



*Central Park®
Flower Valley*

Fleur Villas

WELCOME TO THE

Villa Life.

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

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-FLORA FOUNTAIN

Spring is forever, at
Flower Valley



You know that there's no easy way out from a life in the city. The noise, the traffic, the pollution, it can be stifling. We at Central Park believe that life doesn't have to echo the mundane around us. This is why Flower Valley is set in the backdrop of lush greenery with exquisite flora, just minutes away from the city. Flower Valley combines the pristine beauty of nature with luxurious amenities to pamper all your senses. Welcome to the global premium township that redefines the idea of modern living.





ACTUAL IMAGE-CHILDREN'S PLAY AREA



ACTUAL IMAGE-FLOWER VALLEY ENTRANCE VIEW



ACTUAL IMAGE-AL CAPONE MULTI-CUISINE RESTAURANT ▲

Live amidst acres of greenery,
Like a king.



We believe that recreation must always be the finest highlight of one's everyday life. Our premium clubhouse will be the perfect destination for our residents who are looking to catch a break from their daily lives. When you're done putting away at the golf area, indulge your taste buds in the Juice Bar or the Al Capone restaurant specializing in all kinds of cuisines. The designated amusement area with Aqua and Terra Parks is bound to keep your kids spellbound for hours. For leading a quality life, we also offer 45 wellness features at your service. Now imagine all of this with the backdrop of nature.

There's nothing that the outside world can charm you away with, in comparison to a Flower Valley home.





▲
ACTUAL IMAGE

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 

Fleur Villas at Flower Valley
Inherently luxurious.



Fleur Villas at the global premium township of Flower Valley offers the zenith of luxury living. Coupled with exclusivity that brings a wealth of space, stylish interiors and our trademark homes-fused-with-hospitality, all under one roof. Fleur Villas offer an unparalleled way of life. Choose your Villa Life with plot sizes of 250 sq.yd. or 300 sq.yd. and options of 3/6 bedrooms fully built up or expandable villas.





ARTISTIC IMPRESSION ▲



ARTISTIC IMPRESSION ▲



ARTISTIC IMPRESSION

Floor plans
250
sq. yds. plot size

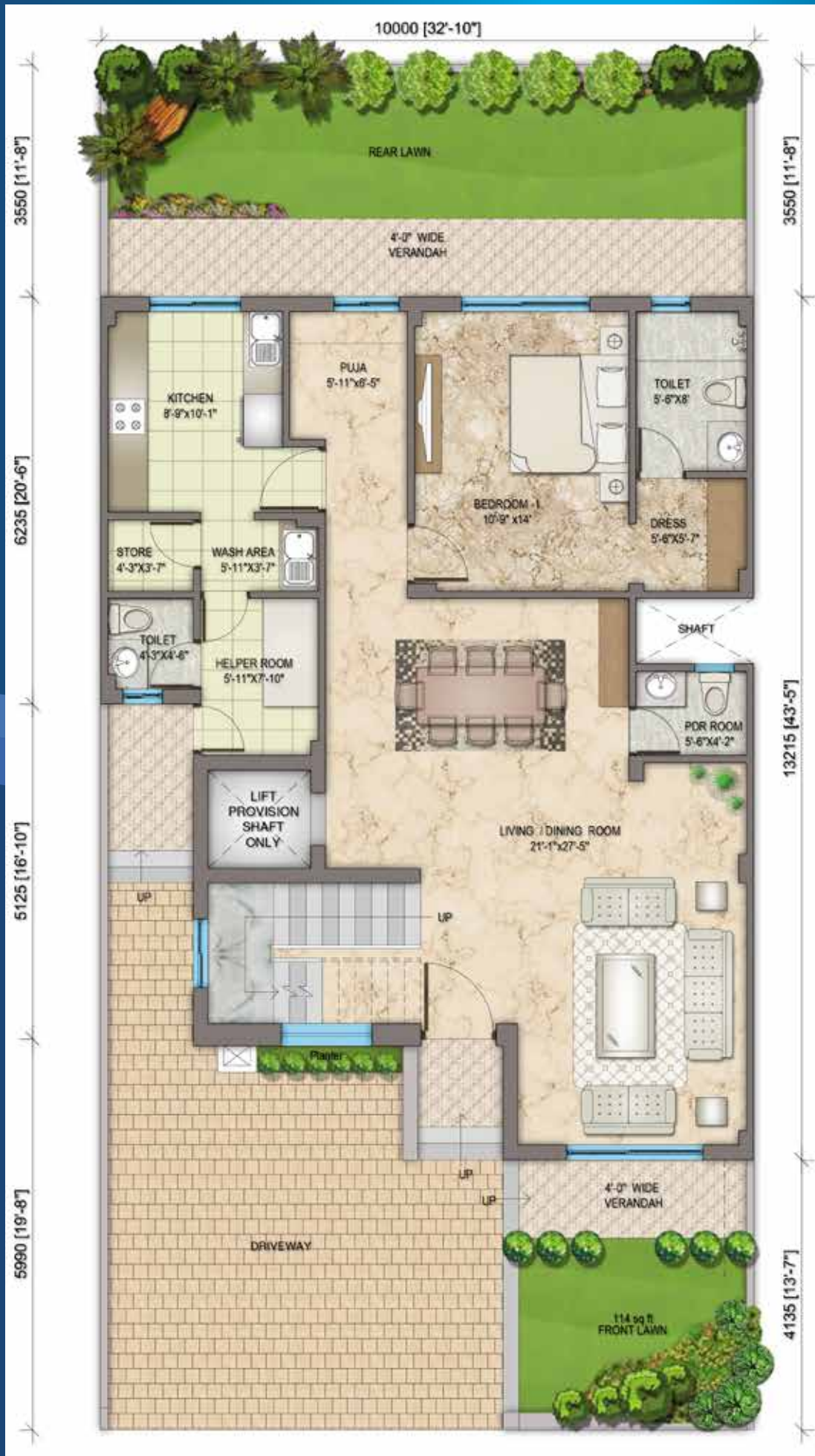
FULLY BUILT-UP VILLA-4600 SQ. FT.



