



PALM HILLS



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Presenting a refreshing new look at modern living. Palm Hills, Gurgaon, with welcoming green spaces, invigorating fresh air and sunlight, and modern design concepts that complement your sensibilities. Palm Hills. Quite simply, one of the best decisions you will ever take.



Life in a pulsating neighbourhood.



Artistic Rendering of Clubhouse

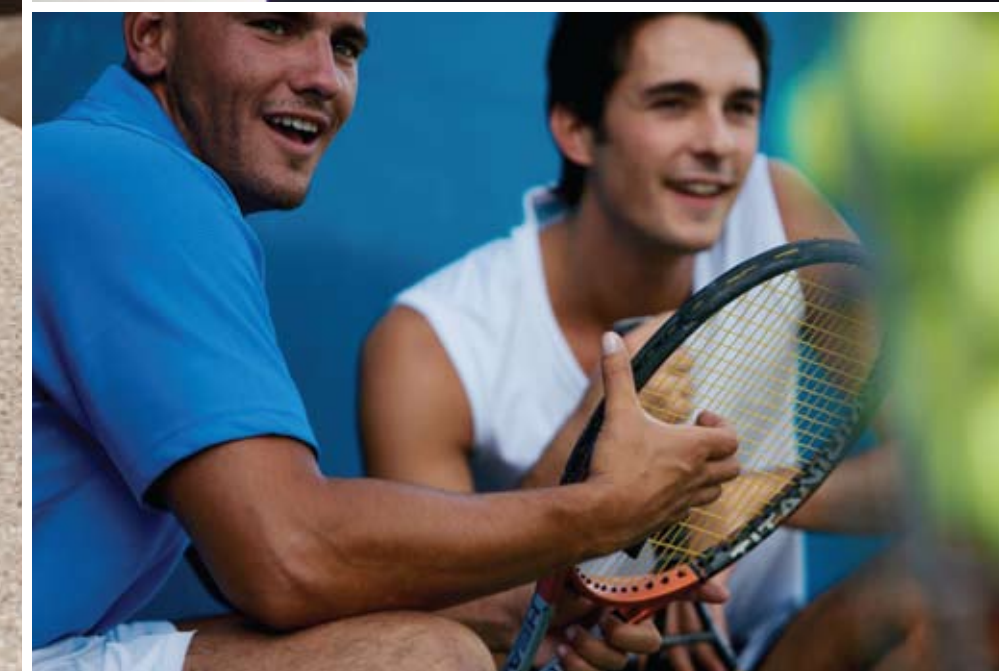
## Apartment life. Villa style.



Close your eyes for a moment and open them again, and take in the feeling that the apartment you are in feels so much like a villa. Get ready to experience apartment living redefined.

Walk in, and be impressed by the sense of space and the attention to detail and workmanship. Appreciate the uncompromising quality all around and the various amenities that befit modern residences.

Your apartment at Palm Hills. So much more than you imagined but just what you've always deserved.



Flexibility and exclusivity.  
Design your home, your way.



Palm Hills has features no other development offers. Choose either a three bedroom or a four-bedroom apartment, and get the flexibility of maximizing your living space as you wish. A simple step can turn your four-bedroom apartment into a spacious three-bedroom one, and give your three-bedroom apartment that walk-in closet you've always wanted, if you don't need the study.

Another Palm Hills advantage is exclusivity. Every floor has only two apartments, compared to the eight apartments to a floor in conventional group housing developments. This means more privacy, far less noise and a great sense of ownership. Palm Hills also has the best lift to apartment ratio, which means you travel totally relaxed to and from your apartment.



Artistic Rendering of 3 Bedroom Blocks

Spacious setting.  
Only two apartments to each floor.



Artistic Rendering of Entry to Apartment Blocks



Artistic Rendering of 4 Bedroom Blocks



The advantage is all yours.

Palm Hills has facilities that makes it a great group housing project – a world-class clubhouse with a swimming pool and modern health and recreational facilities, beautifully landscaped jogging and walking tracks, children’s play area, courts for lawn tennis, badminton and basketball, a high tech gym, a salon/spa, a community centre, a banquet hall and business centre, cafeteria and crèche, and stores that cater to all daily needs. Yes, the value additions are truly impressive at Palm Hills.



