EMAAR

INDIA

Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s, when an unknown printer took a galley of type and scrambled it to make a type specimen book. It has survived not only five centuries, but also the leap into electronic typesetting, remaining essentially unchanged. It was popularised in the 1960s with the release of Letraset sheets containing Lorem Ipsum passages, and more recently with desktop publishing software like Aldus PageMaker including versions of Lorem Ipsum. Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s, when an unknown printer took a galley of type and scrambled it to make a type specimen book. It has survived not only five centuries, but also the leap into electronic typesetting, remaining essentially unchanged. It was popularised in the 1960s with the release of Letraset sheets containing Lorem Ipsum passages, and more recently with desktop publishing software like Aldus PageMaker including versions of Lorem Ipsum.Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s, when an unknown printer took a galley of type and scrambled it to make a type specimen book. It has survived not only five centuries, but also the leap into electronic typesetting, remaining essentially unchanged. It was popularised in the 1960s with the release of Letraset sheets containing Lorem Ipsum passages, and more recently with desktop publishing software like Aldus PageMaker including versions of Lorem Ipsum.

NEED LOREMY DISCLAIMER

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CIN: U45201DL2005PLC133161. Email: IN_marketing@emaar.ae I in.emaar.com
1 Hectare = 2.471 Acre, 1 Acre = 4046.86 sq.mtrs. or 4840 sq.yds., 1 sq.mtr. = 10.764 sq.ft.
The Company makes no explicit or implicit guarantee/warranty of the accuracy of distance or any representations or sources, nor accepts any responsibility any thereof. Distance is as per google map.

EMAAR

INDIA

Draft Version

THE 88

Artistic impression



Reference Image

DWARKA EXPRESSWAY: YOUR PATH TO PROSPERITY

Within the expansive framework of India's infrastructural development, the 29-km long Dwarka Expressway stands out among other projects with unparalleled benefits that it offers.



Reference Image

Experience seamless inter-sector and inter-city connectivity to the city, much like the 2,50,000* residents nearby who relish the unrestricted freedom to move effortlessly between work and home.

- IGI Airport in close vicinity
- Largest Interstate bus terminal
- Seamless metro connectivity
- Close to Bijwasan railway station
- International exhibition centre nearby

Presenting

THE

On Dwarka Expressway



Artistic impression

Draft Version

Draft Version



Artistic Impression

THE ADDRESS TO FLOURISH.

Amidst the sprawling green vistas of Sector 112 Gurugram, The 88 is the new level of exclusivity. With carefully curated elements, these limited 2 & 3 BHK luxury residences complement your lifestyle perfectly.

Spread across xx.xx acres (xx.xx hectares), The 88 is an island of peace and calm and offers the space to repose. It's where tranquillity embraces every moment, and serenity becomes your sanctuary.

