

EMAAR
INDIA
BUSINESS
CENTRE

EMAAR
INDIA

Disclaimer: This brochure is for information purposes only and does not constitute any legal offer. All details including and not limited to layouts, images, views, plans, drawings, specifications, areas, etc. are merely indicative and subject to changes as mandated by the competent authorities or the Developer. The Developer reserves the right to alter or amend the name of the project at any time in the future, at its sole discretion and subject to requisite approvals, if considered necessary.

This Project is registered under RERA Registration No. RC/REP/HARERA/GGM/58 of 2017/7(3)/78/2025/20 dated 10.07.2025 (website: www.haryanarera.gov.in), details of which are available on the official RERA website. All transactions are strictly governed by the terms and conditions contained in the Buyer's Agreement and applicable laws. The Project comprises of two (2) Blocks, namely 'Block A' (launched) and 'Block B' (proposed). The building plans for Block B are under consideration of the authority and are subject to changes that may be proposed by the Developer or as directed by the competent authority.

The renders/images depict an artistic impression of the complete Project, including both Blocks, solely for the purpose of illustrating the overall vision of the development. The present offer pertains exclusively to Block A and the Developer neither intends nor purports to offer, market, solicit, or induce bookings for Block B at this stage.

Our online application AP-1658393517147 dated 06-Jun-2024 is approved vide dated 29.08.2024 for grant for access for Mixed Land Use for I.T. Park Colony measuring 5.65 Acres under Licence. No.34 of 2008 dt. 23.02.2008 in Sector-61, Gurugram.

