

COCOA COUNTY PHASE 02 : RC/REP/HARERA/GGM/1086/818/2026/58
COCOA COUNTY PHASE 03 : RC/REP/HARERA/GGM/1087/819/2026/59
COCOA COUNTY PHASE 04 : RC/REP/HARERA/GGM/1088/820/2026/60
HARERA Website : <https://haryanarera.gov.in/>

COUNTY[®]
GROUP
IT'S ALL ABOUT U



COCOA
COUNTY

County Group has built its journey on a commitment to thoughtful planning, enduring quality, timely delivery and transparency. With developments shaped around location, liveability, design and community, the group continues to create addresses that stand apart with confidence, character and long-term value.



A LEGACY OF TRUST

PLANNING & DESIGN

We simplify your real estate journey, making it as enjoyable as the homes we create.

IMPECCABLE QUALITY

Our properties combine thoughtful designs with premium amenities, creating unparalleled living experiences.

TRANSPARENT TRANSACTIONS

Building trust is at the core of our philosophy, fostering enduring relationships with our customers.

ON-TIME DELIVERY

Delivering on promises is our hallmark, ensuring your dream home is ready when you expect it.

LEGACY PROJECTS



ONGOING PROJECTS





A WARMER EXPRESSION *of Life*

Cocoa County is envisioned as a premium residential community *spread across 24 acres in Sector 88A, Gurugram*, designed for those who seek luxury with depth, not excess.

The name draws from *the quiet richness of cocoa - warm, layered, natural and enduring*. The theme is expressed with restraint through architectural tones, landscape textures, organic materiality, shaded walkways, biophilic façades, water elements and intimate community spaces.

Every element here is designed to create a residential address that feels *refined, restorative and quietly distinctive*.

COCOA
COUNTY



LEGEND

- | | |
|------------------------|-----------------------|
| ① ENTRY / EXIT | ⑧ WATER RIVULET |
| ② TOWER DROP-OFF | ⑨ KIDS PLAY AREA |
| ③ SHALLOW WATER BODY | ⑩ TOT-LOT AREA |
| ④A CRICKET PITCH | ⑪ SENIOR CITIZEN AREA |
| ④B PADEL COURT | ⑫ HAMMOCK GARDEN |
| ④C PICKLEBALL COURT | ⑬ SCULPTURE COURT |
| ④D GOLF PUTTING GREENS | ⑭ FLOATING CAFE |
| ④E VOLLEYBALL COURT | ⑮ NATURE TRAIL |
| ④F TENNIS COURT | ⑯ WATER CASCADE WALK |
| ④G MULTI PURPOSE COURT | ⑰ COMMERCIAL |
| ⑤ PERCUSSION PLAZA | ⑱ PLACE OF WORSHIP |
| ⑥ CLUB ELIXIR | ⑲ PET PARK |
| ⑦ SWIMMING POOL | ⑳ SCHOOL |



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Amenities DESIGNED FOR *the Senses*



At Cocoa County, nature is not just in the anatomy - it is the DNA. Here the landscape is conceived as an extension of the architecture itself, where *green façades, tree-lined corridors and layered textures* create a residence that feels alive, calm and restorative.

While the amenities here take inspiration from cocoa's natural warmth, richness and depth. The idea is not literal. It is architectural, sensory and experiential - expressed through earthy tones, layered landscapes, textured materials, shaded walkways, reflective water bodies and spaces that *encourage a slower, more meaningful way of living.*



