



EMERALD FLOORS

— *Select* —



LUXURY VILLA FLOORS AT EMERALD HILLS

Emerald Hills. The most sought after address in Gurgaon.



Actual Gate at Emerald Hills

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.



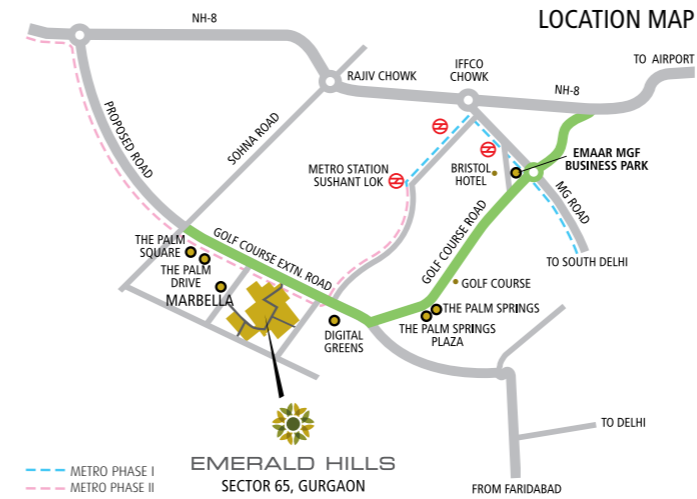
EMERALD HILLS



Emerald Floors Select

The new benchmark in Villa Floors.

Exclusive and independent, these low-rise luxury homes feature the highest design standards and premium amenities at attractive price points. Each of these independent homes is designed to give you the feel of life in a villa and an environment to grow and flourish, within the overall Emerald Hills community - Gurgaon's most sought after neighbourhood. Truly a lifestyle unlike any other.



Artistic rendering

Style and elegance find a new home.

The Spanish style employs details that have their origin in the Iberian peninsula. Simple massing and pitched roofs are hallmarks of this architecture. Earth-tones, ranging from red to brown highlight the barrel-tile roof material. Stark, almost white stucco walls, stand as the backdrop for the playfully refined details found around doors and windows. Step indoors and you'll find the same attention to detail. The choice of materials coupled with thoughtful, spacious design and superior workmanship, as well as the exceptional comfort give you a home that will surpass all your expectations

- Available in 400 Sq.Yds. and 500 Sq.Yds.
- Ground Floors with Front and Rear Lawns
- Upper Floors with Separate Terrace areas
- G+2 with Elevators
- Independent surface parking
- Air-conditioned Villa Floors
- Imported marble flooring


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Artistic rendering



LAND USE	PLOTS (SQ. YDS.)
A	758
AI	1130
A2	1110
A3	1175
B	500
C	400
D	350
F	267

Sector 65



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

Map not to scale.
 1 Sq. Mtr. = 1,196 Sq. Yd. & 1 Sq. Mtr. = 10.76 Sq. Ft.

A range of amenities at your doorstep.

AMENITIES GALORE

- Streetscaping and lighting
- Water and drainage services
- Landscaped parks and greens
- Facility management services

RECREATION

- 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 - tennis courts, swimming pool with baby splash, 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

TOWNSHIP FACILITIES

- Multi-speciality polyclinic by leading chain
- Primary and nursery school by leading institute
- Just a step away from the neighbourhood shopping arcade - Emerald Plaza
- Restaurant & Cafes
- Convenient Retail
- Walk-to-work Offices



DESIGN

- Exclusive gated master-planned community, part of Emerald Hills
- Spanish styled architecture
- Cohesive urban design - street furniture, signages and road lighting
- Green areas and tree lined streets
- Ample parking
- 4 Bedroom floors with elevators and terrace

- Environment friendly planning
- Efficient floor plans
- Exclusive walking and jogging tracks

COMFORT AND CONVENIENCE

- 5-KVA power back-up per Villa Floor
- Piped Gas supply
- Perimeter Security
- Clubhouse and mini theatre
- Sports facilities - tennis and swimming

- Gym and health facilities
- Sanitation and maintenance
- Shopping arcade
- Day-care centre
- International School, nursing home and hospital in close vicinity
- Close to the proposed Metro corridor



