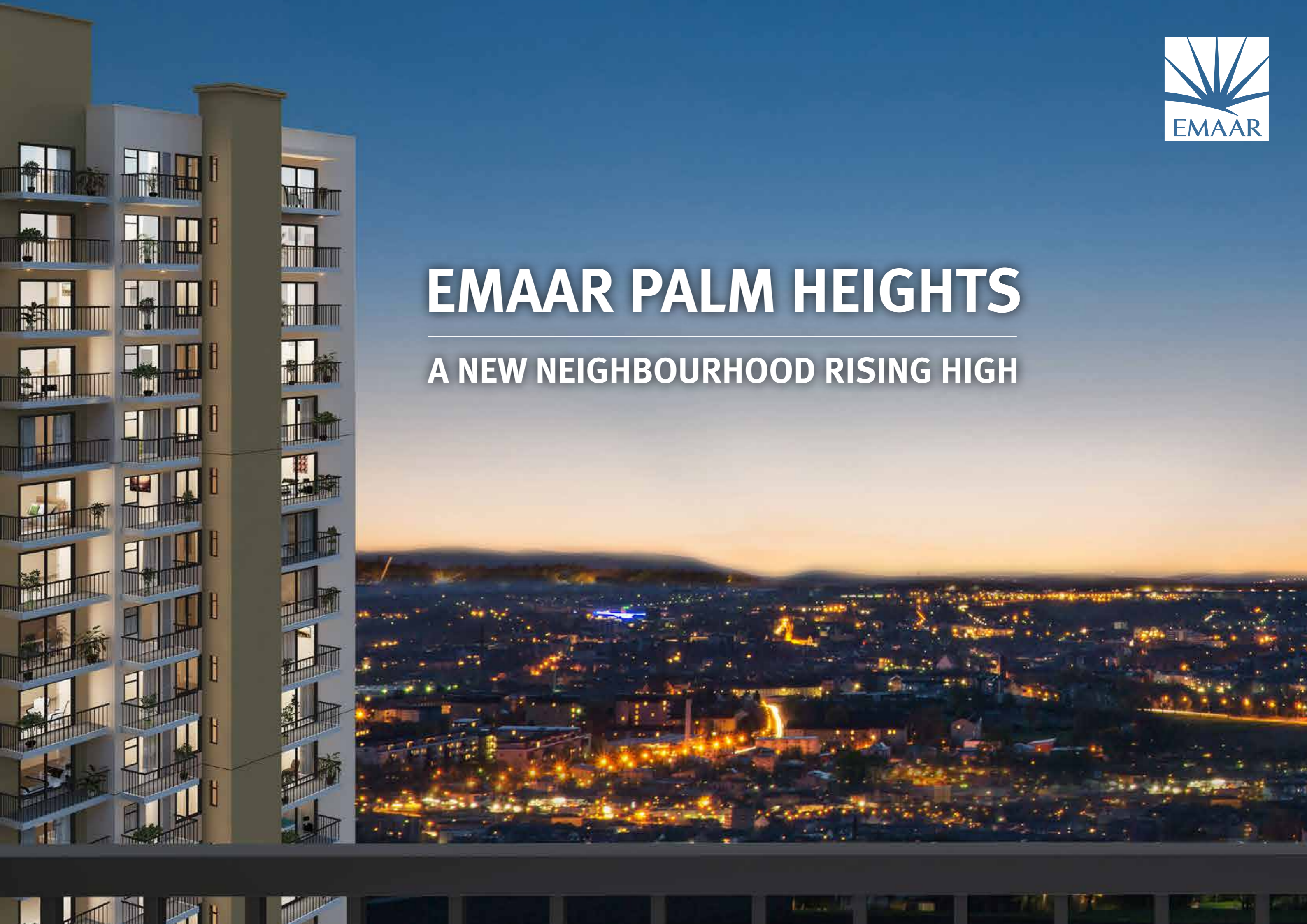




# EMAAR PALM HEIGHTS

A NEW NEIGHBOURHOOD RISING HIGH





## COME HOME TO A PERFECTLY DESIGNED LIFESTYLE

This landmark project is conceptualized for a community that appreciates modern lifestyle as a way of life. Situated at the base of the Aravalli Hills on the Gurugram – Jaipur Express Highway, this spacious gated complex is built keeping future residential dynamics in mind. Families will appreciate the wide open green areas and the many sports and recreational facilities that keep everyone engaged. This self-sustaining lifestyle truly completes the home of a very happy family.

