

The **Grand Arch**™
L u x u r y o f L o c a t i o n



 **ireo**™
THE NEXT LEVEL OF LIVING

**THE BIG
MULTIPLIER**





The
Grand ArchTM
Luxury of Location

GURGAON'S NEW LANDMARK

The Grand Arch from Ireo is designed to be Gurgaon's new landmark residential complex. Spread over almost 20 acres, *The Grand Arch's* unique architecture and use of state-of-the-art technology and devices will set unparalleled benchmarks of luxury, convenience and comfort. Ireo is committed to consistently deliver superior quality, value and service that have never been experienced by Indian home buyers.

The Grand Arch is truly created to achieve the next level of living.



MULTIPLYING WORLD CLASS QUALITY WITH UNMATCHED LUXURY





ireocity™

THE LUXURY OF LOCATION



Ireocity is an exclusive 500 acre integrated township that will offer a unique mix of features that will include schools, a hospital, parks, luxury hotels, shopping malls, service apartments and office complexes. It will also have a host of social infrastructure facilities like art centres, theatres and water features amongst others. *The Grand Arch* will be a part of this well planned township offering stunning views of the Aravali Hills. Situated at the junction of Golf Course Road with Sector 58 in the most luxurious and convenient location in Gurgaon, *The Grand Arch* will offer its residents immediate access to NH-8, Delhi Metro and fast exit routes to Delhi & NCR.

MULTIPLYING LOCATION CONVENIENCE





Reception

The **Grand Arch**
LUXURY OF LOCATION

ARRIVE IN STYLE



Entry experience to *The Grand Arch* will excite your senses. Elegantly designed front gates will be framed by calming water features. Colourful flower beds will line the Central Boulevard. The arrival porte cochere at each building will be complemented with a beautiful front desk at par to any 5 Star Hotel. Even the spacious high speed lifts will be luxuriously fitted out. *The Grand Arch* has been designed to the best world class standards.

MULTIPLYING SENSE OF ARRIVAL





4 SIDE OPEN APARTMENTS

The Grand Arch combines stunning architecture with apartments that are open on 4 sides for all round natural sunlight and thorough ventilation throughout the year. An important benefit is that these apartments will enhance the sense of open space to create a healthy living environment.