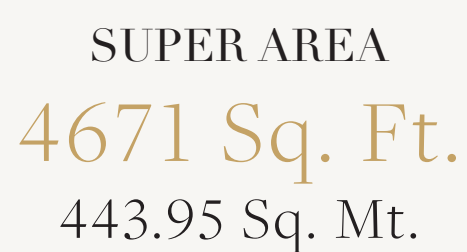
A Landscape DESIGNED FOR *the Senses*



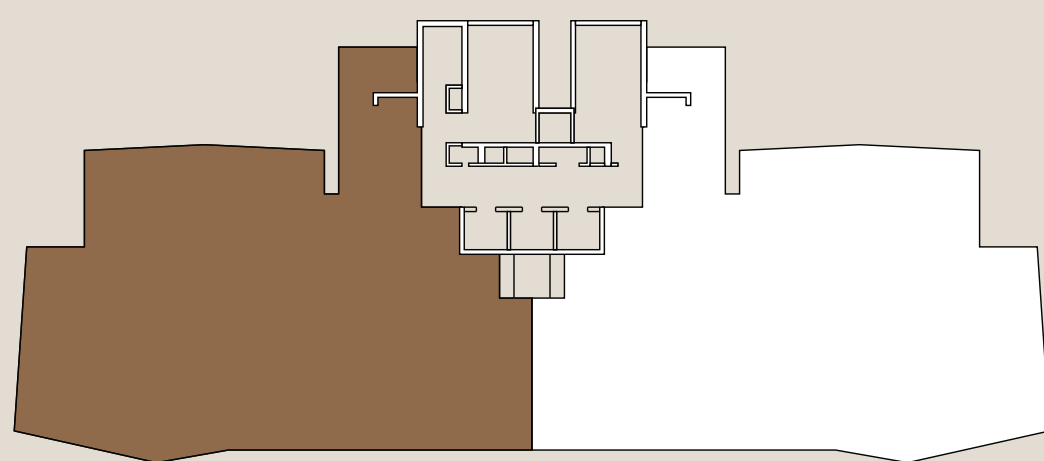
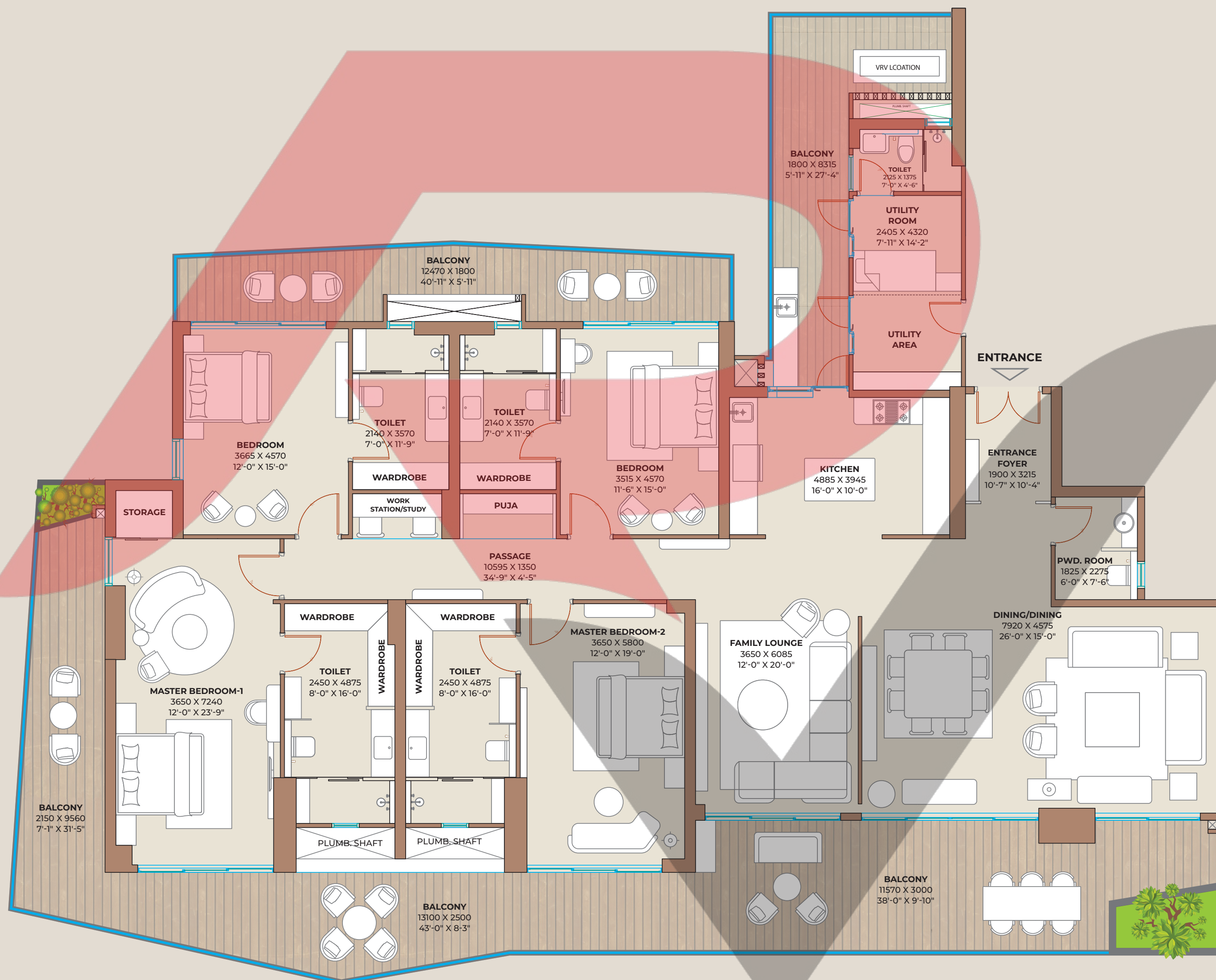
Cocoa County is planned with peripheral vehicular movement, allowing *the inner landscape to remain calmer, greener and more pedestrian-friendly*. Golf carts, shaded pathways, garden courts and community nodes create a movement experience that feels safe, seamless and considered.