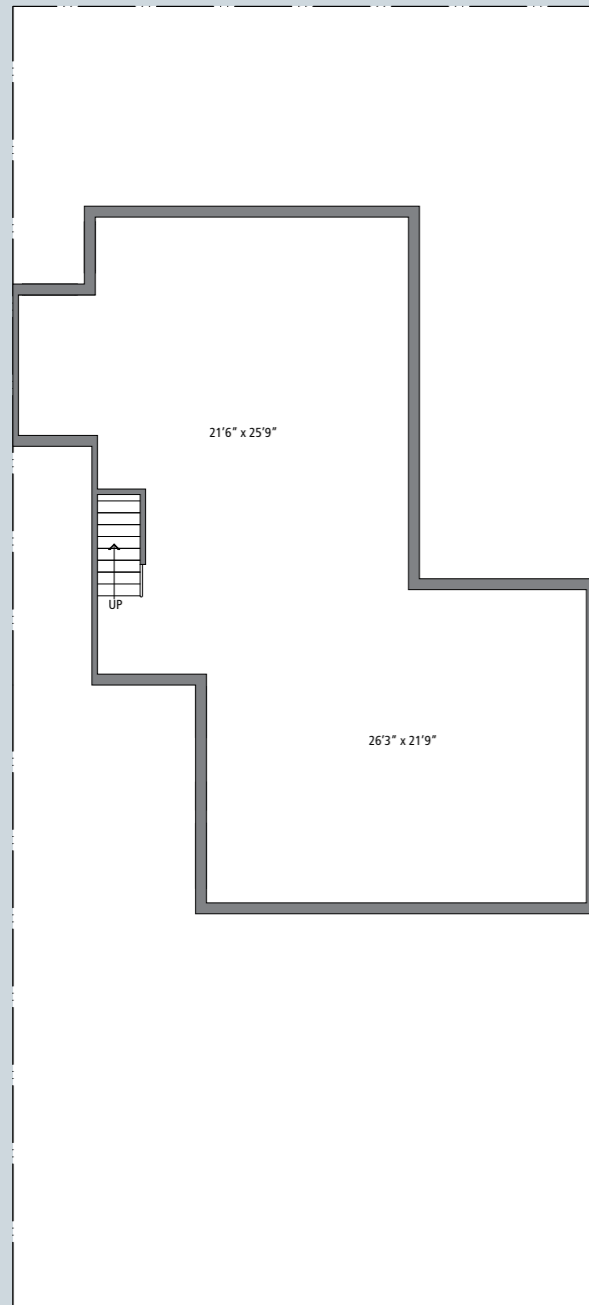
400 sq. yds. (Type C)

