



PALM GARDENS





## Palm Gardens. This is where space meets splendour.

From its surface, towers will rise towards the sky. Twenty-two acres of what is now vast space will soon become spaces where children will run and play, fathers and mothers will build their home, and families will find love, peace, friendship, fun and security.

Beyond the brick and concrete, however, there's something unique to look forward to. Eight acres of beautifully landscaped, lovingly looked after Central Greens, basking in bountiful sun and fresh air.

In the coming months, you and some very select people like you will call it home. Palm Gardens from Emaar MGF, the name that's been making coming home very special.



PALM GARDENS



With the pride of ownership of a modern home comes a whole range of facilities and features that only upscale residential developments offer.



- Central Greens spread over almost 8 Acres with 1.5 Acre Mini Golf Course
- Clubhouse with modern amenities, Health Club and Bowling Alley
- Swimming Pool with Splash Pool
- 3 Km Jogging Track
- Evenly spread recreational zones across the development with Tennis, Badminton and Basketball courts
- Single level Basement Parking
- Interconnected landscaped theme gardens and courts with aesthetically designed water bodies
- Formal and informal gardens
- Dedicated play-areas for children

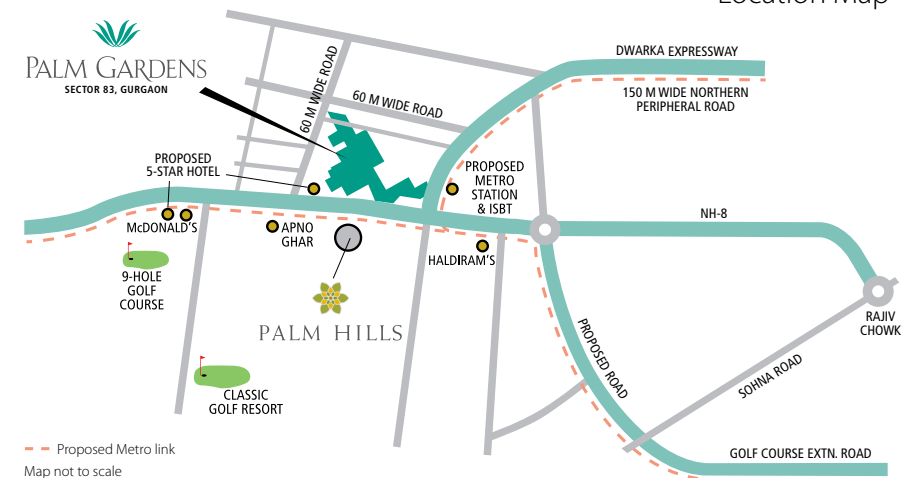


Close to the city, yet far from the usual.

- In close proximity to Gurgaon's Business District and Delhi Metro connectivity and station at walking distance in Sector 83, Gurgaon
- Located at the important junction of NH8 and Dwarka Expressway with proposed Metro station and ISBT
- Near the proposed Metro station and ISBT
- Nearly 450 metres frontage