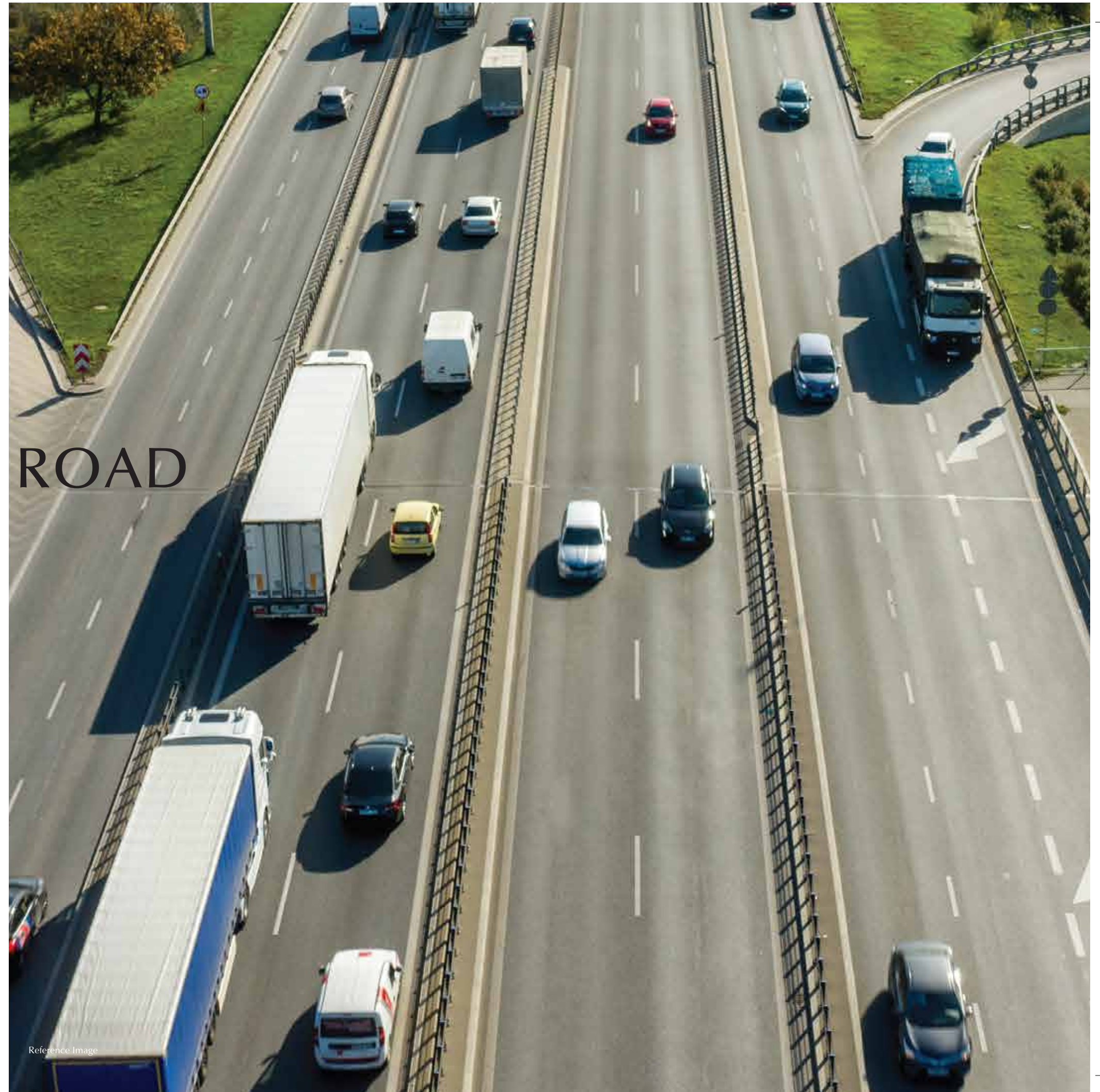
EMAAR
INDIA

WHERE THE
FUTURE OF
INDIA'S BUSINESS
TAKES SHAPE

GOLF COURSE EXTENSION ROAD

The new corporate hub of Gurugram

Developed around the walk-to-work concept, Golf Course Extension Road is one of the fastest-growing locality of NCR and has the perfect blend of residential and commercial spaces. It has now become a high-end real estate corridor and one of the most in-demand locations for MNCs, Indian conglomerates and startups, as it offers seamless inter-city & intra-city connectivity.



