EMAAR

INDIA

Embrace a seamless blend of spacious apartments, tranquillity and a well-established address.

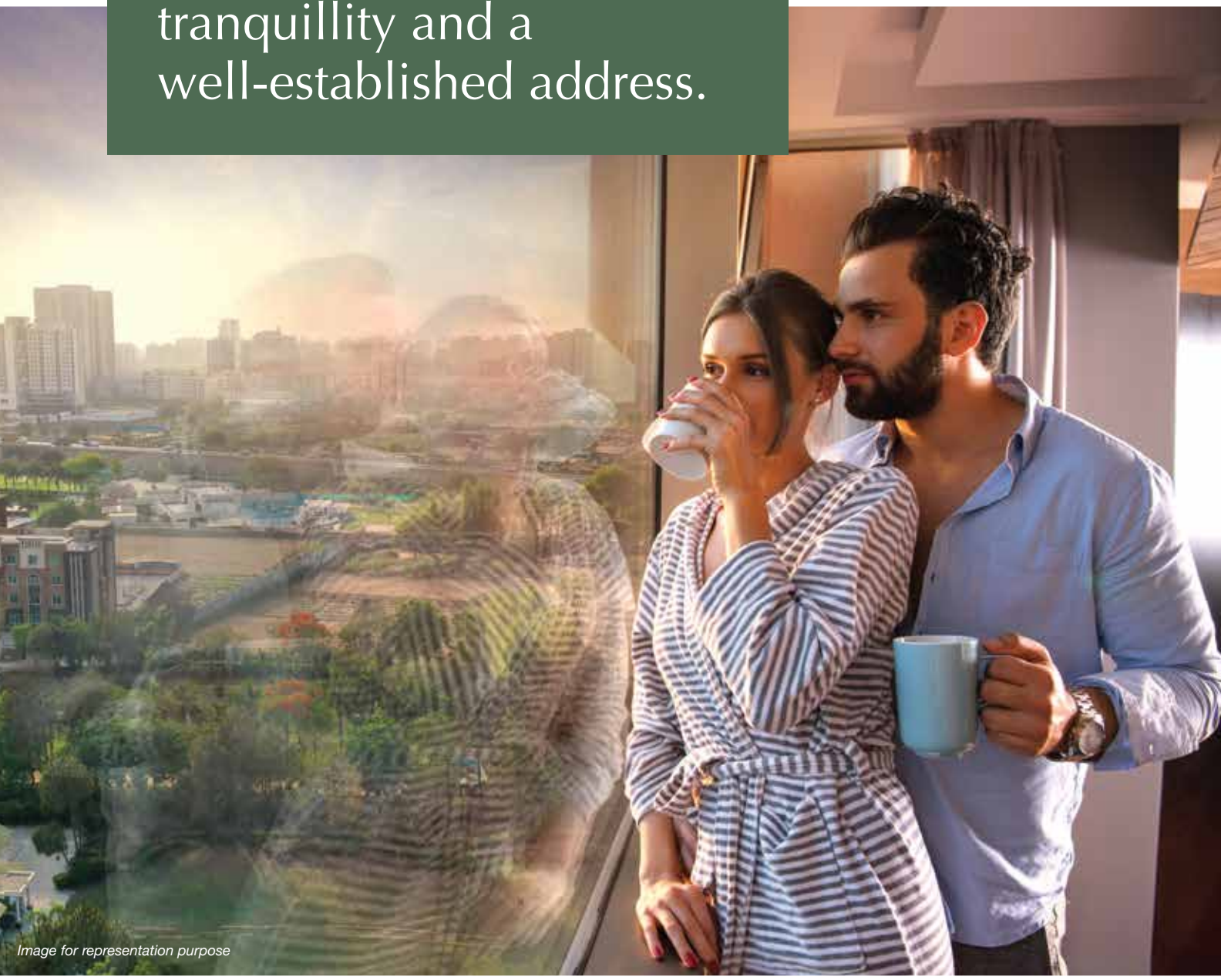


Image for representation purpose

EMAAR
PALM HEIGHTS

SECTOR 77, GURUGRAM, HARYANA 122004

Presenting Emaar Palm Heights, a 24 storey skyscraper spread across approx. 30 acres, in the well-established development of Emaar Palm Hills (HRERA No. 256 of 2017).

Located at the quadrant junction of NH 48 and Dwarka Expressway, the property also has multiple connections for ingress and egress including a connecting road through Southern Peripheral Road. Palm Heights comes with curated lush green landscapes, modern amenities and unparalleled views of the Aravalli Hills on one side and the Gurugram cityscape on the other. On offer, spacious 3-bed homes ranging from 185.8 sqm. to 188.1 sqm. (2,000 sq. ft. to 2,025 sq. ft.) Ready-to-use Clubhouse and all ancillary amenities, and a warm, bustling community of over a 1,000 like-minded families – who are a part of Palm Hills and 650+ already staying here, making for a bustling community.



Artistic impression

One of the most thriving and promising ecosystems in Gurugram.

- 2nd largest IT hub and 3rd largest banking and financial hub of India.#
- 8th largest city in India in terms of wealth.*
- 250+ Fortune 500 companies present, presenting multiple job opportunities and excellent rental prospects.@
- It accounts for almost 70% of the total annual economic investments in Haryana.$
- 0.889 score (category: very high) for Human Development Index (HDI) with demonstrated higher life expectancy, education and per capita income for Gurugram residents.**

Source:
#https://www.hindustantimes.com/gurgaon/gurugram-among-top-5-it-hubs-in-asia-pacific/story-JKwwaSNvsf4Os3AQAAha6L.html
*https://www.financialexpress.com/money/new-gurgaon-an-emerging-residential-and-commercial-hotspot-in-ncr/2223881/
@$https://www.thehindu.com/news/national/other-states/gurgaon-becomes-haryanas-golden-goose/article7740500.ece
**https://www.livemint.com/Politics/QCISQhlt6j3GrnltVd1mMK/Mumbai-richest-Indian-city-with-total-wealth-of-820-billion.html

The magic and potential of Gurugram



Image for representation purpose



Image for representation purpose

Sector 77- The Sanctuary of Gurugram

- Strategically located off NH 48 (part of the Golden Quadrilateral National Highway, connecting Delhi, Kolkata, Chennai, and Mumbai).
- 8-lane Dwarka Expressway to address enhanced vehicular traffic.
- Well-connected to central business districts, the International Airport, New Delhi, and the ancillary NCR region.
- Well-developed social infrastructure all around.
- Proposed metro station in the vicinity.#

#Source: https://themetrorailguy.com/2020/08/15/haryana-govt-approves-28-8-km-gurugram-metro-line/

Life-ready Infrastructure

The social infrastructure around is ready and available, as robust as you would like it to be. With one of the finest road infrastructure in the state, including NH 48 and the adjacent Dwarka Expressway, Gurugram has cemented its position as a preferred destination for discerning patrons. From world-class educational institutions, healthcare facilities to central business districts to leisure gateways, most of the places of importance are easily accessible from Emaar Palm Heights.

