

EMAAR  
INDIA

HRERA No. RC/REP/HARERA/GGM/2018/29 ; Palm Heights (part of Palm Hills Project) (Tower no. C, D & E). License No. 56 of 2009 dated 31.08.2009 and 62 of 2013 dated 05.08.2013 for an area of 29.346 acres of Group Housing at sector 77, Shikhopur village, District Gurugram in favour of Sanjay Passi & Ors c/o Emaar India Ltd. (Formerly known as Emaar MGF land Ltd.) Building Plans (Revised) approved vide Memo no. ZP-567/AD(RA)/2016/3788 dtd 28.02.2017. Palm Heights -297 Units; Total no. of units : Palm Hills :1780 nos.(including Palm Heights: 297 nos. and EWS units : 267 nos.) and Nursery school 01 no., Primary School 02 Nos.. The approvals can be checked at site office and in the office of the Developer. Developer reserves the right to make change as per prevailing Government norms. 1 sq. mtr. = 1.196 sq. yd. & 1 sq. mtr. = 10.764 sq. ft. 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 \*All illustrations in this brochure are for representative purposes only.

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EMAAR  
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THE AWE INSPIRING VIEW  
EXTENDS FROM THE INTERIORS TO THE EXTERIOR

EMAAR  
PALM HEIGHTS  
A NEW NEIGHBOURHOOD  
RISING HIGH





## COME HOME TO A PERFECTLY DESIGNED LIFESTYLE

This landmark project is conceptualized for a community that appreciates modern lifestyle as a way of life. Situated at the base of the Aravalli Hills on the Gurugram – Jaipur Express Highway, this spacious gated complex is built keeping future residential dynamics in mind. Families will appreciate the wide open green areas and the many sports and recreational facilities that keep everyone engaged. This self-sustaining lifestyle truly completes the home of a very happy family.



### EMAAR PALM HEIGHTS – BRINGING FAMILIES TOGETHER WITH REDEFINED SPACES

With three modern landmark towers rising above the horizon, EMAAR PALM HEIGHTS welcomes families who seek the luxury of well designed spaces to live a well deserved life. Intelligently designed, spacious 3 bedrooms with lounge and utility, integrated modular kitchen and balconies overlooking the stunning beauty of the Aravalli hills – and all this backed by modern amenities within the expanded community of PALM HILLS, it is a home where every family moment is savoured together.

### INSPIRED VIEW – DUSK TO DAWN

What better way to start a day than a look at God’s own creations over the horizon. From the breathtaking panoramic and unrestricted views of the Aravalli hills to the setting sun & twinkling of stars and lights at night, life comes a full circle when you are nestled at the foothills of the Aravallis.

