



HRERA-PKL-FBD-158-2017

EMERALD HEIGHTS

Sector-88, Faridabad






About **EMERALD HEIGHTS**

“Emerald Heights” is being developed by the renowned real estate group EMERALD HOMEDEVELOPERS PVT. LTD. It’s a low density project, having only 384 Flats in 6.20 acres.

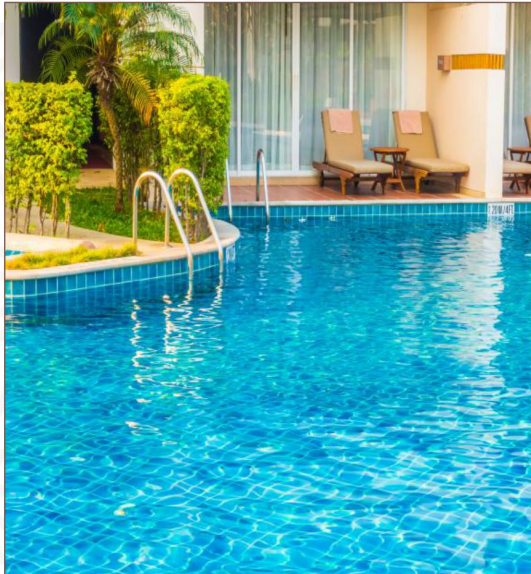
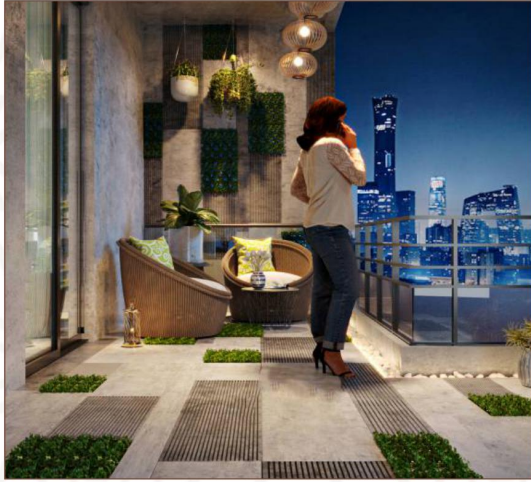
The project is located at Faridabad-Dankaur state highway adjoining Asia’s largest AMRITA Hospital & bang opposite Asian Hospital, Sector-88, Faridabad.

Emerald Heights is designed with unique & extra ordinary elevation, spacious balconies and exclusive sky garden.



-  Smart Home Design
-  Beautiful Surrounding
-  Exceptional Lifestyle
-  Complete 24/7 Security

Key highlights of the **PROJECT**



- Covered Car Parking.
- Club House with Gym & Swimming Pool.
- Exclusive Sky Garden.
- Dedicated Children Play Area.
- Very Large Balconies.
- Ultra-Modren & Unique Building Elevation.
- Low Density 6.20 Acres/384 Units.
- Only Four Flats per Floor with 2 Lifts.
- Zero KM from Asia's Largest AMRITA Hospital.
- Located at Faridabad-Dankaur 90 Meter wide State Highway.
- Opposite K.R. Mangalam World School.

