




Unfold  
**GREENER**  
Moments

**COSMOCOURT**  
— GURGAON SECTOR-86 —



## **Unfold a greener path to a beautiful day**

Imagine modern lifestyle embedded in the heart of a lush green vicinity. Welcome to CosmoCourt and unfold the greener moment of urban lifestyle.

Era Landmarks bring you a green haven to rejuvenate your senses.



Wake up to

# GREEN SERENITY



- ✓ Club House with all amenities
- ✓ Ample Green Area
- ✓ Children's play area
- ✓ Entrance from 60 mt. wide road
- ✓ Rain Water Harvesting



# Embrace the beginning of an **AFFLUENT LIFESTYLE**

- ✔ 2BHK, 3BHK, 4BHK Apartments
- ✔ Properly ventilated rooms
- ✔ Abundant flow of lights & air
- ✔ Expansive living area
- ✔ Absolute privacy maintained
- ✔ Supreme safety & convenience
- ✔ Gated community





# Specifications

## MAIN ENTRY

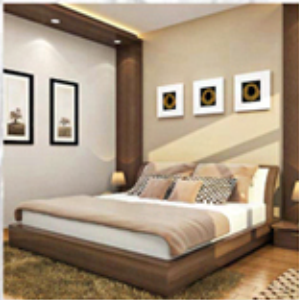
Hardwood frame / Single Side Veneer door

## LIVING/DINING



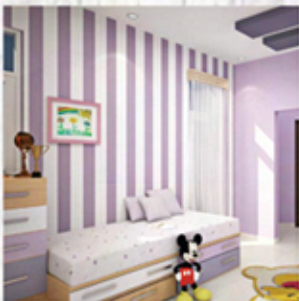
- WALLS** : Oil Bound Distemper
- FLOOR** : Vitrified Tiles
- CEILING** : Oil Bound Distemper
- DOORS & WINDOWS** : UPVC/ ALUMINIUM Windows / Skin door
- ELECTRICAL** : Modular Switches & Sockets with Copper wiring

## MASTER BED ROOM



- WALLS** : Oil Bound Distemper
- FLOOR** : Laminated Wooden Flooring
- CEILING** : Oil Bound Distemper
- DOORS & WINDOWS** : UPVC/ ALUMINIUM Windows / Skin door
- ELECTRICAL** : Modular Switches & Sockets with Copper wiring

## BED ROOM



- WALLS** : Oil Bound Distemper
- FLOOR** : Vitrified Tiles
- CEILING** : Oil Bound Distemper
- DOORS & WINDOWS** : UPVC/ ALUMINIUM Windows / Skin doors
- ELECTRICAL** : Modular Switches & Sockets with Copper wiring

## MASTER DRESS



- WALLS** : Oil Bound Distemper
- FLOOR** : Ceramic Tiles/  
Wooden Flooring
- CEILING** : Oil Bound Distemper
- DOORS & WINDOWS** : UPVC/ ALUMINIUM Windows / Skin door
- ELECTRICAL** : Modular Switches & Sockets with Copper wiring

## SERVANT ROOM



- WALLS** : Oil Bound Distemper
- FLOOR** : Ceramic Tiles
- CEILING** : Oil Bound Distemper
- DOORS & WINDOWS** : UPVC/ ALUMINIUM Windows / Skin door
- ELECTRICAL** : Modular Switches & Sockets with Copper wiring

## KITCHEN



- WALLS** : 2' High ceramic tiles dado above counter rest OBD
- FLOOR** : Anti Skid Ceramic tiles
- CEILING** : Oil Bound Distemper
- DOORS & WINDOWS** : UPVC/ ALUMINIUM Windows / Skin door
- ELECTRICAL** : Modular Switches & Sockets, Copper wiring
- WATER SUPPLY** : Provision of Hot & cold Water System
- OTHERS** : Marble Counter top with Single bowl Sink

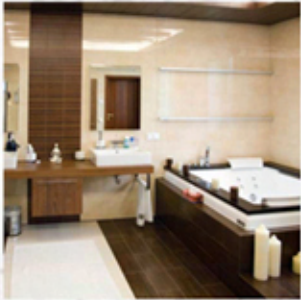


BALCONIES/ UTILITIES



- WALLS** : Permanent Paint
- FLOOR** : Anti Skid  
Ceramic Tiles
- CEILING** : OBD
- DOORS & WINDOWS** : UPVC/ ALUMINIUM  
Windows / Skin door
- ELECTRICAL** : Modular Switches &  
Sockets, Copper wiring

