

Emmar MGF Gurgaon Greens
Sector -102, Dwarka Expressway
Bookings at 9654953152





Modern living is all about comfort and privacy. Presenting the perfect balance - Gurgaon Greens. A community located in the heart of Gurgaon's fastest growing artery, near the Dwarka Expressway. With modern amenities, world-class infrastructure and adequate greens, it is a place where the comforts of the familiar meets the privacy of the usual. Gurgaon Greens combines the exhilaration of city life with the quiet of a sanctuary, an oasis of style and peace, in an access-controlled, gated complex with round the clock security.

Modern life, impeccable style.



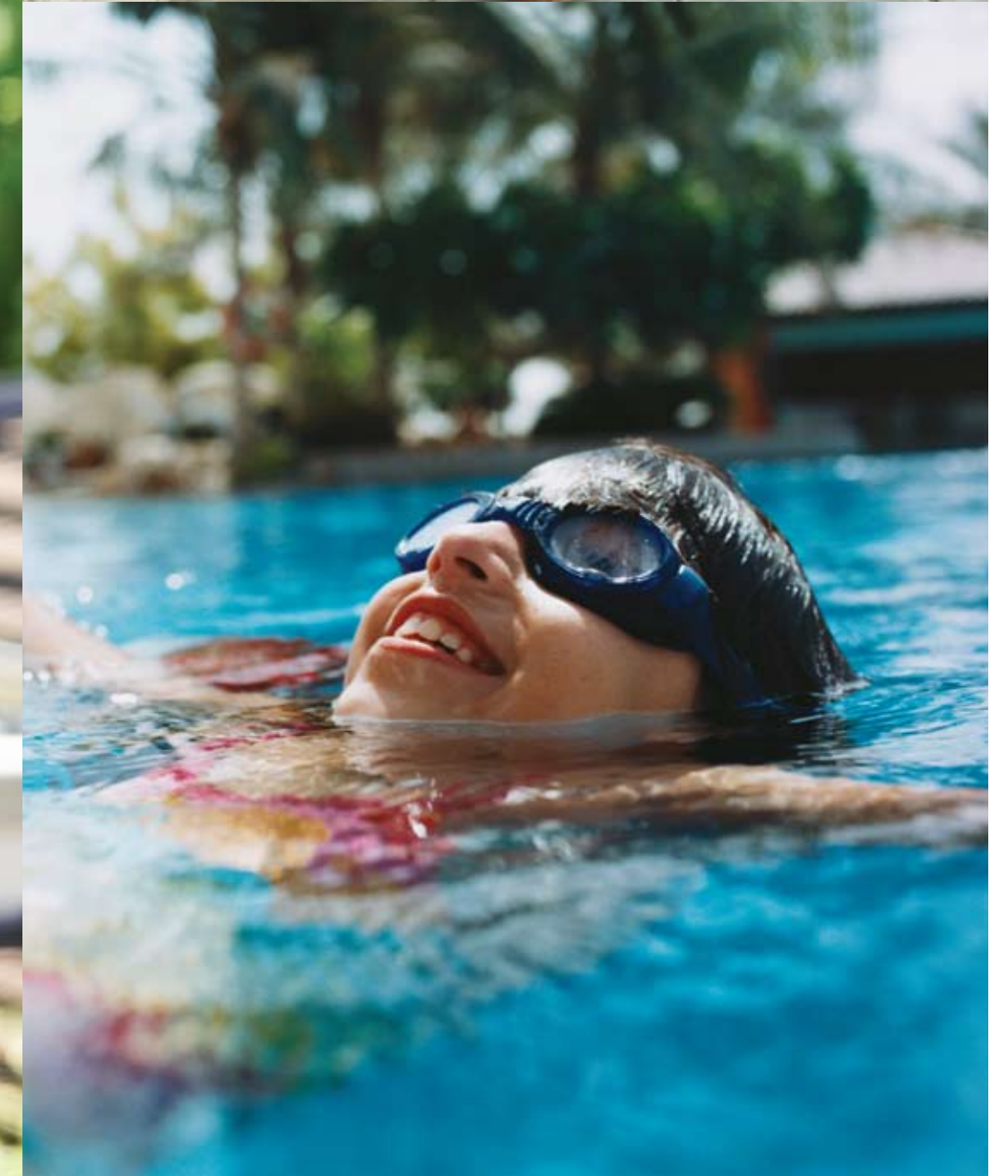


A great way of life just for you

The Gurgaon Greens community is well-planned with a future-ready infrastructure, water supply, drainage & sewage systems, paved roads and wide open green spaces. And with features such as 24x7 security, power back-up, modern shopping and recreation options within close proximity, you can be certain that you and your loved ones are getting nothing but the best.

A community that has it all

Gurgaon Greens promises to be a community bustling with life. It enjoys close proximity to the business district that is Gurgaon and to Delhi. The pleasures keep adding up with a choice of recreational facilities in a ambience of a vibrant city, without any of the chaos.