# Going beyond ceilings, floors and walls.

One of the defining aspects of Palm Hills is the emphasis on small built clusters set within wide-open landscaped green areas. Internationally known architects, ARCOP, have given this exclusive master planned community many unique features - Spanish style architecture, segregation of pedestrian and vehicular movement, efficient floor plans and an excellent blend of housing and green spaces.



- Located on NH-8
- A 20-minute drive from Delhi's International Airport
- A short distance from Haldiram's, the proposed Metro Station/ISBT, Apno Ghar, Wet & Wild and the ITC Classic Golf Course
- Large master-planned community

- with parks and landscaped greens
- The project would comprise 1250 units approximately, including 3 and 4 bedroom apartments and villas
- 5 KVA power back-up per unit
- Panoramic view of the Aravalli Hills
- Surrounding areas have other housing projects, luxury hotels and resorts

## MASTER PLAN

### Legend

1. Entry Gate Complex
2. Community Centre with Swimming Pool, Multi-Purpose Hall and Business Centre
3. High-Tech Gymnasium and Salon/Spa
4. Cafeteria and Crèche
5. Shopping Complex and Convenient Store
6. Basketball Court
7. Badminton Court
8. Lawn Tennis
9. Jogging and Walking Tracks with Landscape
10. Children Play Area



Map not to scale





## Design

- Exclusive gated master-planned community
- Master Planning by ARCOP
- Choice of 3-Bedroom and 4-Bedroom apartments
- Only two apartments on each floor with an elevator
- Efficient floor plans
- Cohesive urban design - street furniture, signages & road lighting
- Green areas & tree lined streets
- Segregation of pedestrian & vehicular movement
- Environment friendly planning

## Comfort & Convenience

- 5 KVA power back-up
- Perimeter Security
- Multiple Parks for recreation
- Kids playground & jogging tracks
- Community Centre with sports, gym & health facilities
- Shopping arcade
- Primary/nursery school

## Proposed Specifications

### WALLS

LIVING ROOM/DINING/LOBBY/FAMILY ROOM	OIL BOUND DISTEMPER
MASTER BEDROOM	OIL BOUND DISTEMPER
OTHER BEDROOM(S)	OIL BOUND DISTEMPER
KITCHEN	COMBINATION OF TILES & OIL BOUND DISTEMPER
BALCONIES/TERRACES	WEATHER PROOF PAINT
MASTER TOILET	COMBINATION OF CERAMIC TILES & OIL BOUND DISTEMPER
OTHER TOILETS	COMBINATION OF CERAMIC TILES & OIL BOUND DISTEMPER
SERVANT/UTILITY ROOM	DRY DISTEMPER

### FLOOR

LIVING ROOM/DINING/LOBBY/FAMILY ROOM	VITRIFIED TILES
MASTER BEDROOM	LAMINATED WOODEN FLOORING
OTHER BEDROOM(S)	LAMINATED WOODEN FLOORING
KITCHEN	VITRIFIED TILES
BALCONIES/TERRACES	CERAMIC TILES
MASTER TOILET	CERAMIC TILES
OTHER TOILETS	CERAMIC TILES
SERVANT/UTILITY ROOM	CERAMIC TILES

### DOORS

LIVING ROOM/DINING/LOBBY/FAMILY ROOM	SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER
ENTRANCE DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
INTERNAL DOOR	
EXTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
MASTER BEDROOM	
INTERNAL DOOR	
EXTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
OTHER BEDROOM(S)	
INTERNAL DOOR	
EXTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
KITCHEN	
INTERNAL DOOR	
EXTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR UPVC
BALCONIES/TERRACES	
EXTERNAL DOOR	UPVC
MASTER TOILET	
INTERNAL DOOR	
EXTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR
OTHER TOILETS	
INTERNAL DOOR	
EXTERNAL DOOR	SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR
SERVANT/UTILITY ROOM	
INTERNAL DOOR	FLUSH SHUTTERS/MOULDED SKIN DOOR

### CEILING

LIVING ROOM/DINING/LOBBY/FAMILY ROOM	DRY DISTEMPER
MASTER BEDROOM	DRY DISTEMPER
OTHER BEDROOM(S)	DRY DISTEMPER
KITCHEN	DRY DISTEMPER
BALCONIES/TERRACES	WEATHER PROOF PAINT
MASTER TOILET	DRY DISTEMPER
OTHER TOILETS	DRY DISTEMPER
SERVANT/UTILITY ROOM	DRY DISTEMPER

