



Great communities are created offline

Emaar Palm Premier  
Palm Hills, Sector 77, Gurugram

3 BHK Apartments



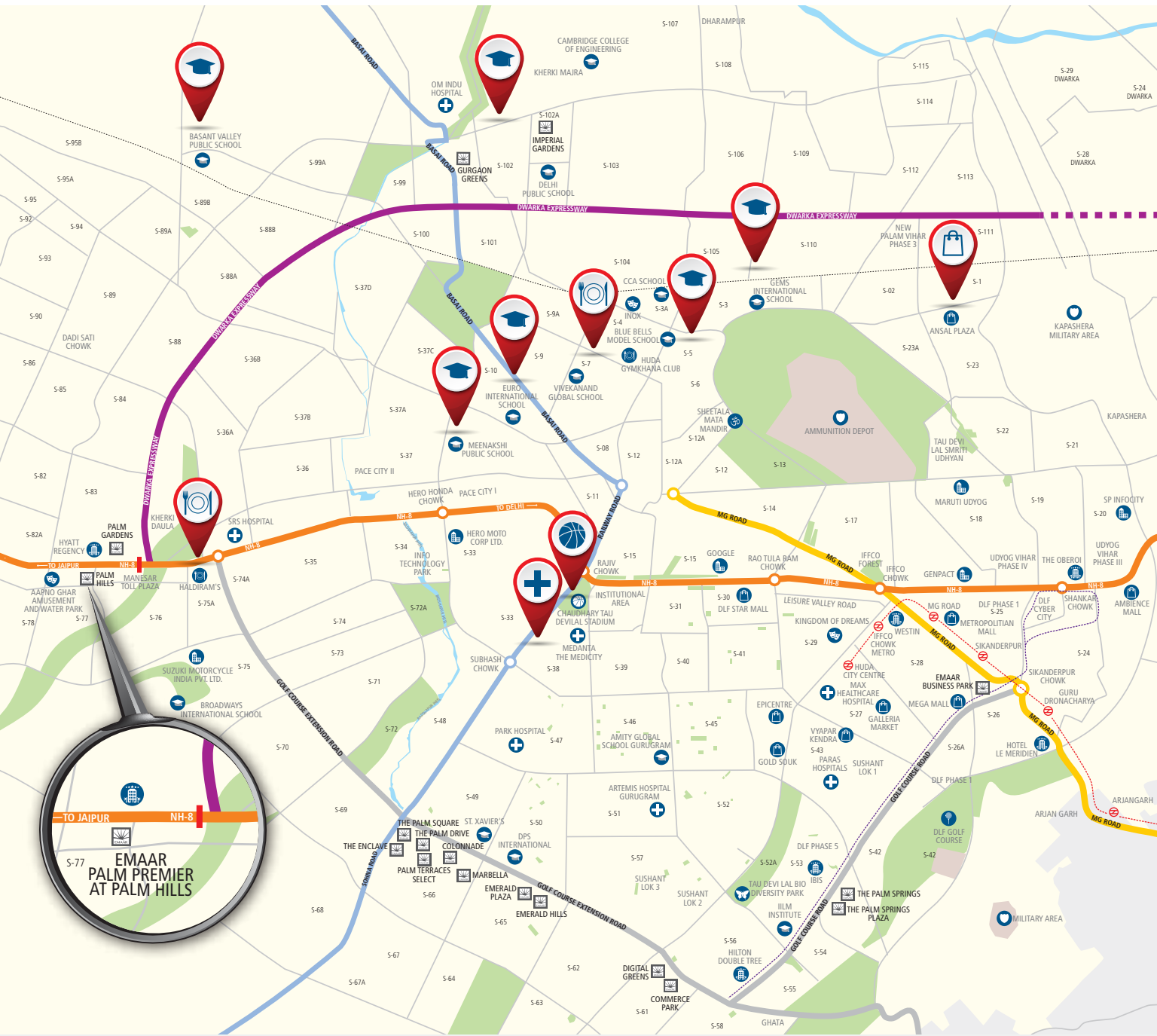
# Grand View

Artistic Impression



Welcome to Emaar Palm Premier. New towers nestled in Palm Hills, a lively, bustling neighbourhood surrounded by refreshing green spaces and offering a panoramic view. A large master planned community with landscaped greens. It promises an active and healthy lifestyle with modern Clubhouse equipped with sports, gym and health facilities that will inspire you to get moving.

