



EMERALD FLOORS
— Premier —
AT EMERALD HILLS

Premium independent floors in Sector 65

Premium Spanish-style 3 & 4 BHK independent floor apartments
Part of Emerald Hills project from Emaar MGF Land Limited
Located in Gurgaon Sector 65, 20 minutes from Delhi International Airport
Close to the proposed Metro corridor with easy access from Express Highway

Project Details

Part of the mega Emerald Hills project from Emaar MGF, Emerald Floors Premier is a lifestyle residential enclave comprising independent floor apartments in low-rise buildings. Complete with several leisure amenities which include a clubhouse, mini theatre and sports facilities, the development also features a shopping arcade and day-care centre. On offer are spacious 3 and 4 BHK units of 1650 and 1975 sq ft, each with a study, a servant/utility room on the terrace and covered parking. Ideally located in the Suburban Business District of Sector 65, Gurgaon, the project is close to the upcoming metro corridor and also offers easy access to the city from the Express Highway. Reputed educational institutes, healthcare facilities and shopping complexes are located within walking distance. The Delhi International Airport is only a 20-minute drive away.

Location

Emerald Floors Premier is strategically located in the thriving neighbourhood of Gurgaon Sector 65. Located on the Golf Course Extension Road, it is the upcoming Suburban Business District with easy access from the Express Highway to the city. The project is within a short walking distance from reputed schools and hospitals, and the proposed Metro corridor is also close by. The Delhi International Airport is only 20 minute drive from the project.



Key Distances

Delhi International Airport 20 min drive

Amenities

Clubhouse and mini theatre
Sports facilities - Tennis & Swimming
Gym & health facilities
Shopping arcade
Day-care centre
Walking & jogging tracks
Convenient power back-up
Piped Gas supply
Perimeter Security
Sanitation & maintenance



Specifications

Living Room/Dining/Lobby/Family Room

Walls: Oil bound distemper
Floors: Vitrified tiles
Ceilings: Dry distemper
Doors: Entrance door - Seasoned hardwood frames with European style moulded shutter; Internal doors - Seasoned hardwood frames with European style moulded shutter; External door - UPVC
Windows/Glazing: UPVC
Switches: Modular switches

Master Bedroom

Walls: Oil bound distemper
Floors: Vitrified tiles/Laminated wooden flooring
Ceilings: Dry distemper
Doors: Internal doors - Seasoned hardwood frames with European style moulded shutter; External door - UPVC
Windows/Glazing: UPVC
Switches: Modular switches

Other Bedroom(s)

Walls: Oil bound distemper
Floors: Vitrified tiles/Laminated wooden flooring
Ceilings: Dry distemper
Doors: Internal doors - Seasoned hardwood frames with European style moulded shutter; External door - UPVC
Windows/Glazing: UPVC
Switches: Modular switches

Kitchen

Walls: Combination of tiles & oil bound distemper

Floors: Vitrified tiles

Ceilings: Dry distemper

Doors: Internal doors - Seasoned hardwood frames with European style moulded shutter; External door - UPVC

Windows/Glazing: UPVC

Others: Granite counter top with back splash in Granite, stainless steel single drain board sink with CP fittings

Switches: Modular switches

Balconies/Terraces

Walls: Weather proof paint

Floors: Tiles

Ceilings: Weather proof paint

Doors: External door - UPVC

Windows/Glazing: UPVC

Switches: Modular switches



Master Toilet

Walls: Combination of ceramic tiles & oil bound distemper

Floors: Tiles

Ceilings: Dry distemper

Doors: Internal doors - Seasoned hardwood frames with European style moulded shutter

Windows/Glazing: UPVC

Others: CP fittings, white Chinaware fixtures

Switches: Modular switches

Other Toilets

Walls: Combination of ceramic tiles & oil bound distemper

Floors: Tiles

Ceilings: Dry distemper

Doors: Internal doors - Seasoned hardwood frames with European style moulded shutter

Windows/Glazing: UPVC

Others: CP fittings, white Chinaware fixtures

Switches: Modular switches

Servant/Utility Room

Walls: Dry distemper

Floors: Tiles

Ceilings: Dry distemper

Doors: Internal doors - Seasoned hardwood frames with European style moulded shutter

Switches: Modular switches

Other Amenities

2 KVA power back-up

Club with modern facilities

Multi-specialty clinic by a leading brand

Primary & nursery school by a leading institute

Convenience shopping



Sector 65



Site Plan for Emerald Floors Premier, Sector 65

Layout Plan



Typical 3BHK Floor plan
1650 sqft.



Typical 4BHK Floor plan
1975 sqft.

Apartment Type, Size

Type	Size (sq. Ft)
3 BHK Apartment (Apartments with study & servant/utility room on terrace)	1650
4 BHK Apartment (Apartments with study & servant/utility room on terrace)	1975

Developer

Emaar MGF Land Limited is a joint venture between Emaar Properties PJSC Dubai -- the world's leading real estate company and MGF Development Limited -- India's leading real estate developer. This is a collaboration that has brought in the largest FDI in India's real estate space and opened up the horizons of tomorrow. The company is engaged in pan-India projects in residential, commercial, infrastructure and hospitality sectors. Emaar MGF is looking at building new-age integrated townships and communities that will bring about a lifestyle change in India. These townships planned across the country include apartments, residential plots, town houses and villas. The Lakes, The Greens, The Views, The Springs, The Emirates Hills, The Meadows, etc are some names marking the project portfolio of the developer.

Booking & Payment

Booking can be made in FEW EASY STEPS.

1. Identify your apartment: Our Property Advisor will assist you with full details of the project, viz. Floor Plan, Application Form, Cost Break Up, Payment Schedule and other details.
2. Fill up the Application Form and send the same to our nearest office along with the payment of INR 5 lacs. Rest as per payment plan. You can also opt for easy instalment scheme and book your property.
3. Upon clearing of the cheque, you will be sent the Money Receipt, Sale Agreement/Allotment letter.

Cheques/Drafts to be issued in favour of developer

If you require site visit by friend or relative, it can be arranged within 24 hours

Home finance options are available from leading banks

CALL or send ENQUIRY and our property advisor are available 24x7 to answer your queries and assist you in booking of your property.

NOTES: The developer reserves the right to alter/enhance the above mentioned additional expenses. The amount mentioned here are indicative.