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CENTRAL PARK®

Site Office:

Central Park Flower Valley, Sector - 32/33, Sohna, Gurugram, Haryana - 122 102

Corporate & Registered Office:

The Median, Central Park Resorts, Off Sohna Road, Sector-48, Gurugram, Haryana - 122 018

Phone: +91 70653 33309 | Website: www.centralpark.in

This is only for information purposes and does not constitute any offer or contract. Customers are advised to have their independent evaluation. Artistic impression as shown is a pictorial conceptualization and indicative only and actual may differ. The sale is subject to the terms of Booking Application and Agreement for Sale. All information, contents, plans, specifications are subject to change as may be decided by the Promoter or directed by any competent authority subject to applicable laws and availability. All furniture, fittings and specifications shown herein are for portraying a possible layout/interior for reference purposes only and do not form part of the standard specifications/amenities/services to be provided in the unit/project and is subject to changes. The provision of social infrastructure and other amenities will be as per approved plans. DGTCP, Haryana has granted License No. 136 of 2023 to St. Patricks Realty Private Limited along with landowners for development of a group housing colony in Sector 32, Village Dhumela & Berka, Sohna, District Gurgaon. Building plan approved by DGTCP vide memo no. ZP/1883/DIRA/2024/11906 dated 10.04.2024. Promoter CIN: CINU45299HR2008PTC037964, Registered Office: The Median, Central Park Resorts, off Sohna Road, Sector-48, Gurugram, Haryana-122018. 1 square meter = 10.763 square feet approximately."

BIGNONIA TOWERS



PART OF BAKSHI GROUP, A LARGE CONGLOMERATE WITH BUSINESSES ACROSS MULTIPLE SECTORS:



REAL ESTATE | HOSPITALITY | INFRASTRUCTURE | AUTOMOTIVE | INFORMATION TECHNOLOGY | EDUCATION

EXPERIENCE THE QUINTESSENTIAL GLOBAL TOWNSHIP

A vibrant place with year-round blooms, nestled beside the Aravali range, offering concept living residences.



ACTUAL IMAGE



A corner of delights

ACTUAL IMAGE



A sanctuary for celebrations

ACTUAL IMAGE



An equestrian escape

ACTUAL IMAGE



A pitch of dreams

ACTUAL IMAGE



An Adrenaline-Fueled Excursion

ACTUAL IMAGE



Where Every Swing is a Stroke of Genius

ACTUAL IMAGE



A home of whimsical ducks

ACTUAL IMAGE



A fortress of security

ACTUAL IMAGE

INSTALLING
MUSCLES
PLEASE WAIT...

BE
STRONGER
THAN **THE EXCUSES**

A Fitness Oasis

ACTUAL IMAGE



A place for children to thrive

ACTUAL IMAGE



An excellent culinary experience

ACTUAL IMAGE



A world of aquatic grandiose

ACTUAL IMAGE



THE VEDANYA
SCHOOL

A place of lifelong learning

ACTUAL IMAGE

DISCOVER THE NEWEST ENCHANTMENT BLOOMING IN CENTRAL PARK FLOWER VALLEY

BIGNONIA TOWERS

A sanctuary of tranquility and luxury, where comfort and quality reign supreme.



ARTISTIC IMPRESSION



ARTISTIC IMPRESSION



TOWER A

ARTIST'S IMPRESSION



TOWER B

ARTISTIC IMPRESSION



TOWER A
DROPOFF

TOWER - A

ARTISTIC IMPRESSION



TOWER B
DROPOFF

ARTISTIC IMPRESSION



ARTISTIC IMPRESSION





EMBRACE THE SEAMLESS FUSION OF LIVING AND LIFESTYLE
Uncover your sanctuary within a residence built to the highest aesthetic standards.

LIVING ROOM



ARTISTIC IMPRESSION





BEDROOM

ARTISTIC IMPRESSION



WALK-IN-CLOSET



WASHROOM

ARTISTIC IMPRESSION

COVERED CAR PARKING



ARTISTIC IMPRESSION

UNCOVER YOUR IDEAL LIFESTYLE
Savor double the delight at two exclusive clubhouses.

