EMINENCE
KIMBERLY
SUITES

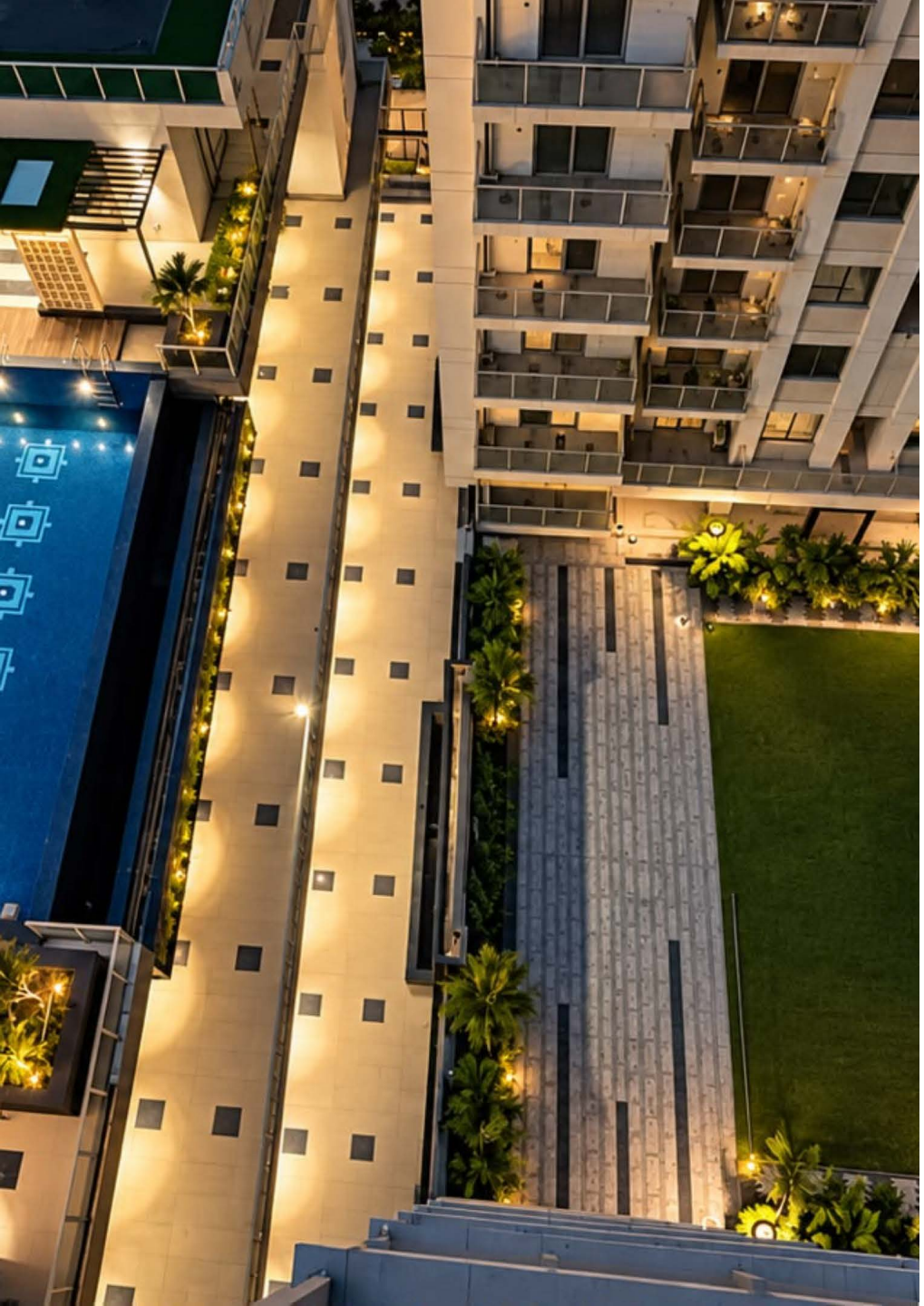
EXPLORE BUSINESS HUB GURUGRAM, NEXT TO DELHI BORDER & CLOSE TO INTERNATIONAL AIRPORT OF DELHI

FULLY FURNISHED SERVICED & STUDIO APARTMENTS, SUITABLE FOR TRAVELLERS, IT EMPLOYEES, CIVIL ENGINEERS, COLLEGE STUDENTS, PROPERTY CONSULTANTS, PROPERTY INVESTORS & YOUNG FEMALES.