# Location



Map not to scale

- Strategically located on the artery of National Highway
- Bustling neighbourhood with lively ecosystem

# Clubhouse



- Reception Lounge • Multi-Purpose Hall • Restaurant • Business Centre
- Kids' Room • Gymnasium • Wellness Zone • Steam-Sauna-Treatment Room
- Party and Yoga Terrace • Terrace Garden • Swimming Pool • Kids' Pool • Pool Deck

## Highlights

- Part of Large Master-Planned Community
- Secure Gated Community
- Multiple Parks and Landscaped Greens
- Modern Clubhouse
- Tennis and Badminton Court
- Half Basketball Court
- Kids' Play Area

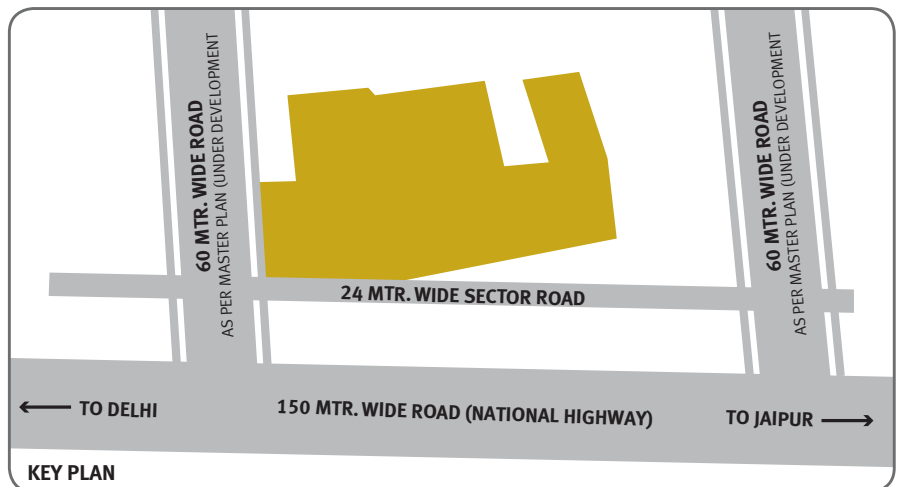


# Master Plan



## Legend

1. Entrance Plaza
2. Clubhouse
3. Swimming Pool
4. Convenient Shopping
5. Basketball Court
6. Badminton Court
7. Tennis Court
8. Kids' Play Area
9. Lawn
10. Nursery School
11. Primary School
12. Multi-Level Car Parking
13. ESS
14. HSD Yard



