

**EMAAR**  
INDIA

A photograph of a person walking away on a winding, paved path in a lush garden. The path is made of light-colored bricks and curves through dense greenery, including trees and various plants. The scene is brightly lit, suggesting a sunny day. The text "A GREENER EVOLUTION BEGINS!" is overlaid in white, bold, sans-serif font across the middle of the image.

**A GREENER EVOLUTION BEGINS!**

PRESENTING

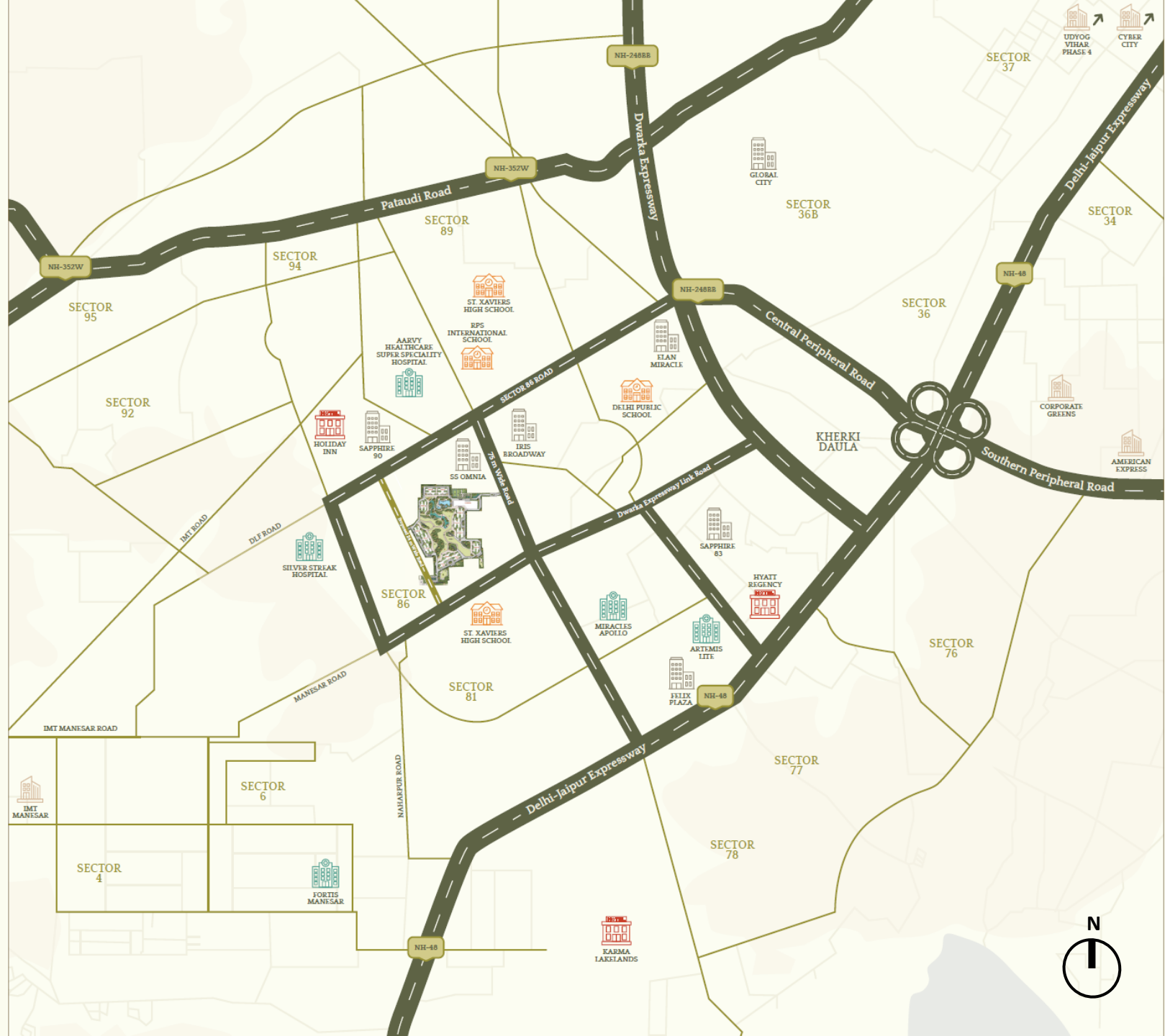


# SERENITY HILLS

*Come Home to Acres of Nature*

# LOCATION

Sector 86, Gurugram



# LOCATION HIGHLIGHTS



## INFRA

- 2.9 km Dwarka Expressway
- 3.8 km NH-48
- 6 km Cloverleaf
- 32 km Airport



## SCHOOLS

- 2 km St. Xaviers High School
- 2.4 km RPS International School
- 3 km St. Xaviers High School
- 3.2 km Delhi Public School



## HOSPITALS

- 1.9 km Aarvy Healthcare Super Speciality Hospital
- 2.1 km Miracles Apollo Cradle/Spectra
- 3.1 km Silver Streaks Hospital
- 4.8 km Artemis Lite
- 8 km Fortis Manesar



## MALLS

- 0.5 km SS Omnia
- 1 km Iris Broadway
- 2.1 km Sapphire 90
- 3.7 km Elan Miracle
- 4.1 km Sapphire 83
- 4.5 km Felix Plaza



## HOTELS

- 2.2 km Holiday Inn Gurugram Sector 90 by IHG
- 5.8 km Hyatt Regency Gurugram
- 6.4 km Karma Lakelands



## OFFICES

- 7.6 km Corporate Greens
- 7.8 km American Express
- 9.6 km IMT Manesar
- 20 km Udyog Vihar Phase 4
- 22 km Cyber City

 PROPOSED ROAD (24 M WIDE)

# MASTER PLAN

Total Site Area	25.90 Acres
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Total Towers	13
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## Current Offering – Phase 1

4 Towers	D,E,F,G
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# 8 ACRES OF CENTRAL GREENS



# 20+ ACRES OF LANDSCAPED OPEN SPACE



15% GROUND COVERAGE (35% PERMISSIBLE)

A detailed architectural rendering of a waterfront promenade. The scene is set in a lush park with a large pond in the foreground. The pond is filled with water lilies and has several ducks swimming. A wooden bridge crosses the pond. In the background, there are tall trees, some with autumn-colored leaves, and a modern high-rise building. People are shown enjoying the space: a woman and a child are sitting on a bench near the water, a young girl is waving, and two people are walking on a path. A wooden pergola structure is visible on the left side of the image.

# BREATHTAKING WATERFRONT PROMENADE



~1 LAKH SQ. FT. OF WORLD-CLASS AMENITIES

Pre-certified for Design  
**Platinum**



Indian Green Building Council

**IGBC**

## IGBC PLATINUM PRE-CERTIFIED

Energy Efficiency | Water Saving | Enhanced Air Quality  
More Natural Light and Ventilation | Reduction in Heat Island



**80%+ HOMES OVERLOOK CENTRAL GREENS OR ARE CORNER UNITS**



**90%+ HOMES HAVE FULL HEIGHT CORNER WINDOWS**

An architectural rendering of a modern, multi-story residential building. The building features a prominent design of 'stretched balconies' that span across multiple units, creating a continuous horizontal line. The balconies have glass railings and are integrated into the building's facade. The ground floor is a glass-walled entrance area with a wooden panel section on the left that contains a logo and the text 'TOWER C'. The entrance is surrounded by a paved plaza with a flower bed and a white car. The scene is set in a lush, green environment with trees and a clear blue sky.