The landscape is not a backdrop. It is the central experience of Cocoa County. *Gardens, shaded trails, water courts, play zones, wellness decks and social lawns* are planned to bring residents outdoors and create moments of pause, movement and connection.

Water is woven into Cocoa County as an experience of serenity and movement. From *reflective courts and cascade pools to a water percussion plaza and children's splash zones*, every water feature is designed to bring visual calm, social energy and sensory delight.



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TYPICAL FLOOR PLAN

4 Lifts per Core



TYPE - B
4BHK + 4T + LOUNGE +
PUJA
+ UTILITY WITH TOI +
PWD. ROOM

SUPER AREA
3825 Sq. Ft.
355.35 Sq. Mt.

BUILT UP AREA

3336 Sq. Ft. (309.95 Sq. Mt.)

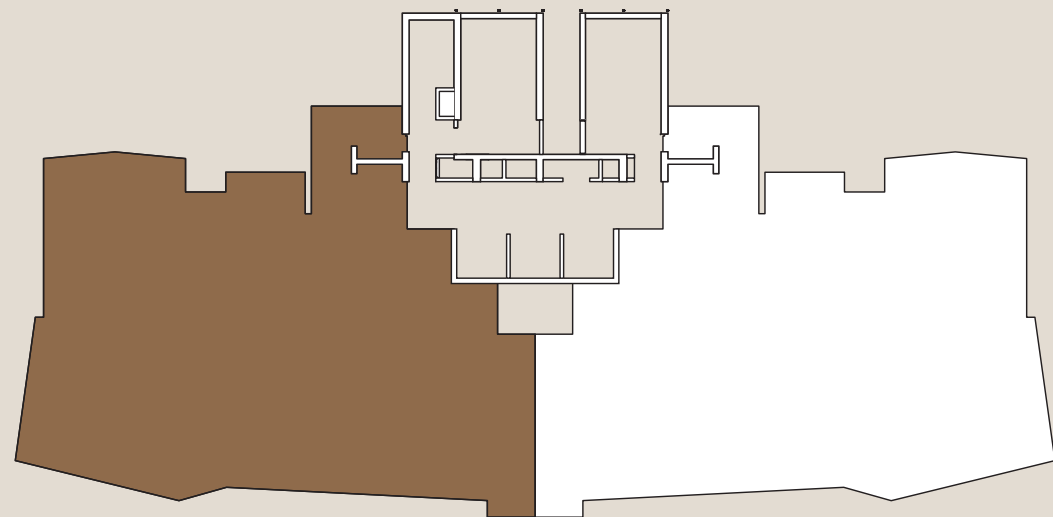
