



PURI CONSTRUCTIONS  
**EMERALD BAY**





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After the grand success of Diplomatic Greens, Puri Constructions presents Emerald Bay - an exclusive development of signature apartments and villas directly on the Dwarka expressway.

With superior craftsmanship, meticulous attention to detail, soothing landscaping and extensive zen gardens, Emerald Bay is a hidden gem yet to be discovered.





Emerald Bay will be the greenest luxury living on Dwarka Expressway for the discerning few.





## The 8 lane, 150 meter wide and 18 km long Dwarka Expressway: the new Shangrila of Gurgaon



Actual picture of Dwarka Exressway under construction right at the frontage of Emerald Bay.

- / Welcome to an era of congestion free travel - from Dwarka or Airport to Manesar via NH8, Gurgaon
- / Sectors along Dwarka Expressway when completed, will be planned, premium & contemporary as per the Gurgaon Master Plan-2021
- / Areas that fall in the periphery of this expressway are designed to become a posh destination and will compete with areas like Shanti Niketan and Vasant Vihar
- / Proposed Aerocity at The Hospitality District, IGI Airport is spread across 1.2 million sq. ft. and includes 4000 star guest rooms
- / The planned commercial belt along with The Dwarka Expressway and coupled with its proximity to New Diplomatic Enclave is attracting top notch MNCs, international hospitality brands, retail and entertainment industry



Emerald Bay is perfectly located in a neighbourhood that boasts everything the urbane lifestyle demands.

**TRANSPORT**

- / Airport – Just 7 kms from IGI Airport
- / Road - Directly on Dwarka Expressway; 18 kms long & 150 m wide expressway connecting Dwarka, NH8 & Manesar through Gurgaon
- / Metro – Just 4 kms from Dwarka expressway

**RESIDENTIAL**

- / Close proximity to 16 new residential colonies developed on Dwarka Expressway
- / Just 5 kms away from Diplomatic enclave 2
- / 7 kms away from the posh areas of South Delhi

**COMMERCIAL**

- / Just 5 kms away from Cyber City
- / Just opposite the proposed commercial district

**INFRASTRUCTURE & ENTERTAINMENT**

- / All existing amenities like Schools, Shopping Malls, Hospitals and Entertainment Hubs are in close vicinity
- / Ansal Plaza – 3.5 kms
- / Ambience Mall, Gurgaon – 7 kms
- / 7 kms away from the 18 hole golf club and amusement park in Dwarka
- / Columbia Asia hospital – 3.5 kms



**LEGENDS**

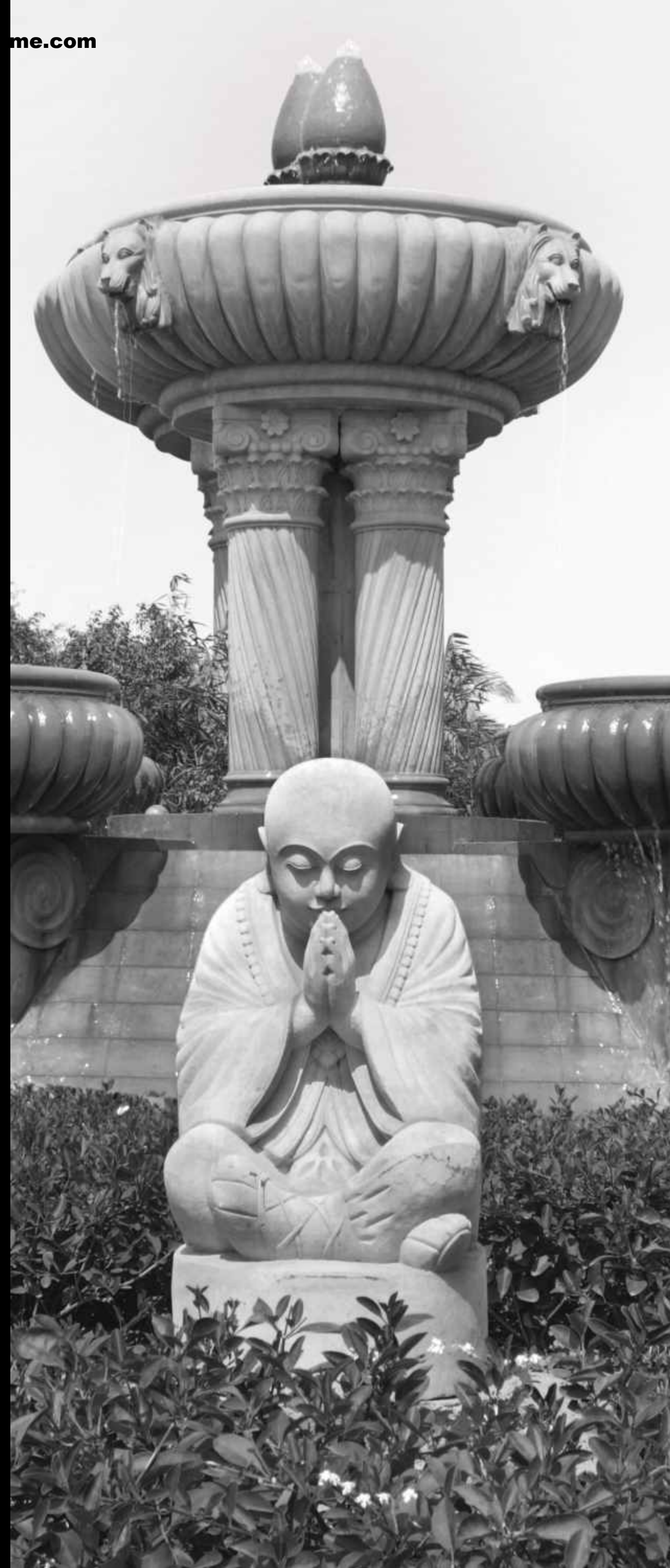
Diplomatic Enclave 2	5 kms
Ansal Plaza	3 kms
IGI Airport	7 kms
Dwarka Metro Station	7 kms
Vasant Vihar	9 kms
Vasant Kunj	9 kms