MULTIPLYING OPEN SPACE





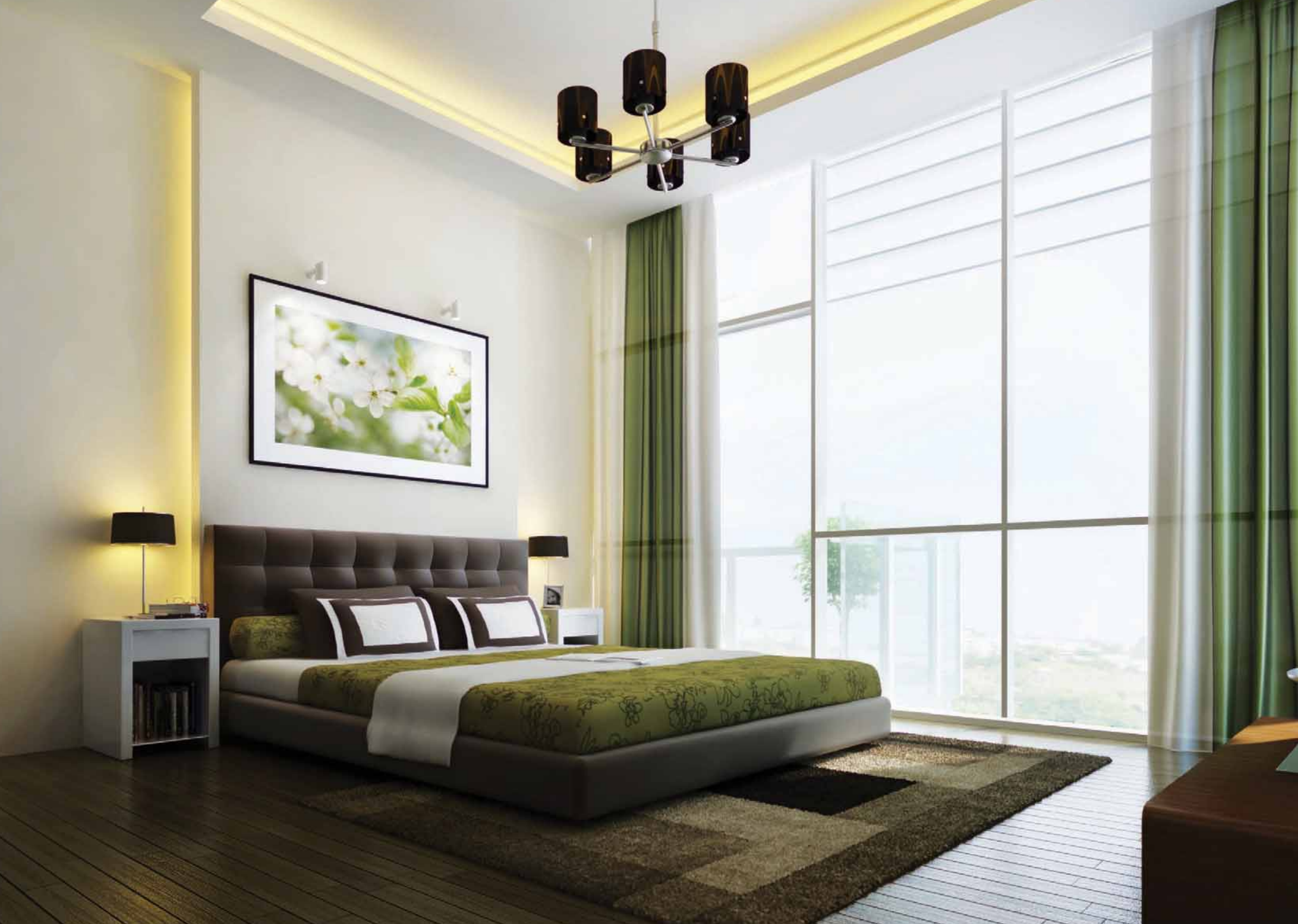
UNIQUE TWO BEDROOM DUPLEXES



Only at *The Grand Arch* can you own a unique two bedroom duplex apartment. Double height ceiling over the lounge and dining area will further enhance your interiors. With this duplex, Ireo has created a stylish home which redefines the concept of luxurious living.

