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Disclaimer: Licenses Nos. 54 of 2014 dated 20.06.2014 & 84 of 2014 dated 09.08.2014 have been granted by DGTC, Haryana to M/s St. Patricks Realty Private Limited and its Associates respectively, for the development of Residential Plotted Colony on land admeasuring about 105.4083 acres and for the development of a Group Housing Colony on land 10.925 acres, in the revenue estates of Villages Dhunela & Berka, Sector - 29, 30, 32 & 33 of Sohna, District Gurgaon. The Layout Plan of the residential plotted colony approved vide DGTC Drawing Number DGTC-4705 dated 12.06.2014 is under revision. The provision for social infrastructure and other amenities are as per approved plans. Flower Valley is proposed to be an integrated development, under different licenses, on land which may aggregate to about 500 acres and will be inclusive of open areas/ green areas with beds for seasonal flowers. The Group Housing is proposed to be comprised of a man-made water body (Lake) for aesthetic purposes and spread over about 2500 sq.m. This brochure is not a legal offering and does not form a part of any agreement or legal binding on part of the company. The images, designs, features, plans, areas, specifications, infrastructure etc. are illustrative, tentative and indicative only and subject to change, modification or variation, without any notice, at the sole discretion of the competent government authority or the developer. 1 acre = 4840 square yards or 4046.873 square meter. 1 square meter = 10.76 square feet. CIN: U45200HR2008PTC037964





At Central Park, we are grateful to the people that surround us. It is the trust that our customers, our partners and our employees bestow upon us that inspires us every day. And it is their faith and belief in us that makes Central Park one of the leading brands in luxury residential spaces across Delhi NCR.

It's this that drives us to add and deliver value across each and every thing that we do. With Central Park, you can – and should – 'Expect More' from the quality of life, and concepts of living, that add an unmatched pedigree of lifestyle.

Whether from living spaces, conveniences, amenities or services, expect Central Park to tirelessly strive to provide an extraordinary customer experience, and to do everything we can to ensure you're delighted.

We call it 'The Central Park Way'. Do expect the world from us.



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Artistic Impression




01

FLOWER VALLEY




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A premier global township of lush greenery, exquisite flora and water bodies, gives you a touch of spring throughout the year. Though the whole township is located amidst this treasure trove of nature with 9,000 trees and multiple flower lanes, tucked just minutes away from the stress of the city, Flower Valley boasts of all king-size luxuries and amenities, nestled right within.

A walk through Flower Valley is a never ending fairytale. Well, can you expect any less in such a vast expanse of tropical beauty?





If you thought Flower Valley was all about the beautiful scenery alone, think again. A mammoth clubhouse awaits you and your guests with a variety of recreational activities. After a bowling game, enjoy some refreshing juice at the delightful juice bar. Or loosen up and relax in our exotic spa, massage and sauna room. While the kids can enjoy at the splash pool or children's amusement park spread across 2 acres.

Take your loved ones out for a movie in the grand mini theatre or the TV lounge, then treat them to an exquisite dinner at the multi-cuisine restaurant. And end the day on a fun note at the classy Disco bar. If you aren't someone who parties all night, then the grand library awaits you with a large collection of books.

From 24x7 power & water supply to security and stores within easy reach, we make sure that the king-style lifestyle never stops at Flower Valley.



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OS

REFINED RESIDENTIAL
ASSET CLASSES.



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If Flower Valley is the ring, then the 5 unique properties are the diamonds that truly define its class. Choose from gorgeous Fleur Villas; Lake Front Towers; The Room; Independent Air-conditioned Flamingo Floors; or Mikasa Plots, for those who always wanted to tell a story of their own. At Flower Valley, you get to select your fairytale and live happily ever after.





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*The
Fleur Villas*

As you walk further into this tropical beauty, you will reach the Fleur Villas. Grand and luxurious, 3/4 BHK Fleur Villas come with the postcard perfect backdrop of flowers, world-class amenities, uber-stylish designs and a wealth of space that defines the Villa Life.





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Artistic Impression



Want to live the high-life? Then Flower Valley gives you Lake Front Towers. Spacious, 3/4 BHK, high-end, lake-facing towers that give you the option of customizing your home or living in apartments with ultra-luxurious specifications.



