



*Mikasa Plots*

BUILD YOUR DREAM HOME

The playground  
for your  
imagination.



# 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







Artistic Impression

## Your Canvas is Calling.

Few understand perfection like you do. You are your own person. You don't fit in the brackets and categories. And we know that better than many.

Like every artist who needs his blank space to create a masterpiece, your home deserves an identity of its own. An identity that resonates with yours.


With Mikasa Plots, you not only choose the size and specifications suited to your needs, but also get the benefit of a township that's the talk of the town. Located at Flower Valley, amidst the stunning sprawling greens, your masterpiece wouldn't find a better place to be made.



## *Mikasa Plots*

Central Park Flower Valley offers Mikasa Plots for those who live to create a story of their own. Whether it's a romantic single, modern duplex, a grand mansion or a quirky cottage surrounded by beautiful greens and water bodies, choose to tell your story, your way here.

A wide choice of plot sizes ranging from 200 sq. yds. (168 sq. mtr.) to 1000 sq. yds. (837 sq. mtr.) along with the option of getting the elevation and boundary wall with gate constructed by Central Park, makes it an ideal proposition. What's more, you get to enjoy the best of both worlds with the independence of building your own home and the benefits of world class amenities offered at the premium global township of Flower Valley.

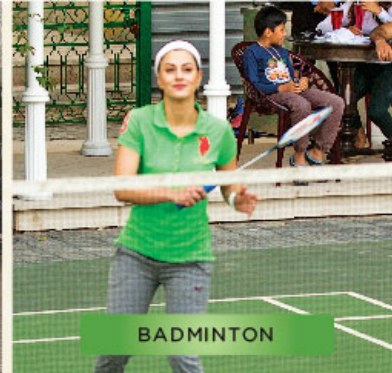




GOLF PUTTING



GYMNASIUM



BADMINTON



SQUASH



BASKETBALL



JUICE BAR



PILATES

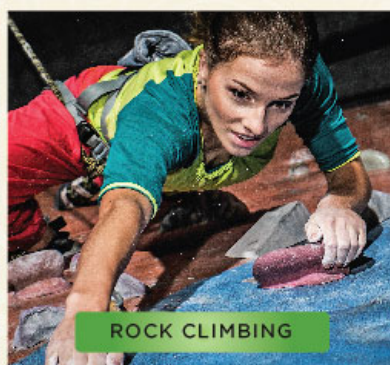


YOGA

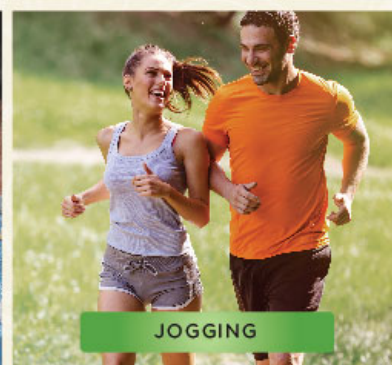


6

SPA



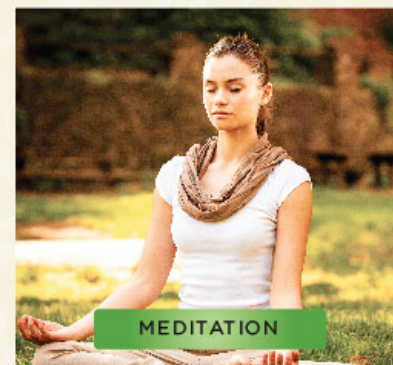
ROCK CLIMBING



JOGGING



ZUMBA



MEDITATION



TAI CHI



AQUA AEROBICS

# 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.



AND MANY  
MORE.....



