PALM TERRACES

LOW-RISE LUXURY RESIDENCES
AT THE PALM DRIVE

A GARDEN WITH YOUR HOME ATTACHED

The Palm Drive

A LIFESTYLE UNLIKE ANY OTHER.

As part of Emaar MGF's vision to create a way of life that sets the standard for India. The Palm Drive promises to be a community. designed for contemporary living in a green sanctuary setting – a modern lifestyle in a haven of peace and tranquility. The design approach is to unify a contemporary architecture with a botanical environment and will include beautifully designed high-rise towers and superb villas to match the world's best.

A neighbourhood that will be defined by wonderful greenery. wide-open spaces and an uplifting sense of safety. security and community. The Palm Drive presents the perfect setting for you and your loved ones.

PURE LIVING PLEASURE.

SURROUNDED BY GREEN OPEN SPACES AND NATURAL TRANQUILITY.

The Palm Drive is located well away from the industrial areas in a serene sanctuary setting. Surrounded on all sides by up-and-coming residential neighbourhoods that have excellent infrastructure and access to the city's commercial sectors. The Palm Drive also enjoys wide open spaces and a fresh, green, natural environment.

The Palm Drive will have extensive recreational facilities that celebrate the outdoors, such as landscaped public areas, planted parks, jogging trails and walkways.

A GARDEN WITH YOUR HOME ATTACHED.

Surrender completely to natural beauty. Surround yourself with acres of refreshing greens. Experience what clean, healthy living should be.

PALM TERRACES

LOW-RISE LUXURY RESIDENCES AT THE PALM DRIVE

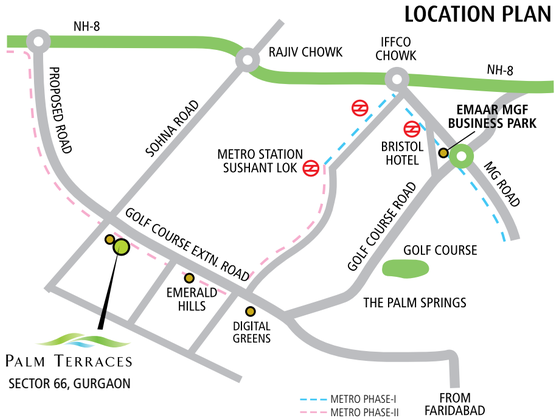
GOLF DRIVING RANGE, PUTTING GREENS, CLUBHOUSE...

ENJOY A RANGE OF FACILITIES IN LUSH GREEN SURROUNDINGS.

WELCOME TO THE LIFESTYLE OF THE PRIVILEGED.

Walk into your home and experience a great sense of space. Enjoy the feeling of luxury, quality and workmanship. And prepare to be welcomed by greens as you step out. Palm Terraces promises to offer a lifestyle currently limited to only the finest addresses of South and Central Delhi, one that is defined by greenery, wide-open spaces and an uplifting sense of safety and security. Undoubtedly the perfect home for you and your loved ones.

LOCATION PLAN



- 25 minute drive to the Delhi International Airport
- Easy access from Express Highway to the city
- Strategically located in the emerging Suburban Business District on the Golf Course Extension Road
- Located in a thriving neighbourhood with schools and hospital nearby

LEGEND

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

PALM TERRACES

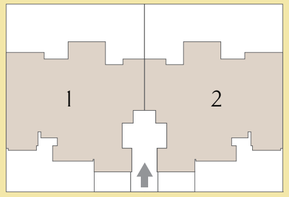
3-ACRE CENTRAL GREENS SURROUNDED BY LOW-RISE LUXURY RESIDENCES

- Garden-facing luxury apartments
- Options of Ground, 1st, 2nd, 3rd and 4th floors
- Part of the larger master planned development - **The Palm Drive**
- Located in Sector 66, Gurgaon
- On the proposed MRTS (Metro) Corridor
- Exclusive clubhouse and swimming pool for residents of Palm Terraces

