

EMAAR
INDIA

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Emaar Business District - 65 (EBD-65) is a commercial plotted colony project having RERA regn. No. RC/REP/HARERA/GGM/409/141/2020/25 dated 15.09.2020 and is being developed on land presently admeasuring 5.7354 acres owned by Active Promoters Private Limited and Balalaika Builders Private Limited in collaboration with Emaar MGF Land Limited. Development is subject to terms and conditions of 1. License No. 20 of 2020 , 2. Application form, allotment letter, agreement for sale and conveyance deed.

Viewers / Recipients are requested to contact the relevant project office to understand the details regarding the project and only after thorough understanding about the same and taking appropriate advise, take further decision regarding / in relation to the Project. The Companies and / or it's directors, employees, are not liable for any consequence of any action taken by the viewer relying on such material information here in. Nothing contained herein shall construe any scheme or deposit plan or investment advise / offer / proposal under SEBI Act, 1992 and / or any other applicable law. Use of information for buying / investing in the Project by any person shall be deemed to be on the basis of his/ her their independent analysis and judgement.

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EBD 65
EMAAR BUSINESS DISTRICT

SHOP at a dynamic
business location
in surroundings
that suit you MEET
RISE higher to a new life

Welcome to
EBD 65
EMAAR BUSINESS DISTRICT

It's only natural for people to want their shopping destinations and work premises to be arranged just as they want them. Now there is one place which embraces this idea.

YOU ARE AT
**EMAAR BUSINESS
DISTRICT 65**
(EBD65).



SHOP · MEET · RISE

*ARTISTIC IMPRESSION



*REFERENCE PICTURE

WITH AN OFFERING WHICH CAN FUEL
THE ENTREPRENEUR IN YOU,

EMAAR PRESENTS *a* FABULOUS OFFER *of* 64 PREMIUM PLOTS

THAT CAN BE CUSTOMISED AND BUILT TO SUIT YOUR
STYLE AND REQUIREMENTS.

With this unique and vibrant shop-cum-office (SCO) concept,
EBD65 offers abundant and ideal investment opportunities for
the establishment of shops, offices and restaurants.
Own a shop at an interesting location, meet in pleasant surroundings
with a like-minded community and enjoy a new way of life.

The stage is set for a new way to shop, meet and rise,
we are ready, are you?

SHOP · MEET · RISE

EBD65, LOCATED IN THE
NEW EPICENTRE
of GURUGRAM,
the GOLF COURSE
EXTENSION ROAD,
IS A PULSATING BUSINESS HUB THAT OFFERS
A CONDUCTIVE BUSINESS ENVIRONMENT
FOR JUST ANYBODY.



EBD65
EMAAR BUSINESS DISTRICT

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*Above distances are as per google map and time stated is approximate and are indicative only. The Company makes no explicit or implicit guarantee / warranty of the accuracy of distance, neither accepts any responsibility.



*REFERENCE PICTURE

STRATEGIC LOCATION

05-MINUTE DRIVE *from*
SECTOR 55-56 RAPID METRO

10-MINUTE DRIVE *from*
NH8

10-MINUTE DRIVE *from*
HUDA CITY CENTRE METRO STATION

40-MINUTE DRIVE *from*
INTERNATIONAL AIRPORT (T3)

IN CLOSE PROXIMITY *to*
D.P.S INTERNATIONAL SCHOOL, ST. XAVIER'S HIGH SCHOOL,
HERITAGE SCHOOL AND THE HDFC SCHOOL

IN CLOSE PROXIMITY *to*
EMERGING URBAN BUSINESS AND RESIDENTIAL HUBS WITH
ALREADY OPERATIONAL WELL-ESTABLISHED CORPORATE HOUSES
AT GOLF COURSE ROAD, MG ROAD AND CYBERCITY

IN THE VICINITY *of*
A THRIVING NEIGHBOURHOOD COMPRISING MORE
THAN 10,000 FAMILIES AND PREMIUM CONDOMINIUMS
AND MANY 5-STAR HOTELS

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There is nothing better for a business than a captive and flourishing community as the next-door neighbour.

