



DIPLOMATIC GREENS

SECTOR 110A & 111, GURGAON

EMERALD BAY

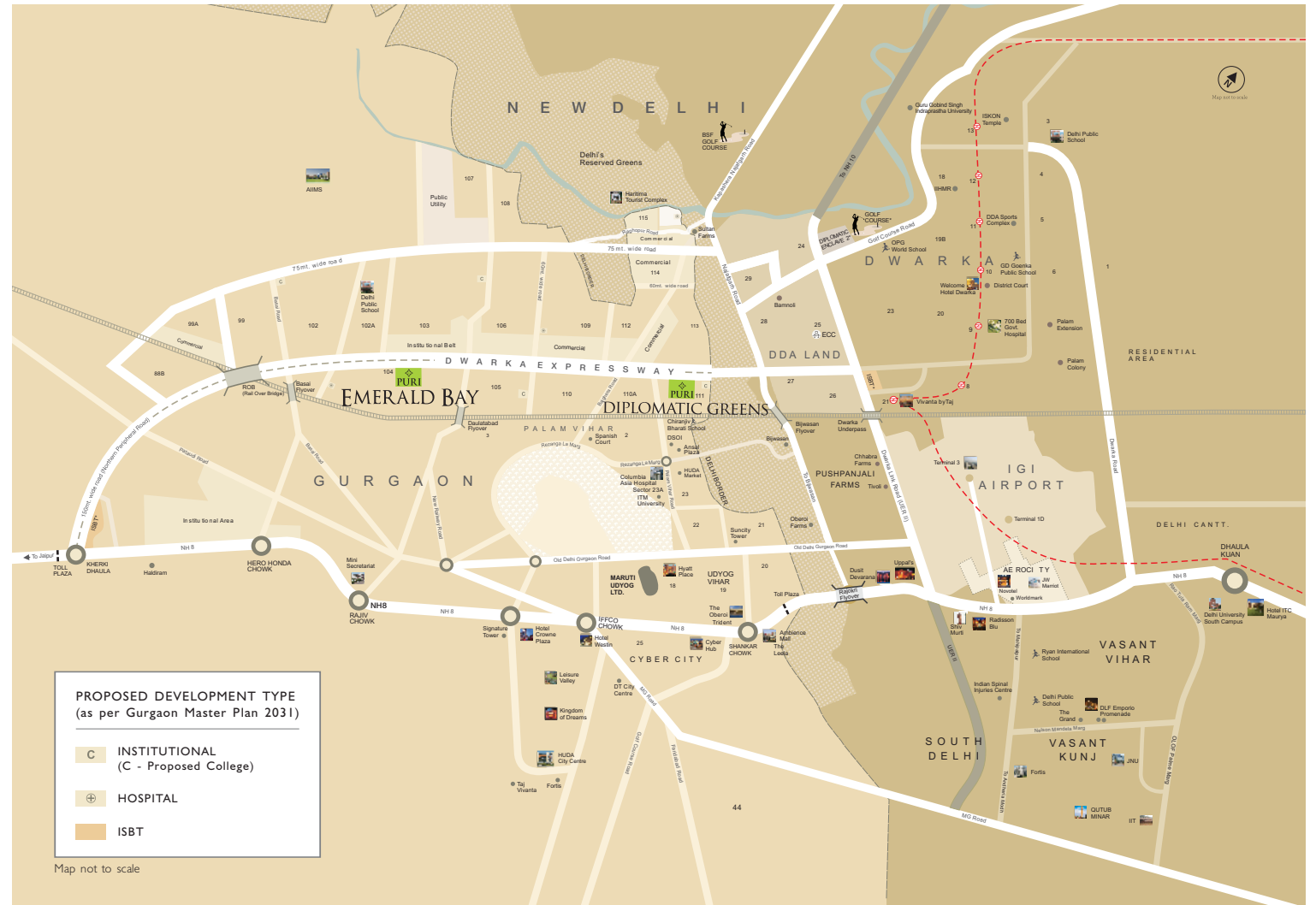
SECTOR 104, GURGAON

Jewels of Dwarka Expressway



NDTV PROPERTY AWARDS 2017

Dwarka Expressway: The golden destination of Delhi NCR



PROPOSED DEVELOPMENT TYPE
(as per Gurgaon Master Plan 2031)

- C INSTITUTIONAL (C - Proposed College)
- ⊕ HOSPITAL
- ISBT

Map not to scale

- Alternative to NH-8, Dwarka Expressway will be one of the widest roads in the country
- The NH status and Government push has led to expedition of work
- All land has been acquired to complete the expressway
- Habitation is progressing at a rapid pace

Distances from Diplomatic Greens	
Diplomatic Enclave 2	5 km
Dwarka Convention Center	2 km
IGI Airport	3 km
Dwarka Metro Station	3 km

Distances from Emerald Bay	
Diplomatic Enclave 2	9 km
Dwarka Convention Center	6 km
IGI Airport	7 km
Dwarka Metro Station	7 km

Massive Developments

Just minutes away from Diplomatic Greens and Emerald Bay.



