

EMAAR
INDIA

PRESENTING



SERENITY HILLS



Come Home to Acres of Nature

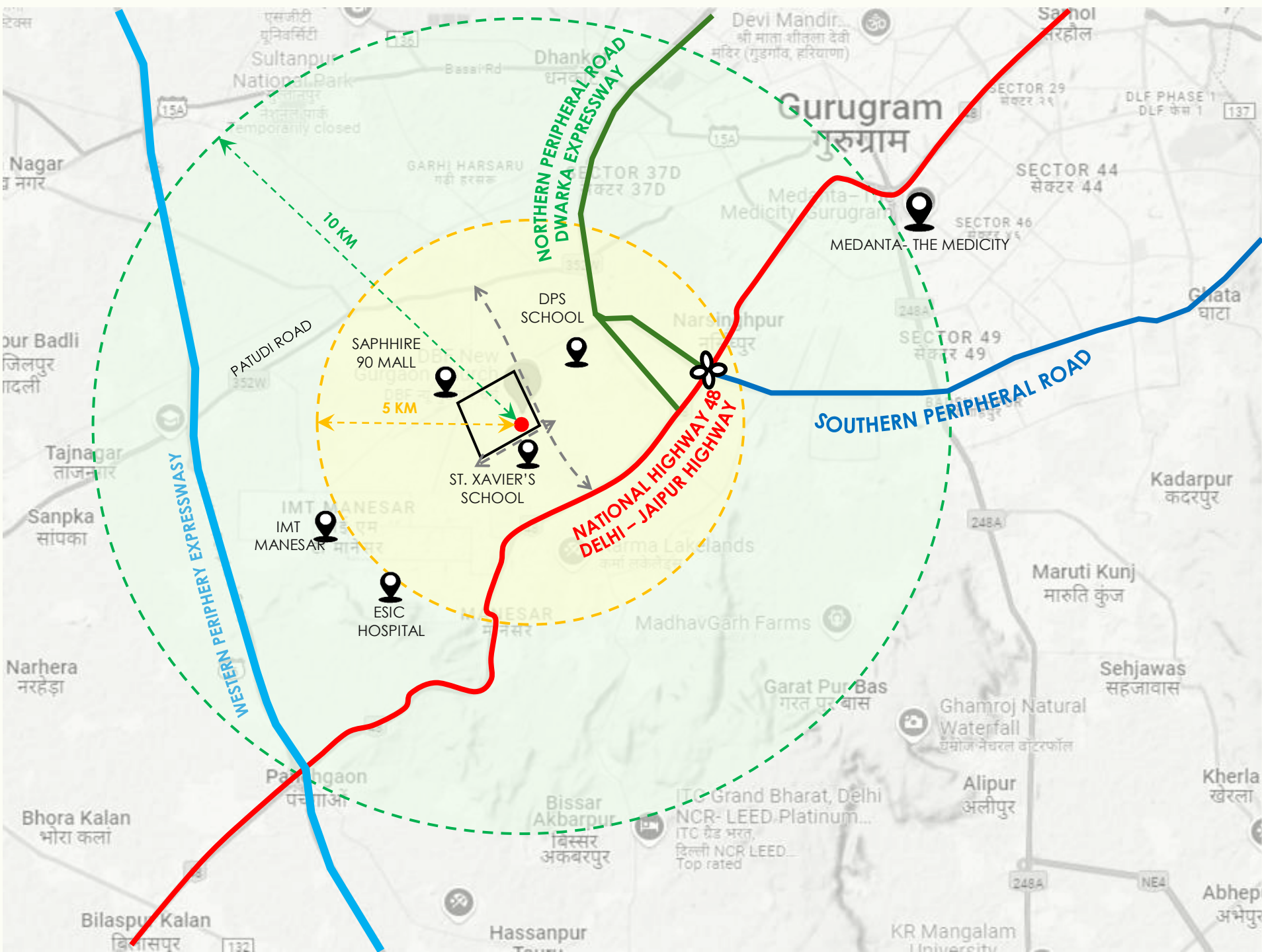
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LOCATION MAP

-  INDIRA GANDHI INTERNATIONAL AIRPORT
35 KM
-  GURUGRAM RAILWAY STATION
15 KM
-  HUDA CITY CENTRE METRO STATION
20 KM
-  CYBERCITY
22 KM

