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CREATING A NEW INDIA.


PALM GARDENS



This land, this piece
of land, holds the
promise of a thousand
dreams coming true.

From its surface, towers will rise towards the sky. Twenty-two acres of what is now vast space will soon become spaces where children will run and play, fathers and mothers will build their home, and families will find love, peace, friendship, fun and security.

Beyond the brick and concrete, however, there's something unique to look forward to. Eight acres of beautifully landscaped, lovingly looked after Central Greens, basking in bountiful sun and fresh air.

In the coming months, you and some very select people like you will call it home. Palm Gardens from Emaar MGF, the name that's been making coming home very special.



The exhilaration of the city,
the quiet of a sanctuary.

Palm Gardens is not just about size.
It's about design solutions shaping
our lives for the better. It is where the
comforts of the familiar meet the appeal
of the unexpected. It is where the rhythm
of life reconnects with the pace of the
cosmopolitan life.

Apartment towers have been planned
around open landscaped spaces allowing
utmost privacy yet enjoy unrestricted
views of the vast open Central Greens.



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Bigger and better,
the new way to living.


PALM GARDENS

This is where space
meets splendour.


PALM GARDENS



PALM GARDENS
MASTER PLAN



LEGEND

- A Club cum Recreational Centre
- B Swimming Pool, Splash Pool, Water Bodies
- C Central Greens
- D Mini Golf Course
- E Formal Concept Gardens
- F Recreational Zones
- G Jogging Track
- H Convenient Shopping

Close to the city, yet far from the usual.



- In close proximity to Gurgaon's Business District and Delhi
- Located at the important junction of NH8 and Dwarka Expressway with proposed Metro connectivity
- and station at walking distance in Sector 83, Gurgaon
- Near the proposed Metro station and ISBT
- Nearly 450 metres frontage

Location Map

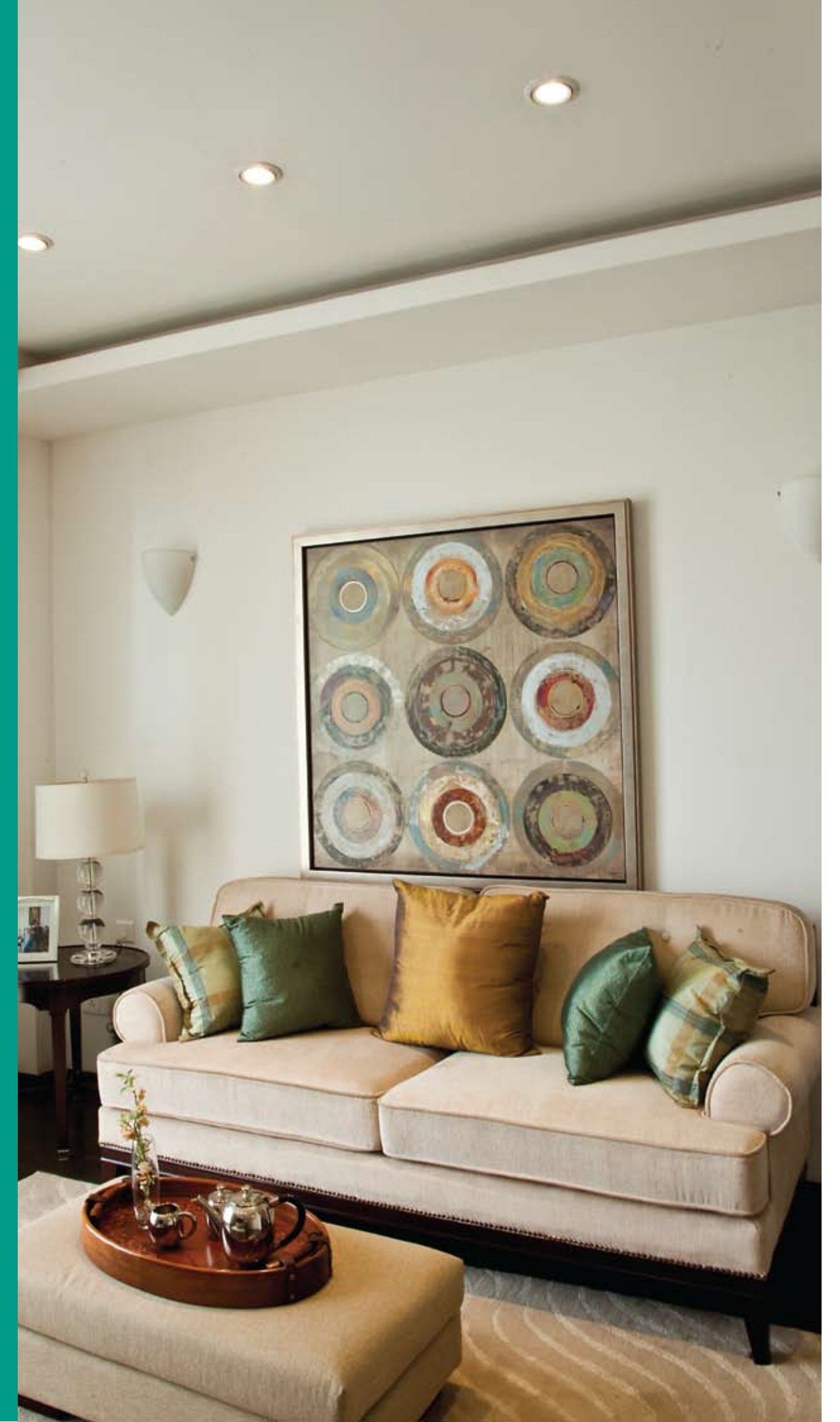




Every home at Palm Gardens fits many descriptions: a dream home, a wonderful investment, a statement in style, and so on.

Equally, it evokes many emotions, too: excitement, happiness, togetherness, fulfillment, and a sense of security.

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Every home that carries our name has something special to offer. Our sense of design, our attention to fit and finishes and our commitment to lasting quality are well known. We have kept your needs in mind and designed every apartment around what you want. The result - in every three-bedroom apartment you get a spacious master bedroom that befits the master of the house with ample wardrobe area.

We take this a step further at Palm Gardens by giving you best-in-class floor plans.

- 3 options of floor plans of 3-Bedroom with Lounge and S. Room
- Efficient floor plans with well-planned spaces
- Grand Master Bedroom with lavish Bathroom
- Large Kitchen with ample counter space
- Spacious Balconies for relaxed Sit-outs
- Independent entry for S. Room giving residents privacy and a sense of security



With the pride of ownership of a modern home comes a whole range of facilities and features that only upscale residential developments offer.







Among modern developments, Palm Gardens would be the new point of reference.

