



*Central Park®  
Flower Valley*

# *Flamingo Floors*

*Life Blossoms Here*



\*T & C APPLY, GST EXTRA

**OWN AN AIR-CONDITIONED INDEPENDENT  
FLOOR AT ₹11.40 LAKHS\***

(\*INITIAL PAYMENT ONLY & NO EMI TILL POSSESSION, UNDER SUBVENTION PLAN)

**FOR SALES, CONTACT: +91 7840000771  
(TIMING: 9:00 AM-8:00 PM, ALL DAYS)**

# 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



Central Park Resorts  
Sector 48, Gurugram

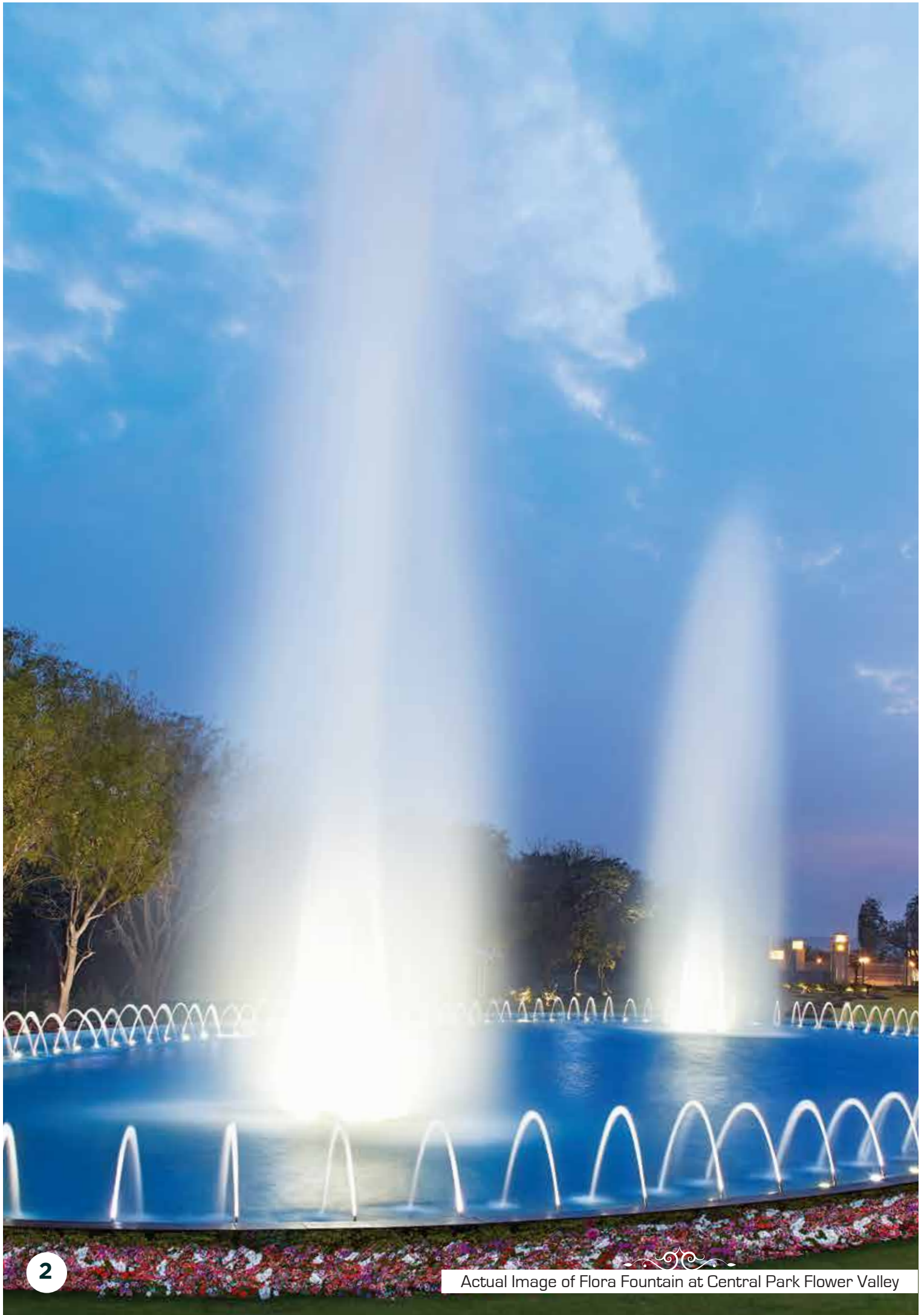


Le Meridien  
MG Road, Gurugram



Aloft  
Aerocity, New Delhi







Actual Image - Sit Out Area



## LIVING 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 Al Capone Multi Cuisine Restaurant and relax at the Foot Spa, while your children play in the well laid out Amusement Area. The Flora Fountain with multiple flower lanes, makes you feel one with nature.

Flower Valley is India's first and only global township to have nine recreational academies:

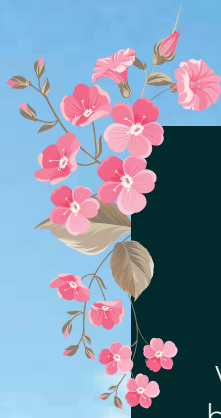
- Golf • Cricket • Lawn Tennis • Badminton
- Swimming • Fitness • Yoga • Dance • Acting





