

EMAAR
INDIA

A New Life.



EMAAR
DIGI HOMES
LUXURY HOMES THAT LISTEN
PHASE 1

Imagine an exquisite lifestyle
at the nerve centre of an emergent Gurugram.

A zippy drive from all the key business and recreational
addresses in the city, your loved ones cozily nestled in an
idyllic world, surrounding which, Gurugram's new
glittering skyline takes shape, steadily and triumphantly.

A rich infrastructure surrounds you, from world-class
leisure zones to educational institutes, shopping avenues
and business precincts.

A host of new-age amenities that bring convenience to
your fingertips.
And fulfilment to your days.

That rare, large 2 BHK apartment asks for so little, except
a moment of wonderment. And gratitude.

The promise of a dream, coming alive.
A promise you made to yourself.
A better life, a better world, a future of
endless possibilities.

Come home,
to A NEW LIFE.

RATHER JOYFUL,
ISN'T IT, TO KNOW
THAT THE HOME
YOU DREAMT OF
IS SHAPING UP FASTER
THAN YOU
COULD IMAGINE!

Launching the final skyscraper at Emaar DigiHomes.
Featuring best-in-class lavish 2 BHK apartments, in a beautiful
development, offering the lifestyle you always wanted.
Spacious 1,508.260 sq. ft. (140.121 sq. m.) 2 BHK apartments.



Actual image of the ready superstructure



Artistic impression

OWN AN EXQUISITE LIFESTYLE
WITH NO COMPROMISE
ON LOCATION OR LIFESTYLE.
THE SUPERSTRUCTURE
IS NOW READY.

No deferral on dreams, because there's nothing more precious than one.

Emaar India brings you Gurugram's finest residences, located off Golf Course Extension Road and at the heart of a bustling ecosystem. This eagerly awaited skyscraper offers large 2 BHK apartments with a 3-level modern clubhouse, some of the most thoughtful amenities and inarguably a rare chance to seize this opportunity.



Artistic impression



Image for representation purpose only

GOLF COURSE EXTENSION ROAD THE NEW EPICENTRE OF GURUGRAM.

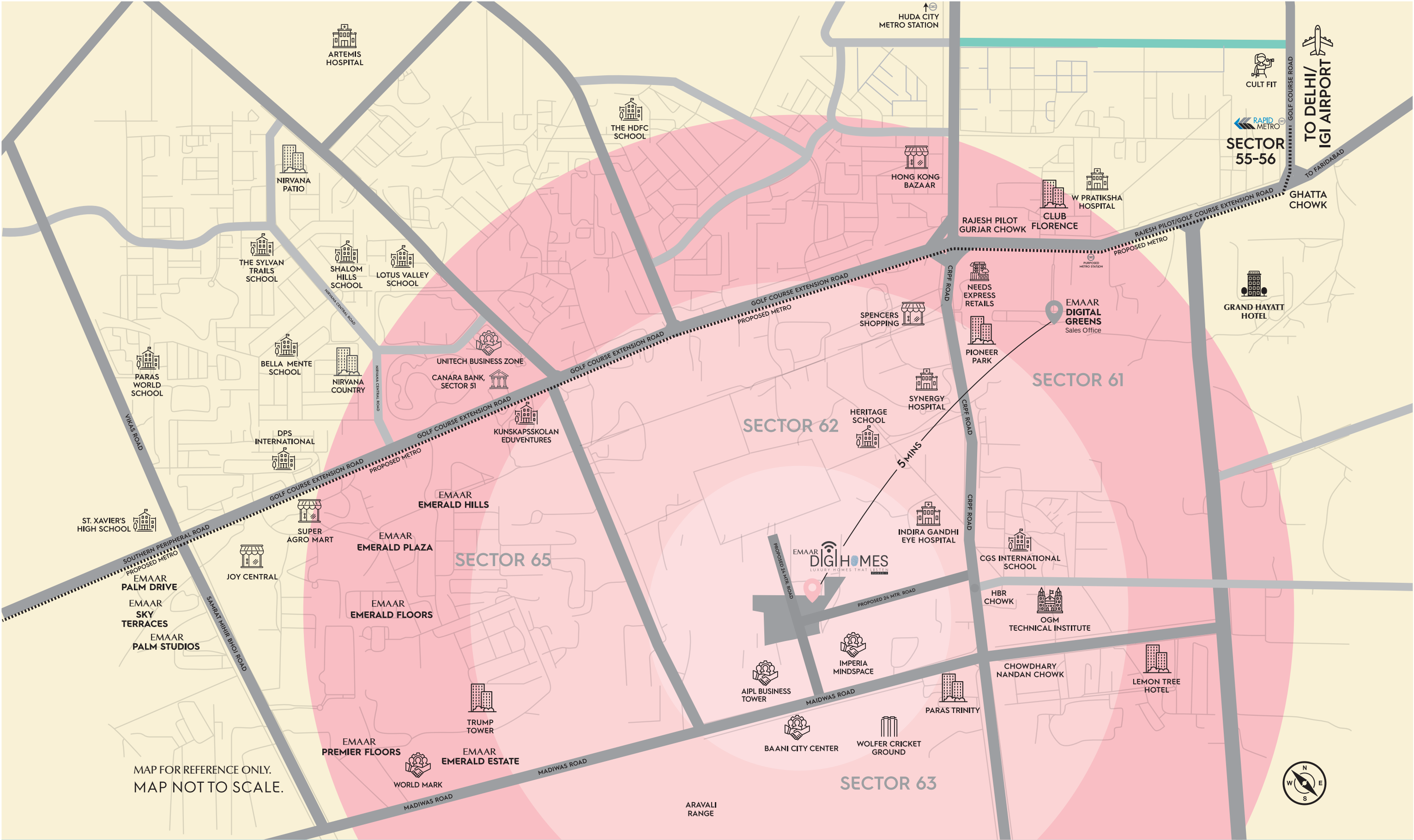
A plush micro-market that covers numerous established and developing sectors in Gurugram, Golf Course Extension Road is the epicentre of ongoing and completed real estate projects. This growth corridor of Gurugram is well-connected to Delhi and IGI Airport. Also, easily assessable to all prominent places connected to NH-8, MG Road, Sohna Road and Dwarka Expressway.

