COCOA COUNTY PHASE 02 : RC/REP/HARERA/GGM/1086/818/2026/58

COCOA COUNTY PHASE 03 : RC/REP/HARERA/GGM/1087/819/2026/59

COCOA COUNTY PHASE 04 : RC/REP/HARERA/GGM/1088/820/2026/60

HARERA Website : https://haryanarera.gov.in/

COUNTY® GROUP

IT'S ALL ABOUT U

COCOA COUNTY

COUNTY®
GROUP

IT'S ALL ABOUT U

County Group has built its journey on a commitment to thoughtful planning, enduring quality, timely delivery and transparency. With developments shaped around location, liveability, design and community, the group continues to create addresses that stand apart with confidence, character and long-term value.



A LEGACY OF TRUST

PLANNING & DESIGN

We simplify your real estate journey, making it as enjoyable as the homes we create.

IMPECCABLE QUALITY

Our properties combine thoughtful designs with premium amenities, creating unparalleled living experiences.

TRANSPARENT TRANSACTIONS

Building trust is at the core of our philosophy, fostering enduring relationships with our customers.

ON-TIME DELIVERY

Delivering on promises is our hallmark, ensuring your dream home is ready when you expect it.

LEGACY PROJECTS

Orange County
APARTMENTS & PENTHOUSES
INDIRAPURAM

Olive County
DESIGNER APARTMENTS
VASUNDHARA

Cherry County
2/3/4 BHK APARTMENTS
G.NOIDA (WEST)

Cleo County
LUXURY APARTMENTS
SECTOR - 121 • NOIDA

Coco County
3 BHK RESIDENCES
G.NOIDA - WEST

COUNTY 107
4&5 BHK APARTMENTS
SECTOR - 107 • NOIDA

Ivy County
3 & 4 BHK APARTMENTS
SECTOR - 75 • NOIDA

THE CENTER COURT
SECTOR 88-A • GURUGRAM

ONGOING PROJECTS

COUNTY COURTYARD
NSP, PITAMPURA
RETAIL & OFFICES

IVORY COUNTY
SECTOR-115, NOIDA

JADE COUNTY
PREMIUM RESIDENCES
NH-24 • GHAZIABAD

CLOVE COUNTY
SEC-151, EXPRESSWAY, NOIDA



COCOA
COUNTY

A WARMER EXPRESSION *of Life*

Cocoa County is envisioned as a premium residential community *spread across 24 acres in Sector 88A, Gurugram,* designed for those who seek luxury with depth, not excess.

The name draws from *the quiet richness of cocoa - warm, layered, natural and enduring.* The theme is expressed with restraint through architectural tones, landscape textures, organic materiality, shaded walkways, biophilic façades, water elements and intimate community spaces.

Every element here is designed to create a residential address that feels *refined, restorative and quietly distinctive.*

COCOA
COUNTY



LEGEND

1. ENTRY / EXIT
2. TOWER DROP-OFF
3. SHALLOW WATER BODY
4A. CRICKET PITCH
4B. PADEL COURT
4C. PICKLEBALL COURT
4D. GOLF PUTTING GREENS
4E. VOLLEYBALL COURT
4F. TENNIS COURT
4G. MULTI PURPOSE COURT
5. PERCUSSION PLAZA
6. CLUB ELIXIR
7. SWIMMING POOL
8. WATER RIVULET
9. KIDS PLAY AREA
10. TOT-LOT AREA
11. SENIOR CITIZEN AREA
12. HAMMOCK GARDEN
13. SCULPTURE COURT
14. FLOATING CAFE
15. NATURE TRAIL
16. WATER CASCADE WALK
17. COMMERCIAL
18. PLACE OF WORSHIP
19. PET PARK
20. SCHOOL



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Amenities DESIGNED FOR *the Senses*

At Cocoa County, nature is not just in the anatomy - it is the DNA. Here the landscape is conceived as an extension of the architecture itself, where *green façades, tree-lined corridors and layered textures* create a residence that feels alive, calm and restorative.

While the amenities here take inspiration from cocoa's natural warmth, richness and depth. The idea is not literal. It is architectural, sensory and experiential - expressed through earthy tones, layered landscapes, textured materials, shaded walkways, reflective water bodies and spaces that *encourage a slower, more meaningful way of living.*



A Landscape DESIGNED FOR *the Senses*

Cocoa County is planned with peripheral vehicular movement, allowing *the inner landscape to remain calmer, greener and more pedestrian-friendly.* Golf carts, shaded pathways, garden courts and community nodes create a movement experience that feels safe, seamless and considered.