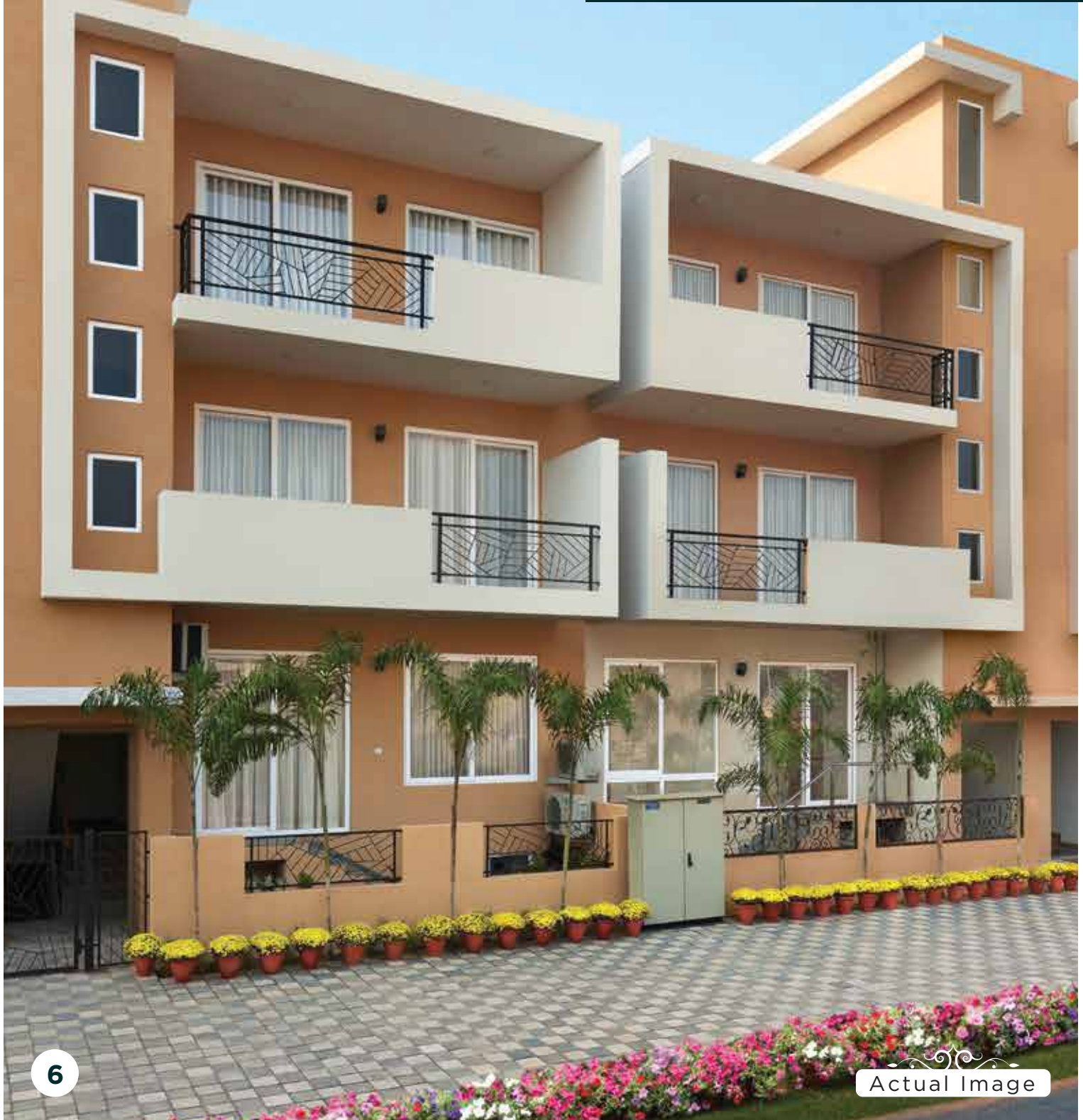




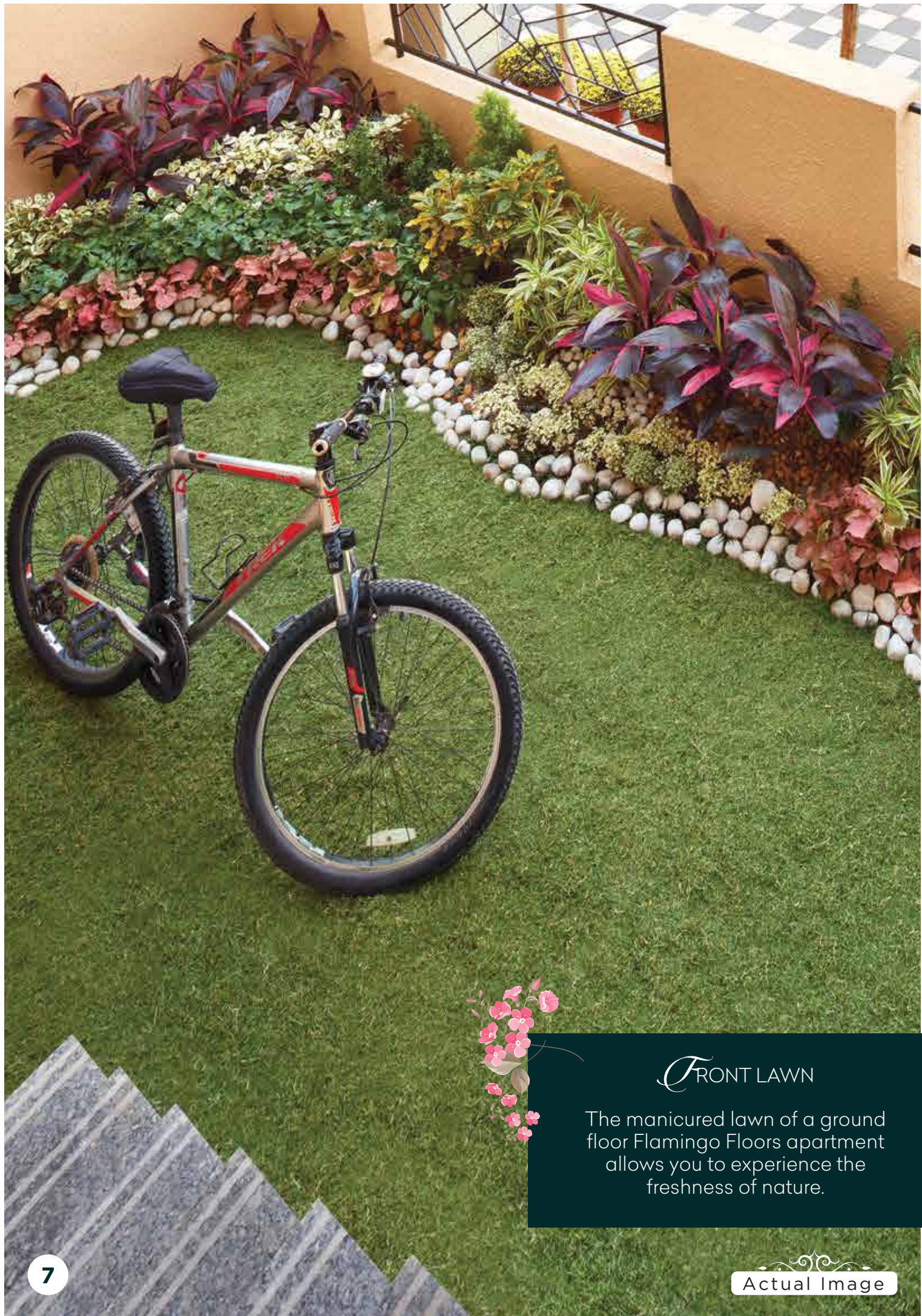


## *Flamingo Floors*

Waking up to sweet fragrance and cool breeze. The independent, air conditioned Flamingo Floors allows you to experience a deep relationship with nature.







## FRONT LAWN

The manicured lawn of a ground floor Flamingo Floors apartment allows you to experience the freshness of nature.





Actual Image

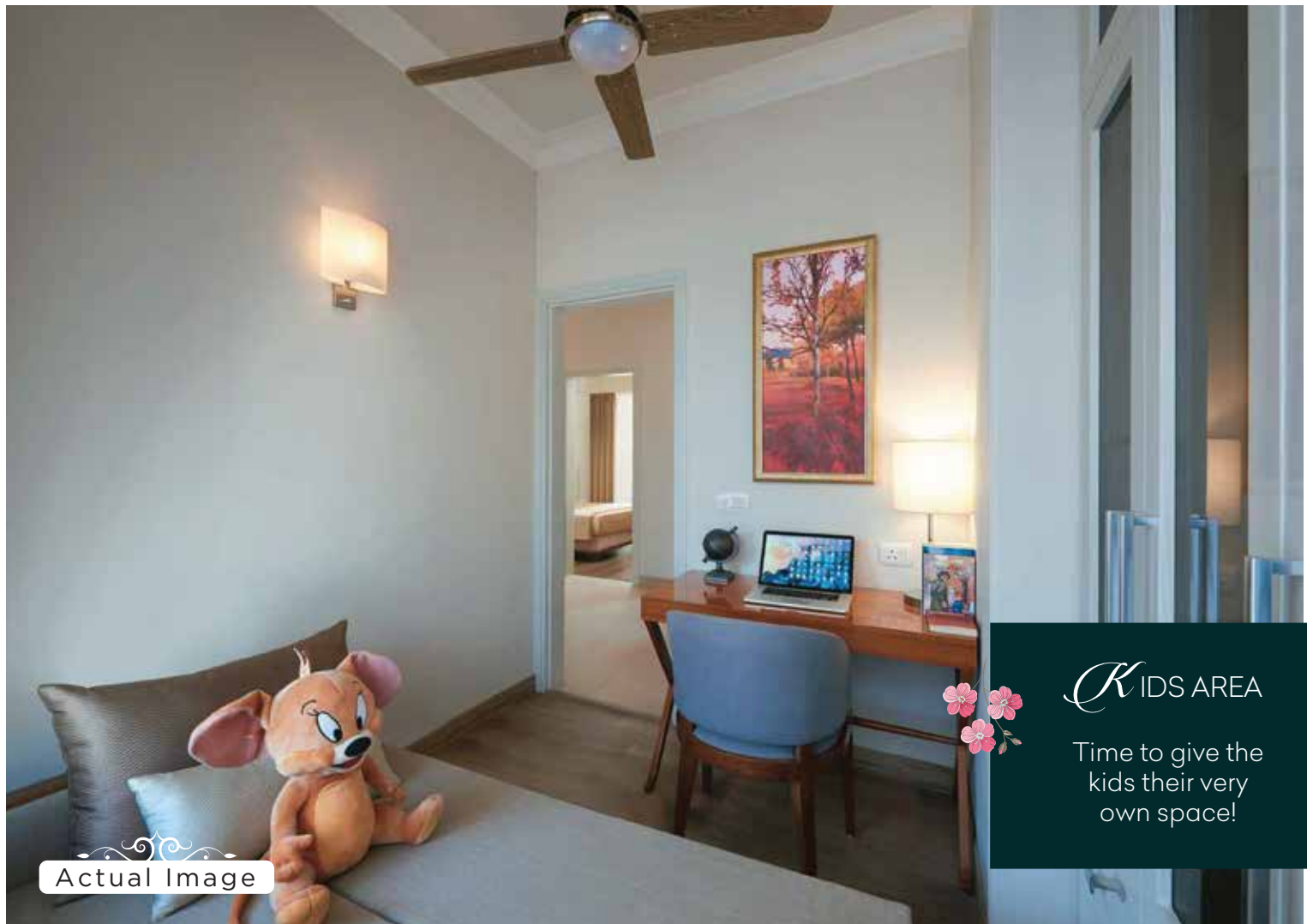
## LIVING-DINING ROOM

A living - dining room that always makes you feel welcome. With an attached bar that makes hosting parties much easier.



