

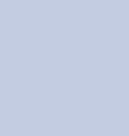
PROMOTER: ST. PATRICKS REALTY PRIVATE LIMITED
PROJECT: THE SELENE TOWER

RC/REP/HARERA/GGM/964/696/2025/67
HARYANARERA.GOV.IN



L E G A C Y
BUILT BY LEGENDS

The Bakshi Group of Enterprises is a multi-billion dollar conglomerate with a diverse presence across multiple sectors, ranging from luxury concept-based living spaces fused with premium hospitality services to infrastructure development. With over a decade of offering exceptional services and experiences, the group boasts of delivering over 1200 rooms across its hospitality projects, catering to desires beyond expectations, whether for work or play. The group's footprint extends across 3 continents, with an impressive portfolio that includes over 8000 km of highways constructed across the country, 39 airfields built, and over 40 years of expertise in automotive solutions. Additionally, the Bakshi group has developed International Baccalaureate (IB) schools with an international curriculum rooted in Indian values.



Ultra-luxurious residences offering outstanding quality and exceptional hospitality.



Enhancing India's connectivity through vital highways and airfields.

BAXY

Sustainable automotive solutions innovating the future of mobility.

Le **MERIDIEN**

Phenomenal luxury hotels designed to surpass all expectations.



Modern hotels that continually push the boundaries of luxury.



ST. JEROME

Central Park's luxury hospitality division, setting new standards in residential hospitality.



VEDANYA

Premier group of world-class schools, providing top-tier global education.

CENTRAL PARK

EXPECT THE WORLD

Central Park, a leader in Gurugram's real estate landscape, elevates everyday life with concept-driven residences and signature in-house hospitality. Its communities blend lush green serenity with modern convenience, nurturing a sense of belonging and well-being. With deep-rooted expertise in serviced suites like The Room at Central Park Resorts and Central Park Flower Valley, Belaperla, Central Park embodies the essence of luxury lifestyle experiences, built on trust and thoughtful precision. The brand continues to set new benchmarks in urban living, where innovation meets soul and homes become galaxies of inspired life.



FLOWER VALLEY

THE BLOSSOMING TOWNSHIP

Flower Valley is a quintessential global township with residences, communities and more integrated within. The estate shines bright against the backdrop of the majestic Aravallis. Designed as a premium lifestyle community, Flower Valley offers a harmonious blend of nature and modern living. Conceptualised around the idea of a year-round spring, Central Park Flower Valley offers life amidst vibrant flora, elevated by a world of curated amenities and thoughtful facilities. In a first, experience a luxurious blend of retail, entertainment and residential extravagance within the township.



THE CLUBHOUSE

CORE OF LEISURE

Your exclusive sanctuary of relaxation and rejuvenation, just steps from your residence. A swimming pool, an exciting gaming zone and dedicated lounges ensure leisure never misses the mark. Book an appointment at the spa or read your favourite book at the library to unwind whenever you want.





SELENE

A UNIVERSE IN ITSELF

The world pines for its beauty, drawing inspiration from its presence. A mystery that continues to lure dreamers and visionaries now brings its allure to your residence. Lit by the moon's glow- luxury living, power and peace gravitate towards Selene making it the celestial heart of Central Park Flower Valley.



SELENE SUITES

THE WORLD CALLS THIS HOME

Set within a global township, Selene offers ultra-luxury studio apartments and 1 bed residences, while seamlessly connecting you to world-class living. The homes are open on all four sides, offering tranquil views of the golf course and the lush expanse of Central Park Flower Valley.

With direct access to a curated retail promenade and an elite clubhouse, it balances the best of residential and commercial realty where the highest standards of luxury coexist with serenity. Here, every square foot is remarkable and every moment is elevated by thoughtful design.









ARTISTIC IMPRESSION



ARTISTIC IMPRESSION



GRANDEUR
IN EVERY SPACE

Residences that overlook an infinite vista of luxury and comfort. Open on all four sides, the serene suites give you an enchanting view of green during the day and of the twinkling sky after twilight. The serviced apartments boast of St. Jerome's impeccable hospitality where you can live in ultra-luxury at your one bed residence.



ALPHA GOLF
THE GREENOSPHERE

A sprawling carpet of lush green that invites you to pick up your clubs and take your winning shot. Set against the lush expanse of our golf course, the graceful Selene redefines luxury living with a presence as distinguished as its surroundings. Each residence enjoys an unobstructed view of golf course, weaving a captivating visual mystique into everyday living.