LOCATION,
LOCATION,
LOCATION.
YOUR DREAM HOME
WINS THIS ONE,
WITH CONVICTION.

Enjoy the convenience of living close to a well-developed ecosystem consisting of hospitals, schools and business districts. Nothing, like an address that saves you on time, bringing the rest of the world closer to where it matters.

Sector 62 - the epicentre of growth and convenient life.

- A prominent sector with robust connectivity, futuristic infrastructure and some of the most coveted residential and commercial destinations around
- Swift connectivity via Golf Course Extension Road, NH-8, MG Road and Sohna Road
- Seamless connectivity to IGI Airport



SCHOOL



BUSINESS CENTRE



INSTITUTE



BANK



SHOPPING



HOSPITAL



RESIDENTIAL



STADIUM



AIRPORT

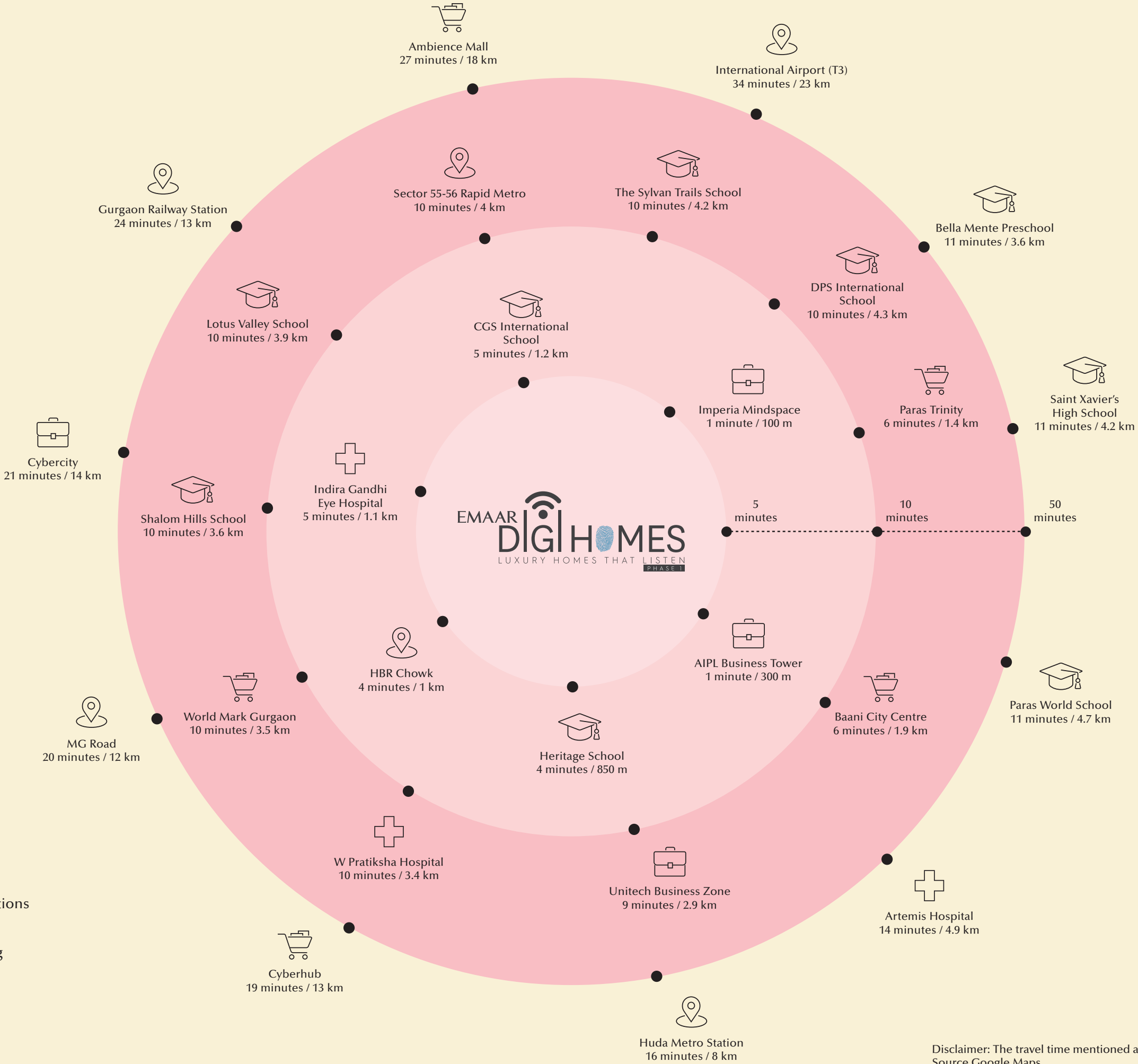
A WORLD THAT BRINGS ALL THAT YOU NEED WITHIN YOUR REACH.

With a plethora of world-class educational, healthcare, shopping and entertainment avenues close at hand, all your needs are addressed, with surprising ease.