Club House





Living-Dining Area



Bedrooms



Toilets



Sky Garden

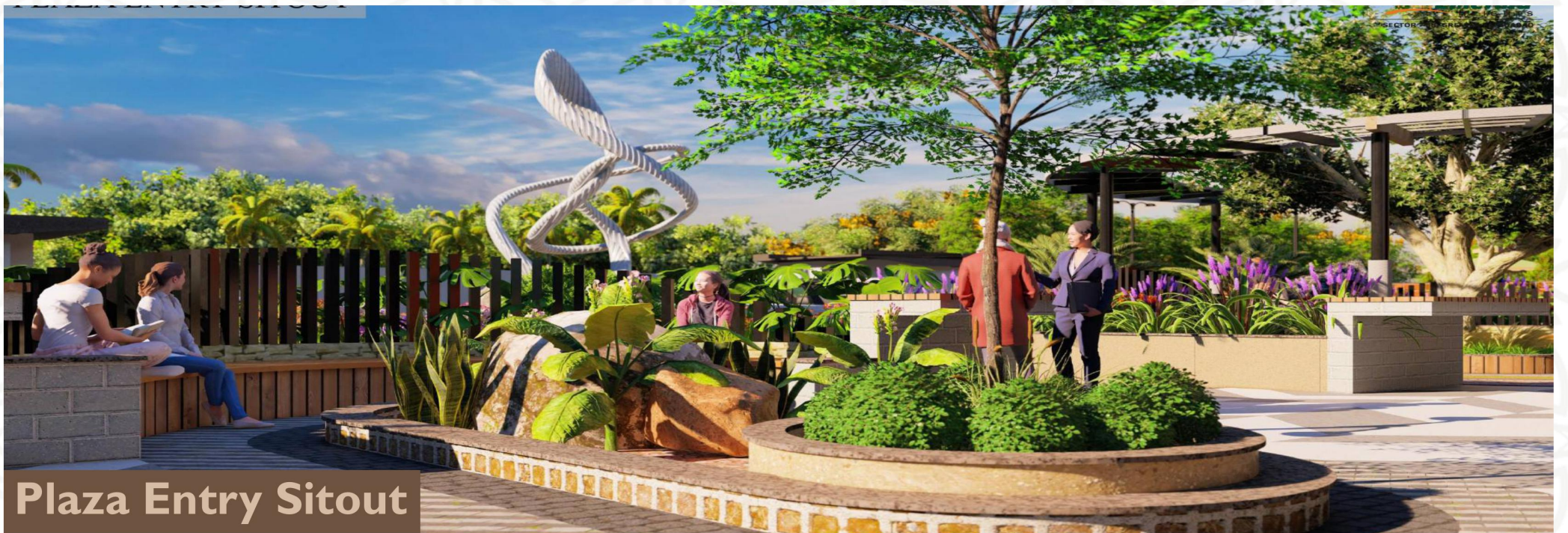
- Dedicated Sky Garden with panoramic view for 4 BHK Residents only.
- Situated on the rooftop of 14th Floor with Elevator access.
- Ample greenery with Walking Strips.



