

SOUTH of GURGAON
WITHIN REACH

Cerise Suites 
LIVE THE LIFE YOU IMAGINED.


Central Park[®]
Flower Valley

PRESENTING CERISE SUITES
AT FLOWER VALLEY

Low Rise Air - Conditioned Suites with Party Terrace and Elevator.



ARTISTIC IMPRESSION

LIVE LIFE AS IT SUITS YOUR FANCY.

A sole suite exists per floor in a stilt + 4 floors setting. Complemented with an elevator, private parking and an open-air party terrace, it's perfectly polite to be absorbed in your dreamlike life here.

EXQUISITE LUXURIES? WELL, THEY BEGIN TO NEVER END HERE.

At Cerise Suites, you don't just live in luxury, your everyday life starts immersed in it. Your mornings will begin in your grand balconies which are brimming with jewel-like floral arrangements. A fully modular kitchen greets you with an effortless charm, which continues when you step in your Sun Shower for a nourishing bath. If there is a better way to live, it surely doesn't exist yet.



ARTISTIC IMPRESSION



ACTUAL IMAGE OF FLORA FOUNTAIN

SET IN A TOWNSHIP WHERE SPRING NEVER ENDS.

A premier global township with lush greenery, exquisite flora and water bodies. Flower Valley gives you a touch of spring throughout the year, right at the foothills of Aravallis. Though the whole township is located amidst this treasure trove of nature with thousands of trees and multiple flower lanes, Flower Valley boasts of all king-size luxuries and amenities nestled right within.

- A Mammoth Clubhouse • Bowling Alley • Fine-Dining Restaurants
- An Exotic Spa • A Wellness Sanctuary with Ayurveda Centre and Hydraulic & Mud Baths • 2 Acre Children's Amusement Park
- Convenience Stores • AC Shuttle Service



ACTUAL IMAGE OF FOOT SPA



ACTUAL IMAGE OF AL CAPONE - MULTI CUISINE RESTAURANT



ACTUAL IMAGE OF JUICE BAR



ACTUAL IMAGES OF DAY & NIGHT GOLF ACADEMY

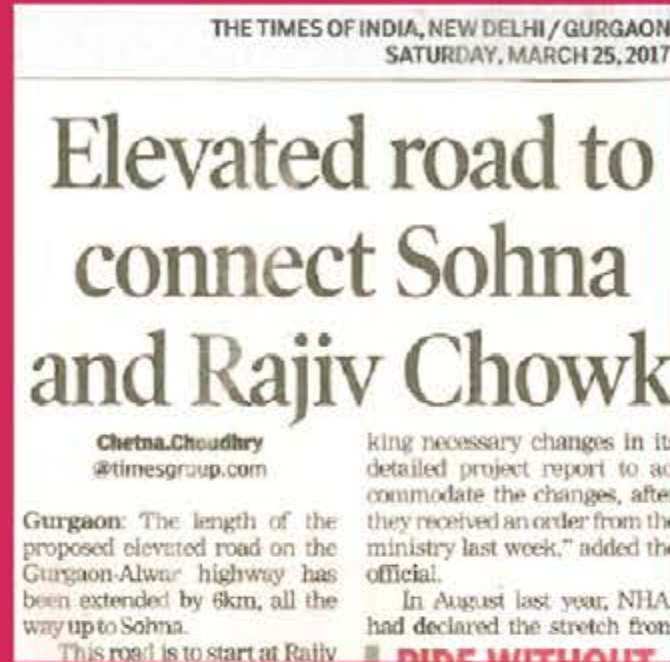
INDIA'S FIRST TOWNSHIP TO HAVE 10 PREMIUM ACADEMIES.

Flower Valley is India's first and only global township to have ten recreational academies right within its beautiful premises. Equipped with infrastructure that's at par with world standards, international coaches and ample amount of space, Flower Valley provides you with a wide range of Academies to choose from.

- Day and Night Golf • Cricket • Lawn Tennis • Badminton
- Boxing • Swimming • Fitness • Yoga • Dance • Acting

A COVETED LOCATION TURNS ALL THE MORE PREMIUM.

The upcoming 22.5 km elevated corridor from Rajiv Chowk (NH 8) to Sohna will ensure a furthermore smooth ride to Flower Valley. The project won't just cut down distance and travel time but is also bound to uplift South of Gurgaon's novel position in the real estate sector.



5.5 MILLION SQ.FT. COMPLETE AND COUNTING!

Central Park is a real estate brand that has built an unrivalled expertise in creating concept living spaces at some of the best locations in Delhi, Gurgaon and Goa. As a dynamic brand, we are one of the forerunners in real estate today, having delivered 5.5 million sq. ft. across luxury residential and 5-star hospitality projects. In the past 30 months, 1155 homes have been delivered. To further reciprocate our customers' faith in us, Central Park offers a no-questions-asked 30 day refund policy on any new bookings. Our constant pursuit of excellence, commitment and building values for customers is responsible for our growth and success over the years. You can expect nothing less than the world from Central Park.

Central Park works with the best of International Consultants like HOK, Hong Kong; HBA, Singapore; Green Architects, Thailand and PIA, Thailand, and more.



