



CREATING A NEW INDIA.

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**EMERALD HILLS**

**SPANISH VILLA**  
400 square yards

Life at Emerald Hills isn't just  
how you feel about your home.  
It's how you feel about yourself  
when you're at 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 and villa floors 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.

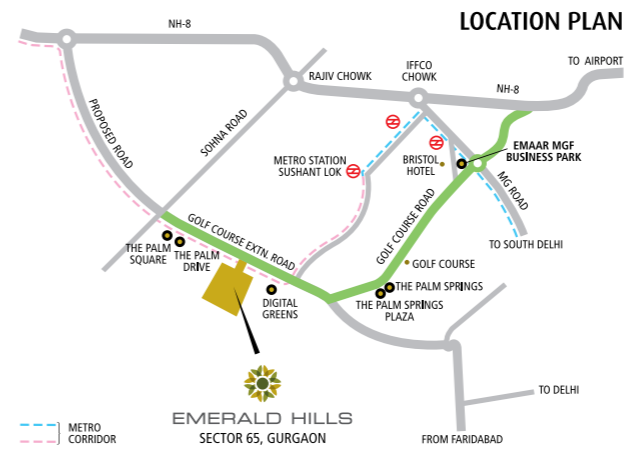


EMERALD HILLS



Spanish Villa - 400 sq. yards





- Luxury Villas on 350, 400, 500 and 758 sq. yard plots
- Clubhouse, school, hospital, shopping etc.
- Power back-up, piped gas and perimeter security
- High-end specifications
- Just 15 minutes to Delhi International Airport
- On the proposed Metro corridor#



LAND USE	PLOT AREA		
A	758 sq. yds.	1	Main Entrance
B	500 sq. yds.	2	Enclave Entry Gate
C	400 sq. yds.	3	Convenience Shops/Milk Booth
D	350 sq. yds.	4	Primary & Nursery School
F	267 sq. yds.	5	Nursing Home
		6	Daycare with Tot-Lots
		7	Clubhouse
		8	Swimming Pool
		9	Taxi Stand
		10	Commercial

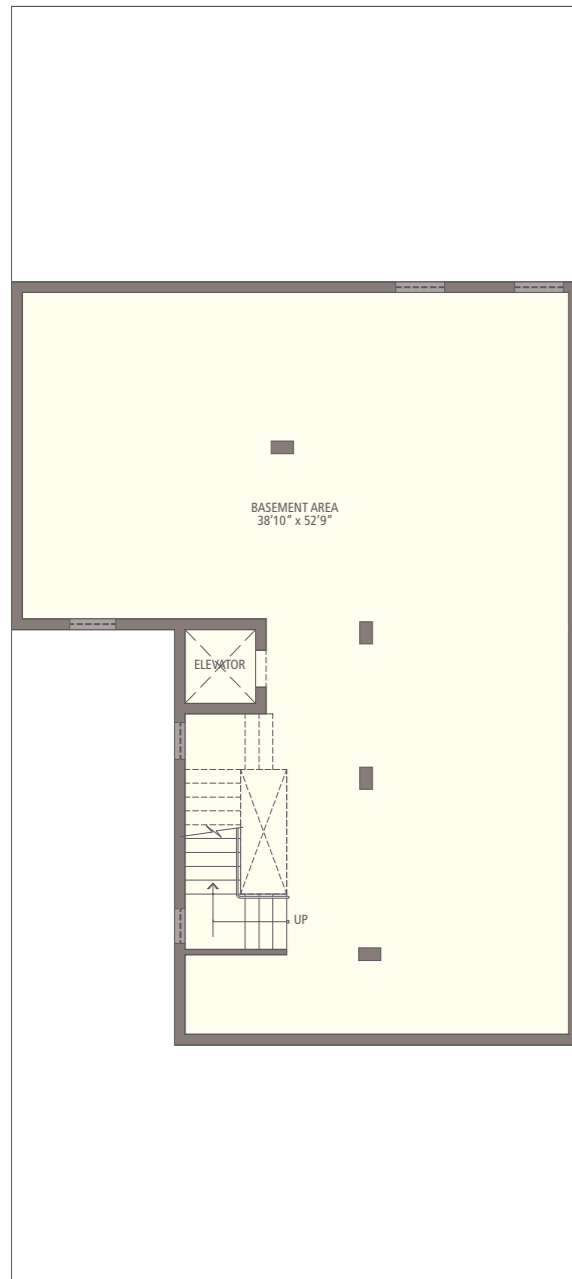
**Spanish Villa - 400 sq. yds.** (Plot Area - 40 ft. x 90 ft. Sale Area - 6900 sq. ft.)  
**4 Bedroom, 4 Bathroom, Living and Dining, Family Lounge & Pantry**

1 sq. metre = 1.196 sq. yard & 1 sq. metre = 10.76 sq. feet.