4 Bedroom, 3 Bathroom & S. Room

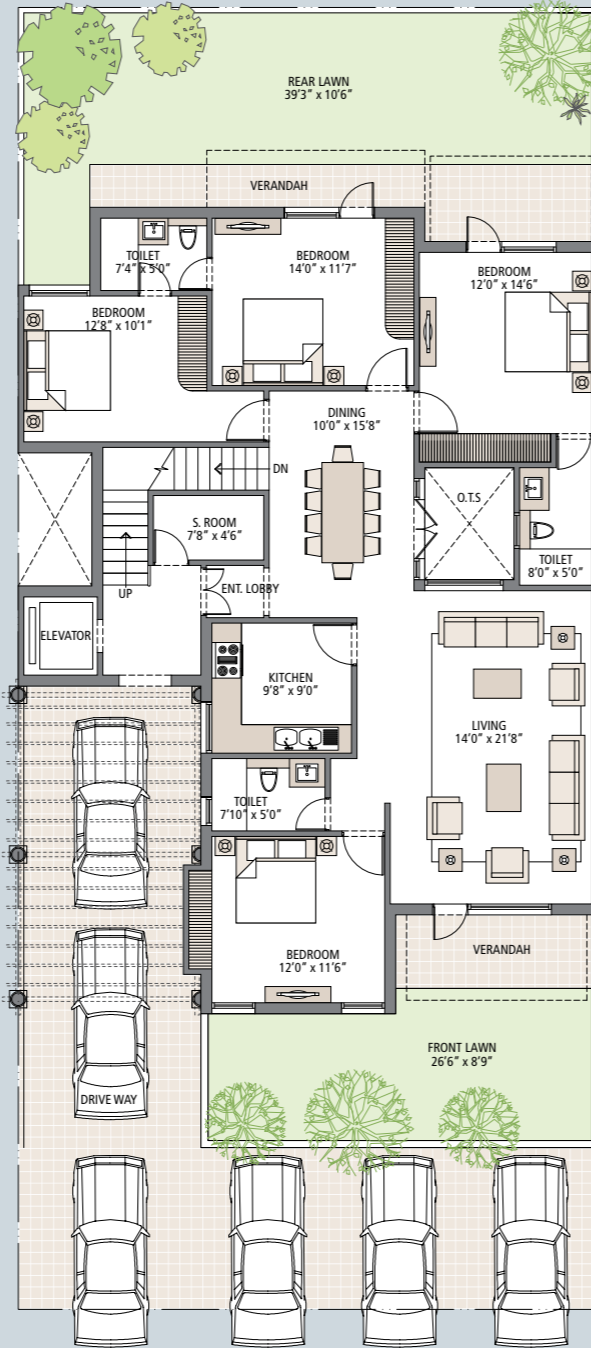


EMERALD FLOORS

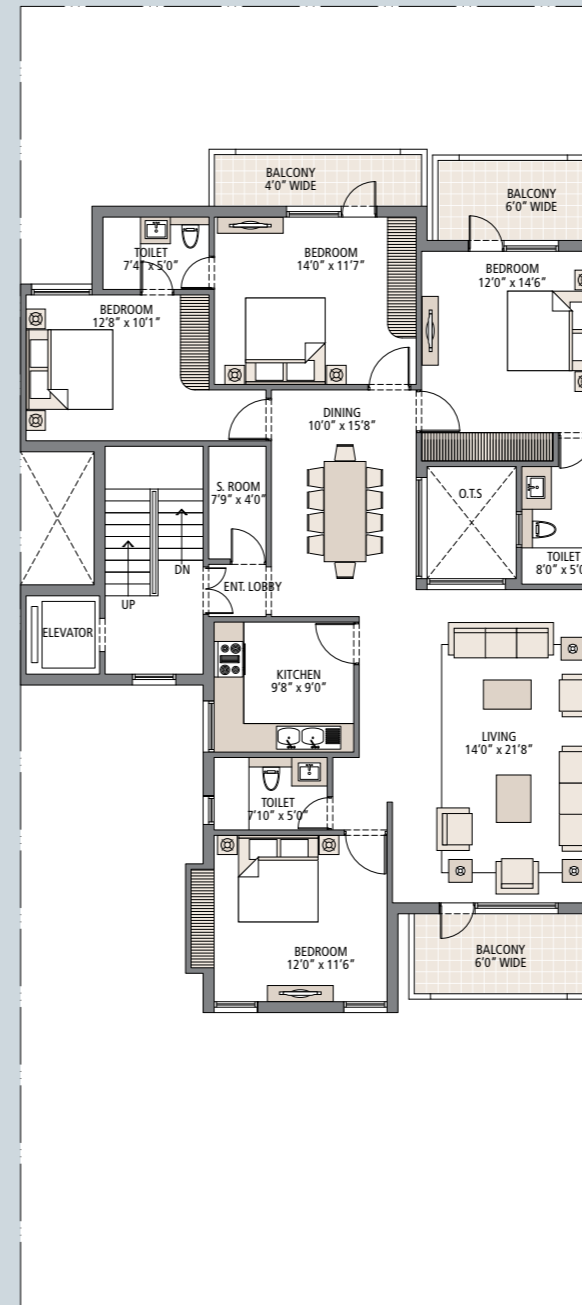
