

SKY VILLAS

AT



CENTRAL PARK  
RESORTS™

SECTOR 48, GURUGRAM.



SKY VILLAS



AT CENTRAL PARK,  
WE HAVE A LOT TO BE GRATEFUL FOR.

We are thankful to our customers for their support.  
We are indebted to our partners and our team members  
for their efforts.

Together, they have made Central Park one of the most  
trusted names in luxury residential spaces across Delhi  
NCR and Goa. This is the  
inspiration that fuels our drive towards creating  
exceptional residences. Each project that bears the  
Central Park marque ensures that opulence becomes a  
way of life. Here we offer a range of amenities and  
services tailored to your exquisite tastes.

We are deeply gratified to have the opportunity to create  
enriching experiences for our customers. Come, explore  
Central Park SkyVillas  
and see why you can expect the world from us.





ALLOW US TO  
ALTER YOUR  
PERCEPTION OF A  
LUXURY  
VILLA



Actual Image of Sky Villa



Imagine a villa where the ground floor resides 16 floors above the ground. Here, every dimension is designed to be lavish beyond expectations.

Every room stretches beyond limits to accommodate your grand lifestyle. An array of terraces and sit outs provide the perfect setting for every mood – whether you're entertaining a hundred guests, or enjoying an intimate fireside tete-a-tete.

The splendor of this living space is augmented by service standards you would expect in a 7 star hotel. Now, experience all this, in a living space that has become a landmark with its resort lifestyle.

Welcome to Central Park Sky Villas. Let us take you on a nine-stop tour of life on cloud nine!

## SKY VILLAS



LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5



LEVEL 6



LEVEL 7



LEVEL 8



LEVEL 9



LEVEL 1



THE JOURNEY  
TO THE SKIES  
BEGINS WITH A  
TUNNEL DRIVEWAY



Actual Image



Nothing announces your arrival quite like the way you arrive. At Sky Villas, an international quality tunnel ushers you home, swiftly and smoothly. This leaves the on-ground surface free of motorized traffic - only electric golf carts to ferry you around, minimizing noise and air pollution.



LEVEL 2



5-STAR  
RECEPTION  
AT THE  
DROP OFF



Actual Image of Drop-off Zone



While your car wends its way to its parking spot, you are greeted at a luxurious air conditioned lobby.

Then, you are ushered into a lift that whisks you to your chosen floor, where a lavishly appointed, artfully designed air conditioned lobby welcomes you home.



LEVEL 3



YOU ARE IN THE  
SPOTLIGHT  
AS YOU ENTER  
YOUR SKY VILLA

Actual Image of Living Room



Your Sky Villa is designed to make every moment grand. Keeping in mind your expectations, every dimension here is larger than life. The vast living and dining space, the en suite master bedroom, the never ending kitchen – every space is designed to truly express your kingsize standards.

## FULLY FITTED

The roomy interiors open to blue skies through full sized glass wall, and are flooded with fresh air and natural light. You will enjoy a fully fitted out space, complete with VRV airconditioning, completely equipped kitchen, the pick of world class appliances – including TV's, geysers, fans, mood lighting - and smart automation to control every aspect of your home at your fingertips.