MEMBERS OF "TIMESHARE PLATINUM HOLIDAYS"

REALTY





EMINENCE KIMBERLY SUITES

IN THIS PRESENTATION

WHAT WE WILL COVER

01 **THE PROJECT**
Ready, furnished, OC received

02 **THE TWO SUITES**
601 and 795 sq ft, room by room

03 **THE CLUB AND LOCATION**
Amenities and connectivity

04 **RETURNS AND PRICE**
Guaranteed Rental starting with 7% per annum of Net Price. Increasing every year.

WHY WAIT?

NOT A RENDER. READY TO LIVE IN.

OC
Occupation certificate received

FURNISHED
Down to the white goods

KEYS
On full payment

Pay in three months. Move in next 60 Days. Suite almost ready hai, immediate Rental Return after handing over possession. Owner's enjoy 12 days stay including Breakfast for free every year.



THE PROJECT

KIMBERLY SUITES AT A GLANCE

2.87
Acres, land parcel

3
Towers A, B, C · G+14/15

10
Suites to a core

84 m
Approach road

35/2012
Commercial licence

74/2017
HRERA registration

Developed by Eminence Group. OC received, fully furnished, ready to live in.



THE TWO SUITES

TWO SIZES. BOTH FULLY FURNISHED.



THE SUITE · 601 SQ FT

Carpet area (as per RERA)	303 sq ft
Balcony	58 sq ft
Exclusive (carpet + balcony)	361 sq ft
Super area	601 sq ft



THE CORNER SUITE · 795 SQ FT

Carpet area (as per RERA)	366 sq ft
Balconies (two)	164 sq ft
Exclusive (carpet + balcony)	530 sq ft
Super area	795 sq ft

