



EMERALD PLAZA





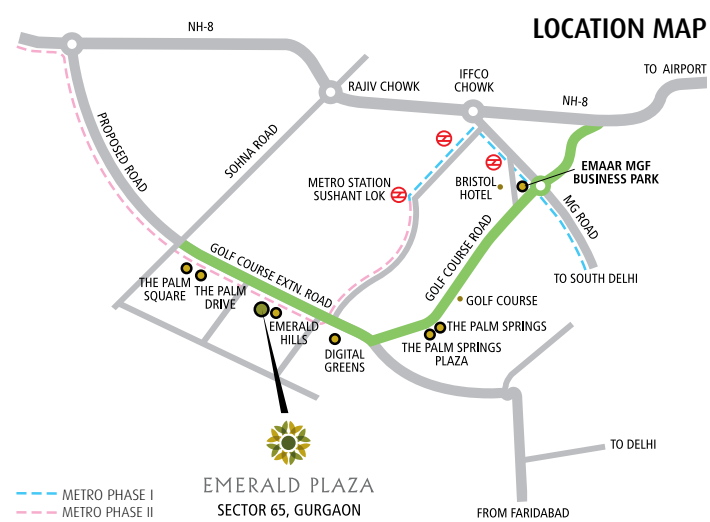
Life isn't just how you feel about your home.
It's how you feel about yourself when you are home.

Emerald Hills - an exclusive gated, secure, impeccably planned development in Gurgaon where all residents' needs are within easy walking distance. Consisting of four enclaves of ultra-luxurious sun-washed villas, plots, villa floors and premium apartments with the finest textures and finishes. Each enclave follows the signature Spanish style, colour palette and promises complete privacy with a quality of living that equals the very best. Lavish outdoor and indoor spaces, parks, sports facilities and shopping centres, all a short walk away complete the living experience at Emerald Hills. A street-style retail and SOHO format complex called **Emerald Plaza** completes this development.



EMERALD HILLS





quality shopping world-class office space
courtyard style mixed-use development
open-air convenience retail including clinics
health club restaurants and cafes **consumer**
destination internal court **connected to**
the housing community convenient access
 from all sides **central curvilinear courtyard**
 SOHO format **efficiency and flexibility** cost
 effective **uncompromising quality**