COMMERCIAL SPACE
THE RETAIL CLUSTER

A hub of retail extravagance in the heart of Central Park Flower Valley that will make you feel on cloud nine. A plethora of options at the plaza indulge you in retail therapy and a vibrant entertainment zone engages one and all. Choose to dine in and explore cuisines from across the globe, under one roof. Take a pause and breathe freely under the open sky with serene beauty engulfing you in our dedicated sitting areas.





A refined retreat
Everyday moments

Step into a space that reflects your lifestyle. A space curated for indulgence featuring state-of-the-art fitness facilities, refined leisure zones, a poolside lounge and lifestyle amenities that define modern luxury.



LUXE LIVING
A CRAFTED COMFORT

Every corner of the residence is thoughtfully crafted to inspire, blending sleek surfaces, ambient lighting, and bespoke finishes that reflect refined taste and modern sensibilities. With an impressive floor-to-floor height of 3.9 meters, the space offers an enhanced sense of openness and grandeur. From elegant textures to contemporary detailing, each element is curated to strike a perfect balance between design and function, creating a home that exudes understated sophistication and timeless style.



ULTRA LUXURY SPECIFICATIONS

AREA	LOCATION	SPECIFICATIONS
ENTRANCE LOBBY	Walls/ Ceiling False Ceiling Floors Door	Plastic emulsion paint POP false ceiling Marble flooring/ laminated wooden floor High quality wood/ engineered wood door frame with shutter finished in veneer/ laminate
LIVING	Walls/ Ceiling False Ceiling Floors Windows	Plastic emulsion paint POP false ceiling Marble flooring/ laminated wooden floor UPVC/ aluminium double glass unit (DGU)/ door/ window with toughened glass
KITCHEN	Walls Ceilings False Ceiling Floors Counter	2'-0" high marble/ quartz/ tiles above counter/ plastic emulsion paint Plastic emulsion paint POP false ceiling/ gypsum Marble flooring/ laminated wooden floor Granite/ quartz/ marble
BEDROOM	Walls False Ceiling Floors Door Windows	Plastic emulsion paint POP false ceiling Marble flooring/ laminated wooden floor High quality wood/ engineered wood door frame with shutter finished in veneer/ laminate UPVC/ aluminium double glass unit (DGU)/ door/ window with toughened glass
TOILET	Walls Ceiling False Ceiling Floors Door Others	Marble dado Plastic emulsion paint POP false ceiling Marble flooring High quality wood/ engineered wood door frame with shutter finished in veneer/ laminate 1. Vanity with counter 2. CP and sanitary fittings of brands like Jaquar/ Kohler/ or equivalent
BALCONY	Walls Ceiling Floors Others	Exterior paint/ glazing/ cladding as per elevation Oil bound distemper Anti skid vitrified tiles/ ceramic/ porcelain Glass/ MS railing/ any other as per building elevation

OTHER SPECIFICATIONS

ELECTRICAL	Modular switches & sockets copper wiring
AIR CONDITIONING SYSTEM	Air conditioning units of adequate capacities
SECURITY	Multi-tier security system i/c CCTV brands like Panasonic/ Honeywell/ Hikvision/ CP plus in Lift Lobby & Corridors
DOOR HARDWARE	Premium locks with handles
ELEVATORS	High-speed elevators of brands like Mitsubishi/ Fujitec/ Hitachi/ Schindler/ or equivalent