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## EMAAR PALM HEIGHTS – BRINGING FAMILIES TOGETHER WITH REDEFINED SPACES

With three modern landmark towers rising above the horizon, EMAAR PALM HEIGHTS welcomes families who seek the luxury of well designed spaces to live a well deserved life. Intelligently designed, spacious 3 bedrooms with lounge and utility, integrated modular kitchen and balconies overlooking the stunning beauty of the Aravalli hills – and all this backed by modern amenities within the expanded community of PALM HILLS, it is a home where every family moment is savoured together.

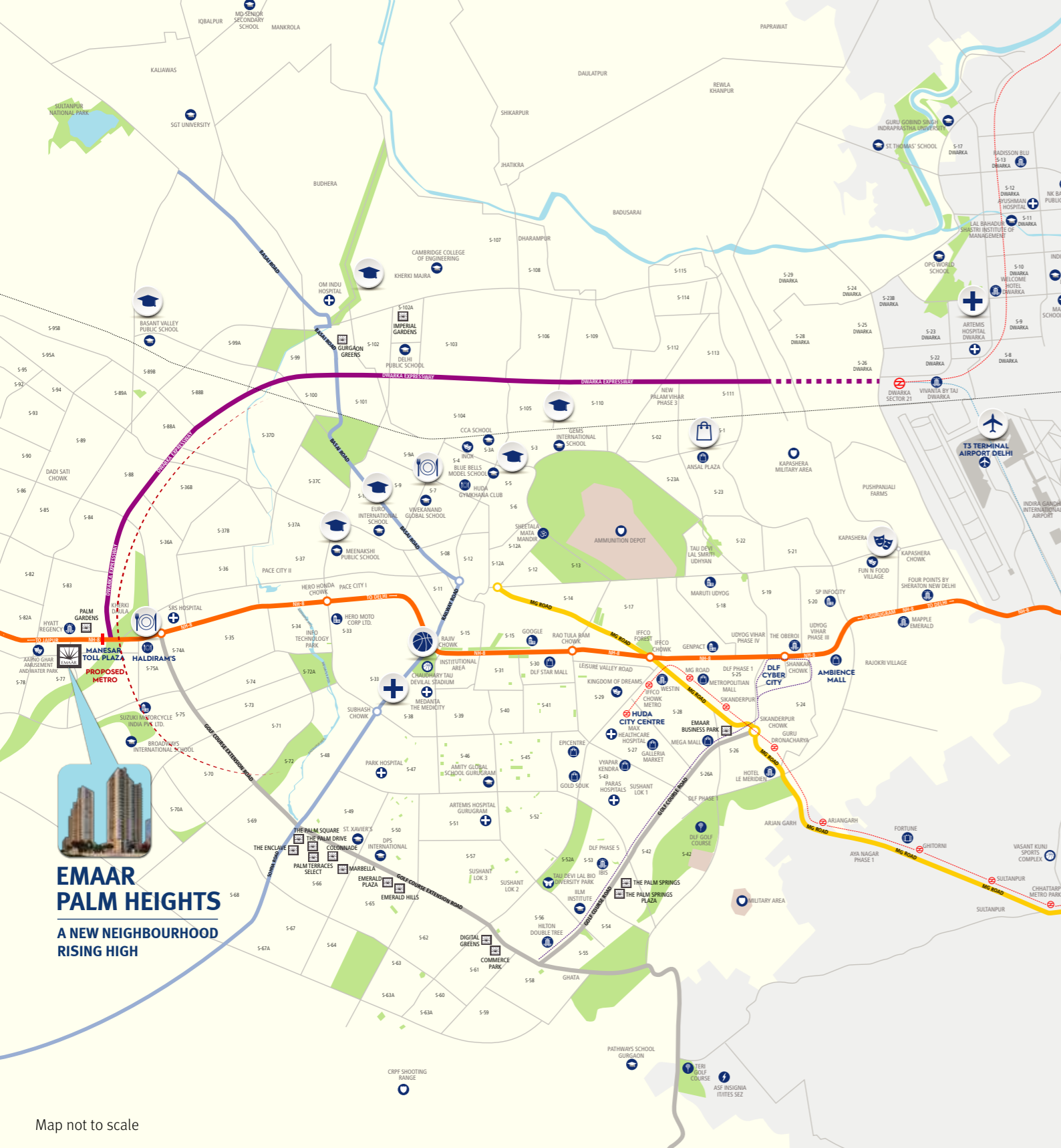
## INSPIRED VIEW – DUSK TO DAWN

What better way to start a day than a look at God's own creations over the horizon. From the breathtaking panoramic and unrestricted views of the Aravalli hills to the setting sun & twinkling of stars and lights at night, life comes a full circle when you are nestled at the foothills of the Aravallis.

