PROMOTION | RC/REP/HARERA/GGM/791/523/2024/18
dated 04.03.2024. (website: www.haryanarera.gov.in)

EMAAR
INDIA

THE 88

SECTOR 112,
DWARKA EXPRESSWAY



Artistic Impression

DWARKA EXPRESSWAY: YOUR PATH TO PROSPERITY

In the extensive landscape of India's infrastructure advancement, the 29-kilometer-long Dwarka Expressway emerges as a standout project, offering potential returns on real estate investment, seamless connectivity, world class facilities and a flourishing community.

The Dwarka Expressway stands out with four key advantages:

- Strategic Connectivity: Connects Dwarka in Delhi to NH-8 in Gurugram, providing seamless access to major business districts, airports and residential areas.
- Real Estate Investment Potential: Proximity to business hubs and planned urban development make it a prime choice for high-yield real estate investment.
- Integrated Infrastructure: Beyond a mere road, the expressway features an integrated urban ecosystem with schools, hospitals, shopping centers
- Growing Community: Fosters a vibrant atmosphere with a habitation of over 2.5 lakh* in New Gurugram, mainly along the expressway.

*https://timesofindia.indiatimes.com/city/gurgaon as-flats-get-ready-new-sectors-popn-could-double-in-18-months/articleshow/91929998.cms

Sector 112:

- Situated along the 150 m wide Dwarka Expressway, offering excellent connectivity to Delhi and Gurugram.
- Well-planned and presents a promising future with excellent infrastructure and reputable schools, hospitals and shopping centres within close proximity.

