

# *IREO CITY CENTRAL - SECTOR 59, GURGAON*

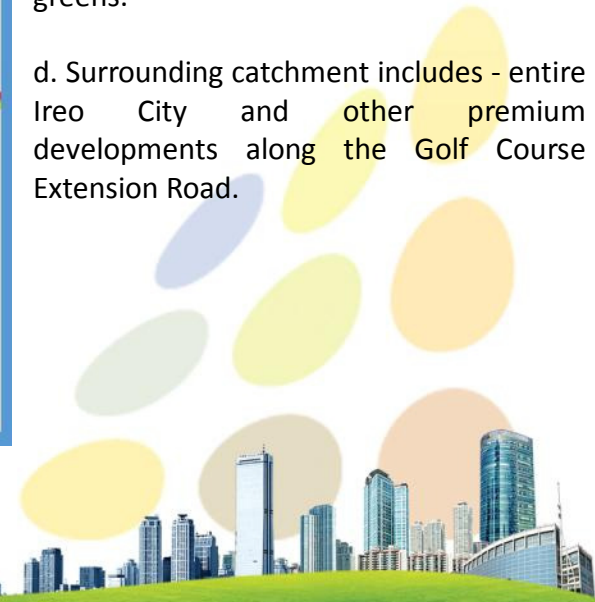


# IREO CITY CENTRAL - LOCATION



## Location

- Located in Sector 59, in the heart of Ireo City - 750 acres integrated township spread over sectors 58, 59, 60, 61, 63A.
- Strategically located at the intersection of two 60-sectors wide sector roads.
- In proximity to the premium Grand Hyatt complex and Ireo City's central greens.
- Surrounding catchment includes - entire Ireo City and other premium developments along the Golf Course Extension Road.



# IREO CITY CENTRAL - NIGHT VIEW



- Designed by internationally renowned 'Benoy Architects' of UK as part of an integrated complex also comprising of premium branded serviced apartments.
- 2 separate drop of points for vehicles on both the sector roads. Pedestrian entry also through the adjoining group housing of Ireo.
- High street retail spread over 5 acres of landscaped piazzas and greens and 3 levels - LG, UG, FF.

**Actual 3D Perspective - Night View**



# IREO CITY CENTRAL - DAY VIEW



*Actual 3D Perspective - Day View*

- Seamless connectivity between the levels through 4 cores of elevators and staircases along with escalators and ramps.
- Ceiling height of 6 mts slab to slab (19.7' ) gives large shop windows for better visibility and sense of volume inside the shop. Extra height may also be used for storage within the shop.
- UG level raised by 3 mts from street level for enhanced brand visibility from a distance.



# IREO CITY CENTRAL - FEATURES



*Retail mood shot showing covered walkways*

- Covered walkways outside shops at all levels.
- Well planned circulation that eliminates dead ends and facilitates shoppers to easily access all shops at each level.
- Ample parking - 700 car parks in 4 levels of basements.
- Provision for AC through copper piping. Space for outdoor units to be provided on terrace at designated spaces.
- Wet points in each outlet.
- Complete power back up for all units and common areas.