## EMAAR PALM HEIGHTS – A UNIQUE WAY OF LIFE

- Aesthetically pleasing neighbourhood with lively self sustaining ecosystem
- Part of large planned secure gated community
- All 3BHK + Lounge + Utility apartments with spacious layouts
- A grand two-level clubhouse with state of the art amenities





## EMAAR PALM HEIGHTS AT PALM HILLS, SECTOR 77, GURUGRAM

STAY CONNECTED  
DISCOVER THE WORLD AT YOUR DOORSTEP

- Centrally located at the intersection of NH-8, Dwarka Expressway and 60 mtr. wide sector road
- Proposed metro station in vicinity
- Proximity to well established schools, world-class hospitals, malls, markets and banks

- 15 mins. drive to IMT Manesar
- 20 mins. drive to MG Road and Cyber Hub
- 30 mins. drive to IG International Airport (T3)

- SCHOOL
- SPORTS COMPLEX
- HOSPITAL
- BIO DIVERSITY PARK
- TEMPLE
- AIRPORT
- GOLF COURSE
- HOTEL
- ENTERTAINMENT ZONE
- SHOPPING MALL
- POSTOFFICE
- CLUB/FOOD COURT
- OFFICE
- SPECIAL ECONOMIC ZONE (SEZ)



INTERNATIONAL AIRPORT  
30 minutes



MALLS, MARKETS  
Near Vicinity



PROPOSED METRO STATION  
5 minutes



CYBER HUB  
20 minutes

\*As per the google map



ARTISTIC IMPRESSION

## CLUBHOUSE

THE SOCIAL HUB THAT REJUVENATES LIFE, EVERYDAY

### RELAXED SOCIAL LIFE

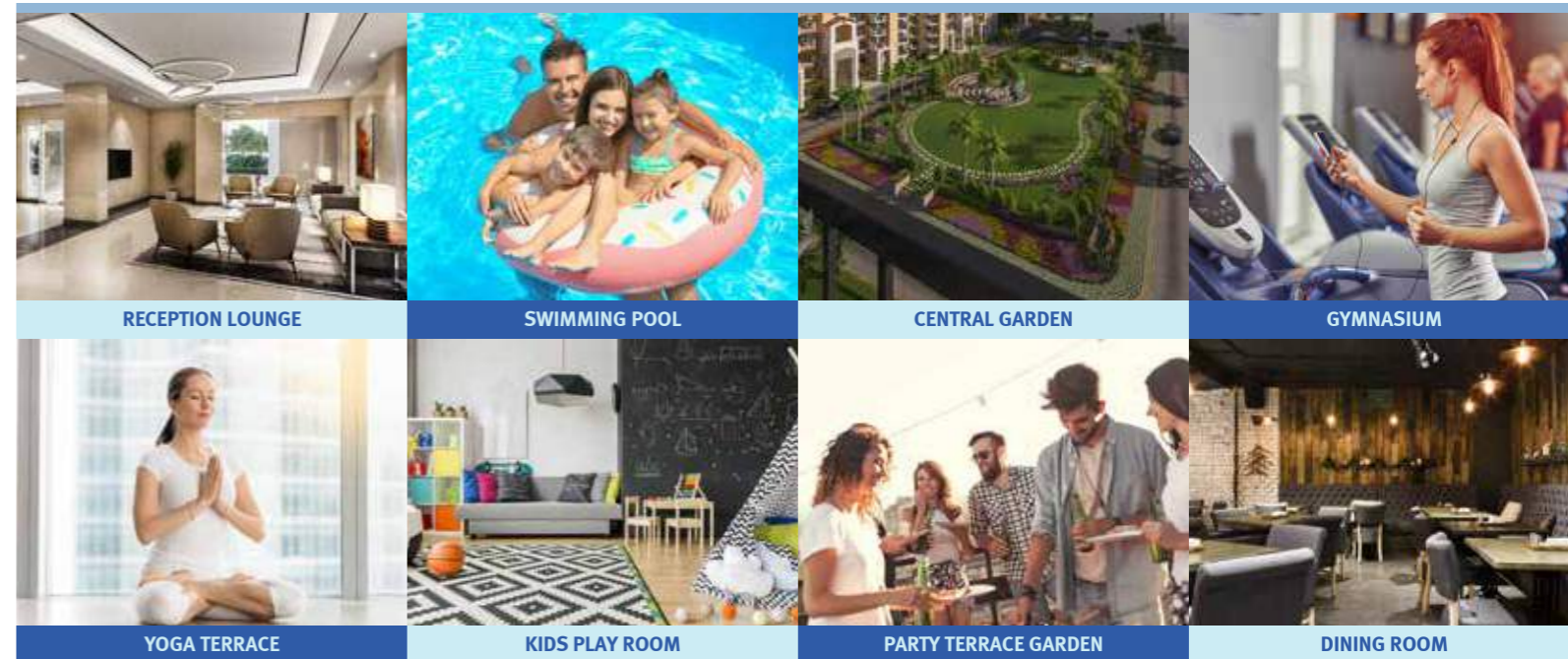
- Reception lounge
- Multi-purpose hall
  - Dining room
- Proposed business center
- Party terrace garden

