



IREO PRIVATE LIMITED

Orchid Centre, 5th Floor, Golf Course Road, Sector-53, Gurgaon, Haryana-122002, India

Tel: +91-124-4754000, Fax: +91-124-4754100, ascottireocity@ireo.in

www.ascottireocity.com

Ascott is not the developer of the serviced apartments and has been appointed by IREO Private Limited ('IREO') only to brand, manage and operate the serviced apartments. The relationship of IREO with Ascott is subject to the terms and conditions of the agreement(s) between IREO and Ascott. Investors are advised to carry out their independent investment evaluation. IREO does not assume and hereby disclaims any liability for any loss caused by the use of the information contained herein and this brochure may contain projections, assumptions, analysis, estimates and forward looking statements related to the product(s) which are subject to significant business, execution, economic and competitive uncertainties and contingencies. Without limiting the generality of the foregoing, no representations, warranties or covenants are made with regard to any such assumptions, plans, projections, estimates or forward looking statements. The principles, inspirations, concept and designs alluded or referred herein are not exact and any implementation thereof is subjective. The information and contents set out herein, including all services, facilities, infrastructure, layout and floor plans, areas, dimensions, designs and specifications are subject to change, without notice, at the sole discretion of IREO. All printed images are artistic conceptualization for illustration only and do not purport to exactly replicate the product(s). Further, this brochure also contains some stock images and the look, space, features, furnishing and fixtures etc. depicted therein will differ in the actual product. 1 acre = 4046.825 sq.mtr.



A FIRST FOR GURGAON.
A FIRST FOR INDIA.

FIVE-STAR SUITES YOU CAN LIVE IN OR RENT OUT.





BE A HOTELIER; A RESIDENT;
OR, BOTH!

In a first for India, Ireo joins hands with the world's largest international serviced residence owner-operator - Singapore-based, The Ascott Limited, to offer you a uniquely customized opportunity to own and earn from luxurious five-star suites right in the heart of Gurgaon. You can now not only own a luxurious, fully-serviced apartment for self-use; but also have the option to optimize your rental income, by leasing it out to a rental pool managed by The Ascott Limited. With the influx of multinationals, corporate travellers and expats in Gurgaon, the demand for luxury serviced residences is only going up by the day. And, Ascott Ireo City Gurgaon sits right ahead of the curve. So, whether you choose to live in and enjoy the world class service standards or rent out the apartment through the global leader in serviced apartments, it is an unmissable opportunity either way.



LUXURY & LOCATION

MEET IMPECCABLE SERVICE STANDARDS

Situated in Sector 59, Ascott Ireo City Gurgaon enjoys a premium location in the heart of the 700 acre master planned Ireo City. Right opposite the glitz and glamor of a five-star deluxe hotel and branded residences complex. Sitting next to Ireo City Central, a two storey high-street retail and entertainment zone. Overlooking elite neighbourhoods and acres of lush greens. Well-connected to both the commercial districts of Gurgaon as well as South Delhi and the IGI Airport, it will leave you spoilt for choice. Decked with Ascott's award-winning services and facilities, these premium serviced residences, are set to be a befitting complement to the rising global stature of the city of Gurgaon.



THE ASCOTT EXPERIENCE

23 countries. 83 cities. Over 34,000 serviced residences. That's the Ascott legacy in a nutshell. This Singapore-based brand is the world's largest international serviced residence owner-operator. The brand's legendary service standards are distilled from its thirty years of global industry experience. The hallmark of each Ascott-branded residence is its premium location within a city. Multi-award winning Ascott properties dot the most vibrant cities in the world including London, Paris, Brussels, Berlin and Barcelona in Europe; Singapore, Kuala Lumpur, Tokyo, Seoul, Shanghai and Hong Kong in Asia; Melbourne and Perth in Australia, and Dubai, Doha and Manama in the Gulf region. The company operates three award-winning brands – **Ascott**, **Citadines** and **Somerset**. At Ascott Ireo City Gurgaon, Ireo brings their most premium Ascott-branded serviced residence to the nerve centre of emerging India.



