



*Central Park*<sup>®</sup>  
*Flower Valley*

GLOBAL PREMIUM TOWNSHIP

+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 - Sit Out Area

## LIVING WITH NATURE IS A LUXURY

Flower Valley is a global premium township spread across acres of lush greenery with exquisite flora giving it a touch of spring throughout the year. The township is located amidst this treasure trove of nature with countless beautiful trees surrounding the premises, tucked just minutes away from the stress of the city. It provides all the luxuries and amenities you may need, nestled right within.

# EXPERIENCE THE GOODNESS OF NATURE AND MODERN LIVING AT ONE PLACE

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

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





Actual Image - Flora Fountain at Central Park Flower Valley



Actual Image - Al Capone Multi-Cuisine Restaurant



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Actual Image - Golf Putting Area



5

Actual Image - Juice Bar



Actual Image - Foot Spa



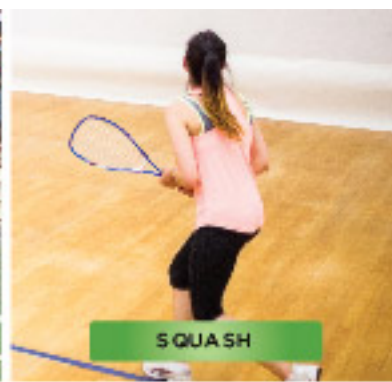
GOLF PUTTING



GYMNASIUM



BADMINTON



SQUASH



BASKETBALL



GYMNASIUM



BADMINTON



ZUMBA



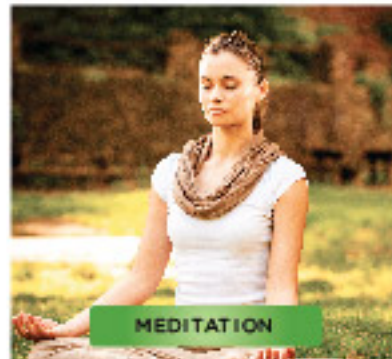
JUICE BAR



GYMNASIUM



MEDITATION



PILATES

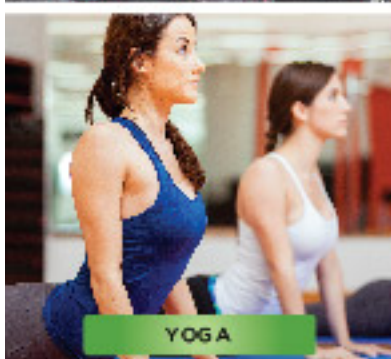


# STRIKE THE RIGHT BALANCE BETWEEN MIND, BODY & SOUL.

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.



TAI CHI



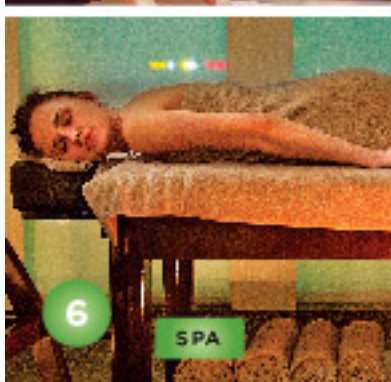
YOGA



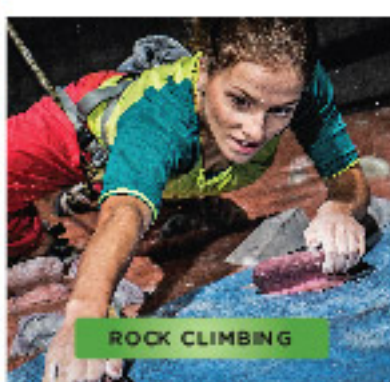
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AQUA AEROBICS



