



CENTRAL PARKTM
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



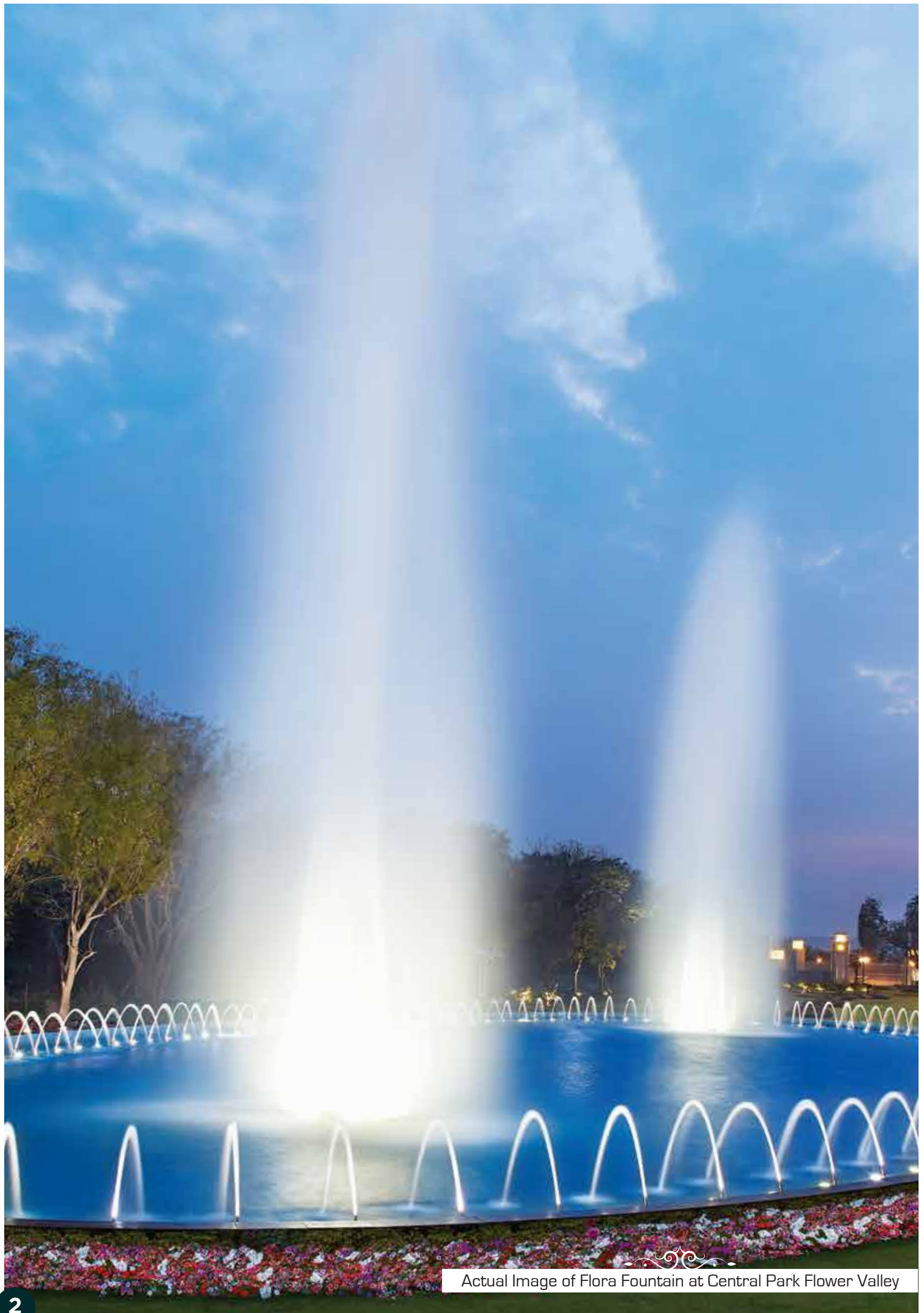
The Resorts
Sector 48, Gurugram



Le Meridien
MG Road, Gurugram



Aloft
Aerocity, New Delhi



Actual Image of Flora Fountain at Central Park Flower Valley



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 The Nectar Multi Cuisine Restaurant and relax at the Foot Spa, while your children play in the well laid out Kids Aqua & Terra Park. The Flora Fountain with multiple flower lanes, makes you feel one with nature.



