

**EMAAR**  
INDIA

Tomorrow,  
it's a thriving location.  
Today,  
it's a great investment.

SHOP-CUM-OFFICE (SCO) PLOTS  
ON SOUTHERN PERIPHERAL ROAD, GURUGRAM.

**EBD 75A**  
EMAAR BUSINESS DISTRICT



[www.realtyventuresindia.com](http://www.realtyventuresindia.com)

Artistic Impression



# SOUTHERN PERIPHERAL ROAD



# CHANGING THE INFRASTRUCTURAL GEOGRAPHY OF GURUGRAM

A 6-lane main carriageway with 8 flyovers, 6-lane service roads,  
3 m wide footpaths, 2.5 m wide cycle track and green belt.<sup>1</sup>



Links Golf Course Extension Road and Sohna Road with  
Dwarka Expressway via the cloverleaf flyover over NH 48.<sup>2</sup>



Rapid residential, commercial and industrial development  
underway by major developers to meet a great projected demand.<sup>3</sup>



Excellent inter-sector and inter-city connectivity  
to important locations and markets.

<sup>1</sup><https://timesofindia.indiatimes.com/city/gurgaon/gurugram-southern-peripheral-road-revamp-got-nod-3-months-back-but-plan-still-on-paper/articleshow/94574249.cms>

<sup>2,3</sup><https://www.financialexpress.com/money/spr-the-realty-zone-in-gurugram-with-endless-growth-opportunities/2586260/>

**EXPONENTIAL  
GROWTH  
IS AROUND  
THE CORNER.  
MAKE IT  
YOUR CORNER.**

# **SECTOR 75A**

## **DEVELOPING TODAY. EMPOWERING TOMORROW.**

Sector 75A, in the immediate vicinity of Sector 75, is reserved for public and semi-public development – giving rise to scope for future catchment.



Fast becoming the preferred location for homebuyers.



Abuts Southern Peripheral Road, the new growth corridor of Gurugram.



<500 m from the cloverleaf flyover connecting Dwarka Expressway.



<1 km from NH 48, the lifeline of Gurugram and Delhi.

# **SHOP-CUM-OFFICE (SCO)**

## **INVESTMENT TODAY. GROWTH TOMORROW.**

An excellent opportunity for those looking to venture into commercial real estate investment.



Gives you the freedom to construct your asset as per your vision and requirements.



Choose your ideal plot size based on your investment objective.



The right mix of office and retail delivers wider possibilities and ready catchment.



Associating with a reputed brand ascertains your asset enjoys great demand, yield and appreciation over the years.



PRESENTING

# EBD 75 A

EMAAR BUSINESS DISTRICT





Adding another name to our success story of SCO development in Gurugram, Emaar India presents EBD 75A. Positioned on Southern Peripheral Road, this opportunity ticks all the right boxes.

An opportunity to enjoy both rentals and appreciation – owing to a shining location.



The only plotted commercial development from an internationally acclaimed name.





# PROJECT HIGHLIGHTS



Spread across  
1.84 hectares  
(4.56 acres)



Premium shop-cum-office  
plots with areas ranging between  
84 sq. m (100.46 sq. yds) &  
167.49 sq. m (200.318 sq. yds)



24x7 power backup  
for common areas



Development allowance  
up to 5 floors  
(Basement + Ground + 4)



Open air boulevards  
and promenades



Parking space  
for approximately  
150 cars



Direct access from  
90-metre wide  
Southern Peripheral Road  
and 60-metre wide sector road





# LOCATION HIGHLIGHTS

Bang opposite to American Express Building –  
a future hub for thousands of officegoers.



Bustling residential community and ready  
office catchment means endless opportunities for  
retail, F&B, salons, banks and all businesses.



# EBD 75 A

EMAAR BUSINESS DISTRICT

## LOCATION MAP

←←←  
Towards  
Sohna Road

→→→  
Towards Delhi  
Mumbai  
Expressway

ANDOUR HEIGHTS RD

SOUTHERN PERIPHERAL ROAD

Begumpur Khatola



LADY FLORENCE PUBLIC SCHOOL



DLF Alameda



M3M Experia Sales Gallery



SECTOR 73

The Polar Star Sports Club Cricket Ground



Sona Comstar



SECTOR 35

BIGBASKET SPR 5K DS



Upcoming American Express office



Krishna Maruti Limited (Seat-1)



← Airport

← Towards Delhi

NH 48

90 MTR. SPR

60 MTR. WIDE ROAD

60 MTR. SECTOR ROAD

DLF PRIVANA RD

MAIN BR RD

SECTOR 76

Emaar Palm Hills

SECTOR 77

Groz Engineering Tools Private Limited



Manesar toll plaza Kherki Daula





# SUPERIOR DESIGN. SUPERIOR FEATURES.

Unrivalled common facilities, services and amenities for both occupants and consumers for a memorable experience.



