

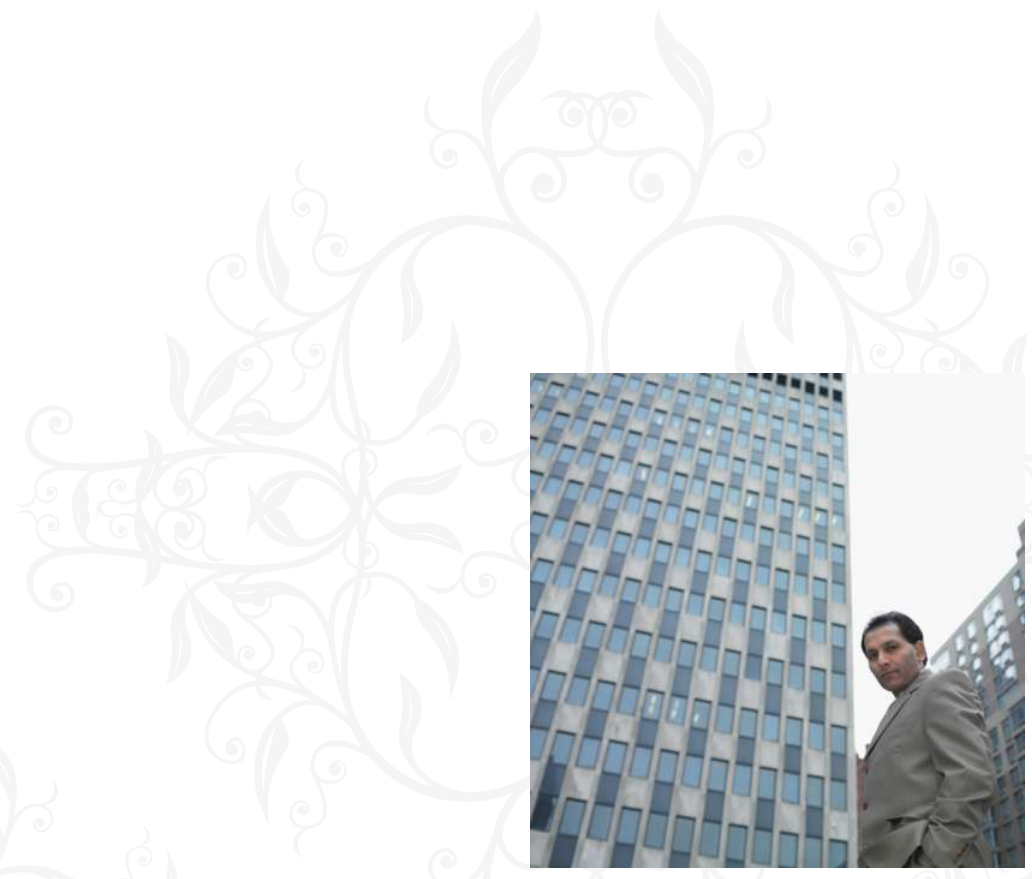
enlightened living



EmaarMGF have successfully delivered the region's most prestigious real estate projects



CREATING A NEW INDIA.



A distinctive lifestyle expression



visionary ambitions

EmaarMGF is a strategic partnership between Emaar Properties PJSC of Dubai, one of the world's largest property developers, and the respected MGF Developments of India.

Formed through the largest foreign direct investment in real estate in India's commercial history, EmaarMGF is destined to become the leading developer of premium masterplanned communities in India. Employing a network of professionals and driven by the extraordinary experience of executing exceptional real estate projects across the globe, EmaarMGF is bringing a new standard of expertise to India.

We are committed to building a modern India through the introduction of global lifestyles, and are proud to introduce our first residential community to Gurgaon. The Palm Springs will encapsulate exclusivity, quality and a distinctive lifestyle expression that offers unparalleled opportunities for integrated living, naturally expected from our communities.

EmaarMGF - Creating a new India

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The heart of commercial development



A beacon of modern India

premier location

One of the country's fastest growing cities, Gurgaon in the National Capital Region, is embracing rapid change, spearheading progressive development and is at the very heart of commercial innovation. Offering a thriving business climate and infrastructure, Gurgaon is home to some of the world's most respected multinational and international brands.

Accessibly situated and in close commuting distance to New Delhi, the Millennium City is the natural location of choice for a signature residential community to be developed by EmaarMGF. A considered development, The Palm Springs is situated in a highly desirable and exclusive district of Gurgaon. The neighbourhood is near to a premium Golf and Country Club and 10 minutes from the city's major shopping district. Indra Gandhi International Airport is a short drive away.

Introducing The Palm Springs



A welcoming environment that leaves the stress of the city far behind



The Palm Springs is wholly self-contained and amenity rich

an accomplished lifestyle

A welcoming environment that leaves the stress of the city far behind and a sanctuary away from the hustle and bustle, The Palm Springs will pioneer the next generation of integrated community living. Set in dramatic and spectacular surroundings, The Palm Springs is wholly self-contained and amenity rich. A harmonious blend of lifestyle options; from low rise luxury villas to spacious apartment towers situated in acres of elegantly landscaped gardens and parks. The community is accentuated by gentle lighting, casting a serene and peaceful impression along the roads and winding walkways. Alive with a sense of discovery, the community provides you with the freedom to live your life as you wish.

A unique and exclusive place to call home

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The Palm Springs reflects the unhurried, and simple ways of Spanish life.



Contemporary and elegant in design

attention to detail

The leaders of comprehensive planning and development, EmaarMGF bring their extensive and acclaimed expertise to The Palm Springs. The community has been meticulously planned and designed by internationally acclaimed architects to present residents with an exceptional way of life and unprecedented standards of living.

From the impressive gateway, the leisurely boulevard winds its way around the iconic apartment towers and villas - gently weaving the community together. Visually energised, a picturesque and tranquil journey home awaits you on entering The Palm Springs.

Distinct in theme, The Palm Springs reflects the unhurried and simple ways of Spanish life. Contemporary and elegant in design, the apartment towers are a distinctive landmark of The Palm Springs. Discreetly nestled in small clusters, luxurious villas offer independence and space for growing families.

Whatever your lifestyle, The Palm Springs has a home to suit.



THE PALM SPRINGS



Aerial view of The Palm Springs

The community has been meticulously planned and designed by internationally acclaimed architects to present residents with an exceptional way of life and unprecedented standards of living.



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Ideal for entertaining or relaxing



Designed to provide unparalleled quality of life

your home

The opulent villas at The Palm Springs have been designed to provide unparalleled quality of life and the most sophisticated standards of living.

Set in small clusters within wide-open landscaped gardens, each villa benefits from privacy, yet is just a short walk from the clubhouse, pool and fitness facilities. Five bedrooms and bathrooms give even the largest family space and solitude, coupled with versatile living and dining areas - ideal for entertaining or relaxing.

Large terraces offer the freedom of the outdoors and are perfect for alfresco breakfasts or late afternoon sundowners. Each villa's spacious garage and driveway can comfortably fit three cars, plenty of room for when family and friends visit.

A sanctuary for the self.



A typical Palm Springs Villa

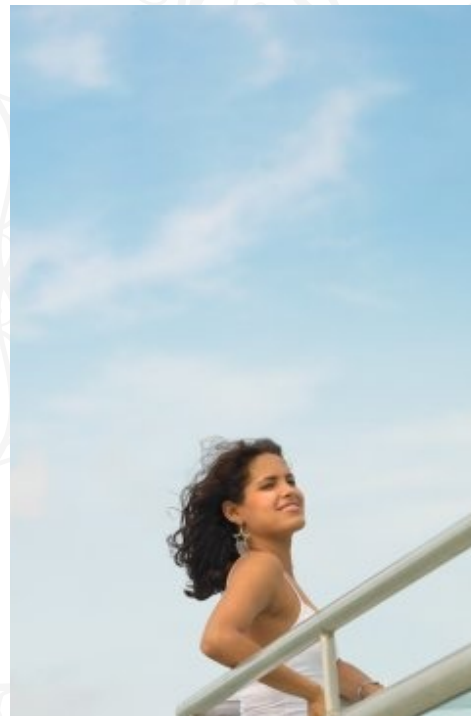
Five bedrooms and bathrooms give
even the largest family space and solitude



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Each apartment opens onto a private balcony



Floor to ceiling windows which accentuate natural daylight

astute living spaces

Seven towers rise in a sweeping crescent formation, standing proud as a beacon to The Palm Springs. Breathtaking panoramic views over the community and surrounding environs provide far-reaching scenery for every apartment.

Modern and contemporary, the spacious apartments are accentuated with natural daylight across their living space. Each apartment has its own private open balcony, like an additional room outdoors with a unique backdrop of its own. A limited number of penthouse apartments offer the ultimate in exclusive urban living.

Every convenience has been carefully incorporated, so you can get on with living your life - the way you choose.

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A poolside view of the apartment towers



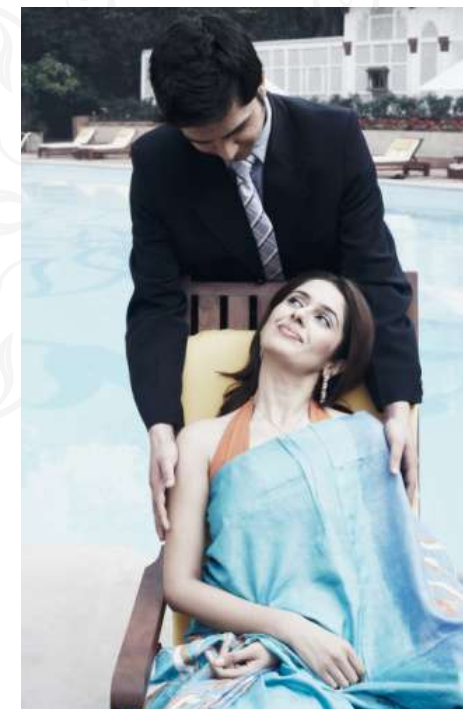
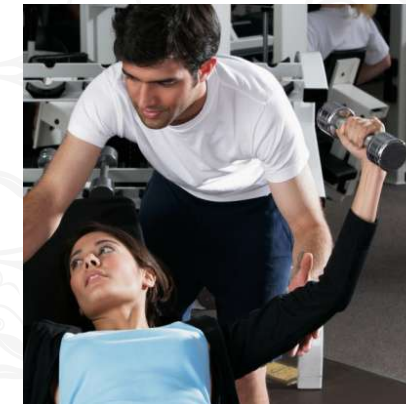
Seven towers rise in a sweeping crescent formation
and are a landmark at the entrance to The Palm Springs.



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While away the weekends by the swimming pool



A lively place to meet neighbours and entertain friends

stimulating environment

The Palm Springs provides residents with the perfect setting for an extensive array of recreational and leisure pursuits. Boasting a wide choice of amenities you can socialise or simply relax in peace, the community has the ideal spot for everyone.

Unwind in one of the elegant clubhouse lounges and catch up with the news; read the FT, accompanied by cappuccinos and croissants or chat over a leisurely cigar. Enjoy an extended lunch with family and friends at the spirited restaurant or just pass the time with your new neighbours in a premium club environment.

Round off a long day with a stress busting game of tennis or an energising workout at the gym. Spend a lazy weekend soaking up the sun by the pool or revive your senses with an invigorating sauna or steam at the exclusive spa.

At The Palm Springs - the choice is yours.

home features

STANDARD VILLA FEATURES

Spacious living and dining rooms overlooking gardens and in some select villas a swimming pool
Separate family lounge on upper floor
Spacious bathrooms and walk-in wardrobes
Unique terrace garden on second floor
Landscaped gardens

STANDARD APARTMENT FEATURES

Spacious living rooms with attached balconies overlooking communal gardens and amenity buildings
Grand entrance lobbies for each tower with reception and waiting facilities
All common areas serviced by high speed elevators and elegant lift lobbies

FOYER, LIVING AND DINING

POP Punning with acrylic emulsion paint on the walls
Imported marble flooring
Polished teakwood frame with panelled door shutters on main entrance door
Veneered flush door shutters (internal)
Anodized / powder coated aluminium / PVC glazed doors (exterior)
Anodized / powder coated aluminium / PVC window frames and shutters
POP Punning with acrylic emulsion paint on the ceilings

BEDROOMS

POP Punning with acrylic emulsion paint on the walls
Imported marble / wooden flooring in master bedroom
Imported tiles / wooden flooring in other bedrooms
Veneered flush door shutters (internal)
Anodized / powder coated aluminium / PVC glazed doors (exterior)
Anodized / powder coated aluminium / PVC window frames and shutters
POP Punning with acrylic emulsion paint on the ceilings

KITCHENS

Premium ceramic tiles on the walls
High quality granite or vitrified flooring tiles in the kitchen
Granite counter tops and splashbacks
Stainless steel kitchen sink with double bowl and drainage
Modular kitchen with provision for appliances
Veneered flush door shutters (internal)
Anodized / powder coated aluminium / PVC glazed doors (exterior)
Anodized / powder coated aluminium / PVC window frames and shutters
POP Punning with acrylic emulsion paint on the ceilings

BALCONIES

Anti skid vitrified tile floorings
Weather proof paint on walls and ceilings
Anodized / powder coated aluminium / PVC glazed doors (exterior)

BATHROOMS

Imported marble flooring in master toilet and imported ceramic tile floors in other toilets
Four fixture toilet in master bathroom
Choice of finest quality granite or marble counters in all bathrooms
Premium Indian ceramic tiles on walls
High quality imported chinaware and CP fittings in the Master Bedroom and premium chinaware and CP fittings in the Bedrooms
Veneered flush door shutters (internal)
Anodized / powder coated aluminium / PVC glazed doors (exterior)
Anodized / powder coated aluminium / PVC window frames and shutters
False ceiling with acrylic emulsion paint