The landscape is not a backdrop. It is the central experience of Cocoa County. *Gardens, shaded trails, water courts, play zones, wellness decks and social lawns* are planned to bring residents outdoors and create moments of pause, movement and connection.

Water is woven into Cocoa County as an experience of serenity and movement. From *reflective courts and cascade pools to a water percussion plaza and children's splash zones,* every water feature is designed to bring visual calm, social energy and sensory delight.

COCOA COUNTY

TYPE - A

4BHK + 4T + LOUNGE + PUJA + STUDY +UTILITY WITH TOI + PWD. ROOM

SUPER AREA

4671 Sq. Ft.

433.95 Sq. Mt.

BUILT UP AREA

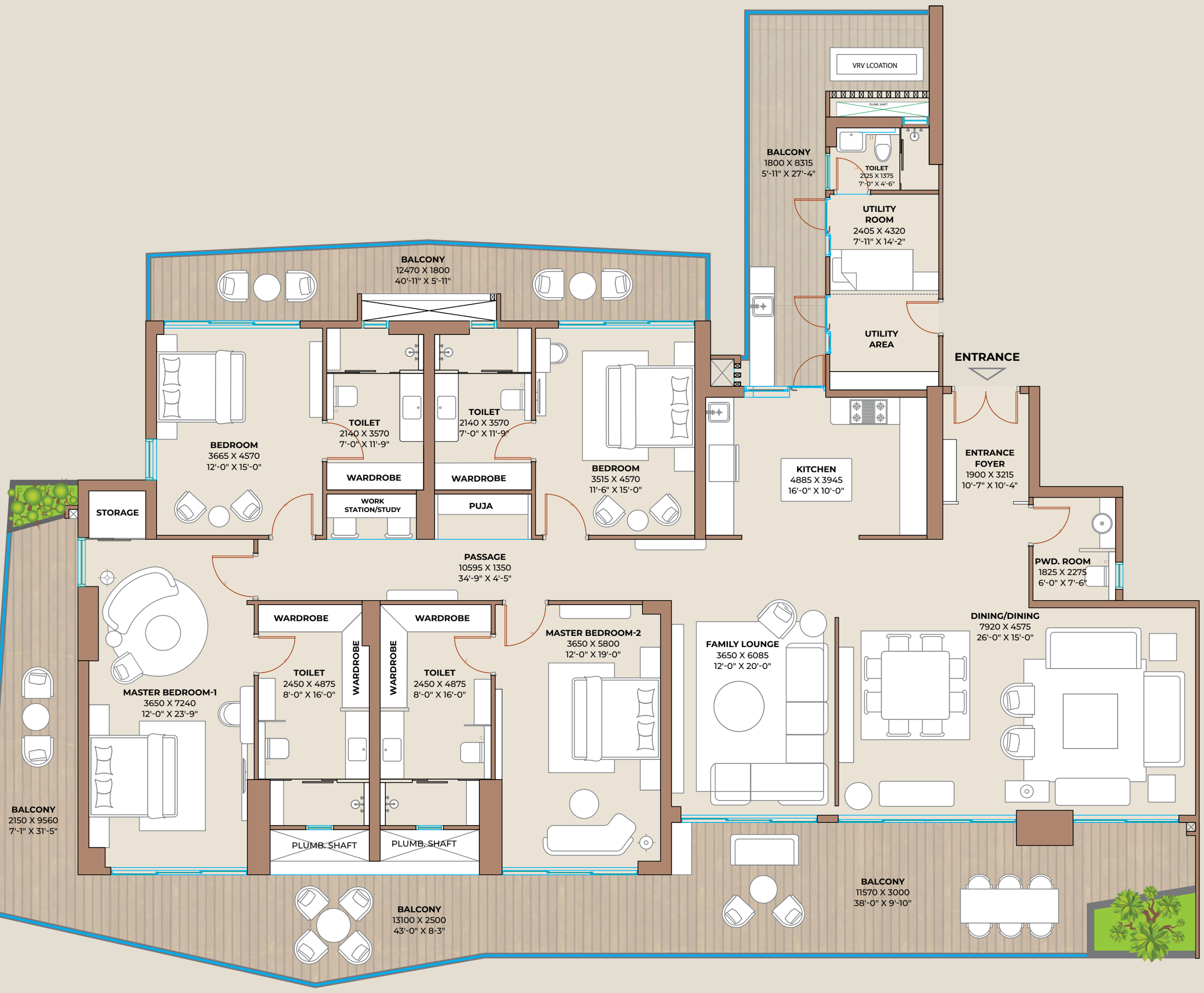
4144 Sq. Ft. (385.02 Sq. Mt.)

