



www.emeraldhillsgurgaon.com

### Proposed Specifications\* for Emerald Floors at Emerald Hills

APARTMENT FEATURES	WALLS	FLOOR	CEILING	DOORS	WINDOWS / GLAZING	OTHERS	SWITCHES
LIVING ROOM/ DINING/ LOBBY/ FAMILY ROOM	OIL BOUND DISTEMPER	VITRIFIED TILES	DRY DISTEMPER	ENTRANCE DOOR - SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER INTERNAL DOOR - 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 DOOR - 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 DOOR - 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 DOOR - 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 DOOR - 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 DOOR - SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER	UPVC	CP FITTINGS, WHITE CHINA WARE FIXTURES	MODULAR SWITCHES
SERVANT/ UTILITY ROOM	DRY DISTEMPER	TILES	DRY DISTEMPER	INTERNAL DOOR - SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER	N.A.	N.A.	MODULAR SWITCHES
OTHER AMENITIES	<ul style="list-style-type: none"> <li>POWER BACK-UP • WORLD-CLASS CLUB WITH MODERN FACILITIES • MULTISPECIALITY CLINIC BY A LEADING BRAND</li> <li>PRIMARY &amp; NURSERY SCHOOL BY A LEADING INSTITUTE • CONVENIENCE SHOPPING • PIPED GAS SUPPLY</li> </ul>						
<b>UPGRADE OPTION: SPLIT AIR-CONDITIONING AND MODULAR KITCHEN WITH CHIMNEY AND HOBB AVAILABLE AT ADDITIONAL COST</b>							

\*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.

Contact Us:

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CREATING A NEW INDIA.



### Independent Floors. Villa Lifestyle.

Welcome to Emerald Floors, exclusive independent low-rise luxury homes at Emerald Hills. Featuring the highest design standards and premium amenities at attractive price points. Each of the independent homes is designed to give you the feel of life in a villa and also an environment to grow and flourish in a thriving community. Walk into your home and experience a great sense of space. Enjoy the feeling of luxury, quality and workmanship. Truly a lifestyle unlike any other.



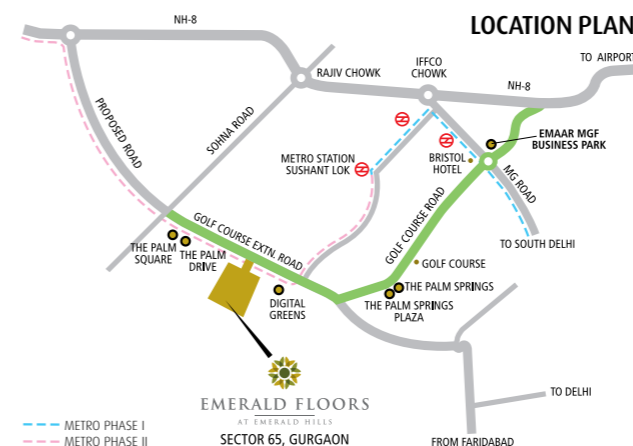
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## All the comforts and conveniences you'd expect.

Modern conveniences are aplenty: state-of-the-art security, centralised piped cooking gas system, wide internal roads, convenience shopping, multi-speciality clinic for everyone and a world-class clubhouse with all the facilities you'd want. A whole new way of living awaits you at the Emerald Floors in Emerald Hills. This is the life that you and your family deserve.



- 20 minute drive to the Delhi International Airport
- On the 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



### Design.

- Exclusive gated master-planned community
- Spanish styled architecture
- Designed by Californian planners and architects
- Cohesive urban design - street furniture, signages & road lighting
- Green areas & tree lined streets
- Water features throughout the landscape
- Segregation of pedestal & vehicular movement
- Environment friendly planning
- Choice of independent floors on 2 plot sizes of 267 & 350 sq. yds.
- Choice of independent plots
- Efficient floor plans
- Exclusive walking & jogging tracks