Map not to scale

\*Proposed Development





architecture





- / Modern straight line architecture
- / 17 acres
- / 85% open greens
- / 9 towers of G+30
- / All units are 3 side open
- / 16 contemporary villas





Artistic impression

Abundant water features to welcome your arrival





Artistic impression

Artistic impression of the Contemporary Villas at Emerald Bay



Artistic impression

Artistic impression of the High Living at Emerald Bay





landscapes





"Extensive water bodies and  
greenscapes throughout the site is  
our key design principle behind  
the designing of Emerald Bay."

- Mohinder Puri







Artistic impression

Floral beds, trees and serene water bodies









features



- / 3 side open apartments
- / Buildings are 45 meters apart from each other
- / Spacious double height balconies







Imported marble in the living room | VRV air-conditioned apartments |  
Maximum utilization of space





*club house*





- / 25,000 sq.ft. of sheer indulgence
- / Top-of-the-line mega gym
- / Multiple pools
- / Flood lit tennis court
- / Meditation room

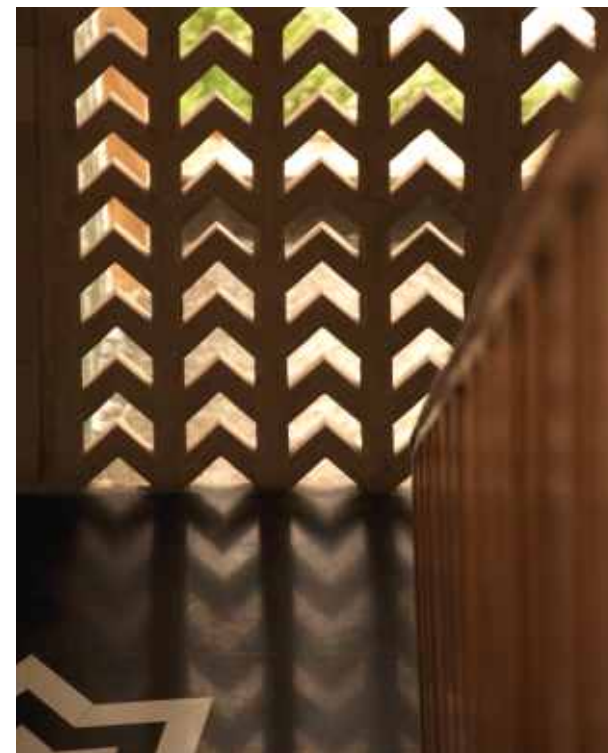




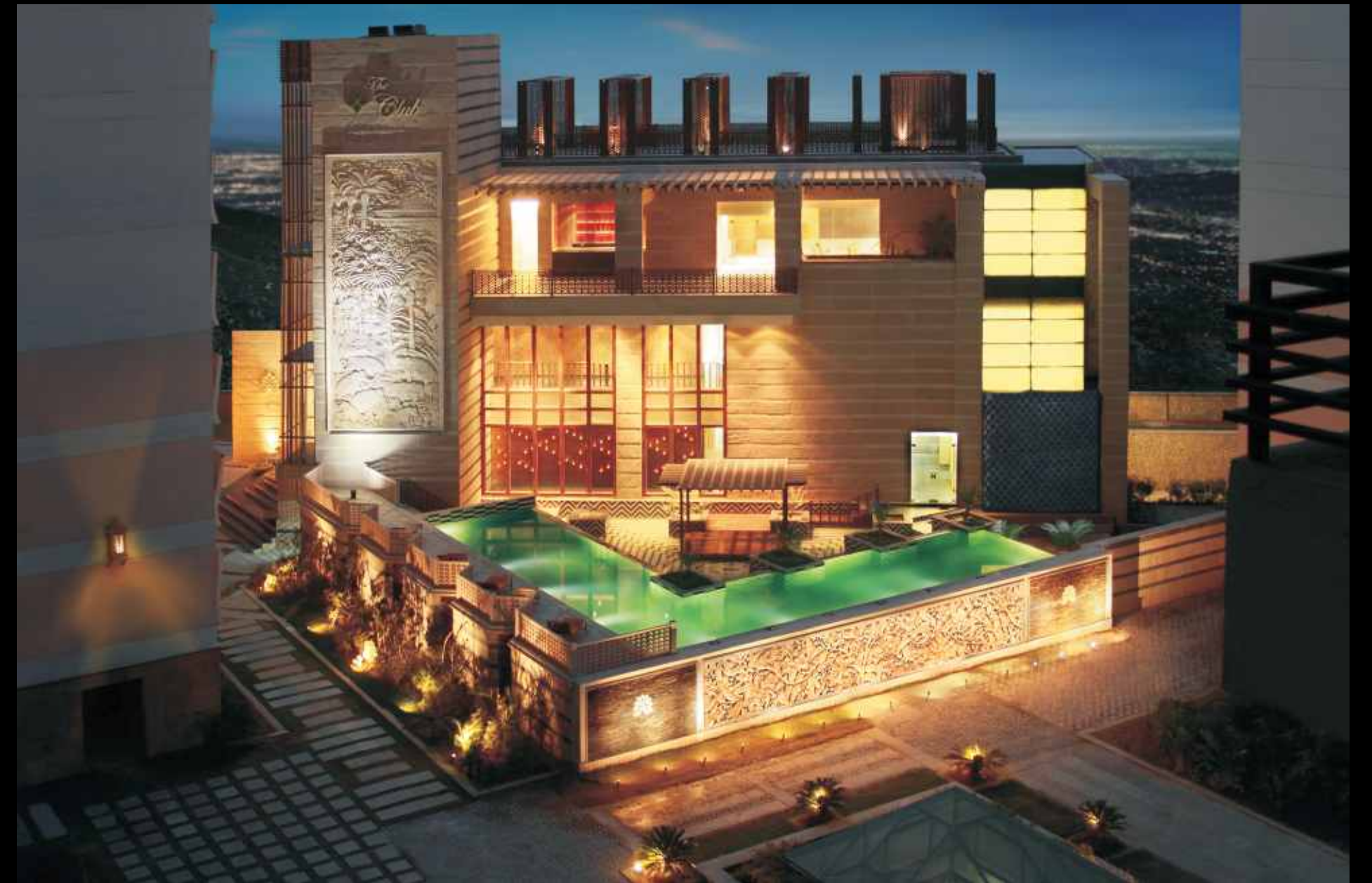




The state-of-art club house  
at The Pranayam  
by Puri Constructions  
is a testament to its  
attention to detail and  
aesthetics.



Actual photograph of The Pranayam club house



Actual photograph of The Pranayam club house





# the plans



SITE PLAN  
FLOOR PLANS  
SPECIFICATIONS



# Site Plan



PURI CONSTRUCTIONS  
**EMERALD BAY**



**LEGEND:**

- |                           |                       |                           |
|---------------------------|-----------------------|---------------------------|
| 1. Entrance Water Feature | 9. Children Play Area | 17. Water Features        |
| 2. Lap Pool               | 10. Courtyard Garden  | 18. Fitness Corner        |
| 3. Children Pool          | 11. Sculpture Garden  | 19. Activity Plaza        |
| 4. Jacuzzi                | 12. Villa Pool        | 20. Maze Garden           |
| 5. Pool Trellis           | 13. Skating Park      | 21. Amphitheatre Area     |
| 6. Beach Pool             | 14. Tennis Court      | 22. Youth Corner Pavilion |
| 7. Event Lawn             | 15. Waiting Area      | 23. Rock Garden           |
| 8. Reader Corner          | 16. Wading Pool       | 24. Seating               |

Disclaimer: The actual size of the plots may vary marginally.