EDUCATION

- Delhi Public School: 4 km | 9 Mins
- St. Xavier's School, Sector 81: 5.7 km | 11 Mins
- Brij Mohan Institute of Management and Technology (BIMT): 13 km | 25 Mins
- Management Development Institute (MDI): 15 km | 20 Mins
- Alpine Convent School, Sector 67: 10 km | 20 Mins
- Amity University Gurugram: 16 km | 25 Mins
- Matrikiran School, Sector 84: 4.3 km | 9 Mins
- Bharat Ram Global School, Sector 86: 7.2 km | 13 Mins

HEALTHCARE

- Fortis Memorial Research Institute: 17 km | 25 Mins
- Artemis Hospital: 16 km | 25 Mins
- Medanta Medicity Hospital: 13 km | 20 Mins
- Aarvy Hospital: 6.5 km | 12 Mins
- NCI-AIIMS, Jhajjar: 20 km | 39 Mins
- Max Healthcare: 19.6 km | 26 Mins

BUSINESS HUBS

- Cybercity: 21 km | 30 Mins
- Aerocity: 25 km | 35 Mins
- Udyog Vihar: 21 km | 29 Mins

RETAIL

- Haldiram, Kherki Daula: 3 km | 10 Mins
- MGF Metropolitan Mall: 18 km | 25 Mins
- DT City Center: 19 km | 26 Mins
- Ambience Mall: 23.5 km | 31 Mins
- Vatika City Square: 1.6 km | 5 Mins

HOSPITALITY

- Hyatt Regency: 2.2 km | 6 Mins
- Karma Lakelands Golf Club: 5.2 km | 11 Mins
- Golden Greens Golf & Resort: 6.7 km | 15 Mins



MAP NOT TO SCALE ONLY ARTISTIC REPRESENTATION.

Disclaimer:
The travel time mentioned above is subject to change during peak hours. | Source Google Maps

[4]Source: https://themetrorailguy.com/2020/08/15/haryana-govt-approves-28-8-km-gurugram-metro-line/

One of Gurugram's finest lifestyle offerings.

- Strategically located at Sector 77, Gurugram right at the intersection of NH 48 and Dwarka Expressway.
- Part of an approx. 30 acres development with lush green landscapes and world-class amenities spread across the development.
- High-rise G+24 towers offering views of the serene Aravalli Hills and the bustling cityscape.
- A fully operational two-level clubhouse with state-of-the-art amenities.
- Aesthetically pleasing neighbourhood with a lively self-sustaining ecosystem.
- 4-apartments per floor giving you complete privacy.

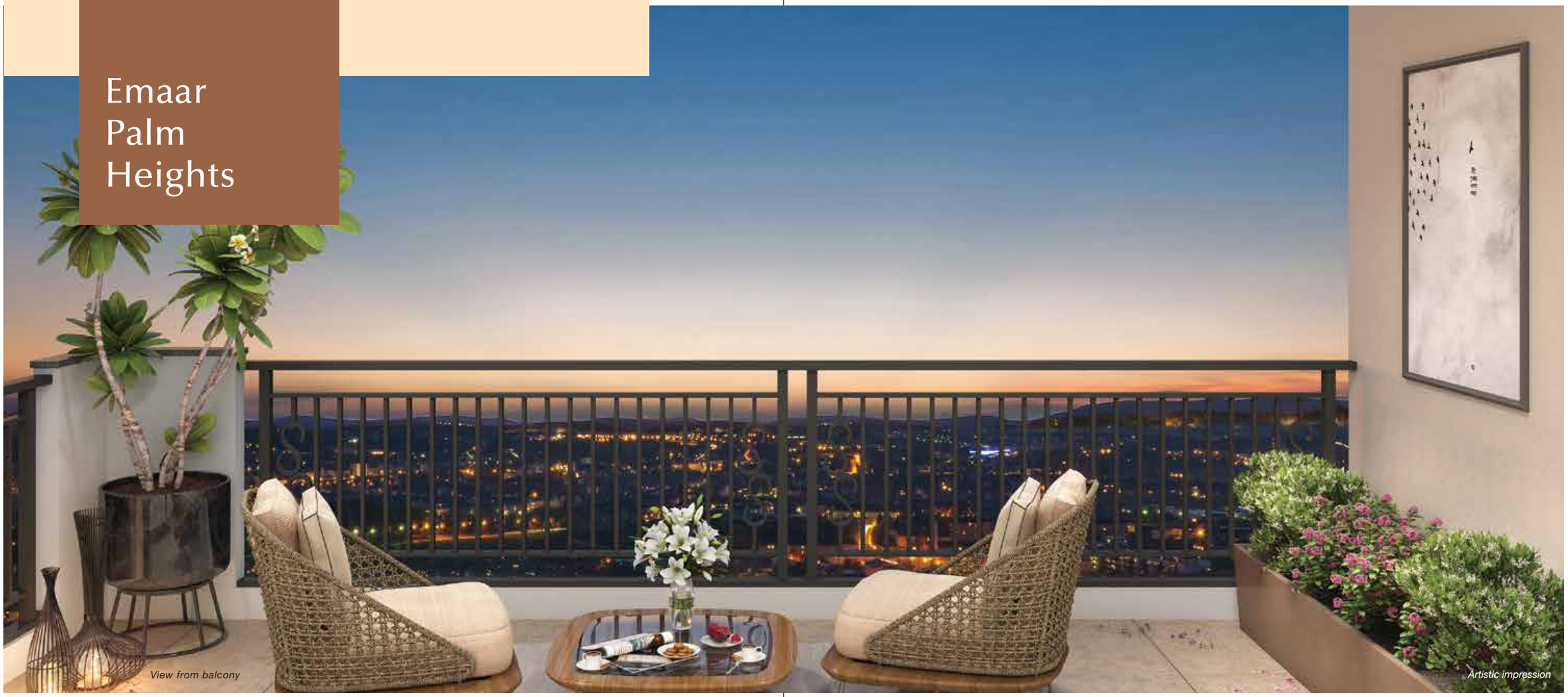

Priceless Moments

Image for representation purpose


Kids Play Area

Artistic impression

Emaar Palm Heights


View from balcony

Artistic impression


Image for representation purpose

A lifestyle nestled beautifully within nature

Distant to the noise and pollution of the city yet well-connected to all the key avenues, life at Emaar Palm Heights finds a perfect blend of nature, form, and function. Imagine being a part of approx. 30 acres gated community with lush green landscapes all around and a fully operational two-level grand clubhouse with world-class amenities to cater to your every whim. Be a part of a community with a self-sustaining ecosystem and over 650 families residing already. Be together with nature again. From your higher floor residence, cut away from the noise, pollution while soaking in splendid Aravalli Hill and cityscape views.

A Luxury Clubhouse

An artistically designed 2 level clubhouse, approx. 1000 sqm. (10,763 sq. ft.), equipped with state-of-the-art amenities gives a 360-degree view of the lush green landscapes and the central amenities with easy access from every tower. From a double-height reception lounge, multi-purpose hall, an L-shaped swimming pool to a business centre and many others, every amenity has been selected with utmost care to offer a well-deserved lifestyle to all the residents here. Now with everything in its place, the clubhouse is fully operational.

