



THE CENTER COURT

SPORTS RESIDENCES

Sector 88A, Dwarka Expressway, Gurgaon



LAYOUTS & PLANS



*	CORNER
#	GREEN FACING
⚡	SPORTS ARENA

A	2 BHK + STUDY + 2 TOILETS
B	3 BHK + 3 TOILETS
C	3 BHK + 3 TOILETS + STUDY / SERVANT ROOM + TOILET

HALLMARK OF THE CENTER COURT

EXPERTLY DESIGNED SITE LAYOUT WITH
VERY LOW GROUND COVERAGE

Legend

- 1 Guard House
- 2 Entry / Exit
- 3 Water Feature
- 4 Waiting Area
- 5 Visitor's Parking Area
- 6 Feature Rotonda
- 7 Golf Cart Parking Area
- 8 Feature Paving
- 9 Palm Tree Garden
- 10 Golf Putting / Cupping Green
- 11 Amphitheatre / Skating Rink
- 12 Main Pool Area
- 13 Children's Pool Area
- 14 Water Play Area
- 15 Timber Pool Deck
- 16 Children's Play Area
- 17 Rock Climbing Wall
- 18 Timber Deck
- 19 Pavilion
- 20 Cricket Pitch
- 21 Pet Park
- 22 Feature Central Plaza with Column Lights
- 23 Basketball Court
- 24 Volleyball Court
- 25 Tennis Courts
- 26 Walking Trail with Fitness Stations
- 27 Jogging / Bicycle Trail
- 28 Turning Rotonda
- 29 Future Road
- 30 Fire Tender Access
- 31 Adult Bicycle Trail
- 32 Ramp Down to Basement
- 33 12m Driveway
- 34 9m Driveway
- 35 8m Driveway
- 36 Existing Tree
- 37 Feature Residential Block Entry
- 38 Club House

Tower-2 & 5

Cluster Plan

Tower-3 & 4

Cluster Plan



1 SQ.MTR. = 10.76 SQ.FT.
Not to scale, indicative only

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TYPE A

2 BHK + Study + 2 Toilets

Area - 1565 sq.ft (145.44 sq.mt)



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 Not to scale, indicative only

TYPE B

3 BHK + 3 Toilets

Area - 1910 sq.ft (177.50 sq.mt)



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 Not to scale, indicative only

TYPE C

3 BHK + 3 Toilets + Study / Servant Room + Toilet

Area - 2175 sq.ft (202.13 sq.mt)

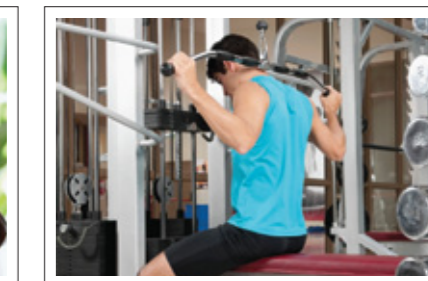
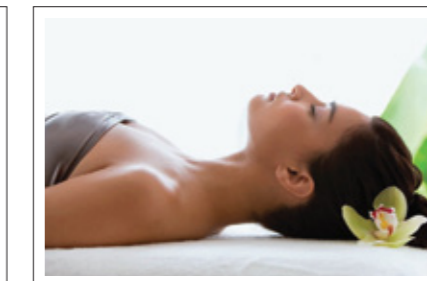
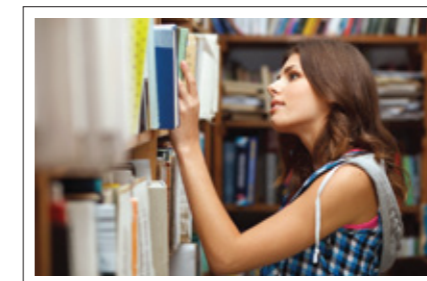


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Not to scale, indicative only

Winning Features

Exclusive CLUB HOUSE

Air-conditioned Club House | 2 Swimming Pools with stunning Pool Decks | Sportsfit, State-of-the-art Gym promoted by Indian Cricket Captain, M S Dhoni | Health Club—Sauna, Jacuzzi and Massage Room | Billiards, Pool Table, Table Tennis | Cafe Library | Business Centre | Yoga & Aerobic Centre | Banquet Hall Guest Rooms | Kids Zone





