



CENTRAL PARK™  
FLOWER VALLEY

# FLEUR VILLAS

WELCOME TO THE

*Villa Life.*

+918586866824

# 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.



Live life in  
*Full bloom*

At Flower Valley, luxury living manifests itself in a bouquet of the choicest seasonal flowers to create an ambience of serenity for you. Relish the embrace of unbridled opulence with a union of contemporary design and a host of services. With the upcoming Rajiv Chowk-Sohna Highway, Flower Valley will now be just 15 min away from Central Park Resorts. So come, savour the rush as you wake up each morning and witness your loved ones blossom at Flower Valley.



Actual Image - The Nectar Multi Cuisine Restaurant

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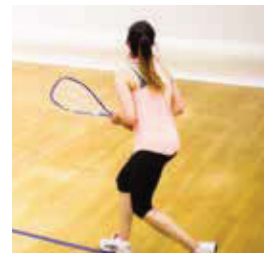
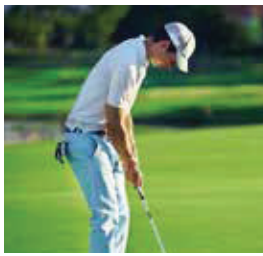
# *Experience the goodness of nature & modern living*

If you thought Flower Valley is all about beautiful scenery alone, then think again. You can enjoy sumptuous food at the The Nectar Multi Cuisine Restaurant and relax at the Foot Spa, while your children play in the well laid out Kids Aqua & Terra Park. The Flora Fountain with multiple flower lanes, makes you feel one with nature.



Actual Image - Children's Amusement Area

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# 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.



- Aroma Baths • Naturopathy • Head Massage • Reflexology
- Foot Massage • Body Massage • Steam Sauna • Jacuzzi
- Sun Bath • Art of Living Sessions • Badminton Court
- Herbal Parks • Twin Fountains • Golf Drive Range
- Laughter Therapy • Nature Walk • Basketball Court
- Tennis Court • Cycling • Jogging • Squash Court
- Cricket Nets • Yoga • All-Weather Pool • Yoga & Zumba Centre • Meditation Room • Walking • Juice Centre
- Salad Bar • Reading Lounge • Detoxification Diet Sessions
- 24hr Doctor and Ambulance On-Call • Pilates
- Floating Yoga • Music Therapy • Open Air Chess • Rock Climbing Wall • Organic Café • Hydrotherapy/Aqua Aerobics
- TRX Training • Tai Chi Sessions • Gymnasium • Aerobics
- Hobby Centre





ACTUAL IMAGE-THE NECTAR 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 The Nectar 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.