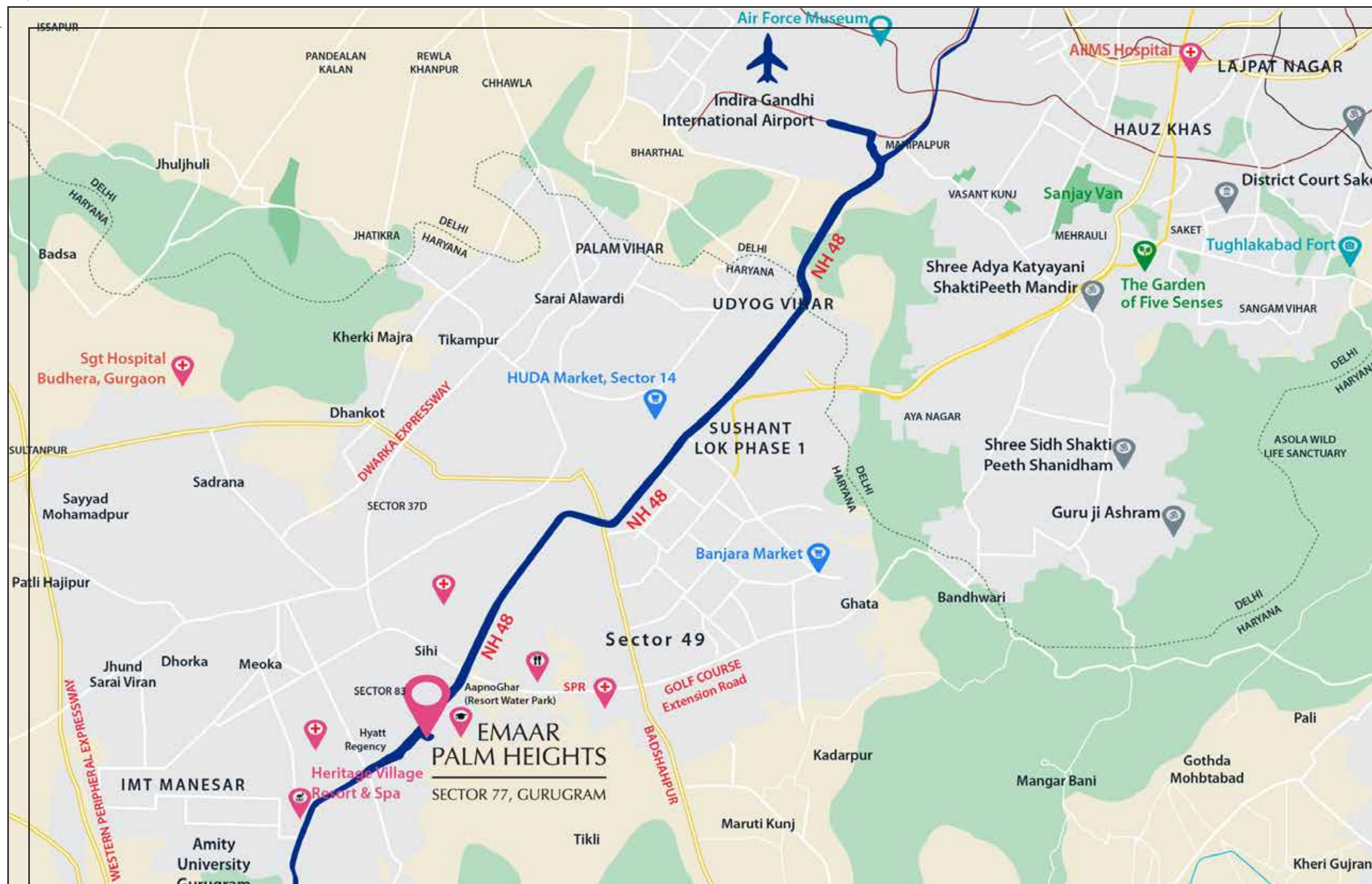
### EMAAR PALM HEIGHTS – A UNIQUE WAY OF LIFE

- Aesthetically pleasing neighbourhood with lively self sustaining ecosystem
- Part of large planned secure gated community
- All 3BHK + Lounge + Utility apartments with spacious layouts
- A grand two-level clubhouse with state of the art amenities



ARTISTIC IMPRESSION





**INTERNATIONAL AIRPORT**  
30 minutes



**MALLS, MARKETS**  
Near Vicinity



**PROPOSED METRO STATION**  
5 minutes



**CYBER HUB**  
20 minutes

## EMAAR PALM HEIGHTS AT PALM HILLS, SECTOR 77, GURUGRAM

STAY CONNECTED DISCOVER  
THE WORLD AT YOUR DOORSTEP

- Centrally located at the intersection of NH-8, Dwarka Expressway and 60 mtr. wide sector road
- Proposed metro station in vicinity
- Proximity to well established schools, world-class hospitals, malls, markets and banks

- 15 mins. drive to IMT Manesar
- 20 mins. drive to MG Road and Cyber Hub
- 30 mins. drive to IG International Airport (T3)



SCHOOL



AIRPORT



POSTOFFICE



TEMPLE



BIO DIVERSITY  
PARK



HOSPITAL



OFFICE



SPORTS COMPLEX



GOLF COURSE



CLUB/FOOD COURT



SHOPPING MALL



ENTERTAINMENT  
ZONE



HOTEL



SPECIAL ECONOMIC  
ZONE (SEZ)

