



EMERALD
RESIDENCY



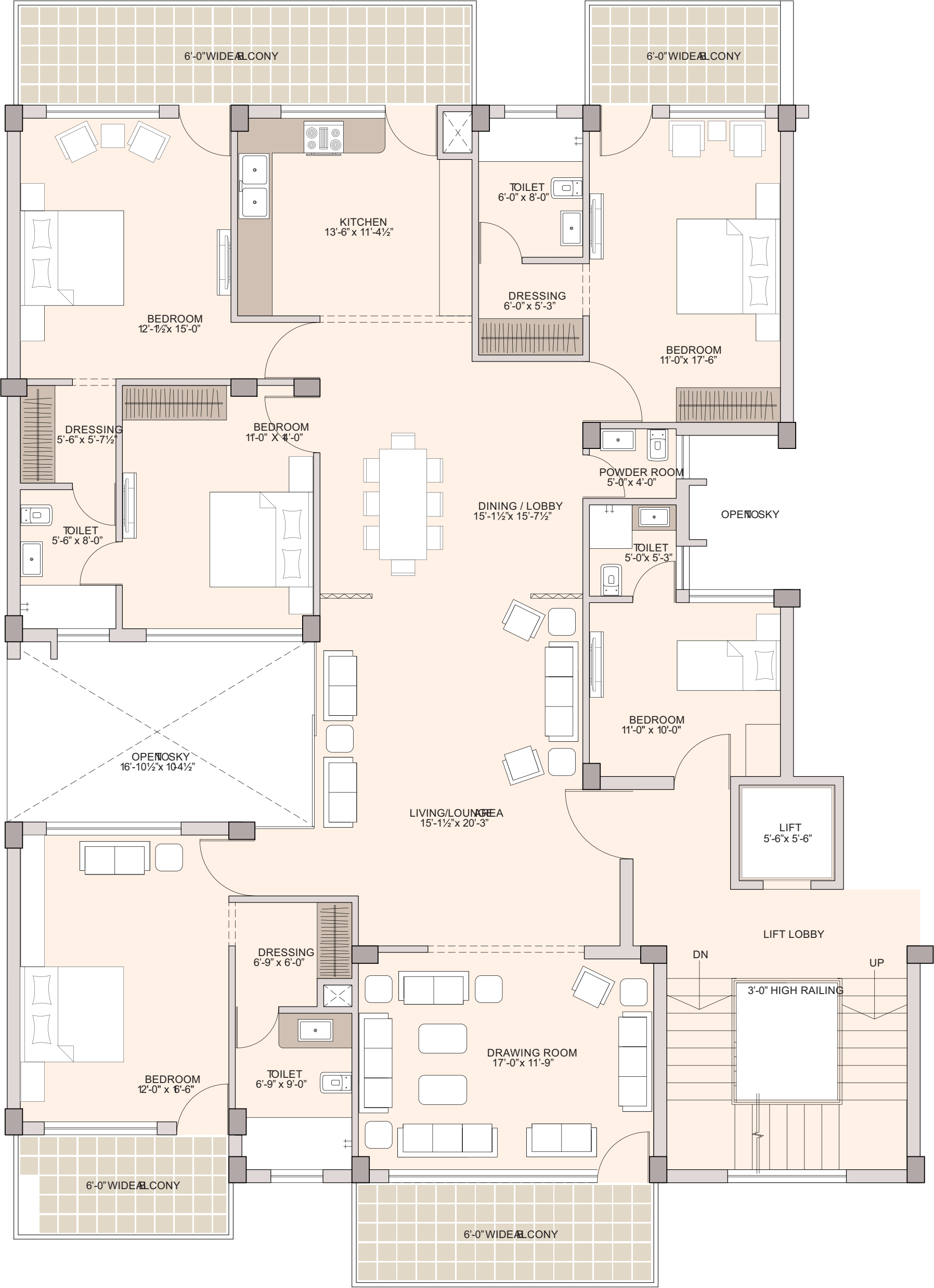
AT THE PALM



Presenting Emerald Residency . Sophisticated. Luxurious. Spacious.

A piece of prime real estate is waiting for you to live the life you've always wanted, for yourself and your family. Well-planned, future-ready infrastructure with water supply, drainage and sewerage systems, power, smooth, paved roads and wide open green spaces are a given. And with features such as CCTV-controlled 24x7 security, 100% power backup, and modern education, shopping and recreation options in close proximity, you can be certain that you and your loved ones get to enjoy the best of Chandigarh, without any of the hustle.

5 BEDROOM INDEPENDENT FLOOR
3580 SQ. FT; PLOT SIZE - 445 SQ. YARDS



This is only a conceptual presentation of the project & not a legal offering. All specifications mentioned and images shown are indicative and are not part of the offering and may vary from the actual development. All images shown are subject to change as decided by the developer or by any competent authority in the best interests of the development. 1 sq. metre = 1.196 sq. yard & 1 sq. metre = 10.76 sq. feet.

PROPOSED SPECIFICATIONS FOR EMERALD RESIDENCY

LIVING/DINING/FAMILY ROOM

Flooring	Italian Marble
Walls	Plastic Emulsion
Ceiling	False Ceiling with LED Lights

BEDROOMS

Flooring	Wooden or Vitrified Flooring in all rooms
Wall Finishes	POP Punning with Plastic Emulsion
Ceiling	False Ceiling with LED Lights

TOILETS

Flooring	Premium Anti Skid Tiles
Dado	Tiles up to ceiling height
Ceiling	Plastic Emulsion
Fittings	Chinaware - Duravit/Roca or equivalent CP fittings including shower - Grohe/Jaquar or equivalent

MODULAR KITCHEN

Flooring	Anti Skid Tiles/Ceramic Tiles
Dado	Tiles up to 2 feet above counter
Wall Finishes	Plastic Emulsion
Ceiling	Plastic Emulsion
Counter	Granite with Stainless Steel Sink

STAIRCASE

Risers & treads	Italian Marble
Wall Finishes	POP Punning with Plastic Emulsion
Ceiling	OBD
Handrail	Wooden Finish

BALCONY

Flooring	Anti Skid Tiles/Ceramic Tiles
Wall Finishes	Exterior Paint Finish
Ceiling	OBD
Balcony Handrail	MS Railing

DOOR & WINDOWS

Door	Flush Door Painted/Polished
Windows/Ventilators	UPVC windows

ELECTRICAL FITTINGS

Modular Switches, Sockets, Copper Wiring

THE PALM

— Master Plan —

EMERALD
RESIDENCY

AT THE PALM

- Conceptualised on the extension of Madhya Marg, Chandigarh, The Palm is located from Chandigarh, on the existing 200 feet highway.
- 4 kilometres from PGI, and 6 kilometres from Sector 17, Chandigarh.
- Emerald Residency at the The Palm is located on a 100 feet-wide road, adjoining the proposed 200 feet road to Chandigarh.
- 4 luxurious Independent Floors with dedicated parking on stilt level.



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THE PALM NEW CHANDIGARH

0 KM FROM CHANDIGARH





MANOHAR INFRASTRUCTURE
& CONSTRUCTIONS PVT. LTD.

Manohar Complex, SCO 139-141,
Sector 17-C, 1st Floor, Chandigarh.

sales@manoharrealty.com

www.manoharrealty.com

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