Actual Image of Living Room



LEVEL 4



SOAK IN  
THE INDULGENCE  
OF YOUR  
MASTER SUITE



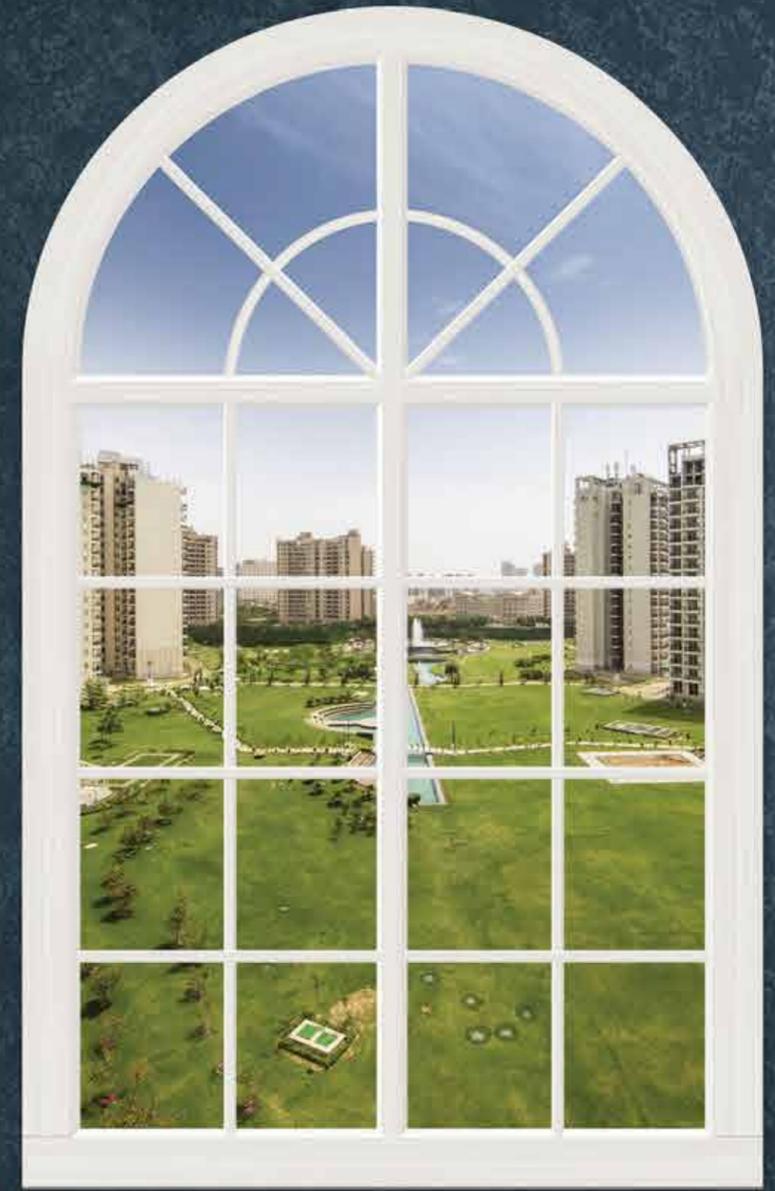
Actual Image of Master Suite

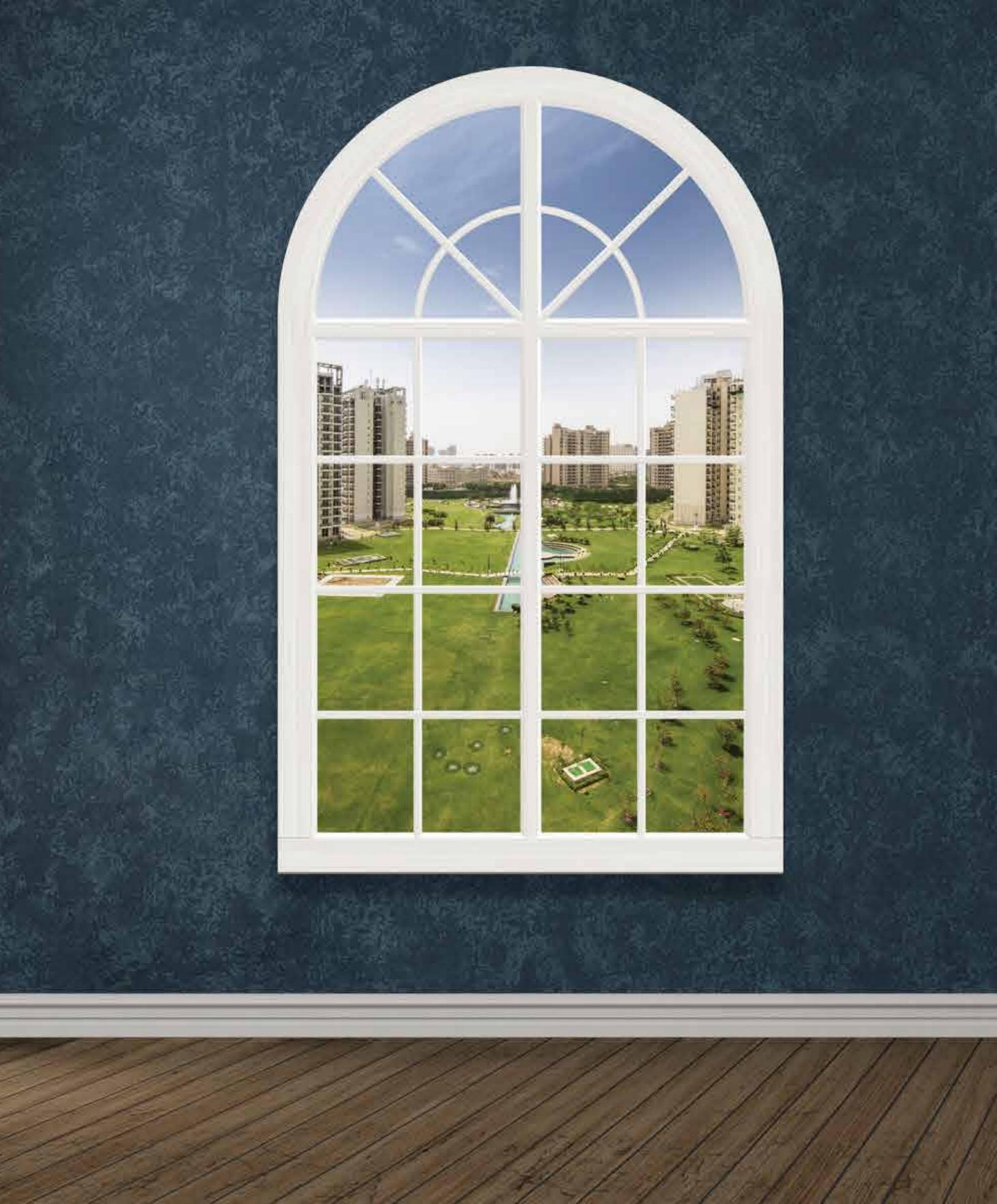


Sky Villas is replete with thoughtful touches that make all the difference to your lifestyle. A canasta or mah jong room makes for lively get-togethers. Or retreat to the classy bar for a relaxing evening. Take in a movie or spend quality time with the entire family at your den/lounge. Retire to the welcome embrace of the master suite or relish our luxuriously appointed bathroom, complete with your own Jacuzzi that makes for a rejuvenating break. Walk in closets and dressing area, complete the elegant picture.



A MESMERISING VIEW  
OF MAGNIFICENCE





Actual Image of Central Greens





LEVEL 5



A PRIVATE DECK  
FOR YOUR  
LEISURE TIME



Actual Image of Celebration Deck at Sky Villa



Sky Villas offers you a choice between the view of glorious greens or the magnificent skyline.

Whatever your choice, you have an array of spaces to make the most of them. Wide balconies invite you to take in the fresh air. A private splash pool creates the perfect refreshing break you crave. A spacious deck with open theatre provides the perfect setting to watch your favourite sport with your friends.

A fireplace with a cosy sit out creates just the right ambience for an intimate get-together. For larger gatherings, choose the Celebration Deck - it is ready to host up to 100 people, and comes equipped with its own pantry, barbeque and mist cooling terrace.

At Sky Villas, you can enjoy the great outdoors without leaving your home!



Actual Image of Swimming Pool



Actual Image of Party Deck



Actual Image of Party Deck



LEVEL 6



RECREATION  
FACILITIES  
FOR YOUR KIDS  
TO ENJOY



Actual Image of Kids Park



At Central Park, we take special pleasure in delighting our youngest residents. That's why we have created facilities designed to give joy everyday and create happy memories to last a lifetime.

Our thoughtfully planned Aqua Park and Terra Park gives children the room to be themselves and fully express themselves in a fun, safe environment while enjoying skating, cycling and other fun activities.



Actual Image of Kids Park





LEVEL 7



# THE RESORT LIFE



Actual Image of Gazebos at Central Park

We believe a home is not complete till the community surrounding it is as well developed.

Central Park Resorts has been created to cater to an upscale, thriving community with exacting standards when it comes to quality of life. Every detail here is meticulously planned to provide a superior experience.





Actual Image of Central Park Greens



20 acres of lush, landscaped greens welcome you to commune with nature. They are dotted with fine dining gazebos, juice bars and more.

A uniquely designed amphitheatre around a water body sets the scene for magical performances and community events.

World class convenience stores, laundrettes and pharmacy ensure everything you may need is close at hand.