### WINDOWS/GLAZING

LIVING ROOM/DINING/LOBBY/FAMILY ROOM	UPVC
MASTER BEDROOM	UPVC
OTHER BEDROOM(S)	UPVC
KITCHEN	UPVC
BALCONIES/TERRACES	UPVC
MASTER TOILET	UPVC
OTHER TOILETS	UPVC

### OTHERS

KITCHEN	GRANITE COUNTER TOP, STAINLESS STEEL SINGLE DRAIN BOARD SINK WITH CP FITTINGS CP FITTINGS, WHITE CHINA WARE FIXTURES
MASTER TOILET	
OTHER TOILETS	CP FITTINGS, WHITE CHINA WARE FIXTURES

### SWITCHES

MODULAR SWITCHES

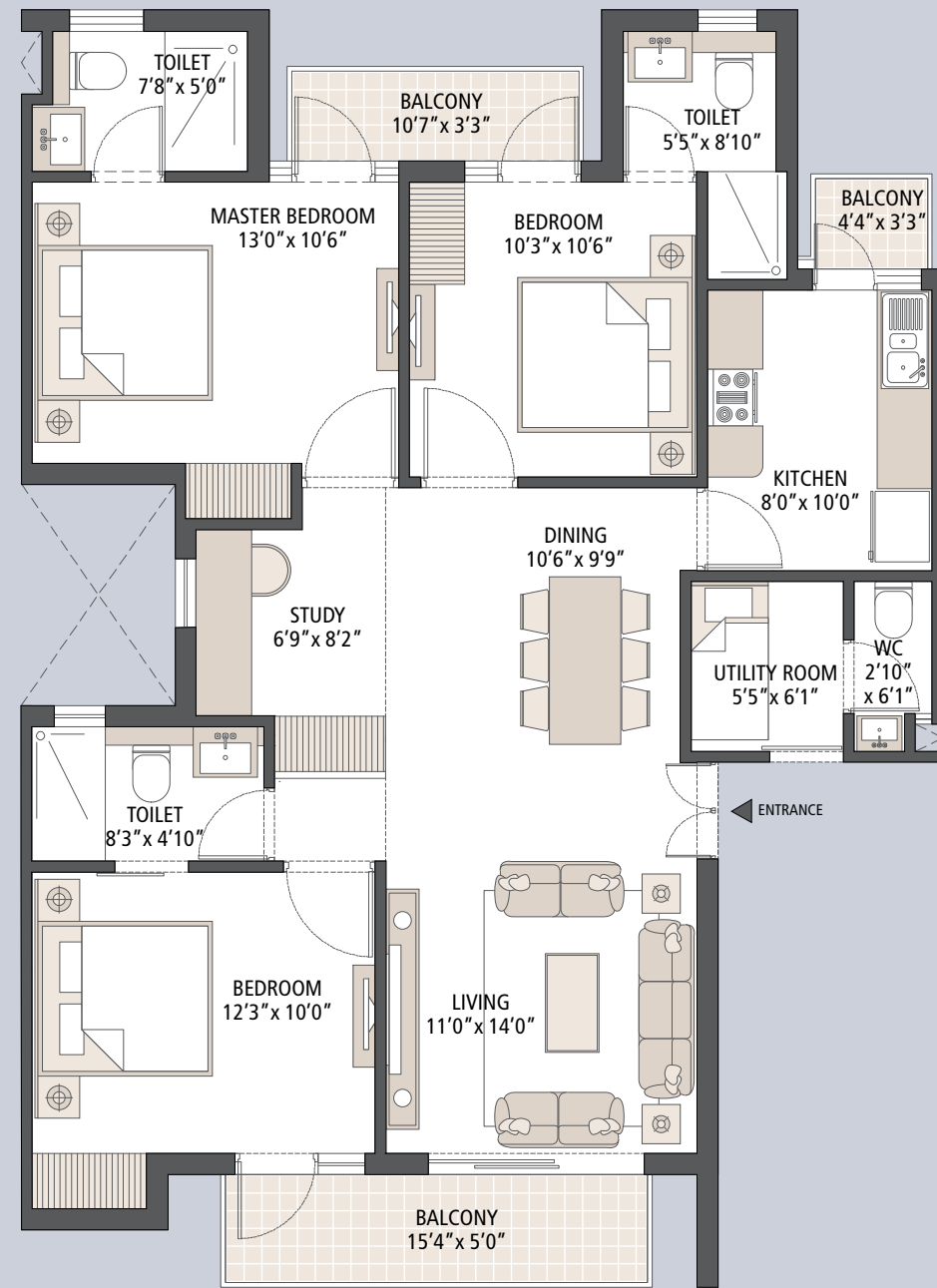
### OTHER AMENITIES

- 5 KVA POWER BACK-UP
- WORLD-CLASS CLUB WITH MODERN FACILITIES
- PRIMARY & NURSERY SCHOOL BY LEADING INSTITUTE
- CONVENIENT SHOPPING

