



EMERALD FLOORS
— *Premier* —
AT EMERALD HILLS



› PHASE II ›



Life isn't just how you feel about your home.
It's how you feel about yourself when you are 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, 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 Premier.

Enjoy the luxury of Villa Floors with the lifestyle and security of a gated community.

Emerald Floors Premier, low-rise premium homes featuring the highest design standards and quality amenities at attractive price points. Walk into your home and experience a feeling of luxury, quality and workmanship. As part of the larger Emerald Hills community, each apartment is designed to give you the freedom to grow and flourish in a gated community. Undoubtedly the perfect home for you and your loved ones.



Exclusive Floors. Villa Lifestyle.

At Emerald Floors Premier, each of the independent homes is designed to give you the feel of life in a villa embellished by features like modern elevators and covered parking. 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.



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 covered parking
- Environment friendly planning
- Choice of 3 and 4 Bedroom floors with elevators and terrace
- Efficient floor plans
- Exclusive walking & jogging tracks

Comfort & Convenience.

- Convenient power back-up
- 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

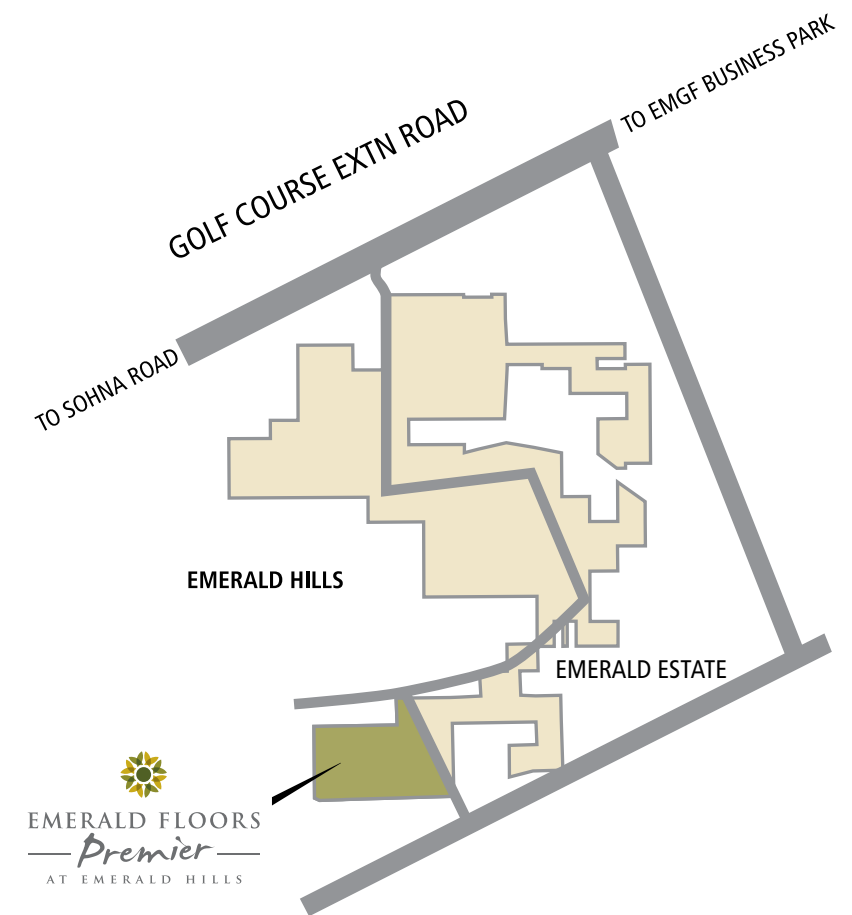


Emerald Hills Entrance - Actual Site Photograph



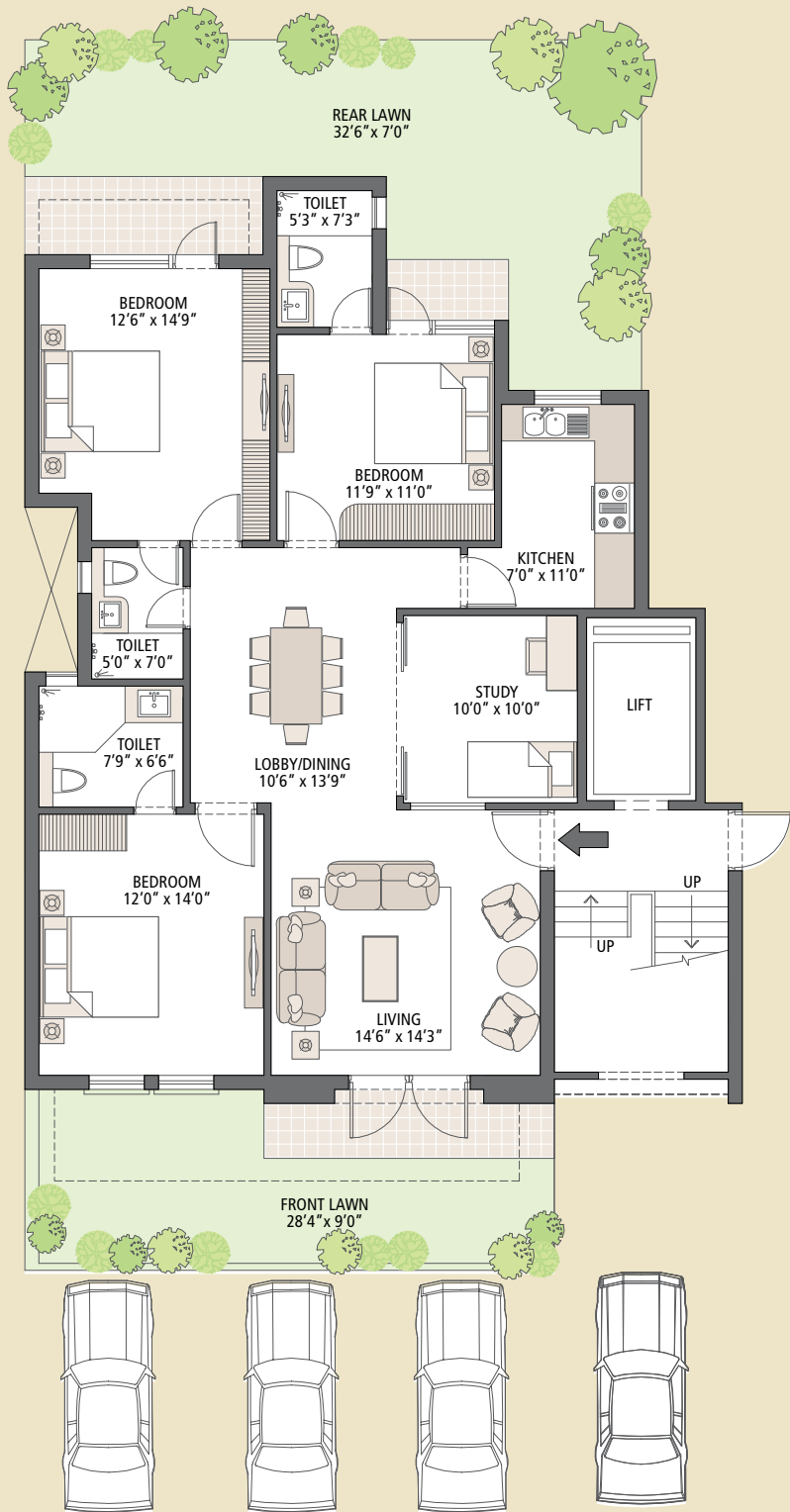


- 20 minute drive to the Delhi International Airport
- Close to the proposed Metro corridor
- Easy access from Express Highway to the city
- Strategically located in the emerging Suburban Business District on the Golf Course Extension Road
- Located in a thriving neighbourhood with schools and hospital nearby



Type A - Ground Floor Plan (1650 sq. ft.)

