



# PURI EMERALD BAY

SECTOR 104, GURGAON



ACTUAL IMAGE





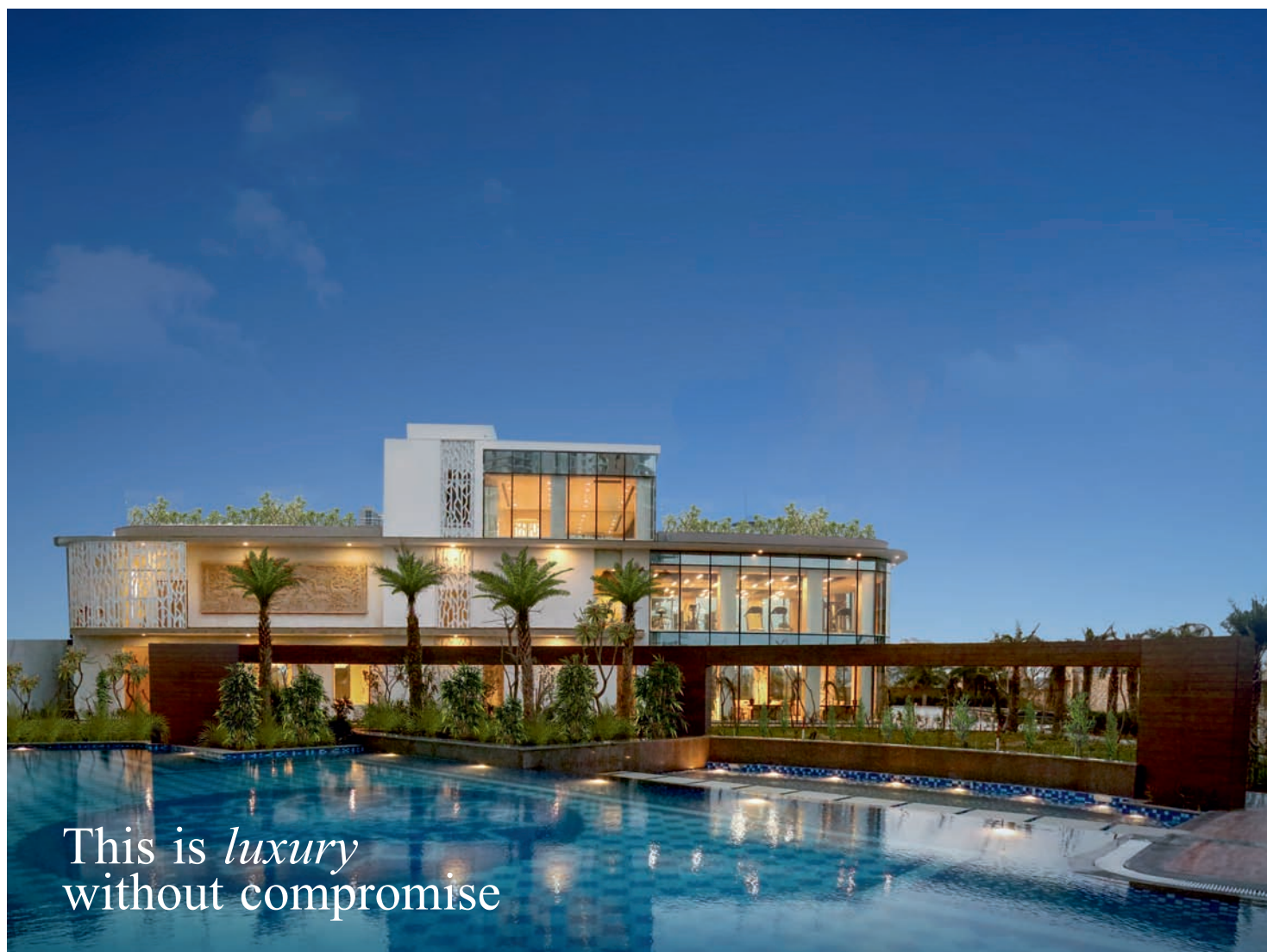
ACTUAL IMAGE





THE JEWEL  
RIGHT ON  
DWARKA  
EXPRESSWAY  
IS NOW  
READY TO LIVE





ACTUAL PICTURE OF EMERALD BAY, GURGAON





PURI  
EMERALD BAY

SECTOR 104, GURGAON

The Complex  
**READY TO ENJOY**

2 & 3 BHK Ultra Luxury Apartments

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Choice of 1,550 sq.ft., 1,700 sq.ft. & 2,450 sq.ft.