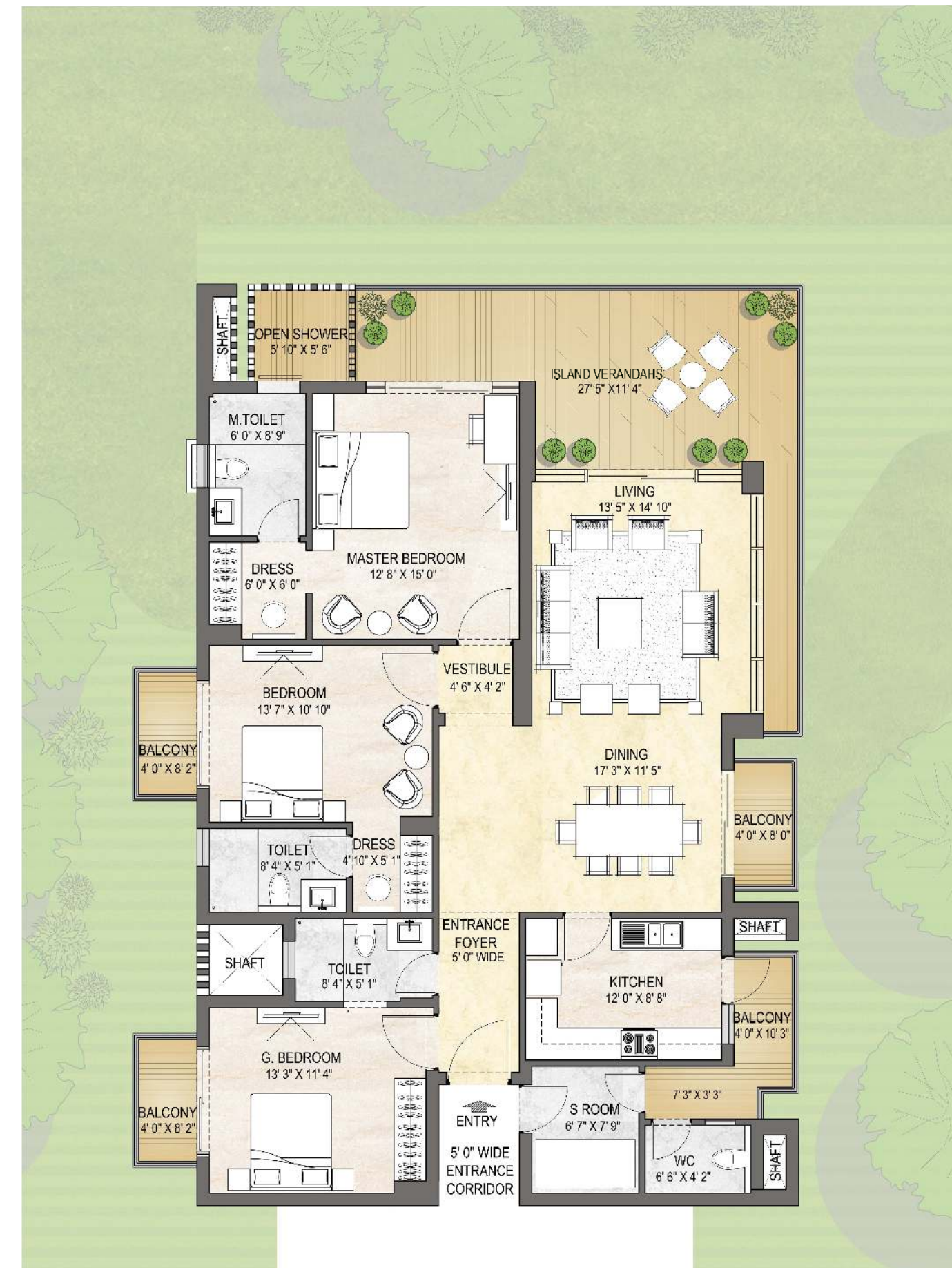
Tower 'A' Unit 1 & 2, Type 1

Typical Floor Plan: Three to a Core  
3BHK+S  
Saleable Area - 2450 sq. ft.



Tower 'A' Unit 3, Type 1

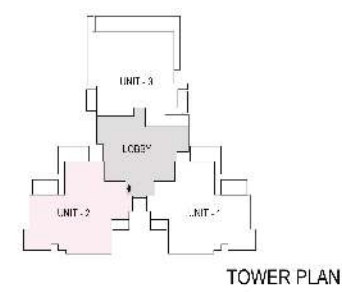
Typical Floor Plan: Three to a Core  
3BHK+S  
Saleable Area - 2450 sq. ft.





Tower 'B' Unit 1 & 2, Type 1

Typical Floor Plan: Three to a Core  
2BHK  
Saleable Area - 1550 sq. ft.