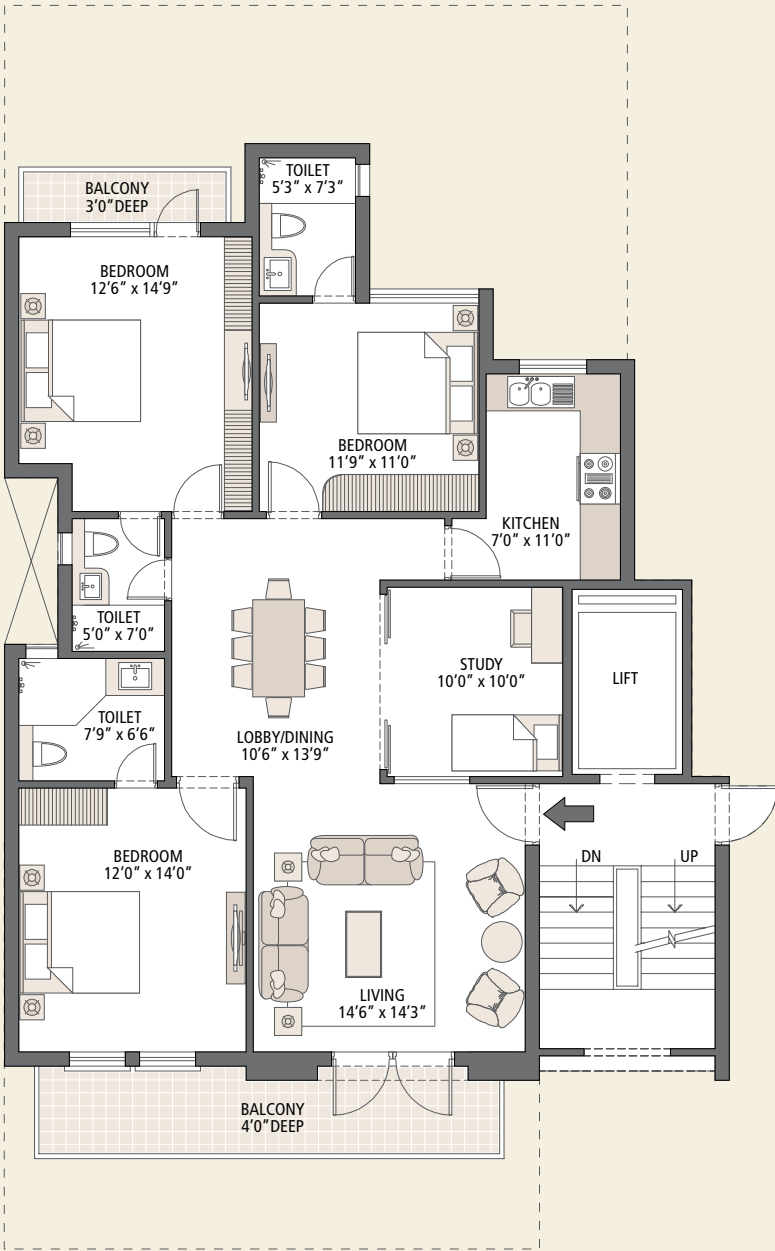
3 Bedroom, 3 Bathroom, Study, S. Room (on Terrace),
Rear & Front Lawns (500 sq. ft.)



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.

Type A - First Floor Plan (1650 sq. ft.)

