



Designed for the discerning

The Palm Drive
Sector 65, Gurgaon

3 and 4 BHK Apartments

Sky Terraces - Grand View



Premier Terraces - Grand View



Garden Terraces - Grand View





- Well-positioned on the Golf Course Road
- Situated just 15 minutes from the Indira Gandhi International Airport and enjoys a superb location with easy access to New Delhi
- Stone's throw from the proposed Metro line.
- Located in a thriving neighbourhood with schools and hospital nearby

Sky Terraces - Features

- Well-planned apartments with functional layouts
- Amazing 180 degree view of the surroundings
- Exclusive elevators that open to landscaped balconies
- Exclusive elevator for each apartment
- Spacious living areas, including a family room, a grand dining room and landscaped balconies



Premier Terraces - Features

- High rise towers with three and four bedroom apartments
- Spectacular four and five bedroom penthouses spread over expansive 2 floors
- Most of the apartments the view of the swimming pool, clubhouse, fitness centre and recreational area
- Each tower will have a large terrace, ideal for parties and get-togethers



Garden Terraces - Features

- Garden facing luxury apartments
- Overlooking 3-acre central greens
- 4 Bedrooms + Servant Room
- G+4 low rise towers
- Dedicated elevators for each apartment



Master Plan



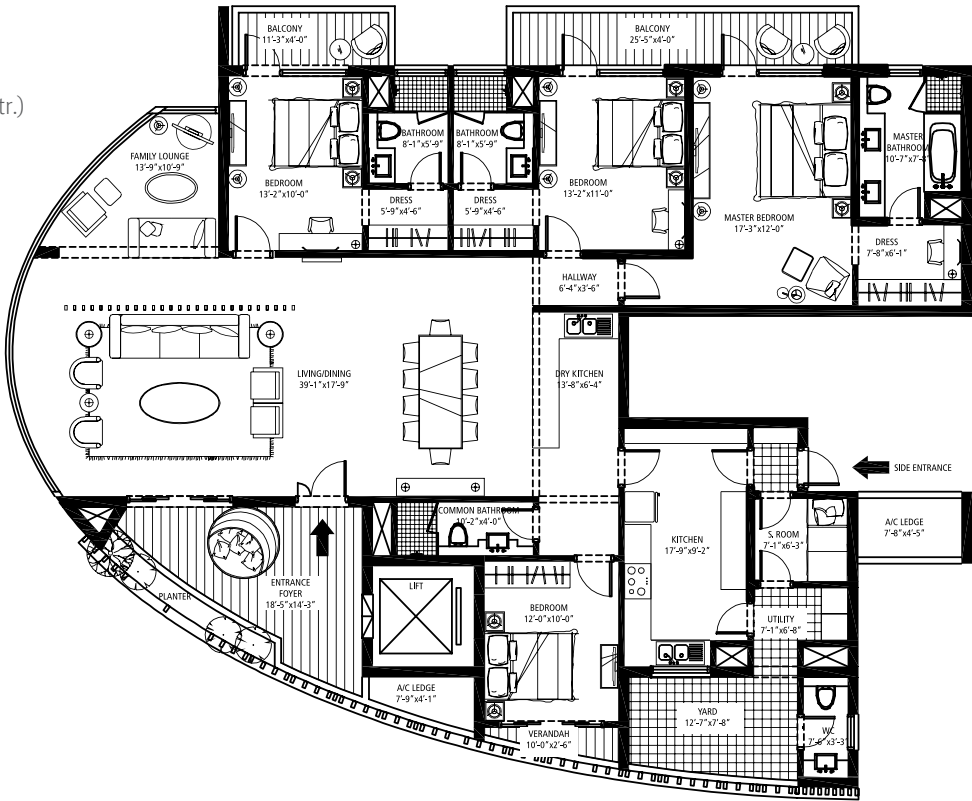
Legend

- | | |
|------------------------------|--------------------------|
| 1) Main Entrance | 11) Kids Pool |
| 1A) Entrance | 12) Swimming Pool Greens |
| 2) Guard Room | 12A) Central Greens |
| 3) Entrance Court | 12B) Greens |
| 4) Water Body | 13) Open Air Theatre |
| 4A) Rain Curtain | 14) Tennis Courts |
| 5) Feature Wall & Water Body | 15) Primary School |
| 6) Drop-Off | 16) Playground |
| 7) Kids Play Area | 17) EWS |
| 8) Formal Garden | 18) Shopping Complex |
| 9) Club House I | 19) Palm Studios |
| 9A) Club House II | 20) Nursery School |
| 10) Swimming Pool | 21) Primary School |