GROUND FLOOR PLAN

2100 SQ. FT.
4 BEDROOM, 4 BATHROOM, UTILITY,
S.ROOM, FRONT & REAR LAWN AND LIFT

PALM TERRACES



KEY PLAN

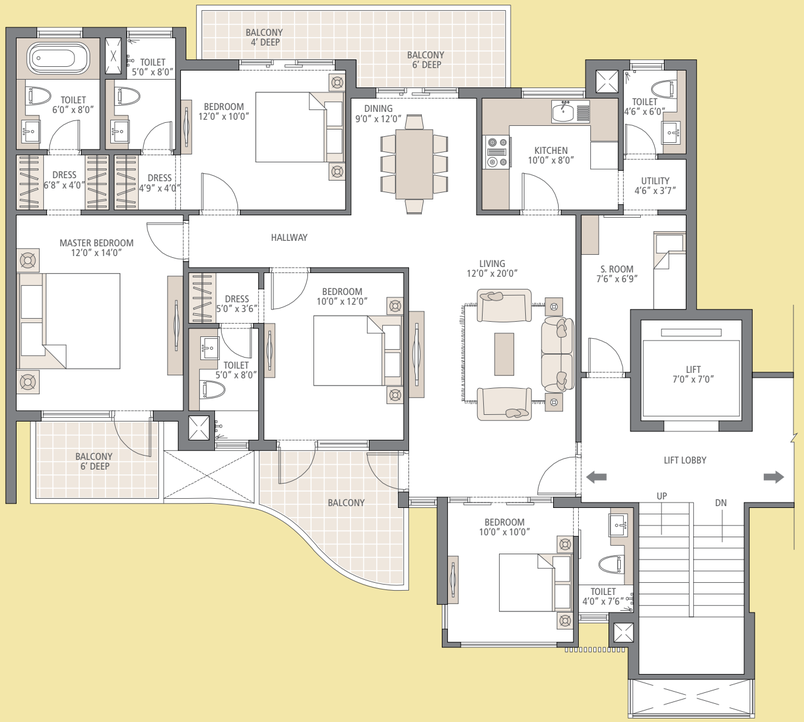
1 sq. metre = 1.196 sq. yard & 1 sq. metre = 10.76 sq. feet.

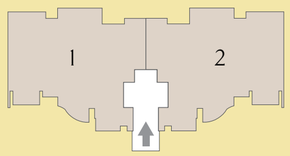
In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the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

TYPICAL FLOOR PLAN

2100 SQ. FT.
4 BEDROOM, 4 BATHROOM, UTILITY,
S.ROOM AND LIFT

PALM TERRACES





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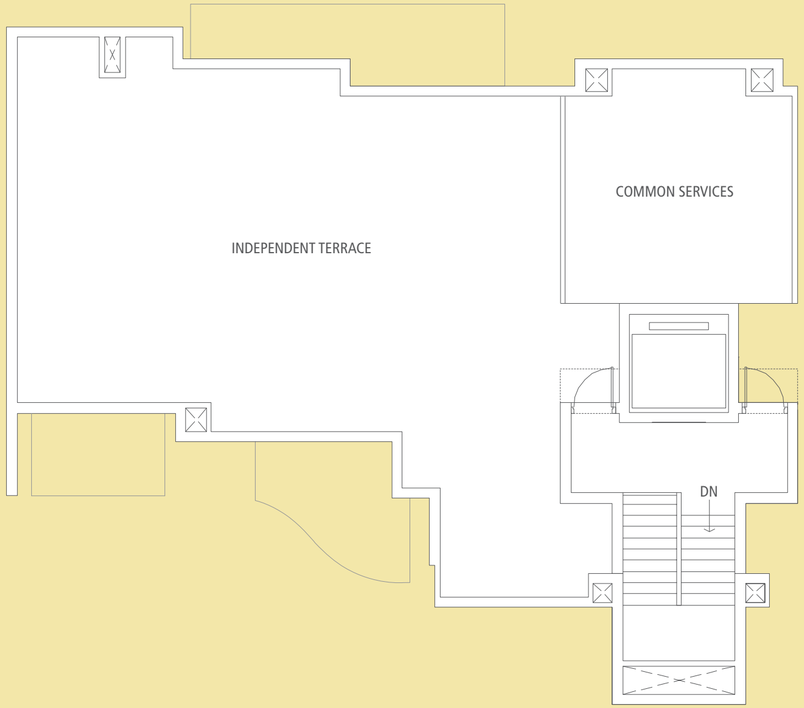
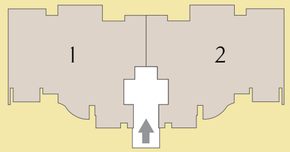
TERRACE FLOOR PLAN