# Floor Plan

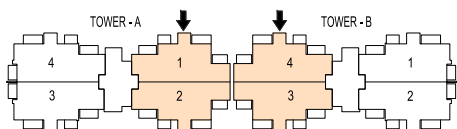
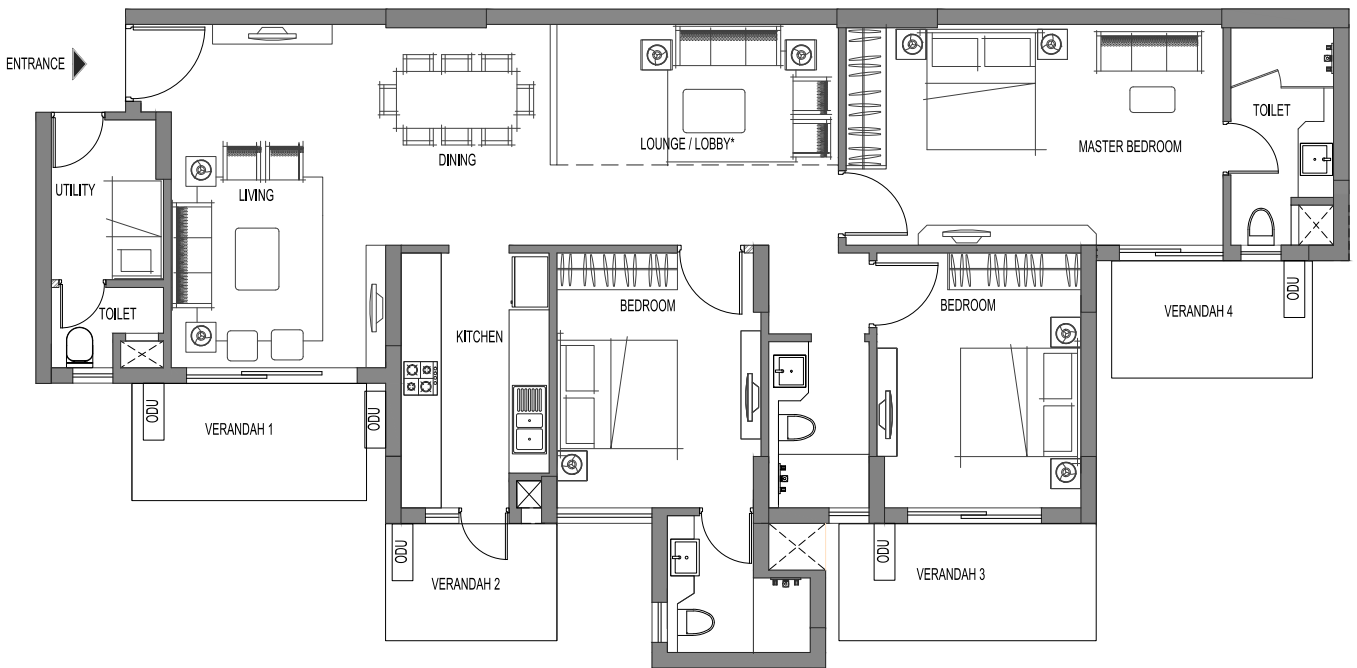
## GROUND FLOOR PLAN - TOWER A & B

3 Bedroom + 3 Toilet + Lounge + Utility

Carpet Area: 113.158 sq. mtr. (1,218.03 sq.ft.)

Verandah Area: 22.581 sq. mtr. (243.06 sq.ft.)

Super Area: 185.80 sq. mtr. (2,000 sq.ft.)



Room	Feet and Inches
Living	16'6" x 10'5"
Dining/Lounge	22'2" x 10'6"
Master Bedroom	18'4" x 10'6"
Bedroom 1	10'0" x 12.5'
Bedroom 2	10'0" x 12.5'
Kitchen	7'3" x 12'5"
Master Toilet	5'0" x 10'6"
Toilet 1	7'0" x 6'6"
Toilet 2	5'0" x 8'1"
Utility	5'4" x 7'6"
Utility Toilet	5'4" x 4'0"
Verandah 01	11'4" x 5'6"
Verandah 02	8'3" x 5'6"
Verandah 03	12'6" x 5'6"
Verandah 04	9'7" x 5'6"

\*Space to be used as per unit holder requirement. In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications mentioned are for reference and may change in compliance accordance with law. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the offering. All dimensions are from Masonry to Masonry. 1 sq. mtr. = 1.196 sq. yds. & 1 sq. mtr. = 10.764 sq. ft.

