

A man in a dark grey suit and sunglasses is walking down a modern staircase with a glass railing. He is talking on a mobile phone and carrying several large brown and black shopping bags. The background is a glass-walled building.

Workaholics meet shopaholics

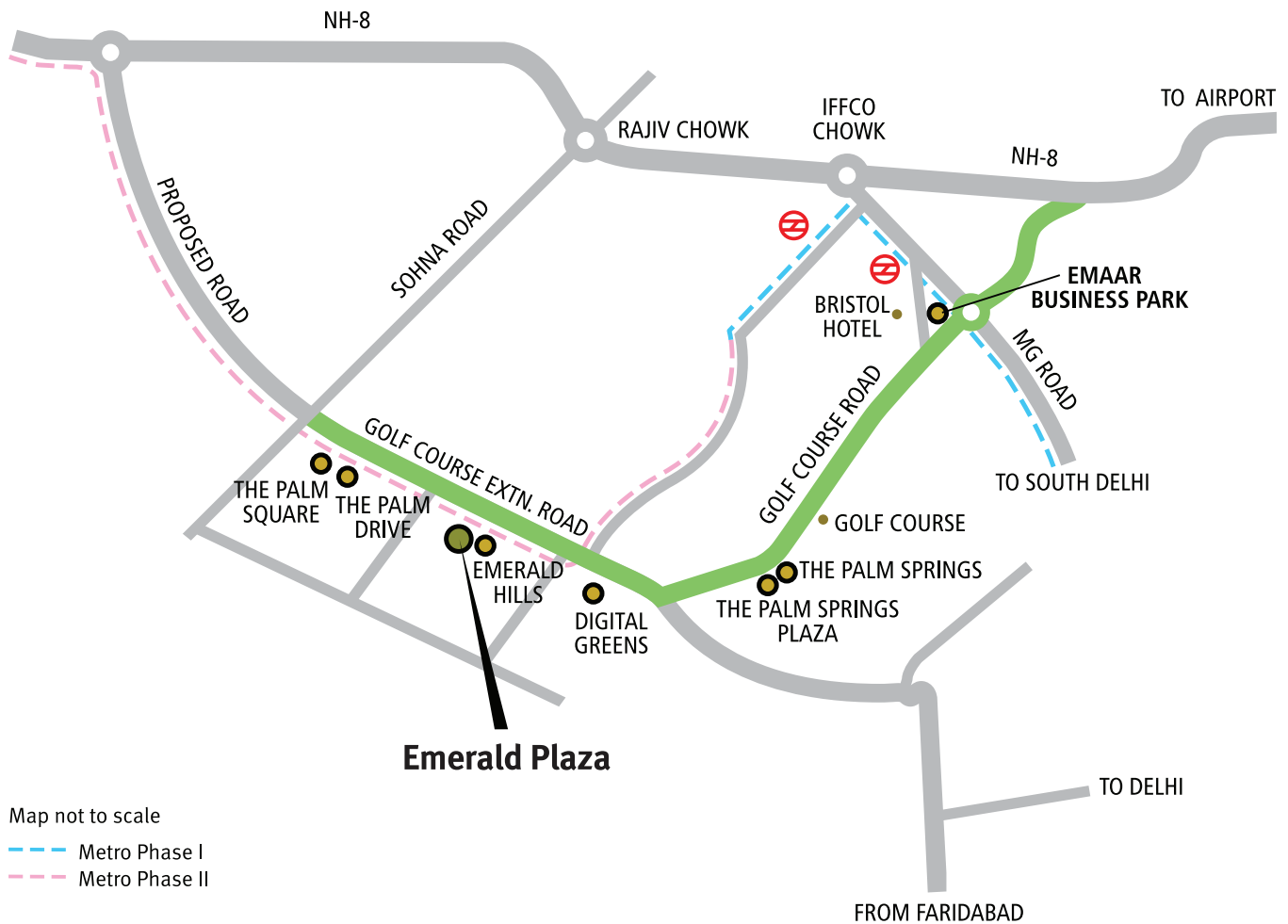
Emerald Plaza
Sector 65, Gurgaon

Premium Retail and Office Spaces

Grand View



Artistic impression



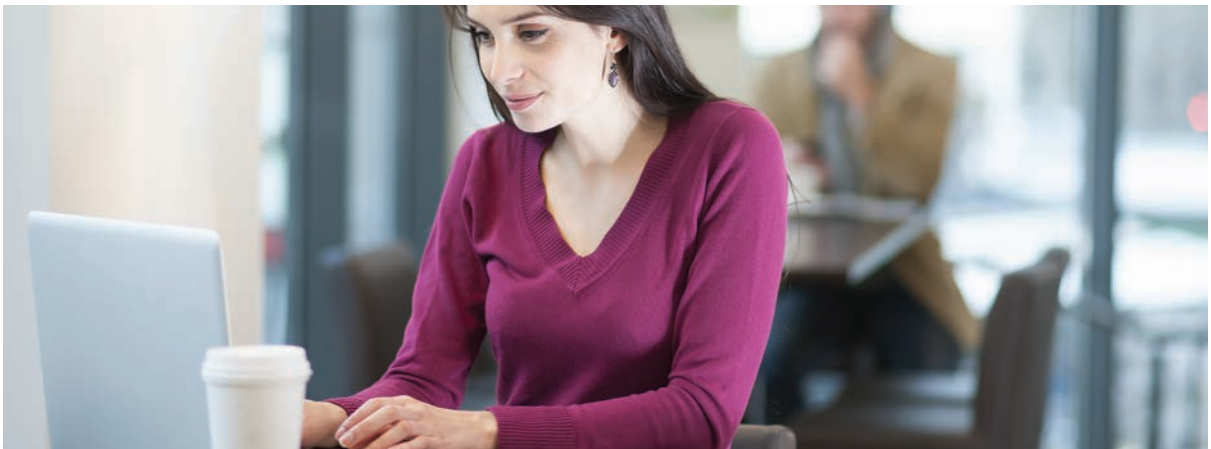
- On Golf Course extn. road, well connected to NH-8 and IGI (T3) airport
- Metroline coming up in the vicinity
- Close proximity to emerging suburban Business District
- Thriving neighbourhood with schools and hospital nearby

Highlights



Retail spaces for the discerning shopper

- An ideal location for upscale retail options, including health clubs, wellness clinics, parlours, restaurants, cafes, boutiques and more
- A few minutes walk from Emerald Hills, an upmarket residential community



Productive work spaces for new age businesses

- Air-conditioned work spaces
- High speed elevators with 100% power backup
- Advanced communication and security facilities
- Ample parking space with independent access to the office block
- Ideal for professionals like Lawyer, Chartered Accountant, Doctor, Consultants, Architectural Firms, etc.

100%



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.