TOWER PLAN



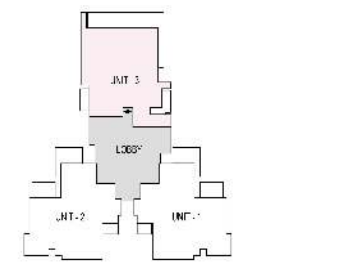
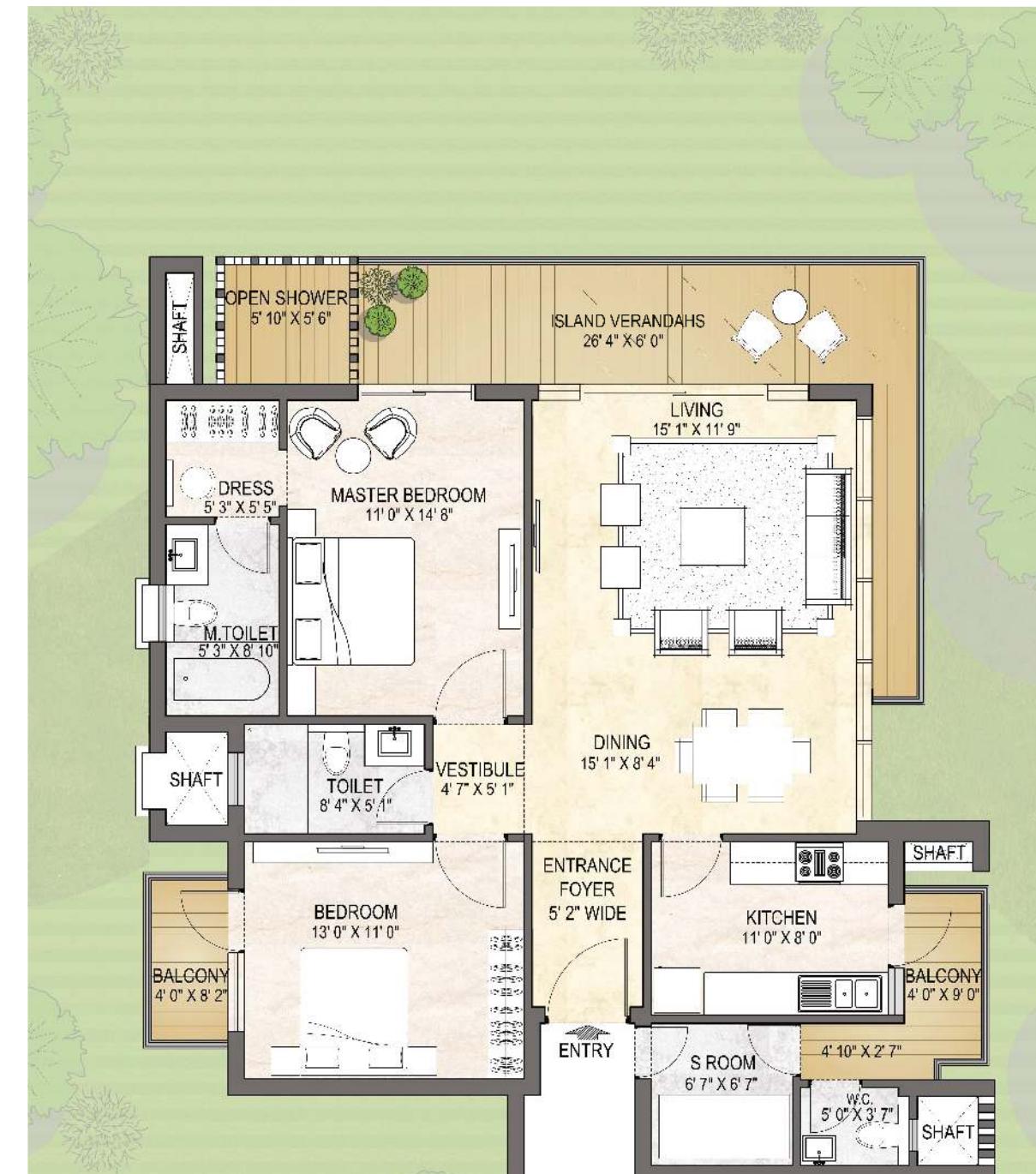
CLUSTER PLAN



MASTER PLAN

Tower 'B' Unit 3, Type 1

Typical Floor Plan: Three to a Core  
2BHK+S  
Saleable Area - 1700 sq. ft.



TOWER PLAN



CLUSTER PLAN



MASTER PLAN



## Specifications

AREAS	FLOORS	WALLS	CEILING	DOORS	WINDOW/GLAZING	OTHERS	ELECTRICAL
LIVING ROOM/ DINING ROOM/ LOUNGE	Imported Marble/ Stone	Acrylic Emulsion Paint	Acrylic Emulsion Paint	Hardwood Door Frames with Polish Solid Wood Panelled Door	UPVC/ Aluminium Windows	VRV Air-Conditioning	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone, Internet, I.P. TV Connection & Premium Modular Switches.
MASTER BEDROOM	Imported Marble/ Stone	Acrylic Emulsion Paint	Acrylic Emulsion Paint	Hardwood Door Frames With Paint Finish Flush Doors	UPVC/ Aluminium Windows	VRV Air-Conditioning	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone, Internet, & I.P. TV Connection.
OTHER ROOMS	Laminate Wooden Flooring	Acrylic Emulsion Paint	Acrylic Emulsion Paint	Hardwood Door Frames With Paint Finish Flush Doors	UPVC/ Aluminium Windows	VRV Air-Conditioning	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone, Internet, & I.P. TV Connection.
KITCHEN	Imported Marble/ Stone	Tiles and Acrylic Emulsion Paint	Acrylic Emulsion Paint	Hardwood Frames With Painted Flush Doors	UPVC/ Aluminium Windows	Modular Kitchen with Hob and Chimney	Copper Electrical Wiring in Concealed Conduits & MCB
BALCONIES/ TERRACE	Anti-Skid Tiles	Weather Proof Paint	Weather Proof Paint	UPVC/ Aluminium Windows	UPVC/ Aluminium Windows		Copper Electrical Wiring in Concealed Conduits and MCB.
BATHROOMS	Vitrified Tiles	Ceramic Tiles/Paint	False Ceiling with Acrylic Emulsion Paint	Hardwood Frames with Painted Flush Door	UPVC/ Aluminium Windows	Kohler/Grohe/Equivalent Quality Chinaware, CP Fittings, Marble Counter	Copper Electrical Wiring in Concealed Conduits and MCB.
S. ROOM/ UTILITY ROOM	Tiles	OBD	OBD	Hardwood Frames with Painted Flush Door	UPVC/ Aluminium Windows	Tiles and Fittings	Copper Electrical Wiring in Concealed Conduits and MCB.
W.C.	Tiles	OBD	OBD	Hardwood Frames with Painted Flush Door	UPVC/ Aluminium Windows	Tiles and Chinaware and CP Fittings	Copper Electrical Wiring in Concealed Conduits and MCB.
SECURITY	CCTVs In Basements And Main Entrance Lobby For Surveillance. Video Door Phone						
FACILITIES	Club House With Multiple Swimming Pools, Unisex Gym, Multi-Purpose Hall, Coffee Bar, Table Tennis and Billiards Room, Extensive Landscapes and Water Bodies.						