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Unmatched SPORTS FACILITIES

2 Tennis Courts with Tennis Academy by
Mahesh Bhupathi Tennis Academies

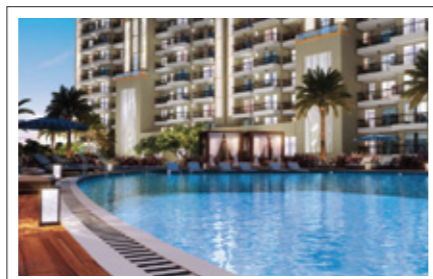
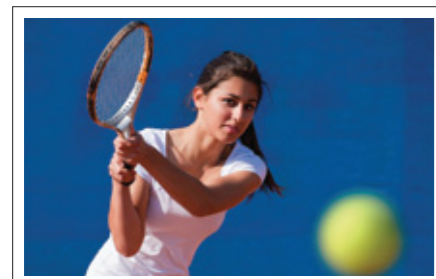
Squash Court | Swimming Pool & Kids Splash Pool

Basketball & Volleyball Courts – Outdoor | Golf Putting Greens

Cricket Practice Net with Bowling Machine | Jogging Track

Large Dedicated Kids Play Area | Skating Rink | Cycling Track

Open air amphitheatre

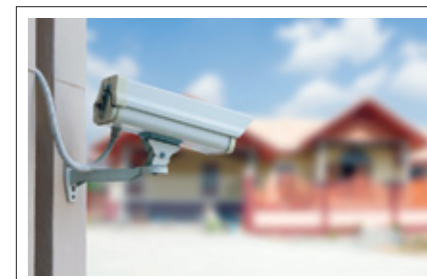
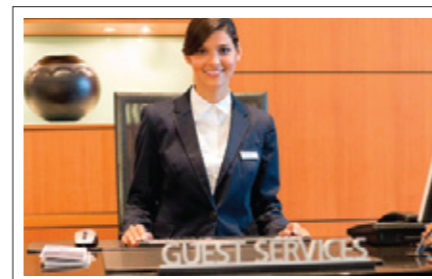


Modern VALUE ADDED FEATURES

Concierge Service | Air-conditioned Entrance lobby designed by
HBO+EMTB, Sydney

High speed Elevators | Smart Card access & Video Door Phone link
from Lobby to each apartment

Security surveillance with CCTV cameras on the periphery of the
complex as well as within the complex along with cameras fitted in
each building ground floor lobby | Dedicated Ambulance Service for
medical emergency



SPECIFICATIONS

Structure: Earthquake Resistant RCC framed structure with infill brick walls/AAC block.
Floor to Floor height to be 3150 mm. Anti Termite Treatment at various stage of construction.

	FLOORING	WALLS & CEILING	WINDOWS & EXTERNAL DOORS	DOORS & DOOR FRAMES	AIRCONDITIONING	PLUMBING	ELECTRICAL
Living Room & Dining Area	Imported Marble	Acrylic Emulsion Paint	UPVC / Powder Coated Aluminium windows of reputed make	8 Feet height door with Brass hardware. Frame to be of teak wood	1.5 Ton Split AC in Living Room & Dining Area each	NA	Copper wiring of reputed make in concealed PVC conduits. Modular switches of reputed make
Master Bedroom	Laminated Wooden	Acrylic Emulsion Paint	UPVC / Powder Coated Aluminium windows of reputed make	8 Feet height door shutter with SS hardware. Frame to be of hard wood	1.5 Ton Split AC	NA	Copper wiring of reputed make in concealed PVC conduits. Modular switches of reputed make
Other Bedrooms	Laminated Wooden	Acrylic Emulsion Paint	UPVC / Powder Coated Aluminium windows of reputed make	8 Feet height door shutter with SS hardware. Frame to be of hard wood	1.5 Ton Split AC	NA	Copper wiring of reputed make in concealed PVC conduits. Modular switches of reputed make
Utility / Study Room	Laminated Wooden	Acrylic Emulsion Paint	UPVC / Powder Coated Aluminium windows of reputed make	8 Feet height door shutter with SS hardware. Frame to be of hard wood	1.5 Ton Window / Split AC	NA	Copper wiring of reputed make in concealed PVC conduits. Modular switches of reputed make
Domestic Staff Room	Ceramic Tiles	Acrylic Emulsion Paint	UPVC / Powder Coated Aluminium windows of reputed make	Flush door shutter with Anodized Aluminium hardware	NA	NA	Copper wiring of reputed make in concealed PVC conduits. Modular switches of reputed make
Kitchen	Vitrified / Ceramic Tiles	Ceramic Tiles upto 2 feet above counter, balance Acrylic Emulsion Paint. Cabinets above & below the counter. Counter shall be of granite. Hob & Chimney will be provided	UPVC / Powder Coated Aluminium windows of reputed make	8 Feet height door shutter with SS hardware. Frame to be of hard wood	NA	<ul style="list-style-type: none"> Concealed PPR / CPVC pipelines for supply of hot & cold water (without geyser) SS sink with double bowl & drain board & swivel spout 	<ul style="list-style-type: none"> Copper wiring of reputed make in concealed PVC conduits Modular switches of reputed make Provision for Geyser & RO System