SPA



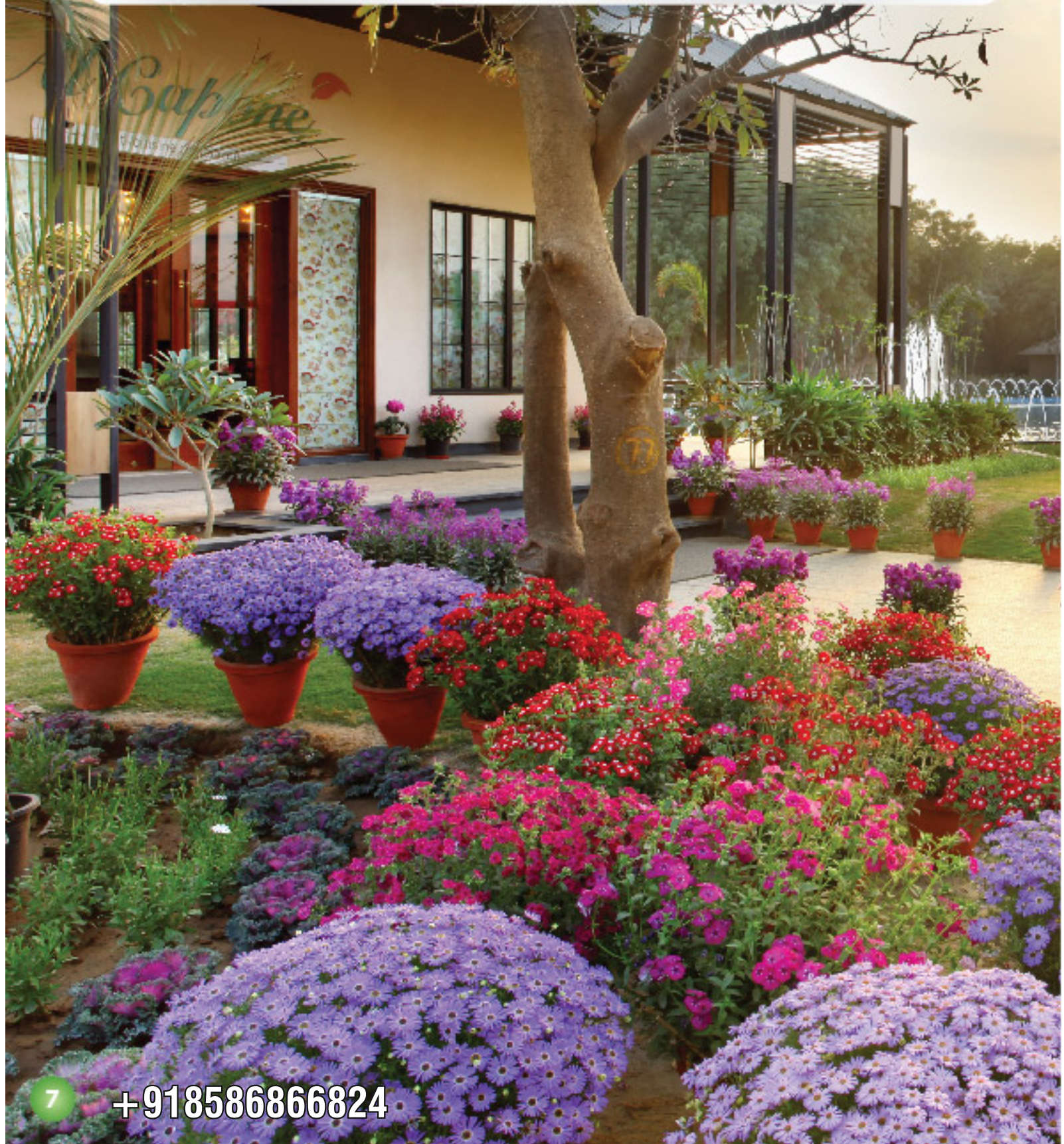
ROCK CLIMBING



JOGGING

AND MANY MORE.....

# GLIMPSES OF CENTRAL PARK FLOWER VALLEY ASSETS.







ARTISTIC IMPRESSION

*Mikasa Plots*  
BUILD YOUR DREAM HOME

For those who like to weave a story of their own, Flower Valley has Mikasa Plots. Whether it's a romantic single or a modern duplex, a grand mansion or a quirky cottage surrounded by beautiful greens, choose to tell your story, your way here.



ARTISTIC IMPRESSION

## *The Room*

FULLY MAINTAINED SINGLE / DOUBLE SUITES

In keeping with its past success at Sohna Road, The Room at Central Park Flower Valley offers Single & Double suites. Perfect for singles or couples, start-up entrepreneurs or small families, The Room has fully maintained suites apt for today's consumer needs.



ARTISTIC IMPRESSION

## *Aqua Front Towers*

HIGH END LIVING

The towers, housing 3/4 BHK apartments, overlook pristine waters and the lush tropical beauty of Flower Valley. Customers have the option of customizing their homes with ultra-luxurious specifications.



ARTISTIC IMPRESSION

# *Fleur Villas*

CHOICEST OF EXPANDABLE VILLAS

These are gorgeous villas, with world-class amenities. Stylishly designed with luxurious interiors and a wealth of space, it defines the Villa life that you have always wanted.