Draft Version
Draft Version

LOCATION MAP

LEGENDS

HOSPITALS

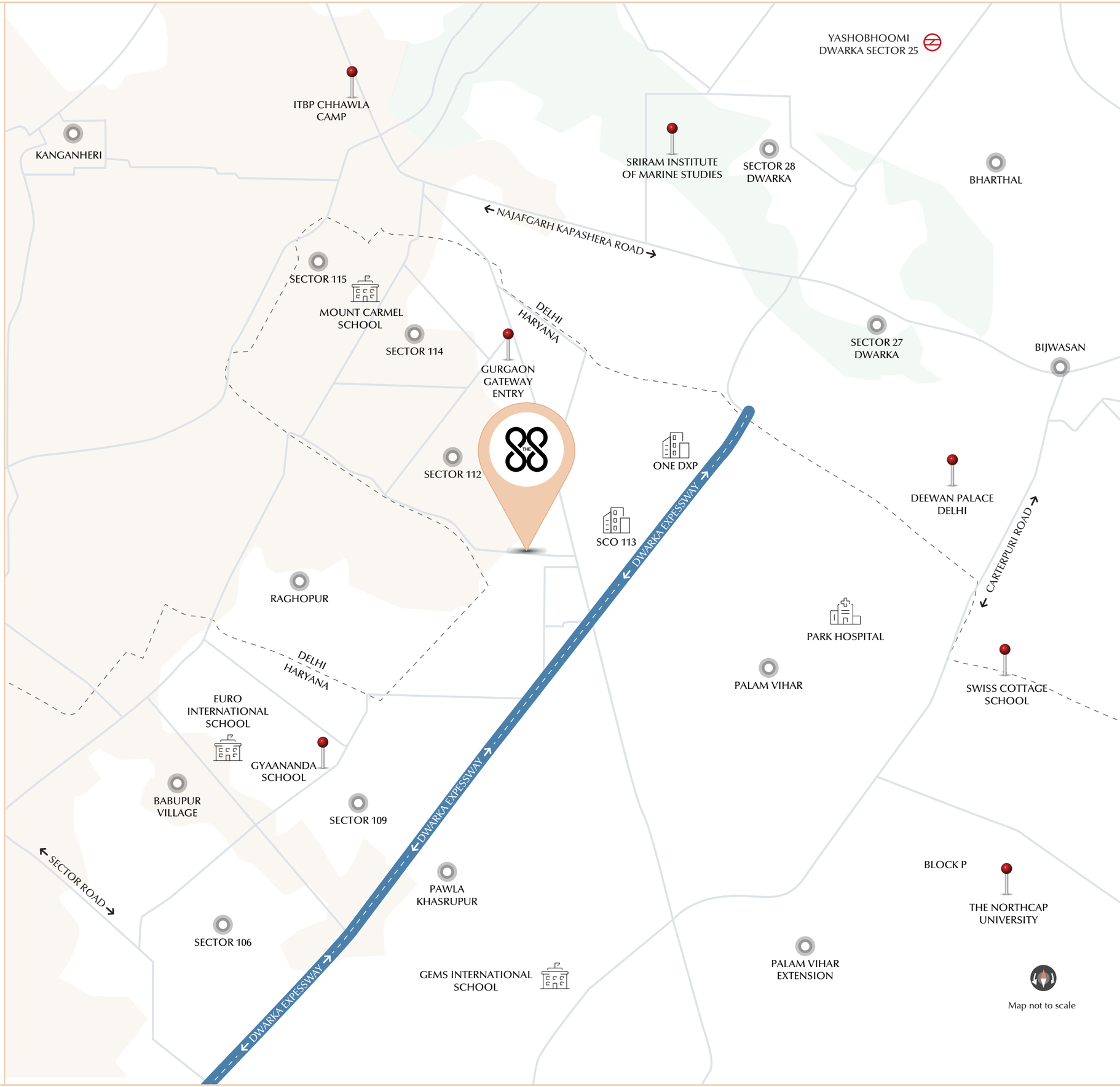
Park Hospital	10 min
Chirag Hospital	11 min
Columbia Asia Hospital	11 min

SCHOOLS

Shikshiyan School	13 min
Delhi Public School (sector 102)	17 min
Orchids, The International School	20 min