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Artistic Impression



Flamingo Floors

Flamingo Floors is where you get to enjoy with style and independence. 2/3 BHK Private floors with elaborate details, expansive spaces, modern amenities and picturesque views of landscaped gardens, here is where you'll wake up to a beautiful view of your life, every day.





Artistic Impression



The Room

There's room for everyone at Flower Valley as Central Park's runaway success property – The Room, gets a plush makeover here. Beautiful, air-conditioned, single and double suites with copious doses of nature that you need to lead a balanced and healthy life.

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Mikasa Plots

For those who like to weave a story of their own, Flower Valley has Mikasa Plots. 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.

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10

ACADEMIES

Central Park's Flower Valley is India's first and only global township with 10 academies right within its beautiful premises. Choose from premium sports academies like Golf, Lawn Tennis, Cricket, Boxing, Badminton, Fitness and Swimming. Or, for those who want to truly explore the spirit inside and other activities like Yoga, Acting and Dance.

Remember, at Flower Valley, you don't just choose an academy; you truly master an art.

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Golf

Rediscover one of the oldest sports in the world at Flower Valley with lush greens, manicured to perfection, a professional driving range, broad floodlights for the night-time golfer in you and top of the class coaching from the masters of the sport.



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Lawn Tennis

Be it a grass court, a hard court or a clay one, the rectangular turf is set for you at Flower Valley. One may fancy a quick set, or a Wimbledon-like gruelling game, the Lawn Tennis academy at Flower Valley is nothing short of tournament ready.







Yoga

For those who like to be in touch with their inner spirit, the Yoga academy provides the perfect retreat for a sound and tranquil experience. Let go of all worldly worries and step into your cocoon of harmony and balance here.



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Swimming

When the going gets tough, the tough take a dip in the multiple swimming pools at Flower Valley. Practice your swimming style with ease here in the Olympic - sized pools, or just take a leisure swim without having to worry about shortage of space, or peace.





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Fitness

Getting bored of a fitness regime doesn't exist here. Choose from a one-of-a-kind Fitness Farm which has an Aquatic Gym, Jogging Tracks, Cycling, Aerobics and a stalwart Gym with all amenities one can dream of.





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Boxing

A sport which makes you bigger, than just big, boxing at Flower Valley isn't just a fierce bout of punches, but a lifestyle to match the glory of the greats.

So pick up your gloves and punch with your iron fists.





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Cricket

Cricket at Flower Valley is not just for the lovers of the sport, but also for those who worship it. At our top-of-the-form cricket academy, adept with cricket nets, pitch and trainers, you can truly be a master, or an awed spectator of the game.





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Badminton

The fastest racquet sport which has taken the country by storm gets a plush makeover at Flower Valley. With courts to match world standards, equipment to get you off a running start and arenas to accommodate spectators, you'll be serving and smashing in no time.