SITUATED IN THE THRIVING

NEIGHBOURHOOD *of* MORE THAN 10,000 FAMILIES

IN THE VICINITY OF

GOLF COURSE EXTENSION ROAD

EBD65 IS POISED TO BE THE NEXT HOT-SPOT IN THE NCR.

Businesses can enjoy the freedom of flexibility that allows the owner to establish anything from fine dining restaurants to a cultural venue and from shopping facilities to office space.

The 64 plots can go up to five levels (G+4 up to 15 metres including Mezzanine) with ample parking facilities.

Because, luxury in today's time is the luxury of space.

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*ARTISTIC IMPRESSION



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Emaar India takes care of landscaping and common areas but offers maximum opportunities for enterprises to meet their business objective. Green spaces, rows of shady palms, water features plus interesting interactive art create a delightful backdrop for all the activities of the EBD65 hub.

SHOP · MEET · RISE

A photograph of two women walking down a city street at night, carrying several shopping bags and boxes. The woman on the left has long dark hair and is wearing a light-colored scarf. The woman on the right has long blonde hair and is wearing a dark jacket. They are both smiling and looking at each other. In the background, there is a blurred storefront with a mannequin wearing a pink top. The overall atmosphere is festive and urban.

Shop

Congenial surroundings
for all kinds of businesses



SHOP · MEET · RISE

*ARTISTIC SKETCH FOR REFERENCE ONLY

Own this delightful space to take your business
to the next level.

FROM BEAUTIFUL ENVIRONS
TO MULTIPLE CONVENIENCES,
EBD65 HUB
ASPIRES *to* OFFER
A NEW *and*
DESIRABLE
LOCATION
TO OPEN *a* SHOP
for ANY PURPOSE.



SHOP · MEET · RISE

*ARTISTIC IMPRESSION



*REFERENCE PICTURE

*REFERENCE PICTURE



*REFERENCE PICTURE

In this 21st century complex, welcome potential customers to your shop, give them the experience they are looking for, entertain them with great conversations and make them forget the daily stress of life.

SHOP · MEET · RISE



Meet

Where friends and family come
together for new experiences



THE PRIME LOCATION AND POSSIBILITY
TO HAVE MULTIPLE AVENUES OF SHOPPING
AND RECREATION MEANS THAT

EBD65 COULD
BECOME *the* PLACE
TO MEET *for* PEOPLE
of ALL AGES,
FROM *the* YOUNG
AND *the* AFFLUENT,

WHO ARE ALWAYS LOOKING FOR NEW EXPERIENCES,
TO FAMILIES SPENDING TIME TOGETHER ON THE
VARIOUS ACTIVITIES THAT THE HUB CAN OFFER.



SHOP · MEET · RISE

*ARTISTIC IMPRESSION



*REFERENCE PICTURE



*REFERENCE PICTURE



*REFERENCE PICTURE

The PERFORMANCE PLAZA here is capable of hosting cultural shows, fashion shows, lively fairs, special festival celebrations and attractive displays on a large LED screen. There's also space for outdoor cafes and restaurants, food trucks and shopping. People can relax between palm trees or in the trellis area.

SHOP · MEET · RISE



Rise

A new opportunity to rise and take
your business to the next level



SHOP · MEET · RISE

*ARTISTIC SKETCH FOR REFERENCE ONLY

AS YOU OWN A SLICE OF THIS
THRIVING COMPLEX, YOU WORK WITH
VARIOUS PERMUTATIONS

TO SHAPE IT *to*
YOUR DREAM
YOU *have* BEEN
HAVING *for*
A WHILE.

GUCII

SPRT

25% OFF
CLOTHES SALE
ALL DAY
EVERY DAY

25% OFF
CLOTHES SALE
ALL DAY
EVERY DAY

SHOP · MEET · RISE

*ARTISTIC IMPRESSION



And just in case, you plan to shape your thoughts in future,
you can always build it and get an opportunity for rental and financial
gain for yourself. EBD65 is a piece of heirloom you would like to keep
for your next generation. A place designed around comfort, efficiency,
convenience and most importantly opportunity of a brilliant investment.