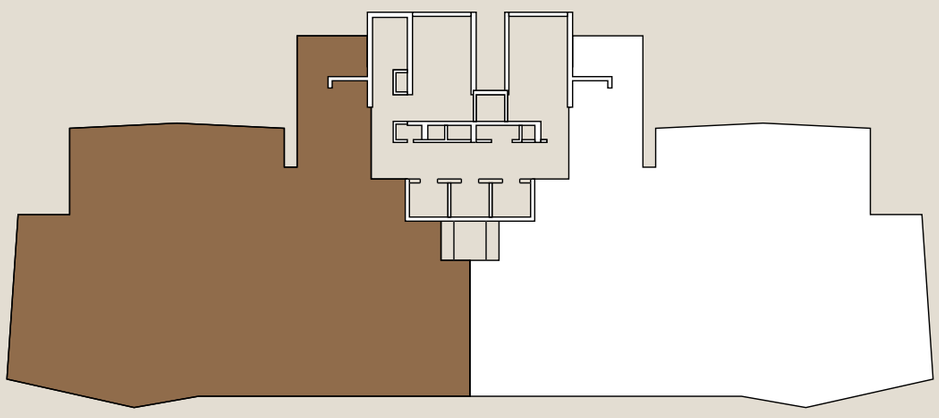
CARPET AREA

2688 Sq. Ft. (249.747 Sq. Mt.)

BALCONY AREA

1241 Sq. Ft. (115.31 Sq. Mt.)





TYPICAL FLOOR PLAN

4 Lifts per Core

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COCOA COUNTY

TYPE - B

4BHK + 4T + LOUNGE + PUJA + UTILTY WITH TOI + PWD. ROOM

SUPER AREA

3825 Sq. Ft.

355.35 Sq. Mt.

BUILT UP AREA

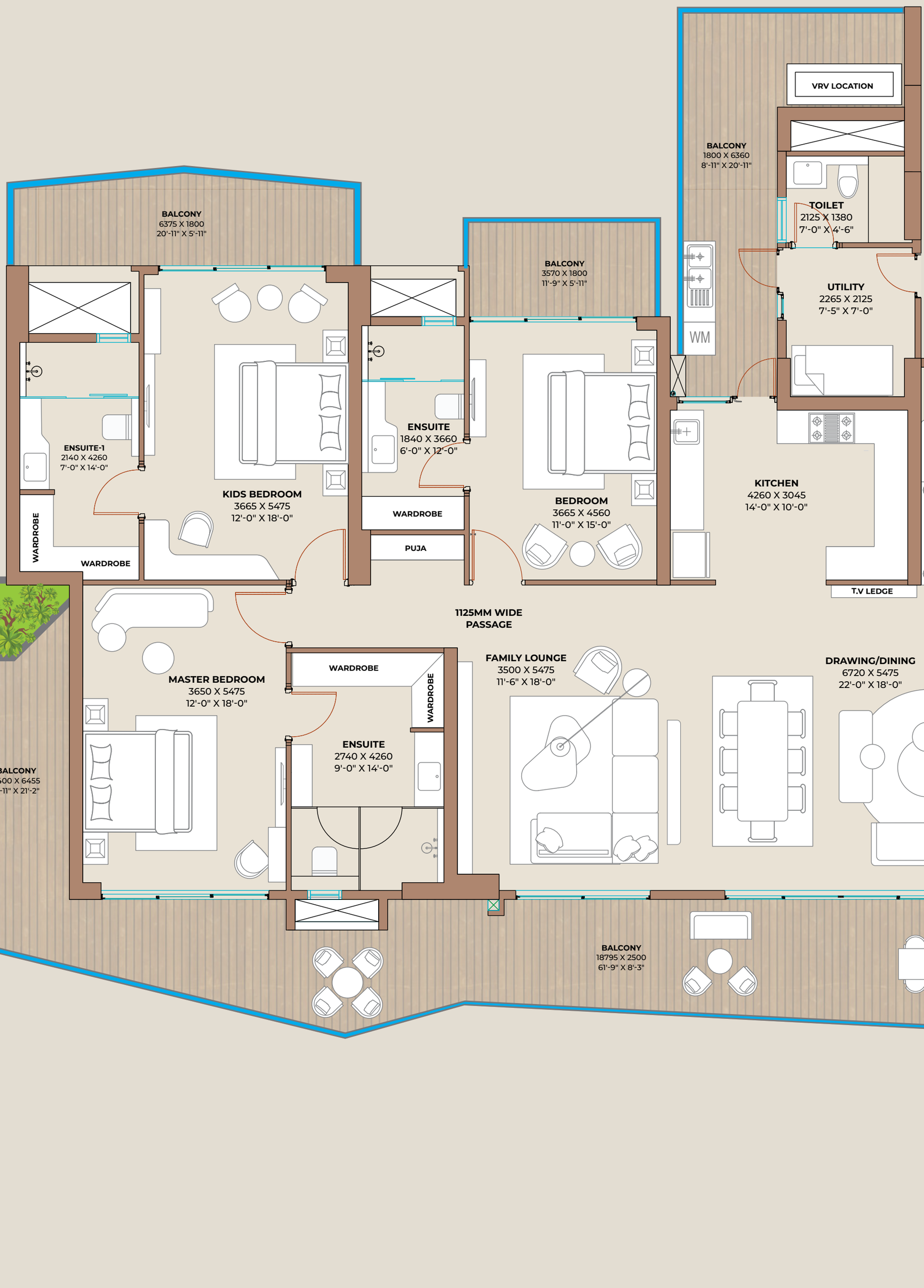
3336 Sq. Ft. (309.95 Sq. Mt.)

CARPET AREA

2242 Sq. Ft. (208.24) Sq. Mt.

BALCONY AREA

934 Sq. Ft. (86.74 Sq. Mt.)



TYPICAL FLOOR PLAN

4 Lifts per Core

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SPECIFICATIONS A & B

FLOORING

Drawing/Dining/Kitchen	Premium Quality Imported Marble Flooring
All Bedrooms	Laminated Wooden Flooring
Balconies	Designer Anti-Skid Tiles
Toilets	Imported Marble & Tiles/Granite
Common Lobby Area & Stairs	Stone

DOORS & WINDOWS

Internal	Designer Flush Doors in Polish/Duco Paint Fixed in Hardwood
External	UPVC Sliding Doors & Windows

WALL FINISH

External Finish	Most Modern & Elegant Permanent Finish with High Quality Texture Paint