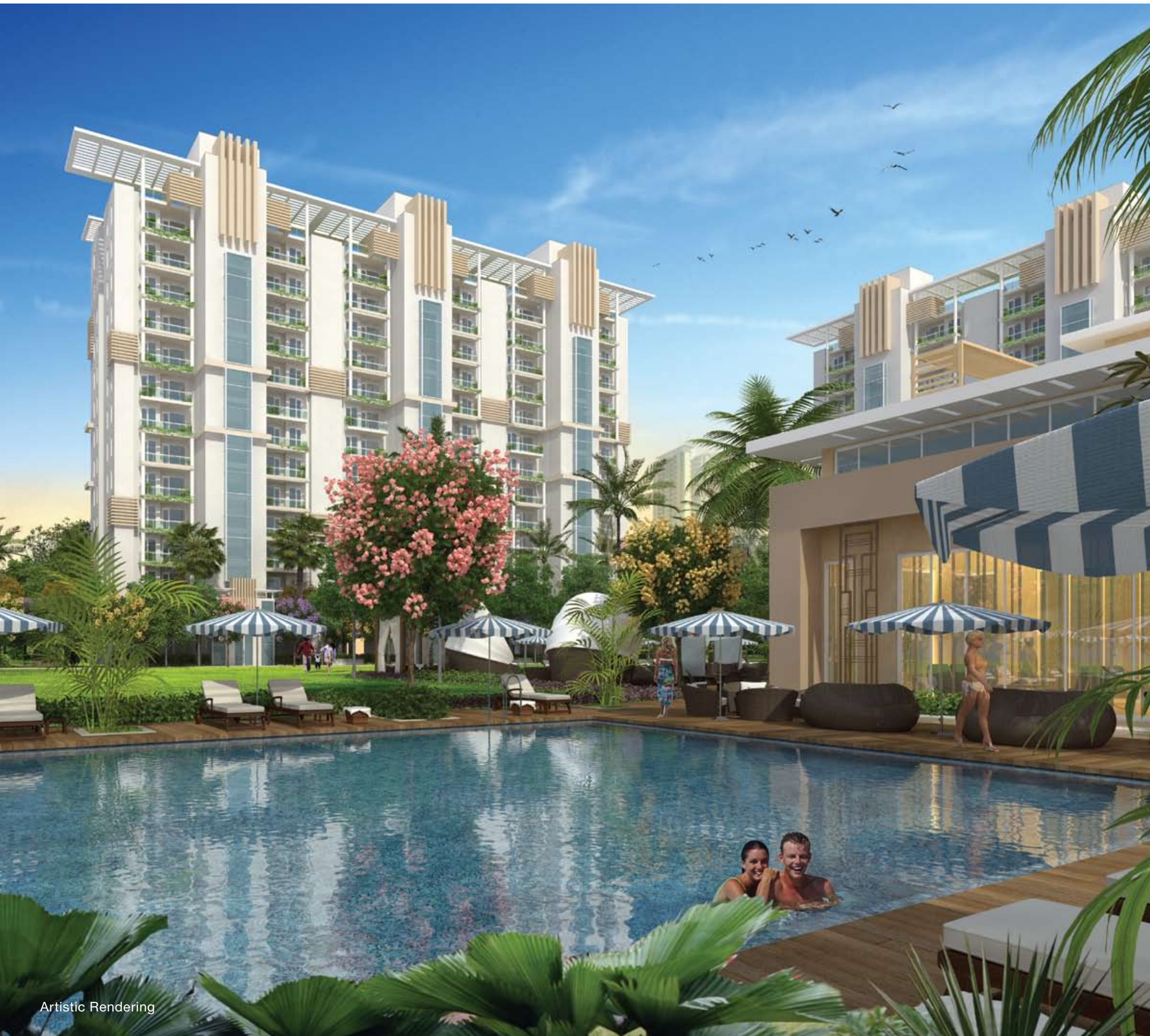
Away from the hustle-bustle

Gurgaon Greens is strategically located on Basai Road, off the Dwarka Expressway. Close proximity to the heart of Gurgaon, Delhi and the IGI (T3) Airport makes it a community that is connected, yet removed from it all.

LOCATION MAP



GURGAON
GREENS



Artistic Rendering

Features and facilities for a fuller life

- Located on Basai Road, the existing State Highway and near the Dwarka Expressway
- Modern Gated Development spread across approx. 13 Acres
- Central Greens spread over almost 8 Acres
- Premium 3 Bedroom homes with S. Room
- Efficient Floor Plans and all Towers facing greens
- 2 Apartments on each Floor, with 2 Elevators
- Jogging Track and Clubhouse with modern Amenities, Health Club and Tennis Courts
- Interconnected landscaped theme Gardens and Courts with aesthetically designed Water Bodies
- Swimming Pool with Splash Pool and dedicated Play-areas for Children





Artistic Rendering



**GURGAON
GREENS**

Master planned to make a difference

Gurgaon Greens offers many great reasons for you to call it home. Here are some of them.

- Close proximity with excellent connectivity to Delhi and Gurgaon's business district
- Located very close to the Dwarka Expressway
- Proposed Metro Connectivity
- Close to Manesar and Gurgaon Industrial Area
- Frontage of approximately 450 metres
- Excellent landscaping and expansive green vistas
- All apartments designed for natural light and ventilation