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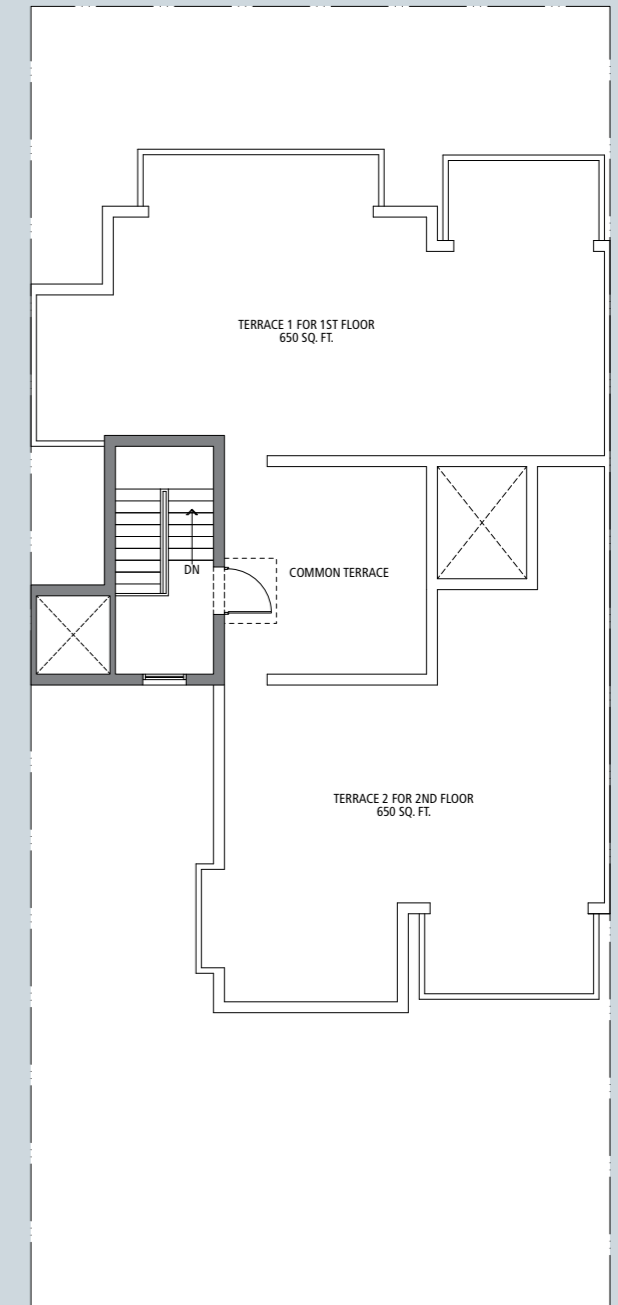
Basement



