

EMAAR

INDIA

Welcome to the world of the truly privileged



IMAGE FOR REFERENCE ONLY

Limited Edition

EMAAR EMERALD CLASSIC

At Emerald Estate

Superior Duplex & Extra-Large Apartments | Golf Course Extension Road, Sector - 65, Gurugram

Luxury is the new essential



...to be able to live the life I deserve
with a like-minded community

My aspirations for my family are always high and we are determined to live the privileged lifestyle. A home where every luxury is taken care of and where privacy of individual space is blended with warmth of a well integrated community – yes, this is my home.



EMAAR EMERALD ESTATE

The home to Emaar Emerald Classic

LUXURY WORKS BEST IN A LUXURIOUS ENVIRONMENT

Emerald Estate, a 25 acre well endowed township by Emaar on the premium Golf Course Extension Road, Gurugram, is home to India's finest families by design. The estate was crafted to fulfill the demands of a community used to a privileged lifestyle.

The complex is amply covered with green foliage and landscaped parks allowing families and children to breathe in fresh pure air every day as they enjoy the many facilities and amenities that keep the community active and healthy.

Modern conveniences surround the complex from smart security, piped cooking gas, dedicated retail store and wide internal roads. And the facilities available within the estate of Emerald Estate can also be accessed.

Truly, you never have to step out of luxury living.



EMERALD CLASSIC

Big on peace & tranquility. And space.

When you cross the main gated complex, you then enter the inner sanctum zone where two Emaar Emerald Classic towers host a collection of luxury duplex and large size apartments. The smartly planned cross ventilated homes with natural light flowing in abundance reflect a lifestyle that blends the art of space with luxury amenities. Overlooking some of the most premium properties in Gurugram including Trump Towers and World One, you are privileged to enjoy the company of the rich and famous.

The complex is landscaped with green areas and dense trees that ensure quality air for those who use the walkways or jogging tracks around the estate.

The premium members only Club house and its enriched facilities mirror your classic lifestyle.





IMAGE FOR REFERENCE ONLY



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The joys of large 5 bedroom duplex homes & 3 bedroom large apartments

- Duplex high ceiling 5 bedroom, 6 toilets, family lounge and utility.

- Large 3 bedroom, 4 toilets and utility

- Club house and complex benefits*

Walkway paths | Jogging tracks | Open amphitheater | Yoga zone

- Members only Club house:

Swimming Pool | Kids splash pool | Indoor games | Modern Gym |
Kids play area | Multi-purpose hall | Day care



IMAGE FOR REFERENCE ONLY



IMAGE FOR REFERENCE ONLY



IMAGE FOR REFERENCE ONLY



IMAGE FOR REFERENCE ONLY



IMAGE FOR REFERENCE ONLY



IMAGE FOR REFERENCE ONLY



Smart locational benefits

- Dual access to the 60 Meter Sector Road and Golf Course Extension Road
- Close proximity to emerging business district
- Thriving neighbourhood with premium schools, hospitals, malls and restaurants
- Close to the proposed Metro corridor and 5 minutes from Sector 57 Metro station
- 20 minutes' drive to the T3 International Airport
- 15 minutes' drive to MG Road and Cyber Hub

MASTER PLAN

Map not to scale

With access to world-class amenities and cohesive urban designs, Emerald Estate is strategically located on Golf Course Extension Road offering great connectivity to the city as well as to the Indra Gandhi International Airport.

