PROMOTION | HRERA Registration No.: RC/REP/HARERA/GGM/993/725/2025/96 DATED. 16.10.2025
PROMOTION | HRERA Registration No.: RC/REP/HARERA/GGM/

SERENITY HILLS

Come Home to Acres of Nature

EMAAR
INDIA

MagicalBoundries | 8851692559 | info@magicalboundries.com | www.magicalboundries.com



Serenity Hills presents a balance of light, form, and stillness in the heart of New Gurugram, where time slows and space expands.

Crafted for the Calm Pursuit of Living Well

THE VISION

Born of vision and shaped with grace, Serenity Hills reimagines what it means to come home.



Reference Image

It is a retreat where every moment carries the power of beauty and where the art of living finds its purest expression in light and stillness.

An 8-Acre Grove, Framed by Your Home

Illustrations are conceptual and intended for representational purposes only. Actual details may vary.

CENTRAL GREENS

Seven towers overlooking a vast central meadow representing a dynamic landscape designed for light and openness.



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Each home opens on three sides, letting the outdoors flow in and the mind rest easy in stillness.

A World Shaped by Nature

Every element has been composed with balance, blending nature and sustainability with design and sophistication.

- 8 acres of green tranquillity in the heart of the community.
- 20+ acres of pathways, courtyards, and gardens interwoven into a seamless, breathable environment.
- A stunning water element with a continuous promenade for leisure walks.
- Over 80% of homes overlook the central greens or enjoy corner positioning, ensuring openness, privacy, and light-filled living.
- A forward-looking community ready for the future of clean mobility, offering provision of EV charging points/stations.



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IGBC Platinum pre-certified development built for a better tomorrow through five pillars of conscious design:

- Energy efficiency
- Water saving
- Enhanced air quality
- Natural light and ventilation
- Reduction in heat island effect

Pre-certified for Design Platinum

IGBC

Where You Are Transformed by Nature



THE LANDSCAPE

A forested mound and tranquil waters sit naturally within open meadows and green shrubbery, creating a seamless connection with your living environment.

Gardens and evergreen stretches of land offer serene settings to pause and appreciate the comfort of living in proximity to nature.

WITHIN THESE WALLS, SPACE BECOMES SERENITY.

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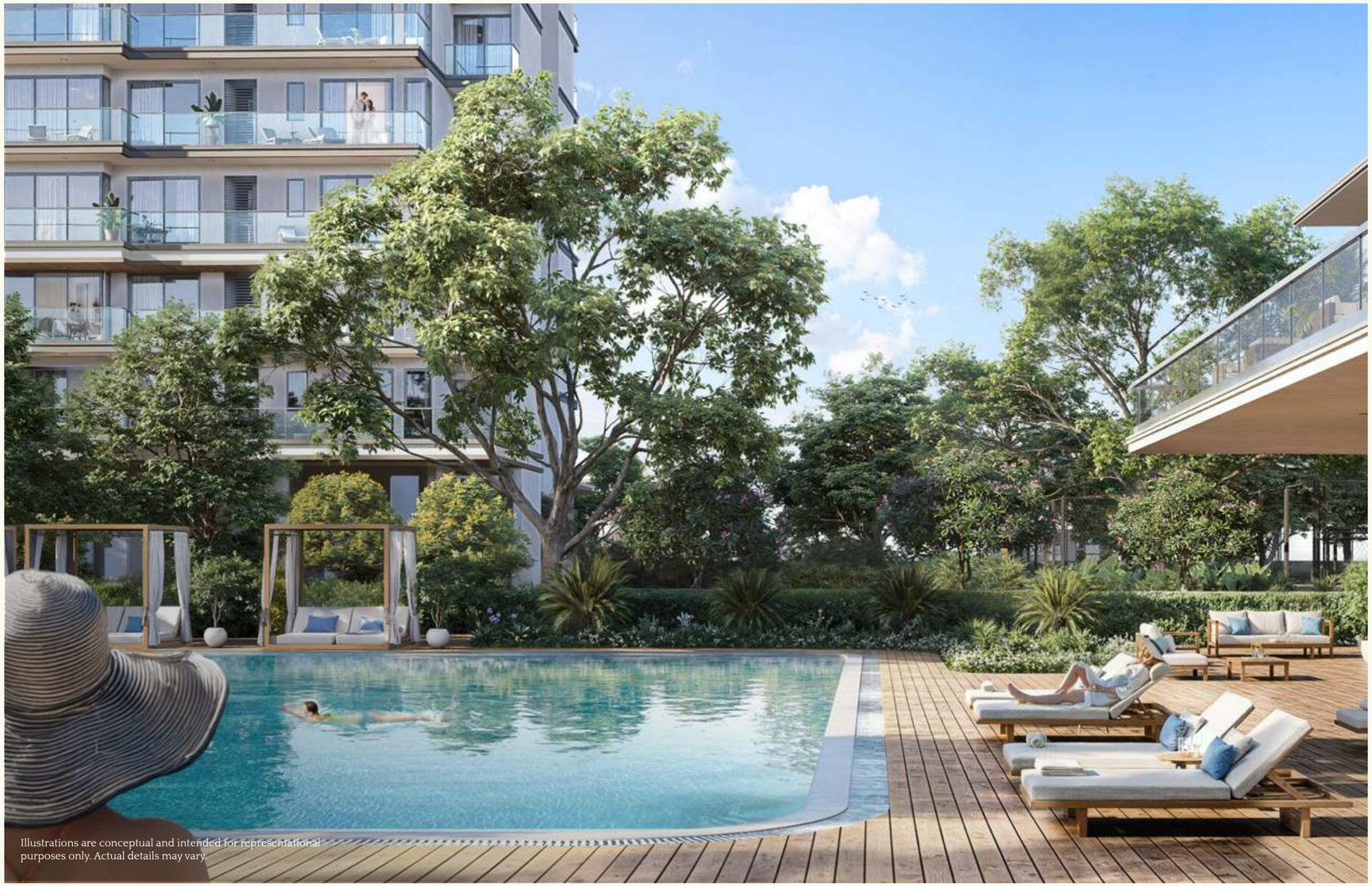

CLUB
SERENITY
Reference Image

The Heartbeat of Leisure and Connection

At the heart of Serenity Hills is a world of flowing compositions and curated worlds - a resort-styled pool that mirrors the sky, a spa that restores balance, lounges that invite connection, and corners that inspire creation.



