



## THE ROOM

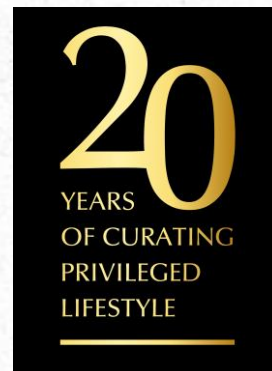
For those who prefer a serviced lifestyle



+91-8586866824



Central Park is an ultra-luxury realty brand that specializes in delivering concept-based living spaces fused with hospitality for a privileged lifestyle.







# FOOTPRINT IN NCR



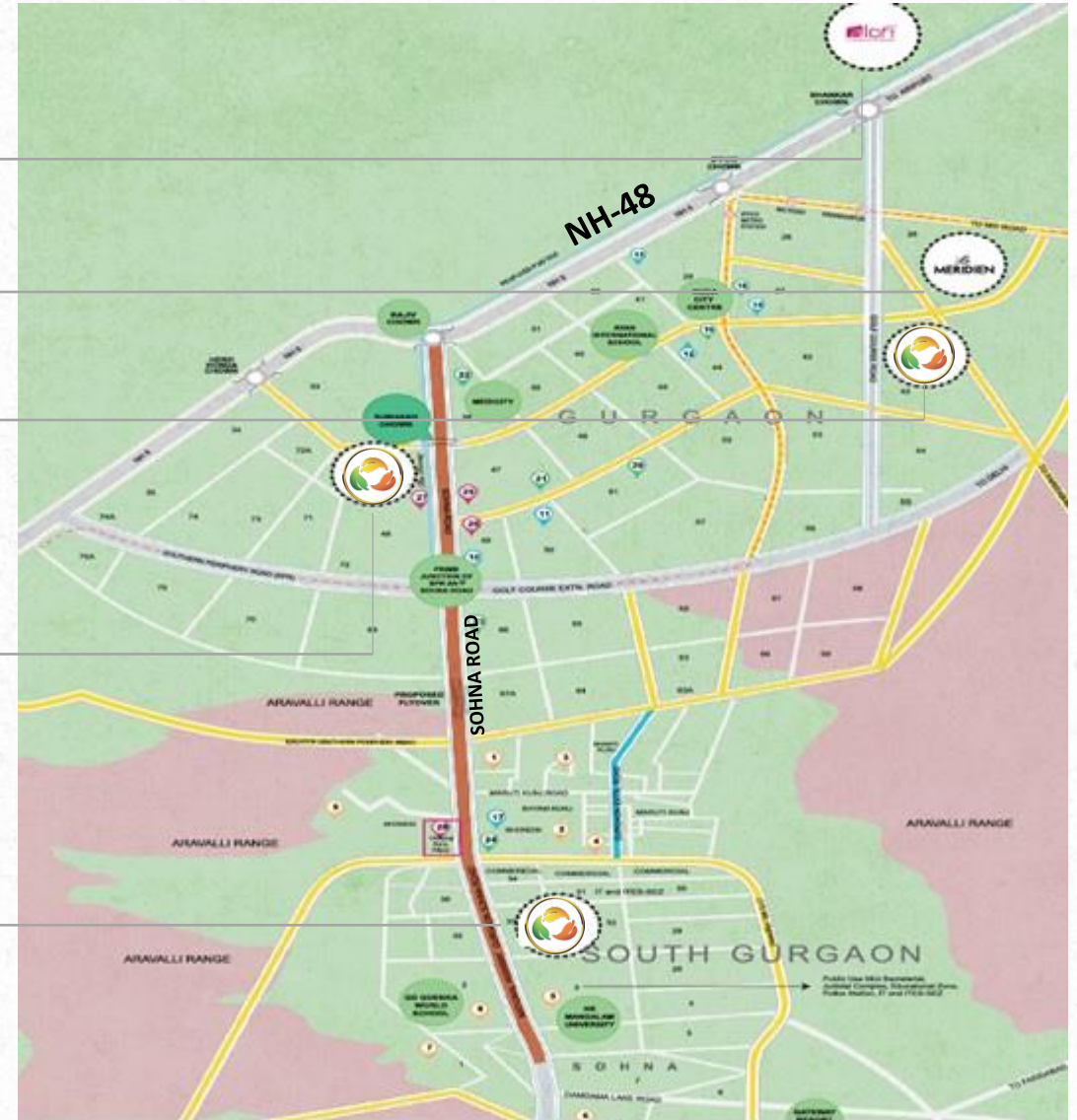
Le MERIDIEN

CENTRAL PARK<sup>®</sup>  
GOLF COURSE ROAD

CENTRAL PARK<sup>®</sup>  
RESORTS

CENTRAL PARK<sup>®</sup>  
THE ROOM

CENTRAL PARK<sup>®</sup>  
FLOWER VALLEY





# GROUP LEGACY

Part of Bakshi group, a large conglomerate with businesses across multiple sectors

REAL ESTATE | HOSPITALITY | INFRASTRUCTURE |  
AUTOMOTIVE | EDUCATION



CENTRAL PARK®

*Le* **MERIDIEN**

**aloft**®  
HOTELS

**OIE**  
ORIENTAL

**BAXY**  
CONTINENTAL ENGINES LIMITED

  
VEDANYA





# *WHAT DRIVES US...*

## **MISSION**

To build, develop and maintain unique customer experiences through world-class real-estate **concept living spaces** further strengthened by **our customer centric focus**, working with the **best in class minds and professionals** reputed for their quality and penchant of personal detailing.

## **VISION**

To contribute significantly to building concept landmarks that **exceeds the expectations of our customers** and contribute to adding more value and **appreciation for their trust** in Central Park.





# DELIVERED MASTERPIECES



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





CENTRAL PARK<sup>®</sup>  
**FLOWER VALLEY**

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The Quintessential Global Township

HRERA NO. 95 OF 2017 & 11 OF 2020 ( PLOTTED DEVELOPMENT)  
HRERA NO. 150 OF 2017 (GROUP HOUSING)





Welcome to the Quintessential Global Township where life is a bed of flowers & lifestyle beyond compare



Actual Image