\*As per the google map





## CLUBHOUSE

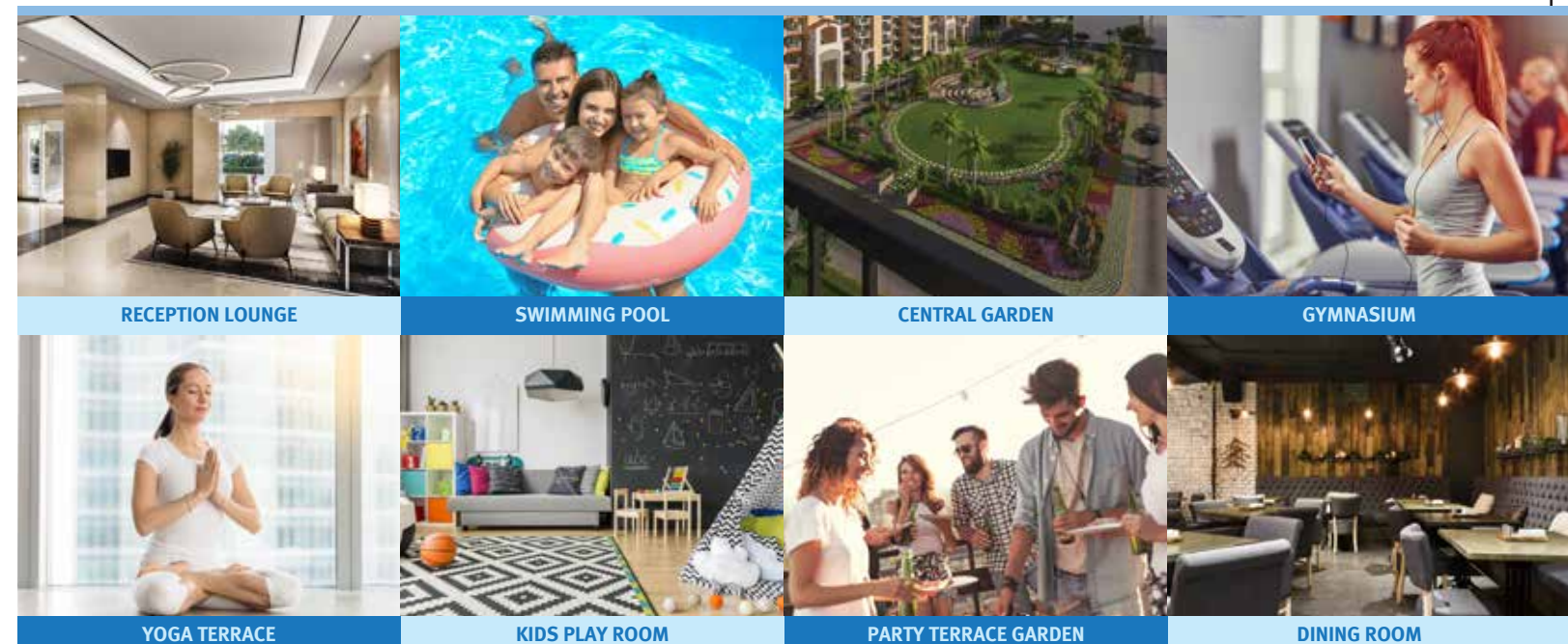
### THE SOCIAL HUB THAT REJUVENATES LIFE, EVERYDAY

#### RELAXED SOCIAL LIFE

- Reception lounge
- Multi-purpose hall
- Dining room
- Proposed business center

#### WELLNESS & HEALTH

- Fully equipped Gymnasium
- Steam & sauna treatment room
- Yoga terrace
- L-shaped swimming pool with deck
- Crèche, play room & kids pool