EMAAR
EMERALD
CLASSIC
At Emerald Estate

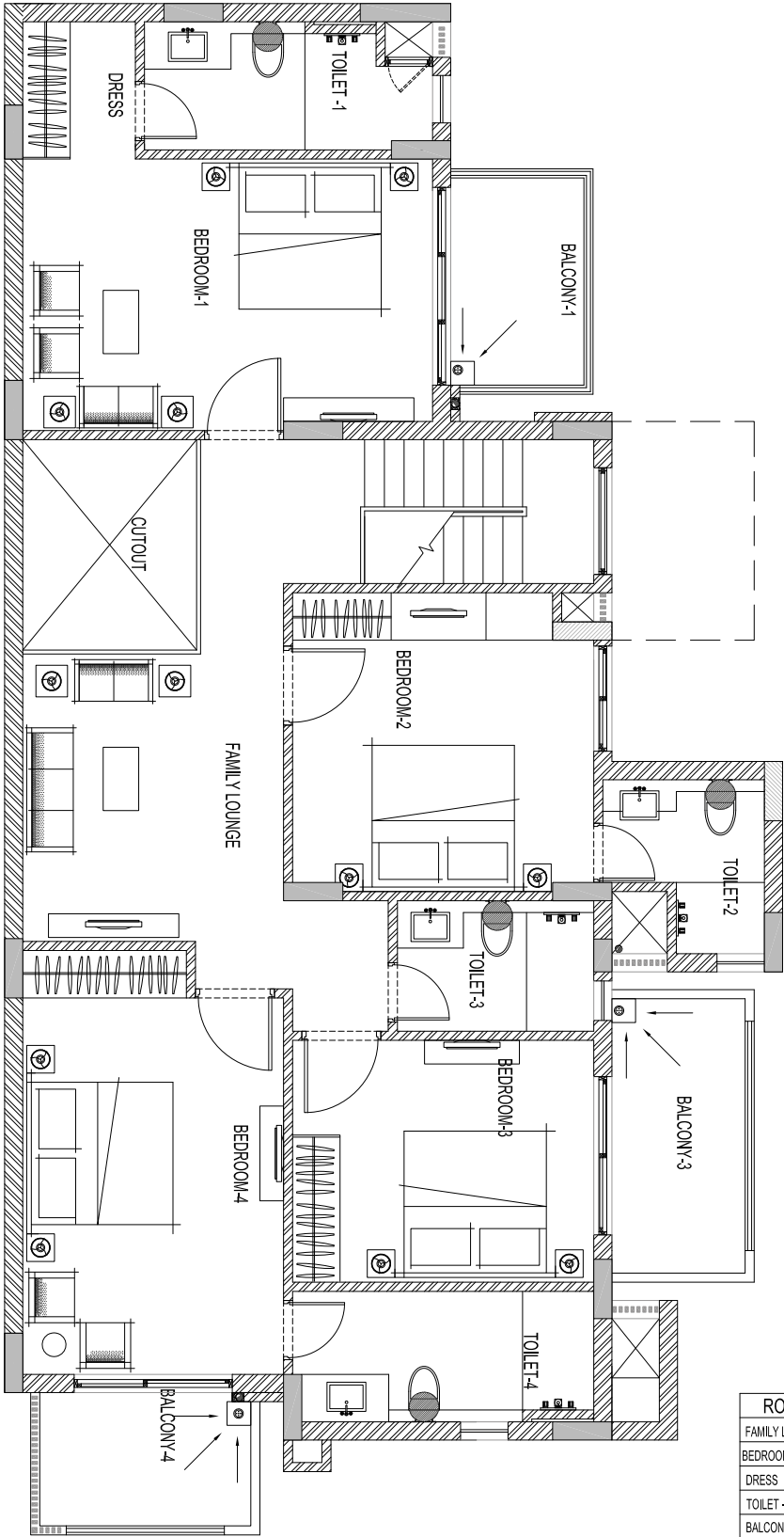
Layout for reference purpose only



FLOOR PLAN

Duplex First Floor

Proposed Sale Area	Carpet Area		Balcony Area	
	Sqm	Sft	Sqm	Sft
4000.00	230.28	2478.73	33.91	365.01