Sky Terraces - Floor Plan

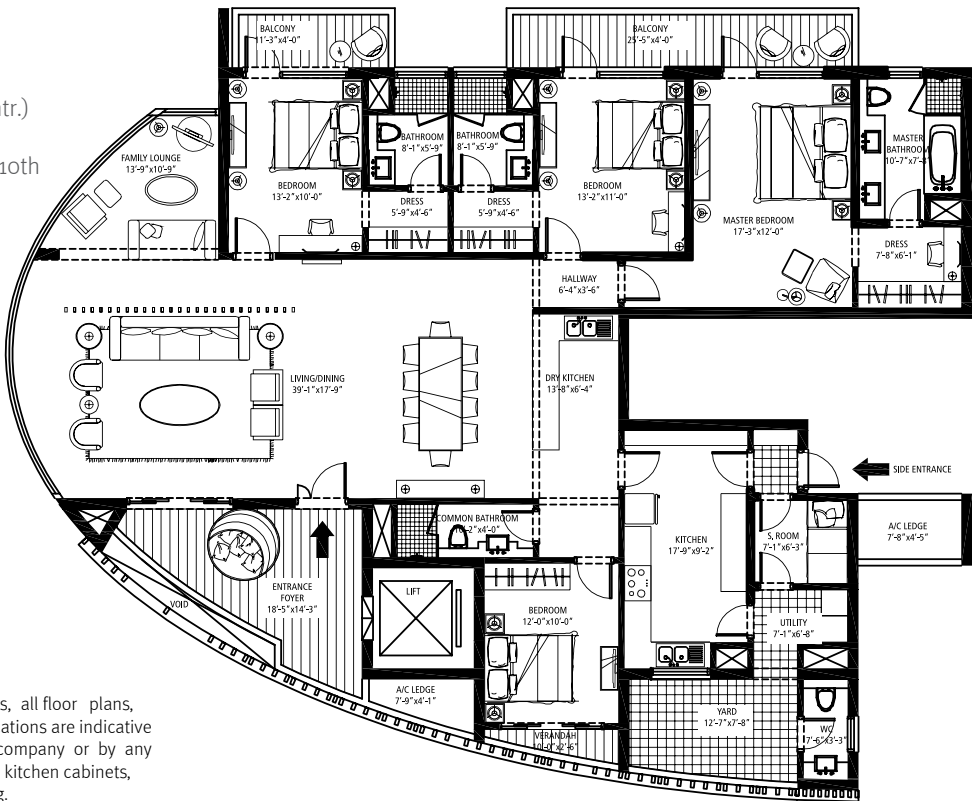
SUITE 01

Tower A
Size: 3625 sq. ft. (337 sq. mtr.)
4 Bedroom, 4 Bathroom
1st, 5th, 9th, 13th, 17th



SUITE 02

Tower A
Size: 3600 sq. ft. (334 sq. mtr.)
4 Bedroom, 4 Bathroom
2nd, 3rd, 4th, 6th, 7th, 8th, 10th, 11th, 12th, 14th, 15th, 16th

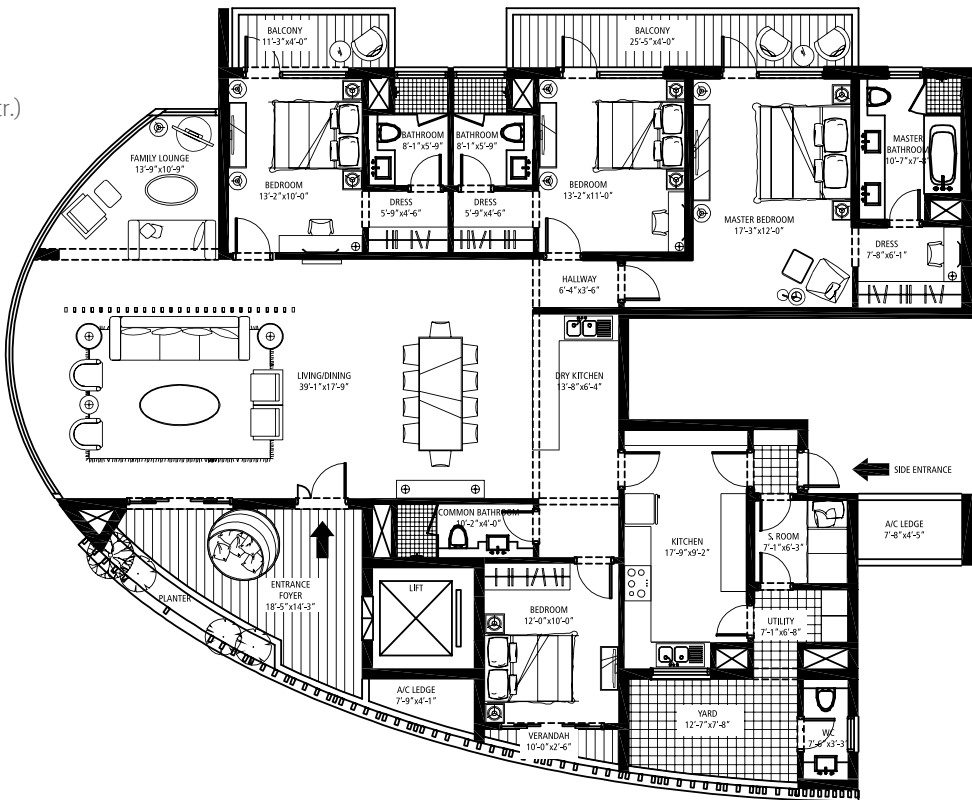


In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the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