EMINENCE KIMBERLY SUITES

TYPICAL FLOOR · TOWERS A, B, C

TEN SUITES AROUND ONE CORE



THE SUITE

601 sq ft · units 01, 02, 05–08

THE CORNER SUITE

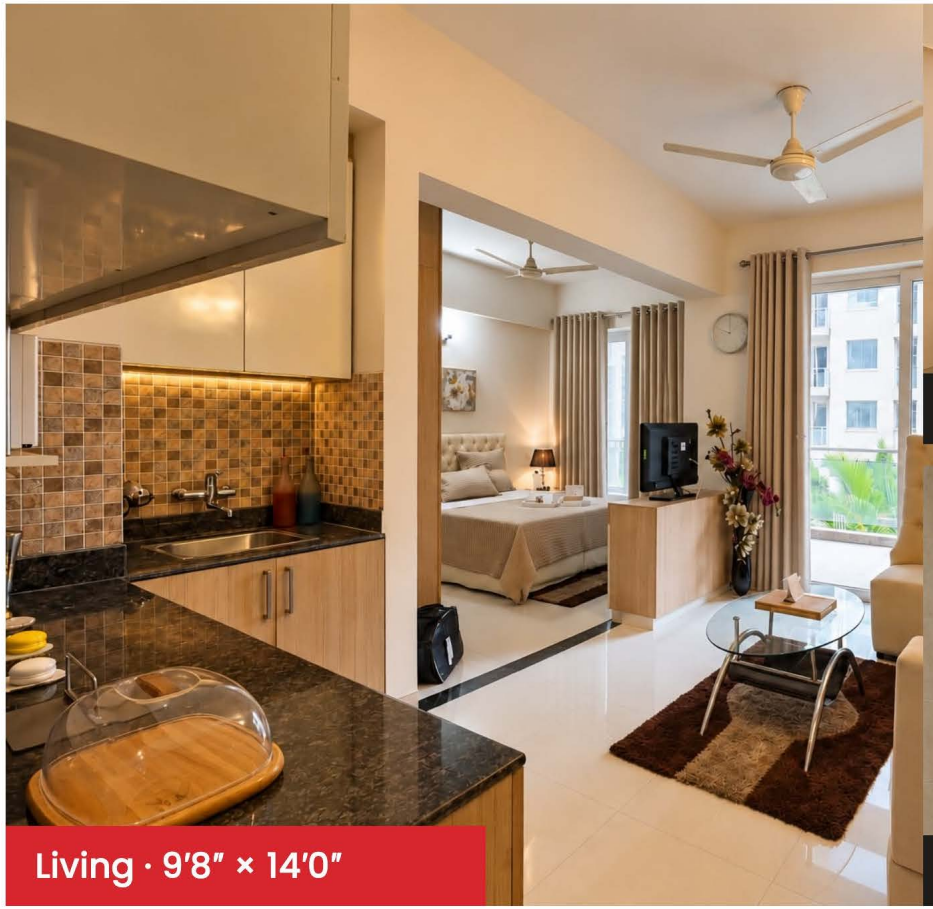
795 sq ft · units 03, 04, 09, 10

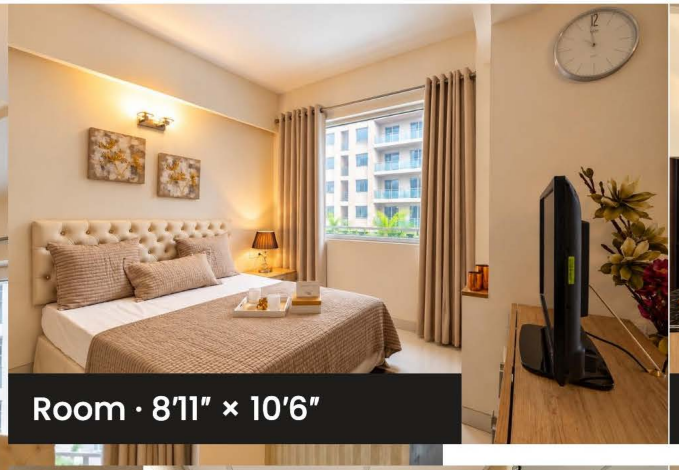
COMMON

1.5 m corridor · two lift lobbies

SIZE 1 OF 2 · CARPET 303 · EXCLUSIVE 361 SQ FT

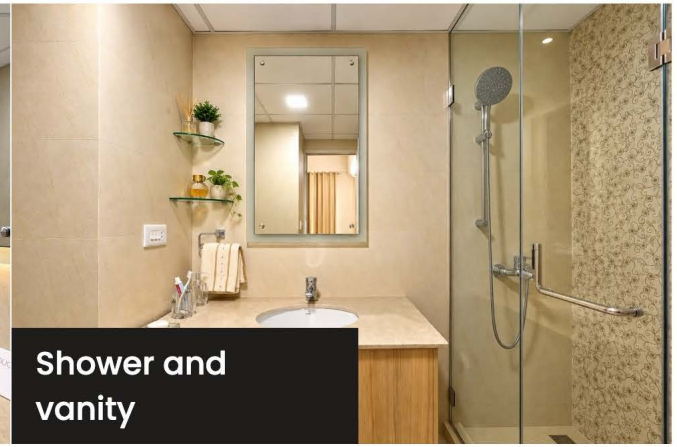
THE SUITE · 601 SQ FT


Living · 9′8″ × 14′0″


Room · 8′11″ × 10′6″


Kitchenette · modular


Toilet · 8′11″ × 4′11″


Shower and vanity

Sample suite photos · Room sizes as per the architect's plan

SIZE 2 OF 2 · CARPET 366 · EXCLUSIVE 530 SQ FT

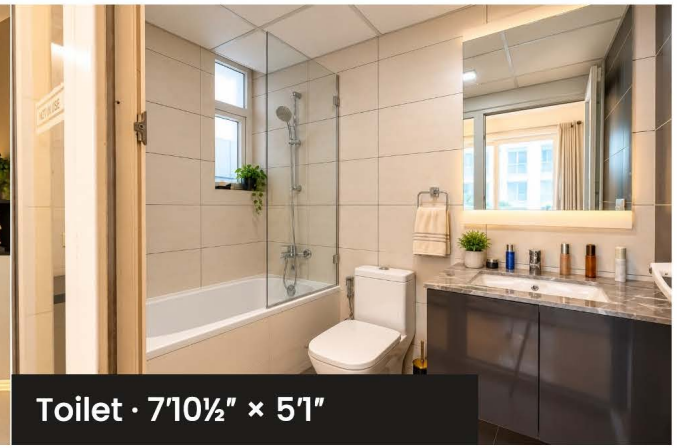
THE CORNER SUITE · 795 SQ FT


Living · 14′4½″ × 10′4″


Room · 12′11½″ × 10′4″


Kitchenette · 6′1″ × 7′5″


Living and dining


Toilet · 7′10½″ × 5′1″

Sample suite photos · Room sizes as per the architect's plan

COMMERCIAL LICENCE

ONE SUITE. FOUR WAYS TO USE IT.

LIVE

A furnished home with a club, at the Delhi border.

WORK

Manage work from Home, small office from the same suite.

LEASE

Furnished and ready, so a tenant moves in now.

GROW

An address on the Dwarka Expressway.

A Full Utility Home Suitable For Travellers.