FLOOR PLAN



GROUND FLOOR PLAN		
	LEGEND	SALEABLE AREA SQ FT
	SHOP	517 SQ FT - 2295 SQ FT
	F & B	2867 SQ FT - 6290 SQ FT



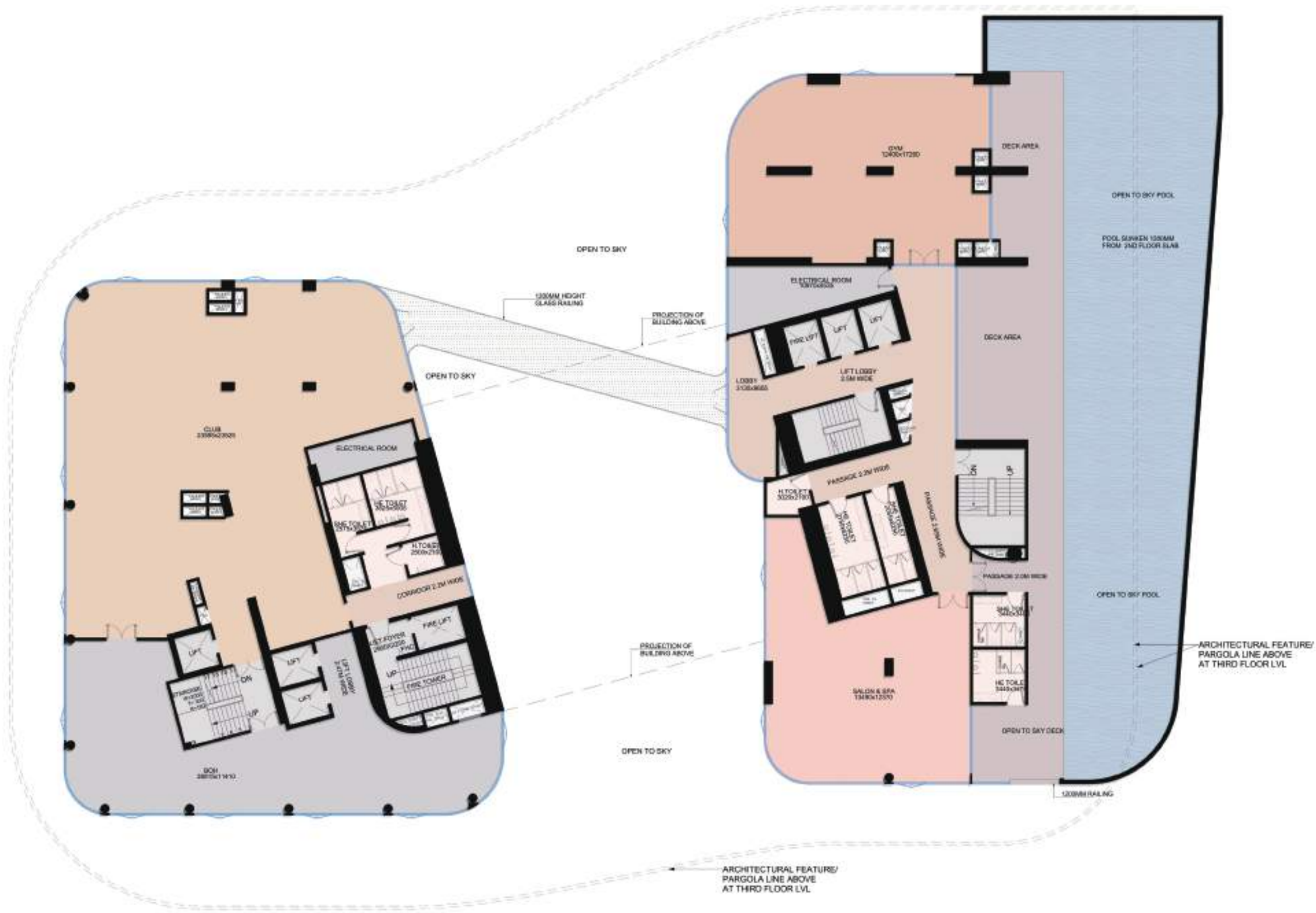
FLOOR PLAN



FIRST FLOOR PLAN		
LEGEND	SALEABLE AREA SQ FT	
SHOP	557 SQ FT - 2731 SQ FT	
F & B	1804 SQ FT - 3964 SQ FT	



FLOOR PLAN



SECOND FLOOR PLAN



FLOOR PLAN



4TH FLOOR PLAN			
	LEGEND	NO. OF UNITS	SALEABLE AREA SQ FT
	STUDIO - TYPE A1	1	1101
	STUDIO - TYPE A2	2	1123
	STUDIO - TYPE A3	1	1109
	STUDIO - TYPE A4	1	1094
	STUDIO - TYPE A5	1	1048
	STUDIO - TYPE A6	1	1074
	STUDIO - TYPE A7	1	1037
	STUDIO - TYPE B1	1	1521
	STUDIO - TYPE B2	2	1536
	STUDIO - TYPE B3	1	1498
	STUDIO - TYPE E1	1	1773
	STUDIO - TYPE E2	1	1500
	STUDIO - TYPE F1	1	1622
	1BHK - TYPE G1	1	1959
	1BHK - TYPE G2	1	3654

