EMERALD FLOORS

Select



LUXURY VILLA FLOORS AT EMERALD HILLS

Emerald Hills.
The most sought after address in Gurgaon.

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



Actual Gate at Emerald Hills



Presenting the new benchmark in Villa Floors

Exclusive and independent, these low-rise luxury homes are unmatched and 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 also an environment to grow and flourish in Emerald Hills - Gurgaon's most sought after neighbourhood. Truly a lifestyle unlike any other.

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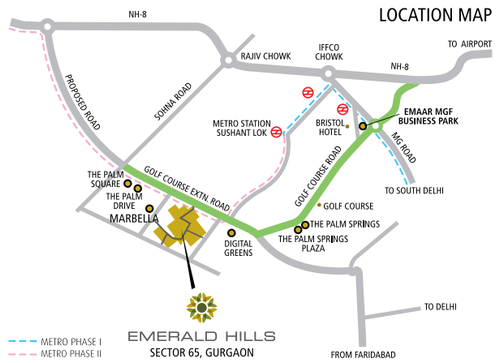
One address, many choices.



- Choice of Villa Floors across 350, 400 and 500 sq. yds. plots
- Front and rear lawns for ground floor
- Separate terrace areas for upper floors
- Air-conditioned Villa Floors
- Modern elevators
- Independent surface parking
- Imported marble flooring



Artistic rendering of 500 sq. yard Villa Floors

Emerald Floors SELECT at Emerald Hills. 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



Artistic rendering of 350 sq. yard Villa Floors



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LAND USE	VILLA PLOTS (SQ.YDS.)
A	758
A1	1130
A2	2420
B	500
C	400
D	350
F	267

Map not to scale.
1 sq. mtr. = 1.196 sq. yd. & 1 sq. mtr. = 10.76 sq. ft.

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

A range of amenities at your doorstep.

Drawing inspiration from the beautiful surroundings and the fast developing neighbourhood, Emerald Floors Select has been designed to maximise family living. Whether you are looking for an active lifestyle or just having fun with the family you can do it all here. Take advantage of the range of amenities which includes the clubhouse, the entertainment zones, convenient shopping or the many recreational areas.



Clubhouse at Emerald Hills

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, 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

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

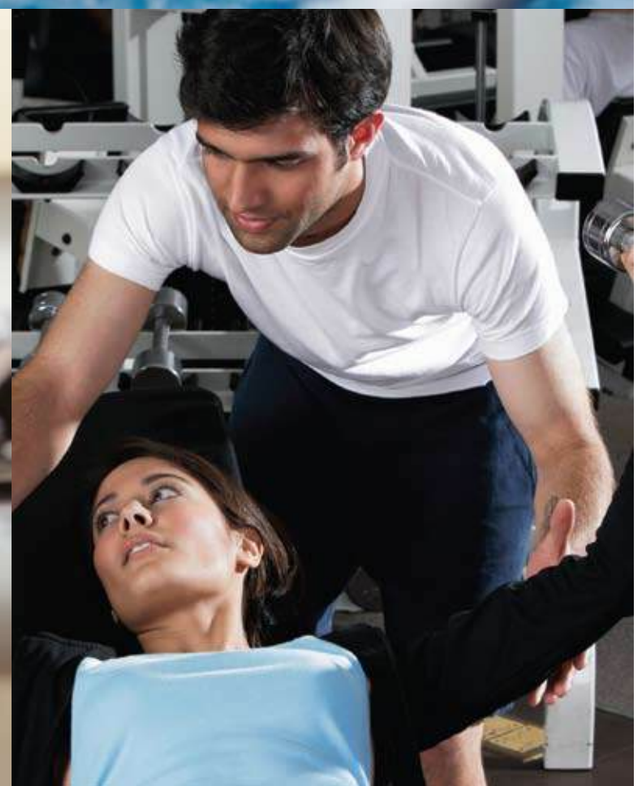


Neighbourhood Park at Emerald Hills









Design

- Exclusive gated master-planned community, part of Emerald Hills
- Spanish styled architecture
- Cohesive urban design - street furniture, signages & road lighting
- Green areas & tree lined streets
- Ample parking
- Environment friendly planning
- 4 Bedroom floors with elevators and terrace
- Efficient floor plans
- Exclusive walking & jogging tracks