## STUDY

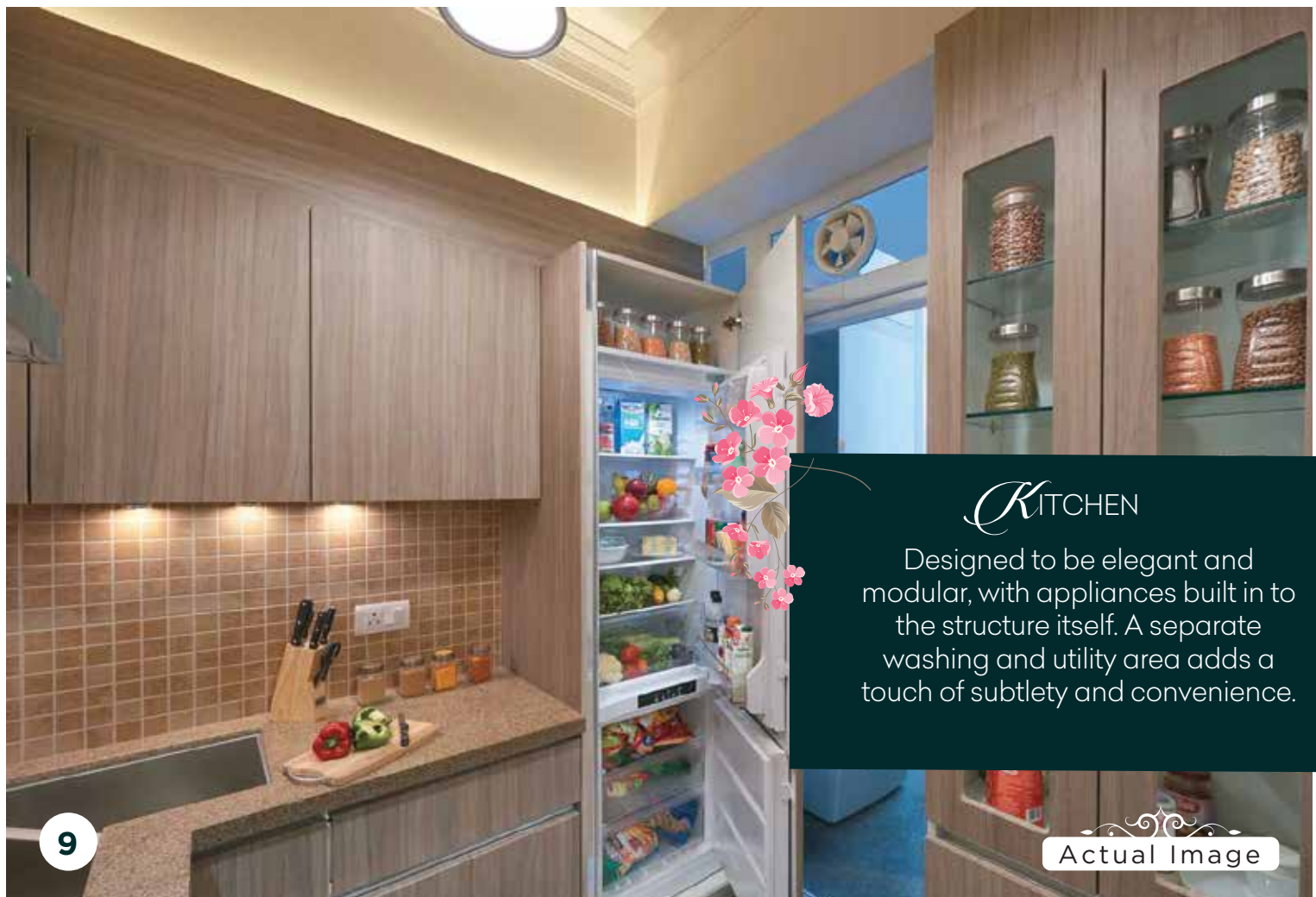
A special study-space gives you the luxury to work at leisure. Whether it's prepping for a meeting, or just sitting back and relaxing with a book.



## KIDS AREA

Time to give the kids their very own space!

Actual Image



## KITCHEN

Designed to be elegant and modular, with appliances built in to the structure itself. A separate washing and utility area adds a touch of subtlety and convenience.

Actual Image

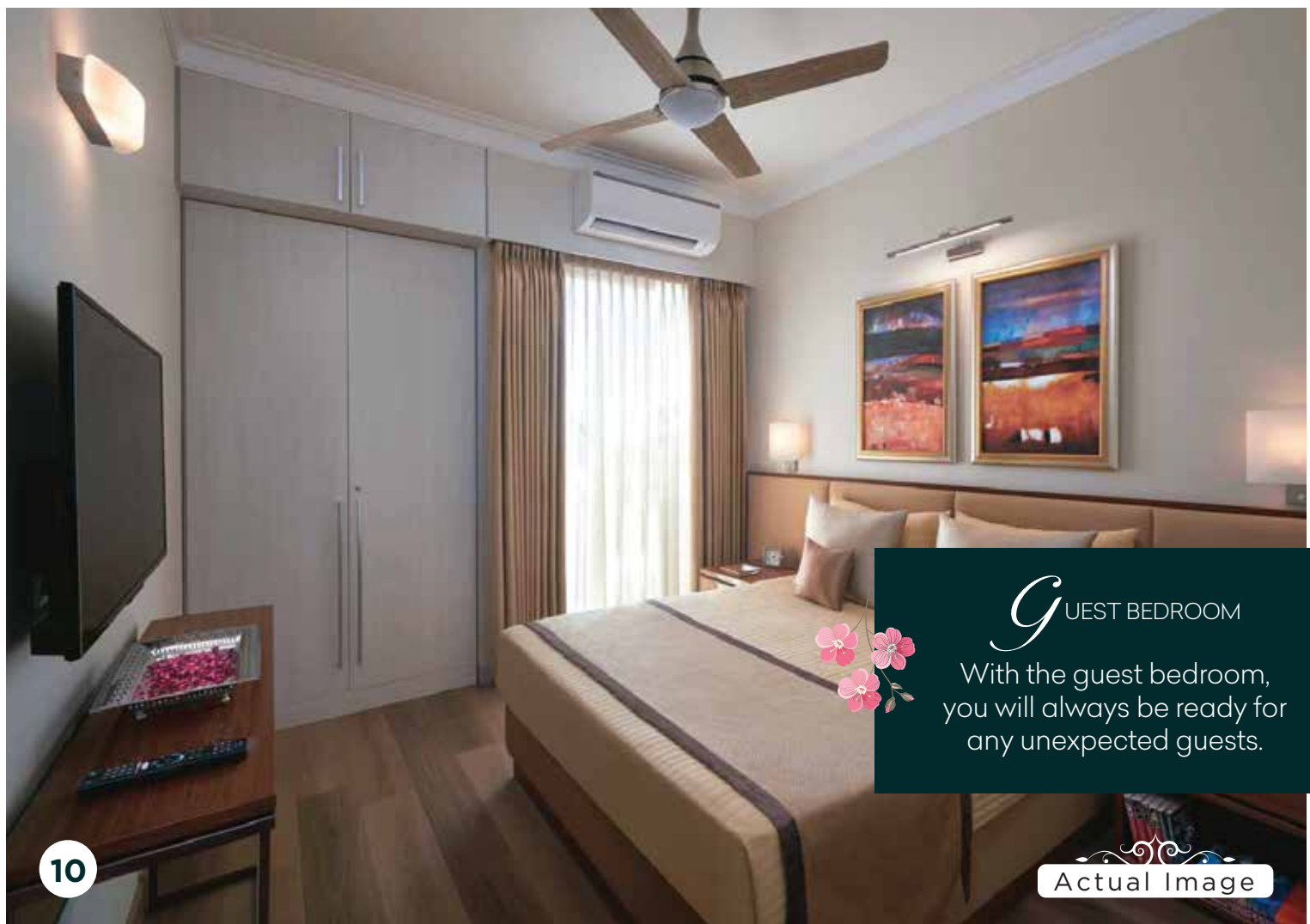




## MASTER BEDROOM

A grand bedroom for you to relax and rejuvenate.

Actual Image



## GUEST BEDROOM

With the guest bedroom, you will always be ready for any unexpected guests.

10

Actual Image



## MASTER BATHROOM

The master bedroom comes with an attached bathroom elegantly designed to match.



Actual Image



## GUEST BATHROOM

An attached bathroom makes guests feel right at home.







## *B*ACK LAWN/ KITCHEN GARDEN

A perfectly manicured back lawn allows you to take in the warm sun. All in the comfort of your home.



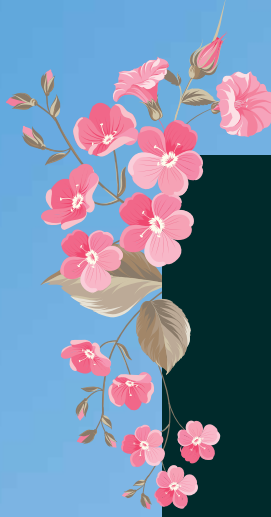




Artistic Impression







# *Flamingo Floors*



Actual Image





## 5 STAR HOSPITALITY SERVICES

- 24x7 Security • Laundry • Concierge
- Housekeeping • Food & Beverage



Artistic Impression



Actual Image - 24x7Security



Artistic Impression



15

Artistic Impression



Artistic Impression



## PAYMENT PLAN

Pay only 15% and no EMI till possession\* under subvention plan.  
Following is the break-up of payment schedule:

SUBVENTION PLAN	
10%	Booking amount
5%	Within 90 days of booking
75%	Bank subvention
10%	At the time of offer of possession

Subvention Plan Price Range: ₹ 73.70 Lakhs To ₹ 1.19 Crores#.GST as applicable extra.