** ROOM SIZE IS INCLUDING TOILET & PANTRY



FLOOR PLAN



5TH FLOOR PLAN (REFUGE FLOOR)			
	LEGEND	NO. OF UNITS	SALEABLE AREA SQ FT
	STUDIO - TYPE A1	1	1101
	STUDIO - TYPE A2	2	1123
	STUDIO - TYPE A3	1	1109
	STUDIO - TYPE A4	1	1094
	STUDIO - TYPE A5	1	1048
	STUDIO - TYPE A6	1	1074
	STUDIO - TYPE A7	1	1037
	STUDIO - TYPE B1	1	1521
	STUDIO - TYPE B2	2	1536
	STUDIO - TYPE B3	1	1498
	STUDIO - TYPE E1	1	1773
	STUDIO - TYPE E2	1	1500
	STUDIO - TYPE F1	1	1622
	1BHK - TYPE G1	1	1959
	1BHK - TYPE G2	1	3654

** ROOM SIZE IS INCLUDING TOILET & PANTRY



FLOOR PLAN



6TH FLOOR PLAN: TYPICAL 1			
	LEGEND	NO. OF UNITS	SALEABLE AREA SQ FT
	STUDIO - TYPE A1	1	1101
	STUDIO - TYPE A2	2	1123
	STUDIO - TYPE A3	1	1109
	STUDIO - TYPE A4	1	1094
	STUDIO - TYPE A5	1	1048
	STUDIO - TYPE A6	1	1074
	STUDIO - TYPE A7	1	1037
	STUDIO - TYPE B1	1	1521
	STUDIO - TYPE B2	2	1536
	STUDIO - TYPE B3	1	1498
	STUDIO - TYPE D	1	1476
	STUDIO - TYPE E1	1	1773
	STUDIO - TYPE E2	1	1500
	STUDIO - TYPE F1	1	1622
	1BHK - TYPE G1	1	1959
	1BHK - TYPE G2	1	3654

** ROOM SIZE IS INCLUDING TOILET & PANTRY



FLOOR PLAN



7TH FLOOR: TYPICAL 2 (WITH EXTENDED TERRACE)			
	LEGEND	NO. OF UNITS	SALEABLE AREA SQ FT
	STUDIO - TYPE A1	1	1101
	STUDIO - TYPE A2	2	1123
	STUDIO - TYPE A3	1	1109
	STUDIO - TYPE A4	1	1094
	STUDIO - TYPE A5	1	1048
	STUDIO - TYPE A6	1	1074
	STUDIO - TYPE A7	1	1037
	STUDIO - TYPE A8	1	1303
	STUDIO - TYPE A9	2	1319
	STUDIO - TYPE B3	1	1498
	STUDIO - TYPE C	1	2592
	STUDIO - TYPE E1	1	1773
	STUDIO - TYPE E2	1	1500
	STUDIO - TYPE F2	1	1442
	1BHK - TYPE G1	1	1959

** ROOM SIZE IS INCLUDING TOILET & PANTRY



FLOOR PLAN



8TH, 10TH, 11TH, 12TH & 14TH FLOOR PLAN: TYPICAL 2			
	LEGEND	NO. OF UNITS	SALEABLE AREA SQ FT
	STUDIO - TYPE A1	1	1101
	STUDIO - TYPE A2	2	1123
	STUDIO - TYPE A3	1	1109
	STUDIO - TYPE A4	1	1094
	STUDIO - TYPE A5	1	1048
	STUDIO - TYPE A6	1	1074
	STUDIO - TYPE A7	1	1037
	STUDIO - TYPE A8	1	1110
	STUDIO - TYPE A9	2	1125
	STUDIO - TYPE B3	1	1498
	STUDIO - TYPE C	1	1472
	STUDIO - TYPE E1	1	1773
	STUDIO - TYPE E2	1	1500
	STUDIO - TYPE F2	1	1329
	1BHK - TYPE G1	1	1959