RAISING THE BAR WORLDWIDE



HUAI HAI, SHANGHAI



PARIS, FRANCE



DUBAI, U.A.E



SINGAPORE



JAKARTA, INDONESIA



SINGAPORE



KUALA LUMPUR, MALAYSIA



TOKYO, JAPAN



SHENZHEN, CHINA



HANOI, VIETNAM

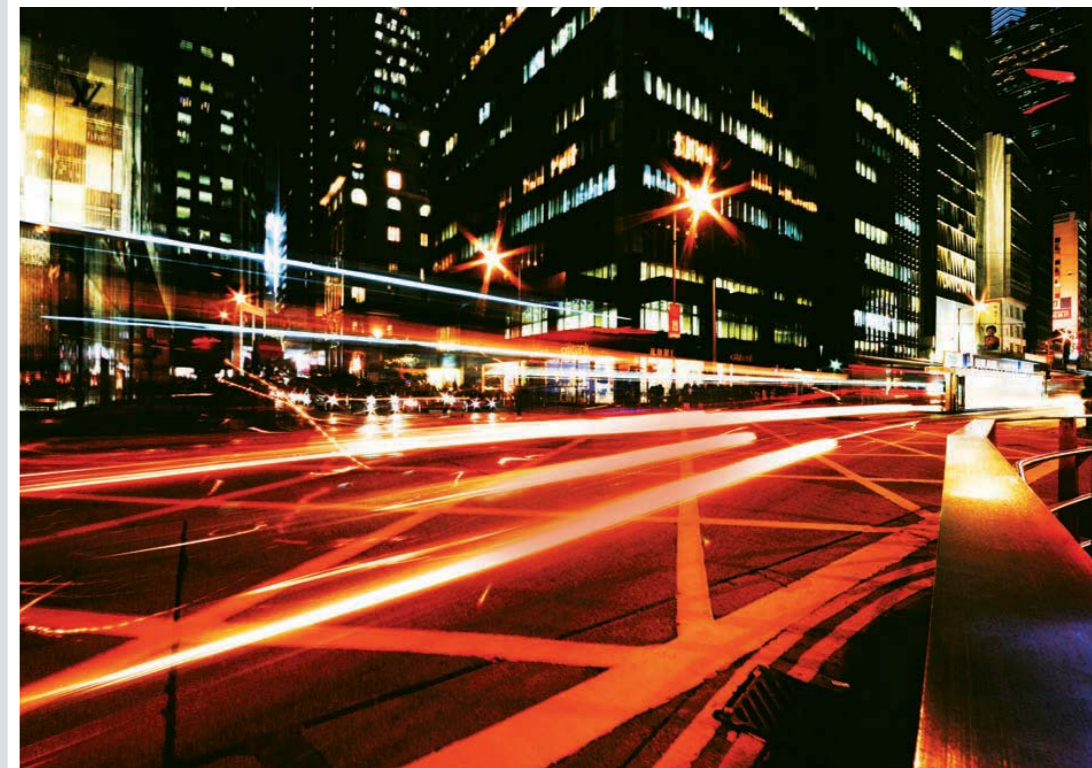
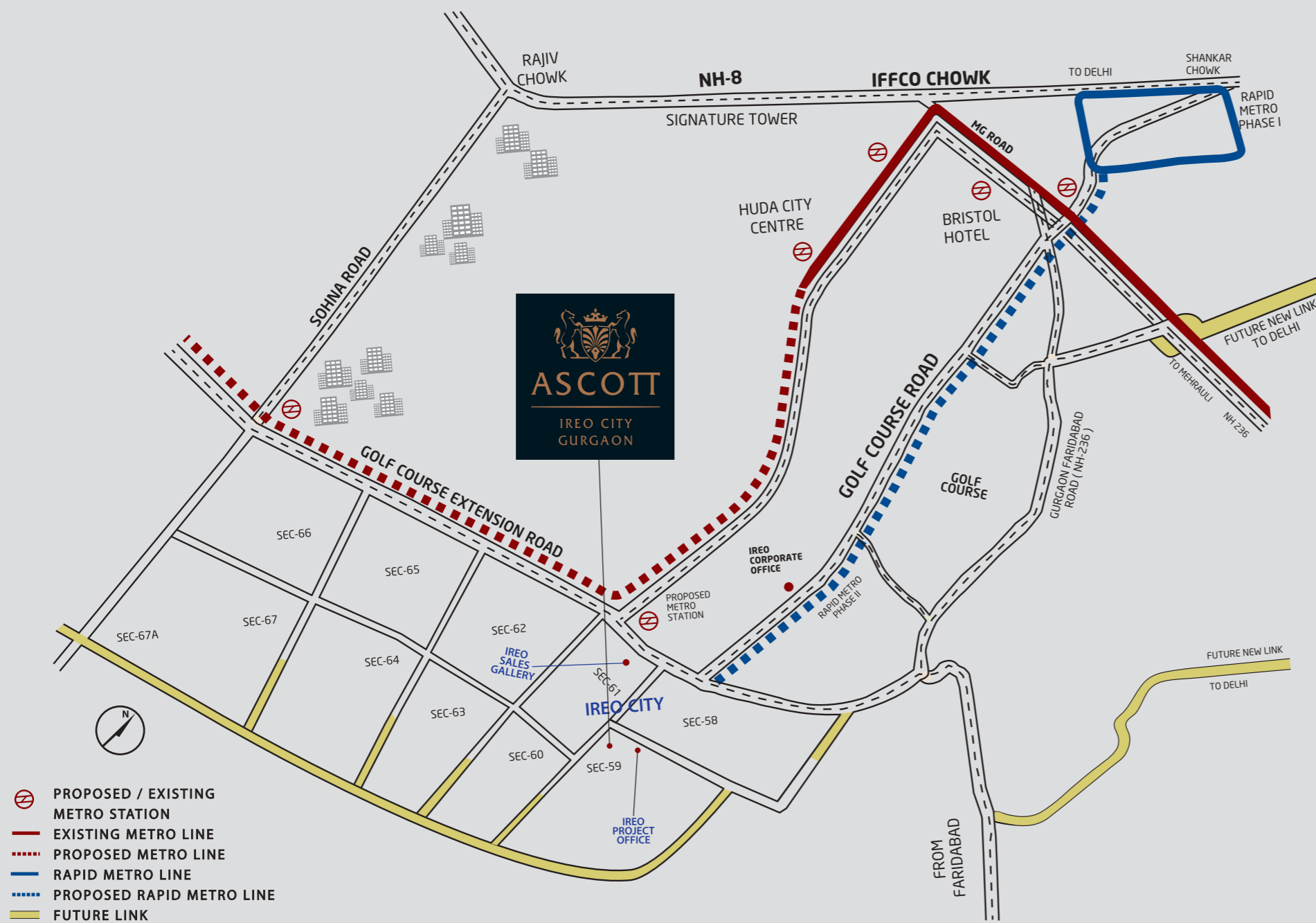