First Floor



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Floor Plan

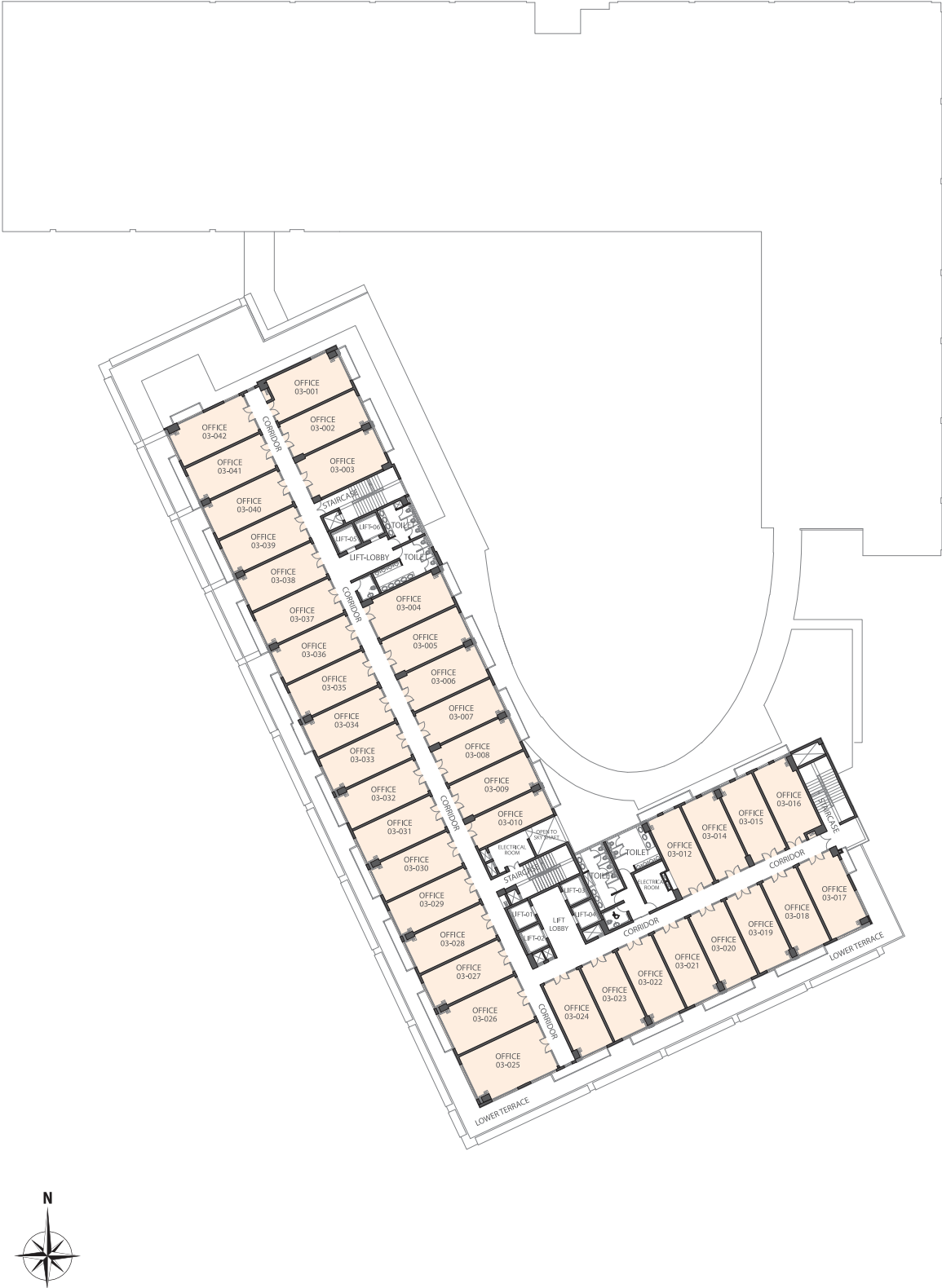
Second Floor