Reference Image

Presenting

THE

SECTOR 112,
DWARKA EXPRESSWAY

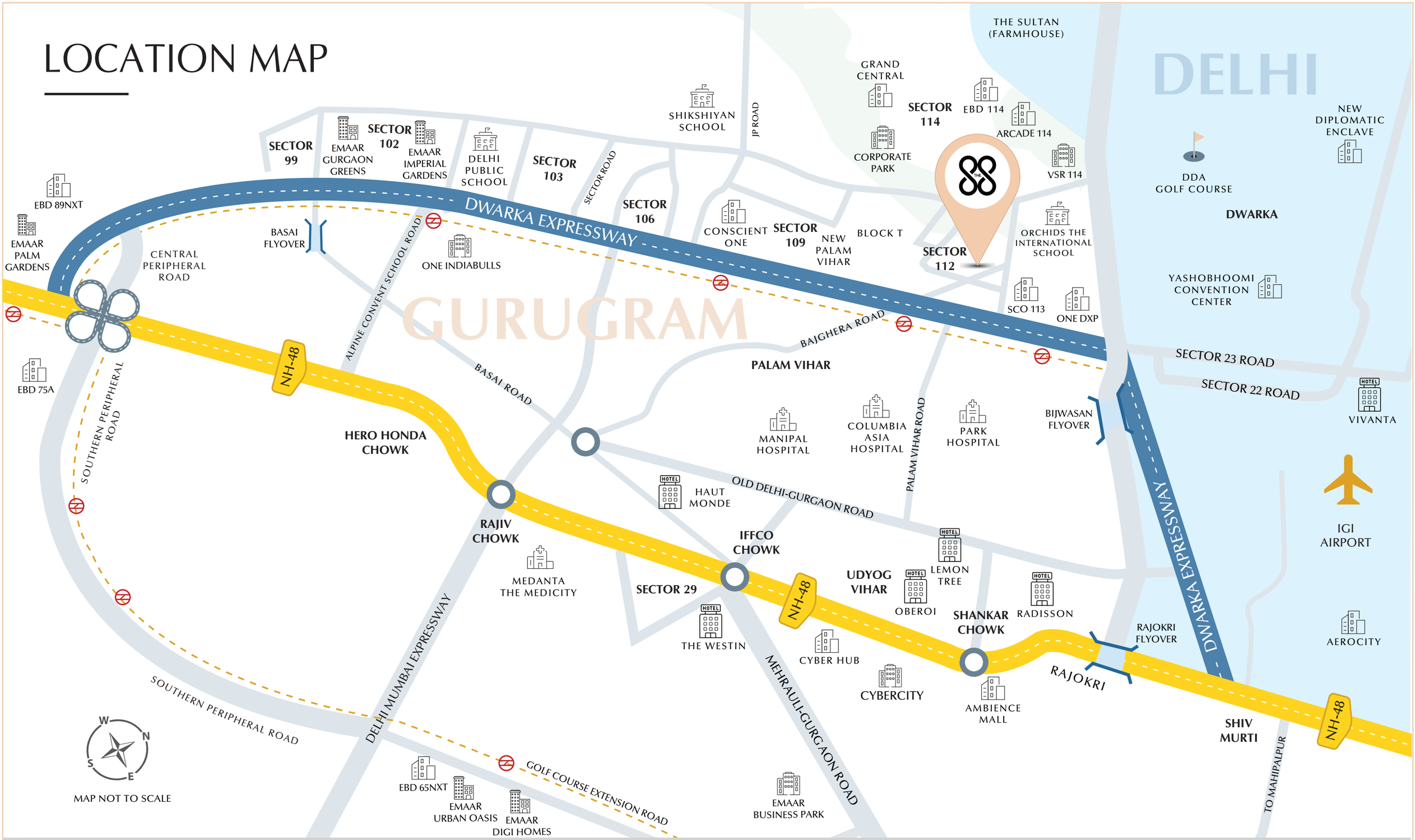
Artistic Impression

THE ADDRESS TO FLOURISH.

The 88 offers a discerning choice for those craving the pulse of Dwarka Expressway's vibrant energy. This prime residential community not only ensures convenient access to your daily commute, weekend getaways to Delhi and late-night shopping adventures but also offers meticulously designed 2 & 3 BHK homes that seamlessly complement your lifestyle.

Artistic Impression

LOCATION MAP



LEGENDS

COMMERCIAL & RETAIL

Arcade 114	1.7 km
SCO 113	1.8 km
EBD 114	2 km
One DXP	2.7 km
Grand Central	2.8 km
Concient One	3.5 km
Yashobhoomi Convention Center	7 km

HOSPITALS

Park Hospital	3.4 km
Columbia Asia Hospital	4.6 km
Manipal Hospital	5.3 km
Medanta The Medicity	17.9 km

PROPOSED METRO*

SCHOOLS

Orchids The International School	1.8 km
Shikshiyan School	4.7 km
Delhi Public School (Sector 102)	8.9 km

HOTELS

Vivanta Dwarka	9 km
Lemon Tree	10.2 km
Haut Monde	10.5 km
Oberoi	10.7 km
Radisson	11.3 km
The Westin	13.5 km

OFFICES

VSR 114	1.7 km
Chintels Corporate Park	3.6 km
One Indiabulls	5.8 km
Cyber City	12.7 km
Emaar Business Park	14.4 km

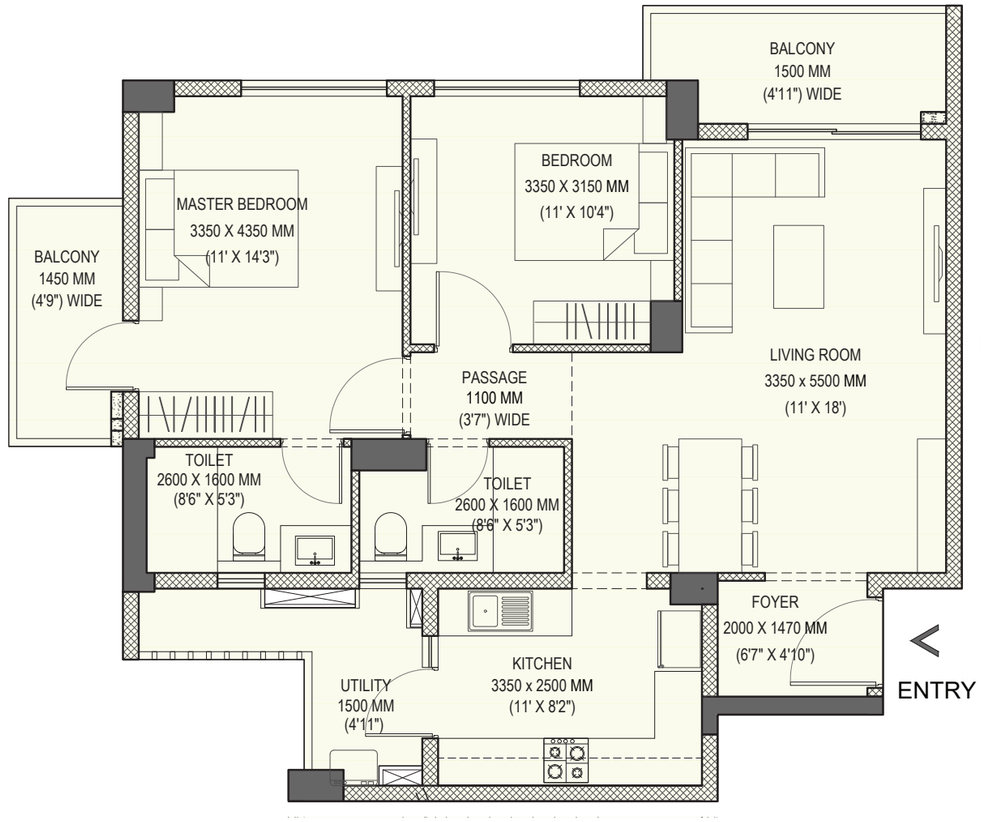
*https://tcpharyana.gov.in/Development_Plan/ColouredCopy/GURUGRAM_FDP_2031.pdf

