



*Central Park®*  
*Flower Valley*

LUXURY  
HAS A NEW NAME.

*Aqua Front Towers*  
HIGH END LIVING



# DELIVERED PROJECTS

5.5 MILLION SQ. FT. DELIVERED ACROSS  
LUXURY RESIDENTIAL SPACE.



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

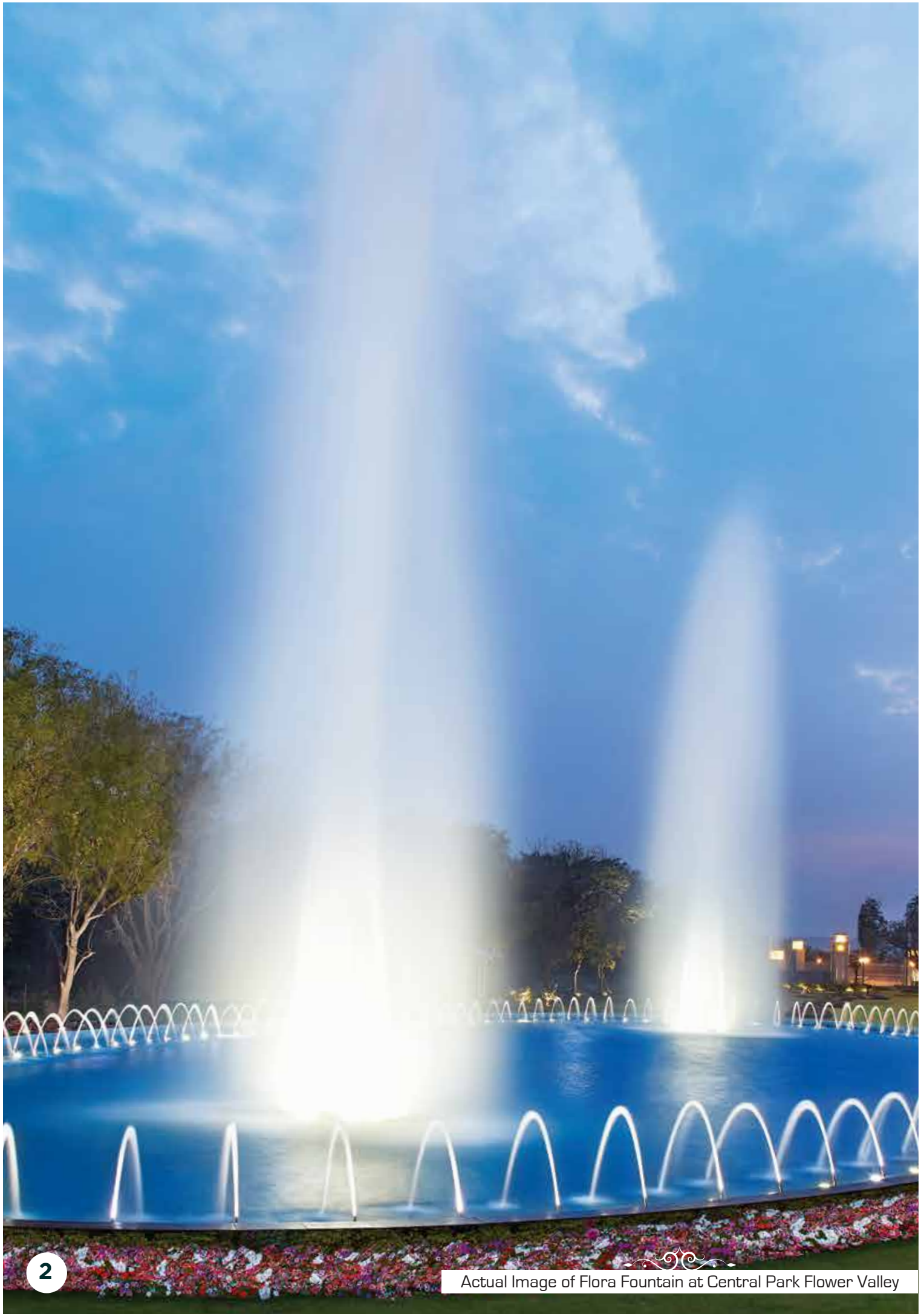


Le Meridien  
MG Road, Gurugram



Aloft  
Aerocity, New Delhi









Actual Image - Sit Out Area

## *L*IVING WITH NATURE IS A LUXURY

Flower Valley is a global premium township spread across acres of lush greenery with exquisite flora giving it a touch of spring throughout the year. The township is located amidst this treasure trove of nature with countless beautiful trees surrounding the premises, tucked just minutes away from the stress of the city. It provides all the luxuries and amenities you may need, nestled right within.