Amenities at a glance

Indoor:

Reception Lounge | Multi-purpose Hall | Dining Room | Proposed Business Center | Party Terrace
Fully-equipped Gymnasium | Yoga Terrace | Crèche | Playroom

Outdoor:

L-shaped Swimming Pool with Deck | Kids' Pool | Half Basketball Court | Badminton Courts
Tennis Courts | Kids' Play Area | Lawn | Nursery School | Jogging Paths


Image for representation purpose

A world of amenities


Clubhouse

Actual Image

A Joyous way to Live Life:
Throw a party at the plush multi-purpose hall or have a small get-together with your loved ones on the party terrace, there is enough room for all your celebrations.

Relax and Rejuvenate:
After a busy day, take a dip at the swimming pool to rejuvenate.

Work Comfortably:
Going out to the office was a worry of the past. Now bring your office to your home and work comfortably from the safety of the business centre at the clubhouse.

Health and Fitness:
We know you are committed to a healthy lifestyle, hence a well-appointed gymnasium and a jogging path for you to sweat out the calories.

Nature is the Best Playground:
Most kids have the technology, education and co-curricular covered. Let the young ones explore new adventures in the kids' play area and when they get tired, they have a kids' pool to have even more fun.

A Crèche and a Nursery School:
We know your love for your little ones. Hence, when work and prior commitments keep you away from them, be rest assured of the best care and learning with a pinch of fun for the young ones.

For the Love of Sports:
For all those moments when you decide to smash aces and score slam dunks, a badminton court, a tennis court, and a half basketball court are at your service.

Leisure Avenues and Thoughtful Facilities



Club Pool

Actual Image











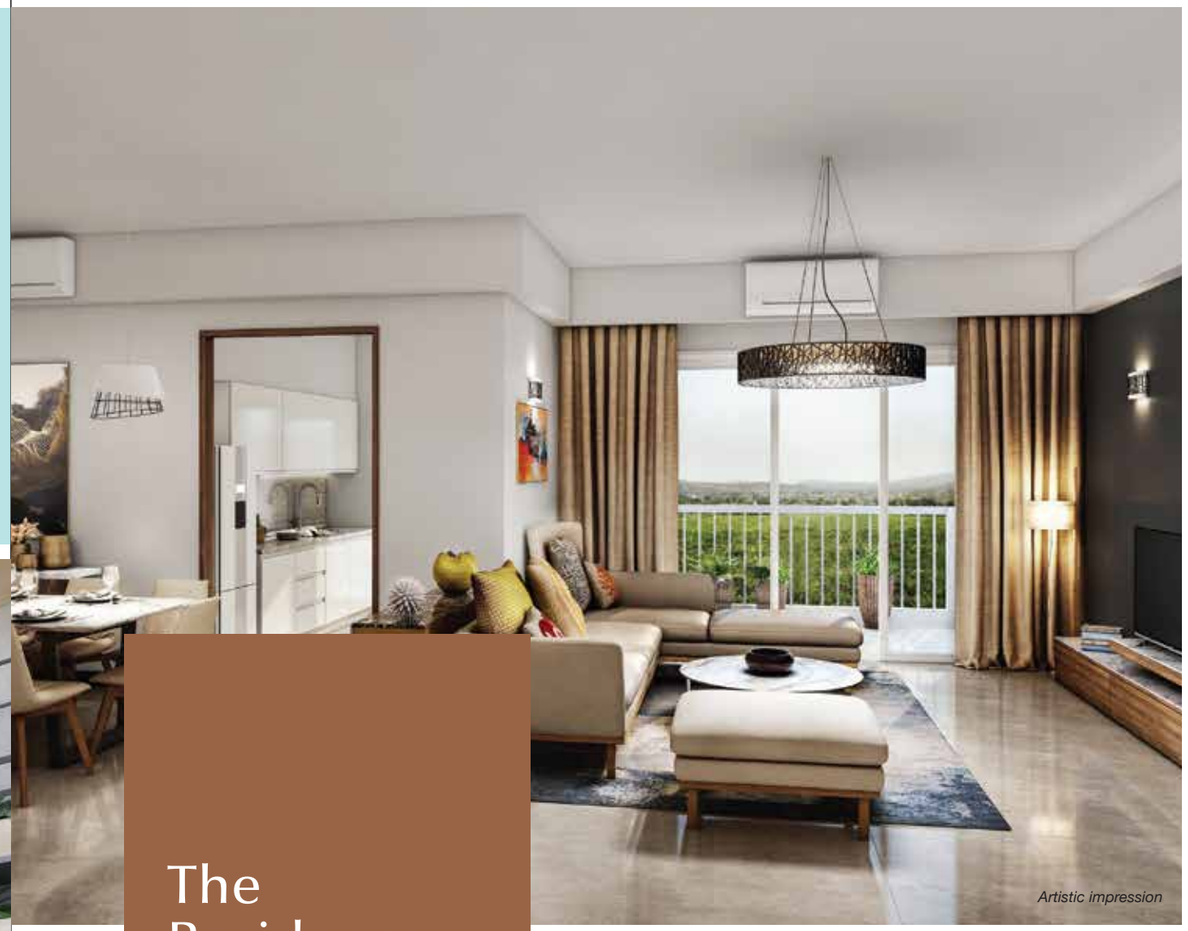
Images for representation purpose

Emaar Palm Heights is the tallest tower in the Emaar Palm Hills development, which means you get undisturbed views from your residence. Picture sunrises above the serene Aravalli Hills as you wake up and the shimmering lights of the bustling city skyline at night, adding meaning to each day. Apart from the mesmerizing views, a breath of fresh air and a touch of sunlight in your well-designed ventilated homes will keep you active and fresh throughout the day. When you are so far removed from the noise and the pollution, your home becomes your sanctuary.

High Living is Fine Living



Image for representation purpose



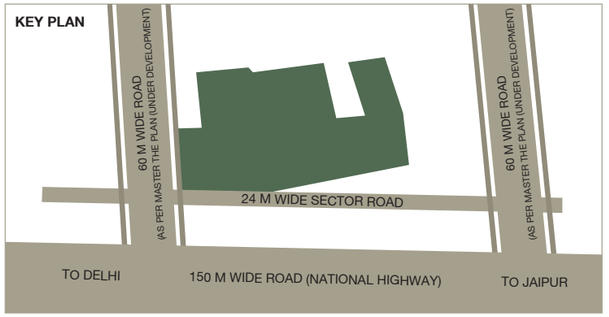
Artistic impression

The Residences

The residences at Emaar Palm Heights are efficiently designed to maximize space, efficiency, and natural ventilation while minimizing wastage. There are 2 layout options for 3-bed residences of the super built-up area of 185.8 sqm. to 188.1 sqm. (2,000 sq. ft. to 2,025 sq. ft.). Each residence has a lobby, along with a utility for the kitchen. The lounge, inside each residence, can be used in numerous ways. It can be a spiritual zone for the believers, a play area or a study room for teenagers and even an office for the ambitious. There are 4 balconies for each layout option, which allows you to design your deck the way you want. If you prefer a reading zone, turn one of your decks into a mini library, if yoga is your passion, use one of the decks as a yoga platform. Use your balcony as a vertical garden or simply laze around absorbing the stunning views while sitting in a hanging chair reading your favourite literature, there are numerous ways to appreciate life. Life here is blissful.