Internal Finish	All Internal Walls of the Rooms & Drawing Dining will be Painted Using O.B.D.

CEILING

False Ceiling	Good Quality Designer Finish in All Rooms, Drawing & Dining Room

RAILING

Balcony	Stainless Steel /Glass Railing/ RCC/Brickwork/ Blockwork/Mild Steel
Staircase	Mild Steel

ELECTRICAL

Internal	Fire Resistant Copper Wiring in Concealed PVC Conduits
	Modular Switches & Sockets in Adequate Numbers
T.V. & Telephone Points	In All Rooms
Exhaust Fan	In Kitchen & Toilets
VRV ACs	In Bedrooms, Drawing, Dining Room & Kitchen
Geysers	In Toilets & Kitchen
Light Fixtures	Chandelier/ Hanging Light in Drawing Room & Master Bedroom
Fans	In Drawing Room, Bedrooms & Utility
External	Adequate Lighting in Common Areas, Staircases, Lobby, Parking Space, Garden Etc.

SANITARY WORK

For Internal Piping	Corrosion Free PPR/UPVC Pipes & Fittings
Bath Fittings & Ware	Wash Basins, Wall Mounted W/C of Reputed Brands in Appropriate Shades Matching with Ceramic Tiles
	WC Floor Mounted & Corner Wash Basin in Utility Toilet
	All Taps and Fittings of Reputed Brands in C.P.