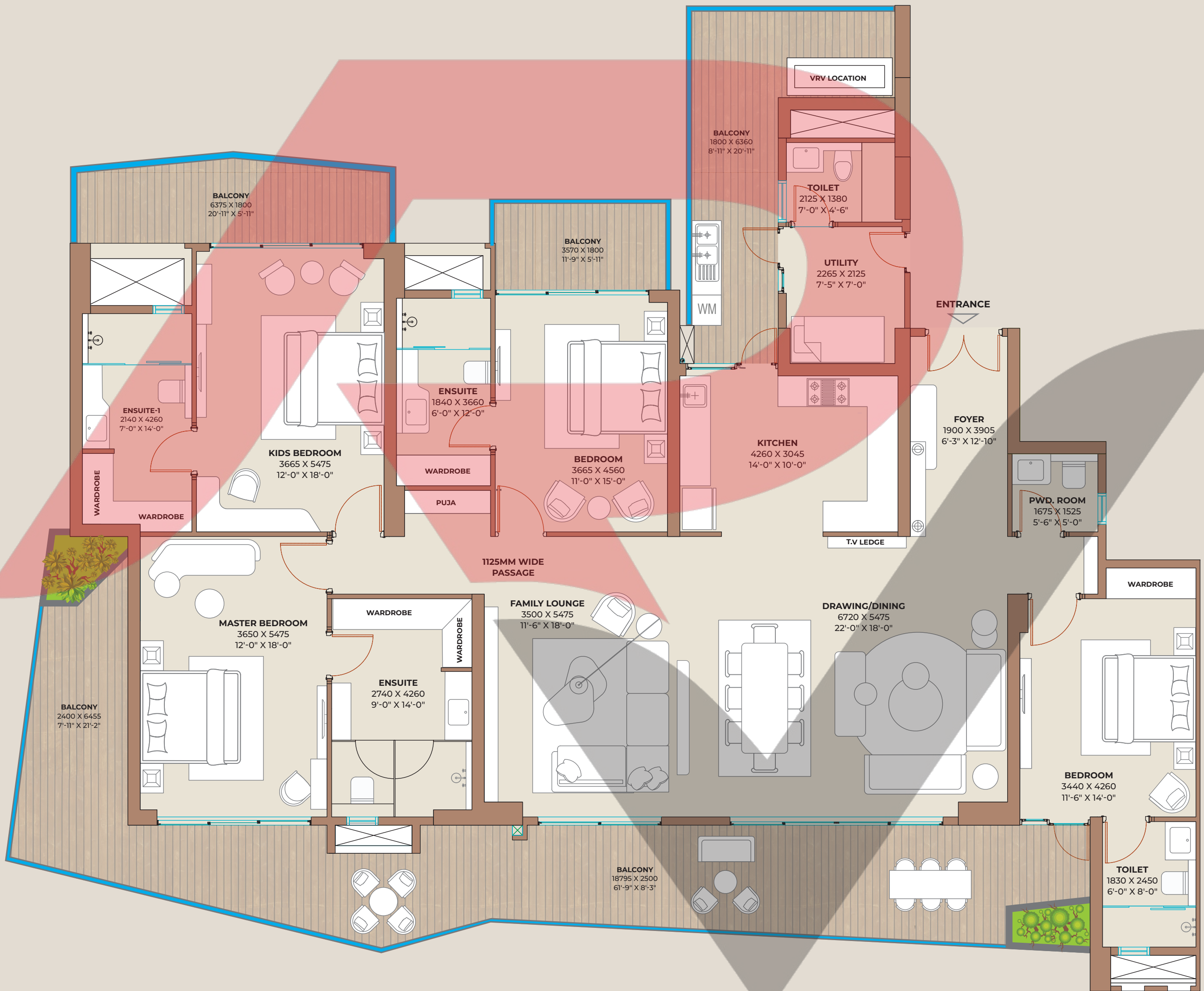
CARPET AREA

2242 Sq. Ft. (208.24) Sq. Mt.

BALCONY AREA

934 Sq. Ft. (86.74 Sq. Mt.)

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TYPICAL FLOOR PLAN

4 Lifts per Core

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SPECIFICATIONS

A & B

FLOORING

Drawing/Dining/Kitchen	Premium Quality Imported Marble Flooring
All Bedrooms	Laminated Wooden Flooring
Balconies	Designer Anti-Skid Tiles
Toilets	Granite Stone
Common Lobby Area & Stairs	Stone

DOORS & WINDOWS

Internal	Designer Flush Doors in Polish/Duco Paint Fixed in Hardwood
External	UPVC Sliding Doors & Windows

WALL FINISH

External Finish	Most Modern & Elegant Permanent Finish with High Quality Texture Paint
Internal Finish	All Internal Walls of the Rooms & Drawing Dining will be Painted Using O.B.D.