OTHER PAYMENT PLANS ARE ALSO AVAILABLE

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

Home Loan  
Approved By



## Proposed Specifications

FLAMINGO FLOORS - AIR CONDITIONED INDEPENDENT FLOORS				
SPECIFICATIONS- CLASSIC				
SL No	AREA		LOCATION	SPECIFICATIONS
1	DRAWING/ DINING	1.a	Flooring	Vitrified Tiles
		1.b	Wall	POP Punning with Acrylic Emulsion Paint
		1.c	Ceiling	Oil Bound Distemper with Designer POP Cornice
2	BEDROOMS	2.a	Flooring	Laminated Wooden Flooring
		2.b	Wall	POP Punning with Acrylic Emulsion Paint
		2.c	Ceiling	Oil Bound Distemper with Designer POP Cornice
		2.d	Wardrobe	One Wardrobe in every bedroom
3	STUDY	3.a	Flooring	Laminated Wooden Flooring
		3.b	Wall	POP Punning with Acrylic Emulsion Paint
		3.c	Ceiling	Oil Bound Distemper with Designer POP Cornice
4	KITCHEN	4.a	Flooring	Anti Skid Tiles
		4.b	Kitchen	Semi Modular Kitchen
		4.c	Wall	Tiles up to 2 Ft above the counter & rest Acrylic Emulsion Paint
		4.d	Ceiling	Oil Bound Distemper with Designer POP Cornice
5	TOILETS	5.a	Flooring	Anti Skid Tiles
		5.b	Wall	Ceramic Tiles up to 7'
		5.c	CP Fittings & Fixtures	Jaguar or Equivalent
		5.d	Ceiling	OBD/False Ceiling/MR Board
6	BALCONY	6.a	Flooring	Anti Skid Tiles
		6.b	Wall	Weather Proof External Texture Paint
		6.c	Ceiling	Oil Bound Distemper
		6.d	Balcony Railing	MS Railings in Front and Rear Balcony
7	STAIRCASE	7.a	Flooring	Granite Flooring
		7.b	Railing	Mild steel railing
		7.c	Wall	External Texture Paint
8	GENERAL	8.a	Split Air Conditioning	3 Nos. of 1.5 Tons in Both Bedrooms and Living Room, 1.0 Ton AC in Study Room
		8.b	Internal Doors	Moulded panel/Flush doors
		8.c	External Doors and Windows	UPVC With Toughened Glass
		8.d	Electrical Switches	High Quality Modular Switches

\*T&C Apply. # Price mentioned is subject to change without notice.



# Proposed Specifications

FLAMINGO FLOORS- AIR CONDITIONED INDEPENDENT FLOORS				
SPECIFICATIONS- LUXURY				
SL No	AREA		LOCATION	PROPOSED SPECIFICATION
1	DRAWING/ DINING	1.a	Flooring	Premium Vitrified Tiles
		1.b	Wall	POP Punning with Acrylic Emulsion Paint
		1.c	Ceiling	Oil Bound Distemper with Designer POP Cornice
		1.d	Pelmets	Specially designed pelmets with AC mounting provision
2	BEDROOMS	2.a	Flooring	Laminated Wooden Flooring
		2.b	Wall	POP Punning with Acrylic Emulsion Paint
		2.c	Ceiling	Oil Bound Distemper with Designer POP Cornice
		2.d	Wardrobe	One wardrobe in every bedroom
		2.e	Pelmets	Specially designed pelmets with AC mounting provision
3	STUDY	3.a	Flooring	Laminated Wooden Flooring
		3.b	Wall	POP Punning with Acrylic Emulsion Paint
		3.c	Ceiling	Oil Bound Distemper with Designer POP Cornice
		3.d	Wardrobe	Wardrobe in Study Room
		3.e	Pelmets	Specially designed pelmets with AC mounting provision
4	KITCHEN	4.a	Flooring	Premium Vitrified Tiles
		4.b	Kitchen	Modular kitchen with Built in Fridge (Above & below Counter both)
		4.c	Wall	Premium Tiles upto 2 Ft above the counter & rest Acrylic Emulsion Paint
		4.d	Ceiling	POP False Ceiling
5	TOILETS	5.a	Flooring	Anti Skid Tiles, Size 600 X 600 mm
		5.b	Wall	Ceramic Tiles upto False Ceiling, Size 300 X 600 mm
		5.c	Fittings & Fixtures	Jaguar/Hindware/Kohler or Equivalent
		5.d	Vanity Counter	One in each Toilet
		5.e	Mirror	One in each Toilet
		5.f	Ceiling	POP False ceiling
6	BALCONY	6.a	Flooring	Anti Skid Tiles
		6.b	Wall	Weather Proof External Texture Paint
		6.c	Ceiling	Oil Bound Distemper.
		6.d	Front and Rear Balcony Railing	MS Railings
7	STAIRCASE	7.a	Flooring	Granite Flooring
		7.b	Railing	Mild steel railing with hardwood Top
		7.c	Main Door	Door with shutter
		7.d	Wall	External Texture Paint
8	GENERAL	8.a	Split Air Conditioning	3 Nos. of 1.5 Tons one each in Both Bedrooms and Living Room, 1.0 Ton AC in Study Room
		8.b	100% Power Back Up	Extra Cost as per company Policy.
		8.c	Internal Doors	High Quality Moulded Panel Doors with Imported Skin
		8.d	External Doors and Windows	UPVC Door Windows with toughened glass
		8.e	Modular Swithes	North-West or Equivalent
9	APPLIANCES	9.a	REFRIGERATOR	Built-in- Refrigerator
		9.b	CHIMNEY	Faber or equivalent
		9.c	HOB	Faber or equivalent
		9.d	GRINDER	Jaquar, Racold , Bajaj or Equivalent in each Toilet
		9.e	GRINDER	Bajaj or Equivalent in Kitchen
		9.f	EXHAUST FAN	One in each Toilet & Kitchen



# Proposed Specifications

FLAMINGO FLOORS - AIR CONDITIONED INDEPENDENT FLOORS				
SPECIFICATIONS- LUXURY FULLY FURNISHED				
SL No	AREA	LOCATION		PROPOSED SPECIFICATION
1	DRAWING/ DINING	Flooring	1.a	Premium Vitrified Tiles
		Wall	1.b	POP Punning with Acrylic Emulsion Paint
		Ceiling	1.c	Oil Bound Distemper with Designer POP Cornice
		Pelmets	1.d	Specially designed pelmets with AC mounting provision
		Curtains	1.e	Curtains-Main and Sheer alongwith hardware
		Furniture	1.f	Sofa - 2 seater
			1.g	Coffee Table
			1.h	Easy Chair
			1.i	Dining Table
			1.j	4 Nos. Dining Chairs
			1.k	Side Tables - 2 nos
2	BEDROOMS	Flooring	2.a	Laminated Wooden Flooring
		Wall	2.b	POP Punning with Acrylic Emulsion Paint
		Ceiling	2.c	Oil Bound Distemper with Designer POP Cornice
		Wardrobe	2.d	One wardrobe in every bed room
		Pelmets	2.e	Specially designed pelmets with AC mounting provision
		Curtains	2.f	Curtains-Main and Sheer alongwith hardware
		Furniture	2.g	Bed with headboard and mattress
			2.h	2 nos. side tables
			2.i	TV Console
3	STUDY	Flooring	3.a	Laminated Wooden Flooring
		Wall	3.b	POP Punning with Acrylic Emulsion Paint
		Ceiling	3.c	Oil Bound Distemper with Designer POP Cornice
		Wardrobe	3.d	Wardrobe in Study Room
		Pelmets	3.e	Specially designed pelmets with AC mounting provision
		Curtains	3.f	Curtains-Main and Sheer alongwith hardware
		Furniture	3.g	Study Table
			3.h	Study Chair
			3.i	Sofa cum Bed
4	KITCHEN	Flooring	4.a	Vitrified Tiles
		Kitchen	4.b	Modular kitchen with Built in Fridge (Above & below Counter both)
		Wall	4.c	Premium Tiles upto 2 Ft above the counter & rest Acrylic Emulsion Paint
		Ceiling	4.d	POP False Ceiling
5	TOILETS	Flooring	5.a	Anti Skid Tiles, Size 600 X 600 mm
		Wall	5.b	Ceramic Tiles upto False Ceiling, Size 300 X 600 mm
		Fittings & Fixtures	5.c	Jaguar/Hindware/Kohler or Equivalent
		Vanity Counter	5.d	One in each Toilet
		Mirror	5.e	One in each Toilet
		Ceiling	5.f	POP False ceiling
6	BALCONY	Flooring	6.a	Anti Skid Tiles
		Wall	6.b	Weather Proof External Texture Paint
		Ceiling	6.c	Oil Bound Distemper.
		Front and Rear Balcony Railing	6.d	MS Railings
7	STAIRCASE	Flooring	7.a	Granite Flooring
		Railing	7.b	Mild steel railing with hardwood Top
		Main Door	7.c	Door with shutter
		Wall	7.d	External Texture Paint
8	GENERAL	Split Air Conditioning	8.a	3 Nos. of 1.5 Tons one each in Both Bedrooms and Living Room, 1.0 Ton AC in Study Room
		100% Power Back Up	8.b	Extra Cost as per company Policy.
		Internal Doors	8.c	High Quality Moulded Panel Doors with Imported Skin
		External Doors and Windows	8.d	UPVC Door Windows with toughened glass
		Modular Swithes	8.e	North-West or Equivalent
9	APPLIANCES	TV	9.a	40 inches LED TV- Sony/Samsung or Equivalent - 3 Nos
		MICROWAVE	9.b	Microwave Oven
		WASHING MACHINE	9.c	Fully Automatic Machine (5.5 kg Load )
		REFRIGERATOR	9.d	Built-in-Refrigerator
		CHIMNEY	9.e	Faber or equivalent
		HOB	9.f	Faber or equivalent
		GEYSER 15 LTR	9.g	Jaquar, Racold, Bajaj or Equivalent in each Toilet
		GEYSER 1 LTR	9.h	Bajaj or Equivalent in Kitchen
		EXHAUST FAN	9.i	One in each Toilet & Kitchen