MULTIPLYING EXCLUSIVITY





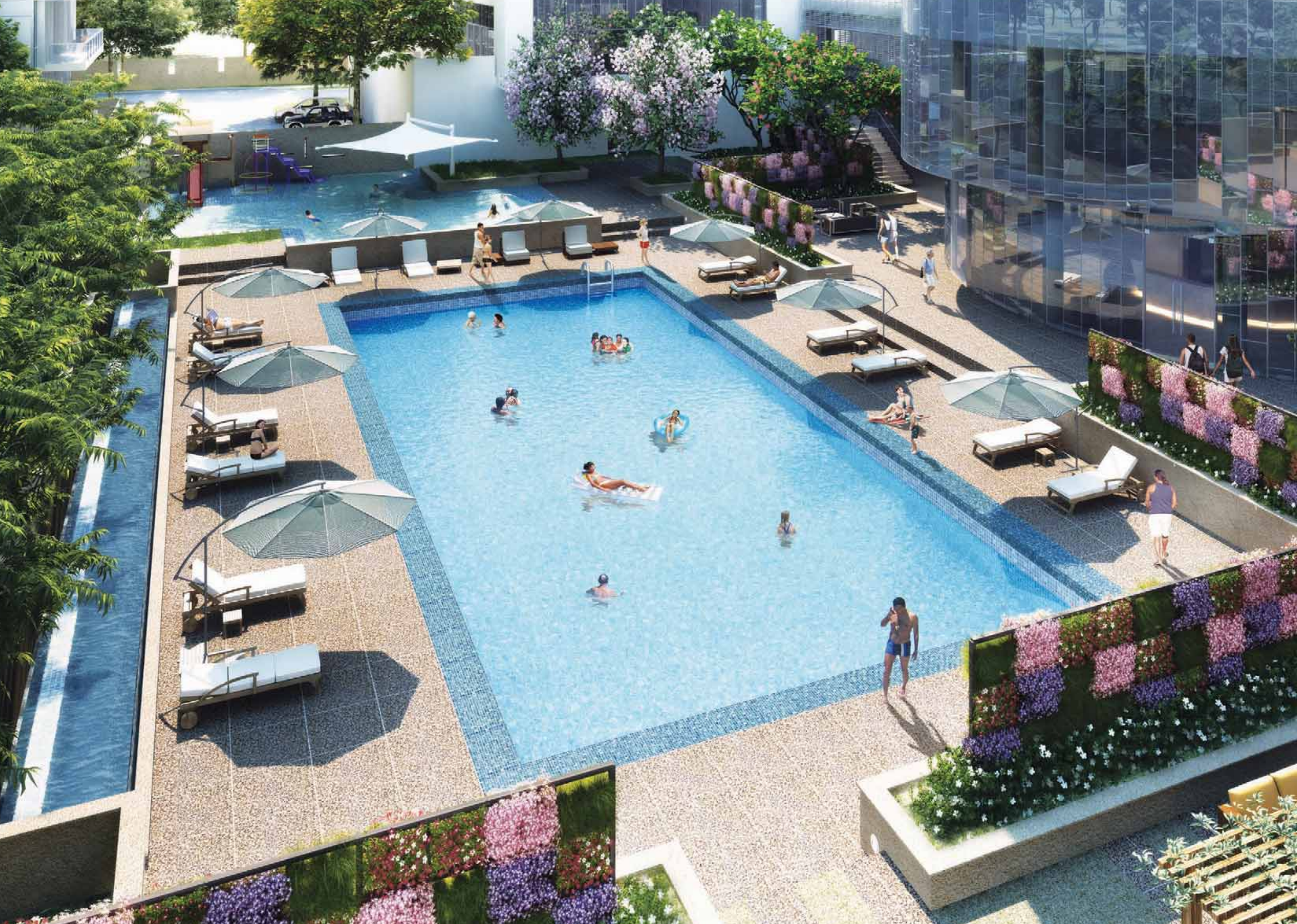
VILLA LIKE APARTMENTS



A generous 10 foot high ceiling will improve room aesthetics enhancing the interiors and producing an environment similar to grand spacious villas as can be found in the famous New York Lofts. Added to this will be our unique floor to ceiling windows wrapped around each front facing façade to provide impressive unrestricted views of the lush green landscape within and around the complex and sensational views of the Aravali hills.

MULIPLYING HIGH LIVING





RECREATION FACILITIES



Good life begins with healthy outdoor pursuits. *The Grand Arch* will have a wide range of recreation activities for everyone, like a swimming pool, fitness trails, tennis courts and jogging tracks for the fitness enthusiast. For the young, a kids play pool, toddlers water play, swings and climbing frames, a water slide and grassy knolls. For the teenagers, an adventure play zone, a cycle track, a soccer pitch and cricket nets. For the family, an outdoor amphitheatre, grass lawns for picnics and dog walking tracks. For the elderly, comfortable walking tracks, foot massage stones and quiet shaded seating zones. Whatever your age, *The Grand Arch's* recreation facilities provide the ideal answers.

