



EMERALD ESTATE

AT EMERALD HILLS



**Life isn't just how you feel about your home.
It's how you feel about yourself when you are home.**

Emerald Hills - an exclusive gated, secure, impeccably planned development in Gurgaon where all the residents' needs are within easy walking distance. Consisting of four enclaves of ultra-luxurious sun-washed villas, plots, villa floors and premium apartments with the finest textures and finishes. Each enclave follows the signature Spanish style, colour palette and promises complete privacy with a quality of living that equals the very best. Lavish outdoor and indoor spaces, parks, sports facilities and shopping centres, all a short walk away complete the living experience at Emerald Hills.



EMERALD HILLS



Emerald Estate. A community within a community.

Part of the larger master-planned gated community of Emerald Hills, **Emerald Estate**, a 25-acre mid-rise group-housing development has so much that makes it a great place to live. Your children can enjoy life's pleasures without a care, you can breathe clean, crisp air as you walk over the paved walkways or jog on the specially laid out jogging track, or relax at the members-only clubhouse. Modern conveniences are aplenty: state-of-the-art security, centralised piped cooking gas system, wide internal roads and convenience shopping for everyone. In addition, one can access all the facilities and amenities available in the larger gated community of Emerald Hills. This is the life that you and your family deserve.



EMERALD ESTATE
AT EMERALD HILLS



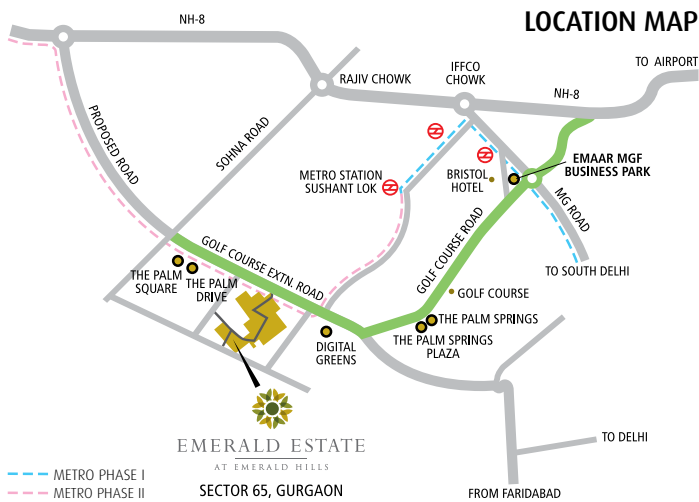


Emerald Estate. An oasis of peace and tranquility.