All floor plans, specifications, artistic renderings and images in this brochure are indicative and are subject to change as decided by the company or by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets are not part of the offering.

Base Plan

3 Bedroom + 3 Bathroom + Utility Room + Study



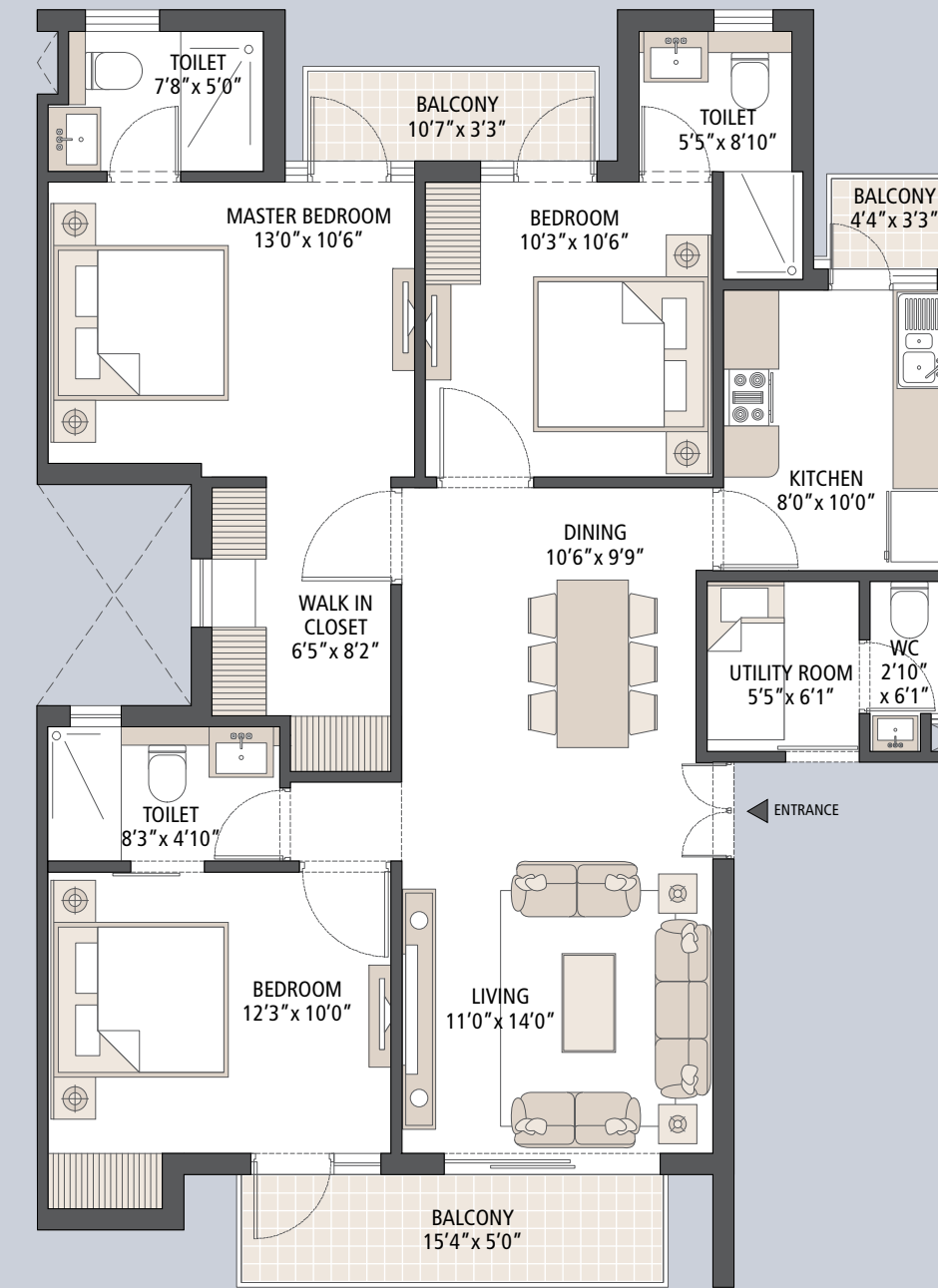
Type A1

Typical Floor Plan  
(1,450 sq. ft.)