SPECIFICATIONS

	FLOORING	WALLS & CEILING	WINDOWS & EXTERNAL DOORS	DOORS & DOOR FRAMES	AIRCONDITIONING	PLUMBING	ELECTRICAL
Master Toilet	Ceramic Tiles	Ceramic tiles upto Ceiling height. Ceiling shall be of Acrylic Emulsion Paint	UPVC / Powder Coated Aluminium windows of reputed make	8 Feet height door shutter with SS hardware. Frame to be of hard wood	NA	<ul style="list-style-type: none"> Concealed PPR / CPVC pipelines for hot & cold water supply (without geyser) CP Fitting of reputed brand Wall mounted WC with concealed cistern Granite Counter with Wash basin Glass partition in shower area 	<ul style="list-style-type: none"> Copper wiring of reputed make in concealed PVC conduits Modular switches of reputed make Provision for Geyser
Toilets (all expect Master or Staff)	Ceramic Tiles	Ceramic tiles up to Ceiling height. Ceiling shall be of Acrylic Emulsion Paint	UPVC / Powder Coated Aluminium windows of reputed make	8 Feet height door shutter with SS hardware. Frame to be of hard wood	NA	<ul style="list-style-type: none"> Concealed PPR / CPVC pipelines for hot & cold water supply (without geyser) CP Fitting of reputed brand Sanitaryware of reputed brand 	<ul style="list-style-type: none"> Copper wiring of reputed make in concealed PVC conduits Modular switches of reputed make Provision for Geyser
Domestic Staff Toilet	Ceramic Tiles	Ceramic tiles up to 7 feet height. Balance area to be of Acrylic Emulsion Paint	UPVC / Powder Coated Aluminium windows of reputed make	Flush door shutter with Anodized Aluminium hardware	NA	<ul style="list-style-type: none"> Concealed PPR / CPVC pipelines for hot & cold water supply (without geyser) CP Sanitary Fittings of standard make 	<ul style="list-style-type: none"> Copper wiring of reputed make in concealed PVC conduits Modular switches of reputed make Provision for Geyser
Balcony / Open Terrace	Ceramic Tiles	External Texture Paint	NA	NA	NA	NA	NA

SPECIFICATIONS

Lifts	2 high speed passenger lifts & 1 service lift in each building of reputed make such as OTIS / KONE / Mitsubishi or similar
Lift lobbies & Corridor (Typical Floor)	Flooring in attractive design of ceramic tiles / vitrified tiles Wall to be finished in a mixed pattern of tiles / stone & texture paint Attractive lightings Windows for natural sunlight & ventilation
Ground Floor Lobby	Extra height of lobby with Air conditioning Attractive waiting lounge for visitors Flooring in mix design of marble, granite and tiles Wall paneling and false ceiling with attractive lighting Reception area
External Finish	Building shall be finished in texture paint
Electric Connection & Power Back-up	Each apartment shall be provided with suitable 3 phase electric connection through state electric distribution company Power back up of 5 KVA for Type A, 7 KVA for Type B and 9 KVA for Type C and Common areas with an overall suitable diversity.
Water Supply	Round the clock supply of filtered drinking water through underground tank and overhead tanks Fiber to the home network (FTTH) # Wi-Fi enabled Common Areas # Piped Cooking Gas provision #

Charges extra as applicable





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