-  SECTOR 86
-  PROJECT SITE



PROJECT OVERVIEW

Project Details

- 1. Total Area: 25.90 Acres
- 2. Total Towers: 13
- 3. Entrances:
 - ✓ From 75m road
 - ✓ From 24m road
 - ✓ From 24m road (proposed)

Current Launch

- 1. Site Area: 15.217 Acres
- 2. No. of Towers: 7
- 3. No. of Units: 997
- 4. Tower Height: Ranging from G+32 to G+39
- 5. Lifts per tower: 3 passenger + 1 service
- 6. 4 to a core cluster
- 7. Floor-to-floor height: 3.15m

Parking Details

- 1. 2 Level Basement
- 2. 4BHK : 3 car park
- 3. 3BHK-L : 2 car park
- 4. 3BHK-S : 1 car park

Unit Details (Current Launch)

Typology	Carpet Area (in sq. ft.)*	Balcony Area (in sq. ft.)*	No. of units
4BHK (4BHK+4T+PDR+U)	1,571	427	206
3BHK-L (3BHK+3T+U)	1,219	318	341
3BHK-S (3BHK+2T)	947	235	450

*Indicative sizes, sizes may vary in different floors.

PROJECT OVERVIEW

Project USPs

1. **8 Acres** of Central Greens
2. More than **20 acres** of landscaped **open space**
3. **Only 13% of ground coverage** utilised out of the 35% available.
4. A stunning **water element** with a continuous **promenade for leisure walks**.
5. **-1 Lakh sq. ft.** of Amenities flowing through the project including **-75,000* sq. ft. of Clubhouse**
6. **IGBC Platinum** pre-certified development
 1. Energy Efficiency
 2. Water Saving
 3. Enhanced Air Quality
 4. More Natural Light and Ventilation
 5. Reduction in Heat Island
7. More than **80% of the total units** overlook Central Greens or are corner units
8. **45+ Fast EV charging stations** at surface
9. **No EWS** in the project

MASTER PLAN

1. Entrance
 - Gate 1: 75-M Road Entry
 - Gate 2: 24-M Road Entry
 - Gate 3: Secondary Entry from 24-M Road
2. Entry Plaza
3. Security/Guard Room
4. Kids Play Area
5. Peripheral Road
6. Tree Groves
7. Waterbody with waterfront promenade
8. Islands
9. Party Lawn
10. Lakeside Deck
11. Floating Deck
12. Cycling Track
13. Meadows
14. Jogging and Walking Trail
15. Yoga and Meditation Zone
16. Elderly Seating Zone
17. Forest
18. Pet Park
19. Community Event Lawn
20. Feature Wall
21. Club and Amenities
22. Basement Entry/Exit Ramp



AMENITIES*

Sports Facilities

- Squash Court
- Table Tennis
- Badminton Court
- Card/ Carrom/ Chess/ Foosball
- Snooker/ Pool Billiards
- Tennis Court/ Pickle Ball
- Multipurpose Court/ Cricket Pitch/ net
- Jogging/ Cycling Track
- Swimming Pool

Fitness Center

- Gymnasium
- Aerobics/ Yoga/Music/ Zumba
- Multipurpose Studio
- Juice Bar

Health & Hygiene

- Salon Facilities
- Treatment/ Massage room/ Sauna/ Steam room
- Relaxation/ Revitalisation Lounge.

Kid's Zone

- Toddlers Room/ Creche/ Day Care
- Art & Activity room/ Kid's Library

Entertainment

- AV Room/ Mini Theatre/ Screening (2 nos)
- Ball Room/ Banquet with Pre Function
- Outdoor Lawn Area
- Cigar Room/ Men's Lounge/ Ladies Room

Hospitality

- Guest Rooms/ Ensuite

Food & Beverages

- Multicuisine Restaurant
- Café/ Bar Lounge

Business Hub

- Library/ Quite Zone
- Meeting Rooms/ Conference Rooms
- Work Pods/ Coworking

SPECIFICATIONS SNAPSHOT

- Stone flooring in Living & Dining Room
- Laminated Wooden Flooring in all bedrooms.
- Modular Kitchen with Chimney + Hob, SS Sink, Geyser & Branded CP Fittings.
- Wash Basin with vanity underneath, WC, Mirror, Shower in all bathrooms along with Shower partition in master bathroom.
- VRF with High Wall units in Bedrooms, Living & Dining.
- Exhaust Fan in Kitchen & all Bathrooms.

