



*The Room*

FULLY MAINTAINED SINGLE / DOUBLE SUITES





**EXPERIENCE**  
THE FINEST FULLY  
MAINTAINED SUITE LIVING.



Artistic Impression

A suite life that will be hard to resist. The Room at Flower Valley brings to you a unique concept of fully-maintained suites, complemented with copious doses of nature that one needs to lead a balanced life. The single and double air-conditioned suites come with world class services like 24 hours concierge, housekeeping, laundry and more, which ensure a global lifestyle for all its residents.

Add to this all the best conveniences one could wish for in India's first premier global township with 10 academies, The Room at Flower Valley promises to offer people all this and much more.

THE ROOM, GURGAON  
GIVING A NEW MEANING  
TO 'SOLD OUT'



Actual Image

Central Park The Room situated at Sector 48, Sohna Road, Gurgaon has been a blockbuster hit with its unique, innovative concept of living. A completely SOLD OUT property, The Room at Gurgaon has given its customers the highest capital appreciation, and a quality of life like no other. It's no surprise that the last unit was sold at ₹15,862 per sq. ft. despite the lacklustre real estate market of today. A favourite with expats from over 15 nationalities, The Room offers global lifestyle and conveniences befitting its profile of customers.

THE ROOM AT FLOWER  
VALLEY GIVING A NEW  
MEANING TO 'SECOND  
CHANCES'



Artistic Impression

In keeping with its success and popularity graph, The Room at Central Park Flower Valley boasts of Single & Double suites with copious doses of luxury which today's consumer needs. Perfect for singles or couples, start-up entrepreneurs or small families, The Room has fully maintained suites in a 10 acre area and offers amenities that fulfill every requirement. To add more to one's quality of life, The Room at Flower Valley is proposed to be automobile free.



## SET IN A TOWNSHIP WITH A TOUCH OF SPRING THROUGHOUT THE YEAR



Actual Image of Flora Fountain

### Where spring never ends

A premier global township of lush greenery, exquisite flora and water bodies, Flower Valley gives you a touch of spring throughout the year. Though the whole township is located amidst this treasure trove of nature with thousands of trees and multiple flower lanes, Flower Valley boasts of all king-size luxuries and amenities, nestled right within. Well, can you expect any less in such a vast expanse of tropical beauty?

### Premium Location

Tucked just 10 minutes away from Golf Course Extension Road, 20 mins from Central Park Resorts, and 35 minutes from IGI Airport, Flower Valley isn't just a quiet paradise, but a well-connected sanctum for life too. With top hospitals, hotels and educational institutions in the vicinity, the location becomes all the more premium.



# INDIA'S FIRST TOWNSHIP TO HAVE 10 PREMIUM ACADEMIES.



Actual image of Day & Night Golf Academy

Flower Valley is India's first and only global township to have ten recreational academies right within its beautiful premises. Equipped with infrastructure that's at par with world standards, international coaches and ample amount of space, Flower Valley provides you a wide range of academies to choose from

Dance  
Cricket  
Swimming  
Golf

Acting  
Boxing  
Yoga

Badminton  
Fitness  
Lawn Tennis

# A COVETED LOCATION TURNS ALL THE MORE PREMIUM.

THE TIMES OF INDIA, NEW DELHI / GURGAON  
SATURDAY, MARCH 25, 2017

## Elevated road to connect Sohna and Rajiv Chowk

**Chetna Choudhry**  
@timesgroup.com

**Gurgaon:** The length of the proposed elevated road on the Gurgaon-Alwar highway has been extended by 6km, all the way up to Sohna.

This road is to start at Rajiv Chowk on NH-8 and will help motorists just to Sohna, about 23km away in far quicker time than they do now.

The changes were made following a recent order by the Union ministry of road transport and highways. According to the previous plan, the elevated road was to go only till Alipur near Bhondsi. A senior NHAI official told TOI, "This has now been extended for another 6 km, and will now go beyond Sohna. It will give a big breather to commuters going from Rajiv Chowk to Sohna rural."

The number of lanes proposed along the stretch has also been increased. From the earlier plan to make four lanes, the elevated road is now proposed to be a 6-lane stretch. "NHAI is making necessary changes in its detailed project report to accommodate the changes, after they received an order from the ministry last week," added the official.

In August last year, NHAI had declared the stretch from Rajiv Chowk till Naugaon at the Haryana-Rajasthan border a national highway. The length of the stretch is 96 km. The move will especially benefit sectors 33, 66, 67, Islampur, Badshapur, Fazilpur, Jharsa, Bhondsi and Sohna. Sohna road is a part of Sohna-Alwar highway, an important route for Rajasthan and Haryana over which around 50,000 vehicles travel every day. It is also used for transportation of dairy products for Gurgaon and Delhi. The elevated road project is expected to start by August this year.