Location Map



  
**PALM GARDENS**  
 MASTER PLAN



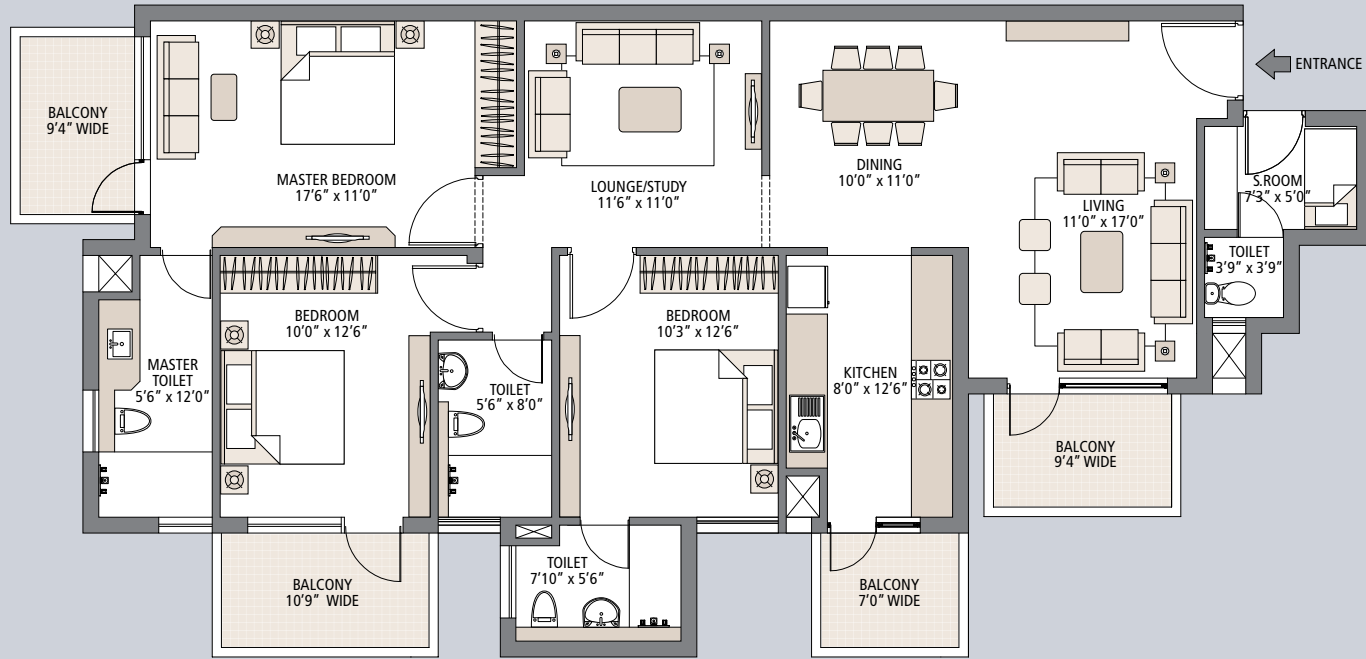
**LEGEND**

- A Club cum Recreational Centre
- B Swimming Pool, Splash Pool, Water Bodies
- C Central Greens
- D Mini Golf Course
- E Formal Concept Gardens
- F Recreational Zones
- G Jogging Track
- H Convenient Shopping

Type 1A - 1,900 sq. ft.

Typical Floor Plan

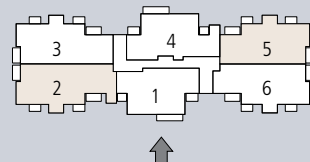
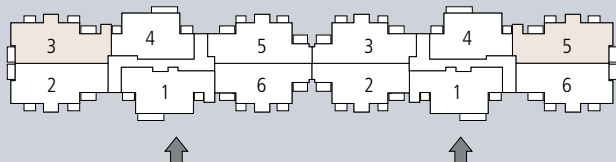
3 Bedroom + 3 Bathroom + Lounge + S. Room