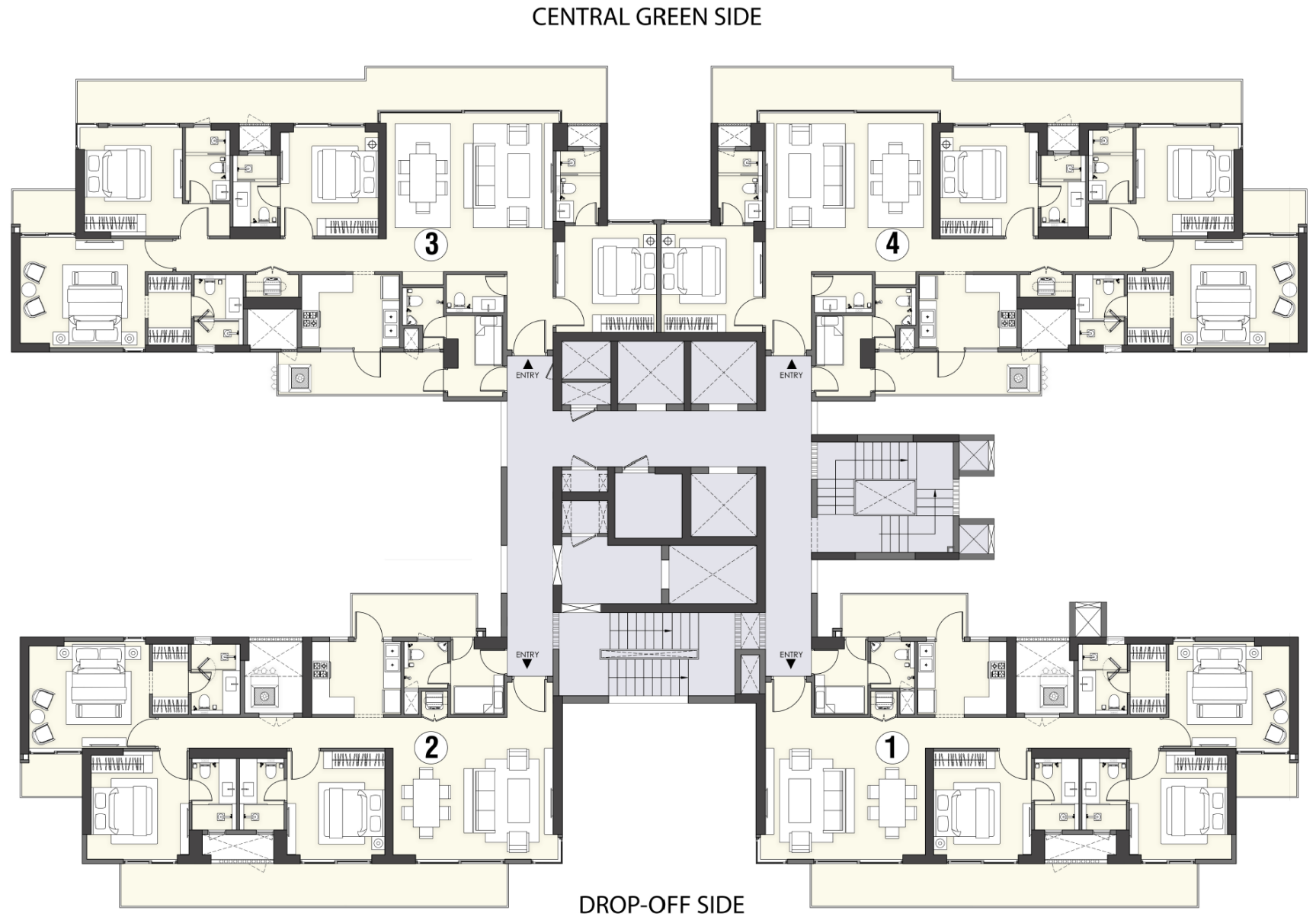
UNIT PLANS

Unit USPs

1. All 4BHK **overlooking Central Greens**
2. **Separate balcony** for Master Bedroom in 4BHK and 3BHK-L
3. **Stretched balcony** connecting multiple rooms, enhancing living space
4. Enclosed **niche for multipurpose usage** (Laundry/Puja Room/Storage etc.)
5. **Three-side open layout** ensuring ample natural light and cross ventilation
6. **More than 90% units** have full height **Corner Windows** for maximised view.
7. The entry to the apartments is through **an ante space** providing necessary privacy from the elevator lobby.
8. Units planned in a manner that they **do not overlook** each other.