Actual Image - Kids Aqua & Terra Park.



Actual Image - The Nectar Multi Cuisine Restaurant

A woman with dark hair and sunglasses is reclining in a large, light-colored wicker armchair on a wooden deck. She is wearing a light blue denim dress and has her hands behind her head, smiling. A small, dark wooden coffee table is positioned in front of her, holding a white mug. The background shows a wooden fence and some greenery. The scene is brightly lit, suggesting a sunny day.

*W*ELCOME TO HIGH-END LIVING

Artistic Impression



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

AQUA FRONT TOWERS

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 & SOUL.

In a city like Gurugram, wholesome living is a luxury. At Central Park Flower Valley, we have raised the bar for wholesome living with as many as 45 Wellness Features. Rejuvenate your mind, body and soul and never get bored with 45 wellness options right within the global township.



- Aroma Baths • Naturopathy • Head Massage • Reflexology
- Foot Massage • Body Massage • Steam Sauna • Jacuzzi
- Sun Bath • Art of Living Sessions • Badminton Court
- Herbal Parks • Twin Fountains • Golf Drive Range
- Laughter Therapy • Nature Walk • Basketball Court
- Tennis Court • Cycling • Jogging • Squash Court
- Cricket Nets • Yoga • All-Weather Pool • Yoga & Zumba
- Centre • Meditation Room • Walking • Juice Centre
- Salad Bar • Reading Lounge • Detoxification Diet Sessions
- 24hr Doctor and Ambulance On-Call • Pilates
- Floating Yoga • Music Therapy • Open Air Chess • Rock
- Climbing Wall • Organic Café • Hydrotherapy/Aqua Aerobics
- TRX Training • Tai Chi Sessions • Gymnasium • Aerobics
- Hobby Centre



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



LOAN APPROVED BY LEADING BANKS



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

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.

TRANSPORTATION & CONNECTIVITY

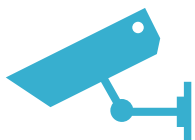


- Shuttle service will be provided to Central Park Resorts and key landmark locations like HUDA Metro Stations, Cyber Hub, Ambience Mall, Fortis/Max/Paras/ Medanta Hospital.
- Delhi-Mumbai Industrial Corridor (DMIC) and Kundli-Manesar-Palwal (KMP) corridors.
- Dedicated Freight Corridor (DFC) linking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

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.



