

EMAAR

INDIA

**PALM SELECT**

at PALM HILLS, SECTOR 77, GURUGRAM



REFERENCE IMAGE

**PLAY WITH SPACE.  
LIVE LIFE LARGE.**



# LIVE MORE.

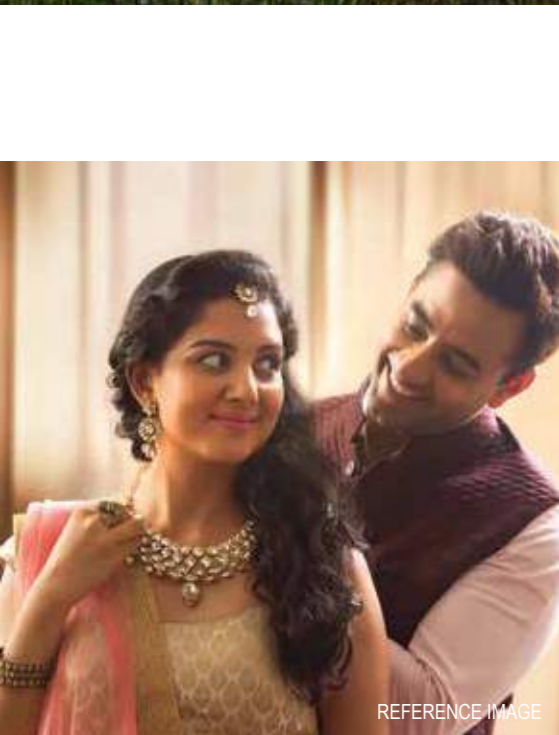
## REDEFINED DREAMS COME ALIVE

**PALM SELECT** at Palm Hills has been designed for those who value space and life. Spacious 3 bedroom apartments with just two apartments per floor, offer a clutter free environment within a secure gated community of like-minded families. The mid rise towers of stilt+11 floors ensure quick entry and exit, no queues for elevators and a spectacular view of the central greens. If you truly value space, the large **PALM SELECT** apartments at Palm Hills are just for you.

- 
- Spacious Apartments: 3BHK + Utility area
  - Stilt + 11 floors
  - Compact secure gated community
  - Show flat ready
  - Limited inventory
  - OC to be received soon



REFERENCE IMAGE



REFERENCE IMAGE



REFERENCE IMAGE

# LIVE BIG.

## PALM HILLS COMMUNITY- EXPERIENCE THE BEAUTIFUL AURA OF LIFE

If you enjoy the open space of [PALM SELECT](#) at Palm Hills, then you will be privileged and thrilled with the spacious complex you are surrounded by. Palm Hills is a large gated residential community that reflects the hallmark of true Emaar planning. Crafted around the intermingling of space & life from curated green areas, parks to landscaped gardens, you can literally breathe and feel openness all around.

- Aesthetically pleasing neighbourhood with lively self-sustaining ecosystem
- Part of large planned secure gated community
- Open greens and landscaped parks
- 24x7 security and controlled access
- A grand two-level operational clubhouse with the state-of-the-art amenities



# PLAY MORE.

## LIFE AT HOME EXTENDS TO THE OUTDOORS

At **PALM SELECT**, Palm Hills, life at home starts from the outside. The community encourages an active and healthy lifestyle with extensive investments in assets that make the complex fun and alive. From a grand two level clubhouse, swimming pool, tennis & badminton courts to yoga break out areas, you will rediscover your love for life all over again.