NOTE: All images in this brochure are indicative images. An attempt is made to achieve high level of accuracy based on the detailed planning.  
But the same is subject to change at the sole discretion of the developers.





credits







## Landscape Architects: Site Concepts International

With a reputation for creating high quality professional planning and design, Site Concepts International (SCI) are currently one of the leading Landscape Architects of Asia.

SCI rely upon the guides of contextual compatibility, architectural continuity, and functional appropriateness to ensure a unique and lasting expression for each of design commissions.

Few of their works: FOUR SEASON, BALI | HARD ROCK HOTEL, PATTAYA & BALI | BELLE MARE, MAURITIUS



## Principle Architects: ARCOP

With headquarters in Montreal, Canada, Arcop is well known all over the world with the marvels they have timely created. They are presently engaged in many buildings and planning projects in India, Kenya, Madagascar, Afghanistan, Bangladesh, Syria, Dushanbe, USA, Canada and China.

An important principle which Arcop emphasizes, in both architectural and planning projects, is the explicit delineation of the project infrastructure; pedestrian movement spaces, other movement systems and public amenities, which are then designed as high quality spaces.

Few of their works: JAYPEE GREENS, NOIDA | HOTEL MUGHAL SHERATON, AGRA | THE LABURNUM, GURGAON | PALM SPRINGS, GURGAON, ETC.





## Puri Constructions: Delivering Quality in each endeavor

Construction business has been the core activity of Puri Constructions. With a legacy of more than 30 years, Puri Constructions has completed numerous projects ranging from steel plants, dams, luxury hotels and state owned institutions to new-age residential and commercial spaces.

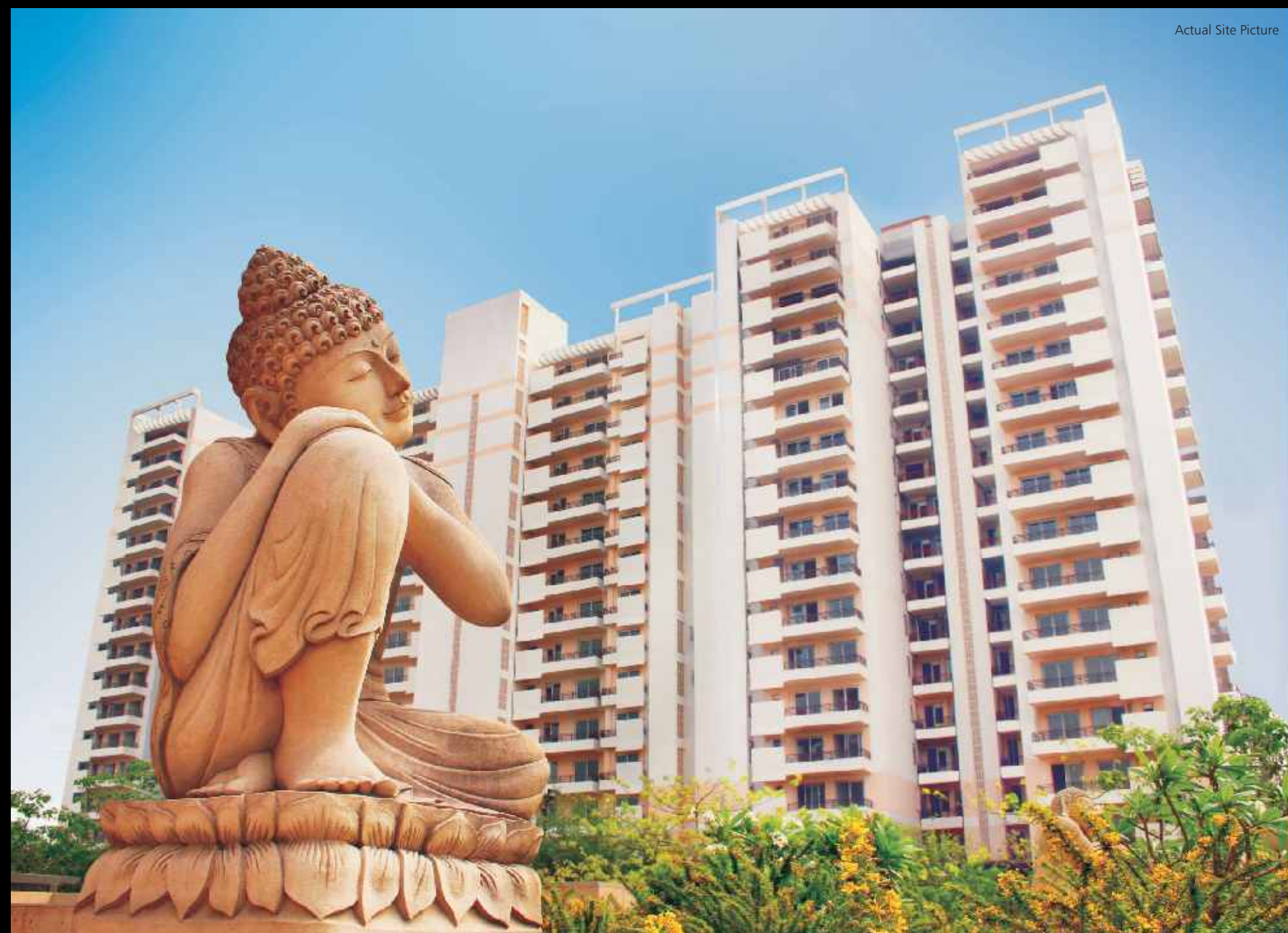
Puri Constructions has always been associated with supreme quality and creates spaces with the best of features within record time. With more than 5 million sq.ft. of completed projects and 14 million sq.ft. of projects under development, the Company has noteworthy credentials.

