



CENTRAL PARK[®]
FLOWER VALLEY

The Quintessential Global Township

— www.centralpark.in —



Central Park is an ultra-luxury realty brand that specializes in delivering concept-based living spaces fused with hospitality for a privileged lifestyle.





FOOTPRINT IN GURUGRAM



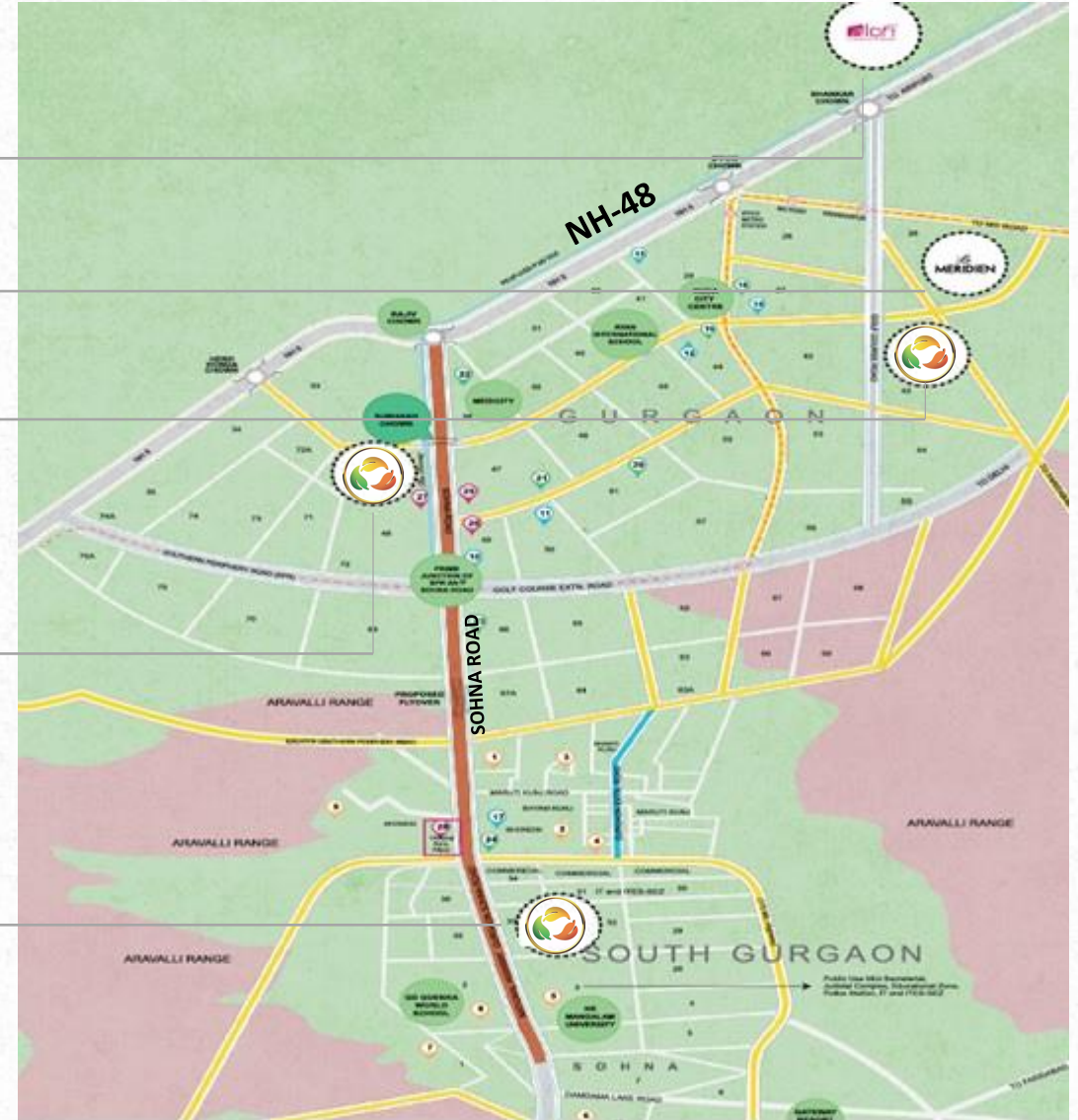
Le MERIDIEN

CENTRAL PARK[®]
GOLF COURSE ROAD

CENTRAL PARK[®]
RESORTS

CENTRAL PARK[®]
THE ROOM

CENTRAL PARK[®]
FLOWER VALLEY





GROUP LEGACY

Part of US\$ 2 billion Bakshi group, with businesses across multiple sectors

REAL ESTATE | HOSPITALITY | INFRASTRUCTURE |
AUTOMOTIVE | EDUCATION



Le **MERIDIEN**

aloft[®]
HOTELS

ORIENTAL
ORIENTAL

BAXY
CONTINENTAL ENGINES LIMITED


VEDANYA



WHAT DRIVES US...

MISSION

To build, develop and maintain unique customer experiences through world-class real-estate **concept living spaces** further strengthened by **our customer centric focus**, working with the **best in class minds and professionals** reputed for their quality and penchant of personal detailing.

VISION

To contribute significantly to building concept landmarks that **exceeds the expectations of our customers** and contribute to adding more value and **appreciation for their trust** in Central Park.



DELIVERED MASTERPIECES



Central Park
Golf Course Road, Gurugram



Central Park Bellevue
Sector 48, Gurugram



Central Park The Room
Sector 48, Gurugram



Central Park Resorts
Sector 48, Gurugram



Le Meridien
MG Road, Gurugram



Aloft Aerocity,
New Delhi



CENTRAL PARK FLOWER VALLEY

HRERA NO. 95 OF 2017 & 11 OF 2020 (PLOTTED DEVELOPMENT)
HRERA NO. 150 OF 2017 (GROUP HOUSING)



Welcome to the Quintessential Global Township where life is a bed of flowers & lifestyle beyond compare



BIRD'S EYE VIEW

ARAVALLI RANGE

Proposed Road to Golf Course Extension Road



← Towards Gurugram

Towards KMP →

MASTERPLAN



LEGEND :-

PRODUCTS:

- A THE ROOM
- B AQUA FRONT TOWERS
- C FLEUR VILLAS
 - a. 250 SQ.YDS.
 - b. 300 SQ.YDS.
- D CLOVER FLOORS
 - a. 400 SQ.YDS.
- E FLAMINGO FLOORS
 - a. 180 SQ.YDS.
 - b. 193 SQ.YDS.
- F CERISE FLOORS
 - a. 180 SQ.YDS.
- G MIKASA PLOTS
 - a. 1000 SQ.YDS.
 - b. 966 SQ.YDS.
 - c. 830 SQ.YDS.
 - d. 700 SQ.YDS.
 - e. 500 SQ.YDS.
 - f. 400 SQ.YDS.
 - g. 375 SQ.YDS.
 - h. 300 SQ.YDS.
 - i. 250 SQ.YDS.
 - j. 193 SQ.YDS.
 - k. 180 SQ.YDS.