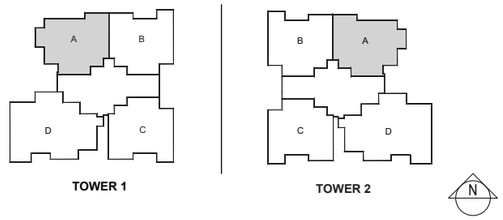
MASTER PLAN


1. MAIN ENTRY/EXIT
2. TOWER ENTRY/EXIT
3. TOWER-1
4. TOWER-2
5. CENTRAL LAWN
6. GUARD ROOM
7. VEHICULAR PATH
8. GYM
9. SERVICES
10. CONVENIENCE STORE
11. PET'S AREA
B
A
4
TOWER 2
C
D
8
2
7
6
5
A
B
3
TOWER 1
10
D
C
2
9
11
9
1
N
PROPOSED 24 MT. ROAD

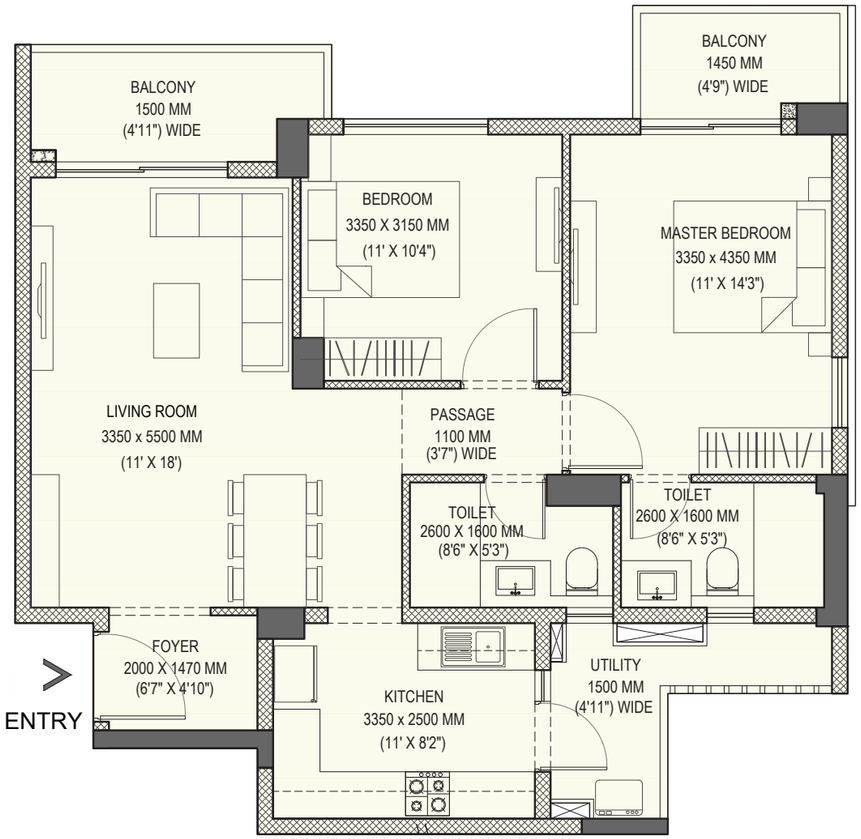
FLOOR PLANS

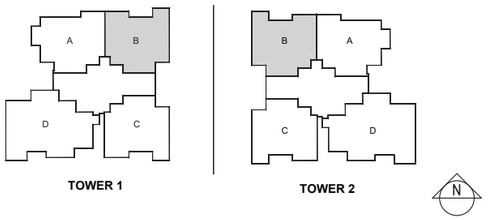
2BHK - TYPE 1	
RERA CARPET AREA	72.14 SQ. MT (777 SQ.FT.)
BALCONY AREA	15.34 SQ. MT (165 SQ.FT.)