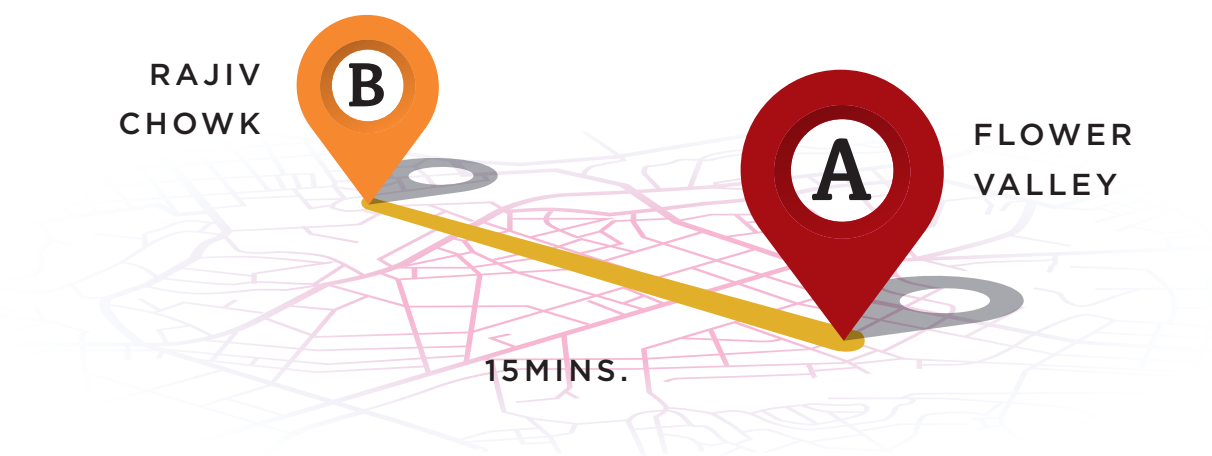
MIXED LAND USE AND OPEN SPACES

An open green 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.

CONNECTED LIVING

Reach Central Park Flower Valley from Rajiv Chowk in just 15 mins, via the elevated Flyway.

With the upgradation of NH248A (Sohna Road), the commute from Rajiv Chowk to Central Park Flower Valley will just be 15 minutes.



REFUND POLICY

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



- 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 of Design & Safety UPVC Glazing: The Design & Safety Certificate certifies that UPVC glazing has 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 MAGPIE 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