# BIRD'S EYE VIEW

ARAVALLI RANGE

Proposed Road to Golf Course Extension Road



← Towards Gurugram

Towards KMP →

OL - OTHER'S LAND





# Live The Fresh Life Everyday

The township is based on the concept of spring season all year long with natural fauna







# Live The Grand Life Everyday

A clubhouse spread across 1.20 lakh Sq. Ft. will become your 1<sup>st</sup> choice for a vibrant social life.



Specialty Restaurant | Juice Bar | Bakery Shop | Florist Shop | Dance & Acting | Yoga | Gymnasium | Beauty Salon | Spa | Steam & Sauna  
Massage Room | Billiards/Snooker | Squash Court | Table Tennis | Swimming Pool | Toddler's Pool | Library/Reading Room | Card's Room  
Banquet Hall | Business Centre | Lobby Lounge





# Live The Gourmet Life Everyday

Multi-cuisine restaurant serving world cuisines for your refined palate







# Live Your Childhood Everyday

Terra & Aqua Parks for your kids to enjoy till their heart's content & more...







# Live The Scenic Life Everyday

Flora Fountain offers mesmerising views with surrounding greens







# Live The Healthy Life Everyday

An Organic Farm that produces chemical free vegetables for the residents







# Live Healthy & Find 45 Ways To Never Get Bored



© 2018 Impression

Aroma Baths  
Naturopathy  
Head Massage  
Reflexology  
Laughter Therapy

Foot Massage  
Body Massage  
Steam  
Sauna  
Jacuzzi

Sun Bath  
Art of Living Sessions  
Badminton Courts  
Herbal Park  
Twin Fountain

Nature Walk  
Basketball Court  
Tennis Courts  
Golf Chipping &  
Putting Area

Cycling  
Jogging  
Squash Court  
Cricket Nets





# Live Healthy & Find 45 Ways To Never Get Bored



© Impression

Yoga  
Swimming Pool  
Meditation Room  
Walking  
Juice Centre

Salad Bar  
Reading Lounge  
Pilates  
Detoxification Diet Session  
TRX Training