UTILITY ROOM

Ceramic tile flooring
POP Punning with acrylic emulsion paint on the walls
Veneered flush door shutters (internal)
Anodized / powder coated aluminium / PVC glazed doors (exterior)
Anodized / powder coated aluminium / PVC window frames and shutters
Toilet with ceramic tiles on the walls
Indian chinaware and CP fittings

DOMESTIC FACILITIES

High quality electrical wiring and modular switches
100% power backup
Air conditioning with the provision for billing through regular electricity meters
Treated water supply system
Provision of LPG Gas pipelines
Fire detection / sprinkler system

SECURITY AND TECHNOLOGY

Perimeter security
Burglar alarm system
Smart card access for residents
CCTV in basement and main entrance lobby for surveillance
Dedicated Intercom linking the main gate and each residence
Optical fibre network
Provision for cable TV

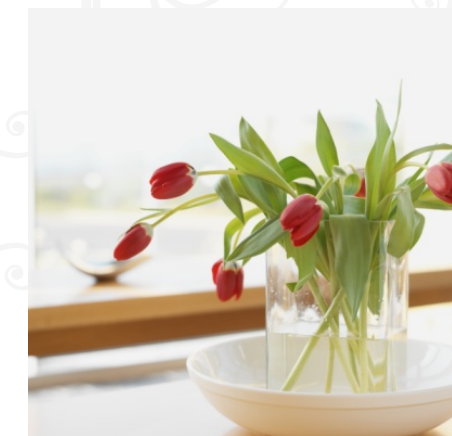
RECREATIONAL FACILITIES

Spa facility with lounge, treatment rooms, sauna and steam, shower and washrooms
Health club facility with fully equipped unisex gym fitted with cable TVs, Jacuzzi, and separate dance and aerobics studio
Sports facility with tennis courts, swimming pool with baby splash, 24 hr running filter, shower and changing areas
Club with lounge, billiards room, card room, cigar lounge, multi purpose hall / function lounge with bar and multi cuisine restaurant
Kids crèche with tot lots, seesaws, baby slides, sand pit and party area
Mini club Cineplex

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the gated community provides absolute peace of mind



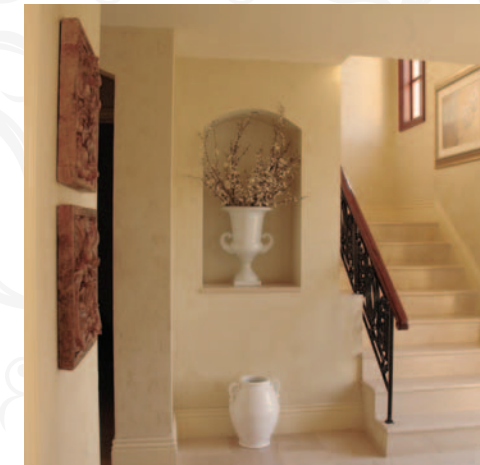
integrated living is the new way of life

designed for life

The Palm Springs has been designed with every consideration for individual needs within a communal environment. A haven of tranquility away from the hustle and bustle of city life, The Palm Springs aims to put back a little of what life takes out.

The Palm Springs is a stimulating setting for integrated living and quality family time. A variety of different amenities provide the opportunity to interact and connect with each other. A secure and safe place, the gated community provides absolute peace of mind for superior living within a protected environment.

The Palm Springs is enlightened living at its very best and offers everything you and your loved ones deserve.



Emaar MGF Creating a new India

Emaar MGF Land Private Limited is a joint venture between Emaar Properties PJSC Dubai, one of the world's largest and most admired real estate company and MGF Developments, India's leading real estate developer. A collaboration that has brought in the largest FDI in India's real estate space and opened up the horizons of tomorrow. Emaar MGF is engaged in pan-India projects in residential, commercial, infrastructure and hospitality sectors in integrated master plans and Special Economic Zones.

RESIDENTIAL

Emaar MGF is looking to change the face of the residential sector by building new-age integrated townships and communities that will enhance the lives of the people. The inhabitants of these townships will also have access to world-class, professionally-managed institutional facilities such as medical care, education and recreation. Each of the communities will have strip malls giving it a vibrant zing.

COMMERCIAL AND RETAIL

Emaar MGF will redesign the commercial and retail sector. It will create comprehensive amenities and support services within each of the developments, and this is where the company expertise will play a critical role.



RESIDENTIAL IT PARKS AND SPECIAL ECONOMIC ZONES

Emaar MGF will provide global-standard IT parks across the country, which will boost industry, business and IT. With a view to provide an internationally competitive environment for exports, Emaar MGF will also set up SEZs across the country for the manufacturing of goods and rendering of services.

HOSPITALITY

Emaar MGF aims to develop and operate unique branded hotel projects in the luxury and business segments that are internationally recognised as the finest 'lifestyle' oriented hotels and resorts. These will provide a seamless integration of spectacular design, cutting-edge technology and world-class service standards across the country.

Emaar MGF is creating a lifestyle that is aspired by the rest of the world and enjoyed by only a few. It is bridging the gap between India's real estate development outlook and that of the world. The Palm Springs introduces Gurgaon to the global way of life.

Emaar MGF. Creating a new India.



DUBAI MARINA

Dubai Marina is a city within a city and marks one of the Gulf's biggest building projects. The 50 million square foot development houses luxury residential and leisure facilities covering over 500 acres of land. Upon completion, over 200 high rise towers will create a new skyline that will further define Dubai. Each of Emaar's projects feature premium marina views and amenities allowing residents to enjoy shopping, swimming pools, spa and sports facilities. 70% of the Dubai Marina is currently completed or under construction with much of the Emaar developed infrastructure in place.



The Lakes



Dubai Marina

story of success

THE GREENS & THE VIEWS

These condominium communities provide superior amenities with spacious internal courtyards and an impressive man-made canal with uninterrupted access. High-rise towers form an incredible edge to the Emirates Golf Course, one of Dubai's finest golf clubs. The community is also home to the Emaar Business Park, providing premium office space for the neighbourhood.

THE SPRINGS

The Springs is a subdivision that has become extremely popular with young families. With 5,000 attached villas, it is one of the largest communities within Dubai and has been constructed in record time. The proximity to schools, community centers and tranquil parks make it a perfect environment for children.

THE LAKES

Nearing completion, The Lakes has become the envy of the rental market in Dubai. From the gatehouse, the resident relaxes with a 500 metre drive lined with elegant palm trees that draw the mind from everyday worries into the security of home. Views onto parks, lakes or the Emirates Golf Course await the resident. The centrally located 25,000 sf community centre bursts with energy as residents congregate to enjoy the recreational amenities.



ARABIAN RANCHES

This desert paradise is spread over 2,700 acres and houses approximately 6,000 units. The 18-hole world-class Desert Golf Course with its Spanish clubhouse and spa have redefined golf within Dubai, earning it a reputation for environmentally sensitive design that brings players to the desert landscape. An international equestrian centre and polo club provides the ultimate environment for a day out with friends and colleagues.



Emirates Hills



Burj Dubai Downtown

EMIRATES HILLS

Beautifully articulated and stylized Arabic villas set against the 18-hole Championship Montgomerie golf course are the trademark for the Emirates Hills community. This premium development has become the most desired address within Dubai and represents the best in planning and design. The community has been built to rival affluent and exclusive neighbourhoods worldwide.

THE MEADOWS

This 2,000 unit villa community was created in less than three years and has resulted in one of the most liveable subdivisions in the Emaar portfolio. Scenic waterways, tree-lined streets and convenient shopping represent some of the amenities within the development. Each neighbourhood is secure and gated ensuring homeowners' peaceful enjoyment of this unique environment.

BURJ DUBAI DOWNTOWN

The Burj Dubai Downtown is now the largest construction site on the planet with over 60% of this 500 acre site being built concurrently. The visionary development features: The Burj Dubai, the world's tallest tower, soaring from the ground and breaking all records; The Dubai Mall, the world's largest shopping mall, redefining the shopping experience; The Old Town, setting traditional architecture and lifestyle against the modern towers; and The Boulevard, which is set to become a landmark street that defines the district and Dubai. Once completed, the vertical and lateral neighbourhoods will be an architectural showcase and the ideal answer to modern day city living.



King Abdullah Economic City



King Abdullah Economic City



Morocco - Amelkies 1

creating global communities

The introduction of international projects to Emaar's portfolio has established it as a truly global real estate brand. Building upon its success in Dubai, Emaar is focused on city building and introducing new lifestyle solutions in a number of emerging markets.

SAUDI ARABIA

The King Abdullah Economic City is being built to the north of Jeddah and strategically between the cities of Makkah and Madina. It aims to generate over 500,000 employment opportunities from its six distinct components - a modern world-class Seaport, Industrial District, Financial Island, Education Zone, Resorts and The Residential Area.

MOROCCO

In Morocco, Emaar has played with golf to set up two residential communities built around world-class golf courses. With both featuring luxury villas, hotels, clubs and recreation, one is especially beautiful, set along the picturesque coast.

TURKEY

The Lakeside project in Turkey is a joint venture between Emaar Properties and Atasay, Turkey's largest gold jewellery exporter. Located in the western part of Istanbul, just 20 kilometers from Ataturk International Airport, the project covers 1.7 million square metres and will include 600 luxury villas. It will complement the rich history of Turkey taking inspiration from the surrounding natural beauty of the Buyukcekmece Lake.



Egypt - Cairo Heights

Damascus - Entry Bridge



USA - John Laing Residences



Egypt - Cairo Heights

DAMASCUS

Adding to the seven historical gates of Damascus, Emaar is building the eighth. Segmented strategically into three zones, they will cover The Commercial Centre, The Waterfront and a Residential Zone. This development will feature spectacular sights and will soon be the new city centre.

EGYPT

Uptown Cairo is a city within a city. In the heart of magnificent Cairo - its inviting cultural quarters, its vigorous people and its 24 hour lifestyle - this villa-golfing self-contained self-sufficient development offers everything you need a short walk away from your doorstep. Distinctly cooler than, and lacking the congestion and pollution of downtown Cairo, this refreshing locale overlooks the Citadel, one of the oldest sites in Egypt.

SYRIA

Adding to the seven historical gates of Damascus in Syria, Emaar is building the eighth. Segmented strategically into three zones, they will cover The Commercial Centre, The Waterfront and a Residential Zone. This development will feature spectacular sights and will soon be the new city centre.

UNITED STATES OF AMERICA

Recently, Emaar acquired John Laing Homes, the second largest privately held homebuilder in the US, an important step in their foray into residential construction in the continent. Rated "America's Best Builder" by Builder magazine, John Laing Homes also took home the top honours in the prestigious 2006 American Business Awards (ABA) for "Best Overall Company". Based in Colorado, their markets are expected to expand across the USA.

floor plans



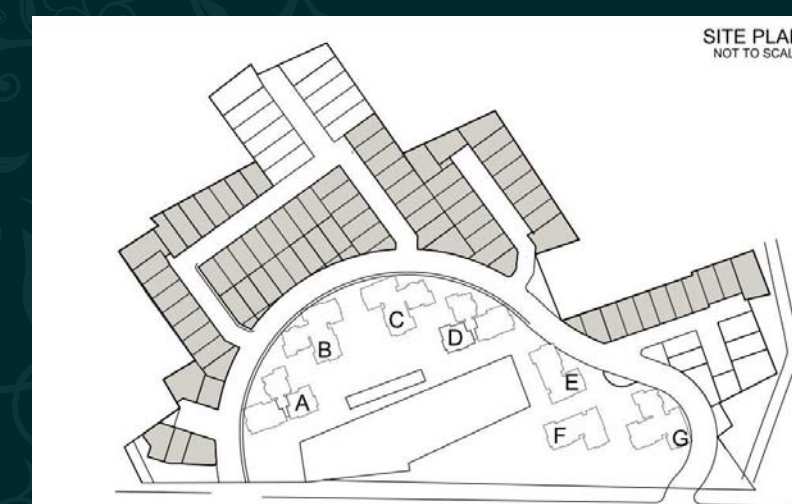
THE PALM SPRINGS

VILLA

SALES AREA 4900

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BASEMENT & GROUND FLOOR PLAN
VILLA



THE PALM SPRINGS

5 BEDROOM + FAMILY UNIT

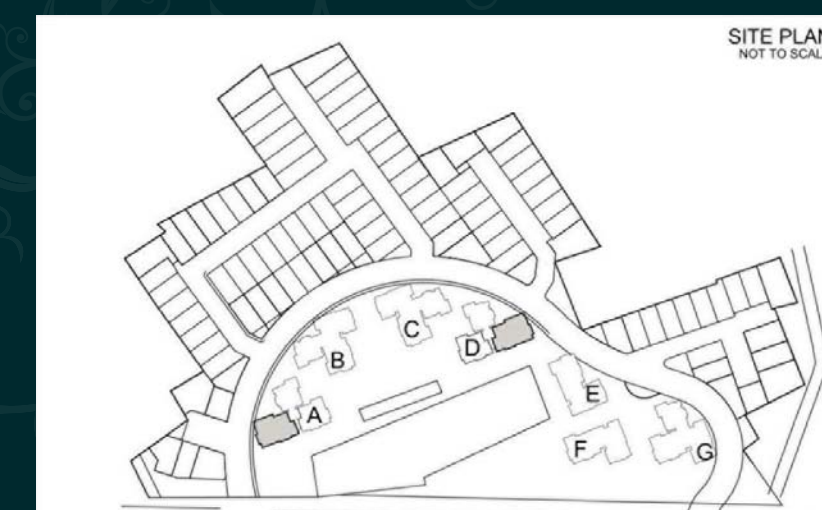
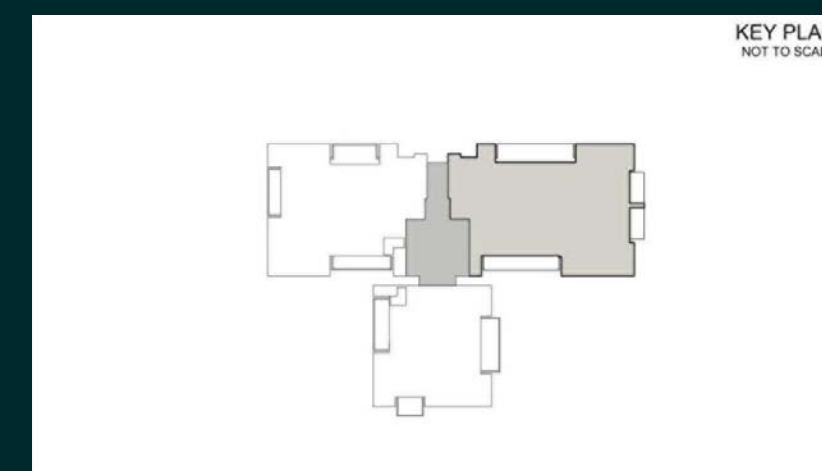
SALES AREA	4950
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GROUND FLOOR PLAN
TOWERS A & D





