# LOCATION MAP

Distance from Noida & Greater Noida

- Delta-1, Metro Station — Stone's throw away
- Cricket Stadium — Stone's throw away
- Education Hub — 5 Min. Drive
- Industries — 5 Min. Drive
- DMIC — 5 Min. Drive
- Yamuna Expressway — 5 Min. Drive
- Night Safari — 10 Min. Drive
- Expo Mart — 5 Min. Drive
- F1 track — 20 Min. Drive
- Modern City Surrounded with Open Green Area
- Jewar International Airport Proposed 35 Min. Drive
- Film City — 20. Min. Drive

Map not to be scale.

THE HEMISPHERE
GOLF VILLAS


**Royal Golf Link City Projects Pvt. Ltd.** CIN: U70102DL2014PTC272023
Registered Office: N-4, Ground and First Level, Office No. 124, South Ext. Phase II, New Delhi-110049
Marketing and Site Office: Plot No. Rep 2, Sector 27, Greater Noida, Uttar Pradesh 201306
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**For Sales Enquiries: IVR No. - 95559 77000**



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THE HEMISPHERE
LIFE. CURATED.

Choose a perfect combinations of

# Lifestyle & Golf.

THE HEMISPHERE_PHASE-1
RERA NUMBER
UPRERAPRJ4232

GOLF VILLAS

Artistic Impression

# Play straight to the vastness!

The premium Golf Villas at Hemisphere are niche architectural art, crafted for people who love an elite class lifestyle. The project is designed with perfection and it express a rich golf arena within its circumference. Denoting an elegant aura, the spacious villas are ornamented with the finest luxury. Another aspect of Golf Villas is the relation between the game & life. Golf is a game of open spaces, of the freedom, with the pleasure of winning. Golf Villas give you the same sense of freedom and a winning and premium lifestyle to flaunt.

# It's cool now to experience living Golf.

## PODIUM VILLA (VF)

3 BEDROOM + 5 TOILETS
+ LIVING/DINING + DRESSING
+ KITCHEN
+ STORE ROOM
+ TERRACE + 2 CAR PARKS

BASEMENT
FLOOR PLAN

GROUND
FLOOR PLAN

FIRST
FLOOR PLAN

TERRACE
FLOOR PLAN

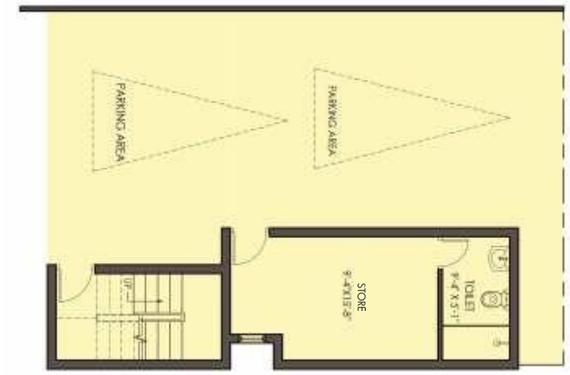
| Villa Type | VF |
|---|---|
| Carpet Area (Sq. Mt.) | 154.09 |
| Exclusive Area (Sq. Mt.) | 126.10 |
| Total Area (Sq. Mt.) | 280.19 |
| Total Area (Sq. Ft.) | 3,015 |

*Tentative Layout Plan, subject to change (1 Sq.Mt. = 10.764 Sq.Ft.)

# The life is comfortable, if played with perfect strokes.

## PODIUM VILLA (VE)

3 BEDROOM + 6 TOILETS
+ LIVING/DINING + DRESSING
+ MULTIPURPOSE ROOM
+ KITCHEN + PUJA ROOM
+ STORE ROOM
+ TERRACE + 2 CAR PARKS




BASEMENT FLOOR PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

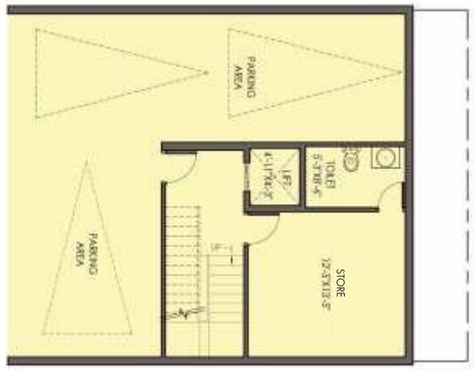
| Villa Type | VE |
|---|---|
| Carpet Area (Sq. Mt.) | 210.95 |
| Exclusive Area (Sq. Mt.) | 152.89 |
| Total Area (Sq. Mt.) | 363.84 |
| Total Area (Sq. Ft.) | 3,916 |

*Tentative Layout Plan, subject to change (1 Sq.Mt. = 10.764 Sq.Ft.)