Flexi-Option 1

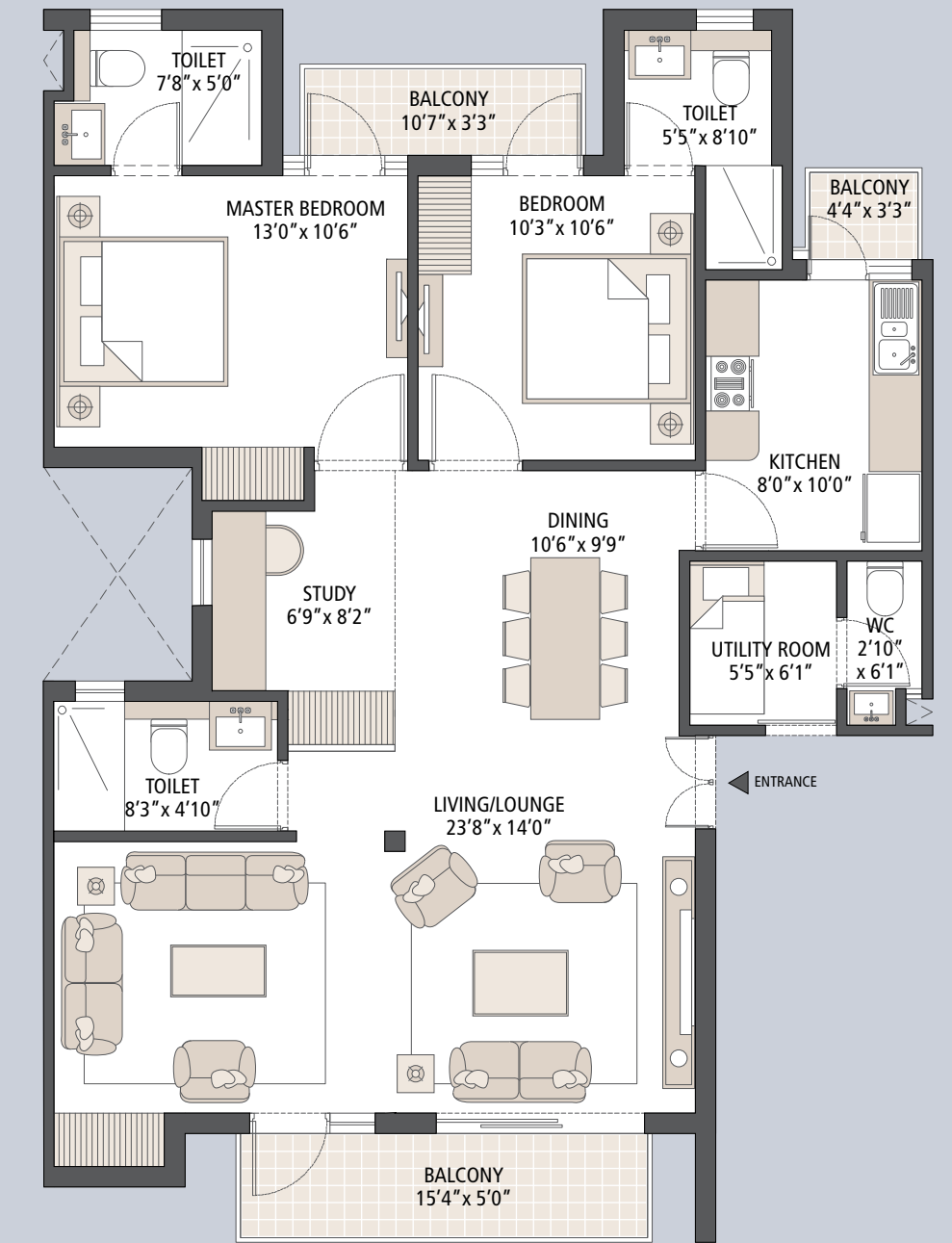
3 Bedroom + 3 Bathroom + Utility Room + Walk-in Closet