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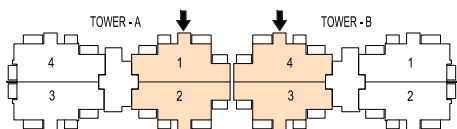
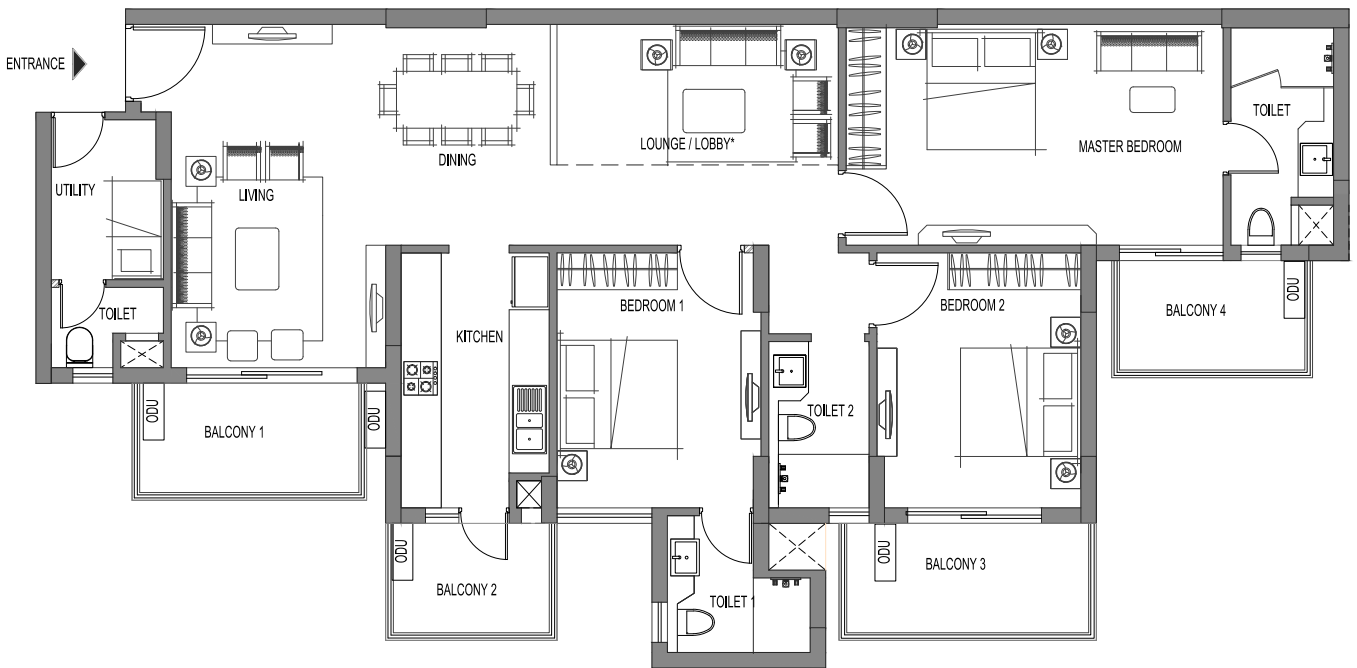
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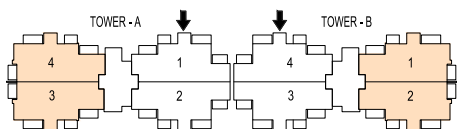
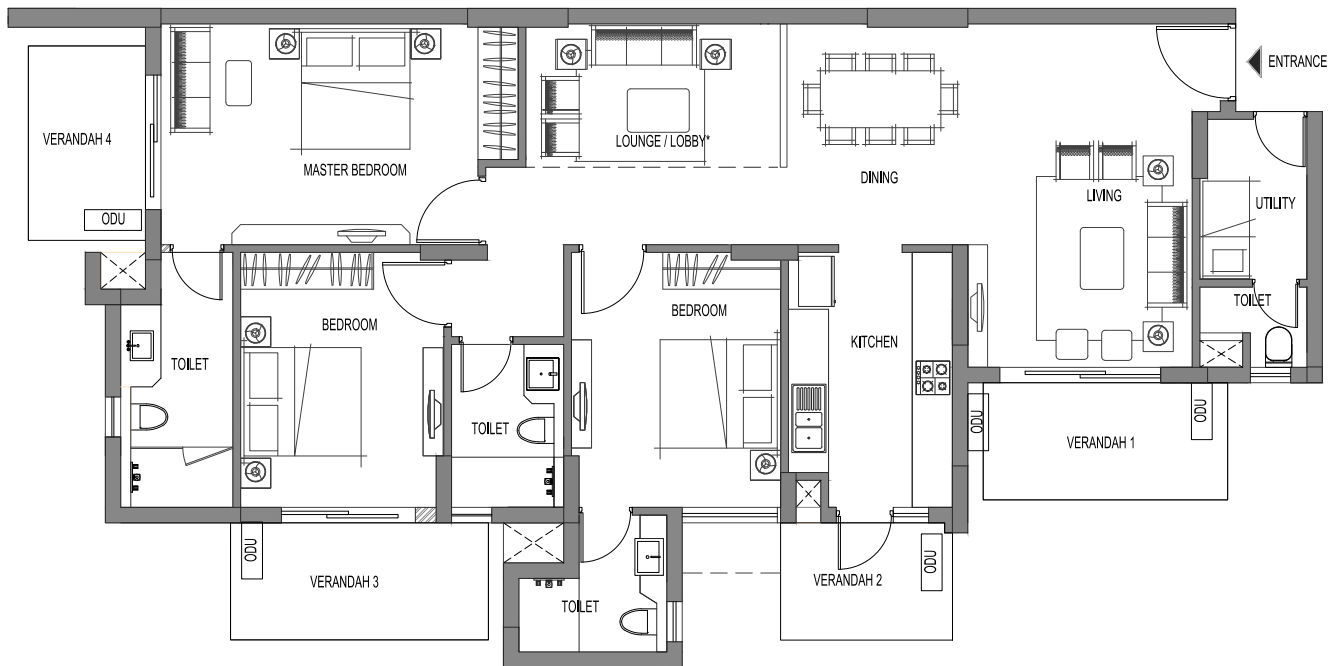
## GROUND FLOOR PLAN - TOWER A & B

