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Website: www.centralpark.in

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BIGNONIA TOWERS

ST. PATRICKS REALTY PRIVATE LIMITED



PART OF BAKSHI GROUP, A LARGE CONGLOMERATE WITH BUSINESSES ACROSS MULTIPLE SECTORS:

Le MERIDIEN

aloft[®]
HOTELS


ST. JEROME

OIE
ORIENTAL

BAXY


VEDANYA

REAL ESTATE | HOSPITALITY | INFRASTRUCTURE | AUTOMOTIVE | INFORMATION TECHNOLOGY | EDUCATION

EXPERIENCE THE QUINTESSENTIAL GLOBAL TOWNSHIP

A vibrant place with year-round blooms, nestled beside the Aravali range, offering concept living residences.



ACTUAL IMAGE



A corner of delights

ACTUAL IMAGE



A sanctuary for celebrations

ACTUAL IMAGE



An equestrian escape

ACTUAL IMAGE



A pitch of dreams

ACTUAL IMAGE



An Adrenaline-Fueled Excursion

ACTUAL IMAGE



Where Every Swing is a Stroke of Genius

ACTUAL IMAGE



A home of whimsical ducks

ACTUAL IMAGE

A fortress of security

ACTUAL IMAGE



A Fitness Oasis

ACTUAL IMAGE



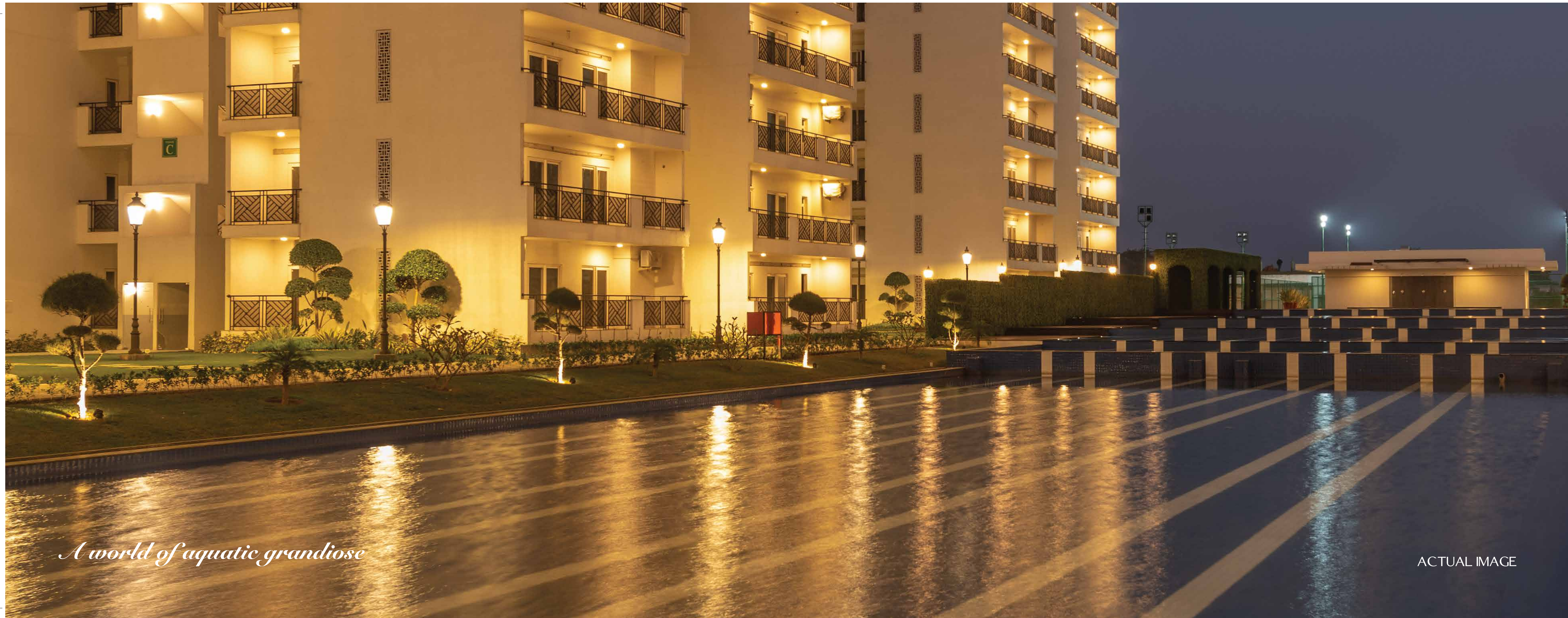
A place for children to thrive

ACTUAL IMAGE



An excellent culinary experience

ACTUAL IMAGE



A world of aquatic grandiose

ACTUAL IMAGE



A place of lifelong learning

ACTUAL IMAGE

DISCOVER THE NEWEST ENCHANTMENT BLOOMING IN CENTRAL PARK FLOWER VALLEY

BIGNONIA TOWERS

A sanctuary of tranquility and luxury, where comfort and quality reign supreme.



ARTISTIC IMPRESSION



ARTISTIC IMPRESSION



TOWER A

ARTIST'S IMPRESSION



TOWER B

ARTISTIC IMPRESSION



TOWER A
DROPOFF

ARTISTIC IMPRESSION

TOWER B
DROPOFF



ARTISTIC IMPRESSION



ARTISTIC IMPRESSION





EMBRACE THE SEAMLESS FUSION OF LIVING AND LIFESTYLE
Uncover your sanctuary within a residence built to the highest aesthetic standards.

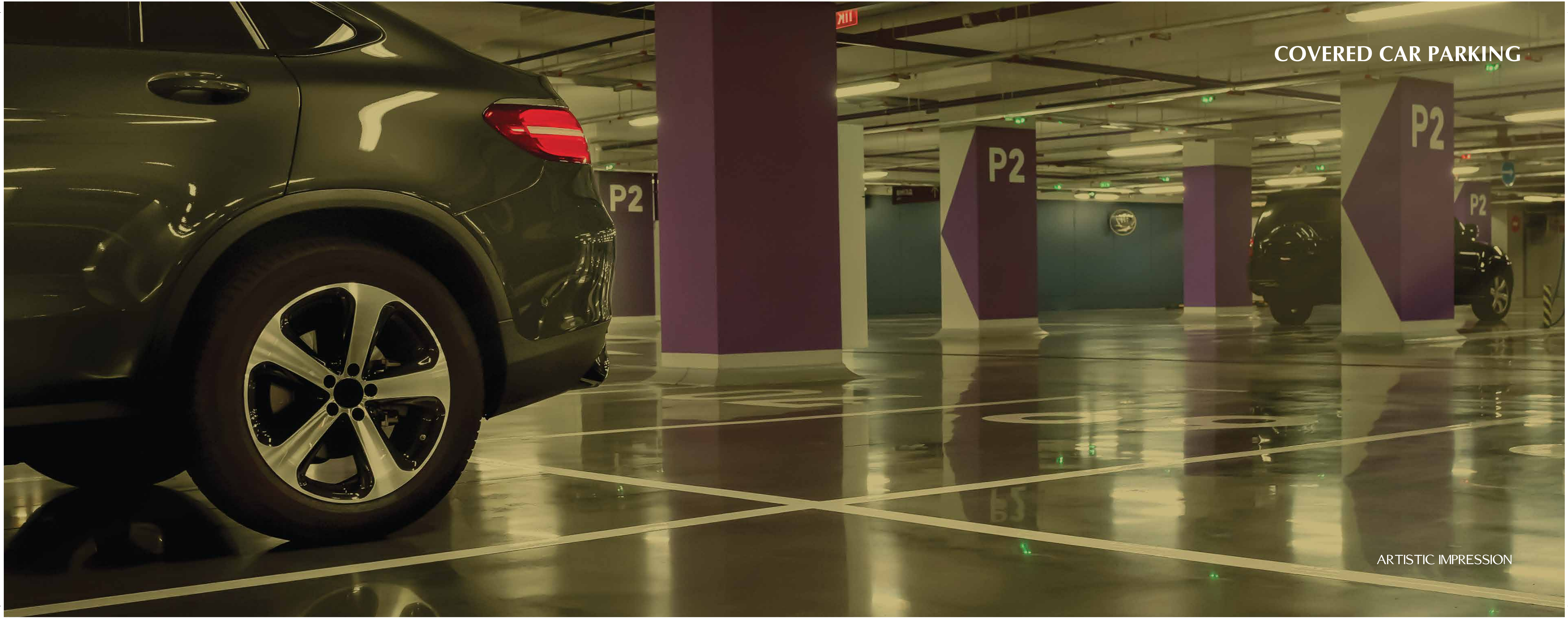


LIVING ROOM

ARTISTIC IMPRESSION







COVERED CAR PARKING

ARTISTIC IMPRESSION

UNCOVER YOUR IDEAL LIFESTYLE
Savor double the delight at two exclusive clubhouses.

