



THE THRILL OF FORMULA 1



OR TRANQUILITY OF A LAKE.

Mirage imperia
Homes At Sports City, Yamuna E-way

WHERE EVERY DAY IS A NEW EXPERIENCE.

RERA REGISTRATION NO.: UPRERAPRJ3142

PRESENTING
LAKE VIEW APARTMENTS
AT MIRAGE

Welcome to Mirage Homes by Imperia, an international living, entertainment and wellness destination on the sidelines of the F1 tracks on Buddh International Circuit. A pristine haven of unhindered bliss that offers you much more than just a charged up racing atmosphere.





A WORLD CLASS FACILITY FOR AN ELATED LIFESTYLE

Apartments at Mirage are a rare symphony of elegance and architectural planning, designed with specially developed contours that enhance the feeling of space and natural light and create an ambience of serenity.



YOUR WORLD WITHIN THE WORLD

- Well ventilated 3 BHK Apartments
- 3 Side open
- Green View Balcony
- Abundant Natural Light
- Vaastu Friendly Design
- On Call Service - for Laundry, Food, Grocery, Doctor etc.



In the midst of a sprawling 2500 acre sports city in Greater Noida, Mirage Homes is a 5 acre complex with 6 Residential Towers. All apartments are 3 side open 3 BHK flats replete with lifestyle features that accentuate your everyday life to moments of zen at home and an adventurous joyride beyond it.



Just a little further, are the marvels of modern India, the FI Race Track and the International Cricket Stadium flanked by an International Golf Course and a state-of-the-art Hockey Stadium. This ever evolving futurescape is complemented with an infrastructure that makes a model city; India's most advanced highway, the Yamuna Expressway dotted with Commercial and Educational Hubs of tomorrow.



WHERE ADRENALINE IS ON A NEVER ENDING LAP

Walk over to the Formula 1 track, spend an evening testing your cricketing skills at the international cricket stadium or just take it easy with a round of golf with your friends, a stroll through the flower farm, recreational centers, community centers, theme gardens etc.

- Buddh International Circuit Formula 1 Racing Track • International Cricket Stadium
- International Hockey Stadium • 18 Hole Golf Course • Go-karting Tracks
- Sports Centre comprising a Golf Course, an Equestrian Centre & other exciting Sports Facilities.





WHERE EVEN MOMENTARY BLISS
IS MORE THAN THE THRILL OF A RACE



WHERE SUCCESS GOES BEYOND EVERY DRIVE

Located right on the Yamuna Expressway, Mirage homes offer you the luxury of living in what will be the future of North India. With the well-planned infrastructure already laid out, Knowledge Park I-5 recreating the magic of Silicon Valley in NCR, and a host of Universities, Commercial Centers, Malls and Hotels, Yamuna Expressway will provide a robust and ever evolving infrastructure to the neighbourhood.



- Knowledge Park I-5
- Technology Zone
- Brands such as HCL, NIIT, Moser Baer, Sapient, Wipro, LG, ACC, Samsung & TCS already operational

- Malls and Hotels like Ansal, Grand Venezia, Omaxe Cannaught Place, Radisson and Sheraton have already set up shop in the immediate vicinity.
- World class higher educational facilities, universities, medical centre, Research & Development Park.
- Cultural City Centre - A devoted world class centre for Indian/International Art, Religion & History.
- Global Schools like Ryan International, DPS, GD Goenka and Lotus Valley are in the vicinity
- Reputed Colleges & Universities like Gautam Buddha University, Galgotia University, Noida International University, IIMT, Apeejay School of Management & NIILM are located in close proximity



- Adjoining 15.7km Boulevard • Well Equipped Gym with Steam, Sauna & Jacuzzi • Restaurant • Infinity Edged Pool • Kids' Pool
- Tennis/Basketball/Badminton Court • Tot-Lot • Snooker Room
- Jogging Track • Elder's Corner • Musical Fountain • Amphitheatre
- Texture Garden • Garden of Colours • Garden of Fragrance
- Party Lawn • Club/Banquet • Mini Market • Serene Lake View
- Eco Friendly Design • Pedestrian Paths and Cycle Tracks
- Fire Suppression System • Multi-tier Security
- Ample Parking Space and Visitor Parking
- In-house Sewage Treatment Plant • ATM Facility
- Separate Drop Off Area for Each Tower
- Access Control at the entry/exit gate of the Complex
- Rain Water Harvesting System • High Speed Elevators

DASH INTO THE CIRCUIT FROM ANYWHERE

Mirage Homes is within breathing distance from all the major hubs in NCR and it has the advantage of being scientifically designed to bestow the best living conditions for you next to the burgeoning metropolis.