# EXPERIENCE THE GOODNESS OF NATURE AND MODERN LIVING AT ONE PLACE

If you thought Flower Valley is all about beautiful scenery alone, then think again. You can enjoy sumptuous food at the Al Capone Multi Cuisine Restaurant and relax at the Foot Spa, while your children play in the well laid out Amusement Area. The Flora Fountain with multiple flower lanes, makes you feel one with nature.

Flower Valley is India's first and only global township to have nine recreational academies:

- Golf • Cricket • Lawn Tennis • Badminton
- Swimming • Fitness • Yoga • Dance • Acting









A woman with dark hair and sunglasses is smiling and relaxing on a wicker chair with a cushion. She is wearing a light blue denim dress. A white mug sits on a small black metal table next to her. The setting is a wooden deck with a swimming pool in the background. The overall mood is relaxed and luxurious.

*W*ELCOME TO HIGH-END LIVING





### *Aqua Front Towers*

Sway in the gentle breeze as  
you cast your eyes over  
tranquil waters, leaving you  
rejuvenated.

Artistic Impression





Artistic Impression



Artistic Impression



## A LUXURIOUS VIEW. INSIDE AND OUT.

Welcome to luxury living like no other at Aqua Front Towers, where the high life greets you with luxurious spaces and a vast expanse of pristine waters.

The towers, housing 3/4 BHK apartments, overlook a beautiful water body and the lush tropical beauty of Flower Valley. Residents will have the option of customising their homes or living in apartments with ultra-luxurious specifications.

Strike the right balance between mind, body and soul with 45 wellness features.



## 5 STAR HOSPITALITY SERVICES

24x7 Security  
Laundry  
Concierge  
Housekeeping  
Food & Beverage



Artistic Impression



Actual Image - 24x7Security



Artistic Impression



Artistic Impression



Artistic Impression



## Typical Floor Plan



3 BHK + 3 TOILETS: 1789 SQ.FT. (SALEABLE AREA)

915 SQ. FT. (CARPET AREA)

226 SQ. FT. (BALCONY AREA)

These are proposed layouts and the sizes are subject to change by upto 12.5%.



## Typical Floor Plan



3 BHK + 3 TOILETS+HELPER ROOM: 2134 SQ.FT. (SALEABLE AREA)

1120 SQ. FT. (CARPET AREA)

330 SQ. FT. (BALCONY AREA)

These are proposed layouts and the sizes are subject to change by upto 12.5%.



## Typical Floor Plan



4 BHK + 4 TOILETS+HELPER ROOM: 2570 SQ.FT. (SALEABLE AREA)

1317 SQ. FT. (CARPET AREA)

392 SQ. FT. (BALCONY AREA)

These are proposed layouts and the sizes are subject to change by upto 12.5%.



# Specifications

PROPOSED LUXURY SPECIFICATIONS		
AREA	SPECIFICATIONS	
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
Kitchen	Flooring	Anti skid ceramic tiles
	CP Fittings	Premium CP Fittings, Exhaust Fan, Geyser
	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	
	Ceiling	False ceiling/plastic emulsion paint
Balcony	Flooring	High quality anti skid ceramic tiles
	Wall	Weatherproof external texture paint
	Ceiling	Oil bound distemper
	Balcony Railing	MS railing as per elevation
Helper Room	Flooring	Ceramic tiles
	Wall	Oil bound distemper
	Ceiling	Oil bound distemper
General	Split Air Conditioners in all bedrooms & living/dining area	
	Windows- UPVC Glazing with 5mm toughened glass	
	High quality modular switches	



