



# PALM HILLS







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Flexibility and exclusivity.  
Design your home, your way.

Your apartment at Palm Hills, Sector 77, Gurgaon. It has features that no other development offers. You can give your 3 Bedroom apartment a walk-in closet or turn your 4 Bedroom apartment into a spacious 3 Bedroom one. Now, design your apartment the way you've always wanted. In Palm Hills.

- Choice of 3-Bedroom and 4-Bedroom apartments with flexible floor plans
- Only two apartments on each floor with an elevator
- Large master-planned gated community with parks and landscaped greens
- Ideally located on NH-8 and just 20-minutes 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
- Panoramic view of the Aravalli Hills
- 5 KVA power back-up per unit
- Multiple Parks for recreation
- Community Centre with sports, gym and health facilities



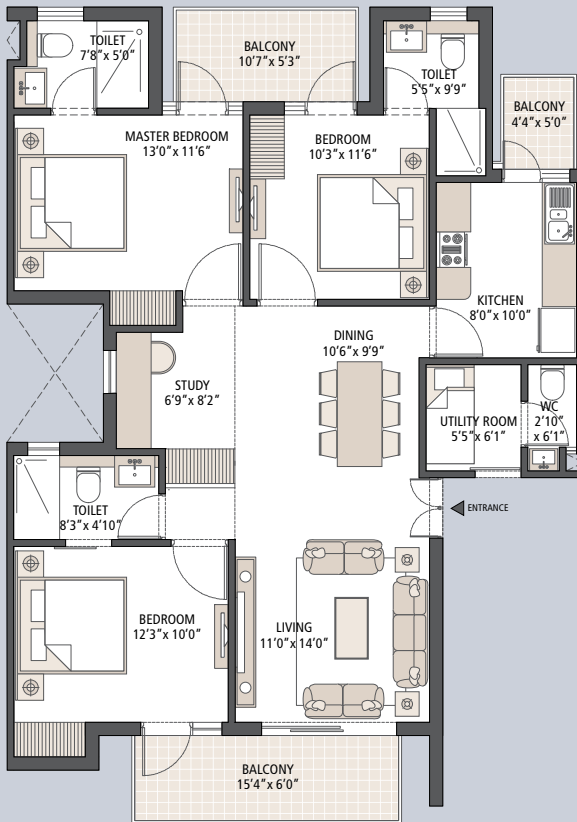
# Typical Floor Plan (1,575 sq. ft.)



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## Base Plan

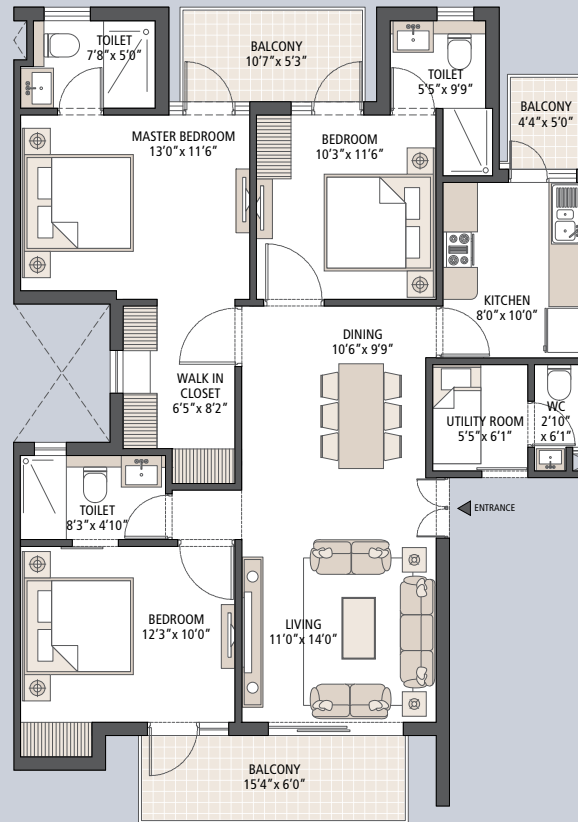
3 Bedroom + 3 Bathroom + Utility Room + Study



Type A1

## Flexi-Option 1

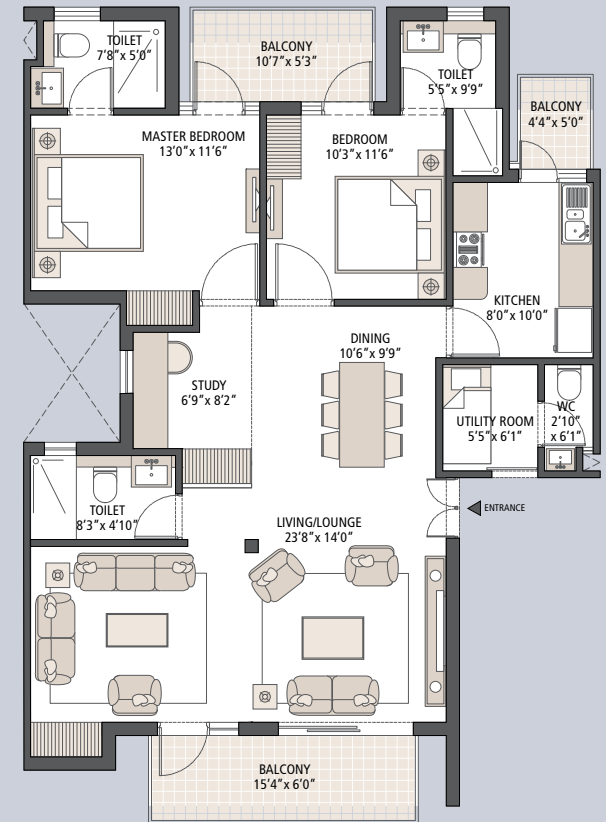
3 Bedroom + 3 Bathroom + Utility Room + Walk-in Closet



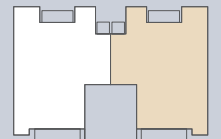
Type A2

## 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.



# 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

Emaar MGF Land Limited

Palm Hills Sales Centre  
Sector 77, NH-8, Gurgaon

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Actual Site Photograph



Actual Site Photograph



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