

# CERISE FLOORS

LOW RISE AIRCONDITIONED FLOORS WITH PARTY TERRACE\*



CENTRAL PARK®  
FLOWER VALLEY



# CENTRAL PARK GROUP COMPLETED 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

## *L*IVING 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 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.







The Nectar  
MULTI CUISINE RESTAURANT

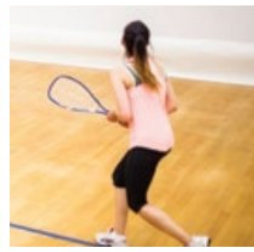
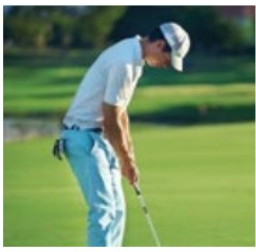


# WE GROW **ORGANIC.** SO THAT YOU GO **ORGANIC.**

Central Park Flower Valley is home to organic farming, where vegetables are grown from rocket leaves to cabbage, to lettuce, to kale, to spinach and lots more! These vegetables are grown without the use of any chemicals, so that our residents live a wholesome and healthy life.







## 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





# PRESENTING CERISE FLOORS AT FLOWER VALLEY

Low Rise Air Conditioned Floors with Party Terrace and Elevator.





# LIVE LIFE AS IT SUITS YOUR FANCY

At Cerise Floors, you don't just live in luxury, your everyday life starts immersed in it. Each independent floor comes with an option of a private Party Terrace\* loaded with cane furniture and other accessories aptly suited for a gathering with friends or spending quality time with family over the weekend. It is one's own sanctuary for celebrating life everyday.

Sample Apartment#

Living/Dining Room:  
Air-conditioned living and dining room that matches your premium lifestyle.

Sample Apartment#

\*Sample apartment is subject to change



Bedroom 1 & Bedroom 2:  
Beautifully designed  
and lavishly furnished,  
leaving you relaxed &  
rejuvenated.





Toilet 1 & Toilet 2:  
Attached to each bedroom,  
designed elegantly to suit  
your style.



Sample Apartment#

11

# Sample apartment is subject to change



Kitchen: Elegant and modular, equipped with all the necessities, at your service.

Sample Apartment#



Kids Area: A study for making those crisp presentations or personal space for your kids. Options do make life easier.

Sample Apartment#



Balcony: Breakfast, evening tea or just soak in the nature, it's your personal haven.



Sample Apartment#

13

\* Sample apartment is subject to change





# Sample apartment is subject to change

Elevator Access : Enter your personal floor in style from the Stilt Parking.



# FIRST/ THIRD / FOURTH FLOOR PLAN

## 2.5 BHK

Carpet Area: 61 sq. mtr. (658 sq. ft.)

Balcony Area: 23 sq. mtr. (247 sq. ft.)



### LEGENDS •

- |  |                                   |
|--|-----------------------------------|
| 1. Living/Dining Room: 9'-10" x 16'-5" | 6. Kids Area/Study: 8'-4" x 9'-2" |
| 2. Bedroom 1: 10'-2" x 12'-0"          | 7. Kitchen: 8'-8" x 6'-8"         |
| 3. Toilet 1: 6'-5" x 5'-4"             | 8. Nook                           |
| 4. Bedroom 2: 10'-4" x 10'-0"          | 9. Stairs: 7'-0" x 13'-6"         |
| 5. Toilet 2: 4'-7" x 7'-0"             | 10. Lift: 5'-1" x 4'-5"           |



## SECOND FLOOR PLAN

### 2.5 BHK

Carpet Area: 61 sq. mtr. (658 sq. ft.)

Balcony Area: 27 sq. mtr. (292 sq. ft.)