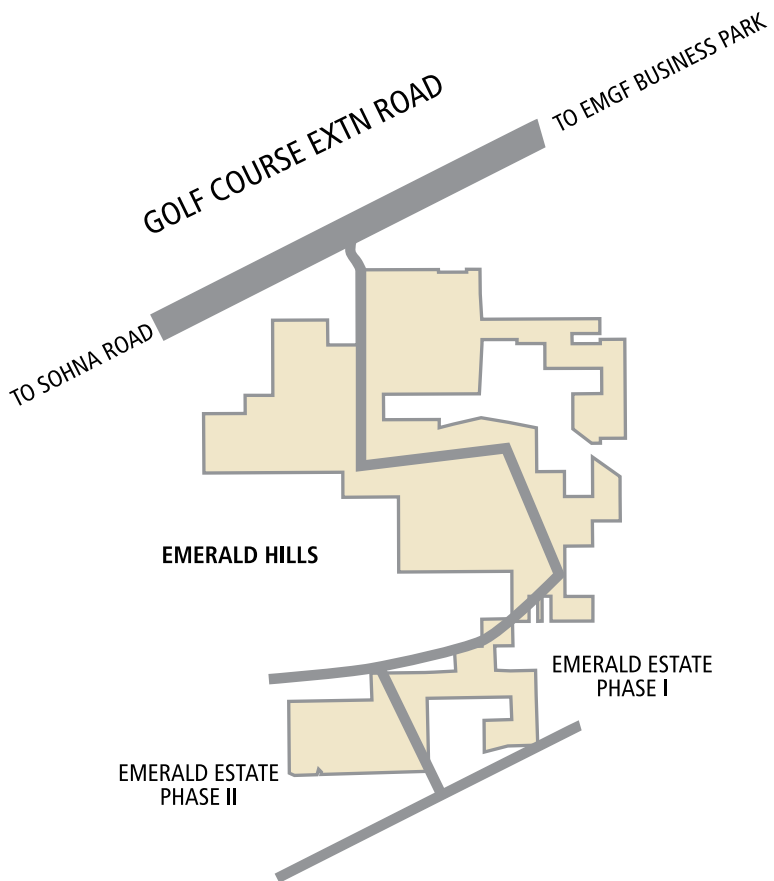


Emerald Estate, inspired by Spanish architecture features the highest design standards and quality amenities at attractive price points. Walk into your home and experience a feeling of luxury, quality and workmanship. As part of the larger Emerald Hills community, each apartment is designed to give you the freedom to grow and flourish in a gated community.





- 20 minute drive to the Delhi International Airport
- Close to the proposed Metro corridor
- Easy access from Express Highway to the city
- Strategically located in the emerging Suburban Business District on the Golf Course Extension Road
- Located in a thriving neighbourhood with schools and hospital nearby



ESTATE FEATURES

1. Emerald Hills Entry
2. Sector Road Entry
3. Nursery School
4. Club House
5. Day-Care/Tot-Lot
6. Adult Pool
7. Splash Pool
8. Relax Pool
9. Children Play Area
10. Drop-off Area





Design.

- Exclusive gated master-planned community
- Spanish styled architecture
- Designed by leading international architects - **ARCOP**
- Cohesive urban design - street furniture, signages & road lighting
- More than 50% area dedicated to landscaped greens
- Water features throughout the landscape
- Segregation of pedestal & vehicular movement
- Tree-lined streets & parking
- Environment friendly planning
- Choice of 2 & 3 Bedroom apartments
- Efficient floor plans

Convenience.

- Self contained gated community
- Shopping arcade
- Day-care centre
- International School
- Close to the proposed Metro corridor
- Conveniently located near existing schools & hospitals in Gurgaon