CEILING

False Ceiling	Good Quality Designer Finish in All Rooms, Drawing & Dining Room
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RAILING

Balcony	Stainless Steel /Glass Railing/ RCC/Brickwork/ Blockwork/Mild Steel
Staircase	Mild Steel

ELECTRICAL

Internal	Fire Resistant Copper Wiring in Concealed PVC Conduits
	Modular Switches & Sockets in Adequate Numbers
TV. & Telephone Points	In All Rooms
Exhaust Fan	In Kitchen
VRV ACs	In Bedrooms, Drawing, Dining Room & Kitchen
Geysers	In Toilets & Kitchen
Light Fixtures	Chandelier/ Hanging Light in Drawing Room & Master Bedroom
Fans	In Drawing Room & Bedrooms
External	Adequate Lighting in Common Areas, Staircases, Lobby, Parking Space, Garden Etc.

SANITARY WORK

For Internal Piping	Corrosion Free PPR/UPVC Pipes & Fittings
	All Taps and Fittings of Reputed Brands in C.P.
Bath Fittings & Ware	Wash Basins, Wall Mounted W/C of Reputed Brands in Appropriate Shades Matching with Ceramic Tiles
	WC Floor Mounted & Corner Wash Basin in Utility Toilet

KITCHEN

Working Counter	Granite Counter with Stainless Steel Sink fitted with R.O.
Woodwork	Modular Cabinets
Wall Tile	Designer Ceramic Tiles/Granite Upto 2 Ft. above Working Counter