# STRETCHED BALCONIES CONNECTING MULTIPLE ROOMS



TOWER C

# A WORLD OF EXQUISITE AMENITIES\*

## Sports Facilities

- Squash Court
- Table Tennis
- Badminton Court
- Card/ Carrom/ Chess/ Foosball
- Snooker/ Pool Billiards
- Tennis Court/ Pickle Ball
- Multipurpose Court/ Cricket Pitch/ net
- Jogging/ Cycling Track
- Swimming Pool

## Fitness Center

- Gymnasium
- Aerobics/ Yoga/Music/ Zumba
- Multipurpose Studio
- Juice Bar

## Health & Hygiene

- Salon Facilities
- Treatment/ Massage room/ Sauna/ Steam room
- Relaxation/ Revitalisation Lounge.

## Kid's Zone

- Toddlers Room/ Creche/ Day Care
- Art & Activity room/ Kid's Library

## Entertainment

- AV Room/ Mini Theatre/ Screening (2 nos)
- Ball Room/ Banquet with Pre Function
- Outdoor Lawn Area
- Cigar Room/ Men's Lounge/ Ladies Room

## Hospitality

- Guest Rooms/ Ensuite

## Food & Beverages

- Multicuisine Restaurant
- Café/ Bar Lounge

## Business Hub

- Library/ Quiet Zone
- Meeting Rooms/ Conference Rooms
- Work Pods/ Coworking

\*Inclusive of amenities that are part of future development.