Comfort & Convenience

- 5-KVA power back-up per Villa Floor
- Piped Gas supply
- Perimeter Security
- Clubhouse and mini theatre
- Sports facilities - tennis & swimming
- Gym & health facilities
- Sanitation & maintenance
- Shopping arcade
- Day-care centre
- International School, nursing home & hospital in close vicinity
- Close to the proposed Metro corridor

350 sq. yds. (Type D)

4 Bedroom, 3 Bathroom & S. Room

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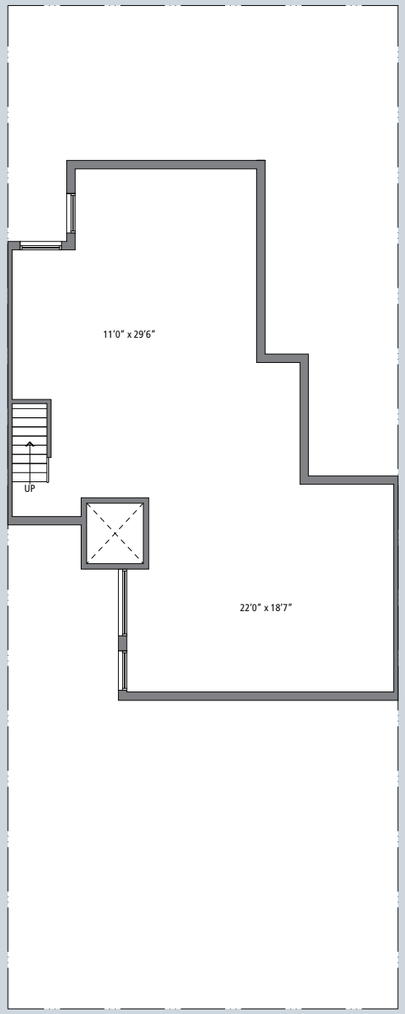
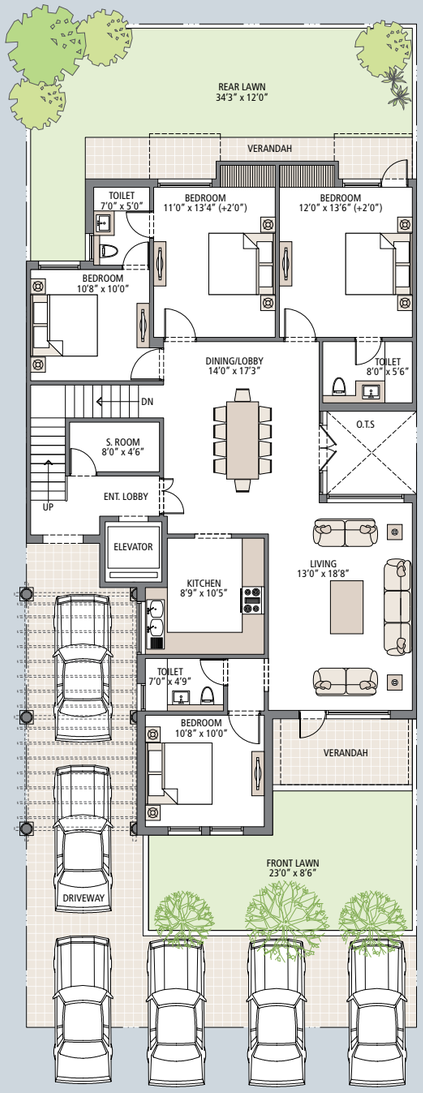
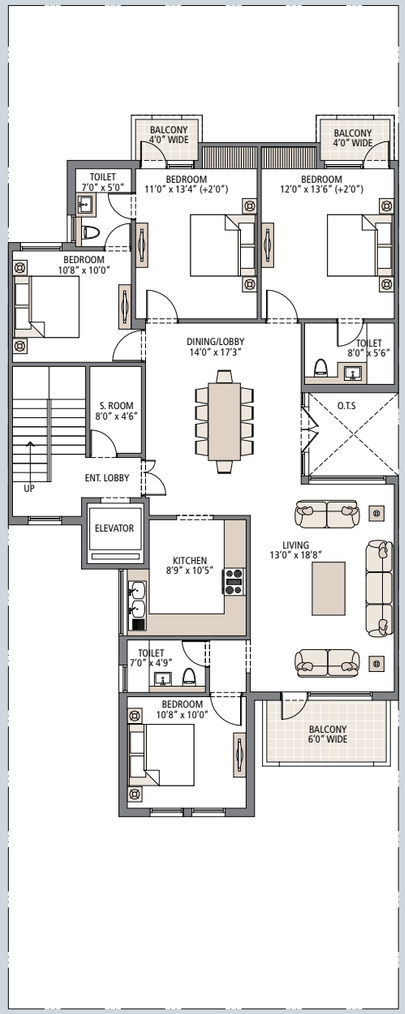