Reference Image

A LOCATION THAT DEFINES GROWTH



Adjacent to
Sector 55-56
Rapid Metro Station



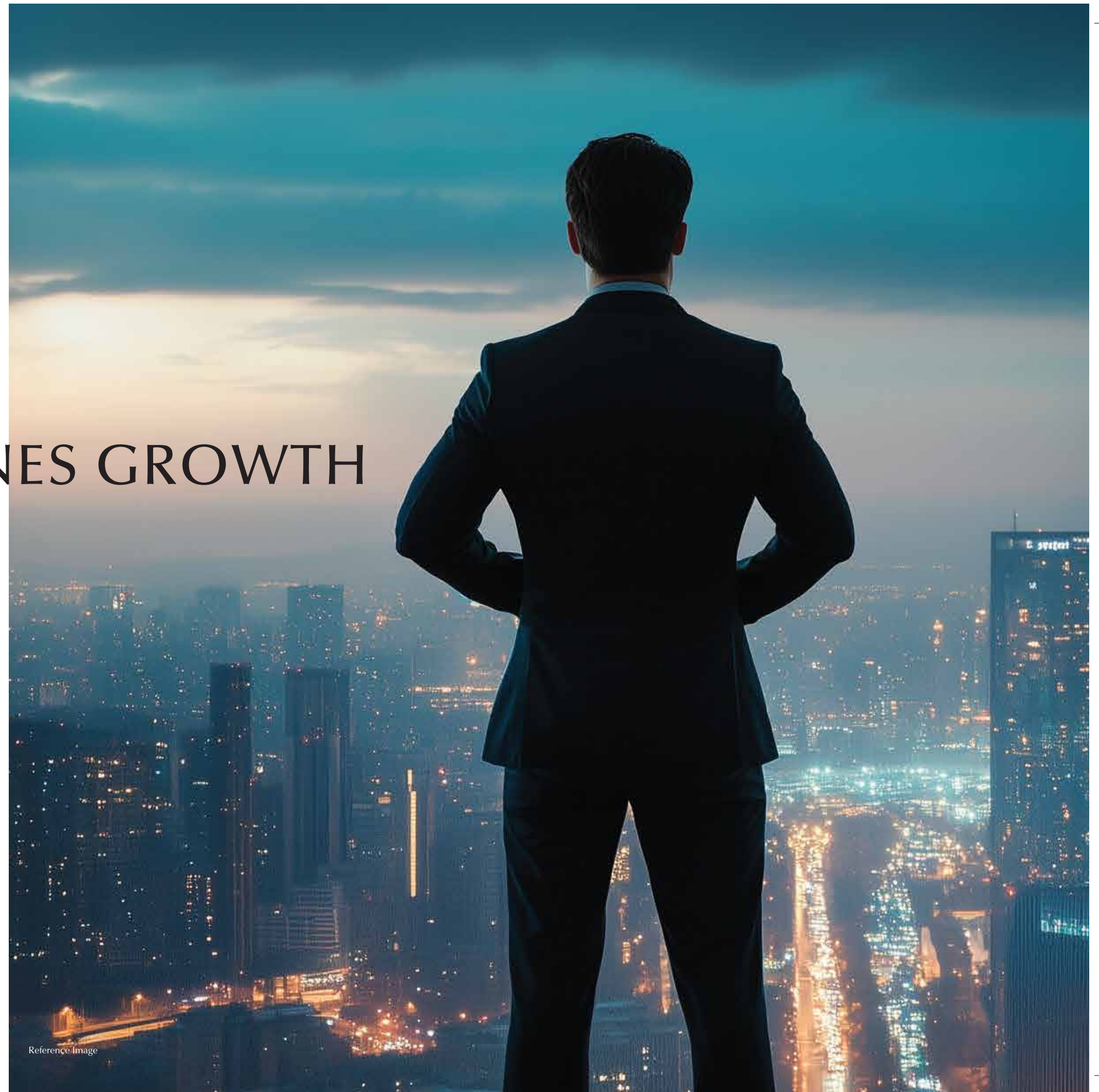
Distance from
Airport $\approx$ 20 KMs



High-end Residential
Communities across
Sectors 58, 59, 61, 62,
65, 63A, etc.

