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NEW HORIZONS BEGIN HERE

To witness the break of dawn or the inky descend of night, you just have to stay home. Because all apartments are uniquely open on three sides. This distinctive architectural design is the result of an amalgamation of aesthetics and engineering. The reason why a sense of well-being pervades across rooms livened by abundant natural light and fresh air. There's much to feed the eye and the soul.

CEILINGS THAT TOUCH THE SKY

Unlike most housing projects in the city, Ireo Uptown offers extra-high ceilings in most living spaces. These make your home more expansive, creating a villa-like ambiance in each room.

BALCONIES OF JOY

A spacious balcony to dine in, dance on, hold a conversation over tea or read the morning paper in silence. The balconies in your home are larger than the norm and find many a use. Planned as extensions of inside spaces, these are cradled in exquisite greenery. Just what is known as true outdoor living.

LUXURY IN A CLUBHOUSE

Choose how you want to let your hair down. The clubhouse in Ireo Uptown comes with a squash court, a gymnasium, a dance room, a reading area, swimming pool and tennis court. A coffee bar buzzing with modern coffee machines is a wonderful hangout for the young and the young at heart. So there's something for everyone in the family.

THE ART OF SCULPTING GREEN

Large green stretches here have been landscaped to create jogging trails, dog walking tracks, quiet corners and exotic flower beds. At the centre of it is a vast green space, cut off from the howling city traffic. There's an orchard and herb garden to envelop you in a sea of unruffled calm

AIR-CONDITIONERS WITH A MIND

Each apartment comes installed with state-of-the-art air-conditioning. Its unique cooling feature with individual controls in each room, allows you to maintain a comfortable temperature through the year. This feature keeps your home cosy during the harshest winter. It also keeps a check on energy consumption, saving you power bills by almost 30% when compared to normal split air-conditioners.



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KITCHEN FOR THE NEW AGE HOMEMAKER

Your home comes with a sleek modular kitchen, built for modern city life. Intelligent utilisation of space makes the kitchen a haven of comfort and convenience. It also has smart steel sinks, a hob, chimney and pre-fitted piping for cooking gas. Go ahead, cook up a storm.

TO THOSE WHO TASTED SUCCESS EARLY, HERE'S ROOM FOR AMBITION

Ireo Uptown, in Sector 66, Gurgaon, is 10.96 acres devoted to your aspirations. Each apartment here is a pool of fresh ideas moulded into living spaces.

THERE'S MORE

When you step out of your home, you'll feel its pulse - in recreational hubs, green expanses and high-tech facilities designed around you.

LOCATION MAP





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STANDARD SPECIFICATIONS

- 1) Earthquake Code Compliant; with Building Design to highest codal provisions for this zone Primary School, Kindergarden and Creche
- 2) Rain Water Harvesting
- 3) Convenience Shopping
- 4) Gated Community
- 5) Cohesive Urban Design to include roads, street furniture, street lighting, paving and signage
- 6) Mini Theatre in the Club House
- 7) Water Features within the Development
- 8) 24/7 and 100 % Power back up
- 9) Solar heating
- 10) Solar lighting for street lights
- 11) Sense of Arrival to Ireo Uptown
- 12) Sense of Arrival to each Building
- 13) Spacious Ground floor lobby-fully air conditioned
- 14) Customer Service Officers at reception area
- 15) Wastewater Treatment Plant - State of the Art Membrane Technology for water purification and recycling
- 16) 90% of wastewater recovered as irrigation, cooling make-up, filter backwash and flushing water; the latter to be odourless, free of
- 17) suspended particles and harmful bacteria, conforming to the highest standards of hygiene
- 18) Separate flushing water pipes
- 19) Gas piping fitted into each property
- 20) Availability of shuttle bus service with covered bus stop to Metro and Ireocity
- 21) Double basement car parking
- 22) Laminated wood flooring to master bedroom
- 23) Wifi in Public Areas
- 24) Fitted baths with contemporary modern fittings
- 25) CCTV in basement and main entrance lobby for surveillance; perimeter security and intelligent access control system

Disclaimer: All site plans, floor plans, areas, dimensions, specifications etc. are subject to change till final completion of the project. Soft furnishing, furniture and gadgets are not part of the offering. This does not constitute a legal offer. All images are an artistic conceptualization and do not purport to replicate the exact products.