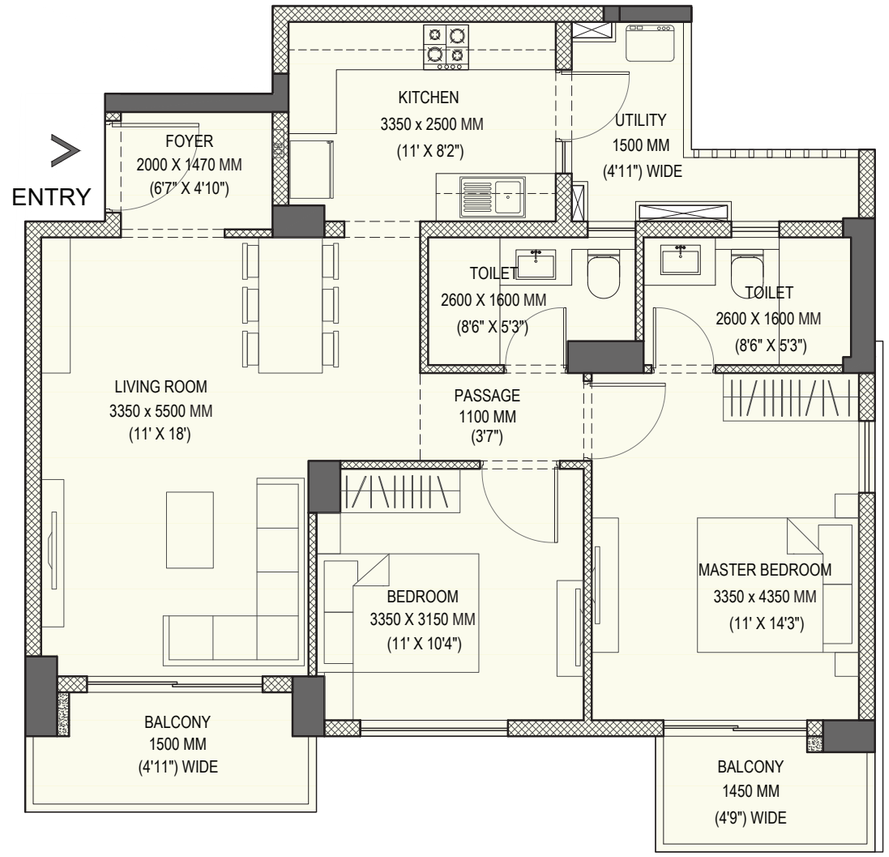


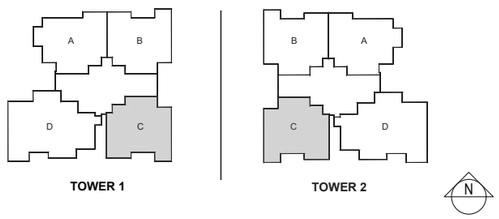
2BHK - TYPE 2	
RERA CARPET AREA	72.23 SQ. MT (778 SQ.FT.)
BALCONY AREA	14.79 SQ. MT (159 SQ.FT.)