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3-side Open Apartments

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Extensive Landscaping and Water Features

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Two Clubhouses, Each for the Cluster of Three Towers

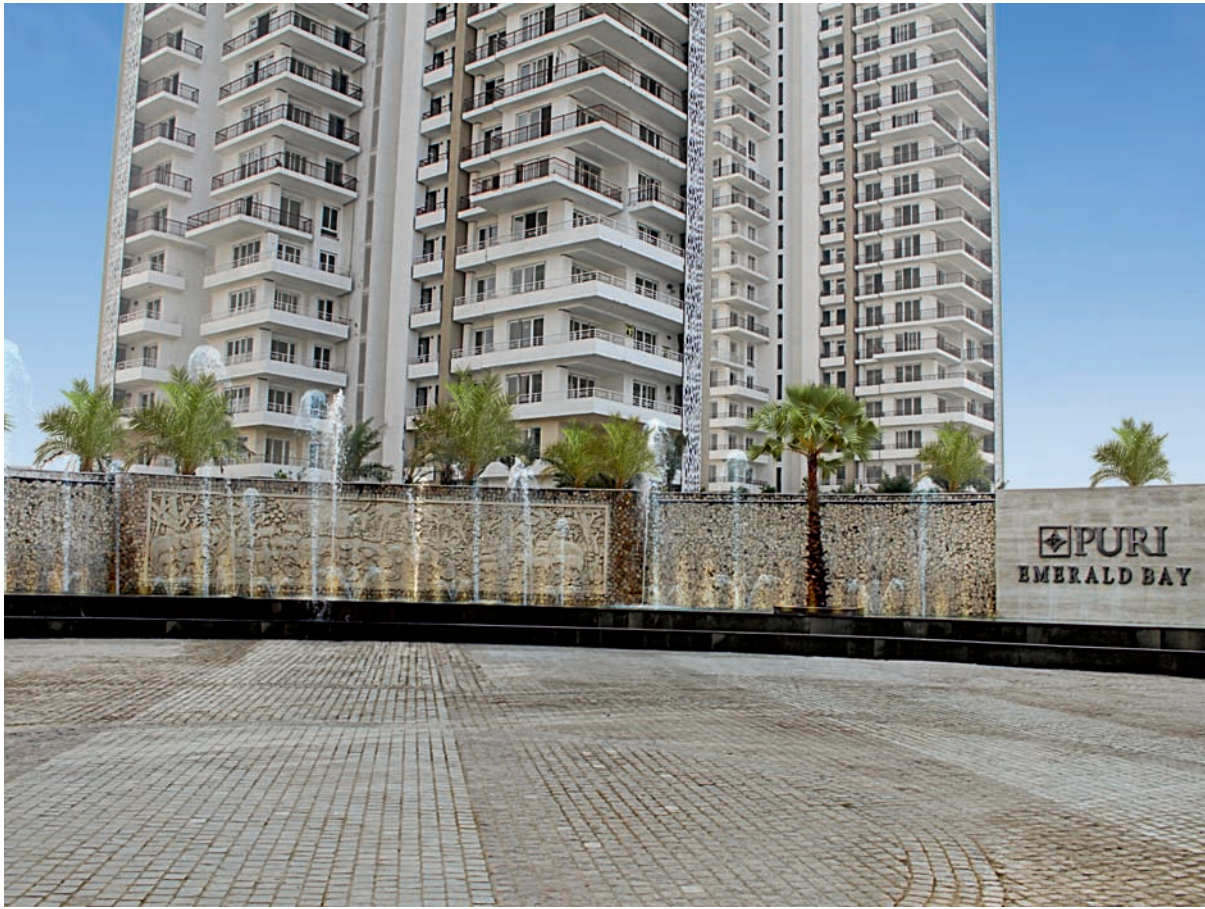
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Actual Apartment Ready for Viewing