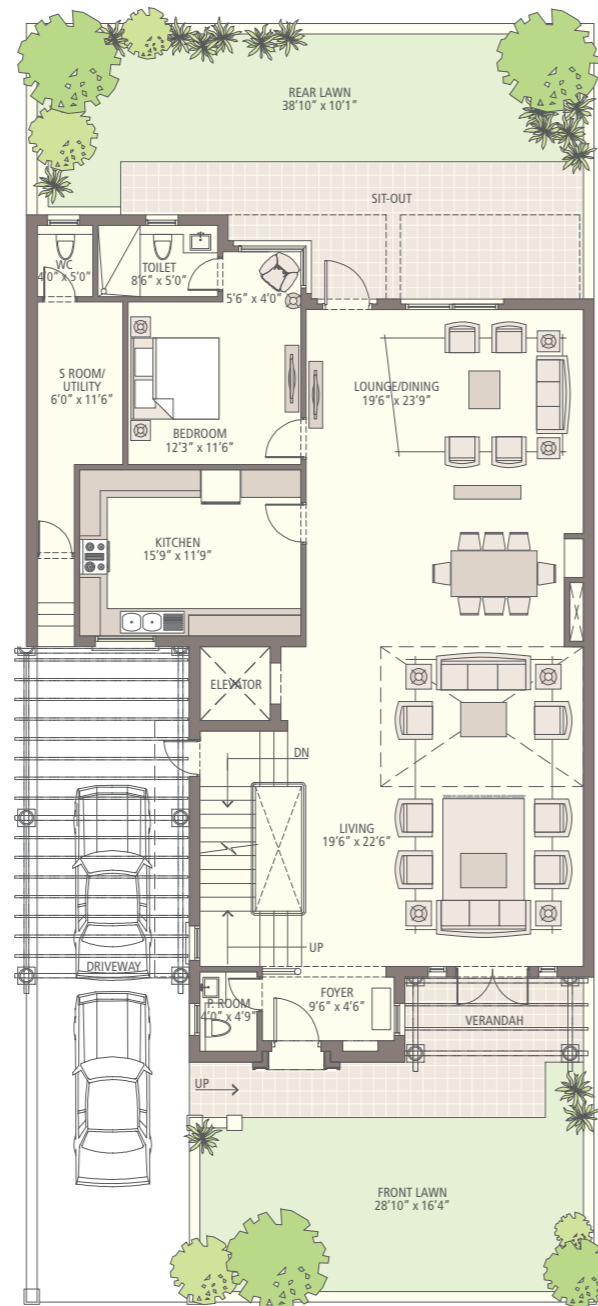
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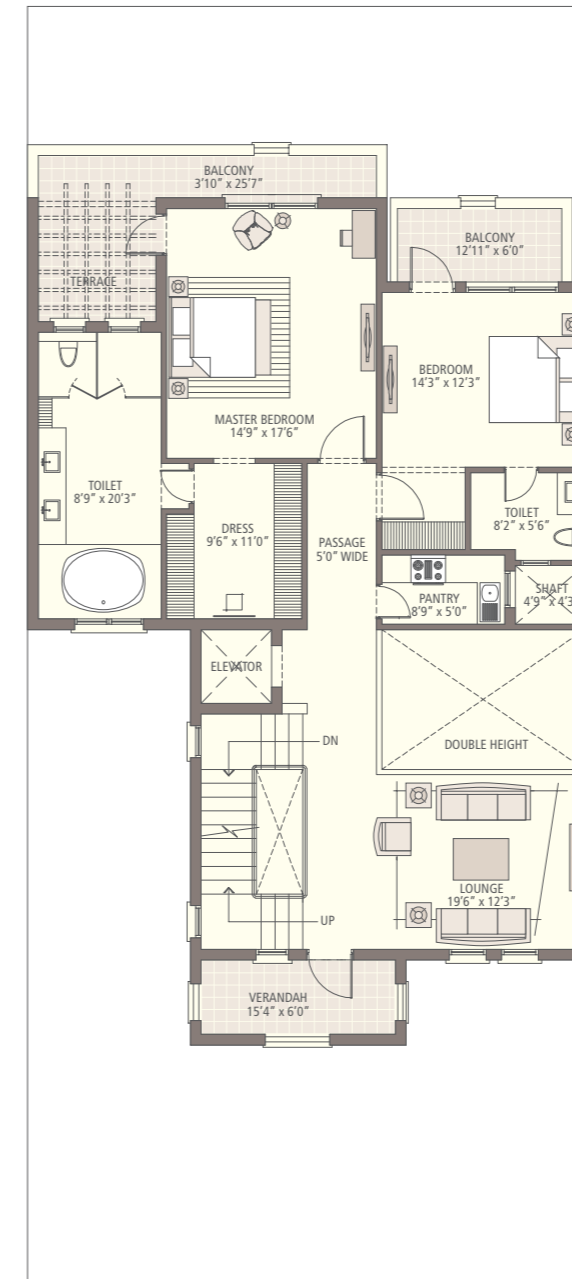
**EMERALD HILLS**