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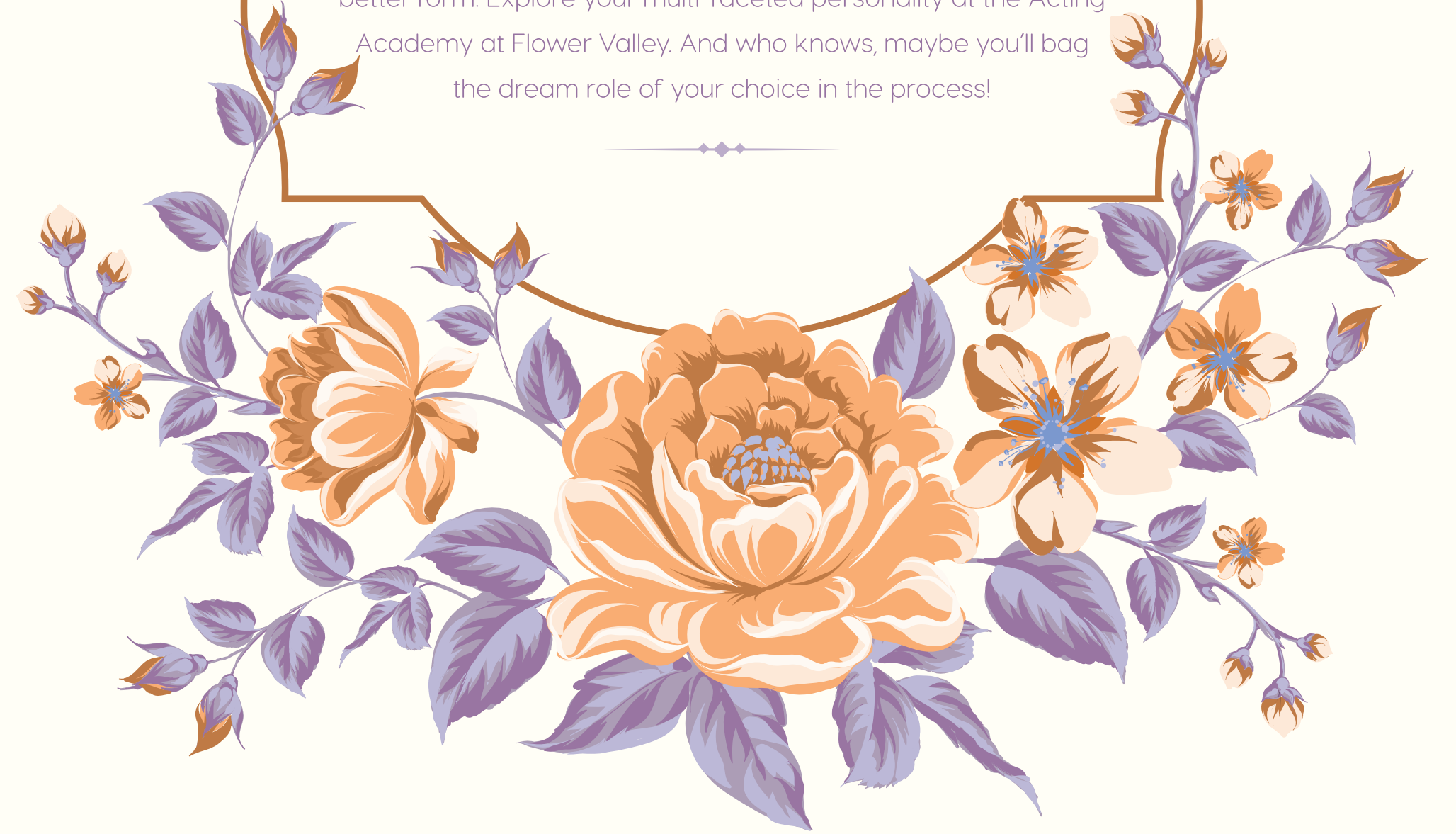
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Acting

'All the world's a stage. And all the men and women merely players'
Wise words by Shakespeare have never been adapted into a better form. Explore your multi-faceted personality at the Acting Academy at Flower Valley. And who knows, maybe you'll bag the dream role of your choice in the process!







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Dance

Pop, step, pirouette and twirl like no one's watching at the Dance Academy. Learn dance styles from around the world and master them to your heart's content.

Or start a dance party where you can let loose and gyrate to any music of your choice. The only rule here is to have fun, king-size.