**INDICATIVE  
CLUSTER PLAN**

**(Tower D)**

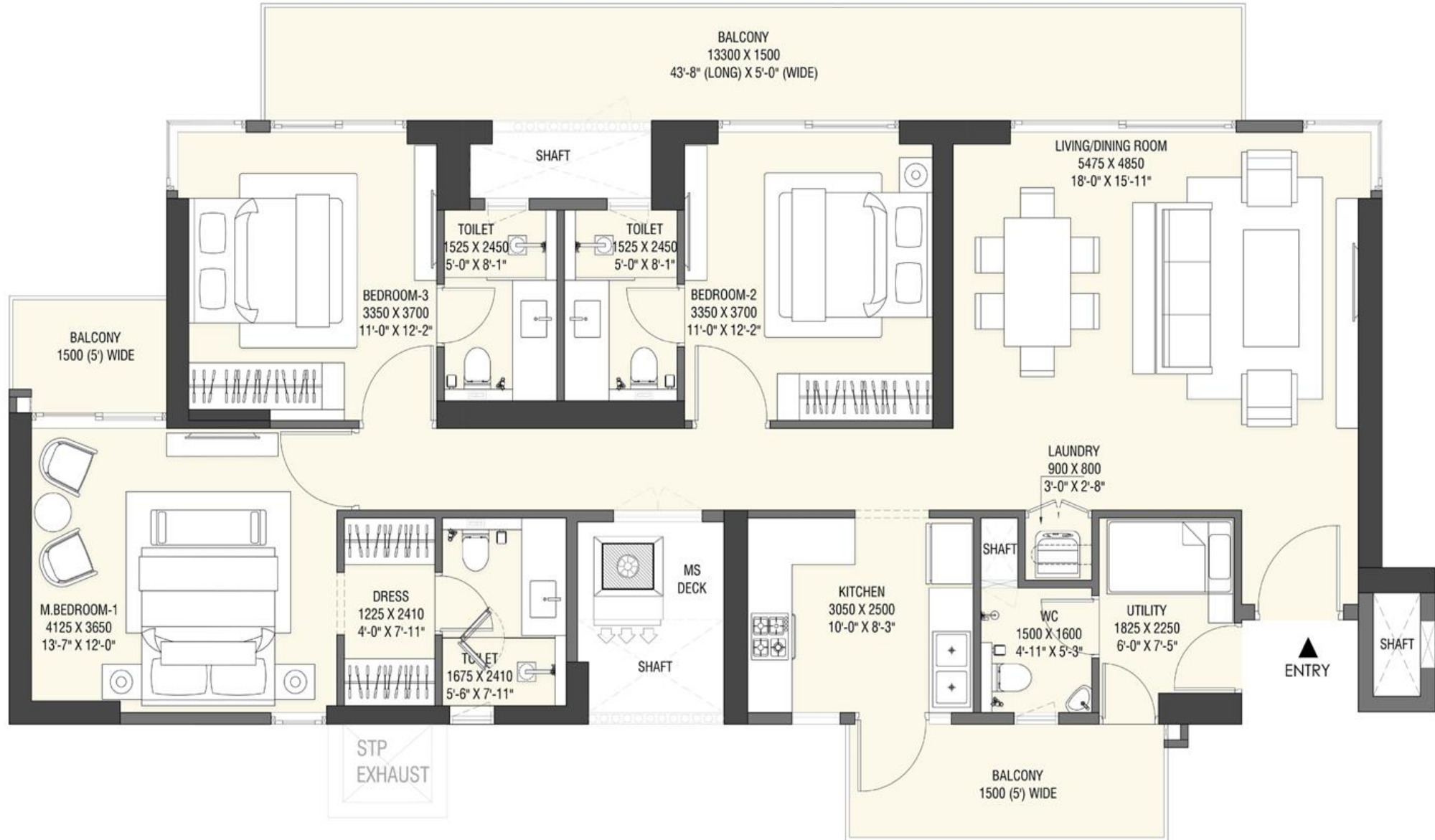


# UNIT PLAN

**3BHK+3T+U**

Carpet Area\* 1,219 sq. ft.