Sky Terraces - Floor Plan

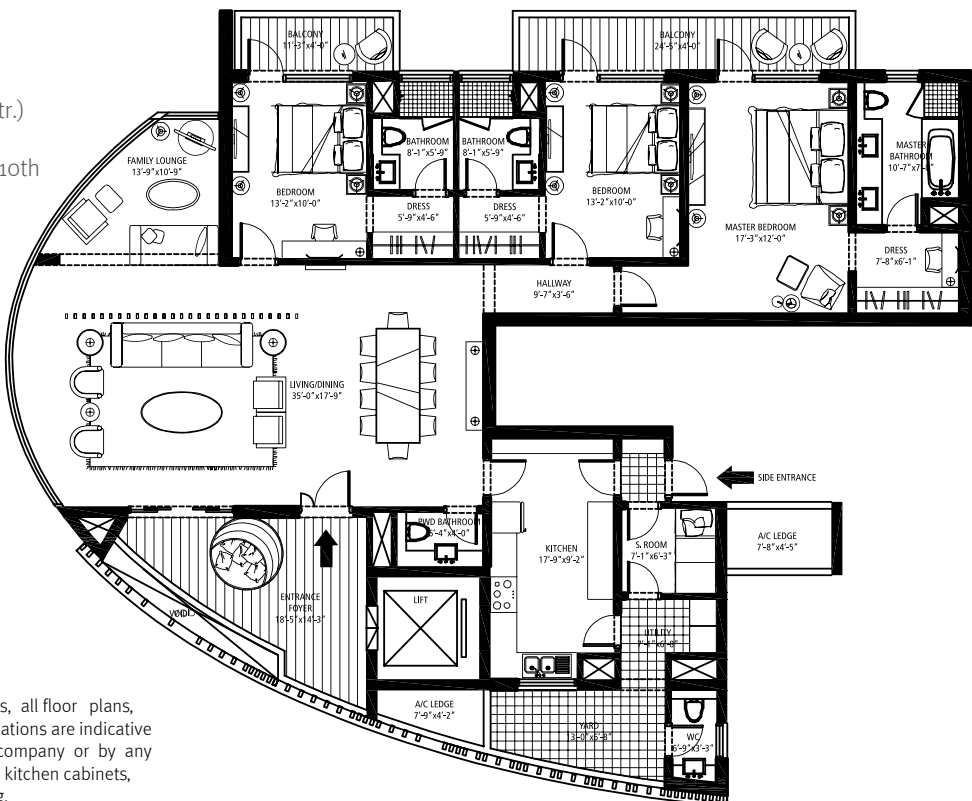
SUITE 03

Tower B, C, D & E
Size: 3175 sq. ft. (295 sq. mtr.)
3 Bedroom, 3 Bathroom
1st, 5th, 9th, 13th, 17th



SUITE 04

Tower B, C, D & E
Size: 3150 sq. ft. (293 sq. mtr.)
3 Bedroom, 3 Bathroom
2nd, 3rd, 4th, 6th, 7th, 8th, 10th, 11th, 12th, 14th, 15th, 16th



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, cupboards, kitchen cabinets, furniture and gadgets are not part of the offering.

Premier Terraces - Floor Plan

SUITE 05

Tower F, G, H, I, J, K, L, M & N
 Size: 1900 sq. ft. (177 sq. mtr.)
 3 Bedroom, 3 Bathroom
 Ground, 1st, 3rd, 5th, 6th
 8th, 9th, 12th, 15th