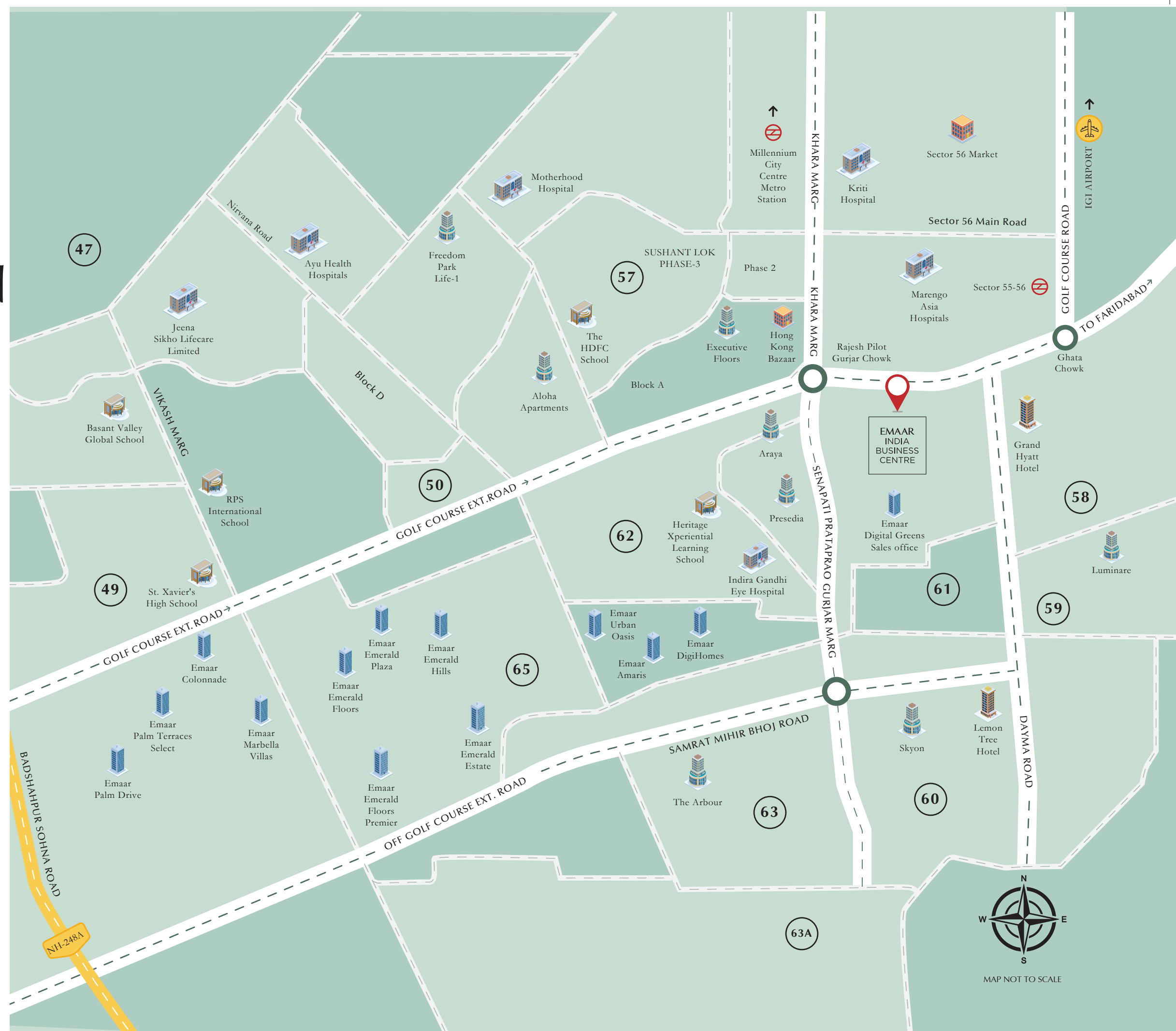


Well-connected to Vital
Commercial Corridors like
Golf Course Road, SPR,
Dwarka Expressway,
NH-48, and MG Road



