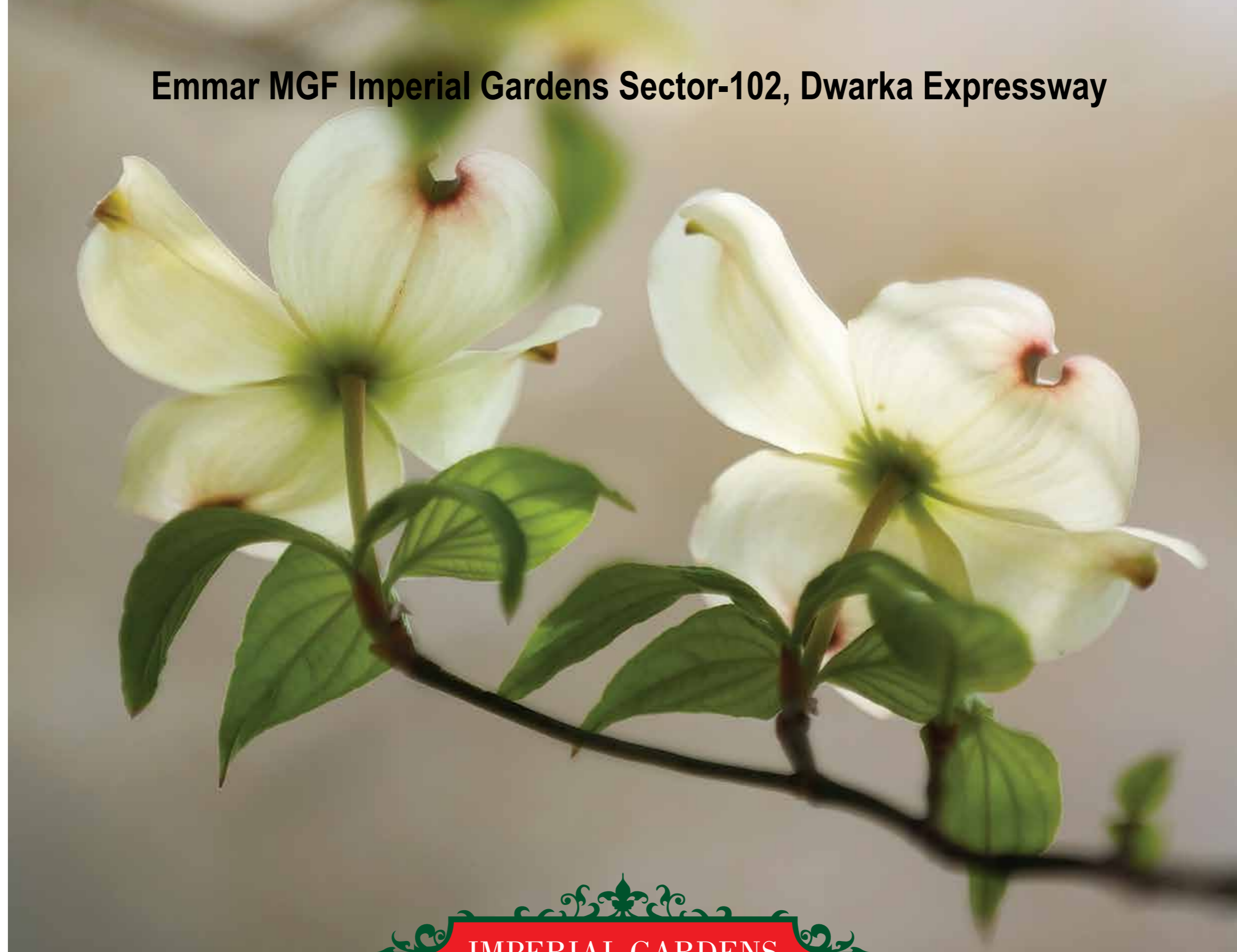


**Emmar MGF Imperial Gardens Sector-102, Dwarka Expressway**



**IMPERIAL GARDENS**

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*Luxury is in the details*

## CALL FOR BOOKINGS 9654953152

// Introduction //



*Luxury doesn't lie in opulence and grandeur for everyone to see; it stands out in the details that the common eye overlooks. Only a few people will ever really understand the luxury of designs that pay attention to detail. That's why we chose to build you a home that appeals to your greater sensibility. The kind of sensibility that overshadows the obvious, to make you truly understand what "coming home" should feel like.*



# Apartments For Sale In Dwarka Expressway

// The Thought Behind The Design //

// Location //

*Getting from one day to the next is stressful enough as it is. The last thing you want is to come home to stress about other things, which is why we planned every little thing to the tee.*

## LUXURY IS IN THE DETAILS

Our intuitively designed floor plans maximise the use of floor space giving into your every whim and fancy. We've thought of everything from balconies outside the kitchen area where you can peacefully enjoy your morning cuppa' to an onsite convenience store, in case you forget to buy the milk on your way home. And as with everything, we've gone just a little bit further by making sure that whether you're on the ground floor, the top floor, in the penthouse or the clubhouse, there's a visual treat of the greenery that surrounds you, for as far as the eye can see.