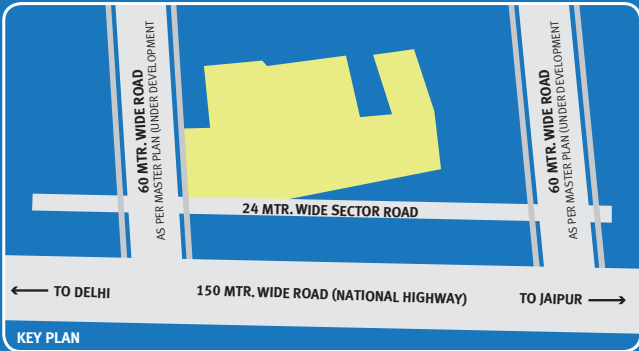
MASTER PLAN



ADVANTAGE FOR YOU  
SAFE & SELF CONTAINED FRIENDLY  
GATED COMMUNITY

Once ensconced within the secure gated community, the Emaar master planning is visible across the vast open and curated green areas and the multiple facilities that engage families in activities that keep the neighbourhood alive and vibrant.

- G+24 – Tall towers with breathtaking sky views
- 24x7 security and controlled access
- Covered car parks
- Well lit & marked roads
- Modern clubhouse
- Large landscaped green acreage
- Low density housing clusters
- Power back-up
- Jogging paths
- Yoga break out areas
- L-shaped swimming pool with deck
- Tennis & Badminton courts
- Half-Basketball court
- Kids play area



LEGEND

- |                          |                             |
|--------------------------|-----------------------------|
| 1. Entrance Plaza        | 8. Kids' Play Area          |
| 2. Clubhouse             | 9. Lawn                     |
| 3. Swimming Pool         | 10. Nursery School          |
| 4. Convenient Shopping   | 11. Primary School          |
| 5. Half Basketball Court | 12. Multi-Level Car Parking |
| 6. Badminton Courts      | 13. EWS                     |
| 7. Tennis Court          | 14. HSD Yard                |