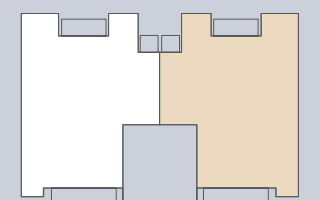
Type A2

Flexi-Option 2

2 Bedroom + 3 Bathroom + Utility Room + Study + Lounge



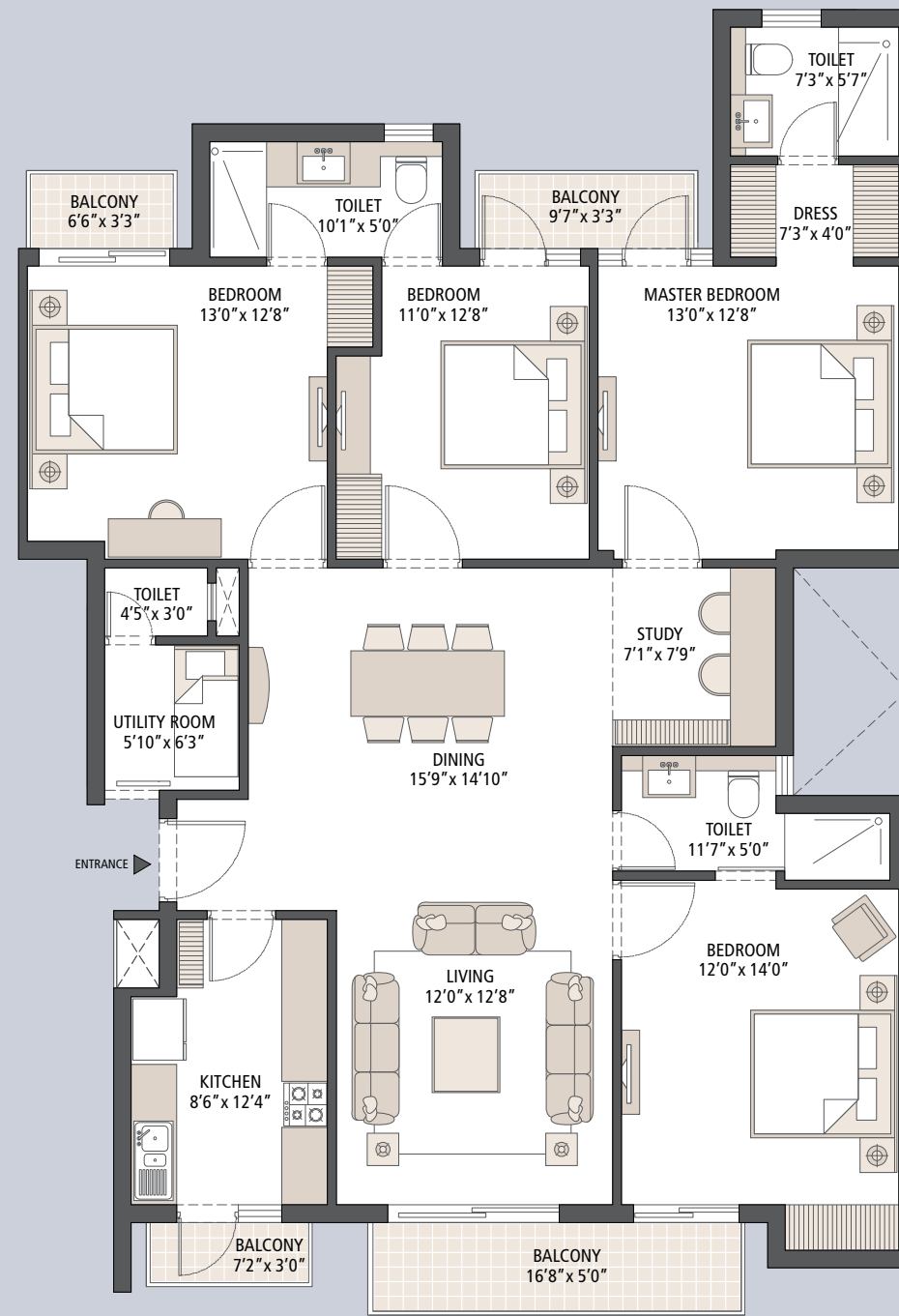
Type A3



1 sq. mtr. = 1.196 sq. yds. & 1 sq. mtr. = 10.76 sq. ft. 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, furniture and gadgets are not part of the offering.