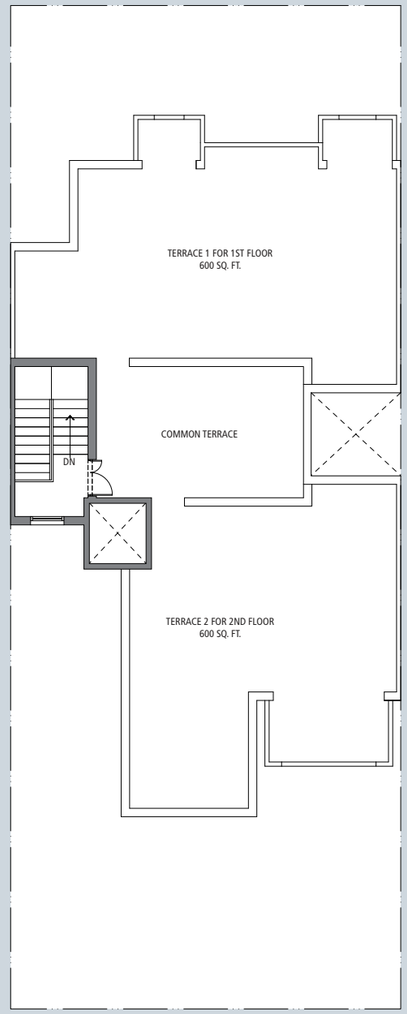
Basement



Ground Floor



Typical Floor



Terrace

Floor	Super Built-up area (Incl. staircase & balcony)	Lawns	Terrace	Total useable area
Ground (Incl. Basement)	3000 sq. ft.	630 sq. ft.	-	3630 sq. ft.
First	1800 sq. ft.	-	600 sq. ft.	2400 sq. ft.
Second	1800 sq. ft.	-	600 sq. ft.	2400 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.

400 sq. yds. (Type C)