Reference Image



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HERE, LUXURY IS NOT DECLARED; IT IS QUIETLY LIVED.

Clubhouse Reception & Lobby



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Multi-cuisine Restaurant

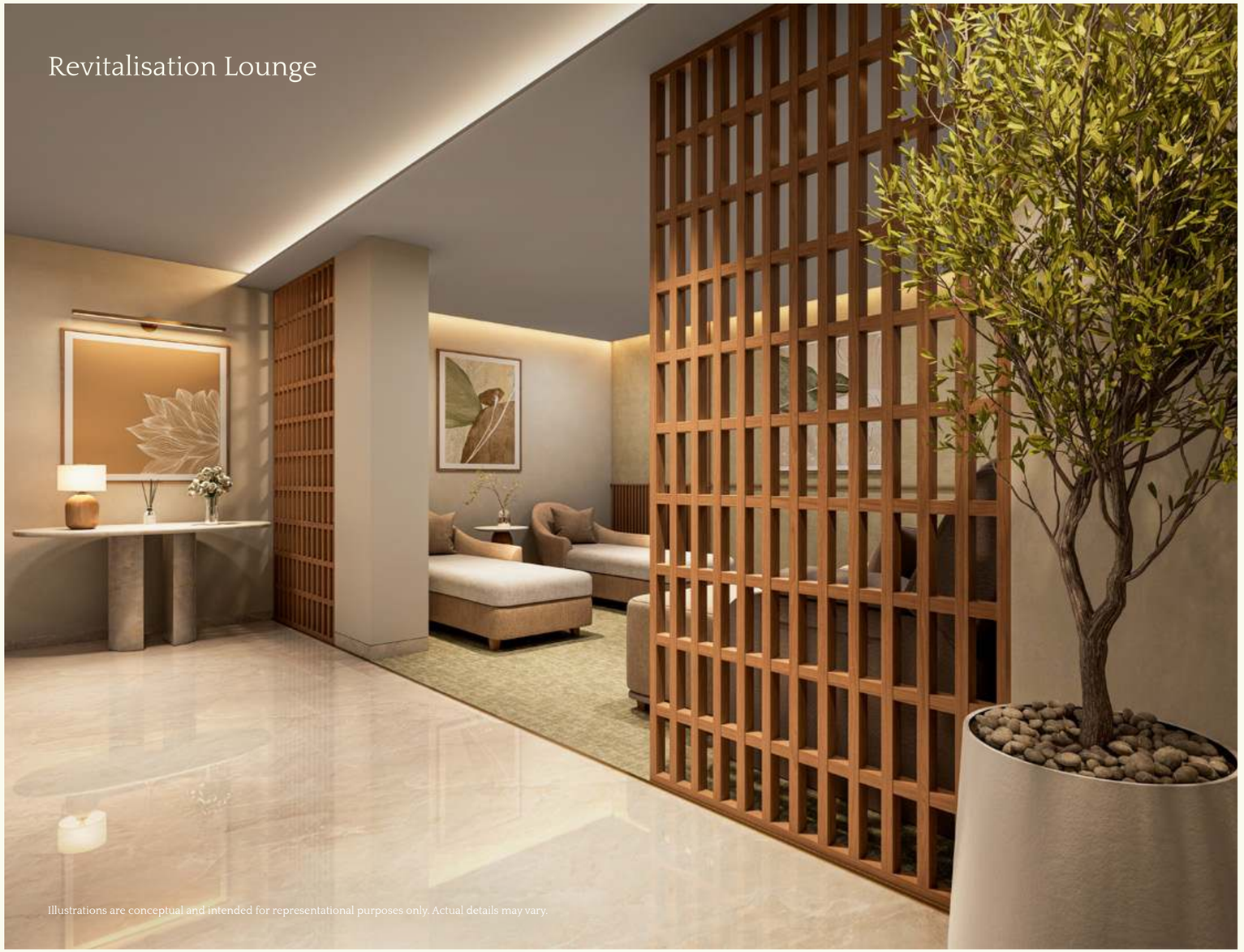


Illustrations are conceptual and intended for representational purposes only. Actual details may vary.

Patisserie



Illustrations are conceptual and intended for representational purposes only. Actual details may vary.


Revitalisation Lounge
Illustrations are conceptual and intended for representational purposes only. Actual details may vary.


Banquet
Illustrations are conceptual and intended for representational purposes only. Actual details may vary.

Co-working Space



Illustrations are conceptual and intended for representational purposes only. Actual details may vary.

Crafting Experiences Beyond Expectations

Reference Image

THE LIVED EXPERIENCE

Your days at Serenity Hills could unfold as a graceful dance of activity and leisure.

Go for a morning jog along lush trails bordered by vibrant flora; engage in spirited matches in multi-sport arenas; find balance in serene yoga lawns; or simply unwind in splendid swimming pools sparkling under the sun.



Reference Image

Yoga & Meditation Zone



Illustrations are conceptual and intended for representational purposes only. Actual details may vary.

Kids Play Area



Illustrations are conceptual and intended for representational purposes only. Actual details may vary.

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Reference Image

Homes That Breathe, Spaces That Belong

Tower Drop-off



Illustrations are conceptual and intended for representational purposes only. Actual details may vary.