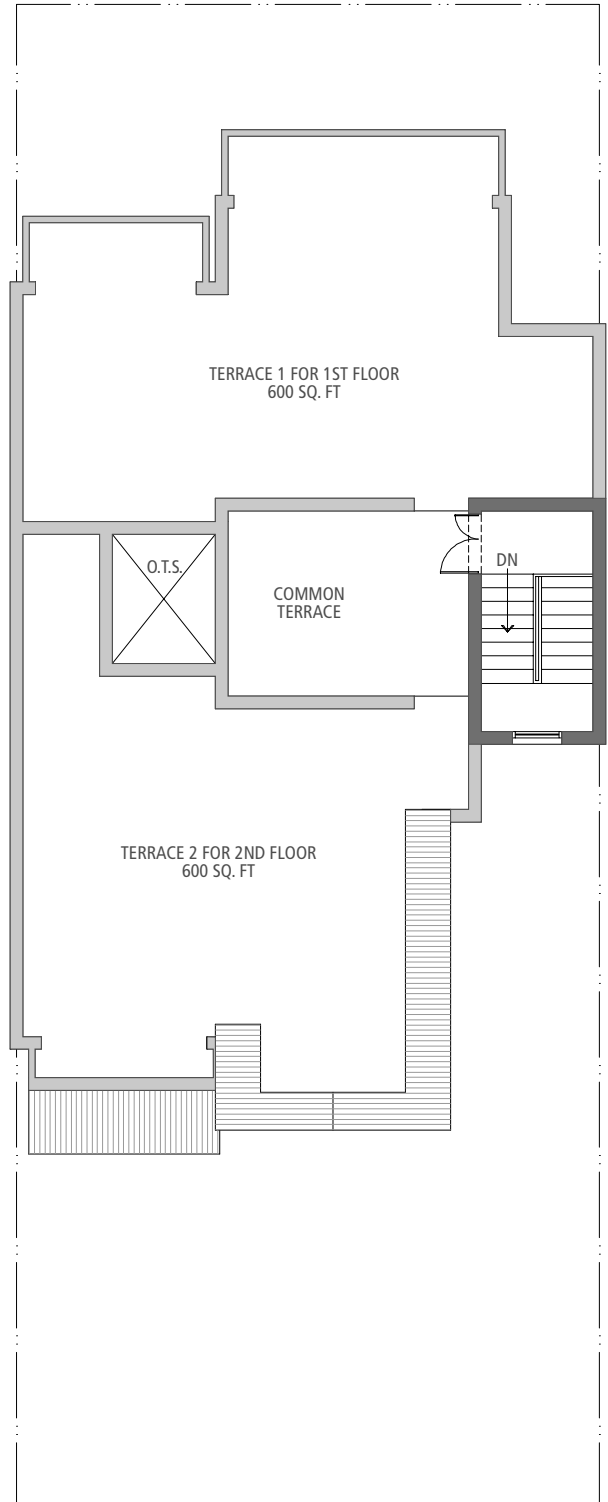
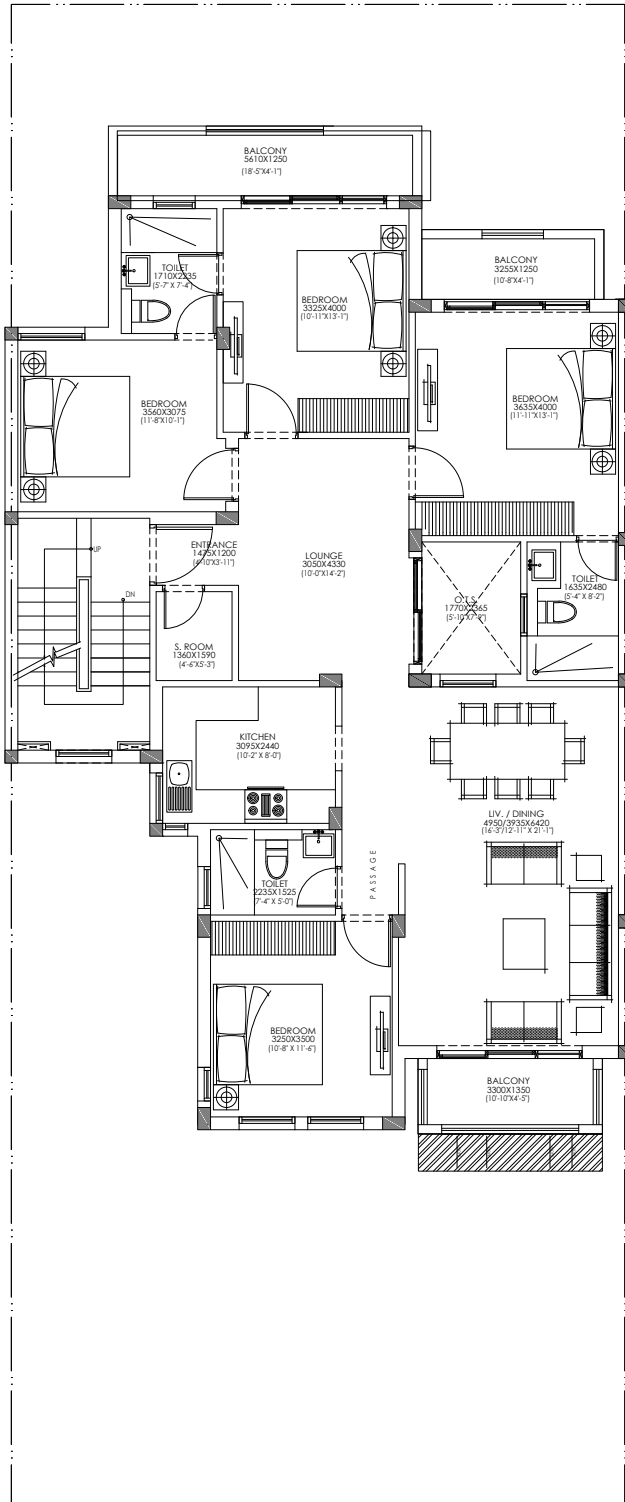
Comfort.