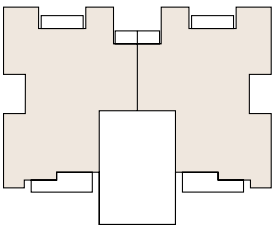
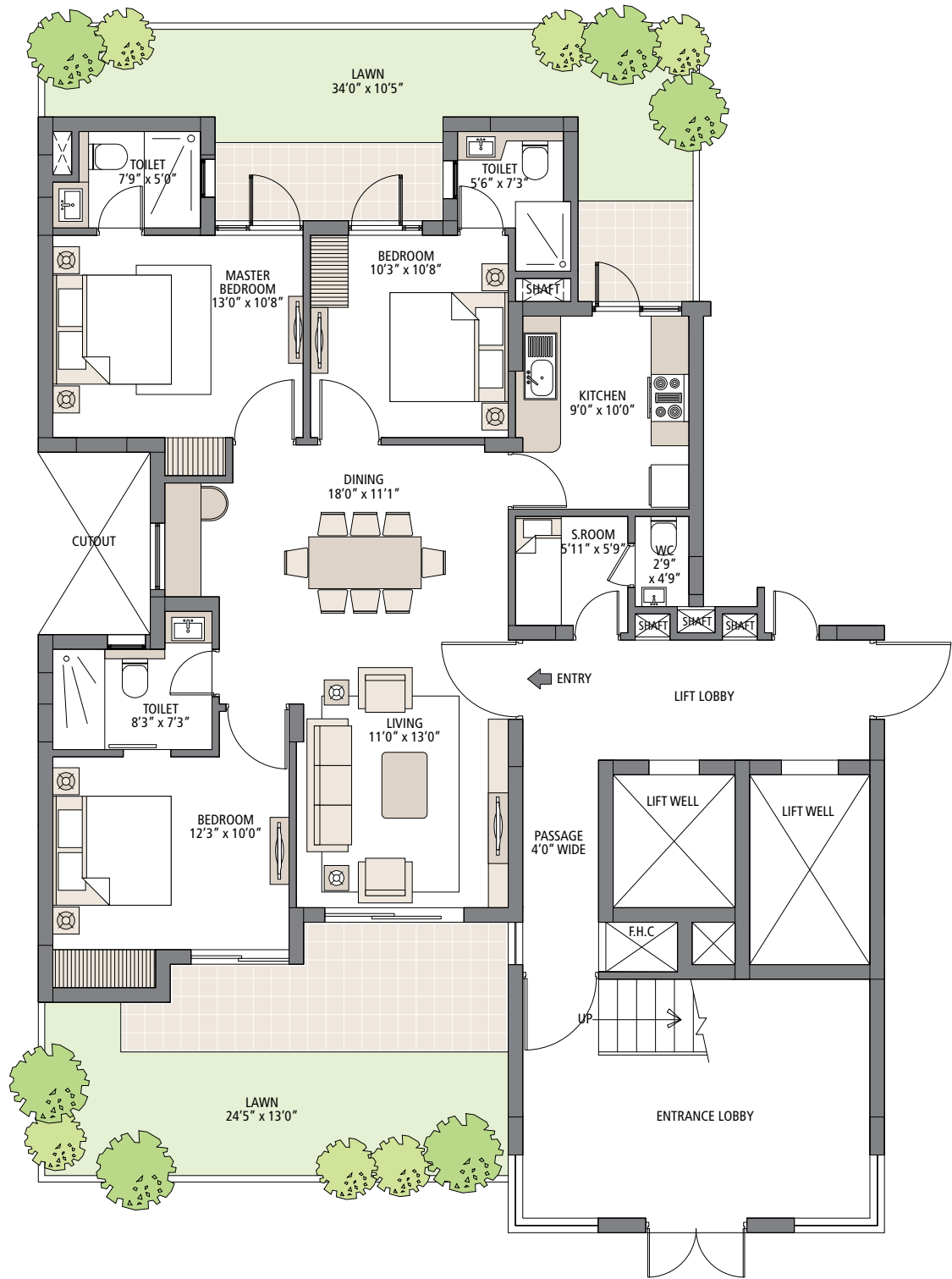
Luxury in different sizes

At Gurgaon Greens, there is an apartment that truly reflects your aspirations and your perception of what your home should be like. And a big highlight is the best in class floor plans that give each apartment the perfect sense of privacy and space. Select one, move in, and live the life you've always wanted.