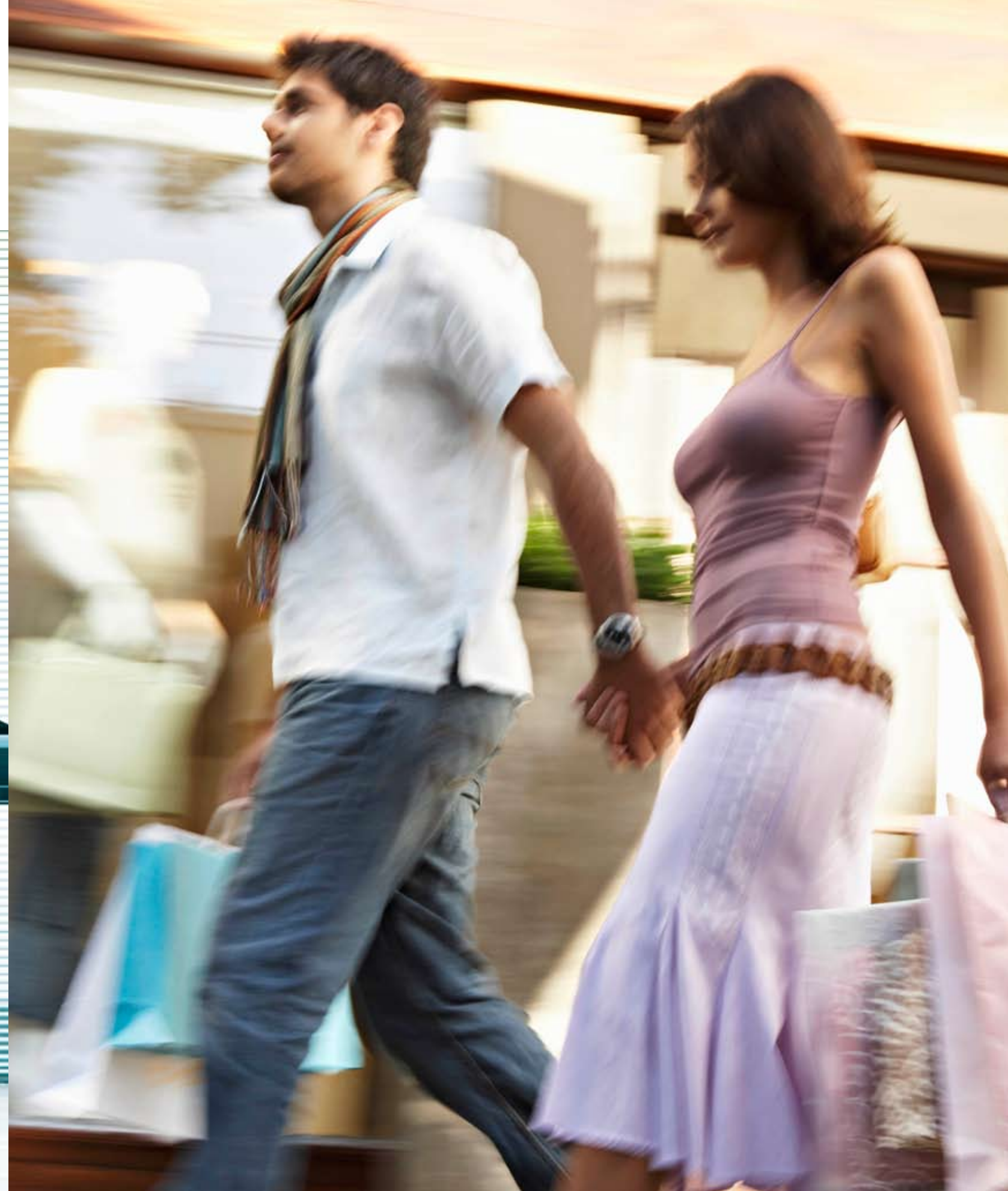


EMERALD PLAZA



Look forward to the nine to five

Workdays should never seem like work



This, that, and the other
– shopping at its convenient best





Put simply, Emerald Plaza will be retail therapy and work efficiency at their best.

Retail spaces

Shopping should be a pleasurable mind and body experience. With its choice of convenience retail options such as health clubs, beauty clinics, restaurants, cafes, boutiques, the retail spaces at the Emerald Plaza will cater to the discerning shopper, primarily from the upmarket residential community that is just a few minutes away.

Work spaces

The offices at The Emerald Plaza are being created around a simple concept - an efficient workspace makes for a better work life. High-speed elevators, air-conditioned SOHOs, 100% power backup, state of the art communication and safety systems are some of the features that will ensure smooth and efficient operations. Well planned lobbies and common areas, independent access to the office block and well laid out parking enhance the work environment and encourage better productivity.



Maximizing potential. Creating great places for all.

Emerald Plaza is a street-style retail and SOHO format spaces development, located in four acres of land. It will house three floors of retail space and eight floors of office space. On view would be great attention to design and detail and a unique concept where the exterior massing complements the interior courtyard. Added to this is the close proximity of the plaza to an upmarket residential community with a captive consumer base. Facilities and quality standards will be world class, a feature common to all Emaar MGF developments.

Whatever your business perspective.