Base Plan

4 Bedroom + 3 Bathroom + Study + Utility Room



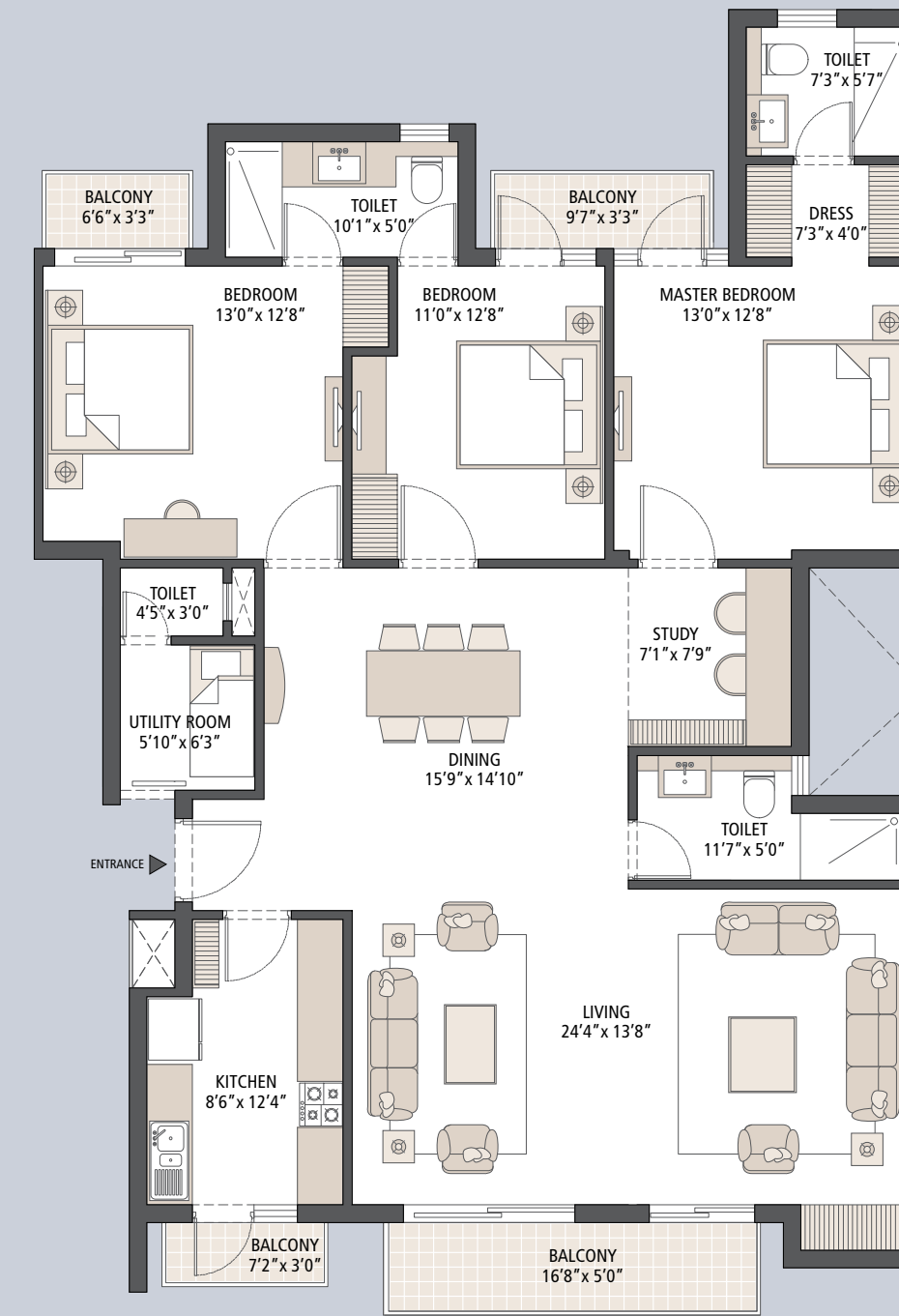
Type B1

Typical Floor Plan  
(1,950 sq. ft.)