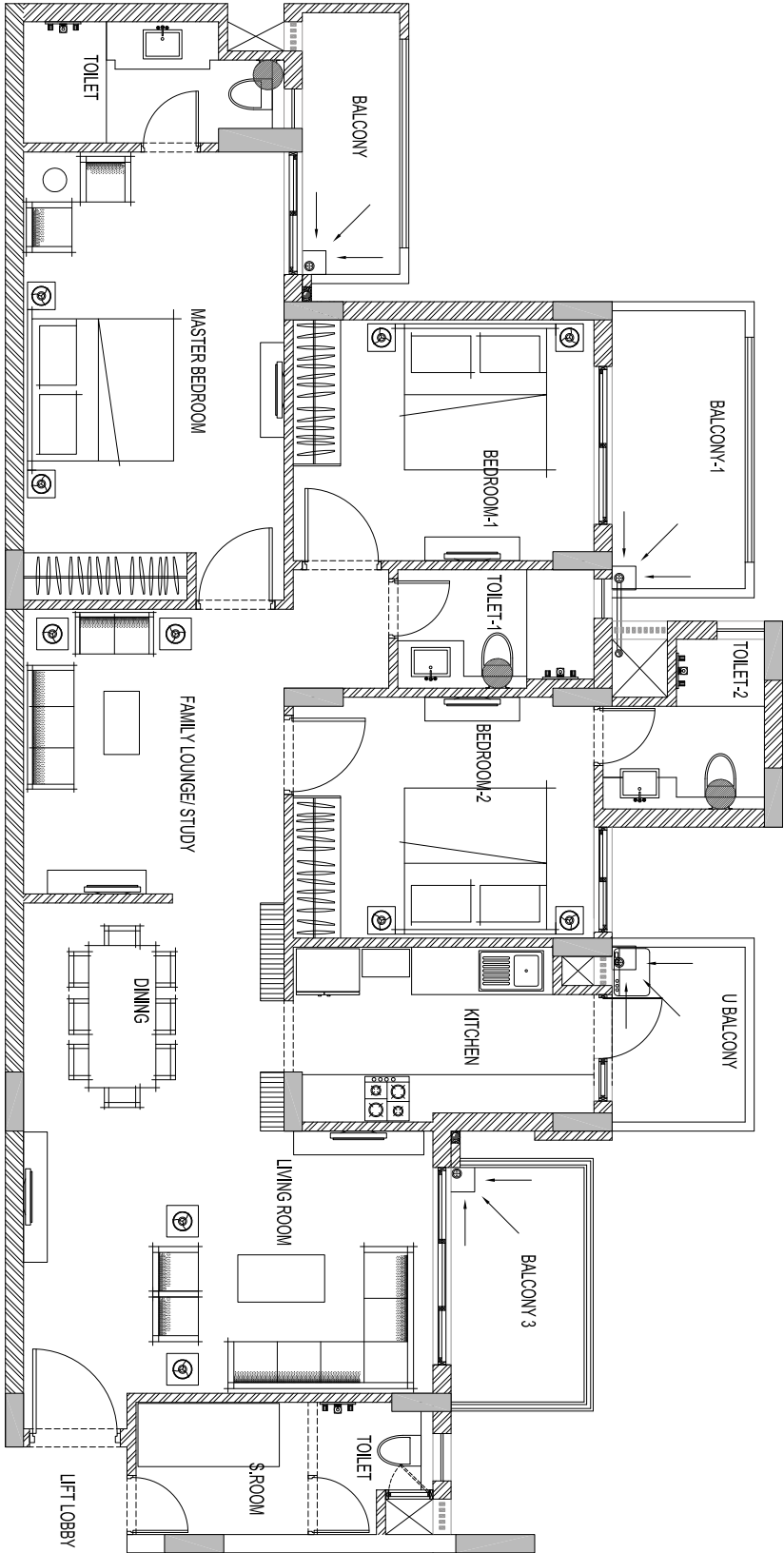
ROOM	FEET AND INCHES
FAMILY LOUNGE	11'11"X 10'10"
BEDROOM-1	10'11"X 17'1"
DRESS	5'9"X 4'8"
TOILET -1	5'4"X 12'0"
BALCONY-1	9'5"X 5'11"
BEDROOM-2	12'5"X 12'6"
TOILET-2	7'3"X 6'9"
BEDROOM-3	10'1"X 12'6"
TOILET-3	5'5"X 8'2"
BALCONY-3	12'2"X 5'11"
BEDROOM-4	15'8"X 10'10"
TOILET-4	4'11"X 12'6"
BALCONY-4	5'11"X 9'6"

Disclaimer: Measurements are approximate and subject to variations.
1 sq. mtr. = 10.764 sq. ft.
Map not to scale.