INDICATIVE CLUSTER PLAN

(Tower B)

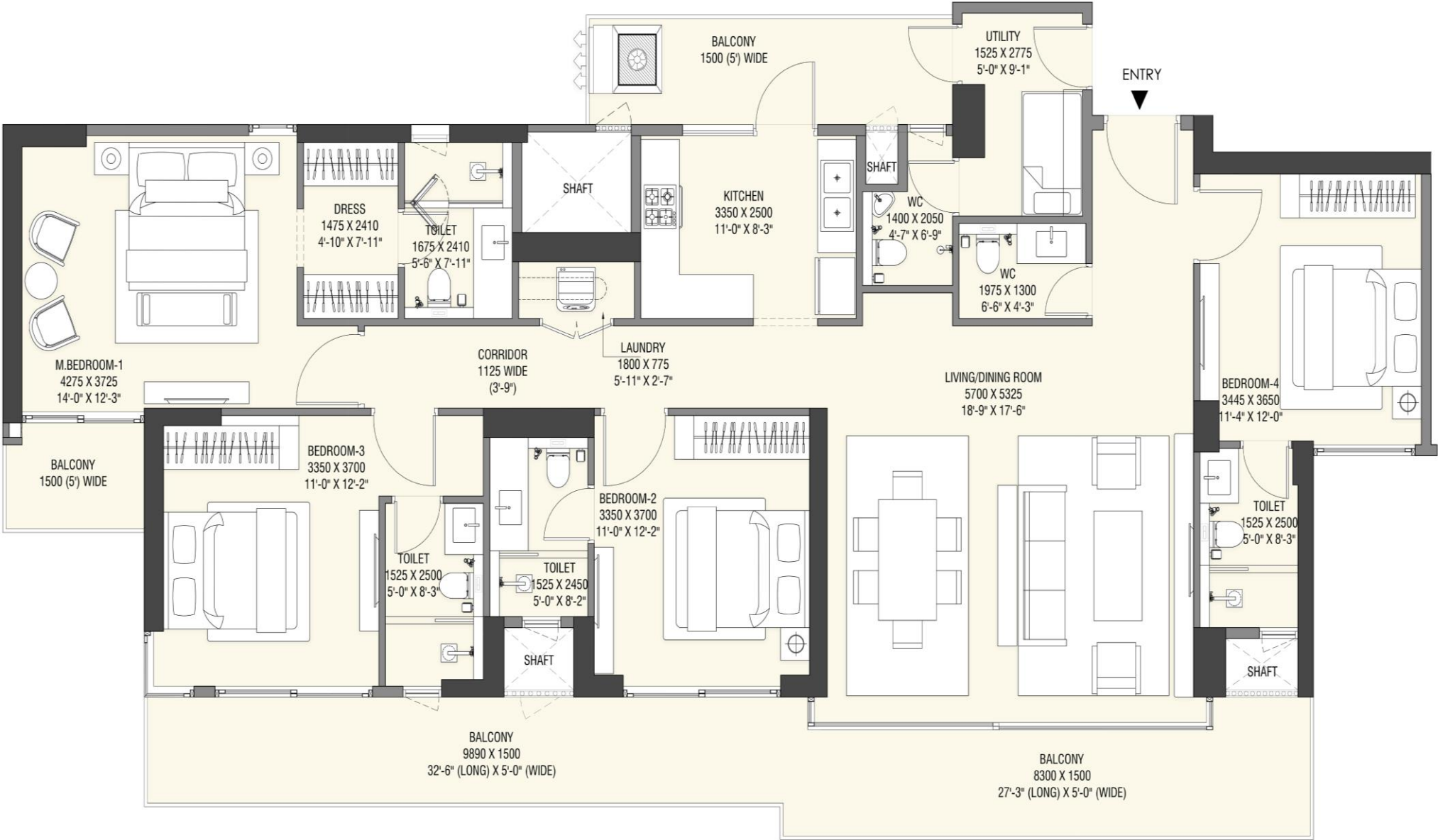


UNIT PLAN

4BHK+4T+PDR+U

Carpet Area* 1,571 sq. ft.

Balcony Area* 427 sq. ft.