Ground Floor Plan

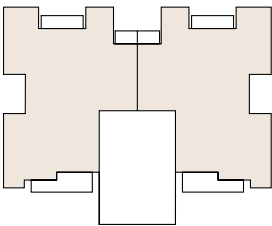
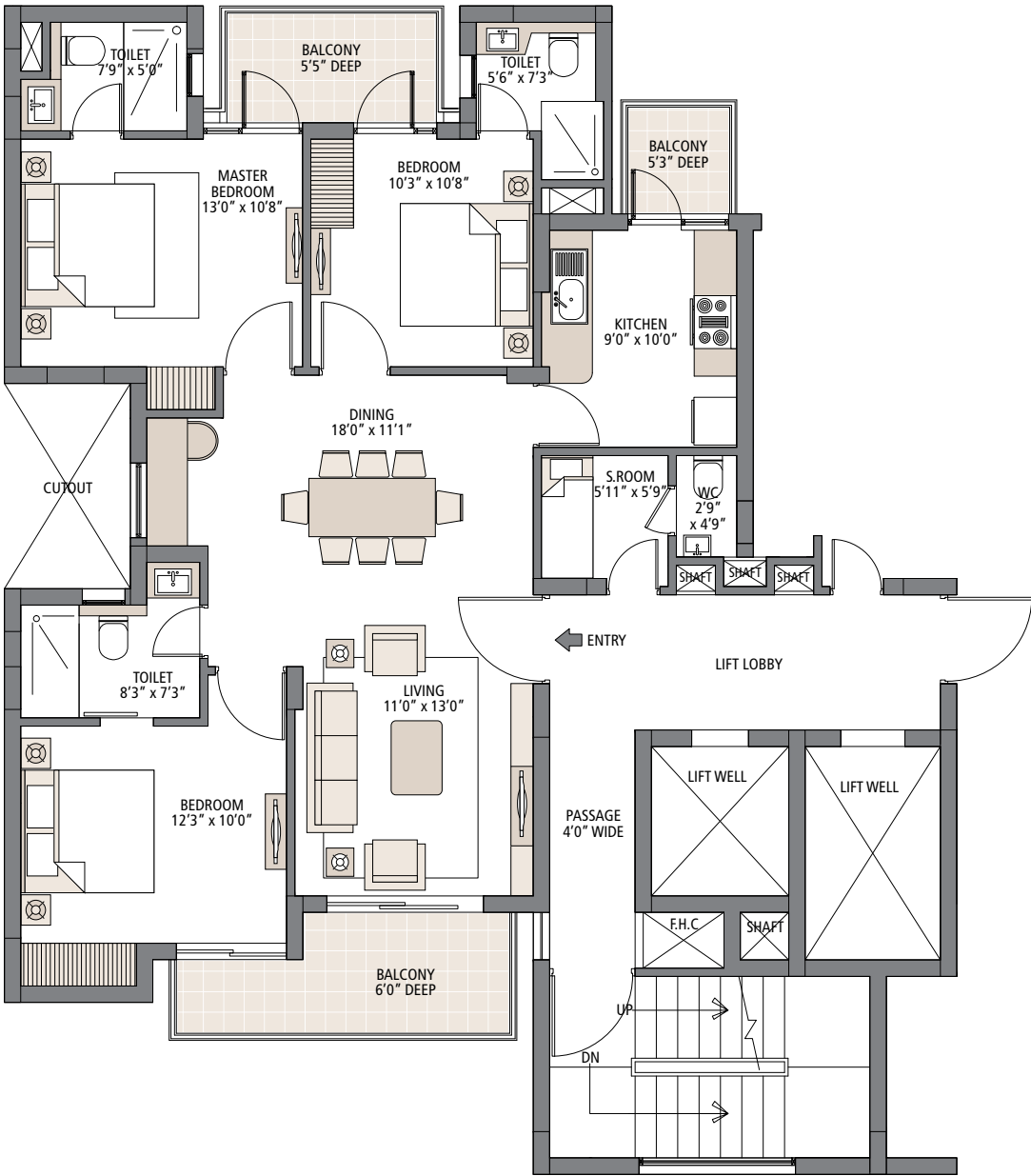
Saleable Area: 1650 sq. ft.
3 Bedroom, 3 Bathroom, Living, Dining, S. Room
with Front and Back Lawns



In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications mentioned are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the offering. 1 sq. mtr. = 1.196 sq. yds. & 1 sq. mtr. = 10.76 sq. ft.