TRANSCENDING LIVING EXPERIENCES BEYOND RESIDENCES

LEISURE AND WELLNESS

TRANQUIL RETREATS



Gymnasiums



Yoga Room



Mini Theater



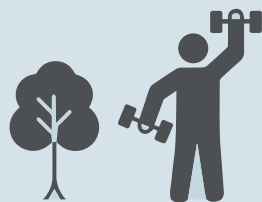
Banquet Hall



Bamboo Garden



Herb and Spice Garden



Open Fitness Area



Fruit Orchard



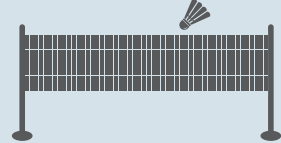
Fragrance Garden



Spas



Restaurants



Badminton Courts



Tennis Courts



Kids Play Area



Swing Garden



Skating Park



Heliconia Court



Lily Pond



Swimming Pools



Salons



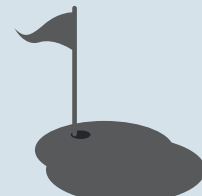
Card Rooms



Jogging Track



Reflexology Park



Mini Golf Putting Green



Fern Court

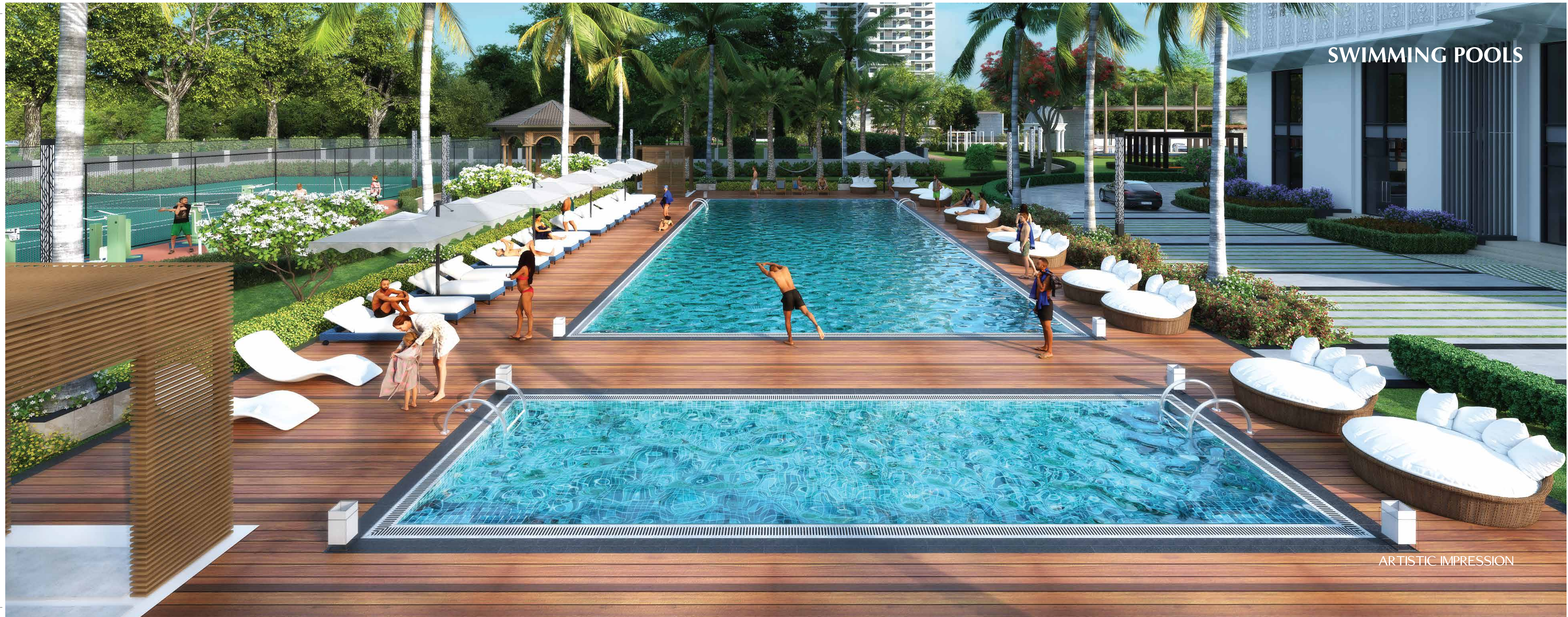


Sensory Garden



Sit Out Area

SWIMMING POOLS



ARTISTIC IMPRESSION



DOUBLE-HEIGHT LOUNGE

ARTISTIC IMPRESSION



RESTAURANT

ARTISTIC IMPRESSION



GYMNASIUM

ARTISTIC IMPRESSION



SALON

ARTISTIC IMPRESSION



GAMES ROOM

ARTISTIC IMPRESSION



CARD ROOM

ARTISTIC IMPRESSION

STEP INTO YOUR EXCLUSIVE HAVEN

- Located in Sector 32/33, Sohna
- On Gurugram-Sohna Elevated Corridor
- Close to Delhi-Mumbai Expressway
- 5 minutes driving distance from the KMP Expressway
- 12 minutes driving distance from Rajiv Chowk, Gurugram
- 40 minutes from Indira Gandhi International Airport
- International schools, universities & hospitals in closed proximity
- Best-in-class hotels in the vicinity
- Upcoming hospital and shopping complex



UNVEILING EXCELLENCE
Your guide to unparalleled design and quality.

This architectural floor plan illustrates a residential building layout featuring two main units, Unit-1 and Unit-2, separated by a central corridor and common areas. The plan includes detailed room layouts, dimensions, and furniture placement.