### CLUB FACILITIES



L- Shaped swimming pool with deck



Fully equipped gymnasium



Steam & sauna treatment room



Yoga terrace



Kids' pool, crèche and outdoor kids' play area



Party terrace garden



Dining room



Multi-Purpose hall



Reception lounge



Business center



Half-basketball court



ARTISTIC IMPRESSION



# COMMUTE LESS.

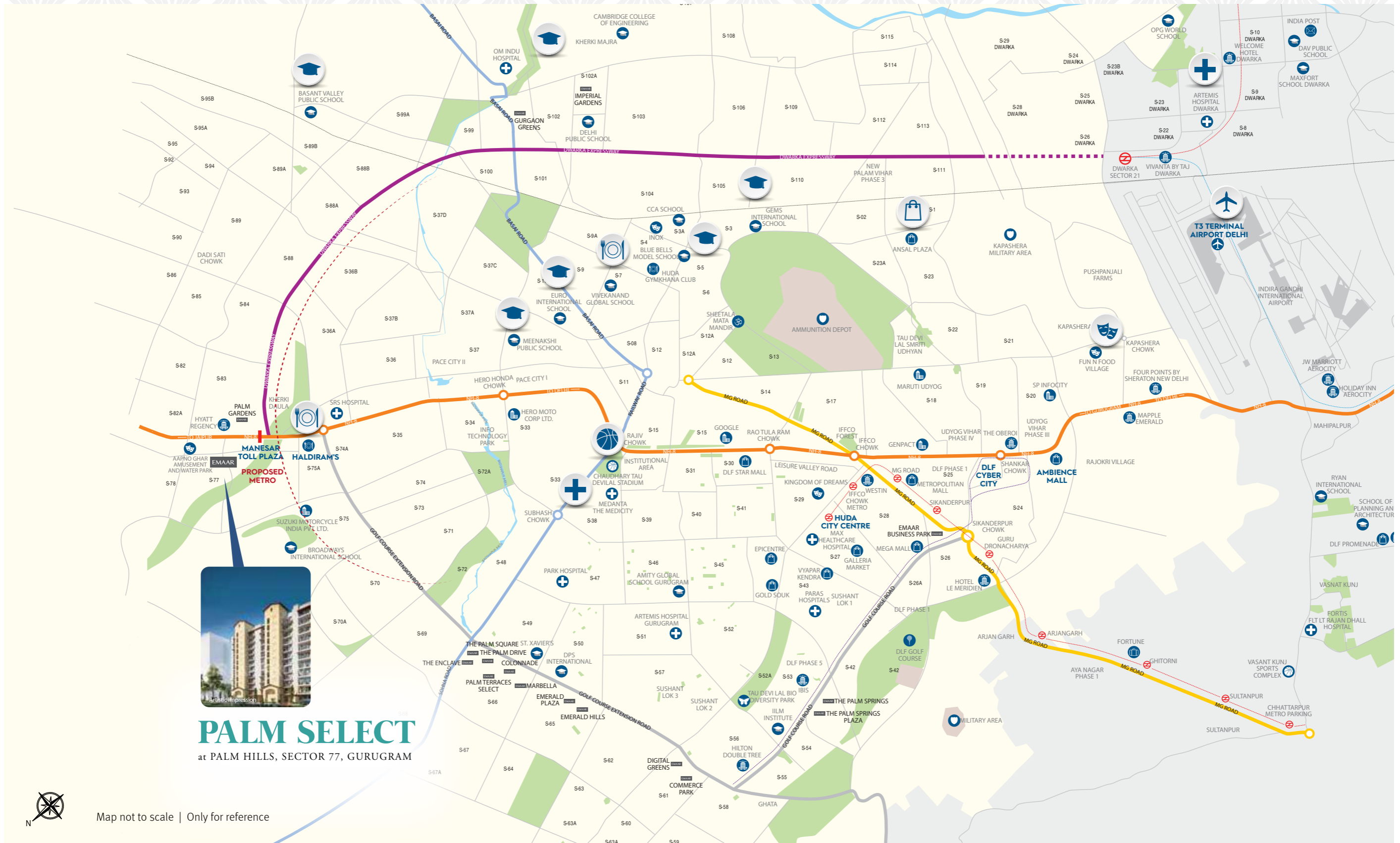
## DISCOVER A WORLD CONNECTED TO YOU

Experience quick connectivity from the advantageous location of your home. The best of social, entertainment, educational and commercial hubs are just a short drive away.

- Strategically 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 25 mins. Cyber Hub
- 30 mins. drive to IG International Airport (T3)

Above distances as per Google maps.  
The Company makes no explicit or implicit guarantee/warranty of accuracy of distance, neither accepts any responsibility.

