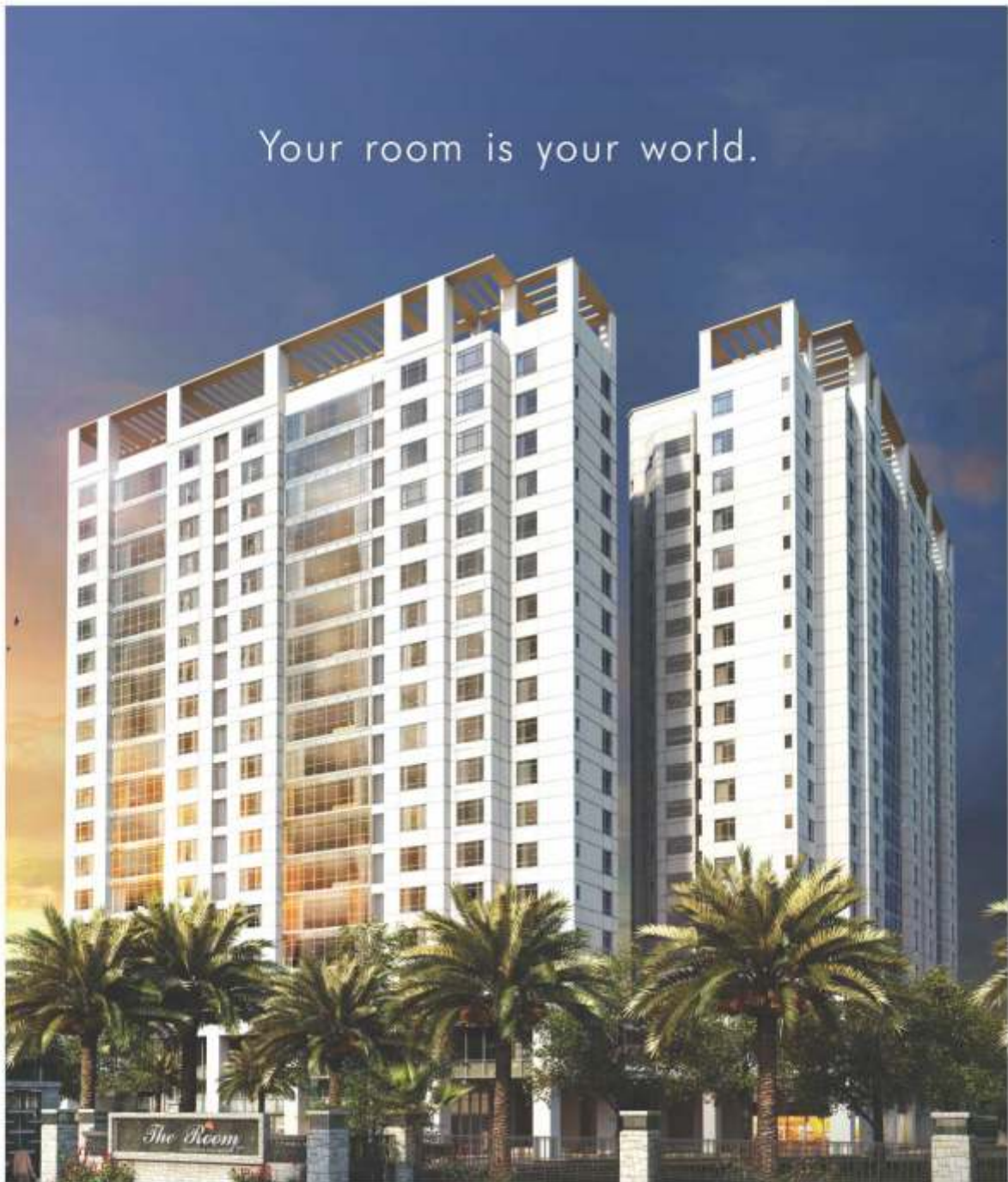


Your room is your world.



Introducing

The Room™

Fully maintained studio apartments
Sector 48, Gurgaon.



The Room
Fully furnished studio apartments



The image is an artistic conceptualization and is not a legal offering and do not purport to replicate the exact product



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1.0

// SWIMMING POOL

Need some rejuvenation therapy? Just step out of your room.