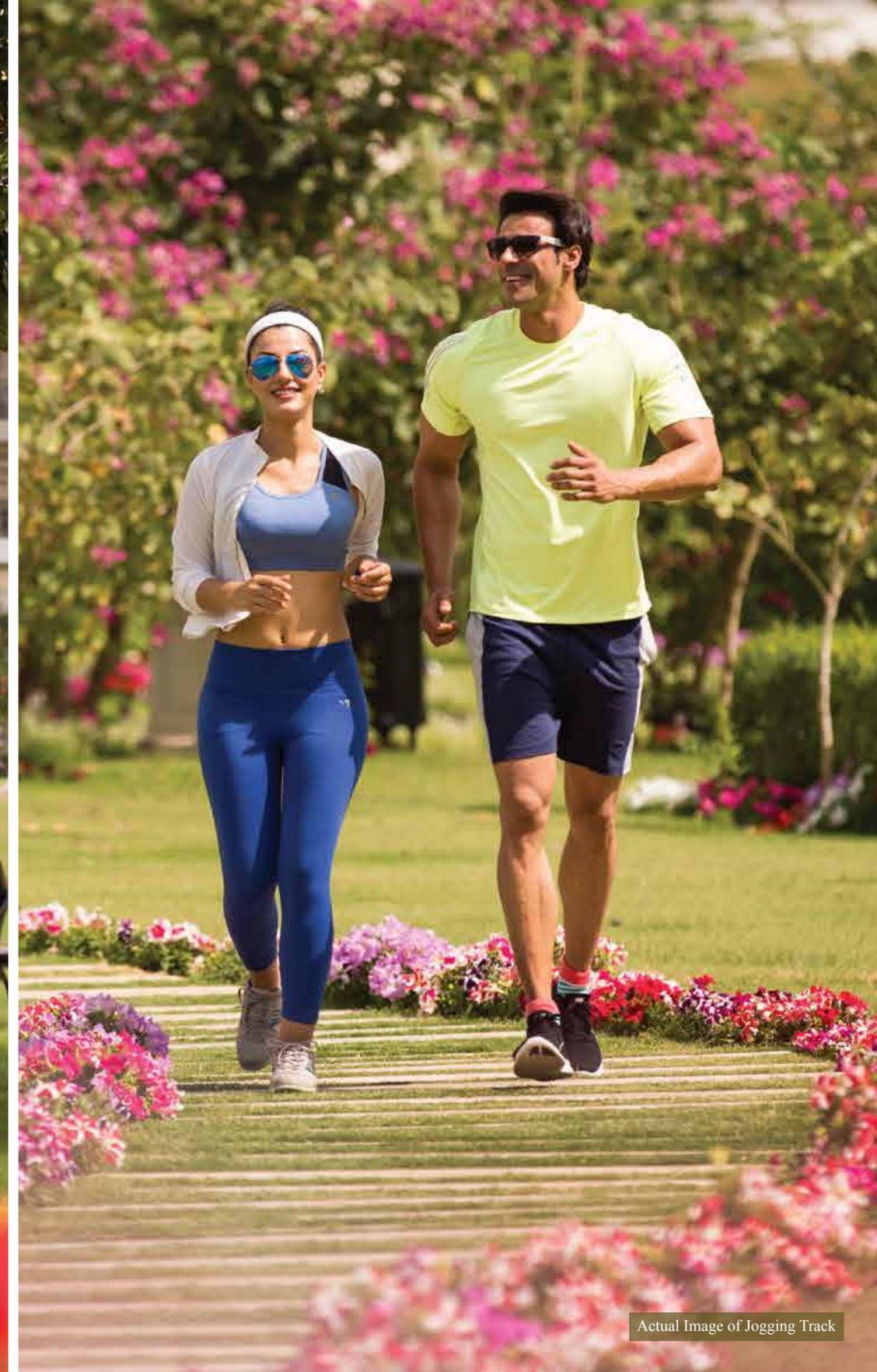
And yes, because we believe in going that extra mile, you'll also find an air conditioned pet care facility for the furry members of your family.



Actual Image of Central Park Resorts



Actual Image of Juice Bar at Central Park



Actual Image of Jogging Track



Actual Image of Water Spring



Actual Image of Grand Fountain



LEVEL 8



WHITE GLOVE  
SERVICES  
AT YOUR  
BECK AND CALL



Actual Image



Actual Image

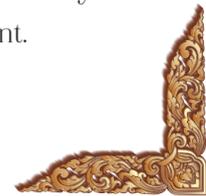


Central Park Resorts  
draws on a skilled pool of professionals,  
trained to exacting 7-star hospitality standards, to  
offer you unmatched White Glove Services. \*