Unit-1 (Right Side):

- Living Areas:** Includes a Drawing Room (9290x5190) and a Foyer (2215x2495).
- Bedrooms:** Features a Bedroom (3670x3390) and a Master Bedroom (5485x3975).
- Kitchen & Dining:** Includes a Kitchen (4445x3775) and a Dining Room (9290x5190).
- Bathrooms:** Includes a Toilet (1255x1515), a Dressing Room (1255x1515), and a Master Bedroom Toilet (1455x2380).
- Storage:** Includes a Store (2080x1770) and a Utility Room (1925x1770).
- Other:** Includes a Poola (Pooja) room and a Balcony (1800 MM WIDE).

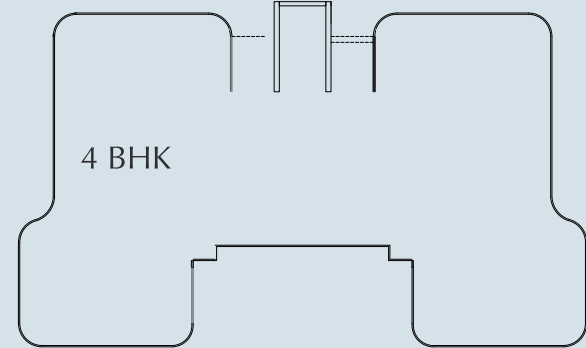
Unit-2 (Left Side):

- Living Areas:** Includes a Drawing Room (9290x5190) and a Foyer (2215x2495).
- Bedrooms:** Features a Bedroom (3670x3390) and a Master Bedroom (5485x3975).
- Kitchen & Dining:** Includes a Kitchen (4445x3775) and a Dining Room (9290x5190).
- Bathrooms:** Includes a Toilet (1255x1515), a Dressing Room (1255x1515), and a Master Bedroom Toilet (1455x2380).
- Storage:** Includes a Store (2080x1770) and a Utility Room (1925x1770).
- Other:** Includes a Poola (Pooja) room and a Balcony (1800 MM WIDE).

Common Areas & Core:

- Lifts:** Includes a 2700 MM WIDE LIFT LOBBY, a 2400 MM WIDE LIFT LOBBY, and a 1350 MM WIDE BALCONY.
- Fire Tower:** A central fire tower with stairs and exits.
- Service Lift:** A service lift for maintenance and deliveries.
- Electrical Room:** A dedicated room for electrical equipment.
- Stretcher Lift:** A lift for medical emergencies.
- Green:** A central green area for ventilation and aesthetics.
- Passage:** A 1250 WIDE PASSAGE connecting the units.