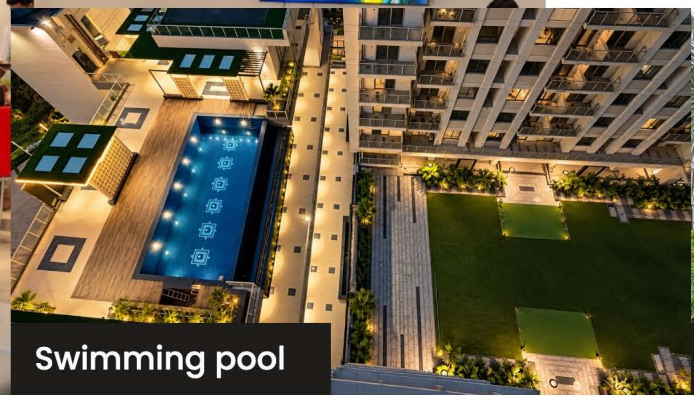
THE CLUB · ALREADY RUNNING

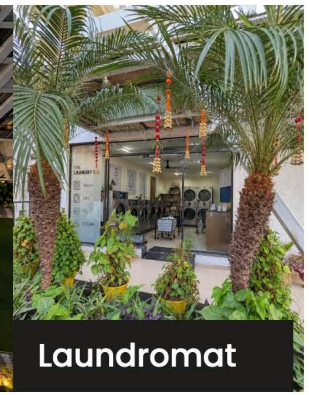
MOST SUITES COME WITH A ROOM. OURS COME WITH A CLUB.


Clubhouse dining


Gymnasium


24/7 café


Swimming pool


Laundromat

Also: terrace dining · ballroom · zen garden · 24-hour security · covered and open car parking. **Club membership included.**

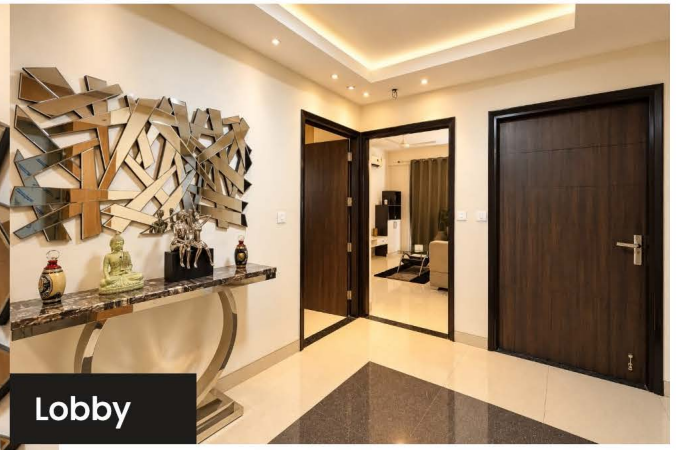
Real photographs · Annual / monthly club charges as applicable

COMMON AREAS

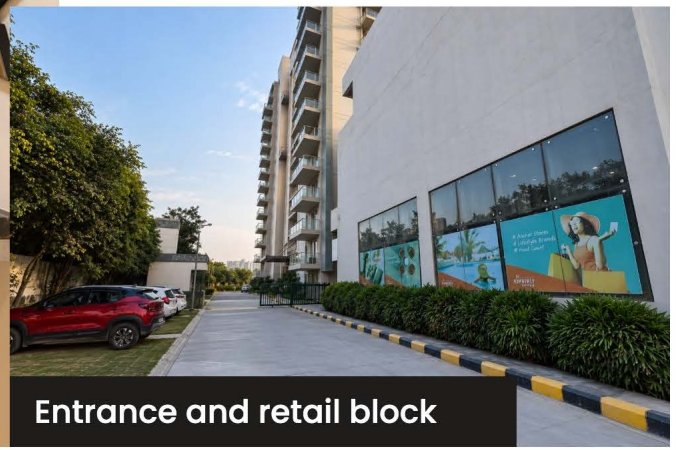
ARRIVE IN STYLE



Lift lobby



Lobby



Entrance and retail block

Real photographs · Commercial block: brands opening soon

LOCATION · SECTOR 112

0 KM FROM DELHI



Destination	Distance
Delhi border, Delhi Greens	0 km
SCO market, Sector 114	0 km
Bajghera Chowk, Dwarka Expressway	1.5 km
M3M SCO market, Sector 113	1.5 km
Dwarka, New Delhi	5 km
Yashobhoomi and Metro	6 km
Proposed Diplomatic Enclave	9 km
Dwarka 18-hole golf course	10 km
IGI Airport, Terminal 3	18 km
Global City and Vision City	18 km

Approximate road distances · Map not to scale

Dwarka Expressway – An Irresistible Adore

Dwarka Expressway – The Infrastructure Growth Hub of NCR

Major Infrastructure Initiatives

- RRTS
- Global City
- Dwarka Express way
- Proposed Orange Metro Line
- Proposed Blue metro line
- Seamless Connectivity to Delhi
- Reduced Traffic congestion & Travel Time
- Proximity to vital nodes