### GREENERY

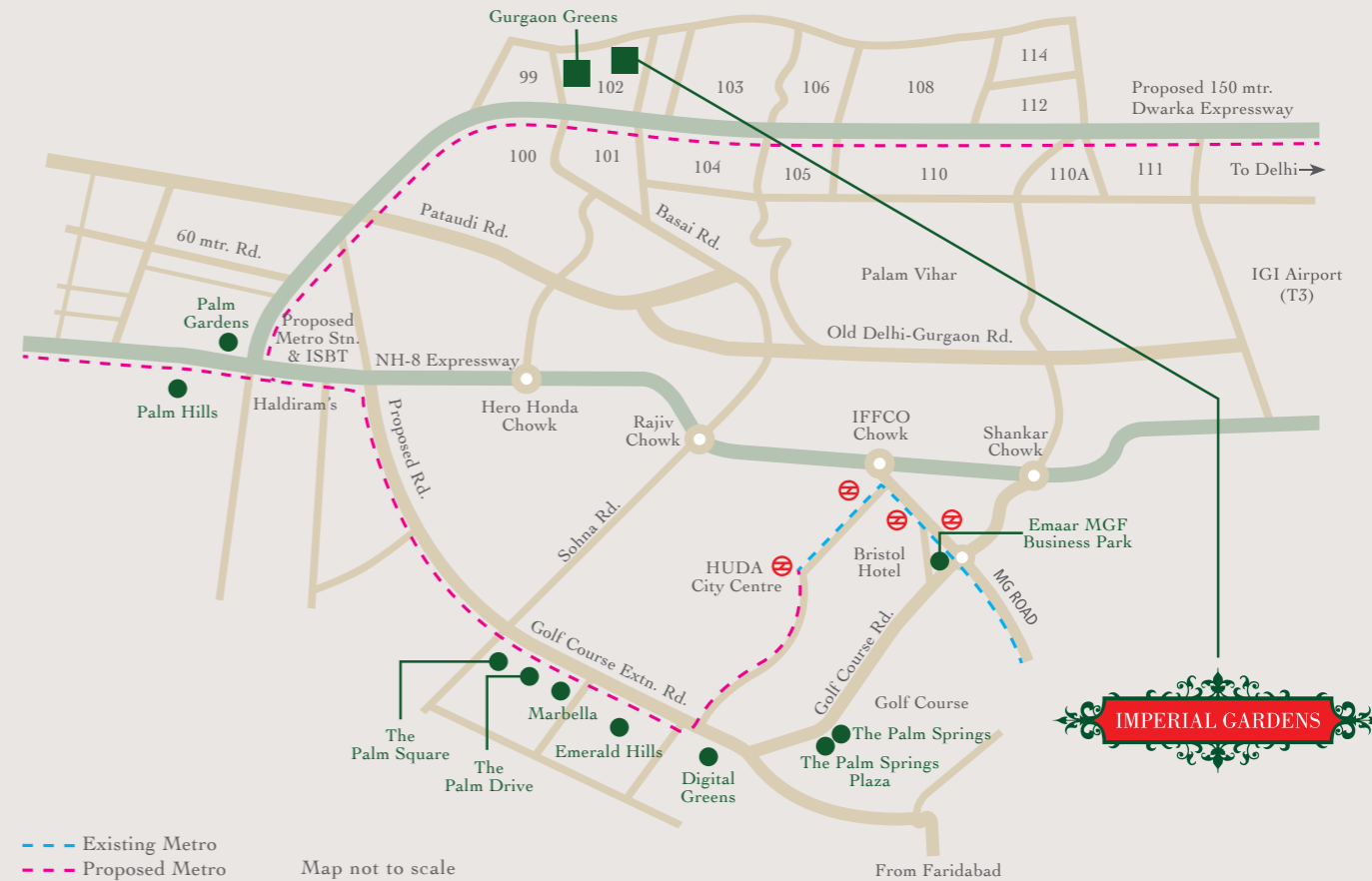
*Enjoy greenery like never before, with 6 acres of landscaped gardens.*

### LOCATION

*The community is located in Sector 102, Gurgaon, next to the upcoming Dwarka Expressway.*

### FLOOR PLANS

*It's all in the details! These plans have been intelligently designed to make sure we not only cover your needs in the present, but also pay attention to what you may require in the future.*



*Imperial Gardens is strategically located in Sector 102, Gurgaon, next to the upcoming Dwarka Expressway.*

*Its proximity to both Delhi and Gurgaon as well as the proposed ISBT metro station make it an ideal location to live in; hidden from the sights and sounds of the city, but close enough to get there if you need to. And if you ever need to leave the city altogether, Terminal 3 of the IGI airport is only about 10 kilometers away!*

**Call: 9654953152**

# Site Map : Emmar MGF Imperial Gardens Dwarka Expressway

// Master Plan //



- A The Clubhouse
- B Swimming Pool
- C Central Greens
- D Pool Greens
- E Hideout Greens
- F The Culture Court
- G The Courts
- H Jogging Tracks
- I Convenient Shopping
- J Kids Play Area
- K Entry Plaza
- L Dew Greens
- M EWS
- N Nursery School
- O MLCP
- P Plaza





// Our Gardens //

---

*In a world where greys are slowly conquering greens, we're fighting back by giving you as much green as we possibly can. Not only have we made sure that all the apartments face one of our gardens, but we've also given each garden a unique structure and space. So whether you're jogging, watching a play, meditating or playing a sport, we've got the right garden for you.*

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*Dew Greens*  
JOGGING PARK

---

*Pool Greens*

---

*Central Greens*

---

*The Courts*  
TENNIS  
BASKETBALL

---

*The Culture Court*  
AMPHITHEATRE GREENS

---

*Hideout Greens*  
CHILDREN'S PLAY AREA

---





## *Dew Greens*

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*Everything at the Imperial Gardens is designed around greenery, so it's only natural that there should be one at the very entrance of the community, to entice visitors and give residents their daily dose of fresh air with a designated jogging track.*

*A good jogging partner is hard to find. Good tracks on the other hand, much easier.*

