


The background of the entire advertisement is a photograph of a woman with long dark hair, wearing a light-colored sweater, standing in a field of red poppies. She is looking down at her hands, which are held out in front of her. The scene is backlit by a bright sun, creating a warm, golden glow and long shadows. The field of flowers is in the foreground, and the background is a soft-focus landscape under a sunset sky.

## Nestle in nature

Gurgaon Greens  
Sector 102, Gurugram

3 BHK Apartments  
4 BHK Duplex Penthouses

## Overview

An artistic rendering of a modern residential complex. The image shows a large, multi-story apartment building with a white facade and vertical wooden slats. The building has multiple balconies with glass railings. In the foreground, there is a large, rectangular swimming pool with clear blue water. Two people are swimming in the pool. The pool is surrounded by a wooden deck and lush greenery, including palm trees and other tropical plants. There are several lounge chairs and striped umbrellas around the pool. The sky is a clear, bright blue.

Somewhere between the city and the serene countryside, awaits a lifestyle even the upper crust craves. Soaring high above the lush green surroundings, the arresting residential towers at Gurgaon Greens have been designed to make the most of the landscape. From spacious indoors to colour-coded outdoors, there's enough to define 'never-seen-before'.

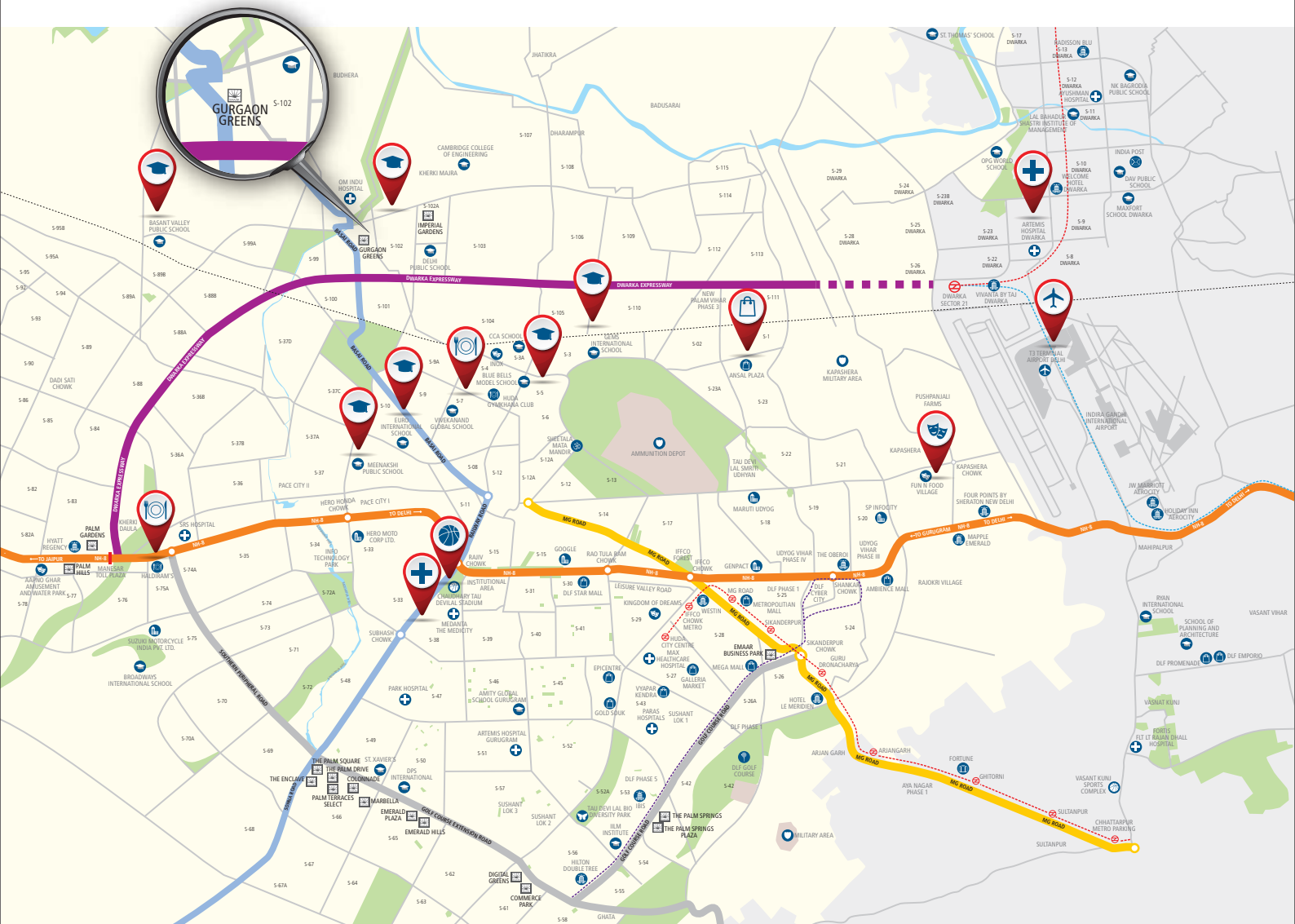
The 13.53 acres gated community comes equipped with a future-ready infrastructure, power back-up and modern shopping and recreation choices. Residents can look forward to long walks on impeccably paved roads, through wide open green spaces.