- Central Greens spread over almost 8 Acres with 1.5 Acre Mini Golf Course
- Clubhouse with modern amenities, Health Club and Bowling Alley
- Swimming Pool with Splash Pool
- 3 Km Jogging Track
- Evenly spread recreational zones across the development with Tennis, Badminton and Basketball courts
- Single level Basement Parking
- Interconnected landscaped theme gardens and courts with aesthetically designed water bodies
- Formal and informal gardens
- Dedicated play-areas for children

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Type 1A - 1,900 sq. ft.

Typical Floor Plan

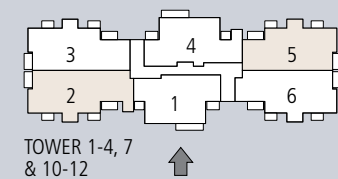
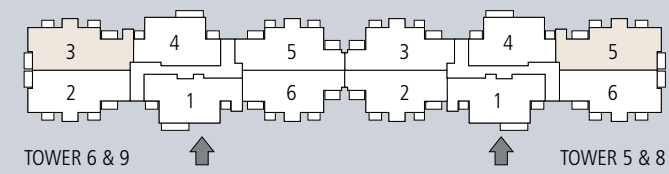
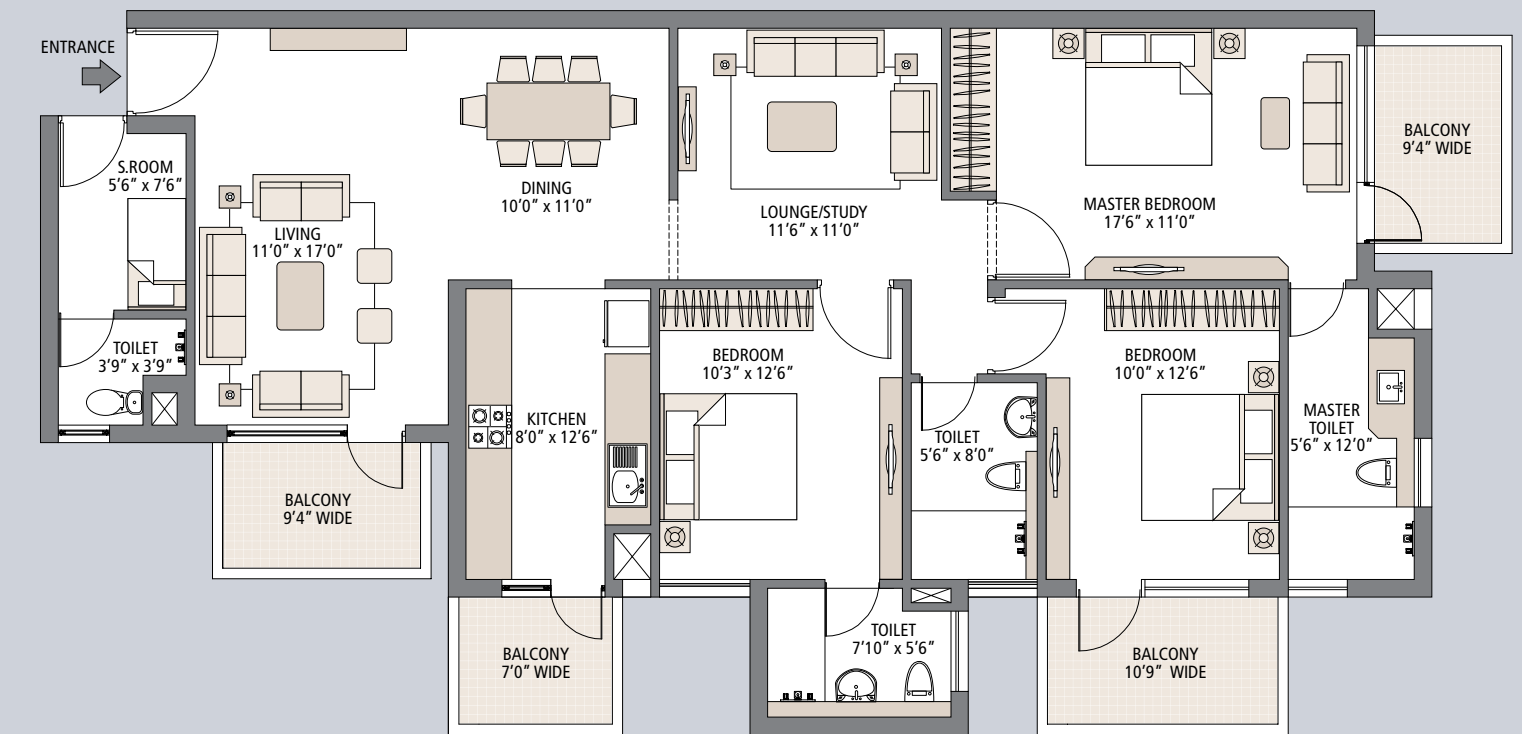
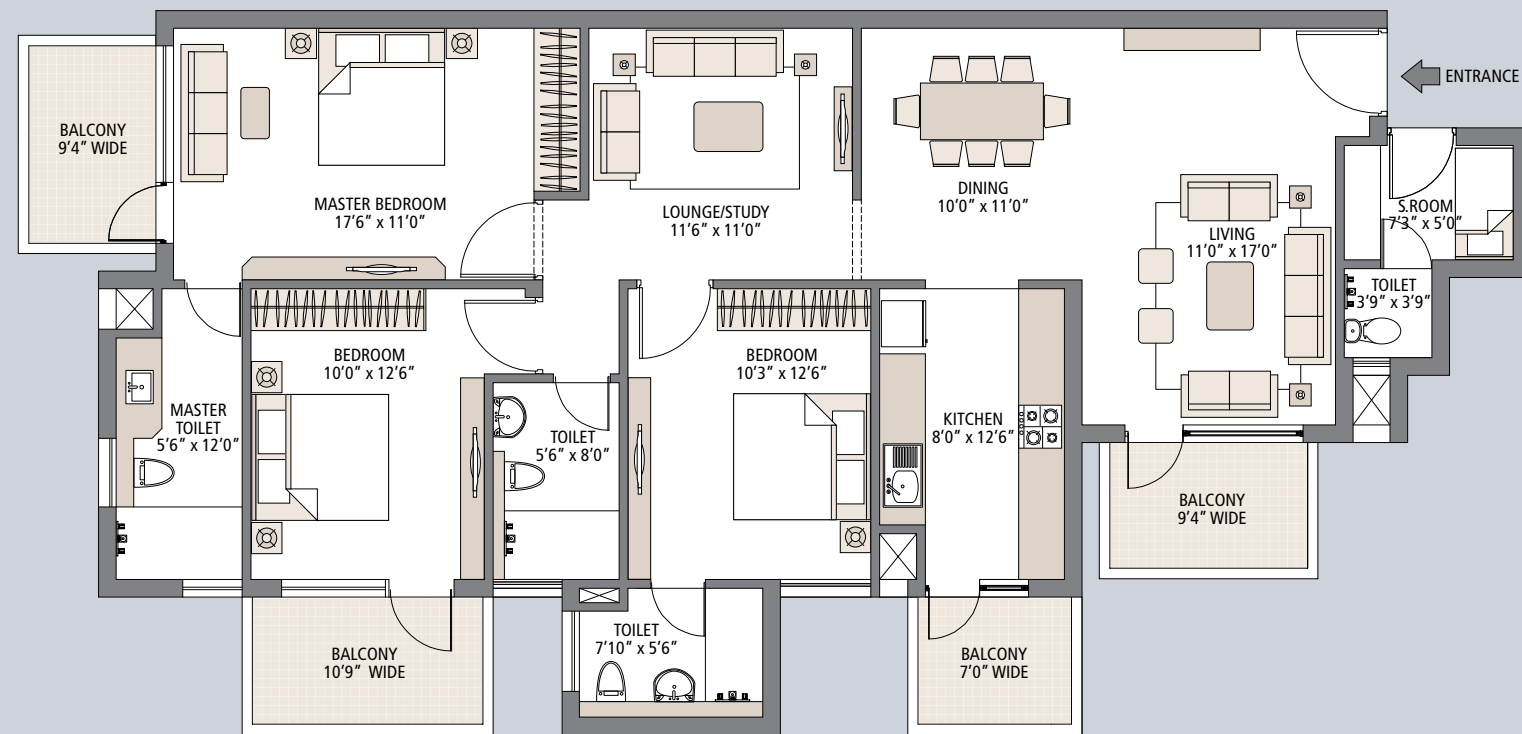
3 Bedroom + 3 Bathroom + Lounge + S. Room



