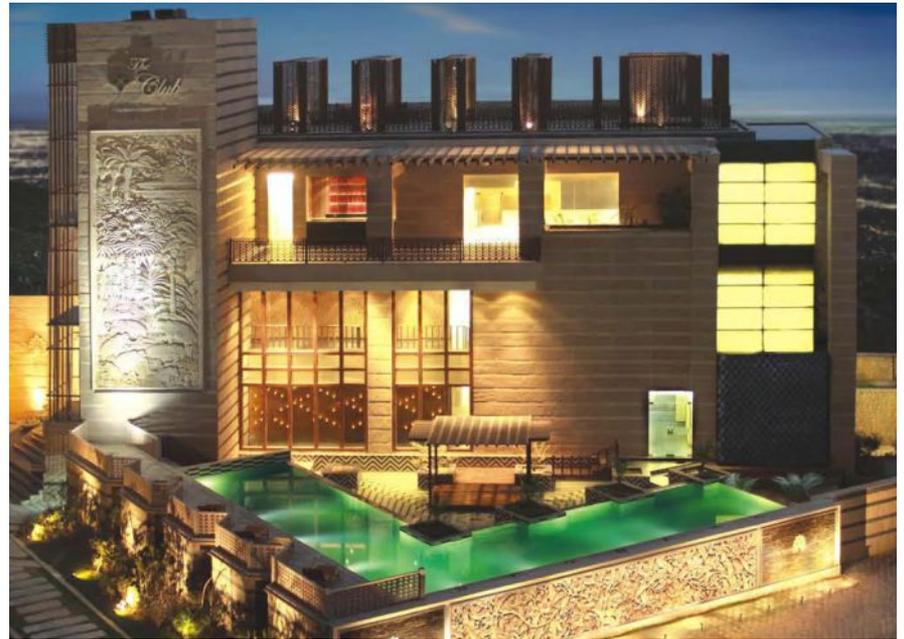


The **Villas**
AT DIPLOMATIC GREENS

BY PURI



THE ART OF FINE LIVING



The Villas
AT DIPLOMATIC GREENS





WINNER
LUXURY APARTMENT PROJECT
OF THE YEAR - ALL INDIA

NDTV PROPERTY AWARDS 2017




PURI
DIPLOMATIC GREENS

YOUR OASIS IN THE CITY

A 20 Acre Residential Gated Property / High-end Villas And Luxe Apartments / 21000 Sq.ft. Of Club House / Breathtaking Landscape Featuring South East Asian Inspired Sculpture Gardens And Water Bodies / Principal Architects, Arcop. / Landscaping By Paul Freid Berg, New York And S Bose.

Access To 21,000 Sq.ft Of Club House: Health Club With Unisex Gym / Tennis Courts / Badminton Court / Coffee Shop / Club With Lounge / Recreation Room / Multi Purpose Hall / Children's Play Area.



THE
EXCLUSIVE VILLAS
CRAFTED FOR
THE SELECT FEW

Lavish Five Bedroom Villas With Terrace Gardens / Impeccably Designed Family And Dining Rooms Overlooking The Water Features / Elegantly Designed Wardrobes In All Bedrooms / Conveniently Placed Lifts from Basement To The Terrace / Exclusive Private Swimming Pool / Imported Marble Flooring / VRV Air-conditioning / Contemporary Kitchen With Hob And Chimney / Smart Home Automation In All Villas.