KITCHEN

Working Counter	Counter with Stainless Steel Sink. Fitted with R.O. Hob, Chimney with Exhaust Pipe
Woodwork	Modular Cabinets
Wall Tile	Designer Ceramic Tiles/Granite Upto 2 Ft. above Working Counter

Disclaimer: The unit plan and layout described above are for representational purposes and are specific to a single unit. The same should not be considered as a standard offering. The size, layout, and features may vary based on the unit, floor, and location. The unit plan and layout provided along with the Agreement to Sale will be the final version. It is important to note that all measurements, positioning, fixtures, fittings, and other data depicted are approximate and for illustrative purposes only, and they are not drawn to scale. The company does not take responsibility for any errors, omissions, misstatements, or the use of the information shown. Additionally, the company reserves the right to make changes in the plans, specifications, dimensions, and elevations without any prior notice.

COCOA COUNTY

TYPE - C

4BHK + 4T + STUDY + UTILITY

SUPER AREA

2997 Sq. Ft.

278.43 Sq. Mt.

BUILT UP AREA

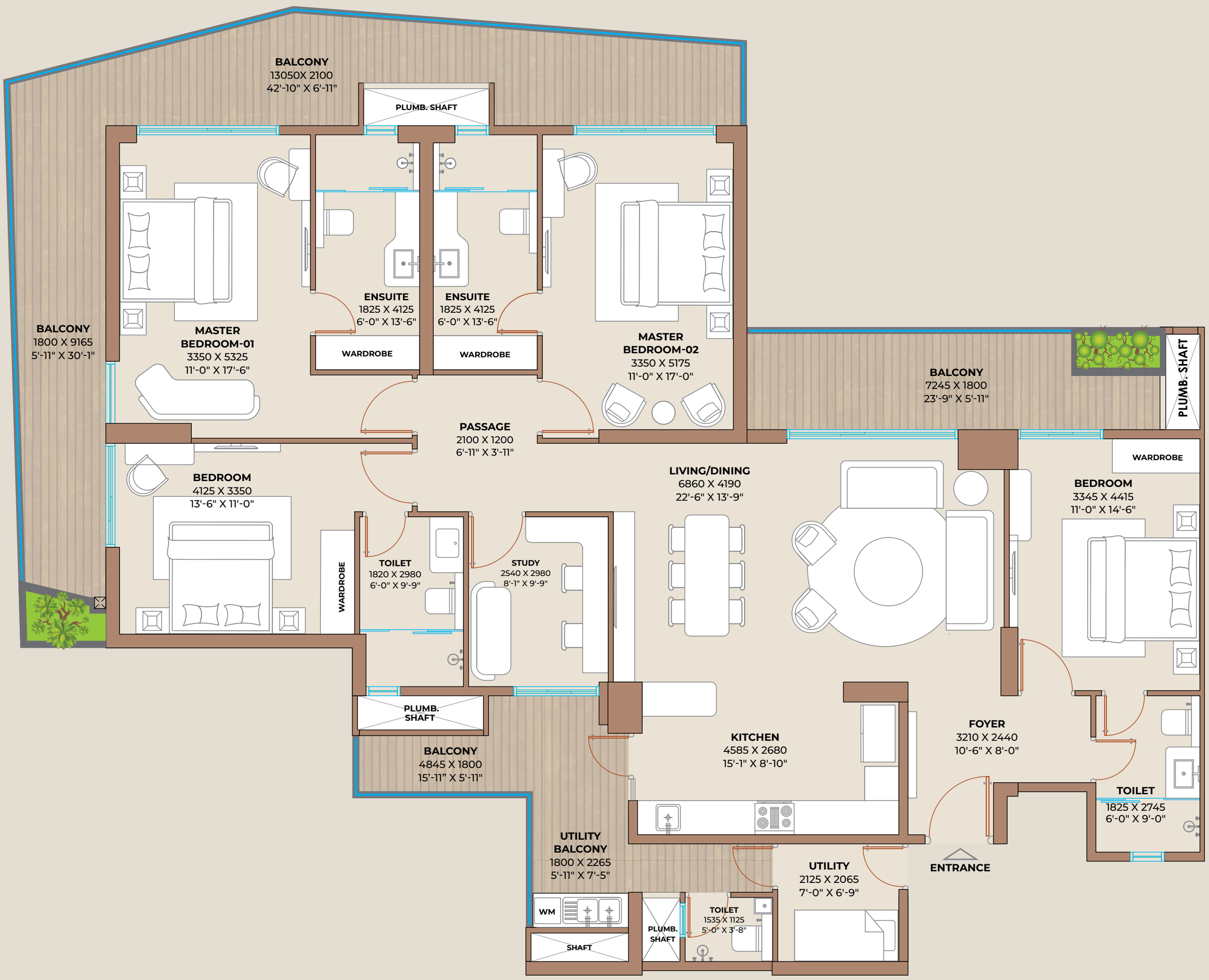
2609 Sq. Ft. (242.36 Sq. Mt.)