The plan also shows various other rooms like the Kitchen (4445x3775), Store (2080x1770), Utility (1925x1770), and Balcony (1800 MM WIDE) for both units, as well as a central 2700 MM WIDE LIFT LOBBY and a 2400 MM WIDE LIFT LOBBY.



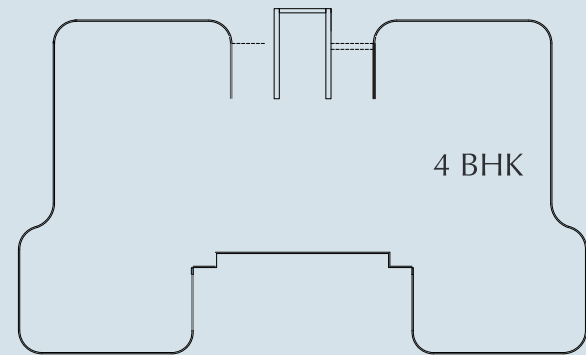
FLOOR PLAN

4 BHK

Super Area = 5581 SFT
Carpet Area = 2195 SFT
Balcony Area = 1030 SFT

Tower - A (4BHK + S Unit plan)		
Unit - 1	Size - MM	Size - FT
Master Bedroom	5485 * 3975	18 * 13
Washroom	2640 * 2360	9 * 8
Dressing Room	1455 * 2360	5 * 8
Bedroom - 1	3870 * 3970	13 * 13
Washroom	1700 * 2685	6 * 9
Bedroom - 2	3650 * 4125	12 * 14
Washroom	1915 * 2250	6 * 7
Dressing Room	1915 * 1610	6 * 5
Bedroom - 3	3670 * 3380	12 * 11
Washroom	2300 * 1515	8 * 5
Dressing Room	1255 * 1515	4 * 5
Drawing / Dining Room	9290 * 5190	30 * 17
Kitchen	4445 * 3775	15 * 12
Foyer	2215 * 2495	7 * 8
Balcony	1800	6
Utility Room	1925 * 1770	6.3 * 5.8
Store / Servant Room	2080 * 1770	7 * 5.8
Servant Washroom	900 * 1525	3 * 5
Powder Room	1490 * 1780	5 * 6

*The sizes mentioned in square feet are approximate calculations.



4 BHK



FLOOR PLAN 4 BHK

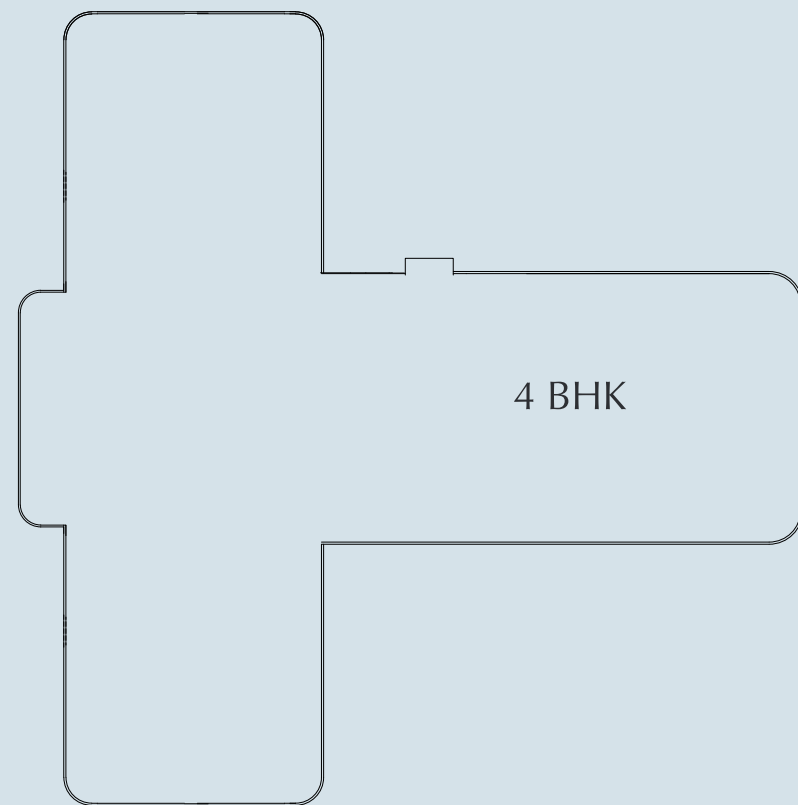
Super Area = 5581 SFT
Carpet Area = 2195 SFT
Balcony Area = 1030 SFT