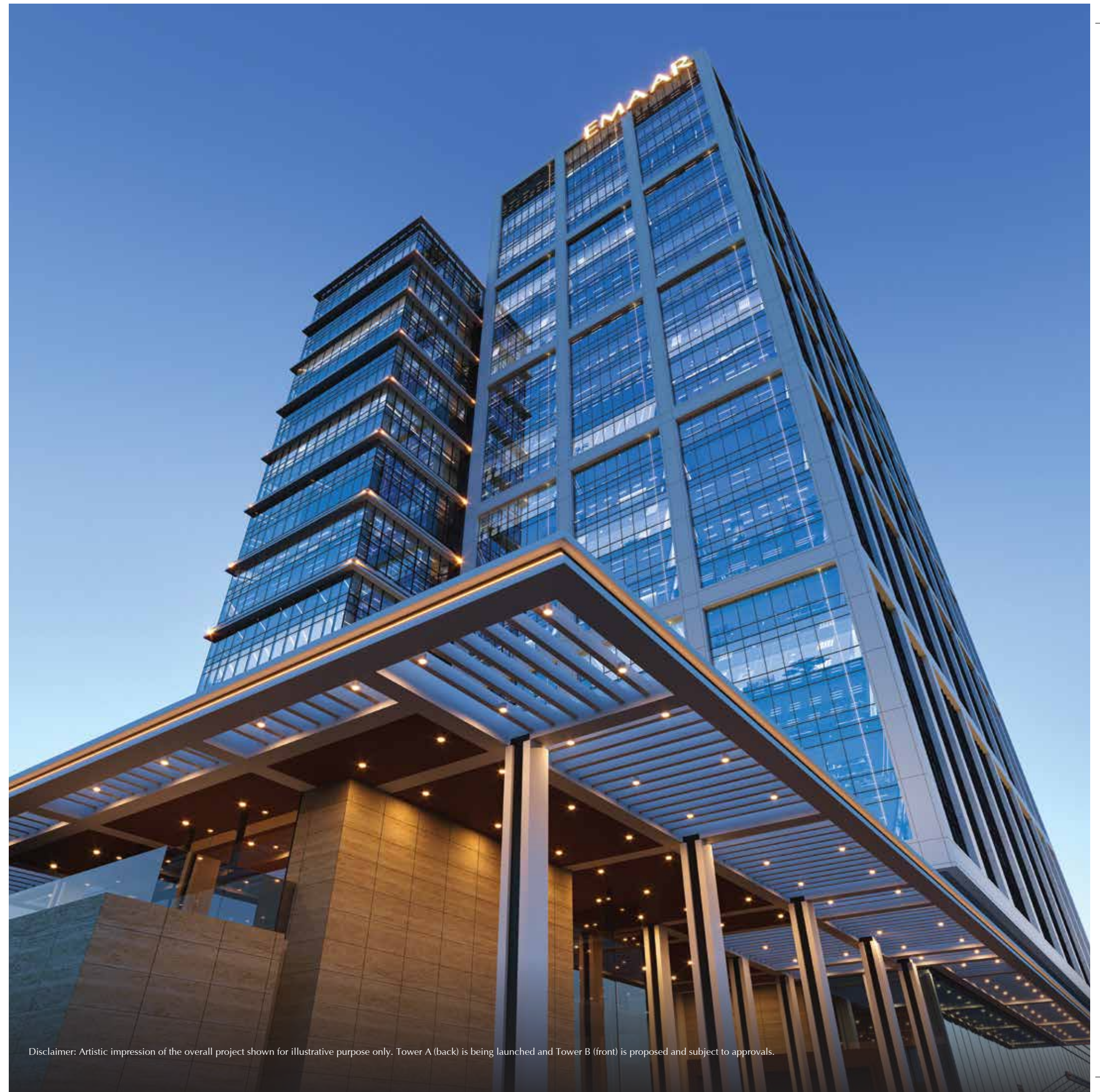
Reference Image

Legends



PRESENTING

EMAAR
INDIA
BUSINESS
CENTRE



Disclaimer: Artistic impression of the overall project shown for illustrative purpose only. Tower A (back) is being launched and Tower B (front) is proposed and subject to approvals.

THE FUTURE OF MODERN WORKPLACES



THE ONLY PLACE WHERE BUSINESS MEETS EXCLUSIVITY

Emaar India Business Centre is a state-of-the-art development of 1,40,220.008 sq. m. (1.5 million sq. ft.) that will now change the way Gurugram does business. It is located right on Golf Course Extension Road, Sector 61, Gurugram, making it accessible from all the major locations of city. An inspiring mix of artistic design and dynamic workspace, this premium business complex provides you with a Grade-A workplace environment.