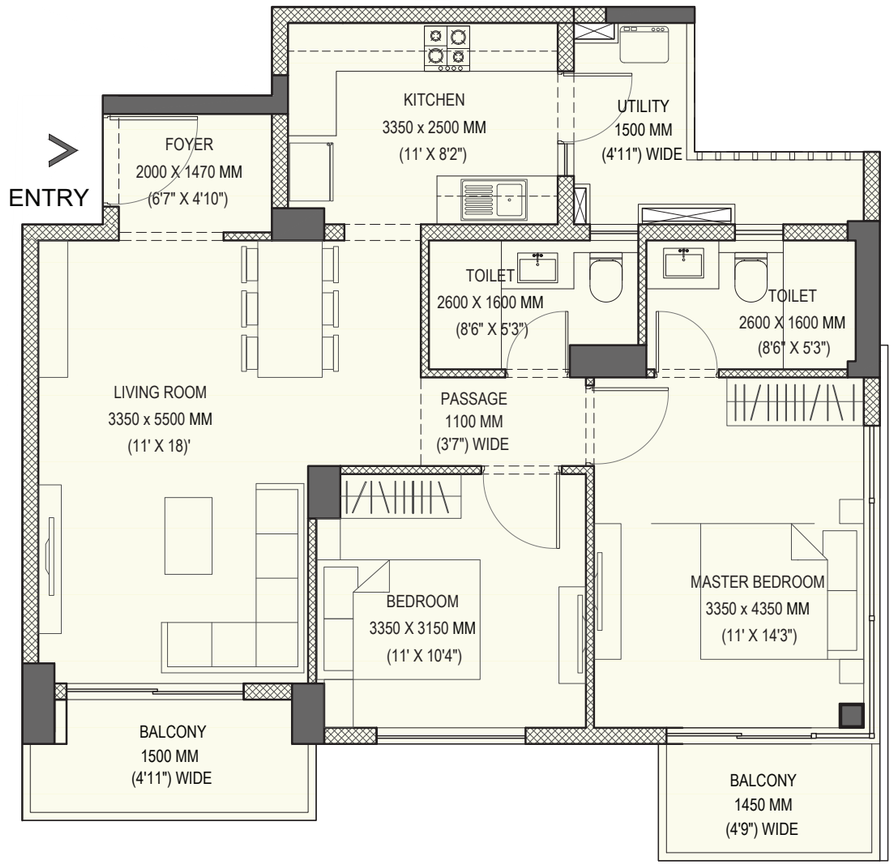


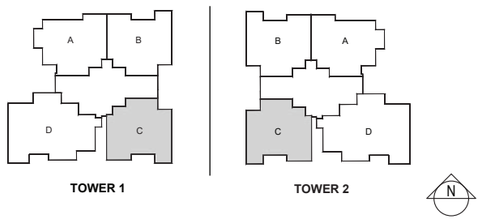
2BHK - TYPE 3	
RERA CARPET AREA	72.18 SQ. MT (777 SQ.FT.)
BALCONY AREA	14.36 SQ. MT (155 SQ.FT.)