THE PALM SPRINGS

5 BEDROOM + FAMILY UNIT

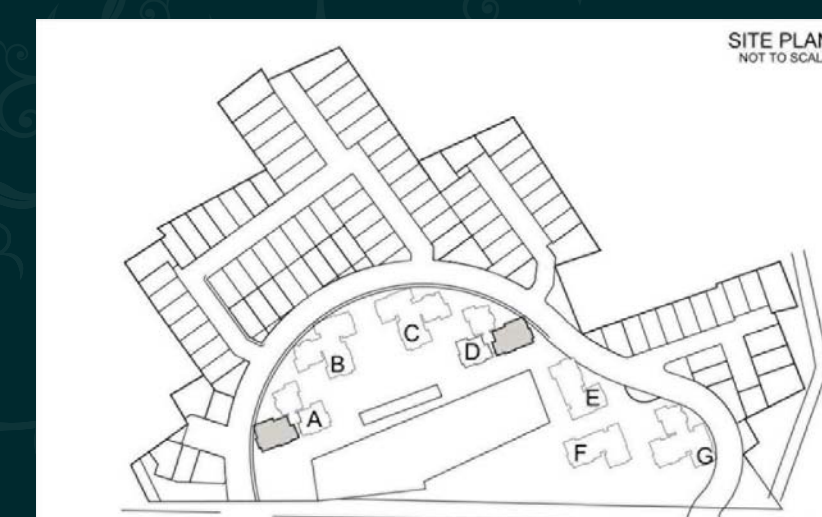
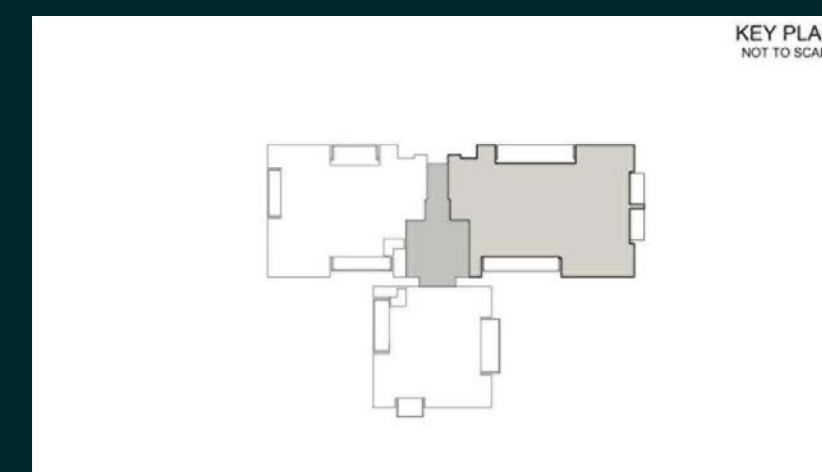
SALES AREA	4900
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FIRST FLOOR PLAN
TOWERS A & D





THE PALM SPRINGS

5 BEDROOM + FAMILY UNIT

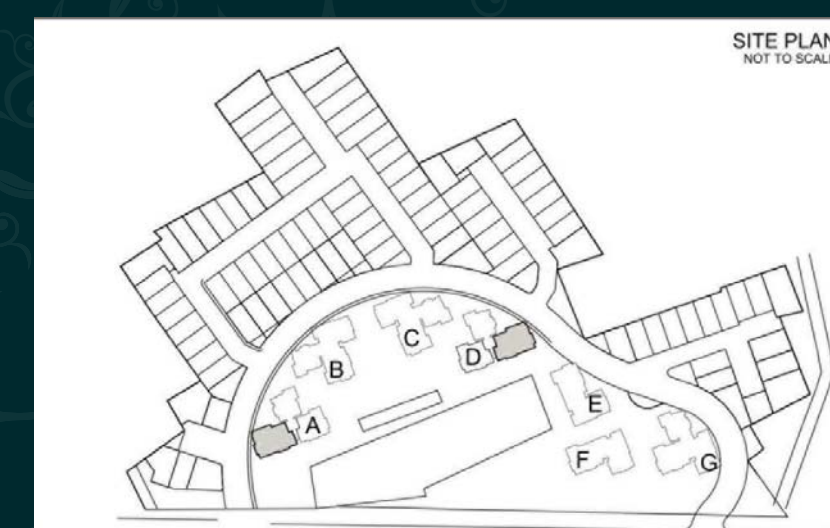
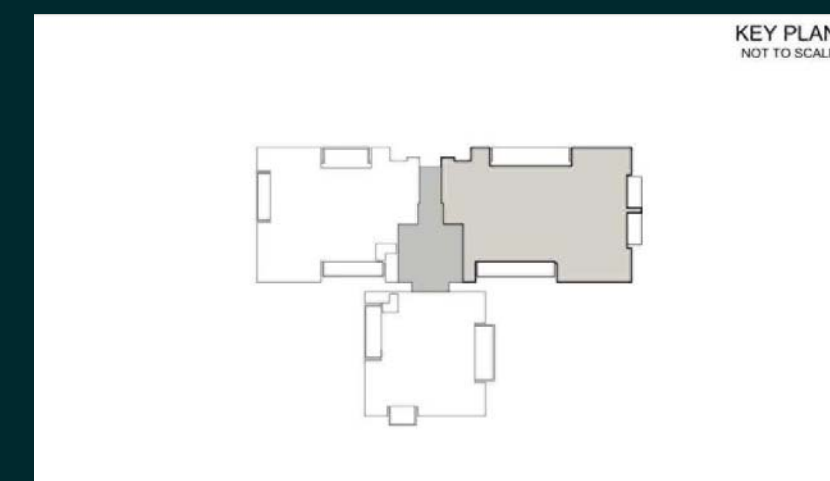
SALES AREA	4600
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SECOND FLOOR PLAN
TOWERS A & D





THE PALM SPRINGS

5 BEDROOM + FAMILY UNIT

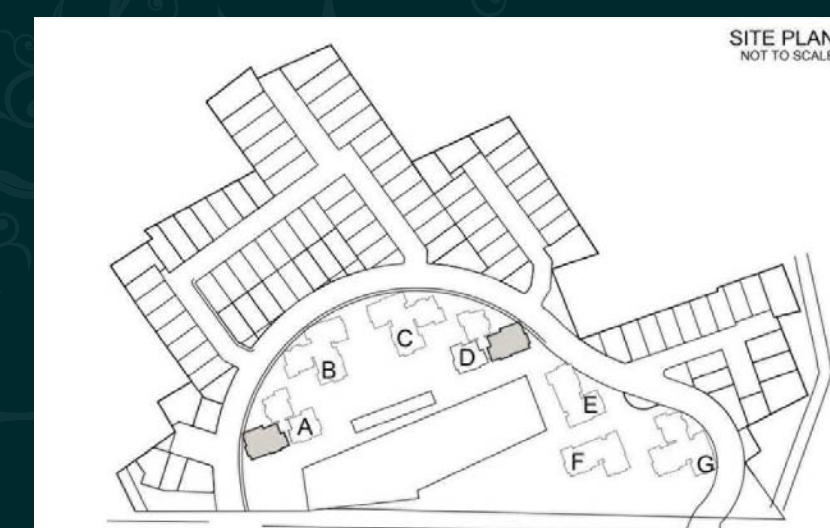
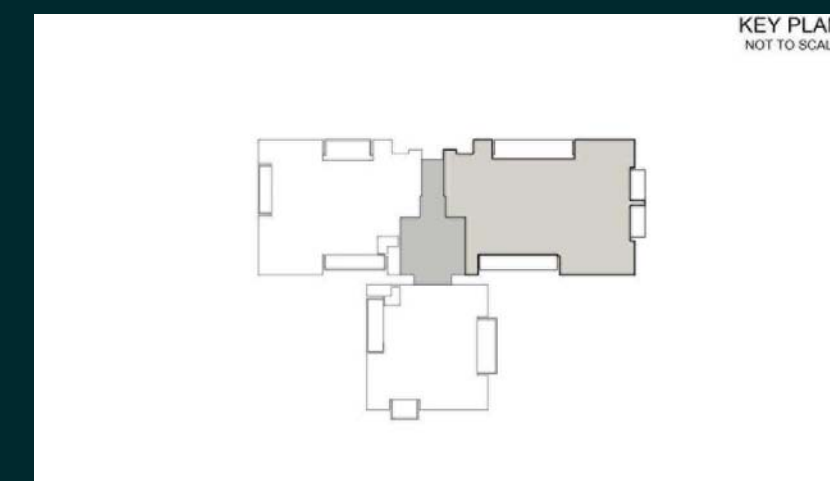
SALES AREA	4325
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THIRD FLOOR PLAN
TOWERS A & D