TOWER 6 & 9

TOWER 5 & 8

TOWER 1-4, 7 & 10-12

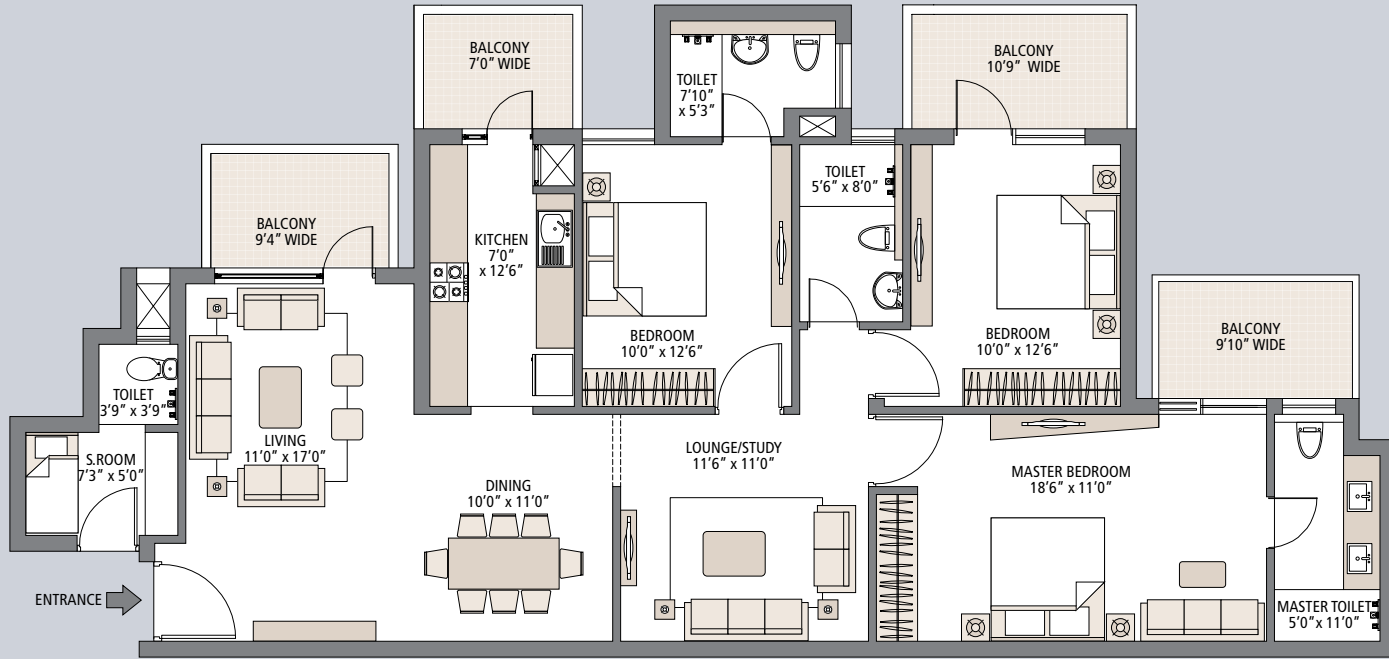


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Type 1C - 1,850 sq. ft.

Typical Floor Plan

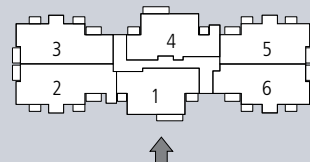
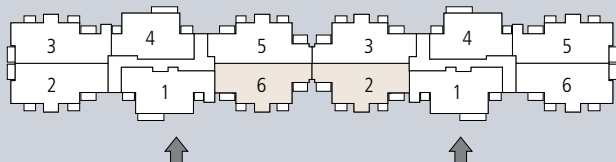
3 Bedroom + 3 Bathroom + Lounge + S. Room