S. No.	Roads
A	Dwarka Expressway
B	GCER
C	SPR
D	NH-48
E	Sohna Gurgaon Road
F	Faridabad Gurgaon Road

Legend

- Subject Site
- Highways/Expressways
- Arterial Roads
- Rapid Metro
- Orbital Rail Corridor
- Orbital Rail Corridor – Station
- Global City
- Hero Honda Chowk
- RRTS Corridor
- RRTS Stations
- Extension of Huda City Centre Metro to Cyber city
- Proposed Metro from Basai to Dwarka Expressway

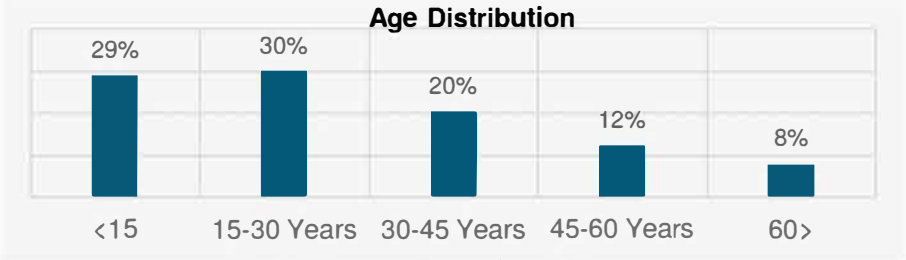
S.No	Attributes	Distance (Approx. in Kms)	Approx Drive time in Mins*
1	Dwarka sector 10 , New Delhi	10.7	22
2	Rajiv Chowk	12	40
3	IFFCO Chowk	12.5	40
4	MG Road	12.7	42
5	Cybercity	12.8	45
6	Ambience Mall	13.9	48
7	NH-8	14	27
8	Hero Honda Chowk	15.5	35
9	Medanta Hospital	15.8	45
10	NPR	16	45
11	IGI Airport, New Delhi	18.4	45
12	Pataudi Road	21.5	44
13	Vasant Vihar, New Delhi	24.3	35 - 40

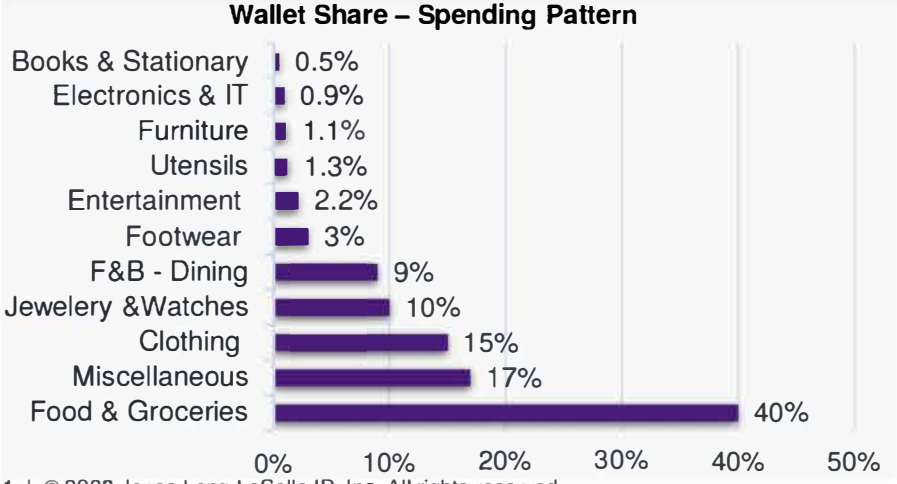
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Source: JLL Research, 2023
*NOTE: The above mentioned tentative drivetimes are calculated on post completion of NPR & clover leaf junction

Subject Site Drive Time Catchment Analysis

Catchment	Population	No. of Households	Per capita purchasing power (INR pa)	Per capita retail expenditure (INR pa)
Primary Catchment (0 to 5 min drive time)	12,272	3,025	448,550	108,380
Secondary Catchment (0 to 10 min drive time)	10,6714	25,814	432,590	108,320