A business environment with a touch of pleasure



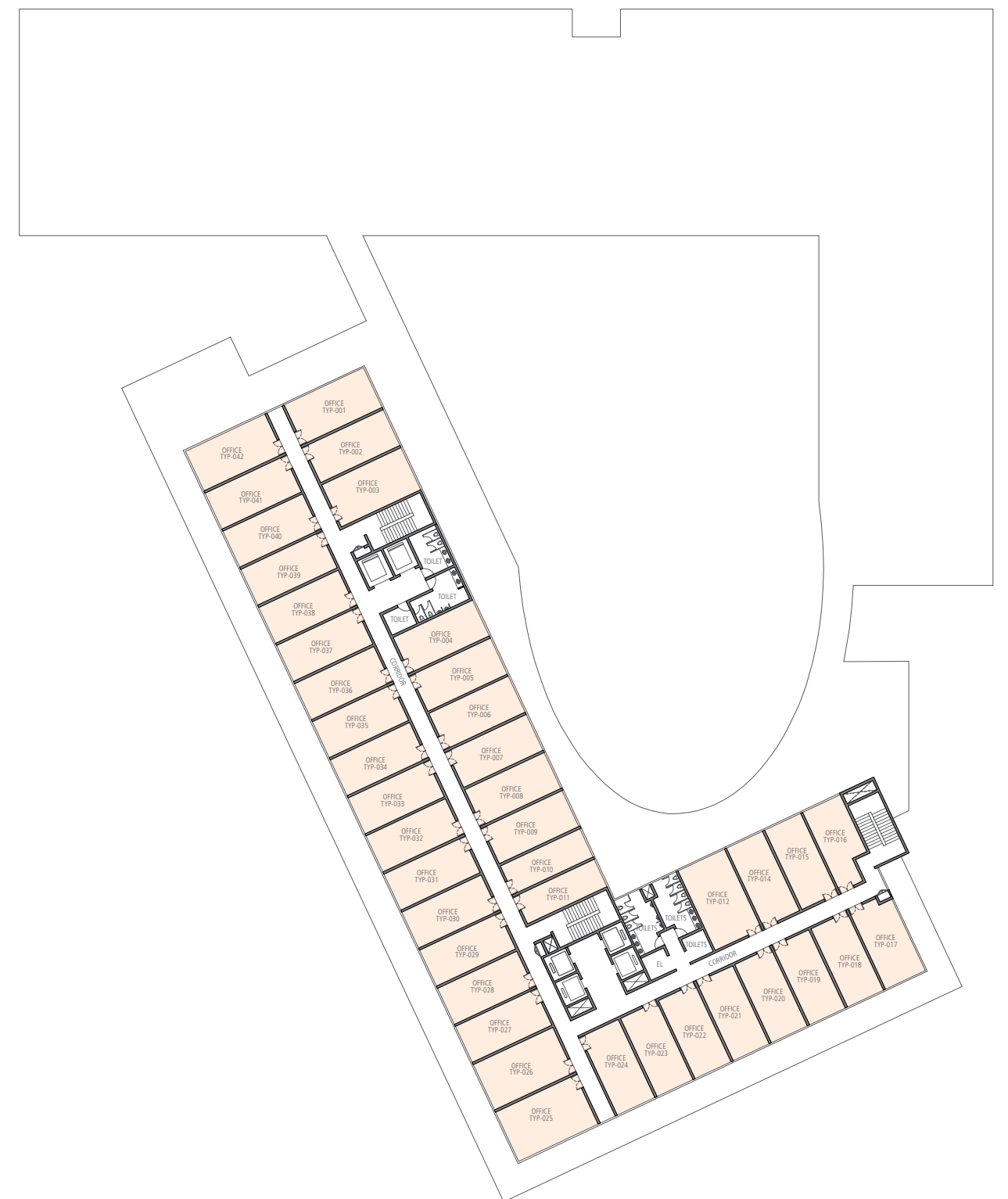
The Emerald Plaza. Your space, your business.