Central Park Views



Front Plaza



Plaza Entry Sitout



Outdoor Gym



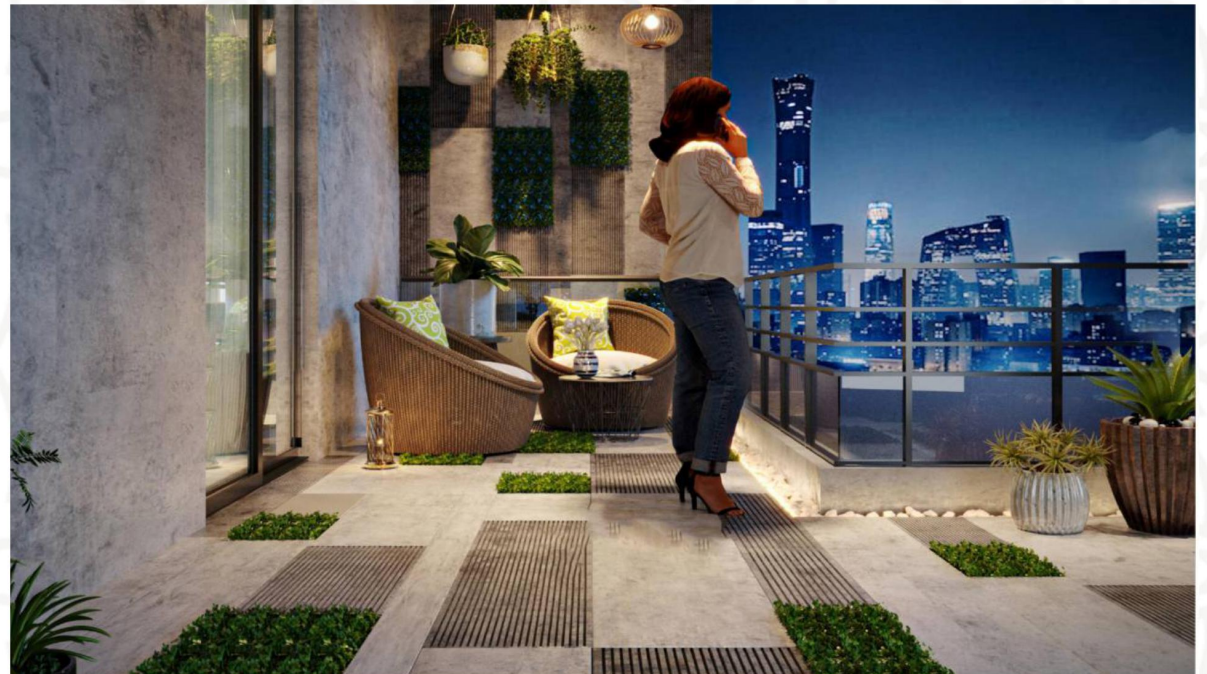
View From Shopping Area



Dedicated Children Play Area
with Landscaping.



Huge Balconies, Providing Fresh
Air and Scenic view.





Spacious Bedrooms, Best in Class, Room Size With Attached Toilets.



Large Kitchen Connected to Balconies and Washing Area.