Take a plunge of relaxation in the swimming pool or just enjoy the sun with state-of-the-art facilities. You have got every stroke in the book. This perhaps is your signature stroke.

2.0

// CONCIERGE SERVICES



// HOUSE KEEPING



// CONVEYANCE



// FOOD ON CALL



// RESTAURANT RESERVATION

3.0

// FITNESS & WELLNESS CENTRE



// INTERNATIONAL FITNESS CENTRE



// MEDITATION AREA



4.0

// RETAIL SPACES

Want to go shopping? Just take the elevator.

If you still think studio apartments are about limited luxury, just get down to the retail floor. Check out international retail brands, multi-cuisine restaurants overflowing with mouth-watering recipes or enjoy a world-class spa. Explore the all new definition of hospitality.

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4.1

// RETAIL STORES



// ATM



// PIZZA CORNER



// PHARMACY



// MUSIC STORE



// FOOD N BEVERAGES



// CONVENIENCE STORES



// MOBILE STORE



// CIGAR LOUNGE

5.0

// FACILITIES



// WI-FI CONNECTIVITY



// ADVANCED SECURITY SYSTEM



// CONFERENCE ROOM



// PARTY AREA

6.0

// FLOOR PLAN - STUDIO APARTMENT



750 sq. ft.

Note: The size of the apartment may vary from 715 sq. ft. - 790 sq. ft.

6.1

// FLOOR PLAN - 1BHK APARTMENT



935 sq. ft.

Note: The size of the apartment may vary from upto 10%.

6.2

// FLOOR PLAN - 1BHK + STUDY APARTMENT



1250 sq. ft.

Note: The size of the apartment may vary from 1035 sq. ft. - 1325 sq. ft.

7.0

// SPECIFICATIONS & FINISHES

MAIN ENTRANCE/LOBBY AREA

WALLS - Plastic emulsion paint
CEILING - Oil bound distemper
FALSE CEILING - NA
FLOORS - Designer/Vitrified Tiles
DOORS - Teak wood frame, Flush Door with teak veneers on both sides and finished with melamine polish
WINDOWS - NA
OTHERS - NA

BEDROOM

WALLS - Plastic emulsion paint
CEILING - Oil bound distemper
FALSE CEILING - NA
FLOORS - Laminated flooring
DOORS - Teak wood frame, Flush Door with teak veneers on both sides and finished with melamine polish
WINDOWS - Aluminium powder coated framed 6 mm thick glass glazed hinged / sliding window/door
OTHERS - NA

BATHROOM

WALLS - 7' high Dado with Designer/ Vitrified tiles with plastic emulsion paint on remaining area
CEILING - Oil bound distemper
FALSE CEILING - Gypsum board/POP
FLOORS - Anti-skid Ceramic Tiles
DOORS - Teak wood frame, Flush Door with teak veneers on both sides and finished with melamine polish
WINDOWS - Aluminium powder coated framed 6 mm thick glass glazed hinged / sliding window/door
OTHERS - White sanitary fixtures and CP fittings (Jaguar/Kohler or equivalent)

STUDIO/ LIVING CUM DINING ROOM

WALLS - Plastic emulsion paint
CEILING - Oil bound distemper
FALSE CEILING - NA
FLOORS - Designer/Vitrified Tiles
DOORS - NA
WINDOWS - Aluminium powder coated framed 6 mm thick glass glazed hinged / sliding window/door
OTHERS - NA

KITCHEN

WALLS - 2' high Designer/ Vitrified tiles above counter plastic emulsion paint on exposed/ remaining area
CEILING - Oil bound distemper
FALSE CEILING - NA
FLOORS - Designer/ Vitrified tiles
DOORS - NA
WINDOWS - NA
OTHERS - Granite counter with SS sink and CP fittings (Jaguar/Kohler or equivalent)
DOORS - NA
WINDOWS - NA
OTHERS - Granite counter with SS sink and CP fittings (Jaguar/Kohler or equivalent)

COMMON CORRIDOR & LIFT LOBBIES

WALLS - Granite cladding around lift entrance doors, Plastic emulsion paint in the remaining area
CEILING - Oil bound distemper
FALSE CEILING - POP/Gypsum board false ceiling
FLOORS - Designer/Vitrified Tiles
DOORS - SS finished steel doors for lifts
WINDOWS - Aluminium framed glazed hinged / sliding window
OTHERS - Lift cabin with Granite/Vitrified flooring and SS panels in dado