## SPECIFICATIONS FOR BARESHELL APARTMENTS-CUSTOMISE “UR” HOME

LOCATION	WALLS	CEILINGS	FALSE CEILING	FLOORS	DOORS	WINDOWS	OTHERS
Entrance Lobby	RCC SURFACE	RCC SURFACE	NA	NA	Hardwood door with flush doors	NA	NA
Living/Dining	RCC SURFACE	RCC SURFACE	NA	NA	NA	UPVS/Aluminium framed with 5 mm thick toughened glass, glazed hinged/sliding window	NA
Kitchen	RCC SURFACE	RCC SURFACE	NA	NA	NA	UPVS/Aluminium framed with 5 mm thick toughened glass, glazed hinged/sliding window	NA
Bedrooms	RCC SURFACE	RCC SURFACE	NA	NA	NA	UPVS/Aluminium framed with 5 mm thick toughened glass, glazed hinged/sliding window	NA
Master Toilet	RCC SURFACE	RCC SURFACE	NA	NA	NA	UPVS/Aluminium framed with 5 mm thick toughened glass, glazed hinged/sliding window	NA
Other Toilets	RCC SURFACE	RCC SURFACE	NA	NA	NA	UPVS/Aluminium framed with 5 mm thick toughened glass, glazed hinged/sliding window	NA
Lift Lobbies	Granite cladding around lift entrance doors, plastic emulsion paint in the remaining area	plastic emulsion paint	NA	Granite flooring with matching border	SS Finished lift doors	UPVS/Aluminium framed with 5 mm thick toughened glass, glazed hinged/sliding window	NA
External Façade	Sandstone/Tile cladding and external texture paint as per elevation design	NA	NA	NA	NA	NA	NA
Servant/Utility Room	RCC SURFACE	RCC SURFACE	NA	NA	Hardwood door with flush doors (both side commercial ply)	UPVS/Aluminium framed with 5 mm thick toughened glass, glazed hinged/sliding window	NA
Balcony/Utility Balcony	External Texture paint	plastic emulsion paint/Oil bound distemper	NA	NA	NA	NA	MS railing, Enamel painted
Staircase	Oil Bound distemper	Oil Bound distemper	NA	Anti-skid concrete finish	Fire doors	UPVS/Aluminium framed with 5 mm thick toughened glass, glazed hinged/sliding window	MS railing,Enamel painted
Air Conditioning	Provisions in form of cut outs for split AC shall be provided.The location for split AC indoor unit and the outdoor unit shall be fixed and the provisions provided accordingly						
Wardrobes	NIL						
Kitchen Cabinetry	NIL						
Electrical	Only PVC conduits and GI Electrical boxes shall be provided. Wiring, Switches, MCB's and fixtures like fan, geysers, kitchen appliances shall not be provided.						
Amenities	High speed elevators (1.5 to 2.0 m/s approx.) shall be provided						
	24 hour power back up upto 5.0KVA per apartment shall be provided						
	Treated water supply for flushing shall be provided in basement only						
	Vehicle parking and drop off points for individual towers shall be provided in basement only						
	Nursery schools and EWS building shall be provided in the campus as per the Government Norms						
	Gym, Multipurpose Hall, cafe and Swimming Pool with changing rooms shall be provided.In addition to these facilities the owners shall be given an option of buying a membership for the main club of the Central Park Flower Valley Township at an additional cost.						
Security	Security shall be provided at two stages- (1) Security at Main Entry Gates/Exit Gates with Automatic Boom Barriers and Manual Gates. (2) CCTV for basements, drop off points and ground level entrance to Towers.						
DISCLAIMER							
This publication should not be constructed in any way as a legal offering. The Owner/Collaborator further reserve absolute rights to withdraw, change, omit, delete, add, revise any terms and conditions without giving notice.							
Please refer to latest publication for current information as terms and conditions, designs, specifications, etc may be revised from time to time by the Owner/collector. The Owner/collector shall not be responsible for any decision made by the buyer. Therefore, they are requested to ascertain all the facts at their end before making any decision/application for allotment/purchase.							
The finishes, fixed furniture, loose furniture, hardware, light fixture/luminaries-loose or fixed on the wall, ornamental finishes, accessories surround around the main entrance that may be shown in the sample apartment do not form a part of the standard specification. The purpose of sample apartment is to only give a feel of the spatial planning of the apartment.							
Wood, granite and marble products will tend to have variations in tonality, colour and characteristics.							