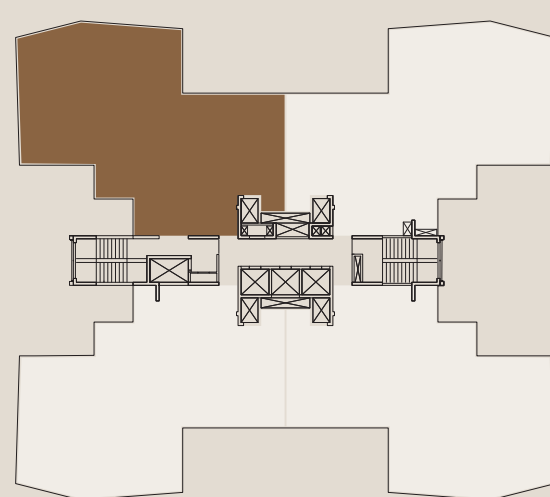
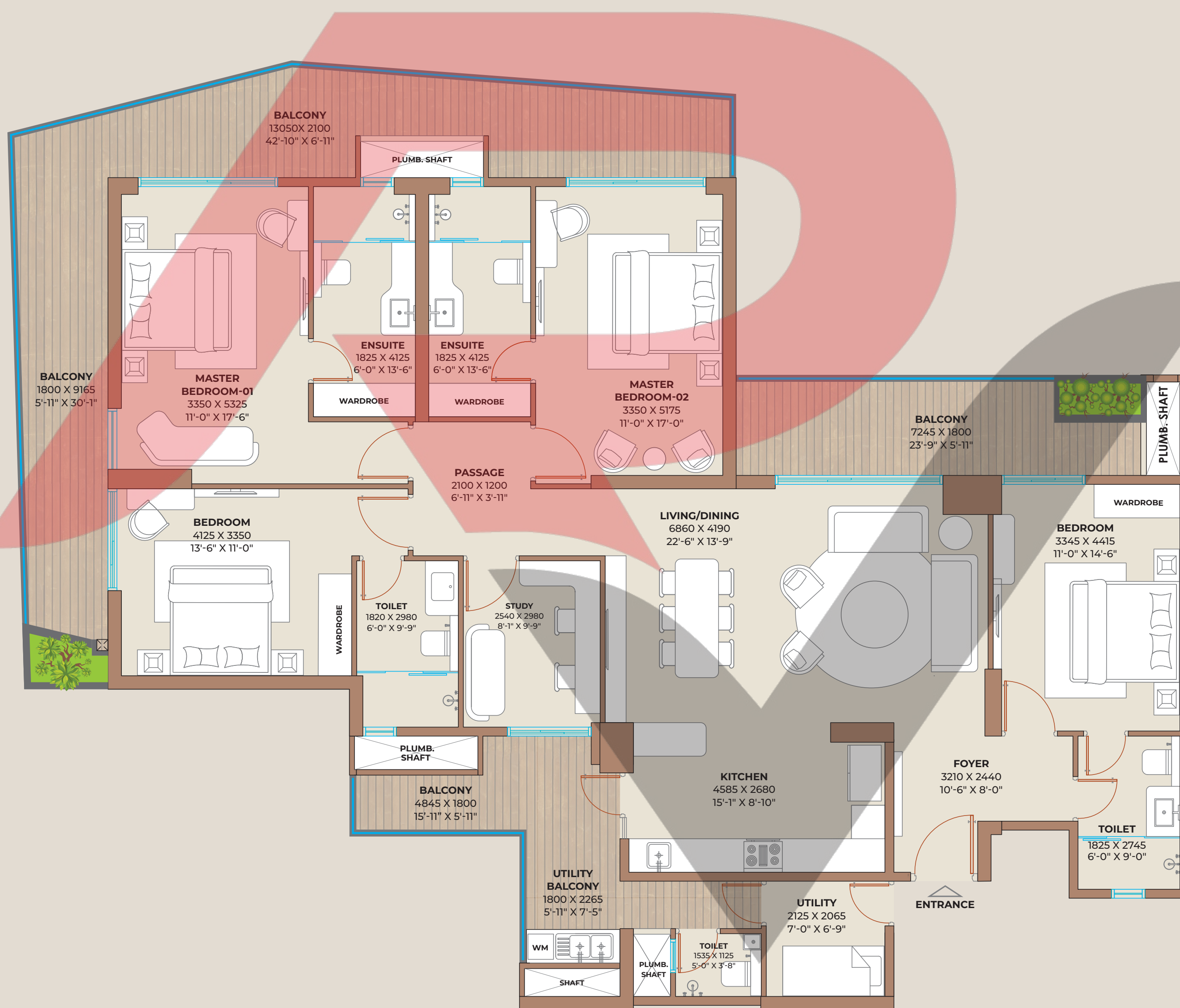
SUPER AREA
2997 Sq. Ft.
278.43 Sq. Mt.

BUILT UP AREA
2609 Sq. Ft. (242.36 Sq. Mt.)

CARPET AREA
1785 Sq. Ft. (165.84 Sq. Mt.)

BALCONY AREA
633 Sq. Ft. (58.79 Sq. Mt.)

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TYPICAL FLOOR PLAN
4 Lifts per Core

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• Super Area: () the entire area of the said flat enclosed by its periphery walls, including full of the area under common walls between two flats, and full area of walls in other cases; area under windows, cupboards, window projections and balconies and () proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stairs, lift machine room, area for water supply arrangement, maintenance office, security/corridor rooms etc.

• Built up area: Built up area as per the definition, shall mean the floor area measured on the outer face of the wall, including built-up area and terrace with or without roof. Outer walls will be computed at 50% Remaining Outer walls are computed at 25%. • Carpet Area: Carpet Area is the net internal area, exclusive of the area covered by the structural elements like columns, beams, doors, windows, etc., and includes area covered by the partitions, built-up area, etc. • Plinth Area: Plinth Area is the total horizontal area of the building at the base level.