- Convenient power back-up
- Piped Gas supply
- Perimeter Security
- Multiple Parks for recreation
- Kids playground & jogging tracks
- Clubhouse
- Sports facilities - swimming, gym & health facilities
- Sanitation & maintenance
- **Upgrade option:** Air-conditioning & Modular Kitchen



SECOND & TERRACE FLOOR PLAN - 292.65 sq. mtr.(350 sq. yds.) - Type D

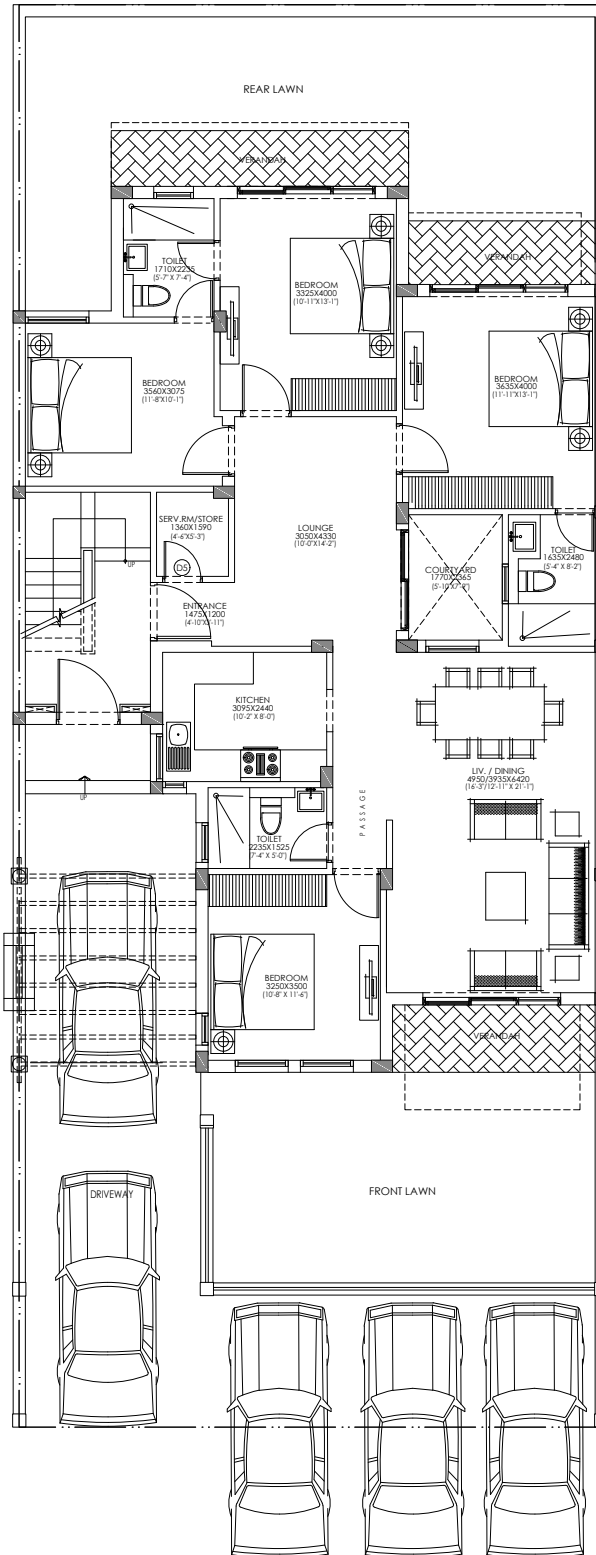
4 Bedroom | 3 Bathroom | S. Room



Floor	Carpet Area	Saleable Area	Balcony	Terrace
Second	132.28 sq.mtr. (1423.87 Sq.ft.)	162.58 sq.mtr. (1,750 sq.ft.)	15.53 sq.mtr. (167.16 sq.ft.)	55.74 sq.mtr. (600 sq.ft.)

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 per applicable law and/or by the 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 face.

GROUND FLOOR PLAN - 292.65 sq. mtr.(350 sq. yds.) - Type D
4 Bedroom | 3 Bathroom | S. Room



Floor	Carpet Area	Saleable Area	Lawns	Verandah
Ground	132.28 sq.mtr. (1423.87 Sq.ft.)	162.58 sq.mtr. (1,750 sq.ft.)	70 sq.mtr. (753.48 sq.ft.)	14.98 sq.mtr. (161.21 sq.ft.)