** ROOM SIZE IS INCLUDING TOILET & PANTRY



FLOOR PLAN



9TH & 12A FLOOR PLAN: TYPICAL2 (REFUGE FLOORS)			
	LEGEND	NO. OF UNITS	SALEABLE AREA SQ FT
	STUDIO - TYPE A1	1	1101
	STUDIO - TYPE A2	2	1123
	STUDIO - TYPE A3	1	1109
	STUDIO - TYPE A4	1	1094
	STUDIO - TYPE A5	1	1048
	STUDIO - TYPE A6	1	1074
	STUDIO - TYPE A7	1	1037
	STUDIO - TYPE A8	1	1110
	STUDIO - TYPE A9	2	1125
	STUDIO - TYPE B3	1	1498
	STUDIO - TYPE C-R	1	1376
	STUDIO - TYPE E1	1	1773
	STUDIO - TYPE E2	1	1500
	STUDIO - TYPE F2	1	1329
	1BHK - TYPE G1	1	1959

** ROOM SIZE IS INCLUDING TOILET & PANTRY



FLOOR PLAN



15TH FLOOR: TYPICAL 3 (WITH EXTENDED TERRACE)			
	LEGEND	NO. OF UNITS	SALEABLE AREA SQ. FT.
	STUDIO - TYPE A1	1	1101
	STUDIO - TYPE A2	2	1123
	STUDIO - TYPE A3	1	1109
	STUDIO - TYPE A4	1	1094
	STUDIO - TYPE A5	1	1048
	STUDIO - TYPE A6	1	1074
	STUDIO - TYPE A8	1	1110
	STUDIO - TYPE A9	2	1125
	STUDIO - TYPE C	1	1472
	STUDIO - TYPE E3	1	2416
	STUDIO - TYPE E4	1	1959
	STUDIO - TYPE F3	1	1307
	1BHK - TYPE G1	1	1959

** ROOM SIZE IS INCLUDING TOILET & PANTRY



FLOOR PLAN



16TH, 18TH, 19TH, 20TH, 22ND, 23RD & 24TH FLOOR PLAN: TYPICAL 3			
	LEGEND	NO. OF UNITS	SALEABLE AREA SQ FT
	STUDIO - TYPE A1	1	1101
	STUDIO - TYPE A2	2	1123
	STUDIO - TYPE A3	1	1109
	STUDIO - TYPE A4	1	1094
	STUDIO - TYPE A5	1	1048
	STUDIO - TYPE A6	1	1074
	STUDIO - TYPE A8	1	1110
	STUDIO - TYPE A9	2	1125
	STUDIO - TYPE C	1	1472
	STUDIO - TYPE E3	1	1291
	STUDIO - TYPE E4	1	1212
	STUDIO - TYPE F3	1	1190
	1BHK - TYPE G1	1	1959

** ROOM SIZE IS INCLUDING TOILET & PANTRY



FLOOR PLAN



17TH, 21ST & 25TH FLOOR PLAN: TYPICAL 3 (REFUGE FLOORS)

LEGEND	NO. OF UNITS	SALEABLE AREA SQ FT
STUDIO - TYPE A1	1	1101
STUDIO - TYPE A2	2	1123
STUDIO - TYPE A3	1	1109
STUDIO - TYPE A4	1	1094
STUDIO - TYPE A5	1	1048
STUDIO - TYPE A6	1	1074
STUDIO - TYPE A8	1	1110
STUDIO - TYPE A9	2	1125
STUDIO - TYPE C-R	1	1378
STUDIO - TYPE E3	1	1291
STUDIO - TYPE E4	1	1212
STUDIO - TYPE F3	1	1190
1BHK - TYPE G1	1	1959