OFFICE SPACES DON'T GET ANY BETTER THAN THIS



Cutting-edge
Architectural
Elements



High-speed
Elevators with
Destination
Control System



Designed to
Enable Maximum
Space Utilisation



Carefully
Crafted
Landscapes



Seismic Zone
4-compliant
Structure



Ground +
26 Floors



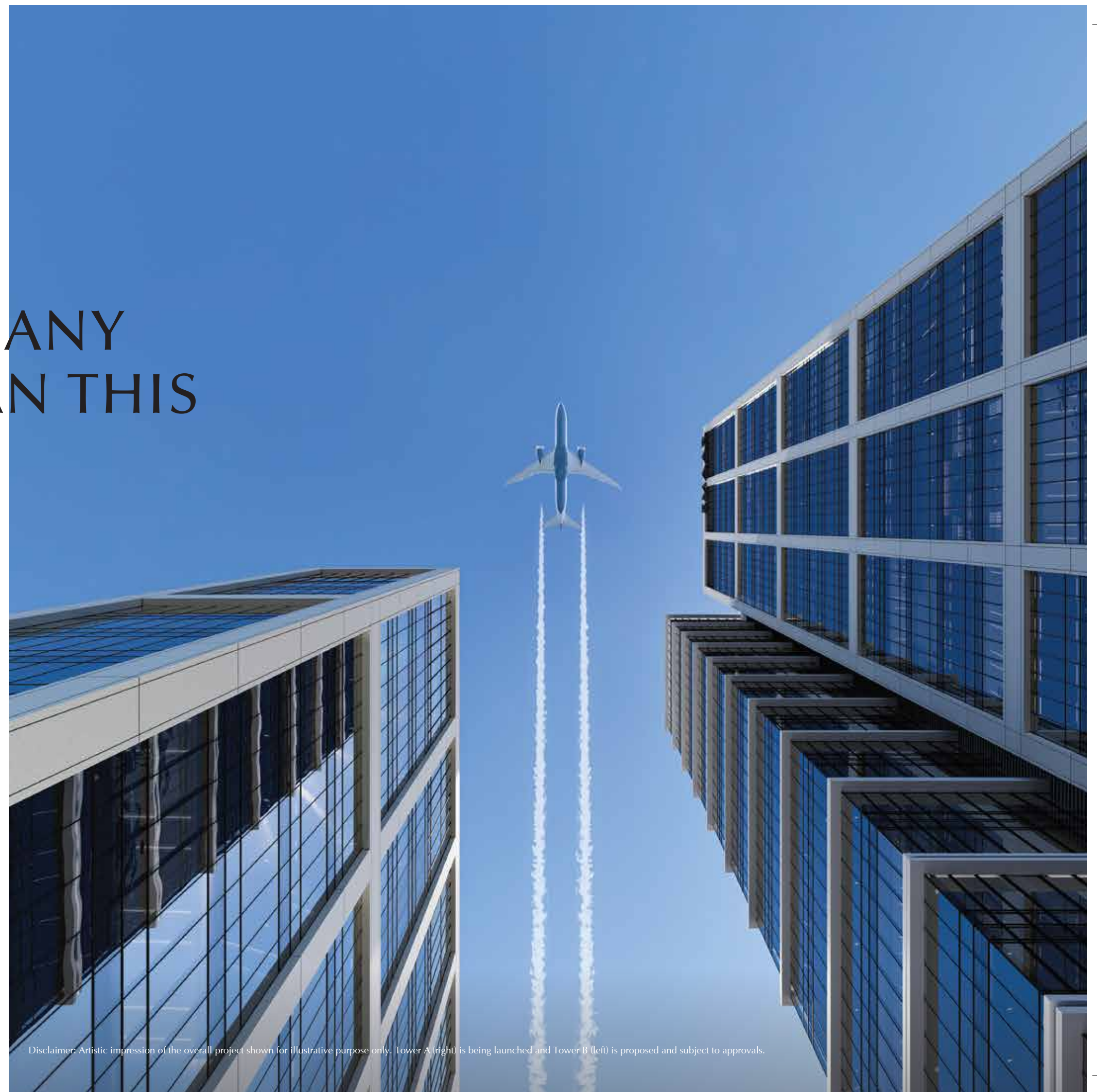
Three-level
Basement
Parking



Pre-certified
IGBC Gold
rated Building



Daylight
Optimised Building
Footprint



Disclaimer: Artistic impression of the overall project shown for illustrative purpose only. Tower A (right) is being launched and Tower B (left) is proposed and subject to approvals.