### Comfort.

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



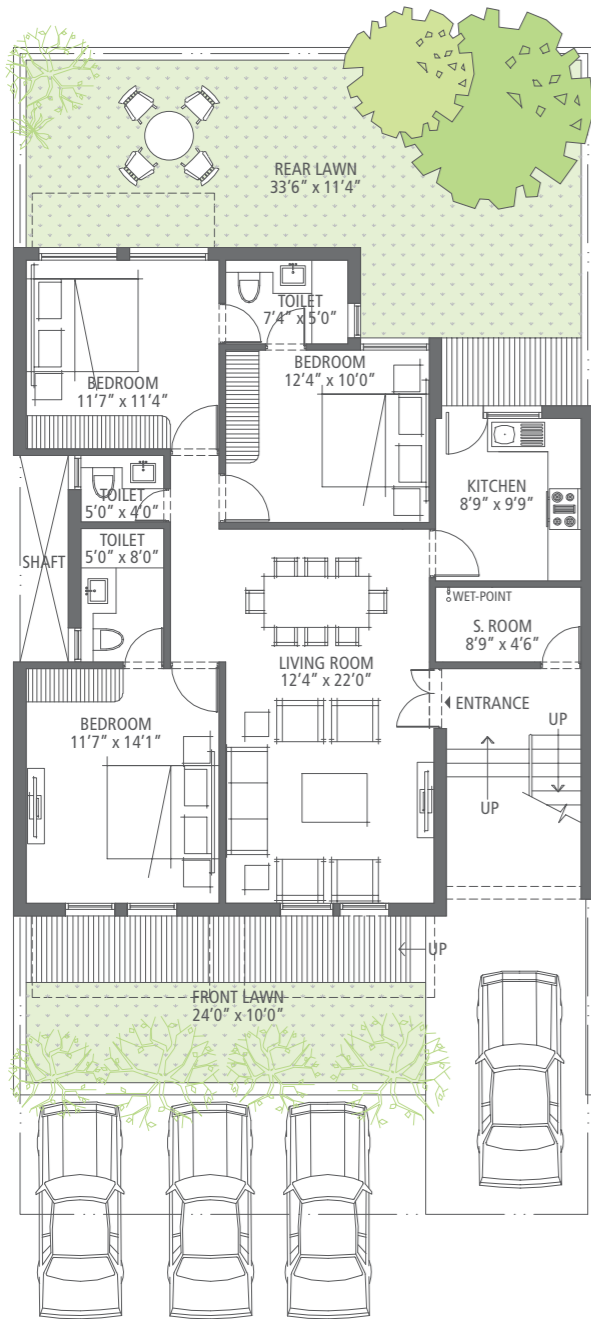
### Convenience.

- Self contained gated community
- Shopping arcade
- Day-care centre
- International School, nursing home & hospital
- Taxi stand & Police post
- On the Metro corridor
- Conveniently located near existing schools & hospitals in Gurgaon