Typical Floor Plan

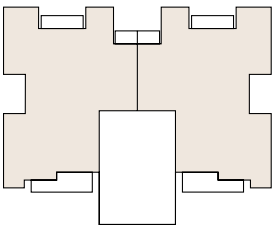
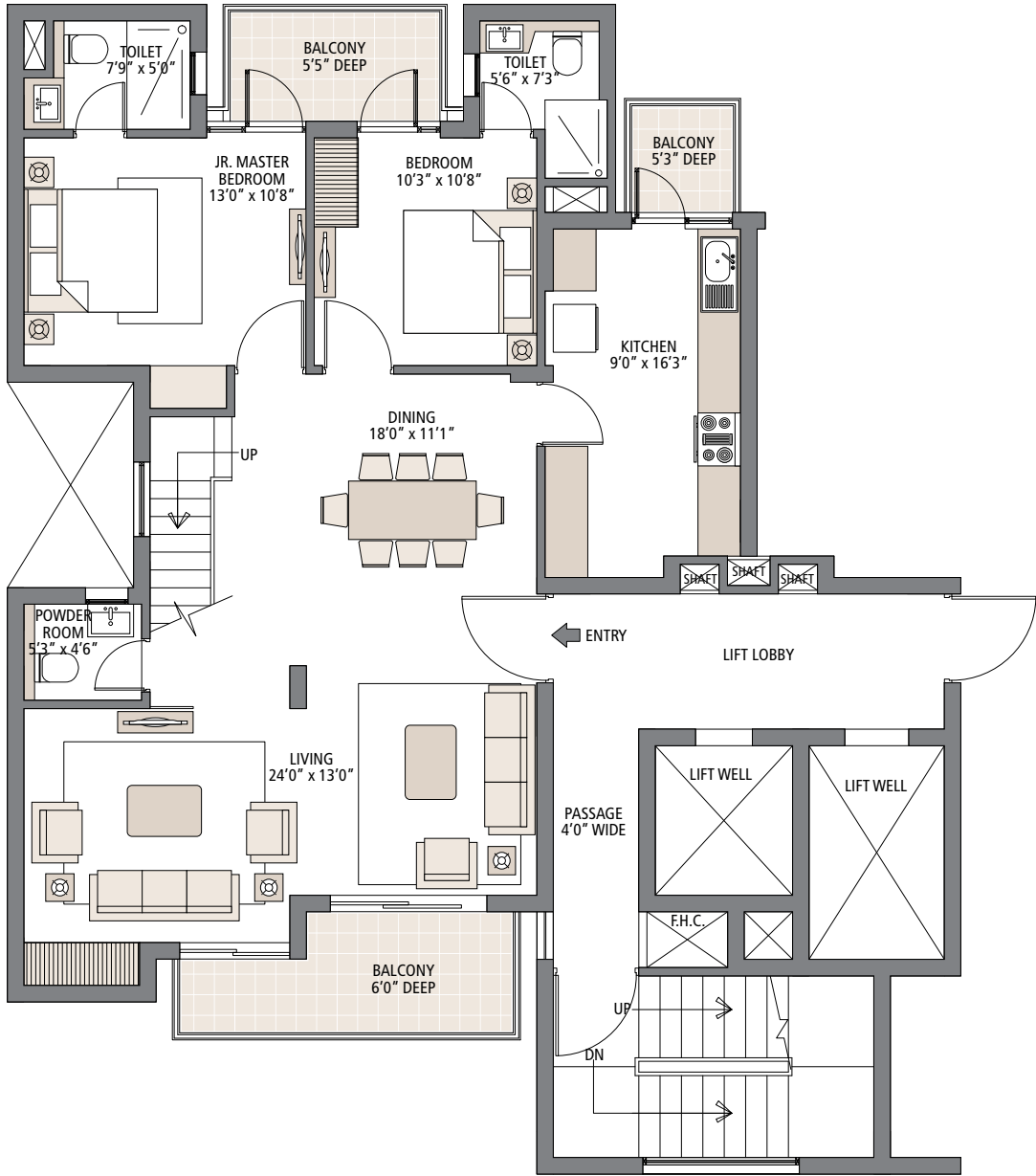
Saleable Area: 1650 sq. ft.
3 Bedroom, 3 Bathroom, Living, Dining and S. Room



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Penthouse Floor Plan - Lower Level