MULTIPLYING HEALTHY OUTDOOR EXPERIENCES





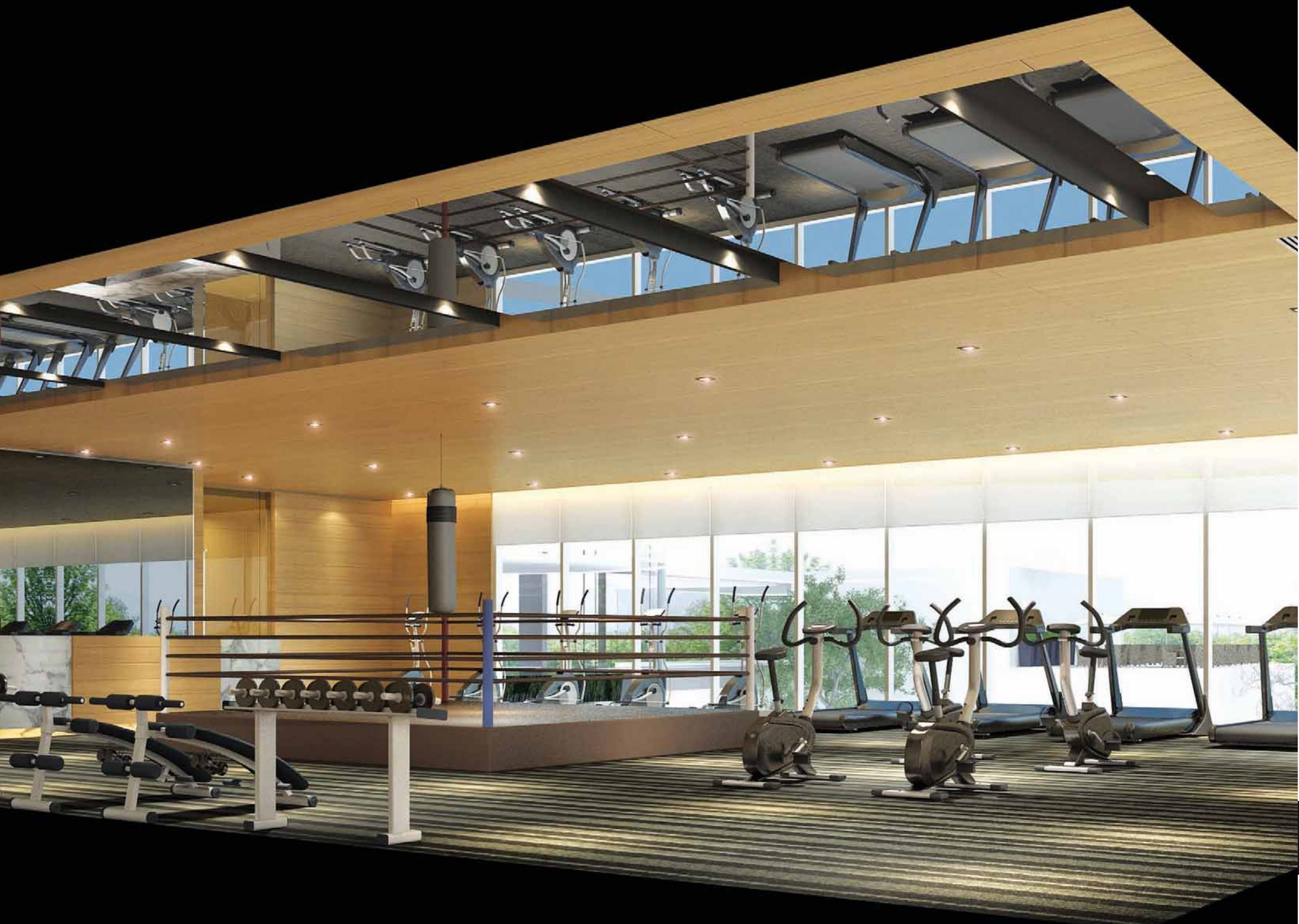
CLUBHOUSE



The Clubhouse, Le Club at *The Grand Arch* has been created as a 5 star experience by the joint efforts of a world renowned architect and a leading interior club house designer in Asia. Centrepiece of the innovative design is the reception and lounge flanked by a glass wall providing all round views of the landscape and patios. To the East is the active indoor recreation block and to the West is the passive entertainment experience featuring a club room, a snooker room, a restaurant, a show kitchen (for cookery classes), a soundproof studio, a video-game room, a mini-theatre and a roof-top sit-out.

MULTIPLYING RELAXATION AND PLEASURE





SPORTS CENTRE

Located in the East block of Le Club at *The Grand Arch*, the Sports Centre provides a variety of air conditioned indoor recreational facilities to suit all ages and to meet both individual and family requirements. From the young kids club room to the 10 pin bowling alley, from the large gymnasium to the sports hall, from the yoga/dance classroom to the table tennis room and to the squash courts; there is something interesting and entertaining for everyone in the family.