## Gurgaon: Tender allotted for Sohna Road elevated road, work to start soon

The elevated road would start from Subhash Chowk on Sohna Road and end near Badshahpur village.

GURGAON ([HTTPS://WWW.HINDUSTANTIMES.COM/GURGAON/](https://www.hindustantimes.com/gurgaon/))

Updated: Mar 21, 2018 22:54 IST



Dhananjay Jha (<https://www.hindustantimes.com/columns/dhananjay-jha>)  
Hindustan Times



Though the tender fixes a deadline of 25 months for construction of the corridor and the underpass at Subhash Chowk, the PWD minister said he expects the work to be completed in 15 months. (Sanjeev Verma/HT FILE PHOTO)

New Gurugram-Mumbai expressway will begin from Rajiv Chowk in Gurugram. It will be built on the existing alignment up to the Sohna bypass. To be ready in three years- Nitin Gadkari" - Times Of India, April 17, 2018

## THE CENTRAL PARK FLYWAY

Central Park Flower Valley will be only 15 mins away from Central Park Resorts at Sector 48, Gurugram upon completion of the declared elevated Flyway. The infrastructure project won't just cut down distance and travel time but is also bound to uplift South of Gurugram's novel position in the real estate sector.

## 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



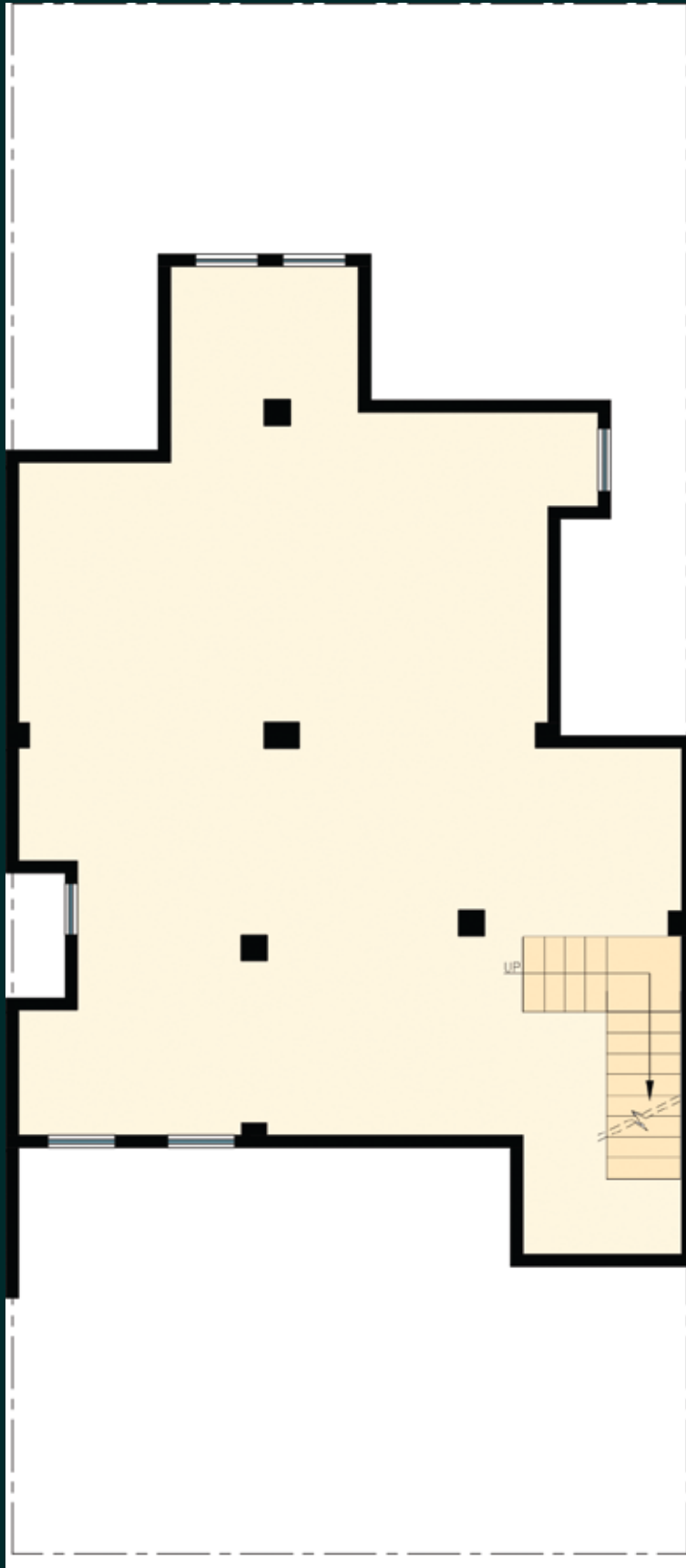
BAM AWARDS, 2018

*Floor plans*

*180*

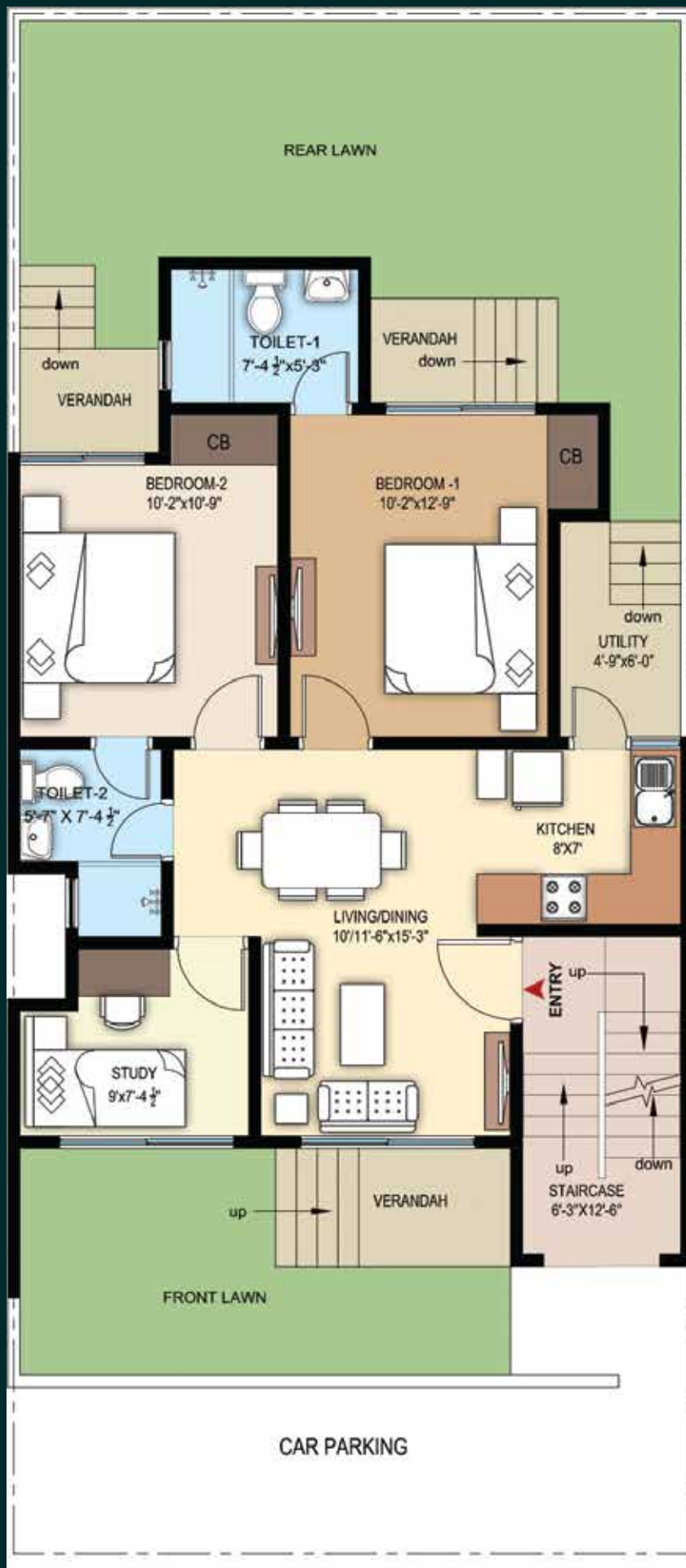
*sq. yds. plot size*





LOWER GROUND FLOOR PLAN