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Clubhouse Ready for Use





ACTUAL PICTURES OF EMERALD BAY, GURGAON





ACTUAL PICTURES OF EMERALD BAY, GURGAON



## THE EMERALD CLUBS



ACTUAL IMAGE

The exclusive club indulgences come with two clubhouses, each for a cluster of three towers so that you never have to wait for your turn on the treadmill.

The rare privileges also include a private mini theater for your private gatherings which makes the clubhouse a spirited entertainment hub. With top of the line gymnasium, lounge, multiple pools, and flood lit tennis court, be ready for an active lifestyle at Emerald Bay.





ACTUAL IMAGE OF SWIMMING POOLS



ACTUAL IMAGE OF TENNIS COURT

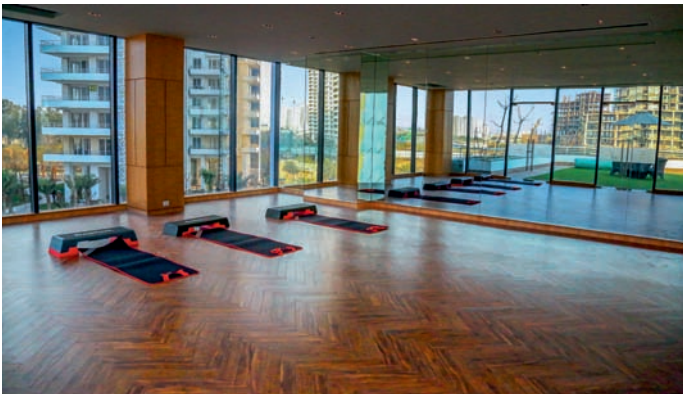


ACTUAL IMAGE OF KIDS PLAY AREA





ACTUAL IMAGE OF MOVIE THEATRE



ACTUAL IMAGE OF YOGA ROOM



ACTUAL IMAGE OF GYMNASIUM



ACTUAL IMAGE OF BASKET BALL COURT



## FEATURES OF EMERALD BAY



**TWO STATE-OF-ART  
GYMS**



**PRIVATE MOVIE  
THEATER**



**DANCE STUDIO**



**SKATING RINK**



**MUSIC STUDIO**



**BILLIARDS ROOM**



**TENNIS COURT**



**BASKET BALL COURT**



**BADMINTON COURT**





INDICATIVE IMAGES ONLY





PURI  
EMERALD BAY

SECTOR 104, GURGAON

The Residences  
FURNISHED  
LUXURY APARTMENTS\*

VRV Air-conditioning

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Imported Marble Flooring

---

Air Purifier in Living Room

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Modular Kitchen with Hob and Chimney

---

Refrigerator, Microwave & Washing Machine

---

Cupboards in Each Bedroom

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Ceiling Fans, Exhaust Fans & Geysers

\*Only for select units



ACTUAL PICTURES OF EMERALD BAY, GURGAON



# SITE PLAN



Disclaimer: The actual size of the plots may vary marginally.



# FLOOR PLAN

TYPICAL FLOOR (Unit 1 & 2)

Three to a Core, 3 BHK+S

Saleable Area - 2450 sq.ft.



Disclaimer: Dimensions given are representative. Exact carpet areas can be taken from the sales team based on the exact apartment unit number selected and the same shall be applied in the buyer's agreement.  
1 meter = 3.268 ft. | 1 sq.m. = 10.764 sq.ft.