UNIQUE SELLING POINTS		
S NO	PROJECT FEATURES	IREO UPTOWN
1	3 SIDE OPEN APARTMENTS	All apartments at Ireo Uptown are open on 3 sides, giving unmatched views, ventilation and sunlight all year round. Say goodbye to cramped living.
2	VILLA LIKE APARTMENTS	A generous 10 foot high ceiling will provide every principal room with space enhancement.
3	SPACIOUS BALCONY	Generous balcony area will allow to enjoy relaxing moments during early morning and evening. A grand view of the surrounding luxurious landscape is an additional bonus. The balcony attached to the living and dining area, master bed room and other bed rooms in Ireo Uptown apartments are of maximum size among all the contemporary projects.
4	VARIABLE REFRIGERANT FLOW TECHNOLOGY - AC SYSTEM	VRFT air conditioning is the world's latest and most energy efficient central air-conditioning system. This ultra silent system with a unique built-in cooling and heating capability will provide uniform room temperature throughout the year. There is no need for additional heaters during winter. VRFT is much more efficient than conventional split and window air- conditioning power bills.



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5	MODULAR KITCHEN	All apartments at Ireo Uptown come with modular kitchen inclusive of hob and chimney and stainless steel sink.
6	CLUB HOUSE ANDRECREATION FACILITIES	Ireo Uptown will have an enviable mix of recreation and sports facilities for the entire family, incorporating a multipurpose/party room, gym, coffee bar, outdoor pool side cafe, squash court, Mini-theatre, music room, yoga/dance studio, kid's playroom, video games room, snooker room, swimming pool along with changing rooms, massage rooms and steam showers. Ireo Uptown will have recreational facilities like jogging trail, fitness walk, foot reflexology zone, table tennis, 2 badminton courts and a basketball court.
7	LUSH LANDSCAPE	More than 84% of the total area will be open at Ireo Uptown and will be exquisitely landscaped with dog walking track, landscaped horticulture with seasonal flowers, herb garden, organic fruit orchard and green lawns for relaxation in addition to the recreation facilities.
8	HIGH SPEED ELEVATORS	All high rise buildings at Ireo Uptown are equipped with high speed, spacious, well decorated, well lit elevators.
9	STORAGE	Ample recesses are provided for all bedrooms that are in addition to the stated room sizes. This provides for full capability for you to enable built in wardrobes or cupboards or to simply procure a elegantly designed spacious wardrobe as you desire. So storage problems become a thing of the past.
10	SOLID WASTE MANAGEMENT	<p>Objective: To develop a state-of-the-art and environmentally, socially and economically feasible system to reduce the generation of solid waste and to maximize the diversion of material from ultimate disposal by recycling or re-use of recovered resources.</p> <p>Solid Waste Management Plan will include:</p> <ul style="list-style-type: none"> · Segregation and Storage at Source to be done by the house owner in six colour coded bins/bags. · Segregated waste from households to be put into six colour coded trolleys in the trash room at each floor. · Segregated colour coded bins/bags from trash room to community bins in the basement to be collected through a chute system in high rise towers and service lift in mid rise towers. · Daily collection cycle for wet waste and once in three Days collection cycle for dry waste. · Secondary collection from community bins lying below each tower to common semi-mechanical Segregation Facility in the basement through dumper placer/carrier truck. · Segregated waste from segregation facility: recyclables sold to recyclers, organic waste sent to compost plant in the basement and inerts to the transfer station at surface. · The horticulture waste sent directly to the compost plant. · The street waste collected with both manual and mechanical sweeping also sent directly to the transfer station. · The compost produced from organic waste to be used as manure and the rejects to be carried to the transfer station. · Only the inert waste and rejects from the transfer station to be sent to the HUDA disposal facility.