EXTERNAL FAÇADE

WALLS - Sandstone / tiles on the stilt columns and texture finish at upper level
CEILING - NA
FALSE CEILING - NA
FLOORS - NA
DOORS - NA
WINDOWS - NA
OTHERS - Structural glazing & Punch windows in aluminium powder coated with ACP cladding combination on front elevation

STUDY ROOM

WALLS - Plastic emulsion paint
CEILING - Oil bound distemper
FALSE CEILING - NA
FLOORS - Laminated flooring
DOORS - Teak wood frame, Flush Door with teak veneers on both sides and finished with melamine polish
WINDOWS - Aluminium powder coated framed 6 mm thick glass glazed hinged / sliding window
OTHERS - NA

BALCONY

WALLS - Texture paint
CEILING - Cement paint
FALSE CEILING - NA
FLOORS - Anti-skid Ceramic Tiles
DOORS - NA
WINDOWS - NA
OTHERS - MS Railing enamel painted. (Balcony with units starting from Typical floor level six but facing swimming pool)

STAIRCASES

WALLS - Oil bound distemper
CEILING - Oil bound distemper
FALSE CEILING - NA
FLOORS - Kota stone/ Marble steps / risers / floor
DOORS - Fire check doors
WINDOWS - Aluminium powder coated framed 6 mm thick glass glazed hinged / sliding window
OTHERS - Enamel painted MS Railing and handrail

8.0

// ADDITIONAL FEATURES /AMENITIES

AIR CONDITIONING

The apartment will have Variable Refrigerant Volume/ Variable Refrigerant Flow (VRV/ VRF) All Weather Air Conditioning unit of suitable capacity as recommended by consultants and with wall mounted evaporating units in living cum dining/ studio room, bedroom and study room.

WARDROBES

One wardrobe of appropriate size.

KITCHEN CABINETARY & APPLIANCES

Modular kitchen with chimney hob, gas stove, dishwasher, washing machine and microwave.

ELECTRICAL FITTING & FIXTURES AND APPLIANCES*

LCD TV, modular switches & sockets, copper wiring, light fittings, fans, geyser and exhaust fan (provided in bathroom only of suitable size/capacity as per recommendations of service consultant).

CLUB & SWIMMING POOL

Multi-purpose/ party room with kitchen facilities; lounge for reading/ relaxation; state-of-the-art gymnasium; swimming pool (all weather temperature controlled) and changing rooms; sauna room; massage room; table tennis; snooker and TV room; yoga room, multi-cuisine restaurant.

Disclaimer

*Available on selected floors and apartments. The Owner/ Collaborator/ Architect reserve absolute right to change/ revise/ delete/ omit any detail, specification, material, design, drawing, layout, finishes etc. as they deem fit without any notice. The offer is subject to the terms and conditions of Apartment Buyer Agreement and other related documents. The offer may be withdrawn/ cancelled by the Owner/ Collaborator at any given time without notice.

This publication should not be construed in any way as a legal offering. The Owner/ Collaborator further reserve absolute right to withdraw, change, omit, delete, add, revise any terms and conditions at any time without notice.

Please refer to latest publications for current information as terms and conditions, design, specification etc. may be revised from time to time by the Owner/ Collaborator. The Owner/ Collaborator shall not be responsible for any decision made by the buyer, therefore, they are requested to ascertain all the facts at their end before making any decision/ application for allotment/ purchase.

Wood, Granite, Kota, Sand stone and other stones are natural products and will tend to have variations in tonality, colour and characteristics.

License no. for Group Housing: 2 of 1995 dated 10.3.1995; License no. 35-37 of 1996 dated 17.4.1996; License no. 117-119 of 2004 dated 16.08.2004 granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976 by the HARYANA GOVERNMENT TOWN AND COUNTRY PLANNING DEPARTMENT. The building plans are approved vide MEMO no. 25511 dated 29.9.2006. No. of units 1445 excluding EWS(192) and Domestic units(150). Provision of Community Sites: 2 Primary schools, 1 nursery school & also convenient shopping area. Group Housing Colony measuring 47.527 acres, developer Sweta Estates Pvt. Ltd. at Central Park-II. Developer reserves the right to make change as per prevailing Government norms. The specifications mentioned are indicative, subject to change and may vary from the actual development. All images are an artistic conceptualization and are not a legal offering and do not purport to replicate the exact product. The developer reserves the right to amend/alter the area, layout plans, elevations, specifications and amenities. For detailed information, kindly refer to the application form. 1sq.mtr. = 10.764sq.ft. Conditions apply.