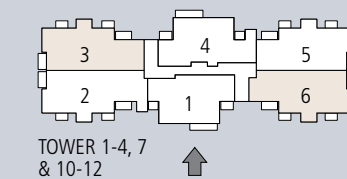
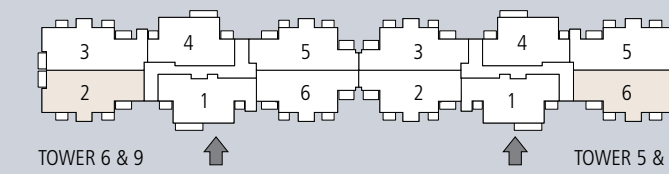
Type 1B - 1,900 sq. ft.

Typical Floor Plan

3 Bedroom + 3 Bathroom + Lounge + S. Room



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Type 1C - 1,850 sq. ft.

Typical Floor Plan

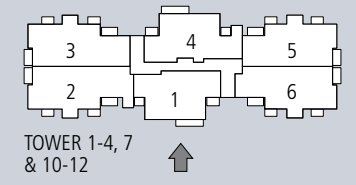
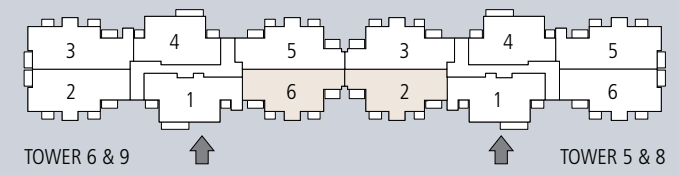
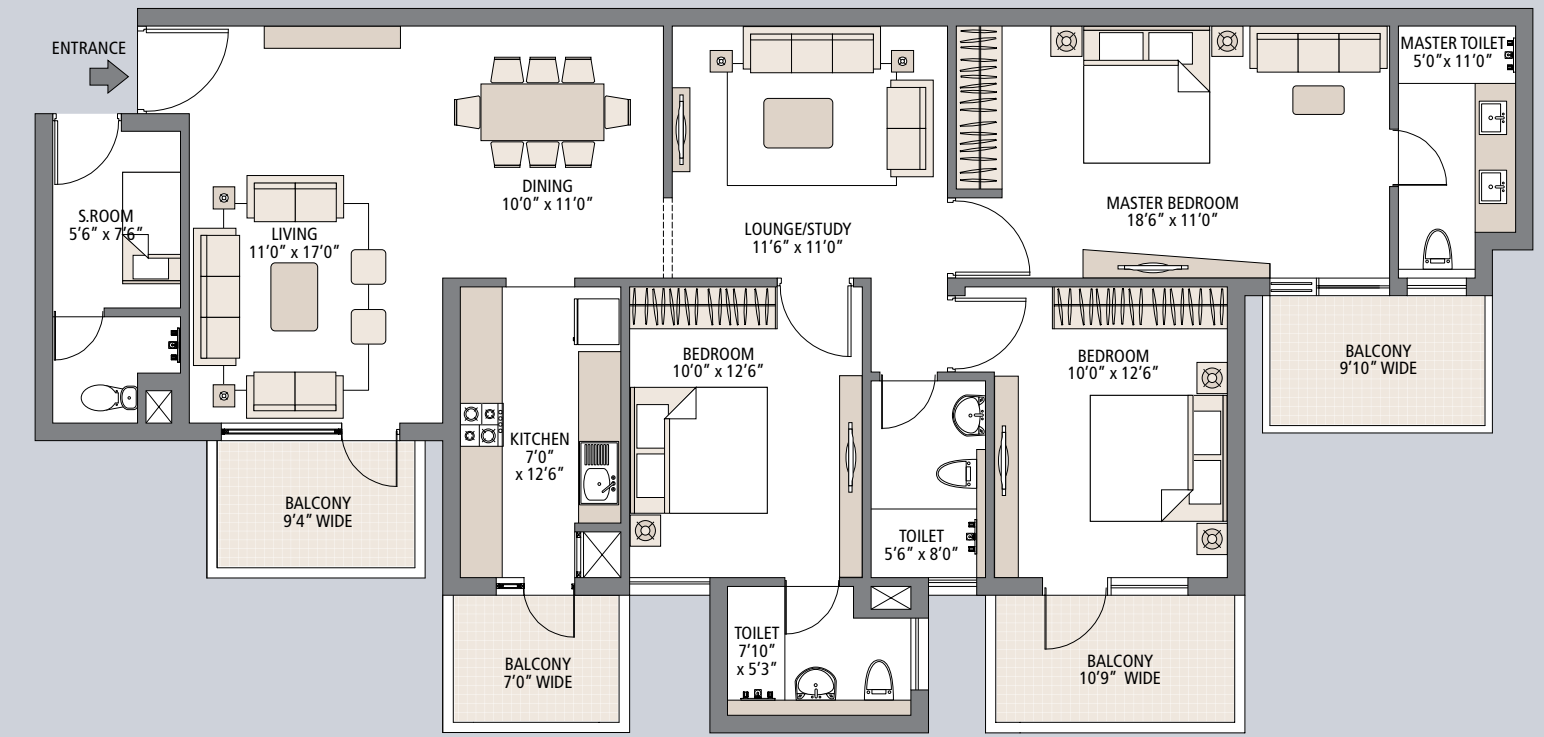
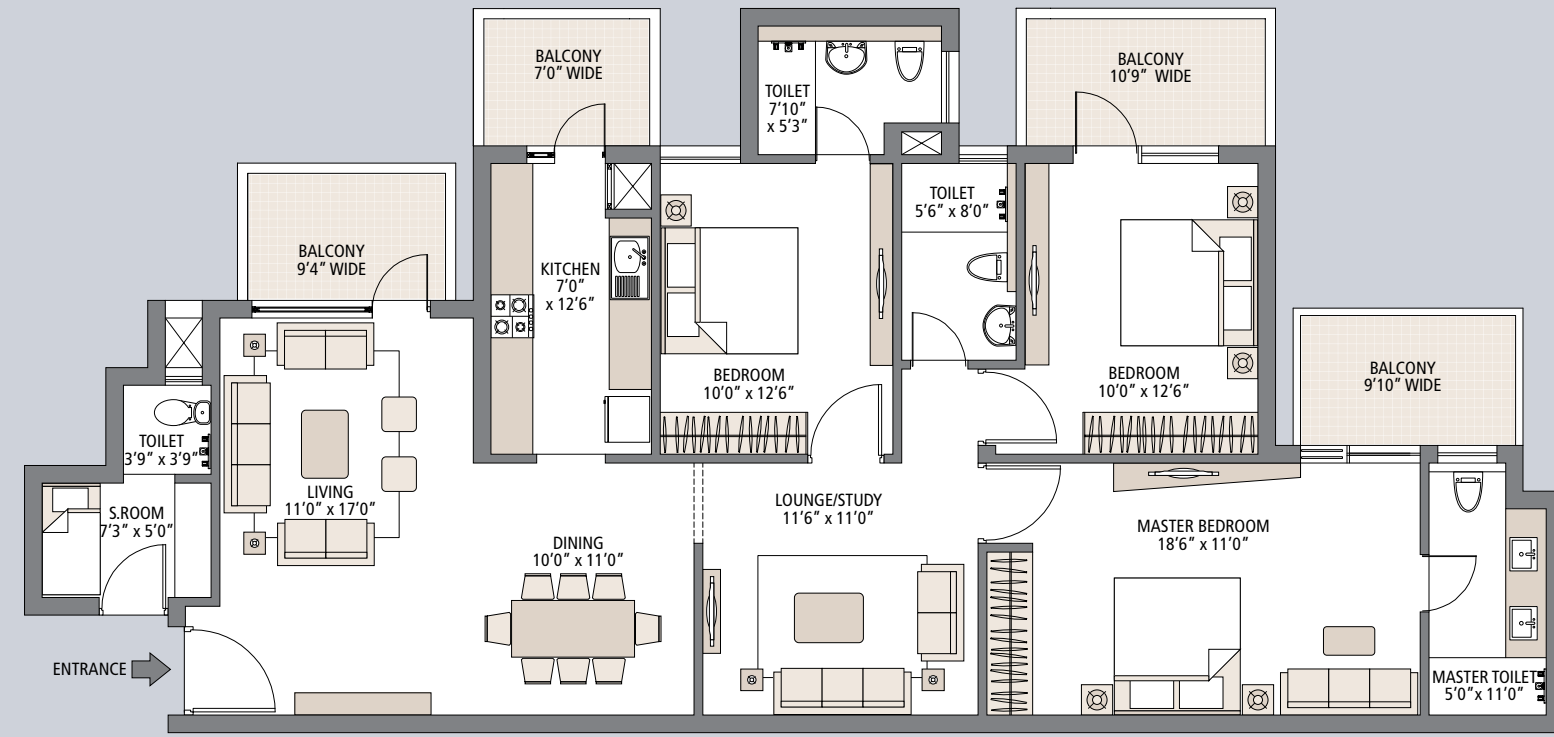
3 Bedroom + 3 Bathroom + Lounge + S. Room



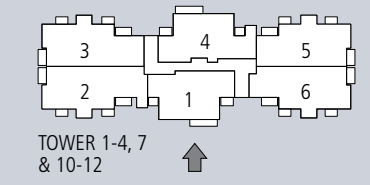
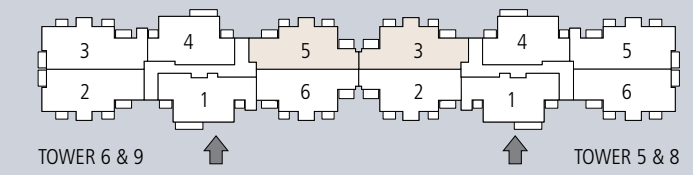
Type 1D - 1,850 sq. ft.