TYPICAL FLOOR PLAN

TYPE 1

Proposed Sale Area	Carpet Area		Balcony Area	
	Sqm	Sft	Sqm	Sft
2000.00	114.25	1229.79	21.66	233.15



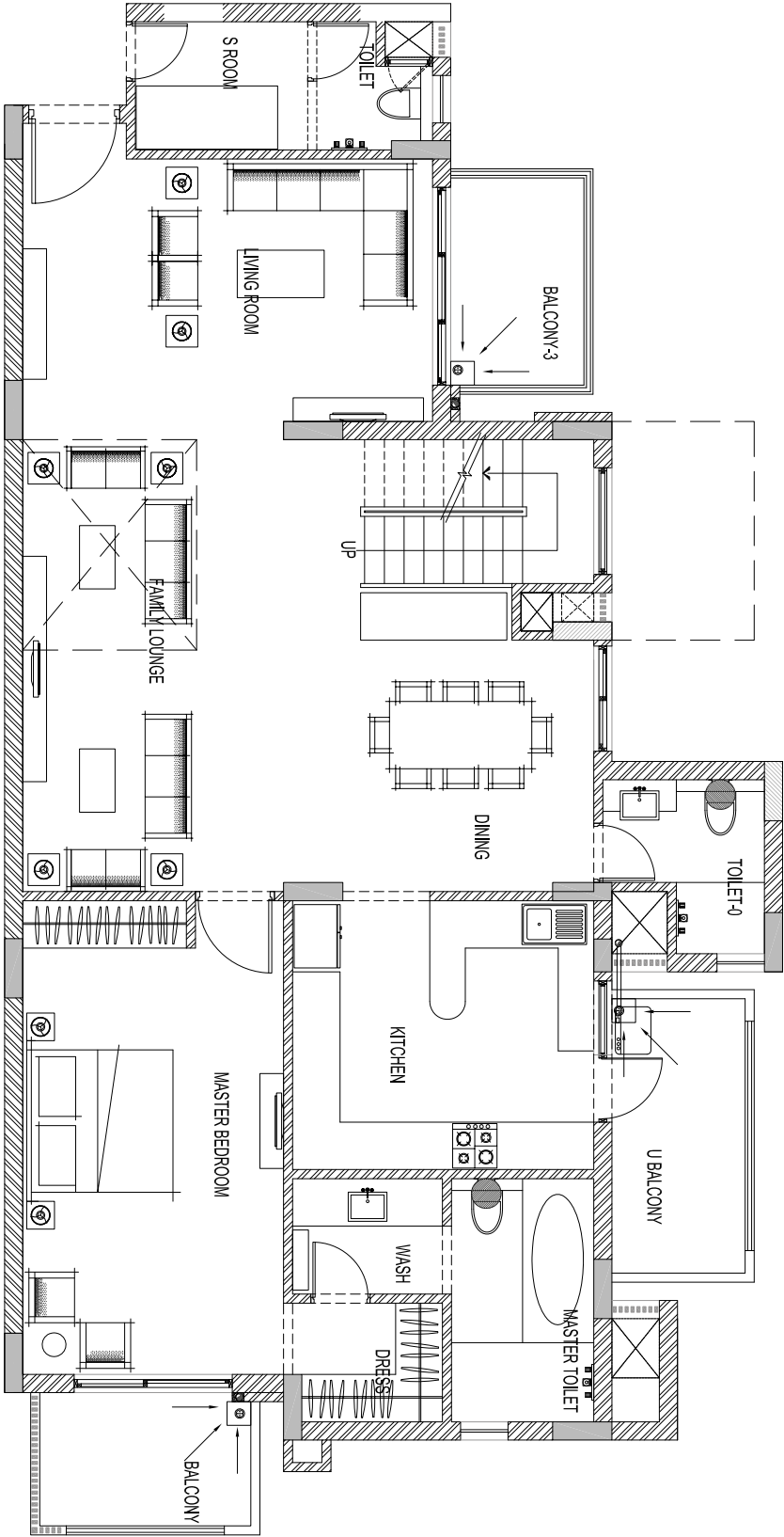
ROOM	FEET AND INCHES
LIVING ROOM	10'11" X 17'0"
FAMILY LOUNGE/ STUDY	11'10" X 10'10"
DINING	9'6" X 10'10"
MASTER BEDROOM	18'8" X 10'10"
MASTER TOILET	5'1" X 10'10"
BALCONY MASTER BEDROOM	11'8" X 5'3"
BEDROOM -1	10'0" X 12'6"
TOILET -1	4'11" X 8'2"
BALCONY-1	12'4" X 5'11"
BEDROOM -2	10'0" X 12'6"
TOILET -2	7'1" X 6'9"
KITCHEN	7'4" X 12'6"
U BALCONY	8'1" X 5'11"
BALCONY 3	10'6" X 5'10"
S.ROOM	5'6" X 7'2"
TOILET	5'8" X 4'10"