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POSSIBILITIES



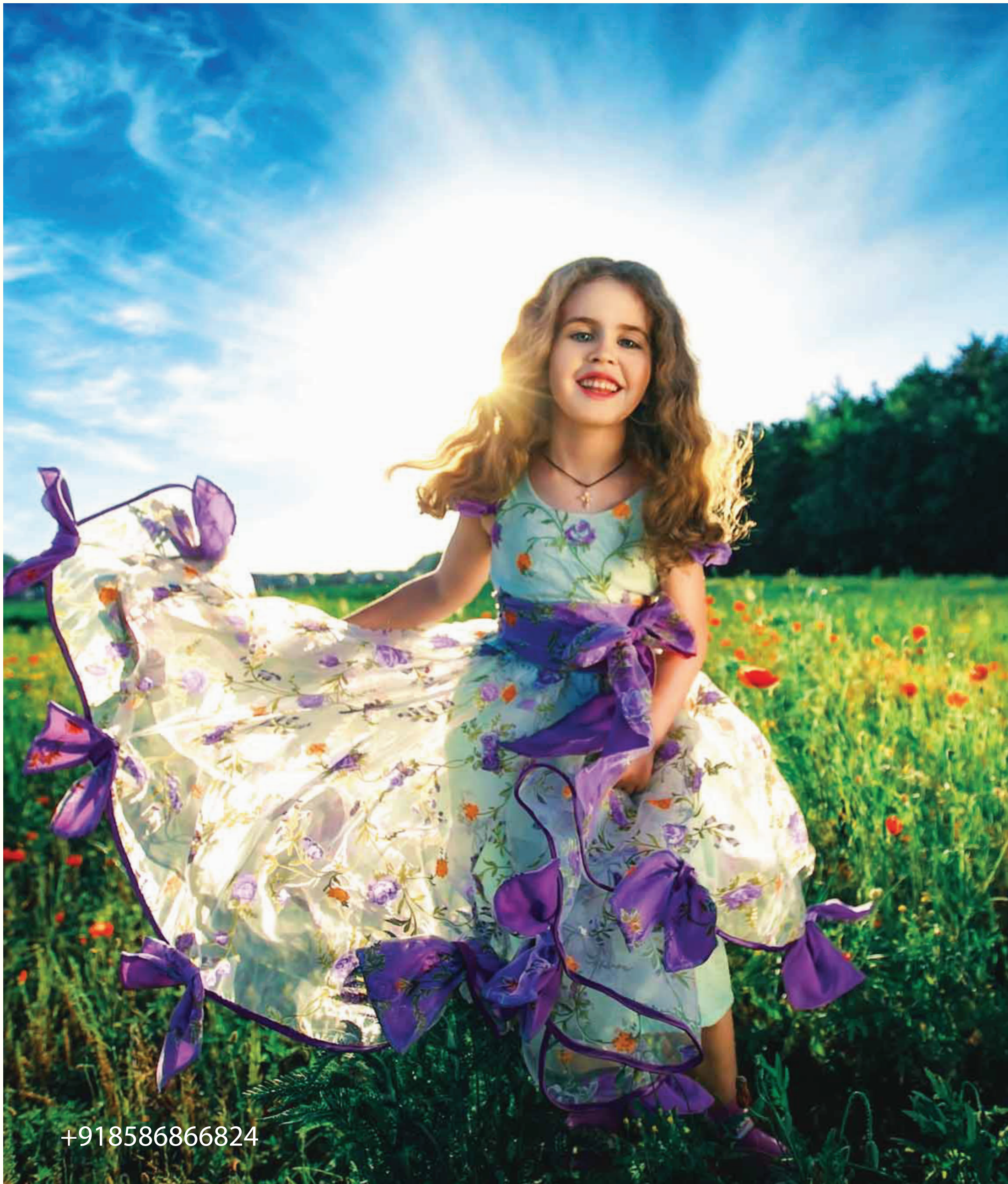
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