AMENITIES:

1. FLORA FOUNTAIN
2. FLORA FOUNTAIN GREENS
3. THE NECTAR RESTAURANT
4. KID'S TERRA PARK
5. KID'S AQUA PARK
6. GOLF PUTTING & CHIPPING GREENS
7. VOLLEYBALL COURT
8. BASKETBALL COURT
9. TENNIS COURT
10. BADMINTON COURT
11. CRICKET NET PRACTICE ZONE
12. MINI FOOTBALL & ROCK CLIMBING ZONE
13. STEP GARDEN
14. PARK WITH KID'S PLAY AREA
15. CRECHE
16. NURSERY SCHOOL
17. PRIMARY SCHOOL
18. HIGH SCHOOL
19. VEGETABLE & MILK BOOTH
20. CHEMIST & ATM BOOTH
21. GAZEBOS WITH RETAIL SHOPS
22. NURSING HOME
23. HEALTH FACILITIES WITH DISPENSARY
24. RELIGIOUS BUILDING
25. PET PLAY AREA
26. PET PARK
27. TWO-WHEELER PARKING
28. BICYCLE PARKING
29. TAXI STAND
30. PROPOSED COMMERCIAL COMPLEX
31. FLOWER VALLEY CLUB
 - a. SPECIALITY RESTAURANT
 - b. JUICE BAR
 - c. BAKERY SHOP
 - d. FLORIST SHOP
 - e. DANCE & ACTING
 - f. YOGA
 - g. GYMNASIUM
 - h. BEAUTY SALON
 - i. SPA
 - j. STEAM & SAUNA
 - k. MASSAGE ROOM
 - l. BILLIARDS/SNOOKER
 - m. SQUASH COURT
 - n. TABLE TENNIS
 - o. SWIMMING POOL
 - p. TODDLER'S POOL
 - q. LIBRARY/READING ROOM
 - r. CARDS ROOM
 - s. BANQUET HALL
 - t. BUSINESS CENTRE
 - u. LOBBY LOUNGE

OD - OTHER DEVELOPMENTS



Live The Fresh Life Everyday

The township is based on the concept of spring season all year long with natural fauna





Live The Grand Life Everyday

A clubhouse spread across 1.20 lakh Sq. Ft. will become your 1st choice for a vibrant social life.



Specialty Restaurant | Juice Bar | Bakery Shop | Florist Shop | Dance & Acting | Yoga | Gymnasium | Beauty Salon | Spa | Steam & Sauna
Massage Room | Billiards/Snooker | Squash Court | Table Tennis | Swimming Pool | Toddler's Pool | Library/Reading Room | Card's Room
Banquet Hall | Business Centre | Lobby Lounge



Live The Gourmet Life Everyday

Multi-cuisine restaurant serving world cuisines for your refined palate





Live Your Childhood Everyday

Terra & Aqua Parks for your kids to enjoy till their heart's content & more...





Live The Scenic Life Everyday

Flora Fountain offers mesmerising views with surrounding greens





Live The Healthy Life Everyday

An Organic Farm that produces chemical free vegetables for the residents





Live Healthy & Find 45 Ways To Never Get Bored



Arctic Impression

Aroma Baths
Naturopathy
Head Massage
Reflexology
Laughter Therapy

Foot Massage
Body Massage
Steam
Sauna
Jacuzzi

Sun Bath
Art of Living Sessions
Badminton Courts
Herbal Park
Twin Fountain

Nature Walk
Basketball Court
Tennis Courts
Golf Chipping &
Putting Area

Cycling
Jogging
Squash Court
Cricket Nets



Live Healthy & Find 45 Ways To Never Get Bored



© Impression

Yoga
Swimming Pool
Meditation Room
Walking
Juice Centre

Salad Bar
Reading Lounge
Pilates
Detoxification Diet Session
TRX Training

24x7 Doctor &
Ambulance on Call
Floating Yoga
Music Therapy
Open Air Chess

Rock Climbing Wall
Organic Café
Hydrotherapy/Aqua Aerobics
Tai Chi Sessions
Gymnasium

Aerobics
Hobby Centre



World Class Hospitality From A Pedigree of 5-Star Hotels

To top it all, the well-known 5-Star hospitality services by a group that owns Le Meridien & Aloft, elevates your lifestyle.





READY AMENITIES AT THE TOWNSHIP

- Flora Fountain & Greens, Nectar Multi-cuisine Restaurant
- Kids Aqua & Terra Park
- Sporting Facilities- Courts for Basketball, Volleyball, Indoor Badminton, Lawn Tennis are available day & night. Golf Putting & Chipping greens, Mini-Football zone, Cricket practice nets are also operational.
- Organic Farm, Jogging Track, Yoga classes for a healthy lifestyle.
- Hospitality- Housekeeping, F&B services, Carwash.
- Multi-Dimensional Security with Sikh Regiment, 12 feet high boundary walls, boom barriers at entry gate.
- A shuttle service from Township to HUDA Metro station- 3 times a day.



SOON TO BE OPERATIONAL- Gymnasium, Blossom Mart, Horse Riding, CCTV, Fish Pond, Creche, Pet Park.



FUTURE AMENITIES AT THE TOWNSHIP

-  Rock Climbing Zone
-  Step Garden
-  Park with Kid's Play Area
-  Creche
-  Nursery School
-  Primary School
-  High School
-  Daily Needs Shop/Kiosks
-  Vegetable & Milk Booth
-  Chemist/Pharmacy
-  ATM Booth
-  Gazebos with Retail shops
-  Nursing Home
-  Health Facilities with Dispensary
-  Religious Building
-  Pet Play Area
-  Pet Park
-  Bicycle & 2-wheeler Parking
-  Taxi Stand
-  Proposed Commercial Complex



A BOUQUET OF FINE CHOICES

07 Residential Options In The Township



CENTRAL FLOWER VALLEY- *RESIDENCES*



MIKASA PLOTS

180 – 1000 Sq. Yds.
Independent Plots



FLAMINGO FLOORS

2/3 Bed Low-Rise Airconditioned
Residences



CERISE FLOORS

2.5 Bed Airconditioned Private
Residences with Terrace



CENTRAL FLOWER VALLEY- RESIDENCES



CLOVER FLOORS

4 Bed Luxurious Private Residences
with Terrace & Basement option



FLEUR VILLAS

3 /6 Bed Fully Built /Expandable Villas
on 250 & 300 Sq. Yds.



AQUA FRONT TOWERS

3 /4 Bed Luxurious Residences



CENTRAL FLOWER VALLEY- *RESIDENCES*



THE ROOM

Single/Double Fully Serviced Suites



MIKASA PLOTS

For Those who want to build their own story

POSSESSION COMMENCED

- Independent Plots
- 180 – 1000 Sq. Yds.



Actual Image



FLAMINGO FLOORS

For those who do not compromise on comfort

Ready to Move-in

- Ground + 2 Floors
- Fully Airconditioned
- Independent residences for complete privacy
- Choice of 2BHK + Study or 3BHK residences