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Map not to scale.

FLOOR PLAN

Duplex Ground Floor

Proposed Sale Area	Carpet Area		Balcony Area	
	Sqm	Sft	Sqm	Sft
4000.00	230.28	2478.73	33.91	365.01



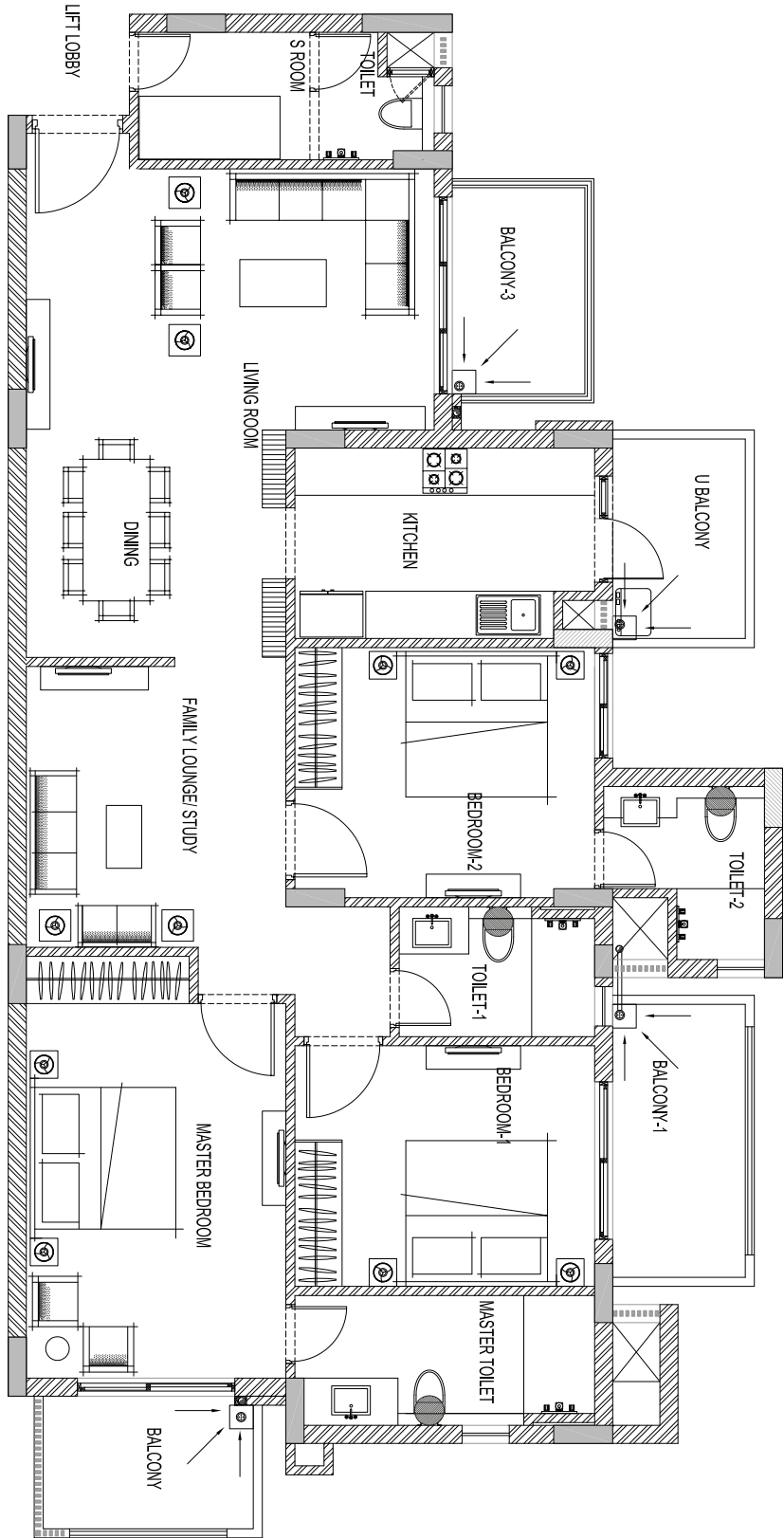
ROOM	FEET AND INCHES
LIVING ROOM	10'11" X 17'0"
FAMILY LOUNGE	19'6" X 10'10"
DINING	12'8" X 12'11"
TOILET-0	7'3" X 6'9"
MASTER BEDROOM	19'8" X 10'10"
MASTER TOILET	10'1" X 5'11"
WASH	4'10" X 6'3"
DRESS	4'11" X 6'3"
BALCONY MASTER BEDROOM	5'11" X 9'6"
KITCHEN	11'2" X 12'6"
U BALCONY	12'2" X 5'11"
BALCONY 3	9'5" X 5'11"
S.ROOM	5'4" X 7'2"
TOILET	5'4" X 4'4"