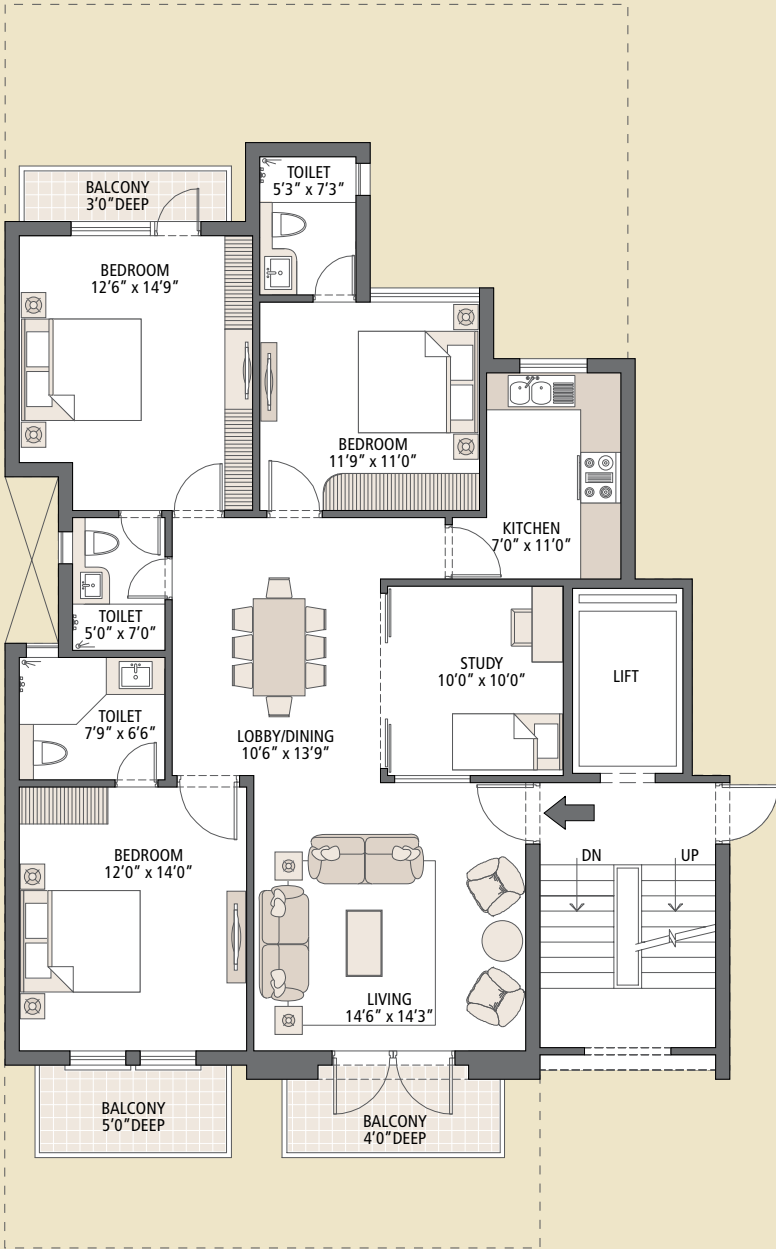
3 Bedroom, 3 Bathroom, Study, S. Room (on Terrace),
and Elevator



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.