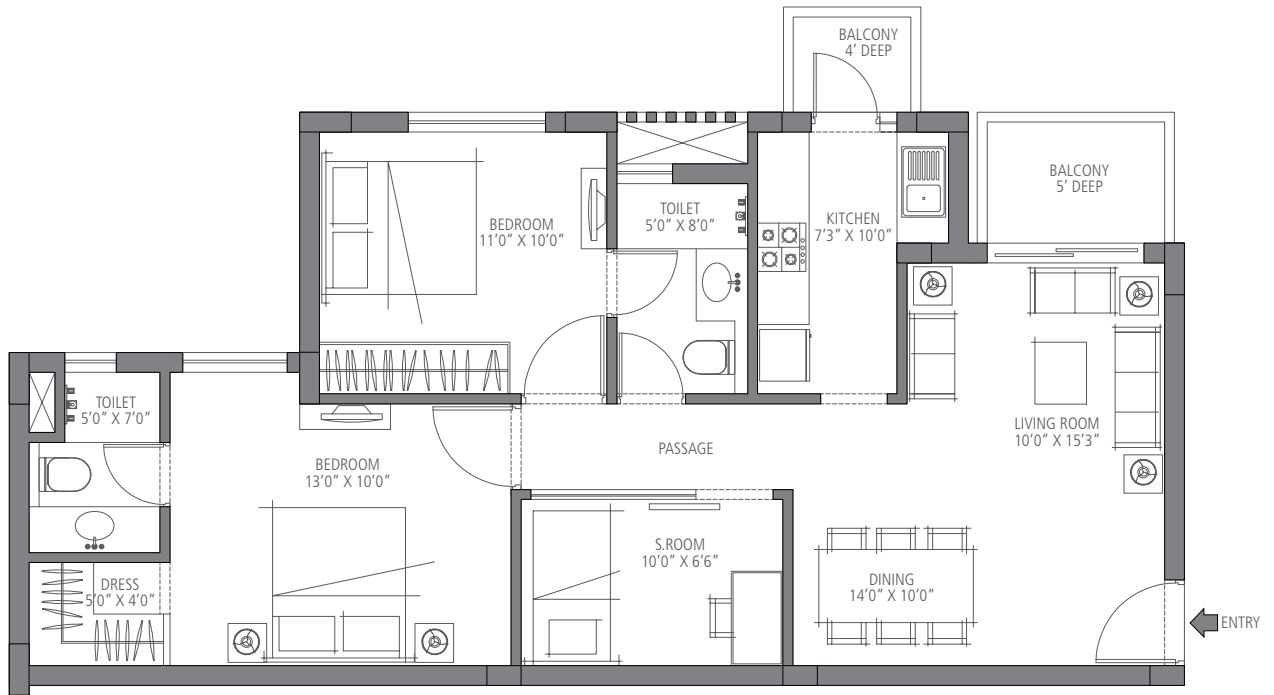
In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications mentioned are indicative and are subject to change as per applicable law and/or by the competent authority. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part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



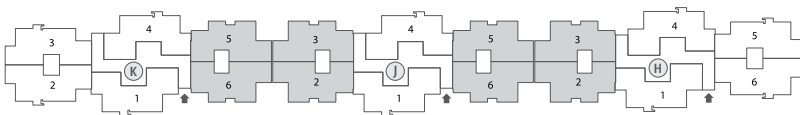
EMERALD ESTATE
AT EMERALD HILLS

1020 sq. ft.

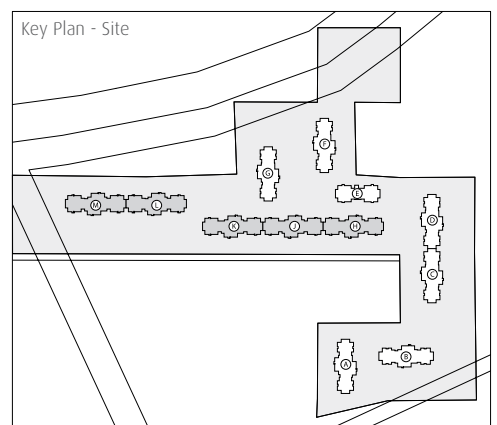
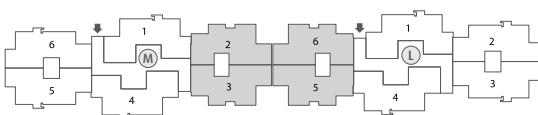
2 Bedroom, 2 Bathroom and S. Room
Towers - H, J, K, L & M



Key Plan - Towers H, J & K



Key Plan - Towers L & M



1 sq. mtr. = 1.196 sq. yds. & 1 sq. mtr. = 10.76 sq. ft.