LOWER GROUND FLOOR CARPET AREA:	674 SFT (62.62 SQM)
GROUND FLOOR CARPET AREA:	644 SFT (59.83 SQM)
FRONT VERANDAH AREA:	15 SFT (1.36 SQM)
REAR VERANDAH AREA:	70 SFT (6.56 SQM)
FRONT LAWN & OPEN AREA:	158 SFT (14.7 SQM)
REAR LAWN & OPEN AREA:	339 SFT (31.52 SQM)
COMMON AREA:	415 SFT (38.55 SQM)
TOTAL SUPER AREA:	2315 SFT (215.06 SQM)



GROUND FLOOR PLAN





FIRST FLOOR PLAN

CARPET AREA: 644 SFT (59.83 SQM)  
 BALCONY AREA: 233 SFT (21.65 SQM)  
 COMMON AREA: 216 SFT (20.06 SQM)  
 SUPER AREA: 1093 SFT (101.54 SQM)



SECOND FLOOR PLAN

SECOND FLOOR CARPET AREA:	644 SFT (59.83 SQM)
TERRACE FLOOR AREA:	598 SFT (55.55 SQM)
BALCONY AREA:	233 SFT (21.65 SQM)
COMMON AREA:	216 SFT (20.06 SQM)
TOTAL SUPER AREA:	1691 SFT (157.09 SQM)





TERRACE PLAN

*Floor plans*

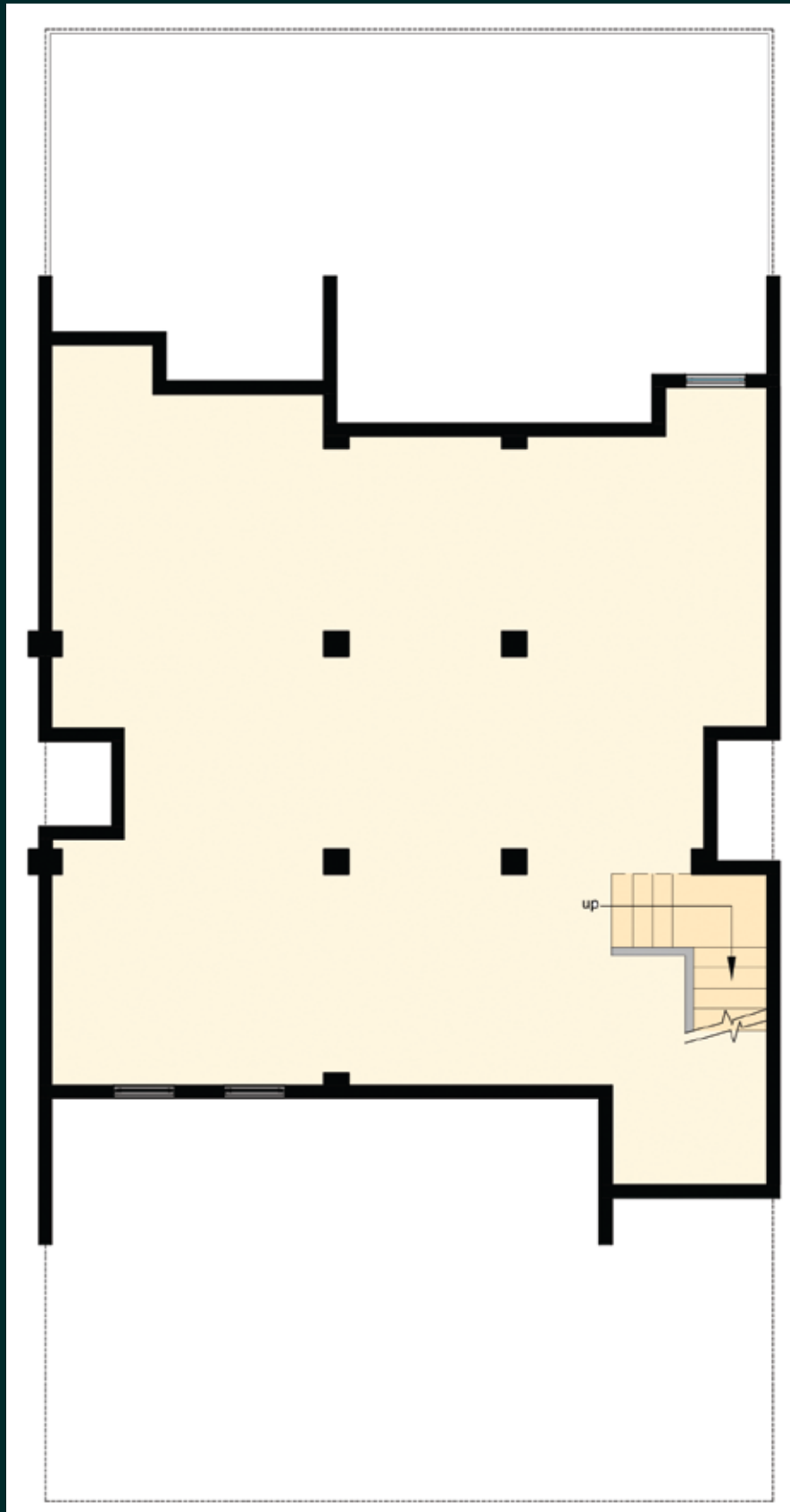
193

*sq. yds. plot size*

**Type I & Type II**



## TYPE I



LOWER GROUND FLOOR PLAN

LOWER GROUND FLOOR CARPET AREA:	730 SFT (67.82 SQM)
GROUND FLOOR CARPET AREA:	700 SFT (65.03 SQM)
FRONT VERANDAH AREA:	29 SFT (2.72 SQM)
REAR VERANDAH AREA:	79 SFT (7.39 SQM)
FRONT LAWN & OPEN AREA:	178 SFT (16.5 SQM)
REAR LAWN & OPEN AREA:	332 SFT (30.86 SQM)
COMMON AREA:	467 SFT (43.38 SQM)
TOTAL SUPER AREA:	2515 SFT (233.64 SQM)

# TYPE I



GROUND FLOOR PLAN



# TYPE I



FIRST FLOOR PLAN

CARPET AREA: 700 SFT (65.03 SQM)  
 BALCONY AREA: 279 SFT (25.92 SQM)  
 COMMON AREA: 251 SFT (23.31 SQM)  
 SUPER AREA: 1230 SFT (114.26 SQM)