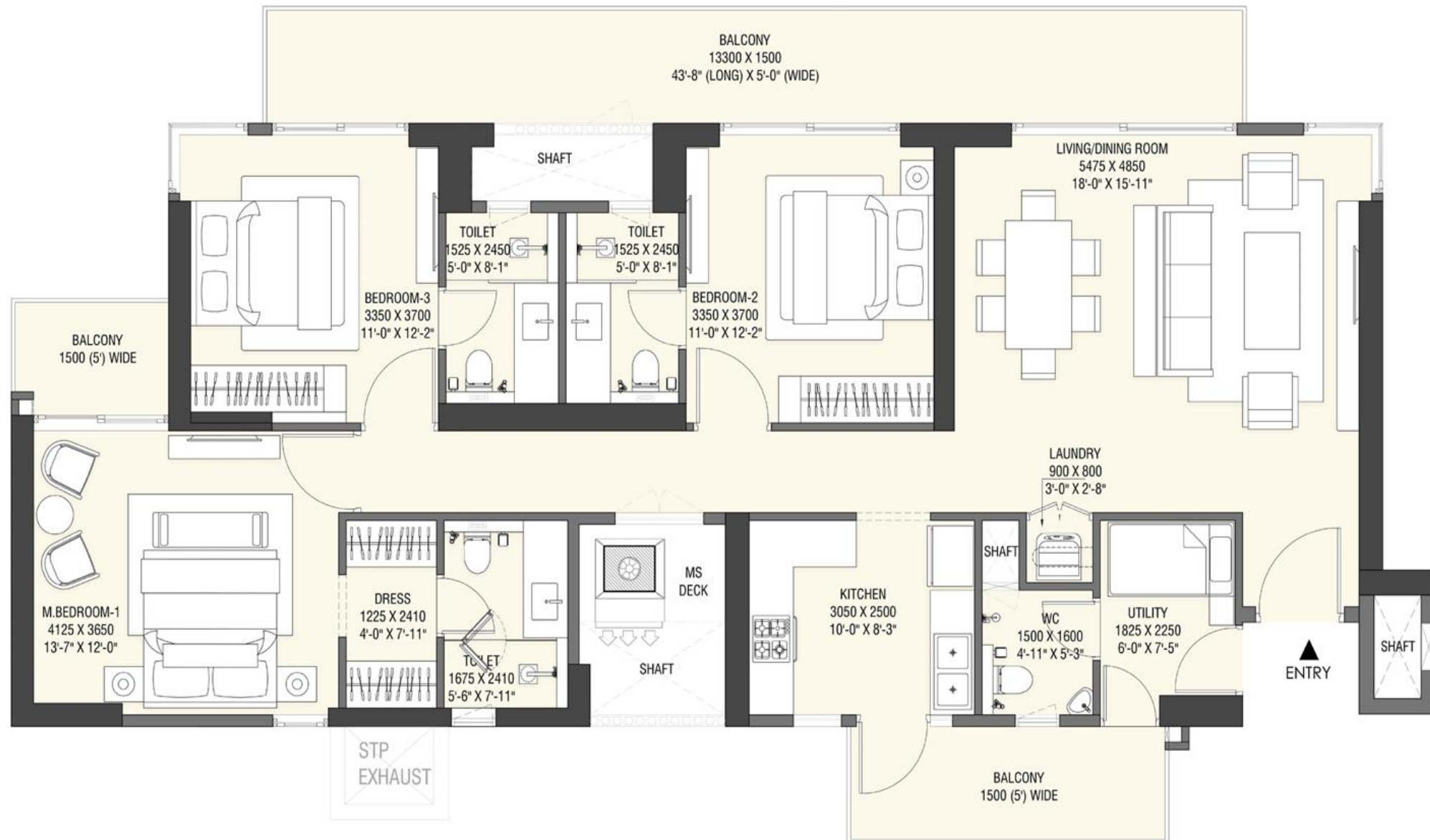
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UNIT PLAN

3BHK+3T+U

Carpet Area* 1,219 sq. ft.

Balcony Area* 318 sq. ft.