## FLOOR PLAN

TYPICAL FLOOR (Unit 3)  
Three to a Core, 3 BHK+S  
Saleable Area - 2450 sq.ft.



Disclaimer: Dimensions given are representative. Exact carpet areas can be taken from the sales team based on the exact apartment unit number selected and the same shall be applied in the buyer's agreement.  
1 meter = 3.268 ft. | 1 sq.m. = 10.764 sq.ft.



# FLOOR PLAN

TYPICAL FLOOR (Unit 1 & 2)

Three to a Core, 2 BHK

Saleable Area - 1550 sq.ft.



Disclaimer: Dimensions given are representative. Exact carpet areas can be taken from the sales team based on the exact apartment unit number selected and the same shall be applied in the buyer's agreement.  
1 meter = 3.268 ft. | 1 sq.m. = 10.764 sq.ft.



## FLOOR PLAN

TYPICAL FLOOR (Unit 3)

Three to a Core, 2 BHK+S

Saleable Area - 1700 sq.ft.



**PURI**  
**EMERALD BAY**  
SECTOR 104, GURGAON



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1 meter = 3.268 ft. | 1 sq.m. = 10.764 sq.ft.



# SPECIFICATIONS

## LIVING ROOM/DINING ROOM/LOUNGE

FLOORS	Imported Marble/Stone
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Door Frames with Polish Solid Wood Paneled Door
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	VRV Air-Conditioning
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone, Internet, I.P. TV Connection & Premium Modular Switches

## MASTER BEDROOM

FLOORS	Imported Marble/Stone
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Door Frames with Paint Finish Flush Doors
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	VRV Air-Conditioning
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone, Internet, & I.P. TV Connection

## OTHER ROOMS

FLOORS	Laminate Wooden Flooring
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Door Frames with Paint Finish Flush Doors
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	VRV Air-Conditioning
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone, Internet, & I.P. TV Connection

## KITCHEN

FLOORS	Imported Marble/Stone
WALLS	Tiles and Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Frames with Painted Flush Doors
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	Modular Kitchen with Hob and Chimney
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits & MCB

DISCLAIMER: Imported marble/stone provided in the apartments may have variations in colour, pattern, texture and veining since natural stones are products of nature. Such variations are intrinsic to natural stones.

#### BALCONIES / TERRACE

FLOORS	Anti-Skid Tiles
WALLS	Weather Proof Paint
CEILING	Weather Proof Paint
DOORS	UPVC/Aluminium Windows
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	VRV Air-Conditioning
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB

#### BATHROOMS

FLOORS	Vitrified Tiles
WALLS	Ceramic Tiles/Paint
CEILING	False Ceiling with Acrylic Emulsion Paint
DOORS	Hardwood Frames with Painted Flush Door
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	Kohler/Grohe/Equivalent Quality Chinaware, CP Fittings, Marble Counter
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB

#### S. ROOM / UTILITY ROOM

FLOORS	Tiles
WALLS	OBD
CEILING	OBD
DOORS	Hardwood Frames with Painted Flush Door
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	Tiles and Fittings
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB

#### W.C.

FLOORS	Tiles
WALLS	OBD
CEILING	OBD
DOORS	Hardwood Frames with Painted Flush Door
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	Tiles and Chinaware and CP Fittings
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB

#### SECURITY

CCTVs In Basements And Main Entrance Lobby For Surveillance.  
Video Door Phone

#### FACILITIES

Club House With Multiple Swimming Pools, Unisex Gym,  
Multi-Purpose Hall, Coffee Bar, Table Tennis and Billiards Room,  
Extensive Landscapes and Water Bodies



# Dwarka Expressway: The golden destination of Delhi NCR

- Alternative to NH-8, Dwarka Expressway will be one of the widest roads in the country
- The NH status and Government push has led to expedition of work
- All land has been acquired to complete the expressway
- Habitation is progressing at a rapid pace





Diplomatic Enclave 2	9 km
Dwarka Convention Center	6 km
IGI Airport	7 km
Dwarka Metro Station	7 km



# MASSIVE DEVELOPMENTS

Just minutes away from Diplomatic Greens and Emerald Bay.