TYPE - D

3BHK + 3T +

MULTI PURPOSE

ROOM + UTILITY

SUPER AREA

2592 Sq. Ft.

240.80 Sq. Mt.

BUILT UP AREA

2279 Sq. Ft. (211.70 Sq. Mt.)

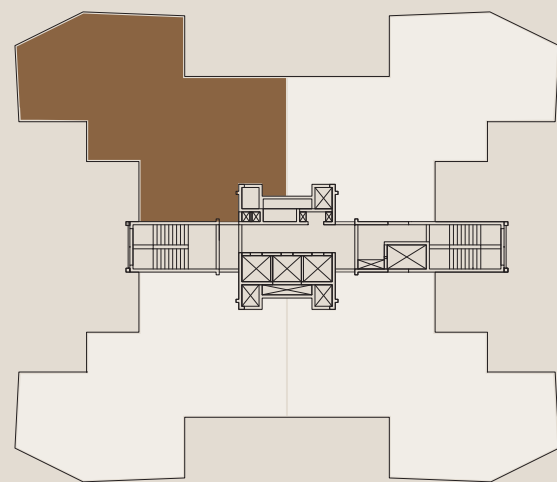
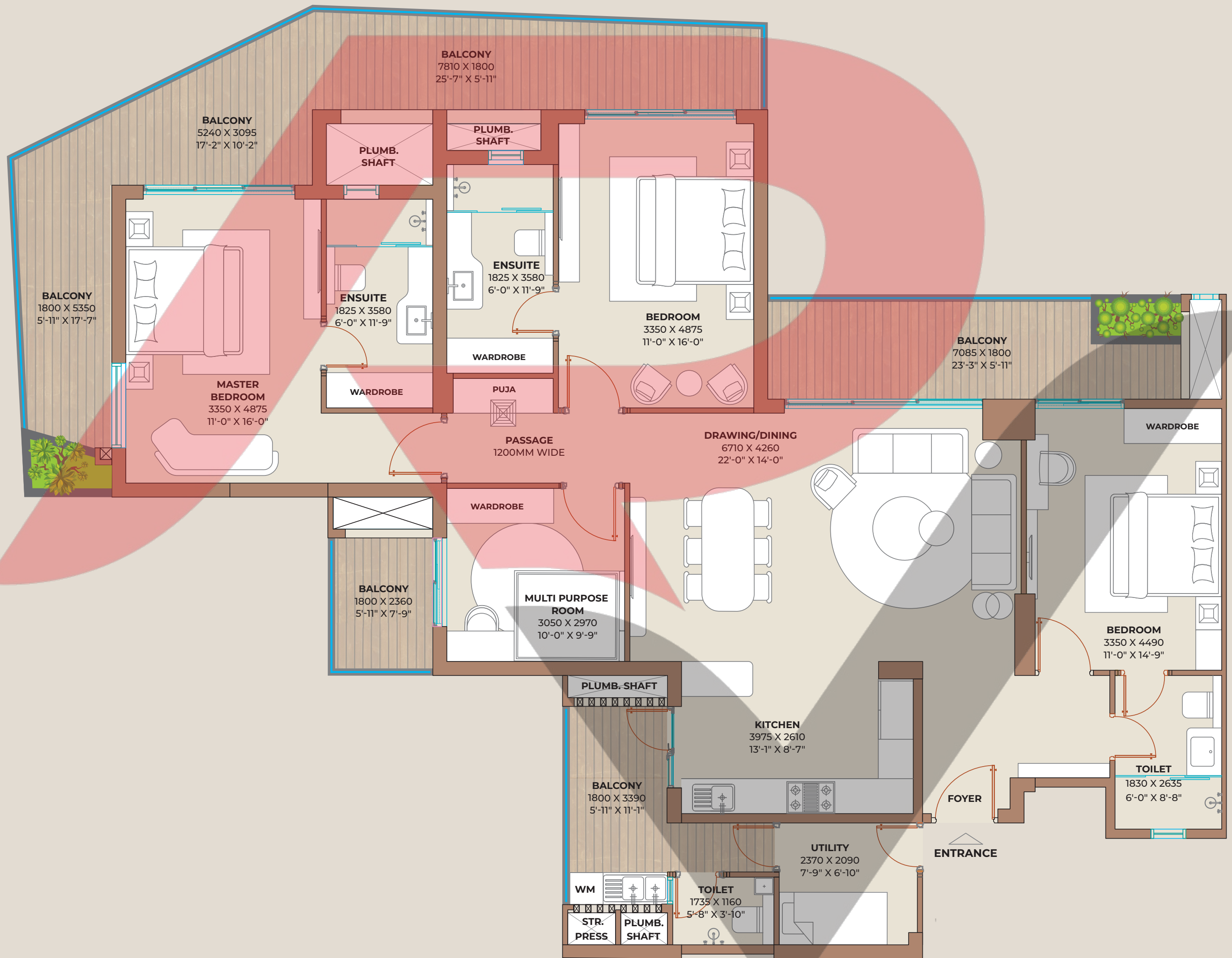
CARPET AREA