4 Bedroom, 3 Bathroom & S. Room

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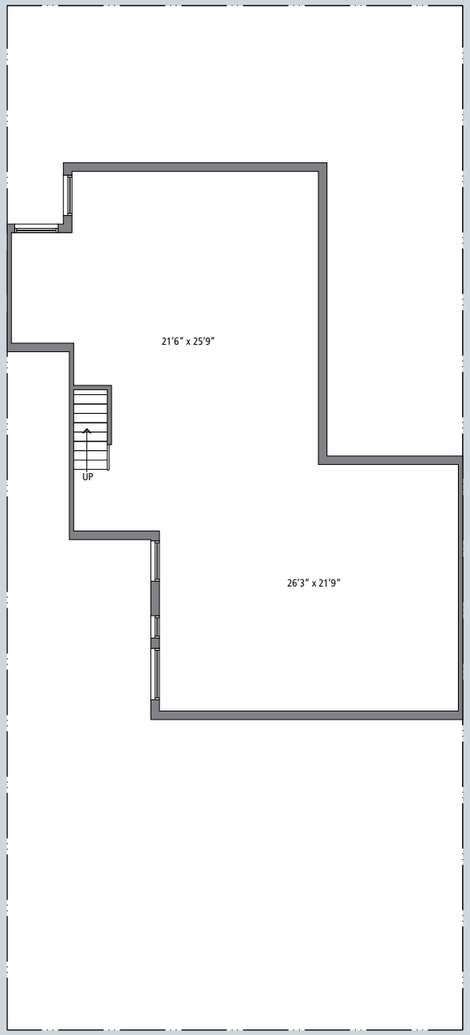
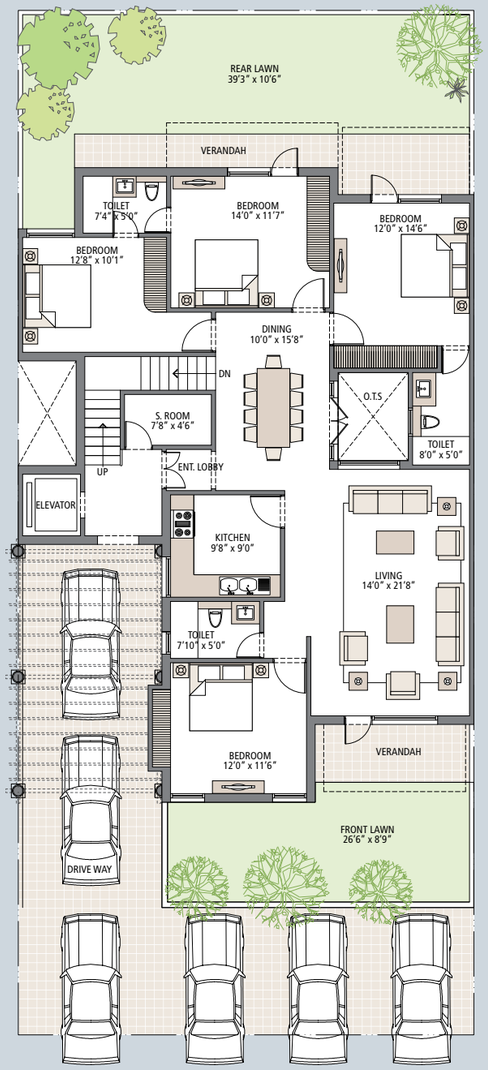
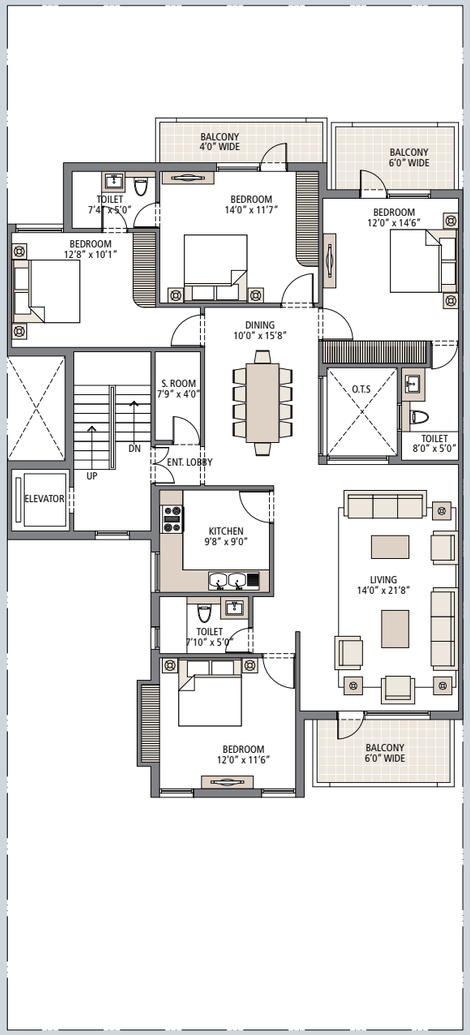