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*

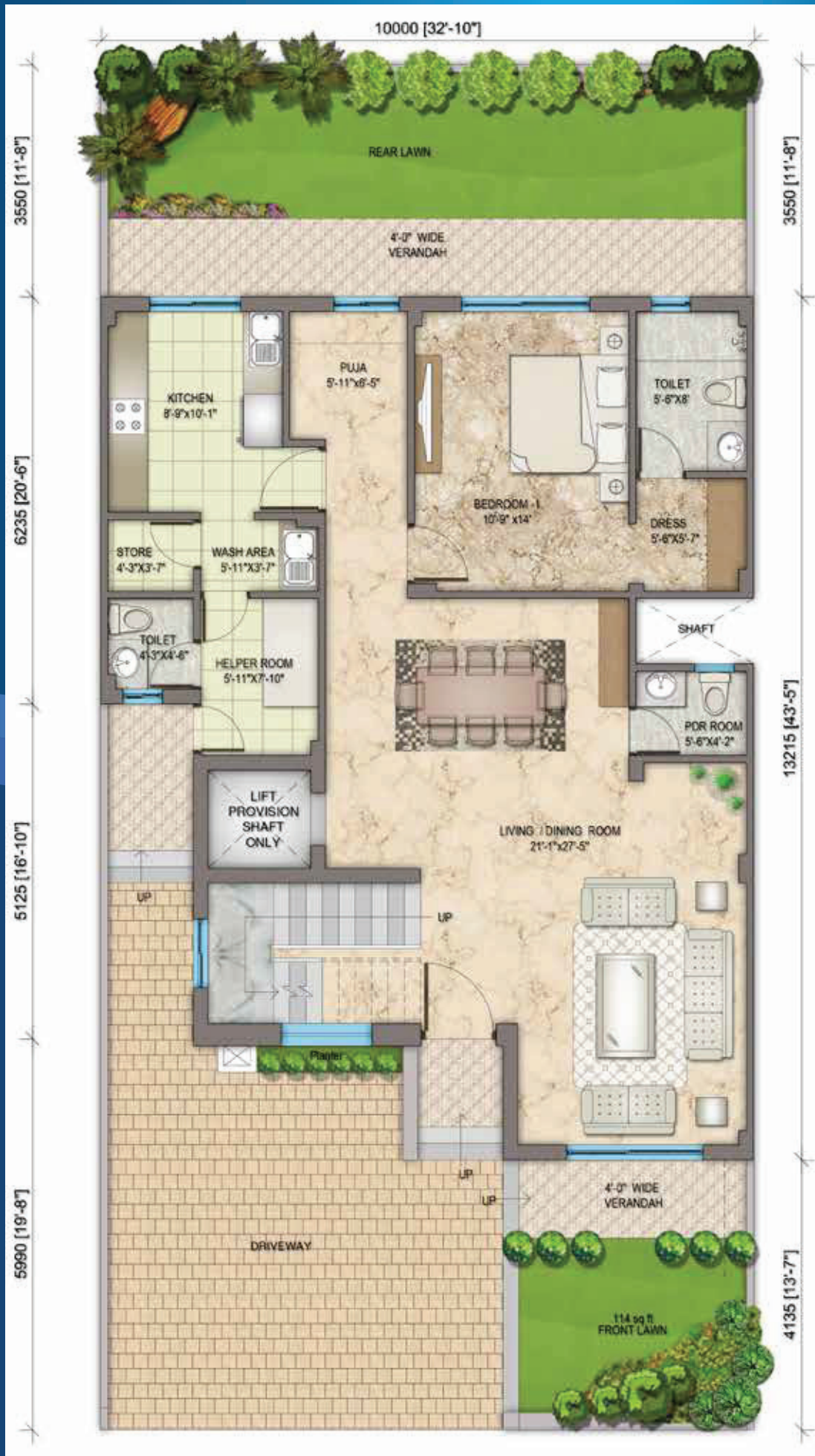
FULLY BUILT-UP VILLA-4600 SQ. FT.



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*

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EXPANDABLE VILLA-3100 SQ. FT.

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

# GROUND FLOOR



# 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



# SECOND FLOOR



*Floor plans*  
**300**  
*sq. yds. plot size*

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EXPANDABLE VILLA-4100 SQ. FT.

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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
<b>LIVING / DINING</b>	FLOORING	SUPERIOR QUALITY IMPORTED STONE / HIGH QUALITY DESIGNER VITRIFIED TILES
	WALL	PLASTIC EMULSION PAINT
	CEILING	PLASTIC EMULSION PAINT
<b>BEDROOMS</b>	FLOORING	LAMINATED WOODEN FLOORING
	WALL	PLASTIC EMULSION PAINT
	WARDROBES	WARDROBES IN ALL BEDROOMS
	CEILING	PLASTIC EMULSION PAINT
<b>KITCHEN</b>	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
<b>TOILETS</b>	CABINETS & APPLIANCES	MODULAR KITCHEN WITH CHIMNEY & HOB
	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
<b>BALCONY</b>	FLOORING	HIGH QUALITY ANTI-SKID CERAMIC TILES
	WALL	WEATHER PROOF EXTERNAL TEXTURE PAINT
	BALCONY RAILING	GLASS / SS / MS RAILING AS PER ELEVATION
<b>STAIRCASE</b>	FLOORING	MARBLE / GRANITE FLOORING
	RAILING	SS / GLASS / MS RAILING WITH WOODEN / SS / MS HANDRAIL
<b>GENERAL</b>	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
<b>HELPER ROOM</b>	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

## CONNECTED LIVING

Reach Central Park Flower Valley from Rajiv Chowk in just 15 mins, via the elevated Flyway.

With the upgradation of NH248A (Sohna Road), the commute from Rajiv Chowk to Central Park Flower Valley will just be 15 minutes.



