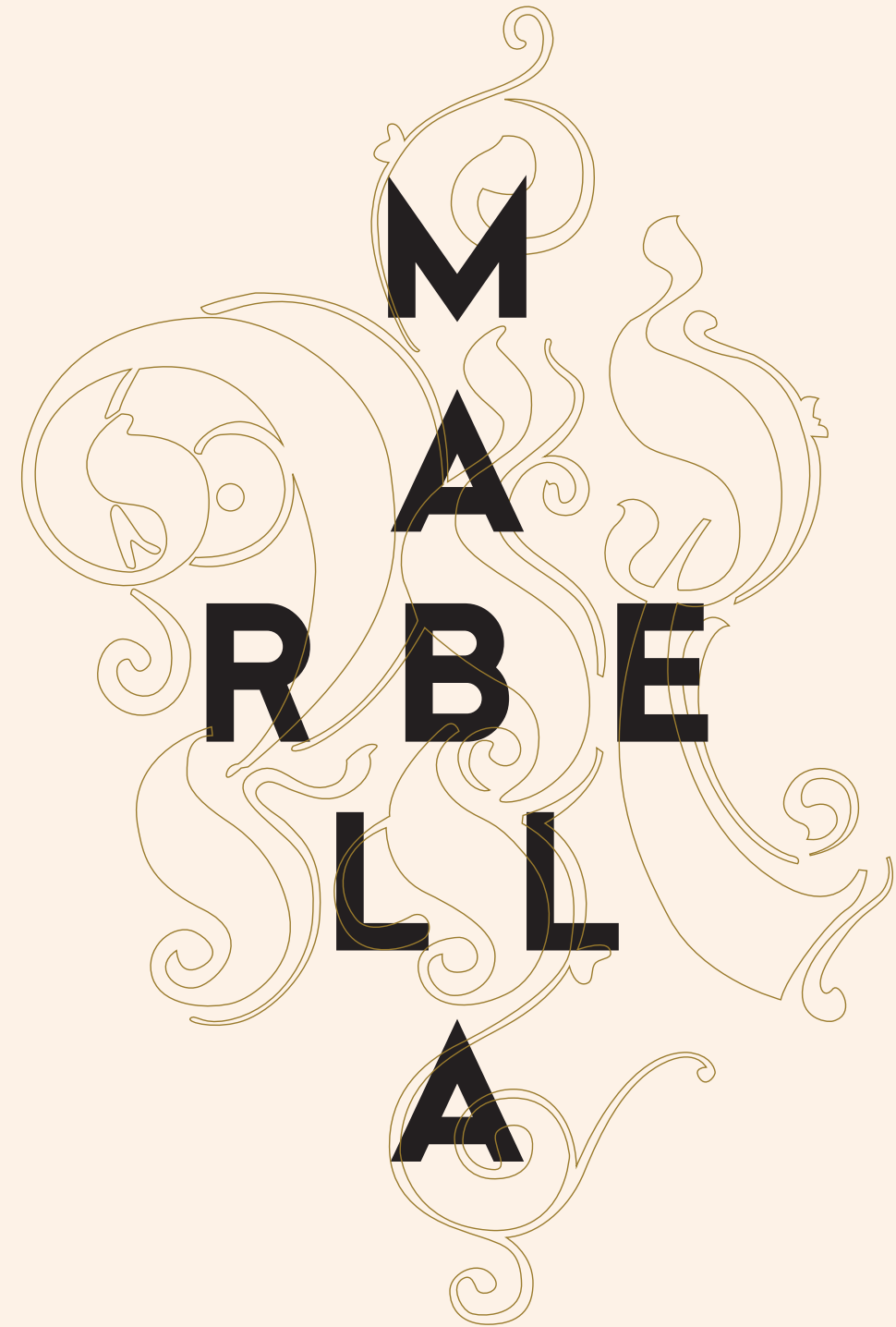


EMAAR
INDIA



MARBELLA PHASE 2, SECTOR 65, GURUGRAM-122018


MARBELLA
PHASE 2

LIFE ON YOUR TERMS

FOR THOSE WHO REFUSE TO COMPROMISE,
FOR THOSE WHO INSIST ON THE VERY BEST,
FOR THOSE WHO LIVE LIFE ON THEIR OWN TERMS,
WE BRING YOU LUXURIOUS
RESIDENTIAL PLOTS TO CHOOSE FROM.