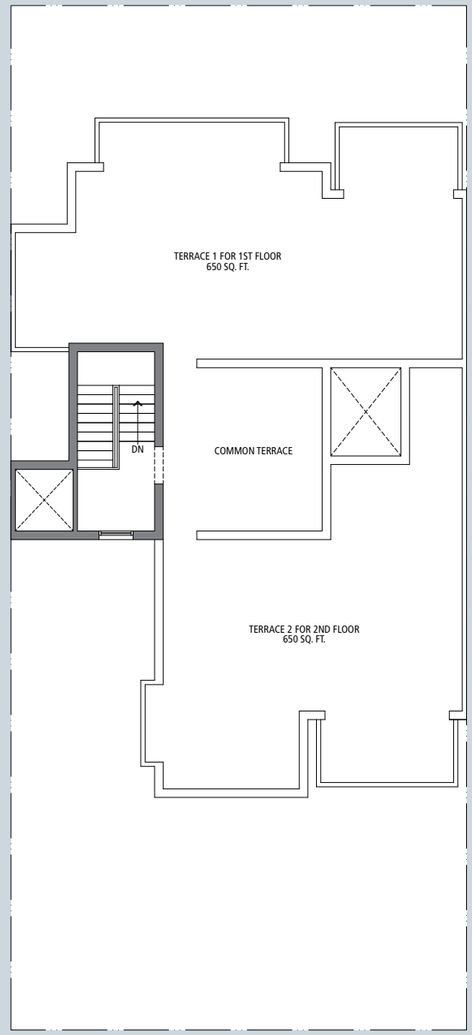
Basement



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.

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500 sq. yds. (Type B)

4 Bedroom, 4 Bathroom, Lounge & S. Room

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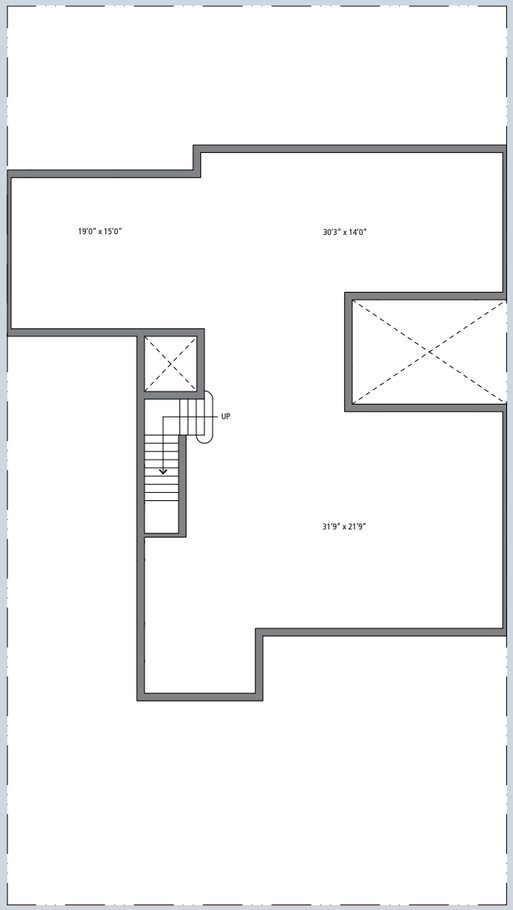
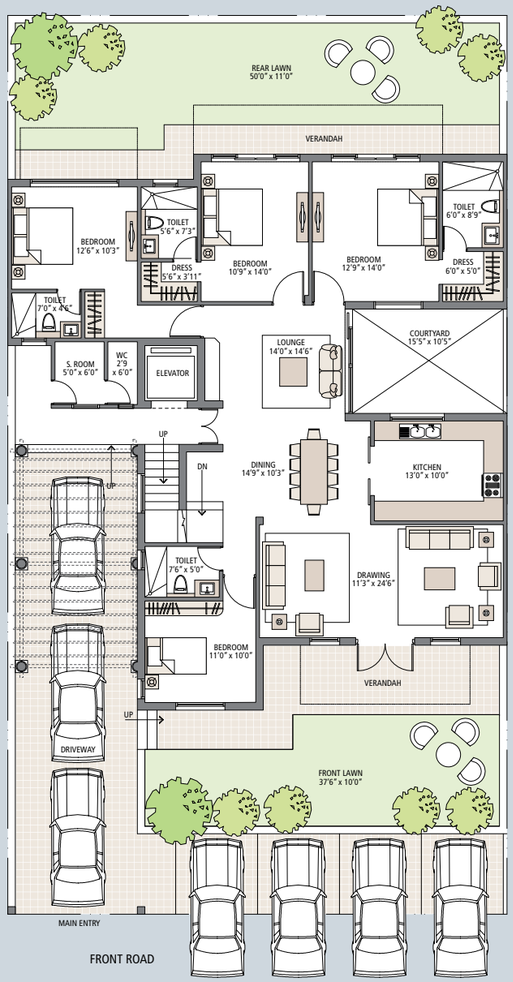
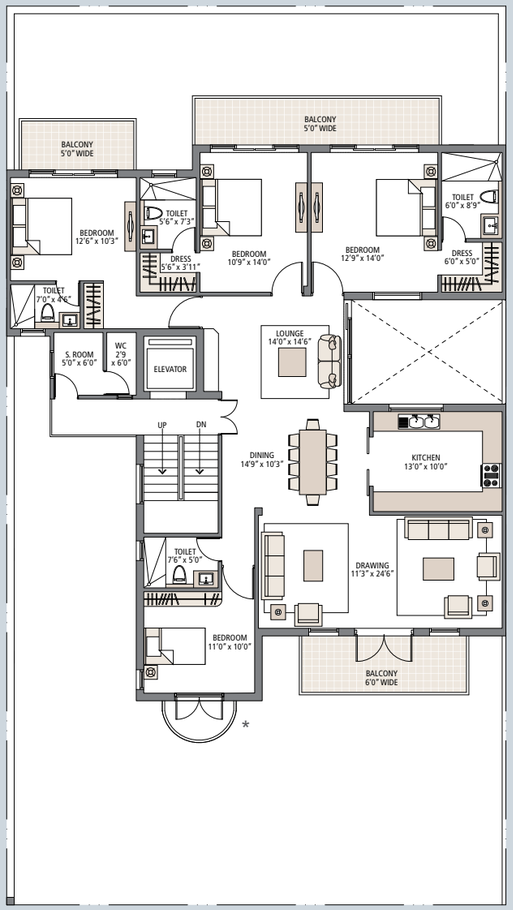