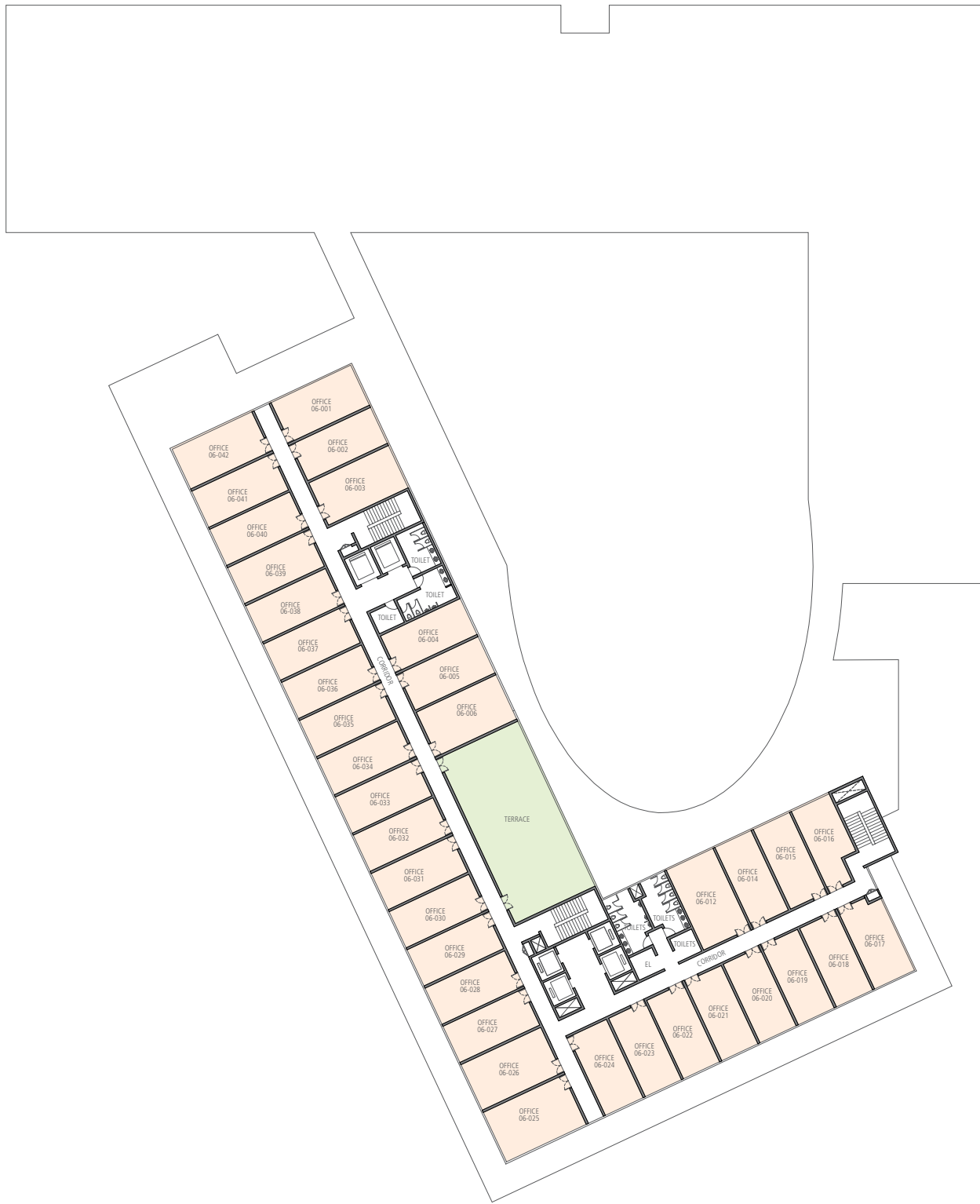




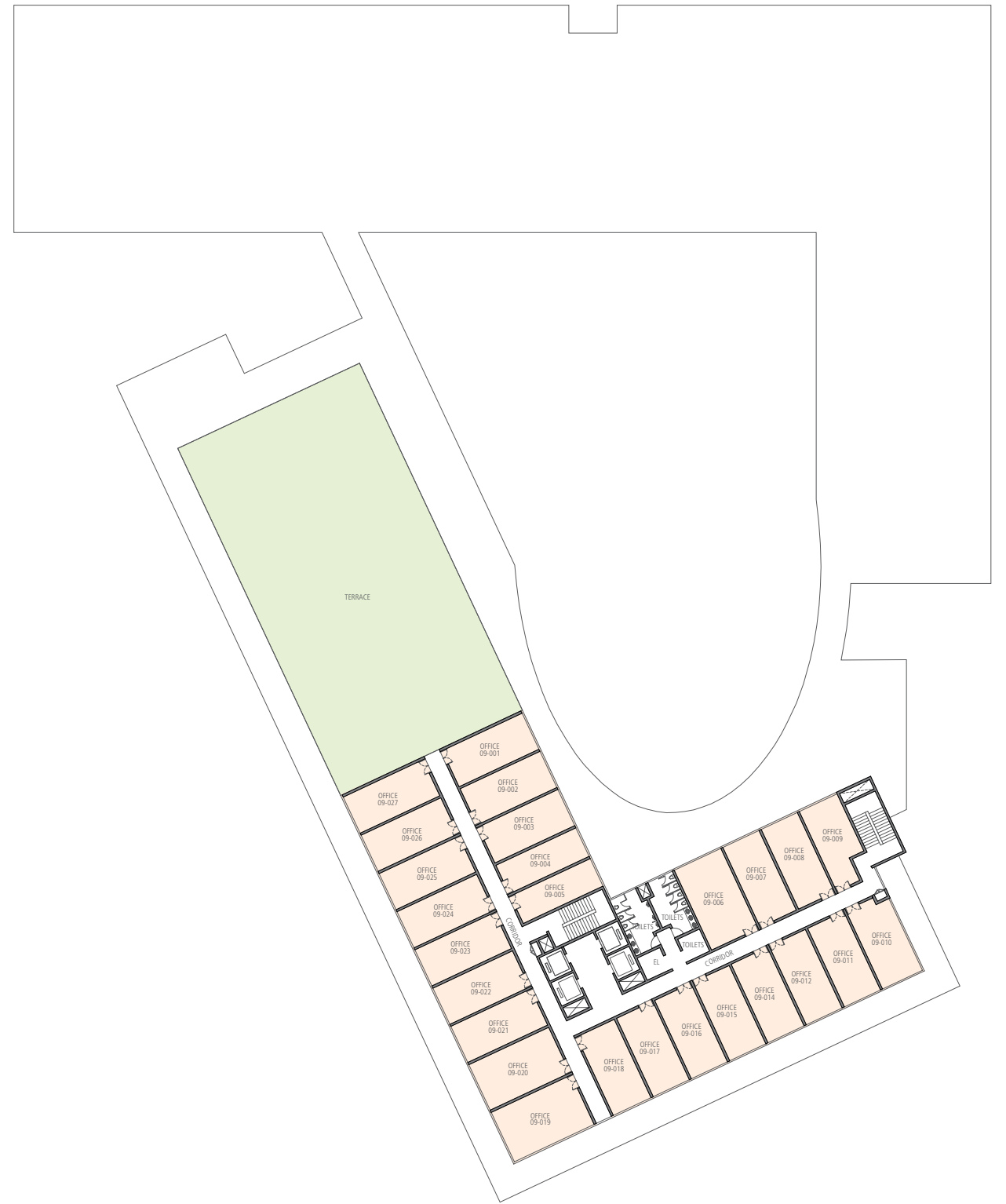
Second Floor Plan



Typical Plan - Floors: 3, 4, 5, 7 & 8



Sixth Floor Plan



Ninth Floor Plan

Retail Specifications

RETAIL SHOPS	
	Retail Floors - Ground, First & Second Large storefronts and glazing areas for Retail units Arcade along all Retail units Dedicated signage areas for all units as per deisgn Restaurant with terrace dining provided at second floor
STRUCTURE	
	RCC slab and column structure with masonry partitions Escalators and staircases connecting Retail levels
LANDSCAPE	
	Richly landscaped central plaza with paving and decorative features Pedestrian plaza designed with seating areas and food kiosks Dedicated drop-off zone and entrances for retail On-site parking areas with lush canopy trees and landscape features
FINISHES	
Exterior Lobbies Basement Tenant floor finish Common Toilets	Combination of Glazed storefronts, windows, Stone and painted surafce Combination of Stone and painted surface Broom finish Concrete Concrete floor Finished toilets with modern fittings and fixtures
PARKING	
	Multilevel basement for parking and services. Adequate surface parking Provision of access control and video surveillance
SECURITY	
Video surveillance Manned security	Basement parking and Basement & Ground floor lobbies Boom barrier at all Vehicular entry & exit points
LIFE SAFETY	
Wet Riser/ Hose Reels/ Sprinklers/ Fire extinguishers External Fire hydrants	Provided as per norms Provided as per norms