EMAAR
PALM HEIGHTS

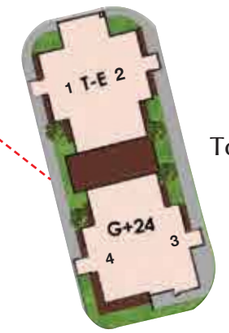
Master Plan





LEGEND

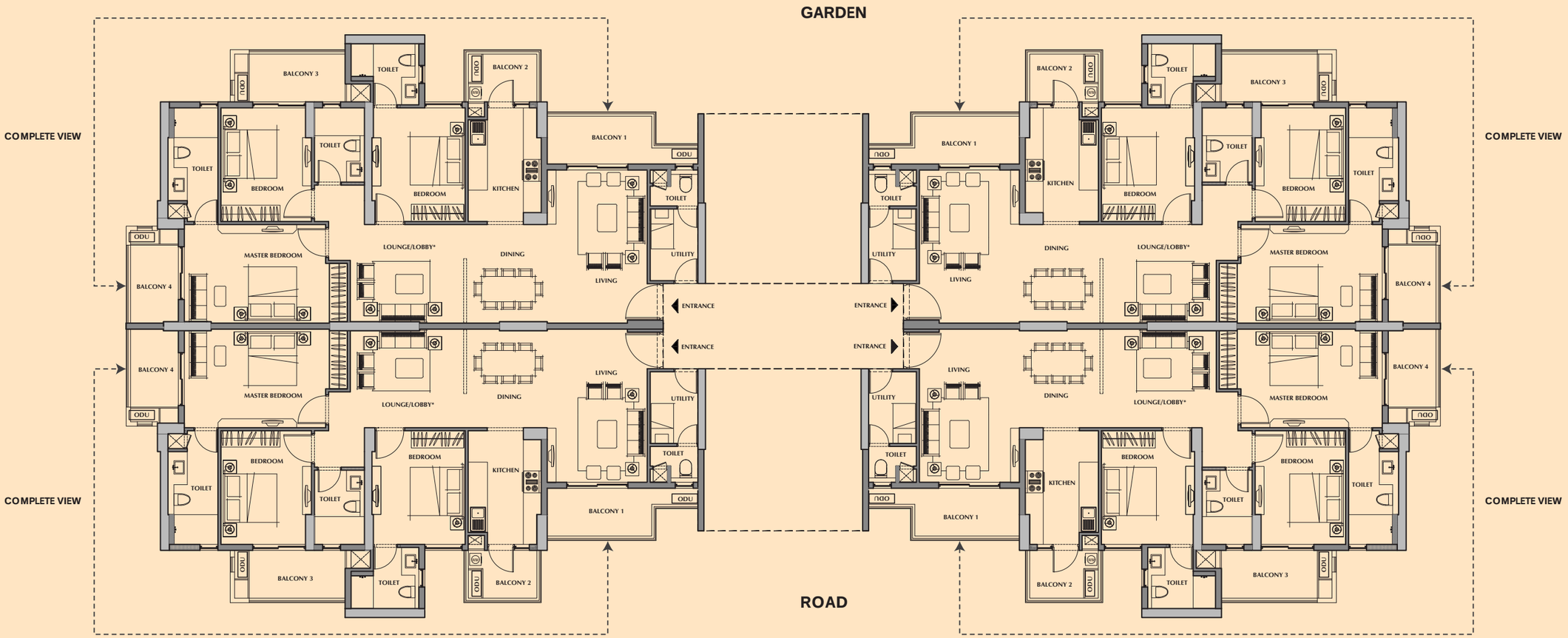
1. Entrance - Exit Court
2. Club
3. Swimming Pool
4. Convenient Shopping
5. Basketball Court
6. Badminton Courts
7. Tennis Court
8. Children's Play Area
9. Surface Parking
10. Nursery School
11. Primary School
12. Multi-level Car Parking
13. Garden Area
14. ESS
15. HSD Yard
16. Basement Parking



Tower E

CLUSTER PLAN | TOWER E

Independent building with all 4 sides open | Each unit has 270º view



3 BEDROOM + 3 TOILET + LOUNGE + UTILITY

Carpet Area: 115.41 sqm. (1242.27 sq. ft.)

Balcony Area: 22.677 sqm. (244.09 sq. ft.)

Super Area: 188.121 sqm. (2,025 sq. ft.)

3 BEDROOM + 3 TOILET + LOUNGE + UTILITY

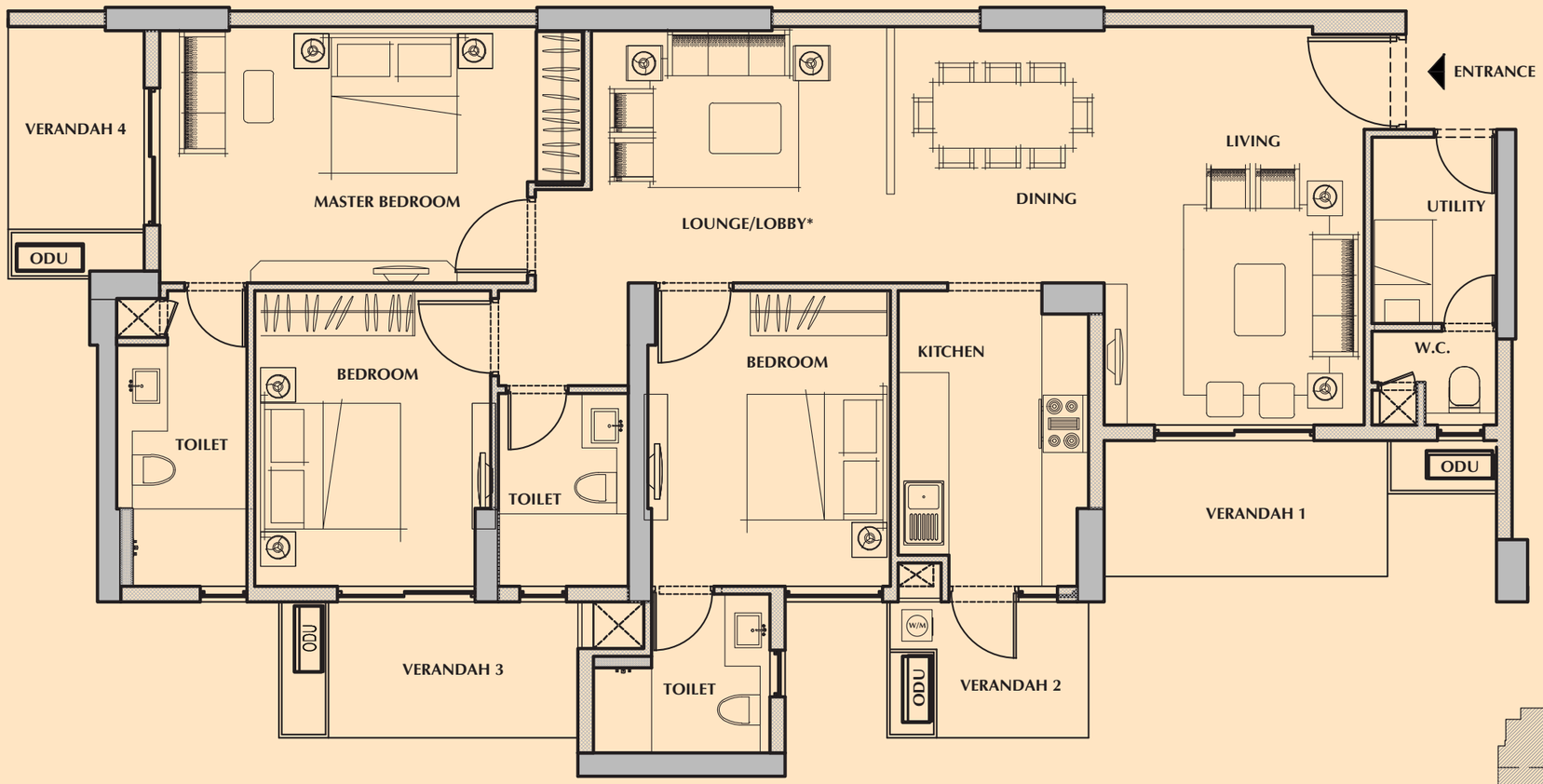
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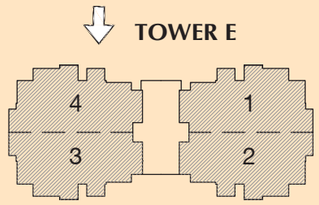
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Living	**10'8" x 16'6"**	**Bedroom 1**	**10'2" x 12.5'**	**Master Toilet**	**5'4" x 12'5"**	**Utility**	**5'3" x 7'6"**	**Balcony 2**	**8'3" x 5'6"**
Dining/Lounge	**21'6" x 10'6"**	**Bedroom 2**	**10'0" x 12.5'**	**Toilet 1**	**7'2" x 6'6"**	**Utility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