CARPET AREA

1785 Sq. Ft. (165.84 Sq. Mt.)

BALCONY AREA

633 Sq. Ft. (58.79 Sq. Mt.)



TYPICAL FLOOR PLAN

4 Lifts per Core

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COCOA COUNTY

TYPE - D

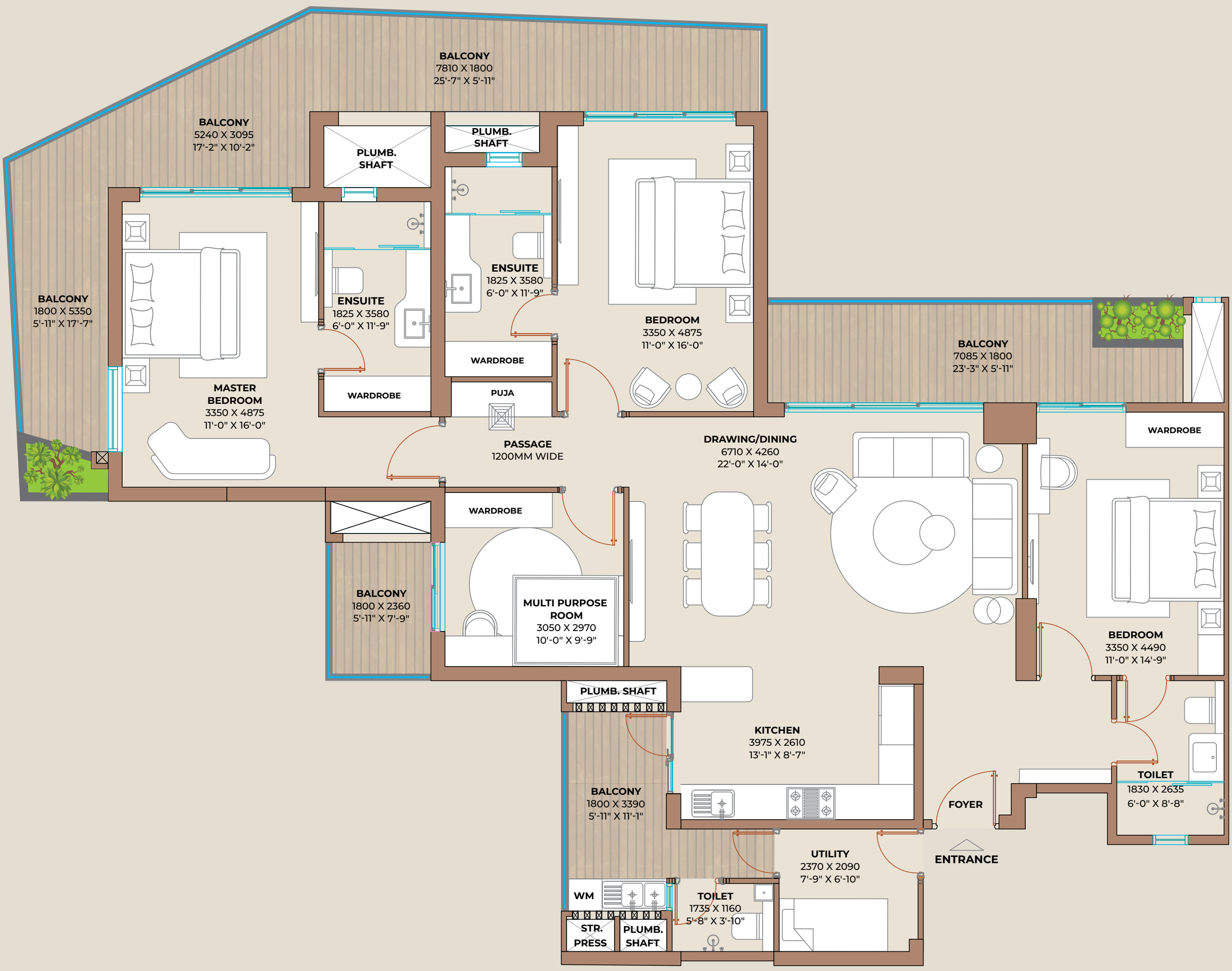
3BHK + 3T +
MULTI PURPOSE
ROOM + UTILITY