The Palm Springs, Palm Springs Plaza, Pranayam, Pratham, VIP Floors, Diplomatic Greens and 81 High Street are the projects that have set new benchmarks in both design and execution.



# The Pranayam, Faridabad

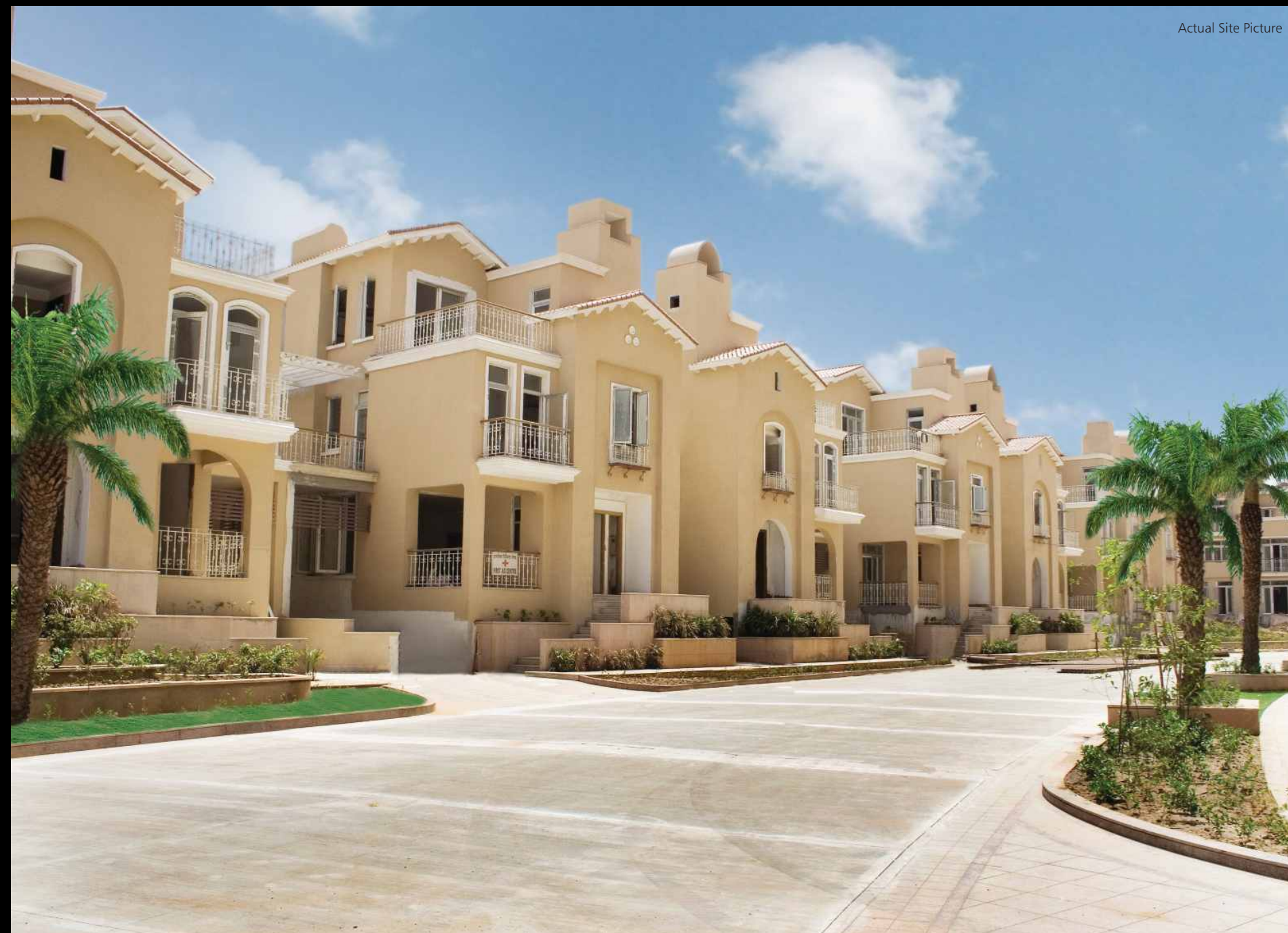
*Delivered*





# The Palm Springs, Gurgaon

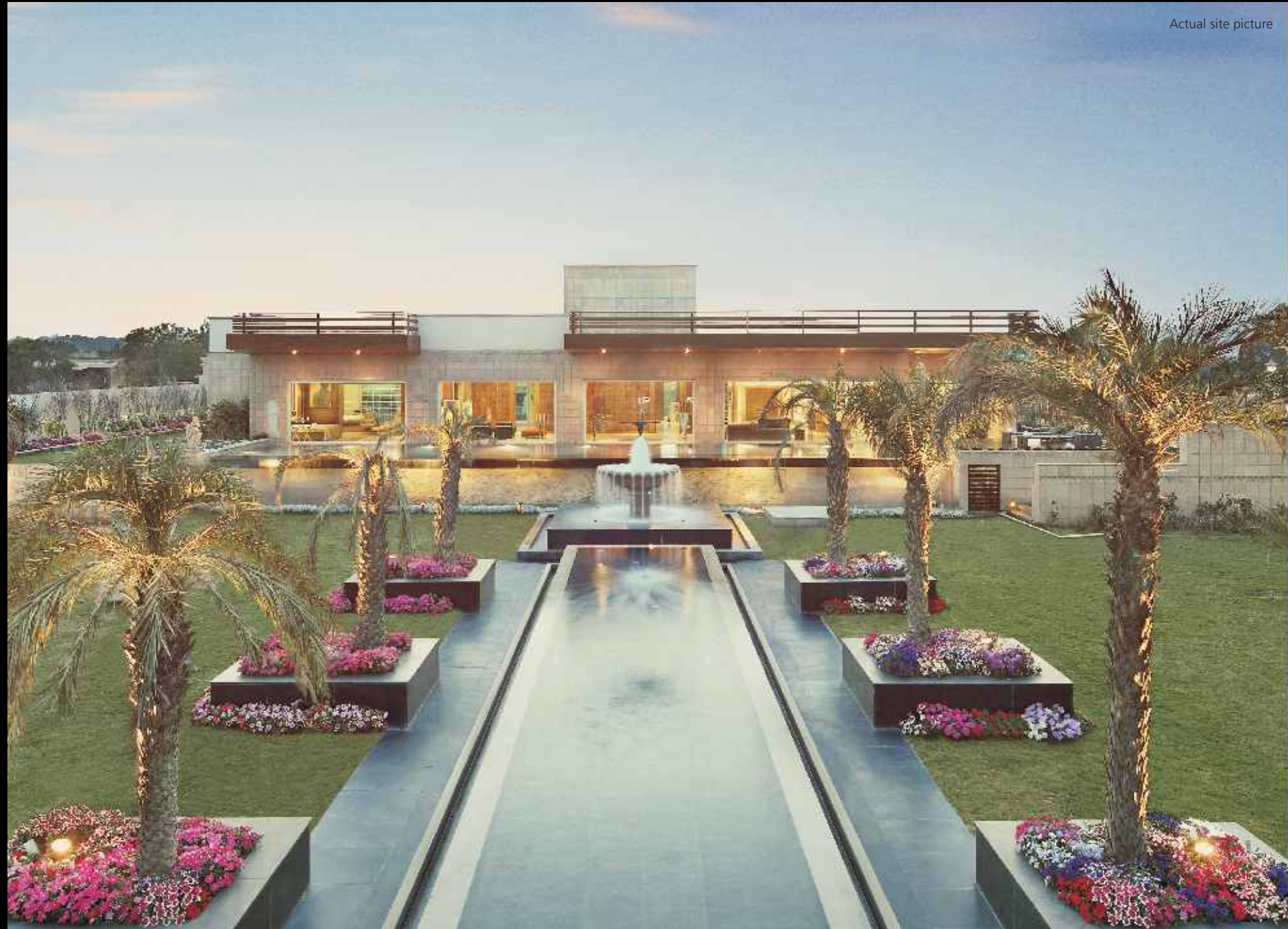
*Delivered*





Other projects

*Under Construction*



Actual site picture

Diplomatic Greens, Gurgaon



Artistic Impression

81 High Street, Faridabad



Actual site picture

The Palm Spring Plaza, Gurgaon



Actual site picture

VIP Floors, Faridabad



Actual site picture

The Pratham, Faridabad



CREDITS

**THE DEVELOPER**  
PURI CONSTRUCTIONS PVT.LTD.

**LANDSCAPE ARCHITECTS**  
SITE CONCEPTS INTERNATIONAL

**RESIDENT ARCHITECTS**  
ARCOP

**DESIGN**  
TRIVERSE ADVERTISING

Disclaimer:

1. The sizes / shapes / positions of openings, ducts, balconies and landscape are subject to change.
2. Room sizes indicated are structural sizes and actual sizes may vary due to finishes.
3. Areas mentioned are subject to change after finalization of services and structural design.
4. The furniture shown in the drawing is only to indicate the space available and the likely position of electrical points.
5. The plot sizes and plans are subject to changes following final statutory approvals and detail design of services.

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All plans, specifications, artistic renderings and images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets do not form a part of the offering.





**PURI**  
CONSTRUCTIONS

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