# LOCATION MAP



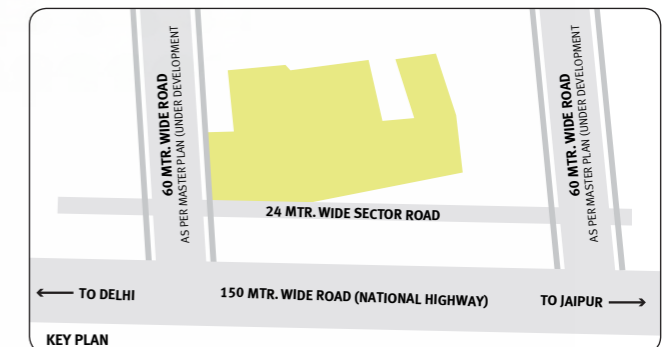
- |         |                |          |                    |                    |             |                             |
|---------|----------------|----------|--------------------|--------------------|-------------|-----------------------------|
| School  | Sports complex | Hospital | Bio diversity park | Shopping mall      | Post office | Club/food court             |
| Airport | Golf course    | Hotel    | Temple             | Entertainment zone | Office      | Special economic zone (Sez) |

# MASTER PLAN OF PALM HILLS TOWNSHIP



## LEGEND

1. Entrance - Exit court
2. Clubhouse
3. Swimming pool
4. Convenient shopping
5. Basketball court
6. Badminton courts
7. Nursery school
8. Primary school
9. MLCP - car parking
10. Garden area
11. ESS
12. HSD yard
13. Covered parking





# SPECIFICATIONS

## Living Room/Dining/Lobby

- 1 Oil bound distemper (Walls)
- 2 Oil bound distemper (Ceiling)
- 3 High Quality Vitrified Tiles (Flooring)
- 4 External windows - UPVC
- 5 Entrance door - Engineered Door Frame & Engineered Shutter
- 6 Internal door - Engineered Door Frame & Engineered Shutter
- 7 External doors - UPVC
- 8 Modular switches
- 9 Split AC

## Other Bedroom(S)

- 1 Oil bound distemper (Walls)
- 2 Oil bound distemper (Ceiling)
- 3 Laminated wooden flooring
- 4 External windows - UPVC
- 5 Internal door - Engineered Door Frame & Engineered Shutter
- 6 External doors - UPVC
- 7 Modular switches
- 8 Split AC

## Master Bedroom

- 1 Oil bound distemper (Walls)
- 2 Oil bound distemper (Ceiling)
- 3 Laminated wooden flooring
- 4 External windows - UPVC
- 5 Internal door - Engineered Door Frame & Engineered Shutter
- 6 External doors - UPVC
- 7 Modular switches
- 8 Split AC

## Other Bathroom

- 1 Combination of vitrified tiles and oil bound distemper (Walls)
- 2 Oil bound distemper (Ceiling)
- 3 Vitrified tile Matt Finish (Flooring)
- 4 External windows - UPVC
- 5 Internal door - Engineered Door Frame & Engineered Shutter
- 6 High Quality CP fittings & China ware fixtures
- 7 Modular switches
- 8 Granite Stone Counters

## Master Bathroom

- 1 Combination of vitrified tiles and oil bound distemper (Walls)
- 2 Oil bound distemper (Ceiling)
- 3 Vitrified tile (Flooring)
- 4 External windows - UPVC
- 5 Internal door - Engineered Door Frame & Engineered Shutter
- 6 High Quality CP fittings & Chinaware fixtures
- 7 Modular switches
- 8 Imported Stone Counter

## Balconies and Terraces

- 1 Weather proof paint (Walls)
- 2 Weather proof paint (Ceiling)
- 3 Anti skid tiles (flooring)
- 4 External windows - UPVC
- 5 External doors - UPVC

## Utility Room

- 1 Oil bound distemper (Walls)
- 2 Oil bound distemper (Ceiling)
- 3 Ceramic tiles (Flooring)
- 4 Internal door - Engineered Door Frame & Engineered Shutter

## Kitchen

- 1 Combination of tiles and oil bound distemper (Walls)
- 2 Oil bound distemper (Ceiling)
- 3 High Quality Vitrified Tiles (Flooring)
- 4 External windows - UPVC
- 5 Internal door - Engineered Door Frame & Engineered Shutter
- 6 External doors - UPVC
- 7 Granite counter top, stainless steel single drain board sink with CP fittings
- 8 Modular switches
- 9 Integrated Modular Kitchen (Upper + Lower Cabinet) + Chimney + Hob + Geyser