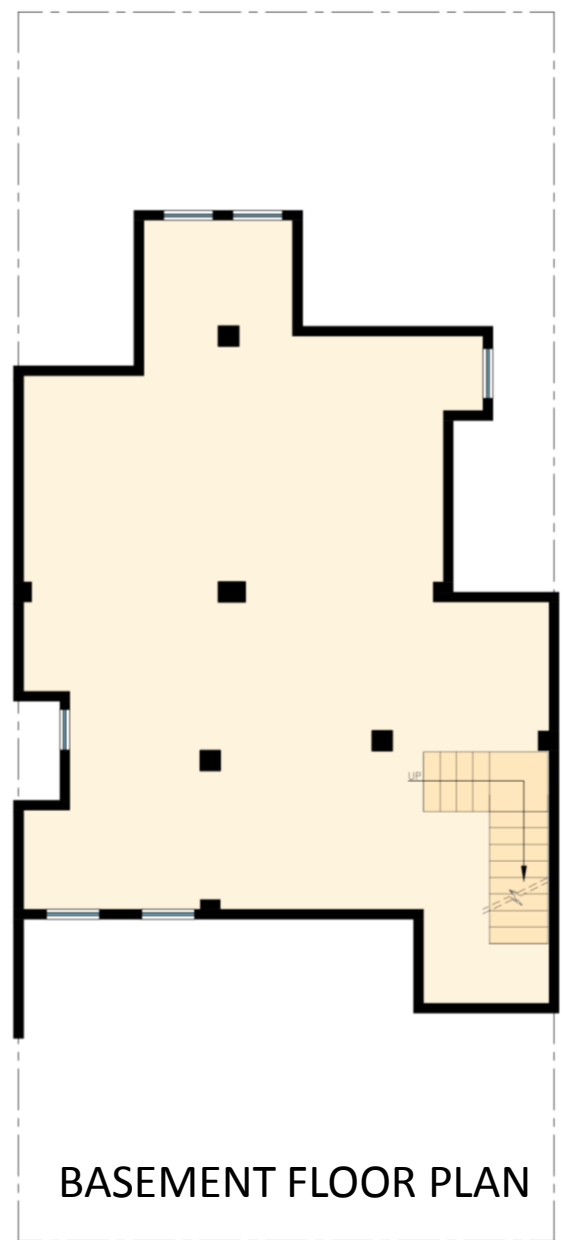




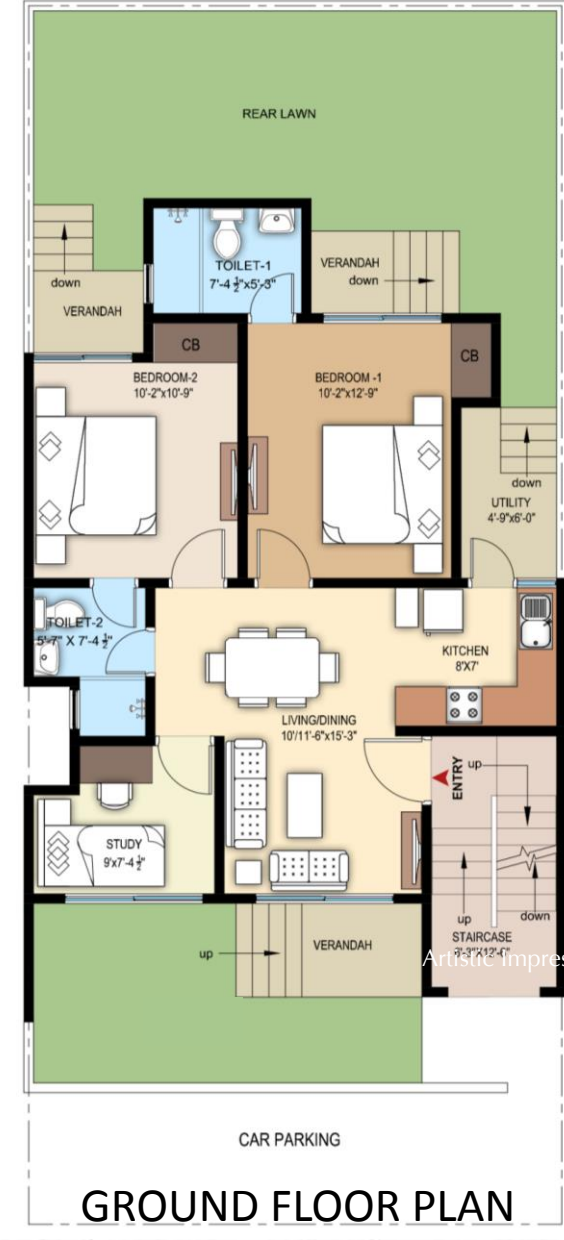
2BHK + Study Residences

180 Sq. Yds. Plot Size

Floor Plan



Basement Carpet Area: 674 Sq. Ft.
Ground Floor Carpet Area: 644 Sq. Ft.
Verandah Area: 85 Sq. Ft.





2BHK + Study Residences

180 Sq. Yds. Plot Size

Floor Plan



FIRST FLOOR PLAN

First Floor Carpet Area: 644 Sq. Ft.
Balcony Area: 233 Sq. Ft.



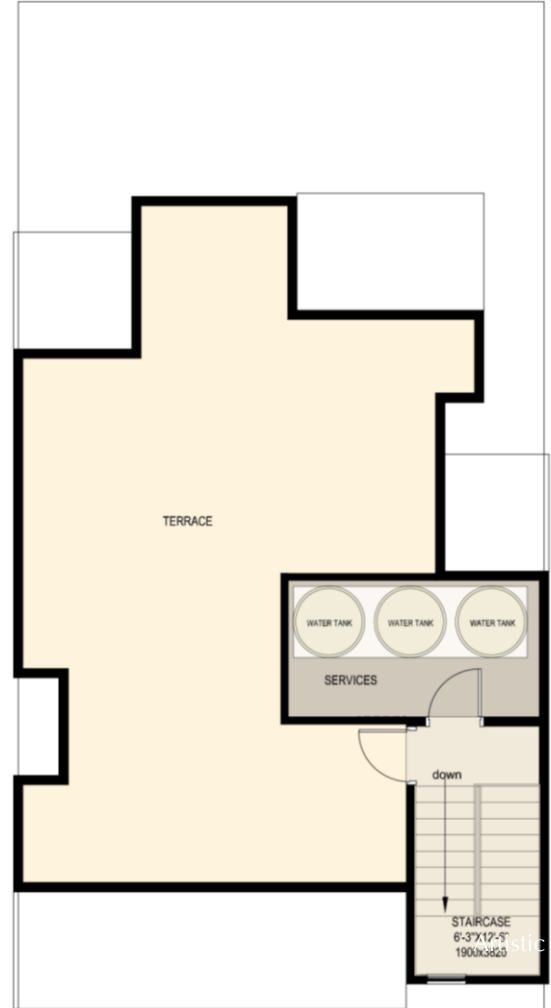
2BHK + Study Residences

180 Sq. Yds. Plot Size

Floor Plan



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

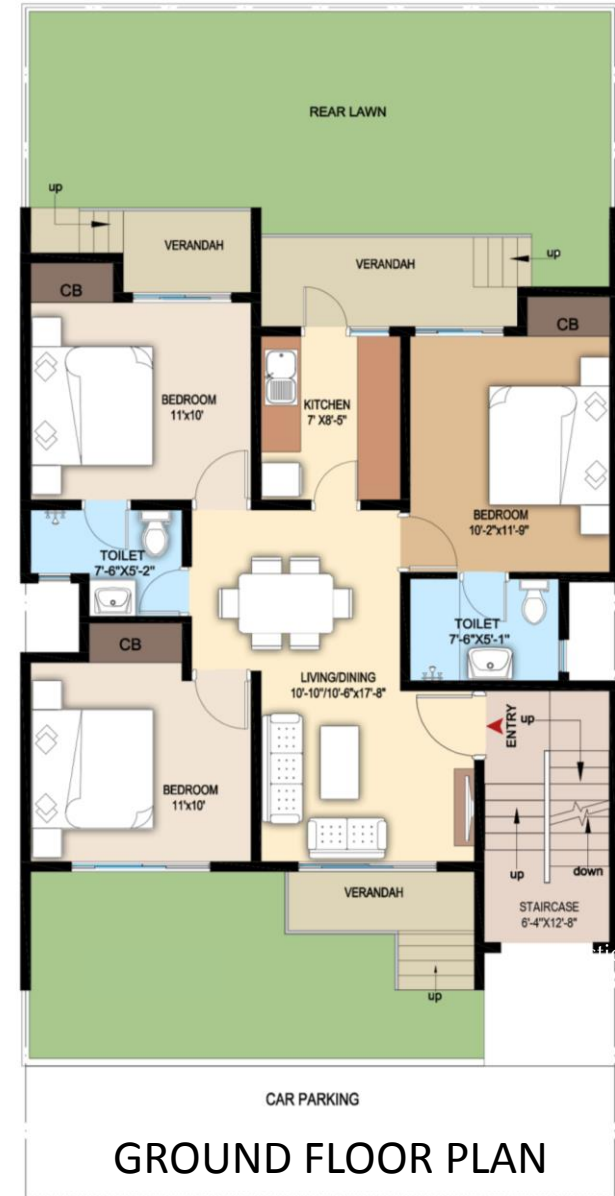
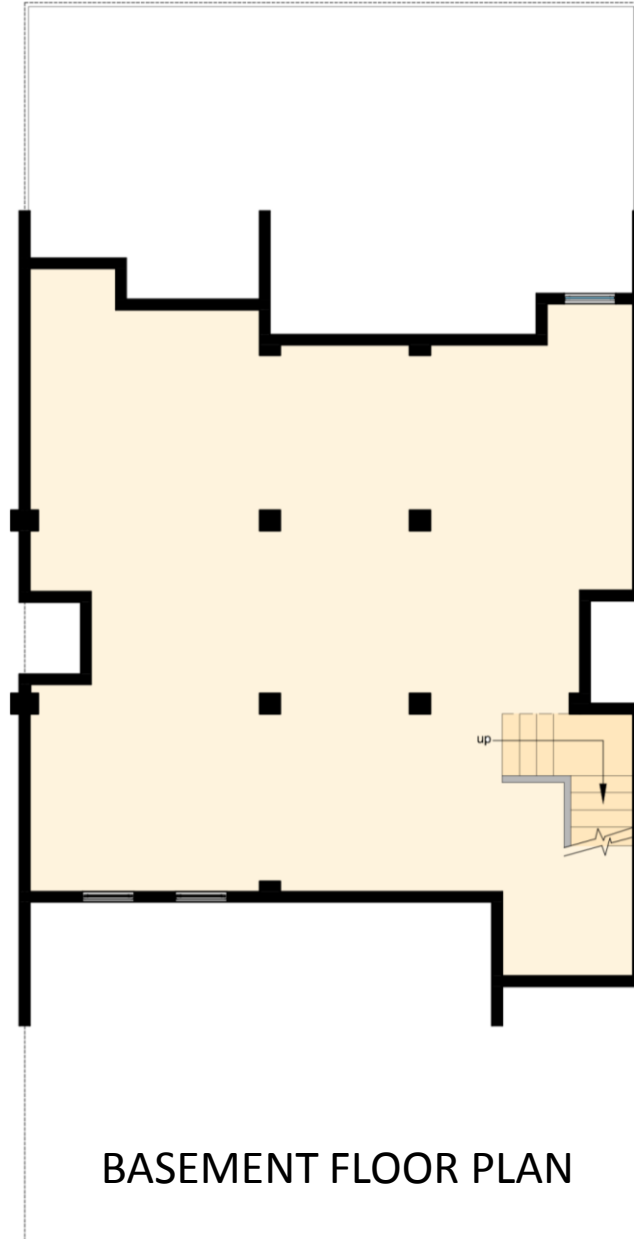
Second Floor Carpet Area: 644 Sq. Ft.
Balcony Area: 233Sq. Ft.
Terrace Area: 598 Sq. Ft.