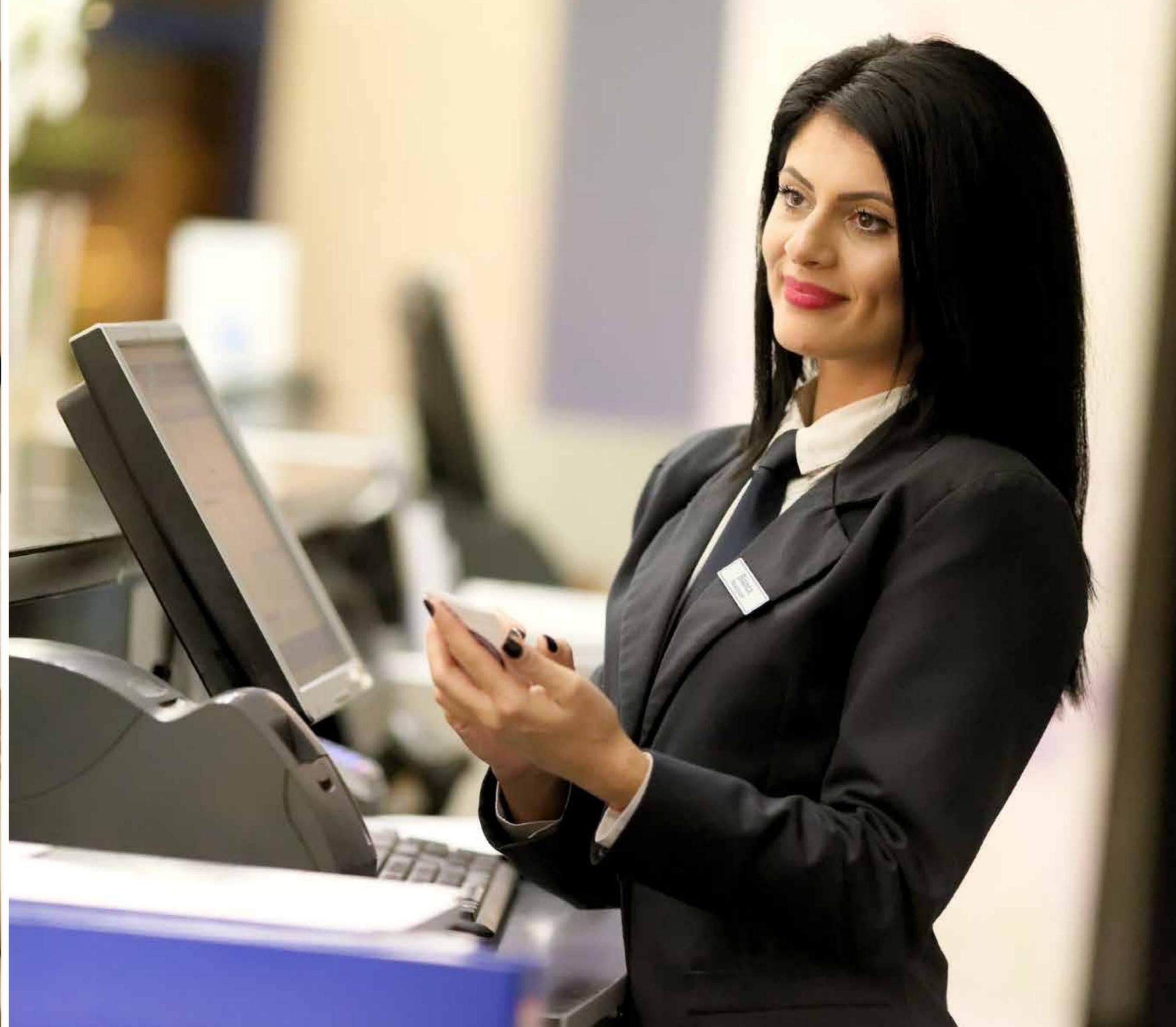
A chef on call caters to your guests. Efficient  
housekeeping keeps your home spic and span.  
A resourceful concierge takes care of every  
eventuality, from travel reservations to flower  
deliveries and everything in between.

A professional security force looks after your safety  
and security, aided by a 3-tier security system.

Our service support team will go out of their way  
to ensure you get just what you want.



\*White Glove Services Include Butler on Call, Chef on Call, Chauffeur on Call, Personal Security Officer & Housekeeping





LEVEL 9



YOUR  
SOCIAL HUB  
CLUB CAPRI



When you do step out, you'll discover the upscale, thriving and full of life community of Central Park Resorts. At its heart is Club Capri – a four floor wonderland packed with attractions for the entire family.

The basement is home to the Squash Court, Juice Bar, a snooker/billiards room.

The ground floor opens up through a grand lobby, dotted with water bodies. Host your larger functions at the Multi-Purpose Banquet Hall, or conduct your meetings at the Business Centre. Relish the best of our F&B services along with a bar. An all weather indoor swimming pool and a toddler's pool keep your family active and fit.