24x7 Doctor &  
Ambulance on Call  
Floating Yoga  
Music Therapy  
Open Air Chess

Rock Climbing Wall  
Organic Café  
Hydrotherapy/Aqua Aerobics  
Tai Chi Sessions  
Gymnasium

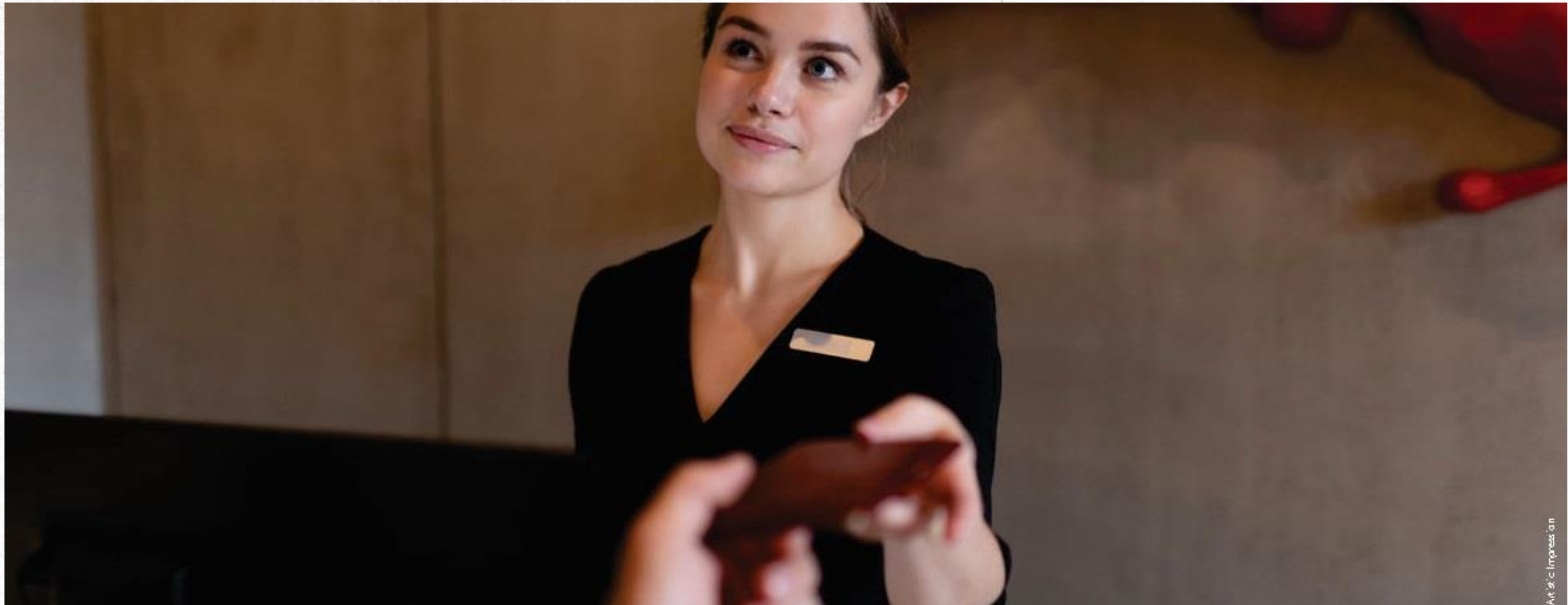
Aerobics  
Hobby Centre





# World Class Hospitality From A Pedigree of 5-Star Hotels

To top it all, the well-known 5-Star hospitality services by a group that owns Le Meridien & Aloft, elevates your lifestyle.