## 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



NATIONAL AWARDS FOR  
MARKETING EXCELLENCE, 2018



ENVIRONMENT FRIENDLY DEVELOPER  
BY SIDDHI, 2018



FOXGLOVE AWARDS, 2018



THE GOLDEN BRICK  
AWARDS, 2018



10TH REALTY PLUS EXCELLENCE  
AWARDS, 2018



NEWSX BUILDING INDIA  
CONCLAVE & AWARDS, 2018



INTERNATIONAL BRAND EQUITY  
AWARDS, 2018



FIST AWARD, 2019



ASIA PACIFIC INTERNATIONAL  
PROPERTY AWARDS, 2019



ZEE BUSINESS PRESENTS NATIONAL REAL ESTATE  
LEADERSHIP CONGRESS & AWARDS, 2019



## 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

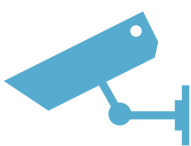


- Shuttle service will be provided to Central Park Resorts and key landmark locations like HUDA Metro Stations, Cyber Hub, Ambience Mall, Fortis/Max/Paras/ Medanta Hospital.
- Delhi-Mumbai Industrial Corridor (DMIC) and Kundli-Manesar-Palwal (KMP) corridors.
- Dedicated Freight Corridor (DFC) linking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

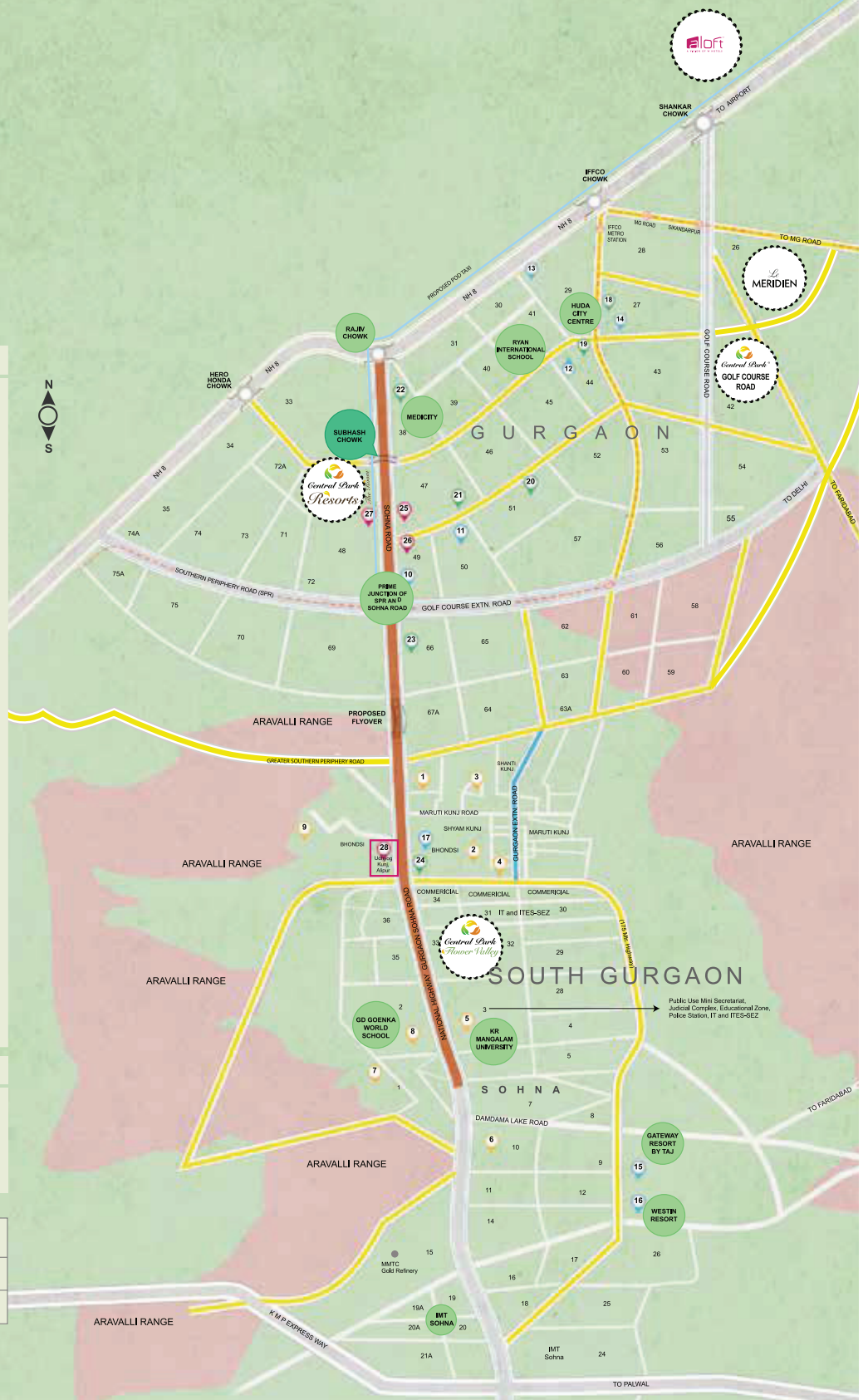
15. Big Bazaar
16. Shopper's Stop
17. Aditya Birla Group
18. Ascendas OneHub