JOGGING PATH



COVERED CAR PARKS

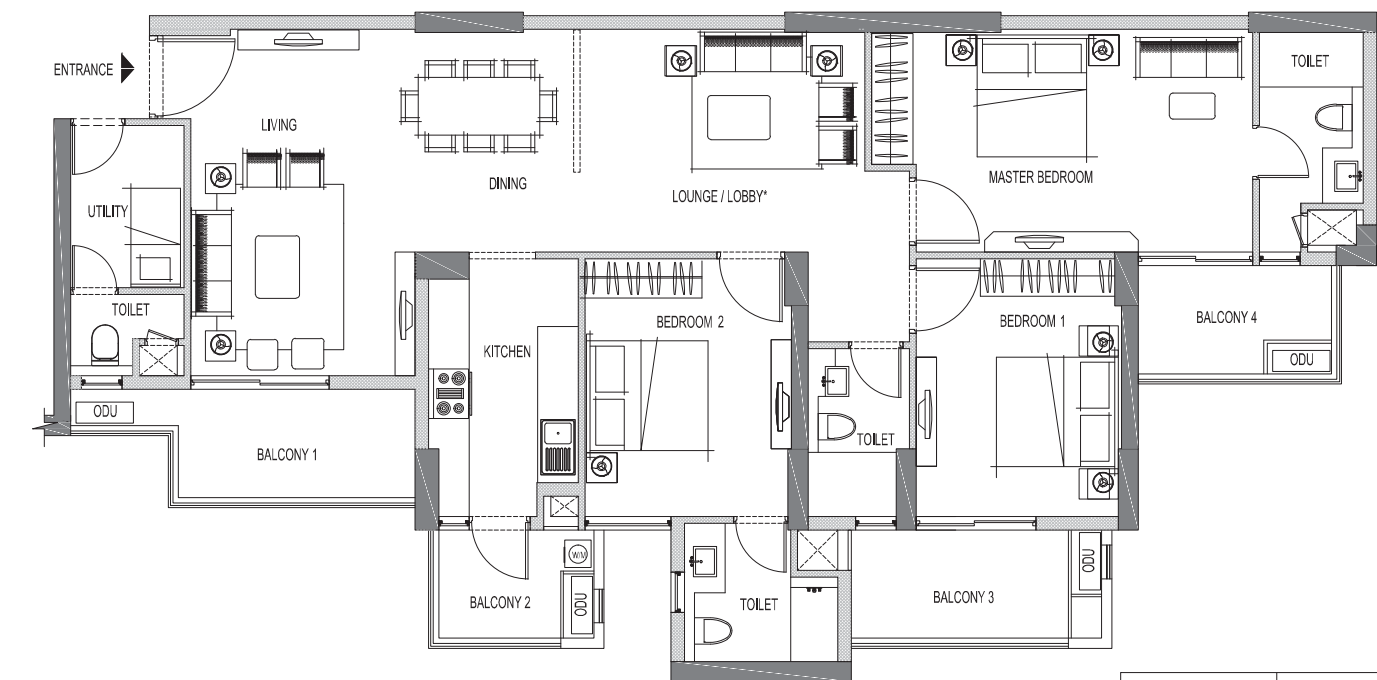


TENNIS COURT



SPACIOUS APARTMENTS

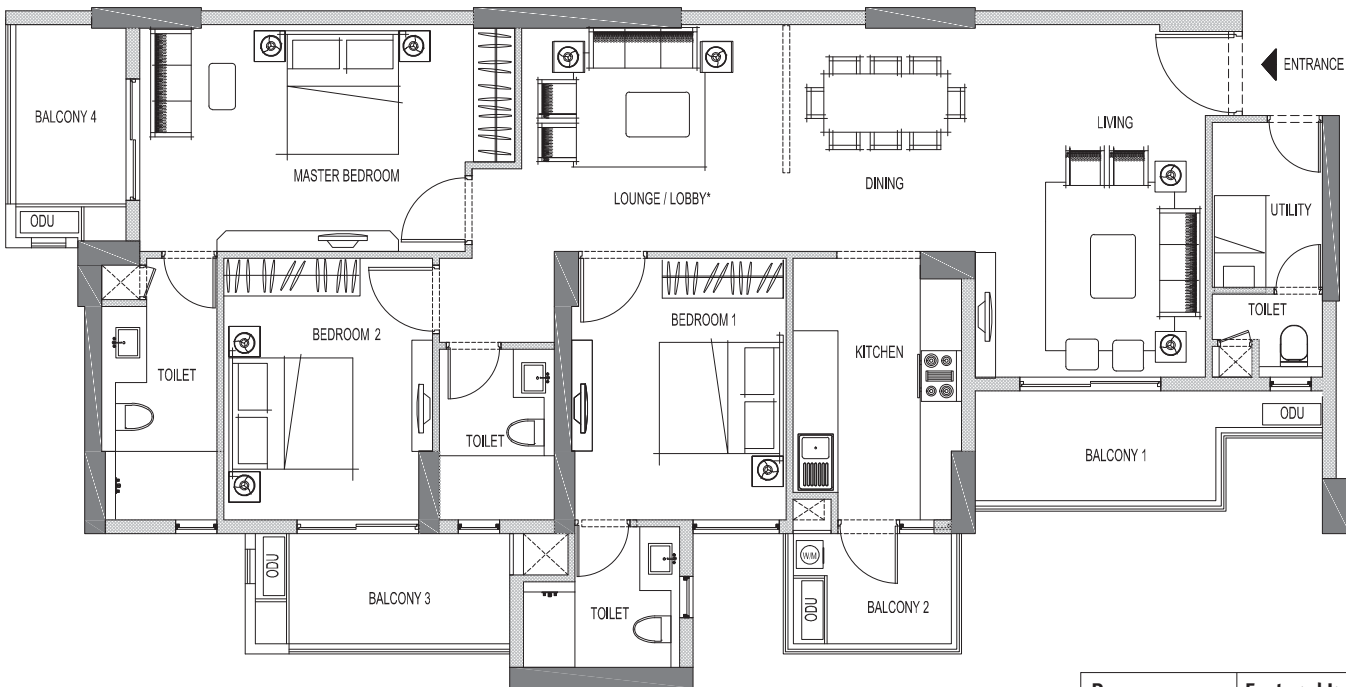
TYPICAL FLOOR PLAN  
TOWER C & D



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

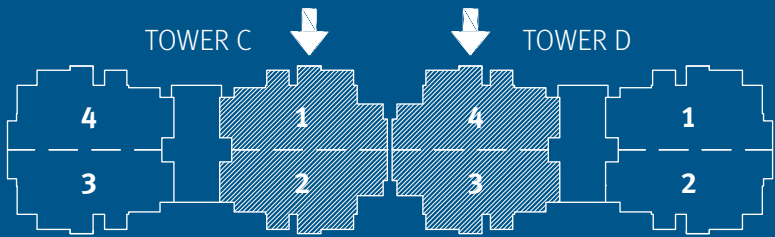
\*Space to be used as per unit holder requirement. In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications mentioned are for reference and may change in accordance with law. Soft furnishing, cupboards, furniture and gadgets are not part of the offering. All dimensions are from Masonry to Masonry. 1 sq. mtr. = 1.196 sq. yds. & 1 sq. mtr. = 10.764 sq. ft.

TYPICAL FLOOR PLAN  
TOWER C & D

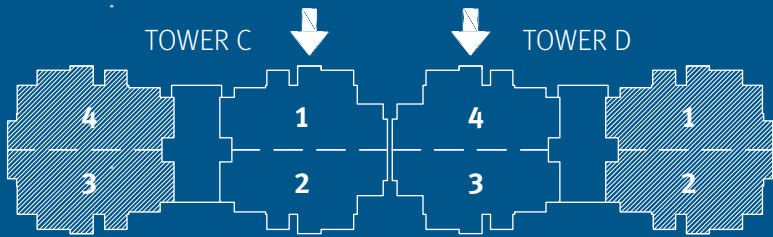


Room	Feet and Inches
Living	10'8" x 16'6"
Dining/Lounge	21'6" x 10'6"
Master Bedroom	17'4" x 10'6"
Bedroom 1	10'2" x 12.5'
Bedroom 2	10'0" x 12.5'
Kitchen	8'1" x 12'5"
Master Toilet	5'4" x 12'5"
Toilet 1	7'2" x 6'6"
Toilet 2	5'0" x 7'8"
Utility	5'3" x 7'6"
Utility Toilet	5'3" x 4'0"
Balcony 1	12'0" x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