TRANSCENDING LIVING EXPERIENCES BEYOND RESIDENCES

LEISURE AND WELLNESS



Gymnasiums



Yoga Room



Mini Theater



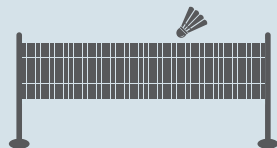
Banquet Hall



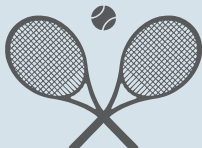
Spas



Restaurants



Badminton
Courts



Tennis Courts



Kids Play Area



Swing Garden



Skating Park



Heliconia
Court



Lily Pond



Swimming
Pools



Salons



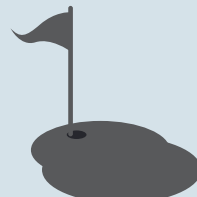
Card Rooms



Jogging Track



Reflexology
Park



Mini Golf
Putting Green



Fern Court



Sensory
Garden



Sit Out
Area

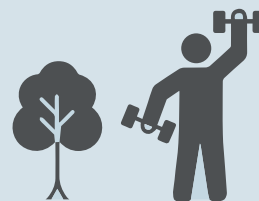
TRANQUIL RETREATS



Bamboo
Garden



Herb and Spice
Garden



Open Fitness
Area



Fruit Orchard



Fragrance
Garden

SWIMMING POOLS



ARTISTIC IMPRESSION

DOUBLE-HEIGHT LOUNGE



ARTISTIC IMPRESSION

RESTAURANT



ARTISTIC IMPRESSION



GYMNASIUM

ARTISTIC IMPRESSION



SALON

ARTISTIC IMPRESSION

GAMES ROOM



ARTISTIC IMPRESSION

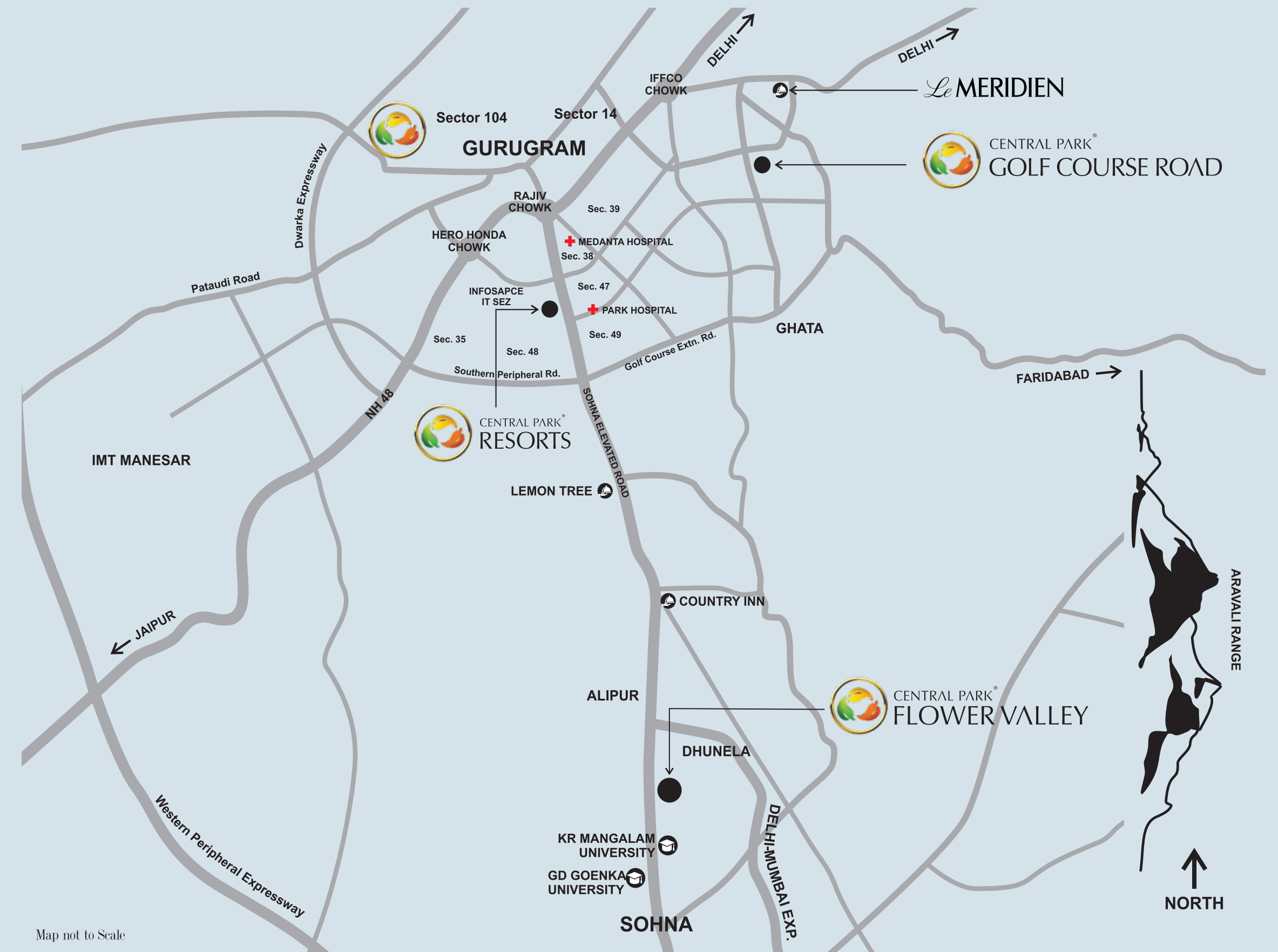
CARD ROOM



ARTISTIC IMPRESSION

STEP INTO YOUR EXCLUSIVE HAVEN

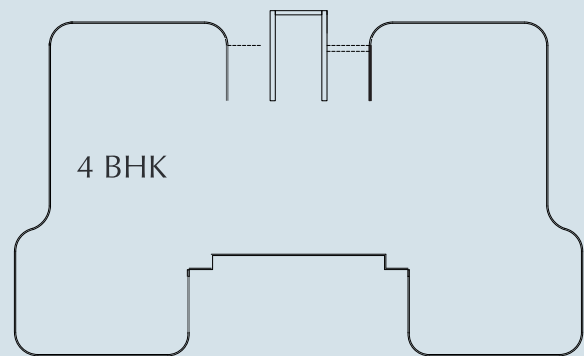
- Located in Sector 32/33, Sohna
- On Gurugram-Sohna Elevated Corridor
- Close to Delhi-Mumbai Expressway
- 5 minutes driving distance from the KMP Expressway