TOWER 6 & 9

TOWER 5 & 8

TOWER 1-4, 7 & 10-12

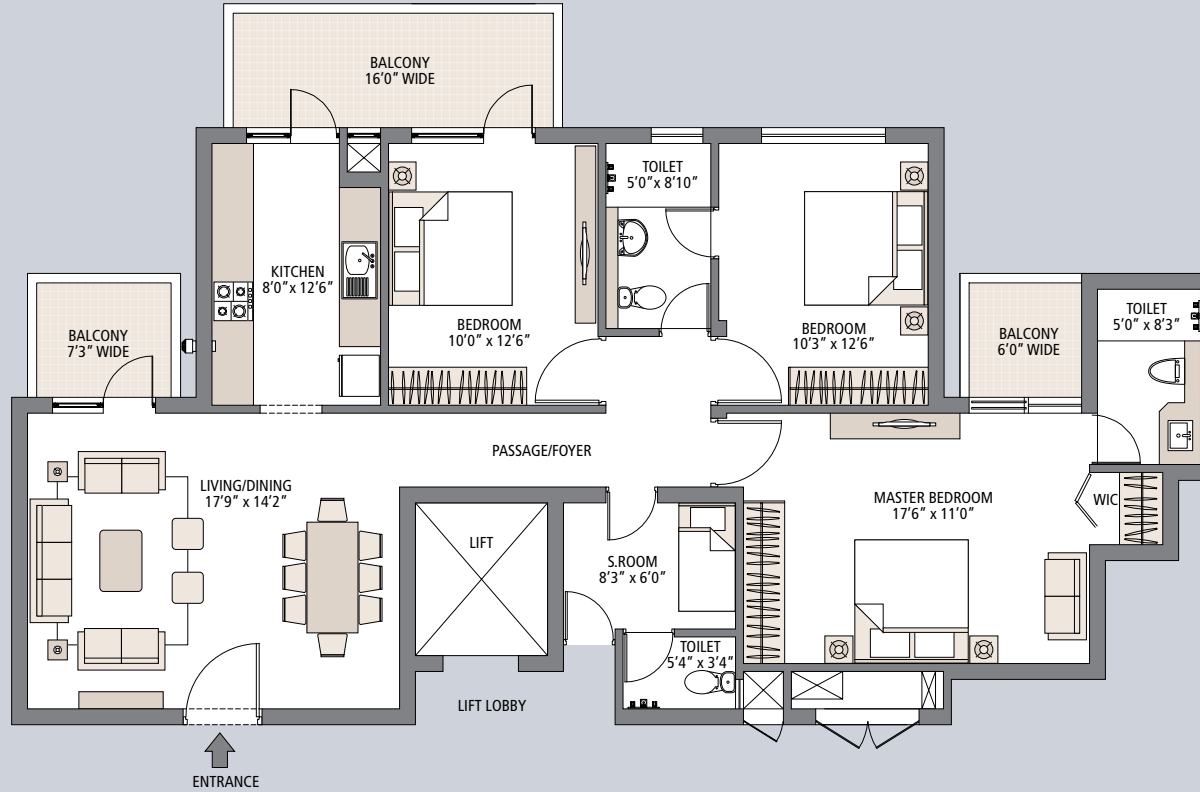


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Type 2 - 1,720 sq. ft.

Typical Floor Plan

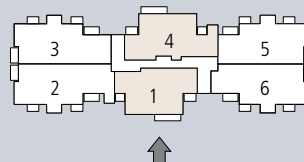
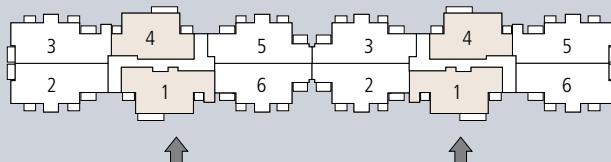
3 Bedroom + 2 Bathroom + S. Room



TOWER 6 & 9

TOWER 5 & 8

TOWER 1-4, 7 & 10-12



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Say hello to the upper crust.  
Presenting duplex apartments and penthouses  
at Palm Gardens. This is the way to live.

A duplex apartment on ground floor and duplex penthouse at Palm Gardens proves that when it comes to your home, size does matter. In close to 4,000 square feet in size, you have not one, not two, but three master bedrooms and two other bedrooms. There are lavish guest areas, a private family lounge, and surface car park with independent access. Every duplex apartment on ground floor has a private garden, and every duplex penthouse gives you the choice to live a life of luxury at another level. The privacy of an independent villa with the best features of a gated residential development is what you get.



Artistic rendering of duplex  
apartment on ground floor



The details make  
all the difference.

### Design

- Exclusive gated master-planned community
- Refreshing modern architecture
- Free-standing four side open towers
- Cohesive urban design - street furniture, signages and road lighting
- Segregation of pedestrian and vehicular movement
- Environment friendly planning with green areas and tree lined streets
- Choice of 3 Bedroom and 5 Bedroom apartments with 2 master bedrooms
- Ground Floor Duplex with dedicated lawns
- Efficient central core and floor plans
- Mini Golf Course