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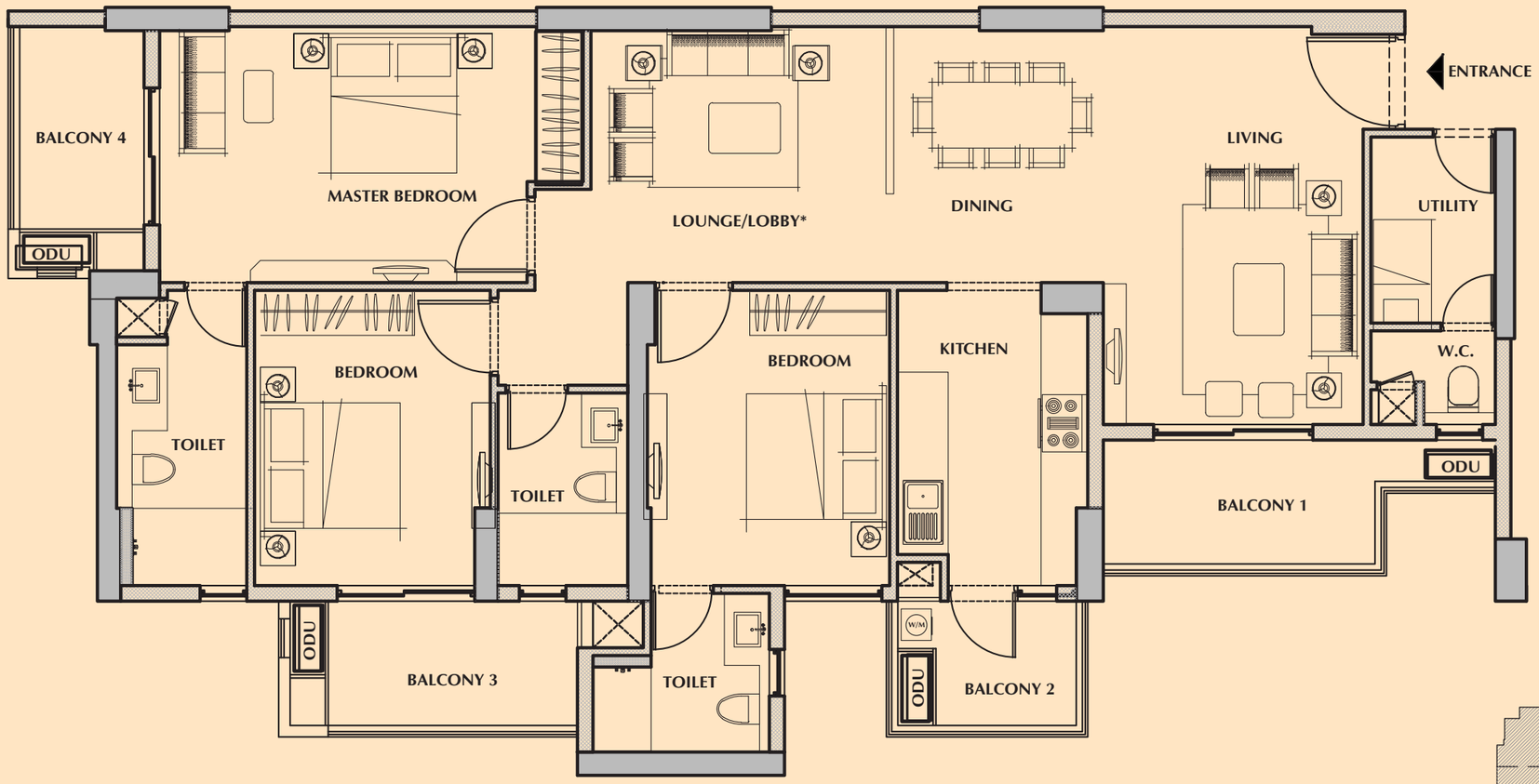
Verandah Area: 22.677 sqm. (244.09 sq. ft.)

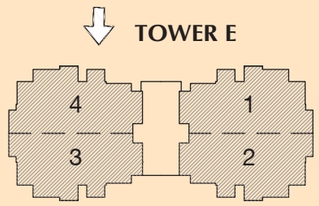
Super Area: 188.121 sqm. (2,025 sq. ft.)