SUITE 06

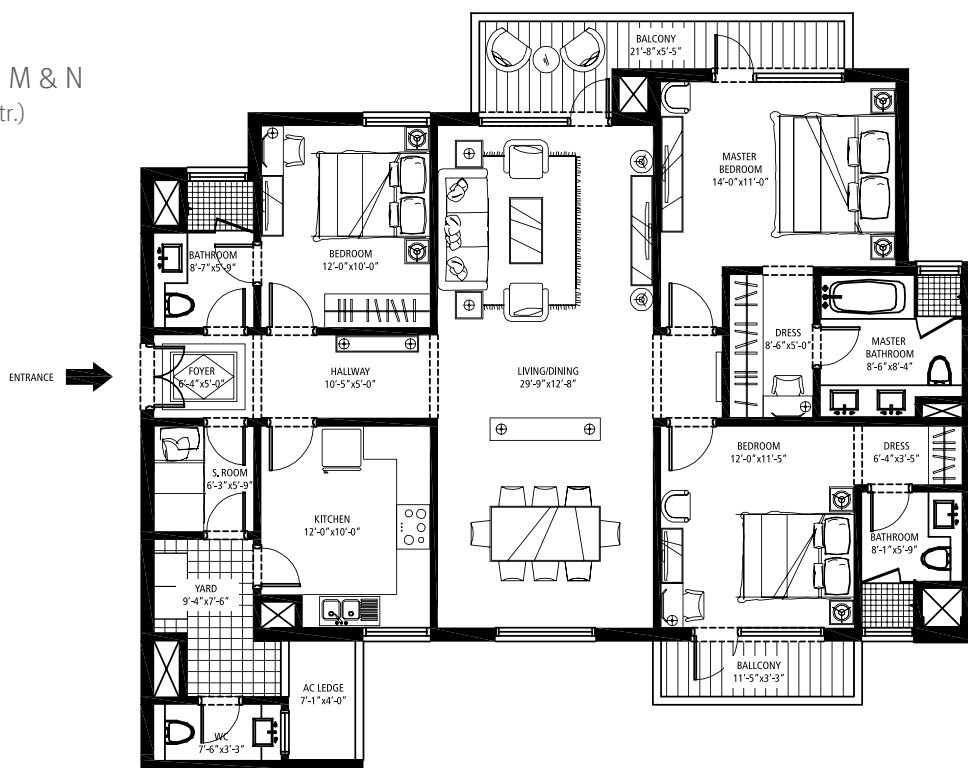
Tower F, G, H, I, J, K, L, M & N
 Size: 1950 sq. ft. (181 sq. mtr.)
 3 Bedroom, 3 Bathroom
 2nd, 4th, 7th, 10th, 11th
 13th, 14th



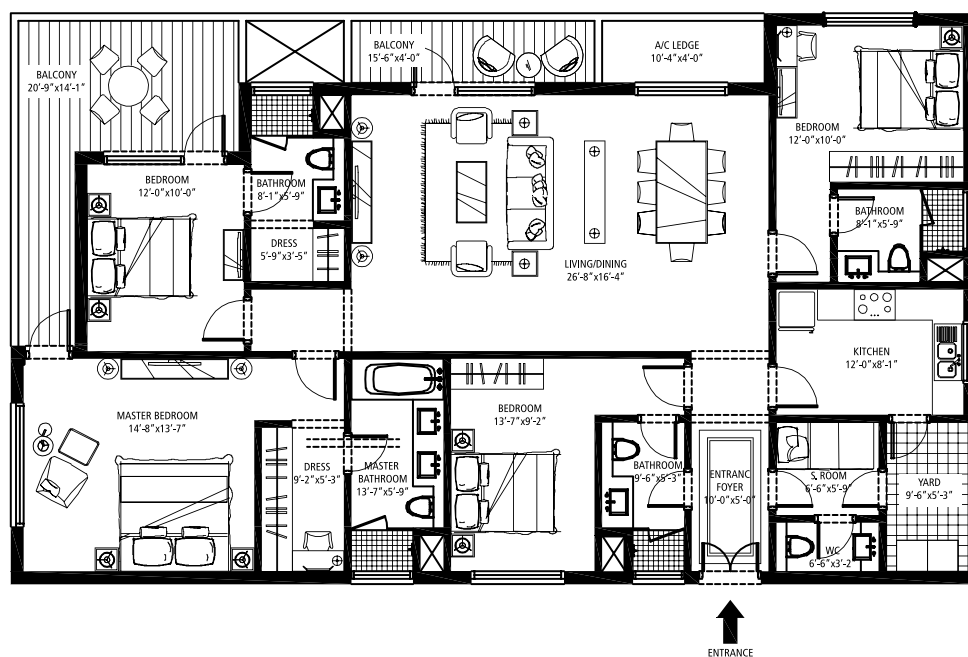
In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the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

