



# PURI EMERALD BAY

SECTOR 104, GURGAON







THE JEWEL  
RIGHT ON  
DWARKA  
EXPRESSWAY  
IS NOW  
READY TO LIVE



This is *luxury*  
without compromise



ACTUAL IMAGE OF  
PRIVATE MOVIE THEATRE

ACTUAL PICTURE OF EMERALD BAY, GURGAON



**PURI**  
**EMERALD BAY**  
SECTOR 104, GURGAON

The Complex  
**READY TO ENJOY**

**2 & 3 BHK Ultra Luxury Apartments**

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**Choice of 1,550 sq.ft., 1,700 sq.ft. & 2,450 sq.ft.**

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**3-side Open Apartments**

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**Extensive Landscaping and Water Features**

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**Two Clubhouses, Each for the Cluster of Three Towers**

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**Actual Apartment Ready for Viewing**

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**Clubhouse Ready for Use**



ACTUAL PICTURES OF EMERALD BAY, GURGAON



ACTUAL PICTURES OF EMERALD BAY, GURGAON

# THE EMERALD CLUBS



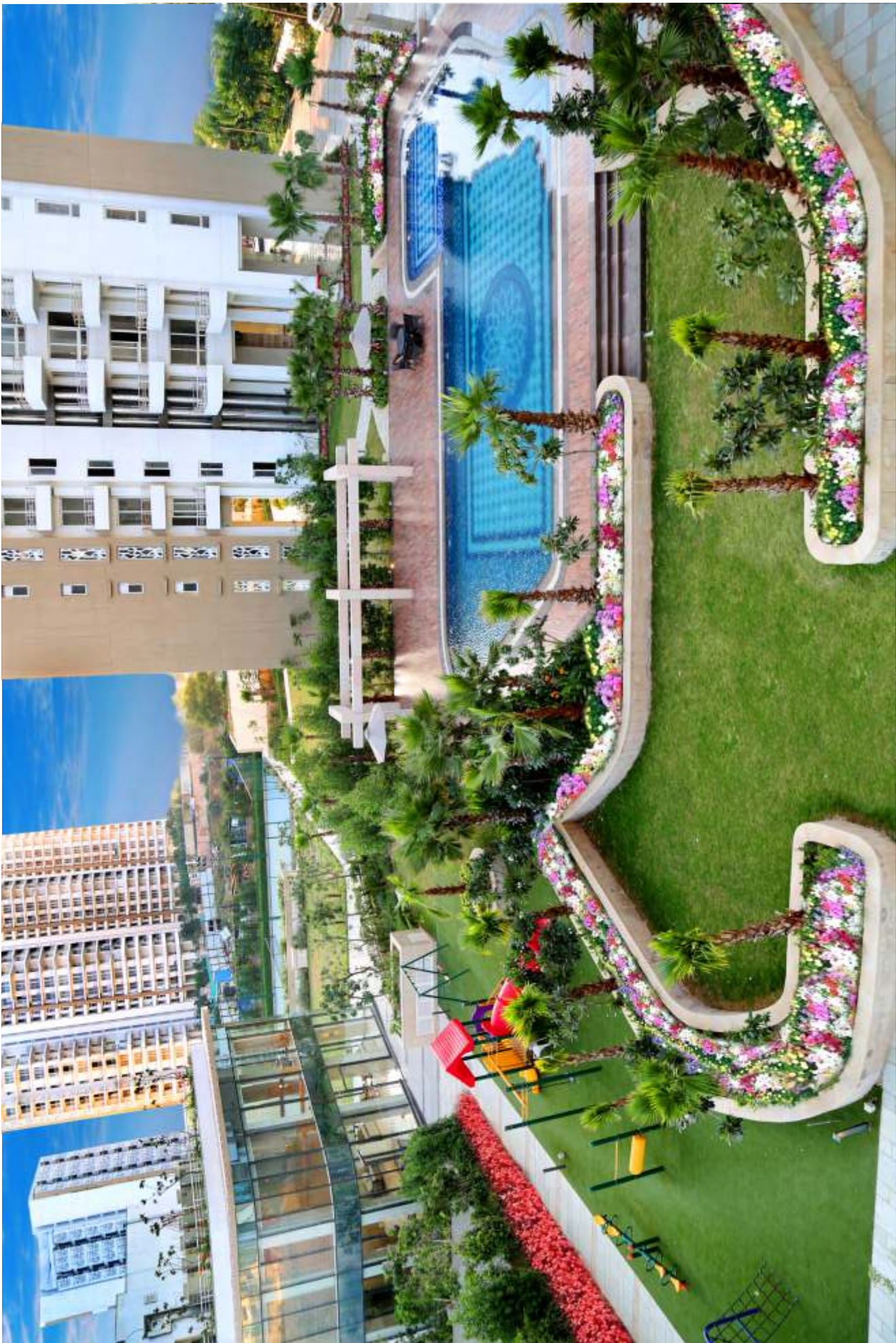
ACTUAL IMAGE

The exclusive club indulgences come with two clubhouses, each for a cluster of three towers so that you never have to wait for your turn on the treadmill.

The rare privileges also include a private mini theater for your private gatherings which makes the clubhouse a spirited entertainment hub. It also includes exclusive music studio, dance studio and kids Zone.

With top of the line gymnasium, lounge, multiple pools and flood lit tennis court, be ready for an active lifestyle at Emerald Bay.





Pool & Kids Play



ACTUAL IMAGE OF MOVIE THEATRE



ACTUAL IMAGE OF GYMNASIUM



ACTUAL IMAGE OF TENNIS COURT



ACTUAL IMAGE OF BASKET BALL COURT



Actual Image of Pocket B Club