## India International Convention & Expo Centre (IICC)



### WHAT IS IT?

The upcoming ECC at Dwarka will be the largest of its kind in India. Being developed on 90 hectares of land, at a cost of ₹26000 crs., it will have a massive exhibition space of 200,000 sq.m., 60,000 sq.m. of meeting and convention space and 3500 hotel rooms.

### WHERE IS IT?

It's located near IGI Airport in Sector 25, Dwarka, just 5 minutes or 2.5 km away from Diplomatic Greens. It's access is supported by UER-II and Dwarka Expressway.

### THE IMPACT

ECC is estimated to generate over 5 lakh direct and indirect employment opportunities. The surrounding areas will have a multiplier impact with better infrastructure when it begins operations in 2019.

## Tunnel to connect Dwarka Expressway & IGI Airport



### WHAT IS IT?

It is Delhi NCR's biggest tunnel road, about 4 km long, linking Gurgaon and Dwarka to IGI Airport. Both Dwarka Expressway and the new tunnel road will be executed by the National Highways Authority of India (NHAI).

### WHERE IS IT?

The tunnel will run along the alignment of the existing underground Delhi Airport metro line from T3 Terminal to Dwarka Sector 21 metro station. Dwarka Expressway will act as a by-pass of NH-8 from Gurgaon and will take traffic pressure off the road, providing an alternative route for reaching the airport.

### THE IMPACT

The areas in the near proximity to the entry of the tunnel road, like Sector 111, Gurgaon where Diplomatic Greens is located will enjoy a 5 minute access to IGI Airport & Aerocity.



## Diplomatic Enclave 2



### WHAT IS IT?

It is a dedicated area housing embassies, chanceries, high commissions and ambassador residences. The government has approved the transfer of 34.87 hectares land in Sector 24, Dwarka, from the Delhi Development Authority (DDA) to Land and Development Office (L&DO) to develop the second Diplomatic Enclave in the city. This approval came at the meeting of the Union Cabinet chaired by Prime Minister Narendra Modi.

### WHERE IS IT?

Located in Sector 24, Dwarka, it is in close proximity to Dwarka Expressway and within 3 km from Diplomatic Greens, Gurgaon.

### THE IMPACT

With all the modern infrastructure of wide roads and green landscaping which the 2nd Diplomatic Enclave will bring to the area, real estate here is sure to get a major boost. We all are familiar with the impact of Chankya Puri and Shanti Path in the early years of Delhi.

## AIIMS Delhi Extension Campus



### WHAT IS IT?

AIIMS, New Delhi has expanded its facilities with National Cancer Institute having a total capacity of 2100-beds. The institute will be the biggest cancer institute in India with 710 beds, 26 Operation Theaters, 15 laboratories for Principal Investigators and a separate Diagnostics Block.

### WHERE IS IT?

Located 10 km from Emerald Bay it is a mere 15-20 minute drive.

### THE IMPACT

Being bigger than AIIMS Delhi, it will deploy 2700 employees and cater to 10 lakh patients per annum. As it will be operational by 2018, it is already generating a good interest from health professionals of the residential areas on Dwarka Expressway.