Balcony Area\* 318 sq. ft.



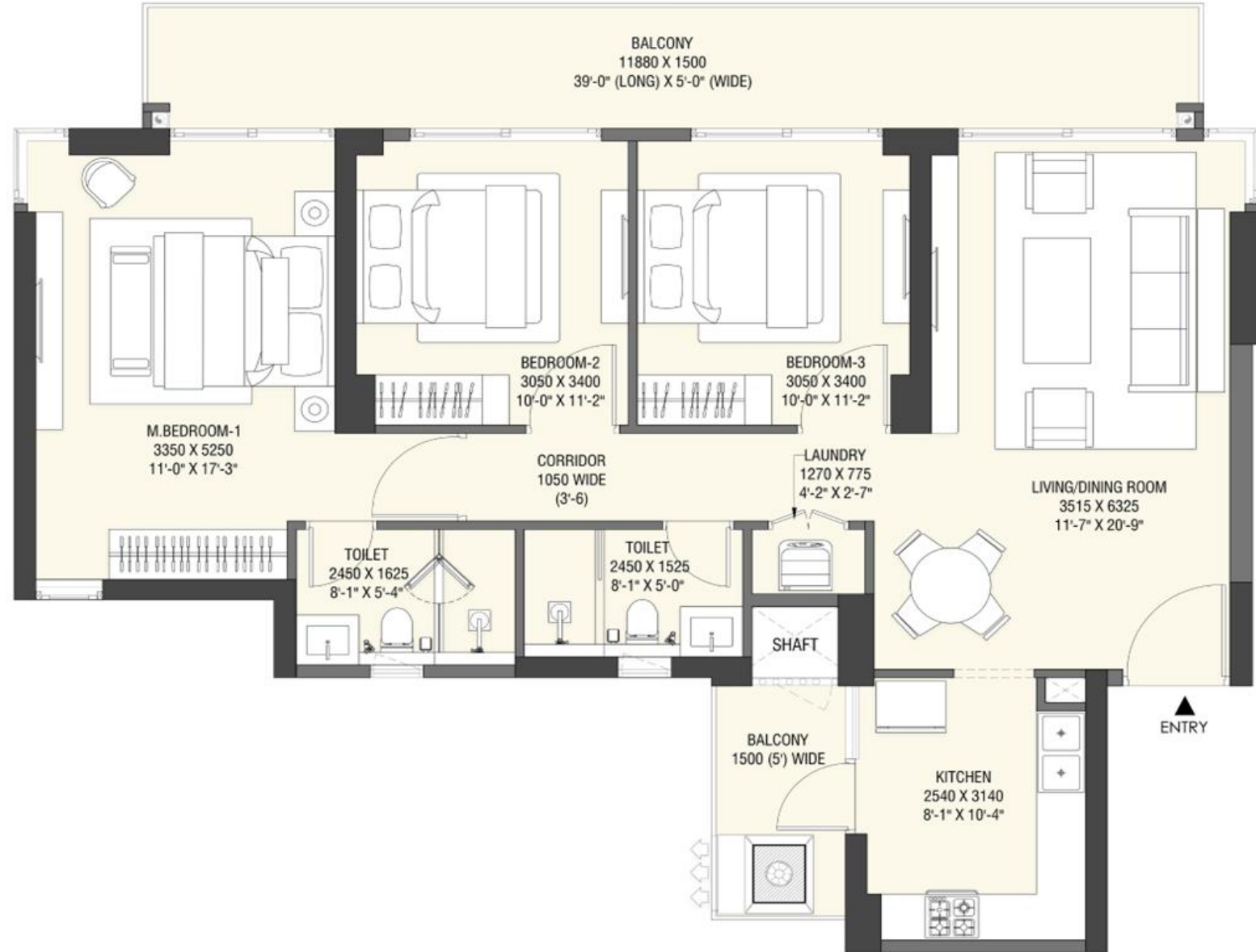
\*Indicative sizes, sizes may vary in different floors.