Dwarka Exhibition-cum-Convention Centre (ECC)



WHAT IS IT?

The upcoming ECC at Dwarka will be the largest of its kind in India. Being developed on 90 hectares of land, at a cost of ₹26000 crs., it will have a massive exhibition space of 200,000 sq.m., 60,000 sq.m. of meeting and convention space and 3500 hotel rooms.

WHERE IS IT?

It's located near IGI Airport in Sector 25, Dwarka, just 5 minutes or 2.5 km away from Diplomatic Greens. It's access is supported by UER-II and Dwarka Expressway.

THE IMPACT

ECC is estimated to generate over 5 lakh direct and indirect employment opportunities. The surrounding areas will have a multiplier impact with better infrastructure when it begins operations in 2019.

Tunnel to connect Dwarka Expressway & IGI Airport



WHAT IS IT?

It is Delhi NCR's biggest tunnel road, about 4 km long, linking Gurgaon and Dwarka to IGI Airport. Both Dwarka Expressway and the new tunnel road will be executed by the National Highways Authority of India (NHAI).

WHERE IS IT?

The tunnel will run along the alignment of the existing underground Delhi Airport metro line from T3 Terminal to Dwarka Sector 21 metro station. Dwarka Expressway will act as a by-pass of NH-8 from Gurgaon and will take traffic pressure off the road, providing an alternative route for reaching the airport.

THE IMPACT

The areas in the near proximity to the entry of the tunnel road, like Sector 111, Gurgaon where Diplomatic Greens is located will enjoy a 5 minute access to IGI Airport & Aerocity.

Diplomatic Enclave 2



WHAT IS IT?

It is a dedicated area housing embassies, chanceries, high commissions and ambassador residences. The government has approved the transfer of 34.87 hectares land in Sector 24, Dwarka, from the Delhi Development Authority (DDA) to Land and Development Office (L&DO) to develop the second Diplomatic Enclave in the city. This approval came at the meeting of the Union Cabinet chaired by Prime Minister Narendra Modi.

WHERE IS IT?

Located in Sector 24, Dwarka, it is in close proximity to Dwarka Expressway and within 3 km from Diplomatic Greens, Gurgaon.

THE IMPACT

With all the modern infrastructure of wide roads and green landscaping which the 2nd Diplomatic Enclave will bring to the area, real estate here is sure to get a major boost. We all are familiar with the impact of Chankya Puri and Shanti Path in the early years of Delhi.

AIIMS Delhi Extension Campus



WHAT IS IT?

AIIMS, New Delhi has expanded its facilities with National Cancer Institute having a total capacity of 2100-beds. The institute will be the biggest cancer institute in India with 710 beds, 26 Operation Theaters, 15 laboratories for Principal Investigators and a separate Diagnostics Block.

WHERE IS IT?

Located 10 km from Emerald Bay it is a mere 15-20 minute drive.

THE IMPACT

Being bigger than AIIMS Delhi, it will deploy 2700 employees and cater to 10 lakh patients per annum. As it will be operational by 2018, it is already generating a good interest from health professionals of the residential areas on Dwarka Expressway.