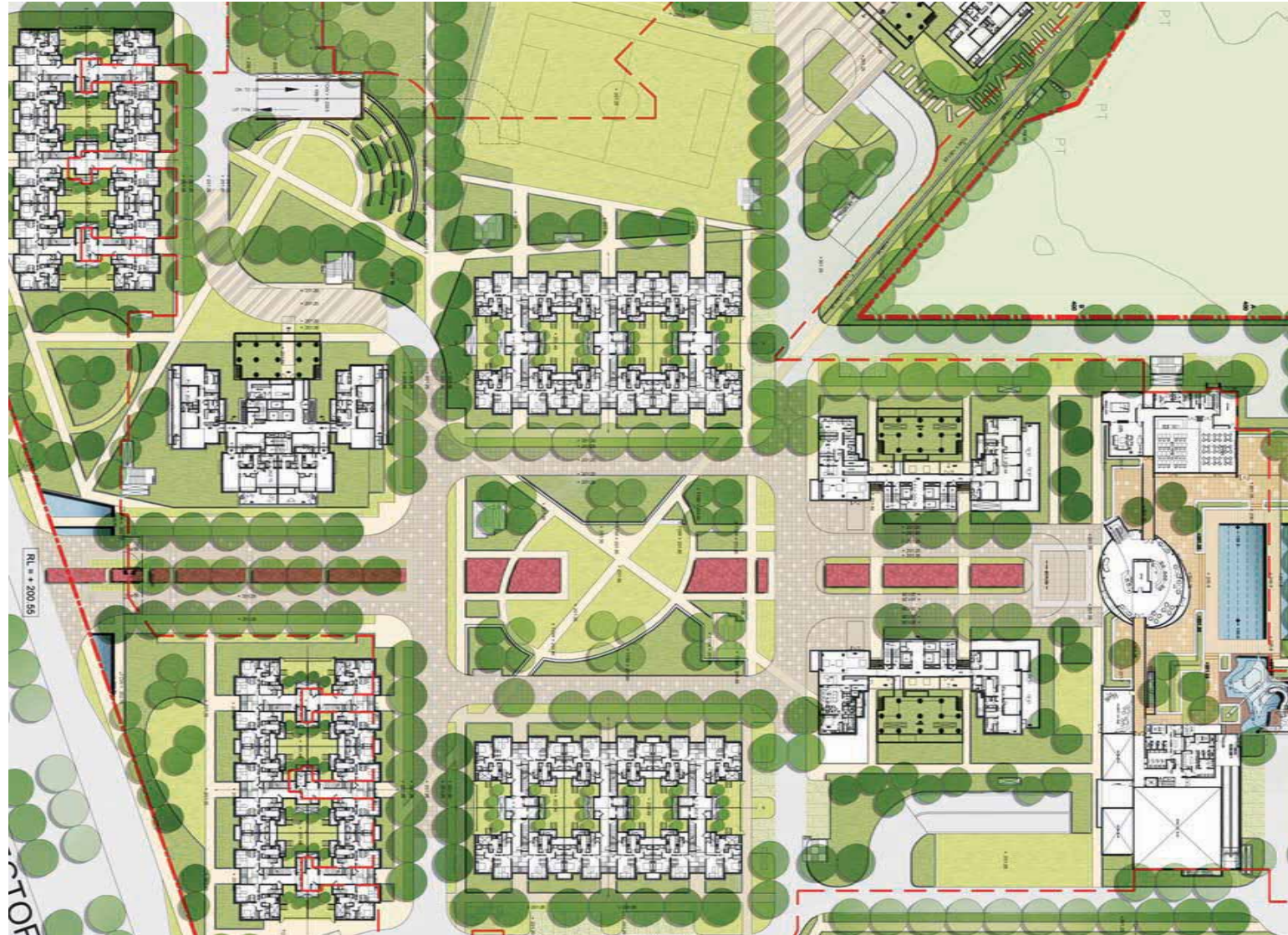


MULTIPLYING HEALTH & FITNESS





LUSH LANDSCAPE



Working Environments today lead to a demanding lifestyle. A lovely home needs to be partnered with beautiful gardens, to create a tranquil environment to rest and relax the mind. Acres of carefully designed landscape will complement the glorious natural surroundings that encircle *The Grand Arch*.