3BHK Residences

193 Sq. Yds. Plot Size

Floor Plan



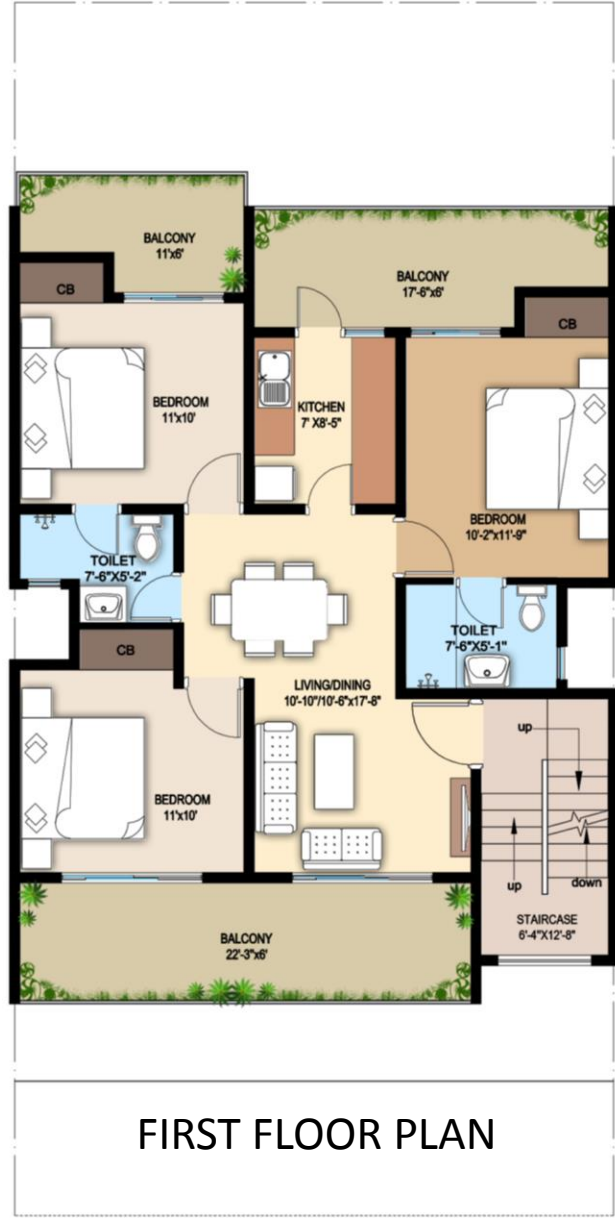
Basement Carpet Area: 730 Sq. Ft.
Ground Floor Carpet Area: 700 Sq. Ft.
Verandah Area: 108 Sq. Ft.



3BHK Residences

193 Sq. Yds. Plot Size

Floor Plan



FIRST FLOOR PLAN

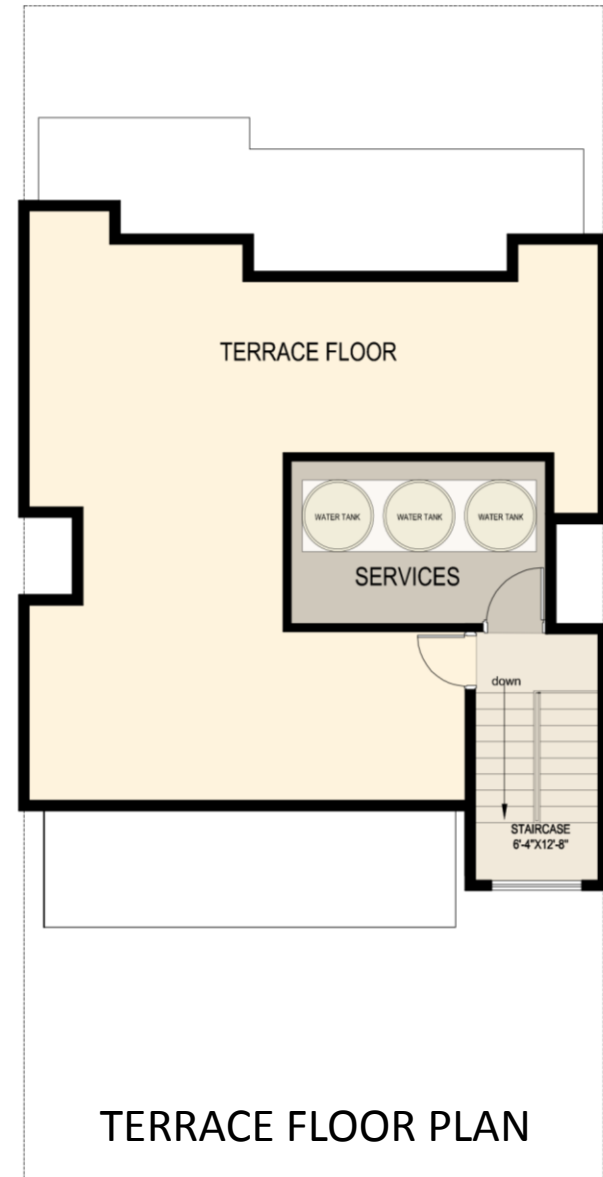
First Floor Carpet Area: 700 Sq. Ft.
Balcony Area: 279 Sq. Ft.