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Floor Plan

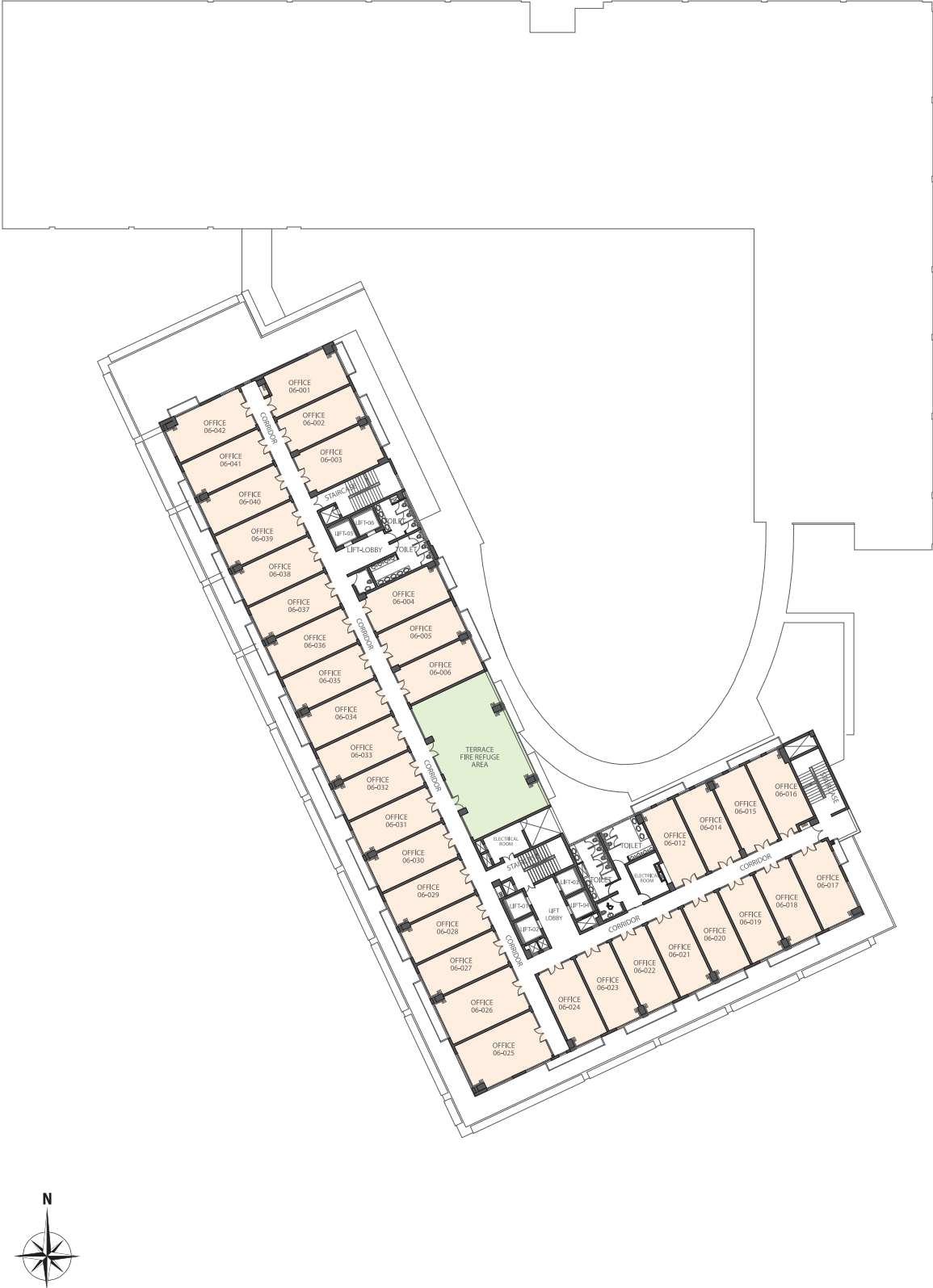
Typical Floor Plan (3, 4, 5, 7 and 8)