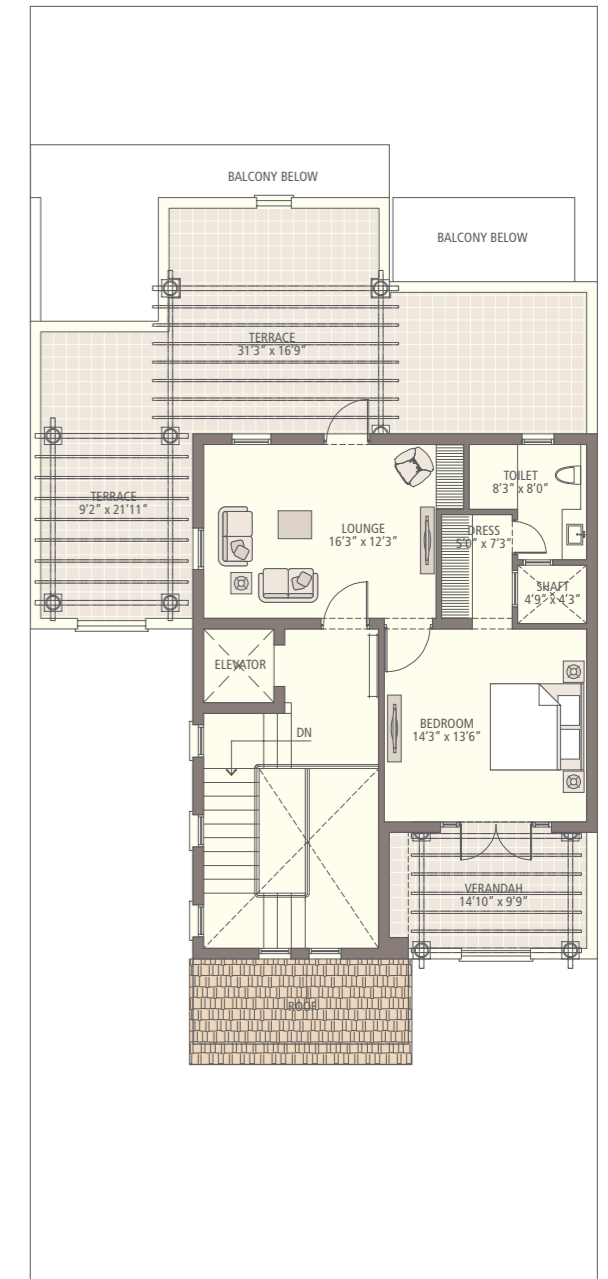
Basement Floor Plan



Ground Floor Plan



First Floor Plan

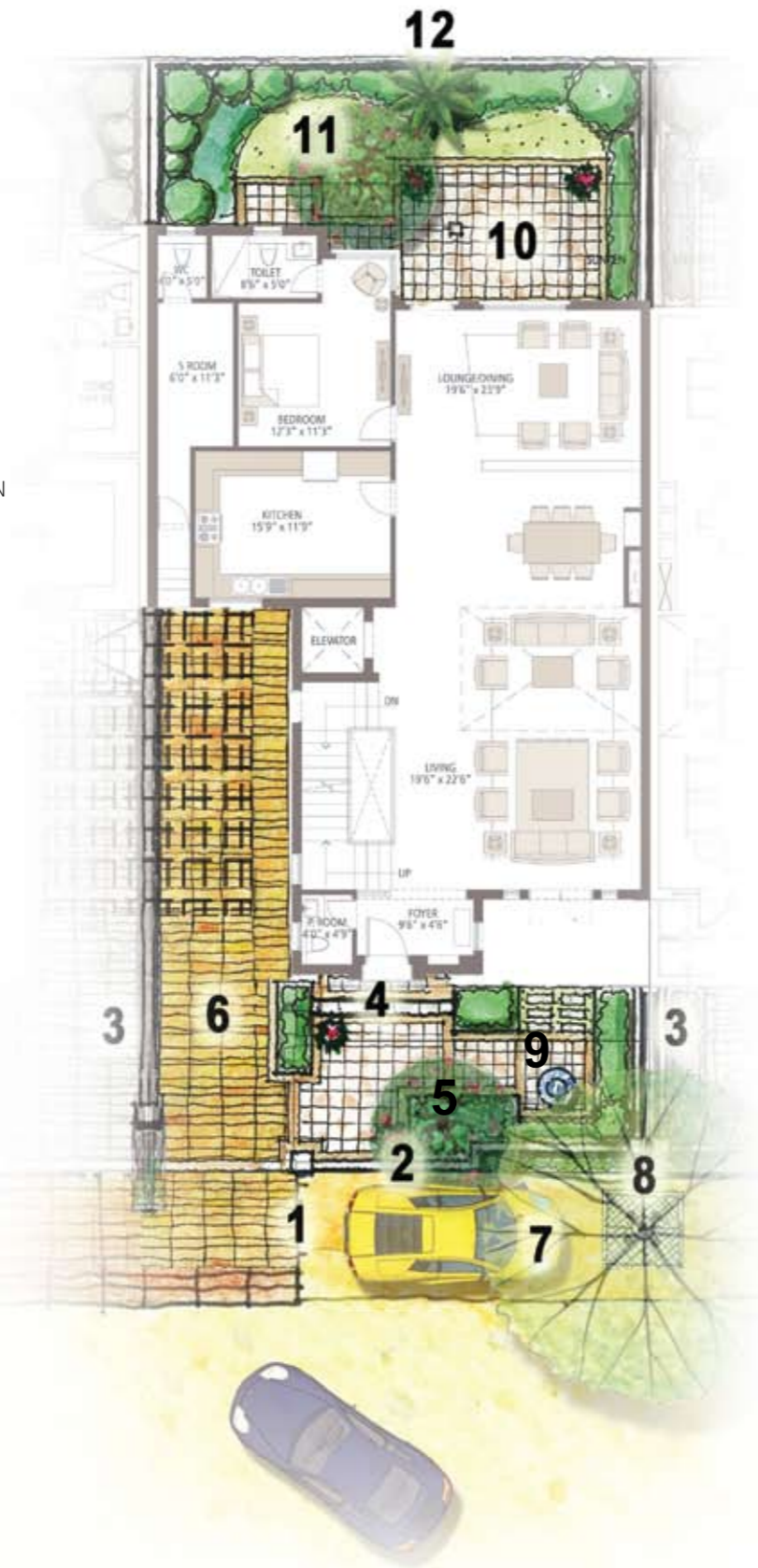


Second Floor Plan

# Spanish Villa - 400 sq. yds.

## FEATURES

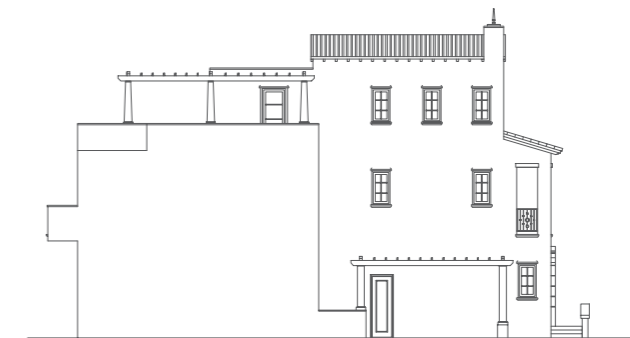
- 1 PILASTER WITH HOUSE NUMBER AND LIGHT
- 2 900MM FRONT GARDEN WALL
- 3 1500MM SIDE PRIVACY WALL AND PILASTER
- 4 STEPS AND FRONT PORCH
- 5 FRONT GARDEN TREE (SECONDARY STREET TREE)
- 6 DRIVEWAY AND CARPORT
- 7 VISITOR PARKING
- 8 STREET TREE WITH TREE GUARD IN TREE GRATE
- 9 FRONT GARDEN AND PATIO WITH TIERED FOUNTAIN