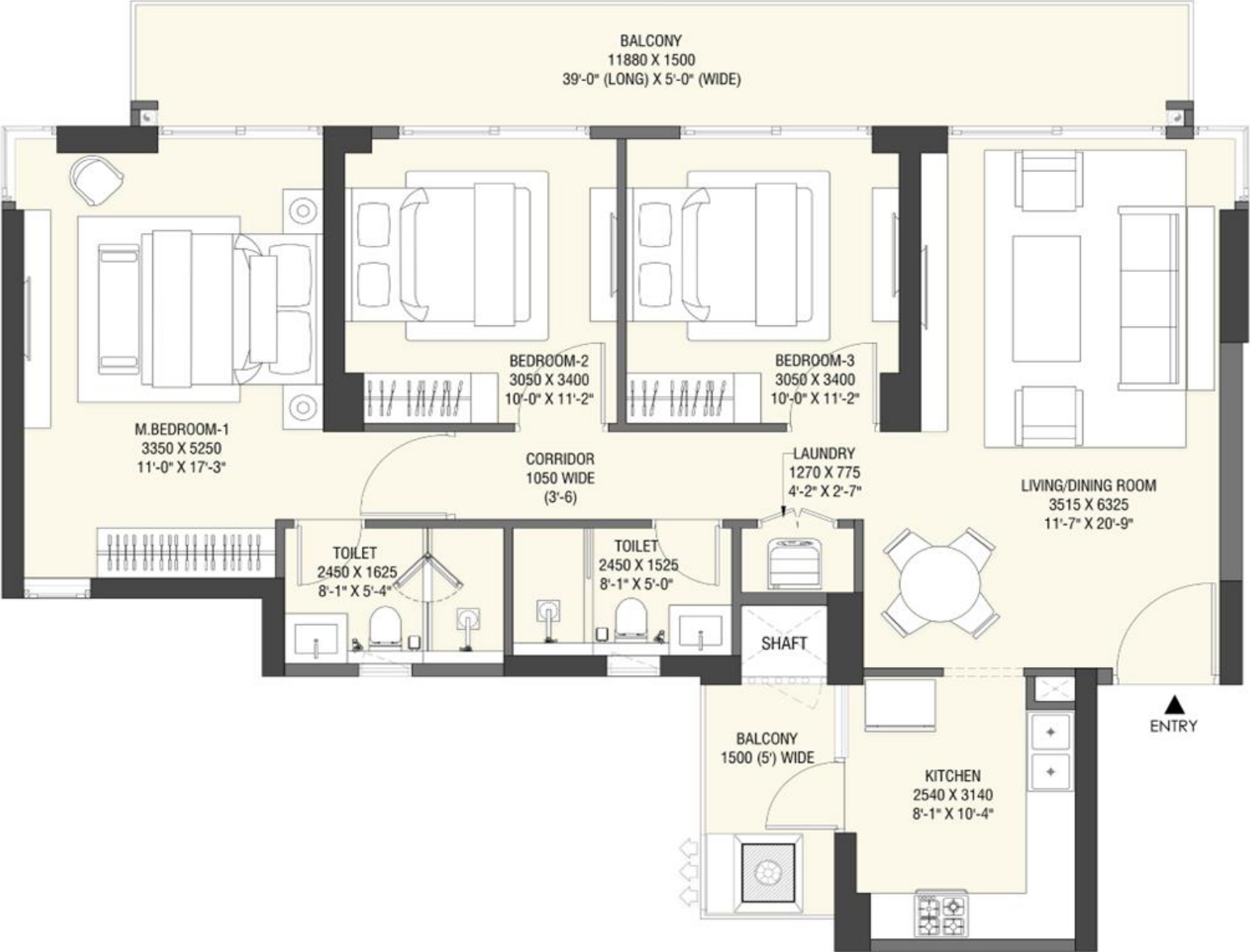
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UNIT PLAN

3BHK+2T

Carpet Area* 947 sq. ft.

Balcony Area* 235 sq. ft.



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SERENITY BEGINS HERE!

The Project “Serenity Hills” is being developed by Emaar India Limited in phased manner, as per the approved phasing plan. Currently, only Phase I and Phase II, approved and registered with the Haryana Real Estate Regulatory Authority (Registration Nos. RC/REP/HARERA/GGM/993/725/2025/96 and RC/REP/HARERA/GGM/994/726/2025/97), are being offered for sale. This document may include visuals and descriptions that are shown to illustrate the overall vision of the development. The Club will be developed in the future phases. Prospective purchasers are advised to verify the approved details of the registered phases as available on the official website of Haryana RERA at <https://haryanarera.gov.in>.