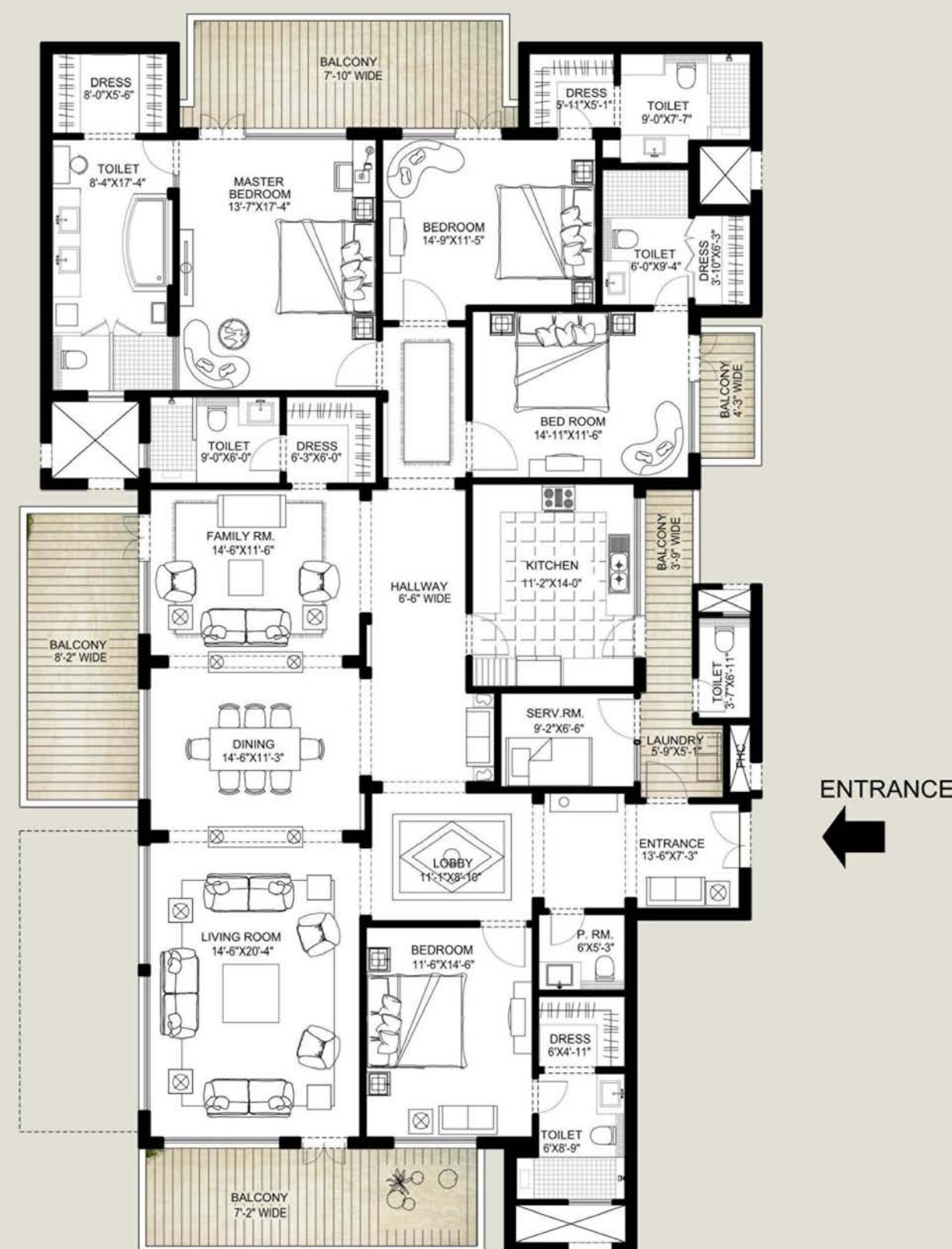
THE PALM SPRINGS

5 BEDROOM UNIT

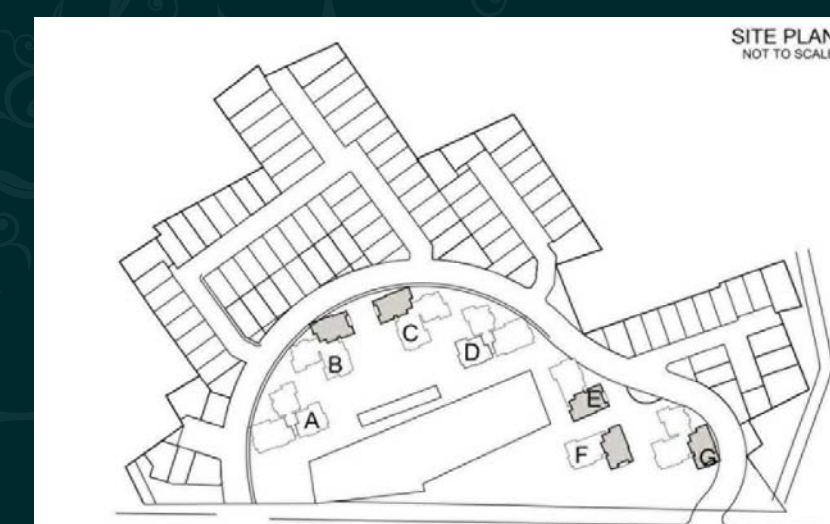
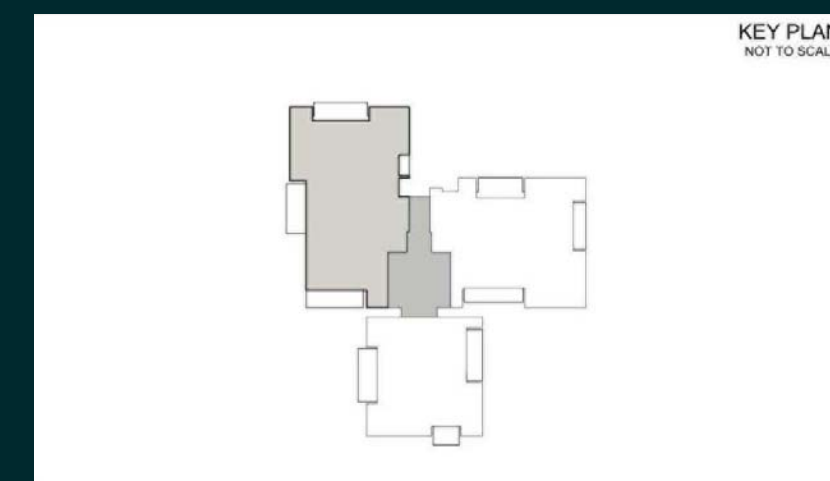
SALES AREA	4200
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TYPICAL FLOOR PLAN
TOWERS B, C, E, F & G





THE PALM SPRINGS

5 BEDROOM UNIT

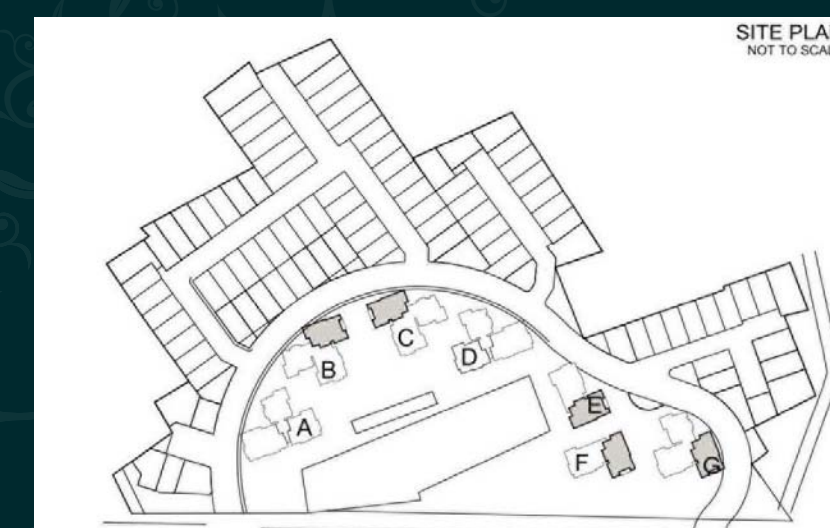
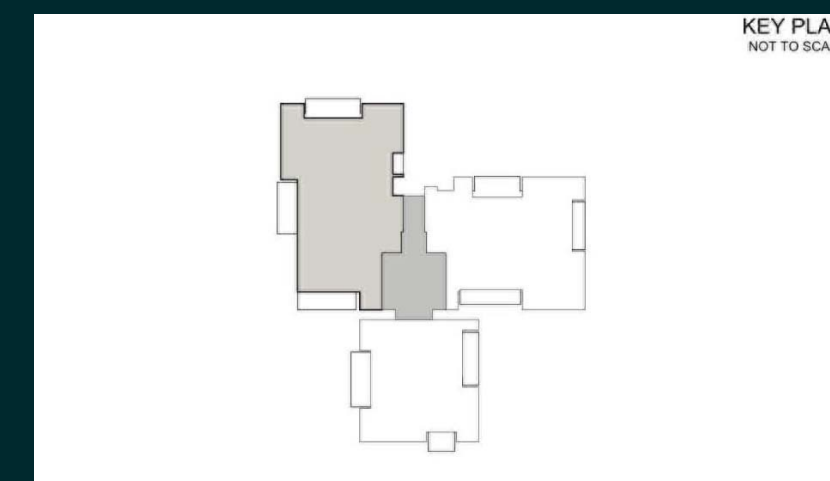
SALES AREA	4200
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TYPICAL FLOOR PLAN
TOWERS B, C, E, F & G





THE PALM SPRINGS

5 BEDROOM UNIT

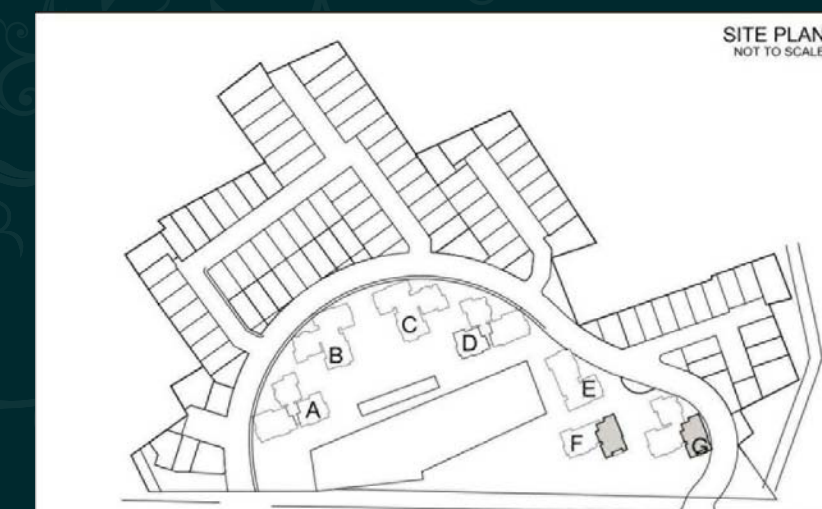
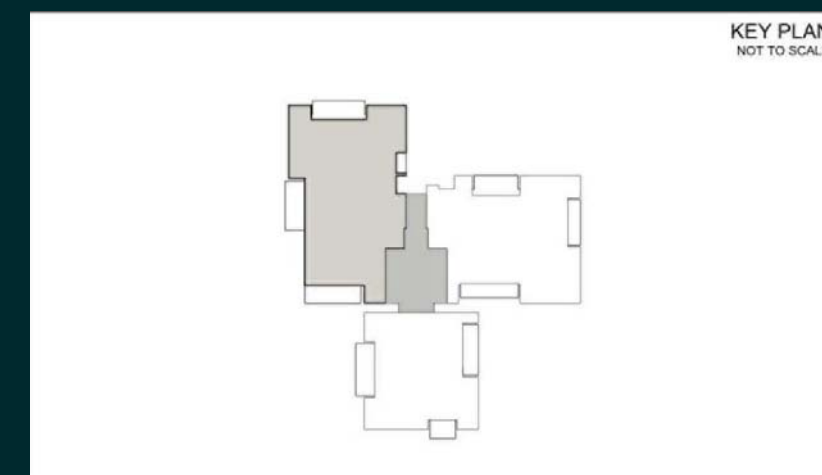
SALES AREA 4725

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GROUND FLOOR PLAN
TOWERS F & G





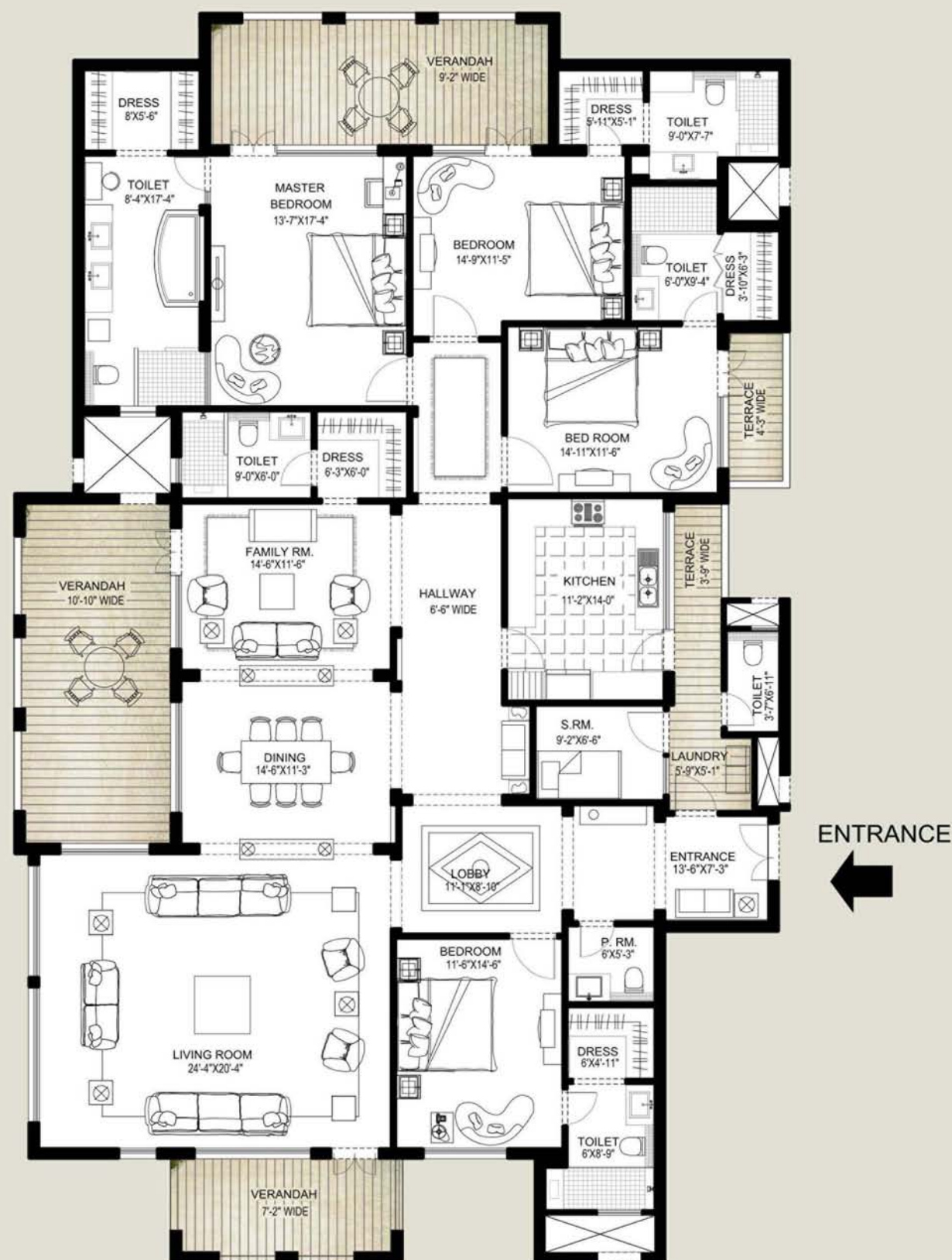
THE PALM SPRINGS

5 BEDROOM UNIT

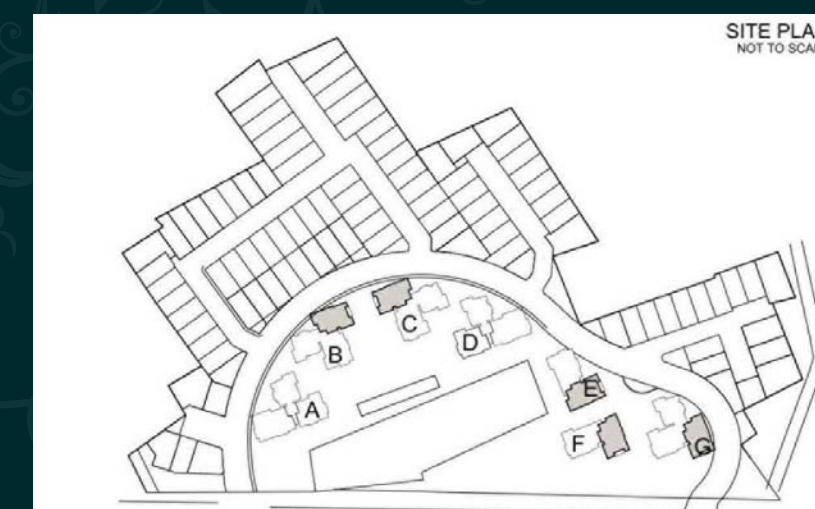
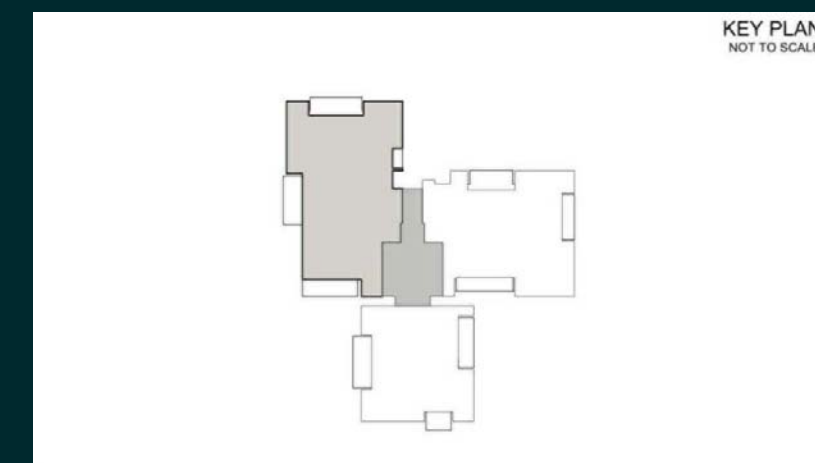
SALES AREA	4675
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FIRST FLOOR PLAN
TOWERS B, C, E, F & G