- 10 REAR PATIO OFF FAMILY LOUNGE
- 11 REAR GARDEN
- 12 1800MM REAR PRIVACY WALL



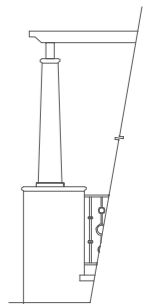
Front Elevation



Basket Arched Entry Door



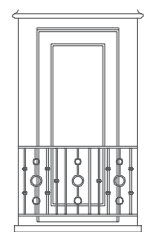
Left Side Elevation



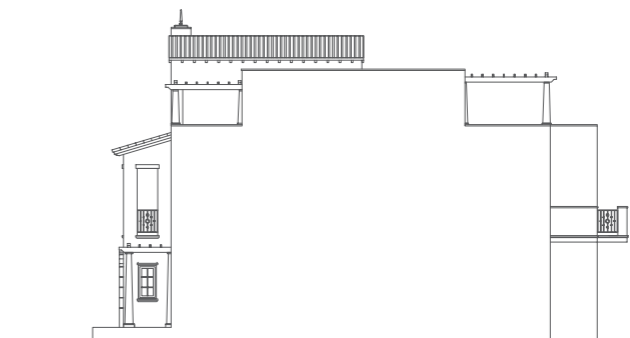
Half Column



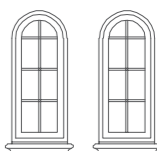
Rear Elevation



Railing Detail



Right Side Elevation



Arched Windows



## Villa Specifications

### STANDARD FEATURES

- Spacious living and dining rooms overlooking gardens.
- Separate family lounge on upper floor.
- Spacious bathrooms and walk-in wardrobes.
- Unique terraces on second floor.
- Landscaped front and rear lawns.

### FOYER, LIVING AND DINING

- POP Punning with acrylic emulsion paint on the walls.
- Imported marble flooring.
- Polished teakwood frame with panelled door shutters on main entrance door.
- Veneered flush door shutters (internal).
- Anodized/powder coated aluminium/PVC glazed doors (exterior).
- Anodized/powder coated aluminium/PVC window frames and shutters.
- POP Punning with acrylic emulsion paint on the ceilings.