**ASIA REAL ESTATE EXCELLENCE
AWARDS, 2018**



BAM AWARDS, 2018



**NATIONAL AWARDS FOR
MARKETING EXCELLENCE, 2018**



**ENVIRONMENT FRIENDLY DEVELOPER
BY SIDDHI, 2018**



FOXGLOVE AWARDS, 2018



**THE GOLDEN BRICK
AWARDS, 2018**



**10TH REALTY PLUS EXCELLENCE
AWARDS, 2018**



**NEWSX BUILDING INDIA
CONCLAVE & AWARDS, 2018**



**INTERNATIONAL BRAND EQUITY
AWARDS, 2018**



FIST AWARD, 2019



**ASIA PACIFIC INTERNATIONAL
PROPERTY AWARDS, 2019**



**ZEE BUSINESS PRESENTS NATIONAL REAL ESTATE
LEADERSHIP CONGRESS & AWARDS, 2019**

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

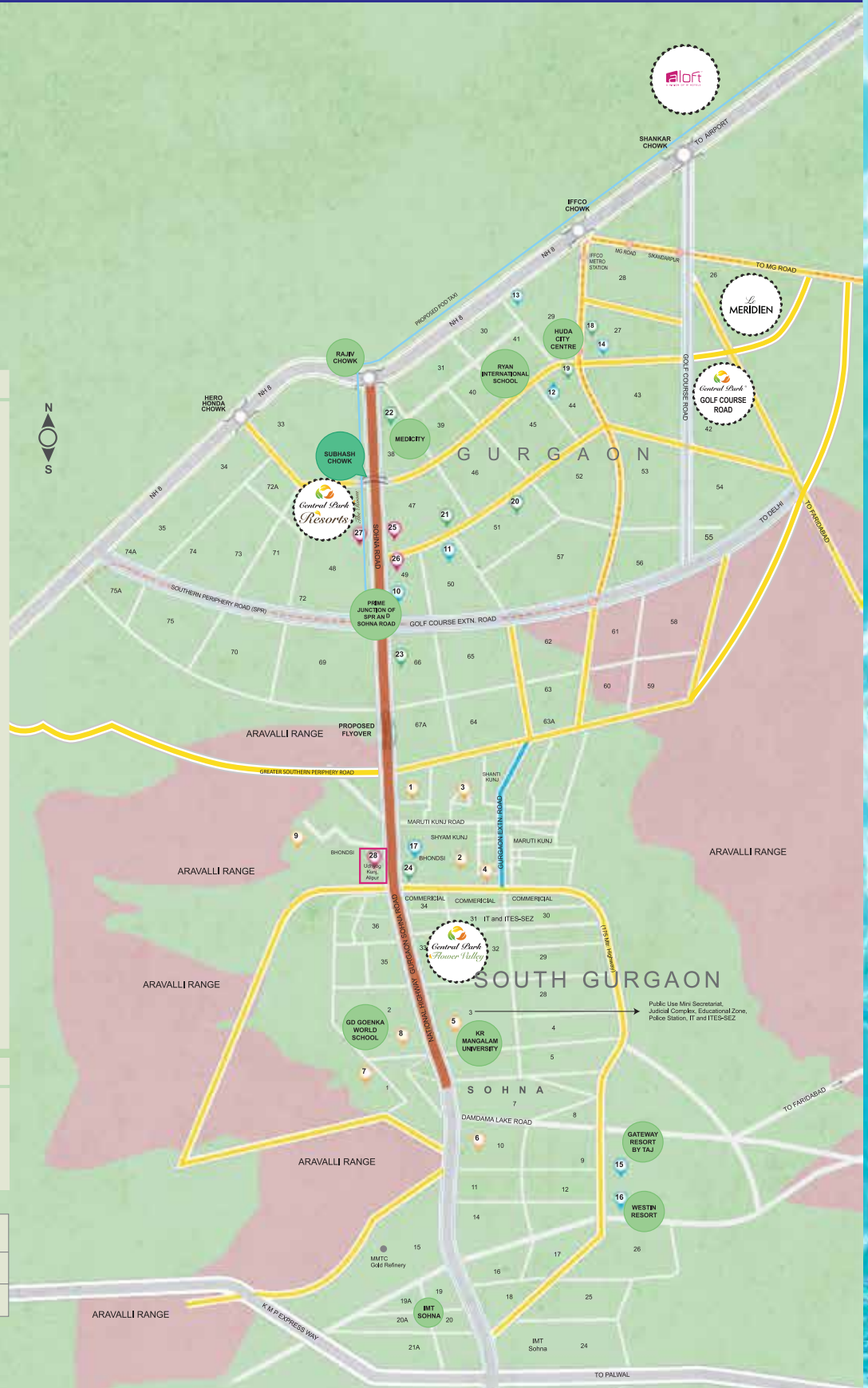
- 25 Big Bazaar
- 26 Shopper's Stop
- 27 Aditya Birla More
- 28 Ascendas OneHub