Actual Image of Chandelier at Club Capri



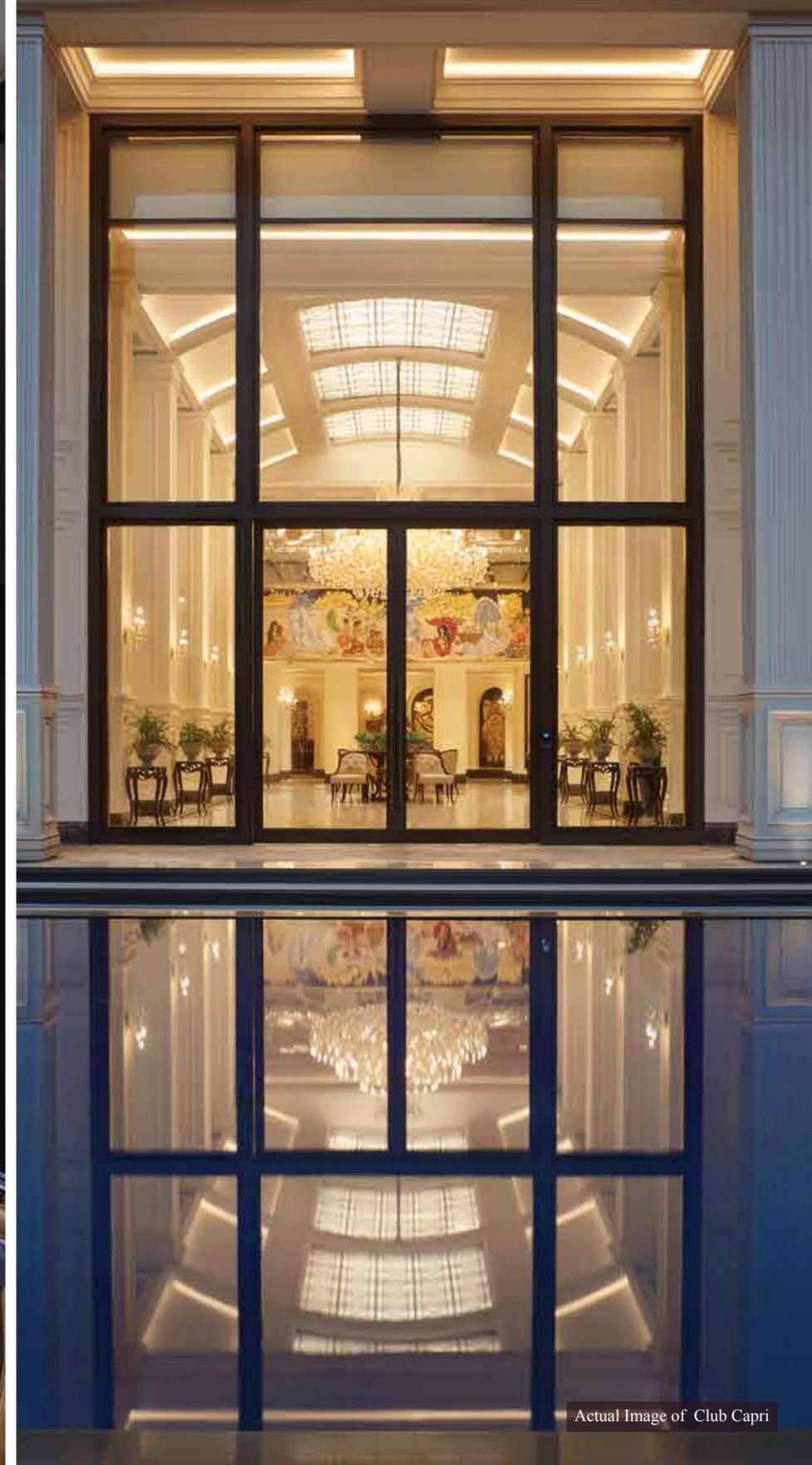
Indulge yourself at the Belleza Salon & Spa on the first floor. Our mini theatre - Capri Teatro Cinema makes a great space for a community get-together, as does the card room - D' Carta Room, PDR (Private Dining Area) with terrace garden and smoking lounge. Should you wish, peruse through our well stocked Anacapri library, and enjoy some quiet moments communing with yourself.

The second floor invites you to break a sweat at the fully equipped Palestra gym. A steam room and an aerobics studio lets you mix up your workouts. Create waves in the vast rooftop swimming pool - Capri D'Acqua or let your hair down at the terrace party area.

At Club Capri, there's never a dull moment!