Artistic Impression



# Location

GURGAON  
GREENS



-  SCHOOL/ COLLEGE
  -  AIRPORT
  -  HOSPITAL
  -  HOTEL
  -  OFFICE
  -  ENTERTAINMENT ZONE
  -  SHOPPING MALL
  -  SPECIAL ECONOMIC ZONE (SEZ)
  -  POST OFFICE
  -  SPORTS COMPLEX
  -  GOLF COURSE
  -  DEFENCE AREA
  -  CLUB/ FOOD COURT
  -  BIO DIVERSITY PARK
  -  TEMPLE
- DELHI METRO    --- RAPID METRO    --- AIRPORT METRO    --- RAILWAY LINE

Map not to scale

Gurgaon Greens offers excellent connectivity to Gurugram, Delhi and Indira Gandhi International Airport (T3). Adjoining major roads (150 meters Expressway and 75 meters wide sector road), offers quickest access to the project. The now operational railway overbridge at Basai along with its proximity to Gurugram's Business District and Delhi Public School, makes Gurgaon Greens a very well connected community.

## Highlights



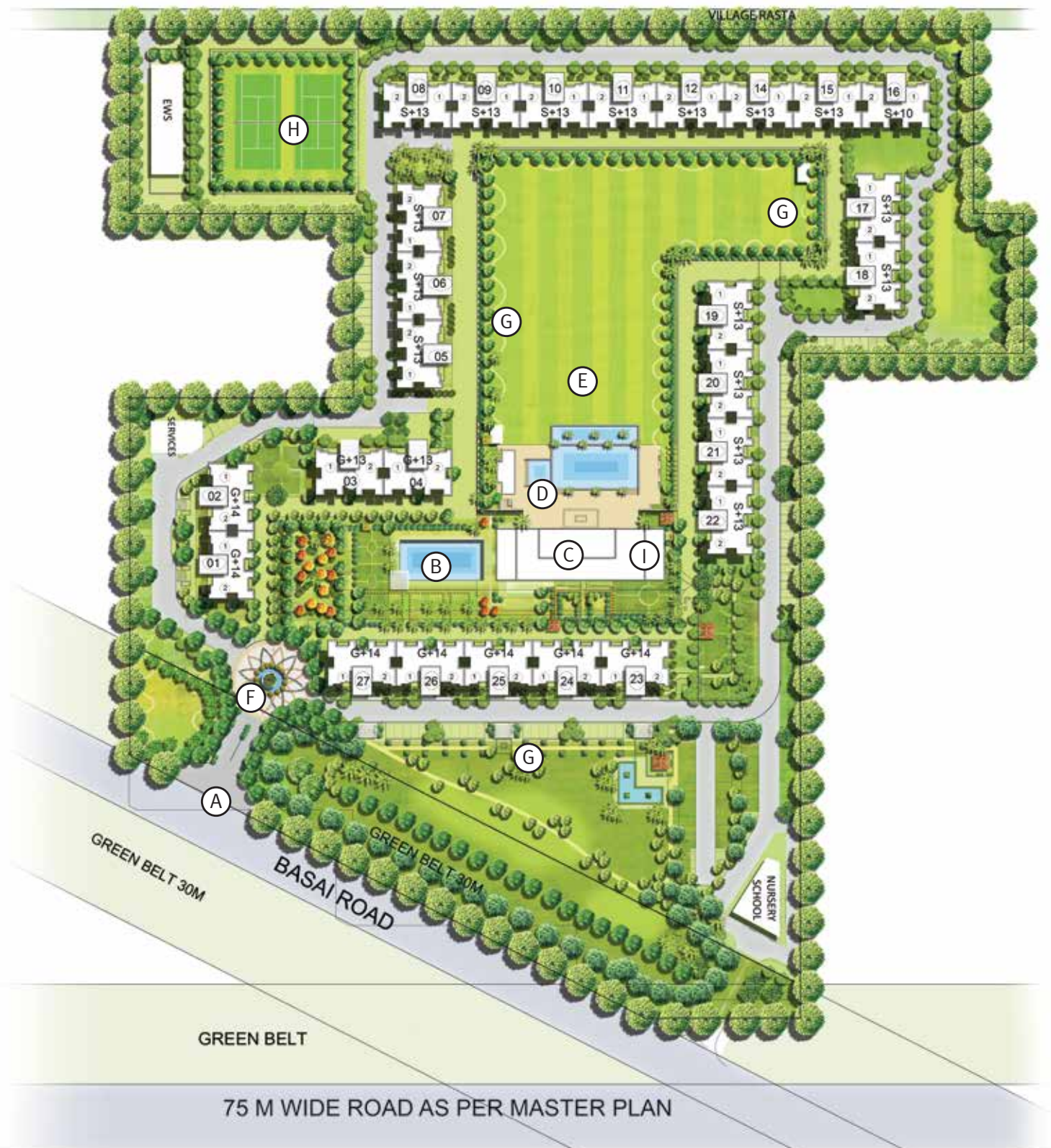
Artistic Impression

- 8 acres of open area
- 2 apartments per floor
- Selective units with 3 sides open
- Modern Clubhouse
- Swimming pool
- Roof top tennis court
- Kid's pool and play area
- Solar power for lighting



# Master Plan

GURGAON  
GREENS



## Legend

- |                          |  |
|--------------------------|--|
| A. Entry                 | F. Water Body                            |
| B. Ornamental Water Body | G. Jogging Track                         |
| C. Modern Clubhouse      | H. MLCP and Tennis Courts                |
| D. Swimming Pool         | I. Gurgaon Greens Arcade at ground level |
| E. Central Greens        |  |