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

1310 sq. ft.

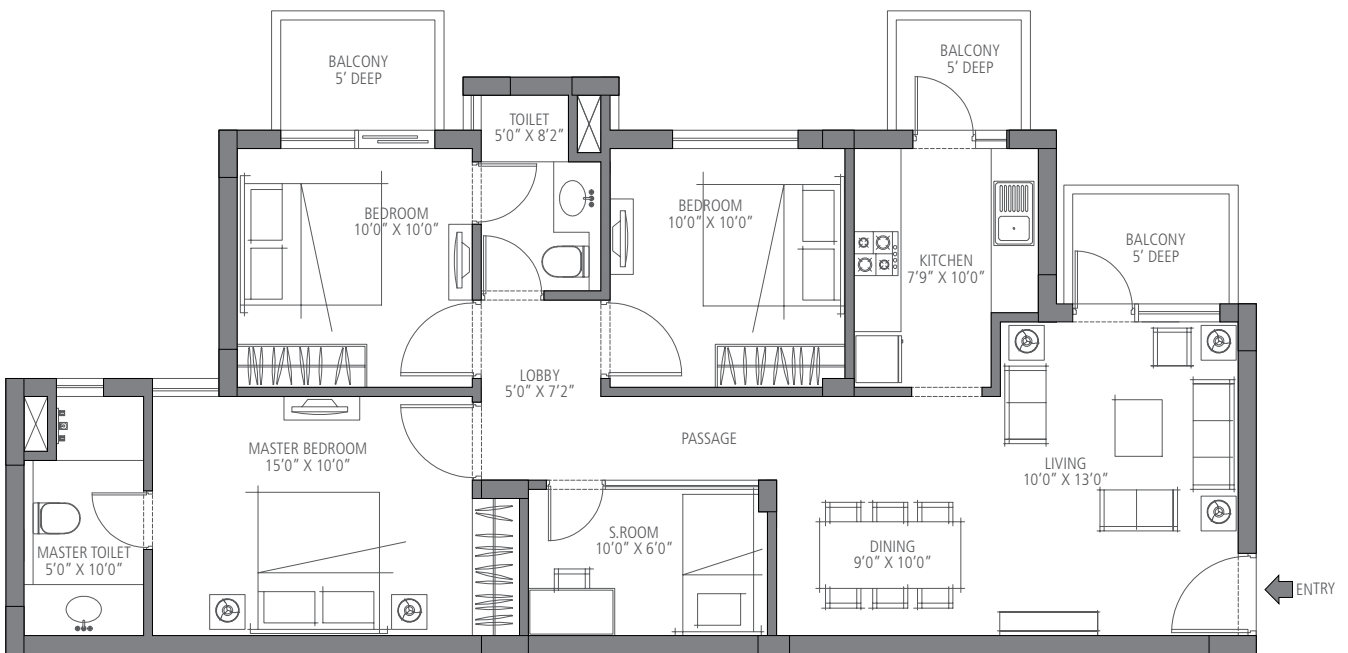
3 Bedroom, 3 Bathroom and S. Room

Towers - H, J, K, L & M

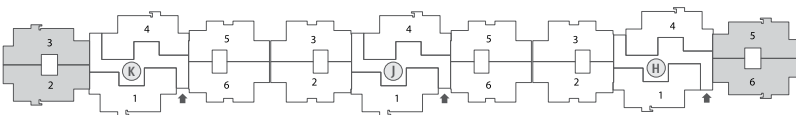


EMERALD ESTATE

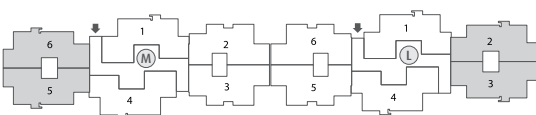
AT EMERALD HILLS



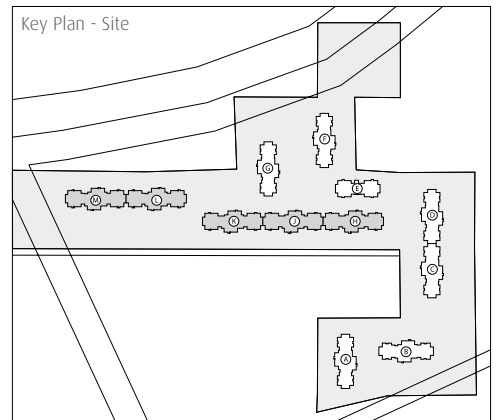
Key Plan - Towers H, J & K



Key Plan - Towers L & M



Key Plan - Site



1 sq. mtr. = 1.196 sq. yds. & 1 sq. mtr. = 10.76 sq. ft.