MARBELLA

PHASE 2

YOUR

KIND

OF

LIFE.

You don't just want a home that
elevates and defines lifestyle.

YOUR

You also want a living space that's
exclusive and one of a kind.

KIND

Where you get to decide the
how you want your space to be.

OF

Where you have a say on every
little detail within your home.

HOME.

Choose from our Plots, to raise your
dream home, just the way you want.

YOUR
KIND
OF
PLOT.

“Buy land.
They’re not
making it
anymore.”

– Mark Twain.

Increasingly, land is becoming a scarce commodity in Delhi-NCR, which is why perhaps you may not get another chance to own such a premium piece of land again. Not only will this be an asset with a potential to keep appreciating, but an heirloom for your future generation as well.

YOUR
KIND
OF
ASSET.

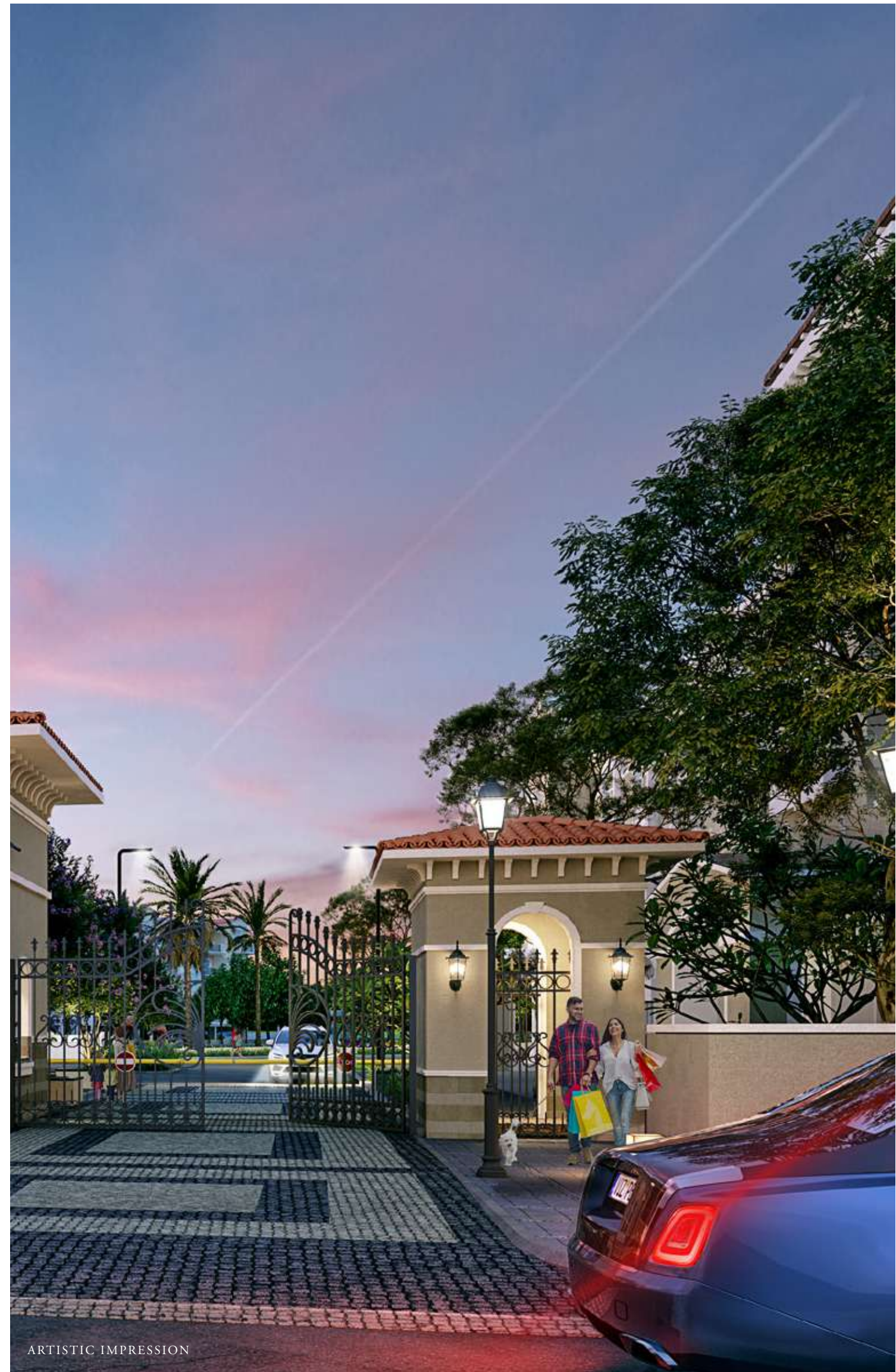
YOUR
KIND
OF
LOCATION.