ACTUAL IMAGE

## *Cerise Floors*

FULLY SERVICED LOW RISE AIR-CONDITIONED FLOORS WITH ELEVATOR

Cerise Floors is nestled in Flower Valley where a sole home exists per floor in a stilt + 4 floors setting. Complemented by an elevator, covered parking and an open-air Party Terrace, the air-conditioned homes are fully serviced for a modern living



## *Flamingo Floors*

INDEPENDENT AIR-CONDITIONED FLOORS FOR PRIVATE LIVING

Imagine waking up to a sweet fragrance and a cool breeze. That's Flamingo Floors for you. The independent air-conditioned floor allows you to experience a deep relationship with nature.

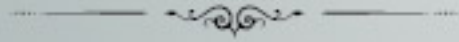
Central Park is synonymous to quality of life. Central Park Resorts, located at Sector-48, Sohna Road exemplifies the Central Park Way of Life. This lifestyle is delivered by an expert team of hospitality professionals, ensuring service levels are maintained. At Central Park Flower Valley, it is going to be even better.

## 5 Star Hospitality Services

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



# DELIVERING ON PROMISES



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



## 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 (PTI) [WWW.HINDUSTANTIMES.COM/GURGAON/](http://WWW.HINDUSTANTIMES.COM/GURGAON/)

Updated: Mar 21, 2018 22:54 IST



Dhnanjay Jha (<https://www.hindustantimes.com/columnist/dhnanjay-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/HIT 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



CHBC 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



9TH 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



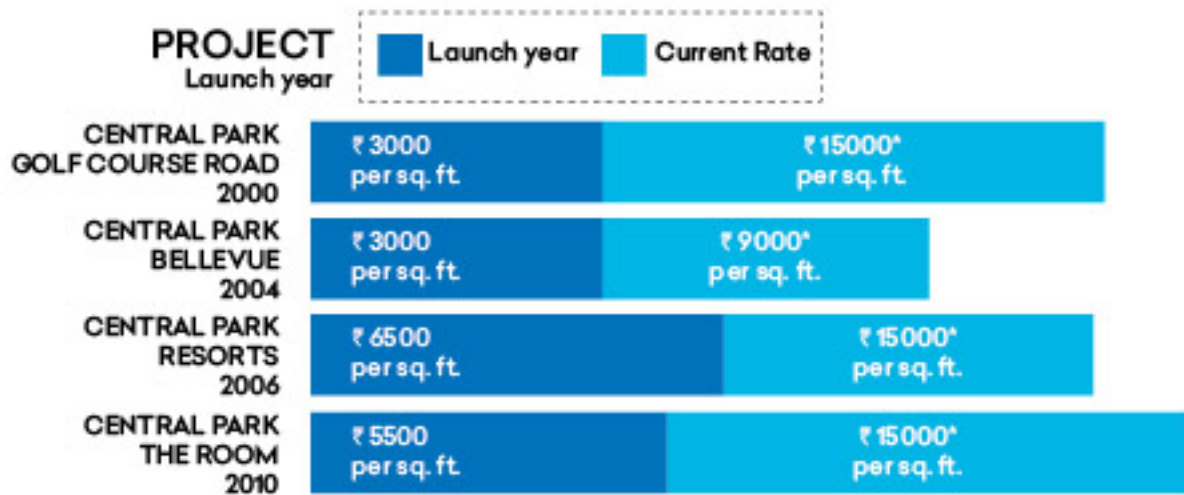
ASIA REAL ESTATE EXCELLENCE  
AWARDS, 2018



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.



### 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: 36%  
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: 6 km

Cyber City: 32km | Sohna Road office hub: 15 km

Upcoming 22.5 km 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, MMTC Gold refinery & upcoming IMT Sohna, makes it an attractive location going forward. More than 5.5mn 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 and 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 Kurj
4. IIT 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. Aternis
14. Medcity