### GROUP'S OTHER ASSETS

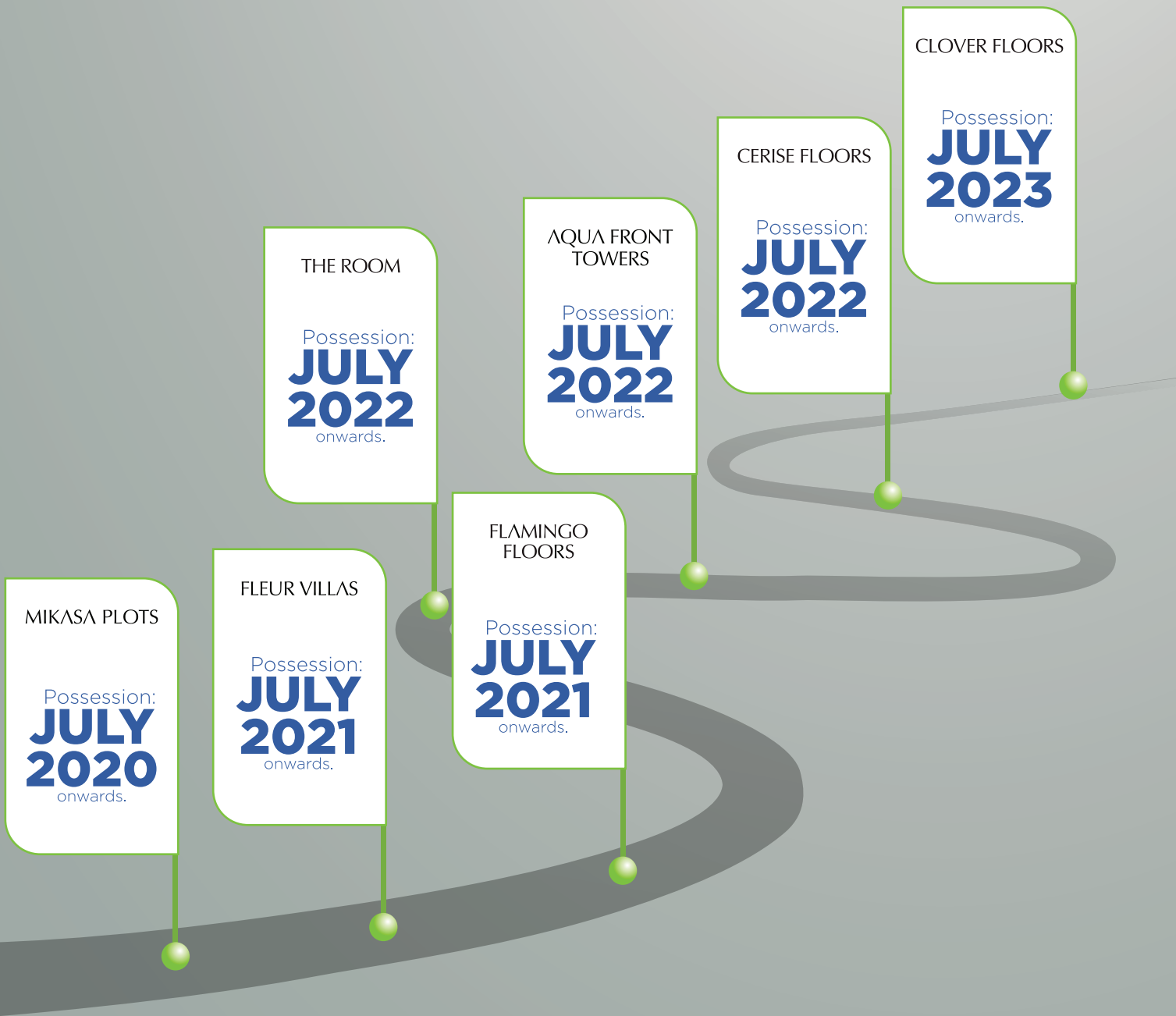
1. Aloft (Central Park Asset)
2. Le Meridien (Central Park Asset)
3. Central Park Golf Course Road
4. Central Park Resorts
5. Central Park Flower Valley