GYM at Pocket B Club



Kids Zone



Music Studio

# FEATURES OF EMERALD BAY



**TWO STATE-OF-ART  
GYMS**



**PRIVATE MOVIE  
THEATER**



**DANCE STUDIO**



**SKATING RINK**



**MUSIC STUDIO**



**BILLIARDS ROOM**



**TENNIS COURT**



**BASKET BALL COURT**



**BADMINTON COURT**



ACTUAL SAMPLE APARTMENT IMAGES





**PURI**  
**EMERALD BAY**  
SECTOR 104, GURGAON

The Residences  
**FURNISHED**  
**LUXURY APARTMENTS**

1. VRV Air-conditioning

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2. Imported Marble Flooring

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3. Modular Kitchen with Hob and Chimney

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4. Cupboards in Each Bedroom

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Air Purifier in Living Room\*

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Refrigerator, Microwave & Washing Machine\*

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Ceiling Fans, Exhaust Fans & Geysers\*

\*Only for select units at additional cost.



ACTUAL PICTURES OF EMERALD BAY, GURGAON

# SITE PLAN



Disclaimer: The actual size of the plots may vary marginally.

# FLOOR PLAN

TYPICAL FLOOR (Unit 1 & 2)

Three to a Core, 3 BHK+S

Saleable Area - 2450 sq.ft.



Disclaimer: Dimensions given are representative. Exact carpet areas can be taken from the sales team based on the exact apartment unit number selected and the same shall be applied in the buyer's agreement.  
1 meter = 3.268 ft. | 1 sq.m. = 10.764 sq.ft.

# FLOOR PLAN

TYPICAL FLOOR (Unit 3)  
Three to a Core, 3 BHK+S  
Saleable Area - 2450 sq.ft.



# FLOOR PLAN

TYPICAL FLOOR (Unit 1 & 2)

Three to a Core, 2 BHK

Saleable Area - 1550 sq.ft.



# FLOOR PLAN

TYPICAL FLOOR (Unit 3)  
Three to a Core, 2 BHK+S  
Saleable Area - 1700 sq.ft.