3BHK Residences

193 Sq. Yds. Plot Size

Floor Plan



Second Floor Carpet Area: 700 Sq. Ft.
Balcony Area: 279 Sq. Ft.
Terrace Area: 624 Sq. Ft.



SPECIFICATION

AREA	LOCATION	SPECIFICATIONS
Drawing/Dinning	Flooring	Vitrified Tiles
	Wall	POP Punning with Acrylic Emulsion Paint
	Ceiling	Oil Bound Distemper with Designer POP Cornice
Bedrooms	Flooring	Laminated Wooden Flooring
	Wall	POP Punning with Acrylic Emulsion Paint
	Ceiling	Oil Bound Distemper with Designer POP Cornice
Study	Wardrobe	One Wardrobe in every bedroom
	Flooring	Laminated Wooden Flooring
Kitchen	Wall	POP Punning with Acrylic Emulsion Paint
	Ceiling	Oil Bound Distemper with Designer POP Cornice
	Flooring	Anti Skid Tiles
	Kitchen	Semi Modular Kitchen
Toilets	Wall	Tiles up to 2 Ft above the counter & rest Acrylic Emulsion Paint
	Ceiling	Oil Bound Distemper with Designer POP Cornice
	Flooring	Anti Skid Tiles
	Wall	Ceramic Tiles up to 7'
Balcony	CP Fittings & Fixtures	Jaguar or Equivalent
	Ceiling	OBD/False Ceiling/MR Board
	Flooring	Anti Skid Tiles
Staircase	Wall	Weather Proof External Texture Paint
	Ceiling	Oil Bound Distemper
	Balcony Railing	MS Railings in Front and Rear Balcony
	Flooring	Granite Flooring
General	Railing	Mild steel railing
	Wall	External Texture Paint
	Split Air Conditioning	Total 4 Nos. in Living Room & Bedrooms.
	Internal Doors	Moulded panel/ Flush doors
Basement	External Doors and Windows	UPVC With Toughened Glass
	Electrical Switches	High Quality Modular Switches
	Raw with IPS Flooring	



CERISE FLOORS

For those who want to live life to the fullest

- 2.5 Bed Private Residences
- Stilt Parking+ 4 Floors
- Elevator Across all Floors
- Private Terrace
- Gated Community





2.5 BHK Residences

Floor Plan

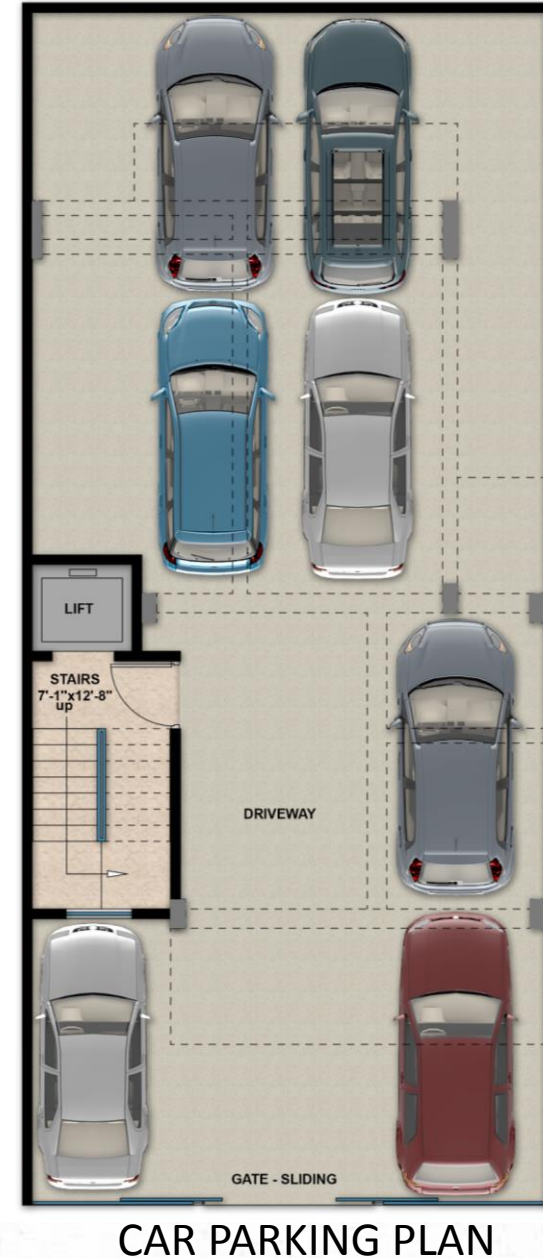
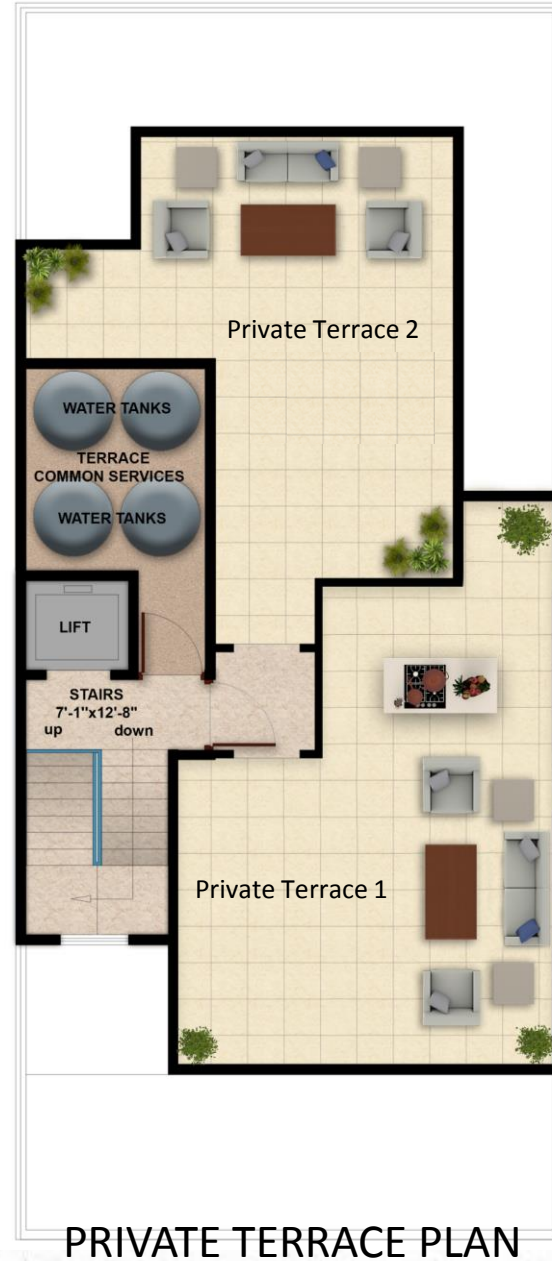
First/Third/Fourth Floor Carpet Area: 658 Sq. Ft.
Balcony Area: 247 Sq. Ft.

Second Floor Carpet Area: 658 Sq. Ft.
Balcony Area: 292 Sq. Ft.





Floor Plan



Terrace 1 Area: 400 Sq. Ft.
Terrace 2 Area: 450 Sq. Ft.