# READY AMENITIES AT THE TOWNSHIP

- Flora Fountain & Greens, Nectar Multi-cuisine Restaurant
- Kids Aqua & Terra Park
- Sporting Facilities- Courts for Basketball, Volleyball, Indoor Badminton, Lawn Tennis are available day & night. Golf Putting & Chipping greens, Mini-Football zone, Cricket practice nets are also operational.
- Organic Farm, Jogging Track, Yoga classes & Health Bar for a healthy lifestyle
- Hospitality- Housekeeping, F&B services, Carwash.
- Multi-Dimensional Security with Sikh Regiment, 12 feet high boundary walls, boom barriers at entry gate.
- A shuttle service from Township to HUDA Metro station- 3 times a day.














SOON TO BE OPERATIONAL- Gymnasium, Blossom Mart, Horse Riding, CCTV, Fish Pond, Creche.





# FUTURE AMENITIES AT THE TOWNSHIP

- |  |                           |   |                           |   |                                   |
|--|---------------------------|---|---------------------------|---|-----------------------------------|
|    | Rock Climbing Zone        |    | Daily Needs Shop/Kiosks   |    | Health Facilities with Dispensary |
|    | Step Garden               |    | Vegetable & Milk Booth    |    | Religious Building                |
|    | Park with Kid's Play Area |    | Chemist/Pharmacy          |    | Pet Play Area                     |
|    | Nursery School            |    | ATM Booth                 |    | Pet Park                          |
|   | Primary School            |   | Gazebos with Retail shops |   | Bicycle & 2-wheeler Parking       |
|  | High School               |  | Nursing Home              |  | Taxi Stand                        |





# A BOUQUET OF FINE CHOICES

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07 Residential Options In The Township





# CENTRAL PARK FLOWER VALLEY- *RESIDENCES*



## MIKASA PLOTS

180 – 1000 Sq. Yds.  
Independent Plots



## FLAMINGO FLOORS

2/3 Bed Low-Rise Airconditioned  
Residences



## CERISE FLOORS

2.5 Bed Airconditioned  
Residences with Terrace\*





# CENTRAL PARK FLOWER VALLEY- RESIDENCES



## CLOVER FLOORS

4 Bed Luxurious Residences  
with Terrace & Basement option



## FLEUR VILLAS

3 /6 Bed Fully Built /Expandable Villas  
on 250 & 300 Sq. Yds.



## AQUA FRONT TOWERS

3 /4 Bed Luxurious Residences





# CENTRAL PARK FLOWER VALLEY- *RESIDENCES*



## THE ROOM

Single/Double Fully Serviced Suites





# THE ROOM







# THE ROOM

For those who prefer a serviced lifestyle

- Fully serviced single & double airconditioned suites
- The most in-demand asset with very limited units available
- Zero vehicular movement on surface
- Based on the same concept as The Room at Sector-48, which has given the highest capital appreciation and rentals