### Comfort & Convenience

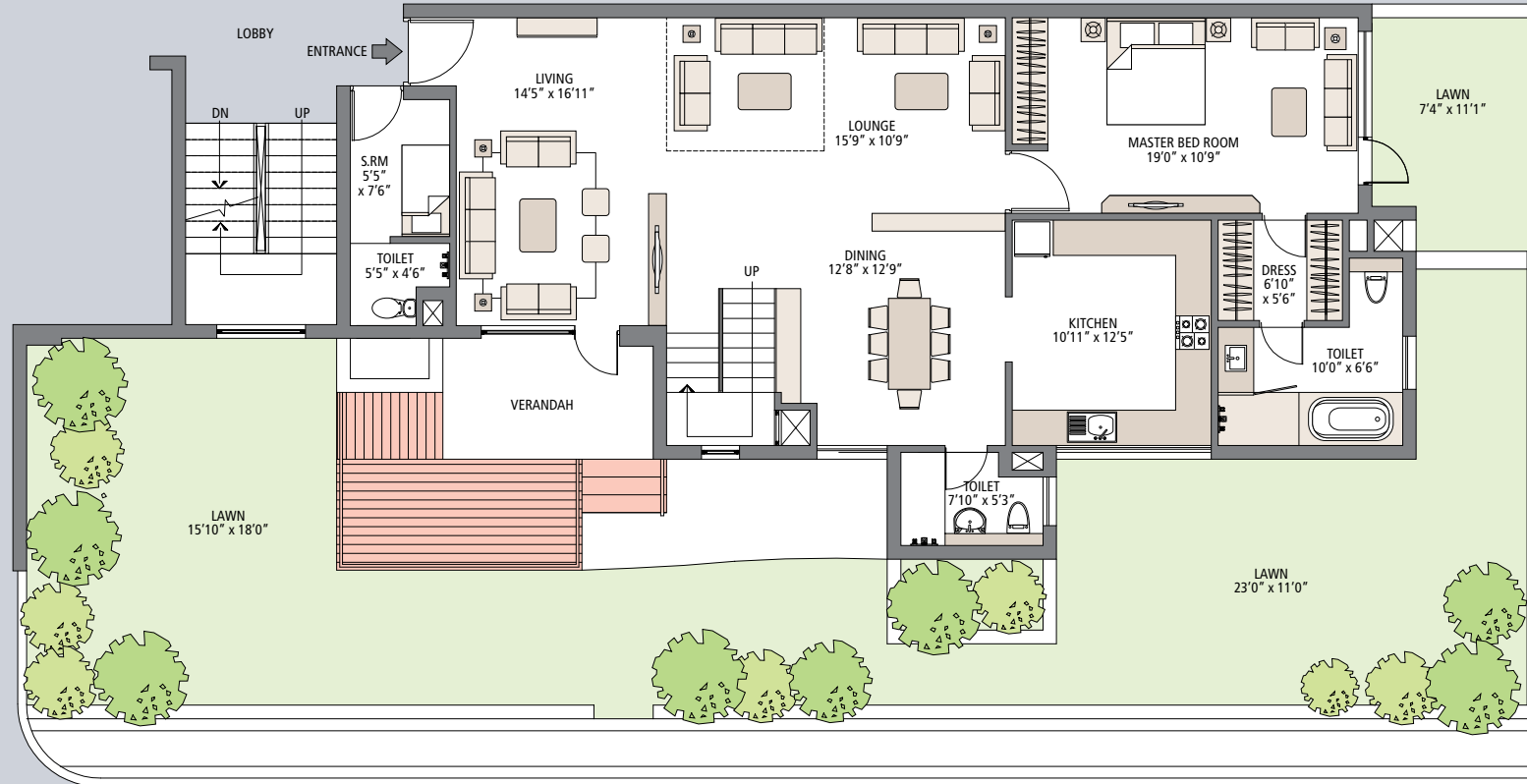
- 5/10 KVA Power Back-up
- Perimeter Security
- Multiple Parks for recreation
- Modern Community Centre with Sports, Gym and Health facilities
- Shopping Arcade
- Primary/Nursery School
- Convenient Shopping

Artistic rendering of  
duplex penthouse

# Ground Floor Duplex Villa Apartment- 3,745 sq. ft.

Ground Floor Plan

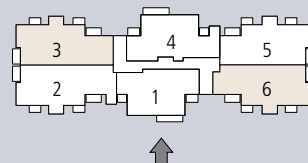
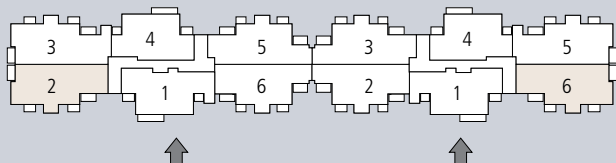
5 Bedroom + 5 Bathroom + Lounge + S. Room