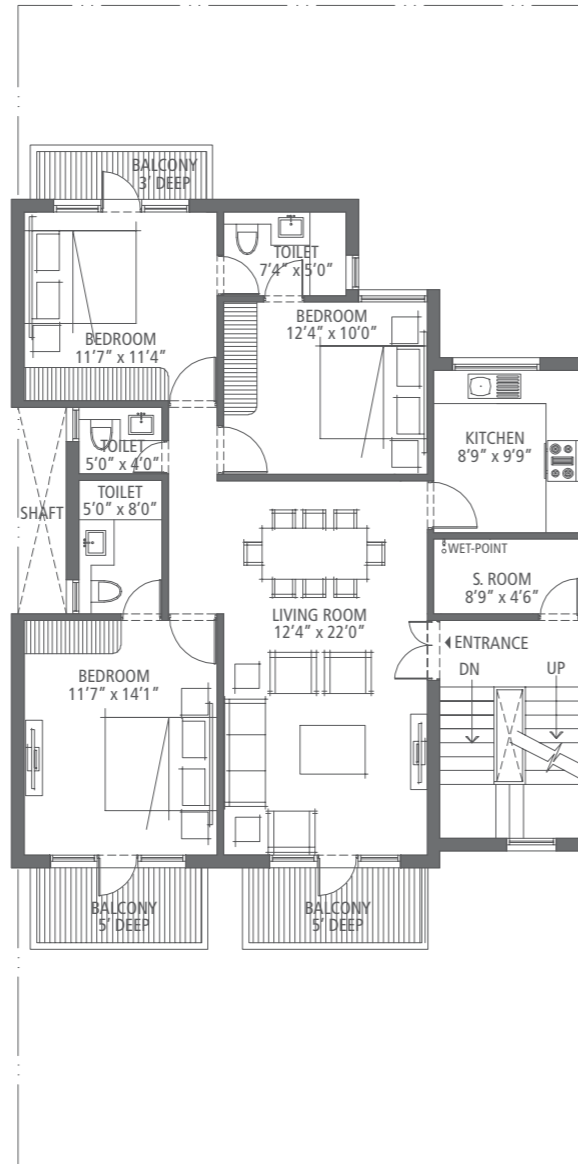
LAND USE	PLOT AREA
A	758 sq. yds.
B	500 sq. yds.
C	400 sq. yds.
D	350 sq. yds.
F	267 sq. yds.

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

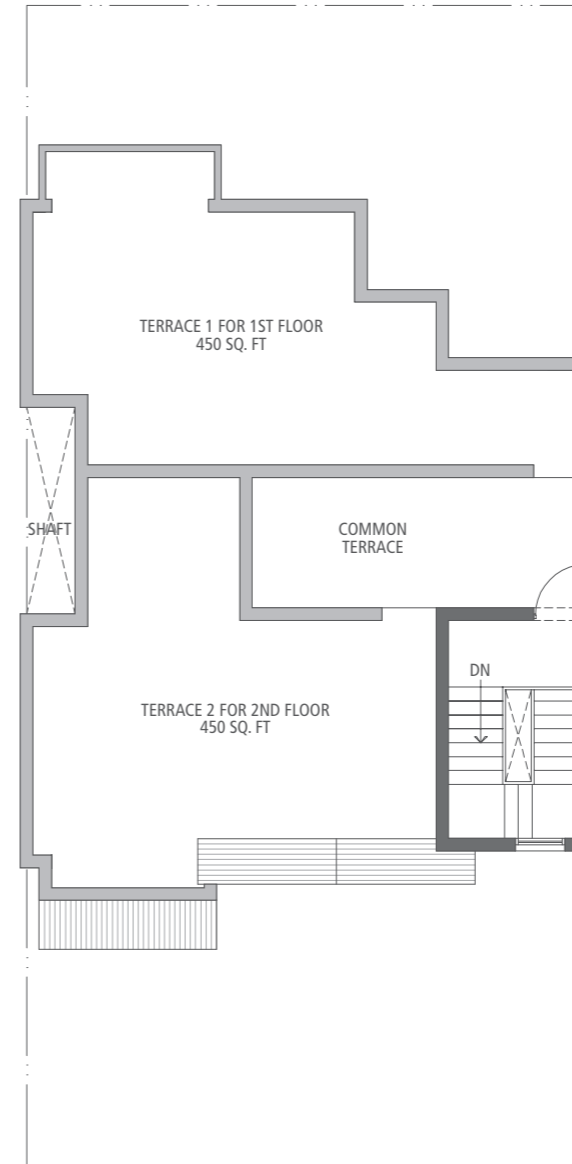
267 sq. yds. (Type F)  
3 Bedroom, 3 Bathroom and S. Room



Ground Floor Plan



First & Second Floor Plan



Terrace Floor Plan

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

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, kitchen cabinets, furniture and gadgets are not part of the offering.

Floor	Super Built-up area (including staircase & balcony)	Lawns	Terrace	Total useable area
Ground	1380 sq. ft.	637 sq. ft.	-	2017 sq. ft.
First	1380 sq. ft.	-	450 sq. ft.	1830 sq. ft.
Second	1380 sq. ft.	-	450 sq. ft.	1830 sq. ft.