CHENNAI, INDIA



TESTIMONY TO EXCELLENCE

The brand's copious pool of awards include World Travel Awards 2013 for 'World's Leading Serviced Apartment Brand' and 'Leading Serviced Apartment Brand' in Asia and Europe, Business Traveller Asia-Pacific Awards 2013 for 'Best Serviced Residence Brand' and 'Best Serviced Residence', Business Traveller China Awards 2013 for 'Best Serviced Residence Brand', Business Traveller UK Awards 2013 for 'Best Serviced Apartment Company', TTG China Travel Awards 2013 for 'Best Serviced Residence Operator in China' and DestinAsian Readers' Choice Awards 2014 for 'Best Serviced Residence Brand'.



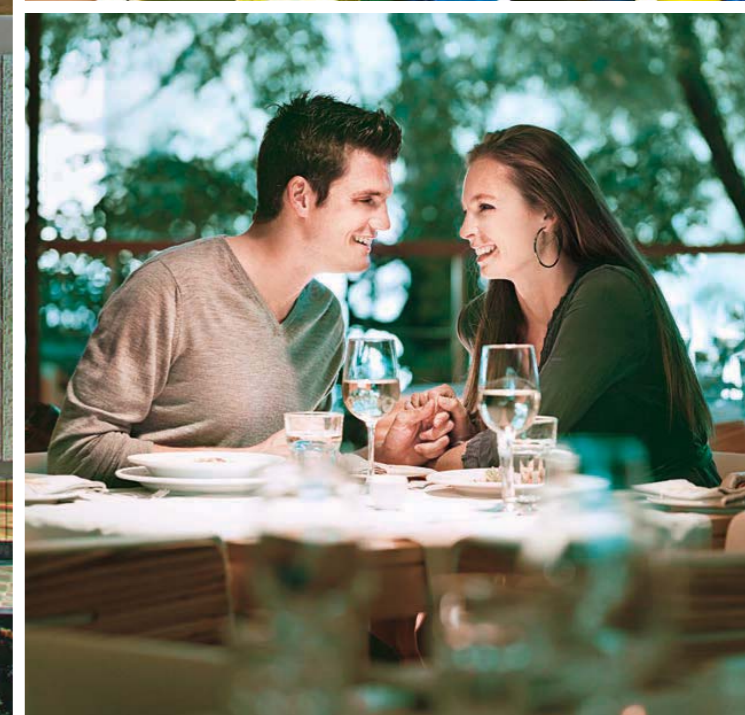
EXCEPTIONAL LOCATION

Bustling with verve and vivacity, Ascott Ireo City Gurgaon is where the roads to high life converge. Located just off the Golf Course Extension Road in Sector 59, Gurgaon and at the epicentre of the fully-integrated 700 acre master-planned township of Ireo City, these serviced residences are truly poised for the future. The fast exit routes to Delhi via Faridabad and MG Road, and carefully charted connecting roads keep you conveniently close to the NH8, the airport, the business and retail districts of Gurgaon, as well as the capital city of Delhi.




 ICONIC NEIGHBOURHOOD

Ascott Ireo City Gurgaon enjoys the unparalleled advantage of being right in the heart of Ireo City. All set to emerge as the central hub, this part of the township will boast some of the most premium real-estate developments including a five star deluxe hotel, branded residences, a Grade A office tower and a luxurious spread of high street retail options. With acres of landscaped greens in the neighbourhood, the vicinity bears all the insignias of high life. As part of Ireo City's "Open Living" ecosystem, Ascott Ireo City Gurgaon will also benefit from the township's master-planned social and physical infrastructure that will be the envy of Gurgaon.




IREO CITY CENTRAL
 HIGH STREET TO HOME

The reception foyer of Ascott Ireo City Gurgaon, opens to Ireo City Central, a two-storey retail and entertainment zone with an array of expansive shops punctuated with beautifully themed piazzas. You just need to step out to venture into a world of designer fashion labels, the best of electronic gadgets, and a choice of cafes and restaurants to enjoy the convivialities of life. Wide boulevards, outdoor sitting areas and shaded walkways make for a complete retail therapy experience.



THE FOUNDATION
OF PERFECTION

Ascott Ireo City Gurgaon - with its range of Studio, 1 BHK and 2 BHK apartments - is modelled to meet global benchmarks in architectural and interior design standards. Lavish suites or deluxe hotel rooms, call them what you may, these serviced apartments blend top class amenities and high style to create the very best of urban living. From building to design; fixtures and furnishings to security and safety aspects; it has all been master-planned to the very last detail. With its unique edge of luxury, location and impeccable service standards, Ascott Ireo City Gurgaon, is poised to be a trendsetter in the serviced apartment segment in Gurgaon.



SERVICE WITH A TOUCH OF PANACHE

Some things are quintessential to a brand. At Ascott Ireo City Gurgaon, it is the award-winning service excellence of the Ascott staff. Trained to meet your time-sensitive needs and create a conducive environment to keep you performing at your best, the team takes complete care of all your business and lifestyle requirements. From housekeeping and concierge to recreational options and business centre, the superior comfort and convenience of Ascott-managed services will leave you thoroughly pampered.



NUTS AND BOLTS OF FINE LIVING

A sophisticated inner environment with well-thought business support services and home technology integration meets every need of yours. From carefree indulgence to pressing necessities - everything is conveniently taken care of.

- Heated Swimming Pool with Kid's Pool Section • Multi-Cuisine Restaurant • Fitness Centre and Gym
- Reception-cum-Visitor's Lounge • Global-standard Housekeeping and Maintenance • Business Centre • Centralised Air Conditioning • Laundry Service • Concierge Service • Secure Basement Parking • Convenience Store • Security/Access Control Systems




 SITE MAP

- | | |
|---|-------------------------------|
| 1. Entry/Exit- Ascott Ireo City Gurgaon | 5. Ireo City Central Drop-off |
| 2. Entry/Exit- Ireo City Central | 6. Ascott Ireo City Gurgaon |
| 3. Entry/Exit- Basement Parking | 7. Ireo City Central |
| 4. Ascott Ireo City Gurgaon Drop-off | |