- AUTHOR UNKNOWN

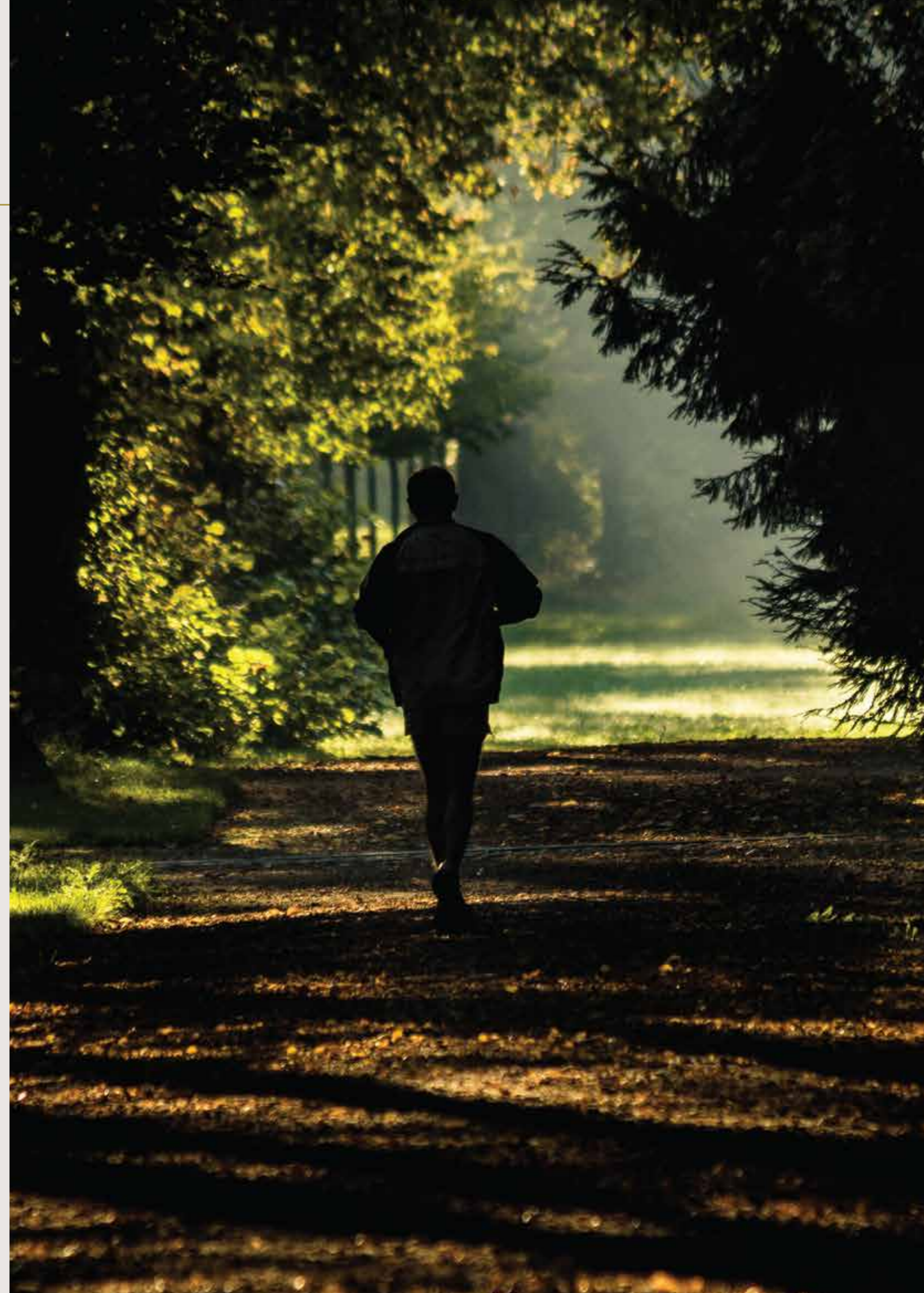
### JOGGING TRACK

There comes a time when everyone feels like running away from home. Our jogging track is approx. 2 kilometers along the periphery. Jogging through the various gardens with nothing but natural beauty to interrupt your thoughts, will remove any such 'heat of the moment' notions.

## *Central Greens & Pool Greens*

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*The Central Greens and Pool Greens are especially designed to conceal the car park with gardens, to make sure that there is in fact, green everywhere you look.*





// Our Gardens //

## The Courts

*Life is like a game of tennis; the player who serves well seldom loses.*

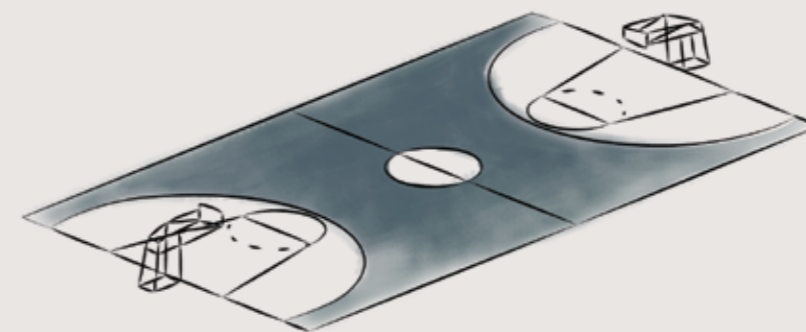
- AUTHOR UNKNOWN

### TENNIS

Our impeccably manicured tennis courts are suitable for every kind of tennis player, whether you want to beat the ball about the court or practice for a professional match; we offer you the best facilities from open courts to the option of playing a singles or doubles game.

### BASKETBALL

They say you can tell a great basketball court simply from its appearance. These courts lack nothing in design or construction. With professional trimmings and the lavish greens that surround it, it is the ideal place to enjoy a little downtime shooting hoops with your friends.





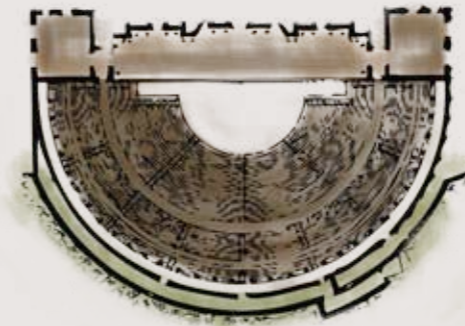
// Our Gardens //



## *The Culture Court*

*I regard the theatre as the greatest of all art forms, the most immediate way in which a human being can share with another the sense of what it is to be a human being.*

- OSCAR WILDE



### AMPHITHEATRE

We've built an open performance space in the hope of encouraging both children and adults to become culturally and recreationally more versatile. The stage sets the perfect setting for the culmination of all kinds of performing arts. The surrounding gardens serve as an ideal venue for hosting residential galas where the entire community can come together for special occasions and festivals.