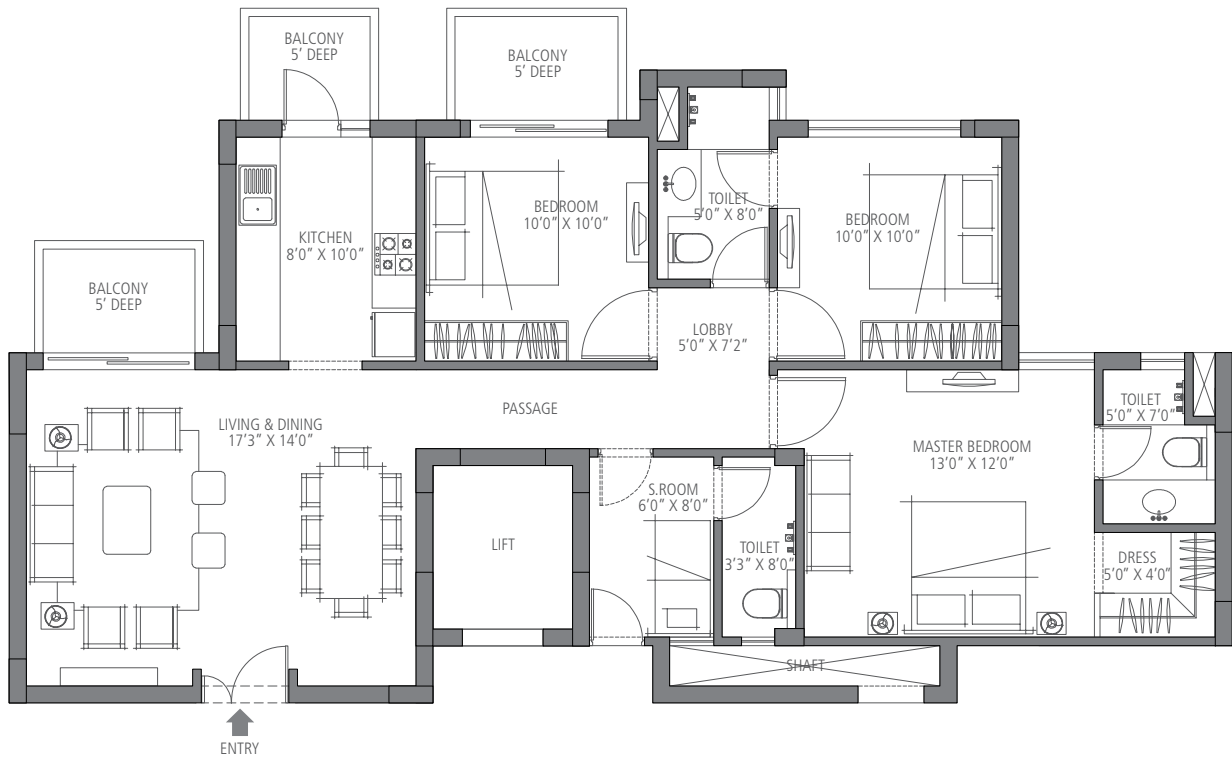
In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, furniture and gadgets are not part of the offering.



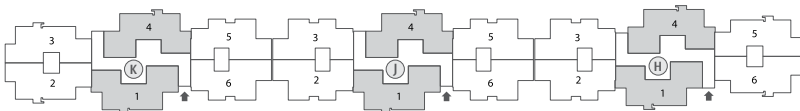
EMERALD ESTATE
AT EMERALD HILLS

1395 sq. ft.