A PRIVATE PLUNGE POOL AND BAR
FOR YOUR CELEBRITY FRIENDS



PALATIAL LIVING & DINING SPACE
FURNISHED TO PERFECTION



THE SPACIOUS MASTER BEDROOM WITH IMPORTED MARBLE FLOORING AND GLASS DOORS



THE SPACIOUS MASTER BEDROOM WITH IMPORTED MARBLE FLOORING AND GLASS DOORS



VOGUSH LIVING ROOM WITH DOUBLE HEIGHT FEATURED SPACES



UNWIND AT
THE MODISH WALKOUTS
SURROUNDED WITH
ELEMENTS OF NATURE

MULTI-FUNCTIONAL
BASEMENT FOR
FAMILY ENTERTAINMENT





EXCLUSIVE STAR CLUBHOUSE WITH UNMATCHED AMENITIES

FLOOR PLAN

TYPE: BASEMENT/GROUND



BASEMENT



GROUND FLOOR

FLOOR PLAN

TYPE: FIRST/SECOND/TERRACE

The Villas
AT DIPLOMATIC GREENS



FIRST FLOOR



SECOND FLOOR



TERRACE

SPECIFICATIONS AND USP'S

- | 5 Bedroom + Servant (utility)
- | Basement + 3 Floors
- | Imported Marble
- | VRV / VRF Airconditioning
- | Private Elevator
- | Private Swimming Pool
- | Dedicated Car Parking
- | Terrace Garden
- | Imported Modular Kitchen With Hob & Chimney

VILLA FINISHES SPECIFICATION

LIVING ROOM/DINING ROOM/LOUNGE

Floors	:	Imported marble
Walls	:	POP punning with acrylic emulsion paint
Ceiling	:	POP punning with acrylic emulsion paint
Doors	:	Harwood door frames with veneered paneled door with melamine polish finish
Windows/Glazing	:	UPVC windows
Others	:	VRV split air-conditioning
Electrical	:	Copper electrical wiring in concealed conduits, MCB, fiber-optics for telephone, internet, I.P., TV connection and premium modular switches

ALL BEDROOMS

Floors	:	Imported marble
Walls	:	POP punning with acrylic emulsion paint
Ceiling	:	POP punning with acrylic emulsion paint
Doors	:	Seasoned hardwood door frame with European style molded shutter
Windows/Glazing	:	UPVC windows
Others	:	VRV split air-conditioning
Electrical	:	Copper electrical wiring in concealed conduits, MCB, fiber-optics for telephone, internet, I.P., TV connection and premium modular switches

KITCHEN

Floors	:	Imported marble
Walls	:	Tiles and acrylic emulsion paint
Ceiling	:	POP punning with acrylic emulsion paint
Doors	:	Seasoned hardwood door frame with European style molded shutter
Windows/Glazing	:	UPVC windows
Others	:	VRV split air-conditioning
Electrical	:	Copper electrical wiring in concealed conduits and MCB

BALCONIES/TERRACE

Floors	:	Stone/Anti-skid tiles
Walls	:	Weather proof paint
Ceiling	:	Weather proof paint
Doors	:	UPVC Windows
Windows/Glazing	:	UPVC windows
Others	:	N/A
Electrical	:	Copper electrical wiring in concealed conduits and MCB

MASTER TOILET

Floors	:	Imported marble
Walls	:	Imported marble/Acrylic emulsion paint

Ceiling	:	False ceiling with acrylic emulsion paint
Doors	:	Seasoned hardwood door frame with European style molded shutter
Windows/Glazing	:	UPVC windows
Others	:	Kohler/Equivalent quality chinaware, CP fittings, marble counter
Electrical	:	Copper electrical wiring in concealed conduits and MCB

OTHER TOILETS

Floors	:	Imported Marble
Walls	:	Ceramic tiles/Acrylic emulsion paint
Ceiling	:	False ceiling with acrylic emulsion paint
Doors	:	Seasoned hardwood door frame with European style molded shutter
Windows/Glazing	:	UPVC windows
Others	:	Kohler/Equivalent quality chinaware, CP fittings, marble counter
Electrical	:	Copper electrical wiring in concealed conduits and MCB

SERVANT/UTILITY ROOM

Floors	:	Tiles
Walls	:	OBD

Ceiling	:	OBD
Doors	:	Hardwood frames with painted flush door
Windows/Glazing	:	UPVC windows
Others	:	N/A
Electrical	:	Copper electrical wiring in concealed conduits and MCB

SECURITY

Video door phone and CCTV security and surveillance at main entrance

FACILITIES

Club house with swimming pool, unisex gym, multi-purpose hall, coffee shop, kid's activity zone, Yoga/aerobics room, badminton courts and tennis courts

ADDITIONAL FACILITIES

Cupboards in all bedrooms with Hettich/Hafele/equivalent hardware, Smart home automation