# Floor Plan

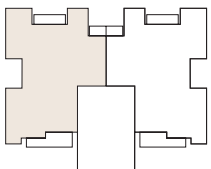
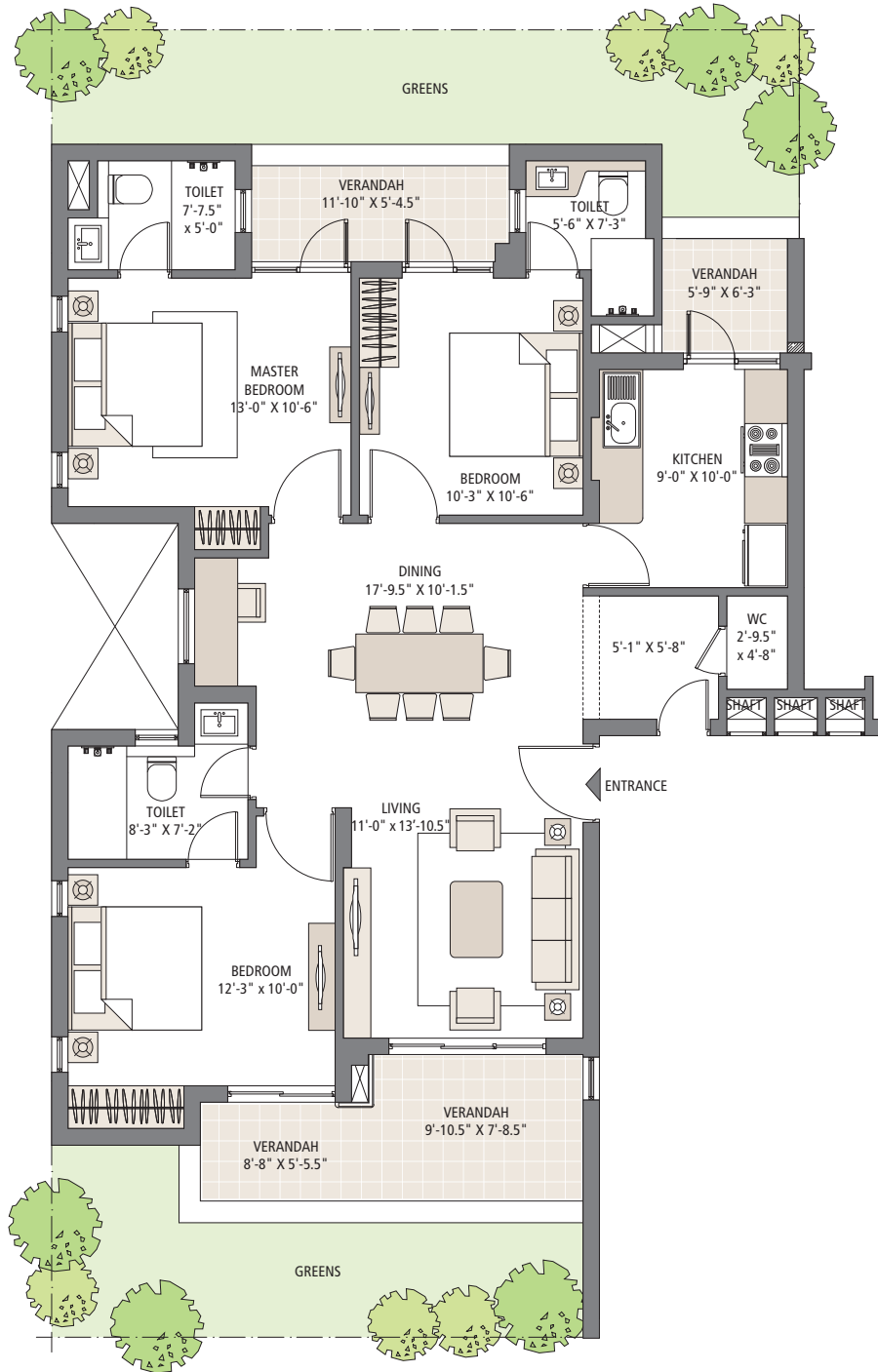
## TYPICAL GROUND FLOOR

3 Bedrooms | 3 Bathrooms | Living | Dining | Front and Back Lawns

Carpet Area: 95 sq. mtr. (1,022.58 sq. ft.)

Verandah Area: 20.54 sq. mtr. (221.09 sq. ft.)

Super Area: 153.28 sq.mtr. (1,650 sq.ft.)



A revision of above plans has been applied with the authorities and same are also available for inspection before booking. 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. and 1 sq. mtr. = 10.764 sq. ft.