SPECIFICATION- *LUXURY*

AREA	PARTICULARS	DESCRIPTION
Living / Dining Room	Flooring	Vitrified Tiles
	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	POP Punning with Acrylic Emulsion Paint
Bedrooms	Flooring	Laminated Wooden Flooring
	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	POP Punning with Acrylic Emulsion Paint
Study / Kids Area	Wardrobe	One Wardrobe in every bedroom
	Flooring	Laminated Wooden Flooring
	Ceiling	Oil Bound Distemper with Designer Cornice
Kitchen	Walls	POP Punning with Acrylic Emulsion Paint
	Flooring	Anti-Skid Tiles / Vitrified Tiles
	Ceiling	Oil Bound Distemper with Designer Cornice
Toilets	Walls	Tiles up to 2 Feet above the counter & rest Acrylic Emulsion Paint
	Cabinetry	Full Modular Kitchen with Chimney & Hob
	Appliances	Refrigerator Microwave Fully Automatic Washing Machine Geyser and Exhaust Fan RO Water Purifier
	Flooring	Anti-Skid Tiles
	Ceiling	OBD/False Ceiling/MR Board
	Walls	Ceramic Tiles
	Fittings & Fixtures	Jaquar or Equivalent
	Vanity	Vanity in both the Toilets
	Sun Shower	Sun / Rain Shower in Master Toilet
	Electrical Appliances	Exhaust Fans and Geysers in Both the Toilets
Balcony	Flooring	Anti-Skid Tiles
	Wall	Weather Proof External Texture Paint
	Ceiling	Oil Bound Distemper

Area	Particulars	Description
Staircase	Flooring	Granite Flooring
	Wall	External Texture Paint, MS Handrail with Hardwood Top
Private Terrace	Flooring	Reflective Tiles
	Wet Point	Dedicated Wet Point
Air Conditioning		Split Air Conditioning in All Rooms
General		5 Passenger Elevator with 6 Stops
		Ceiling Fans in all the Bedroom, Living/Dining & Study/Kids Area
		One Television
		One Digital Locker
		Video Door Bell
		Power Back-up
		Windows -UPVC with Toughened Glass High Quality Modular Switches



SPECIFICATION- CLASSIC

AREA	PARTICULARS	DESCRIPTION
Living / Dining Room	Flooring	Vitrified Tiles
	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	POP Punning with Acrylic Emulsion Paint
Bedrooms	Flooring	Laminated Wooden Flooring
	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	POP Punning with Acrylic Emulsion Paint
Study / Kids Area	Wardrobe	One Wardrobe in every bedroom
	Flooring	Laminated Wooden Flooring
Kitchen	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	POP Punning with Acrylic Emulsion Paint
	Flooring	Anti-Skid Tiles / Vitrified Tiles
Toilets	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	Tiles up to 2 Feet above the counter & rest Acrylic Emulsion Paint
	Cabinetry	Semi Modular Kitchen (Under the counter)
Balcony	Flooring	Anti-Skid Tiles / Vitrified Tiles
	Wall	OBD/False Ceiling/MR Board
	Fittings & Fixtures	Ceramic Tiles
Staircase	Flooring	Jaquar or Equivalent
	Wall	Anti-Skid Tiles
	Ceiling	Weather Proof External Texture Paint
Party Terrace	Flooring	Oil Bound Distemper
	Wet Point	Granite Flooring
Air Conditioning General	Split Air Conditioning in All Rooms	External Texture Paint, MS Handrail with Hardwood Top
	5 Passenger Elevator with 6 Stops	Reflective Tiles
	Power Back-up	Dedicated Wet Point
	Windows -UPVC with Toughened Glass	
	High Quality Modular Switches	



CLOVER FLOORS

For those who like to make a statement in luxury

- Luxurious low-rise Private Floors
- 4BHK+Utility in 400 Sq. Yds. Plot size
- Home Automation option
- Terrace & Basement option
- Stilt Parking & Elevator Access





4BHK+Utility Residences

Floor Plan



Basement Carpet Area:
1451 Sq. Ft.

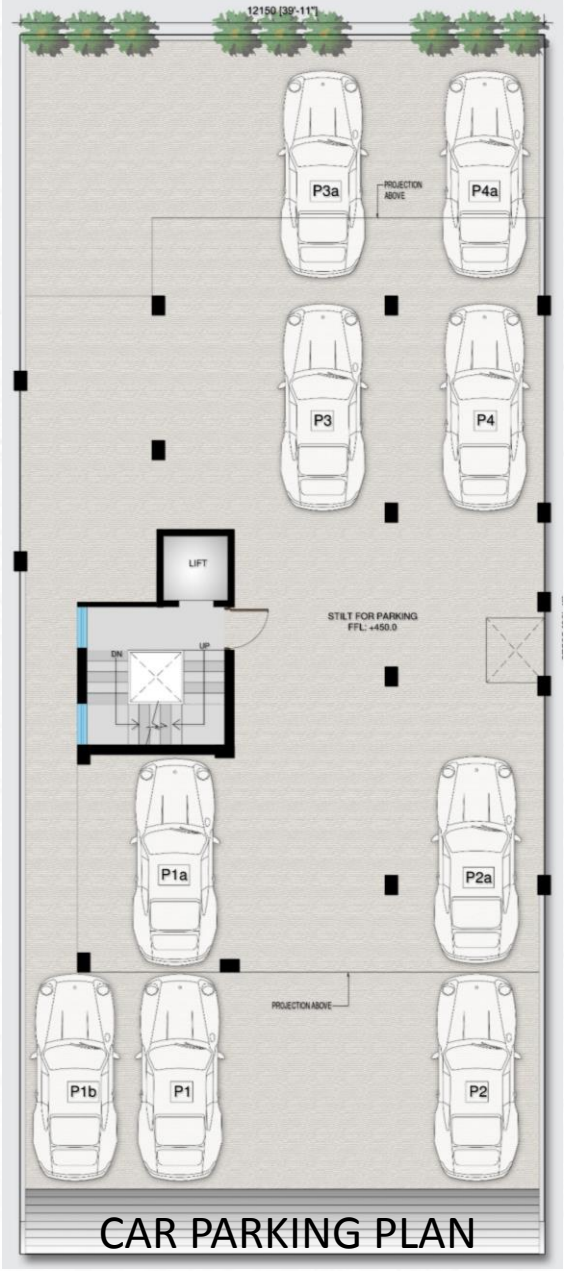
1/2/3/4 Floor Plan: 1431 Sq. Ft.
Balcony Area: 370 Sq. Ft.



Floor Plan



TERRACE PLAN



CAR PARKING PLAN

Terrace 1 Area: 695 Sq. Ft.
Terrace 2 Area: 695 Sq. Ft.
Terrace 3 Area: 475 Sq. Ft.



SPECIFICATION- *LUXURY*

AREA	PARTICULARS	DESCRIPTION
Living / Dining Room	Flooring	Vitrified Tiles
	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	POP Punning with Acrylic Emulsion Paint
Bedrooms	Flooring	Laminated Wooden Flooring
	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	POP Punning with Acrylic Emulsion Paint
Kitchen	Wardrobe	One Wardrobe in every bedroom
	Flooring	Anti-Skid Tiles / Vitrified Tiles
	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	Tiles up to 2 Feet above the counter & rest Acrylic Emulsion Paint
	Cabinetry	Full Modular Kitchen with Chimney & Hob
	Appliances	Refrigerator Microwave Fully Automatic Washing Machine Geyser and Exhaust Fan RO Water Purifier
	Toilets	Flooring
Ceiling		OBD/False Ceiling/MR Board
Walls		Ceramic Tiles
Fittings & Fixtures		Jaquar or Equivalent
Vanity		Vanity in all Toilets
Rain Shower		Rain Shower in Master Toilet
Electrical Appliances		Exhaust Fans and Geysers in all Toilets
Servant Room	Flooring	Ceramic Tile
	Wall	Oil Bound Distemper
	Ceiling	Oil Bound Distemper
Balcony	Flooring	Anti-Skid Tiles
	Wall	Weather Proof External Texture Paint
	Ceiling	Oil Bound Distemper
Staircase	Flooring	Granite Flooring
	Wall	OBD Paint, MS Handrail with Hardwood Top