3 Bedroom + 3 Toilet + Lounge + Utility

Carpet Area: 115.41 sq. mtr. (1,242.27 sq.ft.)

Verandah Area: 22.677 sq. mtr. (244.09 sq.ft.)

Super Area: 188.12 sq. mtr. (2,025 sq.ft.)



Room	Feet and Inches
Living	16'6" x 10'8"
Dining/lounge	21'6" x 10'6"
Master Bedroom	17'4" x 10'6"
Bedroom 1	10'2" x 12'5"
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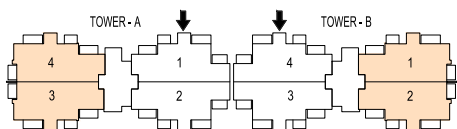
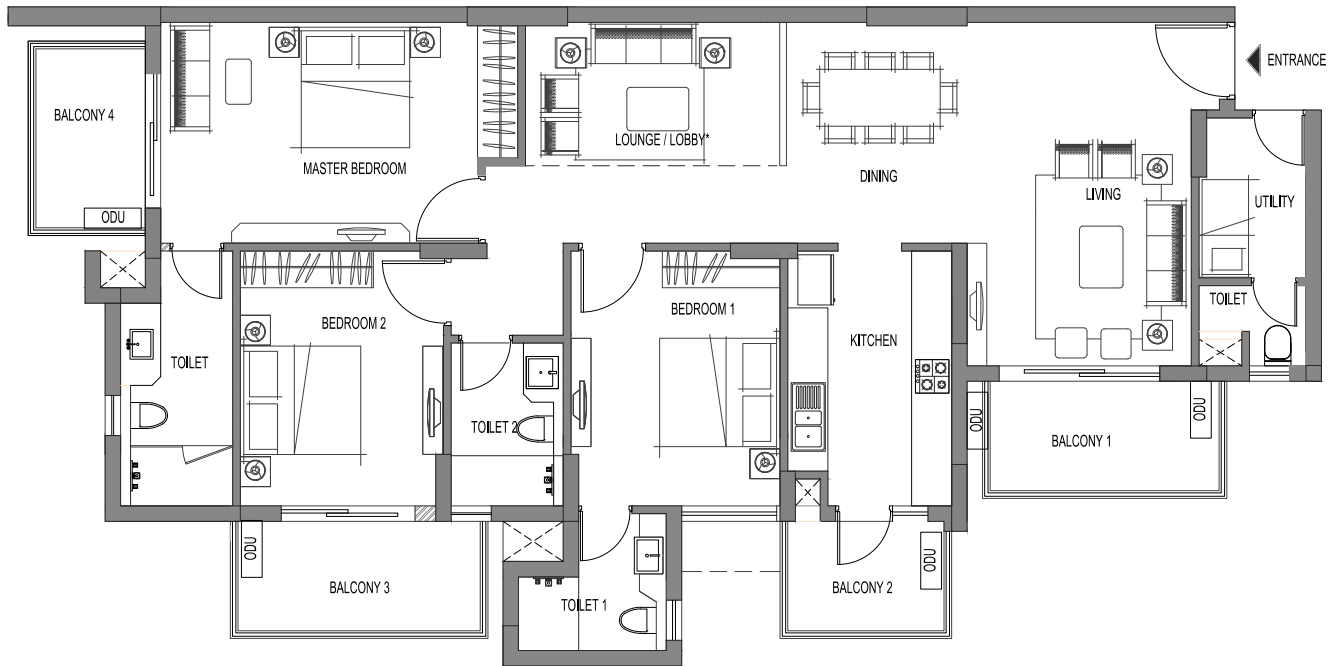
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# Specifications