Tower Lobby Meeting Lounge



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THE RESIDENCES

Designed with the artistry of proportion and the precision of detail, every home unfolds with effortless grandeur. Full-height glazing captures the play of light and land, while expansive decks extend the living experience towards the horizon. Within these walls, space becomes serenity.



Reference Image



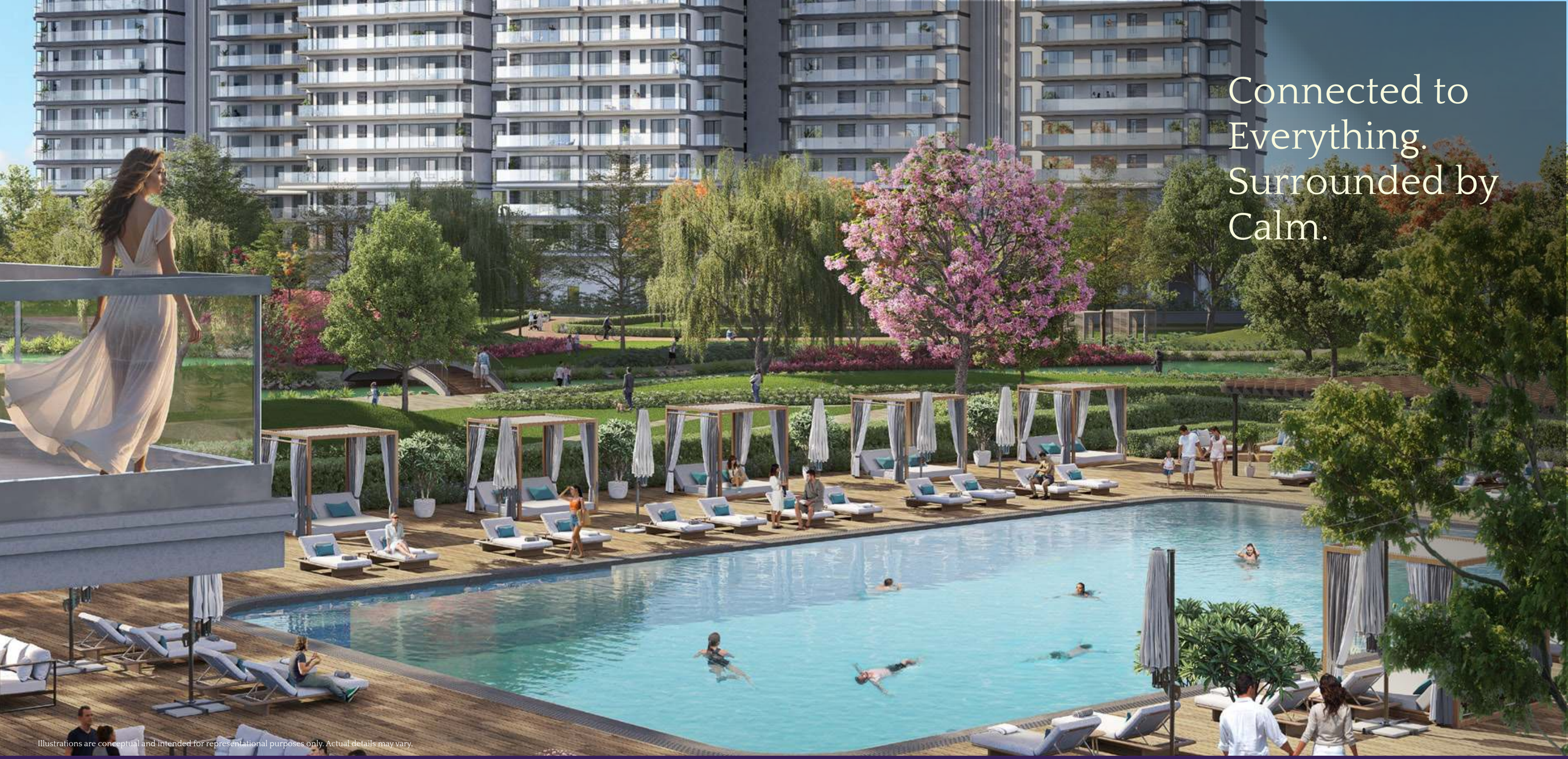
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LOCATION ADVANTAGE

Located in Sector 86 with direct frontage on the 75-metre road and seamless links to NH-48 and the Dwarka Expressway, Serenity Hills offers exceptional connectivity to Gurugram's business and lifestyle hubs while preserving the rare calm of a self-contained enclave.

INFRA

2.9 km	Dwarka Expressway
3.8 km	NH-48
6 km	Cloverleaf
32 km	Airport

SCHOOLS

2 km	St. Xaviers High School
2.4 km	RPS International School
3 km	St. Xaviers High School
3.2 km	Delhi Public School

HOSPITALS

1.9 km	Aarvy Healthcare Super Speciality Hospital
2.1 km	Miracles Apollo Cradle/Spectra
3.1 km	Silver Streaks Hospital
4.8 km	Artemis Lite
8 km	Fortis Manesar

MALLS

0.5 km	SS Omnia
1 km	Iris Broadway
2.1 km	Sapphire 90
3.7 km	Elan Miracle
4.1 km	Sapphire 83
4.5 km	Felix Plaza