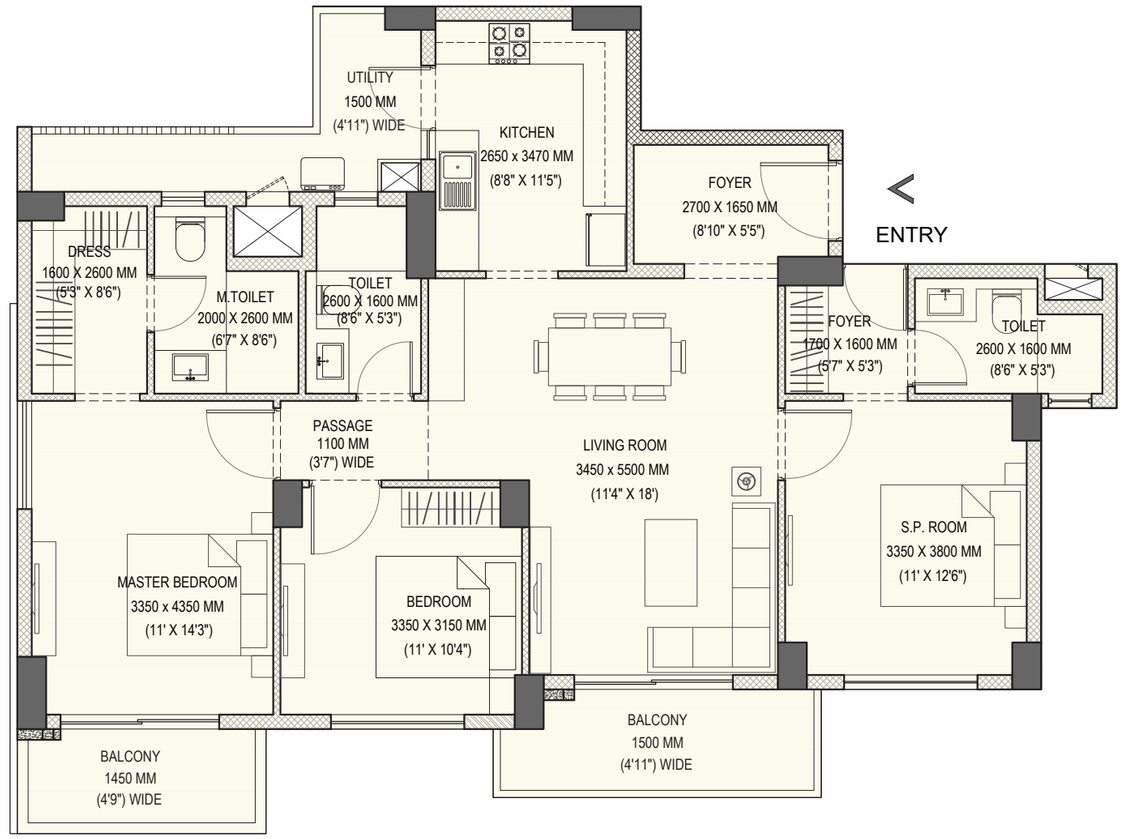


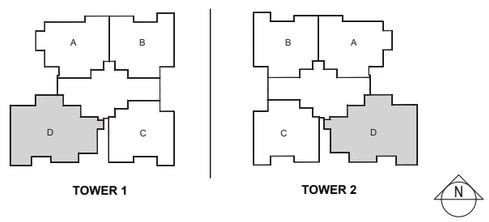
2BHK - TYPE 4	
RERA CARPET AREA	72.10 SQ. MT (776 SQ.FT.)
BALCONY AREA	14.36 SQ. MT (155 SQ.FT.)



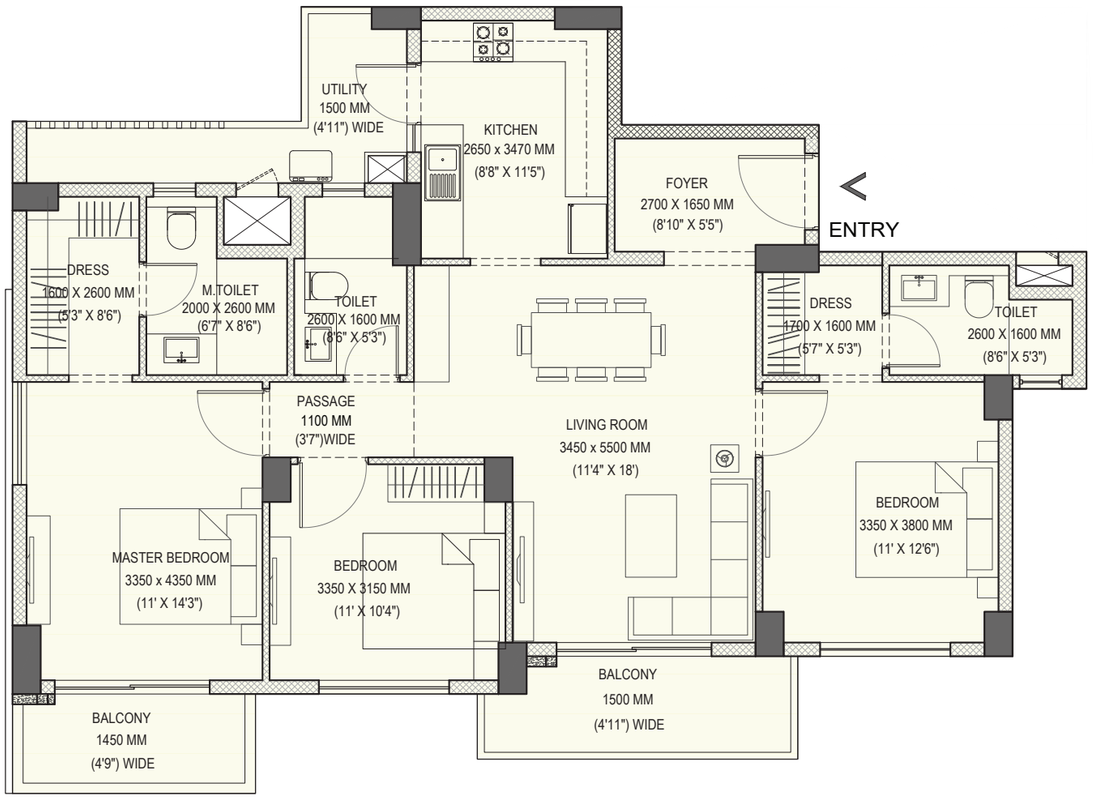


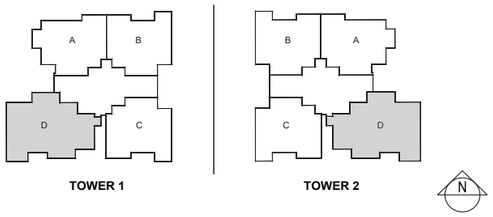
2BHK + S.P. ROOM	
RERA CARPET AREA	98.49 SQ. MT (1060 SQ.FT.)
BALCONY AREA	18.49 SQ. MT (199 SQ.FT.)