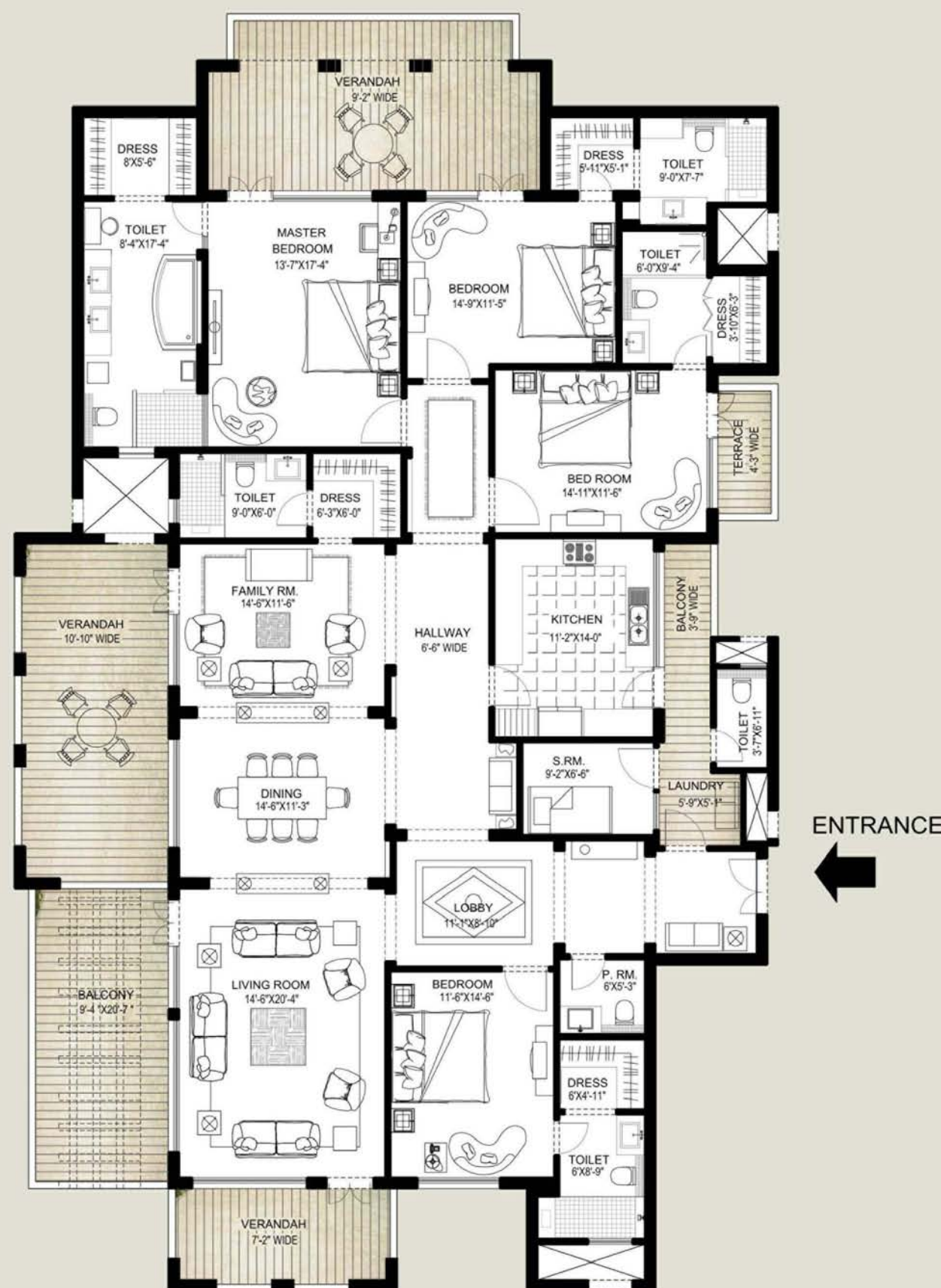
THE PALM SPRINGS

5 BEDROOM UNIT

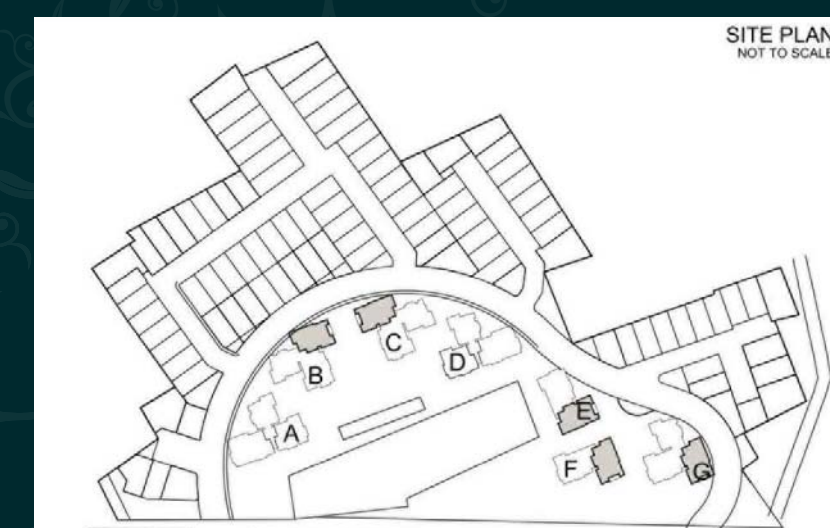
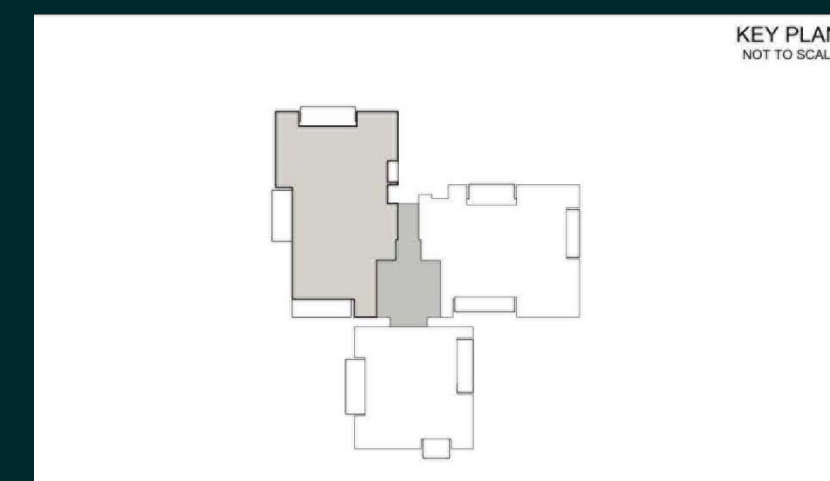
SALES AREA 4600

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SECOND FLOOR PLAN
TOWERS B, C, E, F & G





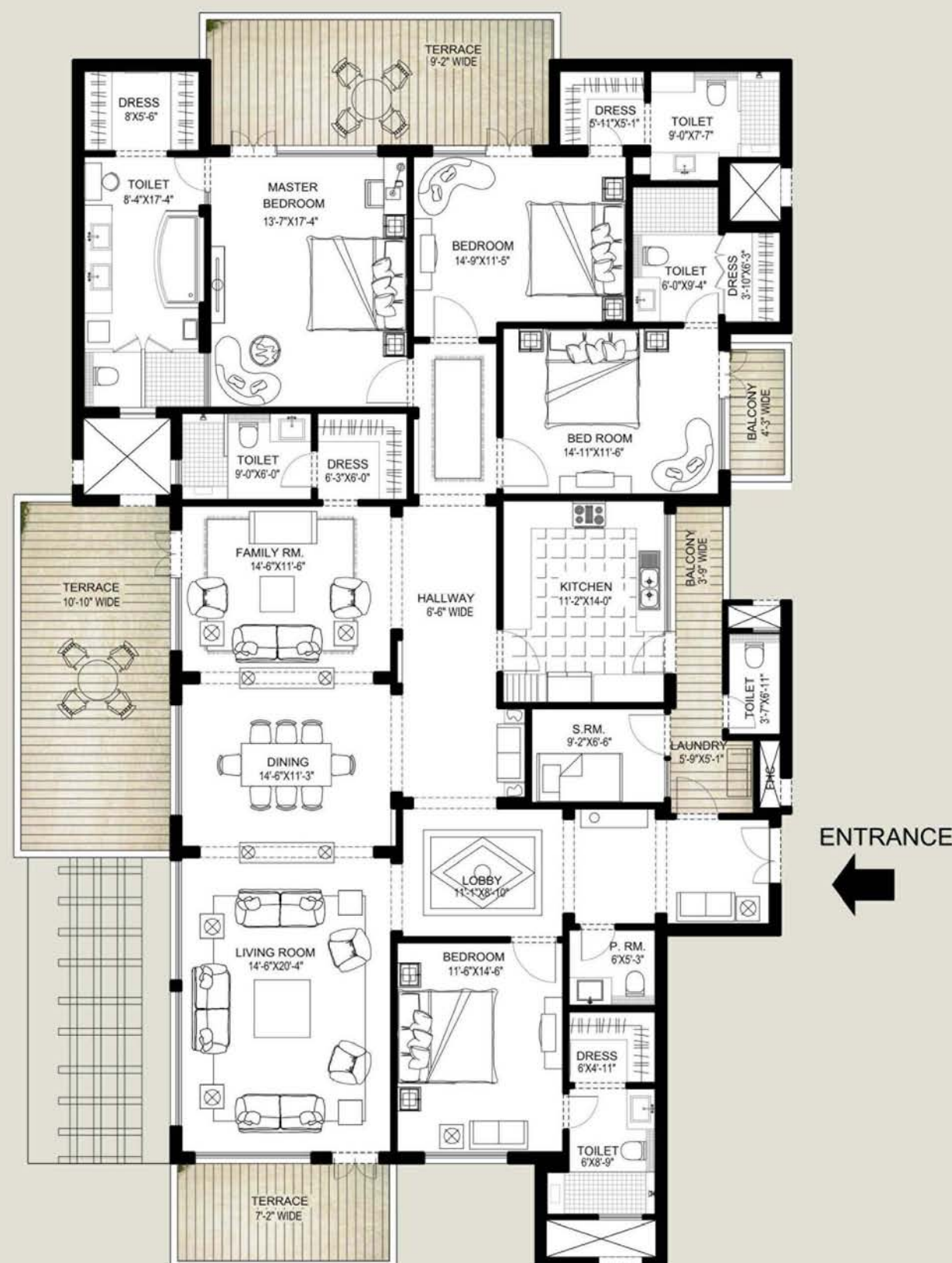
THE PALM SPRINGS

5 BEDROOM UNIT

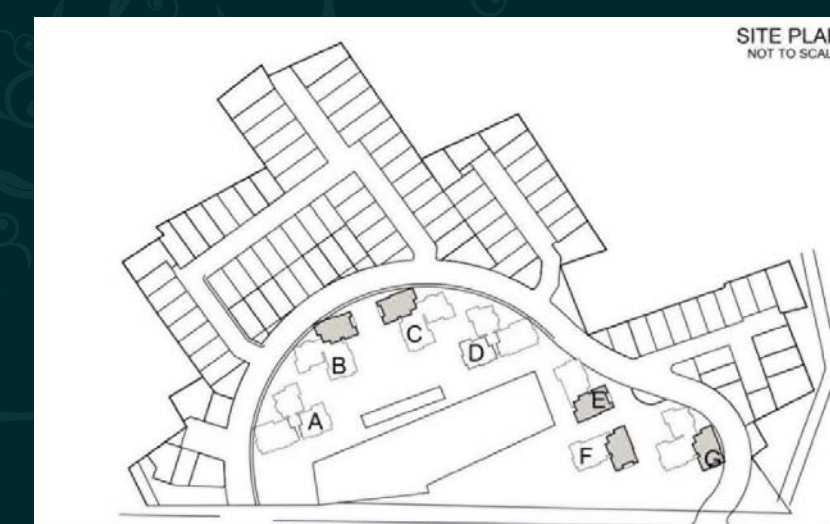
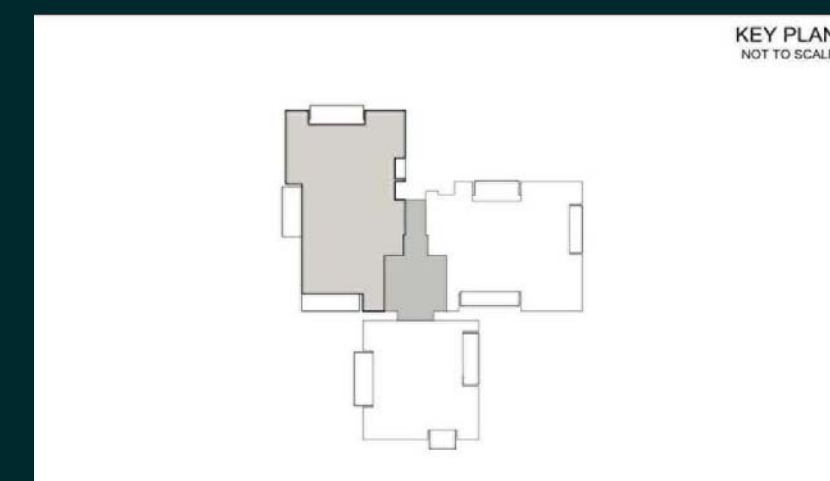
SALES AREA	4025
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THIRD FLOOR PLAN
TOWERS B, C, E, F & G