Images for representation purpose only

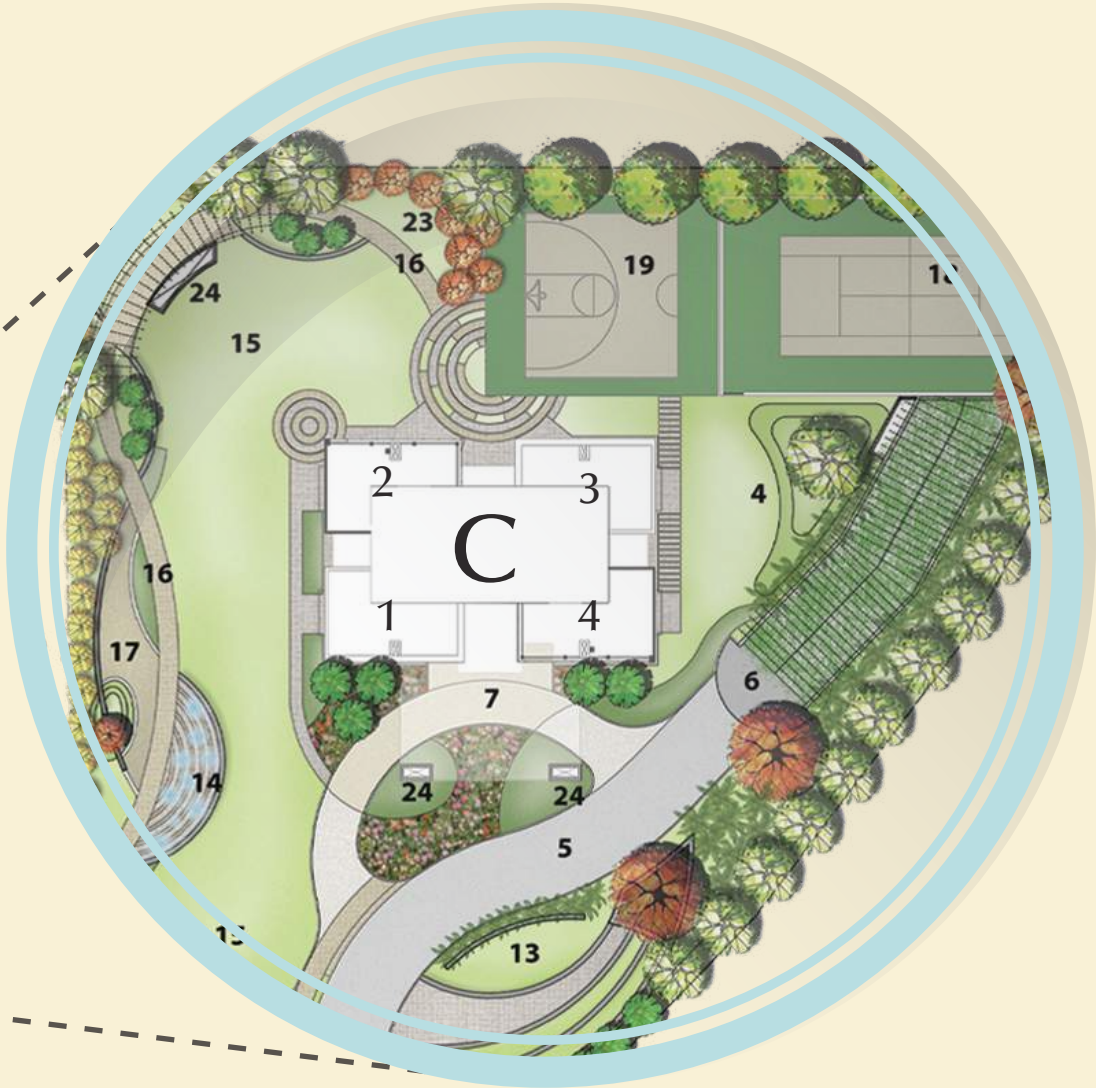


	Hospitals
	Educational Institutions
	Leisure & Shopping
	CBDs
	Major Destinations



Disclaimer: The travel time mentioned above is subject to change during peak hours. Source Google Maps

THE RAREST
2 BHK APARTMENTS
WITH THE MOST
EXQUISITE LIFESTYLE.
(A RARE COMBINATION
OF A SMART PURCHASE
AND A COVETED ADDRESS.)



LEGEND

- | | | |
|---------------------------------|------------------------------------|------------------------|
| 1. Arrival Marker Pavescape | 11. Cultural Court | 21. Feature Water Fall |
| 2. Entrance & Signage Structure | 12. Sculpture Wall & Alfresco Seat | 22. Party Lawn |
| 3. Gates & Security | 13. Amphitheatre | 23. Lawn With Seats |
| 4. Earthscape | 14. Water Crescent | 24. Shafts |
| 5. Drive | 15. Lawns | 25. Hsd Yard |
| 6. Ramp To Basement | 16. Pedestrian Walk | 26. Nursery School |
| 7. Tower Drop-off | 17. Sand Pit | 27. Guard Room |
| 8. Club Arrival Forecourt | 18. Tennis Court | 28. Meter Room |
| 9. Water Cascade | 19. Basketball Court | 29. Ews |
| 10. Feature Backdrop | 20. Children's Play Zone | 30. Swimming Pool |

The master plan contained herein is illustrative
and used for indicative purpose only.

SOCIALISING, MADE EASIER WITH ENRICHING INDULGENCES.

A 3-level modern clubhouse, exquisitely designed for the connoisseurs of fine tastes. Indulge in curated spaces that are reserved for all age groups.



Artistic Impression | Clubhouse

DEFINITELY
THE FIRST
GLIMPSE OF A
BEAUTIFUL
LIFESTYLE.
UNDOUBTEDLY,
A LASTING
IMPRESSION.



Artistic impression | Tower Lobby

A WORLD OF LEISURE AVENUES FOR A FULFILLING LIFE.