- 12 minutes driving distance from Rajiv Chowk, Gurugram
- 40 minutes from Indira Gandhi International Airport
- International schools, universities & hospitals in closed proximity
- Best-in-class hotels in the vicinity
- Upcoming hospital and shopping complex



UNVEILING EXCELLENCE
Your guide to unparalleled design and quality.

CLUSTER PLAN TOWER A





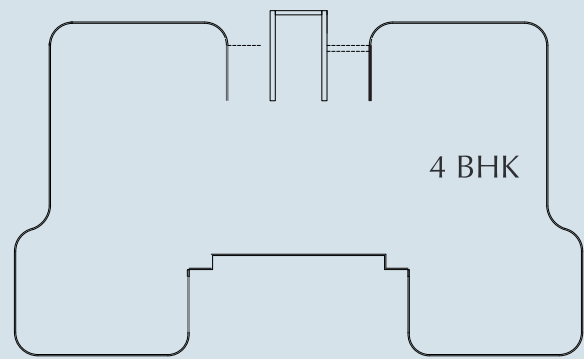
FLOOR PLAN

4 BHK

Super Area = 5581 SFT
Carpet Area = 2195 SFT
Balcony Area = 1030 SFT

Tower - A (4BHK + S Unit plan)		
Unit - 1	Size - MM	Size - FT
Master Bedroom	5485 * 3975	18 * 13
Washroom	2640 * 2360	9 * 8
Dressing Room	1455 * 2360	5 * 8
Bedroom - 1	3870 * 3970	13 * 13
Washroom	1700 * 2685	6 * 9
Bedroom - 2	3650 * 4125	12 * 14
Washroom	1915 * 2250	6 * 7
Dressing Room	1915 * 1610	6 * 5
Bedroom - 3	3670 * 3380	12 * 11
Washroom	2300 * 1515	8 * 5
Dressing Room	1255 * 1515	4 * 5
Drawing / Dining Room	9290 * 5190	30 * 17
Kitchen	4445 * 3775	15 * 12
Foyer	2215 * 2495	7 * 8
Balcony	1800	6
Utility Room	1925 * 1770	6.3 * 5.8
Store / Servant Room	2080 * 1770	7 * 5.8
Servant Washroom	900 * 1525	3 * 5
Powder Room	1490 * 1780	5 * 6

*The sizes mentioned in square feet are approximate calculations.