THE PALM SPRINGS

4 BEDROOM UNIT

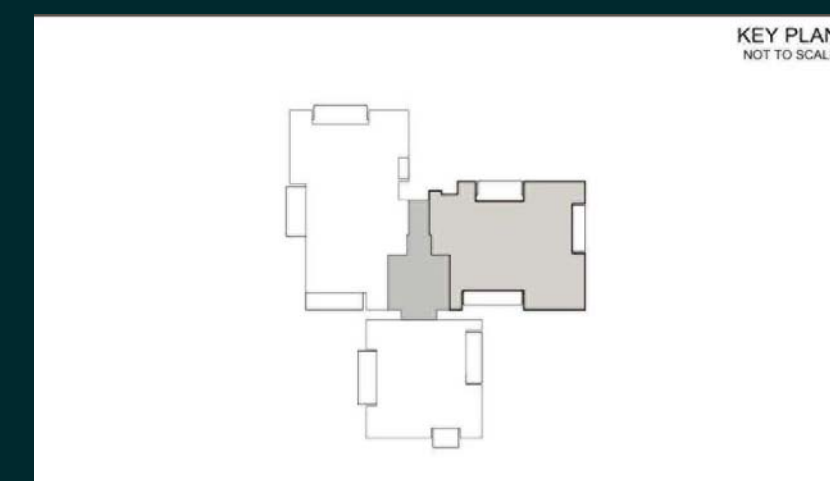
SALES AREA	3650
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TYPICAL FLOOR PLAN
TOWERS A, B, C, D, E, F & G



KEY PLAN
NOT TO SCALE



SITE PLAN
NOT TO SCALE



THE PALM SPRINGS

4 BEDROOM UNIT

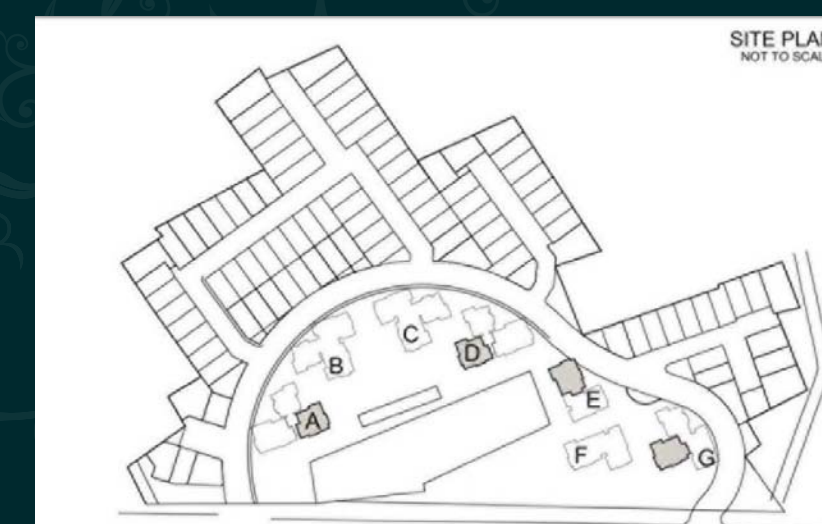
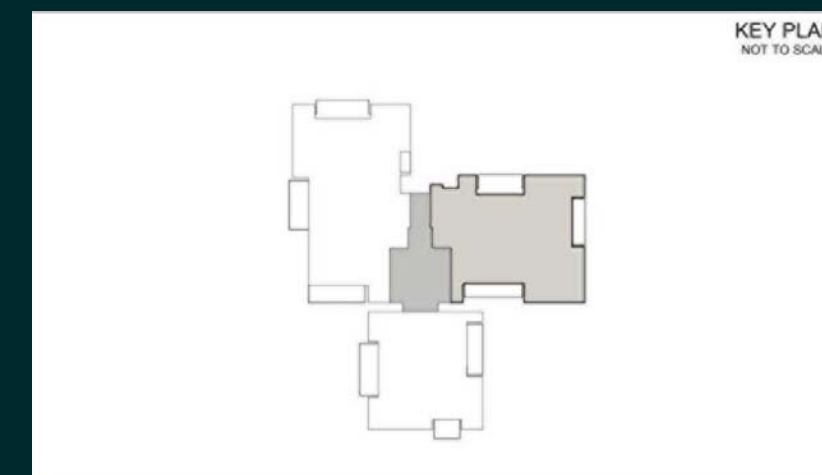
SALES AREA	4100
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GROUND FLOOR PLAN
TOWERS A, D, E & G





THE PALM SPRINGS

4 BEDROOM UNIT

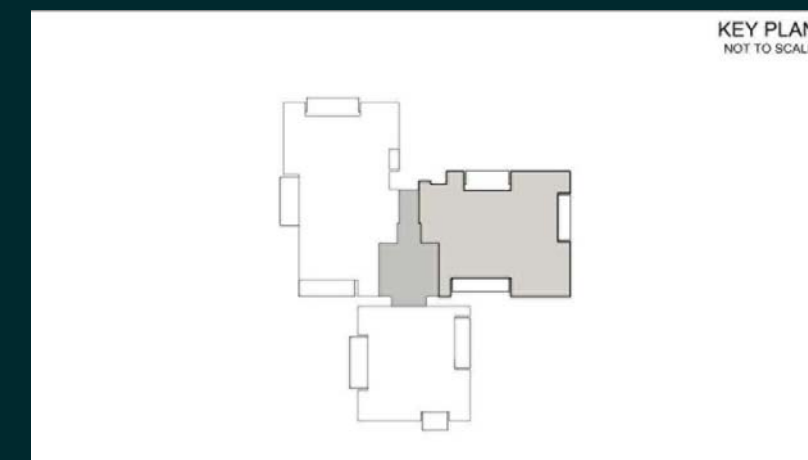
SALES AREA	4125
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FIRST FLOOR PLAN
TOWERS A, B, C, D, E, F & G





THE PALM SPRINGS

3 BEDROOM UNIT

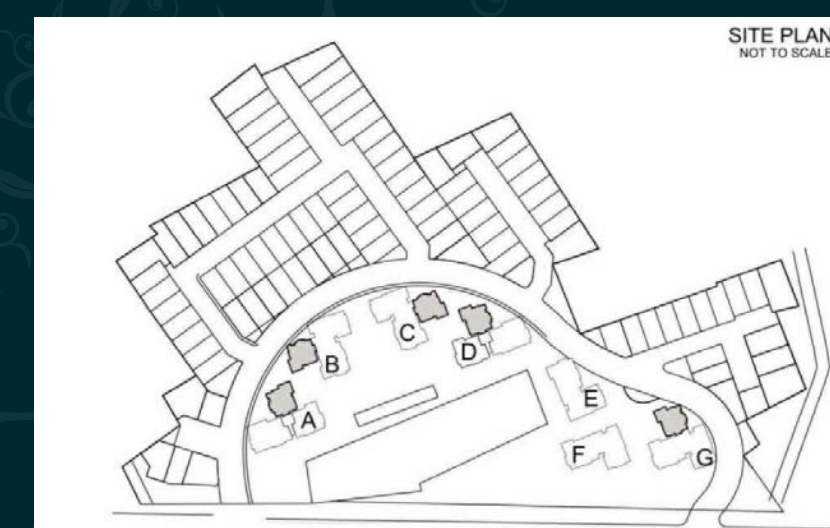
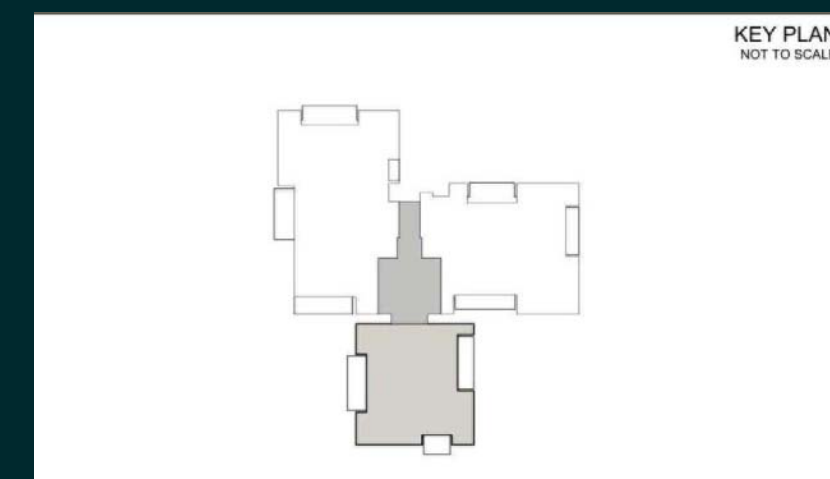
SALES AREA	2875
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TYPICAL FLOOR PLAN
TOWERS A, B, C, D & G





THE PALM SPRINGS

3 BEDROOM UNIT

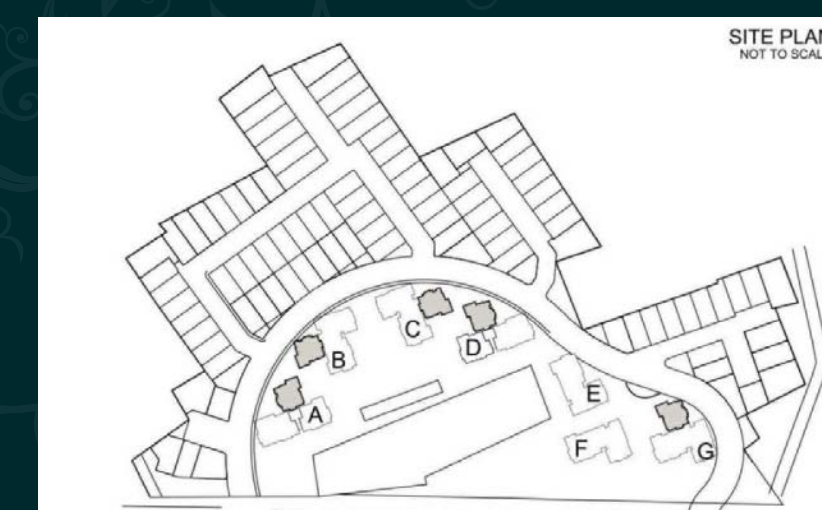
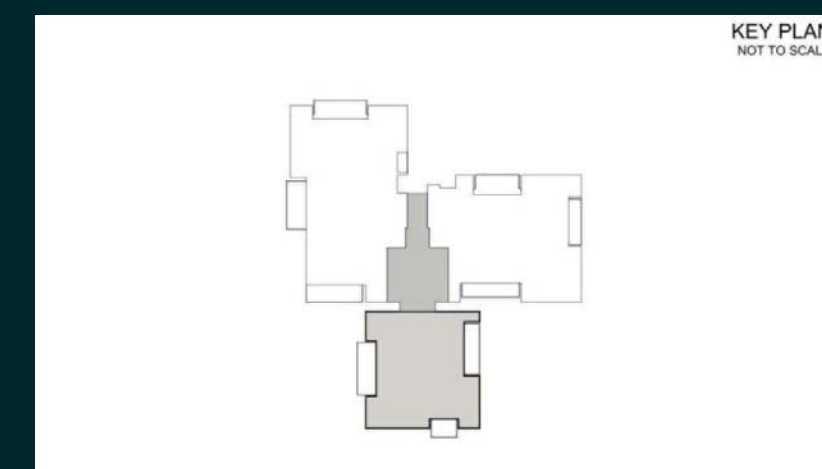
SALES AREA	2750
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FIRST FLOOR PLAN
TOWERS A, B, C, D & G