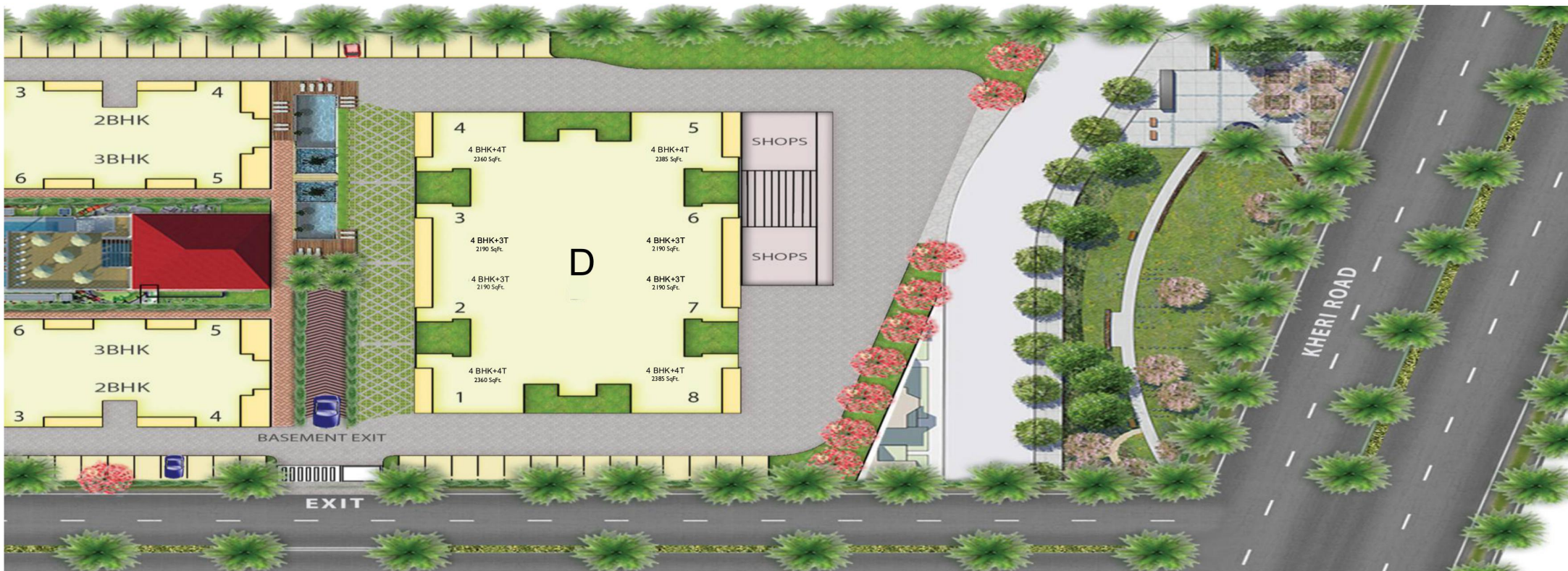
"EMERALD HEIGHTS" Site Plan

Across The Road : KR MANGALAM World School,
Asian Hospital

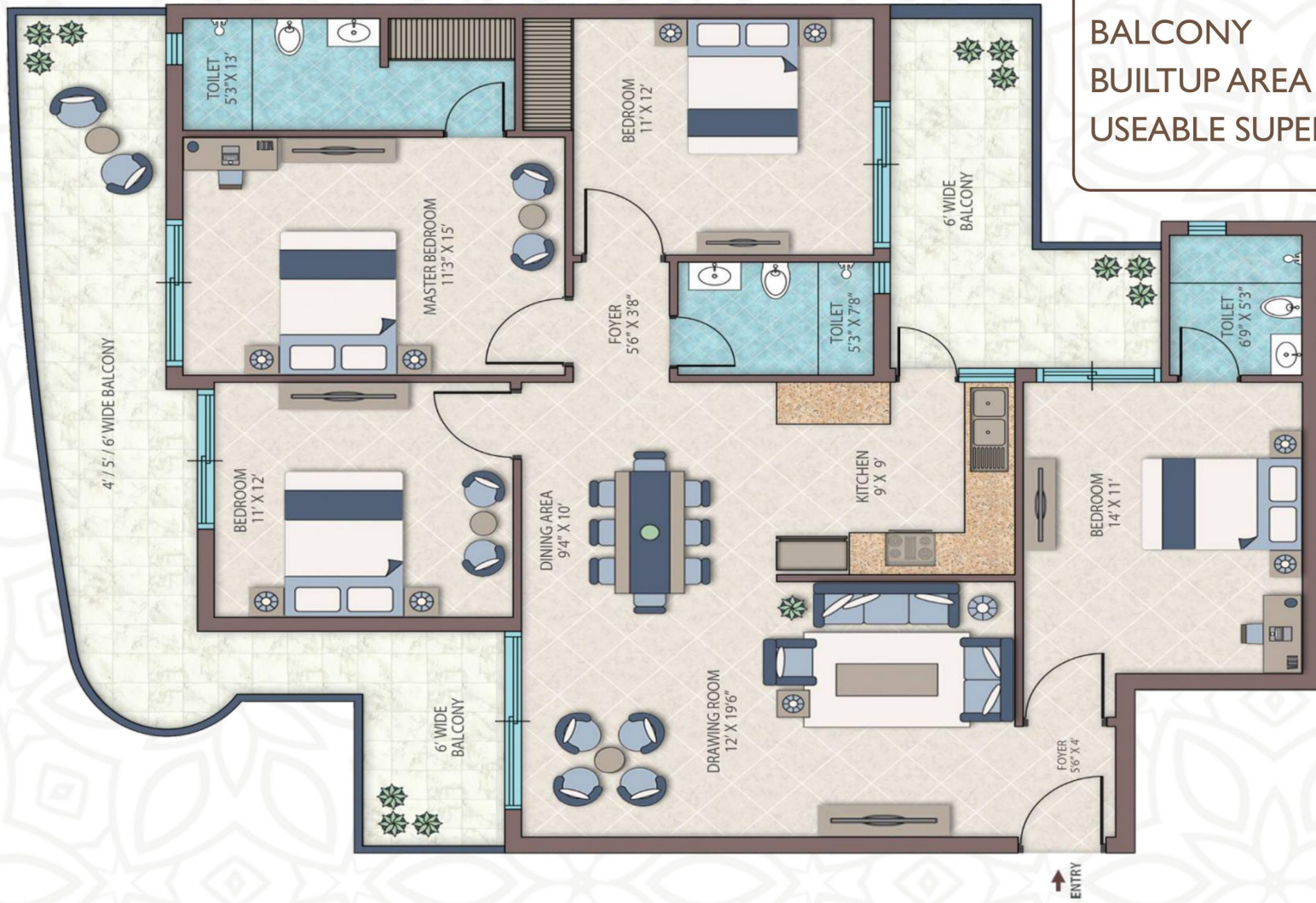




Adjacent to Asia's Largest Hospital AMRITA Institute of Medical Science and Research Centre.
 The Campus has 2500 Bed Hospital, Medical College And Research Centre.