4 BHK



FLOOR PLAN

4 BHK

Super Area = 5581 SFT
Carpet Area = 2195 SFT
Balcony Area = 1030 SFT

Tower - A (4BHK + S Unit plan)		
Unit - 1	Size - MM	Size - FT
Master Bedroom	5485 * 3975	18 * 13
Washroom	2640 * 2360	9 * 8
Dressing Room	1455 * 2360	5 * 8
Bedroom - 1	3870 * 3970	13 * 13
Washroom	1700 * 2685	6 * 9
Bedroom - 2	3650 * 4125	12 * 14
Washroom	1915 * 2250	6 * 7
Dressing Room	1915 * 1610	6 * 5
Bedroom - 3	3670 * 3380	12 * 11
Washroom	2300 * 1515	8 * 5
Dressing Room	1255 * 1515	4 * 5
Drawing / Dining Room	9290 * 5190	30 * 17
Kitchen	4445 * 3775	15 * 12
Foyer	2215 * 2495	7 * 8
Balcony	1800	6
Utility Room	1925 * 1770	6.3 * 5.8
Store / Servant Room	2080 * 1770	7 * 5.8
Servant Washroom	900 * 1525	3 * 5
Powder Room	1490 * 1780	5 * 6

*The sizes mentioned in square feet are approximate calculations.

CLUSTER PLAN TOWER B



4 BHK

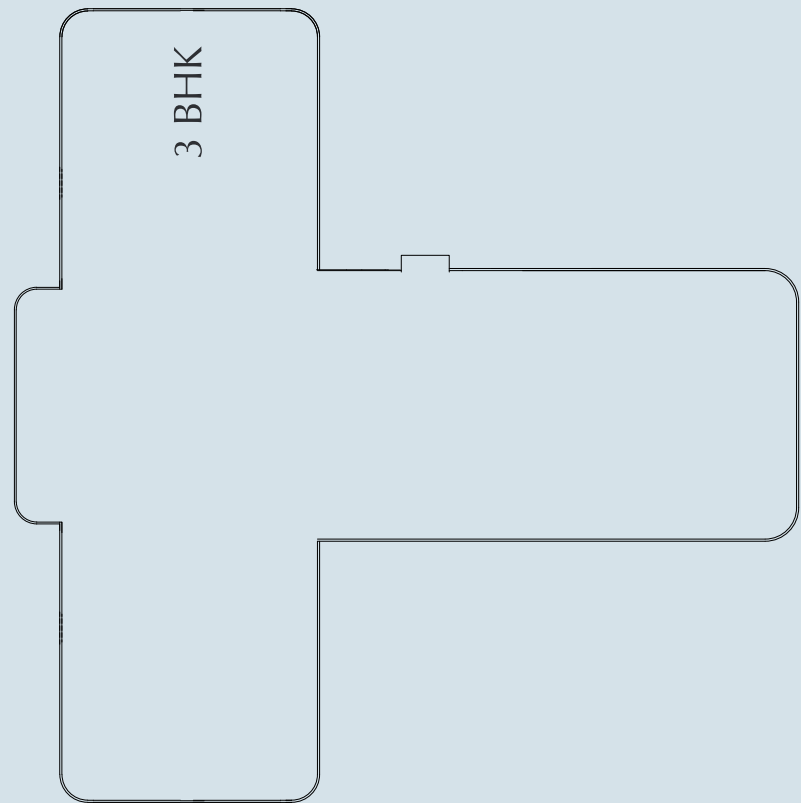
FLOOR PLAN

4 BHK

Super Area = 5518 SFT
Carpet Area = 2274 SFT
Balcony Area = 967 SFT

Tower - B (4BHK + S Unit plan)		
Unit - 3	Size - MM	Size - FT
Master Bedroom	5695 * 3900	19 * 13
Washroom	2595 * 3215	10 * 05
Dressing Room	2595 * 1965	9 * 6.5
Bedroom - 1	3675 * 4350	12 * 14
Washroom	2700 * 1650	9 * 5.5
Dressing Room	1510 * 1650	5 * 5.5
Bedroom - 2	3960 * 3350	13 * 11
Washroom	2280 * 1675	7.5 * 5.5
Dressing Room	1230 * 1560	4 * 5
Bedroom - 3	4580 * 3750	15 * 12
Washroom	2440 * 1600	8 * 5
Dressing Room	1720 * 2900	6 * 10
Drawing / Dining Room	9255 * 6855	30 * 22
Kitchen	2770 * 3450	9 * 11
Foyer	2205 * 2045	7 * 7
Balcony	1800	6
Servant Room	1825 * 2000	6 * 6.5
Servant Washroom	1630 * 975	5.3 * 3.2
Puja Room	1525 * 950	5 * 3.1
Powder Room	1350 * 1800	4.4 * 5.9

*The sizes mentioned in square feet are approximate calculations.