BUILT FOR BUSINESS, DESIGNED FOR TOMORROW

A future-forward workspace where innovation meets intention. Every element of this building is carefully crafted to minimise its impact and enhance its performance, for you and the planet.



Smart Water Use:
Rainwater is Harvested and Reused for Cooling and Flushing Systems.



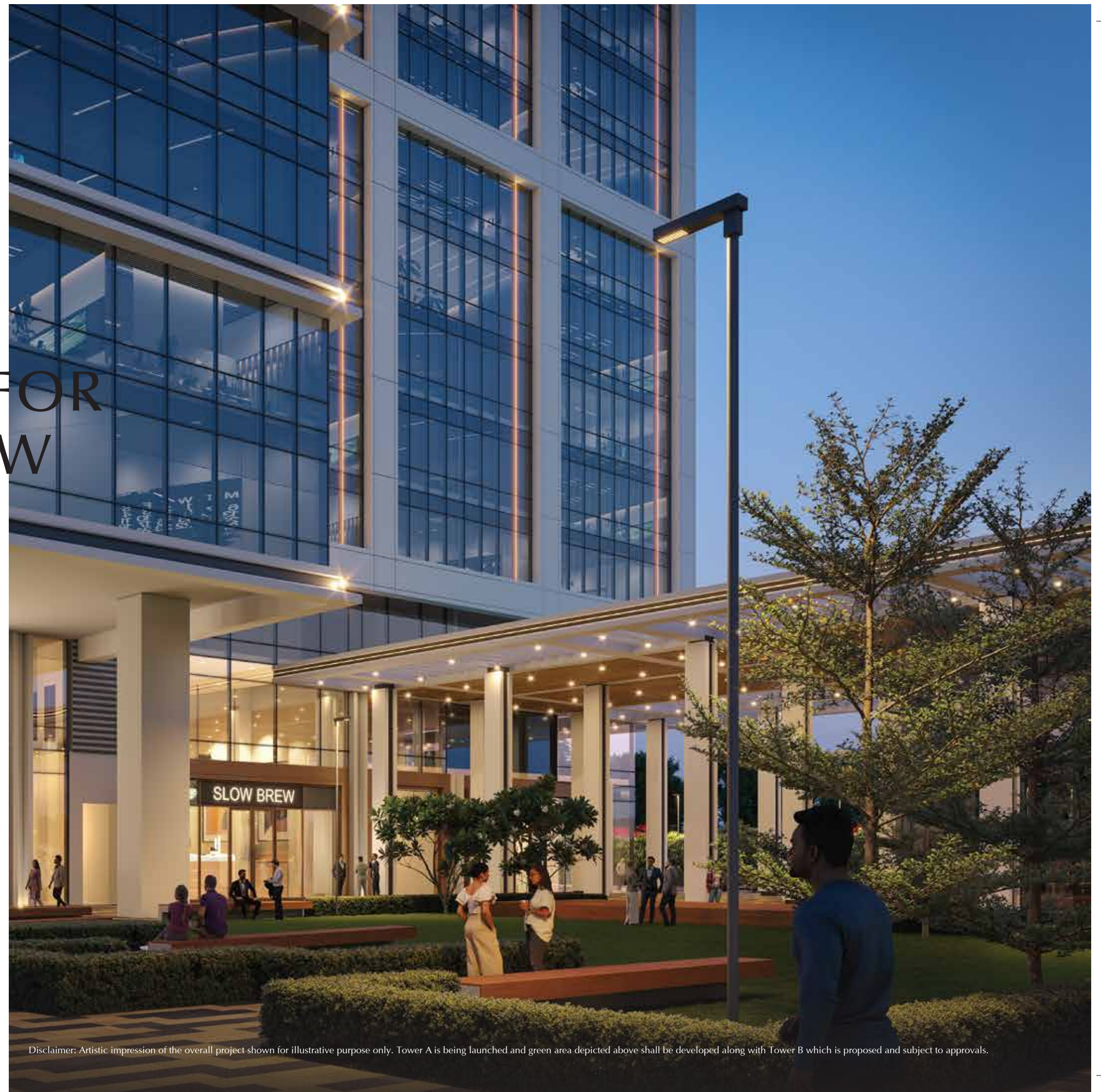
Clean Indoor Air:
MERV-grade Air Filters and Heat Recovery Units provide High-quality Indoor Air and Reduce Energy Load.



