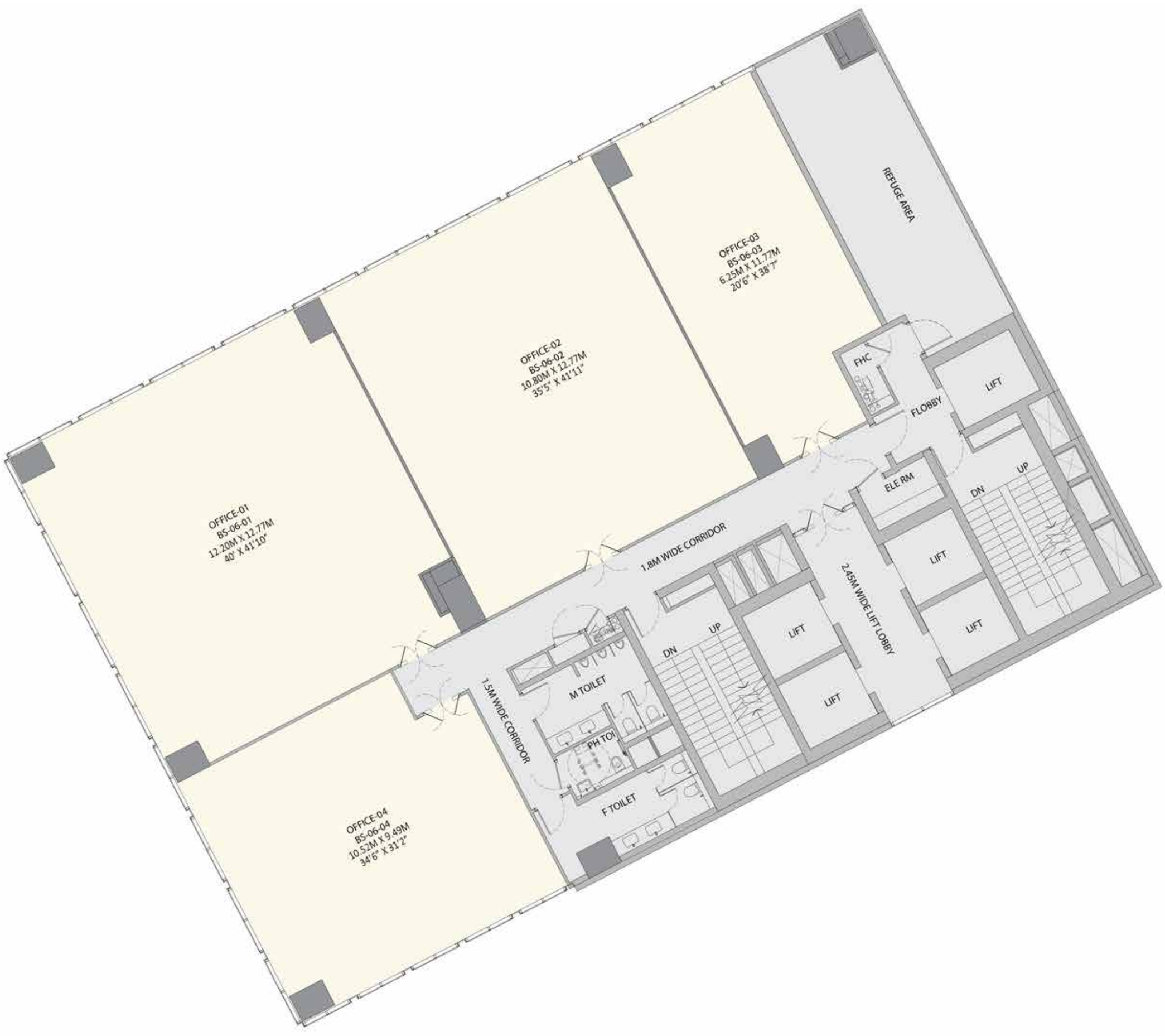


FIFTH FLOOR PLAN



REFUGE FLOOR PLAN

6th, 9th, 12th, 15th & 18th Floors



TYPICAL FLOOR PLAN

7th, 8th, 10th, 11th, 12A, 14th, 16th, 17th, 19th & 20th Floors



BASEMENT PLAN



SPECIFICATIONS

STRUCTURE

Built Structure:	RCC / steel / post-tensioned (PT) structure, “as per the relevant IS codes”.
Partition Walls:	Only partition wall demarcation will be provided on site. Construction of the partition walls will be within the allottees’ / tenants’ scope of work.