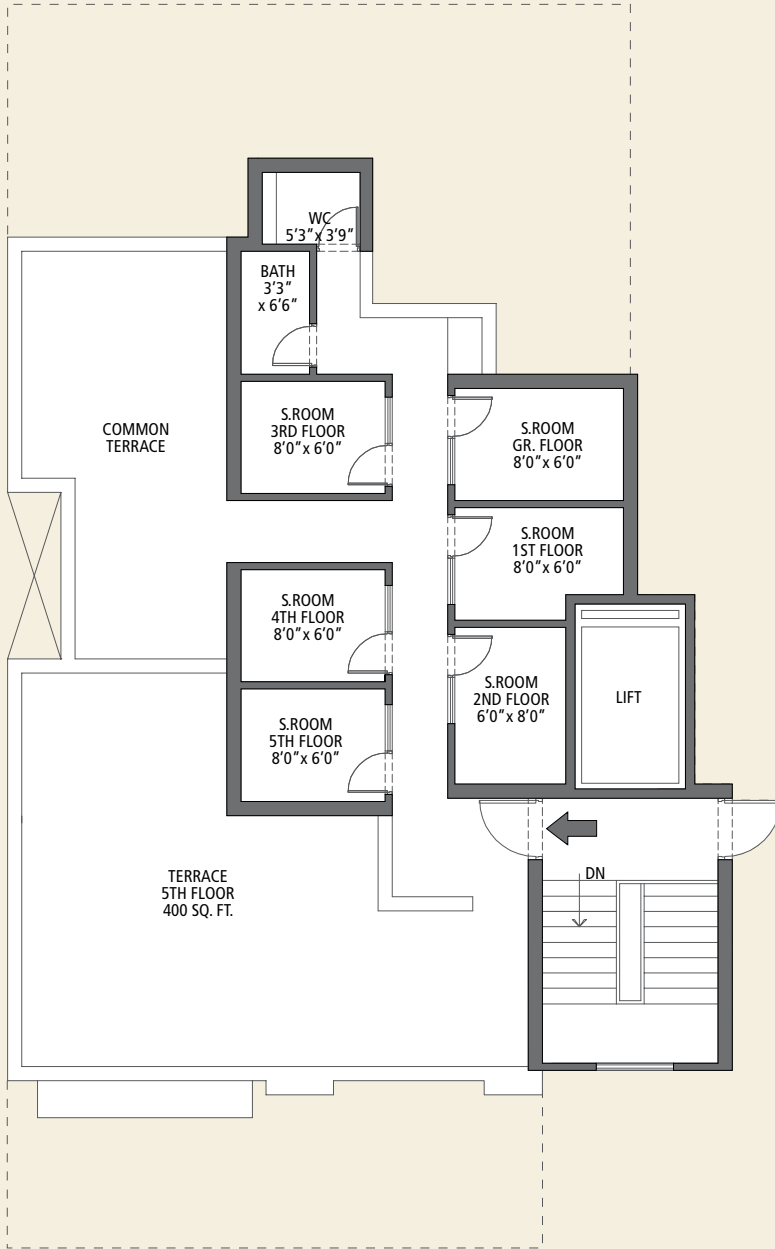
Type A - Typical Floor Plan (1650 sq. ft.)

3 Bedroom, 3 Bathroom, Study, S. Room (on Terrace)
and Elevator



Type A - Terrace Floor Plan

Separate S. Room for all floors with
a common Terrace



Type B - Ground Floor Plan (1975 sq. ft.)