4 BHK+3T.



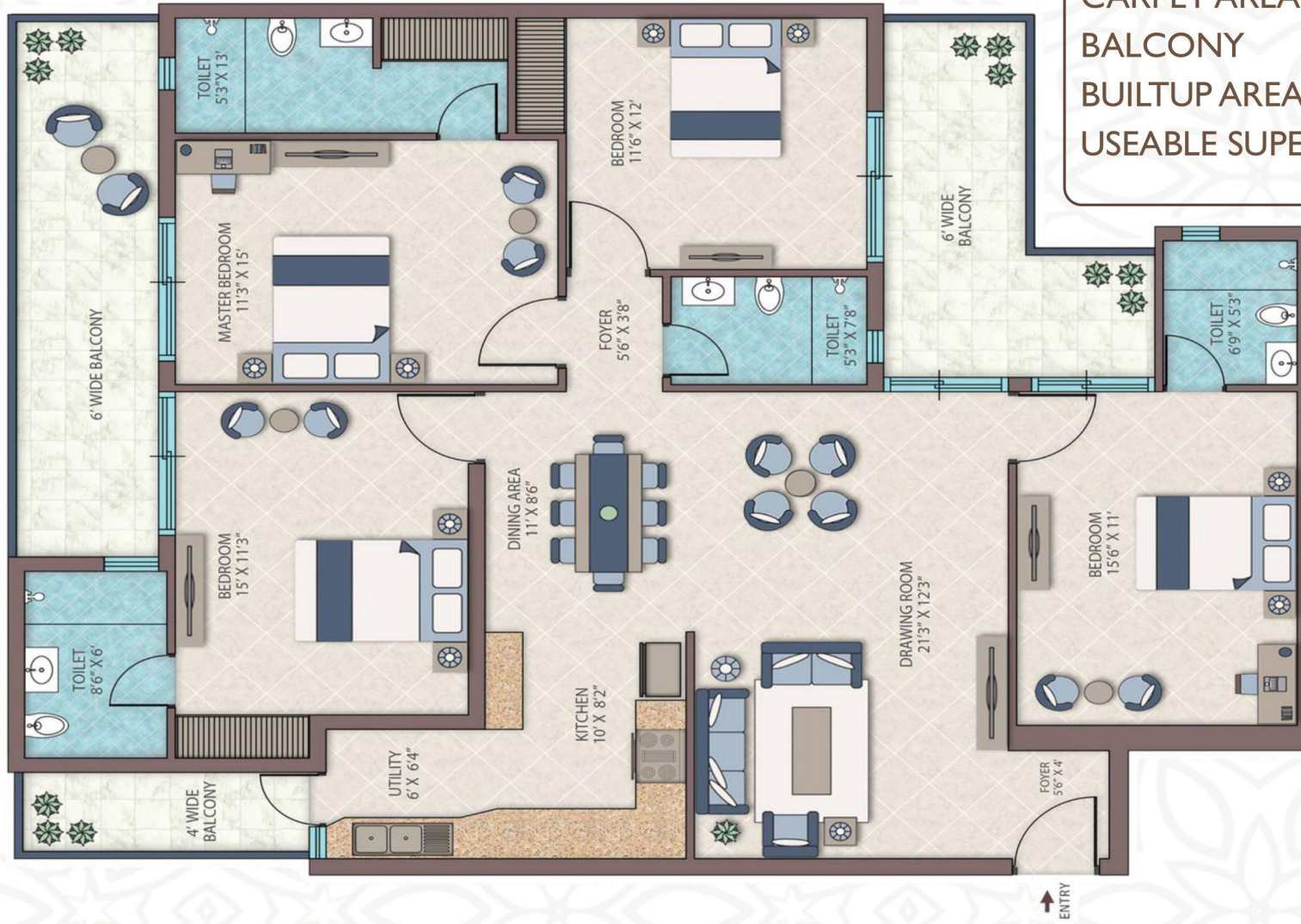
CARPET AREA	1224 SqFt.
BALCONY	387 SqFt.
BUILTUP AREA	1721 SqFt.
USEABLE SUPER AREA	2190 SqFt.

4 BHK+4T. Type-I



CARPET AREA	1392 SqFt.
BALCONY	305 SqFt.
BUILTUP AREA	1830 SqFt.
USEABLE SUPER AREA	2360 SqFt.