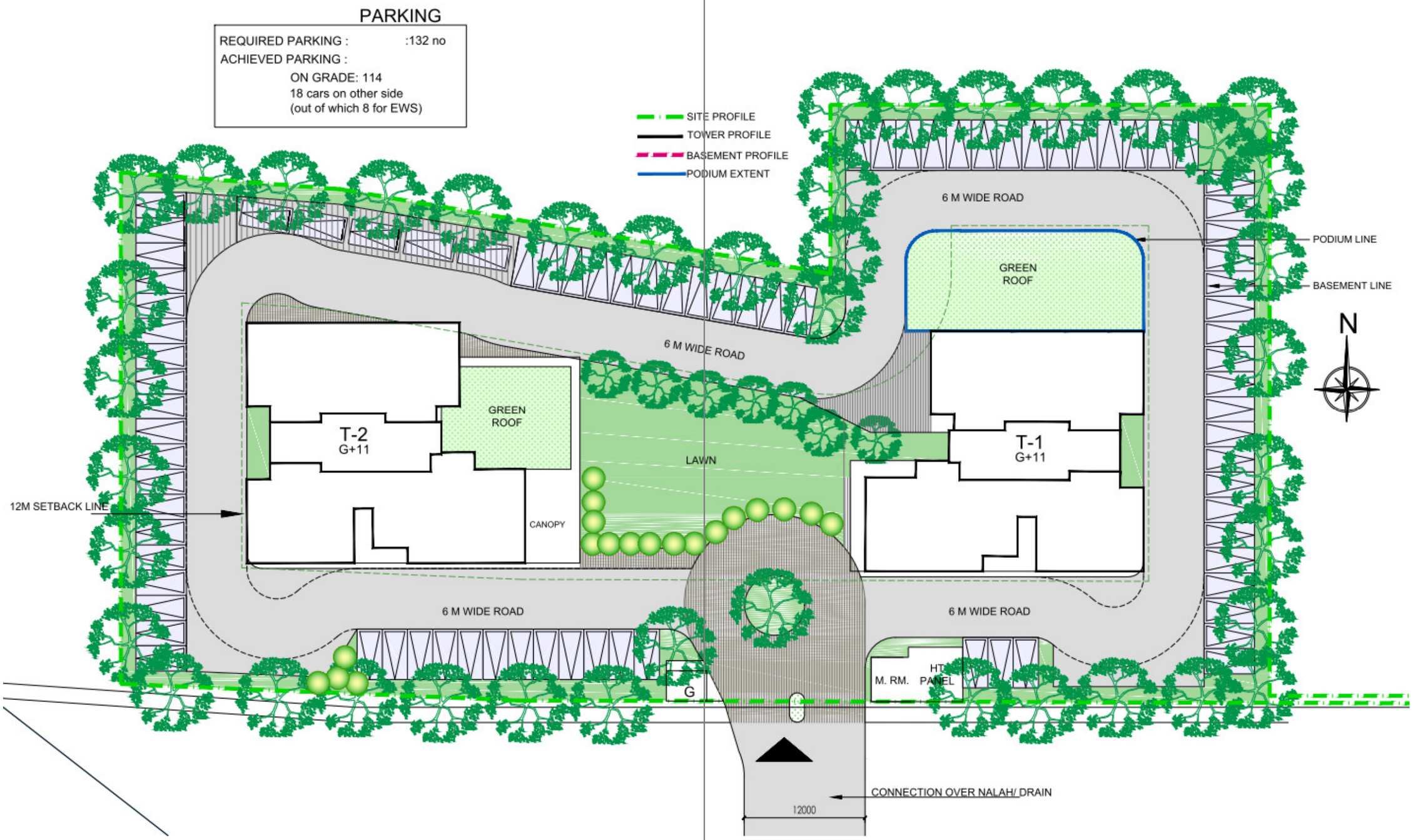
COMMERCIAL & RETAIL

One DXP	5 min
SCO 113	5 min
Conscient one	8 min



Draft Version

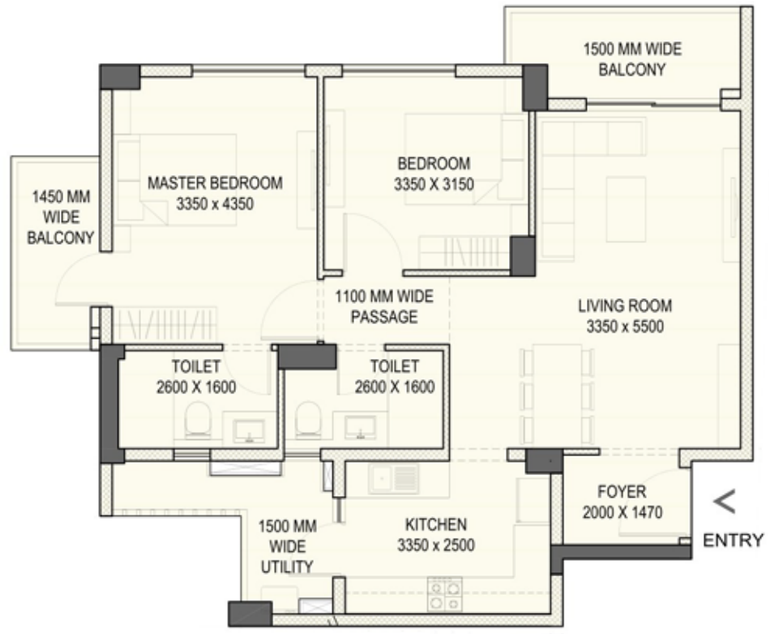
MASTER PLAN



Draft Version

FLOOR PLANS

2BHK - TYPE 1	
RERA CARPET AREA	72.14 SQ. MT
BALCONY AREA	15.34 SQ. MT



TOWER LAYOUT



TOWER 1

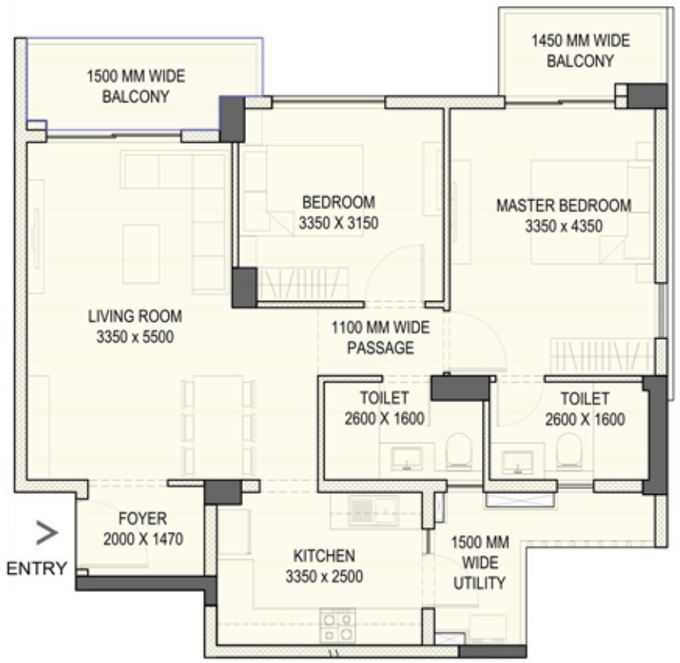
TOWER LAYOUT

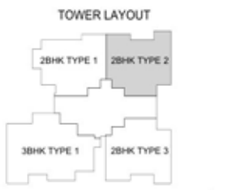


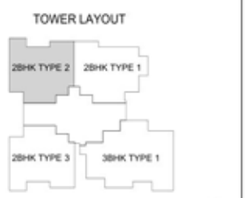
TOWER 2

2BHK - TYPE 2

RERA CARPET AREA	72.23 SQ. MT
BALCONY AREA	14.79 SQ. MT

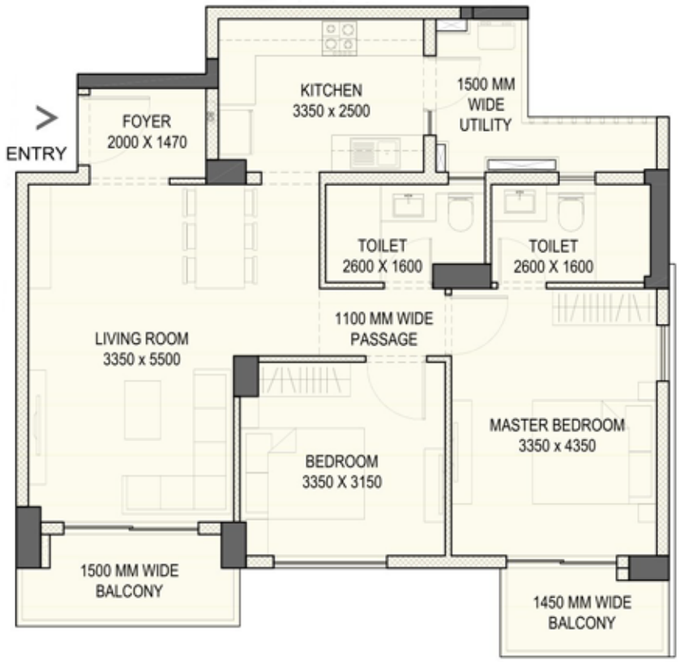


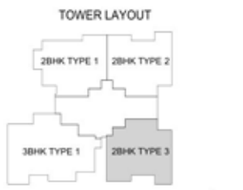


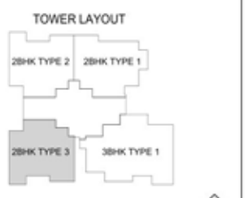


2BHK - TYPE 3

RERA CARPET AREA	72.18 SQ. MT
BALCONY AREA	14.36 SQ. MT

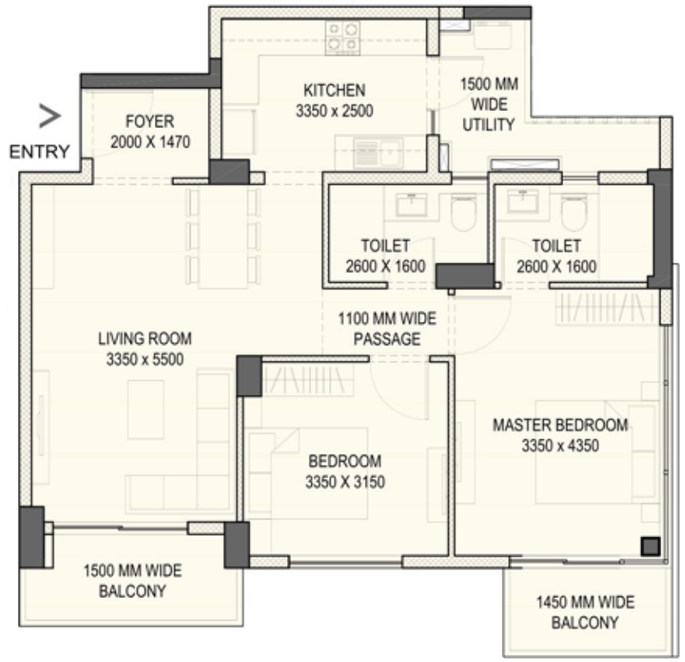






2BHK - TYPE 4

RERA CARPET AREA	72.10 SQ. MT
BALCONY AREA	14.36 SQ. MT