SUPER AREA = 4600 SQ. FT. | CARPET AREA = 2915 SQ. FT. |
BALCONY VERANDAH AREA = 735 SQ. FT.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plans
250
sq. yds. plot size

EXPANDABLE VILLA-3100 SQ. FT.

SUPER AREA = 3100 SQ. FT. | CARPET AREA = 1930 SQ. FT. | BALCONY VERANDAH AREA = 440 SQ. FT.

FIRST FLOOR



SECOND FLOOR





ARTISTIC IMPRESSION 

Floor plans
300
sq. yds. plot size

FULLY BUILT-UP VILLA-6000 SQ. FT.



SUPER AREA = 6000 SQ. FT. | CARPET AREA = 4028 SQ. FT.
BALCONY VERANDAH AREA = 865 SQ. FT.



GROUND FLOOR



FIRST FLOOR



Floor plans
300
sq. yds. plot size

EXPANDABLE VILLA-4100 SQ. FT.

SUPER AREA = 4100 SQ. FT. | CARPET AREA = 2775 SQ. FT. | BALCONY VERANDAH AREA = 517 SQ. FT.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Proposed Specifications

AREA		SPECIFICATION
LIVING / DINING	FLOORING	SUPERIOR QUALITY IMPORTED STONE / HIGH QUALITY DESIGNER VITRIFIED TILES
	WALL	PLASTIC EMULSION PAINT
	CEILING	PLASTIC EMULSION PAINT
BEDROOMS	FLOORING	LAMINATED WOODEN FLOORING
	WALL	PLASTIC EMULSION PAINT
	WARDROBES	WARDROBES IN ALL BEDROOMS
	CEILING	PLASTIC EMULSION PAINT
KITCHEN	FLOORING	HIGH QUALITY VITRIFIED TILES
	FITTING & FIXURES	PREMIUM CP FITTINGS, EXHAUST FAN, GEYSER
	WALL	TILES UP TO 2FT ABOVE THE COUNTER & REST PLASTIC EMULSION PAINT
	CEILING	PLASTIC EMULSION PAINT
	APPLIANCES	REFRIGERATOR
	CABINETS & APPLIANCES	MODULAR KITCHEN WITH CHIMNEY & HOB
TOILETS	FLOORING	ANTI-SKID CERAMIC TILES
	WALL	HIGH QUALITY DESIGNER CERAMIC TILES
	CP FITTINGS AND SANITARY WARE	JAGUAR, KOHLER, OR EQUIVALENT
	CEILING	FALSE CEILING / PLASTIC EMULSION PAINT
BALCONY	FLOORING	HIGH QUALITY ANTI-SKID CERAMIC TILES
	WALL	WEATHER PROOF EXTERNAL TEXTURE PAINT
	BALCONY RAILING	GLASS / SS / MS RAILING AS PER ELEVATION
STAIRCASE	FLOORING	MARBLE / GRANITE FLOORING
	RAILING	SS / GLASS / MS RAILING WITH WOODEN / SS / MS HANDRAIL
GENERAL	AIR CONDITIONING	SPLIT AIR CONDITIONERS IN ALL BEDROOMS & LIVING DINING
	MAIN DOOR	HARDWOOD DOOR FRAMES, VENEERED SHUTTER (BOTH SIDES)
	INTERNAL DOORS	HARDWOOD DOOR FRAMES, MOULDED PANEL / FLUSH DOOR SHUTTERS
	EXTERNAL DOORS AND WINDOWS	UPVC DOOR WINDOWS, 5MM TOUGHENED GLASS
	SWITCHES	HIGH QUALITY MODULAR SWITCHES
HELPER ROOM	FLOORING	CERAMIC TILES
	WALLS	OIL BOUND DISTEMPER
	CEILING	OIL BOUND DISTEMPER

Central Park is synonymous with quality of life. Central Park Resorts, located at Sector-48, Sohna Road, exemplifies the Central Park Way of Life.

This lifestyle is delivered by an expert team of hospitality professionals, ensuring service levels are maintained. At Central Park Flower Valley, it is going to be even better.

5 STAR HOSPITALITY SERVICES

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



Artistic Impression



Actual Image - 24x7Security



Artistic Impression



Artistic Impression



Artistic Impression

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)

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

HAPPINESS HAS FOUND A NEW HOME, IN CENTRAL PARK CUSTOMERS.

Once again, Central Park has upheld its trusted legacy by exhibiting 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

■ 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 : **56%**

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

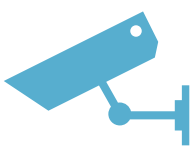


- Shuttle service will be provided to Central Park Resorts and key landmark locations like HUDA Metro Station, Cyber Hub, Ambience Mall, Fortis/Max/Paras/Medanta Hospital.
- Delhi-Mumbai Industrial Corridor (DMIC) and Kundli-Manesar-Palwal (KMP) corridors.
- Dedicated Freight Corridor (DFC) linking Delhi 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, MMTG 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.

Location map

SOUTH OF GURGAON
WITHIN REACH

LEGENDS

EDUCATIONAL INSTITUTIONS

1. KR Mangalam University
2. GD Goenka World School
3. DPS Maruti Kunj
4. KIIT College of Engineering
5. JK Business School
6. Ryan International School
7. Jindal Public School