Ground Floor



Typical Floor



Terrace

Floor	Super Built-up area (Incl. Staircase & Balcony)	Lawns	Terrace	Total Useable Area
Ground (Incl. Basement)	3400 Sq. Ft.	675 Sq. Ft.	-	4075 Sq. Ft.
First	2000 Sq. Ft.	-	650 Sq. Ft.	2650 Sq. Ft.
Second	2000 Sq. Ft.	-	650 Sq. Ft.	2650 Sq. Ft.

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.

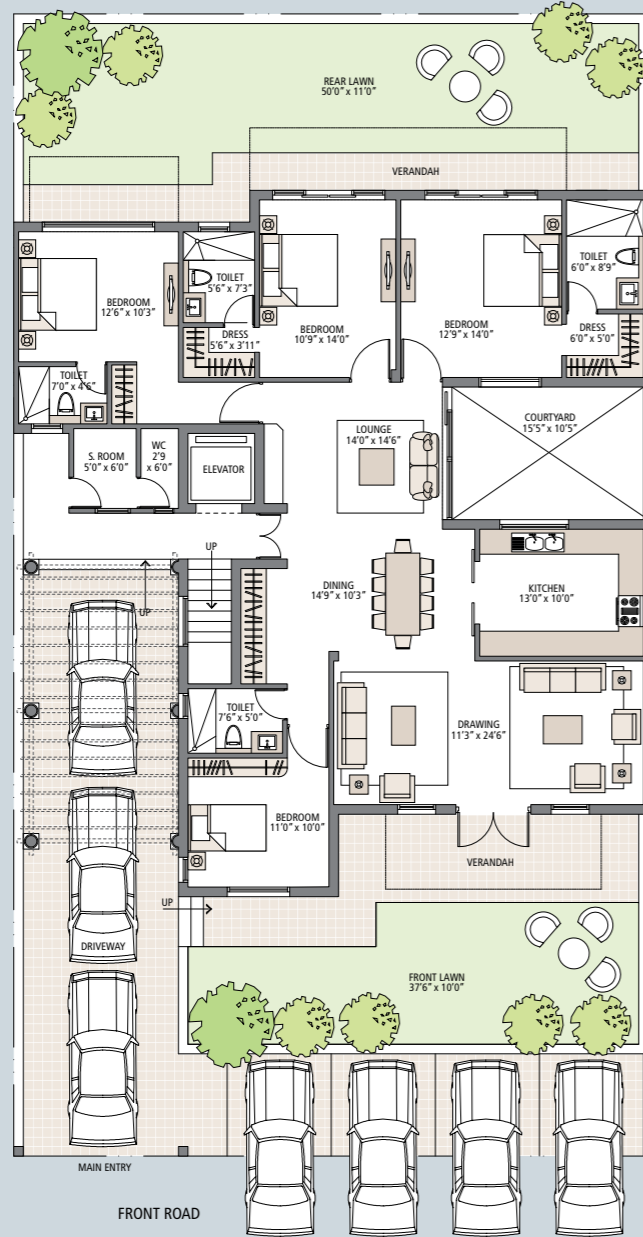
500 sq. yds. (Type B)