## AQUA FRONT TOWER SITE PLAN



## PAYMENT PLAN

Pay only 15% and no EMI till possession\* under subvention plan.  
Following is the break-up of payment schedule:

SUBVENTION PLAN	
10%	Booking Amount
5%	Within 90 days of booking
75%	Bank subvention
10%	At the time of offer of possession

Subvention Plan Price Range: ₹ 1.09 Crores To ₹ 2.21 Crores#.GST as applicable extra.

OTHER PAYMENT PLANS ARE ALSO AVAILABLE  
LOAN APPROVED BY LEADING BANKS



Note: Loan arrangement/financing from Banks and HFCs is subject to individual eligibility, as per Banks/HFC's discretion.

\*T&C Apply. # Price mentioned is subject to change without notice.



## HAPPINESS HAS FOUND A NEW HOME. IN CENTRAL PARK CUSTOMERS.

Once again, Central Park has upheld its trusted legacy by exhibiting the highest ROI in Gurugram for its customers. As a company, Central Park has always sought to deliver concept living landmarks to its partners, associates and end consumers. We are thankful for your continued support and faith in us. Here's hoping to not just meeting your expectations in the future, but exceeding them.

PROJECT Launch year	Launch year	Current Rate
CENTRAL PARK GOLF COURSE ROAD 2000	₹ 3000 per sq. ft.	₹ 15000* per sq. ft.
CENTRAL PARK BELLEVUE 2004	₹ 3000 per sq. ft.	₹ 9000* per sq. ft.
CENTRAL PARK RESORTS 2006	₹ 6500 per sq. ft.	₹ 15000* per sq. ft.
CENTRAL PARK THE ROOM 2010	₹ 5500 per sq. ft.	₹ 15000* per sq. ft.

### Resort Apartments\* Return on Investment under Possession Linked Payment Plan (PLP)



ROI : **230%**  
Annual ROI : **58%**  
4BHK 3931 SQ. FT.  
(Green Facing Unit)



ROI : **226%**  
Annual ROI : **56%**  
3BHK 2464 SQ. FT.  
(Green Facing Unit)



ROI : **213%**  
Annual ROI : **36%**  
3BHK 2187 SQ. FT.  
(Green Facing Unit)



ROI : **238%**  
Annual ROI : **60%**  
3BHK 2647 SQ. FT.  
(City Facing Unit)

### The Room Return on Investment under Possession Linked Payment Plan (PLP)

ROI : **281%**  
Annual ROI : **70%**  
STUDIO 865 SQ. FT.





# GLOBAL PREMIUM TOWNSHIP

## LIVABILITY INDEX

LIVABILITY IS DEFINED AS THE SUM TOTAL OF FACTORS THAT ADD UP TO A COMMUNITY'S QUALITY OF LIFE INCLUDING THE BUILT AND NATURAL ENVIRONMENTS, ECONOMIC PROSPERITY, SOCIAL STABILITY AND EQUITY, EDUCATIONAL OPPORTUNITY, AND CULTURAL, ENTERTAINMENT AND RECREATION POSSIBILITIES.



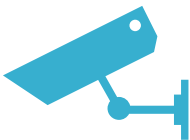
### IDENTITY AND CULTURE

Flower Valley is a Global Premium Township nestled in the backdrop of the Aravallis amidst lush greenery, exquisite flora and water bodies. A development based on the concept of flowers blooming in all seasons. It aims to provide a cosmopolitan lifestyle with world class academies, club facilities, multi cuisine restaurant, spa, socializing hubs, all within premises. Many amenities are ready for you to experience.

### EDUCATION & HEALTH



The Township has renowned institutions within close proximity, ensuring easy access to quality education and premium healthcare. 7 world class institutes, 3 well-known schools & 3 hospitals are within close vicinity. Moreover, in a radius of 25 kms, there are 21 renowned hospitals & 15 reputed schools.



### SAFETY AND SECURITY

The Township is equipped with 3-tier security.  
CCTVs | Access Cards | Security Guards

### HOUSING AND INCLUSIVENESS



With 837.57 acres of current and upcoming projects, Sohna is developing as the destination next for real estate in Gurugram. In 2-3 years, the horizon for Flower Valley looks steady in setting a benchmark on quality of life and value appreciation. Central Park Resorts has seen returns of over 200% and considered one of Asia's best residential spaces.