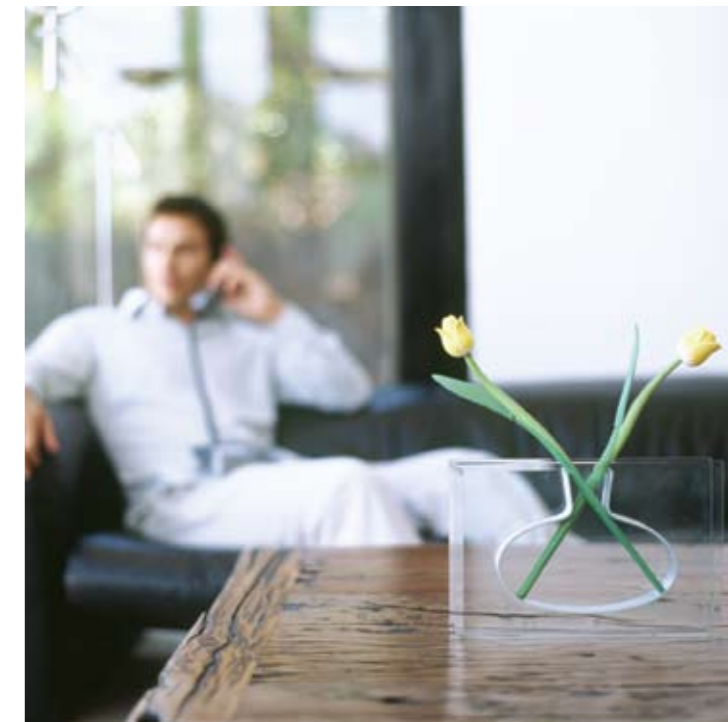
### BEDROOMS

- POP Punning with acrylic emulsion paint on the walls.
- Imported marble/wooden flooring in master bedroom.
- Imported tiles/laminated wooden flooring in other bedrooms.
- Veneered flush door shutters (internal).
- Anodized/powder coated aluminium/PVC glazed doors (exterior).
- Anodized/powder coated aluminium/PVC window frames and shutters.
- POP Punning with acrylic emulsion paint on the ceilings.



### KITCHENS

- Premium ceramic tiles on the walls.
- High quality granite or vitrified flooring tiles in the kitchen.
- Granite counter tops.
- Stainless steel kitchen sink with double bowl and drainage.
- Modular kitchen with provision for appliances.
- Veneered flush door shutters (internal).
- Anodized/powder coated aluminium/PVC glazed doors (exterior).
- Anodized/powder coated aluminium/PVC window frames and shutters.
- POP Punning with acrylic emulsion paint on the ceilings.





#### BATHROOMS

Imported marble flooring in master toilet and imported ceramic tile floors in other toilets.  
 Four fixture toilet in master bathroom.  
 Choice of finest quality granite or marble counters in all bathrooms.  
 Premium Indian ceramic tiles on walls.  
 High quality imported chinaware and CP fittings in the Master Bedroom and premium chinaware and CP fittings in the Bedrooms.  
 Veneered flush door shutters (internal).  
 Anodized/powder coated aluminium/PVC glazed doors (exterior).  
 Anodized/powder coated aluminium/PVC window frames and shutters.  
 POP Punning with acrylic emulsion paint on the ceilings.

#### Clubhouse at Emerald Hills



#### BALCONIES

Anti skid tile floorings.  
 Weather proof paint on walls and ceilings.  
 Anodized/powder coated aluminium/PVC glazed doors (exterior).

#### UTILITY AREAS/S ROOM

Ceramic tile flooring.  
 POP Punning with acrylic emulsion paint on the walls.  
 Veneered flush door shutters (internal).  
 Anodized/powder coated aluminium/PVC glazed doors (exterior).  
 Anodized/powder coated aluminium/PVC window frames and shutters.  
 Toilet with ceramic tiles on the walls.  
 Indian chinaware and CP fittings.

#### DOMESTIC FACILITIES

High quality electrical wiring and modular switches.  
 100% power backup.  
 Air conditioning with the provision for billing through regular electricity meters.  
 Provision of LPG Gas pipelines.  
 Provision for Elevator.



Neighbourhood Park at Emerald Hills

#### SECURITY AND TECHNOLOGY

Perimeter security.  
 Burglar alarm system.  
 Smart card access.  
 Dedicated Intercom linking the main gate to each residence.  
 Optical fibre network.  
 Provision for cable TV.  
 High quality electrical wiring and modular switches.

#### RECREATIONAL FACILITIES IN CLUB

Spa facility with lounge, treatment rooms, sauna and steam, shower and washrooms.  
 Health club facility with fully equipped unisex gym fitted with cable TVs, Jacuzzi, and separate dance and aerobics studio.  
 Sports facility with tennis courts, swimming pool with baby splash, 24 hour running filter water, shower and changing areas.  
 Club with lounge, billiards room, card room, cigar lounge, multi-purpose hall/function lounge with bar and multi-cuisine restaurant.  
 Kids crèche with tot-lots, see-saws, baby slides, sand pit and party area.  
 Mini club Cineplex.

#### OTHER TOWNSHIP FACILITIES

Multispeciality polyclinic by leading chain, primary & nursery school by leading institute and convenient shopping.

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