4 BHK+4T. Type-2



CARPET AREA	1405 SqFt.
BALCONY	305 SqFt.
BUILTUP AREA	1845 SqFt.
USEABLE SUPER AREA	2385 SqFt.

SPECIFICATIONS

STRUCTURE	Earthquake Resistant RCC Structure designed for the highest Seismic Zone as Stipulated by the code and better safety.
FOUNDATION	Reinforced Concrete footings and column with raft.
LIVING/BEDROOMS	Flooring/Skirting: Ceramic/Ceramic Glazed/Vitrified Tiles. Wall/Ceiling Finishes: Plastered and Painted with Pleasing shades of OBD.
KITCHEN	Flooring/Skirting: Ceramic Tiles. Wall/Ceiling Finishes: Ceramic Tiles up to 2 feet height above counter, plastered and painted with pleasing shades of OBD. Platform: Pre polished Baroda Green marble or equivalent marble or Indian Stone. CP Fitting/Fixtures: Stainless Steel Sink, CP fittings, Provision for Hot & Cold Water System, provision for Geyser.
BALCONIES	Flooring: Vitrified/Ceramic Tiles, Wall/Ceiling Finishes: Exterior grade paint on plaster. Handrail and Parapets: Combination of Parapet Walls and M.S. handrails as per functional and elevation requirements.
DOORS/WINDOWS	Main Entrance Door: Painted/Polished hardwood frame with polished/paint flush door shutters. Internal Entrance Door: Painted/Polished Hardwood Frame with painted flush doors. Hardware: Locks, handles/knobs, MS/Steel/Brass hardware. Windows and External Glazing: Aluminium frame or UPVC frame windows with clear glass or equivalent.
COMMON PASSAGE	Flooring: Polished Indian Stone/Indian Marble/Tiles. Wall/Ceiling Finishes: Whitewash/Oil Distemper on plaster.
ELECTRICAL & PLUMBING	Fixtures and Fitting: ISI compliant modular switches/sockets, distribution boxes and circuit breaks from standard makes and brands. Wiring: ISI compliant copper wiring in concealed conduits. Adequate provisions for light points, fan points, receptacles and power points in all rooms. Electrical points for Exhaust Fans in Kitchens and Toilets. Plumbing: ISI compliant GI/CPVC/PPR water supply pipes with standard valves and accessories. ISI compliant PVC Waste Pipes and Traps or equivalent.
TOILETS	Flooring: Ceramic Tiles. Wall/Ceiling Finishes: Ceramic Wall tiles up to dado level (approx. 2100 mm), above it OBD. Sanitary Ware: Wash Basin, EWC with Cisterns, CP Fittings, Provision for Hot & Cold Water System.
STAIRCASE	Flooring: Polished Indian Stone/Indian Marble on treads, risers and landings. Railing: Polished/Painted M.S. Handrails and Balustrades. Wall Finishes: Oil Bound Distemper on Plaster.

Nearest Site Location : -

Walking Distance

AMRITA Institute of Medical Sciences
Asian Fidelis Hospital
K.R Manglam World School
Delhi Scholars International School

Within 15 Minutes

World Street Shopping Complex
The Morden School
Shiv Nadar School
Accord Superspeciality Hospital
Metro Heart Institute
Badkhal More Metro Station



OUR BANKER : PUNJAB & SIND BANK

PROJECT APPROVED BY*



EMERALD HOMEDEVELOPERS PVT. LTD.

Corporate Office: SCO - 59 & 60 1st, Floor, Omaxe World Street, Sector-79, Faridabad-121004.

9560698388

DGTCP HARYANA has granted license no. 124 of 2008 dated 14.06.2008, for development of group housing colony admeasuring 30.268 acres in village palwali,baselwa & kheri kalan, tehsil & district faridabad. the layout/ building plans approved vide memo no. - zp-471/sd(bs)/2017/30935 dated 04-12-2017.

DISCLAIMER : This brochure is purely conceptual & not a legal offering further the promoters/architects reserve the right to add/delete any details/specifications/elevations/images mentioned if so warrented by the circumstances*

*ALL LOANS ARE AT SOLE DISCRETION OF RESPECTIVE BANKS.