### •LEGENDS

- |  |                                   |
|--|-----------------------------------|
| 1. Living/Dining Room: 9'-10" x 16'-5" | 6. Kids Area/Study: 8'-4" x 9'-2" |
| 2. Bedroom 1: 10'-2" x 12'-0"          | 7. Kitchen: 8'-8" x 6'-8"         |
| 3. Toilet 1: 6'-5" x 5'-4"             | 8. Nook                           |
| 4. Bedroom 2: 10'-4" X 10'-0"          | 9. Stairs: 7'-0" x 13'-6"         |
| 5. Toilet 2: 4'-7" x 7'-0"             | 10. Lift: 5'-1" x 4'-5"           |



## PARTY TERRACE\* FLOOR PLAN

### LEGENDS •

1. Party Terrace\* 1: 41 sq. mtr. (450 sq. ft.)
2. Party Terrace\* 2: 37 sq. mtr. (400 sq. ft.)





# 5 STAR HOSPITALITY SERVICES

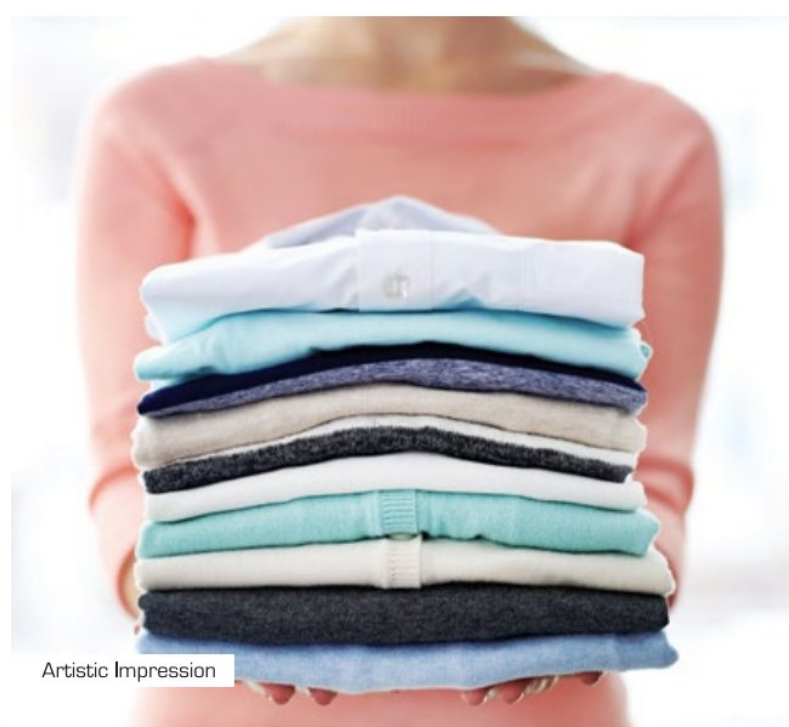
- 24x7 Security • Laundry • Concierge
- Housekeeping • Food & Beverage



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



# 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 ENVIRONMENTS, ECONOMIC PROSPERITY, SOCIAL STABILITY AND EQUITY, EDUCATIONAL OPPORTUNITY, AND 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 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 nearby within easy reach, ensuring easy access to quality education and premium healthcare. 7 world class institutes, 3 well-known schools & 3 hospitals are within close 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 destination next 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 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 5.5 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 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

## LEGENDS

### EDUCATIONAL INSTITUTIONS

- 1 Ryan International School
- 2 DPS Maruti Kunj
- 3 KIIT College of Engineering
- 4 JK Business School
- 5 KR Mangalam University
- 6 Jindal Public School
- 7 Euro Kids School
- 8 GD Goenka World School
- 9 Pathways World School

### LUXURY HOTELS

- 10 Fortune Select
- 11 Hilton Garden Inn
- 12 Vivanta by Taj
- 13 Crowne Plaza
- 14 Park Plaza
- 15 Gateway Resort by TAJ
- 16 Westin Resort
- 17 Country Inn

### HEALTHCARE

- 18 Max Hospital
- 19 Fortis Hospital
- 20 Artemis Hospital
- 21 Park Hospital
- 22 Medcity
- 23 Sanjeevani Hospital
- 24 Kabliji Hospital

### RETAIL ZONES

- 25 Big Bazaar
- 26 Shopper's Stop
- 27 Aditya Birla More
- 28 Ascendas OneHub

## WITH MANY OPTIONS

- 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