TOWER 6 & 9

TOWER 5 & 8

TOWER 1-4, 7 & 10-12

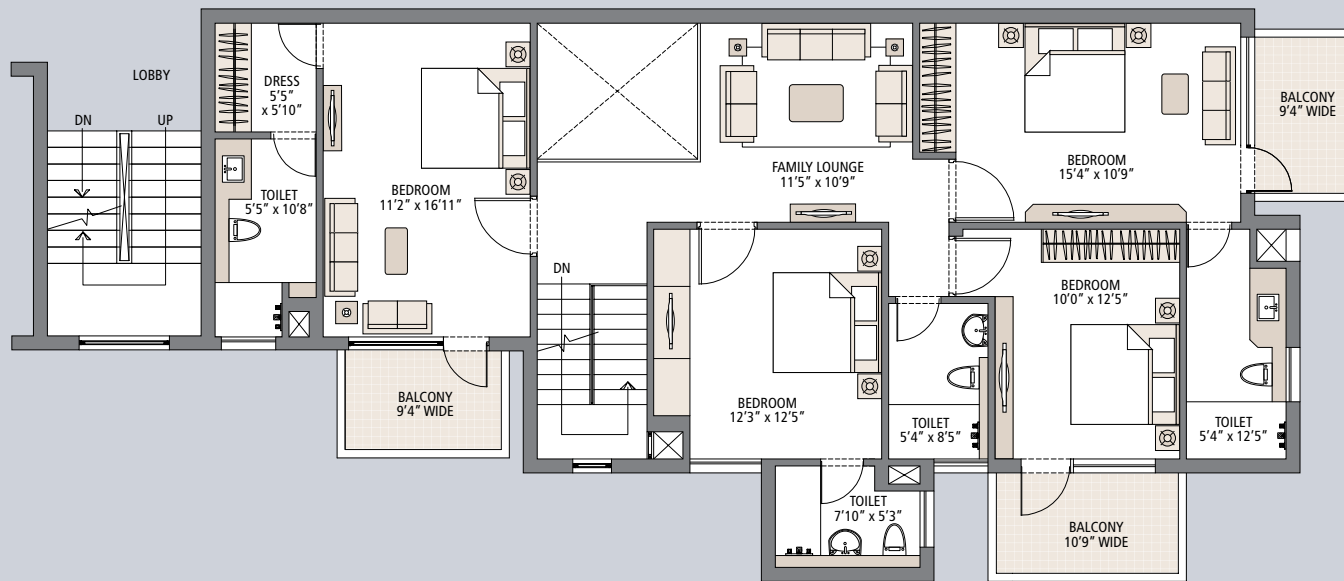


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# Ground Floor Duplex Villa Apartment- 3,745 sq. ft.

Ground Floor Plan

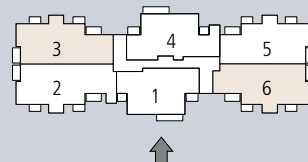
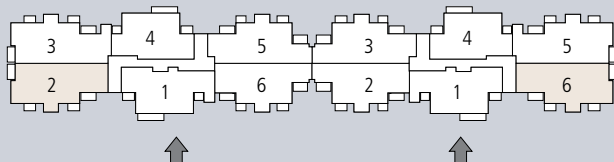
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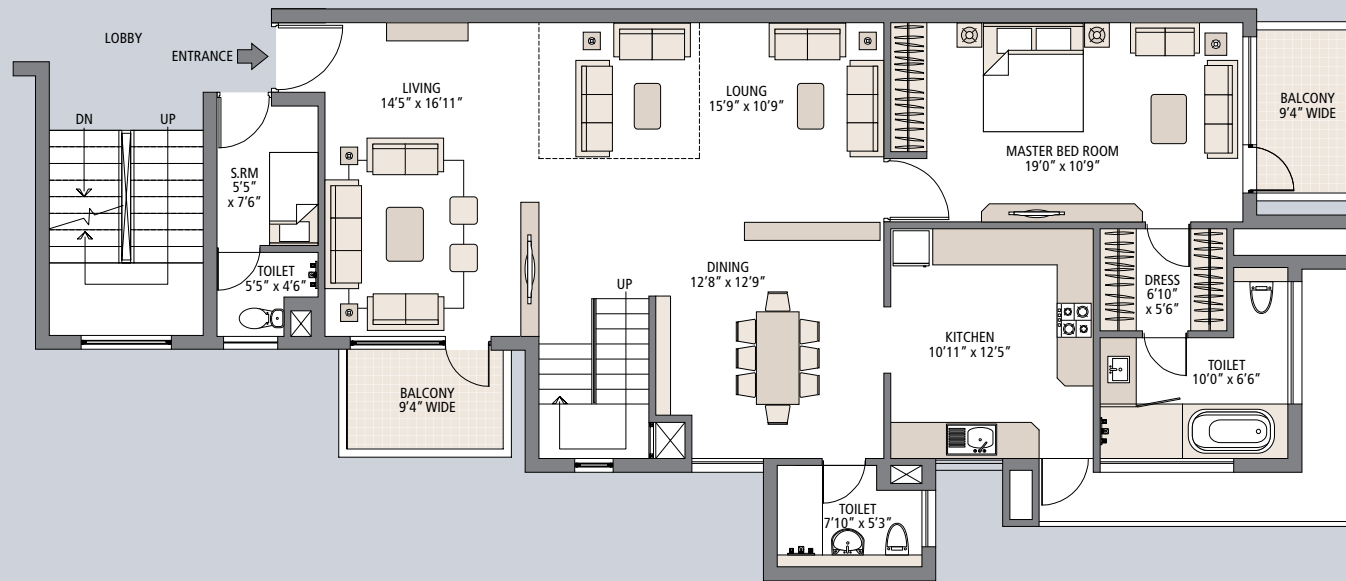


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# Penthouse-Duplex Apartment - 3,745 sq. ft.