WITH MANY OPTIONS

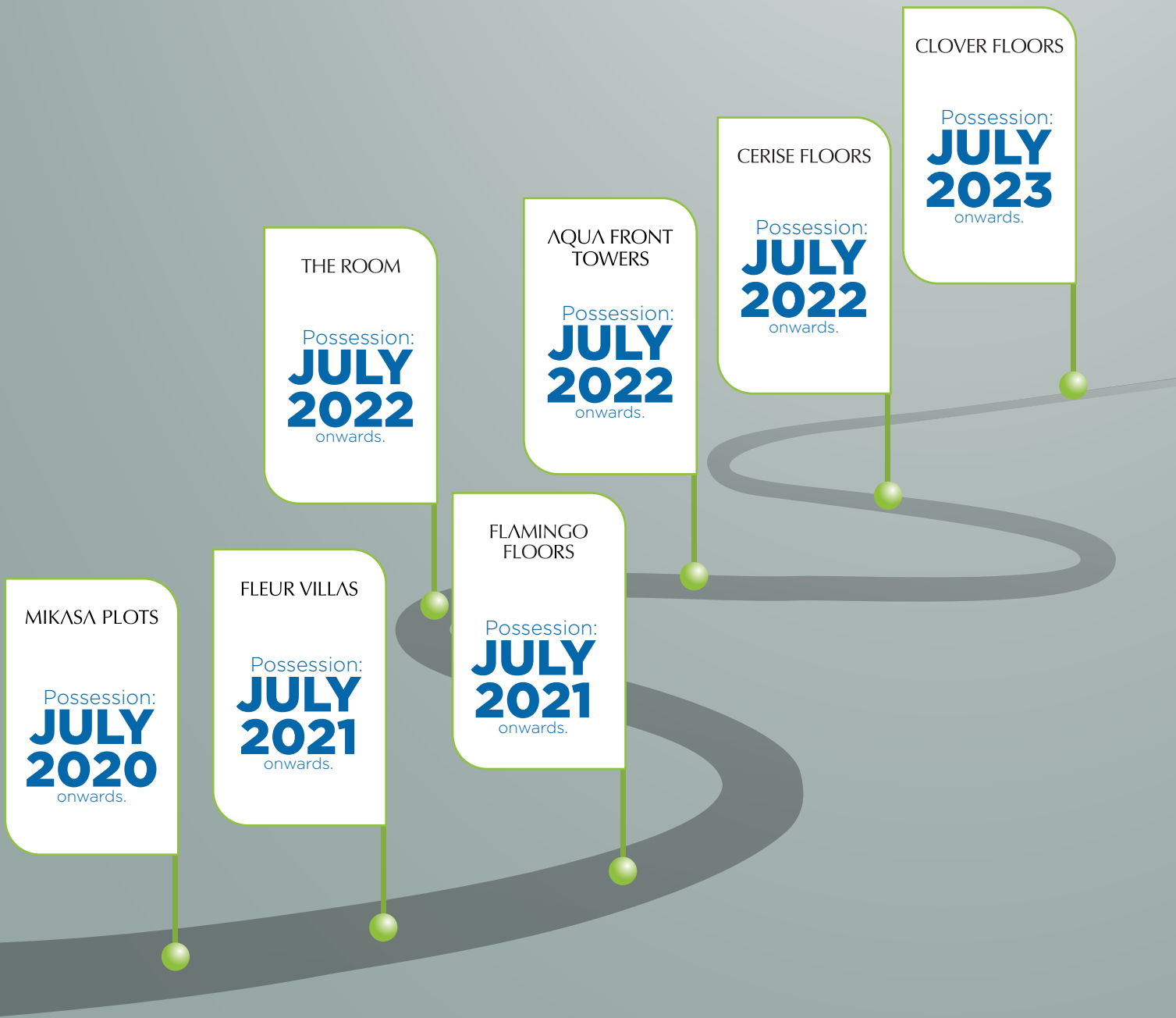
- 1 Aloft (Central Park Asset)
- 2 Le Meridien (Central Park Asset)
- 3 Central Park Golf Course Road
- 4 Central Park Resorts
- 5 Central Park Flower Valley