# SPECIFICATIONS

## LIVING ROOM/DINING ROOM/LOUNGE

FLOORS	Imported Marble/Stone
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Door Frames with Polish Solid Wood Paneled Door
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	VRV Air-Conditioning
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone, Internet, I.P. TV Connection & Premium Modular Switches

## MASTER BEDROOM

FLOORS	Imported Marble/Stone
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Door Frames with Paint Finish Flush Doors
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	VRV Air-Conditioning
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone, Internet, & I.P. TV Connection

## OTHER ROOMS

FLOORS	Laminate Wooden Flooring
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Door Frames with Paint Finish Flush Doors
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	VRV Air-Conditioning
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone, Internet, & I.P. TV Connection

## KITCHEN

FLOORS	Imported Marble/Stone
WALLS	Tiles and Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Frames with Painted Flush Doors
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	Modular Kitchen with Hob and Chimney
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits & MCB



## BALCONIES / TERRACE

FLOORS	Anti-Skid Tiles
WALLS	Weather Proof Paint
CEILING	Weather Proof Paint
DOORS	UPVC/Aluminium Windows
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	VRV Air-Conditioning
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB

## BATHROOMS

FLOORS	Vitrified Tiles
WALLS	Ceramic Tiles/Paint
CEILING	False Ceiling with Acrylic Emulsion Paint
DOORS	Hardwood Frames with Painted Flush Door
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	Kohler/Grohe/Equivalent Quality Chinaware, CP Fittings, Marble Counter
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB

## S. ROOM / UTILITY ROOM

FLOORS	Tiles
WALLS	OBD
CEILING	OBD
DOORS	Hardwood Frames with Painted Flush Door
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	Tiles and Fittings
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB

## W.C.

FLOORS	Tiles
WALLS	OBD
CEILING	OBD
DOORS	Hardwood Frames with Painted Flush Door
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	Tiles and Chinaware and CP Fittings
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB

## SECURITY

CCTVs In Basements And Main Entrance Lobby For Surveillance.  
Video Door Phone

## FACILITIES

Club House With Multiple Swimming Pools, Unisex Gym,  
Multi-Purpose Hall, Coffee Bar, Table Tennis and Billiards Room,  
Extensive Landscapes and Water Bodies

# Dwarka Expressway: The golden destination of Delhi NCR





### Distances from Emerald Bay

Diplomatic Enclave 2	9 km
Dwarka Convention Center	6 km
IGI Airport	7 km
Dwarka Metro Station	7 km

Puri:  
Delivering  
quality  
in each  
endeavour



LEGACY OF OVER

**30** YEARS

DELIVERED

**2900**  
UNITS IN THE  
LAST 36 MONTHS

## DELIVERED DEVELOPMENTS



THE PALM SPRINGS, GURGAON



THE PALM SPRINGS PLAZA, GURGAON



VILLAS AT DIPLOMATIC GREENS, GURGAON



DIPLOMATIC GREENS, GURGAON



81 BUSINESS HUB, FARIDABAD



81 HIGHSTREET, FARIDABAD



THE PRANAYAM, FARIDABAD



PRATHAM, FARIDABAD



V.I.P FLOORS, FARIDABAD

# ONGOING DEVELOPMENTS



AMANVILAS, FARIDABAD



LUXURIA FLOORS AT AMANVILAS, FARIDABAD



AANANDVILAS, FARIDABAD | READY FOR POSSESSION



PURI CONSTRUCTION PVT. LTD.  
Corporate & Registered Office:  
4-7B, Ground Floor, Tolstoy House 15 & 17  
Tolstoy Marg, New Delhi - 110001

MARKETING OFFICE  
11-12A, Ground Floor, Tolstoy House 15 & 17  
Tolstoy Marg, New Delhi - 110001  
CIN: U45201DL1971PTC005522

TOLL FREE  
1800 123 6244

EMAIL  
[sales@puriconstructions.com](mailto:sales@puriconstructions.com)

PROJECT APPROVED BY