## LOCATION AND ACCESSIBILITY



Located on sector 32 & 33 of Sohna, right on the main Sohna Road which has been upgraded to a National Highway status- NH248A.  
Gurgaon Railway station:28km | Nearest Airport :IGI Airport | IMT Sohna:6 km  
Cyber City:32km | Sohna Road office hub: 15 km  
Upcoming 22.5 km elevated corridor & underpass on NH248A will make Flower Valley almost like an extension of Central Park Resorts

## ECONOMY AND EMPLOYMENT

Close proximity to both the hubs of Sohna Road and Golf Course Extension Road, coupled with the presence of the Industrial belt of Manesar/Bhiwadi, IT SEZ-AOG, MMTC Gold refinery & upcoming IMT Sohna, makes it an attractive location going forward. More than 5.5 mn sq ft of premium office space will come up in IT SEZ alone.



## REDUCED POLLUTION

Flower Valley aims to provide a healthy environment by planting thousands of trees and flowers lanes across the township. Solid waste management, Waste water management and high focus on several parts of township to be on 'Zero Vehicles on Ground Surface' principle, will lead to lower air, noise and traffic pollution.

## TRANSPORTATION & CONNECTIVITY



- Shuttle service will be provided to Central Park Resorts and key landmark locations like HUDA Metro Stations, Cyber Hub, Ambience Mall, Fortis/Max/Paras/ Medanta Hospital.
- Delhi-Mumbai Industrial Corridor (DMIC) and Kundli-Manesar-Palwal (KMP) corridors.
- Dedicated Freight Corridor (DFC) linking Delhi to Mumbai passes close to the south-eastern side of Sohna.
- Proposed road connectivity with sector 32-33 from Golf Course Extension Road.



## MIXED LAND USE AND OPEN SPACES

An open expansive garden, flower lanes, water bodies, play areas, walking/jogging tracks and open green spaces dot the landscape. A mix of plots, low rise, midrise, group housing, commercial (retail & office) makes it a truly global, premium integrated township.



## Gurgaon: Tender allotted for Sohna Road elevated road, work to start soon

The elevated road would start from Subhash Chowk on Sohna Road and end near Badshahpur village.

GURGAON ([HTTPS://WWW.HINDUSTANTIMES.COM/GURGAON/](https://www.hindustantimes.com/gurgaon/))

Updated: Mar 21, 2018 22:54 IST



Dhananjay Jha (<https://www.hindustantimes.com/columns/dhananjay-jha>)  
Hindustan Times



Though the tender fixes a deadline of 25 months for construction of the corridor and the underpass at Subhash Chowk, the PWD minister said he expects the work to be completed in 15 months.(Sanjeev Verma/HT FILE PHOTO)

## THE CENTRAL PARK FLYWAY

Fully serviced Cerise Floors will be only 15 mins away from fully serviced The Room at Sector 48, Gurugram upon completion of the declared elevated Flyway. The infrastructure project won't just cut down distance and travel time but is also bound to uplift South of Gurugram's novel position in the real estate sector.

## REFUND POLICY

To reciprocate our customers' faith in us, Central Park offers a no-questions-asked 30 day refund policy on all new booking.



- Carpet Area: What we commit in the Apartment Buyer Agreement is what we guarantee
- Specifications as per Apartment Buyer Agreement: The specifications we promise, is what we deliver without a compromise
- Certificate for Design & Safety UPVC Glazing: The Design & Safety Certificate certifies that that UPVC glazing have been designed as per provisions prescribed in the National Building Code & Indian. Standard Code IS: 875 (Part 3) for wind pressure & safety from the earthquake of the intensity anticipated under Zone IV
- Design & Safety Certificate for Structural Stability.
- Safety of Mechanical, Electrical & Plumbing
- Seepage Warranty.