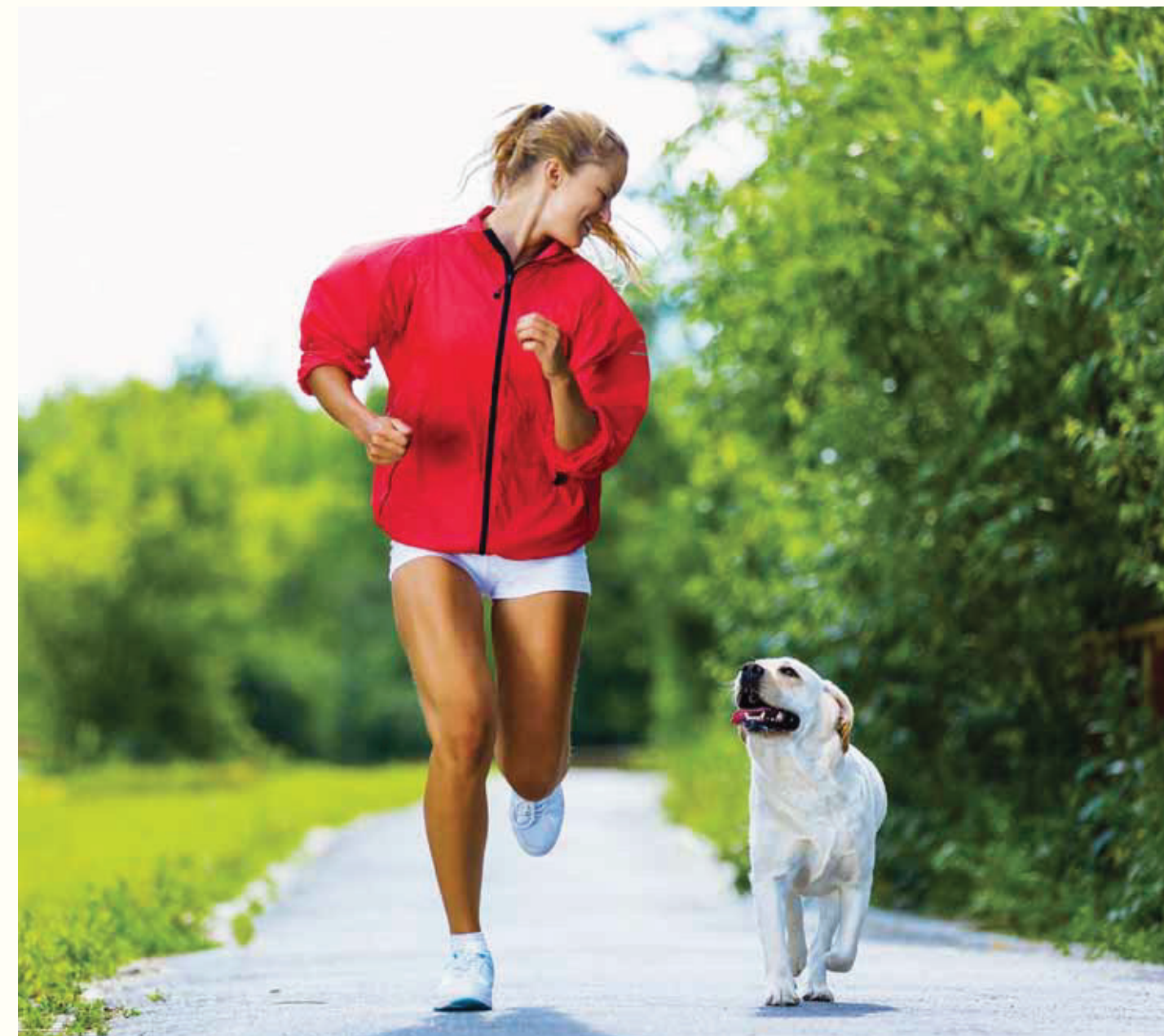
More than an ordinary township, Flower Valley is a unique sanctuary of wellness hidden away from the polluted hustle-bustle of the noisy city.