Actual Image of Anacapri Bar



Actual Image of Club Capri



Actual Image of Capri D' Acqua Swimming Pool



Actual Image of Pool Table at Club Capri



*Club  
Capri*  
Central Park Sports



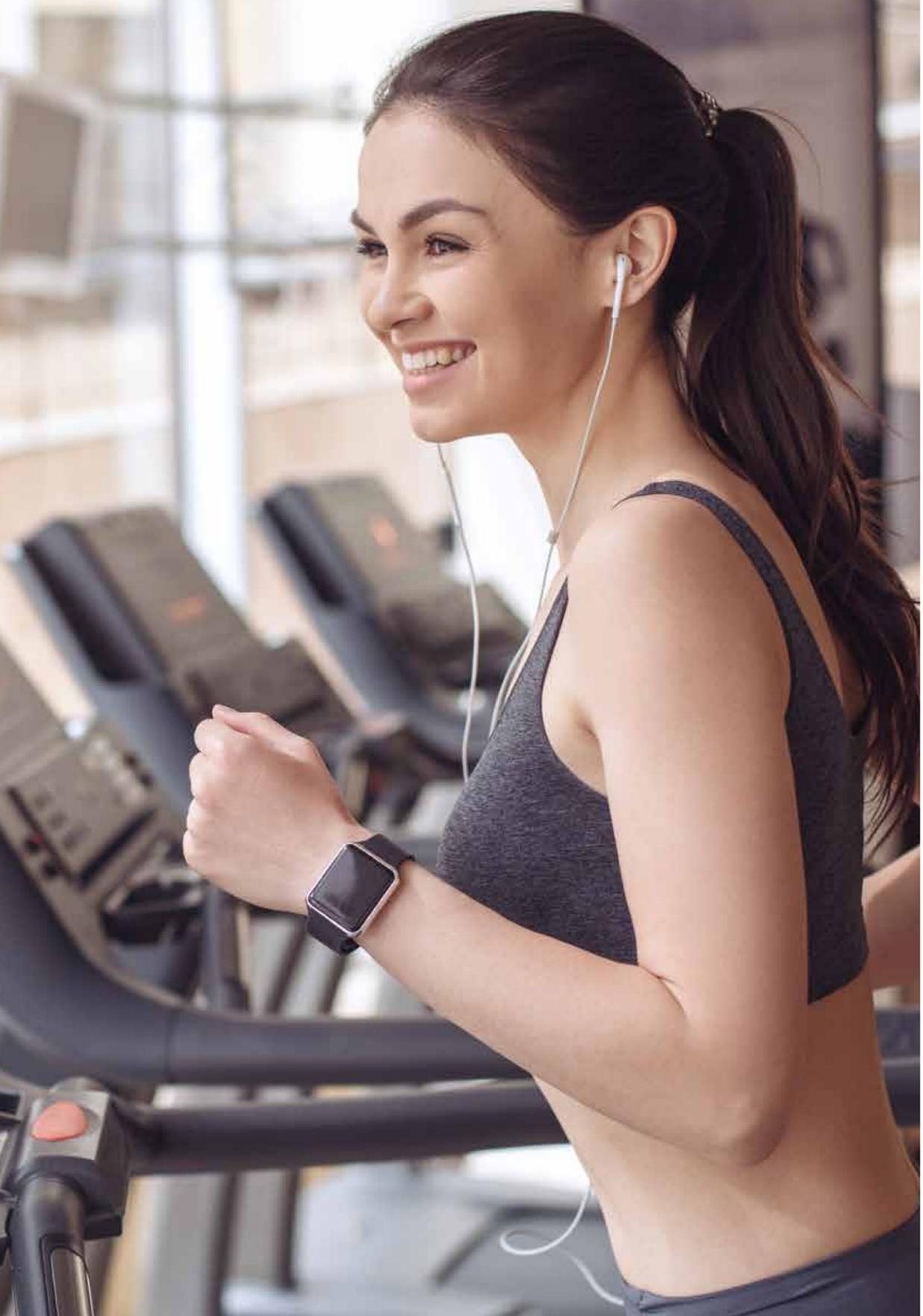
Actual Image of Club Capri

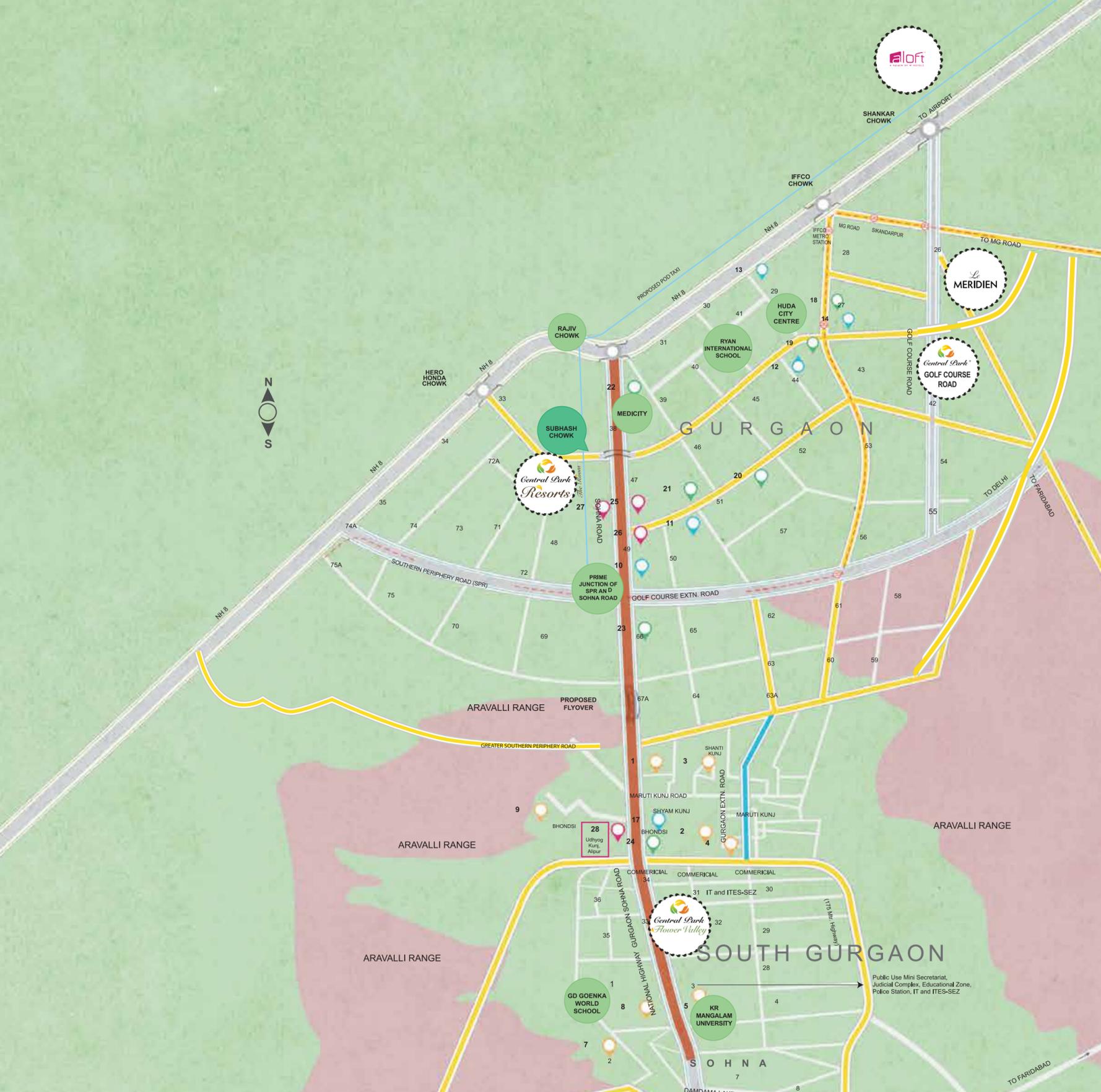


Actual Image of Club Capri



Actual Image of Belleza Spa





Central Park Sky Villas are not only easy to reach,  
they are located in close proximity to everything you need:

20 minutes from Indira Gandhi International Airport

5 minutes from Medanta Hospital.

### Location Advantages

Located in Sector 48, Gurgaon, Central Park Resorts is just a few minutes drive away from major destinations:

- |                             |                               |                            |
|-----------------------------|-------------------------------|----------------------------|
| 1. Rajiv Chowk/NH8 – 5 mins | 3. Huda City Centre – 10 min  | 5. Ambience Mall – 15 Mins |
| 2. Vivanta by Taj – 10 mins | 4. Golf Course Road – 15 mins | 6. IGI Airport – 25 mins   |

### Legends

- |                                 |                      |                      |                             |
|---------------------------------|----------------------|----------------------|-----------------------------|
| <b>EDUCATIONAL INSTITUTIONS</b> | <b>LUXURY HOTELS</b> | <b>HEALTHCARE</b>    | <b>RETAIL ZONES</b>         |
| 1. GD Goenka World School       | 6. Vivanta by Taj    | 10. Fortis Hospital  | 12. Big Bazaar              |
| 2. Pathways World School        | 7. The Leela         | 11. Medanta Hospital | 13. Shoppers Stop           |
| 3. St. Xavier's High School     | 8. Hilton Garden Inn |                      | 14. Aditya Birla's and More |
| 4. Delhi Public School          | 9. Lemon Tree        |                      |                             |
| 5. KR Mangalam University       |                      |                      |                             |



Notes