Lower Level Floor Plan

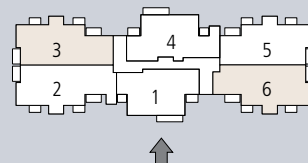
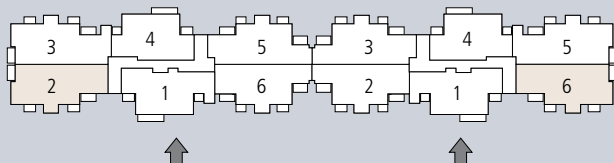
5 Bedroom + 5 Bathroom + Lounge + S. Room



TOWER 6 & 9

TOWER 5 & 8

TOWER 1-4, 7 & 10-12

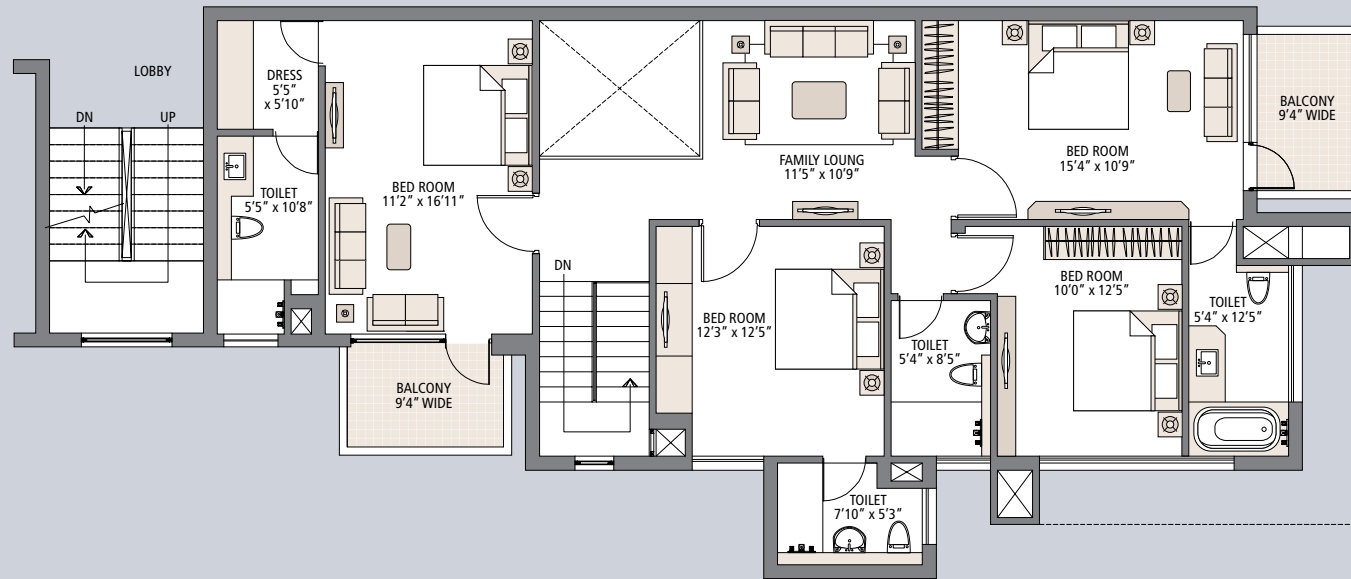


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# Penthouse-Duplex Apartment - 3,745 sq. ft.

Lower Level Floor Plan

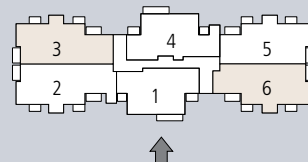
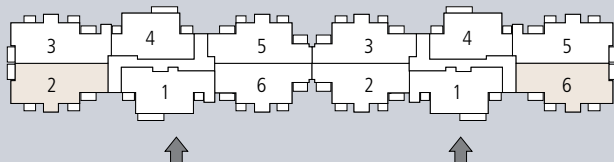
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# Proposed Specifications



CREATING A NEW INDIA.