Tower - A (4BHK + S Unit plan)		
Unit - 1	Size - MM	Size - FT
Master Bedroom	5485 * 3975	18 * 13
Washroom	2640 * 2360	9 * 8
Dressing Room	1455 * 2360	5 * 8
Bedroom - 1	3870 * 3970	13 * 13
Washroom	1700 * 2685	6 * 9
Bedroom - 2	3650 * 4125	12 * 14
Washroom	1915 * 2250	6 * 7
Dressing Room	1915 * 1610	6 * 5
Bedroom - 3	3670 * 3380	12 * 11
Washroom	2300 * 1515	8 * 5
Dressing Room	1255 * 1515	4 * 5
Drawing / Dining Room	9290 * 5190	30 * 17
Kitchen	4445 * 3775	15 * 12
Foyer	2215 * 2495	7 * 8
Balcony	1800	6
Utility Room	1925 * 1770	6.3 * 5.8
Store / Servant Room	2080 * 1770	7 * 5.8
Servant Washroom	900 * 1525	3 * 5
Powder Room	1490 * 1780	5 * 6

*The sizes mentioned in square feet are approximate calculations.

CLUSTER PLAN TOWER B





4 BHK



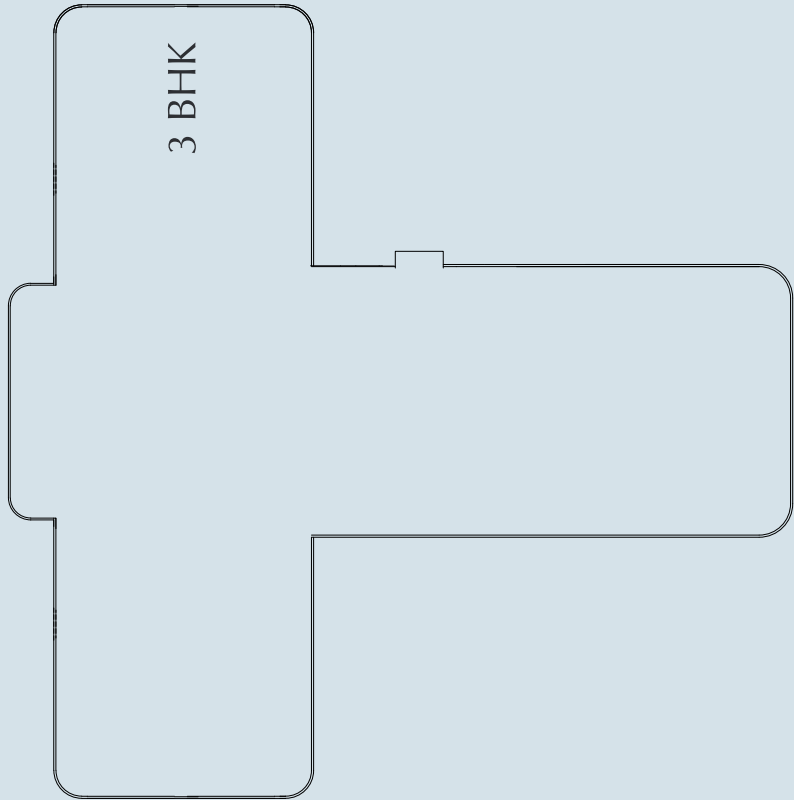
FLOOR PLAN

4 BHK

Super Area = 5518 SFT
Carpet Area = 2274 SFT
Balcony Area = 967 SFT

Tower - B (4BHK + S Unit plan)		
Unit - 3	Size - MM	Size - FT
Master Bedroom	5695 * 3900	19 * 13
Washroom	2595 * 3215	10 * 05
Dressing Room	2595 * 1965	9 * 6.5
Bedroom - 1	3675 * 4350	12 * 14
Washroom	2700 * 1650	9 * 5.5
Dressing Room	1510 * 1650	5 * 5.5
Bedroom - 2	3960 * 3350	13 * 11
Washroom	2280 * 1675	7.5 * 5.5
Dressing Room	1230 * 1560	4 * 5
Bedroom - 3	4580 * 3750	15 * 12
Washroom	2440 * 1600	8 * 5
Dressing Room	1720 * 2900	6 * 10
Drawing / Dining Room	9255 * 6855	30 * 22
Kitchen	2770 * 3450	9 * 11
Foyer	2205 * 2045	7 * 7
Balcony	1800	6
Servant Room	1825 * 2000	6 * 6.5
Servant Washroom	1630 * 975	5.3 * 3.2
Puja Room	1525 * 950	5 * 3.1
Powder Room	1350 * 1800	4.4 * 5.9

*The sizes mentioned in square feet are approximate calculations.