Thoughtfully designed open spaces with outdoor seating lounges for visitors which elevate every visit.



A soothing water body that adds to the aesthetic and enhances the ambience, making for a favourite hangout spot for the population around.



Well planned pedestrian pathways for easy accessibility, visibility and traffic flow to all shops.



Planned traffic management and clear zoning for vehicular stopovers for seamless flow and easy navigation around the campus.



Ample surface parking for visitors encourages more traffic and footfall for the businesses here.





MOOSCHINO

SNEECKERS

WANGER

ALLEN

EMAAR  
INDIA

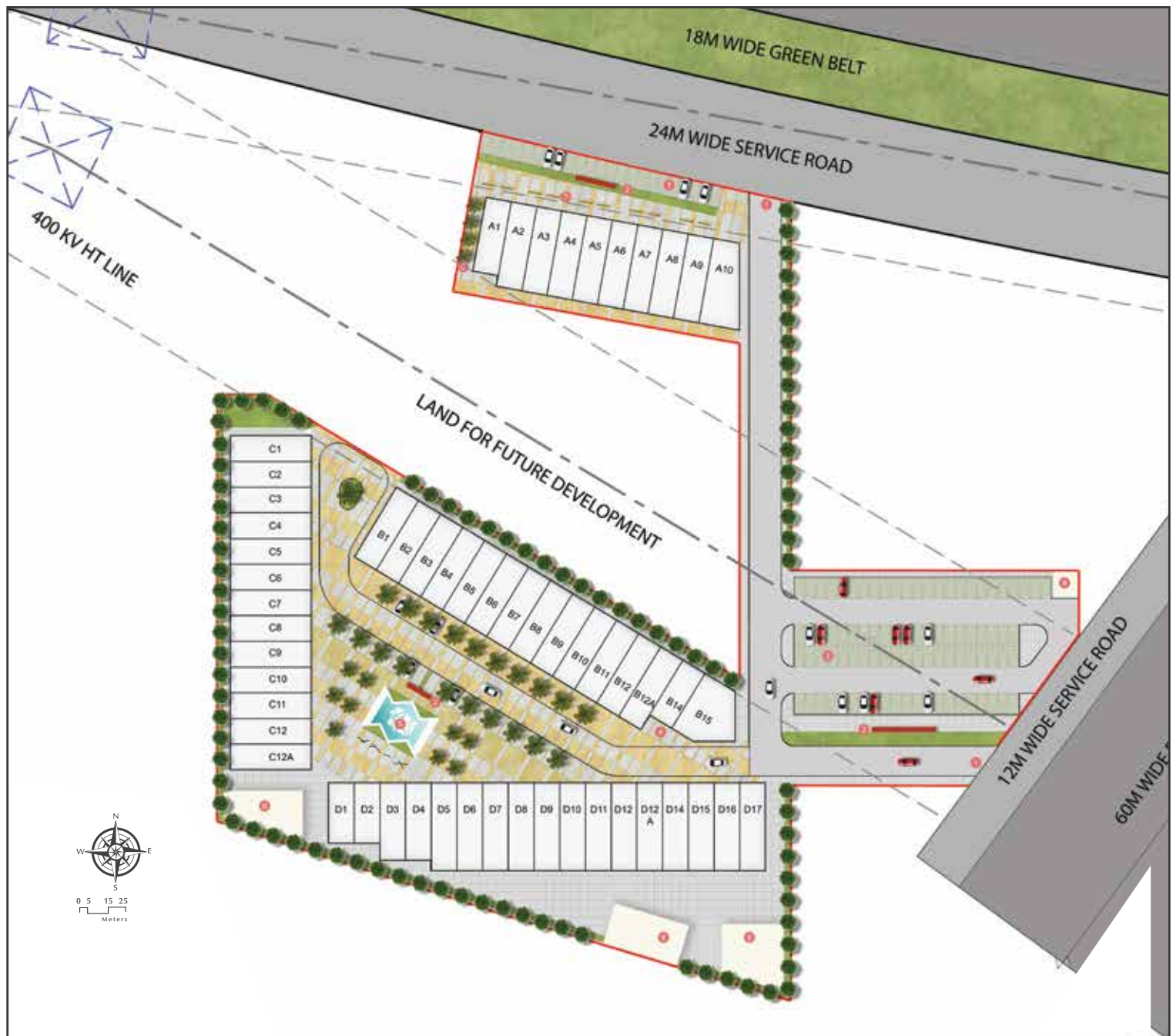
EMAAR  
INDIA

EMAAR  
INDIA

SNEECKERS

AND SUIT





## MASTER PLAN

### LEGENDS

- |              |                           |
|--------------|---------------------------|
| 1 Entry/Exit | 5 Waterbody               |
| 2 Signage    | 6 Planters (with seating) |
| 3 Parking    | 7 Seating Plaza           |
| 4 Pathway    | 8 Utilities               |



# EBD 75A

EMAAR BUSINESS DISTRICT

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# SOUTHERN PERIPHERAL ROAD

GURUGRAM'S WAY TO THE FUTURE,  
AND YOURS.