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Map not to scale.

TYPICAL FLOOR PLAN

TYPE 2

Proposed Sale Area	Carpet Area		Balcony Area	
	Sqm	Sft	Sqm	Sft
2050.00	117.27	1262.29	21.93	236.05



ROOM	FEET AND INCHES
LIVING ROOM	10'11" x 17'1"
FAMILY LOUNGE/ STUDY	14'1" x 10'10"
DINING	9'6" x 10'10"
MASTER BEDROOM	15'8" x 10'10"
MASTER TOILET	5'5" x 12'6"
BALCONY MASTER BEDROOM	5'11" x 9'7"
BEDROOM -1	10'1" x 12'6"
TOILET -1	5'5" x 8'2"
BALCONY-1	12'2" x 5'11"
BEDROOM -2	10'6" x 12'6"
TOILET -2	7'3" x 6'9"
KITCHEN	7'12" x 12'6"
U BALCONY	9'1" x 5'11"
BALCONY 3	9'5" x 5'11"
S.ROOM	5'4" x 7'2"
TOILET	5'4" x 4'10"

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Map not to scale.

SPECIFICATIONS



Living Room/Dining/Lobby/Family Room

- Pop punning with acrylic emulsion paint (Walls)
- Pop punning with acrylic emulsion paint (Ceiling)
- Imported marble (Flooring)
- External windows - Glazed UPVC. Toughened Glass
- Doors - Engineered laminated wooden door with frame
- Split A/C
- Modular switches

Master Bedroom and Master Dress

- Pop punning with acrylic emulsion paint (Walls)
- Pop punning with acrylic emulsion paint (Ceiling)
- Laminated wooden floor
- External windows - Glazed UPVC. Toughened Glass
- Doors - Engineered laminated wooden door with frame
- Split A/C
- Modular switches

Master Toilet

- Ceramic tile with acrylic emulsion paint above (Walls)
- Pop punning with acrylic emulsion paint. False ceiling
- Imported marble (Flooring)
- Doors - Engineered laminated wooden door with frame
- External windows - Glazed UPVC
- CP fittings, white chinaware fixtures- Roca or equivalent
- Modular switches