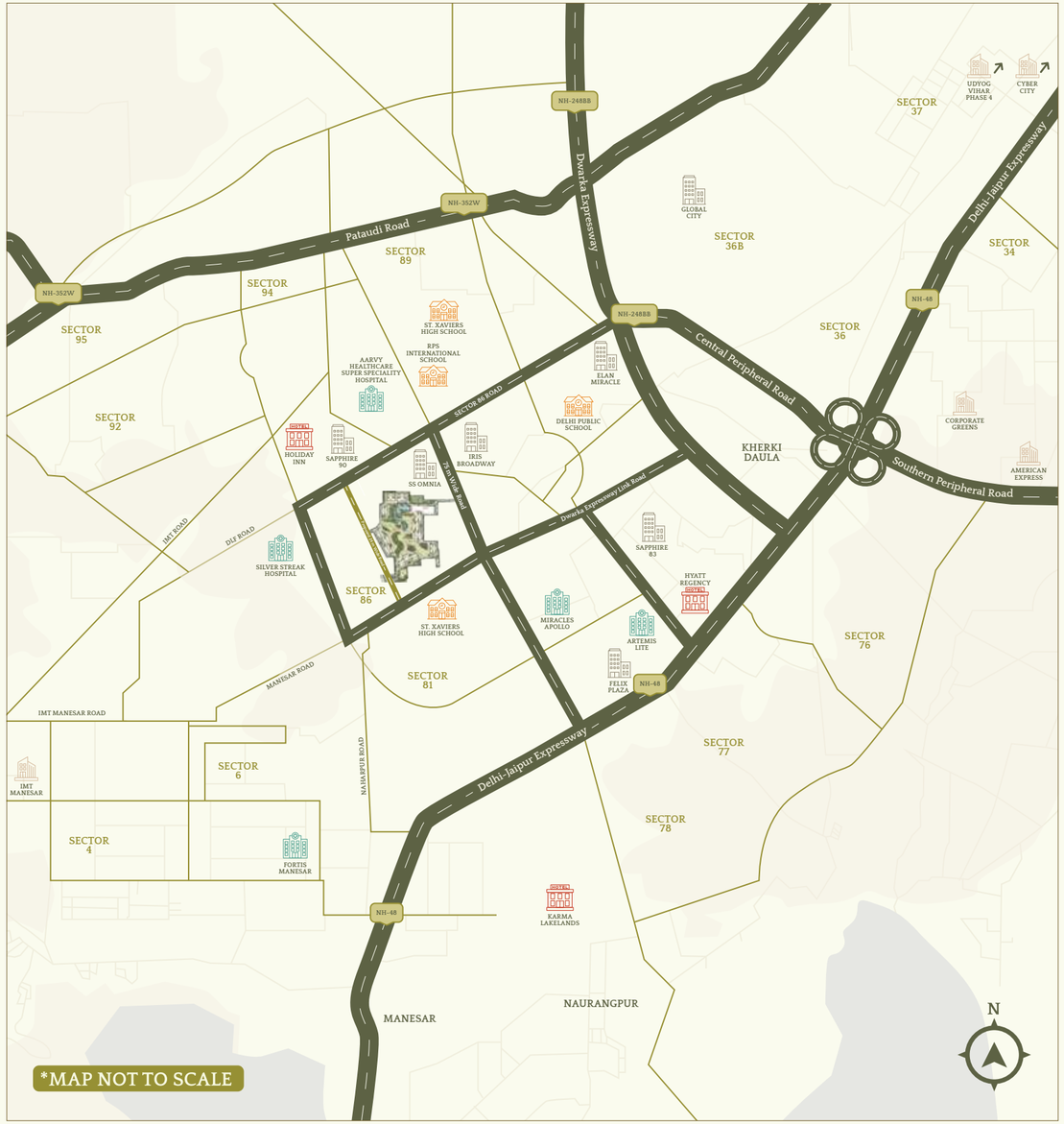
HOTELS

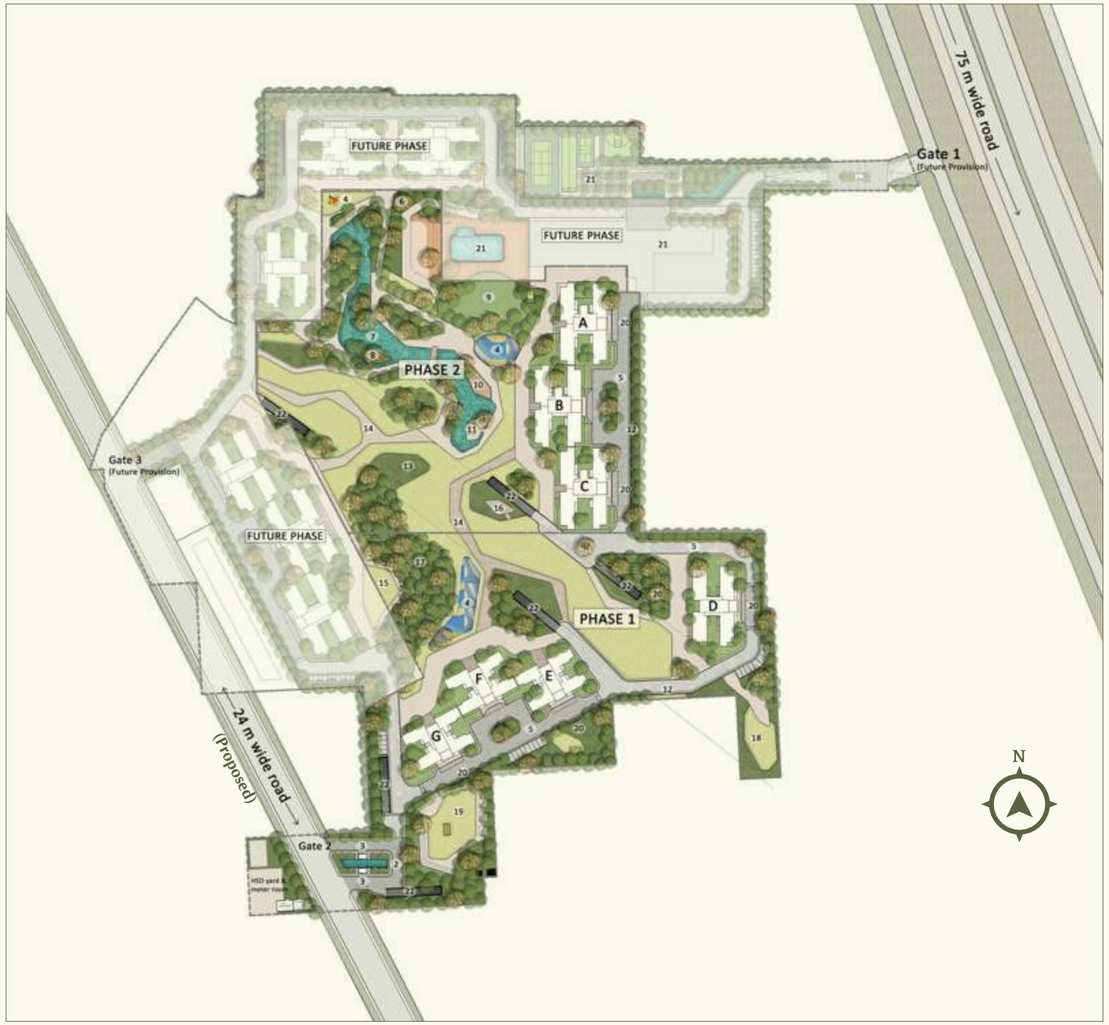
2.2 km	Holiday Inn Gurugram Sector 90 by IHG
5.8 km	Hyatt Regency Gurugram
6.4 km	Karma Lakelands