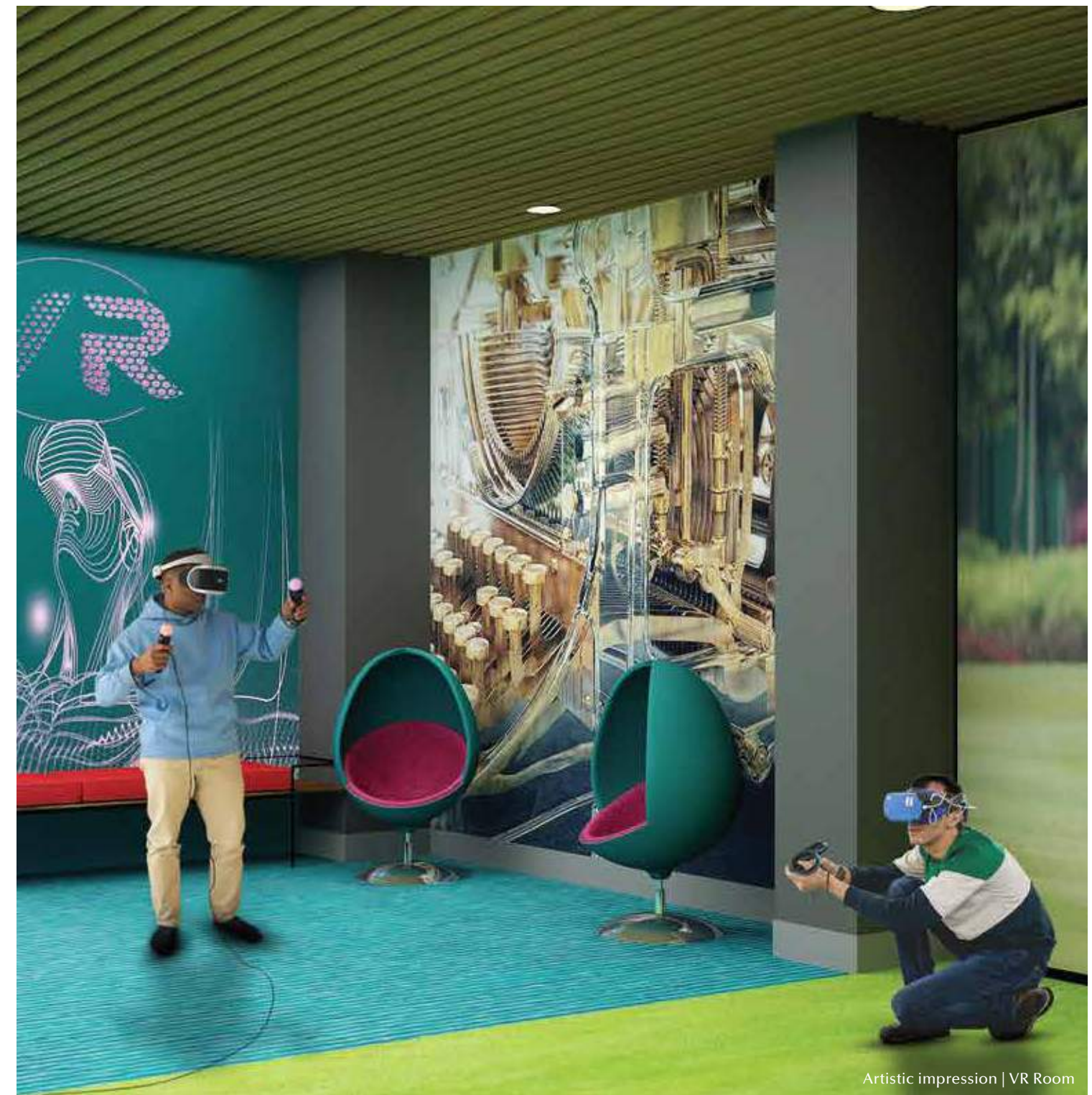
Melt your stress away.
Nothing more refreshing than a leisurely
swim after a long day.

Elevated all-weather infinity-edge swimming pool



Luck can't always take you far.
Unless, you know how to play a poor hand well.

Games room & Card room



Unplug from real life.
The world you teleport to is, indeed, fascinating.

VR room



Artistic impression | Gymnasium

Burn those calories.
A beautiful life often starts with good health.