ACTUAL IMAGE OF THE CLUB, DIPLOMATIC GREENS


PURI
DIPLOMATIC GREENS

SECTOR 110A & 111, GURGAON



Actual pictures of Diplomatic Greens, Gurgaon

READY TO MOVE-IN

Occupancy certificate received and possession offered

Secure luxury development

21,000 sq.ft. clubhouse

Extensive landscaping & water features

Smart home automation

Complete imported marble flooring

Modular kitchen

VRV air-conditioning

Operational schools, malls & hospitals in the vicinity


PURI
DIPLOMATIC GREENS

SECTOR 110A & 111, GURGAON



Actual pictures of Villa, Diplomatic Greens, Gurgaon

READY TO MOVE-IN

Lavish 5 bedroom villas with terrace gardens

Luxurious family and dining rooms overlooking water features

Elegantly designed wardrobes in all bedrooms

Private lift from basement to the terrace

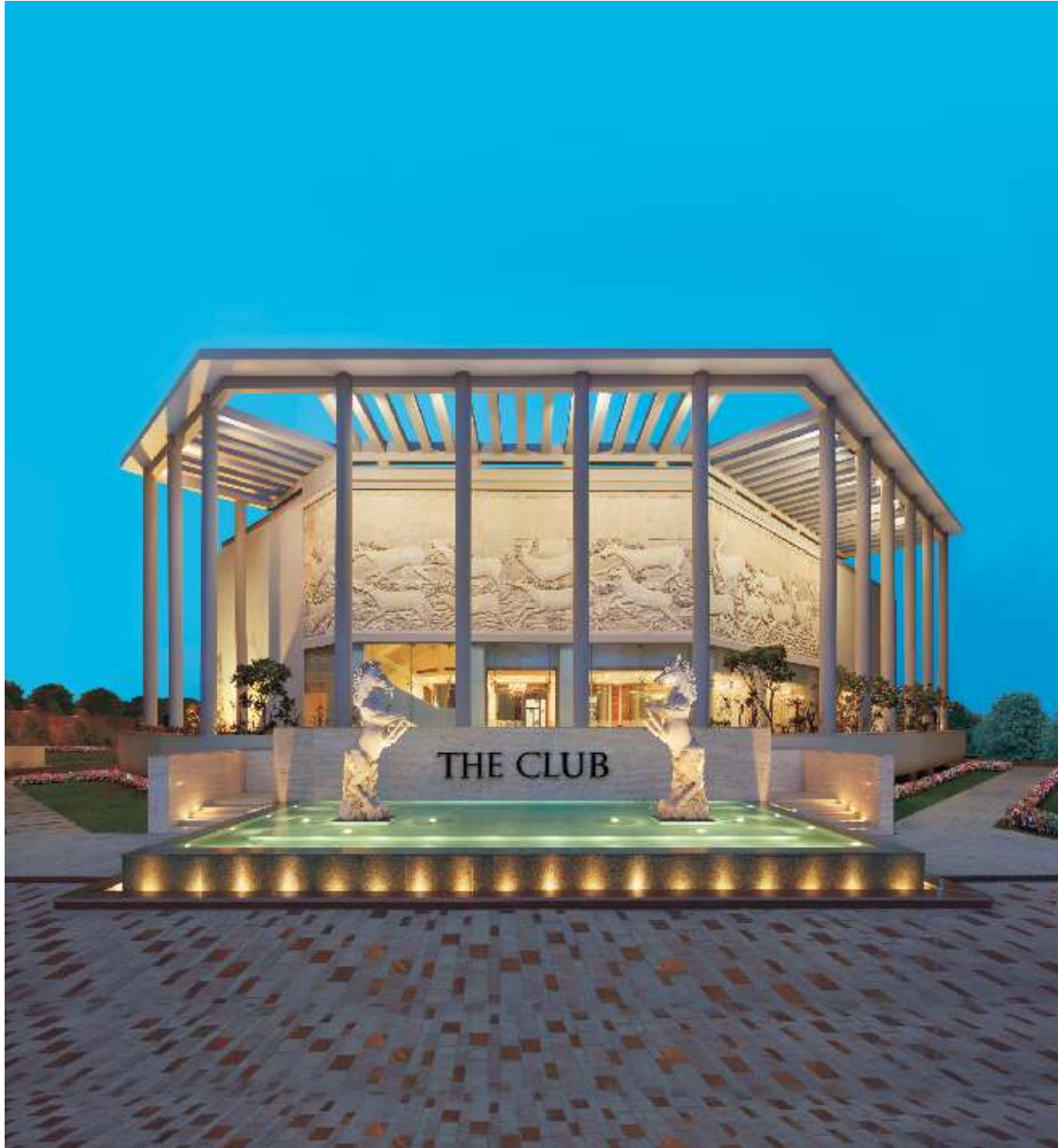
Exclusive private swimming pool

VRV air-conditioning

Modular kitchen with hob and chimney

Smart home automation

ACTUAL IMAGES OF THE CLUB, DIPLOMATIC GREENS



The Club, Diplomatic Greens



Gymnasium



Indoor Badminton Court



Game Zone

SITE PLAN OF DIPLOMATIC GREENS






PURI
EMERALD BAY
SECTOR 104, GURGAON



Actual picture of Emerald Bay, Gurgaon

NEARING POSSESSION

2 & 3 BHK ultra luxury apartments

Choice of 1,550 sq.ft., 1,700 sq.ft. & 2,450 sq.ft.

3-side open apartments

Extensive landscaping and water features

Two clubhouses, each for the cluster of three towers

Actual apartment ready for viewing

SITE PLAN OF EMERALD BAY



Disclaimer: The actual size of the plots may vary marginally.

THE EMERALD CLUB

Our exclusive club indulgences are delivered to you through two well-equipped clubhouses, each serving a cluster of three towers, so that you never spend time waiting to use the facilities. The rare privilege also include a private mini theater for your private gatherings among the many features that doubles as an entertainment hub. With top of the line gymnasium, lounge, multiple pools, and flood lit tennis court, you can be ready for an active lifestyle at Emerald Bay.





MULTI-PURPOSE HALL



MINI THEATER



MINI THEATER