# Love the elegance of the game & enjoy life.

## PODIUM VILLA (VD)

4 BEDROOM + 6 TOILETS
+ LIVING/DINING + DRESSING
+ FAMILY LOUNGE
+ MULTIPURPOSE HALL
+ KITCHEN + PUJA ROOM
+ STORE ROOM + TERRACE
+ 3 CAR PARKS + LIFT (Provision)




BASEMENT FLOOR PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

| Villa Type | VD |
|---|---|
| Carpet Area (Sq. Mt.) | 243.75 |
| Exclusive Area (Sq. Mt.) | 189.19 |
| Total Area (Sq. Mt.) | 432.94 |
| Total Area (Sq. Ft.) | 4,660 |

*Tentative Layout Plan, subject to change (1 Sq.Mt. = 10.764 Sq.Ft.)

# Embrace the vastness of Golf.

## GOLF VILLA (VC)

4 BEDROOM + 7 TOILETS
+ LIVING/DINING + 2 FAMILY LOUNGE
+ DRESSING + ENTRANCE FOYER
+ MULTIPURPOSE ROOM
+ KITCHEN + SPLASH POOL
+ STORE ROOM + SERVANT ROOM
+ TERRACE + CAR PARK + LIFT

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

TERRACE FLOOR PLAN

| Villa Type | VC |
|---|---|
| Carpet Area (Sq. Mt.) | 285.86 |
| Exclusive Area (Sq. Mt.) | 82.03 |
| Total Area (Sq. Mt.) | 367.89 |
| Total Area (Sq. Ft.) | 3,960 |

*Tentative Layout Plan, subject to change (1 Sq.Mt. = 10.764 Sq.Ft.)

# Not any team, it's only you who will rule in Golf.

## GOLF VILLA (VB)

5 BEDROOM + 7 TOILETS + DRESSING
+ LIVING/DINING + FAMILY LOUNGE
+ PUJA ROOM + ENTRANCE FOYER
+ MULTIPURPOSE ROOM + KITCHEN
+ SPLASH POOL + STORE ROOM
+ HOME THEATRE ROOM
+ SERVANT ROOM + TERRACE
+ CAR PARK + LIFT

GROUND
FLOOR PLAN

FIRST
FLOOR PLAN

SECOND
FLOOR PLAN

THIRD
FLOOR PLAN

| Villa Type | VB |
|---|---|
| Carpet Area (Sq. Mt.) | 373.80 |
| Exclusive Area (Sq. Mt.) | 131.12 |
| Total Area (Sq. Mt.) | 504.92 |
| Total Area (Sq. Ft.) | 5,435 |

*Tentative Layout Plan, subject to change (1 Sq.Mt. = 10.764 Sq.Ft.)

# VILLA TYPES & AREA

| TYPE | FOOTPRINT (IN SQYDS) | PAPER AREA (SQFT) | TOTAL AREA (SQFT) |
|---|---|---|---|
| VF | 100 | 1974 | 3015 |
| VE | 125 | 2648 | 3916 |
| VD | 150 | 3345 | 4660 |
| VC | 200 | 3885 | 3960 |
| VB | 275 | 5092 | 5435 |

# BARESHELL SPECS

| | Particulars | Bareshell |
|---|---|---|
| 1 | Flooring | N/A (No Flooring will be provided) |
| 2 | Wall & Ceiling Finish | Only Plaster will be Provided |
| 3 | Kitchen | Plumbing Provision will be provided |
| 4 | Toilets | Only Plumbing Provision will be provided |
| 5 | Doors & Windows | Main Door Frames + Main Door Shutters will be provided |
| 6 | UPVC | External will be provided |
| 7 | Balcony Railings | External Balcony Railings will be provided |
| 8 | Paint | External One coat of Paint will be provided |
| 9 | Electrical | Internal Wall Conduiting work will be provided |
| 10 | Lift | Only Lift Provisions will be provided (For 150 Sqyds). No Lift provisions will be provided for 100 & 125 (sqyds). |

# PAYMENT PLAN

- 10% BOOKING
- 50% PDC OF 45 DAYS MAXIMUM
- 40% ON OFFER OF POSSESSION

# BARESHELL PRICE LIST

- BSP - RS.100,000/- PER SQ YDS
- 10% TIMELY PAYMENT DISCOUNT
- IF CUSTOMER PAYS 10% ON BOOKING + 50% PDC OF 45 DAYS MAXIMUM
- IFMS @ RS. 50 PER SQ FT & DUAL METER @ RS. 25000 EXTRA

THE
HEMISPHERE
LIFE. CURATED.

In The Hemisphere faces our vast golf course and boasts of lavish golf-course facing balcony When cool oxygen-rich winds, chirping birds and happy neighbors teeing off accompany your morning tea, that's what we call the sweet life.