# AWARDS

Central Park has not only won confidence of its customers, but many accolades from the industry



**WCRC,  
LEADERS ASIA 2014**



**CNBC AWAAZ  
AWARDS 2014**



**BRANDS ACADEMY  
AWARDS 2014**



**R & M Property  
Awards 2015**



**URS-WORLDS GREATEST  
BRAND ASIA & GCA ASIA 1 2015**



**REALTY PLUS CONCLAVE &  
EXCELLENCE AWARDS 2015**



**7TH RAJIV GANDHI  
EXCELLENCE AWARDS 2016**



**9TH MAGPPIE ANNUAL  
ESTATE AWARDS 2016**



**8TH REALTY PLUS CONCLAVE &  
EXCELLENCE AWARDS 2016**



**BBC KNOWLEDGE  
AWARDS -2017**



**REALTY INDIA  
AWARDS 2017**



**HINDUSTAN HINDI REAL ESTATE  
CONCLAVE AND AWARDS 2017**



**TIMES NETWORK NATIONAL AWARDS  
FOR MARKETING EXCELLENCE - 2017**



**GOLDEN BRICK  
AWARDS - 2017**



**9TH REALTY PLUS CONCLAVE &  
EXCELLENCE AWARD - 2017**



**DNA PRESENTS REAL ESTATE &  
INFRASTRUCTURE AWARDS 2017**



**10TH ESTATE  
AWARDS 2018**



**REAL ESTATE  
AWARDS 2018**



**IBB AWARDS 2018**



# Location map

**SOUTH OF GURGAON**  
WITHIN REACH

## LEGENDS

### EDUCATIONAL INSTITUTIONS

- 1 Ryan International School
- 2 DPS Maruti Kunj
- 3 KIIT College of Engineering
- 4 JK Business School
- 5 KR Mangalam University
- 6 Jindal Public School
- 7 Euro Kids School
- 8 GD Goenka World School
- 9 Pathways World School

### LUXURY HOTELS

- 10 Fortune Select
- 11 Hilton Garden Inn
- 12 Vivanta by Taj
- 13 Crowne Plaza
- 14 Park Plaza
- 15 Gateway Resort by TAJ
- 16 Westin Resort
- 17 Country Inn

### HEALTHCARE

- 18 Max Hospital
- 19 Fortis Hospital
- 20 Artemis Hospital
- 21 Park Hospital
- 22 Medcity
- 23 Sanjeevani Hospital
- 24 Kabliji Hospital