# IREO CITY CENTRAL - FEATURES

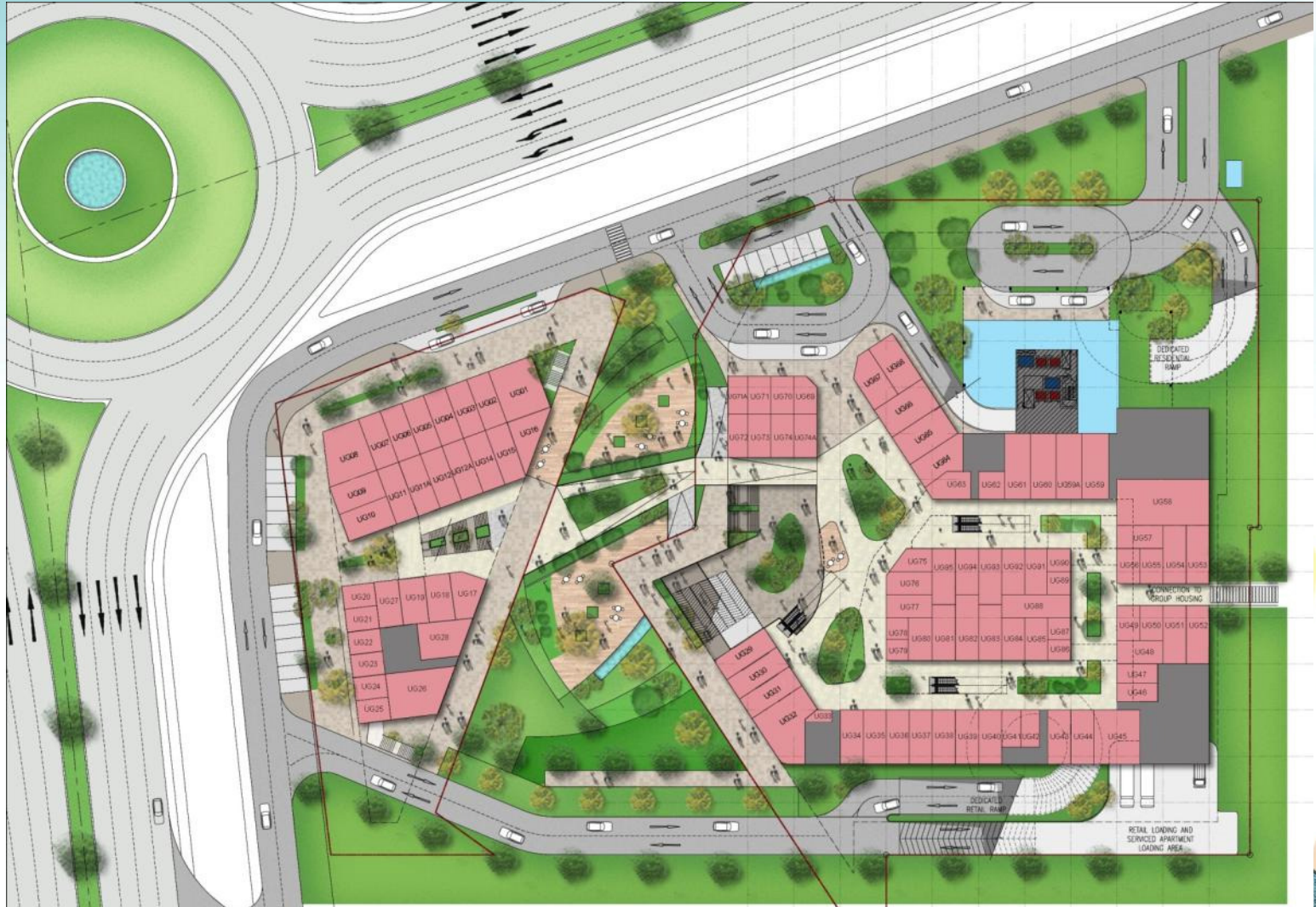


*Retail mood shot showing landscaped courtyards, passages*

- Views of beautifully landscaped courtyards and piazzas from most parts of the site at all three levels.
- Other operational high street complexes in Gurgaon are priced at a much higher level thus giving room for rapid appreciation when the complex becomes operational.
- Quality of Catchment - the newly developed residential zones around the complex will be amongst the most premium in Gurgaon.