Basement

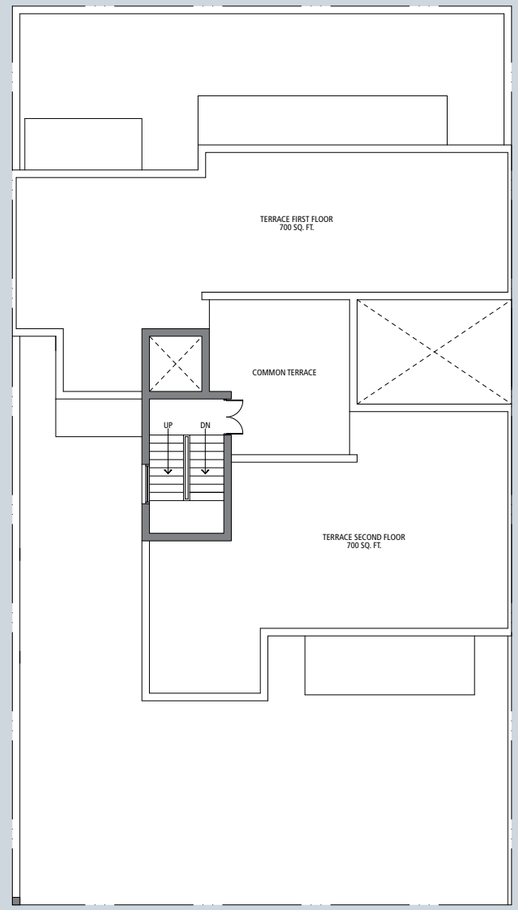


Ground Floor



Typical Floor

(*Balcony only on Second Floor)



Terrace

Floor	Super Built-up area (Incl. staircase & balcony)	Lawns	Terrace	Total useable area
Ground (Incl. Basement)	4400 sq. ft.	800 sq. ft.	-	5200 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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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 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/ LAMINATED WOODEN FLOORING	DRY DISTEMPER	**INTERNAL DOOR:** SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER	N.A.	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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