With estimated investment of ₹845 crore<sup>4</sup>, SPR is soon to become an arterial road of the region.

It enhances connectivity between the region's most important business and residential hubs, creating opportunities along the way. According to reports, the stretch has witnessed the launch of 10,550 residential units<sup>5</sup> since 2013, a precursor to the bustling neighbourhood it will be in the near future.

As it invites evermore developers to cater to the rising demand, Emaar India has brought you the opportunity to invest here at just the right time. With exceptional projections of residential and commercial catchments, EBD 75A on SPR, is a great investment today.

<sup>4</sup><https://www.financialexpress.com/money/spr-the-realty-zone-in-gurugram-with-endless-growth-opportunities/2586260/>



# EMAAR

INDIA

One of the most valuable and admired real estate groups worldwide, EMAAR stands for thoughtful architecture, excellent engineering, and impeccable execution. With proven competencies across a myriad of portfolios – commercial, residential, retail, hospitality and leisure – Emaar is a well-recognised name, known for its iconic assets in Dubai and other international markets. Emaar India carries its global legacy with a formidable portfolio of remarkable residential and commercial spaces across the country in Delhi/NCR, Mohali, Lucknow, Indore and Jaipur.





# EMAAR

## INDIA

Emaar Business District 75 A is a Commercial Plotted Colony project which is being developed on land admeasuring 1.8438 hectares (4.55625 acres) situated at Sector 75 A, in the revenue estate of Village Begumpur Khatola, District Gurugram, Haryana within the boundaries of Sector 75A, Gurugram, Haryana, India. The Commercial Plotted Colony comprising of Shop cum Office (SCO) Plots is being developed in planned manner over a period of time pursuant to License bearing No. 129 of 2022 dt. 24.08.2022 granted by the Director Town and Country Planning, Haryana ("DTCP"), in collaboration with Emaar India Ltd. as per DTCP approved lay out map/plan vide Memo No. Drawing No. DTCP 8566 dt. 25.08.2022 any further revisions in future. The Project, Emaar Business District 75 A, is duly registered with HRERA - Gurugram, Haryana, vide HRERA registration No. RC/REP/HARERA/GGM/690/422/2023/34 dt. 02.02.2023. (website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)). The Sector Roads and/or the Service Roads along the alignment of Sector Roads and Southern Periphery Road depicted in the plan is/are as per the approved Sectoral Plan/Master Plan and has/have been proposed to be developed by the competent authority(ies). The Development / Construction of such Sector Roads and/or the Service Roads which is/are not the not part of License granted for development of the Project Land, is/are to be undertaken by the Competent Authority(ies). The Companies and/or its management, directors, employees, etc., take no responsibility or liability in this regard. The terms of allotment/sale shall be subject to (a) Application Form, and/or Allotment Letter, and/or Buyer's Agreement and/or Conveyance Deed; (b) licenses, building plans and other approvals. Nothing contained herein constitutes an invitation to an offer, an offer, provisional or final allotment and does not form part of any legally binding agreement/ contract and/or commitment of any nature by the Company. All digital/ printed material/ representations, plans, specifications, artistic renderings, images (other than actual images), areas, sizes, shapes and positions and whatever facilities amenities are being shown are merely artistic impressions. Viewers/Recipients are advised to exercise their discretion in relying on the information described/shown herein and are requested to contact the relevant project office to understand the details regarding the Project and only after thorough understanding about the same and taking appropriate advice, take further decision regarding/in relation to the Project. The Companies and/or its directors, employees, are not liable for any consequence of any action taken by the viewer and for any direct, indirect, special or other consequential damages by relying on such material information contained herein including, without limitation, any loss of profits, business interruption, loss of programs or other data on viewer's/ recipient's information handling system or otherwise, even if the Company and/or its directors, employees are expressly advised of the possibility of such damages. Nothing contained herein shall construe any scheme or deposit plan or investment advice / offer/ proposal under SEBI Act, 1992 and/ or any other applicable law. Use of information for buying/ investing in the Project by any person shall be deemed to be on the basis of his/ her/ their independent analysis and judgement. Any construction to be put up shall be subject to approval of building layout plans as per architecture guidelines for development of the respective plots by competent authority and by the developer / maintenance agency / association of allottees / RWA. Use of information will be governed by Indian Laws, Real Estate (Regulation and Development) Act, 2016. Courts at Gurugram, Haryana shall have exclusive jurisdiction.

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1 Hectare = 2.471 Acre, 1 Acre = 4046.86 sq. mtrs or 4840 sq. yds, 1 sq. mtr = 10.764 sq. ft

The Company makes no explicit or implicit guarantee/warranty of the accuracy of distance or any representations or sources, nor accepts any responsibility any there of. Distance is as per google map.