OFFICES

7.6 km	Corporate Greens
7.8 km	American Express
9.6 km	IMT Manesar
20 km	Udyog Vihar Phase 4
22 km	Cyber City

PROPOSED ROAD (24 M WIDE)





MASTERPLAN

1. Entrance
   Gate 1. 75-Metre Road Entry
   Gate 2. 24-Metre Road Entry
   Gate 3. Secondary Entry from 24-Metre Road
2. Entry Plaza
3. Security/Guard Room
4. Kids Play Area
5. Peripheral Road
6. Tree Groves
7. Waterbody with Waterfront Walkway
8. Islands
9. Party Lawn
10. Lakeside Deck
11. Floating Deck
12. Cycling Track
13. Meadows
14. Jogging and Walking Trail
15. Yoga and Meditation Zone
16. Elderly Seating Zone
17. Forest
18. Pet Park
19. Community Event Lawn
20. Feature Wall
21. Club and Amenities
22. Basement Entry/Exit Ramp



Cluster Plans

TOWER A

UNIT TYPOLOGY	FLOOR NOS.
4 BHK Small - Type 2 4 BHK Small - Type 4	2, 4-12, 14-18, 20, 22-37 1, 3, 19, 21

UNIT TYPOLOGY	FLOOR NOS.
4 BHK Small - Type 1 4 BHK Small - Type 3	2, 4-11, 14, 16-35 1, 3, 12, 15

CENTRAL GREEN SIDE



DROP-OFF SIDE

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Large - Type 1 3 BHK Large - Type 3 3 BHK Large - Type 4	2, 4-12, 14-18, 22-28, 30-37 20 & 29 1, 3, 19 & 21

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Large - Type 1 3 BHK Large - Type 3 3 BHK Large - Type 4	2, 4-11, 14, 16-19, 21-28, 30-34 20 & 29 1, 3, 12, & 15

TOWER B

UNIT TYPOLOGY	FLOOR NOS.
4 BHK Small - Type 1 4 BHK Small - Type 3	2, 4-8, 10, 12, 14-22, 24, 26-34 1, 3, 9, 11, 23, 25

UNIT TYPOLOGY	FLOOR NOS.
4 BHK Small - Type 1 4 BHK Small - Type 3	2, 4-8, 10, 12, 14-22, 24, 26-34 1, 3, 9, 11, 23, 25

CENTRAL GREEN SIDE



DROP-OFF SIDE

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Large - Type 3 3 BHK Large - Type 6 3 BHK Large - Type 8	2, 4-8, 10, 12, 14-19, 21, 22, 24, 26-28, 30-37 1, 3, 9, 11, 23, 25 20 & 29

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Large - Type 3 3 BHK Large - Type 6 3 BHK Large - Type 8	2, 4-8, 10, 12, 14-19, 21, 22, 24, 26-28, 30-37 1, 3, 9, 11, 23, 25 20 & 29

TOWER C

UNIT TYPOLOGY	FLOOR NOS.
4 BHK Small - Type 1 4 BHK Small - Type 3	2, 4-11, 14, 16-35 1, 3, 12, 15

UNIT TYPOLOGY	FLOOR NOS.
4 BHK Small - Type 2 4 BHK Small - Type 4	2, 4-12, 14-18, 20, 22-37 1, 3, 19, 21

CENTRAL GREEN SIDE



N

DROP-OFF SIDE

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Large - Type 1 3 BHK Large - Type 3 3 BHK Large - Type 4	2, 4-11, 14, 16-19, 21-28, 30-34 20 & 29 1, 3, 12 & 15

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Large - Type 1 3 BHK Large - Type 3 3 BHK Large - Type 4	2, 4-12, 14-18, 22-28, 30-37 20 & 29 1, 3, 19 & 21

TOWER D

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Large - Type 2 3 BHK Large - Type 5	2, 4-11, 14, 16-33 1, 3, 12, 15

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Large - Type 2 3 BHK Large - Type 5	2, 4-12, 14-18, 20, 22-35 1, 3, 19, 21

CENTRAL GREEN SIDE



N

DROP-OFF SIDE

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Large - Type 2 3 BHK Large - Type 5 3 BHK Large - Type 7	2, 4-12, 14-18, 22-28, 30-35 1, 3, 19, 21 20 & 29