## *Hideout Greens*

*We don't stop playing because we grow old; we grow old because we stop playing.*

- GEORGE BERNARD SHAW

### CHILDREN'S PLAY AREA

We've designed this recreational area solely for kids, giving them a clean and spacious environment to explore and challenge themselves. At every nook and corner, there's an opportunity for adventure and new memories to be made. So while the adults are away, let the kids play!





// The Clubhouse //

*With our in-house pool, clubhouse and fitness amenities you'll almost never have to leave home again!*

*We're already living in a world where good health is as rare as good manners.*

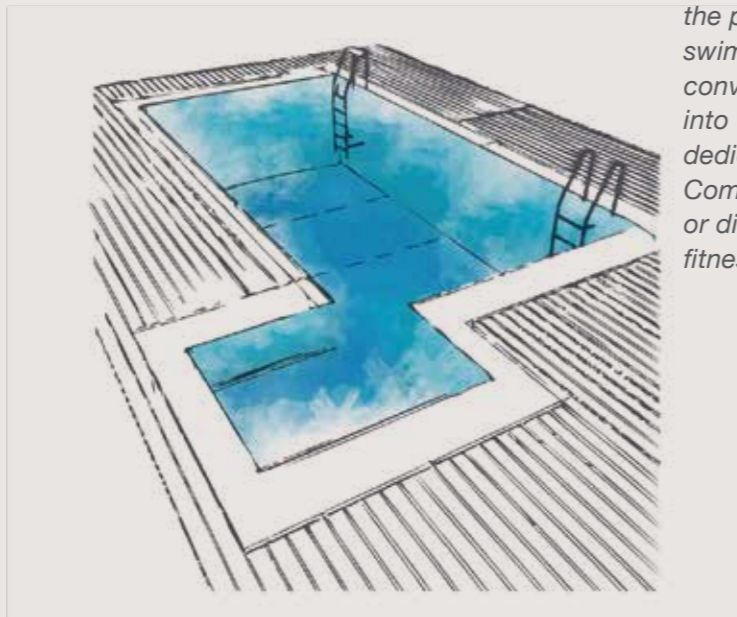
- AUTHOR UNKNOWN

### HEALTH CLUB

The health club features an in-house gym that includes the best cardio and weight training machines with an adjoining studio that hosts an array of different fitness regimes ranging from yoga and aerobics to karate and kick boxing. So if you're not the outdoorsy kind, there's always the health club to give you a daily boost of energy and fitness.

### POOL

The outdoor swimming pool is located in the heart of the community, sheltered away from the public view. The swimming pool is conveniently divided into two parts with a dedicated area for kids. Come soak up the sun or dive into a new fitness regime!





## // Amenities //

*Our convenience store is actually convenient so you can park in our multi-level car park, pick up groceries, and leisurely walk home to enjoy the rest of our amenities.*

### PLAZA

*The in-house convenience store is there for all your last minute/day-to-day needs. It offers a wide selection of groceries, beverages, packaged snacks and more, all at the convenience of your doorstep.*

### MULTI-LEVEL CAR PARK

*After the horrors of parking nightmares in Delhi colonies, the ample space here for your family cars will be a welcome surprise. Better still, they are cleverly concealed under a garden and basketball court so that once in your cocoon, you don't have to be reminded of the sights or sounds of traffic.*

### OTHER AMENITIES

- Uninterrupted water and power supply
- Nursery school on site
- Easy access to malls, school and healthcare facilities
- Good road infrastructure







### POOL VIEW

*On a hot summer's day, the view of the pool may seem more appealing than the view of a garden, which is why our design ensures that besides a garden, some of the apartments also face the pool. It all depends on what you prefer.*

### GARDEN VIEW

*Our first and foremost thought was to be surrounded by green. In keeping with that, all our apartments either open directly onto a private garden or onto one of the common gardens.*