# TYPE I

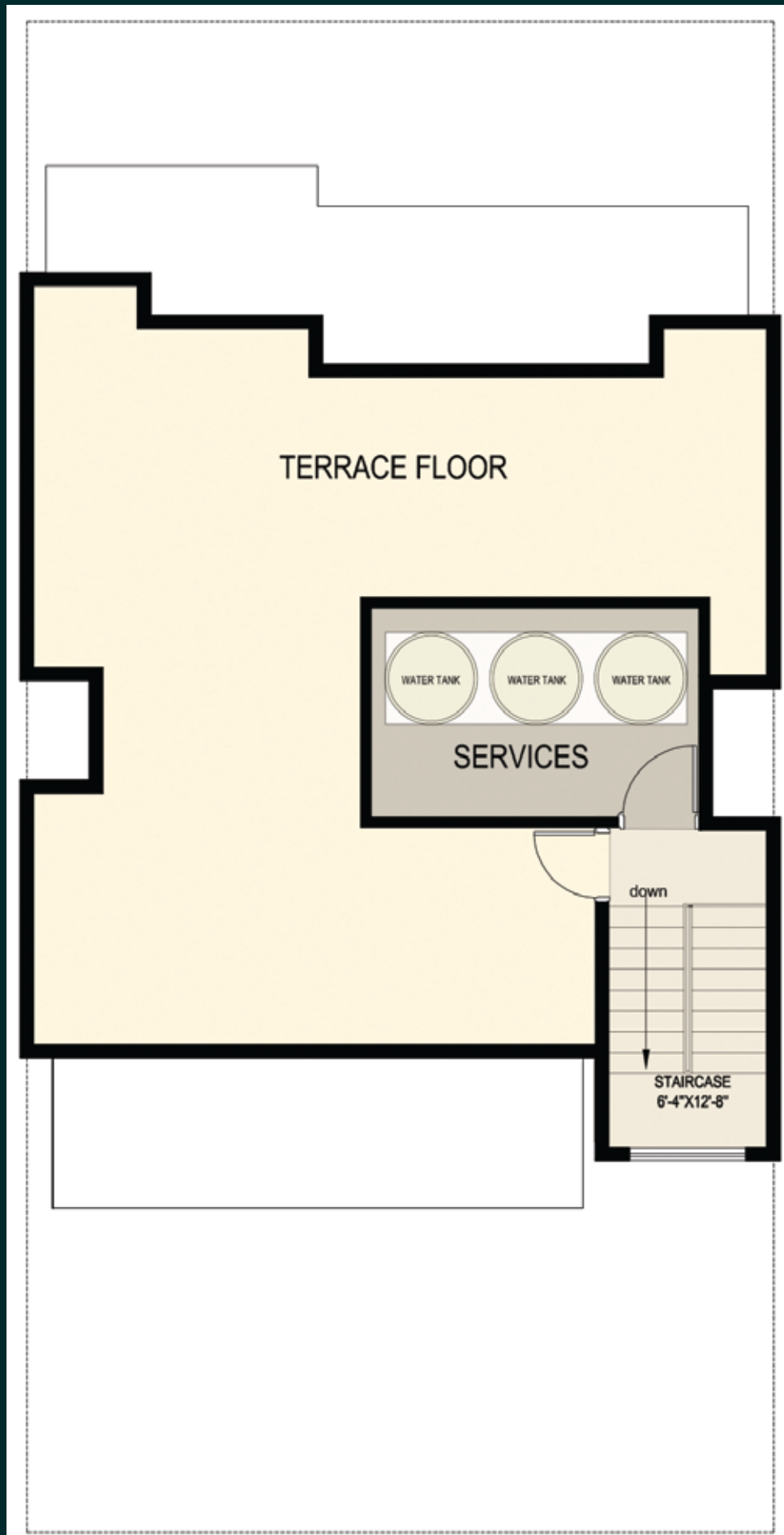


SECOND FLOOR PLAN

SECOND FLOOR CARPET AREA:	700 SFT (65.03 SQM)
TERRACE FLOOR AREA:	624 SFT (57.97 SQM)
BALCONY AREA:	279 SFT (25.92 SQM)
COMMON AREA:	251 SFT (23.31 SQM)
TOTAL SUPER AREA:	1854 SFT (172.24 SQM)

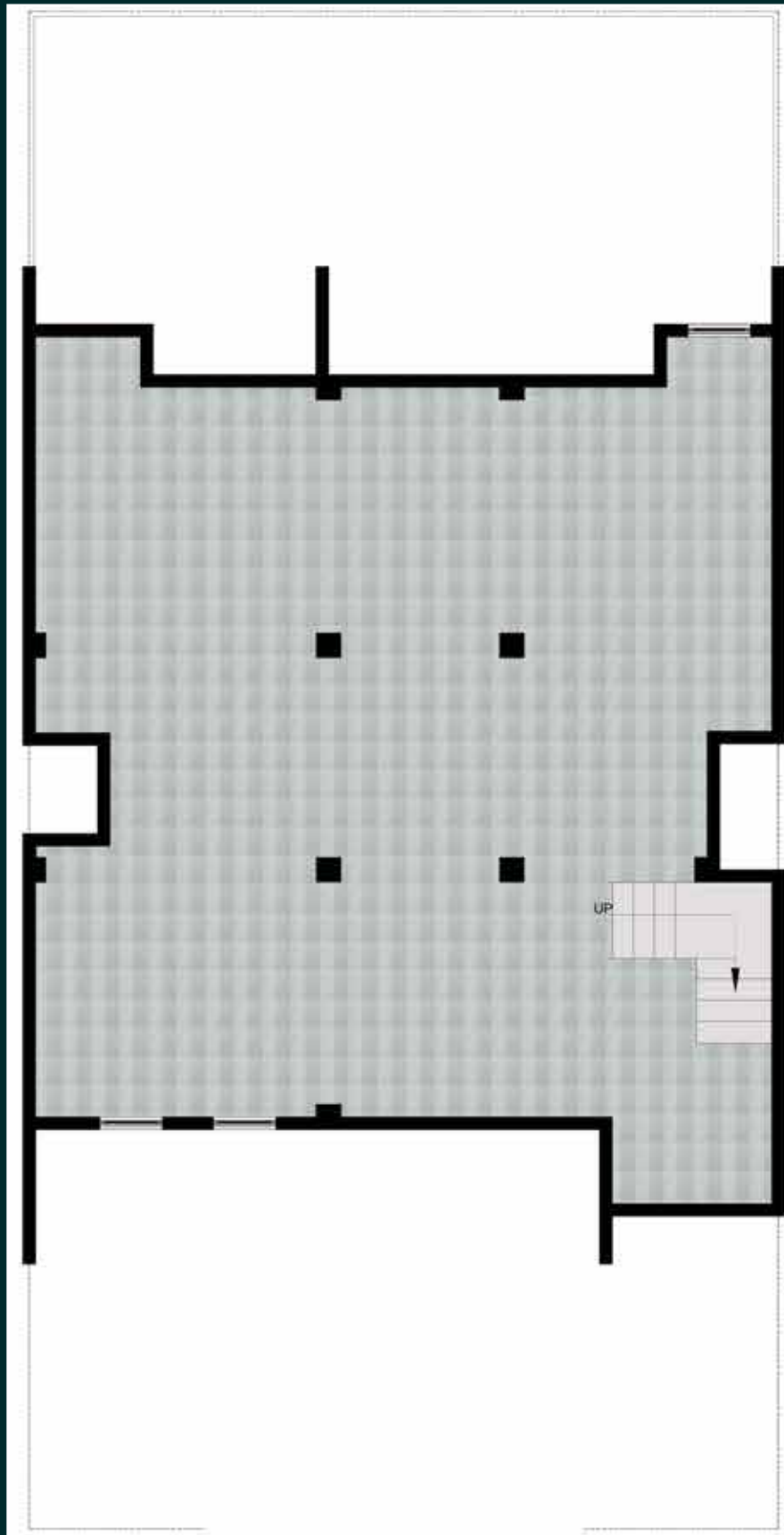


# TYPE I



TERRACE PLAN

## TYPE II



LOWER GROUND FLOOR PLAN

LOWER GROUND FLOOR CARPET AREA:	775 SFT (71.98 SQM)
GROUND FLOOR CARPET AREA:	744 SFT (69.11 SQM)
FRONT VERANDAH AREA:	29 SFT (2.69 SQM)
REAR VERANDAH AREA:	75 SFT (6.97 SQM)
FRONT LAWN & OPEN AREA:	161 SFT (14.95 SQM)
REAR LAWN & OPEN AREA:	308 SFT (28.61 SQM)
COMMON AREA :	467 SFT (43.38 SQM)
TOTAL SUPER AREA:	2559 SFT (237.73 SQM)



# TYPE II



GROUND FLOOR PLAN

## TYPE II



FIRST FLOOR PLAN

CARPET AREA: 744 SFT (69.11 SQM)  
 BALCONY AREA: 279 SFT ( 25.92 SQM)  
 COMMON AREA: 251 SFT (23.31 SQM)  
 SUPER AREA: 1274 SFT (118.35 SQM)