GROUND FLOOR PLAN | TOWER E

Living	**10'8" x 16'6"**	**Bedroom 1**	**10'2" x 12.5'**	**Master Toilet**	**5'4" x 12'5"**	**Utility**	**5'3" x 7'6"**	**Verandah 2**	**8'3" x 5'6"**
Dining/Lounge	**21'6" x 10'6"**	**Bedroom 2**	**10'0" x 12.5'**	**Toilet 1**	**7'2" x 6'6"**	**Utility Toilet**	**5'3" x 4'0"**	**Verandah 3**	**12'6" x 5'6"**
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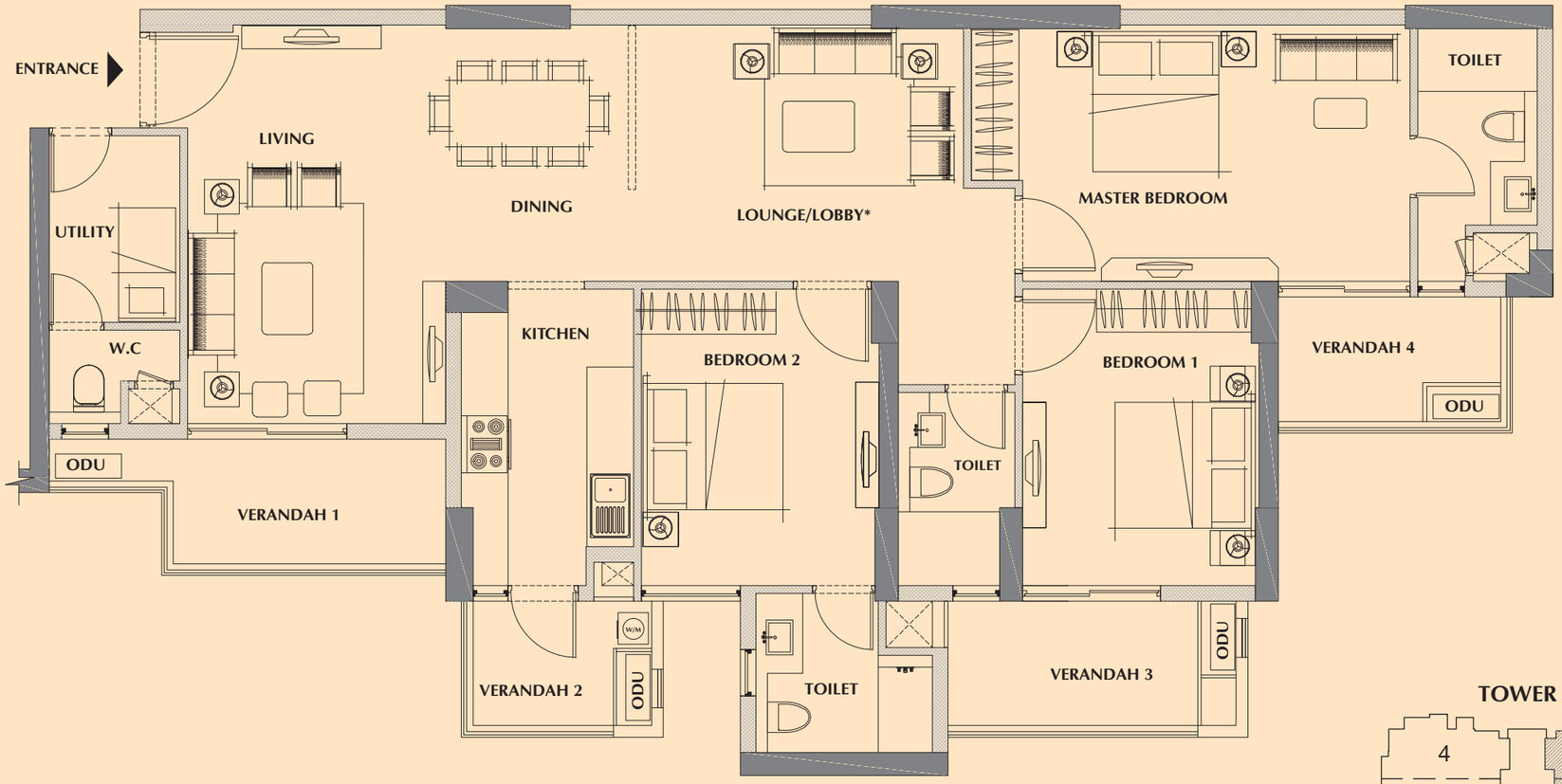
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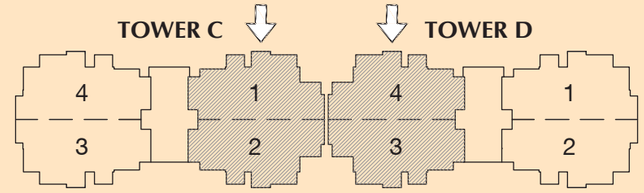
Super Area: 188.121 sqm. (2,025 sq. ft.)

TYPICAL FLOOR PLAN | TOWER E

Living	**10'8" x 16'6"**	**Bedroom 1**	**10'2" x 12.5'**	**Master Toilet**	**5'4" x 12'5"**	**Utility**	**5'3" x 7'6"**	**Balcony 2**	**8'3" x 5'6"**
Dining/Lounge	**21'6" x 10'6"**	**Bedroom 2**	**10'0" x 12.5'**	**Toilet 1**	**7'2" x 6'6"**	**Utility Toilet**	**5'3" x 4'0"**	**Balcony 3**	**12'6" x 5'6"**
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3 BEDROOM + 3 TOILET + LOUNGE + UTILITY

Carpet Area: 113.158 sqm. (1,218.03 sq. ft.)

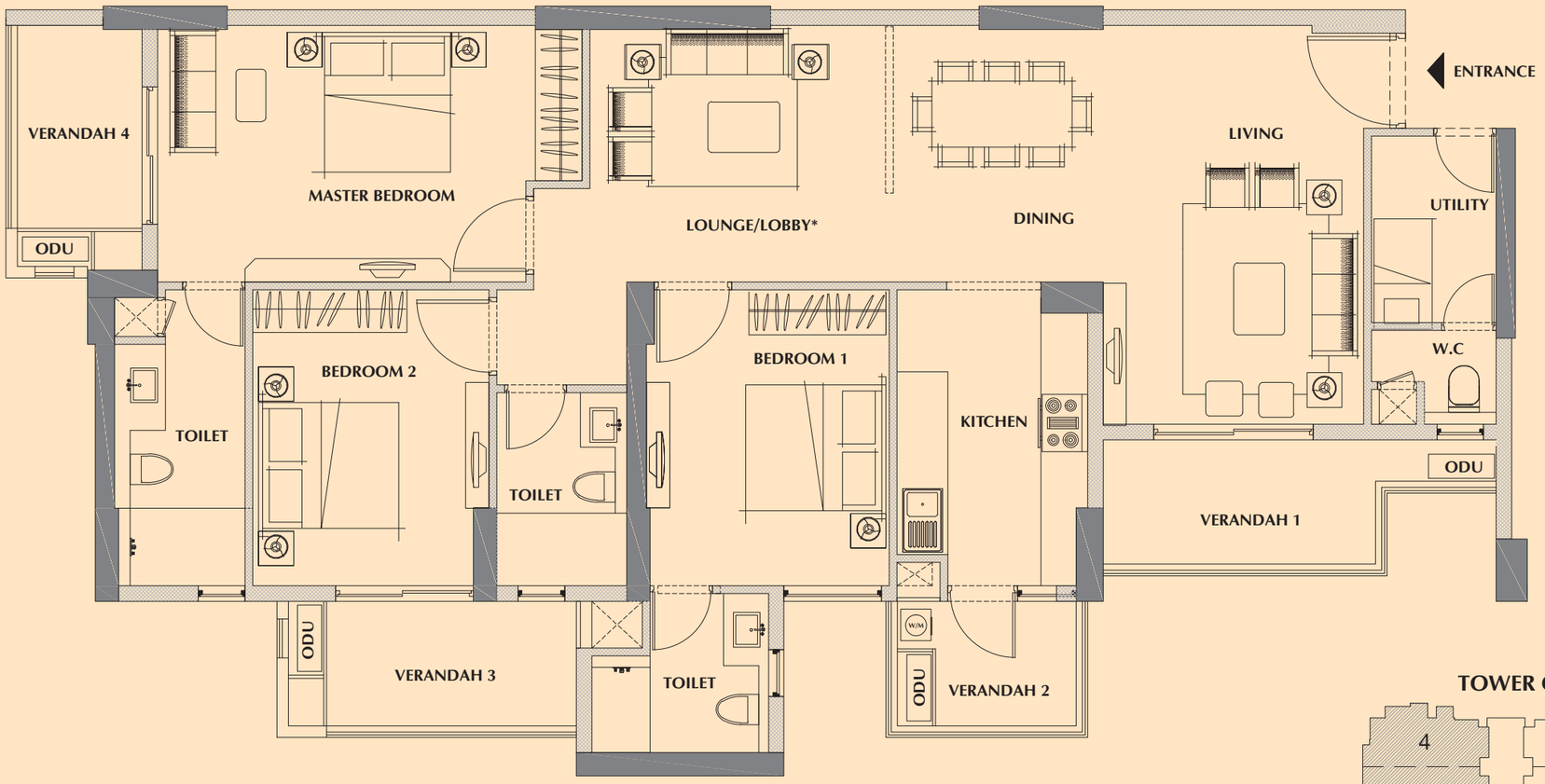
Verandah Area: 22.581 sqm. (243.06 sq. ft.)