LUXURY HOTELS

8. Gateway Resort by Taj
9. Westin Resort
10. Country Inn
11. Lemon Tree

HEALTHCARE

12. Park Hospital
13. Artemis
14. Medicity

RETAIL ZONES

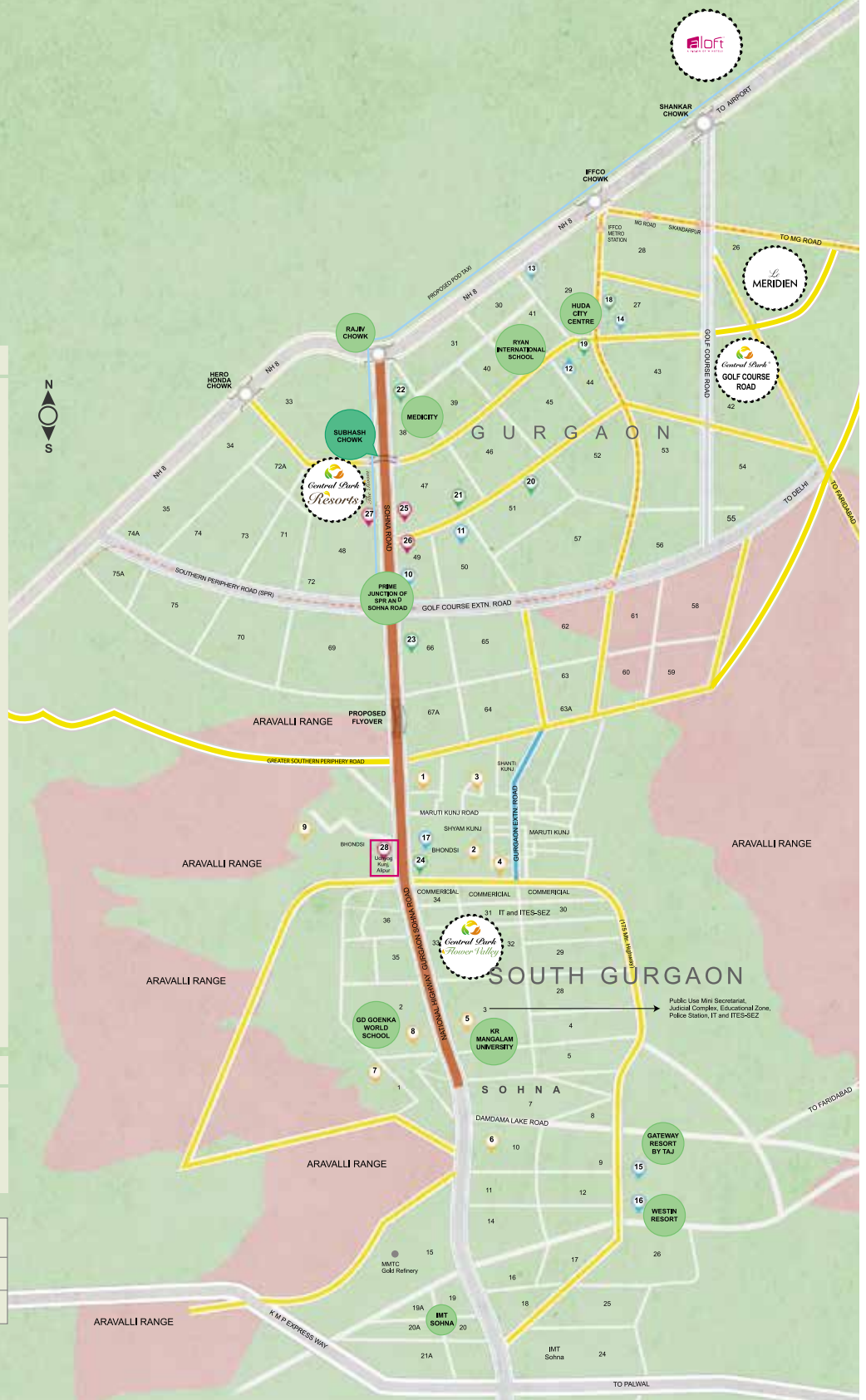
15. Big Bazaar
16. Shopper's Stop
17. Aditya Birla Group
18. Ascendas OneHub

GROUP'S OTHER ASSETS

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)

Map not to scale



DELIVERING ON PROMISES



ELEVATED FLYWAY IS PROPOSED TO BE READY BY THE END OF 2019

GLIMPSE OF OTHER FLOWER VALLEY ASSETS

Mikasa Plots
BUILD YOUR DREAM HOME



The Room™

FULLY MAINTAINED SINGLE/DOUBLE SUITES



ARTISTIC IMPRESSION

Flamingo Floors

INDEPENDENT AIR-CONDITIONED FLOORS FOR PRIVATE LIVING



ACTUAL IMAGE



Aqua Front Towers
HIGH END LIVING

ARTISTIC IMPRESSION



Cerise Floors
FULLY SERVICED LOW RISE AIR-CONDITIONED FLOORS WITH ELEVATOR

HRERA No: 95 OF 2017

**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: Fleur Villas (licenses no 54/2014 and 28/2016) are being constructed on designated plots in the Residential Plotted Colony Central Park Flower Valley being developed on certain designated plots comprised in land admeasuring about 128.4583 acres in sectors 29,30,32 & 33 Sohna, District Gurgaon. Layout Plan and Building Plans have been approved by the Government authorities. RERA registration for residential plotted colony is 95 of 2017. All 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 and the gadgets wherever provided as per the terms of allotment, may vary from that given in this Brochure. 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.