4 Bedroom, 4 Bathroom, Lounge & S. Room

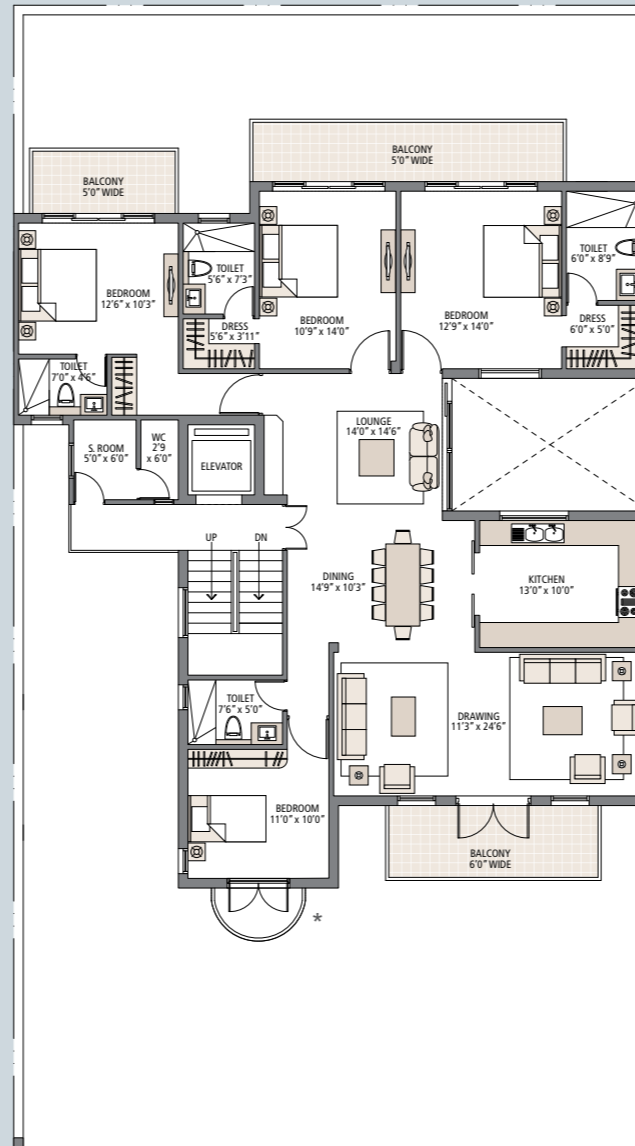


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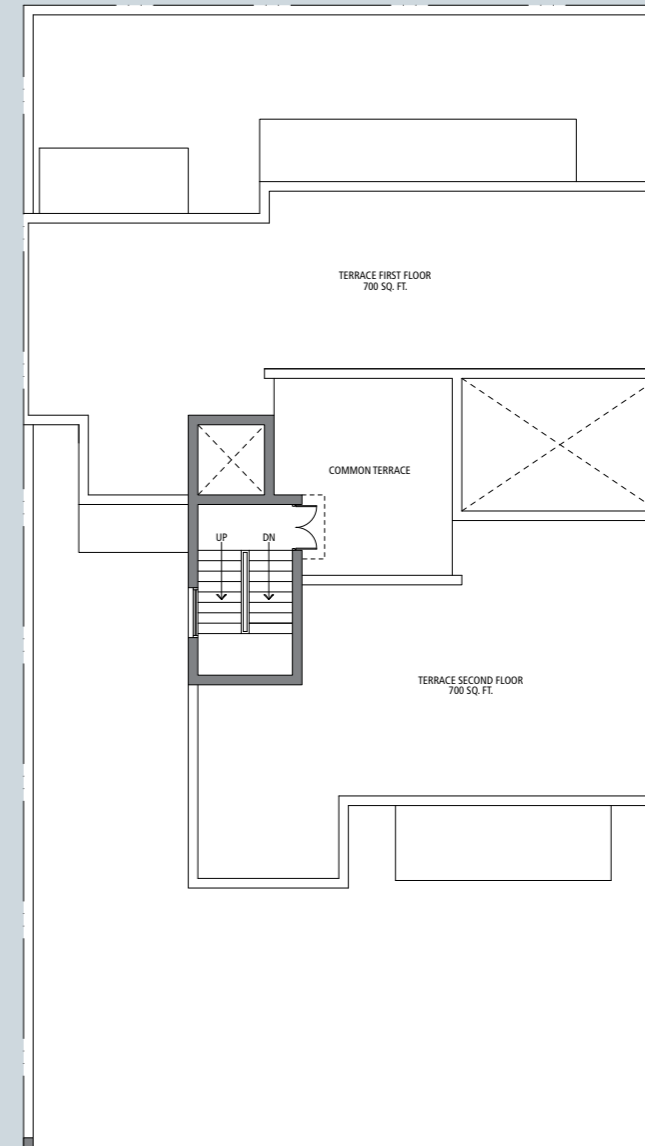


Ground Floor



Typical Floor

(* Balcony only on Second Floor)



Terrace

Floor	Super Built-up area (Incl. Staircase & Balcony)	Lawns	Terrace	Total Useable Area
Ground	2400 Sq. Ft.	800 Sq. Ft.	-	3200 Sq. Ft.
First	2400 Sq. Ft.	-	700 Sq. Ft.	3100 Sq. Ft.
Second	2400 Sq. Ft.	-	700 Sq. Ft.	3100 Sq. Ft.

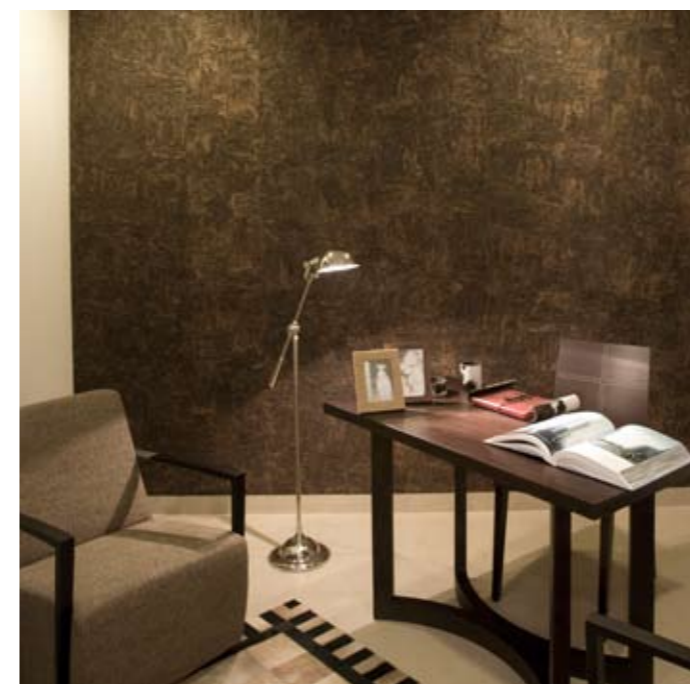
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EMERALD HILLS DEVELOPMENT AT A GLANCE



Proposed 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	VITRIFIED TILES/ 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/ LAMINATED WOODEN 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, 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	UPVC	N.A.	MODULAR SWITCHES
BASEMENT	ACRYLIC EMULSION	VITRIFIED TILES/ LAMINATED WOODEN FLOORING	DRY DISTEMPER	INTERNAL DOOR: SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER	UPVC	N.A.	MODULAR SWITCHES
OTHER AMENITIES	5KVA POWER BACKUP, WORLD CLASS CLUB WITH ALL MODERN FACILITIES, MULTISPECIALITY CLINIC BY LEADING BRAND, PRIMARY & NURSERY SCHOOL BY LEADING INSTITUTE, CONVENIENT SHOPPING, PIPED GAS SUPPLY						



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CREATING A NEW INDIA.

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