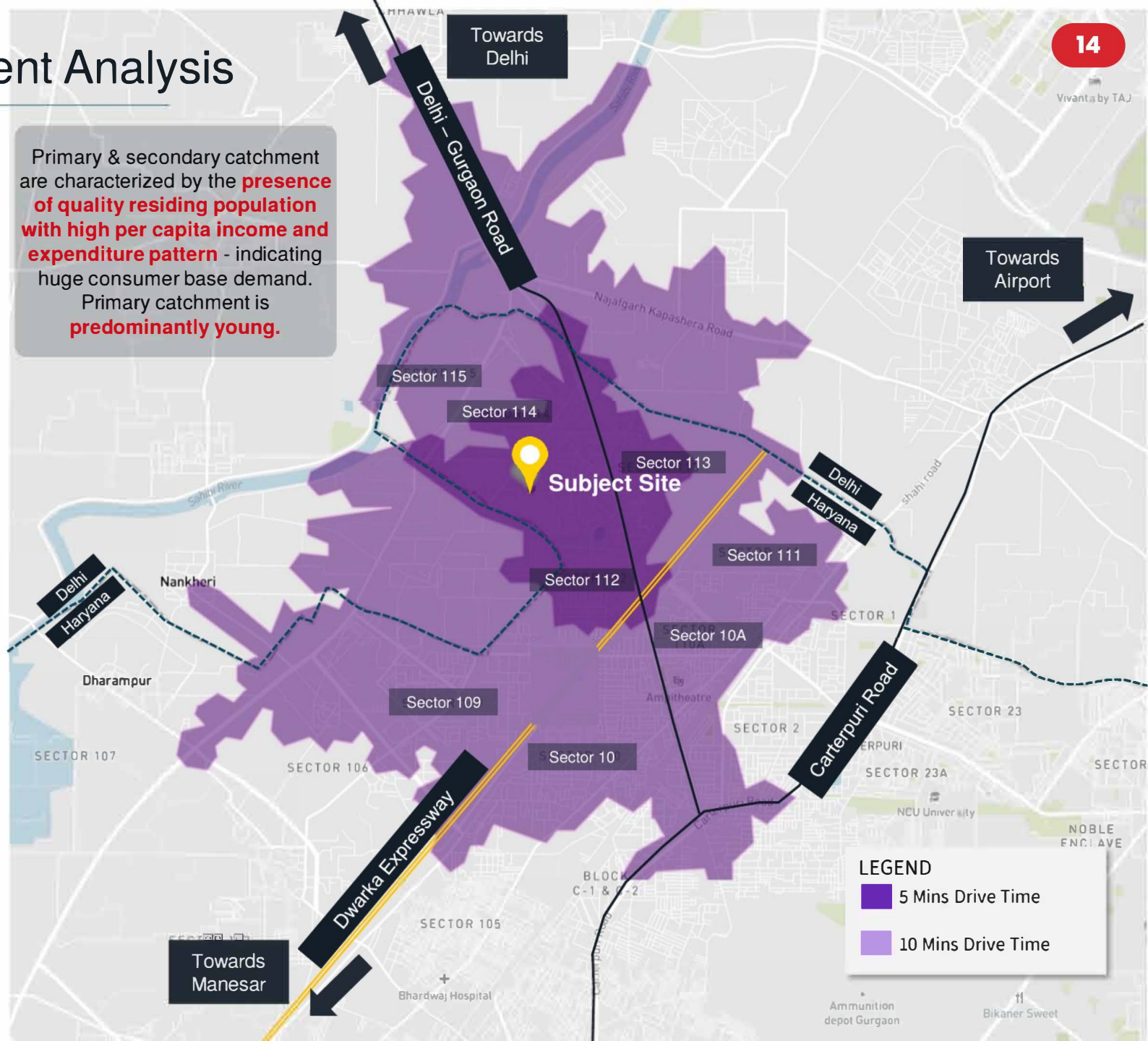
Primary & secondary catchment are characterized by the **presence of quality residing population with high per capita income and expenditure pattern** - indicating huge consumer base demand. Primary catchment is **predominantly young.**