** ROOM SIZE IS INCLUDING TOILET & PANTRY



EXPERIENCE A PRIME LOCATION
AT AN EXCLUSIVE ADDRESS

KMP EXPRESSWAY
05 MINS

RAJIV CHOWK
12 MINS

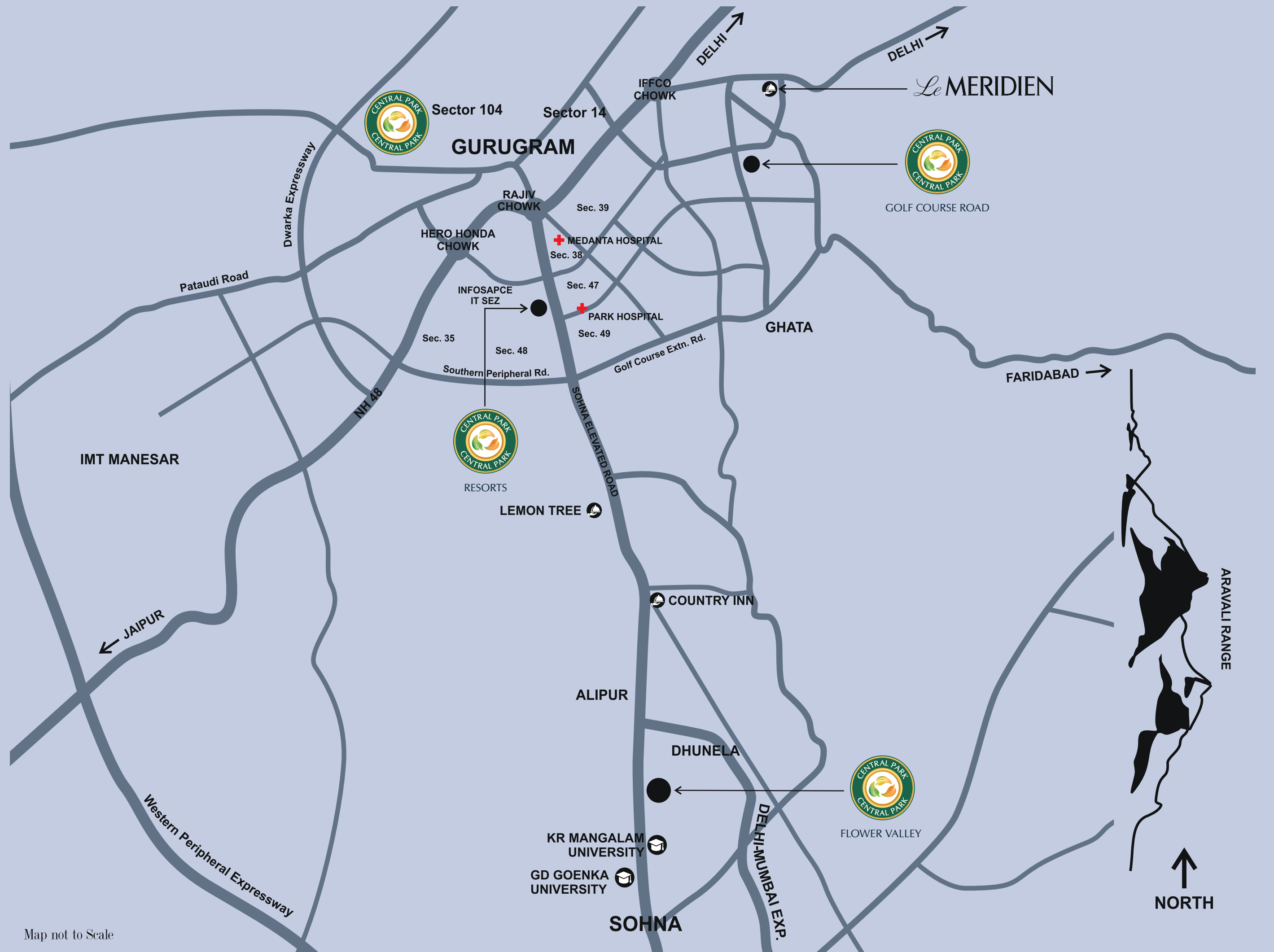
CLOSE TO DELHI-MUMBAI
EXPRESSWAY

INTERNATIONAL SCHOOLS AND
UNIVERSTIY NEARBY

GOLF COURSE ROAD
15 MINS

AMBIENCE MALL
20 MINS

IGI AIRPORT
40 MINS



Map not to Scale

ARAVALI RANGE

ARAVALI RANGE



60 M WIDE PROPOSED CONNECTING TO GOLF COURSE EXTENSION ROAD

SELENE



60 M WIDE PROPOSED ROAD



30 M WIDE ROAD



TOWARDS GURUGRAM

NH-248A (SOHNA ROAD)

TOWARDS SOHNA



NOT TO SCALE

ARTISTIC IMPRESSION



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CentralParkIn

Central-Park-In

Centralparkin

CentralParkIndia

Site Office:

Central Park Flower Valley, Sector-32/33, Sohna, Gurugram, Haryana-122102

Corporate & Registered Office:

The Median, Central Park Resorts, Off Sohna Road, Sector-48, Gurugram, Haryana-122018

Website: www.centralpark.in

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