AREA	DESCRIPTION
Lift	5 Passenger Elevator with 7 Stops including Terrace & Basement
Terrace	Raw Terrace with reflective tiles to be provided with parapet walls and internal partition walls of 1.1 m height One wet point in each partition
Basement	No Partition. IPS Flooring, Wet Point, Conduits for AC
Air Conditioning	Split Air Conditioning in All Rooms 6 ACs
General	Ceiling Fans in all the Bedrooms & Living/Dining One Television (40 inches) One Digital Locker Video Door Bell Power Back-up Windows -UPVC with Toughened Glass High Quality Modular Switches
Smart Home Features	<p>Appliances for Automation Following are the electrical points that would be connected to Home Automation central Gateway or HUB</p> <ul style="list-style-type: none"> ○ Fan (All Bedrooms, Living, Dining and Kitchen) ○ Air Conditioners (Total 6 Nos. in Bedrooms, Living, Dining) ○ Lights (2 Lights in each room) ○ Electronic Curtains with Motor and Track (Total 5 Nos. in Bedrooms, Living Room) ○ Video door Phone (Total 1 No in the apartment) <p>Automation Switches Touch switches</p> <p>Alexa Units (For 1 Dwelling Unit)/ multiple listening points 1 Alexa Echo; 1 Echo Dot or Equivalent</p>



SPECIFICATION- CLASSIC

AREA	PARTICULARS	DESCRIPTION
Living / Dining Room	Flooring	Vitrified Tiles
	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	POP Punning with Acrylic Emulsion Paint
Bedrooms	Flooring	Laminated Wooden Flooring
	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	POP Punning with Acrylic Emulsion Paint
Kitchen	Wardrobe	One Wardrobe in every bedroom
	Flooring	Anti-Skid Tiles / Vitrified Tiles
	Ceiling	Oil Bound Distemper with Designer Cornice
Toilets	Walls	Tiles up to 2 Feet above the counter & rest Acrylic Emulsion Paint
	Cabinetry	Full Modular Kitchen without Chimney & Hob
	Flooring	Anti-Skid Tiles / Vitrified Tiles
Servant Room	Ceiling	OBD/False Ceiling/MR Board
	Walls	Ceramic Tiles
	Fittings & Fixtures	Jaquar or Equivalent
Balcony	Flooring	Ceramic Tiles
	Wall	Oil Bound Distemper
	Ceiling	Oil Bound Distemper
Staircase	Flooring	Anti-Skid Tiles
	Wall	Weather Proof External Texture Paint
	Ceiling	Oil Bound Distemper
Staircase	Flooring	Granite Flooring
	Wall	OBD Paint, MS Handrail with Hardwood Top

AREA	DESCRIPTION
Lifts	5 Passenger Elevator with 7 Stops including Terrace & Basement
Terrace	Raw Terrace with reflective tiles to be provided with parapet walls and internal partition walls of 1.1 m height One wet point in each partition
Basement	No Partition. IPS Flooring, Wet Point, Conduits for AC
Air Conditioning	Split Air Conditioning in All Rooms- 6 ACs
General	Power Back-up Windows -UPVC with Toughened Glass High Quality Modular Switches



FLEUR VILLA

For those who want nothing but the best in luxury

Ready to Move-in

- The most luxurious residence in the township
- Choice of 250 Sq. Yds. Or 300 Sq. Yds. Plot sizes
- Fully built-up or expandable options
- 3/6 BHK Villas come with picture perfect surrounding of Flower Valley



Art & Architecture



250 Sq. Yds. Plot Expandable Villa

Floor Plan



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN

Carpet Area: 1930 Sq Ft.
Balcony Area: 440 Sq Ft.



250 Sq. Yds. Plot Fully Built Villa

Floor Plan



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND PLAN

Carpet Area: 2915 Sq. Ft.
Balcony Area: 735 Sq Ft.



300 Sq. Yds. Plot Expandable Villa

Floor Plan



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN

Carpet Area: 2775 Sq. Ft.
Balcony Area: 517 Sq. Ft.



300 Sq. Yds. Plot Fully Built Villa

Floor Plan



Carpet Area: 4028 Sq. Ft.
Balcony Area: 865 Sq Ft.

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



SPECIFICATION

AREA	PARTICULARS	DESCRIPTION
Living / Dining	Flooring	Superior quality imported stone/High quality designer vitrified tile
	Wall	Plastic Emulsion Paint
Bedrooms	Ceiling	Plastic Emulsion Paint
	Flooring	Laminated wooden flooring
	Wall	Plastic Emulsion Paint
	Ceiling	Plastic Emulsion Paint
Kitchen	Wardrobes	Wardrobes in all bedrooms
	Flooring	High quality Vitrified tiles
	CP Fittings	Premium CP Fittings, Exhaust Fan, Geyser
Toilets	Wall	Tiles upto 2 ft. above the counter & rest plastic emulsion paint
	Ceiling	Plastic Emulsion Paint
	Cabinets	Modular kitchen with Chimney and Hob
	Appliances	Refrigerator
	Flooring	Anti skid ceramic tiles
	Wall	High quality designer ceramic tiles
Balcony	CP Fittings	Jaquar, Kohler or equivalent
	Sanitaryware	Jaquar, Kohler or equivalent
	Ceiling	False Ceiling/Plastic emulsion paint
Staircase	Flooring	High quality anti skid ceramic tiles
	Wall	Weatherproof external texture paint
	Balcony railing	Glass/SS/MS Railing as per elevation
Staircase	Flooring	Marble/Granite flooring
	Railing	Glass/SS/MS Railing with wooden/SS handrail

AREA	PARTICULARS	DESCRIPTION
Helper/Servant Room	Flooring	Ceramic tiles
	Wall	Oil bound distemper
General	Ceiling	Oil bound distemper
	Split Air Conditioners in all bedrooms & living dining area	
	Main Door- Hardwood Door Frames, Veneered shutter (both sides)	
	Internal Door- Hardwood Door Frames, Moulded panel/Flush door shutters	
External doors & Windows- UPVC door windows, 5mm toughned glass		
High quality modular switches		



AQUA FRONT TOWERS

For those who prefer high end living

- 3/4 BHK luxurious residencies
- Overlooking a beautiful water body & lush tropical beauty
- Exclusive clubhouse





3BHK

Floor Plan



Carpet Area: 915 Sq. Ft.
Balcony Area: 226 Sq. Ft.



3BHK + SR

Floor Plan



Carpet Area: 1120 Sq. Ft.
Balcony Area: 330 Sq. Ft.



4BHK + SR

Floor Plan



Carpet Area: 1317 Sq. Ft.
Balcony Area: 392 Sq. Ft.



SPECIFICATION

AREA	PARTICULARS	DESCRIPTION
Living / Dining	Flooring	High Quality Vitrified Tiles
	Wall	Plastic Emulsion Paint
	Ceiling	Plastic Emulsion Paint
Bedrooms	Flooring	Laminated wooden flooring
	Wall	Plastic Emulsion Paint
	Ceiling	Plastic Emulsion Paint
	Wardrobes	Wardrobes in all bedrooms
	Flooring	Anti skid ceramic tiles
Kitchen	CP Fittings	Premium CP Fittings, Exhaust Fan, Geysers
	Wall	Tiles upto 2 ft. above the counter
	Ceiling	Plastic Emulsion Paint
	Cabinets	Semi Modular Kitchen (Cabinetry Below the Counter Only)
Bathroom	Flooring	Anti skid ceramic tiles
	Wall	High quality ceramic tiles
	CP Fittings	Jaquar, Kohler or equivalent
	Sanitaryware	
Balcony	Ceiling	False Ceiling/plastic emulsion paint
	Flooring	High quality anti skid ceramic tiles
	Wall	Weatherproof external texture paint
	Ceiling	Oil bound distemper
Helper/Servant Room	Balcony railing	MS Railing as per elevation
	Flooring	Ceramic tiles
	Wall	Oil bound distemper
	Ceiling	Oil bound distemper
General	Split Air Conditioners	in all bedrooms & living dining area
	Power Back up	
	Windows-	UPVC Glazing with 5mm toughened glass
		High quality modular switches