## 5 STAR HOSPITALITY SERVICES

24x7 Security  
Laundry  
Concierge  
Housekeeping  
Food & Beverage



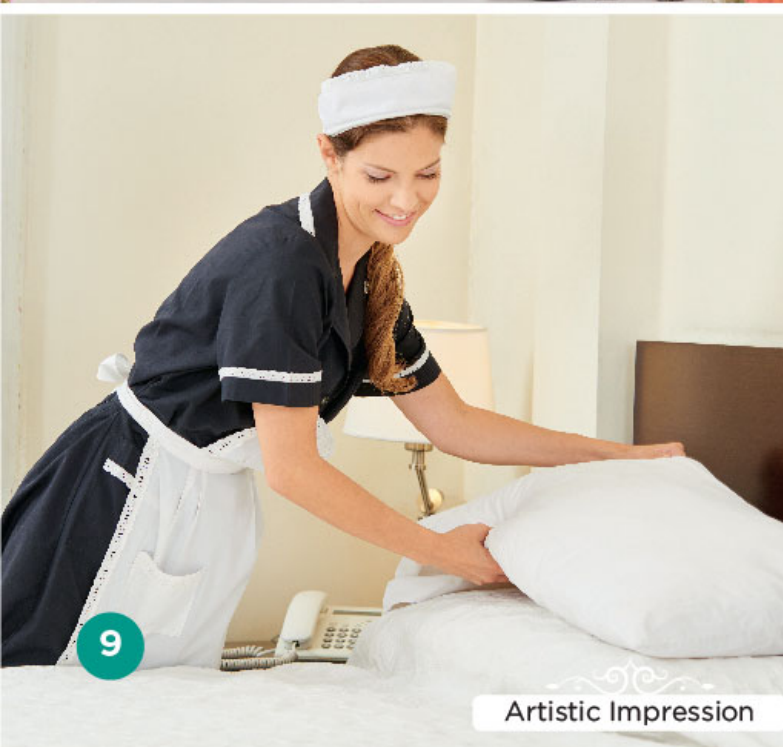
Artistic Impression



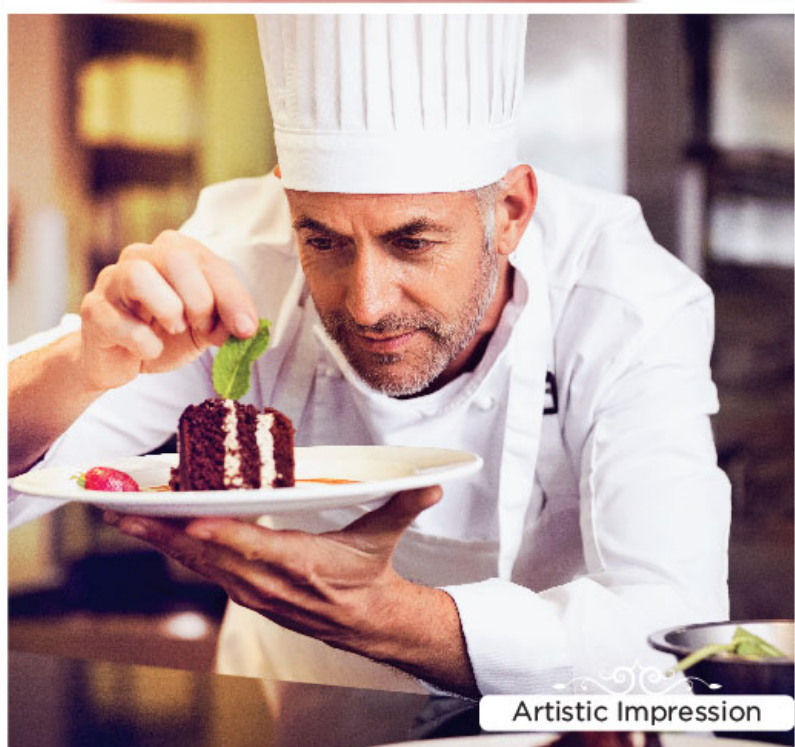
Actual Image - 24x7 Security



Artistic Impression



Artistic Impression



Artistic Impression

## 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 ENVIRONMENT, ECONOMIC PROSPERITY, SOCIAL STABILITY AND EQUITY, EDUCATIONAL OPPORTUNITY, WITH 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 the 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 Station, 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 the 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 next destination 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 is 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: 6km  
Cyber City: 32km | Sohna Road office hub: 15 km  
Upcoming 22.5km 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 the 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.

## 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/>)

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)