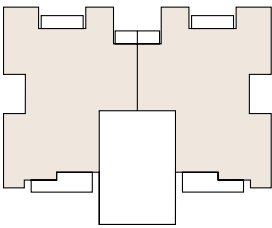
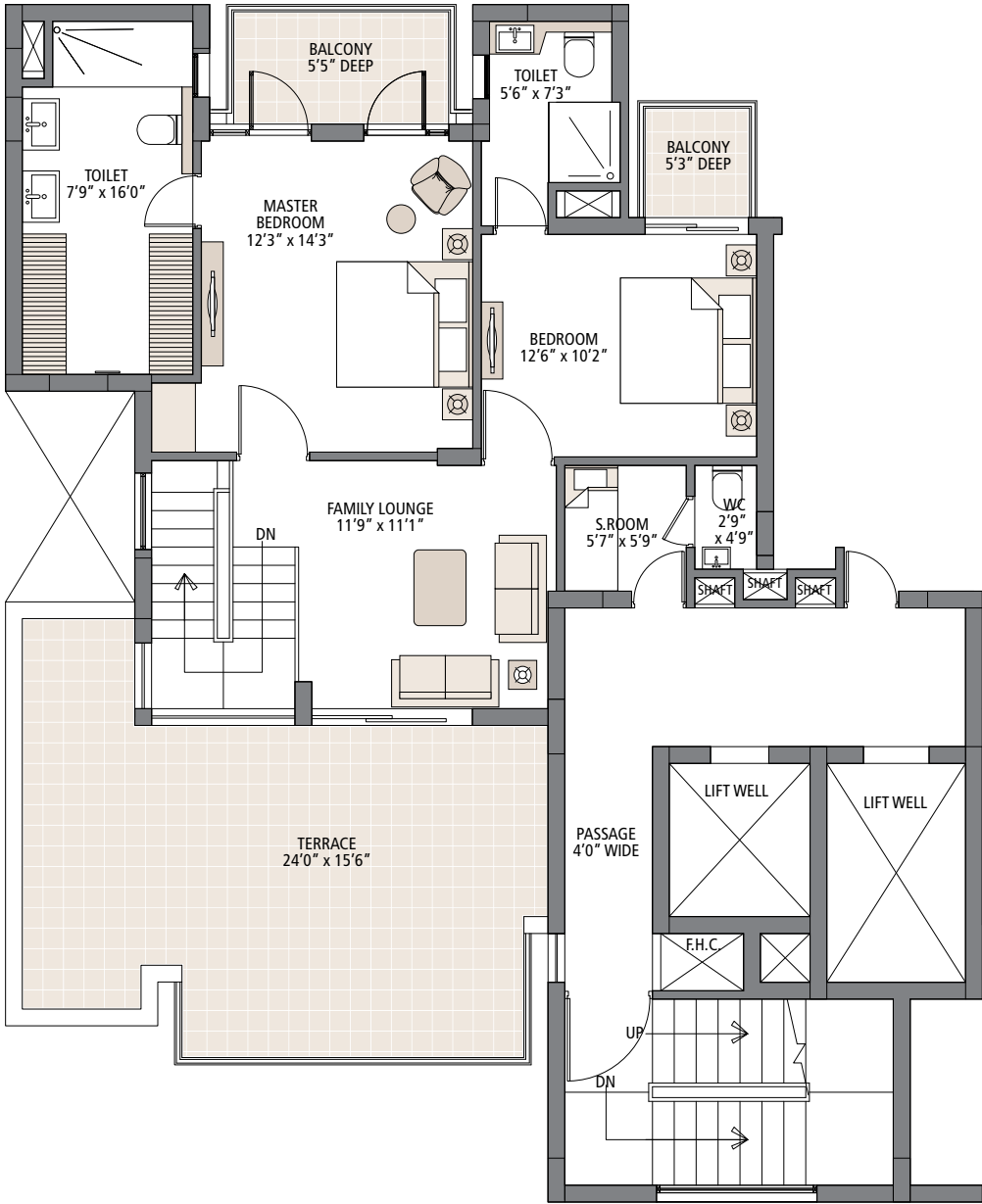
Saleable Area: 3200 sq. ft.
4 Bedroom, 4 Bathroom, Living, Dining, S. Room and Family Lounge



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Penthouse Floor Plan - Upper Level

Saleable Area: 3200 sq. ft.
4 Bedroom, 4 Bathroom, Living, Dining, S. Room and Family Lounge



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Details that truly delight





Proposed Specifications

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

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 • POWER 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

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