MULTIPLYING GARDEN EXPERIENCES





**ENERGY SAVING
SUNSHADES**

**FULL HEIGHT
DOUBLE GLAZED WINDOWS**

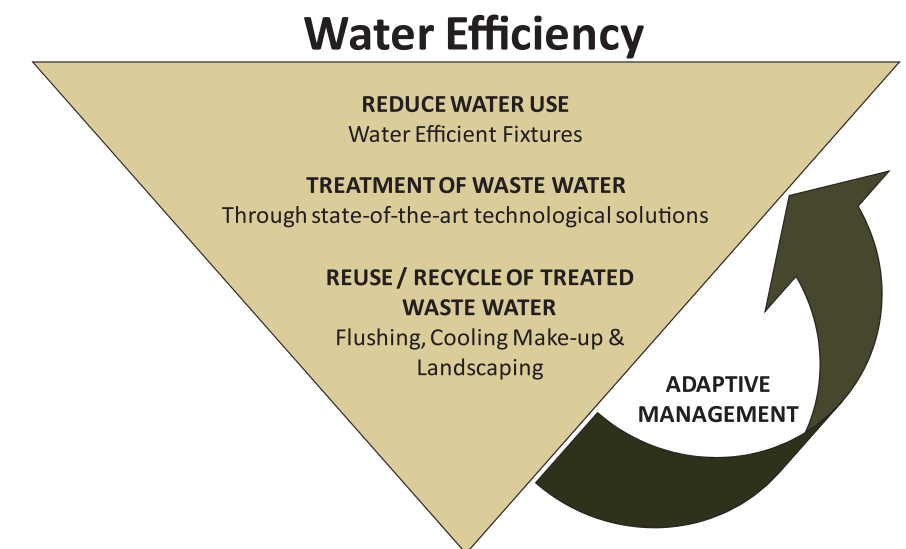
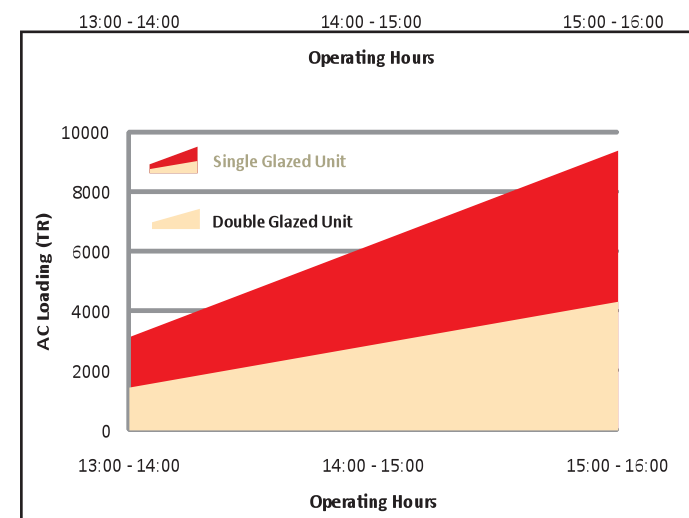
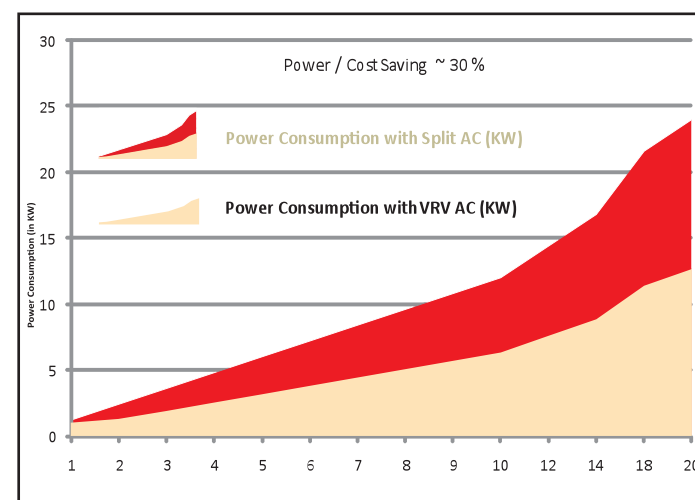
ENERGY EFFICIENT LIVING

Apartments at *The Grand Arch* will not only excel in design and comfort features, but they will be amongst the most energy efficient and environment friendly homes in India.

High quality double glazed windows will protect your home from thermal extremes and noise to provide peace and quiet in a cool environment.

VRV 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.** As the chart illustrates, VRV is much more energy efficient than conventional split and window air conditioners.

The Grand Arch will be equipped with solar heating systems, solar lighting systems and sunshades for greater energy efficiency. Our waste water treatment plant will use state-of-the-art membrane technology for water purification and recycling. Recycled water at *The Grand Arch* will be odourless, free of suspended particles and harmful bacteria, conforming to the highest standards of hygiene.



Test results are as communicated by the manufacturer

MULTIPLYING ENVIRONMENTAL EFFICIENCY









Ireo Campus: Ireo Management Private Limited
Main Project Office, Sector-59, Near Behrampur, Gurgaon. 122101, Haryana, India.
Tel.: +91 124 479 5000, www.ireoworld.com

This brochure does not constitute a legally binding offer. The contents herein, including all services, infrastructure, products, designs, site plans, layout plans, areas, dimensions, specifications and information are subject to change, without notice, at the sole discretion of the Company. Soft furnishing, furniture and gadgets are not part of the offering. All images are artistic conceptualization and do not purport to exactly replicate the product(s) depicted herein. The products and technology displayed or referred herein are for the purpose of representation only. The project is mortgaged with Axis Trustee Services Limited, acting as security trustee(the "Trustee") on behalf of Axis Bank Limited, Kotak Mahindra Bank Limited and UCO bank (collectively the 'Banks') for credit facility sanctioned by the Banks. The company will provide NOC/permission of the Trustee for the sale of flats/property, whenever required.