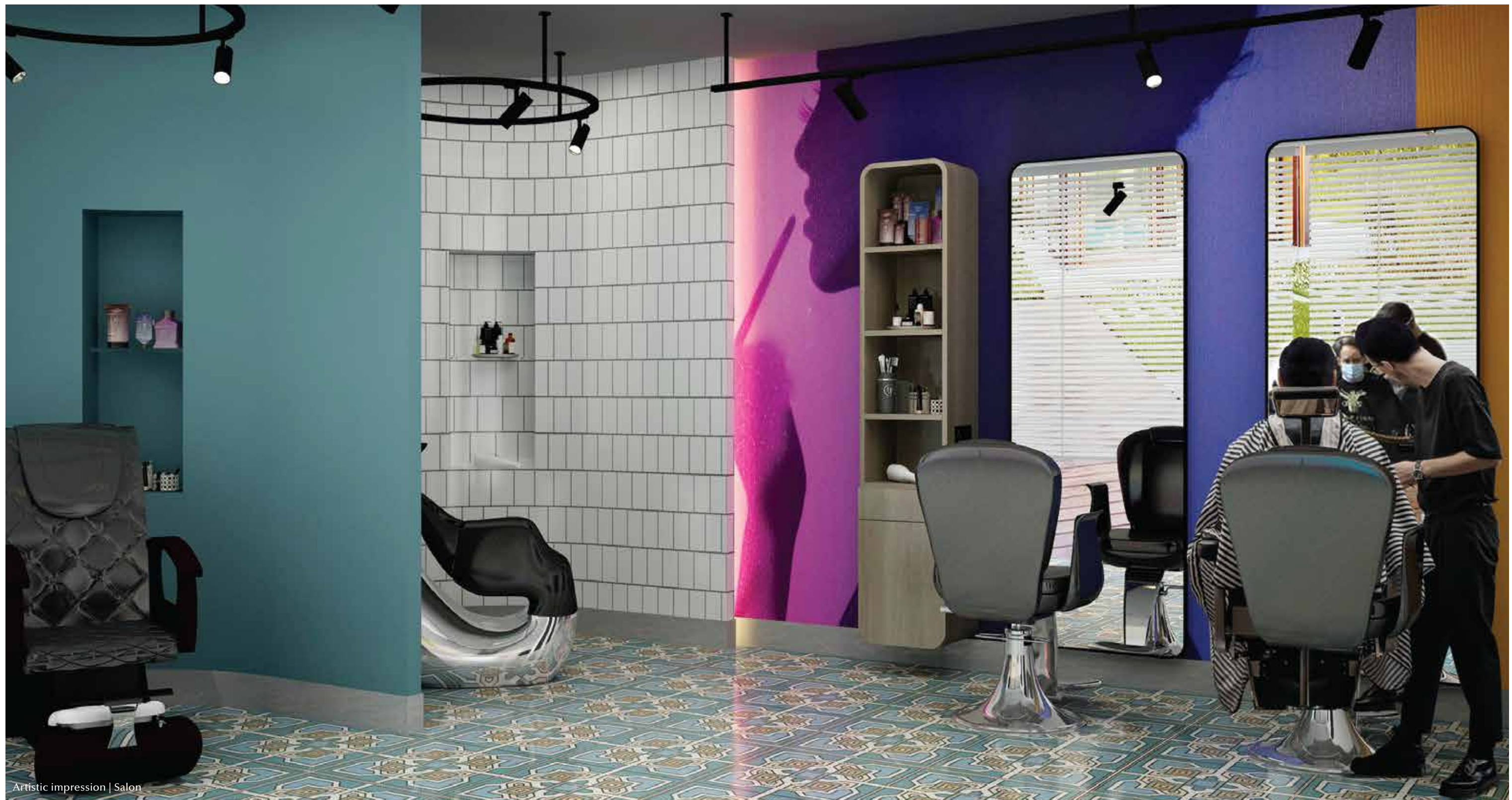
Fully-equipped gymnasium

Disconnect from life's stresses.
Connect back with the world after your power regenerates.

Treatment room



Artistic impression | Treatment Room



Artistic impression | Salon

Beautify your hair.
And let it do all the talking for you.

Salon



Image for representation purpose only

Submerge yourself in bliss.
Meditate, with eyes wide open.

Water cascade, waterfall feature and water crescent

Make a difference.
Be the champion who turns the table even if you have one last
point left to play.

Tennis court and half basketball court



Image for representation purpose only



Artistic impression | Mini Theatre

Watch your favourites.
Those good, old memories of missing lectures
for new blockbusters.

Mini theatre

Relive your childhood.
Offer your child the perfect avenues for social, physical
and emotional development.

Crèche





Artistic impression | Banquet Hall

Mingle. Socialise. Revel.
Get all the space you need for hosting a perfect get-together.

Party lawns and a banquet hall with a pre-function area

A cappuccino and an acquisition.
The perfect venue where you can relish both.

The restaurant

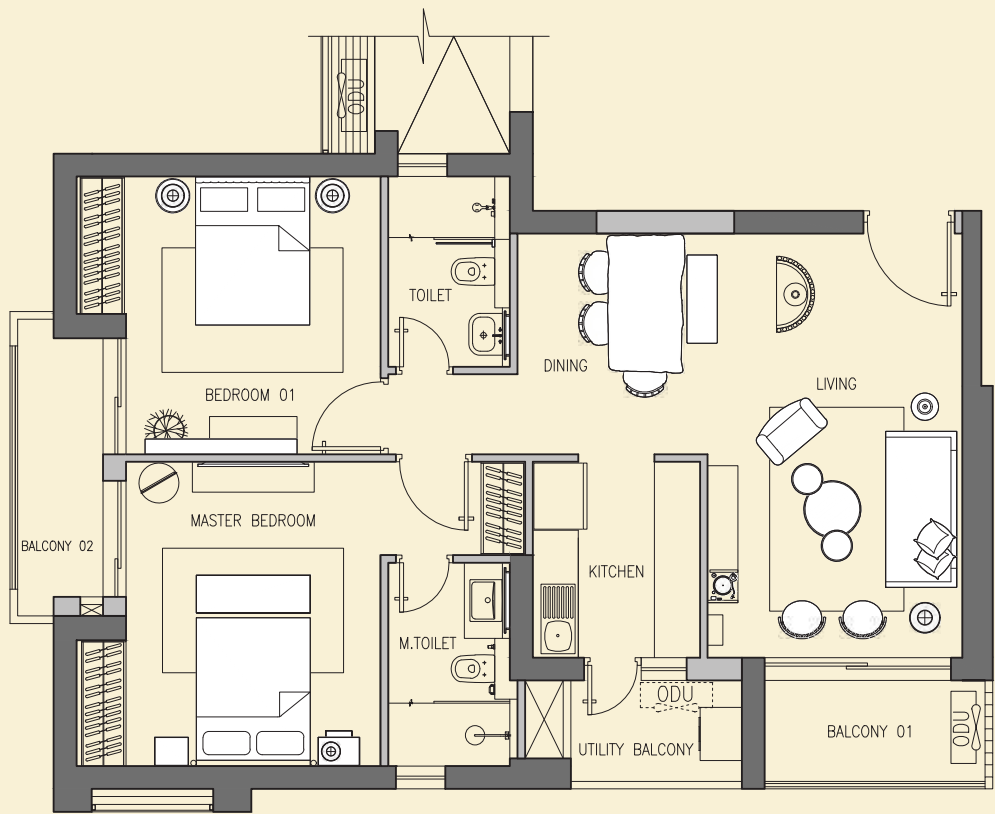


UNIT PLANS

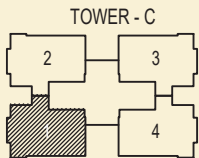
TYPICAL FLOOR PLAN TOWER C

2 Bedrooms + 2 Toilets + Utility

Carpet Area : 74.563 sq. m. (802.596 sq. ft.)
Balcony Area+AC Ledge: 13.120 sq. m. (141.224 sq. ft.)
Super Area : 140.121 sq. m. (1508.260 sq. ft.)



