

LOCATION MAP

Distance from Noida & Greater Noida

-  Delta-1, Metro Station
Stone's throw away
-  Cricket Stadium
Stone's throw away
-  Education Hub
5 Min. Drive
-  Industries
5 Min. Drive
-  DMIC
5 Min. Drive
-  Yamuna Expressway
5 Min. Drive
-  Night Safari
10 Min. Drive
-  Expo Mart
5 Min. Drive
-  F1 track
20 Min. Drive
-  Modern City
Surrounded with Open Green Area
-  Jewar International Airport Proposed
35 Min. Drive
-  Film City
20. Min. Drive



Map not to be scale.



Royal Golf Link City Projects Pvt. Ltd. CIN: U70102DL2014PTC272023

Registered Office: N-4, Ground and First Level, Office No. 124, South Ext. Phase II, New Delhi-110049

Marketing and Site Office: Plot No. Rep 2, Sector 27, Greater Noida, Uttar Pradesh 201306

Email: info@thehemisphere.in • Web: www.thehemisphere.in

For Sales Enquiries: IVR No. -

Choose a perfect combinations of
Lifestyle & Golf.

Artistic Impression



**GOLF
VILLAS**

THE HEMISPHERE_PHASE-1
RERA NUMBER

UPRERAPRJ4232

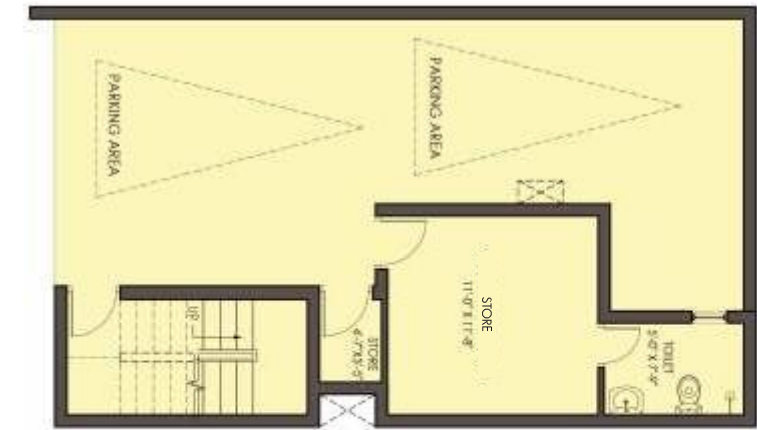


Artistic Impression

Play straight to the vastness!

The premium Golf Villas at Hemisphere are niche architectural art, crafted for people who love an elite class lifestyle. The project is designed with perfection and it express a rich golf arena within its circumference. Denoting an elegant aura, the spacious villas are ornamented with the finest luxury. Another aspect of Golf Villas is the relation between the game & life. Golf is a game of open spaces, of the freedom, with the pleasure of winning. Golf Villas give you the same sense of freedom and a winning and premium lifestyle to flaunt.

It's cool now
to experience
living Golf.



PODIUM VILLA (VF)

3 BEDROOM + 5 TOILETS
+ LIVING/DINING + DRESSING
+ KITCHEN
+ STORE ROOM
+ TERRACE + 2 CAR PARKS

BASEMENT
FLOOR PLAN

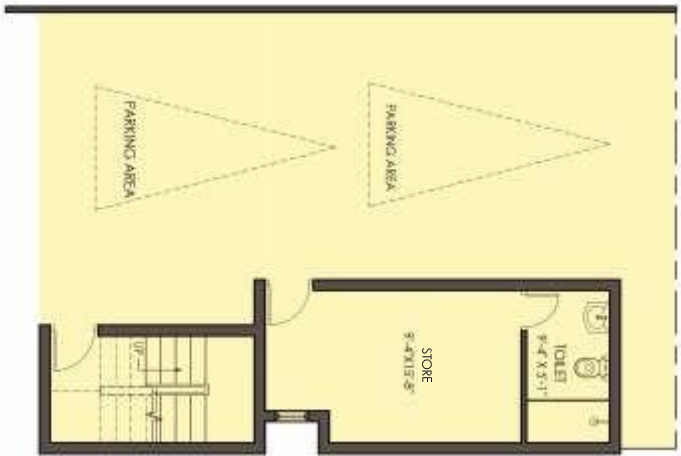
GROUND
FLOOR PLAN

FIRST
FLOOR PLAN

TERRACE
FLOOR PLAN

Villa Type	VF
Carpet Area (Sq. Mt.)	154.09
Exclusive Area (Sq. Mt.)	126.10
Total Area (Sq. Mt.)	280.19
Total Area (Sq. Ft.)	3,015

The life is comfortable, if played with perfect strokes.



PODIUM VILLA (VE)

- 3 BEDROOM + 6 TOILETS
- + LIVING/DINING + DRESSING
- + MULTIPURPOSE ROOM
- + KITCHEN + PUJA ROOM
- + STORE ROOM
- + TERRACE + 2 CAR PARKS

BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

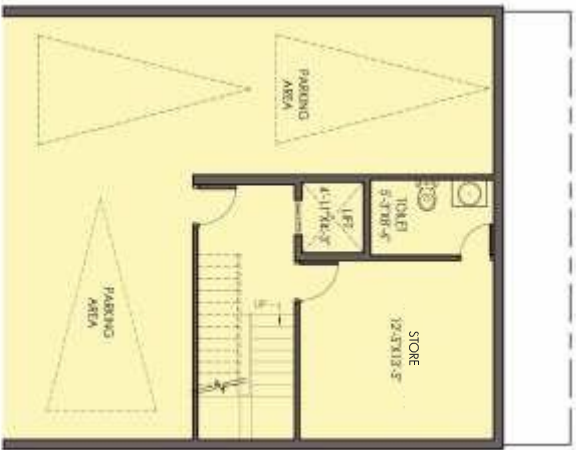


SECOND FLOOR PLAN

Villa Type	VE
Carpet Area (Sq. Mt.)	210.95
Exclusive Area (Sq. Mt.)	152.89
Total Area (Sq. Mt.)	363.84
Total Area (Sq. Ft.)	3,916

*Tentative Layout Plan, subject to change (1 Sq.Mt. = 10.764 Sq.Ft.)