## Other Amenities

- 1 Minimum one reserved car park (Open)
- 2 Generator back-up of 5 kva per apartment
- 3 Central green having kids play area with tot-lots, seesaws and baby slides
- 4 Centralized sewage treatment plant
- 5 Perimeter security

# IMAGINE MORE.

## THERE IS MORE THAN WHAT MEETS THE EYE

**PALM SELECT** apartments at Palm Hills reflect the true international Emaar lifestyle with a never-before class of aesthetics and high technology earthquake resistant construction. What also brings alive your apartment is the zero-compromise, eye for detail in fixtures and fittings, from modern modular kitchens to electronic security which enhances luxury living.



\*In the interest of maintaining high standards, all floor plans, areas, dimensions, measurements and specifications mentioned are for reference and may change in accordance with law. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the offering.

ARTISTIC IMPRESSION

# PALM SELECT AT PALM HILLS, SECTOR 77, GURUGRAM

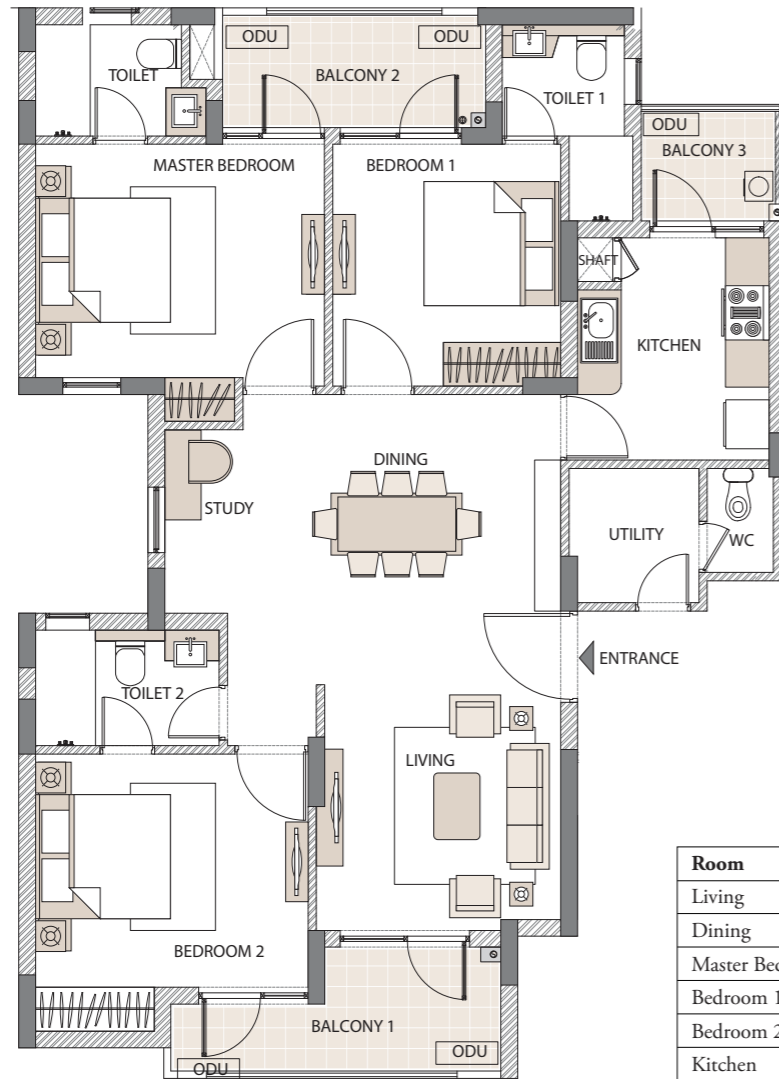
**EMAAR**  
INDIA

Typical Floor Plan | 3 Bedroom + 3 Toilet + Living & Dining + Utility

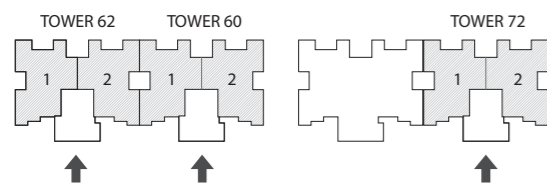
Tower 60 (B14), 62 (B13) & 72 (B12)

Carpet Area: 96.042 sq.mtr. (1,033.796 sq.ft.) | Balcony Area: 15.210 sq.mtr. (163.720 sq.ft.)