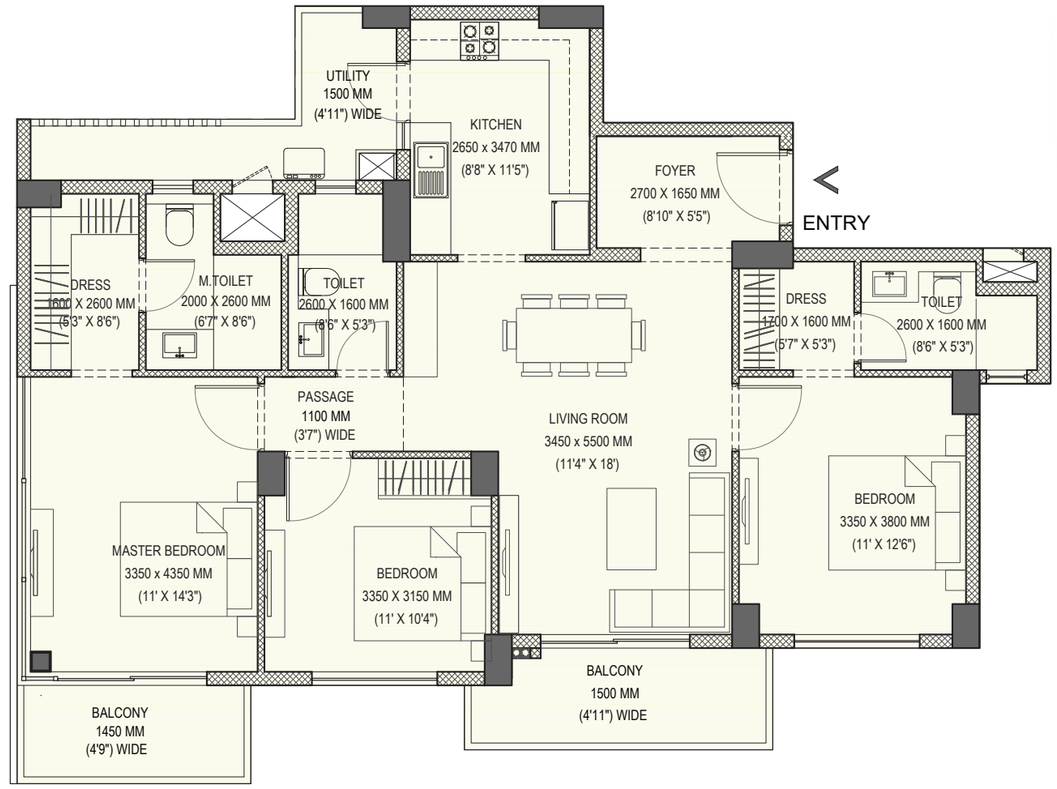


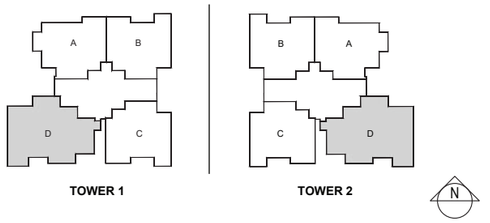
3BHK - TYPE 1	
RERA CARPET AREA	98.49 SQ. MT (1060 SQ.FT.)
BALCONY AREA	18.49 SQ. MT (199 SQ.FT.)





3BHK - TYPE 2	
RERA CARPET AREA	98.56 SQ. MT (1061 SQ.FT.)
BALCONY AREA	18.49 SQ. MT (199 SQ.FT.)