1150 SQ. FT.

PALM TERRACES





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PROPOSED STANDARD SPECIFICATIONS* FOR THE PALM TERRACES

WALLS

Living/Dining/Lobby/Family Room	POP Punning with Arcylic Emulsion Paint
Master Bedroom	POP Punning with Arcylic Emulsion Paint
Other Bedroom(s)	POP Punning with Arcylic Emulsion Paint
Kitchen	Ceramic Tiles - 2 ft. Above Counter POP Punning with Arcylic Emulsion Paint
Balconies/Terraces	Weather-Proof Paint
Master Toilet	Imported Marble
Other Toilets	Ceramic Tiles
Servant/Utility Room	POP Punning with OBD

FLOOR

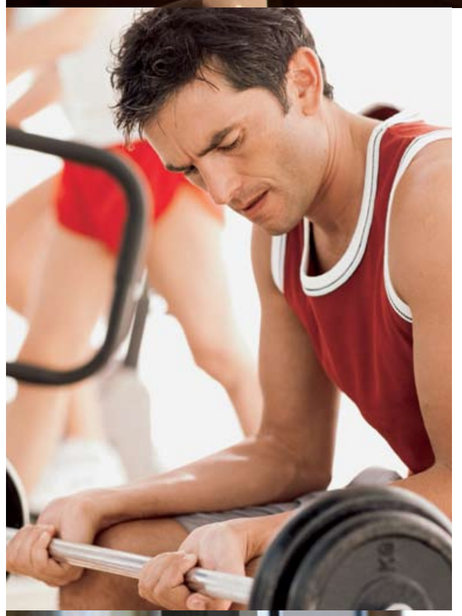
Living/Dining/Lobby/Family Room	Imported Marble
Master Bedroom	Wooden Laminated Flooring
Other Bedroom(s)	Wooden Laminated Flooring
Kitchen	Vitrified Tiles
Balconies/Terraces	Anti-Skid Tiles
Master Toilet	Imported Marble
Other Toilets	Vitrified Tiles
Servant/Utility Room	Heavy Duty Ceramic Tiles

CEILING

Living/Dining/Lobby/Family Room	POP Punning with Arcylic Emulsion Paint
Master Bedroom	POP Punning with Arcylic Emulsion Paint
Other Bedroom(s)	POP Punning with Arcylic Emulsion Paint
Kitchen	POP Punning with Arcylic Emulsion Paint
Balconies/Terraces	Weather-Proof Paint
Master Toilet	False Ceiling with Acrylic Emulsion Paint
Other Toilets	False Ceiling with Acrylic Emulsion Paint
Servant/Utility Room	OBD

DOORS

Living/Dining/Lobby/Family Room	Internal: Flush Door Shutters External: UPVC/Powder Coated Aluminum Main Entrance: Polished Teakwood Frame With Panelled Door Shutters
Master Bedroom	Internal: Flush Door Shutters External: UPVC/Powder Coated Aluminum
Other Bedroom(s)	Internal: Flush Door Shutters External: UPVC/Powder Coated Aluminum
Kitchen	Internal: Flush Door Shutters External: UPVC/Powder Coated Aluminum
Balconies/Terraces	External: UPVC/Powder Coated Aluminum
Master Toilet	Internal: Flush Door Shutters
Other Toilets	Internal: Flush Door Shutters
Servant/Utility Room	Internal: Flush Door Shutters



WINDOWS/GLAZING

	UPVC/Powder Coated Aluminium Window Frames and Shutters

OTHERS

Living/Dining/Bedroom(s)	Split AC Units
Kitchen	Modular Kitchen, Granite Counter Top with Back Splash in Granite, Stainless Steel Sink with Double Bowl and Drainage, CP Fittings
Master Toilet	Imported Chinaware, Imported CP Fittings, Marble Counter
Other Toilets	Imported Chinaware, Imported CP Fittings, Marble Counter

SWITCHES

	Modular Switches

OTHER AMENITIES

	100% Power Back-up, Health Club Facility with Fully Equipped Unisex Gym Fitted with Cable TV, Jacuzzi, Dance & Aerobics Studio. Sports Facilties 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

*All floor plans, specifications and images in this brochure are representative and are subject to change in the best interests of the development.

CREATING A NEW INDIA.

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