100%

Ground, 15th



Ground, 17th

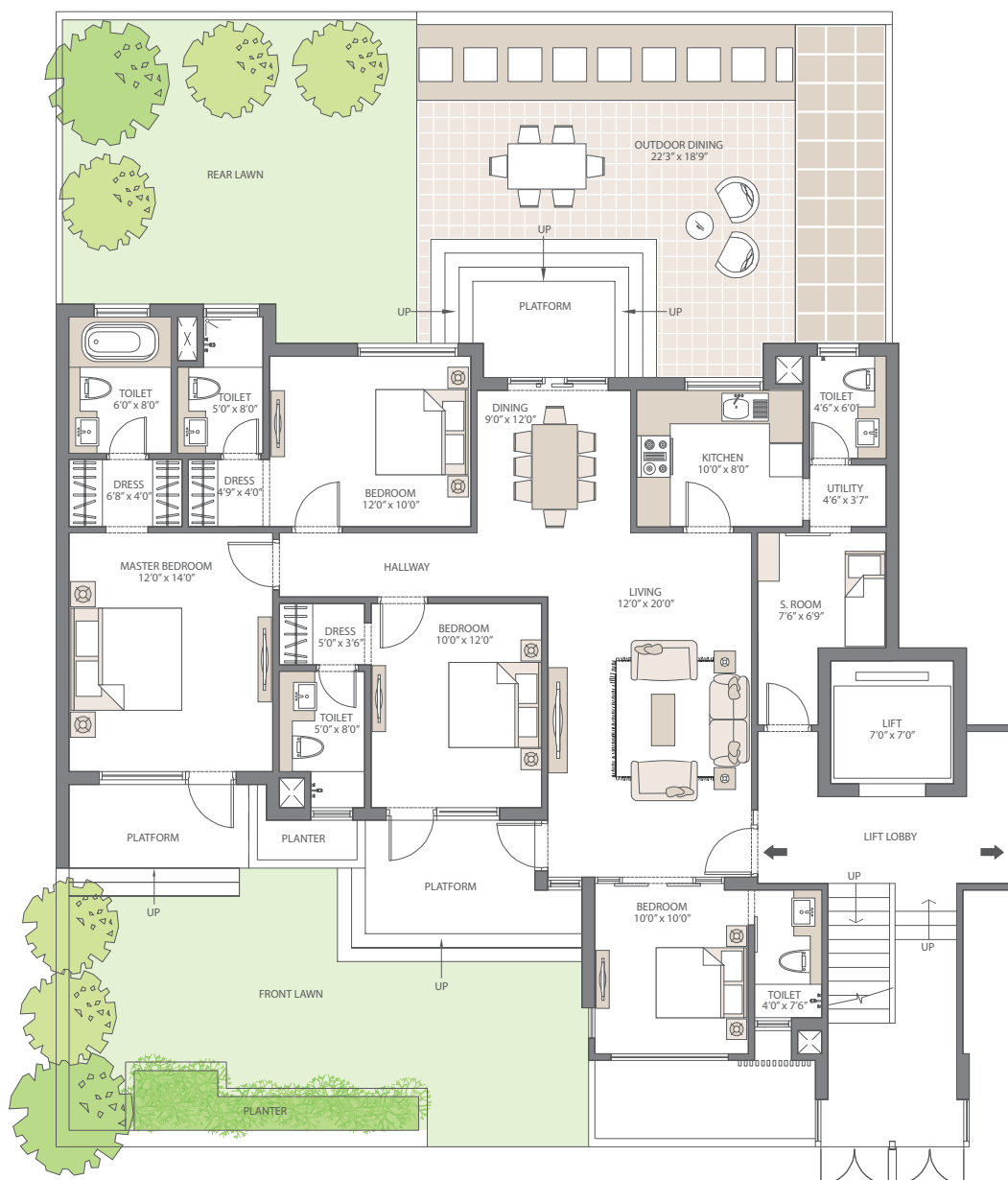


In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the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

Garden Terraces - Floor Plan

GROUND FLOOR PLAN

Size: 2100 sq. ft. (195 sq. mtr.)
4 Bedroom, 4 Bathroom, Utility, S.Room,
Front & Rear lawn and lift