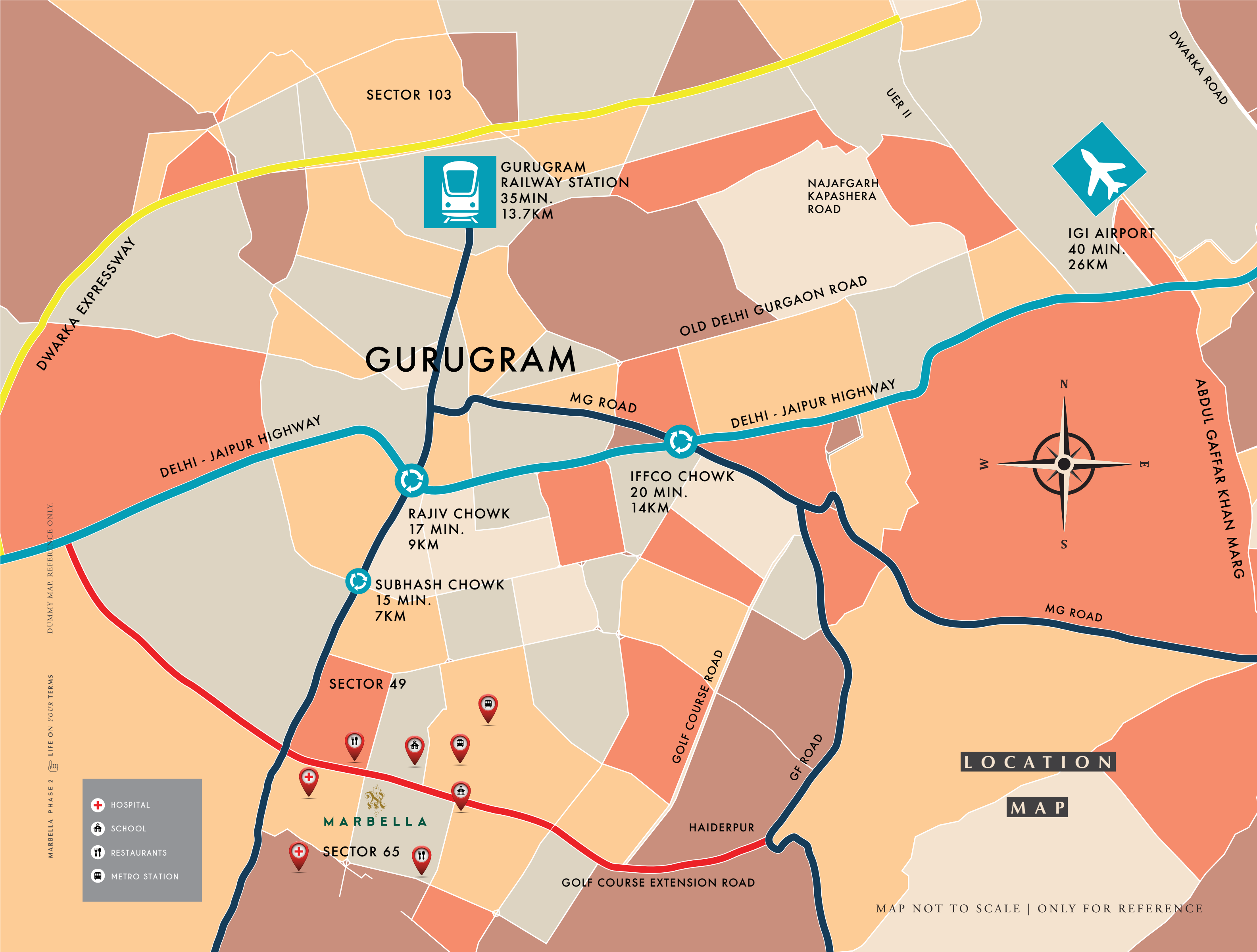
STAY FAR, FAR AWAY FROM THE CHAOS OF EVERYDAY,
BUT CLOSE TO THE
FACILITIES YOU NEED EVERY DAY.