### WELLNESS & HEALTH

- Fully equipped Gymnasium
- Steam & sauna treatment room
  - Yoga terrace
- L-shaped swimming pool with deck
- Crèche, play room & kids pool



ARTISTIC IMPRESSION



RECEPTION LOUNGE

SWIMMING POOL

CENTRAL GARDEN

GYMNASIUM

YOGA TERRACE

KIDS PLAY ROOM

PARTY TERRACE GARDEN

DINING ROOM

# MASTER PLAN



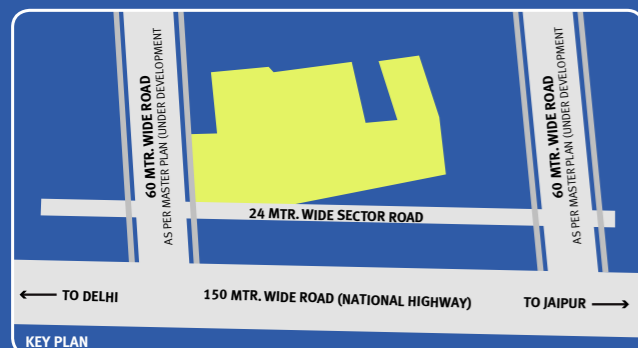
## ADVANTAGE YOU

### SAFE & SELF CONTAINED FRIENDLY GATED COMMUNITY

Once ensconced within the secure gated township, the Emaar master planning is visible across the vast open and curated green areas and the multiple facilities that engage families in activities that keep the neighbourhood alive and vibrant.

- G+24 – Tall towers with breathtaking sky views
- 24x7 security and controlled access
- Covered car parks
- Well lit & marked roads
- Modern clubhouse
- Large landscaped green acreage
- Low density housing clusters

- Power back-up
- Jogging paths
- Yoga break out areas
- L-shaped swimming pool with deck
- Tennis & Badminton courts
- Half-Basketball court
- Kids play area



## LEGEND

- |                          |                             |
|--------------------------|-----------------------------|
| 1. Entrance Plaza        | 8. Kids' Play Area          |
| 2. Clubhouse             | 9. Lawn                     |
| 3. Swimming Pool         | 10. Nursery School          |
| 4. Convenient Shopping   | 11. Primary School          |
| 5. Half Basketball Court | 12. Multi-Level Car Parking |
| 6. Badminton Courts      | 13. EWS                     |
| 7. Tennis Court          | 14. HSD Yard                |