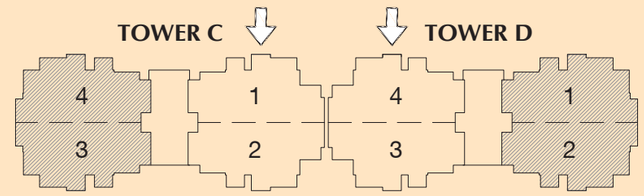
Super Area: 185.80 sqm. (2,000 sq. ft.)

GROUND FLOOR PLAN | TOWER C & D

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

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Carpet Area: 115.41 sqm. (1,242.27 sq. ft.)

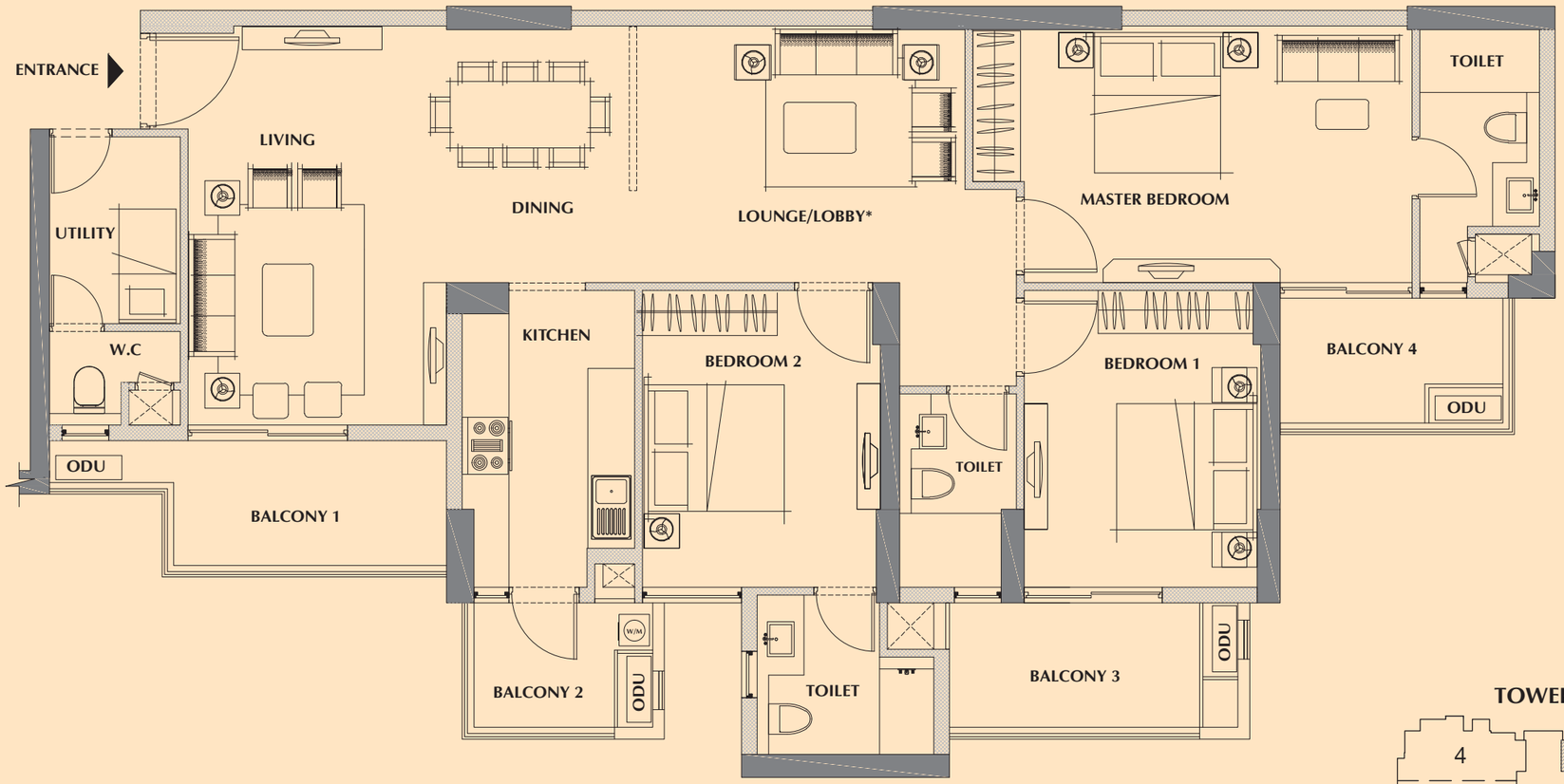
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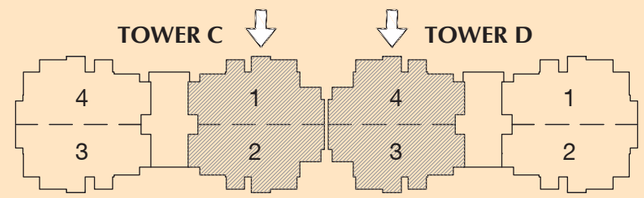
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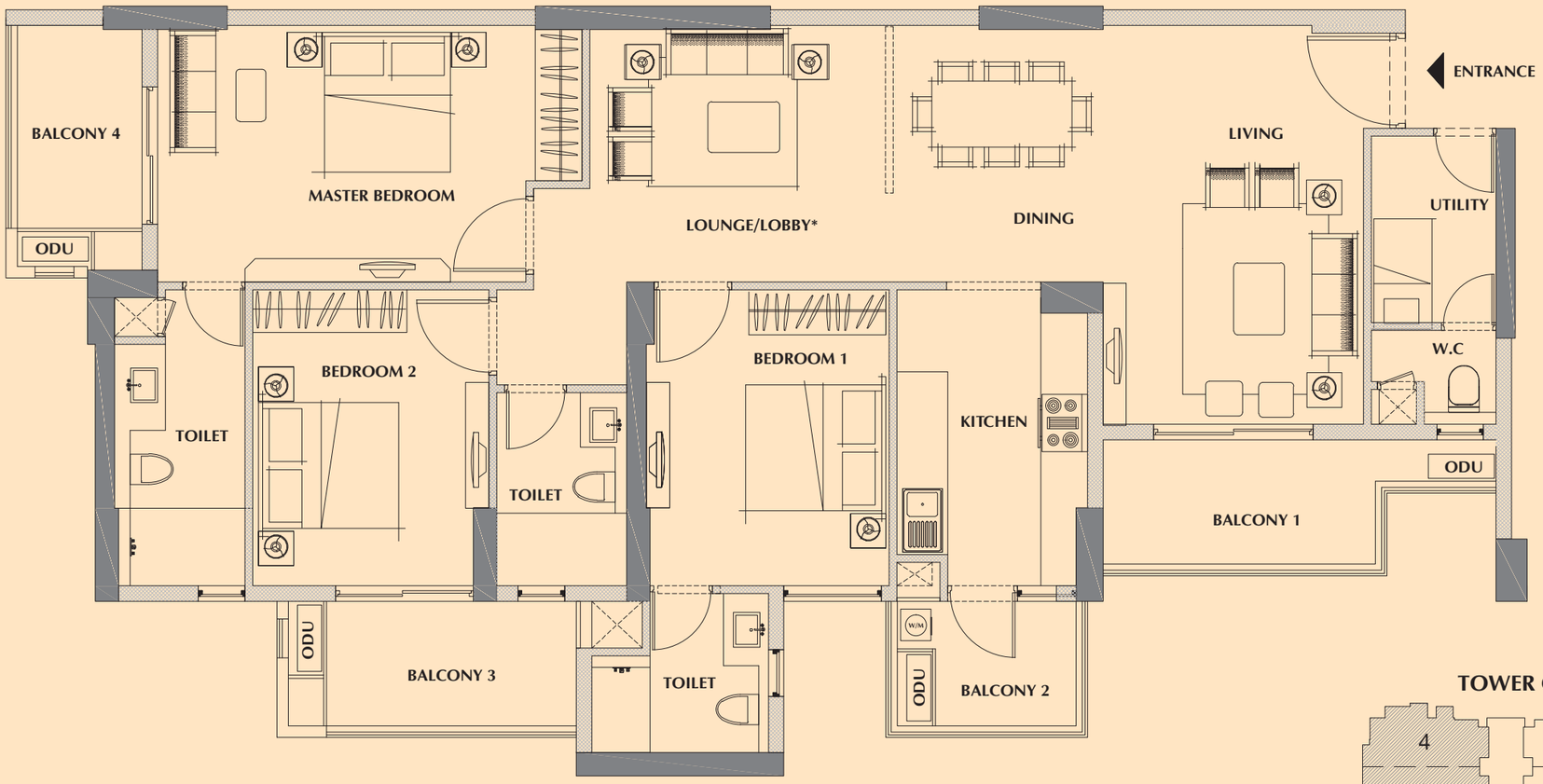
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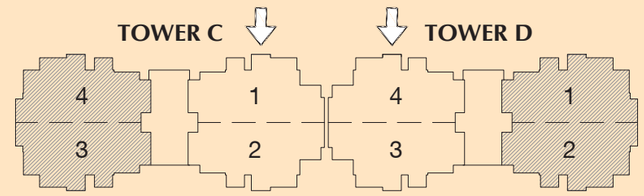
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3 BEDROOM + 3 TOILET + LOUNGE + UTILITY