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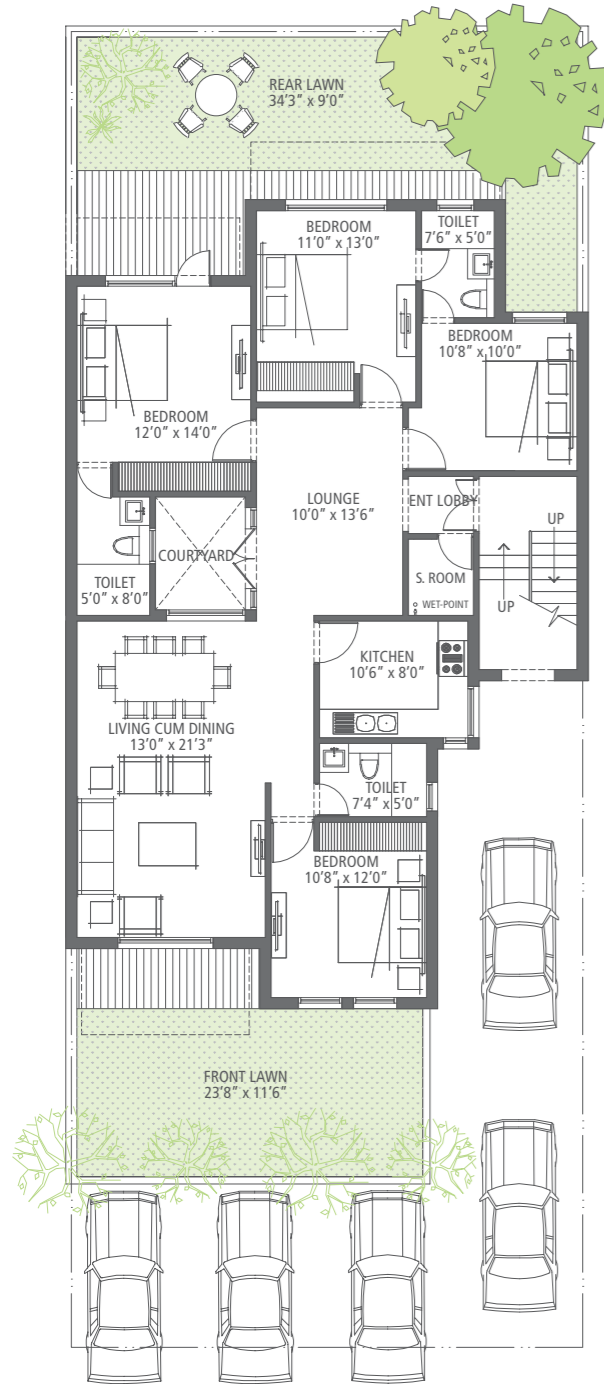
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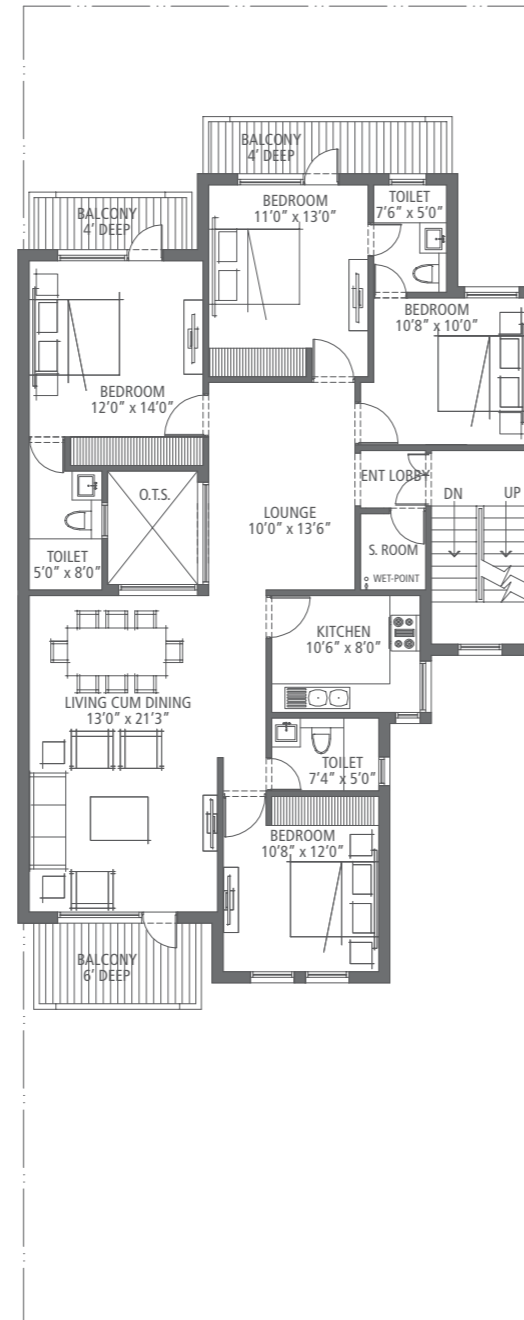
350 sq. yds. (Type D)  
4 Bedroom, 3 Bathroom and S. Room