Love the elegance of the game & enjoy life.



PODIUM VILLA (VD)

- 4 BEDROOM + 6 TOILETS
- + LIVING/DINING + DRESSING
- + FAMILY LOUNGE
- + MULTIPURPOSE HALL
- + KITCHEN + PUJA ROOM
- + STORE ROOM + TERRACE
- + 3 CAR PARKS + LIFT (Provision)

BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Villa Type	VD
Carpet Area (Sq. Mt.)	243.75
Exclusive Area (Sq. Mt.)	189.19
Total Area (Sq. Mt.)	432.94
Total Area (Sq. Ft.)	4,660

*Tentative Layout Plan, subject to change (1 Sq.Mt. = 10.764 Sq.Ft.)

Embrace the vastness of Golf.

Artistic Impression



GOLF VILLA (VC)

- 4 BEDROOM + 7 TOILETS
- + LIVING/DINING + 2 FAMILY LOUNGE
- + DRESSING + ENTRANCE FOYER
- + MULTIPURPOSE ROOM
- + KITCHEN + SPLASH POOL
- + STORE ROOM + SERVANT ROOM
- + TERRACE + CAR PARK + LIFT

GROUND FLOOR PLAN



FIRST FLOOR PLAN



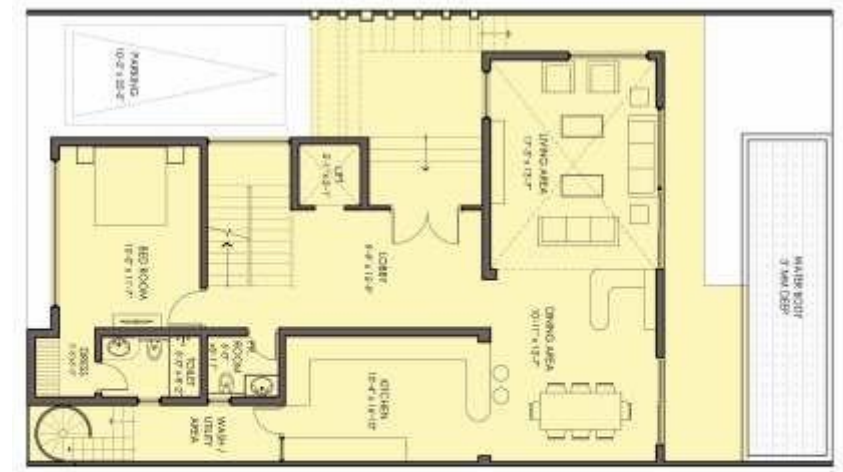
SECOND FLOOR PLAN



TERRACE FLOOR PLAN

Villa Type	VC
Carpet Area (Sq. Mt.)	285.86
Exclusive Area (Sq. Mt.)	82.03
Total Area (Sq. Mt.)	367.89
Total Area (Sq. Ft.)	3,960

Not any team,
it's only you who
will rule in Golf.



GOLF VILLA (VB)

5 BEDROOM + 7 TOILETS + DRESSING
+ LIVING/DINING + FAMILY LOUNGE
+ PUJA ROOM + ENTRANCE FOYER
+ MULTIPURPOSE ROOM + KITCHEN
+ SPLASH POOL + STORE ROOM
+ HOME THEATRE ROOM
+ SERVANT ROOM + TERRACE
+ CAR PARK + LIFT

GROUND
FLOOR PLAN



FIRST
FLOOR PLAN



SECOND
FLOOR PLAN



THIRD
FLOOR PLAN

Villa Type	VB
Carpet Area (Sq. Mt.)	373.80
Exclusive Area (Sq. Mt.)	131.12
Total Area (Sq. Mt.)	504.92
Total Area (Sq. Ft.)	5,435

VILLA TYPES & AREA

TYPE	FOOTPRINT (IN SQYDS)	PAPER AREA (SQFT)	TOTAL AREA (SQFT)
VF	100	1974	3015
VE	125	2648	3916
VD	150	3345	4660
VC	200	3885	3960
VB	275	5092	5435

BARESHELL SPECS

	Particulars	Bareshell
1	Flooring	N/A (No Flooring will be provided)
2	Wall & Ceiling Finish	Only Plaster will be Provided
3	Kitchen	Plumbing Provision will be provided
4	Toilets	Only Plumbing Provision will be provided
5	Doors & Windows	Main Door Frames + Main Door Shutters will be provided
6	UPVC	External will be provided
7	Balcony Railings	External Balcony Railings will be provided
8	Paint	External One coat of Paint will be provided
9	Electrical	Internal Wall Conduiting work will be provided
10	Lift	Only Lift Provisions will be provided (For 150 Sqyds). No Lift provisions will be provided for 100 & 125 (sqyds).

In The Hemisphere faces our vast golf course and boasts of lavish golf-course facing balcony When cool oxygen-rich winds, chirping birds and happy neighbors teeing off accompany your morning tea, that's what we call the sweet life.