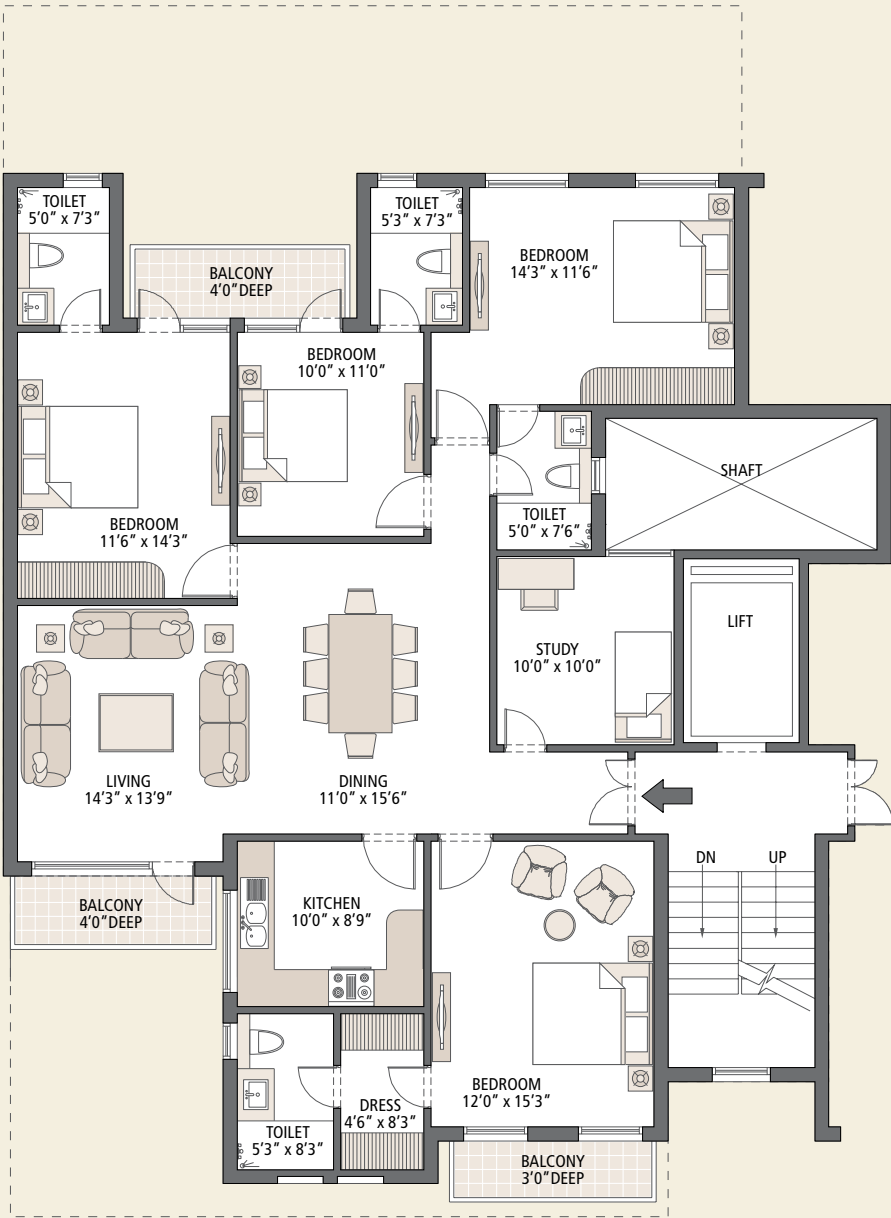
4 Bedroom, 4 Bathroom, Study, S. Room (on Terrace),
Rear & Front Lawns (550 sq. ft.)



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.

Type B - Typical Floor Plan (1975 sq. ft.)