# Home Sweet Home

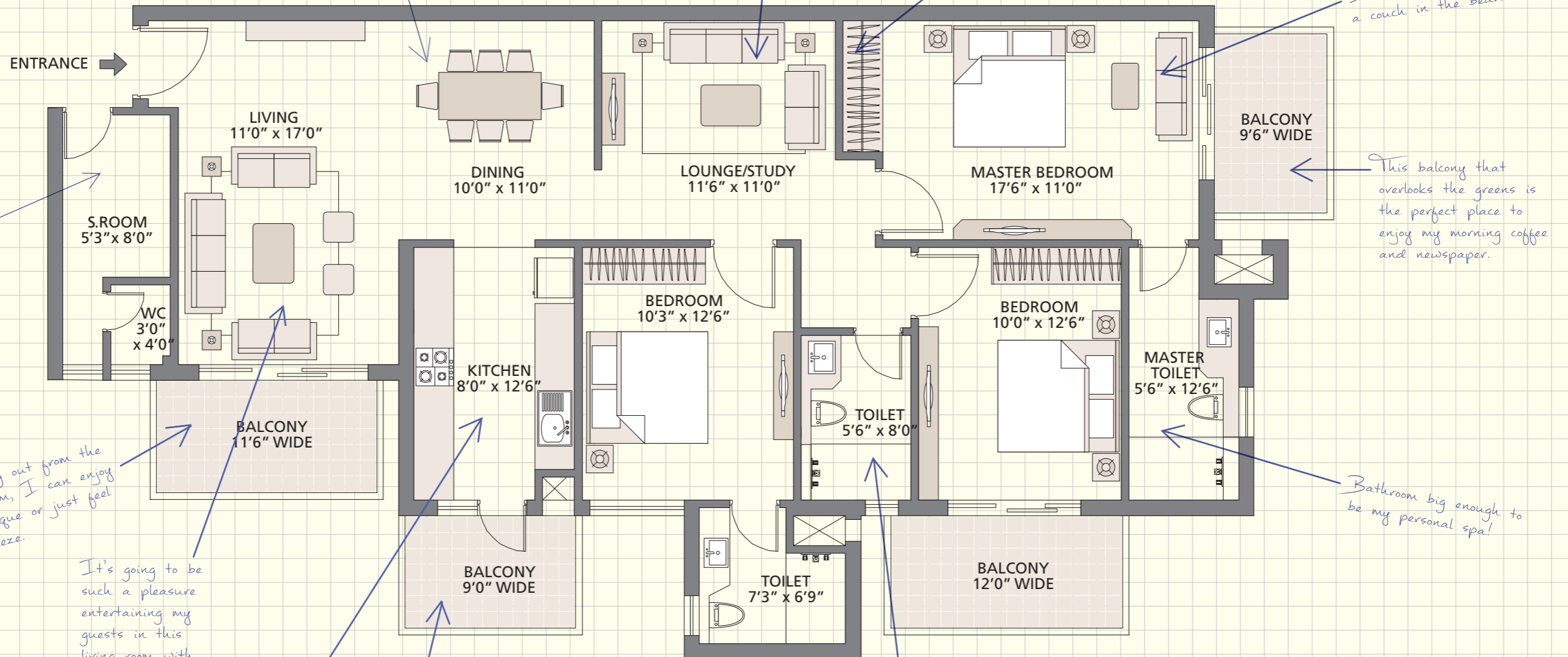
Your thinking, our planning

"My Den" is where I can use the computer 24x7. It's also a great place to watch TV and relax.

This spacious dining room is ideal for spending quality time with my family.

Finally a closet large enough to fit all my clothes.

I have enough space for a couch in the bedroom.



With a separate entrance for the spare room, I could make it a study, store/staff room.

Stepping out from the living room, I can enjoy a barbeque or just feel the breeze.

It's going to be such a pleasure entertaining my guests in this living room with a balcony overlooking the greens.

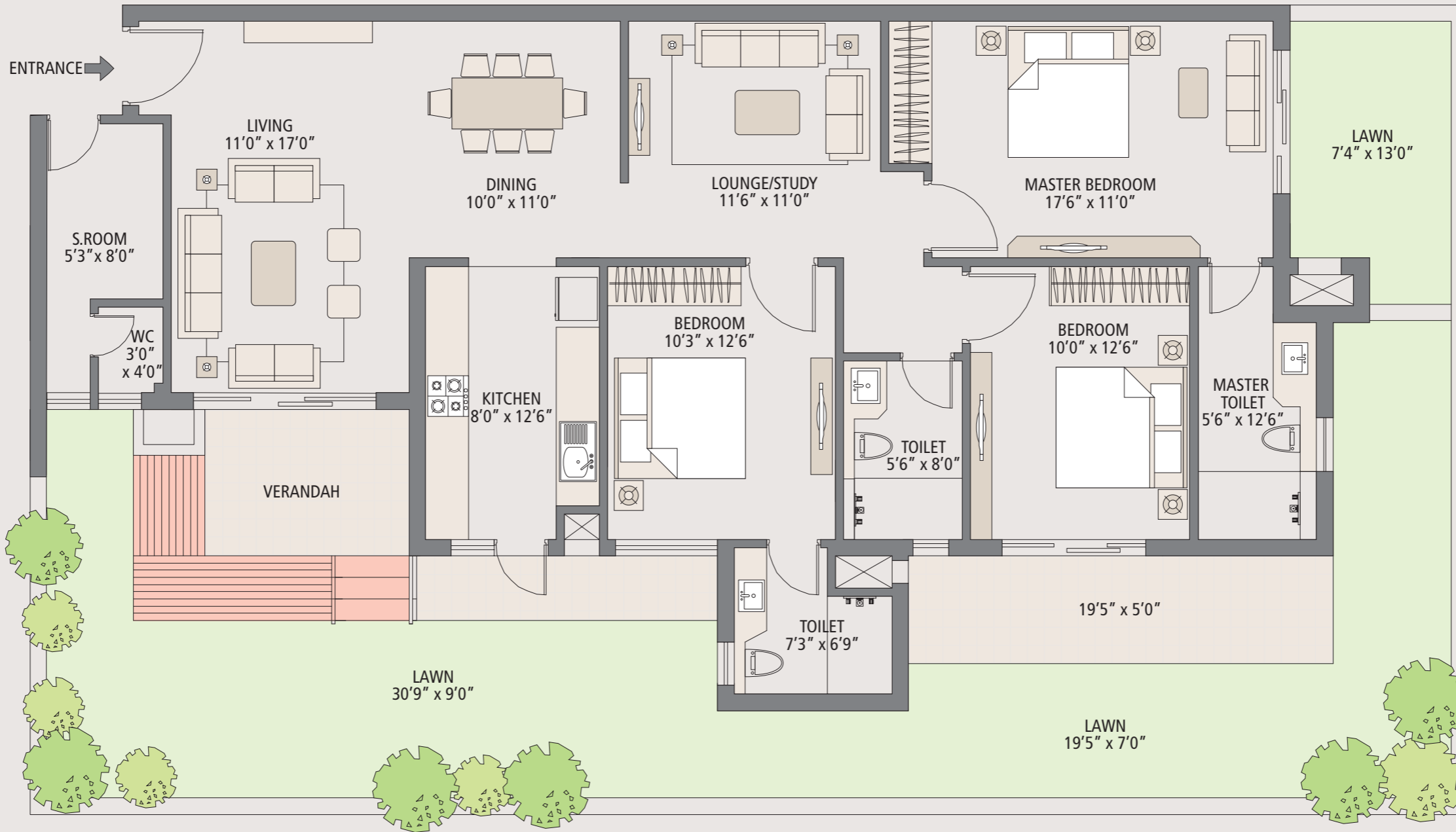
The spacious kitchen with a 25' running platform brings out a chef in me.

I can take a break from my cooking in this utility balcony.

Bathroom which my guests can access without passing through the bedroom.

This balcony that overlooks the greens is the perfect place to enjoy my morning coffee and newspaper.

Bathroom big enough to be my personal spa!