Optimised Elevators:
Destination Control System in Tower-A ensures Faster, more Energy-efficient Vertical Mobility.



Energy Efficient Design:
Consumes up to 12% less Energy than Standard Benchmarks, thanks to Sustainable Engineering and Optional Solar PV Integration.



Disclaimer: Artistic impression of the overall project shown for illustrative purpose only. Tower A is being launched and green area depicted above shall be developed along with Tower B which is proposed and subject to approvals.



THE FUTURE OF MODERN EXPERIENCES



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THE CENTRE WHERE WORK & LEISURE BALANCE THEMSELVES

The tower seamlessly integrates agile office spaces on its upper floors, with the ground level buzzing with vibrant F&B options, overlooking the pedestrian plaza for an effortless indoor-outdoor dining experience.

Thoughtfully designed, the integrated office and F&B zones ensure that work and leisure coexist effortlessly within the premises.



Reference Image



ENTERTAINMENT NEVER STOPS HERE

The standalone boutique retail unit (part of a planned future development) features two levels(G+1), making it ideal for anchor stores. The central atrium plaza, also included in the upcoming development, provides a flexible space perfectly suited for kiosks, automobile exhibitions, or flea markets.



Reference Image





Disclaimer: Artistic impression of the overall project shown for illustrative purpose only. Tower A (right) is being launched and Tower B (left), fountain and green patch are proposed and subject to approvals.

SPECIFICATIONS

STRUCTURE	:	RCC/steel structure/PT as per relevant IS code
FINISHES		
Entrance Lobbies	:	Combination of one or more: glazing, stone, tile, powder coated aluminium sheet and painted surface etc.
Basement Lobbies	:	Combination of one or more: stone, tile and painted surface
Tenant Floor Finish	:	RCC finish floors
Common Toilets	:	Finished toilets with modern fittings and fixtures
PARKING	:	Multilevel basements for parking/stack parking/services and surface parking as per norms
SECURITY		
Video Surveillance	:	Basement driveways, lift lobbies & peripheral security
Manned Security	:	Boom barriers at all vehicular entry & exit points
FIRE SAFETY	:	Provided as per norms
HVAC		
AC System	:	Centralised air conditioning in the common area
Office Areas	:	Treated fresh air and chilled water system with AHU. Also, DX condenser water tap-offs as provision only for a 24x7 UPS/server room
Retail Areas	:	Treated fresh air and chilled water system with AHU
Ventilation and Exhaust	:	Provided for common toilets and basements as per norms
ELECTRICAL		
Distribution Metering	:	Provision of cable up to tenants premises Tenant load will be metered through Pre-paid Intelligent Metering System
Lightening Protection & Earthing Pits	:	Provided
Emergency Lighting	:	In selected common areas
DIESEL GENERTORS	:	100% fully automatic backup with suitable diversity and suitable load factor
INTERNAL/EXTERNAL SIGNAGE	:	Main lobby equipped with tenant directory and directional signs external signage as per design and conditions
COMMUNICATION	:	Provision for data & voice

ABOUT EMAAR

One of the most trusted and admired real estate groups worldwide, Emaar stands synonymous with thoughtful architecture, excellent engineering and impeccable execution. With proven competencies across a myriad of portfolios – commercial, residential, retail, hospitality and leisure, Emaar is a well-recognised name, known for its iconic assets in Dubai and other international markets.



Actual Image