## 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.

*"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*

## 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

# 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

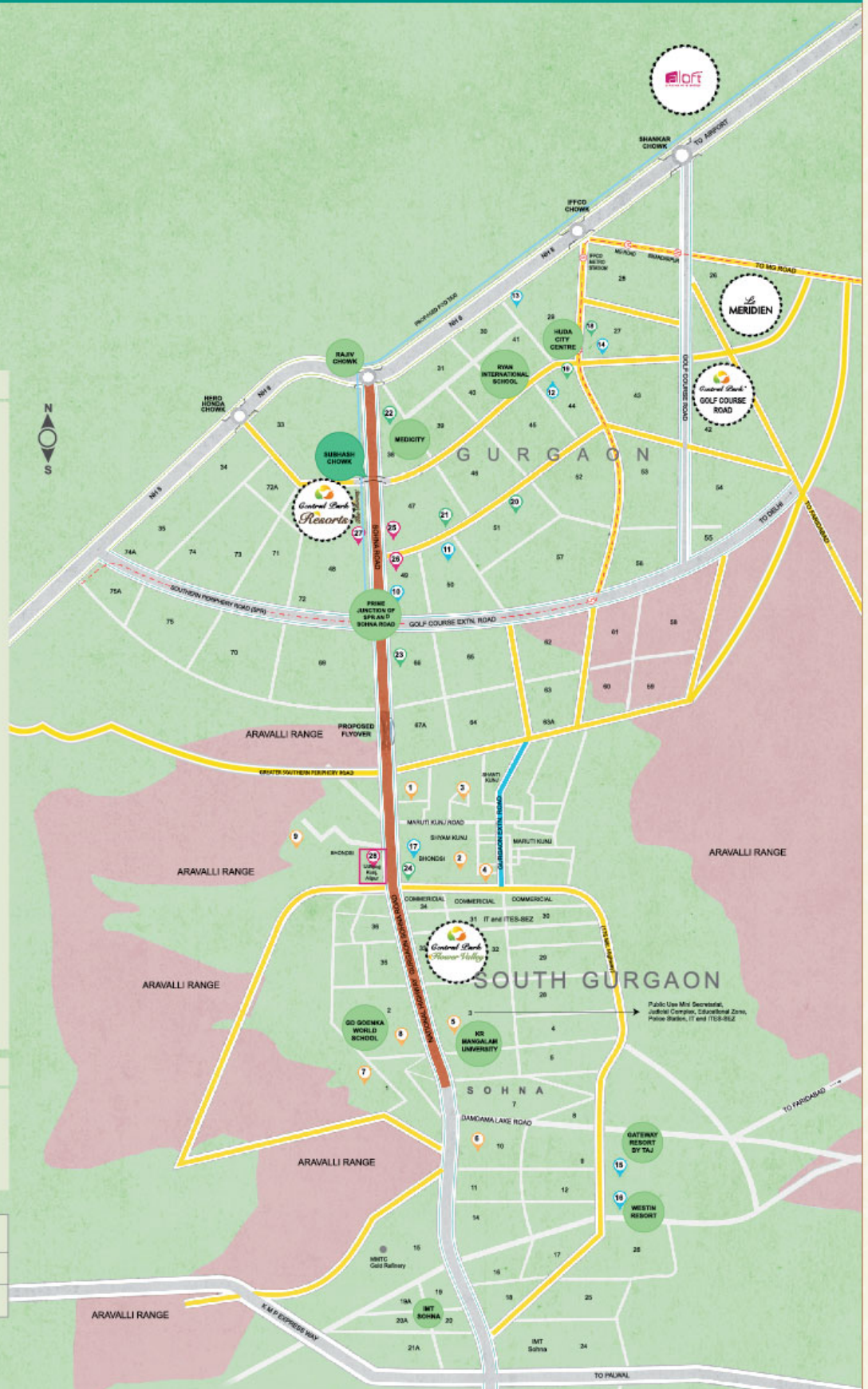
- 25 Big Bazaar
- 26 Shopper's Stop
- 27 Aditya Birla More
- 28 Ascendas OneHub

### 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

*Aqua Front Towers*   
HIGH END LIVING



*The Room™*

FULLY MAINTAINED SINGLE/DOUBLE SUITES



Artistic Impression

*Cerise Floors*

FULLY SERVICED AIR-CONDITIONED LOW RISE FLOORS WITH ELEVATOR



18

Actual Image



**FOR SALES, CONTACT:**  
**+91 954 0000 297/954 0000 194**

VERSION: 11.04.05.18

**WWW.CENTRALPARK.IN**      

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

Disclaimer: Central Park Flower Valley is an integrated development of land parcels under different licenses ( Nos 54 & 84 of 2014 & 28 of 2016 ) aggregating to about 139 acres, situated in villages Dhunela and Berka, Tehsil Sohna and Dist Gurgaon (said land ), planned to be comprised of residential plots, group housing, row housing, independent floors, commercial spaces/ development along with social infrastructure, open / green areas. RERA registration for the Residential Plotted Colony comprised in 128.4583 acres of the said land is 95 of 2017. The Images other than the actual pictures, shown in this Brochure are a pictorial conceptualization only and the actual construction may vary. Travel time given is subjective, estimated and based on completion of works 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 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. 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.