ROOM	MM	FEET-INCHES
LIVING	3350 X 5575	11'-0" X 18'-3"
DINING	2500 X 2900	8'-2" X 9'-6"
MASTER BEDROOM	4000 (3350) X 4000	13'-1" (11'-0") X 13'-1"
BEDROOM 1	4000 (3350) X 3650	13'-1" (11'-0") X 12'-0"
KITCHEN	2200 X 2575	7'-3" X 8'-5"
MASTER TOILET	1600 X 2675	5'-3" X 8'-9"
TOILET 1	1600 X 2500	5'-3" X 8'-2"
BALCONY -01	3000 X 1425	9'-10" X 4'-8"
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UTILITY BALCONY	2250 X 1425	7'-5" X 4'-8"

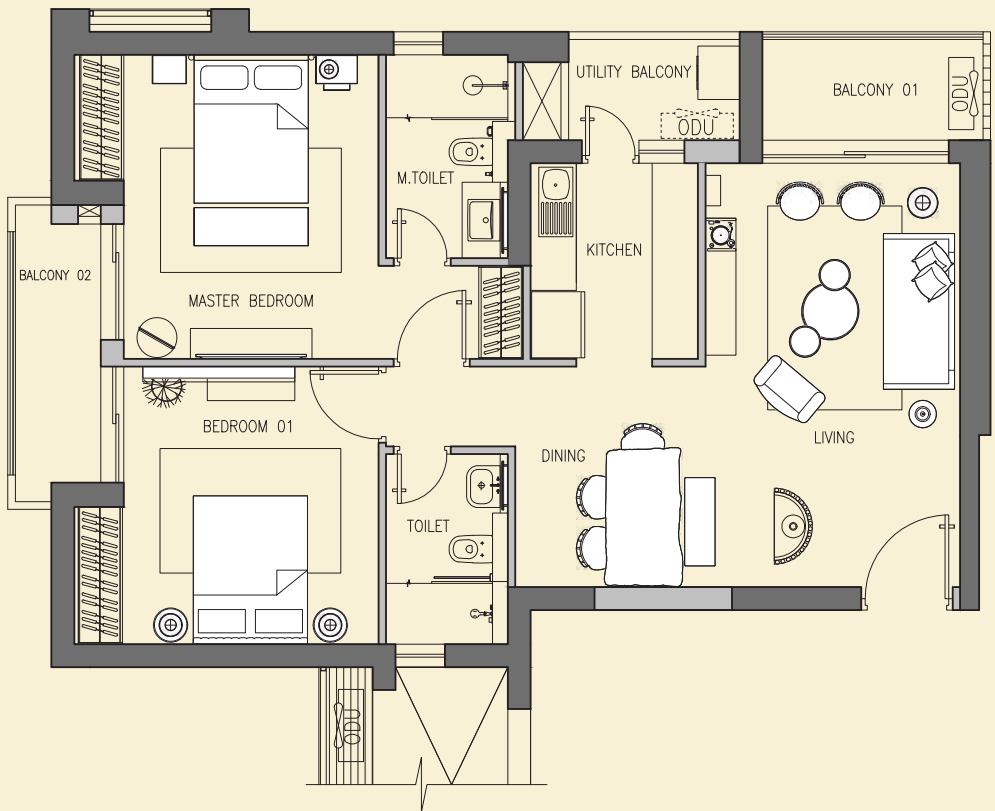


*Space to be used as per unit holder requirement. In the interest of maintaining high standards, all floor plans, areas, dimensions and specifications mentioned are for reference and may change in compliance accordance with the law. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets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

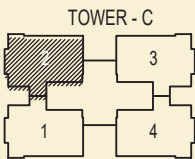
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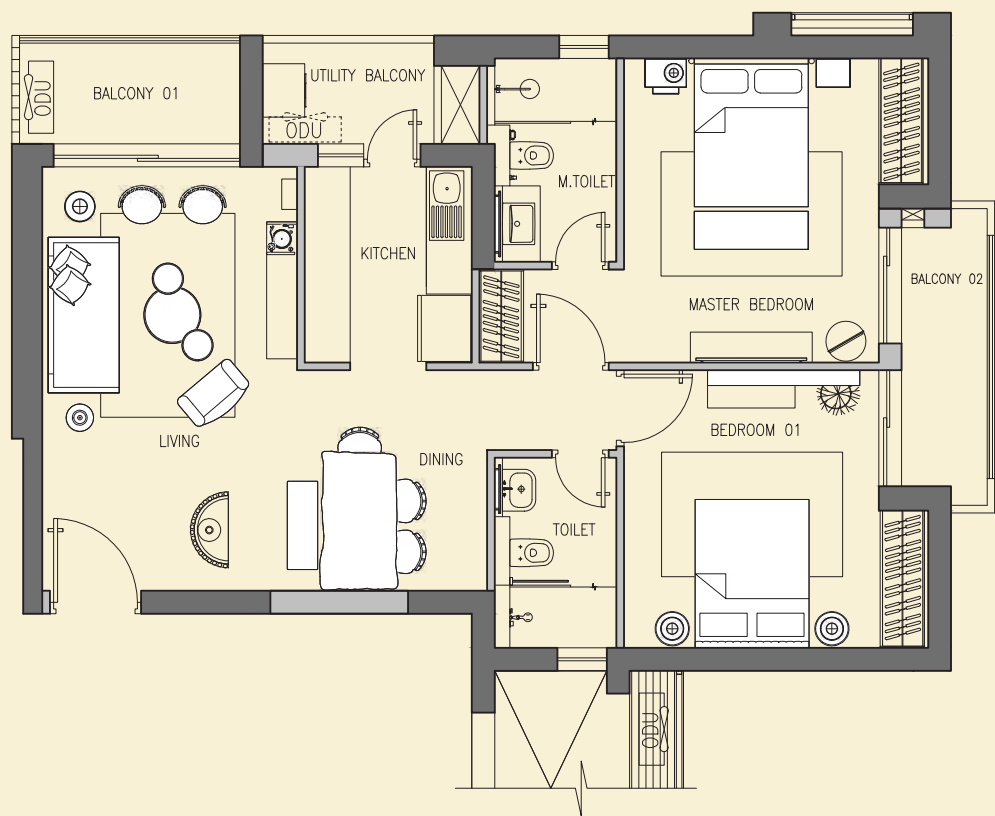
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TOWER C