## LIVING ROOM/DINING/LOBBY

Oil Bound Distemper (Walls)  
Oil Bound Distemper (Ceiling)  
High Quality Vitrified Tiles In Marble Finish (Flooring)  
External Windows - UPVC  
Entrance Door - Seasoned Hardwood Frames With European Style Moulded Shutter  
Internal Door - Seasoned Hardwood Frames With Flush Shutters/Moulded Skin Door  
External Doors - UPVC  
Modular Switches  
Split AC - 1.5 Ton

## MASTER BEDROOM

Oil Bound Distemper (Walls)  
Oil Bound Distemper (Ceiling)  
Laminated Wooden Flooring  
External Windows - UPVC  
Internal Door - Seasoned Hardwood Frames With Flush Shutters/Moulded Skin Door  
External Doors - UPVC  
Modular Switches  
Split AC - 1.5 Ton

## MASTER TOILET

Combination Of Vitrified Tiles And Oil Bound Distemper (Walls)  
Oil Bound Distemper (Ceiling)  
Vitrified Tile (Flooring)  
External Windows - UPVC  
Internal Door - Seasoned Hardwood Frames With Flush Shutters/Moulded Skin Door  
High Quality CP Fittings And Chinaware Fixtures  
Modular Switches  
Shower Cubical With Openable Door  
Granite Stone Counter

## KITCHEN

Combination Of Tiles And Oil Bound Distemper (Walls)  
Oil Bound Distemper (Ceiling)  
High Quality Vitrified Tiles In Marble Finish (Flooring)  
External Windows - UPVC  
Internal Door - Seasoned Hardwood Frames With Flush Shutters/Moulded Skin Door  
External Doors - UPVC  
Granite Counter Top, Stainless Steel Single Drain Board Sink With CP Fittings  
Modular Switches  
Integrated Modular Kitchen (Upper + Lower Cabinet)  
+ Chimney + Hob + Geysers

## OTHER BEDROOM(S)

Oil Bound Distemper (Walls)  
Oil Bound Distemper (Ceiling)  
Laminated Wooden Flooring  
External Windows - UPVC  
Internal Door - Seasoned Hardwood Frames With Flush Shutters/Moulded Skin Door  
External Doors - UPVC  
Modular Switches  
Split AC - 1.5 Ton

## OTHER TOILETS

Combination Of Vitrified Tiles And Oil Bound Distemper (Walls)  
Oil Bound Distemper (Ceiling)  
Vitrified Tile Matt Finish (Flooring)  
External Windows - UPVC  
Internal Door - Seasoned Hardwood Frames With Flush Shutters/Moulded Skin Door  
High Quality CP Fittings And China Ware Fixtures  
Modular Switches  
Granite Stone Counters

## BALCONIES AND TERRACES

Weather Proof Paint (Walls)  
Weather Proof Paint (Ceiling)  
Anti Skid Tiles (Flooring)  
External Windows - UPVC  
External Doors - UPVC

## UTILITY ROOM

Oil Bound Distemper (Walls)  
Oil Bound Distemper (Ceiling)  
Ceramic Tiles (Flooring)  
Internal Door - Flush Shutters/Moulded Skin Door

## OTHER AMENITIES

Minimum One Reserved Car Park (Open)  
Generator Back-up Of 5 Kva Per Apartment  
Central Green Having Kids Play Area With Tot-lots, Seesaws And Slides  
Centralised Sewage Treatment Plant Perimeter Security

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In India, Emaar is committed to creating best in class real estate developments that would set unmatched benchmarks in thoughtful architecture, excellent engineering and impeccable execution.

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