Typical Floor Plan

3 Bedroom + 3 Bathroom + Lounge + S. Room



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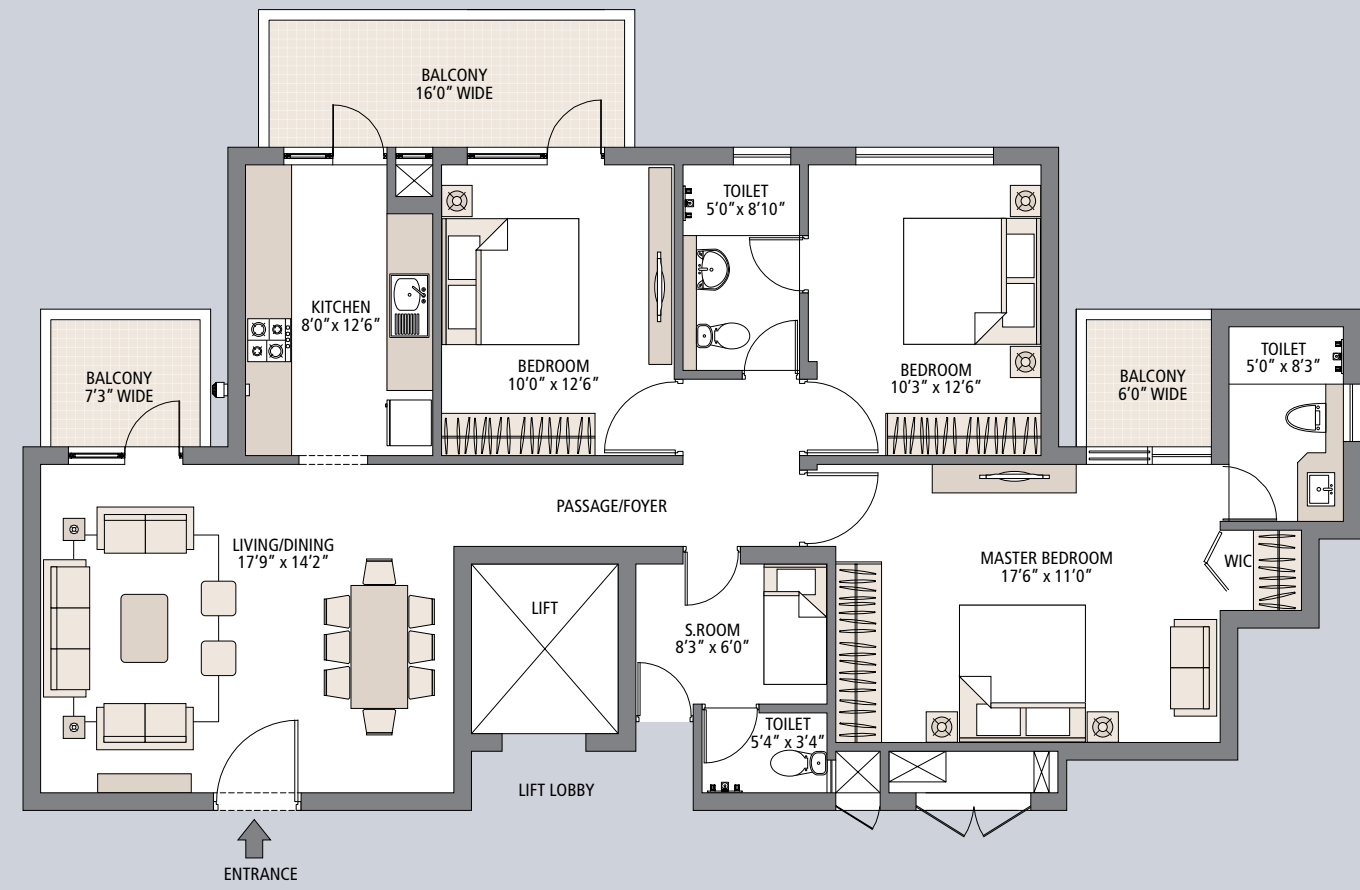


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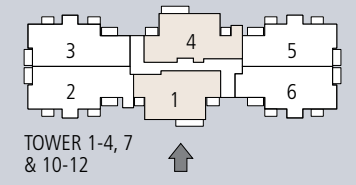
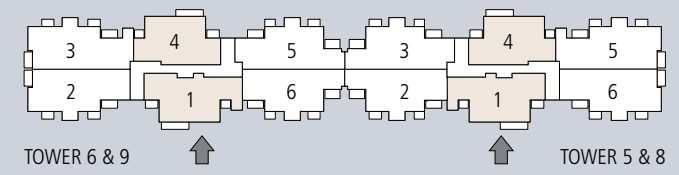
Type 2 - 1,720 sq. ft.

Typical Floor Plan

3 Bedroom + 2 Bathroom + S. Room



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PALM GARDENS

When it comes to the good things in life, it's natural to expect more. Style and comfort with a little more space, a little more luxury.

This is what every home should be like.



Say hello to the upper crust.
Presenting duplex apartments
and penthouses at Palm Gardens.
This is the way to live.