MASTER TOILET

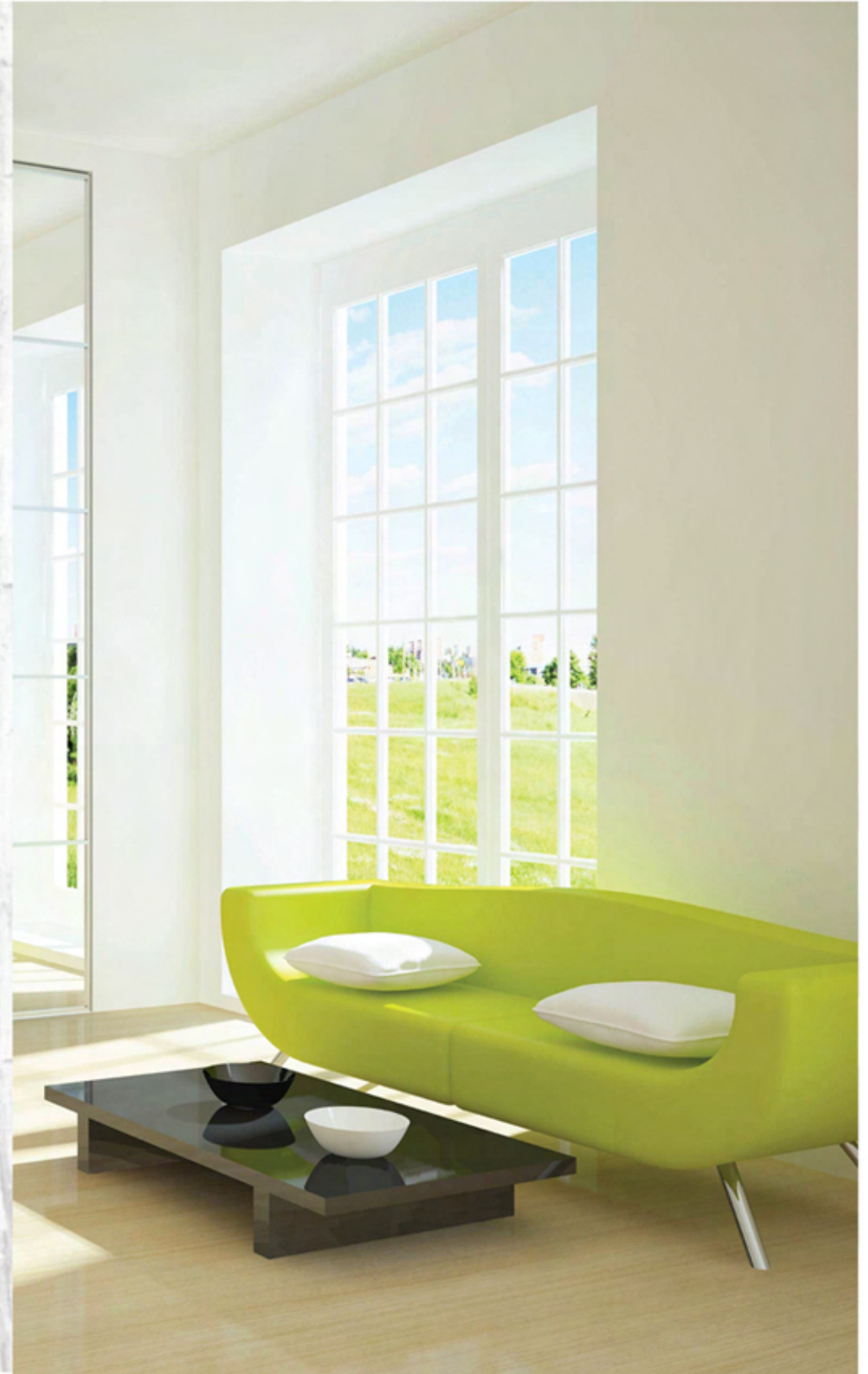


- WALLS** : Ceramic Tiles up to  
door height rest OBD
- FLOOR** : Anti Skid Ceramic Tiles
- CEILING** : OBD
- DOORS & WINDOWS** : UPVC/ ALUMINIUM  
Windows / Water proof  
Skin door
- ELECTRICAL** : Modular Switches &  
Sockets, Copper wiring

TOILET



- WALLS** : Ceramic Tiles up to  
door height rest OBD
- FLOOR** : Anti Skid Ceramic  
Tiles
- CEILING** : OBD
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Windows / Water proof  
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# Tentative Site Plan



- 1 ARRIVAL COURT
- 2 GREEN BLOCK
- 3 NEAR BY GREEN
- 4 PODIUM LANDSCAPS
- 5 GAZEBO
- 6 CELEBRATION LAWN
- 7 SWMMING POOL
- 8 PAVILION
- 9 KIDS POOL
- 10 DOCK WITH PERGOLA
- 11 CLUB
- 12 GUARD ROOM
- 13 P.W.S.
- 14 SHOPPING



# Tentative Floor Plan



# Tentative Site Plan



**3BHK**  
**SALEABLE AREA=1750 sq.ft**



**3BHK+SERVANT**  
**SALEABLE AREA=2100 sq.ft**

# Tentative Floor Plan



4BHK+SERVANT  
SALEABLE AREA=2650 sq.ft





# Era Group

A world-class engineering, construction and services conglomerate with financial worth of over 5,000 crore, comprises of 3 key companies – Era Infra Engineering Ltd., Era Buildsys Ltd. and Era Landmarks Ltd.

Era's strength lies in expeditious execution of large-scale and complex projects. From infrastructure projects to world-class homes, Era's mark of unique flawless execution and quality is present across all the major verticals.

# Era Landmarks

A premium and leading real estate company, carries forward Era's prime objective of positioning itself as a 360 degree provider of infrastructure solutions.

With a diverse product portfolio spread across Residential, Commercial, IT Parks, Malls & Multiplexes and Hospitality, the brand stands by its motto of "Believe in Difference". In just few years, Era Landmarks Limited has carved a distinct reputation for itself in the real estate fraternity.



Property Pricing Profit

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