Servant/Utility Room

- Ceramic tiles, acrylic emulsion paint above (Walls)
- Pop punning with acrylic emulsion paint.
- Anti-skid tiles (Flooring)
- Doors - Engineered laminated wooden door with frame
- External windows - glazed UPVC. Toughened Glass
- ISI quality chinaware & fittings

Kitchen

- Ceramic tile till 2” height above counter with acrylic paint above (Walls)
- Pop punning with acrylic emulsion paint. False ceiling.
- Anti skid tiles (Flooring)
- External windows - Glazed UPVC. Toughened Glass
- Granite counter top, stainless steel single drain board sink with CP fittings
- Modular Kitchen + Chimney + Hob

Other Bedroom(s)

- Pop punning with acrylic emulsion paint (Walls)
- Pop punning with acrylic emulsion paint (Ceiling)
- Laminated wooden floor (Flooring)
- External windows - Glazed UPVC. Toughened Glass
- Doors - Engineered laminated wooden door with frame
- Split A/C
- Modular switches

Other Toilets

- Designer ceramic tile with acrylic emulsion paint above (Walls)
- Pop punning with acrylic emulsion paint. False ceiling
- Vitrified tile-anti-skid tiles (Flooring)
- External windows - Glazed UPVC
- Door - Engineered laminated wooden door with frame
- CP fittings, white chinaware fixtures- Roca or equivalent