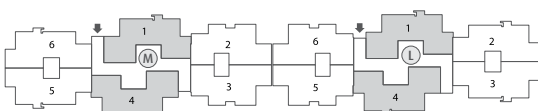
3 Bedroom, 3 Bathroom and S. Room
Towers - H, J, K, L & M



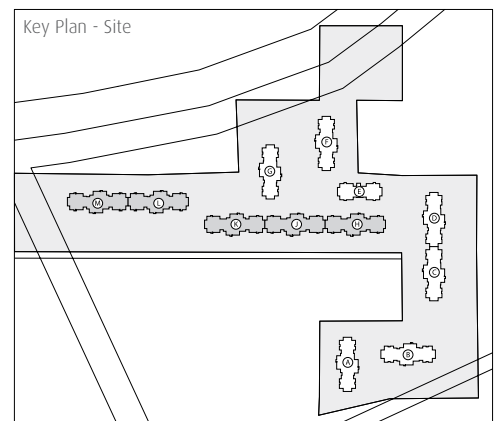
Key Plan - Towers H, J & K



Key Plan - Towers L & M



Key Plan - Site



1 sq. mtr. = 1.196 sq. yds. & 1 sq. mtr. = 10.76 sq. ft.

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



Emerald Hills Entrance - Actual Site Photograph

Proposed Specifications* for Emerald Estate at Emerald Hills

APARTMENT FEATURES	WALLS	FLOORS	CEILINGS	DOORS	WINDOWS / GLAZING	OTHERS	SWITCHES
LIVING & DINING	OIL BOUND DISTEMPER	VITRIFIED TILES	DRY DISTEMPER	ENTRANCE DOOR - SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER INTERNAL DOORS - SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER EXTERNAL DOOR - UPVC	UPVC	N.A.	MODULAR SWITCHES
MASTER BED ROOM	OIL BOUND DISTEMPER	VITRIFIED TILES/ LAMINATED WOODEN FLOORING	DRY DISTEMPER	INTERNAL DOORS - SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER EXTERNAL DOOR - UPVC	UPVC	N.A.	MODULAR SWITCHES
OTHER BED ROOM(S)	OIL BOUND DISTEMPER	VITRIFIED TILES/ LAMINATED WOODEN FLOORING	DRY DISTEMPER	INTERNAL DOORS - SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER EXTERNAL DOOR - UPVC	UPVC	N.A.	MODULAR SWITCHES
KITCHEN	COMBINATION OF TILES & OIL BOUND DISTEMPER	VITRIFIED TILES	DRY DISTEMPER	INTERNAL DOORS - SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER EXTERNAL DOOR - UPVC	UPVC	GRANITE COUNTER TOP WITH BACK SPLASH IN GRANITE, STAINLESS STEEL SINGLE DRAIN BOARD SINK WITH CP FITTINGS	MODULAR SWITCHES
BALCONIES/ TERRACES	WEATHER PROOF PAINT	TILES	WEATHER PROOF PAINT	EXTERNAL DOOR - UPVC	UPVC	N.A.	MODULAR SWITCHES
MASTER TOILET	COMBINATION OF CERAMIC TILES & OIL BOUND DISTEMPER	TILES	DRY DISTEMPER	INTERNAL DOORS - SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER	UPVC	CP FITTINGS, WHITE CHINA WARE FIXTURES	MODULAR SWITCHES
OTHER TOILETS	COMBINATION OF CERAMIC TILES & OIL BOUND DISTEMPER	TILES	DRY DISTEMPER	INTERNAL DOORS - SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER	UPVC	CP FITTINGS, WHITE CHINA WARE FIXTURES	MODULAR SWITCHES
OTHER AMENITIES	<ul style="list-style-type: none"> • 2 KVA POWER BACK-UP • WORLD-CLASS CLUB WITH MODERN FACILITIES • PRIMARY & NURSERY SCHOOL BY A LEADING INSTITUTE • CONVENIENCE SHOPPING • PIPED GAS SUPPLY 						
UPGRADE OPTION: SPLIT AIR-CONDITIONING AND MODULAR KITCHEN WITH CHIMNEY AND HOBBS AVAILABLE AT ADDITIONAL COST							

*All floor plans, specifications, artistic renderings and images in this brochure are indicative and are subject to change as decided by the company or by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets are not part of the offering.



CREATING A NEW INDIA