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SITE PLAN

AMENITIES

- 1 ENTRANCE FOUNTAIN PLAZA
- 2 CONVENIENCE SHOPPING
- 3 KIDS' PLAY AREAS AND CLIMBING FRAMES
- 4 TENNIS AND BADMINTON COURTS
- 5 CENTRAL GREEN
- 6 LANDSCAPED HORTICULTURE WITH SEASONAL FLOWERS AND CROPS
- 7 FITNESS TRAILS
- 8 DOG-WALKING TRACKS
- 9 ORGANIC FRUIT ORCHARD
- 10 HERB GARDEN
- 11 SURFACE PARKING
- 12 RAMPS TO BASEMENT PARKING
- 13 ESTATE ENTRY/EXIT GATES
- 14 CLUB SWIMMING POOLS
- 15 OUTDOOR JACUZZI
- 16 YOGA / FOOT REFLEXOLOGY DECKS
- 17 CLUB ENTRANCE AND WATER FEATURES
- 18 JOGGING TRACK



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Affinity Solutions Pvt Ltd			
Detailed Cost IREO UPTOWN SECTOR 66 - GURGAON			
TYPE	2BR-3T	3BR-4T	4BR-4T
Area in sq.ft	1430	1815	2004
Basic Consideration Price (BCP) (in Rs)	5500	5500	5500
Net Basic Cost	7865000	9982500	11022000
(+)EDC (Electric Development Charges) @ Rs. 319/- Sq. Ft.	456170	578985	639276
(+)Replacement Fund-cum-Maintenance Security (RFMS) @ Rs. 50 Per Sq. Ft.	71500	90750	100200
(+) Infrastructure Development Charges (IDC) @ Rs. 30/- Per Sq. Ft.	42900	54450	60120
(+)Car Parking (Covered)	300000	300000	300000
(+)Club Membership	125000	125000	125000
Total Cost	8860570	11131685	12246596

DOWN PAYMENT PLAN [7 ½ % rebate on Basic Sale Price + PLC + Parking]

S. No.	Linked Stages	Payment
1	At the time of booking	10 % of Basic Sale Price
2	Within 45 days of booking	85 % of Basic Sale Price + EDC + IDC + PLC + Car parking
3	On Receipt of Occupation Certificate	05 % of Basic Sale Price + RFMS + Stamp duty & Registration charges

CONSTRUCTION LINKED PAYMENT PLAN*

S. No.	Linked Stages	Payment
1	At the time of booking	10 % of Basic Sale Price
2	Within 45 days of booking	10 % of Basic Sale Price
3	On commencement of excavation	10 % of Basic Sale Price + 50% EDC + 50% IDC
4	On completion of Ground floor roof slab	7.5 % of Basic Sale Price + 30% EDC + 30% IDC
5	On completion of 3 rd floor roof slab	7.5 % of Basic Sale Price + 20% EDC + 20% IDC + 50% PLC
6	On completion of 8 th floor roof slab	7.5 % of Basic Sale Price + 50% PLC
7	On completion of 11 th floor roof slab	7.5 % of Basic Sale Price + 50% Car parking
8	On completion of 14 th floor roof slab	7.5 % of Basic Sale Price + 50% Car parking
9	On completion of 17 th floor roof slab	7.5 % of Basic Sale Price
10	On completion of top floor roof slab	7.5 % of Basic Sale Price
11	On completion of external plaster	7.5 % of Basic Sale Price
12	On completion of internal plaster	05 % of Basic Sales Price
13	On Receipt of Occupation Certificate	05 % of Basic Sale Price + RFMS + Stamp duty & Registration charges

* Stage for each installment shall pertain to stage for the respective Tower.

Notes:

- External Development Charges (EDC) and Infrastructure Development interest and other incidental charges thereon as presently applicable, but upward revision by the Haryana Government, which shall be payable at the rates.
- Stamp Duty/registration charges shall be payable along with the last rates.
- Prices subject to revision at the sole discretion of the company.
- Third party charges including Govt. charges and taxes, if applicable, shall be

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For Further queries please feel free to contact.

Thanks & Regards,

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