JOGGING PATH



COVERED CAR PARKS

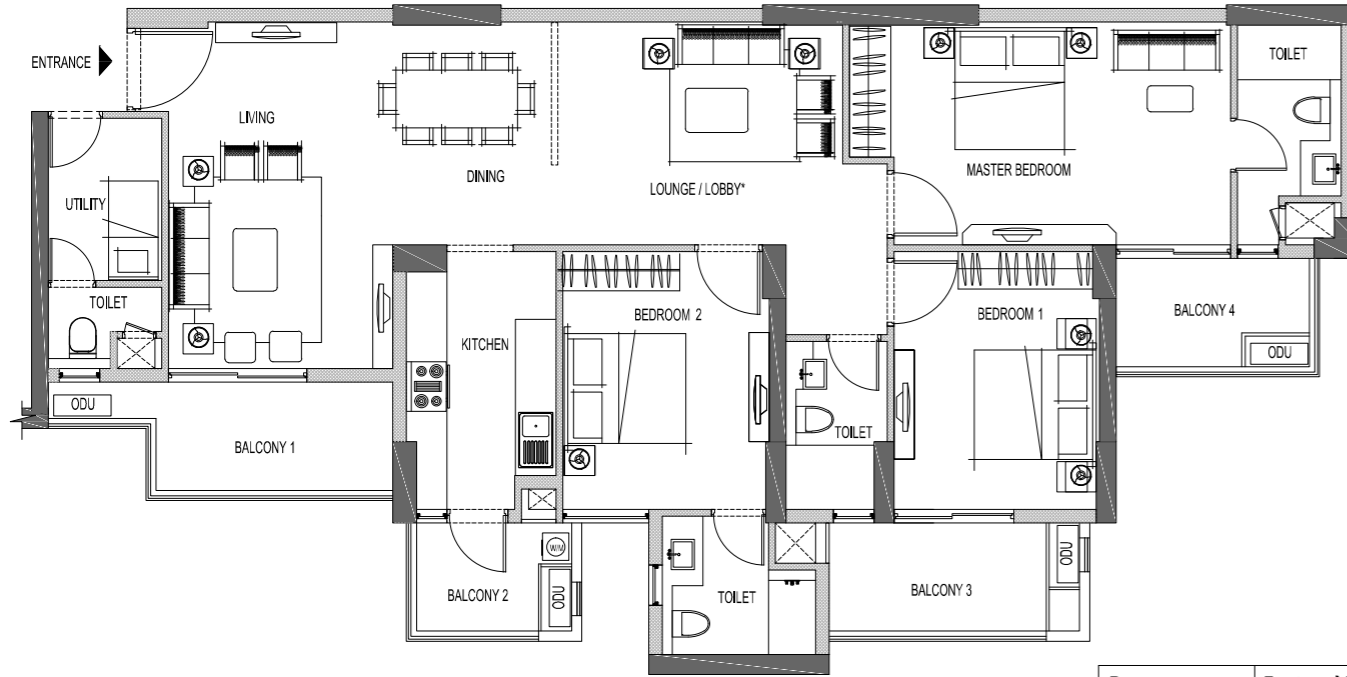


TENNIS COURT



SPACIOUS APARTMENTS

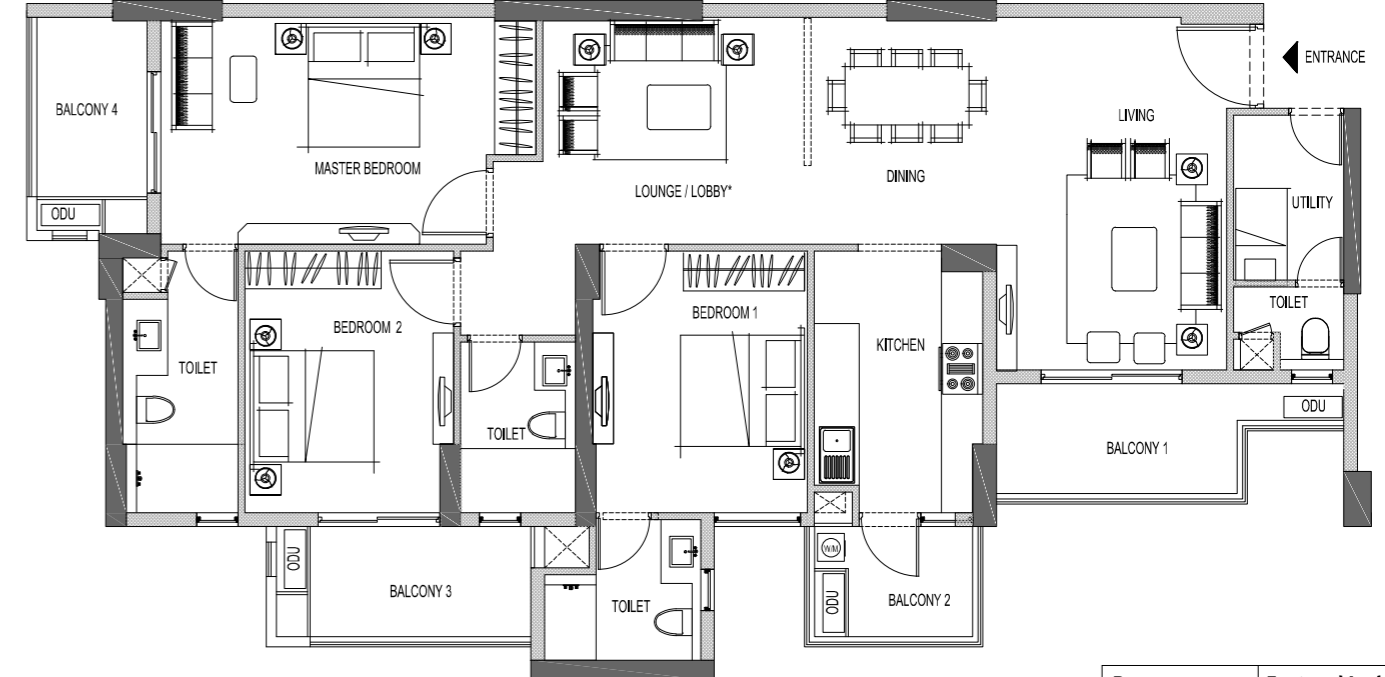
# TYPICAL FLOOR PLAN TOWER C & D



Room	Feet and Inches
Living	10'5" x 16'6"
Dining/Lounge	22'2" x 10'6"
Master Bedroom	18'4" x 10'6"
Bedroom 1	10'0" x 12.5'
Bedroom 2	10'0" x 12.5'
Kitchen	7'3" x 12'5"
Master Toilet	5'0" x 10'6"
Toilet 1	7'0" x 6'6"
Toilet 2	5'0" x 8'1"
Utility	5'4" x 7'6"
Utility Toilet	5'4" x 4'0"
Balcony 1	11'4" x 5'6"
Balcony 2	8'3" x 5'6"
Balcony 3	12'6" x 5'6"
Balcony 4	9'7" x 5'6"

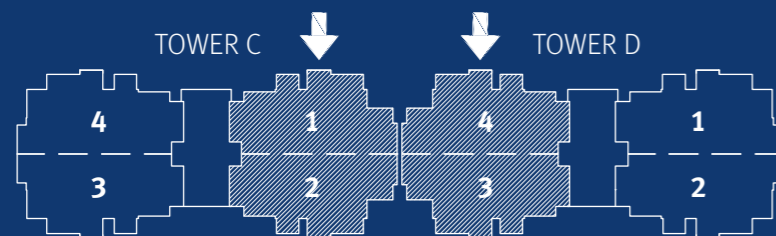
\*Space to be used as per unit holder requirement. In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications mentioned are for reference and may change in accordance with law. Soft furnishing, cupboards, furniture and gadgets are not part of the offering. All dimensions are from Masonry to Masonry. 1 sq. mtr. = 1.196 sq. yds. & 1 sq. mtr. = 10.764 sq. ft.