### RETAIL ZONES

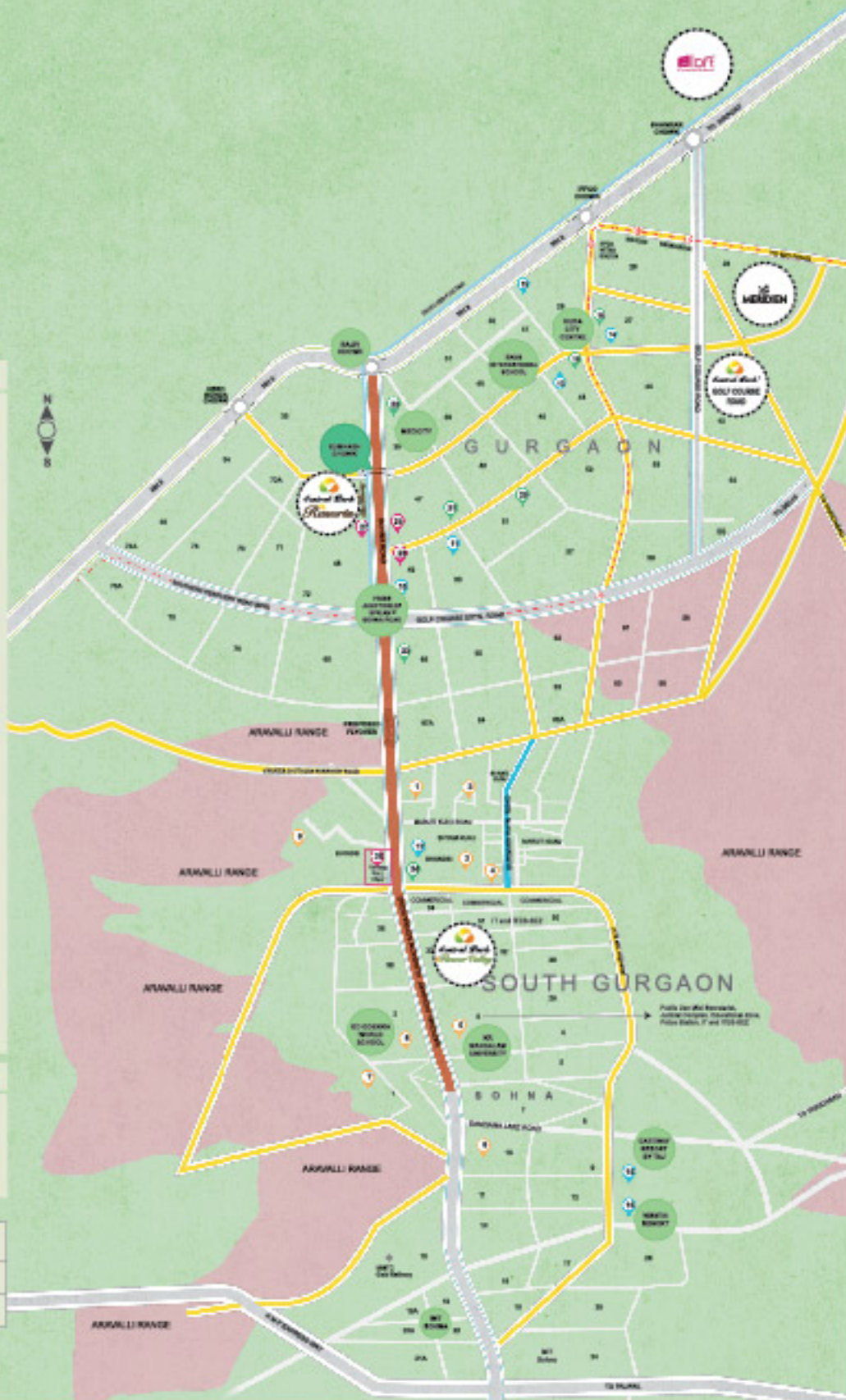
15. Big Bazaar
16. Shopper's Stop
17. Aditya Birla Group
18. Aacad as OneHub

### GROUP'S OTHER ASSETS

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

COLOUR	DEVELOPMENT TYPE (as per Master Plan 2001)

Map not to scale



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HRERA No: 95 & 150 OF 2017

+918586866824

Loan Approved By Leading Banks



VERSION: 1.1.04.06.18

Disclaimer: Pioneer Valley is an integrated development of land parcels under different licenses (Nos 54 & 94 of 2014 & 28 of 2016) presently aggregating to about 130 acres, situated in villages Dhunela and Beria, Tehsil Sohana and Dist Gurgaon (sold land), planned to be comprised of residential plots, group housing, row housing, independent floors, commercial spaces/ development along with social infrastructures, open/green areas, beds for seasonal and other flowers, man-made water bodies for aesthetic purposes. RERA registration for the Residential Plotted Colony comprised is 123.4593 acres of the sold land is 95 of 2017 & for the Group Housing Colony comprised is 10.065 acres of the sold land is 150 of 2017. Travel time given is subjective, estimated and based on completion of works on Sohana road. The provision of social infrastructures 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 Belgavia and The Rose apartments & are not to be acted upon without independent verification. Loan arrangement from leading banks and HFCs is subject to eligibility of the borrower. 1 acre=4840 square yards or 4046.873 square meter. 1 square meter=10.76 square feet. C.M. 045200HR2008PTCC02984.