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Master Plan

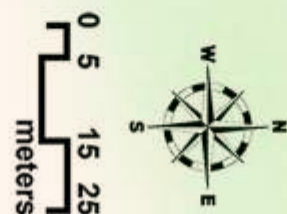
A medley of aesthetics
and architecture

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ARTISTIC IMPRESSION

MASTER PLAN

EBD65
EMAAR BUSINESS DISTRICT



- 1 ENTRY MOUNDS (ACCENT TREE, SCULPTURE LIGHTS)
- 2 SIGNAGE TOTEM
- 3 PEDESTRIAN ARRIVAL
- 4 FOOD TRUCK ZONE
- 5 FLEA MARKET KIOSKS
- 6 PARKING
- 7 FLAGPOLE (15M HIGH)
- 8 WATER BODY (JETS, LIGHTS, SEATING AND SHADE)
- 9 GRAND ARRIVAL TRELLIS
- 10 ARRIVAL STEPS
- 11 TROPICAL PLANTERS SEATING AND LIGHTING
- 12 OUTDOOR CAFE
- 13 SHADED SEATING
- 14 PALM STREET (PLANTER WITH TROPICAL PLANTING AND LIGHTING)
- 15 SHADE TRELLIS (FOR OUTDOOR RESTAURANTS)
- 16 PERFORMANCE PLAZA (FESTIVALS, FAIRS, GATHERINGS)
- 17 SEATING BLEACHERS
- 18 INTERACTIVE FOUNTAIN WITH LIGHTS
- 19 LARGE LED SCREEN
- 20 GREEN WALL
- 21 PROJECT SIGN (WITH PALM BACKDROP)
- 22 ROAD
- 23 VEHICULAR ENTRY/EXIT
- 24 UTILITY BLOCK
- 25 SERVICES AREA



Map not to scale! Only for reference



Floor Plan

Well-suited for all kinds of enterprises – organise your own space as per your individual business requirement

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FLOOR PLAN TYPE 1

Corner Plot ■ Plot Area: 217.81 sqmt



FLOOR PLAN TYPE 1

Plot Size: 6M X 18M ■ Plot Area: 108 sqmt



Plot Size: 6M X 12.25M ■ Plot Area: 73.5 sqmt



Plot Size: 7M X 18M ■ Plot Area: 126 sqmt



FLOOR PLAN TYPE 1

Plot Size: 7M X 20M ■ Plot Area:140 sqmt



FLOOR PLAN TYPE 2

Plot Size: 6M X12.25M ■ Plot Area: 73.5 sqmt



Plot Size: 7M X 21M ■ Plot Area: 147 sqmt



Plot Size: 6M X 18M ■ Plot Area: 108 sqmt



All Floor Plans, specifications, dimensions, amenities etc. of the plot/project are tentative and shall be as per the final buyers agreement between the parties.

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FLOOR PLAN TYPE 2

Plot Size: 7.5M X23M ■ Plot Area: 172 sqmt



FLOOR PLAN TYPE 2

Plot Size: 7M X20M ■ Plot Area: 140 sqmt



Plot Size: 7M X 18M ■ Plot Area: 126 sqmt



All Floor Plans, specifications, dimensions, amenities etc. of the plot/project are tentative and shall be as per the final buyers agreement between the parties.

Plot Size: 7M X21M ■ Plot Area: 147 sqmt



All Floor Plans, specifications, dimensions, amenities etc. of the plot/project are tentative and shall be as per the final buyers agreement between the parties.

FLOOR PLAN TYPE 2

Plot Size: 9M X 21M ■ Plot Area: 189 sqmt



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*REFERENCE PICTURE



*REFERENCE PICTURE

EMAAR

Founded in 1997, Emaar has bequeathed exceptional landmarks to the hospitality and retail space across 10 countries and 36 markets. The Group is a pioneer in shaping skylines and lifestyles worldwide, developing vibrant communities that have redefined real estate across the Middle East, Africa, Asia, Europe, the USA and Canada. Emaar's iconic projects, such as the Burj Khalifa and scale of operations have made it one of the world's leading real estate companies.

Emaar India was established in 2005 as a luxury real estate developer in the country. As it expands its strong foothold in India with projects spanning across Delhi, Gurugram, Lucknow, Jaipur, Chennai, Indore and Mohali, Emaar consistently delivers world-class projects that underline its competencies and commitment to quality. Emaar's values are reflected in the continuous effort towards delivering unmatched quality, innovation and execution in shaping dreams.

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