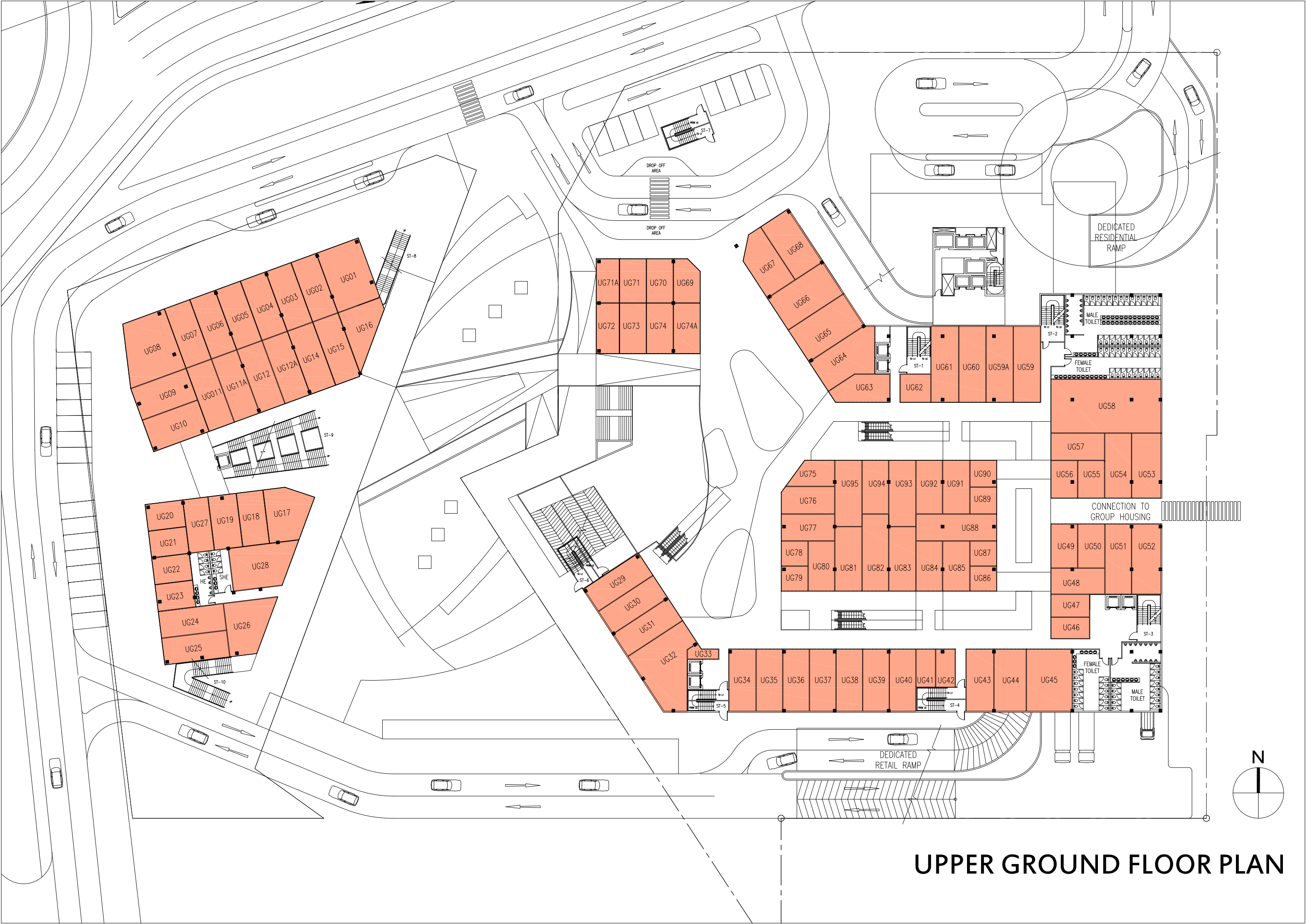


# IREO CITY CENTRAL - UG LEVEL PLAN