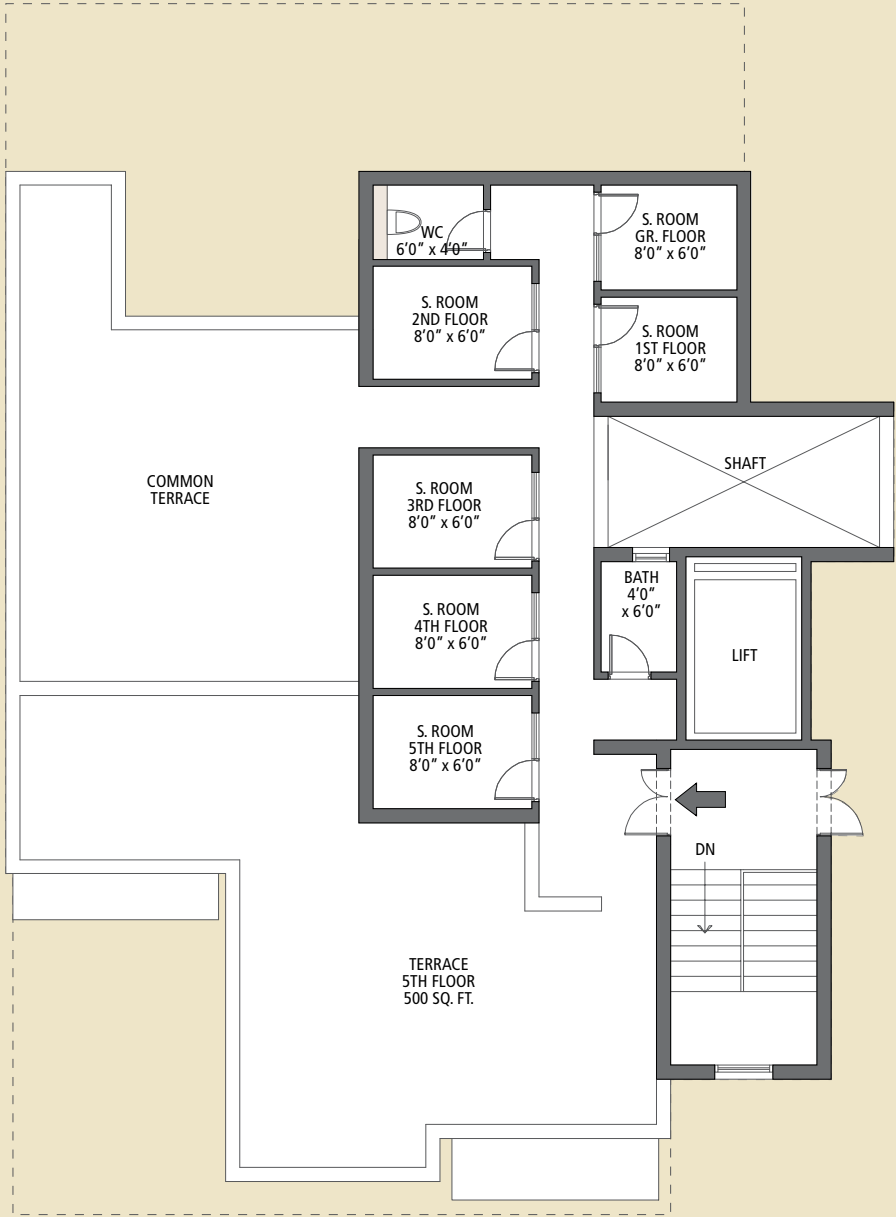
4 Bedroom, 4 Bathroom, Study, S. Room (on Terrace)
and Elevator



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.

Type B - Terrace Floor Plan

Separate S. Room for all floors
with a common Terrace



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.

Type C - Ground Floor Plan (1600 sq. ft.)

3 Bedroom, 3 Bathroom, Study,
Rear & Front Lawns (500 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.

Type C - First Floor Plan (1600 sq. ft.)

3 Bedroom, 3 Bathroom, Study and Elevator



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.

Type C - Typical Floor Plan (1600 sq. ft.)