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

Once again, Central Park has upheld its trusted legacy by exhibiting highest ROI in Gurgaon 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 meet your expectations in the future, but exceed them.

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.

PROPOSED SPECIFICATIONS OF CLASSIC & LUXURY SUITES

Low Rise Air Conditioned Suites With Party Terrace & Elevator		
Proposed Specifications - Classic Suites		
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
	Wardrobe	One Wardrobe in every bedroom
Study / Kids Area	Flooring	Laminated Wooden Flooring
	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	POP Punning with Acrylic Emulsion Paint
Kitchen	Flooring	Anti Skid Tiles
	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)
Toilets	Flooring	Anti Skid Tiles
	Ceiling	OBD/False Ceiling/MR Board
	Walls	Ceramic Tiles
	Fittings & Fixtures	Jaquar or Equivalent
Balcony	Flooring	Anti Skid Tiles
	Wall	Weather Proof External Texture Paint
	Ceiling	Oil Bound Distemper
Staircase	Flooring	Granite Flooring
	Wall	External Texture Paint, MS Handrail with Hardwood Top
Party Terrace	Flooring	Reflective Tiles
	Furniture	Cane Furniture
	Appliances	Mist Fan
	Wet Point	Dedicated Wet Point
	Slab	Granite Slab/Counter
Air Conditioning	Split Air Conditioning in All Rooms	
General	5 Passenger Elevator with 6 Stops	
	Power Back-up	
	Windows - UPVC glazing with Toughened Glass	
	High Quality Modular Switches	

Low Rise Air Conditioned Suites With Party Terrace & Elevator			
Proposed Specifications - Luxury Suites			
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	
	Wardrobe	One Wardrobe in every bedroom	
Study / Kids Area	Flooring	Laminated Wooden Flooring	
	Ceiling	Oil Bound Distemper with Designer Cornice	
	Walls	POP Punning with Acrylic Emulsion Paint	
Kitchen	Flooring	Anti Skid 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	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 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	

Low Rise Air Conditioned Suites With Party Terrace & Elevator		
Proposed Specifications - Luxury Suites		
Area	Particulars	Description
Staircase	Flooring	Granite Flooring
	Wall	External Texture Paint, MS Handrail with Hardwood Top
Party Terrace	Flooring	Reflective Tiles
	Furniture	Cane Furniture
	Appliances	Mist Fan
	Wet Point	Dedicated Wet Point
	Slab	Granite Slab/Counter
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 glazing with Toughened Glass	
	High Quality Modular Switches	

FLOOR PLANS



LEGENDS

- 1. Living/Dining Room: 9'-9" x 15'-8"
- 2. Bedroom 1: 10'-4" x 12'-4"
- 3. Toilet 1: 7'-1" x 5'-0"
- 4. Bedroom 2: 10'-4" X 10'-0"
- 5. Toilet 2: 4'-7" x 7'-1"
- 6. Study/Kids Area: 8'-3" x 9'-1"
- 7. Kitchen: 8'-9" x 6'-6"
- 8. Nook
- 9. Stairs
- 10. Lift
- 11. Balcony 6' wide

These are proposed layouts & the sizes are subject to change by upto 125%

SECOND FLOOR PLAN - 1255 SQ. FT.



LEGENDS

- | | |
|---------------------------------------|---------------------------|
| 1. Living/Dining Room: 9'-9" x 15'-8" | 7. Kitchen: 8'-9" x 6'-6" |
| 2. Bedroom 1: 10'-4" x 12'-4" | 8. Nook |
| 3. Toilet 1: 7'-1" x 5'-0" | 9. Stairs |
| 4. Bedroom 2: 10'-4" X 10'-0" | 10. Lift |
| 5. Toilet 2: 4'-7" x 7'-1" | 11. Balcony 6' wide |
| 6. Study/Kids Area: 8'-3" x 9'-1" | |

These are proposed layouts & the sizes are subject to change by upto 125%

PARTY TERRACE PLAN



LEGENDS

- | |
|---------------------------------|
| 1. Party Terrace 1: 450 sq. ft. |
| 2. Party Terrace 2: 400 sq. ft. |

These are proposed layouts & the sizes are subject to change by upto 125%

SITE PLAN OF CERISE SUITES

24M WIDE ROAD

12M WIDE SERVICE ROAD

60M WIDE ROAD

12M WIDE ROAD

12M WIDE ROAD

12M WIDE ROAD

12M WIDE ROAD

12M WIDE ROAD

12M WIDE ROAD

12M WIDE ROAD

12M WIDE ROAD

ENTRY
EXIT

ENTRY/EXIT



LOCATION MAP

SOUTH GURGAON
WITHIN REACH

LEGENDS

EDUCATIONAL INSTITUTIONS

- 1 Ryan International School
- 2 DPS Maruti Kurj
- 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 Wastin Resort
- 17 Country Inn

HEALTHCARE

- 18 Max Hospital
- 19 Fortis Hospital
- 20 Arlamis Hospital
- 21 Park Hospital
- 22 Medicity
- 23 Sanjeevani Hospital
- 24 Kabli Hospital

RETAIL ZONES

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

WITH MANY OPTIONS

- 1 Airt (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