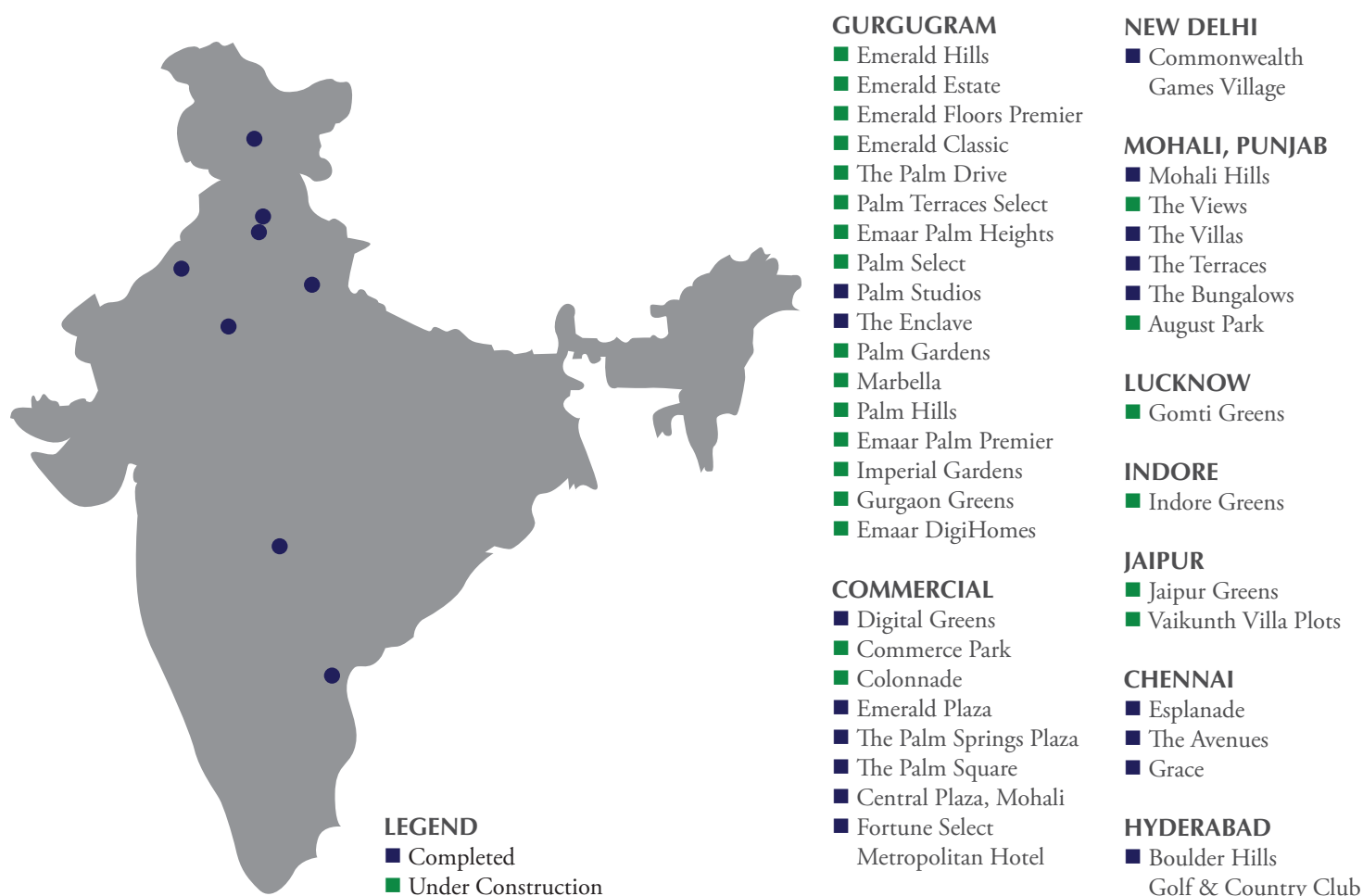
Balconies and Terraces

- Weatherproof textured paint (Walls)
- Weatherproof paint (Ceiling)
- Anti skid tiles (Flooring)
- MS railing with enamel paint

In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications mentioned are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, kitchen cabinets, 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.

THE TRUE EMAAR LIFESTYLE NOW IN 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.



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

AWARDS & ACCOLADES

‘Developer of The Year - Residential’ from Reality+ Conclave and Excellence Award, 2019
 ‘Developer of The Year - Residential’ Award from ET Now in 2018
 DNA Real Estate & Infrastructure Award in 2017
 9th Realty + Conclave and Excellence Award in 2017
 Numerous accolades for its marquee projects in Gurugram

TWO YEARS TOO GOOD

**6,000+ homes delivered in the last two years.
Emaar Family grows to 18,500+ happy customers.**

New signature projects launched in Gurugram & Jaipur.

Upcoming launches lined up in Gurugram, Indore & Lucknow.

30 projects across Delhi, Gurugram, Mohali, Jaipur, Indore & Lucknow.

17 Residential (30 mn. sq. ft.) • 7 Commercial (5 mn. sq. ft.) • 6 Plotted (1,050 acres)

#2Years2Good

DEFINITELY EMAAR

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INDIA

www.emaar-india.com

EMAAR EMERALD CLASSIC

At Emerald Estate

Golf Course Extension Road, Sector - 65, Gurugram

RERA Regn. No.: RC/REP/HARERA/GGM/362/94/2019/56 dated 01.10.2019 for Emerald Classic at Emerald Estate, comprising of (Tower no. P1 & P2; 20 units), valid till 31.12.2022; License No. 06 of 2008 dated 17.01.2008 for an area of 25.499 acres of Group Housing at sector 65, Village Maidawas, District Gurugram in favour of c/o Active Promoters Pvt. Ltd., Brijbasi Projects Private Limited, Sewak Developers Pvt. Ltd., Rajiv Kumar, S/o Nanu Ram, Shakuntala w/o Nanu Ram C/o Emaar MGF Land Limited; Building Plans for Group Housing Colony approved vide memo No. ZP-441/JD(BS)/2009/13447 dated 29.12.2009, Revised Building Plans approved vide office Memo No. ZP-441/JD(BS)/2010/120 dated 07.01.2011 and further revised vide Memo No. ZP-441/JD(BS)/2013/49788 dated 29.08.2013.

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1 sq. mtr. = 1.196 sq. yd. & 1 sq. mtr. = 10.764 sq. ft.

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Emaar Properties ranked 20th 'best regarded company' worldwide and leading real estate company within the industry - **Forbes** magazine (Sept'19 issue)