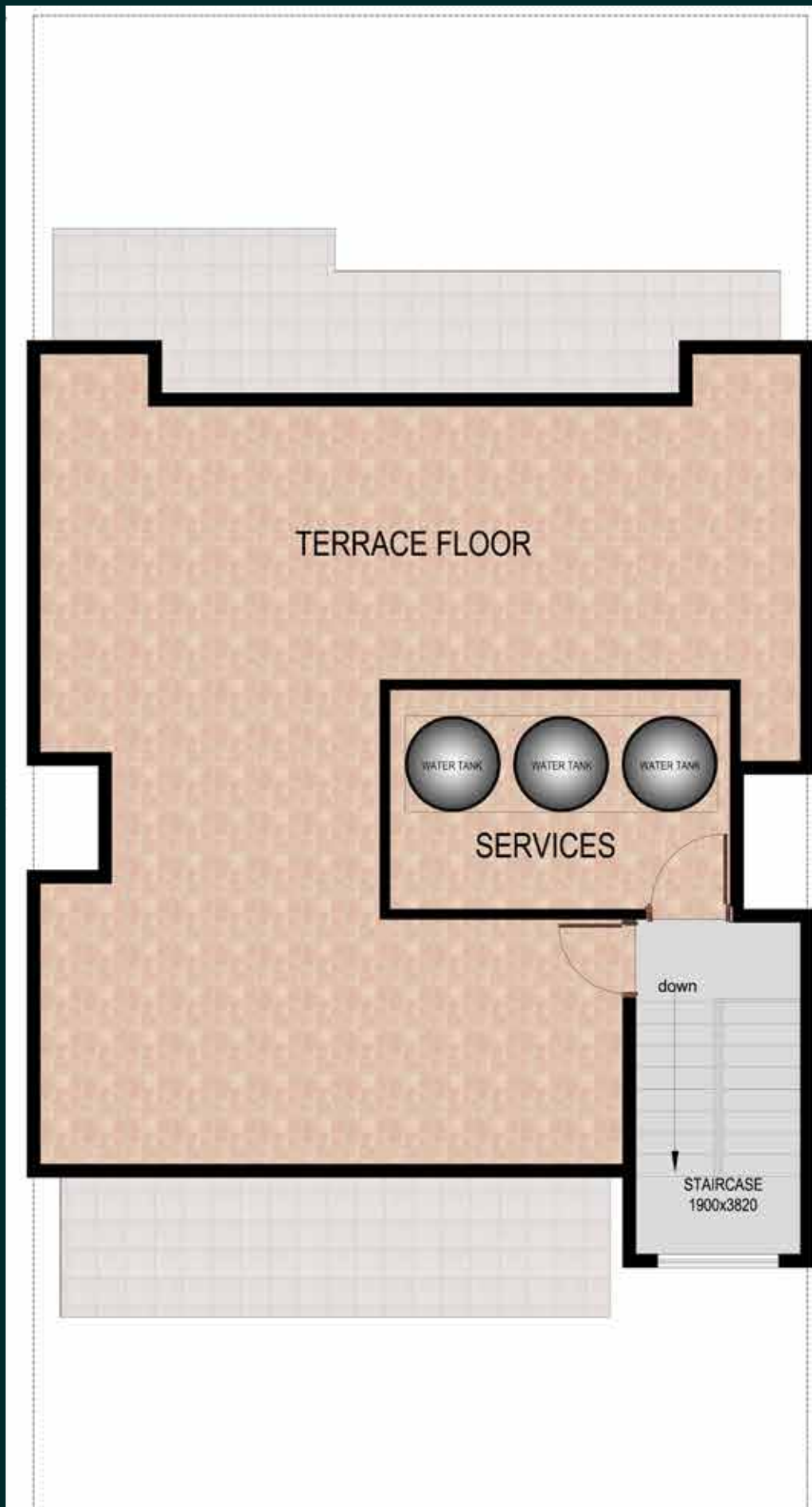
## TYPE II



SECOND FLOOR PLAN

SECOND FLOOR CARPET AREA:	744 SFT (69.11 SQM)
TERRACE FLOOR AREA:	668 SFT (62.05 SQM)
BALCONY AREA:	279 SFT (25.92 SQM)
COMMON AREA:	251 SFT (23.31 SQM)
TOTAL SUPER AREA:	1942 SFT (180.41 SQM)

## TYPE II



TERRACE FLOOR PLAN



## 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 meet your expectations in the future, but exceed them.

PROJECT Launch year	<div> <div>Launch year</div> <div>Current Rate</div> </div>	
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.



### EMI Calculation sheet e.g. Rs 100000/- 10 Years

Rate of Interest	EMI
8.25%	1227
8.30%	1229
8.35%	1232
8.40%	1235
8.45%	1237
8.50%	1240
8.55%	1243
8.60%	1245
8.65%	1248
8.70%	1251
8.75%	1253

### EMI Calculation sheet e.g. Rs 100000/- 15 Years

Rate of Interest	EMI
8.25%	970
8.30%	973
8.35%	976
8.40%	979
8.45%	982
8.50%	985
8.55%	988
8.60%	991
8.65%	994
8.70%	996
8.75%	999

### EMI Calculation sheet e.g. Rs 100000/- 20 Years

Rate of Interest	EMI
8.25%	852
8.30%	855
8.35%	858
8.40%	862
8.45%	865
8.50%	868
8.55%	871
8.60%	874
8.65%	877
8.70%	881
8.75%	884

# 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 expansive 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.

# 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 Medicity
- 23 Sanjeevani Hospital
- 24 Kabliji Hospital

### RETAIL ZONES

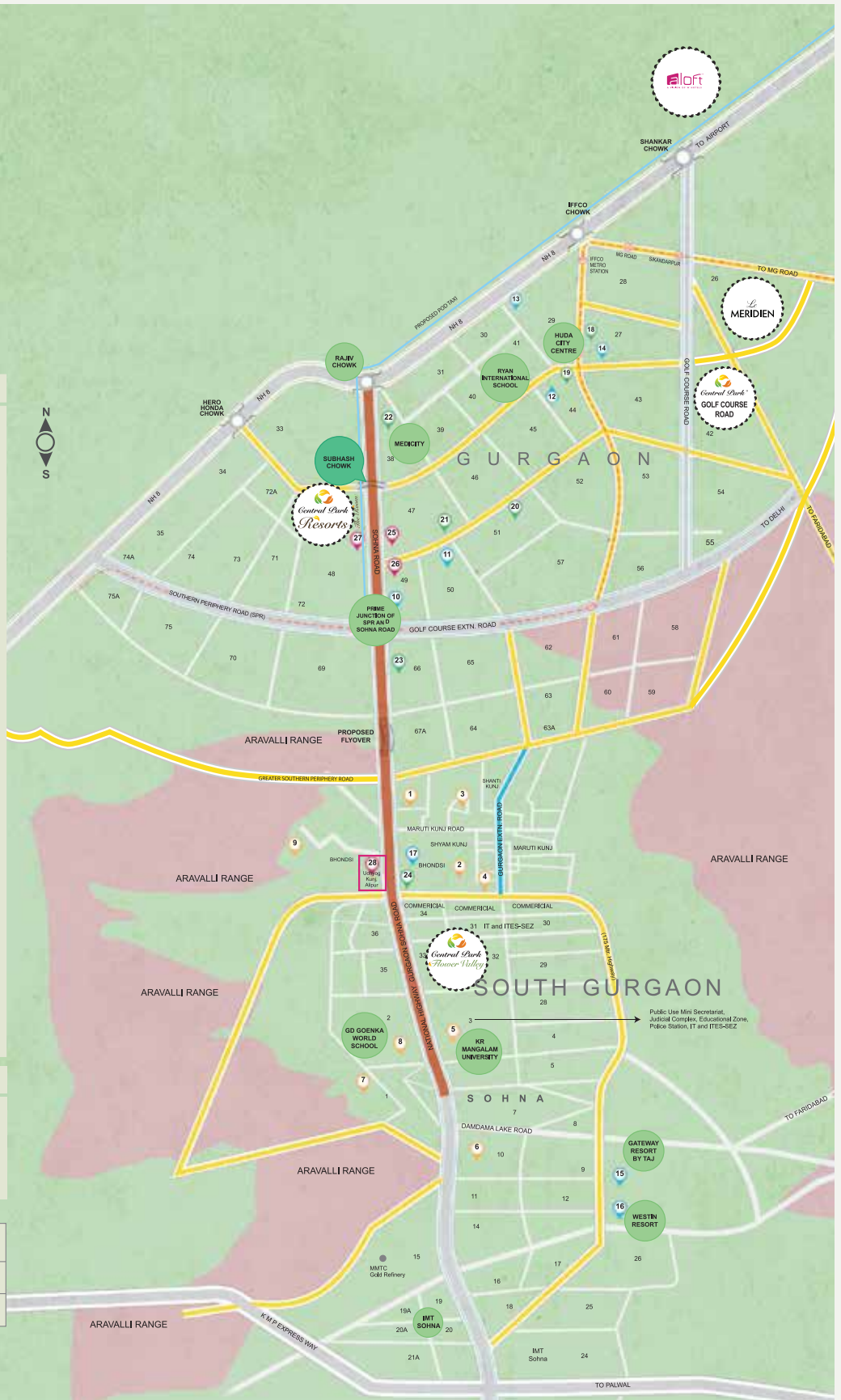
- 25 Big Bazaar
- 26 Shopper's Stop
- 27 Aditya Birla More
- 28 Ascendas OneHub

## 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





*The Room™*

FULLY MAINTAINED SINGLE/DOUBLE SUITES



Artistic Impression



*Cerise Floors*



45

Actual Image





Artistic Impression



Artistic Impression



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

Disclaimer: Flamingo Floors are Independent Floors comprised in buildings (in basement+3 floors configuration) to be constructed on separate designated plots in the Residential Plotted Colony ( Licenses Nos 54 of 2014 & 28 of 2016 ) admeasuring about 128.4583 acres which is a part of Central Park Flower Valley and is situated in villages Dhunela and Berka, Tehsil Sohna and Distt. Gurgaon. RERA registration for the Residential Plotted Colony is 95 of 2017. 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. Travel time given is subjective, estimated and based on completion of works on Sohna road.. The hospitality services are indicative and at the sole discretion of the Company. 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 of the entire project under license. This Brochure is not a legal offering and does not form a part of any agreement or legal binding of 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. 1 acre=4840 square yards or 4046.873 square meters. 1 square meter= 10.76 square feet. CIN: U45200HR2008PTC037964.