# TYPICAL FLOOR PLAN TOWER C & D

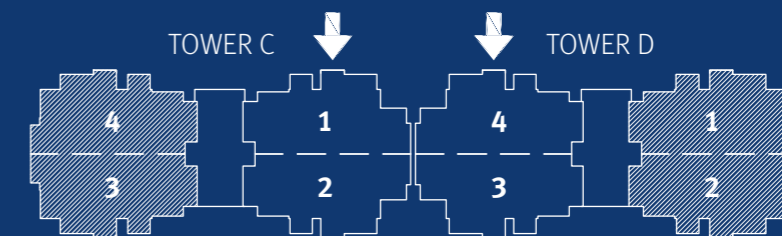


Room	Feet and Inches
Living	10'8" x 16'6"
Dining/Lounge	21'6" x 10'6"
Master Bedroom	17'4" x 10'6"
Bedroom 1	10'2" x 12.5'
Bedroom 2	10'0" x 12.5'
Kitchen	8'1" x 12'5"
Master Toilet	5'4" x 12'5"
Toilet 1	7'2" x 6'6"
Toilet 2	5'0" x 7'8"
Utility	5'3" x 7'6"
Utility Toilet	5'3" x 4'0"
Balcony 1	12'0" x 5'6"
Balcony 2	8'3" x 5'6"
Balcony 3	12'6" x 5'6"
Balcony 4	5'6" x 9'5"

\*Space to be used as per unit holder requirement. In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications mentioned are for reference and may change in accordance with law. Soft furnishing, cupboards, furniture and gadgets are not part of the offering. All dimensions are from Masonry to Masonry. 1 sq. mtr. = 1.196 sq. yds. & 1 sq. mtr. = 10.764 sq. ft.