A duplex apartment on ground floor and duplex penthouse at Palm Gardens proves that when it comes to your home, size does matter. In close to 4,000 square feet in size, you have not one, not two, but three master bedrooms and two other bedrooms. There are lavish guest areas, a private family lounge, and surface car park with independent access. Every duplex apartment on ground floor has a private garden, and every duplex penthouse gives you the choice to live a life of luxury at another level. The privacy of an independent villa with the best features of a gated residential development is what you get.



Artistic rendering of duplex apartment on ground floor

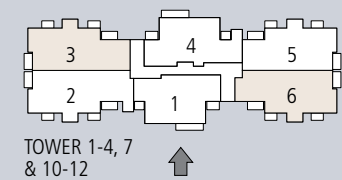
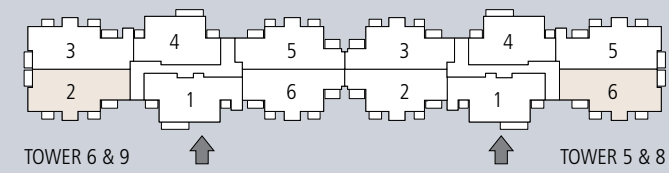
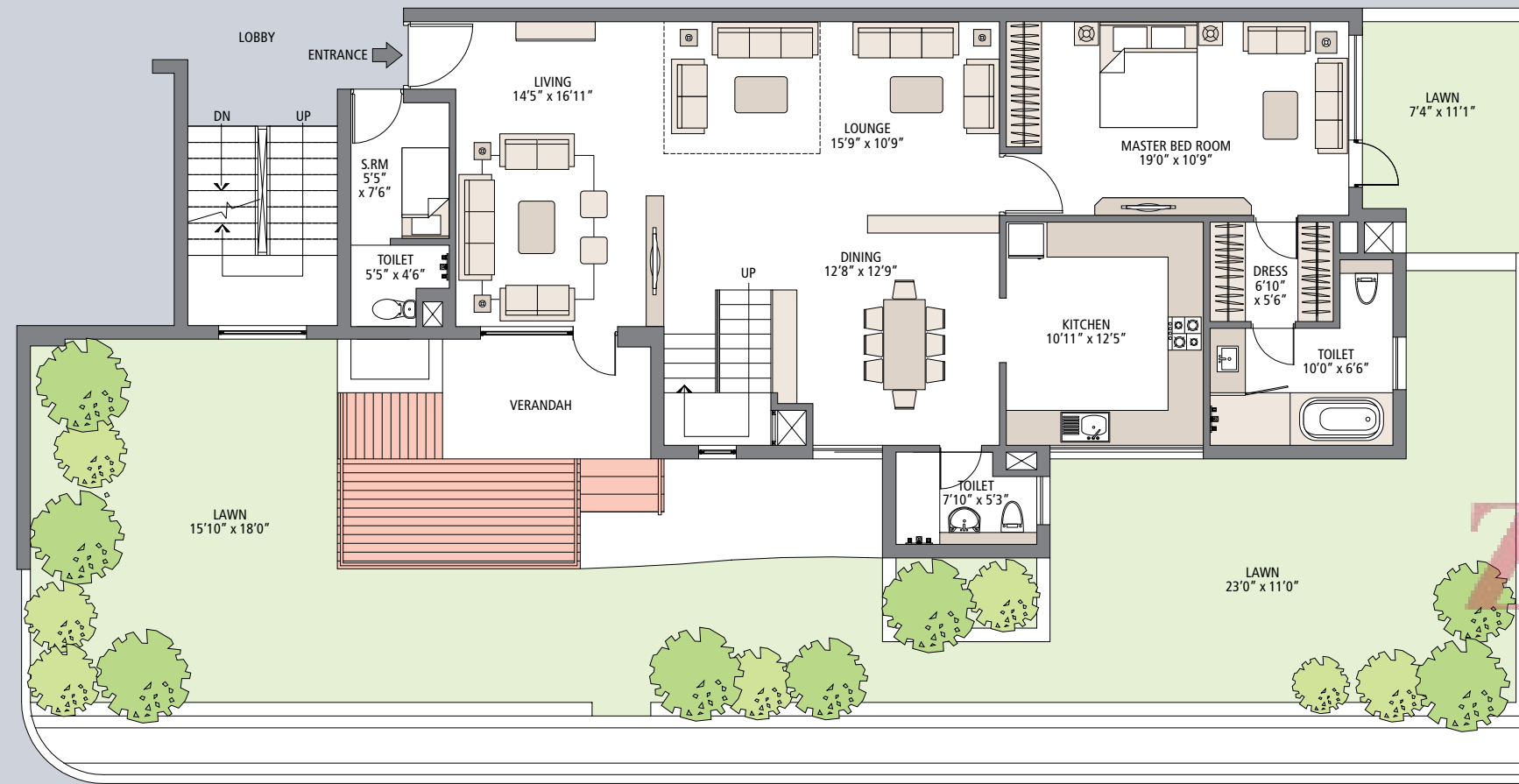
Artistic rendering of duplex penthouse