COLOUR	DEVELOPMENT TYPE (as per Master Plan 2031)

Map not to scale

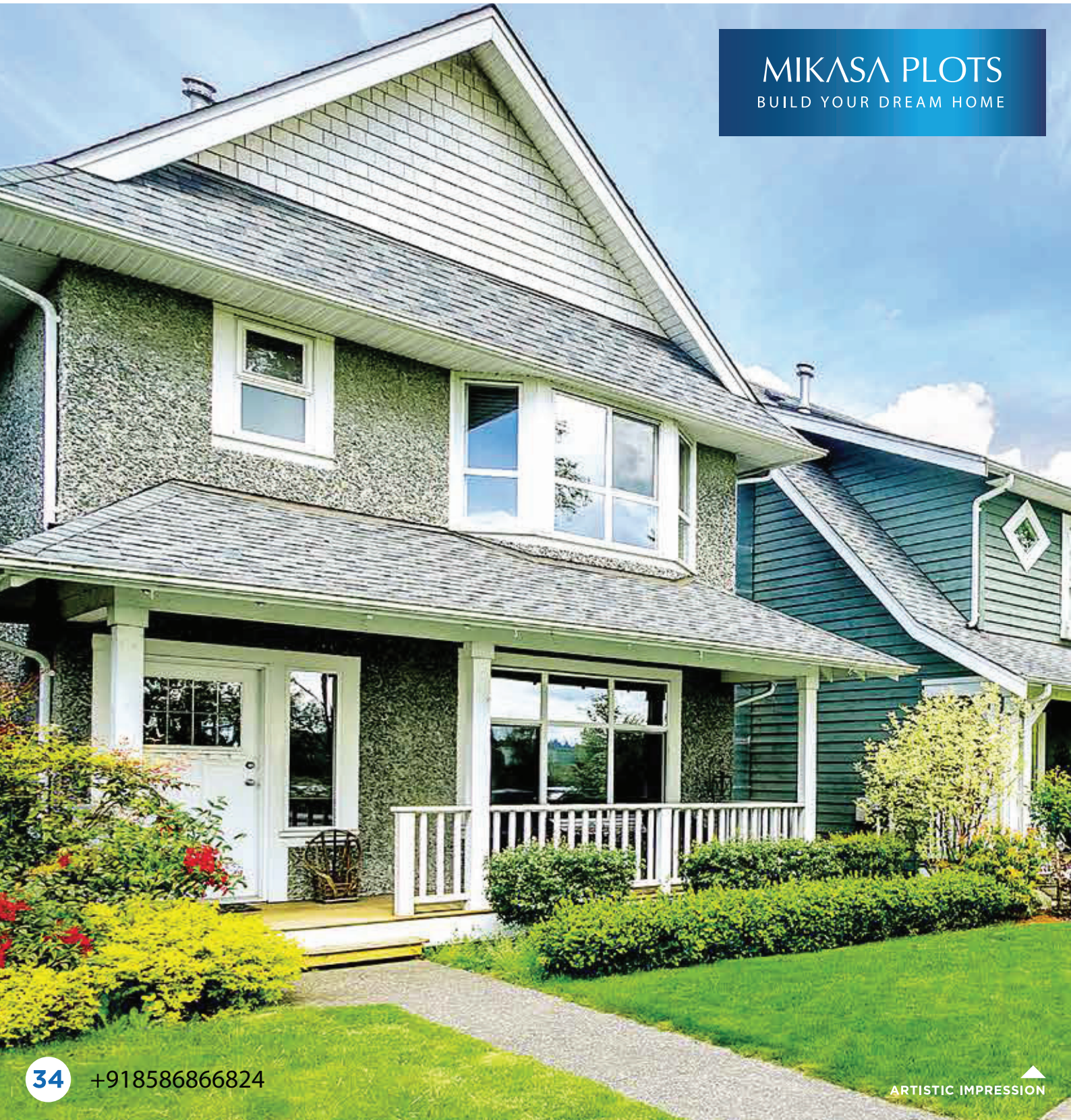


# DELIVERING ON PROMISES



# 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



35


+918586866824

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:  
8586866824



[WWW.CENTRALPARK.IN](http://WWW.CENTRALPARK.IN)      

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

VERSION: 1.1.04.05.18

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 1 BHK room apartments & are not to be relied upon without independent verification. 1 acre=4840 square yards or 4046.873 square meters. 1 square meter= 10.76 square feet. CIN: U45200HR2008PT0001964.