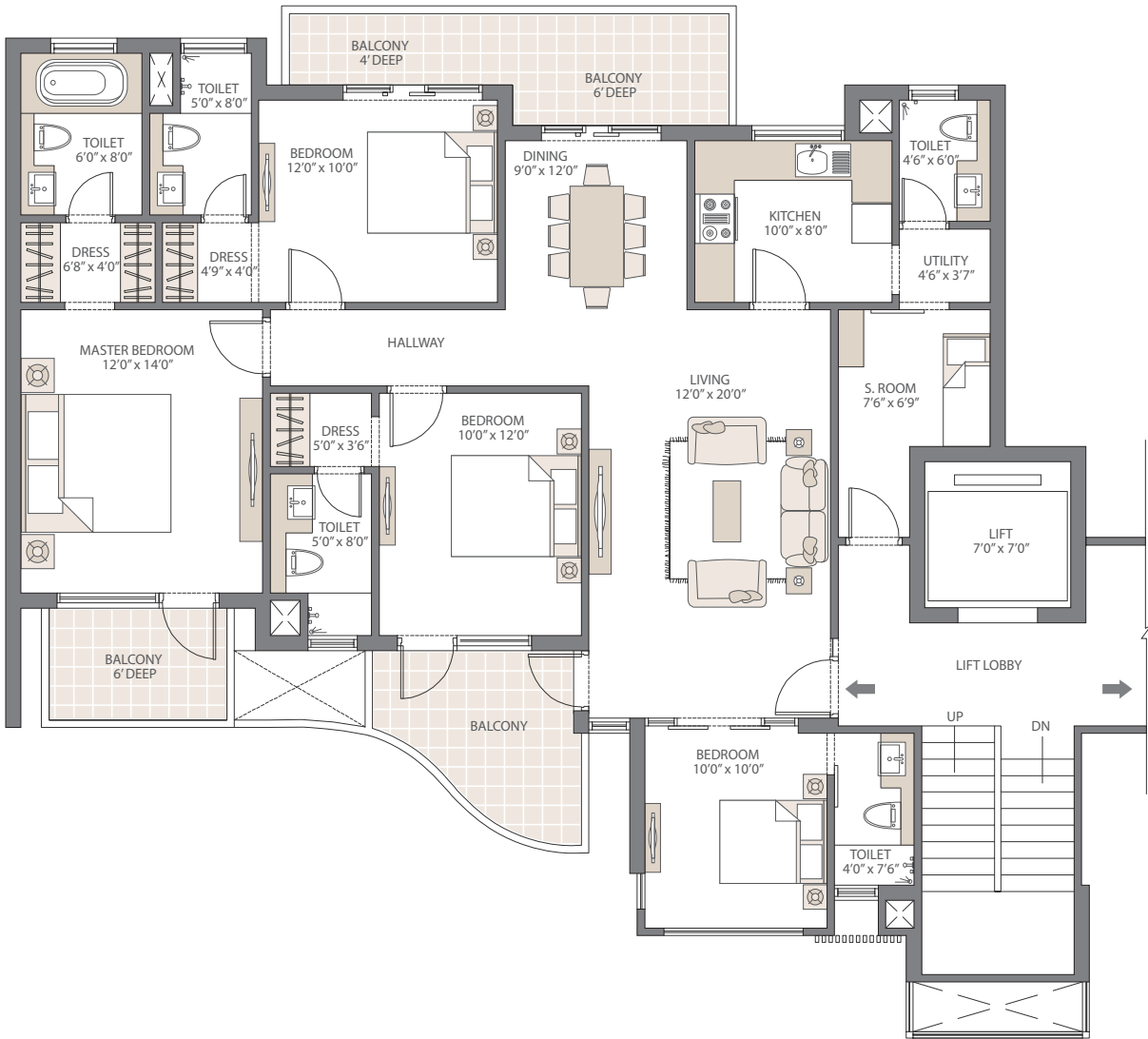


In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the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

Garden Terraces - Floor Plan

TYPICAL FLOOR PLAN

Size: 2100 sq. ft. (195 sq. mtr.)
4 Bedroom, 4 Bathroom, Utility,
S.Room and lift