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Source: Arc GIS, MBR, 2022



Site Attributes – Prominent Residential Project in the Vicinity



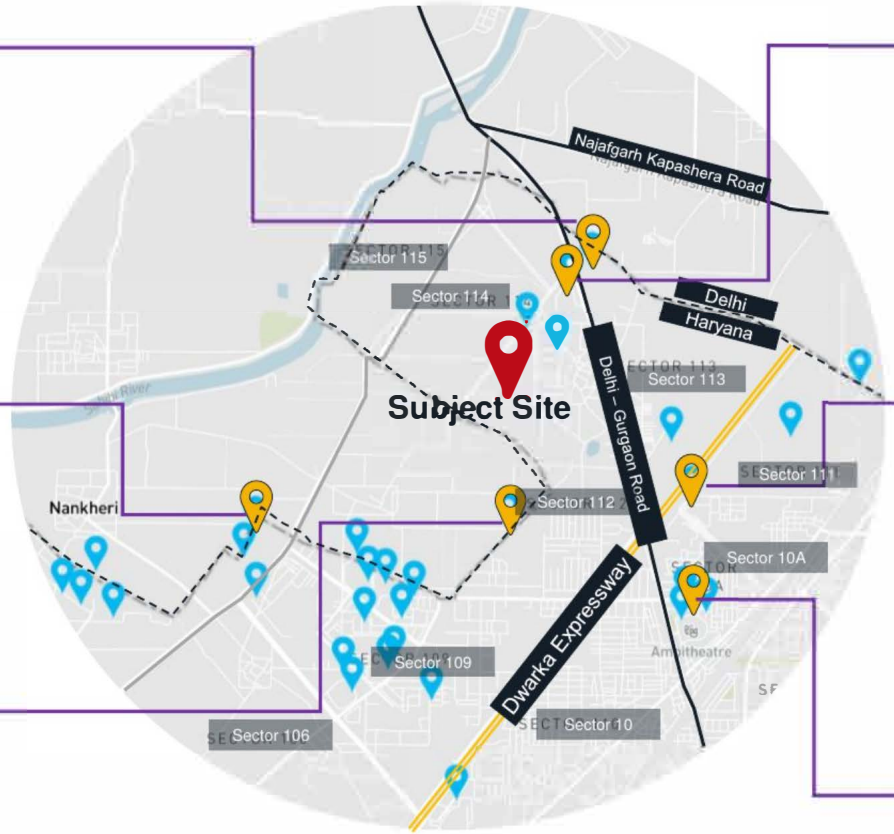
Tata Wellness Residences (La Vida)



Sobha City



Experion Windchants





Gurgaon Gateway



Puri Diplomatic Greens



Mahindra Aura

S.No	Attributes	Description
1	**Prominent Developers**	Raheja Developers, Mahindra Lifespaces, Tata Housing, Sobha Developers, M3M India etc.
2	**Key Developments**	• Tata Wellness Residences (La Vida) – 688 Units • Gurgaon Gateway – 358 Units • Mahindra Aura - 799 Units • Puri Diplomatic Greens– 460 Units • Sobha City – 1,728 Units • Experion Windchants - 563Units
3	**Average Capital Value**	INR 10,000-15,000 per sq. ft.

Source: JLL Research, 2023

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Site Attributes – Prominent Commercial and Retail in the Vicinity



S.No	Attributes	Description
1	**Prominent Developers**	M3M, Emaar, DLF, Vatika, Orris, ABW, Bestech, Raheja and Ansal
2	**Key Developments**	• Grand Central 114 SCO • M3M SCO 114 • Indiabulls Commercial One09 • Emaar Business District 114 • Chintels Corporate Park • WTC Plaze
3	**Average Price for Retail / Office**	Ground Floor – INR 22,000 – 30,000 per sq.ft. per month 1st Floor- INR 15,000 – 20,000 per sq.ft. per month 2nd Floor & Above – INR 10,000 – 15,000 per sq.ft. per month Office Space – INR 7,500 -11,500 per sq.ft. per month
4	**Average Price - SCO**	Plots- INR 2.0- 2.5 Lakh Plots + Built-up – INR 4.0 -5.0 Lakh

Source: JLL Research, 2023

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WHO BUYS, WHO RENTS

BUILT FOR PEOPLE ON THE MOVE

AIRLINE AND AIRPORT CREW

A furnished, secure base near IGI.

CORPORATE PROFESSIONALS

Offices in Gurugram or Delhi, one ready home.

BUSINESS OWNERS

Live and work from the same suite.

NRIS

A furnished property, easy to lease out.

HNIS AND FIRST-TIME INVESTORS

A compact asset that earns from day one.

LOGISTICS MANAGERS

Close to the Dwarka Expressway corridor.

DOUBLE RENTAL · OFFER TILL 30 NOV 2026

ASSURED RENTAL FROM DAY ONE UNTIL POSSESSION. GUARANTEED RENTAL TOO.

Suite	Guaranteed Rental / month	Guaranteed / year	Leased With a tenant
The Suite · 601 sq ft	₹60,000	₹7.20 L	₹40,000+*
The Corner Suite · 795 sq ft	₹79,500	₹9.54 L	Up to ₹60,000*

₹70 PER SQ FT
Every month, for 12 months

FROM DAY ONE
The suite is ready, so is the rent

TENANT RENT EXTRA
Lease it out and keep both

*Assured rental as per agreement. Tenant rent indicative, not assured.