**GROUND FLOOR 2025 sq.ft.**
*Living / Dining / 3 Bedrooms / 3 Toilets / S. Room / Lounge / Kitchen*
*// Floor Plan //*


*In designing the floor plans of our apartments, we made every effort to give you just a little bit more. Like we said, it's all in the details.*

**KEY FEATURES OF OUR FLOOR PLANS**

*All ground floor apartments come with a private lawn area.*

*Spacious and airy bedrooms, oriented according to Vaastu.*

*Living room spaces that open onto private verandahs.*

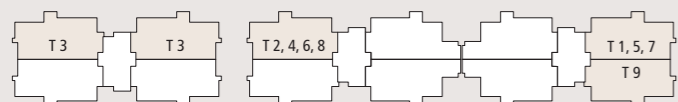
*Fully equipped modular kitchens with attached balconies.*

*Pre-installed split AC provisions in the living, dining and bedrooms.*

*Modular window systems*

*S. Room with ensuite bathroom outside the apartment.*

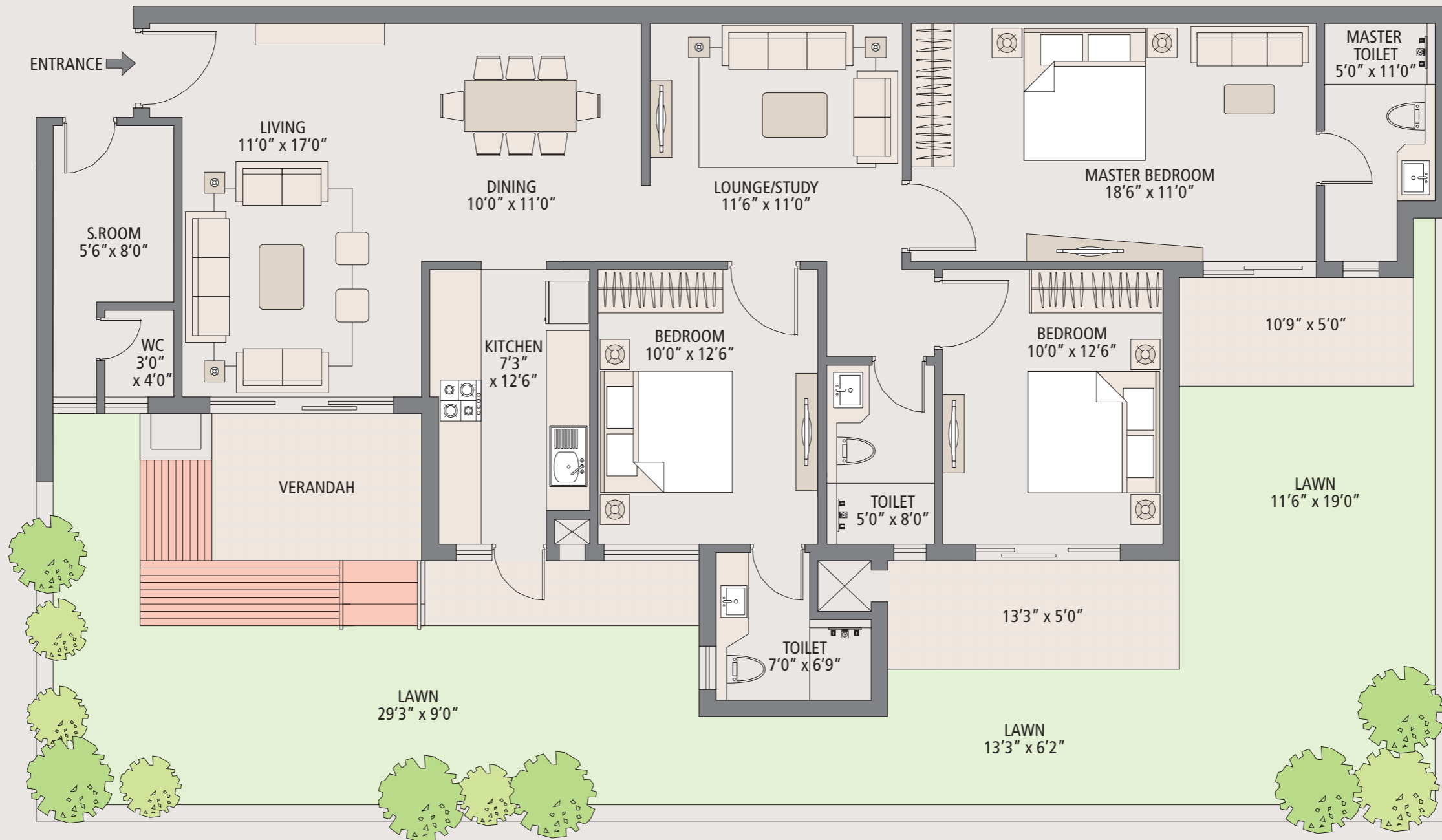
*Note: 1 sq. mtr. = 10.76 sq. ft. & 1 sq. mtr. = 1.196 sq.yds.*