**RIDE WITHOUT BREAK** The flyover will benefit sectors 33, 66, 67, Islampur, Badshapur, Fazilpur, Jharsa, Bhondsi & Sohna



The upcoming 22.5 km elevated corridor from Rajiv Chowk (NH8) Gurgaon to Sohna will ensure a furthermore smooth ride to Flower Valley. The project won't just cut down distance and travel time, but is also bound to uplift South of Gurgaon's novel position in the real estate sector.

## 5.5 Million sq.ft. complete and counting!

Central Park is a real estate brand that has built an unrivalled expertise in creating concept living spaces at some of the best locations in Delhi, Gurgaon and Goa. As a dynamic brand, we are one of the forerunners in real estate today, having delivered 5.5 million sq. ft. across luxury residential and 5-star hospitality projects. In the past 30 months, 1155 homes have been delivered. To further reciprocate our customers' faith in us, Central Park offers a no-questions-asked 30 day refund policy on any new bookings.

Our constant pursuit of excellence, commitment and building values for customers is responsible for our growth and success over the years. You can expect nothing less than the world from Central Park.



# HAPPINESS HAS FOUND A NEW HOME. IN CENTRAL PARK CUSTOMERS.

Once again, Central Park has upheld its trusted legacy by exhibiting highest ROI in Gurgaon for its customers. As a company, Central Park has always sought to deliver concept living landmarks to its partners, associates and end consumers. We are thankful for your continued support and faith in us. Here's hoping to not just meet your expectations in the future, but exceed them.

## Resort Apartments\* Return on Investment under Possession Linked Payment Plan (PLP)



ROI : **230%**  
Annual ROI : **58%**

4BHK 3931 SQ. FT.  
(Green Facing Unit)



ROI : **226%**  
Annual ROI : **56%**

3BHK 2464 SQ. FT.  
(Green Facing Unit)



ROI : **213%**  
Annual ROI : **36%**

3BHK 2187 SQ. FT.  
(Green Facing Unit)



ROI : **238%**  
Annual ROI : **60%**

3BHK 2647 SQ. FT.  
(City Facing Unit)

## The Room Return on Investment under Possession Linked Payment Plan (PLP)



CENTRAL PARK WORKS WITH THE BEST OF INTERNATIONAL CONSULTANTS LIKE HOK, HONG KONG; HBA, SINGAPORE; GREEN ARCHITECTS, THAILAND AND PIA, THAILAND, AND MORE.



## THE ROOM - SPECIFICATIONS

AREA	Proposed Specifications	
Living / Dining	Flooring	High Quality Designer Vitrified Tiles
Bedrooms	Flooring	Laminated wooden flooring
	Wall	Plastic Emulsion Paint
	Ceiling	Oil bound Distemper
Kitchen	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
Bathroom	Flooring	Anti skid ceramic tiles
	Wall	High quality designer ceramic tiles
	CP Fittings with Rain Shower	Jaquar/ Kohler or equivalent
	Sanitaryware	
Corridor	Flooring	High Quality Designer Vitrified Tiles
General	Air Conditioning	Split AC in every room
	Door Frame with Shutter	High Quality completely finished door frame with architrave along with teak finish laminated shutter
	Electric Fixtures	Fan & Lights in each room
	Television	One in the living room
	Cupboards	Laminated shutters and carcass
	RO Water Purifier	
	Intercom	





**Tower-J (The Room)**  
1 BHK - Type 1  
Area 853 sq. ft.



**Tower-J (The Room)**  
1 BHK + Study - Type 2  
Area 944 sq. ft.



**Tower-J (The Room)**  
1 BHK + Type 2  
Area 863 sq. ft.

These are proposed layouts & the sizes are subject to change by upto 12.5%



**Tower-J (The Room)**  
2 BHK + Type 1  
Area 1188 sq. ft.

These are proposed layouts & the sizes are subject to change by upto 12.5%



**Tower-J (The Room)**  
 1 BHK + Study - Type 1  
 Area 1195 sq. ft.



These are proposed layouts & the sizes are subject to change by upto 12.5%

**Tower-J (The Room)**  
 2 BHK - Type 2  
 Area 1350 sq. ft.



These are proposed layouts & the sizes are subject to change by upto 12.5%



# LOCATION MAP



## LEGENDS

### EDUCATIONAL INSTITUTIONS

- 1 Ryan International School
- 2 DPS Maruti Kunj
- 3 KIT 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)
	Proposed Gurgaon Extn. Road
	Proposed 22.5 KM Elevated Corridor

Map not to scale