Flexi-Option 1

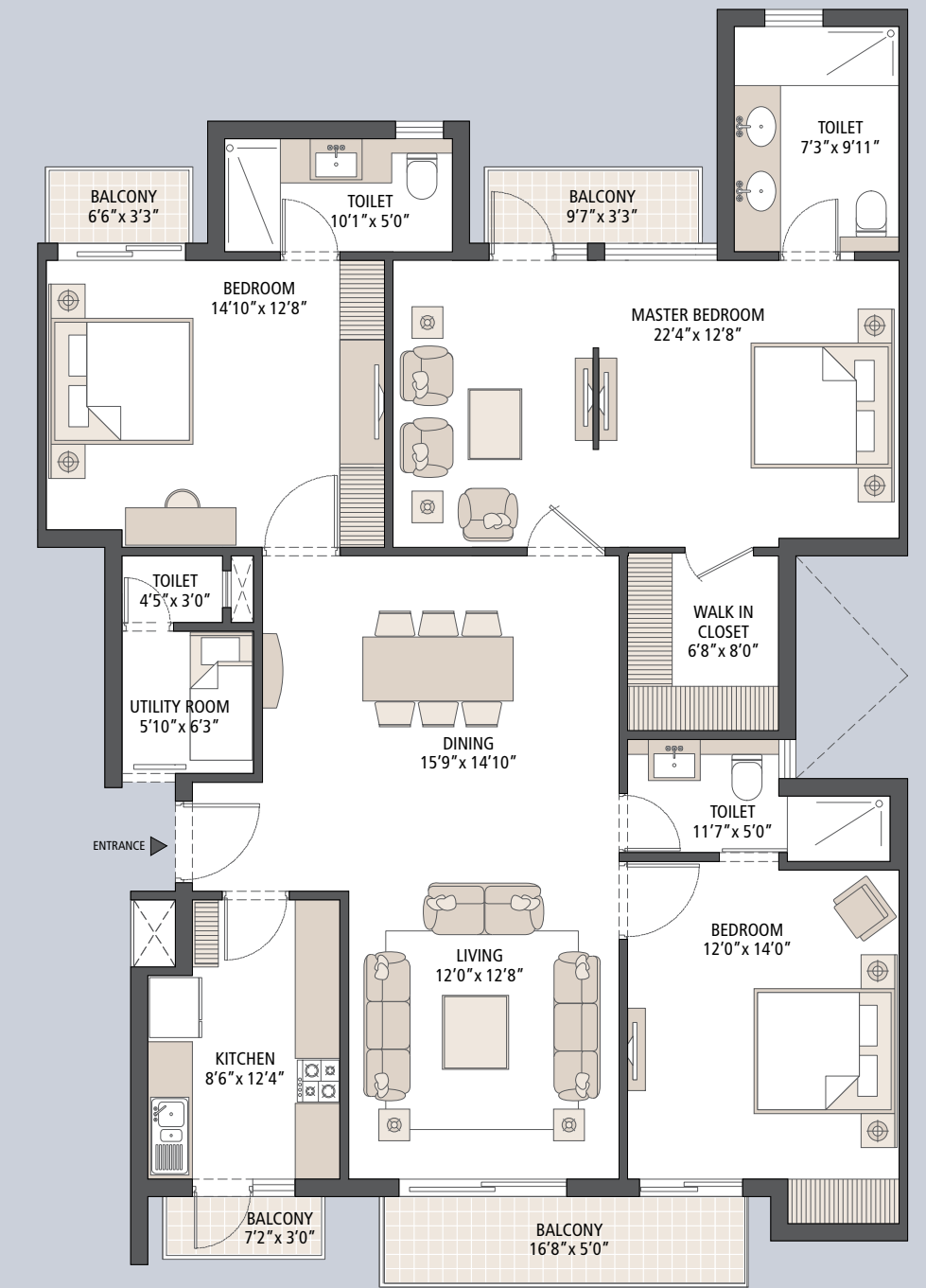
3 Bedroom + 3 Bathroom + Study + Utility Room



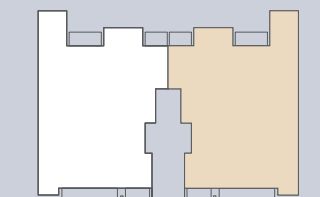
Type B2

Flexi-Option 2

3 Bedroom + 3 Bathroom + Utility Room + Walk-in Closet



Type B3



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Palm Hills. Where quality enriches life.



Artistic Rendering of 3 Bedroom Blocks



CREATING A NEW INDIA.