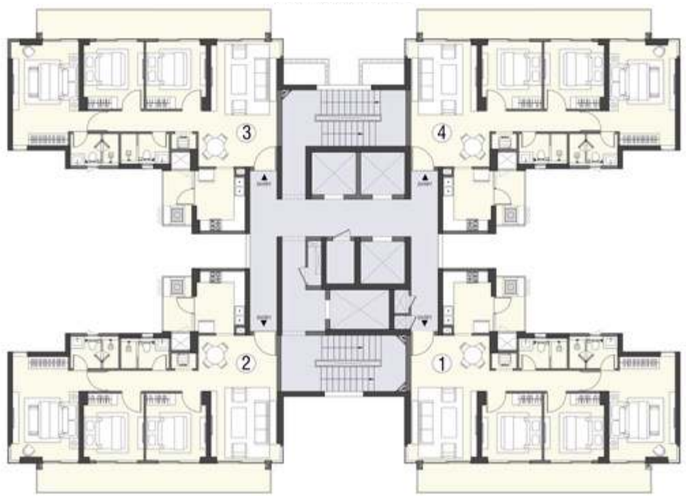
UNIT TYPOLOGY	FLOOR NOS.
3 BHK Large - Type 2 3 BHK Large - Type 5 3 BHK Large - Type 7	2, 4-11, 14, 16-19, 21-28, 30-32 1, 3, 12, 15 20 & 29

TOWER E

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Small - Type 2 3 BHK Small - Type 5	2, 4-12, 14-18, 20, 22-37 1, 3, 19, 21

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Small - Type 1 3 BHK Small - Type 3	2, 4-11, 14, 16-40 1, 3, 12, 15

CENTRAL GREEN SIDE



DROP-OFF SIDE

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Small - Type 1 3 BHK Small - Type 3 3 BHK Small - Type 7	2, 4-12, 14-18, 22-28, 30-38, 40 1, 3, 19, 21 20, 29, 39

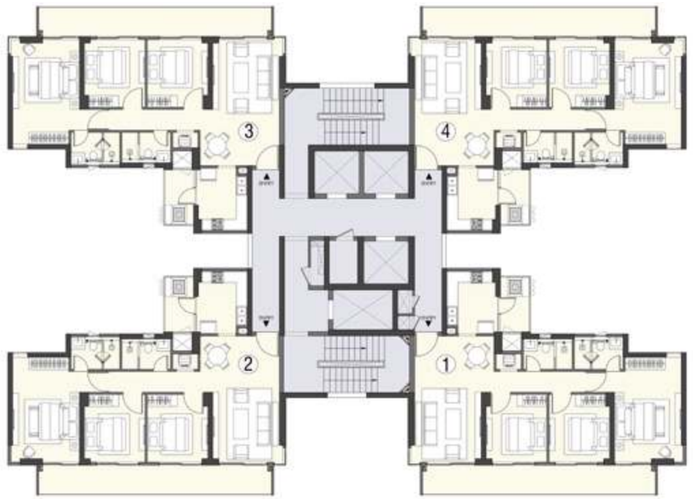
UNIT TYPOLOGY	FLOOR NOS.
3 BHK Small - Type 1 3 BHK Small - Type 3 3 BHK Small - Type 7	2, 4-11, 14, 16-19, 21-28, 30-37 1, 3, 12, 15 20, 29

TOWER F

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Small - Type 1 3 BHK Small - Type 4	1-6, 8-12, 14-22, 24-40 7, 23

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Small - Type 1 3 BHK Small - Type 4	1-6, 8-12, 14-22, 24-40 7, 23

CENTRAL GREEN SIDE



DROP-OFF SIDE

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Small - Type 2 3 BHK Small - Type 6 3 BHK Small - Type 8	1-6, 8-12, 14-19, 21, 22, 24-28, 30-37 7, 23 20, 29

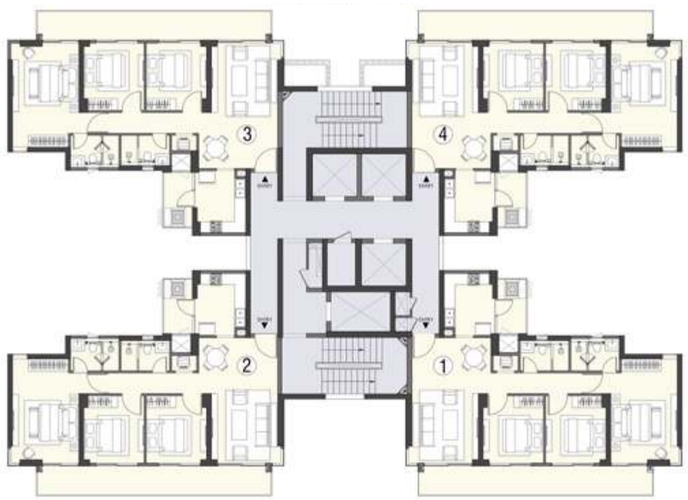
UNIT TYPOLOGY	FLOOR NOS.
3 BHK Small - Type 2 3 BHK Small - Type 6 3 BHK Small - Type 8	1-6, 8-12, 14-19, 21, 22, 24-28, 30-37 7, 23 20, 29

TOWER G

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Small - Type 1 3 BHK Small - Type 3	2, 4-11, 14, 16-40 1, 3, 12, 15

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Small - Type 2 3 BHK Small - Type 5	2, 4-12, 14-18, 20, 22-37 1, 3, 19, 21

CENTRAL GREEN SIDE



DROP-OFF SIDE

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Small - Type 1 3 BHK Small - Type 3 3 BHK Small - Type 7	2, 4-11, 14, 16-19, 21-28, 30-37 1, 3, 12, 15 20, 29

UNIT TYPOLOGY	FLOOR NOS.
3 BHK Small - Type 1 3 BHK Small - Type 3 3 BHK Small - Type 7	2, 4-12, 14-18, 22-28, 30-38, 40 1, 3, 19, 21 20, 29, 39

Unit Plans

3BHK SMALL | 3BHK + 2T
TYPE-1

Carpet Area - 88.094 sq. m. (948.24 sq. ft.)
Balcony Area - 21.836 sq. m. (235.04 sq. ft.)