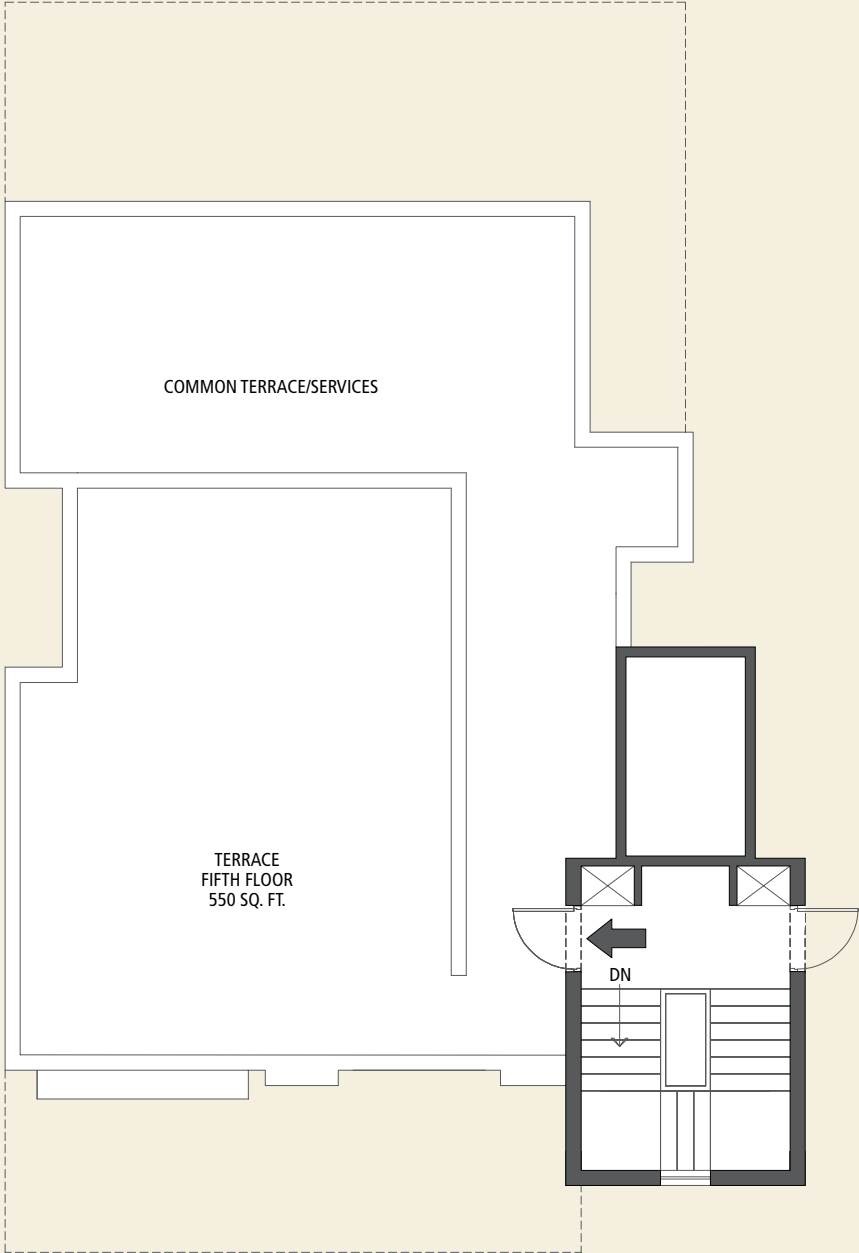
3 Bedroom, 3 Bathroom, Study and Elevator



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.

Type C - Terrace Floor Plan

Independent Terrace



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.



Proposed Specifications* for Emerald Floors Premier at Emerald Hills

APARTMENT FEATURES	WALLS	FLOORS	CEILINGS	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 DOORS - SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER EXTERNAL DOOR - UPVC	UPVC	N.A.	MODULAR SWITCHES
MASTER BEDROOM	OIL BOUND DISTEMPER	VITRIFIED TILES/ LAMINATED WOODEN FLOORING	DRY DISTEMPER	INTERNAL DOORS - SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER EXTERNAL DOOR - UPVC	UPVC	N.A.	MODULAR SWITCHES
OTHER BEDROOM(S)	OIL BOUND DISTEMPER	VITRIFIED TILES/ LAMINATED WOODEN FLOORING	DRY DISTEMPER	INTERNAL DOORS - 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 DOORS - 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 FITIINGS	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 DOORS - 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 DOORS - 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 DOORS - SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER	N.A.	N.A.	MODULAR SWITCHES
OTHER AMENITIES	• POWER BACK-UP • CLUB WITH MODERN FACILITIES • MULTISPECIALITY CLINIC BY A LEADING BRAND • PRIMARY & NURSERY SCHOOL BY A LEADING INSTITUTE • CONVENIENCE SHOPPING • PIPED GAS SUPPLY						

*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.



CREATING A NEW INDIA.

Emaar MGF Land Limited

Street of Dreams: Sector 54, Gurgaon 122 002, Haryana
Tel.: (+91 124) 424 0008/09/10

Corporate Office: ECE House, 28 Kasturba Gandhi Marg, New Delhi 110 001
Tel.: (+91 11) 4120 3444, 4152 1155

Sales Office: Emaar MGF Business Park, Mehrauli-Gurgaon Road
Sikandarpur Chowk, Sector 28, Gurgaon 122 002
Tel.: (+91 124) 442 1155. Email: enquiries@emaarmgf.com

TOLL FREE: 1800-102-3643

www.emaarmgf.com