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Floor Plan

Sixth Floor



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Ninth Floor



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Office Specifications



Office Suite

- Office Floors - Second to Ninth

Structure

- RCC slab and column structure with masonry partitions
- Passenger & Service Elevator and Staircases connecting Office levels

Landscape

- Richly landscaped central plaza with paving and decorative features
- Pedestrian plaza designed with seating areas and food kiosks
- Dedicated drop-off zone and entrance for Office

Finishes

Lobbies	Combination of Stone and painted surface
Basement	Broom finish Concrete
Tenant floor finish	Concrete floor
Common Toilets	Finished toilets with modern fittings and fixtures

Parking

- Parking Multilevel basement for parking and services. Adequate surface parking
- Provision of access control and video surveillance

Security

Video surveillance	Basement parking and Basement & Ground floor lift lobbies
Manned security	Boom barrier at all Vehicular entry & exit points

Life Safety

Wet Riser/ Hose Reels/ Sprinklers/ Fire extinguishers	Provided as per norms
External Fire hydrants	Provided as per norms

HVAC

- HVAC System Split AC units provided
- Ventilation and Exhaust Provided for Common toilets and basements

Electrical

Distribution	Provision of cable upto tenants Distribution board
Metering	Pre-paid
Lightening protection	Provided
Emergency Lighting	Emergency lighting in selected common/service area

Power backup

- Full power back-up for building services
- Provided with PLC based auto load manager

Signage

Internal	Main lobby equipped with Tenant Directory and directional signs Utility and emergency signage where appropriate
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Communication

Voice, video and data

Retail Specifications



Retails Shops

- Retail Floors - Ground, First & Second
- Large storefronts and glazing areas for Retail units
- Arcade along all Retail units
- Dedicated signage areas for all units as per design
- Restaurant with terrace dining provided at second floor

Landscape

- Richly landscaped central plaza with paving and decorative features
- Pedestrian plaza designed with seating areas and food kiosks
- Dedicated drop-off zone and entrances for retail
- On-site parking areas with lush canopy trees and landscape features

Parking

- Multilevel basement for parking and services. Adequate surface parking
- Provision of access control and video surveillance

Structure

- RCC slab and column structure with masonry partitions
- Escalators and staircases connecting Retail levels

Finishes

- Exterior Combination of Glazed windows, Stone and painted surface
- Lobbies Combination of Stone and painted surface
- Basement Broom finish Concrete
- Tenant floor finish Concrete floor
- Common Toilets Finished toilets with modern fittings and fixtures

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