\*Space to be used as per unit holder requirement. In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications mentioned are for reference and may change in accordance with law. Soft furnishing, cupboards, 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.



**3 BEDROOM + 3 TOILET + LOUNGE + UTILITY**  
**Carpet Area:** 113.158 sq. mtr. (1,218.03 sq.ft.)  
**Verandah Area:** 22.581 sq. mtr. (243.06 sq.ft.)  
**Super Area:** 185.80 sq. mtr. (2,000 sq.ft.)



**3 BEDROOM + 3 TOILET + LOUNGE + UTILITY**  
**Carpet Area:** 115.41 sq. mtr. (1,242.27 sq.ft.)  
**Verandah Area:** 22.677 sq. mtr. (244.09 sq.ft.)  
**Super Area:** 188.121 sq. mtr. (2,025 sq.ft.)



# EMAAR

INDIA

## 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, Hyderabad, Chennai, Lucknow, Indore and Jaipur.



### MOHALI

MOHALI HILLS

### JAIPUR

JAIPUR GREENS

### INDORE

CONTINENTAL CITY

INDIA

### GURUGRAM

MARBELLA  
DIGIHOMES  
CAPITAL TOWER 1 & 2  
EBD65  
EMERALD HILLS  
PALM SQUARE  
PALM HILLS  
GURGAON GREENS  
IMPERIAL GARDEN