THE PALM SPRINGS

3 BEDROOM UNIT

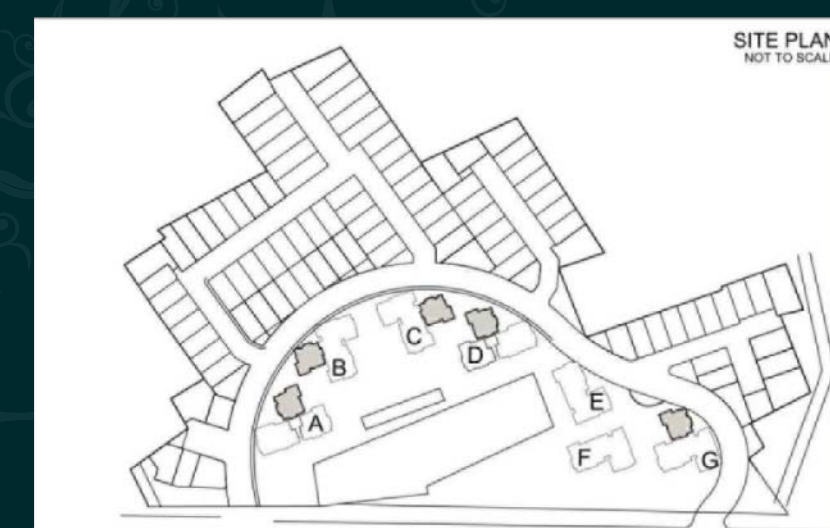
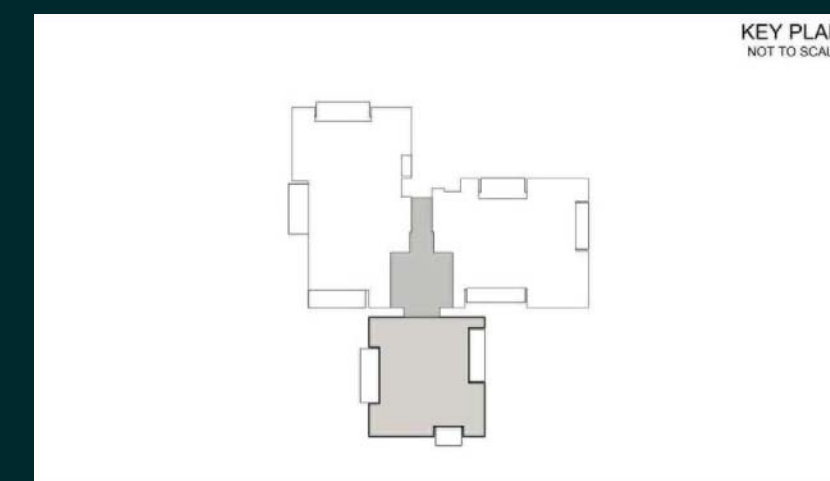
SALES AREA	3675
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SECOND FLOOR PLAN
TOWERS A, B, C, D & G





THE PALM SPRINGS

3 BEDROOM UNIT

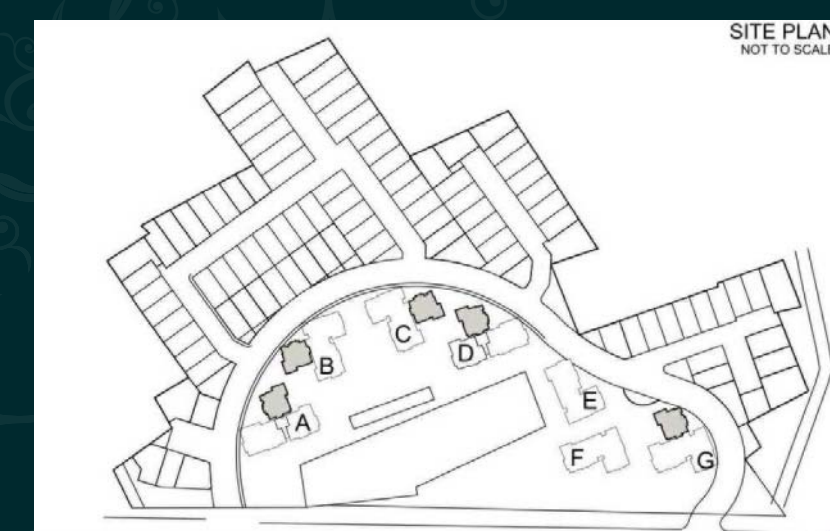
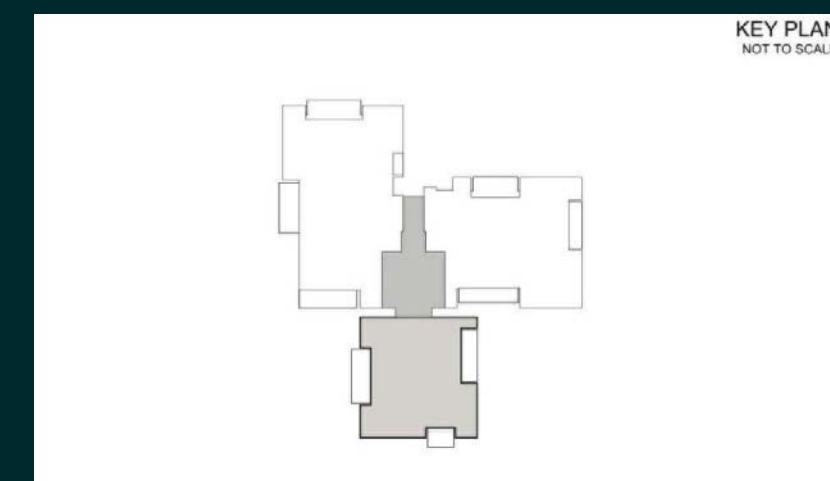
SALES AREA	2560
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THIRD FLOOR PLAN
TOWERS A, B, C, D, & G





THE PALM SPRINGS

PENTHOUSE

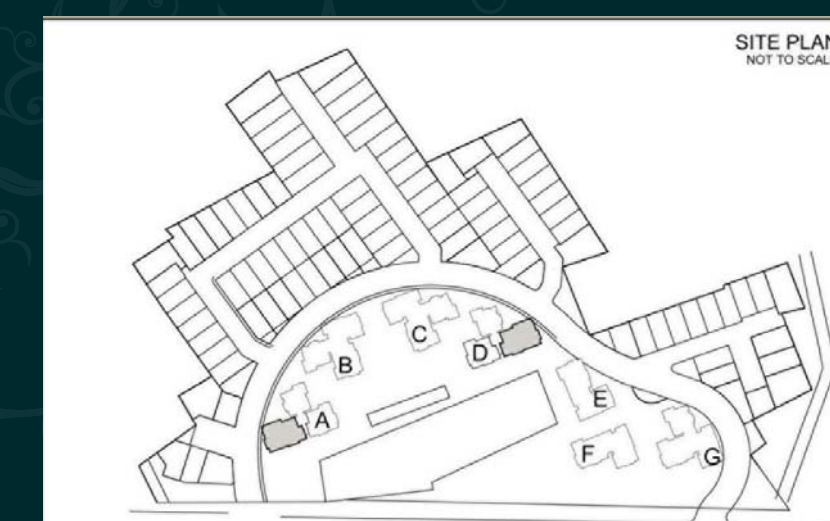
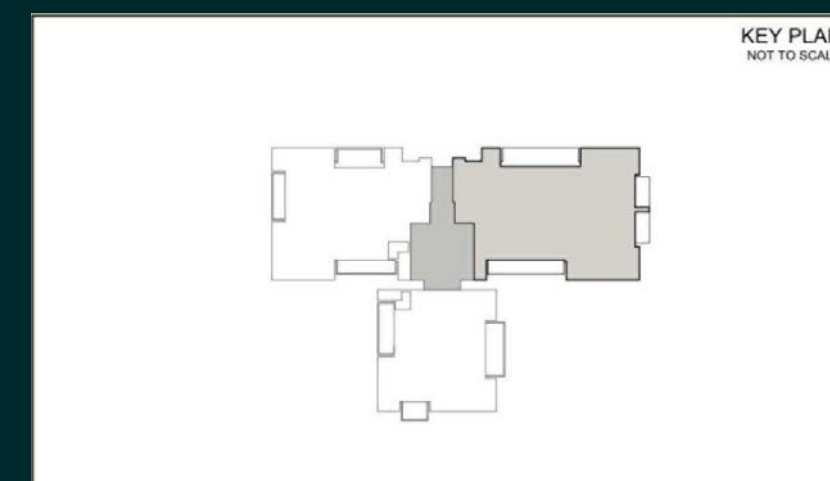
SALES AREA	5975
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LOWER PENTHOUSE FLOOR PLAN
TOWERS A & D





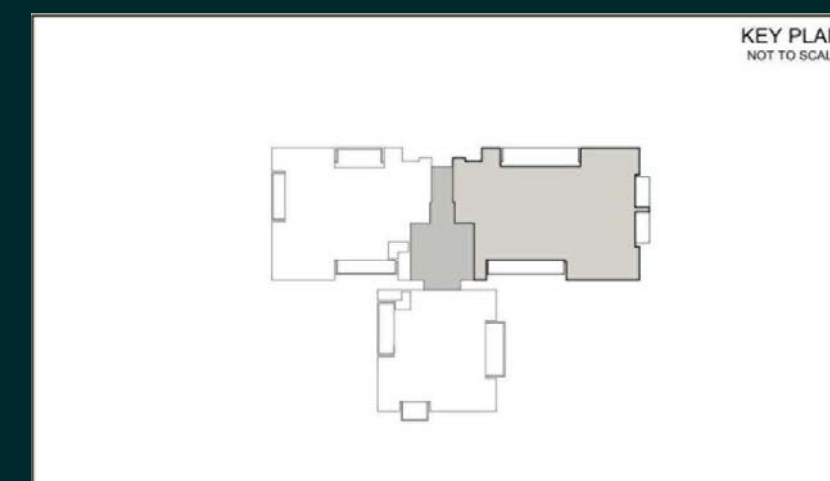
THE PALM SPRINGS

PENTHOUSE

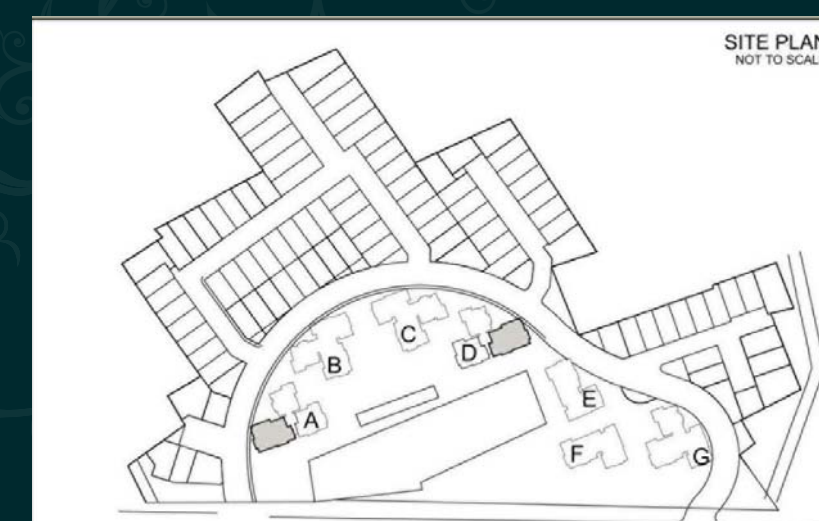
SALES AREA	5975
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KEY PLAN
NOT TO SCALE