SUPER AREA
2592 Sq. Ft.
240.80 Sq. Mt.

BUILT UP AREA
2279 Sq. Ft. (211.70 Sq. Mt.)

CARPET AREA
1498 Sq. Ft. (139.12 Sq. Mt.)

BALCONY AREA
582 Sq. Ft. (54.07 Sq. Mt.)



TYPICAL FLOOR PLAN

4 Lifts per Core

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SPECIFICATIONS C & D

FLOORING

Drawing/Dining/Kitchen	Premium Quality Imported Marble Flooring
All Bedrooms	Laminated Wooden Flooring
Balconies	Designer Anti-Skid Tiles
Toilets	Granite Stone
Common Lobby Area & Stairs	Stone

DOORS & WINDOWS

Internal	Designer Flush Doors in Polish/Duco Paint Fixed in Hardwood
External	UPVC Sliding Doors & Windows

WALL FINISH

External Finish	Most Modern & Elegant Permanent Finish with High Quality Texture Paint
Internal Finish	All Internal Walls of the Rooms & Drawing Dining will be Painted Using O.B.D.

RAILING

Balcony	Stainless Steel /Glass Railing/ RCC/Brickwork/Blockwork/Mild Steel
Staircase	Mild Steel

ELECTRICAL

Internal	Fire Resistant Copper Wiring in Concealed PVC Conduits
	Modular Switches & Sockets in Adequate Numbers
T.V. & Telephone Points	In All Rooms
Exhaust Fan	In Kitchen
Split Air Conditioner	In All Bedrooms, Drawing Room & Dining Room
Geysers	In Toilets & Kitchen
Light Fixtures	In Drawing Room & Bedrooms
Fans	In Drawing Room & Bedrooms
External	Adequate Lighting in Common Areas, Staircases, Lobby, Parking Space, Garden Etc.

SANITARY WORK

For Internal Piping	Corrosion Free PPR/UPVC Pipes & Fittings
	All Taps and Fittings of Reputed Brands in C.P.
Bath Fittings & Ware	Wash Basins, Wall Mounted W/C of Reputed Brands in Appropriate Shades Matching with Ceramic Tiles
	WC Floor Mounted & Corner Wash Basin in Utility Toilet

KITCHEN

Working Counter	Granite Counter with Stainless Steel Sink fitted with R.O.
Woodwork	Modular Cabinets
Wall Tile	Designer Ceramic Tiles/Granite Upto 2 Ft. above Working Counter