Ground Floor Duplex Villa Apartment- 3,745 sq. ft.

Ground Floor Plan

5 Bedroom + 5 Bathroom + Lounge + S. Room

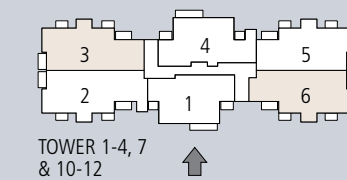
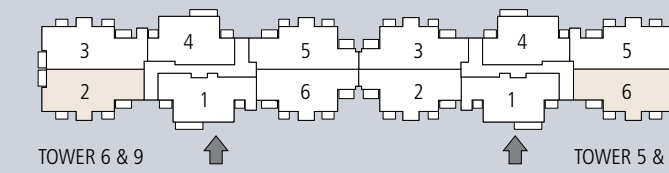
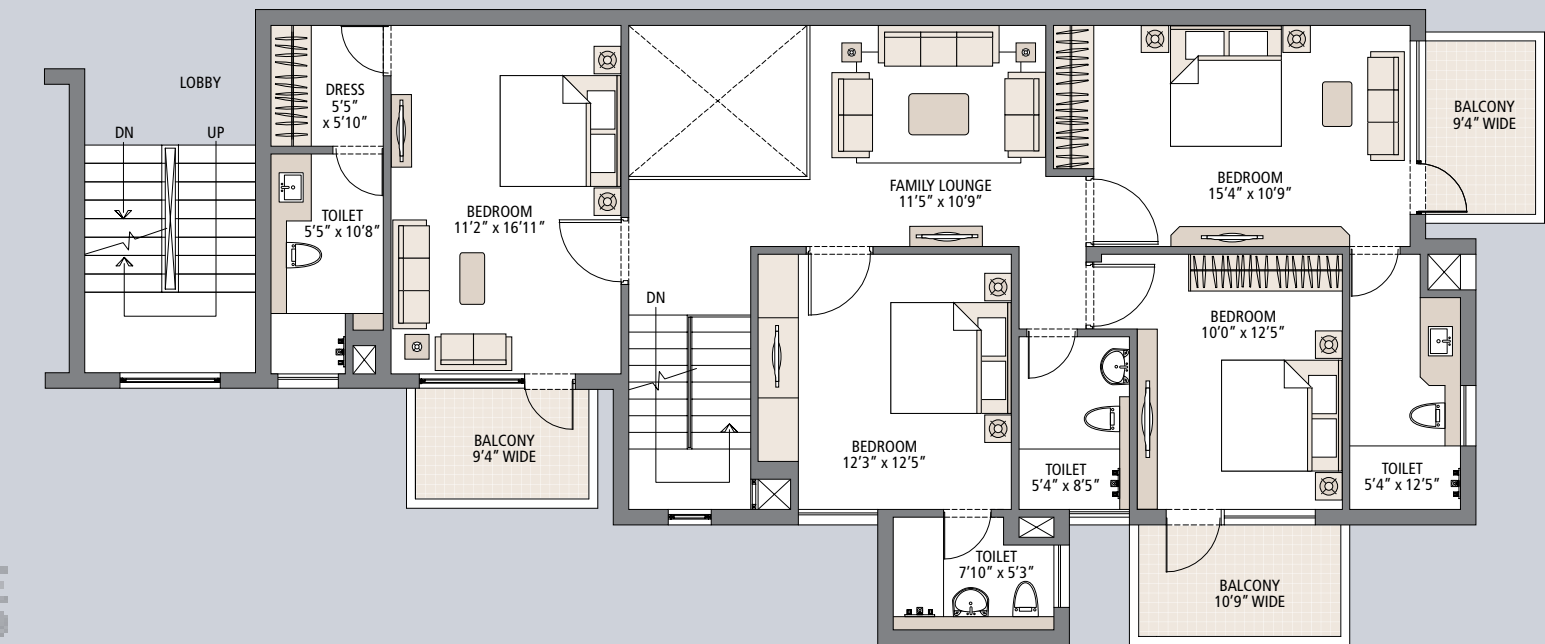


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Ground Floor Duplex Villa Apartment - 3,745 sq. ft.