HVAC	
AC System Ventilation and Exhaust	Space provision for Split AC units Provided for Common toilets and basements
ELECTRICAL	
Distribution Metering Lightening protection & Earthing Pits Emergency Lighting	Provision of cable upto tenants Distribution board Tenant load will be metered Provided Emergency lighting in selected common area
DIESEL GENERATORS	
	100% automatic backup provided for lighting, power and AC Provided with PLC based auto load manager
SIGNAGE	
Internal External	Main lobby equipped with Tenant Directory and directional signs Utility and emergency signage where appropriate External Signage as per developers design and conditions
COMMUNICATION	
Cable TV Connection Telephone	Provision for Cable TV Provision for fixed line

Office Specifications

OFFICE SUITE	
	Office Floors - Second to Ninth Landscaped terrace area on selected floors
STRUCTURE	
	RCC slab and column structure with masonry partitions Passnenger & Service Elevator and Staircases connecting Office levels
LANDSCAPE	
	Richly landscaped central plaza with paving and decorative features Pedestrian plaza designed with seating areas and food kiosks Dedicated drop-off zone and entrance for Office
FINISHES	
Lobbies Basement Tenant floor finish Common Toilets	Combination of Stone and painted surface Broom finish Concrete Concrete floor Finished toilets with modern fittings and fixtures
PARKING	
Parking	Multilevel basement for parking and services. Adequate surface parking Provision of access control and video surveillance