Near Golf Course Extension Road, one of the most desirable addresses
in the millennium city.

- Excellent connectivity to Delhi and IGI (T3) Airport
- In close proximity to all key business districts
- Set in a thriving neighbourhood with schools and hospitals nearby
- Metro line coming up in close vicinity

YOUR
KIND
OF
FACILITIES.





SECTOR 103



GURUGRAM RAILWAY STATION
35 MIN.
13.7KM



IGI AIRPORT
40 MIN.
26KM

GURUGRAM

DWARKA EXPRESSWAY

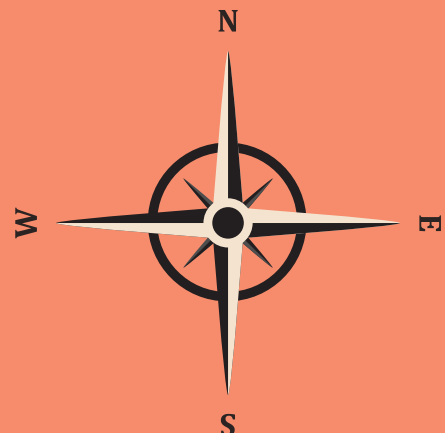
DELHI - JAIPUR HIGHWAY

OLD DELHI GURGAON ROAD

MG ROAD

DELHI - JAIPUR HIGHWAY

ABDUL GAFFAR KHAN MARG



RAJIV CHOWK
17 MIN.
9KM

IFFCO CHOWK
20 MIN.
14KM

SUBHASH CHOWK
15 MIN.
7KM

MG ROAD

SECTOR 49

GOLF COURSE ROAD

GF ROAD

LOCATION

MAP

- HOSPITAL
- SCHOOL
- RESTAURANTS
- METRO STATION

MARBELLA

SECTOR 65

HAIDERPUR

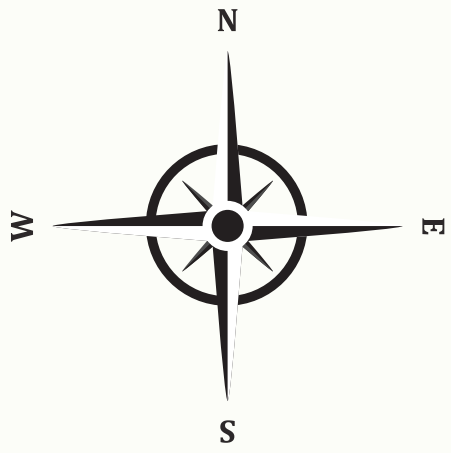
GOLF COURSE EXTENSION ROAD

MAP NOT TO SCALE | ONLY FOR REFERENCE

DUMMY MAP. REFERENCE ONLY.