Over 9,000 trees and flora walkways breathe out the clean, fresh air that only nature can provide. The calmness of green gives rise to an expanse of healthy activity: Bask in the positivity of Nature therapy and meditation. Try a bit of jogging and cycling on the well laid out tracks. Swim a few laps in the inviting blue pool.

Or simply relax in the spa.

Equipped with all the conveniences that your family might need and comfortable commuting services, make Flower Valley the only place where you will find infinite ways to lead a grand lifestyle.





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Central Park®

—.. expect the world ..—

Central Park is a real estate brand that has built an unrivalled expertise in creating concept living spaces at some of the best locations in Delhi, Gurgaon and Goa. As a dynamic brand we are one of the forerunners in real estate today, having delivered 5.5million sq. ft. across luxury residential and 5 star hospitality projects. Our constant pursuit of excellence, commitment and building values for customers is responsible for our growth and success over the years.

Expect nothing less than the world from Central Park.





Central Park®
—.. expect the world ..—



Central Park®
Golf Course Road



Central Park®
Bellevue



Central Park®
The Room™



Central Park®
Resorts



Central Park®
Flower Valley



Beau Villas

Sky Villas

Belgravia®



Fleur Villas

Lake Front Towers

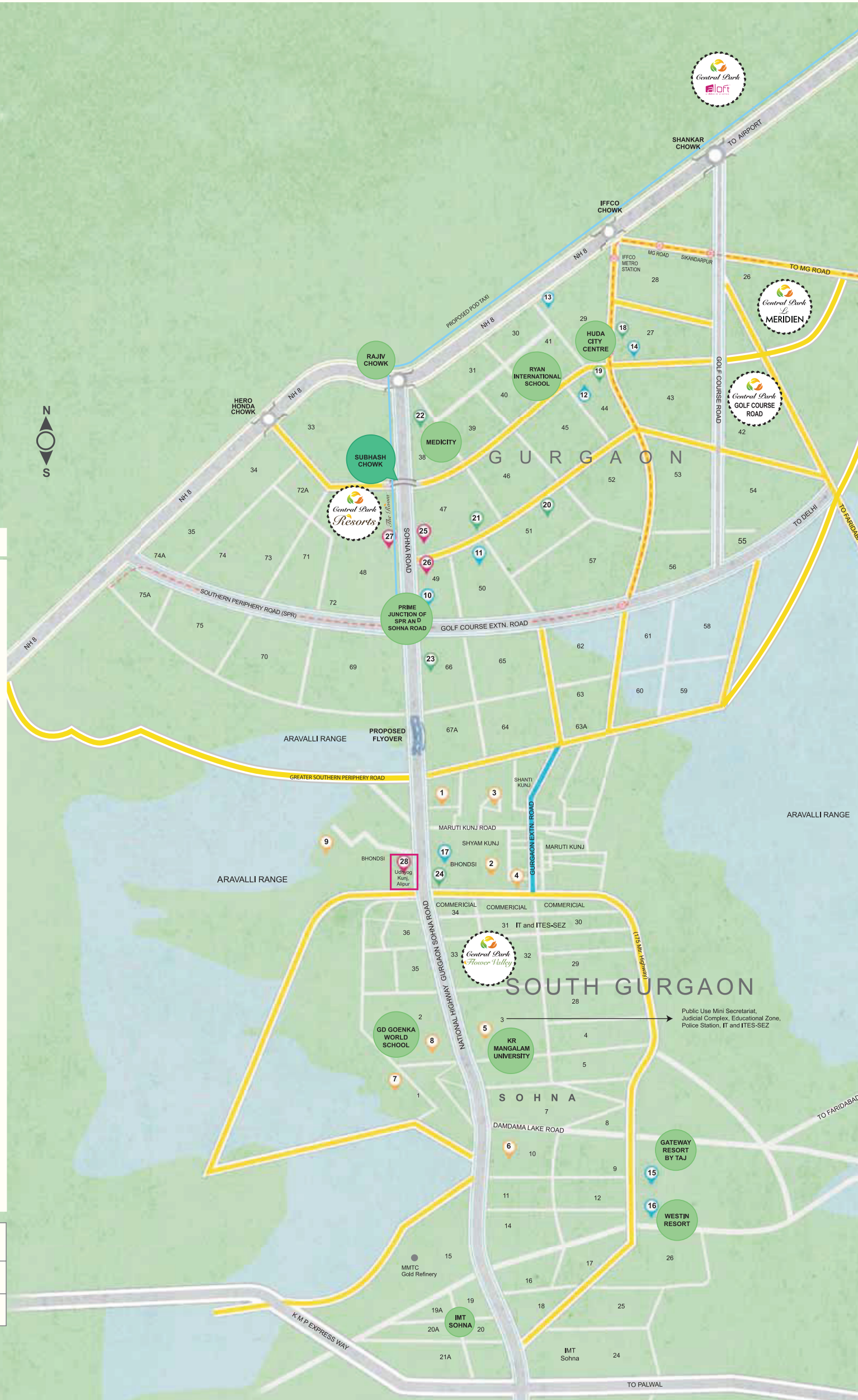
Flamingo Floors



Mikasa Plots

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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

COLOUR	DEVELOPMENT TYPE (as per Master Plan 2031)
	Proposed Road
	Proposed Flyover

Map not to scale

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South of Gurgaon: A world of Advantages

- Approximately 5,000 acres of affluent residential and commercial development
- 1,500 acres of area proposed for industrial model township by HSIIDC
- Proposed 135 km (KMP) – Kundli Manesar Palwal – expressway passing by the southern side of Sohna
- Approximately 37 kms away from Indira Gandhi International Airport
- The upcoming Badshahpur Flyover to further reduce access time
- Over 4,000 acres of reserved green & open spaces at the foothills of Aravallis with Damdama Lake in close vicinity
- Gold refinery (MTC – PAMP), which is among the top 5 in the world at Sohna, Gurgaon spread across approx. 10 acres
- 20 min. drive to best hospitals like Medanta, Artemis, Fortis, Max, Paras and many more
- 15 - 20 min. drive to best hotels like Country Inn, Westin, Crowne Plaza, Taj Gateway & many more
- Close to world-class educational institutions like GD Goenka World School, Amity University, Ansal University, KR Manglam University & many more
- Close to the best retail and entertainment hubs like ILD, Raheja, Omaxe, SRS malls with anchor stores like Shoppers Stop, Big Bazaar, multiplexes & food courts etc.

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