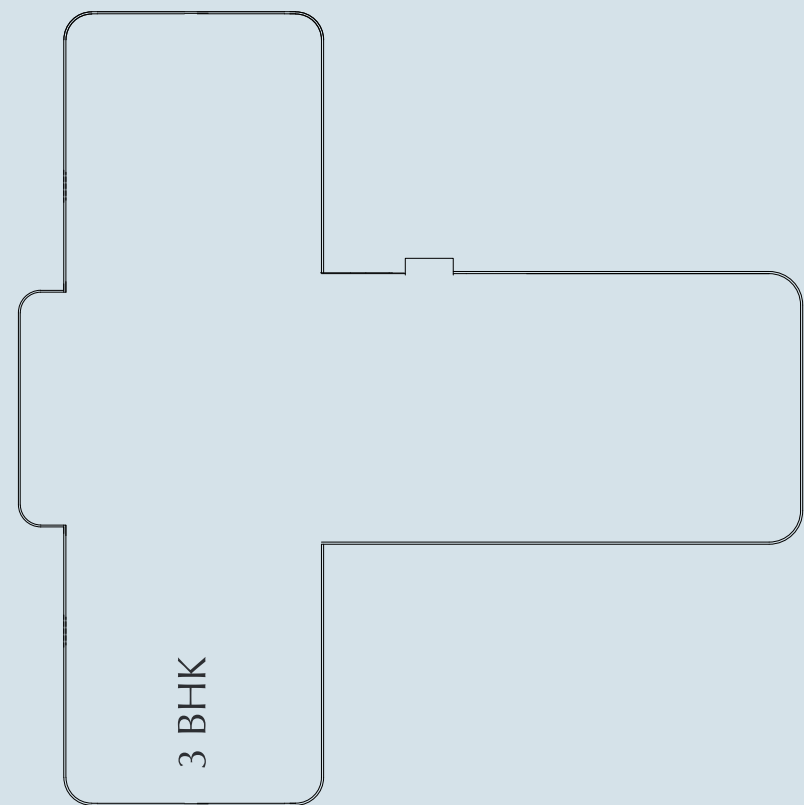
FLOOR PLAN

3 BHK

Super Area = 3805 SFT
Carpet Area = 1695 SFT
Balcony Area = 576 SFT

Tower - B (3BHK + S Unit plan)		
Unit - 2	Size - MM	Size - FT
Master Bedroom	5330 * 3805	17.5 * 12.5
Washroom	2510 * 3050	8 * 10
Dressing Room	1650 * 2600	5.5 * 8.5
Bedroom - 1	3965 * 3355	13 * 11
Washroom	2350 * 1550	8 * 5
Dressing Room	1515 * 1550	5 * 5
Bedroom - 2	4265 * 3735	14 * 12
Washroom	2510 * 1825	8 * 6
Dressing Room	1650 * 2500	5.5 * 8
Drawing / Dining Room	5410 * 7140	18 * 23
Kitchen	4450 * 3050	15 * 10
Foyer	2190 * 2525	7 * 8
Balcony	1800	6
Puja Room	1235 * 1050	4 * 3.4
Powder Room	1225 * 1600	4 * 5.2
Servant Room	2075 * 1975	6.8 * 6.5
Servant Washroom	1075 * 1500	3.5 * 4.9

*The sizes mentioned in square feet are approximate calculations.