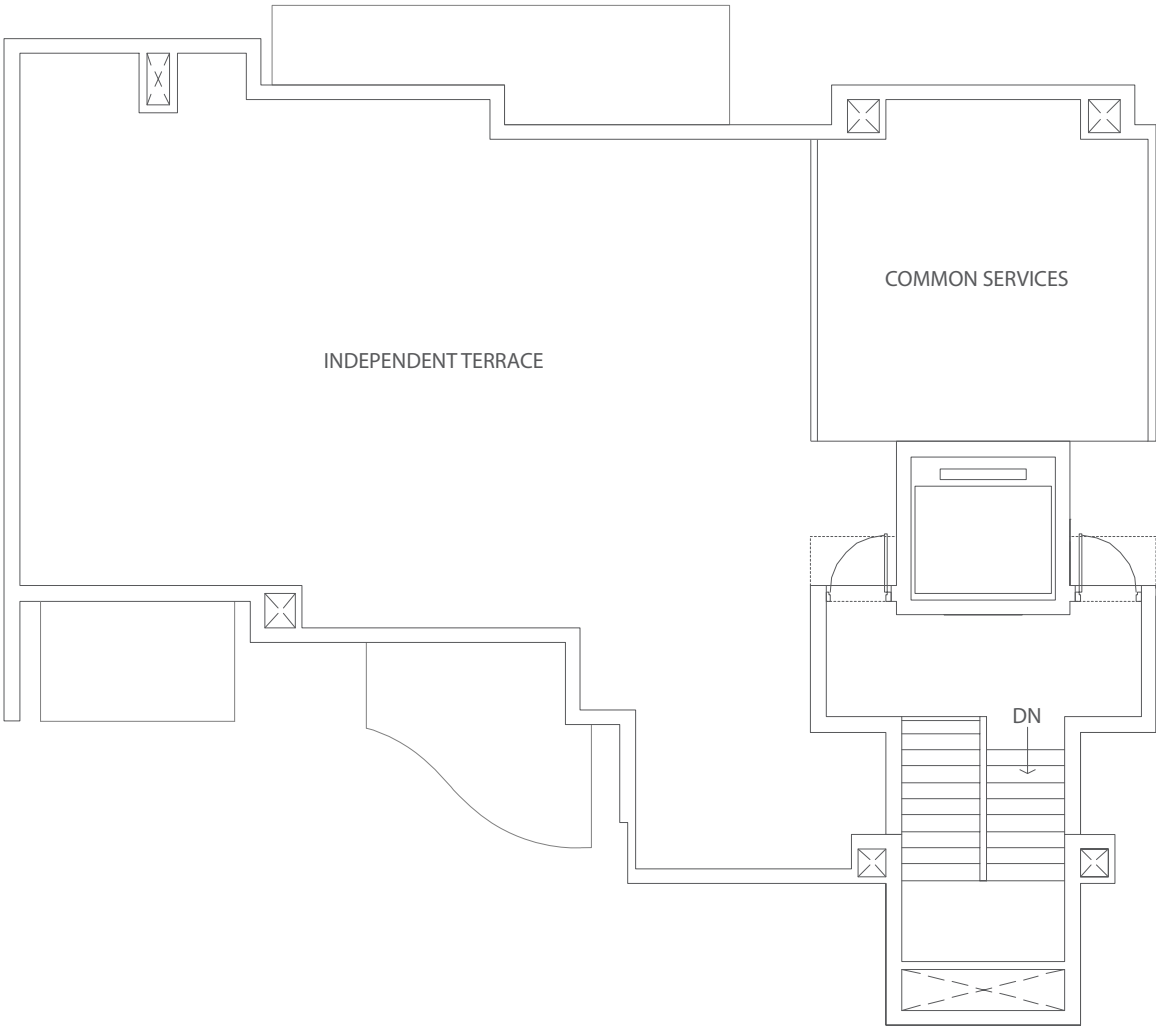


In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the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

Garden Terraces - Floor Plan

TERRACE FLOOR PLAN

Size: 1150 sq. ft. (107 sq. mtr.)



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, cupboards, kitchen cabinets, furniture and gadgets are not part of the offering.

Sky Terraces - Specification



Living Room/Dining/Lobby/Family Room

- POP Punning with arcylic emulsion paint (Walls/Ceiling)
- Imported marble (Floor)
- Internal door: flush door shutters doors
- External door: UPVC/powder coated aluminum doors
- Main entrance door: polished hardwood frame with panelled door shutters
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Split AC units in living, dining and bedrooms
- Modular switches

Master Bedroom

- POP Punning with arcylic emulsion paint (Walls/Ceiling)
- Wooden laminated (Flooring)
- Internal door: flush door shutters doors
- External door: UPVC/powder coated aluminum doors
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Modular switches

Master Toilet

- Imported marble (Walls/Flooring)
- False ceiling with acrylic emulsion paint (Ceiling)
- Internal door: flush door shutters door
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Imported chinaware, imported CP fittings, marble Counter, bathtub & basins
- Modular switches

WC

- Ceramic tiles (Walls/Floor)
- Oil bound distemper (Ceiling)
- Internal door: Flush Door Shutters door
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Chinaware and CP fittings
- Modular switches

Facilities

- Health club facility with fully equipped unisex gym fitted with cable tvs, jacuzzi, dance & aerobics studio. Sports facilities with tennis courts, 2 swimming pool with baby splash, shower and changing areas. Club with lounge, billiards/pool room, multi-purpose hall/function lounge and multi-cuisine restaurant. Kids crèche with tot-lots, seesaws, baby slides, sand pit & party area & mini-club cineplex 100% power back-up and treated water supply

Kitchen

- Ceramic tiles (Walls)
- Vitrified tiles (Flooring)
- POP punning with arcylic emulsion paint (Ceiling)
- Internal door: flush door shutters
- External door: UPVC/powder coated aluminum
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Modular kitchen, granite counter top with back splash in granite, stainless steel sink with double bowl and drainage, CP fittings
- Modular switches

Other Bedroom(s)

- POP Punning with arcylic emulsion paint (Walls/Ceiling)
- Imported tiles/ laminated wooden (Flooring)
- Internal door: Flush door shutters doors
- External door: UPVC/powder coated aluminum doors
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Modular switches

Other Toilets

- Vitrified Tiles (Walls/Floor)
- False ceiling with acrylic emulsion paint (Ceiling)
- Internal door: Flush Door Shutters door
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Imported chinaware and CP fittings, marble counter
- Modular switches

S. Room/Utility Room

- POP Punning with arcylic emulsion paint (Walls)
- Ceramic tiles (Floor)
- Oil bound distemper (Ceiling)
- Internal door: Flush Door Shutters door
- Modular switches

Balconies and Terraces

- Weather-Proof Paint (Walls/Ceiling)
- Anti-Skid Tiles (Floor)
- External door: UPVC/Powder Coated Aluminum
- Modular switches

Security

- Perimeter security, cctv in basement and main entrance lobby for surveillance

Premier Terraces - Specification



Living Room/Dining/Lobby/Family Room

- POP Punning with arcylic emulsion paint (Walls/Ceiling)
- Imported marble (Floor)
- Internal door: flush door shutters doors
- External door: UPVC/powder coated aluminum doors
- Main entrance door: polished hardwood frame with panelled door shutters
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Split AC units in living, dining and bedrooms
- Modular switches

Master Bedroom

- POP Punning with arcylic emulsion paint (Walls/Ceiling)
- Wooden laminated (Flooring)
- Internal door: flush door shutters doors
- External door: UPVC/powder coated aluminum doors
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Modular switches

Master Toilet

- Imported marble (Walls/Flooring)
- False ceiling with acrylic emulsion paint (Ceiling)
- Internal door: flush door shutters door
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Imported chinaware, imported CP fittings, marble counter, bathtub with jacuzzi, his & her basin
- Modular switches