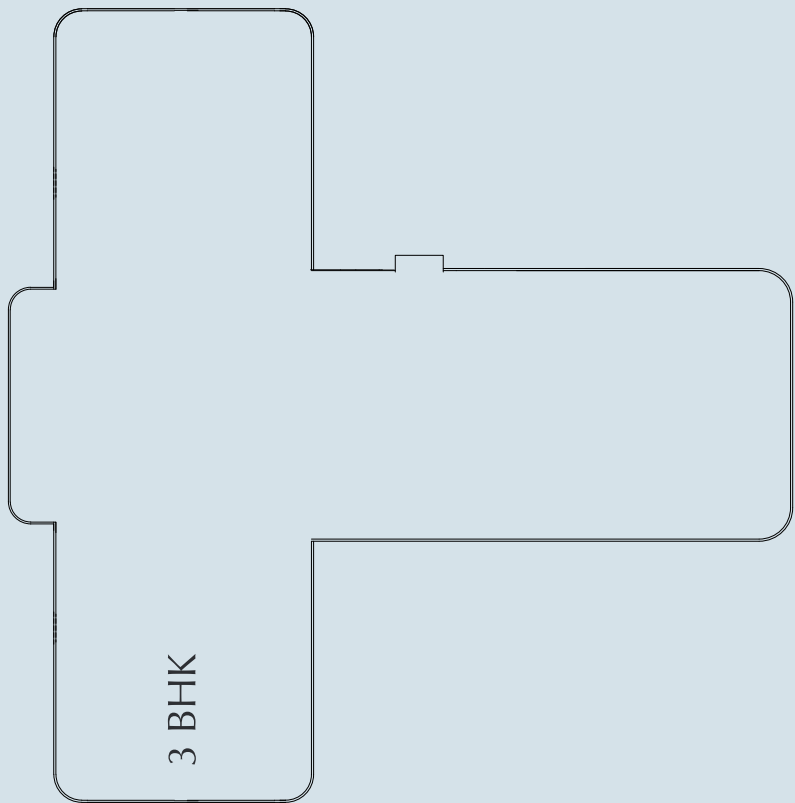
FLOOR PLAN

3 BHK

Super Area = 3805 SFT
Carpet Area = 1695 SFT
Balcony Area = 576 SFT

Tower - B (3BHK + S Unit plan)		
Unit - 2	Size - MM	Size - FT
Master Bedroom	5330 * 3805	17.5 * 12.5
Washroom	2510 * 3050	8 * 10
Dressing Room	1650 * 2600	5.5 * 8.5
Bedroom - 1	3965 * 3355	13 * 11
Washroom	2350 * 1550	8 * 5
Dressing Room	1515 * 1550	5 * 5
Bedroom - 2	4265 * 3735	14 * 12
Washroom	2510 * 1825	8 * 6
Dressing Room	1650 * 2500	5.5 * 8
Drawing / Dining Room	5410 * 7140	18 * 23
Kitchen	4450 * 3050	15 * 10
Foyer	2190 * 2525	7 * 8
Balcony	1800	6
Puja Room	1235 * 1050	4 * 3.4
Powder Room	1225 * 1600	4 * 5.2
Servant Room	2075 * 1975	6.8 * 6.5
Servant Washroom	1075 * 1500	3.5 * 4.9

*The sizes mentioned in square feet are approximate calculations.