**Emaar MGF Land Limited**  
ECE House, 28 Kasturba Gandhi Marg  
New Delhi 110 001

**Sales Office**  
Emaar MGF Business Park  
Mehrauli-Gurgaon Road  
Sikandarpur Chowk, Sector 28  
Gurgaon 122 002

**TOLL FREE: 1800-102-3643**

**Email: [enquiries@emaarmgf.com](mailto:enquiries@emaarmgf.com)**  
**[www.emaarmgf.com](http://www.emaarmgf.com)**

## WALLS

LIVING ROOM/DINING/LOBBY/FAMILY ROOM	OIL BOUND DISTEMPER
MASTER BEDROOM	OIL BOUND DISTEMPER
OTHER BEDROOM(S)	OIL BOUND DISTEMPER
KITCHEN	COMBINATION OF TILES & OIL BOUND DISTEMPER
BALCONIES/TERRACES	WEATHER PROOF PAINT
MASTER TOILET	COMBINATION OF VITRIFIED TILES & OIL BOUND DISTEMPER
OTHER TOILETS	COMBINATION OF VITRIFIED TILES & OIL BOUND DISTEMPER
SERVANT/UTILITY ROOM	DRY DISTEMPER

## FLOORING

LIVING ROOM/DINING/LOBBY/FAMILY ROOM	VITRIFIED TILES
MASTER BEDROOM	LAMINATED WOODEN FLOORING
OTHER BEDROOM(S)	LAMINATED WOODEN FLOORING
KITCHEN	VITRIFIED TILES
BALCONIES/TERRACES	ANTI-SKID TILES
MASTER TOILET	VITRIFIED TILES
OTHER TOILETS	VITRIFIED TILES
SERVANT/UTILITY ROOM	CERAMIC TILES

## DOORS

LIVING ROOM/DINING/LOBBY/FAMILY ROOM	SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER
ENTRANCE DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
INTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
EXTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
MASTER BEDROOM	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
INTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
EXTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
OTHER BEDROOM(S)	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
INTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
EXTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
KITCHEN	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
INTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
EXTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
BALCONIES/TERRACES	UPVC
EXTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
MASTER TOILET	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
INTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
OTHER TOILETS	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
INTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
SERVANT/UTILITY ROOM	FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
INTERNAL DOOR	FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC

## CEILING

LIVING ROOM/DINING/LOBBY/FAMILY ROOM	DRY DISTEMPER
MASTER BEDROOM	DRY DISTEMPER
OTHER BEDROOM(S)	DRY DISTEMPER
KITCHEN	DRY DISTEMPER
BALCONIES/TERRACES	WEATHER PROOF PAINT
MASTER TOILET	DRY DISTEMPER
OTHER TOILETS	DRY DISTEMPER
SERVANT/UTILITY ROOM	DRY DISTEMPER

## EXTERNAL WINDOWS/GLAZING

LIVING ROOM/DINING/LOBBY/FAMILY ROOM	UPVC/POWDER COATED ALUMINIUM
MASTER BEDROOM	UPVC/POWDER COATED ALUMINIUM
OTHER BEDROOM(S)	UPVC/POWDER COATED ALUMINIUM
KITCHEN	UPVC/POWDER COATED ALUMINIUM
BALCONIES/TERRACES	UPVC/POWDER COATED ALUMINIUM
MASTER TOILET	UPVC/POWDER COATED ALUMINIUM
OTHER TOILETS	UPVC/POWDER COATED ALUMINIUM

## OTHERS

KITCHEN	GRANITE COUNTER TOP, STAINLESS STEEL SINGLE DRAIN BOARD SINK WITH CP FITTINGS
MASTER TOILET	CP FITTINGS, WHITE CHINA WARE FIXTURES
OTHER TOILETS	CP FITTINGS, WHITE CHINA WARE FIXTURES

## SWITCHES

MODULAR SWITCHES

## OTHER AMENITIES

- MIN. ONE RESERVED CAR PARK AT AN EXTRA COST FOR EACH FLAT • GENERATOR BACK-UP OF 5 KVA PER APARTMENT FOR SIMPLEX & 10 KVA PER APARTMENT FOR DUPLEX • CENTRAL GREEN HAVING KIDS PLAY AREA WITH TOT-LOTS, SEESAWs, BABY SLIDES • CENTRALISED SEWAGE TREATMENT PLANT • PERIMETER SECURITY

## LUXURY OPTIONS

SPLIT AIR-CONDITIONING IN ALL ROOMS  
MODULAR KITCHEN WITH CHIMNEY & HOB  
IMPORTED MARBLE IN MASTER BATHROOM  
IMPORTED SANITARY & CP FITTINGS  
(KOHLER OR EQUIVALENT)

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