WC

- Ceramic tiles (Walls/Floor)
- Oil bound distemper (Ceiling)
- Internal door: Flush Door Shutters door
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Chinaware and CP fittings
- Modular switches

Facilities

- Health club facility with fully equipped unisex gym fitted with cable tvs, jacuzzi, dance & aerobics studio. Sports facilities with tennis courts, 2 swimming pool with baby splash, shower and changing areas. Club with lounge, billiards/pool room, multi-purpose hall/function lounge and multi-cuisine restaurant. Kids crèche with tot-lots, seesaws, baby slides, sand pit & party area & mini-club cineplex 100% power back-up and treated water supply

Kitchen

- Vitrified tiles (Walls/Flooring)
- POP punning with arcylic emulsion paint (Ceiling)
- Internal door: flush door shutters
- External door: UPVC/powder coated aluminum
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Modular kitchen, granite counter top with back splash in granite, stainless steel sink with double bowl and drainage, CP fittings
- Modular switches

Other Bedroom(s)

- POP Punning with arcylic emulsion paint (Walls/Ceiling)
- Imported tiles/ laminated wooden (Flooring)
- Internal door: Flush door shutters doors
- External door: UPVC/powder coated aluminum doors
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Modular switches

Other Toilets

- Vitrified Tiles (Walls/Floor)
- False ceiling with acrylic emulsion paint (Ceiling)
- Internal door: Flush Door Shutters door
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Imported chinaware and CP fittings, marble counter
- Modular switches

S. Room/Utility Room

- POP Punning with arcylic emulsion paint (Walls)
- Ceramic tiles (Floor)
- Oil bound distemper (Ceiling)
- Internal door: Flush Door Shutters door
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Modular switches

Balconies and Terraces

- Weather-Proof Paint (Walls/Ceiling)
- Anti-Skid Tiles (Floor)
- External door: UPVC/Powder Coated Aluminum
- Modular switches

Security

- Perimeter security, burglar alarm system, smart card access for residents, cctv in basement and main entrance lobby for surveillance

Garden Terraces - Specification



Living Room/Dining/Lobby/Family Room

- POP Punning with arcylic emulsion paint (Walls/Ceiling)
- Imported marble (Floor)
- Internal door: flush door shutters doors
- External door: UPVC/powder coated aluminum doors
- Main entrance door: polished hardwood frame with panelled door shutters
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Split AC units in living, dining and bedrooms
- Modular switches

Master Bedroom

- POP Punning with arcylic emulsion paint (Walls/Ceiling)
- Wooden laminated (Flooring)
- Internal door: flush door shutters doors
- External door: UPVC/powder coated aluminum doors
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Modular switches

Master Toilet

- Imported marble (Walls/Flooring)
- False ceiling with acrylic emulsion paint (Ceiling)
- Internal door: flush door shutters door
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Imported chinaware, imported CP fittings, marble counter
- Modular switches

S. Room/Utility Room

- POP Punning with OBD (Walls)
- Heavy Duty Ceramic Tiles (Floor)
- Oil bound distemper (Ceiling)
- Internal door: Flush Door Shutters door
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Modular switches

Balconies and Terraces

- Weather-Proof Paint (Walls/Ceiling)
- Anti-Skid Tiles (Floor)
- External door: UPVC/Powder Coated Aluminum
- Modular switches

Kitchen

- Ceramic tiles - 2 ft. above counter
- POP punning with arcylic emulsion paint (Walls/Ceiling)
- Vitrified Tiles (Floor)
- Internal door: flush door shutters
- External door: UPVC/powder coated aluminum
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Modular kitchen, granite counter top with back splash in granite, stainless steel sink with double bowl and drainage, CP fittings
- Modular switches

Other Bedroom(s)

- POP Punning with arcylic emulsion paint (Walls/Ceiling)
- Wooden laminated (Flooring)
- Internal door: Flush door shutters doors
- External door: UPVC/powder coated aluminum doors
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Modular switches

Other Toilets

- Ceramic tiles (Walls)
- Vitrified Tiles (Floor)
- False ceiling with acrylic emulsion paint (Ceiling)
- Internal door: Flush Door Shutters door
- UPVC/powder coated aluminium window frames and shutters (Windows/Glazing)
- Imported chinaware and CP fittings, marble counter
- Modular switches

Facilities

- 100% power back-up, health club facility with fully equipped unisex gym fitted with cable TV, jacuzzi, dance & aerobics studio.
- Sports facilities with tennis courts, squash court, swimming pool with baby splash, 24 hour running filter, shower and changing areas.
- Club with lounge, billiards/pool room, cigar lounge, multi-purpose hall/function lounge with bar and multi-cuisine restaurant.
- Kids crèche with tot-lots, seesaws, baby slides, sand pit, party area & mini-club cineplex.

Security

- Perimeter security



emaarmgf.com