# UNIT PLAN

## 3BHK+2T

Carpet Area\* 947 sq. ft.

Balcony Area\* 235 sq. ft.



\*Indicative sizes, sizes may vary in different floors.

# UNIT DETAILS & PRICING

Typology	Carpet Area (in sq. ft.)*	Balcony Area (in sq. ft.)*	Price as per EasyPay Plan (in Cr.)#	Price as per CLP (in Cr.)#
3BHK Small (3BHK+2T)	947	235	<b>3.02</b> onwards	<b>2.98</b> onwards
3BHK Large (3BHK+3T+U)	1,219	318	<b>3.98</b> onwards	<b>3.92</b> onwards

\*Indicative sizes, sizes may vary in different floors.

#Prices inclusive of EDC/IDC, IFMS, Car park & Club Membership. GST Extra

# CONSTRUCTION LINKED PAYMENT PLAN

S.No.	Construction Milestone	Amount / (%)
1	On Booking Amount	INR 10 lacs
2	Within 30 Days of booking	9.5% of Unit + EDC/IDC Less booking amount
3	Within 90 Days of booking subject to BA registration	10.5% of Unit + EDC/IDC
4	Within 180 Days of booking subject to BA registration	10% of Unit + EDC/IDC
5	On completion of 2nd floor roof slab of the tower or 18 Months from date of booking whichever is later	10% of Unit + EDC/IDC
6	On completion of 12th floor roof slab of the tower	10% of Unit + EDC/IDC
7	On completion of 20th floor roof slab of the tower	10% of Unit + EDC/IDC
8	On completion of 30th floor roof of the tower	10% of Unit + EDC/IDC
9	On completion of top floor roof of the tower	5% of Unit + EDC/IDC
10	On completion of flooring works of the tower	5% of Unit + EDC/IDC
11	On completion of installation of lift works of the tower	10% of Unit + EDC/IDC
12	On offer of possession on OC of the tower	10% of Unit + EDC/IDC + 100% IFMS & CAM

# NEW EasyPay PLAN

## 30:40:30

**30%**

BOOKING AMOUNT – 10 LAKH

WITHIN 30 DAYS OF BOOKING	10%
WITHIN 90 DAYS OF BOOKING	10%
WITHIN 180 DAYS OF BOOKING	10%

**40%**

25TH FLOOR SLAB	10%
TOP FLOOR SLAB	30%

**30%**

ON APPLICATION OF OC	20%
ON OFFER OF POSSESSION	10%

**LET'S DISCUSS!**