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

Map not to scale

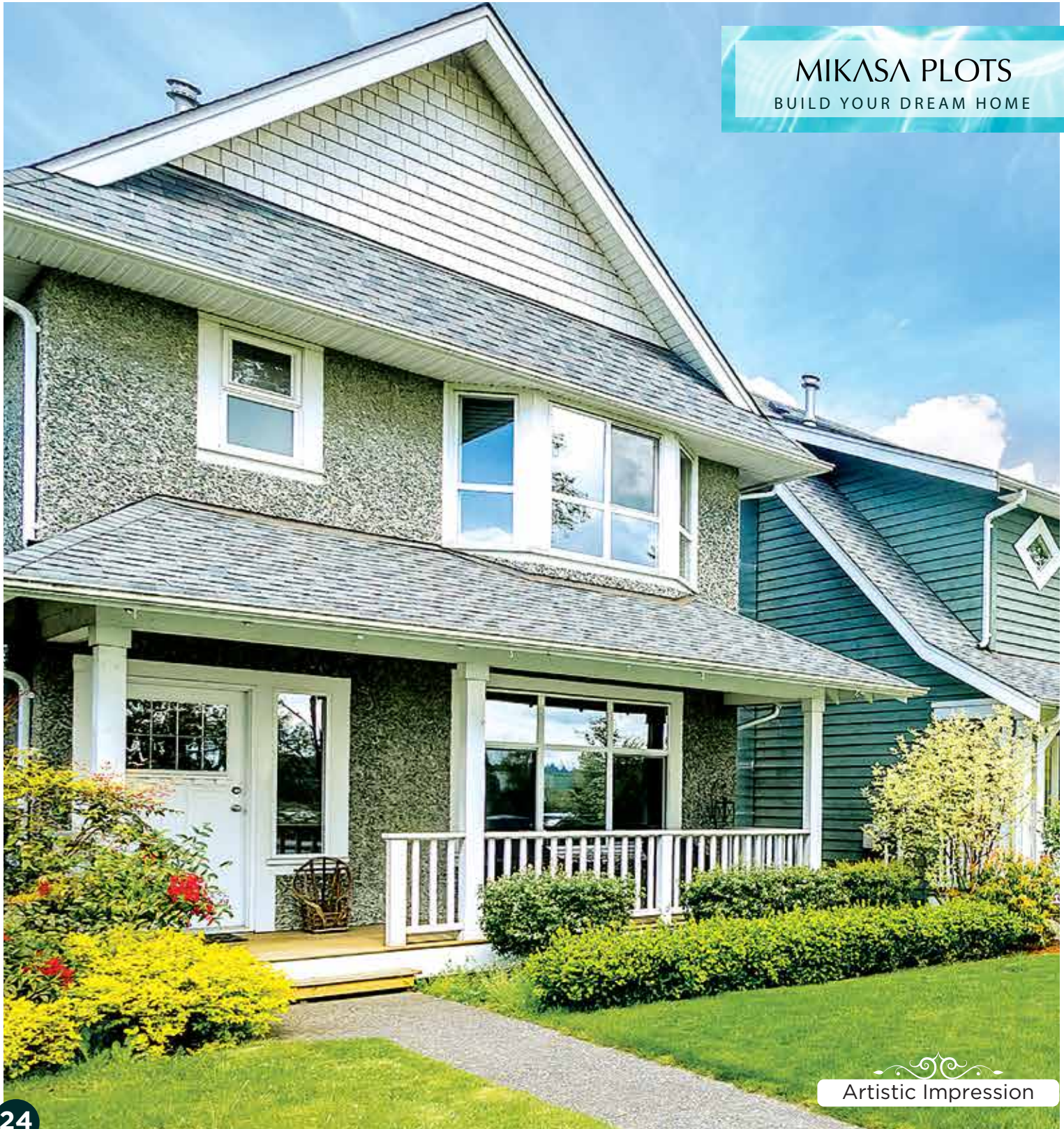


DELIVERING ON PROMISES



GLIMPSE OF OTHER FLOWER VALLEY ASSETS

MIKASA PLOTS
BUILD YOUR DREAM HOME



Artistic Impression

THE ROOM

FULLY MAINTAINED SINGLE/DOUBLE SUITES



Artistic Impression

CERISE FLOORS

FULLY SERVICED AIR-CONDITIONED LOW RISE FLOORS WITH ELEVATOR



Actual Image



FLAMINGO FLOORS

INDEPENDENT AIR-CONDITIONED FLOORS FOR PRIVATE LIVING

Actual Image



FLEUR VILLAS

CHOICEST OF EXPANDABLE VILLAS

Artistic Impression

HRERA No: 150 OF 2017

**FOR SALES, CONTACT:
7065333358**

VERSION: 11.04.05.18

WWW.CENTRALPARK.IN      

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

Disclaimer: Aqua Front Towers is part of a group housing colony being developed under license no. 84 of 2014, which is forming part of the integrated development being undertaken by the company in the name of Central Park Flower Valley (CPFV). The group housing colony is situated in sector 32, Tehsil Sohna, Dist. Gurgaon. RERA registration for the Group Housing Colony comprised in 10.965 acre is 150 of 2017. The water body shown in this advertisement is proposed to be constructed/developed in the group housing complex for aesthetic purposes only. Travel time given has been estimated based on completion of infrastructure planned by the Government on Sohna road. 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 in CPFV. 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. This brochure is not a legal offering and does not form a part of any agreement or legal binding on 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. Loan arrangement from leading banks and HFCs is subject to eligibility of the borrower. 1acre= 4840 square yards or 4046.873 square meter. 1 square meter= 10.76 square feet. CIN: U45200HR2008PTC037964.