TOWER LAYOUT



TOWER 1

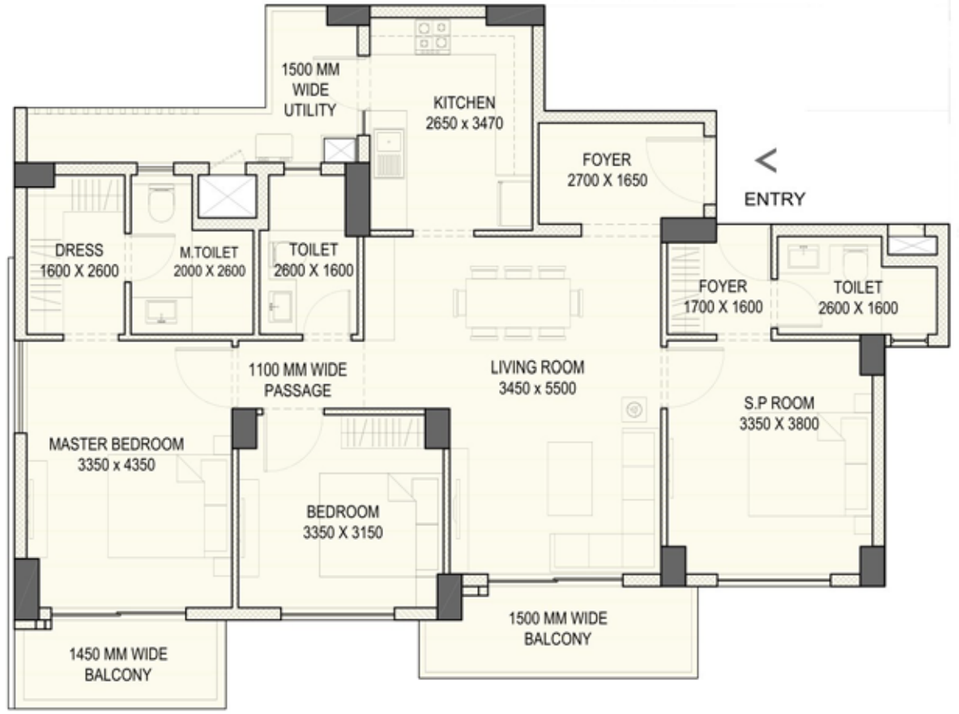
TOWER LAYOUT



TOWER 2

2BHK + S.P. ROOM

RERA CARPET AREA	98.49 SQ. MT
BALCONY AREA	18.49 SQ. MT



TOWER LAYOUT



TOWER 1

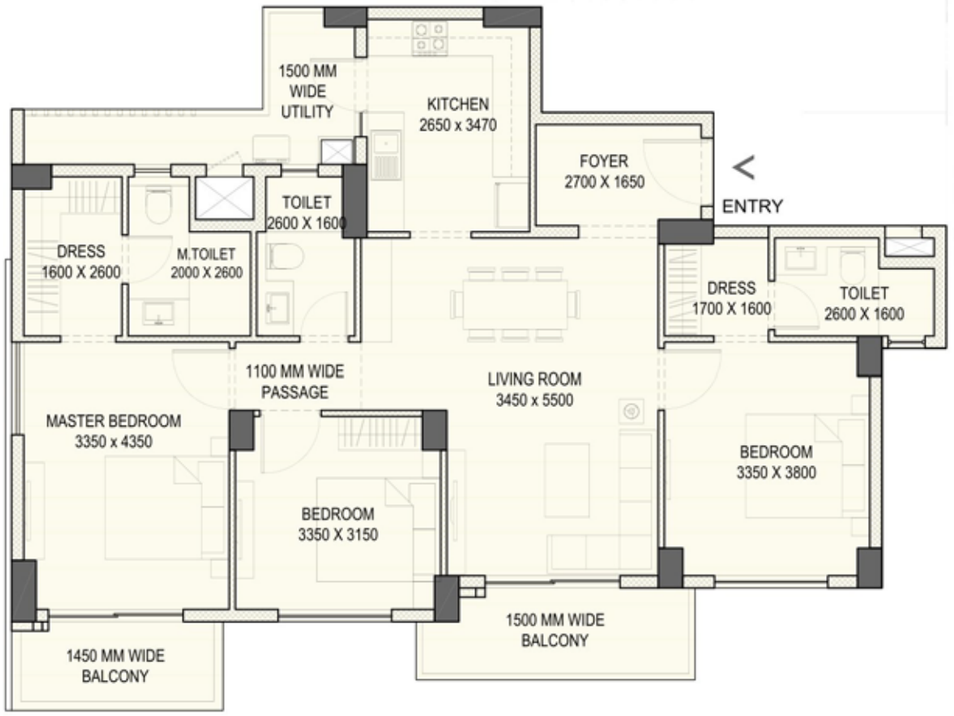
TOWER LAYOUT

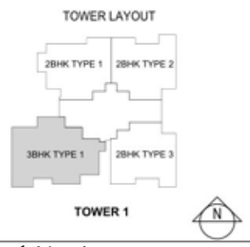


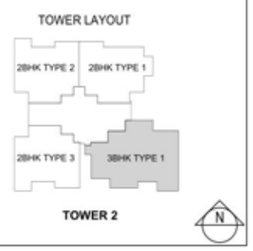
TOWER 2

3BHK - TYPE 1

RERA CARPET AREA	98.49 SQ. MT
BALCONY AREA	18.49 SQ. MT

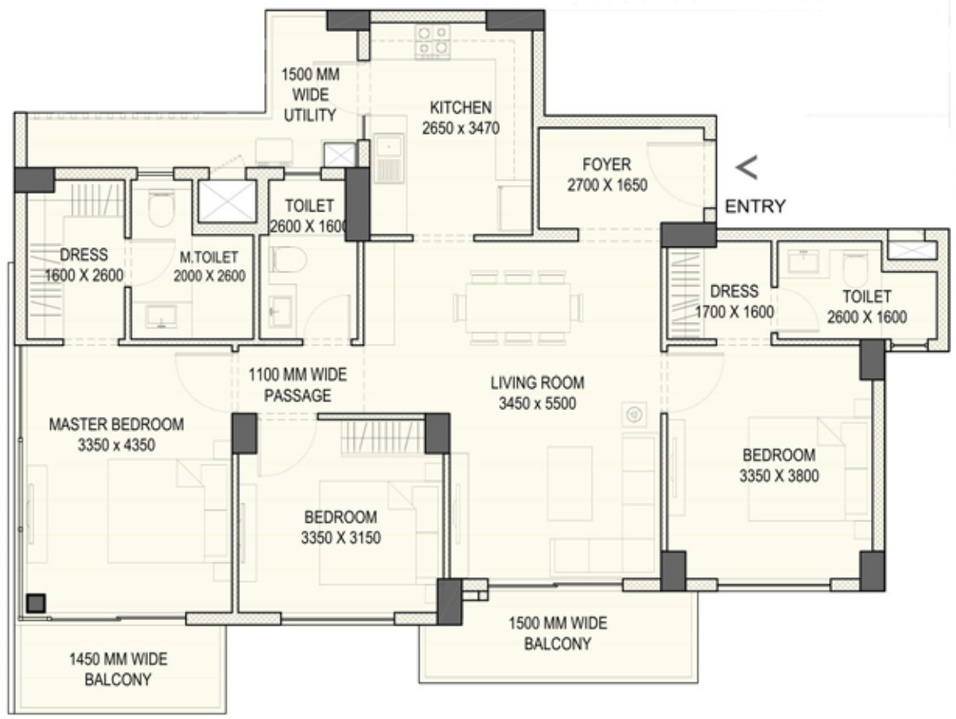




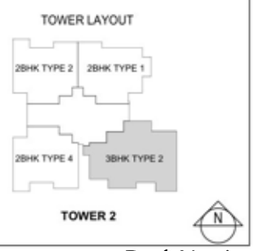


3BHK - TYPE 2

RERA CARPET AREA	98.56 SQ. MT
BALCONY AREA	18.49 SQ. MT







SPECIFICATIONS

LIVING/DINING ROOM

Floor	:	Imported Stone
Walls	:	Acrylic Emulsion paint
Ceiling	:	Acrylic Emulsion paint with boxing wherever required, for concealing services (extent as per design)

MASTER BEDROOM

Floor	:	Laminated Wooden Flooring