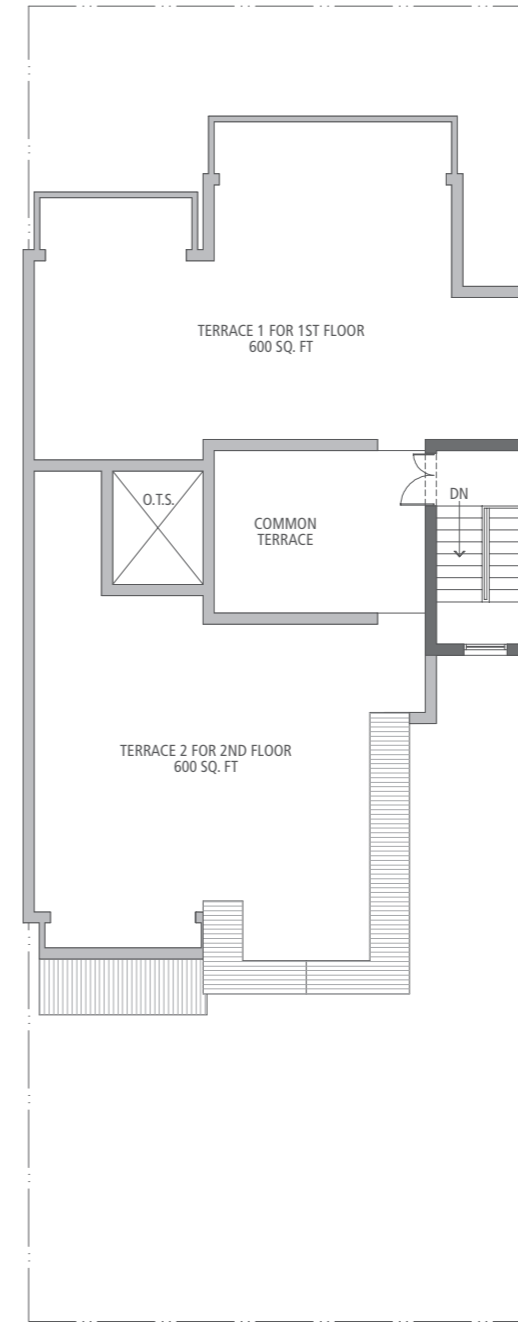
EMERALD FLOORS  
AT EMERALD HILLS



Ground Floor Plan



First & Second Floor Plan



Terrace Floor Plan

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

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Floor	Super Built-up area (including staircase & balcony)	Lawns	Terrace	Total useable area
Ground	1750 sq. ft.	672 sq. ft.	-	2422 sq. ft.
First	1750 sq. ft.	-	600 sq. ft.	2350 sq. ft.
Second	1750 sq. ft.	-	600 sq. ft.	2350 sq. ft.

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