Tower E | Wing 4 | Floor Nos.: 2, 4-11, 14, 16-40
Tower F | Wing 3 & 4 | Floor Nos.: 1-6, 8-12, 14-22, 24-40
Tower G | Wing 3 | Floor Nos.: 2, 4-11, 14, 16-40



3BHK SMALL | 3BHK + 2T
TYPE-3

Carpet Area - 88.094 sq. m. (948.24 sq. ft.)
Balcony Area - 23.996 sq. m. (258.29 sq. ft.)

Tower E | Wing 1 | Floor Nos.: 1, 3, 12, 15
Tower E | Wing 2 | Floor Nos.: 1, 3, 19, 21
Tower G | Wing 1 | Floor Nos.: 1, 3, 19, 21
Tower G | Wing 2 | Floor Nos.: 1, 3, 12, 15



3BHK SMALL | 3BHK + 2T
TYPE-4

Carpet Area - 88.094 sq. m. (948.24 sq. ft.)
Balcony Area - 24.919 sq. m. (268.23 sq. ft.)

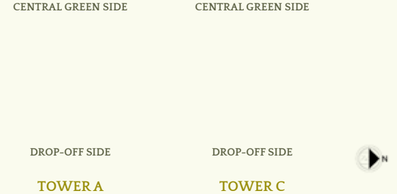
Tower F | Wing 3 & 4 | Floor Nos.: 7 & 23



3BHK LARGE | 3BHK + 3T + U
TYPE-1

Carpet Area - 113.264 sq. m. (1219.17 sq. ft.)
Balcony Area - 29.558 sq. m. (318.16 sq. ft.)

Tower A | Wing 1 | Floor Nos.: 2, 4-11, 14, 16-19, 21-28, 30-34
Tower A | Wing 2 | Floor Nos.: 2, 4-12, 14-18, 22-28, 30-37
Tower C | Wing 1 | Floor Nos.: 2, 4-12, 14-18, 22-28, 30-37
Tower C | Wing 2 | Floor Nos.: 2, 4-11, 14, 16-19, 21-28, 30-34



3BHK LARGE | 3BHK + 3T + U
TYPE-2

CENTRAL GREEN SIDE

Carpet Area - 113.391 sq. m. (1220.54 sq. ft.)
Balcony Area - 29.559 sq. m. (318.17 sq. ft.)

Tower D | Wing 3 | Floor Nos.: 2, 4-11, 14, 16-33
Tower D | Wing 4 | Floor Nos.: 2, 4-12, 14-18, 20, 22-35

DROP-OFF SIDE

TOWER D

N

3BHK LARGE | 3BHK + 3T + U
TYPE-3

CENTRAL GREEN SIDE

Carpet Area - 113.178 sq. m. (1218.25 sq. ft.)
Balcony Area - 29.558 sq. m. (318.16 sq. ft.)

Tower B | Wing 1 & 2 | Floor Nos.: 2, 4-8, 10, 12, 14-19, 21, 22, 24, 26-28, 30-37

DROP-OFF SIDE

TOWER B

N

3BHK LARGE | 3BHK + 3T + U
TYPE-4

Carpet Area - 113.264 sq. m. (1219.17 sq. ft.)
Balcony Area - 38.318 sq. m. (412.45 sq. ft.)

Tower A | Wing 1 | Floor Nos.: 1, 3, 12, 15
Tower A | Wing 2 | Floor Nos.: 1, 3, 19, 21
Tower C | Wing 1 | Floor Nos.: 1, 3, 19, 21
Tower C | Wing 2 | Floor Nos.: 1, 3, 12, 15



3BHK LARGE | 3BHK + 3T + U
TYPE-5

Carpet Area - 113.390 sq. m. (1220.53 sq. ft.)
Balcony Area - 38.323 sq. m. (412.51 sq. ft.)

Tower D | Wing 1 | Floor Nos.: 1, 3, 12, 15
Tower D | Wing 2 | Floor Nos.: 1, 3, 19, 21

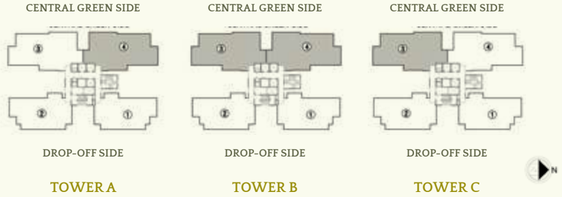


4BHK SMALL | 4BHK + 4T + PDR + U
TYPE-1



Carpet Area - 146.458 sq. m. (1576.47 sq. ft.)
Balcony Area - 39.944 sq. m. (429.96 sq. ft.)

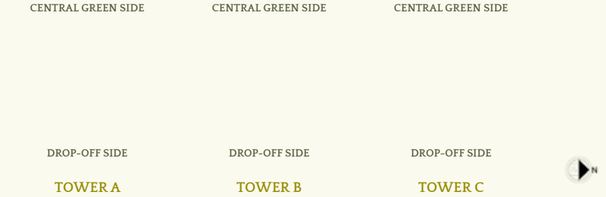
Tower A | Wing 4 | Floor Nos.: 2, 4-11, 14, 16-35
Tower B | Wing 3 & 4 | Floor Nos.: 2, 4-8, 10, 12, 14-22, 24, 26-34
Tower C | Wing 3 | Floor Nos.: 2, 4-11, 14, 16-35



4BHK SMALL | 4BHK + 4T + PDR + U
TYPE-3

Carpet Area - 146.458 sq. m. (1576.47 sq. ft.)
Balcony Area - 46.814 sq. m. (503.91 sq. ft.)

