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**www.nextvisionhome.com**

**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**

**EBD 65**  
EMAAR BUSINESS DISTRICT

SHOP at a dynamic  
business location

in surroundings  
that suit you MEET

RISE higher to a new life

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Welcome to  
**EBD 65**  
EMAAR BUSINESS DISTRICT

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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.

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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?

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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.

SECTOR 103



GURUGRAM  
RAILWAY STATION  
35MIN.  
13.7KM



IGI AIRPORT  
40 MIN.  
26KM

KHEKRI DAULA  
TOLL PLAZA  
17MIN.  
9 KM



DELHI - JAIPUR HIGHWAY

GURUGRAM

MG ROAD

OLD DELHI GURGAON ROAD

DELHI - JAIPUR HIGHWAY

IFFCO CHOWK  
20 MIN.  
14KM

SARASWATI  
VIHAR

RAJIV CHOWK  
17 MIN.  
9KM

SUBHASH CHOWK  
15 MIN.  
7KM

SECTOR 49



**EBD65**  
EMAAR BUSINESS DISTRICT

DLF GOLF COURSE ROAD

GF ROAD

HAIDERPUR

MG ROAD

DWARKA ROAD

ABDUL GAEFAR KHAN MARG

SHOP · MEET · RISE



\*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.

Map not to scale





\*REFERENCE PICTURE

## STRATEGIC LOCATION

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

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10-MINUTE DRIVE *from*  
NH8

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

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

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

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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


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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.

SHOP · MEET · RISE





\*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.

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SHOP · MEET · RISE



A photograph of two women walking through a shopping mall. The woman on the left has long dark hair and is wearing a grey scarf and a dark jacket. She is holding a blue shopping bag and a large white gift box with a floral pattern. The woman on the right has long blonde hair and is wearing a dark jacket. She is holding a large white gift box with a red and gold design and a brown shopping bag. In the background, there is a mannequin in a pink dress and other shopping bags. The word "Shop" is overlaid in large white letters.

# Shop

Congenial surroundings  
for all kinds of businesses





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\*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





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



A warm, indoor photograph of a group of people. In the foreground, a woman with blonde hair is seen from the side, wearing a dark, patterned knit sweater. She is looking towards a group of people in the background. One woman in the background is wearing a black hat and a brown top, and another woman is wearing glasses and smiling. The lighting is soft and warm, creating a cozy atmosphere.

# Meet

Where friends and family come together for new experiences





# EMAAR BUSINESS DISTRICT

SHOP · MEET · RISE

\*ARTISTIC SKETCH FOR REFERENCE ONLY



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

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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.

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SHOP · MEET · RISE





# Rise

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





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\*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

SHOP · MEET · RISE

\*ARTISTIC IMPRESSION





\*REFERENCE PICTURE



\*REFERENCE PICTURE



\*REFERENCE PICTURE

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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

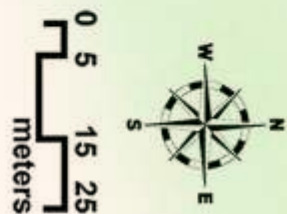
SHOP · MEET · RISE

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 TRELIS
- 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 TRELIS (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.



A photograph of a desk with a laptop, a glass of pencils, and a white cloth, with a building in the background. The text 'Floor Plan' is overlaid on the image.

# 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 X 12.25M ■ Plot Area: 73.5 sqmt



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



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





# 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



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





# FLOOR PLAN TYPE 2

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



\*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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