MARBELLA PHASE 2 LIFE ON YOUR TERMS





AMENITIES

- A. CENTRAL PARK
- B. PET PARK
- C. PARK
- D. GUARD HOUSE
- E. ARRIVAL PLAZA
- F. ENTRY/ EXIT
- G. SERVICES YARD (UGT)
- H. SERVICES YARD (STP)
- J. SERVICES YARD (ESS)


MARBELLA
 PHASE 2

MARBELLA PHASE 2 - LIFE ON YOUR TERMS

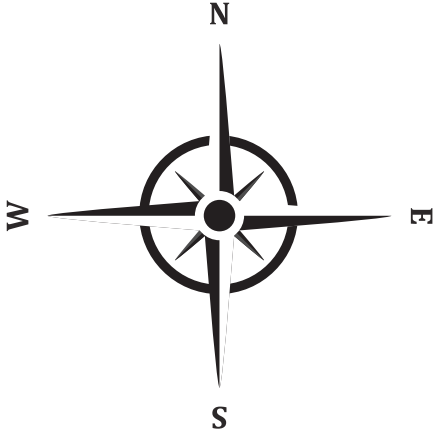
CENTRAL PARK



- 01. FORMAL ARRIVAL AREA
- 02. CELEBRATORY ARRIVAL
- 03. INTERACTIVE SEATING
- 04. SENIOR CITIZEN AREA
- 05. LEISURE WALK

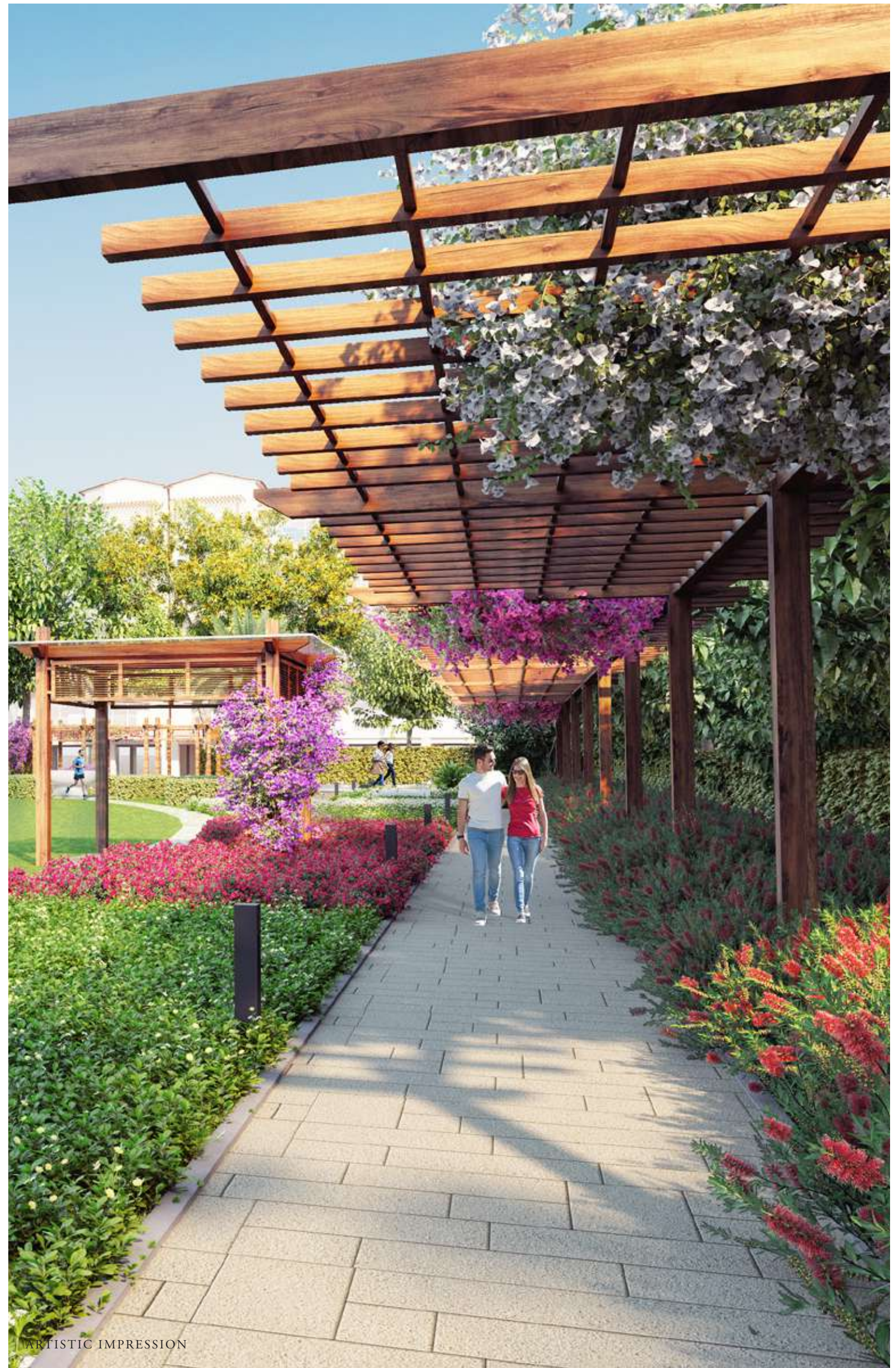
- 06. BADMINTON COURT
- 07. MEDITATION AND YOGA AREA
- 08. CHILDREN'S PLAY AREA
- 09. OUTDOOR FITNESS COURT
- 10. SEASONAL FLOWER GARDEN