THE ROOM

For those who prefer a serviced lifestyle

Sold Out

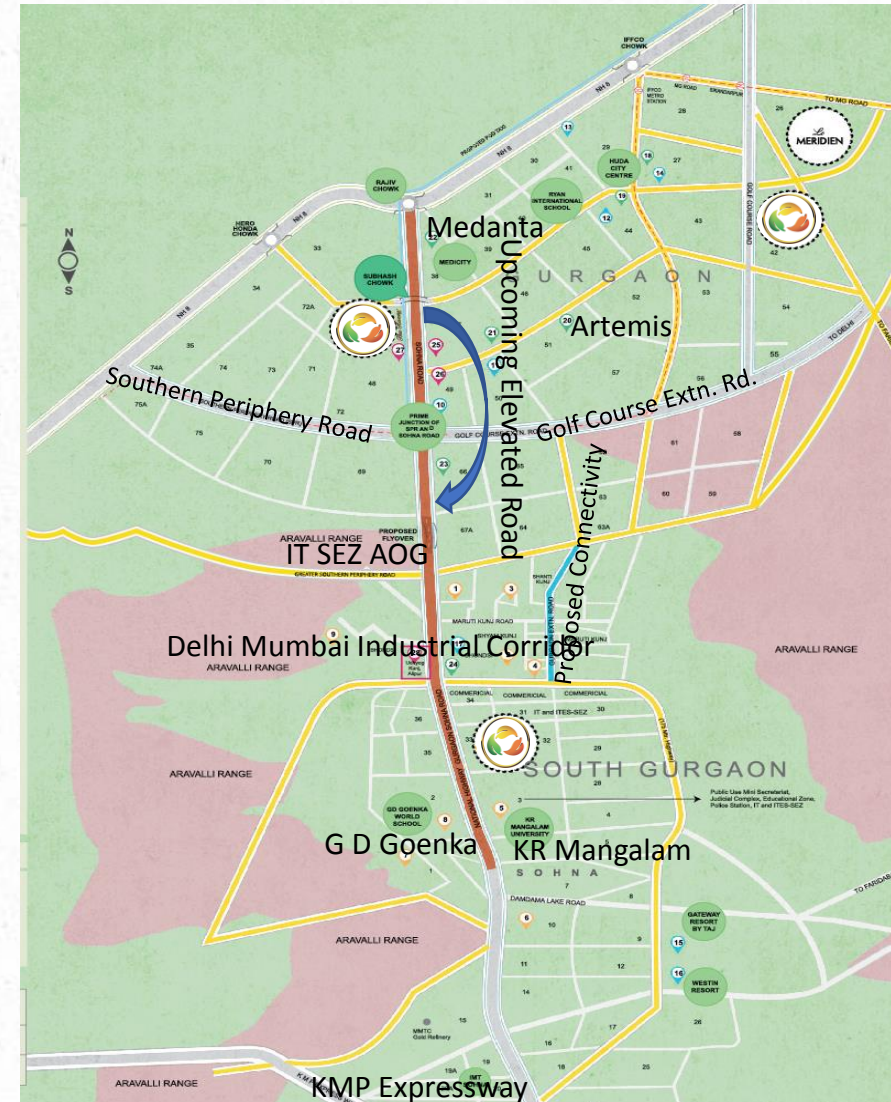
- Fully serviced single & double airconditioned suites
- The most in-demand and fully sold-out asset
- Based on the same concept as The Room at Sector-48, which has given the highest capital appreciation and rentals





LOCATION ADVANTAGE

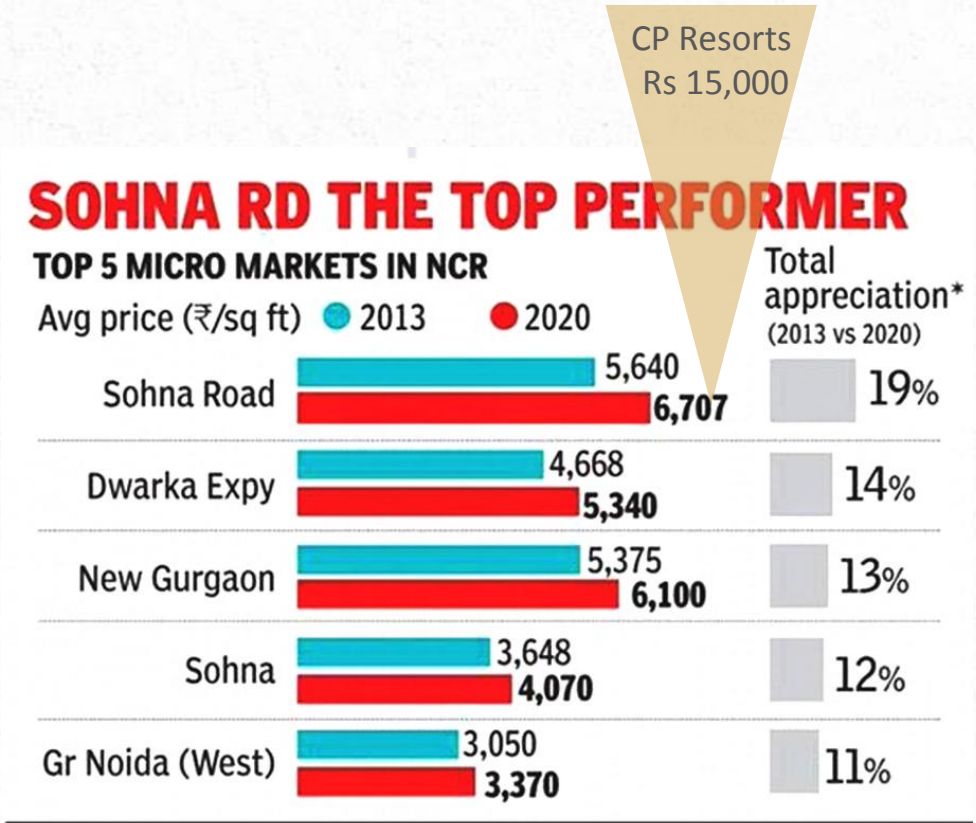
- **Accessibility & Infrastructure-** The township is accessible via NH248A (erstwhile Sohna Road) and the current upgradation works with multiple flyovers will reduce the travel time to just **15 minutes from Rajiv Chowk**. It is already connected with Golf Course Extn. Road (an upcoming CBD), SPR, KMP (connecting Manesar Industrial Area), DMIC (the upcoming economic corridor by the Govt.), IMT Sohna (1500 acres industrial township) & AOG IT SEZ.
- **Education & Healthcare:** Renowned schools & universities such as **G D Goenka, Kumar Mangalam Birla** are close by. Central Park has also planned Primary & High schools with world class pedagogy. Top Hospitals like Medanta, Artemis are accessible within a short drive, while in-premise nursing homes are planned.
- **Entertainment-** Staying within Flower Valley feels like leading a resort life. Moreover, Dumdama Lake, Sohna Natural Hot Springs, Loghagarh Farms, Westin Hotels, Lemon Tree Hotels, etc along with malls and multiplexes on Sohna Road, are accessible within few minutes' drive.





RIGHT PLACE, RIGHT OPPORTUNITY

- Central Park Flower Valley is located right on the corridor of success- NH 248A (erstwhile Sohna Road).
- This corridor is acclaimed as the next growth destination in Gurugram as huge investments are pouring in and the leading stretch of Sohna Road has already developed as a new CBD with commercial spaces and many companies moving in.
- Easy connectivity, great infrastructure support & prices below Gurugram's established residential areas makes it an ideal opportunity to invest.
- Our Customers are already seeing good appreciation on their investment
- Our 30-day Refund Policy is unmatched in the market.
- Our exclusive Leasing team helps customers grab the best rental value.
- To top it all, Central Park properties that are managed by the brand, have a track record of commanding far greater premium in the market, than any neighbouring properties.



Source: Times of India



CENTRAL PARK[®]
FLOWER VALLEY

LET'S DISCUSS...