SECURITY	
Video surveillance Manned security	Basement parking and Basement & Ground floor lift lobbies Boom barrier at all Vehicular entry & exit points
LIFE SAFETY	
Wet Riser/ Hose Reels/ Sprinklers/ Fire extinguishers External Fire hydrants	Provided as per norms Provided as per norms
HVAC	
HVAC System Ventilation and Exhaust	Split AC units provided Provided for Common toilets and basements
ELECTRICAL	
Distribution Metering Lightening protection & Earthing Pits Emergency Lighting	Provision of cable upto tenants Distribution board Tenant load will be metered Provided Emergency lighting in selected common area
DIESEL GENERATORS	
	100% automatic backup provided for lighting, power and AC Provided with PLC based auto load manager
SIGNAGE	
Internal	Main lobby equipped with Tenant Directory and directional signs Utility and emergency signage where appropriate
COMMUNICATION	
Cable TV Connection Voice (Telephone) and Data	Provision for Cable TV Provision for voice and data

*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.



CREATING A NEW INDIA.

Emaar MGF Land Limited

Street of Dreams: Sector 54, Gurgaon 122 002, Haryana
Tel.: (+91) 99580 21144, (+91 124) 424 0008/09/10

Corporate Office: ECE House, 28 Kasturba Gandhi Marg, New Delhi 110 001
Tel.: (+91 11) 4120 3444, 4152 1155

Sales Office: Emaar MGF Business Park, Mehrauli-Gurgaon Road
Sikandarpur Chowk, Sector 28, Gurgaon 122 002
Tel.: (+91 124) 442 1155. Email: emeraldplaza@emaarmgf.com

www.emaarmgf.com