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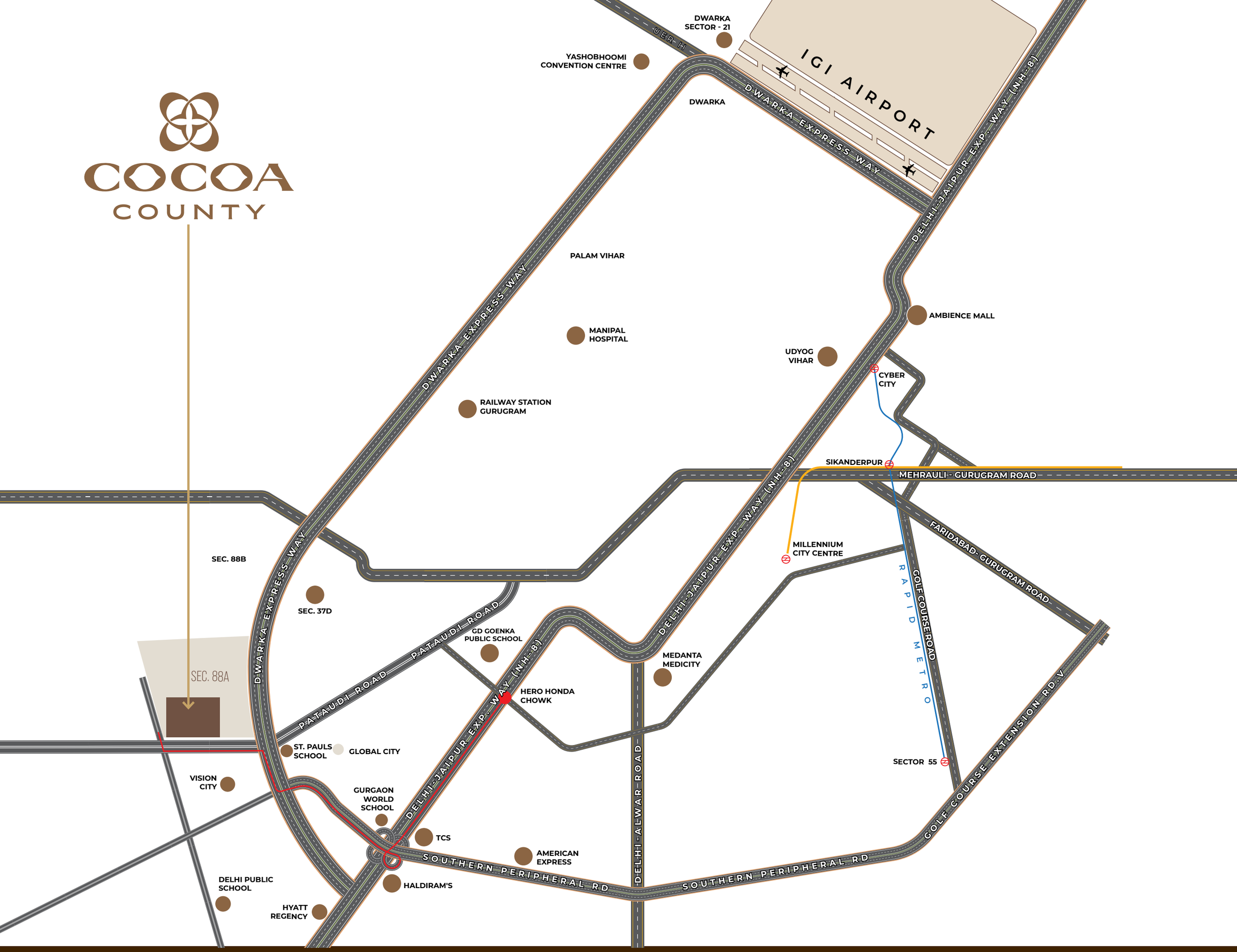
CLUB

ELIXIR

The Club Elixir at Cocoa County is conceived as a refined social destination. It is designed as a private world of leisure, wellness and social connection. From quiet lounges and café corners to fitness, celebration, indoor recreation and poolside experiences, it brings the *comfort of a private club into everyday life.*

Thoughtfully zoned lounges, courts and open-air plazas bring together children, young professionals, families and senior residents in shared, unhurried moments. The design language stays understated - no loud grandeur, only scale, detailing and material richness that speak for themselves.

COCOA
COUNTY



PRIME LOCATION, SEAMLESS CONNECTIVITY

Set within the evolving growth corridor of *New Gurugram, Sector 88A* offers the advantage of emerging infrastructure, access to key urban destinations and proximity to established residential and commercial catchments. Cocoa County is planned as a refined address for families seeking connectivity, openness and long-term value.

DWARKA : 10 MINS

•

IGI AIRPORT : 35 MINS

•

CYBER CITY : 25 MINS

•

MEDANTA HOSPITAL : 30 MINS

•

IFFCO CHOWK : 30 MINS

•

RAJIV CHOWK : 22 MINS

Flanked by the Dwarka Expressway and NH-48, with direct connectivity to the heart of Delhi, Indira Gandhi International Airport, and the vast Gurgaon-Manesar corporate belt, this is not simply a well-connected address. It is one of the most strategically positioned residential sites in the entire NCR today.

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COUNTY® GROUP

IT'S ALL ABOUT U

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IGBC PRE-CERTIFIED GOLD RATED PROJECT • COCOA COUNTY • Indian Green Building Council CII

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