**3 BEDROOM + 3 TOILET + LOUNGE + UTILITY**  
**Carpet Area:** 113.158 sq. mtr. (1,218.03 sq.ft.)  
**Verandah Area:** 22.581 sq. mtr. (243.06 sq.ft.)  
**Super Area:** 185.80 sq. mtr. (2,000 sq.ft.)



**3 BEDROOM + 3 TOILET + LOUNGE + UTILITY**  
**Carpet Area:** 115.41 sq. mtr. (1,242.27 sq.ft.)  
**Verandah Area:** 22.677 sq. mtr. (244.09 sq.ft.)  
**Super Area:** 188.121 sq. mtr. (2,025 sq.ft.)



## LUXURY SPECIFICATION FOR A QUALITY LIFESTYLE

1.5 Ton ACs - each in Living Room,  
Dinning/Lobby, Master Bedroom and Other Bedrooms

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Modular Switches

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Laminated Wooden Flooring - Master and Other Bedrooms

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Integrated Modular Kitchen (Upper + Lower Cabinet)  
+ Chimney + Hob + Geyser

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Shower cubicle in master bathroom

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Weather Proof Paint - Balconies  
(Walls & Ceiling)

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Power Back-up of 5 KVA  
per apartment

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Perimeter Security

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Kitchen, Bathrooms and Balconies  
Anti-Skid Tiles (Flooring)



## Booking Amount

10%

10%

On completion of  
Ground floor roof slab

10%

On completion of  
12<sup>th</sup> floor roof slab

15%

On completion of  
Top floor roof slab

15%

On completion of Internal  
Plaster till Top floor of tower

10%

On completion of  
Flooring of entire tower\*

30%

On offer of Possession

## Payment Plan



# Pricing



Unit Price\*

Premium  
**99.99 L**

Supreme  
**105.99 L**

Select  
**109.99 L**

Gross Total Price\*

**1.05 Cr**

**1.11 Cr**

**1.15 Cr**

**Priority Pass – Rs. 2 lac**

Net Total Price\*

**1.03 Cr** ✓

**1.09 Cr** ✓

**1.13 Cr** ✓

Unit Price is inclusive of BSP + 01 Car Park + Club Membership Charges + PLCs.  
Gross Total Price is inclusive of Unit Price + EDC + IDC + Operational Charges + IFMS + Admin & BA Registration Charges  
\*#T&C Apply \*GST/Taxes Extra #Net Total Price is after adjustment of Inaugural Benefit Discount of 4 lac & Priority Pass of 2 lac

Cheque favoring



# Emaar MGF Land Ltd A/c PALM HEIGHTS

Date

Sequence Of Allotment (SOA)

Token Amount

**1 Lac**

PDC dated 14<sup>th</sup> Dec 2018

**6.15 Lacs**

**KYC**

PAN Card, Aadhar Card,  
Photos



07<sup>th</sup> Dec | SOA window opens

Important Dates

14<sup>th</sup> - 16<sup>th</sup> Dec | Priority Access Allotment

22<sup>nd</sup> – 23<sup>rd</sup> Dec | Balance Allotment



## ABOUT EMAAR

Established in 1997, Emaar Properties–Dubai is one of the world’s most valuable and admired real estate companies. A pioneer in shaping skylines, Emaar has vast experience in creating stellar spaces in 12 countries across Middle east, Africa, Asia, Europe and North America registering its presence in 36 markets. It has set unmatched benchmarks in thoughtful architecture, robust engineering, and exemplary execution.