1498 Sq. Ft. (139.12 Sq. Mt.)

BALCONY AREA

582 Sq. Ft. (54.07 Sq. Mt.)

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TYPICAL FLOOR PLAN

4 Lifts per Core

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SPECIFICATIONS

C & D

FLOORING

Drawing/Dining/Kitchen	Premium Quality Imported Marble Flooring
All Bedrooms	Laminated Wooden Flooring
Balconies	Designer Anti-Skid Tiles
Toilets	Granite Stone
Common Lobby Area & Stairs	Stone

DOORS & WINDOWS

Internal	Designer Flush Doors in Polish/Duco Paint Fixed in Hardwood
External	UPVC Sliding Doors & Windows

WALL FINISH

External Finish	Most Modern & Elegant Permanent Finish with High Quality Texture Paint
Internal Finish	All Internal Walls of the Rooms & Drawing Dining will be Painted Using O.B.D.

RAILING

Balcony	Stainless Steel /Glass Railing/ RCC/Brickwork/Blockwork/Mild Steel
Staircase	Mild Steel

ELECTRICAL

Internal	Fire Resistant Copper Wiring in Concealed PVC Conduits Modular Switches & Sockets in Adequate Numbers
T.V. & Telephone Points	In All Rooms
Exhaust Fan	In Kitchen
Split Air Conditioner	In All Bedrooms, Drawing Room & Dining Room
Geysers	In Toilets & Kitchen
Light Fixtures	In Drawing Room & Bedrooms
Fans	In Drawing Room & Bedrooms
External	Adequate Lighting in Common Areas, Staircases, Lobby, Parking Space, Garden Etc.

SANITARY WORK

For Internal Piping	Corrosion Free PPR/UPVC Pipes & Fittings All Taps and Fittings of Reputed Brands in C.P.
Bath Fittings & Ware	Wash Basins, Wall Mounted W/C of Reputed Brands in Appropriate Shades Matching with Ceramic Tiles WC Floor Mounted & Corner Wash Basin in Utility Toilet

KITCHEN

Working Counter	Granite Counter with Stainless Steel Sink fitted with R.O.
Woodwork	Modular Cabinets
Wall Tile	Designer Ceramic Tiles/Granite Upto 2 Ft. above Working Counter



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CLUB ELIXIR



The Club Elixir at Cocoa County is conceived as a refined social destination. It is designed as a private world of leisure, wellness and social connection. From quiet lounges and café corners to fitness, celebration, indoor recreation and poolside experiences, it brings the *comfort of a private club into everyday life*.

Thoughtfully zoned lounges, courts and open-air plazas bring together children, young professionals, families and senior residents in shared, unhurried moments. The design language stays understated - no loud grandeur, only scale, detailing and material richness that speak for themselves.



PRIME LOCATION, SEAMLESS CONNECTIVITY

Set within the evolving growth corridor of *New Gurugram, Sector 88A* offers the advantage of emerging infrastructure, access to key urban destinations and proximity to established residential and commercial catchments. Cocoa County is planned as a refined address for families seeking connectivity, openness and long-term value.

DWARKA : 10 MINS



IGI AIRPORT : 35 MINS



CYBER CITY : 25 MINS



MEDANTA HOSPITAL : 30 MINS



IFFCO CHOWK : 30 MINS



RAJIV CHOWK : 22 MINS

Flanked by the Dwarka Expressway and NH-48, with direct connectivity to the heart of Delhi, Indira Gandhi International Airport, and the vast Gurgaon-Manesar corporate belt, this is not simply a well-connected address. It is one of the most strategically positioned residential sites in the entire NCR today.



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