# Floor Plan

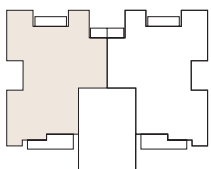
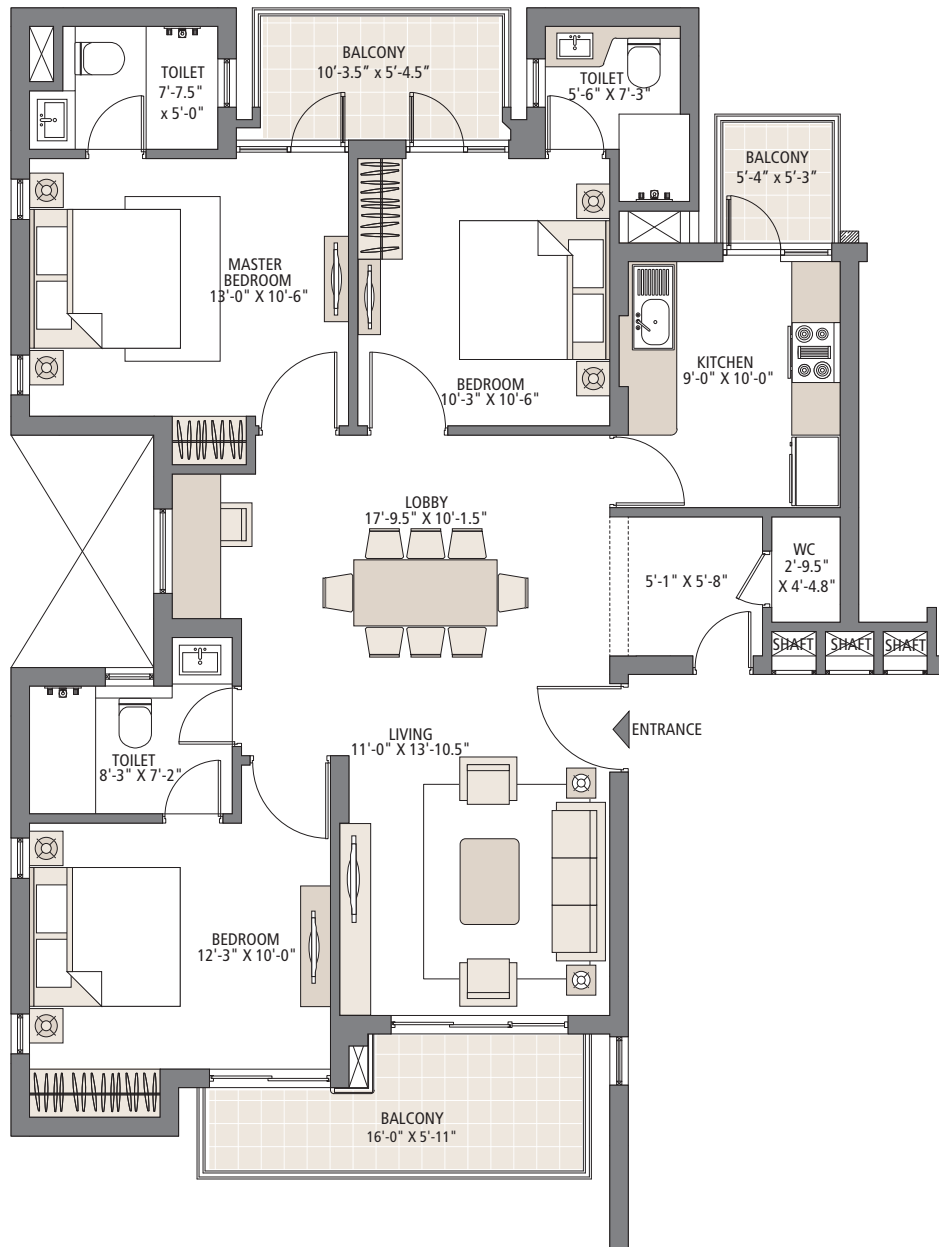
## TYPICAL FLOOR

3 Bedrooms | 3 Bathrooms | Living | Dining

Carpet Area: 95 sq. mtr. (1,022.58 sq. ft.)