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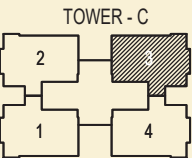
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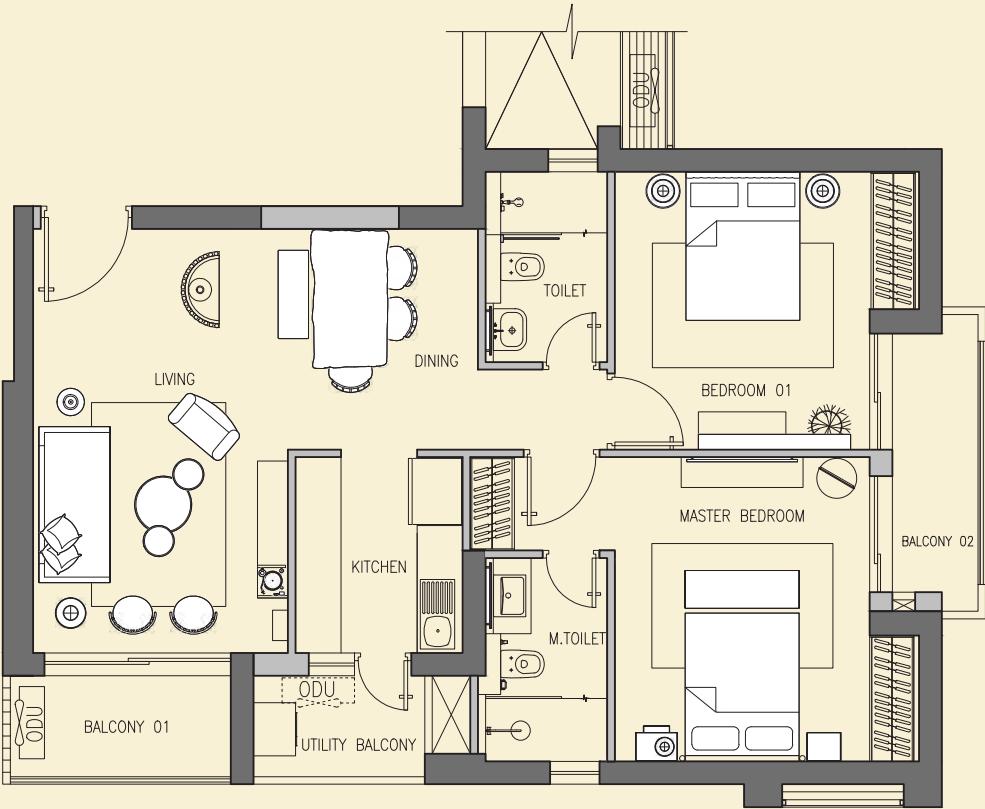
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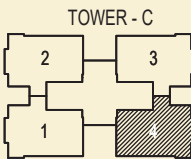
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Where love,
friendship and
fun, often meet.
And grow with the
passing time.



Actual image shot at the sample apartment

A romantic
moment now.
And splendid
memories for a
lifetime.



Actual image shot at the sample apartment

Future plans,
gossip, secrets.
Plenty of room for
disclosing
everything.



Actual image shot at the sample apartment



Actual image shot at the sample apartment

Exotic flavours today.
With a dash of love, every day.

BLISS IS WHEN YOUR HOME OBEYS YOUR COMMAND.

Begin life in a tech-driven, well-planned ecosystem built on the concept of smart living with voice & touch activated digital features.



Voice-enabled smart mood lighting and
automated curtains

Voice command controlling device



Panic button

*Features enumerated hereinabove are not part of the standard offering and are over and above the Basic Price of the Unit.

MEETING ALL THE REQUIREMENTS FOR CRAFTING A BEAUTIFUL LIVING.

• Living Room/Dining/Lobby/Family Room

Acrylic Emulsion Paint (Walls) | Acrylic Emulsion Paint (Ceiling); Boxing, Wherever Required, For Concealing Services | Vitrified Tiles (Flooring) | External Windows - UPVC/Aluminium
Main Entrance Door - Factory Finished Engineered Doors | Internal Door - Factory Finished Engineered Doors | External Doors - UPVC/Aluminium | Modular Switches | VRV

• Master Bedroom

Acrylic Emulsion Paint (Walls) | Acrylic Emulsion Paint (Ceiling); Boxing, Wherever Required, For Concealing Services | Laminated Wooden Flooring | External Windows - UPVC/Aluminium
Internal Door - Factory Finished Engineered Doors | External Doors - UPVC/Aluminium | Modular Switches | VRV

• Master Toilet

Combination Of Vitrified Tiles And Acrylic Emulsion (Walls) | Acrylic Emulsion Paint; Boxing With Trap Door (Wherever Required) | Antiskid Tile (Flooring) | External Windows - UPVC/Aluminium
Internal Door - Factory Finished Engineered Doors | CP Fittings & Chinaware Fixtures | Modular Switches | Imported Stone Counter | Shower Cubical

• Kitchen

Combination Of Vitrified Tiles And Acrylic Emulsion (Walls) | Acrylic Emulsion Paint (Ceiling); Boxing With Trap Door | (Wherever Required) For Concealing Services | Vitrified Tiles (Flooring)
External Windows - UPVC/Aluminium | Granite Countertop, Stainless Steel Single Bowl Sink With Drainboard With CP Fittings Modular Switches | Modular Kitchen + Chimney + Hob