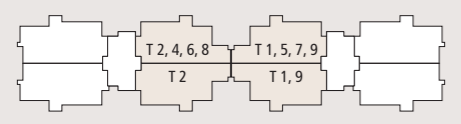
**GROUND FLOOR 2000 sq.ft.**

Living / Dining / 3 Bedrooms / 3 Toilets / S. Room / Lounge / Kitchen

// Floor Plan //



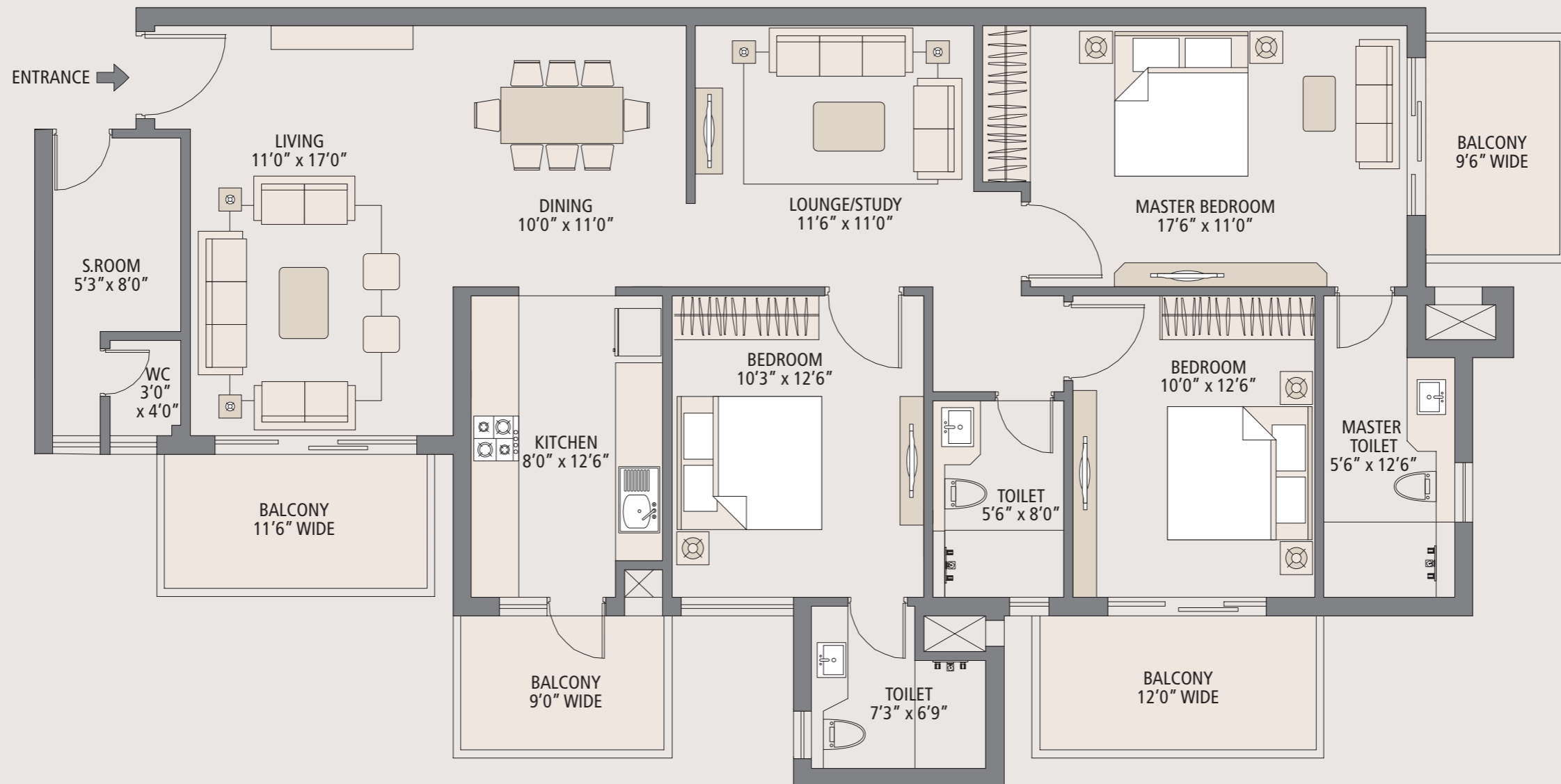
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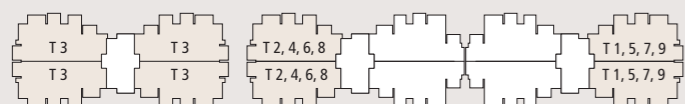
**TYPICAL 2025 sq.ft.**