FLOOR PLAN

3 BHK

Super Area = 3805 SFT
Carpet Area = 1695 SFT
Balcony Area = 576 SFT

Tower - B (3BHK + S Unit plan)		
Unit - 2	Size - MM	Size - FT
Master Bedroom	5330 * 3805	17.5 * 12.5
Washroom	2510 * 3050	8 * 10
Dressing Room	1650 * 2600	5.5 * 8.5
Bedroom - 1	3965 * 3355	13 * 11
Washroom	2350 * 1550	8 * 5
Dressing Room	1515 * 1550	5 * 5
Bedroom - 2	4265 * 3735	14 * 12
Washroom	2510 * 1825	8 * 6
Dressing Room	1650 * 2500	5.5 * 8
Drawing / Dining Room	5410 * 7140	18 * 23
Kitchen	4450 * 3050	15 * 10
Foyer	2190 * 2525	7 * 8
Balcony	1800	6
Puja Room	1235 * 1050	4 * 3.4
Powder Room	1225 * 1600	4 * 5.2
Servant Room	2075 * 1975	6.8 * 6.5
Servant Washroom	1075 * 1500	3.5 * 4.9

*The sizes mentioned in square feet are approximate calculations.

EXQUISITE SPECIFICATIONS

ENTRANCE LOBBY	Wall/ Ceiling False Ceiling Floor Door	Plastic emulsion paint or equivalent POP false ceiling Italian marble flooring or equivalent Polished door frame & door shutter
LIVING	Wall/ Ceiling False Ceiling Floor Window	Plastic emulsion paint or equivalent POP false ceiling Italian marble flooring or equivalent UPVC/aluminum double glass unit (DGU)/door/ window with toughened glass
KITCHEN	Wall Ceiling False Ceiling Equipment Floor Counter Cabinetry	2'-0" high marble/quartz/tiles above counter & plastic emulsion paint in the balance area Plastic emulsion paint or equivalent POP False Ceiling Washing machine, refrigerator, dishwasher, microwave, chimney & hob and geyser Italian marble flooring or equivalent Premium counter top finish Premium modular kitchen with under and over counter cabinets
BEDROOM	Wall False Ceiling Floor Door Window Wardrobe	Plastic emulsion paint or equivalent POP false ceiling Italian marble flooring or equivalent Polished door frame & door shutter or equivalent UPVC/aluminium double glass unit (DGU)/door/ window with toughened glass In all bedroom
TOILET	Wall Ceiling False Ceiling Floor Door	Marble dado or premium tiles up to ceiling height Plastic emulsion paint or equivalent POP false ceiling Italian marble flooring / premium tiles or equivalent Polished door frame & door shutter or equivalent
	Others	1. Vanity with counter 2. CP and sanitary fittings 3. Shower cubicle 4. Bath tub in master bed room
BALCONY	Wall Ceiling Floor	Texture paint or equivalent Plastic emulsion paint or equivalent Anti-skid tiles or equivalent
	Others	Glass railing with toughened glass and handrail/ railing as per building elevation
EXTERNAL FACADE	Wall	Texture paint or equivalent

OTHER SPECIFICATIONS

ELECTRICAL	Modular switches sockets, led lights, copper wiring, and exhaust system in toilets
AIR CONDITIONING SYSTEM	Air conditioning units of adequate capacities with VRV/VRF
SECURITY	Multi-tier security system I/C CCTV (brands like Panasonic/Honeywell /Hikvision/CP) plus in lift lobby
DOOR HARDWARE	Premium digital locks in main door
ELEVATOR	High speed elevator of brands like Mitsubishi/Fujitec/ Hitachi/OTIS/KONE or equivalent
GENERAL	Panic button in the master bedroom, impressive entrance door, video door phone, premium sanitary fittings, premium lights in the Central Park green area, club has café, gym, swimming pool, kid's play area, covered badminton courts, servant rooms with ac, balcony doors with mosquito mesh, centralised music system in common areas, balconies have fitted lights for symmetry, premium switch sockets, home automation with Alexa integration

Note:

*Kitchen, wardrobes and all equipments shall be installed within 30 days after taking possession

CENTRAL PARK FLOWER VALLEY

An environment where every detail epitomises superior aesthetic craftsmanship.



Multiple Clubhouses



Multiple Gymnasium



Swimming Pools



Acres of Greenery



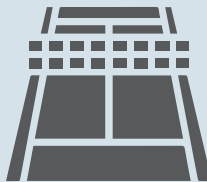
Multi-cuisine Restaurants



Multi-tier Security



Kids Play Area



Tennis Courts



Badminton Courts



The Vedanya School



Salon



Golf



Cricket Stadium



Football



Concierge



Spiritual Haven



Horse Riding



Gazebo



Upcoming Commercial



Upcoming Hospital