Carpet Area: 115.41 sqm. (1,242.27 sq. ft.)

Balcony Area: 22.677 sqm. (244.09 sq. ft.)

Super Area: 188.121 sqm. (2,025 sq. ft.)

TYPICAL FLOOR PLAN | TOWER C & D

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

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Image for representation purpose



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INDIA

Palm Heights is one of the part/constituent/ block/segment/phase comprising of 3 towers (Towers no. C, D and E) along with facilities and amenities of a larger Group Housing Colony under the name and style "Palm Hills" being developed on part of total land admeasuring29.34675 acres (11.8763095 Hectare) situated at Village Shikohpur, Sector-77, Gurugram-Manesar Urban Complex, Gurugram (Gurgaon) Haryana. The Group Housing Colony is being developed in a planned and phased manner over a period of time pursuant to License bearing Nos. 56 of 2009 dt. 31.08.2009 valid up to 30.08.2024 and 62 of 2013 dt. 05.08.2013 valid up to 04.08.2024 granted by the Director Town and Country Planning, Haryana ('DTCP') in favour of Mr. Sanjay Passi, Robin Software LLP and Neemrana Developers Private Limited C/o Emaar MGF Land Limited (now known as Emaar India Limited) as per DTCP approved layout map/plan vide Memo no. ZP-567/AD(RA)/2017/13937 dated 21.06.2017 and building plan bearing Memo No.ZP-567/JD(BS)/2011/5329 dated 21.04.2011 and thereafter revised on 28.08.2015 vide Memo No. ZP-567/AD(RA)/2015/16319., with the last revision being vided Memo No. ZP-567/AD(RA)/2018/30008dt. 23.10.2018 and any further revisions in future. The Project, Palm Heights, is duly registered with HRERA - Gurugram, Haryana, vide HRERA registration No. RC/REP/HARERA/GGM/2018/29 dt. 29.11.2018 (website: www.haryanarera.gov.in).The terms of allotment/sale shall be subject to (a) Application Form, and/or Allotment Letter, and/or Buyer's Agreement and/or Conveyance Deed; (b) licenses, building plans and other approvals; (c) Occupation Certificates.

Nothing contained herein constitutes an invitation to an offer, an offer, provisional or final allotment and does not form part of any legally binding agreement/ contract and/or commitment of any nature by the Company. All digital/ printed material/ representations, plans, specifications, artistic renderings, images (other than actual images), areas, sizes, shapes and positions and whatever facilities amenities, recreational areas including but not limited to Club are being shown are merely artistic impressions. Viewers/Recipients are advised to exercise their discretion in relying on the information described/shown herein and are requested to contact the relevant project office to understand the details regarding the Project and only after thorough understanding about the same and taking appropriate advice, take further decision regarding/in relation to the Project.

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Emaar India Limited (formerly known as Emaar MGF Land Ltd.) Registered office: 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi 110017. Tel: (+91 11) 4152 1155, 4152 4618. Fax: (+91 11) 4152 4619.

CIN: U45201DL2005PLC133161. Email: enquiries@emaar-india.com | emaar-india.com

Area:
1 Hectare = 2.471 Acre, 1 Acre = 4840 sq.yds. or 4046.86 sqm., 1 sqm. = 10.764 sq.ft.

The Company makes no explicit or implicit guarantee/warranty of the accuracy of distance or any representations or sources, nor accepts any responsibility any thereof. Distance is as per Google Maps.