Upper Level Floor Plan

5 Bedroom + 5 Bathroom + Lounge + S. Room

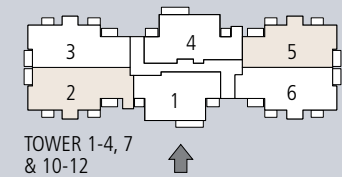
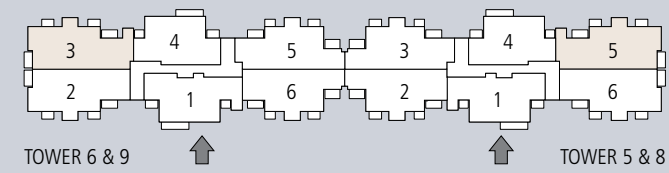
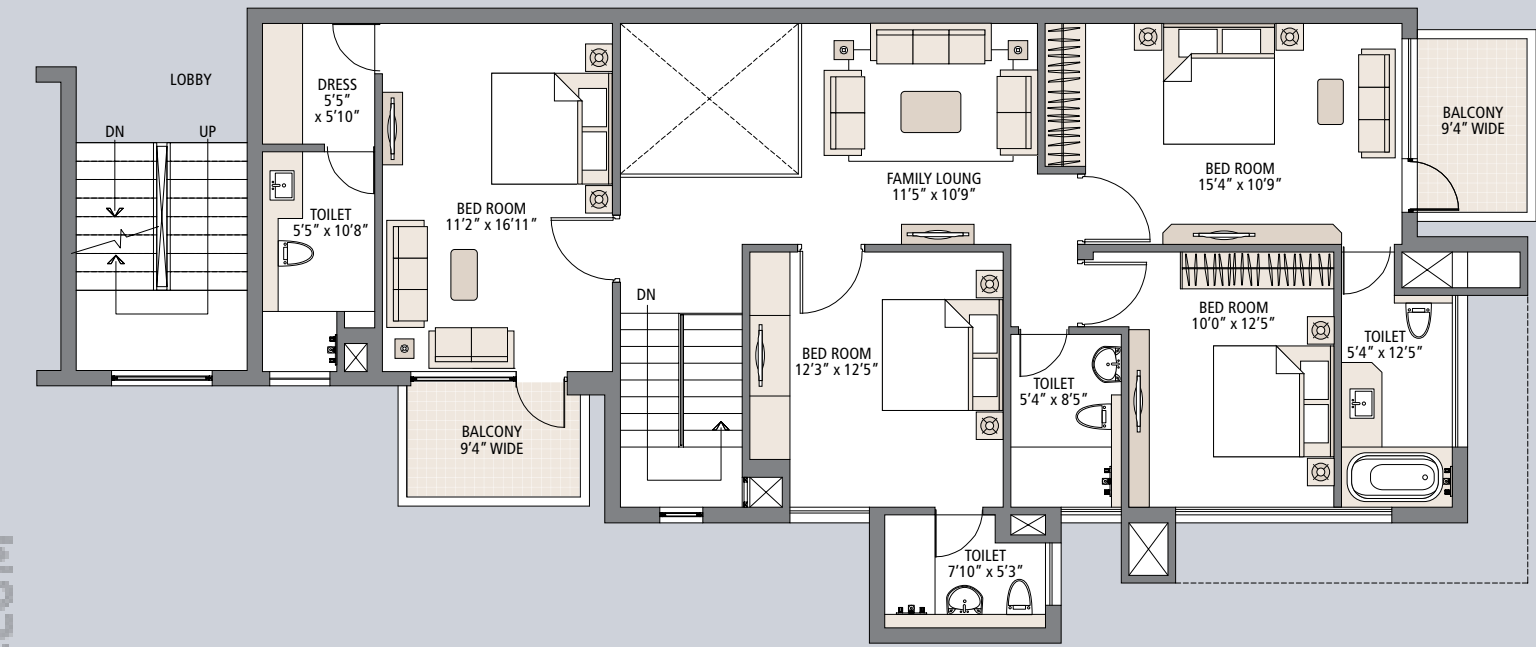
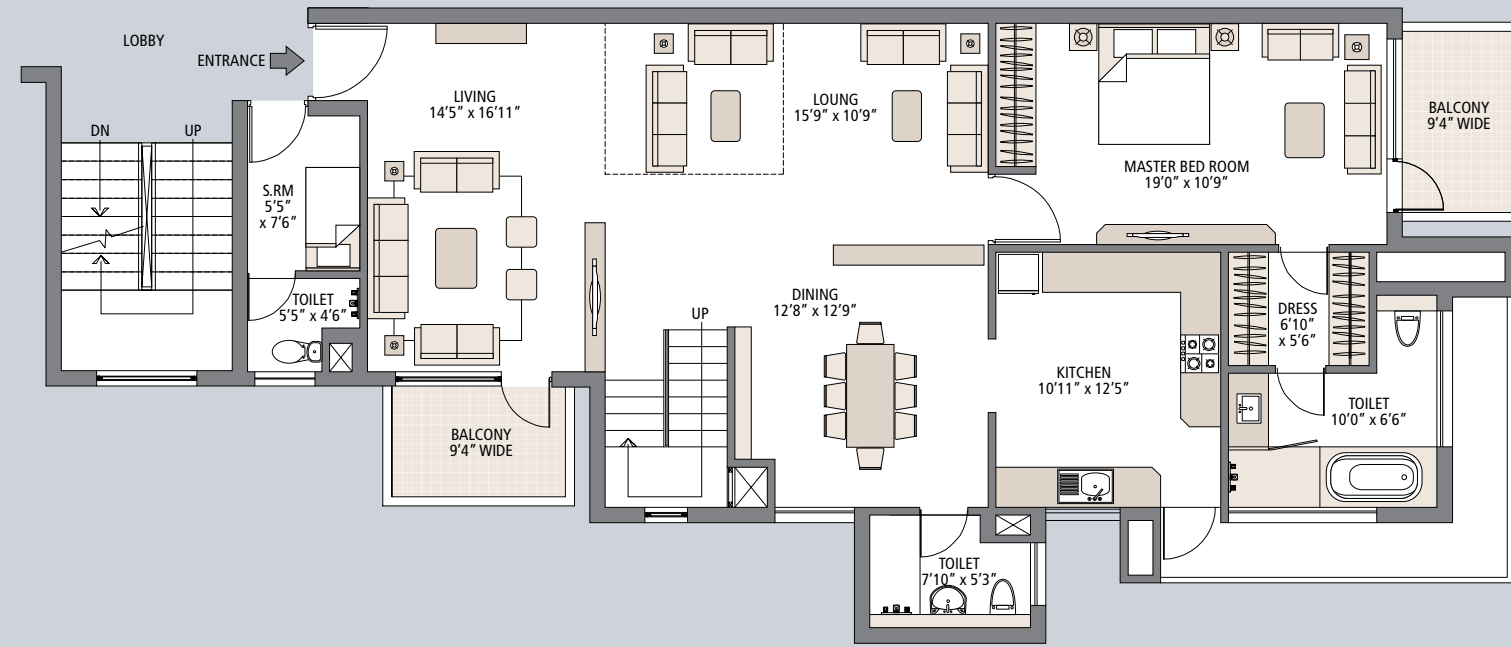