- 11. WALK/ JOG TRACK
- 12. CRICKET PRACTICE PITCH
- 13. CENTRAL LAWN
- 14. PALM COURT





MARBELLA PHASE 2 LIFE ON WOOD TERMS



ARTISTIC IMPRESSION

EMAAR
INDIA

Life on

your

terms.

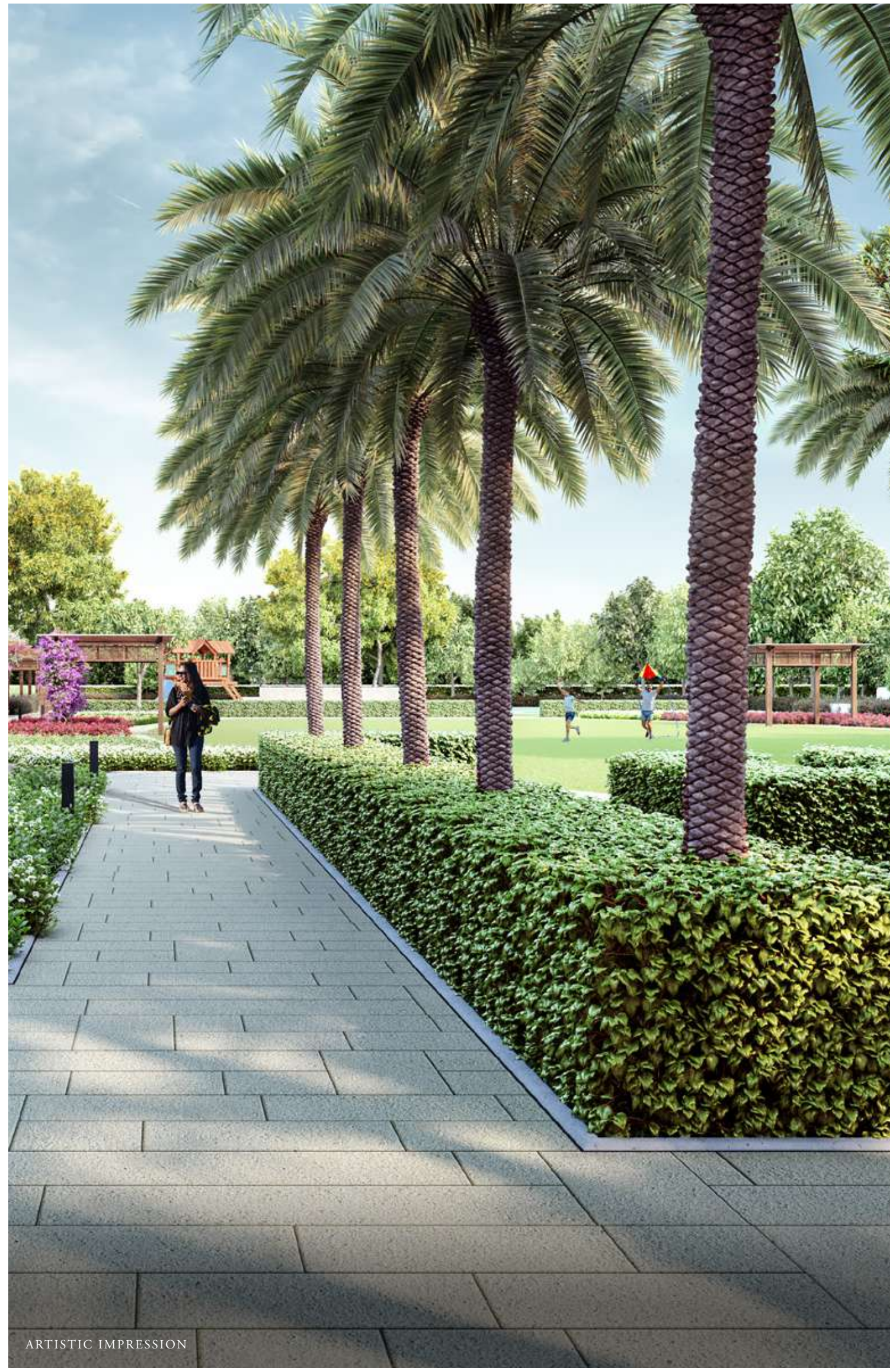


MARBELLA

PHASE 2



MARBELLA PHASE 2 THE LIFE ON FOOT TERMS



ARTISTIC IMPRESSION

ABOUT EMAAR INDIA

One of the most valuable and admired Real Estate group 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 viz. world's tallest building Burj Khalifa and the biggest shopping mall – The Dubai Mall. EMAAR India carries its global legacy with a formidable portfolio of remarkable residential and commercial spaces across the country viz. Delhi/NCR, Mohali, Lucknow, Indore, Jaipur and Coimbatore.

HRERA No.:RC/REP/HARERA/GGM/440/172/2021/08. Dated 01/03/2021 (12.6063 acres (5.101588611 hectares) forming part of Marbella) is available on the website www.haryanarera.gov.in under registered projects. License nos. 97 of 2010 dated 18.11.2010 for 108.006 acres and License no. 41 of 2011 dated 03.05.2011 for 1.063 acres granted by the Director, Town and Country Planning, Haryana (DTCP) in favour of Metroline (Shivpuri) Estates Pvt. Ltd & Others c/o Emaar India Limited (Formerly known as Emaar MGF Land Limited) for setting up a residential plotted colony on area measuring 109.069 acres (now 107.919 acres) in Sector-65 & 66, Gurugram, Haryana. An area of 1.15 acres out of License No. 97 of 2010 dated 18.11.2010 was de-licensed vide order no. LC-2169-B-JE(MS)-2017/2806 dated 14.02.2017 by DTCP. Revised Layout Plan was approved by DTCP vide memo no. LC-2169-B/SD(DK)/2020/17224 Dated 29.09. 2020. Further applications for de-license of area measuring 0.9812 acres and 0.0188 acres have been submitted to Director Town and Country Planning Haryana.

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