• Other Bedroom(S)

Acrylic Emulsion Paint (Walls) | Acrylic Emulsion Paint (Ceiling); Boxing, Wherever Required, For Concealing Services | Laminated Wooden Flooring | External Windows - UPVC/Aluminium
Internal Door - Factory Finished Engineered Doors | External Doors - UPVC/Aluminium | Modular Switches | VRV

• Other Toilets

Combination Vitrified/Ceramic Tiles And Acrylic Emulsion (Walls) | Acrylic Emulsion Paint; Boxing With Trap Door (Wherever Required) | Tile Antiskid (Flooring) | External Windows - UPVC/Aluminium | Internal Door - Factory Finished Engineered Doors | CP Fittings & Chinaware Fixtures | Modular Switches | Granite Stone Counters

• Balconies And Terraces

Weatherproof Paint (Walls) | Weatherproof Paint (Ceiling) | Antiskid Tiles Flooring | External Windows - UPVC/Aluminium | External Doors – UPVC/Aluminium

• Smart Security Features

Smart Lock At Main Door | Video Door Phone

• Upgrade Option (Additional Charges Applicable)

Voice-enabled Home Automation For Lighting, Curtains, AC (On/off), TV (On/off), Microwave (On/off) Motion Sensor For Smart Lighting In Toilets | Voice Command Controlling Device In Living Room Such As Google Mini Or Equivalent | Panic Button

AN ASSOCIATION
OF THE FINEST MINDS
RENOWNED FOR
IMPECCABLE
CRAFTSMANSHIP.

morphogenesis.

Mumbai | Bengaluru | New Delhi

Morphogenesis – Design Consultant

One of India's leading award-winning architectures & urban design practices firms. With projects in 8 countries, 110+ International and National Awards and 850+ publications globally, Morphogenesis is globally recognized for its diverse work that encompasses a range of specialised practice areas - Master Planning, Residential, Commercial, Institutional, Hospitality and Houses. Some of the marquee projects by Morphogenesis are Institute for Integrated Learning in Management - Greater Noida, Chettinad Health City Auditorium - Chennai, Delhi Art Gallery, Apollo Headquarters - Gurugram, Trump Towers – Gurgaon and ITC Campus - Kolkata and Infosys Campus – Nagpur.



JMC PROJECTS (INDIA) LTD.
A Kalpataru Group Enterprise

JMC Projects

A highly acclaimed pan-India construction company that employs the best in business practices from the world with a deep understanding of construction engineering and is known for its commitment to safety and sustainability. JMC has proven its capability in diverse projects across segments involving comprehensive construction services.



Firstgreen

GRIHA

A rating tool that helps in the assessment of projects against certain nationally acceptable benchmarks, GRIHA evaluates the environmental performance of a building holistically over its entire life cycle. It provides a definitive standard for what constitutes a 'green building'. It seeks to strike a balance between the established practices and emerging concepts, both national and international.



Oracle – Landscape Consultant

Oracle is a meticulous landscape architecture consultancy with expertise in site planning, landscape architecture, landscape design and construction administration services. With a holistic perspective on planning, design and management of landscape, Oracle has successfully executed projects such as Aero City Hospitality District – IGI Airport New Delhi, Ireo City Streetscape – Gurugram, M3M Golf Estate – Gurgaon, Tech Mahindra IT Park – Noida and Chandigarh, Chandigarh City Centre, Infinity Resorts – Jim Corbett National Park, Uttarakhand.

EMAAR
INDIA

FROM THE MAKERS OF MARQUEE, ICONIC LANDMARKS WITH A GLOBAL FOOTPRINT.

One of the most valuable and admired Real Estate groups worldwide, EMAAR stands synonymous with thoughtful architecture, excellent engineering and impeccable execution. With proven competencies across a myriad of portfolios – Commercial, Residential, Retail, Hospitality and Leisure, EMAAR is a well-recognised name, known for its iconic assets in Dubai and other International Markets. Emaar India carries its global legacy with a formidable portfolio of remarkable residential and commercial spaces across the country viz. Delhi/NCR, Mohali, Lucknow, Indore and Jaipur. Hence, an unmissable opportunity from a Grade A global developer coupled with a futuristic vision.





Golf Course Extension Road,
Sector 62, Gurugram

HARERA No.: RC/REP/HARERA/GGM/337/69/2019/31. available on www.haryanarera.gov.in

HRERA No. 31 of 2019 dated 24.05.2019 for EMAAR DIGI HOMES PHASE 1, comprising of (Tower No. A, B & C 369 units) along with EWS, community building, convenient shopping and proposed nursery school site, valid till 31.03.2024; License No. 265 of 2007 dated 02.12.2007 for an area of 14.025 acres of Group Housing at Sector 62, Village Nangli Umapur, District Gurugram in favour of M/s Juhi Promoters Pvt. Ltd. and M/s Garland Estate Pvt. Ltd. c/o Emaar India Ltd. (formerly known as Emaar MGF Land Limited); Building Plans for Group Housing Colony approved vide memo No. ZP-391/JD(RM)/2015/5260 dated 01-04-2015, revised Building Plans for Tower A, B, C, EWS, community building, convenient shopping, proposed nursery school site and swimming pool falling in the Group Housing Colony approved vide office Memo No. ZP/391/AD(RA)/2018/321 dated 04-01-2019 and Memo No. ZP-391/JD(RD)/2019/5309 dated 25-02-2019. www.haryanarera.gov.in

Measurements are approximate and are subject to minor variations. 1 sq. m. = 1.196 sq. yd. & 1 sq. m. = 10.764 sq. ft.

Registered office: 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi 110017. Tel: (+91 11) 4152 1155, 4152 4618. Fax: (+91 11) 4152 4619. CIN: U45201DL2005PLC133161.

Email: enquiries@emaar.ae | in.emaar.com

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