### RETAIL ZONES

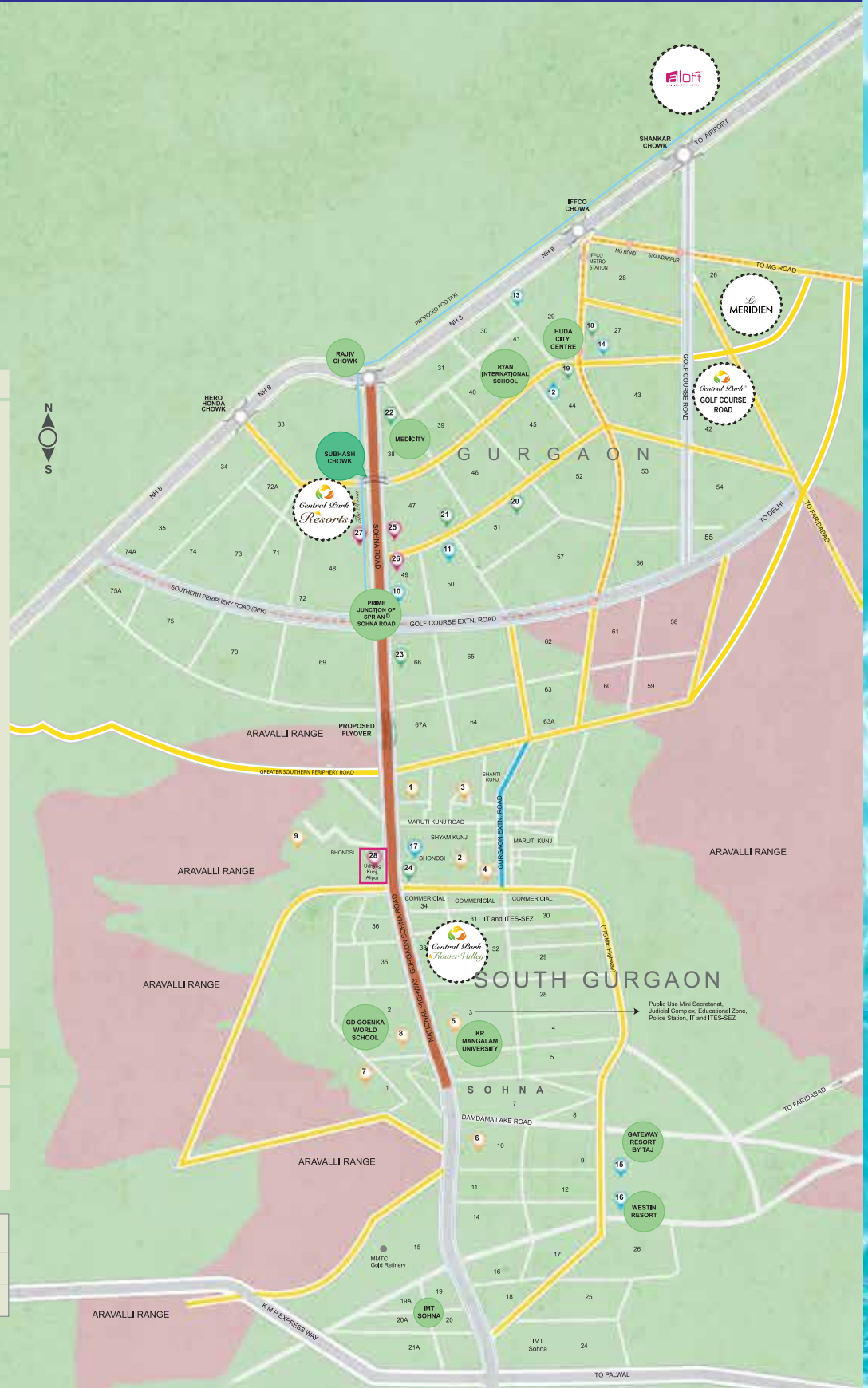
- 25 Big Bazaar
- 26 Shopper's Stop
- 27 Aditya Birla More
- 28 Ascendas OneHub

## WITH MANY OPTIONS

- 1 Aloft (Central Park Asset)
- 2 Le Meridien (Central Park Asset)
- 3 Central Park Golf Course Road
- 4 Central Park Resorts
- 5 Central Park Flower Valley