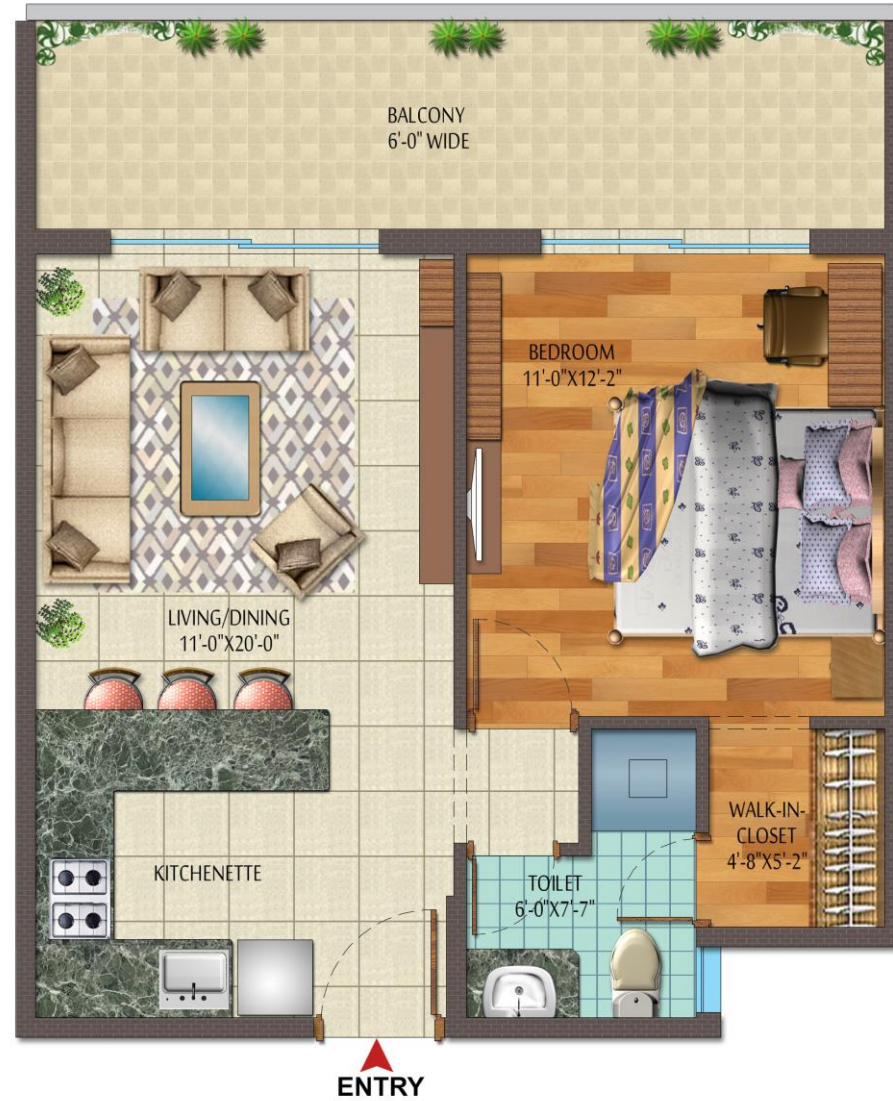






# 1 Bed Suite – Type 1 & 2

## Floor Plan



Type 1



Type 2

Carpet Area: 435 Sq. Ft.  
(40.41 Sq. Mtrs.)  
Balcony Area: 132 Sq. Ft.  
(12.26 Sq. Mtrs.)





# 1Bed + Study Suite - Type 1

## Floor Plan



Carpet Area: 491 Sq. Ft.  
(45.62 Sq. Mtrs.)

Balcony Area: 132 Sq. Ft.  
(12.26 Sq. Mtrs.)





# 1Bed + Study Suite – Type 2

## Floor Plan



Carpet Area: 569 Sq. Ft.  
(52.86 Sq. Mtrs.)

Balcony Area: 207 Sq. Ft.  
(19.23 Sq. Mtrs.)





## 2 Bed Suite - Type 1

### Floor Plan



Carpet Area: 615 Sq. Ft.  
(57.14 Sq. Mtrs.)