Puri:  
Delivering  
quality  
in each  
endeavour



PURI

LEGACY OF OVER

30 YEARS

DELIVERED

2900

UNITS IN THE  
LAST 36 MONTHS

## DELIVERED DEVELOPMENTS



THE PALM SPRINGS, GURGAON



THE PALM SPRINGS PLAZA, GURGAON



VILLAS AT DIPLOMATIC GREENS, GURGAON



DIPLOMATIC GREENS, GURGAON



81 BUSINESS HUB, FARIDABAD



81 HIGHSTREET, FARIDABAD





THE PRANAYAM, FARIDABAD



PRATHAM, FARIDABAD



V.I.P FLOORS, FARIDABAD





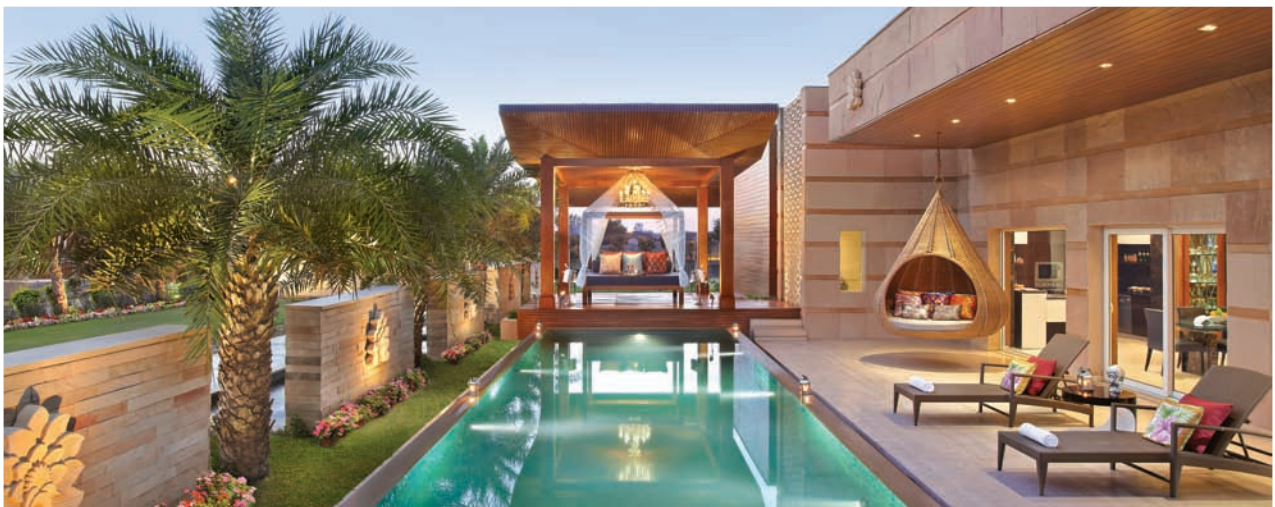
## ONGOING DEVELOPMENTS



AMANVILAS, FARIDABAD



LUXURIA FLOORS AT AMANVILAS, FARIDABAD



AANANDVILAS, FARIDABAD | READY FOR POSSESSION SOON





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PROJECT APPROVED BY



License No. 68 of 2012 dated 21/6/2012 in Sector 104, Gurgaon granted to M/s. Florentine Estates of India Ltd. and others for 15.337 acres by DG T&CP, Haryana. Building Plans approved on 17/1/2013 vide Memo No. ZP-840/AD (RA)/2012/28915. RERA Registration No. 136 of 2017, Dated 28.08.2017, 649 Nos. DUs + 115 EWS, Nursery School, Convenient Shopping, Community Building. To see statutory approvals, please visit our Corporate Office. \*additional charges as applicable. • 1 sq. mtr. = 1.196 sq. yds. = 10.764 sq. ft. • Information including the artistic impression, elevations, projection estimates, savings, specifications and color schemes of the Project, as contained in this publication are based upon market conditions, past experience, news items etc. and may vary and will be subject to change and public is advised to contact the office of Developer for further details. The Developer may vary and amend any information appearing herein at any time without prior intimation. \*Terms & Conditions Apply. Probable time for offer of possession is 2 years from the date of application form subject to adherence of terms and conditions of the allotment. Payment of balance instalments shall attract interest after offer of possession.







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