Walls	:	Acrylic Emulsion paint
Ceiling	:	Acrylic Emulsion paint with boxing wherever required, for concealing services (extent as per design)
Wardrobe	:	Modular Wardrobe of standard make

BEDROOMS

Floor	:	Laminated Wooden Flooring
Walls	:	Acrylic Emulsion paint
Ceiling	:	Acrylic Emulsion paint with boxing wherever required, for concealing services (extent as per design)
Wardrobe	:	Modular Wardrobe of standard make

MASTER TOILET

Floor	:	Vitrified Ceramic Tiles
Walls	:	Tile/Acrylic Emulsion Paint
Ceiling	:	Acrylic Emulsion paint, false ceiling with trap door (wherever required)
Counter	:	Artificial stone/stone
CP fittings & sanitary ware	:	Branded CP fittings & Chinaware fixtures

OTHER TOILET

Floor	:	Vitrified Ceramic Tiles
Walls	:	Tile/Acrylic Emulsion Paint
Ceiling	:	Acrylic Emulsion paint, false ceiling with trap door (wherever required)
CP fittings & sanitary ware	:	Branded CP fittings & Chinaware fixtures

KITCHEN

Floor	:	Vitrified Tiles
Walls	:	Tiles/Acrylic Emulsion Paint
Ceiling	:	Acrylic Emulsion paint, false ceiling with trap door (wherever required)
Counter	:	Artificial stone/ stone
Fittings & Fixtures	:	Branded CP fittings & Chinaware fixtures
Kitchen Appliances	:	Modular Cabinetary with Hob, Chimney, Microwave, Oven (Faber/Kaff/Elica or equivalent), Dishwasher, Refrigerator, Washing machine with dryer (LG/Samsung/Whirlpool or equivalent) and under counter RO system (Aquaguard/ Kent RO or equivalent)

LIFT LOBBY

Floor	:	Vitrified Tile
Walls	:	Tile Cladding

DOORS

Main apartment doors	:	
Internal doors	:	Factory finished engineered doors
Toilet Doors	:	Factory finished engineered doors

AIR-CONDITIONING	:	Split Unit AC in bedrooms, living/dining and kitchen
ELECTRICAL FIXTURES AND FITTINGS	:	Modular switches
EXTERNAL GLAZING	:	UPVC Door Window/Aluminium
RAILING	:	Combination of RCC, SS & Glass

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Draft Version

EMAAR

One of the most trusted and admired real estate groups worldwide, Emaar stands synonymous with thoughtful architecture, excellent engineering and impeccable execution. With proven competencies across a myriad of portfolios – commercial, residential, retail, hospitality and leisure, Emaar is a well-recognised name, known for its iconic assets in Dubai and other International markets. Emaar India carries its global legacy with a formidable portfolio of remarkable residential and commercial spaces across the country, viz. Delhi/NCR, Mohali, Lucknow, Indore and Jaipur.

Actual Image

Draft Version

Draft Version