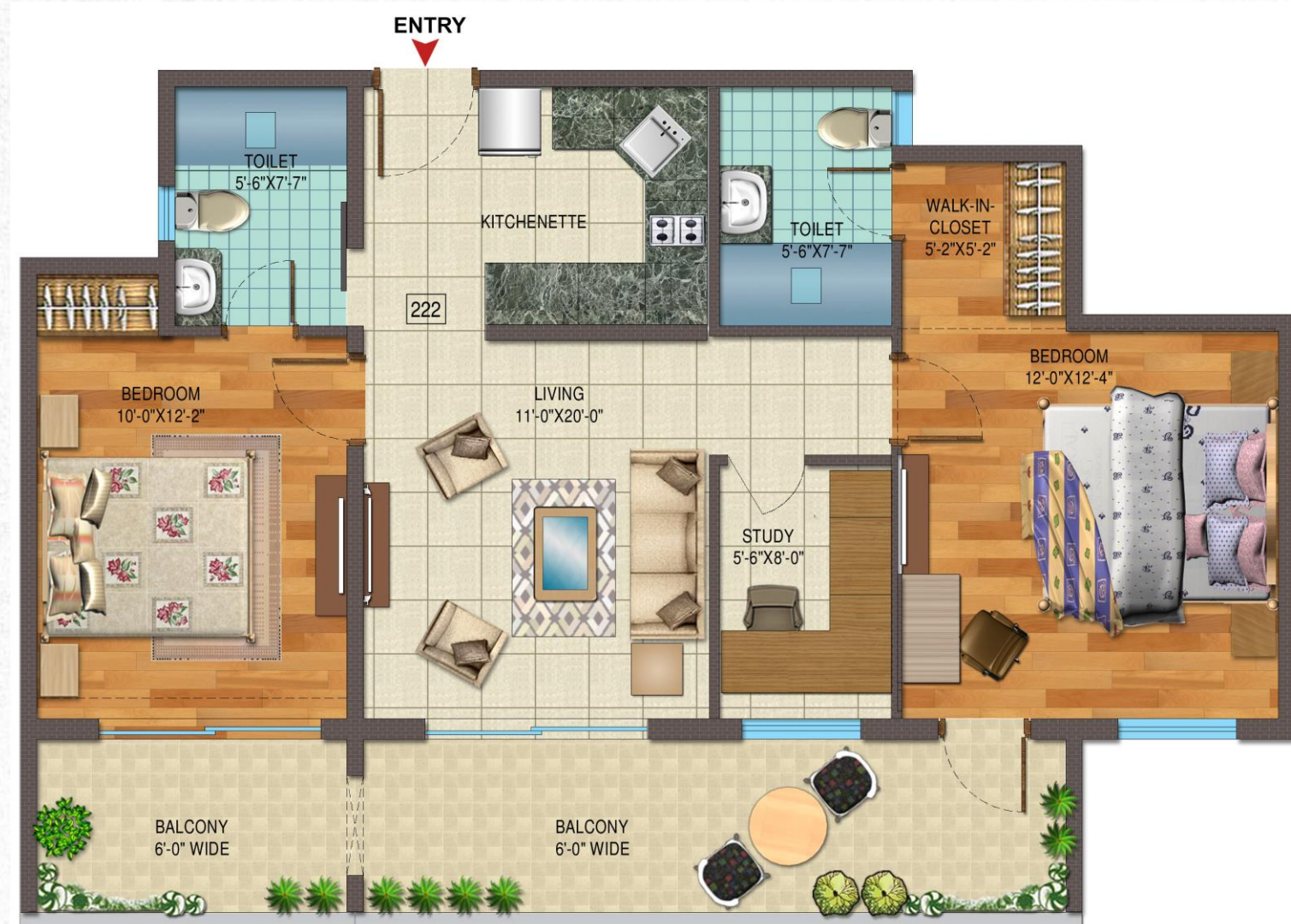
Balcony Area: 163 Sq. Ft.  
(15.14 Sq. Mtrs.)





## 2 Bed Suite- Type 2

### Floor Plan



Carpet Area: 670 Sq. Ft.  
(62.24 Sq. Mtrs.)

Balcony Area: 191 Sq. Ft.  
(17.74 Sq. Mtrs.)





# SPECIFICATION

AREA	PARTICULARS	DESCRIPTION
<b>Living / Dining</b>	Flooring	High Quality Designer Vitrified Tiles
<b>Bedrooms</b>	Flooring	Laminated wooden flooring
	Wall	Plastic Emulsion Paint
	Ceiling	Oil bound Distemper
<b>Kitchen</b>	Kitchen	Modular Kitchen with laminated shutters
	Washing machine	IFB/Bosch or Equivalent
	Dish Washer	IFB/Bosch or Equivalent
	Microwave	IFB or Equivalent
	Chimney	Kaff or Equivalent
	Hob	Kaff or Equivalent
	Refrigerator	IFB or Equivalent
<b>Bathroom</b>	Flooring	Anti skid ceramic tiles
	Wall	High quality designer ceramic tiles
	CP Fittings with Rain Shower	Jaguar/ Kohler or equivalent
	Sanitaryware	
<b>Corridor</b>	Flooring	High Quality Designer Vitrified Tiles
<b>General</b>	Air Conditioning	Split AC in every room
	Door Frame with Shutter	High Quality completely finished door frame with architrave along with teak finish shutter
	Electric Fixtures	Fan & Lights in each room
	Television	One in the living room
	Cupboards	Laminated shutters and carcass
	RO Water Purifier	
	Intercom	