Balcony Area: 15.19 sq. mtr. (163.51 sq. ft.)

Super Area: 153.28 sq.mtr. (1,650 sq.ft.)



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# Floor Plan

## DUPLEX PENTHOUSE FLOOR PLAN - LOWER LEVEL

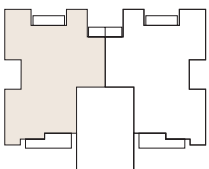
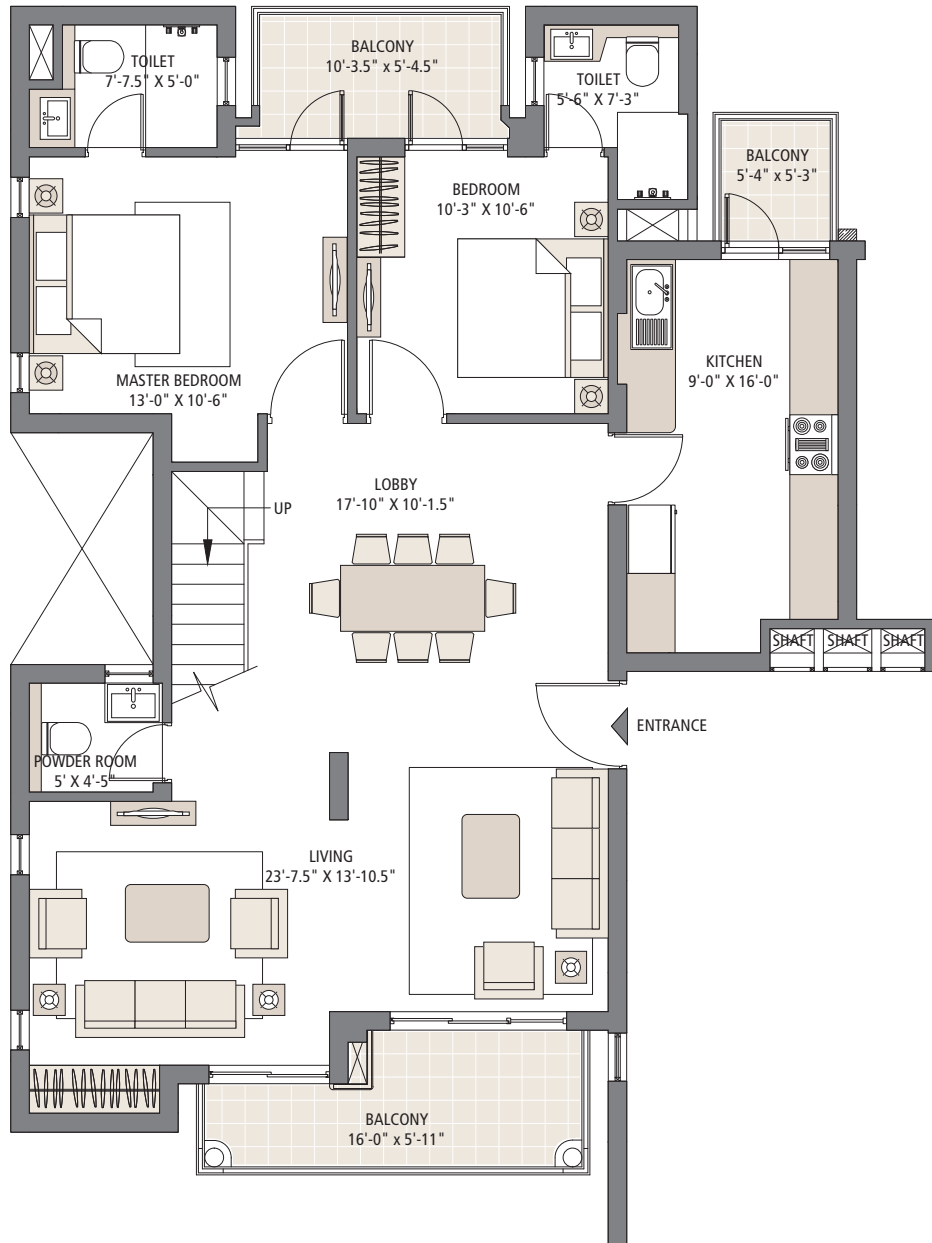
4 Bedrooms | 4 Bathrooms | Living | Dining | Family Lounge | Terrace