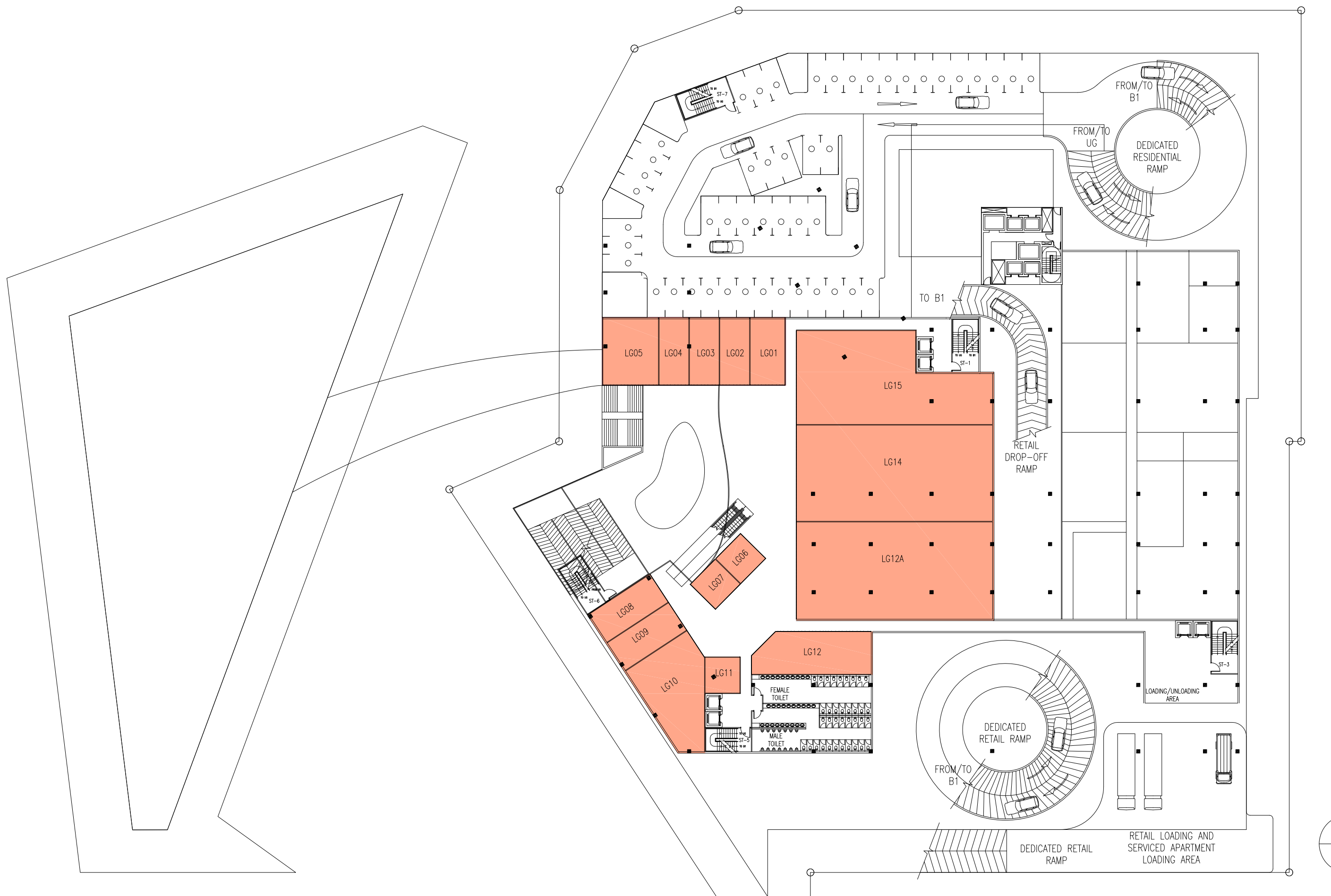
UPPER GROUND FLOOR PLAN



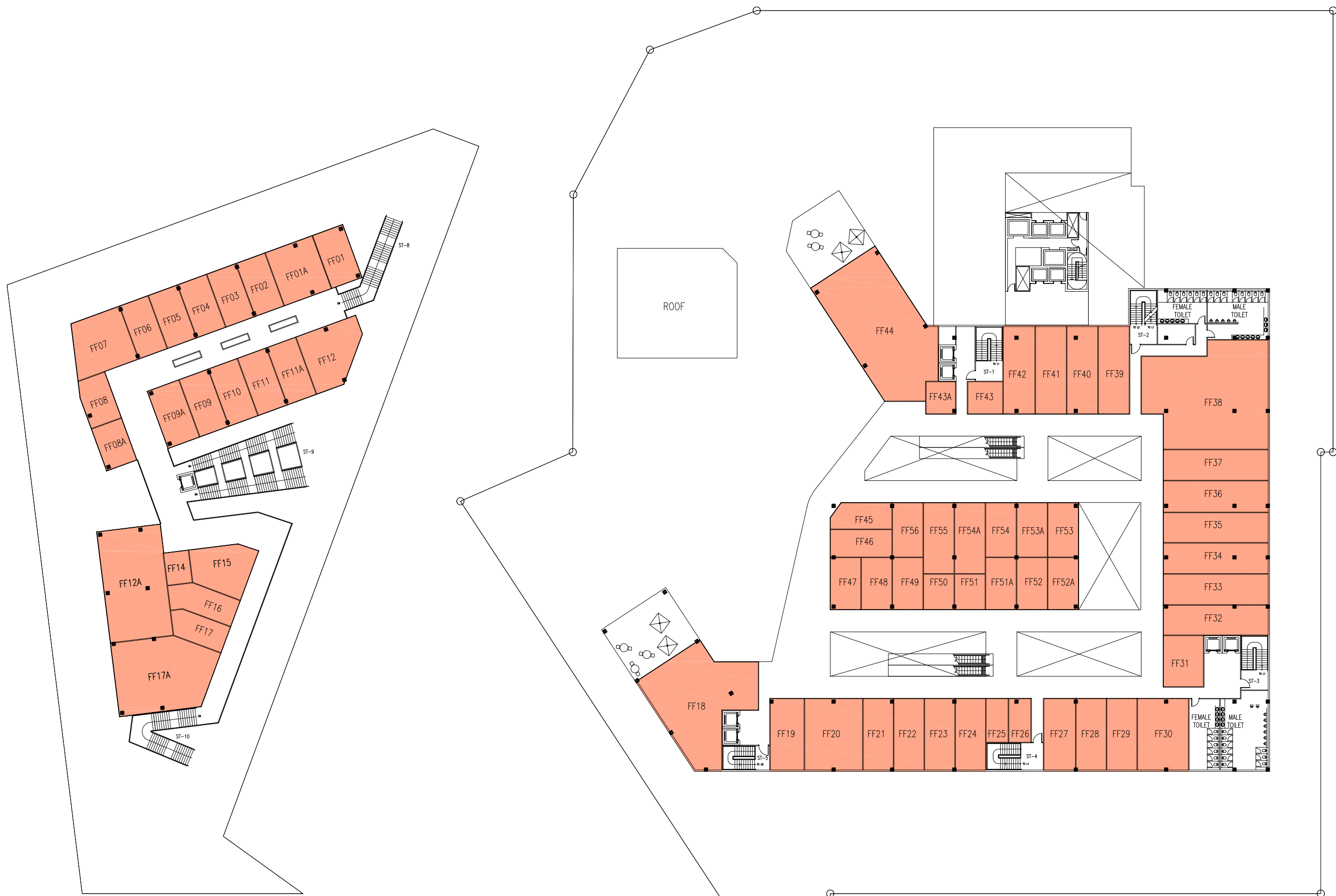


**UPPER GROUND FLOOR PLAN**





**LOWER GROUND FLOOR PLAN**



FIRST FLOOR PLAN