# LOCATION ADVANTAGE

- **Accessibility & Infrastructure-** The township is accessible via NH248A (erstwhile Sohna Road) and the current upgradation works with multiple flyovers will reduce the travel time to just **15 minutes from Rajiv Chowk**. It is already connected with Golf Course Extn. Road (an upcoming CBD), **SPR, KMP** (connecting Manesar Industrial Area), **DMIC** (the upcoming economic corridor by the Govt.), **IMT Sohna** (1500 acres industrial township) & **AOG IT SEZ**.
- **Education & Healthcare:** Renowned schools & universities such as **G D Goenka, Kumar Mangalam Birla** are close by. Central Park has also planned Primary & High schools with world class pedagogy. Top Hospitals like **Medanta, Artemis** are accessible within a short drive, while in-premise nursing homes are planned.
- **Entertainment-** Staying within Flower Valley feels like leading a resort life. Moreover, Dumdama Lake, Sohna Natural Hot Springs, Loghagarh Farms, Westin Hotels, Lemon Tree Hotels, etc along with malls and multiplexes on Sohna Road, are accessible within few minutes' drive.







# RIGHT PLACE, RIGHT OPPORTUNITY

- Central Park Flower Valley is located right on the corridor of success- NH 248A (erstwhile Sohna Road).
- This corridor is acclaimed as the next growth destination in Gurugram as huge investments are pouring in and the leading stretch of Sohna Road has already developed as a new CBD with commercial spaces and many companies moving in.
- Easy connectivity, great infrastructure support & prices below Gurugram's established residential areas makes it an ideal opportunity to invest.
- Our Customers are already seeing good appreciation on their investment.
- Our 30-day Refund Policy is unmatched in the market.
- Attractive payment plans.
- We provide 6 Quality Certificates by 3<sup>rd</sup> party, at the time of possession, which ensures our benchmark in delivering quality.
- Our exclusive Leasing Team helps customers grab the best rental value.
- 'Iconic Residential Project' award by Hindustan Times.
- To top it all, Central Park properties that are managed by the brand, have a track record of commanding far greater premium in the market, than any neighbouring properties.





# CENTRAL PARK<sup>®</sup> FLOWER VALLEY

LET'S DISCUSS...



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Central Park Flower Valley (CPFV) is an integrated development of land parcels developed under different licenses bearing no. 54 of 2014, 84 of 2014 and 28 of 2016, situated in villages Dhunela and Berka, Tehsil Sohna and Dist. Gurugram and duly registered under RERA vide registration no. 95 of 2017, 150 of 2017 & 11 of 2020. Mikasa Plots being part of CPFV are independent plots in the residential plotted colony. Cerise Floors are Independent Floors comprised in buildings (stilt plus 4 floors), Clover Floors are Independent Floors comprised in buildings (Basement + Stilt + 4 Floors) both to be constructed on separate designated plots in the Residential Plotted Colony. \*Private Terrace at Cerise Floor shall be optional for the first floor, second floor and third floor allottee(s) and subject to availability. Flamingo Floors are fully airconditioned homes comprising of (Ground + 2 Floors) to be constructed on separate designated plots in the Residential Plotted Colony. Fleur Villas are grand and luxurious Villas comes with fully built up or with expandable options to be constructed on separate designated plots in the Residential Plotted Colony. Aqua Front Tower is part of a Residential Group Housing Colony comprising of G+12 & G+13 Floors. The Room are studio apartments being part of a Residential Group Housing Colony comprising of G+13 Floors. Images shown are pictorial conceptualization and an attempt to replicate the project, however actual may differ. Travel time given is estimated and based on ongoing upgradation of infrastructure works on NH248 A (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. #T&C Apply. 1 sq. meter = 1.19599 sq. yard, 1 sq. meter = 10.7639 sq. ft. CIN: U45200HR2008PTC037964. <https://haryanarera.gov.in>.