FINISHES

Entrance Lobbies:	Elegantly finished with a combination of one or more of the following: glazing, stone, tile, powder-coated aluminium sheet and painted surface, etc.
Basement Lobbies:	Combination of one or more: stone, tile and painted surface finishes.
Tenant Floor Finish:	RCC-finished floors, ready for tenant fit-out.
Common Toilets:	Finished common toilets with modern sanitary fittings and fixtures.

PARKING

Multilevel basements for parking / stack parking / services, along with surface parking “as per applicable norms”.

SECURITY

Video Surveillance:	CCTV surveillance of basement driveways, lift lobbies and peripheral security.
Manned Security:	Manned boom barriers at all vehicular entry and exit points.

FIRE SAFETY

Firefighting systems provided as per applicable norms.

HVAC

AC System:	Centralised air conditioning system serving the common areas.
Office Areas:	Provision of treated fresh air and a chilled water system with air handling units (AHUs)
Retail Areas:	Provision of treated fresh air and a chilled water system with an AHU. Provision only for ventilation inlet / outlet will be made for Retail / F&B units.
Ventilation and Exhaust:	Provided for common toilets, corridors and basement areas as per applicable norms.

ELECTRICAL

Distribution Metering:	Provision of a power cable up to tenant premises. Tenant consumption will be metered through a prepaid intelligent metering system for accurate billing.
Lightning Protection & Earthing:	Provided as per applicable norms.
Emergency Lighting:	Provided in selected common areas.

PLUMBING

Wet Points:	Provision of wet points in Office & Retail Units.

DIESEL GENERATORS

100% fully automatic power backup, designed with suitable diversity and a suitable load factor.

INTERNAL / EXTERNAL SIGNAGE

The main lobby is equipped with a tenant directory and directional signs. External signage will be provided as per the design and conditions.

COMMUNICATION

Provision for data and voice connectivity.

LIFTS

High-speed lifts with a destination control system for office spaces, ensuring efficient vertical movement. Dedicated shuttle lifts connecting the basements and Ground Floor, ensuring enhanced security and seamless segregation of retail and office traffic.

A LEGACY BUILT ON ICONIC DESTINATIONS

From Dubai's Burj Khalifa to landmark developments across international markets, Emaar has shaped some of the world's most recognisable destinations.

REFERENCE IMAGE

EMAAR

INDIA

Disclaimer: “Emaar Business Square” is a commercial project being developed by Emaar India Limited as part of a larger residential plotted development, in accordance with the approved plans, sanctions, licenses and applicable laws. The Project is approved and registered with the Haryana Real Estate Regulatory Authority (HRERA) vide Registration No. RC/REP/HARERA/GGM/1105/837/2026/77 DATED: 17.11.2026 (website: www.haryanarera.gov.in). All i mages, renders, plans, layouts, specifications, amenities and other information contained in this brochure are artistic impressions and are intended to illustrate the conceptual vision of the Project. They are for illustrative purposes only and are subject to change, modification or revision as may be required by the Developer or the competent authorities. Any roads, infrastructure, amenities, facilities or developments shown outside the Project area are indicative and may be developed by the concerned competent authority(ies). The Developer shall not be responsible for their development, completion or maintenance. Nothing contained herein constitutes a legal offer, warranty or representation. Prospective purchasers are advised to verify all project-related details on the official website of the Haryana Real Estate Regulatory Authority at https://haryanarera.gov.in/ . 1 sq. m. = 10.764 sq. ft.; 1 acre =4,046.86 sq. m. T&Cs apply.