The Villas

AT DIPLOMATIC GREENS



Dwarka Expressway: The golden destination of Delhi NCR

- Alternative to NH-8, Dwarka Expressway will be one of the widest roads in the country
- The NH status and Government push has led to expedition of work
- All land has been acquired to complete the expressway Habitation is progressing at a rapid pace

Distances from Diplomatic Greens

Diplomatic Enclave 2 km.....	5
Dwarka Convention Center..... km	2
IGI Airport.....	3



PROPOSED DEVELOPMENT TYPE
(as per Gurgaon Master Plan 2031)

- INSTITUTIONAL
(C - Proposed College)
- HOSPITAL
- ISBT

Map not to scale

Massive Developments

Just minutes away from Diplomatic Greens.

Dwarka Exhibition-cum-Convention Centre (ECC)



WHAT IS IT?

The upcoming ECC at Dwarka will be the largest of its kind in India. Being developed on 90 hectares of land, at a cost of ₹26000 crs., it will have a massive exhibition space of 200,000 sq.m., 60,000 sq.m. of meeting and convention space and 3500 hotel rooms.

WHERE IS IT?

It's located near IGI Airport in Sector 25, Dwarka, just 5 minutes or 2.5 km away from Diplomatic Greens. It's access is supported by UER-II and Dwarka Expressway.

THE IMPACT

ECC is estimated to generate over 5 lakh direct and indirect employment opportunities. The surrounding areas will have a multiplier impact with better infrastructure when it begins operations in 2019.

Massive Developments

Just minutes away from Diplomatic Greens.

Diplomatic Enclave 2



WHAT IS IT?

It is a dedicated area housing embassies, chanceries, high commissions and ambassador residences. The government has approved the transfer of 34.87 hectares land in Sector 24, Dwarka, from the Delhi Development Authority (DDA) to Land and Development Office (L&DO) to develop the second Diplomatic Enclave in the city. This approval came at the meeting of the Union Cabinet chaired by Prime Minister Narendra Modi.

WHERE IS IT?

Located in Sector 24, Dwarka, it is in close proximity to Dwarka Expressway and within 3 km from Diplomatic Greens, Gurgaon.

THE IMPACT

With all the modern infrastructure of wide roads and green landscaping which the 2nd Diplomatic Enclave will bring to the area, real estate here is sure to get a major boost. We all are familiar with the impact of Chankya Puri and Shanti Path in the early years of Delhi.

Massive Developments

Just minutes away from Diplomatic Greens.

AIIMS Delhi Extension Campus



WHAT IS IT?

AIIMS, New Delhi has expanded its facilities with National Cancer Institute having a total capacity of 2100-beds. The institute will be the biggest cancer institute in India with

710 beds, 26 Operation Theaters,

15 laboratories for Principal Investigators and a separate Diagnostics Block.

WHERE IS IT?

Located 10 km from Emerald Bay it is a mere 15-20 minute drive.

THE IMPACT

Being bigger than AIIMS Delhi, it will deploy 2700 employees and cater to 10 lakh patients per annum. As it will be operational by 2018, it is already generating a good interest from health professionals of the residential areas on Dwarka Expressway.

Massive Developments

Just minutes away from Diplomatic Greens.

Tunnel to connect Dwarka Expressway & IGI Airport



WHAT IS IT?

It is Delhi NCR's biggest tunnel road, about 4 km long, linking Gurgaon and Dwarka to IGI Airport. Both Dwarka Expressway and the new tunnel road will be executed by the National Highways Authority of India (NHAI).

WHERE IS IT?

The tunnel will run along the alignment of the existing underground Delhi Airport metro line from T3 Terminal to Dwarka Sector 21 metro station. Dwarka Expressway will act as a by-pass of NH-8 from Gurgaon and will take traffic pressure off the road, providing an alternative route for reaching the airport.

THE IMPACT

The areas in the near proximity to the entry of the tunnel road, like Sector 111, Gurgaon where Diplomatic Greens is located will enjoy a 5 minute access to IGI Airport & Aerocity.



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