Carpet Area: 164.04 sq. mtr. (1,765.73 sq. ft.)

Balcony Area: 22.98 sq. mtr. (247.36 sq. ft.)

Terrace Area: 35.73 sq. mtr. (384.60 sq. ft.)

Super Area: 297.28 sq.mtr. (3,200 sq.ft.)



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# Floor Plan

## DUPLEX PENTHOUSE FLOOR PLAN - UPPER LEVEL

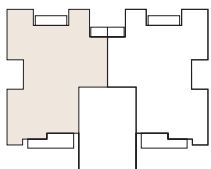
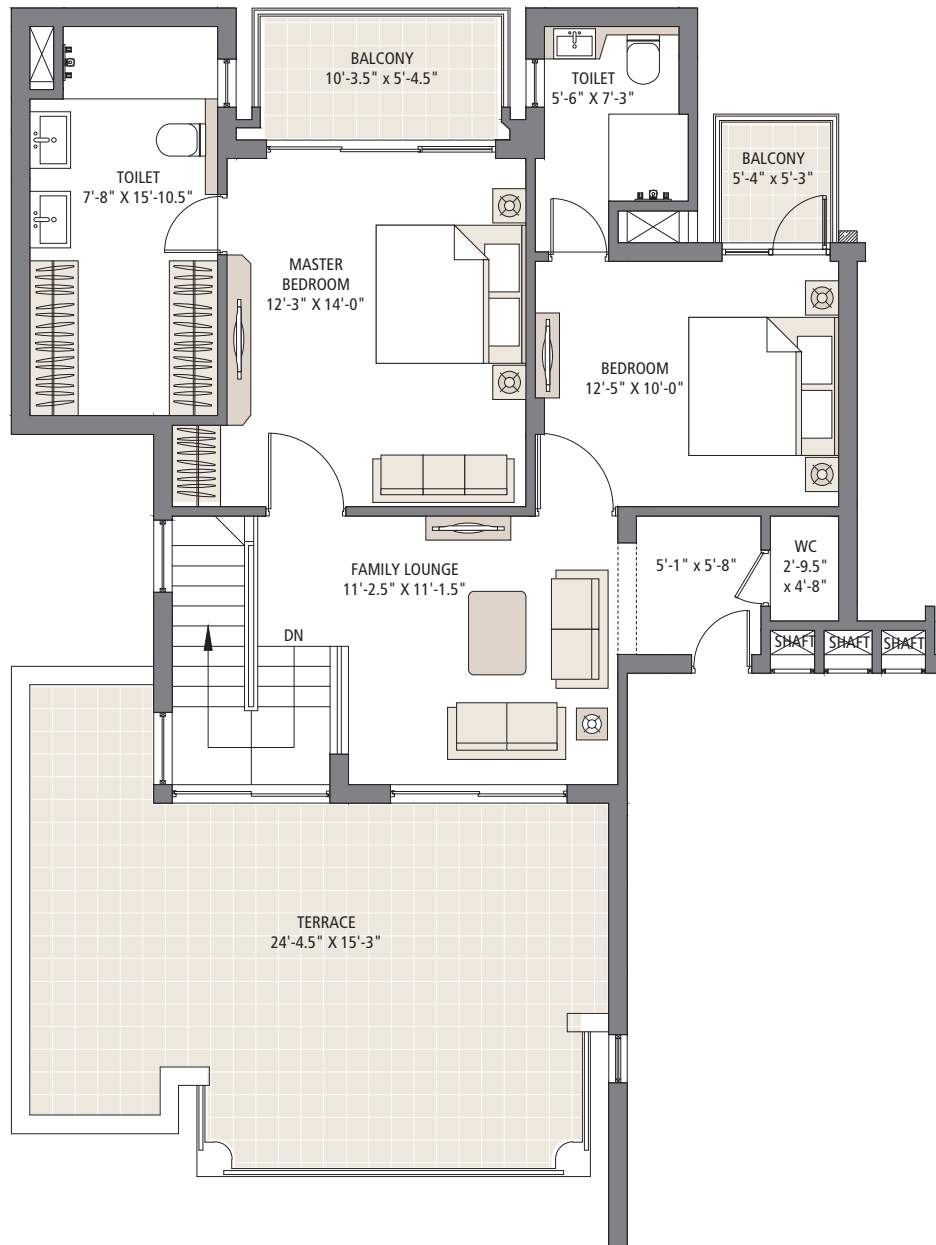
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# Specifications