Tower A | Wing 4 | Floor Nos.: 1, 3, 12, 15
Tower B | Wing 3 & 4 | Floor Nos.: 1, 3, 9, 11, 23, 25
Tower C | Wing 3 | Floor No.: 1, 3, 12, 15



Specifications

GREEN RATING
IGBC Platinum Pre-Certified

LIVING/DINING, FOYER, CORRIDOR

Floor:	Stone.
Ceiling:	Acrylic Emulsion Paint with Boxing for Concealing Services (As per Design).
Wall:	Acrylic Emulsion Paint.

MASTER BEDROOM

Floor:	Laminated Wooden Flooring.
Ceiling:	Acrylic Emulsion Paint with Boxing for Concealing Services (As per Design).
Wall:	Acrylic Emulsion Paint.

MASTER ENSUITE

Floor:	Antiskid Vitrified Tile.
Ceiling:	Moisture Resistant Gypsum Board Ceiling.
Wall:	Vitrified Tiles/Ceramic Tiles/Acrylic Emulsion Paint.
Countertop:	Granite/Marble.
Fittings/Fixtures:	Wash Basin, WC, Mirror, Shower Partition, Vanity under Wash Basin.
Plumbing Fixtures:	CP Fittings & Sanitaryware.

OTHER BEDROOMS

Floor:	Laminated Wooden Flooring.
Ceiling:	Acrylic Emulsion Paint with Boxing for Concealing Services (As per Design).
Wall:	Acrylic Emulsion Paint.

OTHER BATHROOMS

Floor:	Antiskid Vitrified Tile.
Ceiling:	Moisture Resistant Gypsum Board Ceiling.
Wall:	Vitrified Tiles/Ceramic Tiles/Acrylic Emulsion Paint.
Countertop:	Granite/Marble.
Fittings/Fixtures:	Wash Basin, WC, Mirror, Shower, Vanity under Wash Basin.
Plumbing Fixtures:	CP Fittings & Sanitaryware.

KITCHEN

Floor:	Antiskid Vitrified Tile.
Ceiling:	Acrylic Emulsion Paint with Boxing for Concealing Services (As per Design).
Wall:	Vitrified Tiles/Ceramic Tiles/Acrylic Emulsion Paint.
Countertop:	Quartz/Granite/Artificial Stone.
Modular Kitchen:	Modular Kitchen with Chimney + Hob, SS Sink, Geyser & Branded CP Fittings.

POWDER ROOM

Floor:	Antiskid Vitrified Tile.
Ceiling:	Moisture Resistant Gypsum Board Ceiling.
Wall:	Vitrified Tiles/Ceramic Tiles/Acrylic Emulsion Paint.
Countertop:	Granite/Marble.
Fittings/Fixtures:	Wash Basin, WC, Mirror, Vanity under Wash Basin.
Plumbing Fixtures:	CP Fittings & Sanitaryware.

LAUNDRY SPACE

Floor:	Antiskid Vitrified Tile.
Ceiling:	Moisture Resistant Gypsum Board Ceiling/Ceiling Plaster/Acrylic Emulsion Paint.
Wall:	Vitrified Tiles/Ceramic Tiles/Acrylic Emulsion Paint.
Plumbing Fixtures:	Water point with Drainage System; CP Fittings & Fixtures

BALCONIES

Floor:	Antiskid Vitrified Tile.
Ceiling:	Exterior Grade Paint.
Wall:	Exterior Grade Paint.
Railing:	Laminated Glass Railing in Balconies/MS Railing in Utility Balcony.
Light Fixtures:	Ceiling Lights.

UTILITY ROOM

Floor:	Antiskid Vitrified Tile.
Ceiling:	Oil Bound Distemper
Wall:	Oil Bound Distemper.

UTILITY TOILET

Floor:	Antiskid Vitrified Tile.
Ceiling:	Vitrified Tiles/Ceramic Tiles/Oil Bound Distemper.
Wall:	Vitrified Tiles/Ceramic Tiles/Oil Bound Distemper.
Fittings/Fixtures:	Wash Basin, WC, Mirror.
Plumbing Fixtures:	CP Fittings & Sanitaryware.

DOORS & WINDOWS

Main Entry Door:	Veneer Finished Engineered Flush Door; Digital Lock.
Internal Doors:	Modular Skin/Engineered Flush Door with both side Laminated Finish.
External Doors/Windows:	Powder-coated/Anodised Aluminium Frame with Glazing/UPVC

AIR CONDITIONING & VENTILATION
VRF with High Wall units in Bedrooms, Living & Dining.
Exhaust Fan in all Bathrooms.

Note: The above statements are tentative and subject to change/update basis detailed design and authority approvals.

Serenity Begins Here

Between light and landscape lies a world designed for belonging. Come home to Emaar Serenity Hills, where calm is not a luxury; it's a way of living.



Illustrations are conceptual and intended for representational purposes only. Actual details may vary.



About Emaar

Emaar is one of the world's most respected real estate groups, renowned for transforming skylines with its visionary architecture, engineering precision, and uncompromising standards. With a presence across commercial, residential, retail, hospitality, and leisure sectors, Emaar's name is etched onto some of the most recognisable landmarks in Dubai and beyond.

Emaar India upholds this global legacy through an exceptional portfolio of developments in Delhi NCR, Mohali, Lucknow, Indore, Alibaug, and Jaipur, continuing a tradition of creating inspired environments that define modern living.

GURUGRAM

EMAAR
INDIA

The Project "Serenity Hills" is being developed by Emaar India Limited in a phased manner, as per the approved phasing plan. Currently, only Phase I and Phase II, approved and registered with the Haryana Real Estate Regulatory Authority (Registration Nos. RC/REP/HARERA/GGM/993/725/2025/96 and RC/REP/HARERA/GGM/994/726/2025/97), are being offered for sale. This brochure may include visuals and descriptions that are shown to illustrate the overall vision of the chasers are advised to verify the approved details of the registered phases as

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