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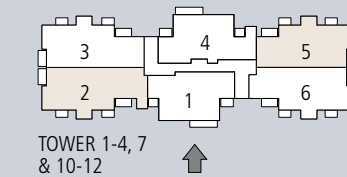
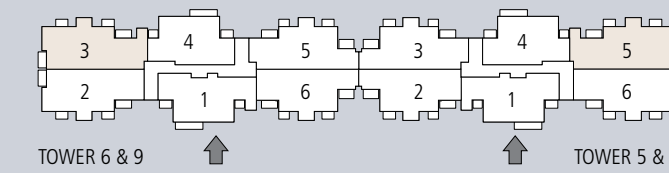
Penthouse-Duplex Apartment - 3,745 sq. ft.
 Lower Level Floor Plan
 5 Bedroom + 5 Bathroom + Lounge + S. Room



Penthouse-Duplex Apartment - 3,745 sq. ft.
 Upper Level Floor Plan
 5 Bedroom + 5 Bathroom + Lounge + S. Room



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The details make all the difference.



Design

- Exclusive gated master-planned community
- Refreshing modern architecture
- Free-standing four side open towers
- Cohesive urban design - street furniture, signages and road lighting
- Segregation of pedestrian and vehicular movement
- Environment friendly planning with green areas and tree lined streets
- Choice of 3 Bedroom and 5 Bedroom apartments with 2 master bedrooms
- Ground Floor Duplex with dedicated lawns
- Efficient central core and floor plans
- Mini Golf Course

Comfort & Convenience

- 5/10 KVA Power Back-up
- Perimeter Security
- Multiple Parks for recreation
- Modern Community Centre with Sports, Gym and Health facilities
- Shopping Arcade
- Primary/Nursery School
- Convenient Shopping

Proposed Specifications

WALLS

LIVING ROOM/DINING/LOBBY/FAMILY ROOM	OIL BOUND DISTEMPER
MASTER BEDROOM	OIL BOUND DISTEMPER
OTHER BEDROOM(S)	OIL BOUND DISTEMPER
KITCHEN	COMBINATION OF TILES & OIL BOUND DISTEMPER
BALCONIES/TERRACES	WEATHER PROOF PAINT
MASTER TOILET	COMBINATION OF VITRIFIED TILES & OIL BOUND DISTEMPER
OTHER TOILETS	COMBINATION OF VITRIFIED TILES & OIL BOUND DISTEMPER
SERVANT/UTILITY ROOM	DRY DISTEMPER

FLOORING

LIVING ROOM/DINING/LOBBY/FAMILY ROOM	VITRIFIED TILES
MASTER BEDROOM	LAMINATED WOODEN FLOORING
OTHER BEDROOM(S)	LAMINATED WOODEN FLOORING
KITCHEN	VITRIFIED TILES
BALCONIES/TERRACES	ANTI-SKID TILES
MASTER TOILET	VITRIFIED TILES
OTHER TOILETS	VITRIFIED TILES
SERVANT/UTILITY ROOM	CERAMIC TILES

DOORS

LIVING ROOM/DINING/LOBBY/FAMILY ROOM	SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER
ENTRANCE DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR
INTERNAL DOOR	UPVC
EXTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR
MASTER BEDROOM	UPVC
INTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR
EXTERNAL DOOR	UPVC
OTHER BEDROOM(S)	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR
INTERNAL DOOR	UPVC
EXTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR
KITCHEN	UPVC
INTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR
EXTERNAL DOOR	UPVC
BALCONIES/TERRACES	UPVC
EXTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR
MASTER TOILET	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR
INTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR
OTHER TOILETS	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR
INTERNAL DOOR	FLUSH SHUTTERS/MOULDED SKIN DOOR
SERVANT/UTILITY ROOM	FLUSH SHUTTERS/MOULDED SKIN DOOR
INTERNAL DOOR	FLUSH SHUTTERS/MOULDED SKIN DOOR

CEILING

LIVING ROOM/DINING/LOBBY/FAMILY ROOM	DRY DISTEMPER
MASTER BEDROOM	DRY DISTEMPER
OTHER BEDROOM(S)	DRY DISTEMPER
KITCHEN	DRY DISTEMPER
BALCONIES/TERRACES	WEATHER PROOF PAINT
MASTER TOILET	DRY DISTEMPER
OTHER TOILETS	DRY DISTEMPER
SERVANT/UTILITY ROOM	DRY DISTEMPER

EXTERNAL WINDOWS/GLAZING

LIVING ROOM/DINING/LOBBY/FAMILY ROOM	UPVC/POWDER COATED ALUMINIUM
MASTER BEDROOM	UPVC/POWDER COATED ALUMINIUM
OTHER BEDROOM(S)	UPVC/POWDER COATED ALUMINIUM
KITCHEN	UPVC/POWDER COATED ALUMINIUM
BALCONIES/TERRACES	UPVC/POWDER COATED ALUMINIUM
MASTER TOILET	UPVC/POWDER COATED ALUMINIUM
OTHER TOILETS	UPVC/POWDER COATED ALUMINIUM

OTHERS

KITCHEN	GRANITE COUNTER TOP, STAINLESS STEEL SINGLE DRAIN BOARD SINK WITH CP FITTINGS
MASTER TOILET	CP FITTINGS, WHITE CHINA WARE FIXTURES
OTHER TOILETS	CP FITTINGS, WHITE CHINA WARE FIXTURES

SWITCHES

MODULAR SWITCHES

OTHER AMENITIES

• MIN. ONE RESERVED CAR PARK AT AN EXTRA COST FOR EACH FLAT • GENERATOR BACK-UP OF 5 KVA PER APARTMENT FOR SIMPLEX & 10 KVA PER APARTMENT FOR DUPLEX • CENTRAL GREEN HAVING KIDS PLAY AREA WITH TOT-LOTS, SEESAWS, BABY SLIDES • CENTRALISED SEWAGE TREATMENT PLANT • PERIMETER SECURITY

LUXURY OPTIONS

SPLIT AIR-CONDITIONING IN ALL ROOMS
MODULAR KITCHEN WITH CHIMNEY & HOB
IMPORTED MARBLE IN MASTER BATHROOM
IMPORTED SANITARY & CP FITTINGS
(KOHLER OR EQUIVALENT)

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