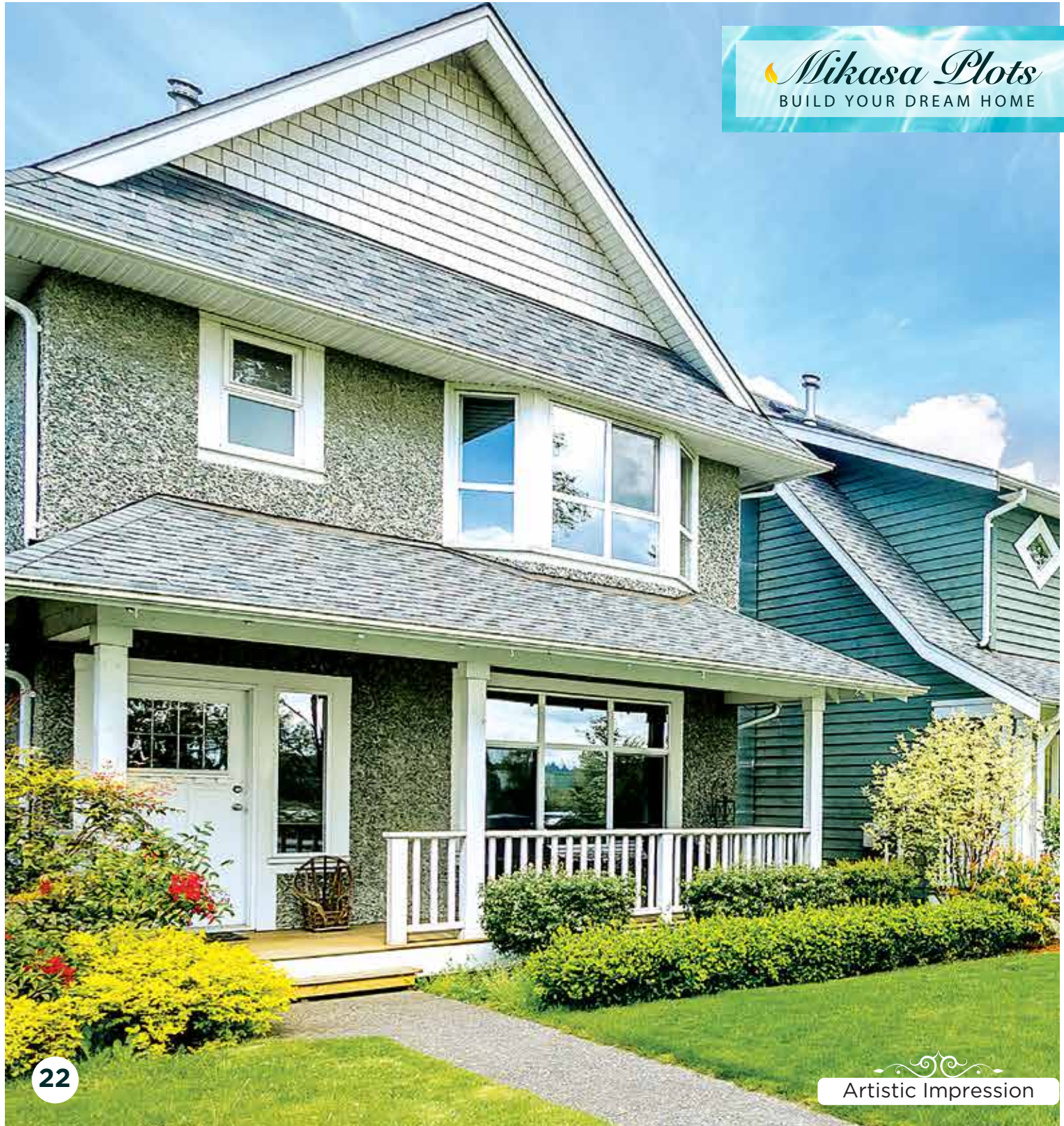
COLOUR	DEVELOPMENT TYPE (as per Master Plan 2031)
	Proposed Gurgaon Extn. Road
	Proposed 22.5 KM Elevated Corridor

Map not to scale





# GLIMPSE OF OTHER FLOWER VALLEY ASSETS



*Mikasa Plots*  
BUILD YOUR DREAM HOME



*The Room™*

FULLY MAINTAINED SINGLE/DOUBLE SUITES



Artistic Impression

*Cerise Floors*

FULLY SERVICED AIR-CONDITIONED LOW RISE FLOORS WITH ELEVATOR







*Flamengo Floors*  
INDEPENDENT AIR-CONDITIONED FLOORS FOR PRIVATE LIVING

Actual Image



*Fleur Villas*  
CHOICE OF EXPANDABLE VILLAS

Artistic Impression



HRERA No: 95 OF 2017

VERSION: 1.0.23.4.18.

**WWW.CENTRALPARK.IN**      

CENTRAL PARK FLOWER VALLEY, SECTOR-32-33, SOUTH OF GURUGRAM, SOHNA,

Disclaimer: Aqua Front Towers are apartment blocks being part of a Group Housing Colony ( license no 84/2014 ) in Central Park Flower Valley and being constructed on part of a land parcel total admeasuring about 10.965 acres in sector 32 Sohna, District Gurgaon. RERA registration for the Residential Group Housing is 150 of 2017. Layout Plan and Building Plans have been approved by the concerned authorities. The approvals can be checked at the office of the Company. Images shown in this Brochure are a pictorial conceptualization and an attempt to replicate the project. However the actual may differ. Home furnishings, furniture and gadgets are not a part of our offering. The provision of social infrastructure and other amenities will be as per approved plans and all designated areas and community facilities are owned and managed by the Company/nominated agency and are likely to become functional subject to the occupancy of the entire project under license. This Brochure is not a legal offering and does not form a part of any agreement or legal binding of the part of the Company. The ROI figures mentioned in the brochure are derived from market information for Belgravia and The Room apartments & are not to be acted upon without independent verification. 1 acre=4840 square yards or 4046.873 square meters. 1 square meter= 10.76 square feet. CIN: U45200HR2008PTC037964.