Super Area: 153.288 sq.mtr. (1,650 sq.ft.)



Room	MM	Sizes
Living	3350 x 3370	10'11" x 11'0"
Dining	5430 x 3980	17'9" x 13'0"
Master Bedroom	3960 x 3200	12'11" x 10'6"
Bedroom 1	3125 x 3315	10'3" x 10'10"
Bedroom 2	3735 x 3200	12'3" x 10'6"
Kitchen	2630 x 3050	8'7" x 10'0"
Master Toilet	2335 x 1525	7'7" x 5'0"
Toilet 1	1675 x 1525 & 875 x 1165	5'6" x 5'0" & 2'10" x 3'9"
Toilet 2	2515 x 1585	8'3" x 5'2"
Utility	1780 x 1840	5'10" x 6'0"
WC	905 x 1425	2'11" x 4'8"
Balcony 1	2415 x 1800 & 2210 x 1020	7'11" x 5'10" & 7'3" x 3'4"
Balcony 2	3605 x 1640	11'9" x 5'4"
Balcony 3	1870 x 1600	6'2" x 5'3"



This is typical floor plan. All floor plans, areas, dimensions, measurement and specifications mentioned are for reference and may change in accordance with law.  
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All dimensions are approximate & subject to variations. Please check with the company for exact layout and dimensions.  
1 sq.mtr. = 1.196 sq.yrds. & 1 sq.mtr. = 10.764 sq.ft.

Emaar India carries forward its 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.



- GURUGRAM**
    - Emerald Hills
    - Emerald Estate
    - Emerald Floors Premier
    - The Palm Drive
    - Palm Terraces Select
    - Emaar Palm Heights
    - Palm Studios
    - The Enclave
    - Palm Gardens
    - Marbella
    - Palm Hills
    - Palm Select
    - Emaar Palm Premier
    - Imperial Gardens
    - Gurgaon Greens
    - Emaar DigiHomes
  - NEW DELHI**
    - Commonwealth Games Village
  - MOHALI, PUNJAB**
    - Mohali Hills
    - The Views
    - The Villas
    - The Terraces
    - The Bungalows
    - August Park
  - LUCKNOW**
    - Gomti Greens
  - INDORE**
    - Indore Greens
  - JAIPUR**
    - Jaipur Greens
    - Vaikunth Villa Plots
  - CHENNAI**
    - Esplanade
    - The Avenues
    - Grace
  - HYDERABAD**
    - Boulder Hills
    - Golf & Country Club
- LEGEND**
- Completed
  - Under Construction

DELHI | GURUGRAM | INDORE | JAIPUR | MOHALI | LUCKNOW | CHENNAI

RESIDENCES - TOWNSHIPS - COMMERCIAL - RETAIL



Emaar properties ranked 20th 'best regarded company' worldwide and leading real estate company in the industry by **Forbes** magazine (Sept'19 issue)

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PALM SELECT

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#2Years2Good

DEFINITELY EMAAR

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**RERA Regn. No.:** RC/REP/HARERA/GGM/381/113/2019/76 dated 24.12.2019 for Palm Select at Palm Hills, comprising of 66 units(3 Towers), valid till 30th August, 2021; License No. 56 dated 31-Aug-2009 and License no. 62 dated 05.08.2013 for an area of 29.347 acres of Group Housing at Sector-77, Village Shikohpur, District Gurugram in favour of Robin Software LLP, Neemrana Developers Private Limited, Shri Sanjay Passi C/o Emaar MGF Land Limited; Building Plans for Group Housing Colony approved vide memo No. ZP-567/JD (BS)/2011/5329 dated 21.04.2011, Revised Building Plans approved vide office Memo No. ZP-567/AD(RA)/2015/16319 dated 28.08.2015 and ZP-567/AD(RA)/2018/30008 dated 23.10.2018 and is available on the website [www.haryanarera.gov.in](http://www.haryanarera.gov.in) under registered projects.

Measurements are approximate and are subject to variations. 1 sq. mtr. = 1.196 sq. yd. & 1 sq. mtr. = 10.764 sq. ft.

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