OTHER AMENITIES

High speed elevators with security access card, 24-hour 100% power back-up and treated water supply for flushing; fire safety systems; vehicular parking in basements only; nursery school in the premises of CP-II; convenient shopping, business lounge with scanner, printer & photocopy machine facility and laundrette as per recommendations of service consultant.

SECURITY

Security at several stages- periphery, gates and lobby level; automatic boom barriers with individual card reader facility, CCTV, PA system, EPBAX and Wi-Fi system and manual gates at entry and exits of the complex.

9.0

// LOCATION MAP



CENTRAL PARK II IS LOCATED IN SECTOR 48, JUST 10 MINUTES DRIVE FROM THE MALLS AND THE MAIN BUSINESS DISTRICT OF GURGAON.

DISTANCES

Metro Station (HUDA City Centre)	10 minutes	Shriram School	10 minutes
IGI Airport	20 minutes	Management Development Institute (MDI)	10 minutes
Gurgaon Railway Station	15 minutes	Medicity	5 minutes
IFFCO Chowk	10 minutes	Artemis Hospital	5 minutes
Rajiv Chowk	5 minutes	Shankar Chowk	12 minutes
Central Park Chowk (Subhash Chowk)	1 minute	Max Hospital	10 minutes
City Centre	10 minutes	Central Park I	10 minutes
18 Hole Floodlit Golf Course	10 minutes	Central Park Pullman (5 Star Hotel)	12 minutes
Vasant Kunj	20 minutes	Central Park Star Hotel (IGI Airport – proposed)	20 minutes
Dhaura Kuan	25 minutes	Central Park Star Hotel (Faridabad Road – proposed)	15 minutes
GD Goenka School	15 minutes		

10.0

// ABOUT CENTRAL PARK

The Central Park group has been involved in infrastructure development & real estate projects for the last three decades. Presently, projects worth USD 2 billion are under various stages of implementation. A professional team of more than 1,500 individuals is directly involved in shaping up the various projects, dedicated to deliver high quality products across the country.

The real estate arm of the group, Sweta Estates Private Limited (SEPL) has inducted equity participation from Ashmore Investment Management Ltd., a UK-based private equity fund, which has been valued at approximately ₹ 6,000 crore.

- SEPL is a zero debt company.
- The largest contiguous group housing society project in Gurgaon region, Sector – 48, Sohna Road with the development of 47.5 acres of land parcel known as Central Park II.
- 8.5 million sq. ft. of projects are yet to make a shuffle.
- 2.5 million sq. ft. of projects have been delivered.
- 6 hospitality projects under planning & development stage in NCR & Western India region.

PROJECTS

Central Park I: Delivered in 2007
Sector -42, Gurgaon

Central Park II: Ongoing
Sector-48, Sohna Road, Gurgaon
Bellevue: Ready for possession
Belgravia: Construction is in full swing

INTERNATIONAL TEAM OF CONSULTANTS

International team of consultants committed to creating a township of global standards

Architect:	HOK International - Singapore RKA (Rajinder Kumar Associates) - India
Landscape:	Green Architect - Thailand
Interior Designer:	Hirsch Bedner and Associates - Singapore PIA - Thailand

*The Room*TM
Fully maintained studio apartments

enquiry@centralpark.in



Central Park[®]

Prime Location. Premium neighbourhood

CORPORATE OFFICE: Sweta Estates Private Limited,
Global Business Park, Tower D, 3rd Floor, Mehrauli-Gurgaon Road, Gurgaon-122002, India
FOR ENQUIRIES, PLEASE CALL: 9911898927, 9911292934. TOLL FREE: 1800-103-6660

www.centralpark.in, enquiry@centralpark.in

SITE/ SALES OFFICE: Central Park II, Sector-48, Gurgaon