SITE PLAN
NOT TO SCALE

UPPER PENTHOUSE FLOOR PLAN
TOWERS A & D



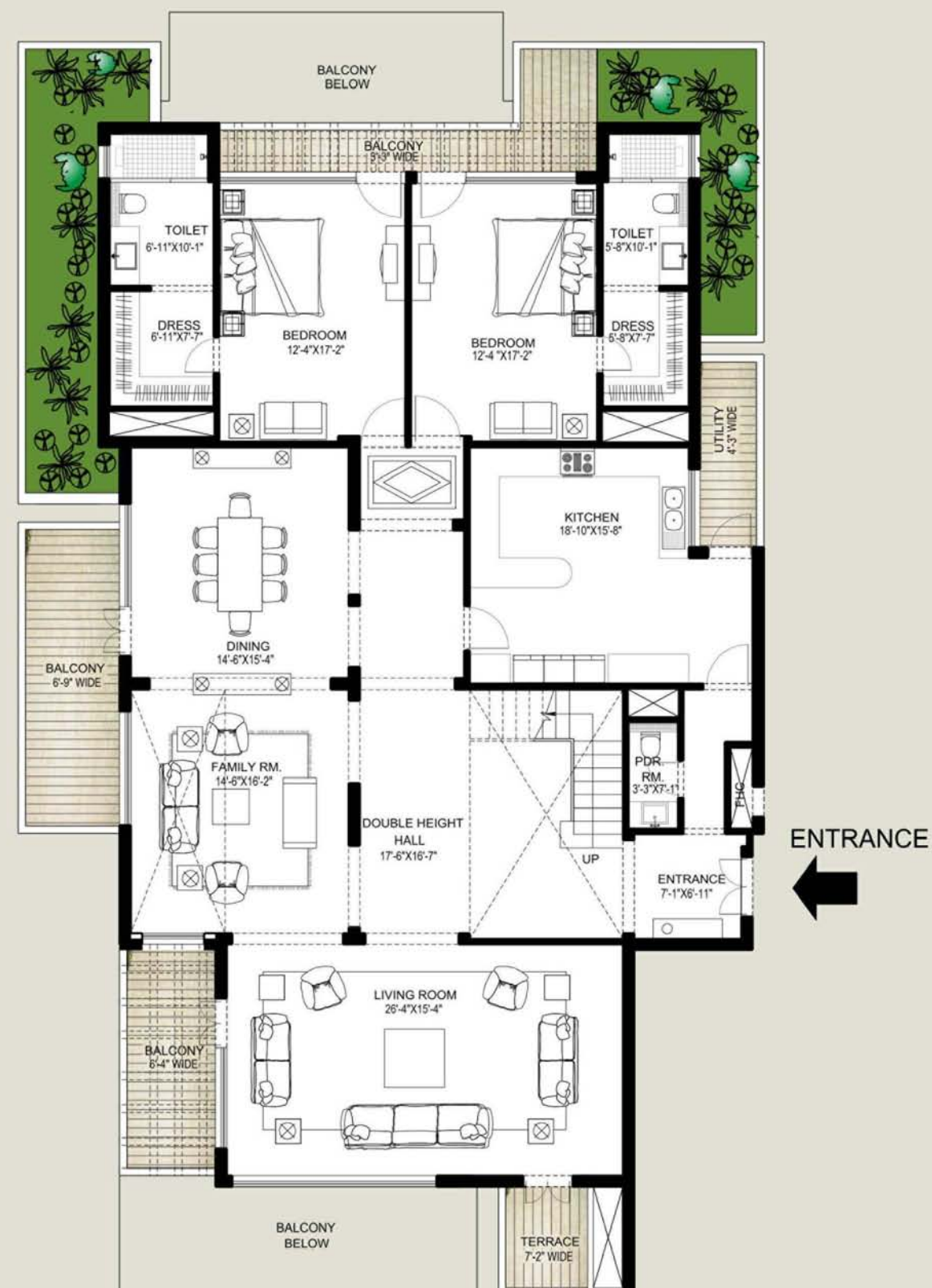
THE PALM SPRINGS

PENTHOUSE

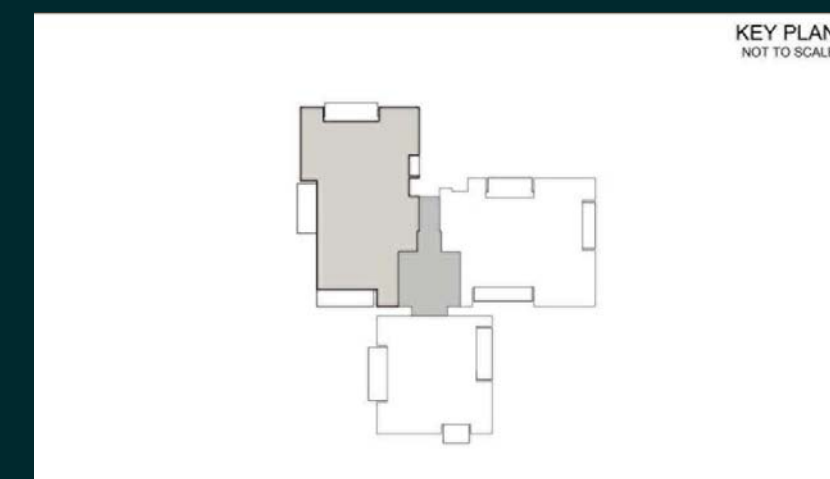
SALES AREA	6150
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In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority.

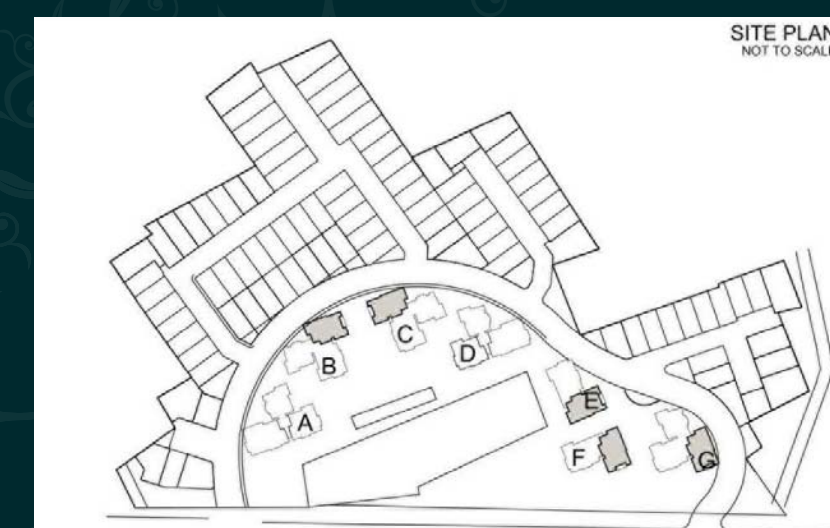
Soft furnishing, furniture and gadgets are not part of the offering.



LOWER PENTHOUSE FLOOR PLAN
TOWERS B, C, E, F & G



KEY PLAN
NOT TO SCALE



SITE PLAN
NOT TO SCALE



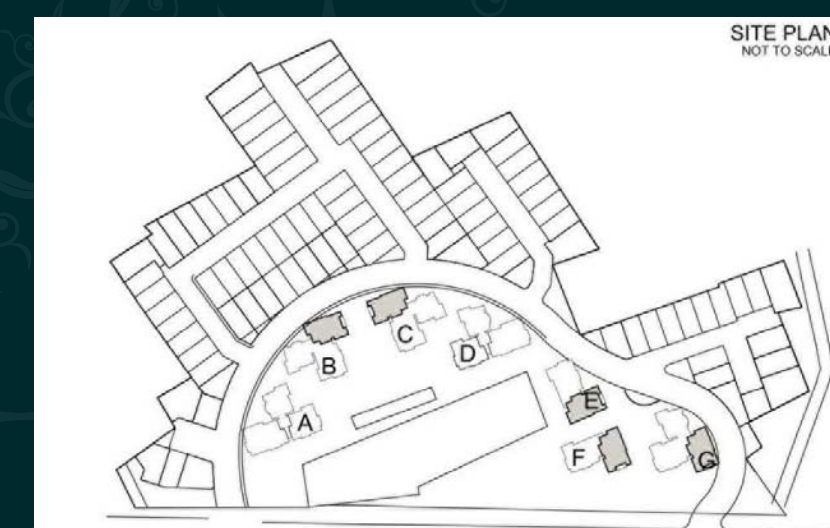
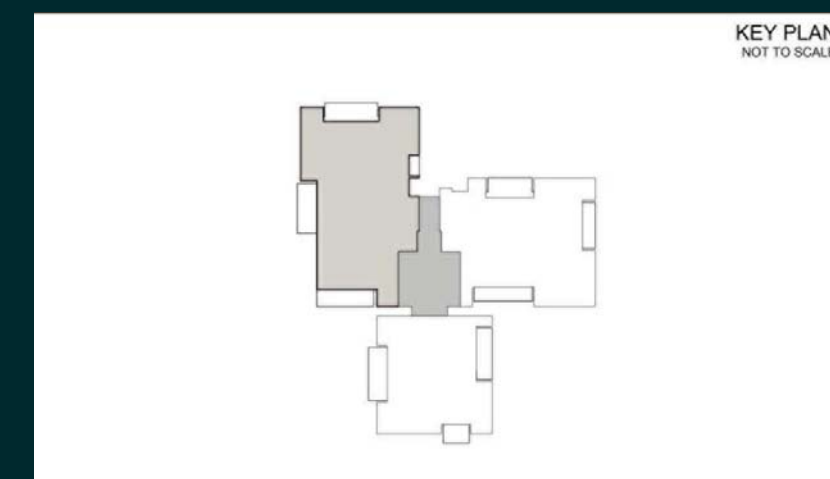
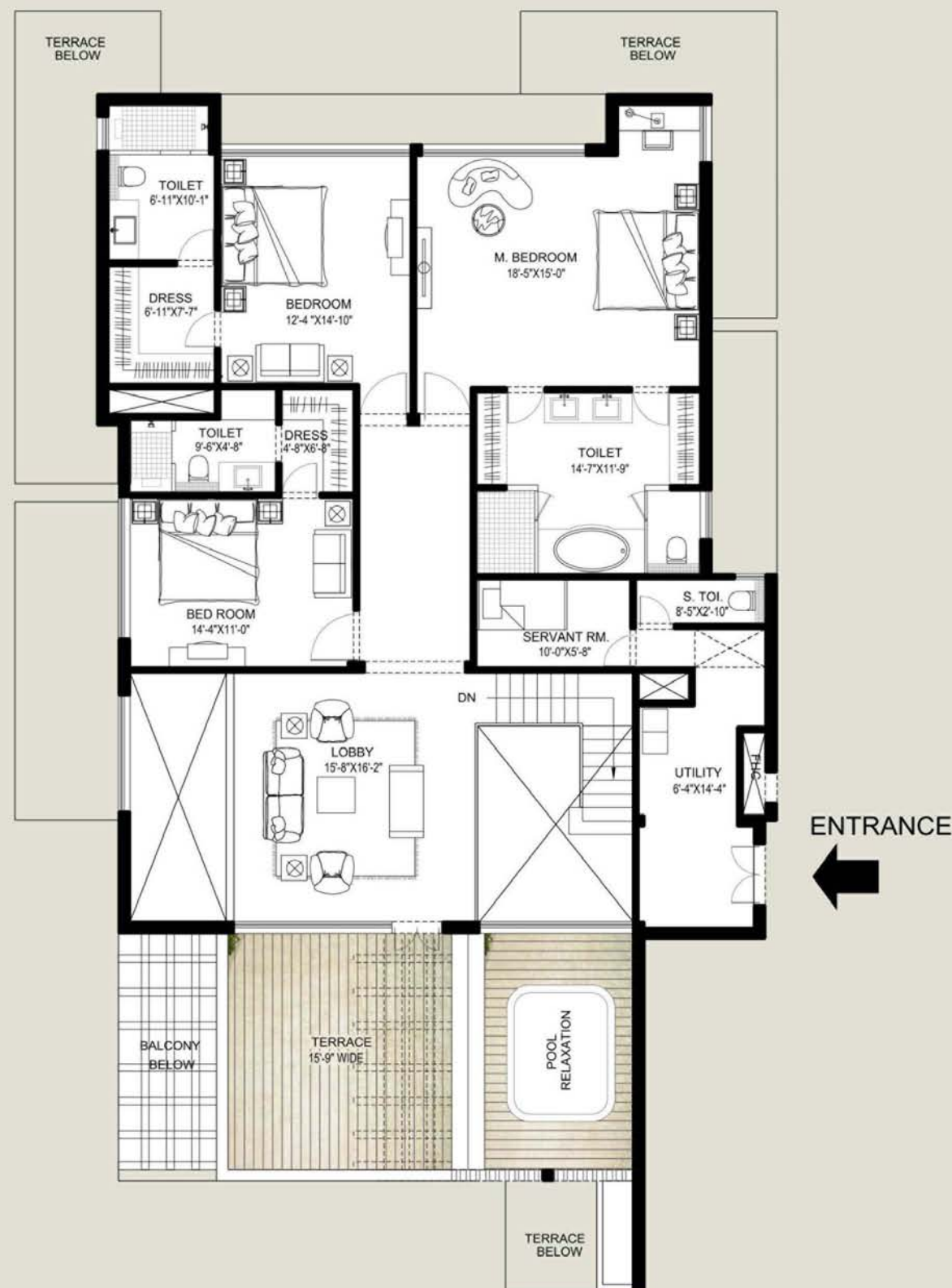
THE PALM SPRINGS

PENTHOUSE

SALES AREA	6150
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UPPER PENTHOUSE FLOOR PLAN
TOWERS B, C, E, F & G



THE PALM SPRINGS

PENTHOUSE

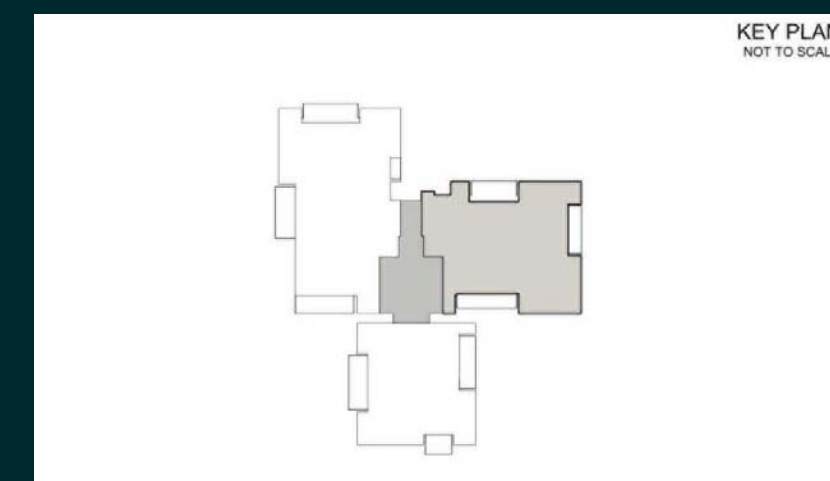
SALES AREA	5250
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LOWER PENTHOUSE FLOOR PLAN
TOWERS A, B, C, D, E, F & G



KEY PLAN
NOT TO SCALE



SITE PLAN
NOT TO SCALE



THE PALM SPRINGS

PENTHOUSE

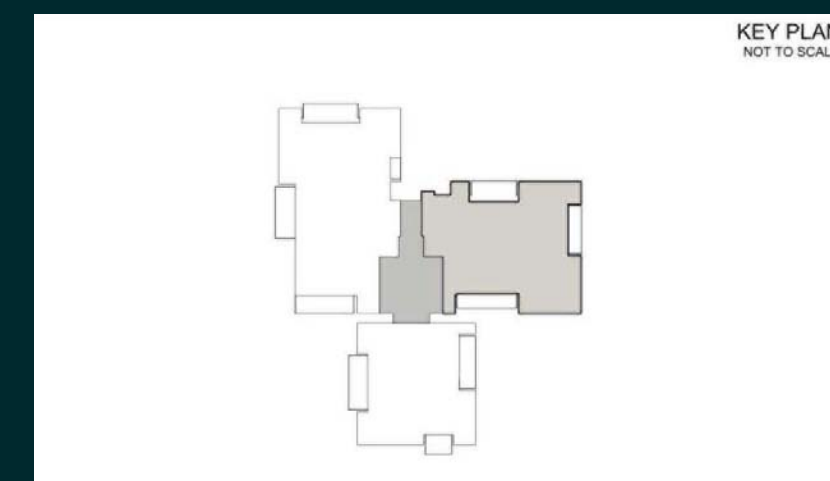
SALES AREA	5250
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UPPER PENTHOUSE FLOOR PLAN
TOWERS A, B, C, D, E, F & G



KEY PLAN
NOT TO SCALE



SITE PLAN
NOT TO SCALE