Living / Dining / 3 Bedrooms / 3 Toilets / S. Room / Lounge / Kitchen

// Floor Plan //



*Note: 1 sq. mtr. = 10.76 sq. ft. & 1 sq. mtr. = 1.196 sq.yds.*

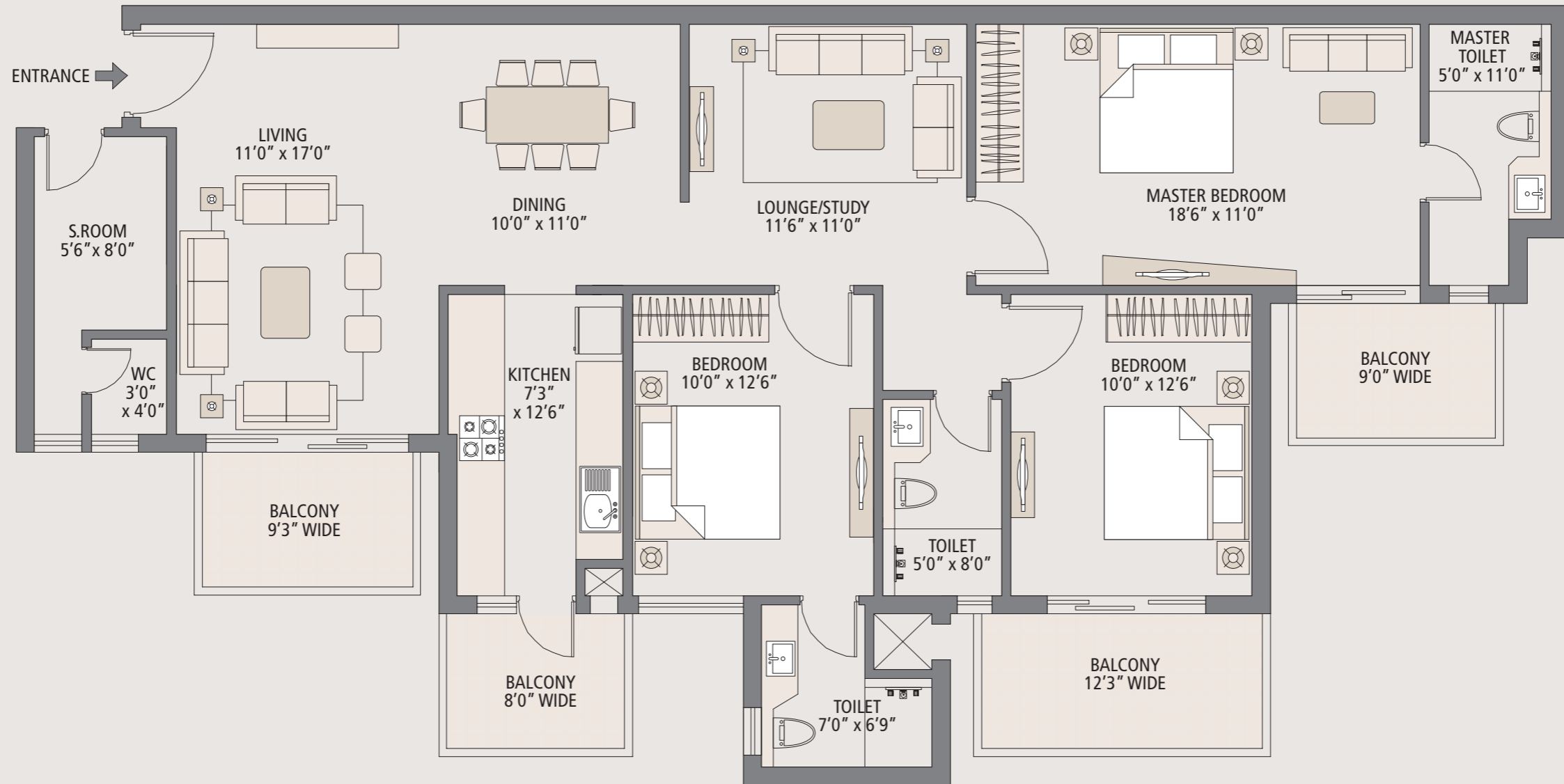




TYPICAL 2000 sq.ft.

Living / Dining / 3 Bedrooms / 3 Toilets / S. Room / Lounge / Kitchen

// Floor Plan //



Note: 1 sq. mtr. = 10.76 sq. ft. 1 sq. mtr. = 1.196 sq.yds.





## // Apartment Specifications //

### LIVING ROOM/DINING/LOBBY/ FAMILY ROOM

- Vitrified tiles
- Plaster with acrylic emulsion
- Entrance door – hardwood frames with polished hardwood door
- Internal door – hardwood frames with painted flush doors
- External doors/windows – UPVC/aluminium frames and shutters
- Modular switches

### MASTER BEDROOM

- Laminated wooden flooring
- Plaster with acrylic emulsion
- Internal door – hardwood frames with painted flush doors
- External doors/windows – UPVC/aluminium frames and shutters
- Modular switches

### OTHER BEDROOM(S)

- Laminated wooden flooring
- Plaster with acrylic emulsion
- Internal door – hardwood frames with painted flush doors
- External doors/windows – UPVC/aluminium frames and shutters
- Modular switches

### KITCHEN

- Combination of ceramic tiles & vitrified tiles
- Plaster with acrylic emulsion
- Internal door – hardwood frames with painted flush doors
- External doors/windows – UPVC/aluminium frames and shutters
- Granite counter top
- Single drain board stainless steel sink with CP fittings
- Modular switches
- Modular kitchen

### BALCONIES/TERRACES

- Anti skid tiles
- Plaster with weather proof textured paint
- Weather proof paint
- External doors/windows – UPVC/aluminium frames and shutters
- Modular switches

### MASTER TOILET

- Combination of ceramic tiles & vitrified tiles
- Plaster with acrylic emulsion
- Internal door – hardwood frames with painted flush doors
- External doors/windows – UPVC/aluminium frames and shutters
- CP fittings, standard china ware, towel rail/ring
- Modular switches

### OTHER TOILETS

- Combination of ceramic tiles & vitrified tiles
- Plaster with acrylic emulsion
- Internal door – hardwood frames with painted flush doors
- External doors/windows – UPVC/aluminium frames and shutters
- CP fittings, standard china ware, towel rail/ring
- Modular switches

### OTHER AMENITIES

- Reserved car park
- 5 KVA/apartment power back-up
- Kids play area with tot-lots, seesaws etc.
- Centralised sewage treatment plant
- Perimeter security
- Split AC in living/dining and all bedrooms



## EMAAR MGF

Foundation of a new India

*Established in 2007 with a pan-India presence across the Residential, Commercial & Retail and the Hospitality sectors, we are not just helping build communities, but delivering unique master-planned lifestyle options to choose from. The coming years will see us aiding India's growth trajectory by transforming its real estate landscape.*



### THE PALM SPRINGS

*Distinct in theme and set among small clusters within wide, landscaped gardens, The Palm Springs presents a harmonious blend of lifestyle options – from low-rise luxury villas to spacious apartment towers – in the heart of Gurgaon.*



### COMMONWEALTH GAMES VILLAGE

*Delhi's only purpose-built, self-contained premium residential community is located next to the Akshardham Temple. Developed under a Project Development Agreement with the DDA, it is a community where global living has been inspired by an international event, the Commonwealth Games 2010.*

## ESPLANADE

*A well-planned integrated community and one of the largest housing developments in Chennai, Esplanade comprises of upscale, well-appointed apartments.*



## ONGOING PROJECTS

Other ongoing Projects include:

Gurgaon: The Palm Drive, Emerald Hills, Emerald Floors, Emerald Floors Select, Emerald Floors Premier, Palm Terraces Select, Marbella, Palm Hills, Gurgaon Greens and Palm Gardens

Mohali Hills in Mohali and communities across Jaipur, Indore, Lucknow, Chennai and Hyderabad.

// About Emaar //



EMAAR  
Architects of the world

*Emaar Properties PJSC is a global provider of premier lifestyles. A Dubai-based Public Joint Stock Company, it has been shaping landscapes and lives in the Emirates since its inception in 1997. With six business segments and more than 60 active companies, Emaar has a collective presence in several markets spanning the Middle East, North Africa, Pan-Asia, Europe and North America. Some iconic projects include Burj Khalifa, Dubai Mall, Marina, Downtown and the King Abdullah Economic City.*



// Burj Khalifa //

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**Call Gurgaon Property Bazaar 9654953152**



CREATING A NEW INDIA.