Artistic Impression

## Living Room/Dining/Lobby/Family Room

- Oil bound distemper (Walls)
- Oil bound distemper (Ceiling)
- Vitrified tile (Flooring)
- External windows - UPVC
- Entrance door - Seasoned hardwood frames with European style moulded shutter
- Internal door - Seasoned hardwood frames with flush shutters
- External doors - UPVC
- Modular switches

## Master Bedroom

- Oil bound distemper (Walls)
- Oil bound distemper (Ceiling)
- Laminated wooden flooring
- External windows - UPVC
- Internal door - Seasoned hardwood frames with flush shutters
- External doors - UPVC
- Modular switches

## Master Bathroom

- Combination of vitrified tiles and oil bound distemper (Walls)
- Oil bound distemper (Ceiling)
- Vitrified tile (Flooring)
- External windows - UPVC
- Internal door - Seasoned hardwood frames with flush shutters
- CP fittings, white Chinaware fixtures
- Modular switches

## Kitchen

- Combination of tiles and oil bound distemper (Walls)
- Oil bound distemper (Ceiling)
- Vitrified tile (Flooring)
- External windows - UPVC
- Internal door - Seasoned hardwood frames with flush shutters
- External doors - UPVC
- Granite counter top, stainless steel single drain board sink with CP fittings
- Modular switches

## Other Amenities

- Reserved car park
- Power backup of 5 KVA per apartment for simplex and 10 KVA for duplex
- Perimeter security

## Other Bedroom(s)

- Oil bound distemper (Walls)
- Oil bound distemper (Ceiling)
- Laminated wooden flooring
- External windows - UPVC
- Internal door - Seasoned hardwood frames with flush shutters
- External doors - UPVC
- Modular switches

## Other Bathrooms

- Combination of vitrified tiles and oil bound distemper (Walls)
- Oil bound distemper (Ceiling)
- Vitrified tile (Flooring)
- External windows - UPVC
- Internal door - Seasoned hardwood frames with flush shutters
- CP fittings, white Chinaware fixtures
- Modular switches

## Balconies and Terraces

- Weather proof paint (Walls)
- Weather proof paint (Ceiling)
- Anti skid tiles flooring
- External windows - UPVC
- External doors - UPVC

## Recreational/Sports Facilities

- Modern clubhouse, health club with gym, swimming pool, splash pool for kids, tennis courts, jogging track and dedicated childrens play area.

# Step in to the world of Emaar

Emaar is a pioneer in shaping skylines and lifestyles worldwide, developing vibrant communities that have redefined real estate in 12 countries across the Middle East, Africa, Asia, Europe, USA and Canada. Emaar's iconic projects and scale of operations have made it one of the world's leading real estate companies.

In India, Emaar is committed to creating best in class real estate developments that would set unmatched benchmarks in thoughtful architecture, excellent engineering and impeccable execution.

Step in to experience the grandeur!







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