HANDLING THE COMPARISON

WHY CLIENTS CHOOSE KIMBERLY

What the buyer gets	Kimberly Suites	Under-construction project
Possession	Today · OC received	3–4 years away
Rent starts	Day one, plus assured rental	After possession
Furnishing	Fully furnished, included	At your cost
Club	Running now	Promised
Construction risk	None	Yes
What you see	The real suite	A render

EMINENCE KIMBERLY SUITES

PRICE AND PAYMENT

STARTING ₹1.02 CR*, FULLY FURNISHED

Suite	Basic price from
The Suite · 601 sq ft	₹1.02 Cr*
The Corner Suite · 795 sq ft	₹1.35 Cr*
Club membership	Included
Covered / open parking	Optional

PAYMENT PLAN

10 : 90

₹5 L to book · 10% in 7 days · 90% in 30 days

POSSESSION

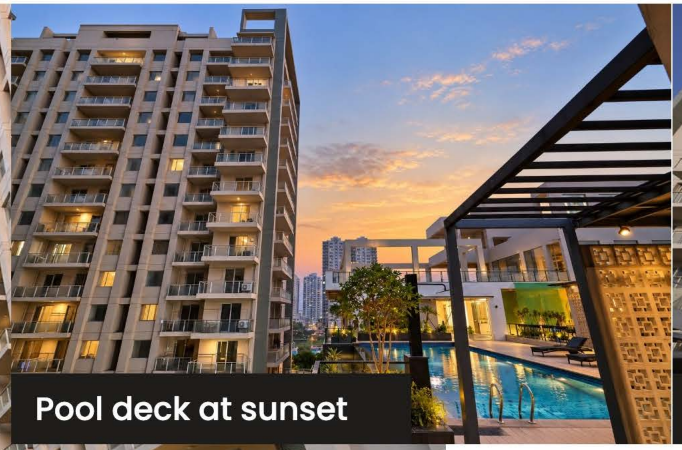
Today

Keys on full payment · approved by all leading banks

*Basic price. Add-ons, parking, stamp duty and registration extra.

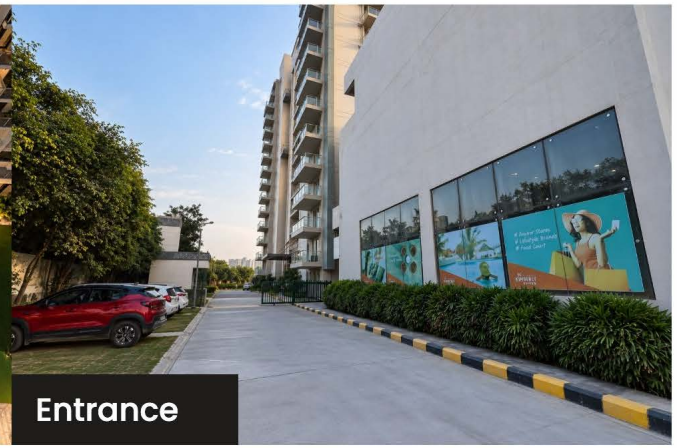
ALREADY DELIVERED


Central courtyard


Pool deck at sunset


The towers


By night

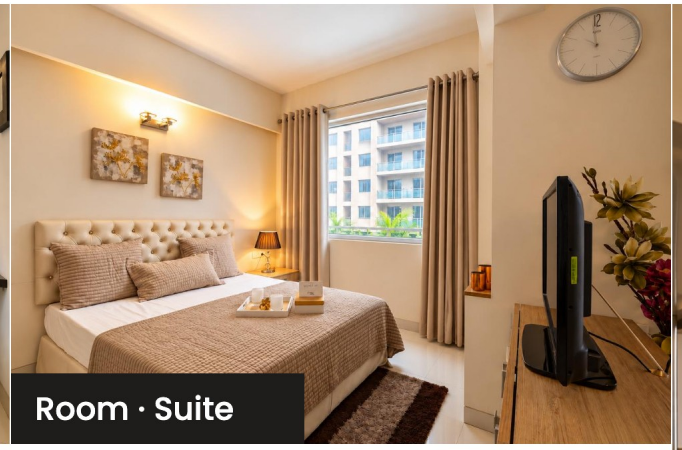

Entrance

Real photographs

GALLERY · INDOORS

SUITES AS DELIVERED


Room · Corner Suite


Room · Suite


Living · Suite


Living · Corner Suite


Lift lobby

Sample suite photos · Furniture as per the Agreement for Sale

EMINENCE KIMBERLY SUITES

NEXT STEP

YOUR SUITE IS READY.

Book a site visit. Walk through a furnished suite and the club, and take the price and offers home in writing.

Strategic partner

URBAN ULTRALUXURY REALTY

HRERA Regn. 74 of 2017 · Licence 35 of 2012 · T&C apply