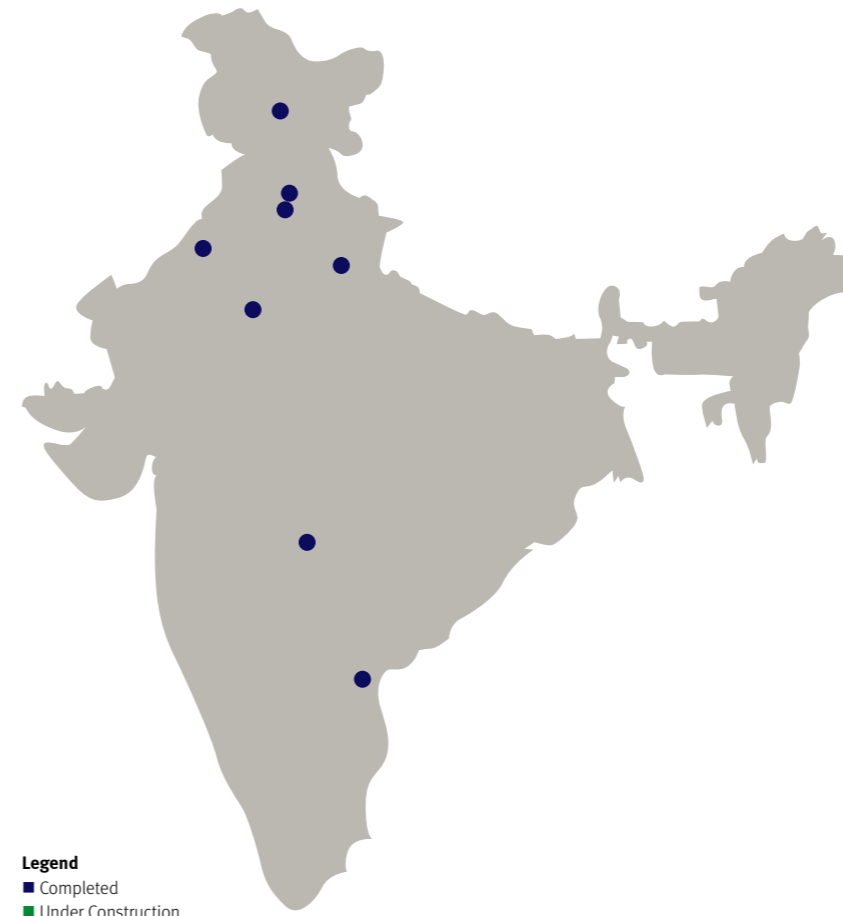
Emaar’s world-class project development competencies are underlined by its iconic assets in Dubai like Burj Khalifa, the world’s highest structure Dubai, Dubai Mall, the world’s largest shopping and entertainment destination and other international markets like Cairo Gate in Egypt that is envisaged as Egypt’s largest entertainment, retail and lifestyle destination.



## EMAAR INDIA

Emaar India carries forward this successful philosophy across India with a formidable portfolio of remarkable living spaces and work environments across Indian cities.

Indian communities benefit from its world-class competencies in thoughtful architecture, robust engineering and exemplary execution.



**Legend**  
 ■ Completed  
 ■ Under Construction

- Gurugram**
  - Emerald Hills
  - Emerald Estate
  - Emerald Floors Premier
  - The Palm Drive
  - Palm Terraces Select
  - Palm Studios
  - The Enclave
  - Palm Gardens
  - Marbella
  - Palm Hills
  - Emaar Palm Premier
  - Imperial Gardens
  - Gurgaon Greens
- Commercial**
  - Digital Greens
  - Commerce Park
  - Collonade
  - Emerald Plaza
  - The Palm Springs Plaza
  - The Palm Square
  - Central Plaza, Mohali
  - Fortune Select
  - Metropolitan Hotel
- New Delhi**
  - Commonwealth Games Village
- Mohali, Punjab**
  - Mohali Hills
  - The Views
  - The Villas
  - The Terraces
  - The Bungalows
- Lucknow**
  - Gomti Greens
- Indore**
  - Indore Greens
- Jaipur**
  - Jaipur Greens
- Chennai**
  - Esplanade
  - The Avenues
  - Grace
- Hyderabad**
  - Boulder Hills
  - Golf & Country Club

DELHI | GURUGRAM | INDORE | JAIPUR | MOHALI | LUCKNOW | CHENNAI  
 RESIDENCES - TOWNSHIPS - COMMERCIAL - RETAIL

## AWARDS & ACCOLADES

- ‘Developer Of The Year - Residential’ Award from ET Now in 2018
- DNA Real Estate & Infrastructure Award in 2017
- 9th Reality +Conclave and Excellence Award in 2017
- Numerous accolades for its marquee projects in Gurugram

Above information as on 30<sup>th</sup> November 2018



[emaar-india.com](http://emaar-india.com)