SPECIFICATIONS

LIVING/ DINING/ FOYER/ FAMILY LOUNGE

Flooring	:	Tile
Walls	:	Acrylic Emulsion
Ceiling	:	Acrylic Emulsion with boxing wherever required, for concealing services (extent as per design)

MASTER BEDROOM

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

MASTER TOILET

Flooring	:	Vitrified Tile/ Ceramic Tiles
Walls	:	Tile/ OBD Paint
Ceiling	:	OBD, False Ceiling with Trap Door (wherever required)
Counter	:	Granite/ Stone
Fittings & fixtures	:	Branded CP fittings & Chinaware fixtures

OTHER BEDROOMS

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

OTHER TOILET

Flooring	:	Tile/ Ceramic Tiles
Walls	:	Tile/ OBD Paint
Ceiling	:	OBD, False Ceiling with Trap Door (wherever required)
Fittings & fixtures	:	Branded CP fittings & chinaware fixtures

KITCHEN

Flooring	:	Vitrified Tiles
Walls	:	Tiles/ Acrylic Emulsion Paint
Ceiling	:	Acrylic Emulsion with boxing wherever required, for concealing services (extent as per design)
Counter	:	Granite/ Stone
Modular Kitchen	:	Modular Kitchen with Chimney & hob
Fittings & Fixtures	:	Branded CP fittings & Chinaware fixtures

BALCONIES & TERRACES

Flooring	:	Tile
Walls	:	Exterior Grade Paint
Ceiling	:	Exterior Grade Paint
Railing	:	MS Railing

EXTERNAL DOOR WINDOWS

External Door Windows	:	UPVC

INTERNAL DOORS

Internal Doors	:	Engineered Flush Door with laminated finish

AIR-CONDITIONING

AC	:	Split AC in Living Room and Bedrooms

ELECTRICAL SWITCHES

Electrical Switches	:	Modular Switches

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 portfolio of 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 portfolio of remarkable residential and commercial spaces across the country, viz. Delhi/NCR, Mohali, Lucknow, Indore, and Jaipur.

Actual Image

EMAAR

INDIA

"THE 88" ("Project") [HRERA registration No. RC/REP/HARERA/GGM/791/523/2024/18 dated 04.03.2024 (website: www.haryanarera.gov.in) – Registered by Emaar India Limited (CIN: U45201DL2005PLC133161) ("Company")] situated at Revenue Estate of Village Bajghera, Sector 112, Gurugram – Manesar, Urban Complex, Haryana, India admeasuring 7,446.21582 sq. m. / 1.84 acres (Approx.) out of 43,479.4254 sq. m. / 10.744 acres. The Project comprises of comprising of residential group housing colony along with facilities and amenities thereto in the Integrated Township being developed in a planned manner over a period of time pursuant to receipt of License bearing no. 04 of 2013 dated 18.02.2013 renewed by Memo No. LC-1337-PA(VA)-2024/6432 dated 21.02.2024 and valid up to 17.02.2029, granted by the Director Town and Country Planning, Haryana, approved building plan vide Memo No. Memo no. ZP866/AD(VK)/2024/5039 dated 09.02.2024.
Nothing contained herein intends to constitute a legal offer and does not form any legally binding agreement. All information, images and visuals, drawings, sketches, representations, plans, specifications, artistic renderings, areas, sizes, shapes and positions and whatever facilities amenities shown are merely artistic impressions and not to scale. The distances given are a rough estimation. 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. Viewers/Recipients are advised to exercise their discretion in relying on the information described/shown herein and are requested to verify all the details, specifications including areas, amenities, payment plans, services and other relevant information/ terms independently, and have a thorough understanding of the same and take appropriate advice prior to concluding any decision for buying of any unit or in relation to the Project.
The proposed 24-meter-wide Road is under process with the DTCP for its realignment and the process of amendment in the sectoral plan is under process for approval.

The Company and/or its directors, employees, are not liable for any consequence of any action taken by the viewer and for any direct, indirect, special or other consequential damages by relying on such material information contained herein including, without limitation, any loss of profits, business interruption, loss of programs or other data on viewer's/ recipient's information handling system or otherwise, even if the Company and/or its directors, employees are expressly advised of the possibility of such damages.

Any construction to be put up shall be subject to approval of building layout plans as per architecture guidelines for development of the respective plots by competent authority and by the developer / maintenance agency / association of allottees / RWA. Use of information will be governed by Indian Laws, Real Estate (Regulation and Development) Act, 2016. Courts at Gurugram, Haryana shall have exclusive jurisdiction.

For more information, please contact Email: : IN_marketing@emaar.ae or visit: in.emaar.com
1 Acre = 4046.86 square meters or 4840 square yards, 1 square meters = 10.764 square feet

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