FLOOR PLAN

3 BHK

Super Area = 3805 SFT
Carpet Area = 1695 SFT
Balcony Area = 576 SFT

Tower - B (3BHK + S Unit plan)		
Unit - 2	Size - MM	Size - FT
Master Bedroom	5330 * 3805	17.5 * 12.5
Washroom	2510 * 3050	8 * 10
Dressing Room	1650 * 2600	5.5 * 8.5
Bedroom - 1	3965 * 3355	13 * 11
Washroom	2350 * 1550	8 * 5
Dressing Room	1515 * 1550	5 * 5
Bedroom - 2	4265 * 3735	14 * 12
Washroom	2510 * 1825	8 * 6
Dressing Room	1650 * 2500	5.5 * 8
Drawing / Dining Room	5410 * 7140	18 * 23
Kitchen	4450 * 3050	15 * 10
Foyer	2190 * 2525	7 * 8
Balcony	1800	6
Puja Room	1235 * 1050	4 * 3.4
Powder Room	1225 * 1600	4 * 5.2
Servant Room	2075 * 1975	6.8 * 6.5
Servant Washroom	1075 * 1500	3.5 * 4.9

*The sizes mentioned in square feet are approximate calculations.

EXQUISITE SPECIFICATIONS

ENTRANCE LOBBY	Wall/ Ceiling False Ceiling Floor Door	Plastic emulsion paint or equivalent POP false ceiling Italian marble flooring or equivalent Polished door frame & door shutter
LIVING	Wall/ Ceiling False Ceiling Floor Window	Plastic emulsion paint or equivalent POP false ceiling Italian marble flooring or equivalent UPVC/aluminum double glass unit (DGU)/door/ window with toughened glass
KITCHEN	Wall Ceiling False Ceiling Equipment Floor Counter Cabinetry	2'-0" high marble/quartz/tiles above counter & plastic emulsion paint in the balance area Plastic emulsion paint or equivalent POP False Ceiling Washing machine, refrigerator, dishwasher, microwave, chimney & hob and geyser Italian marble flooring or equivalent Premium counter top finish Premium modular kitchen with under and over counter cabinets
BEDROOM	Wall False Ceiling Floor Door Window Wardrobe	Plastic emulsion paint or equivalent POP false ceiling Italian marble flooring or equivalent Polished door frame & door shutter or equivalent UPVC/aluminium double glass unit (DGU)/door/ window with toughened glass In all bedroom
TOILET	Wall Ceiling False Ceiling Floor Door	Marble dado or premium tiles up to ceiling height Plastic emulsion paint or equivalent POP false ceiling Italian marble flooring / premium tiles or equivalent Polished door frame & door shutter or equivalent
	Others	1. Vanity with counter 2. CP and sanitary fittings 3. Shower cubicle 4. Bath tub in master bed room
BALCONY	Wall Ceiling Floor	Texture paint or equivalent Plastic emulsion paint or equivalent Anti-skid tiles or equivalent
	Others	Glass railing with toughened glass and handrail/ railing as per building elevation
EXTERNAL FACADE	Wall	Texture paint or equivalent

OTHER SPECIFICATIONS

ELECTRICAL	Modular switches sockets, led lights, copper wiring, and exhaust system in toilets
AIR CONDITIONING SYSTEM	Air conditioning units of adequate capacities with VRV/VRF
SECURITY	Multi-tier security system I/C CCTV (brands like Panasonic/Honeywell /Hikvision/CP) plus in lift lobby
DOOR HARDWARE	Premium digital locks in main door
ELEVATOR	High speed elevator of brands like Mitsubishi/Fujitec/ Hitachi/OTIS/KONE or equivalent
GENERAL	Panic button in the master bedroom, impressive entrance door, video door phone, premium sanitary fittings, premium lights in the Central Park green area, club has café, gym, swimming pool, kid's play area, covered badminton courts, servant rooms with ac, balcony doors with mosquito mesh, centralised music system in common areas, balconies have fitted lights for symmetry, premium switch sockets, home automation with Alexa integration

Note:

*Kitchen, wardrobes and all equipments shall be installed within 30 days after taking possession

CENTRAL PARK FLOWER VALLEY
An environment where every detail
epitomises superior aesthetic craftsmanship.



Multiple
Clubhouses



Multiple
Gymnasium



Swimming
Pools



Acres of
Greenery



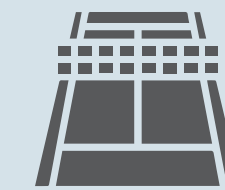
Multi-cuisine
Restaurants



Multi-tier
Security



Kids Play
Area



Tennis
Courts



Badminton
Courts



The Vedanya
School



Salon



Golf



Cricket Stadium



Football



Concierge



Spiritual Haven



Horse Riding



Gazebo



Upcoming
Commercial



Upcoming
Hospital