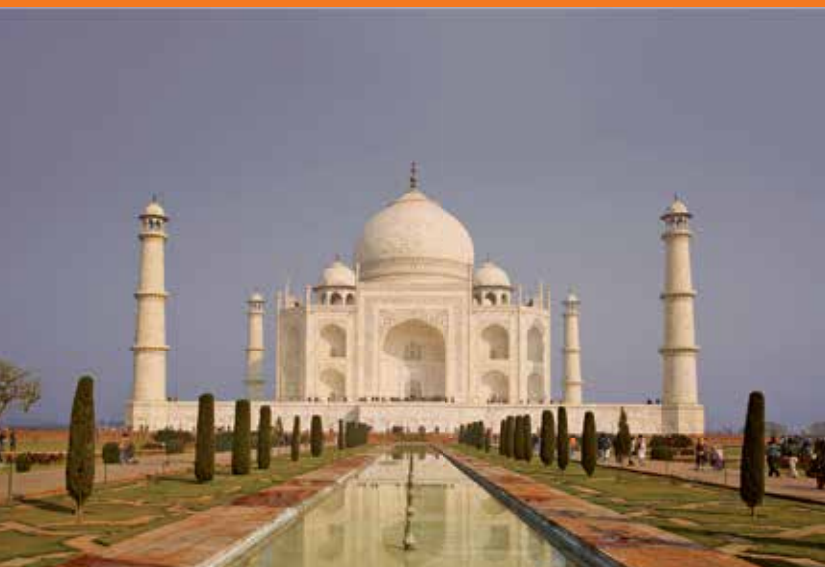
- Smooth and wide roads • Pollution free environment
- Scientifically planned sector layouts
- Excellent connectivity with Delhi and its major destinations within an hour's time
- 10 mins from Night Safari • 20 mins from Sector 18, Noida
- 20 mins from Noida Golf Course
- 20 mins from proposed KP-4 Metro Station
- 20 mins from DND • 25 mins from Kalindi Kunj
- 30 mins from Noida City Centre • 30 mins from Akshardham
- 35 mins from South Delhi



ESCAPE INTO FANTASIES

Keep the mind at peace with the surroundings by escaping to myriad getaways within a few minutes of Mirage Homes. Embark with your family on India's first Night Safari or hop in your car and escape to a romantic getaway at an hour's distance - The Taj Mahal. The options are as endless as your imagination.

- Religious places like Vrindavan, Mathura just 1.5 hours away
- Taj Mahal – 2 hours
- Jim Corbett National Park – 4 hours
- Gwalior – 4 hours
- Mussoorie – 4.5 hours



SITEMAP



- T1 T2 T3 T4

LEGEND

- T-1 T-2 3BHK + 3TOILETS T-3 T-4 3BHK + 3TOILETS + SERVANT

- | | | |
|-------------------|--------------------------|------------------------|
| 1 ENTRANCE | 9 LUSH GREEN | 17 TOWER DROP-OFF |
| 2 TOT-LOT | 10 OPENAIR THEATRE | 18 CHILDRENS PLAY AREA |
| 3 OPENING-PARKING | 11 SNAKE & LADDER COURT | 19 BADMINTON COURT |
| 4 CRICKET PITCH | 12 PALM COURT | |
| 5 WATER COURT | 13 JOGGING TRACK | |
| 6 ELDER'S CORNER | 14 PARTY LAWN | |
| 7 YOGA CORNER | 15 SWIMMING POOL | |
| 8 LOTUS COURT | 16 FIRE-ESCAPE STAIRCASE | |

UNIT PLAN : 3 BHK + 3 TOILET (TYPE - T1)

SALE AREA : 1350 SQ. FT.
RERA CARPET AREA : 837 SQ. FT.
BALCONY AREA : 143 SQ. FT.

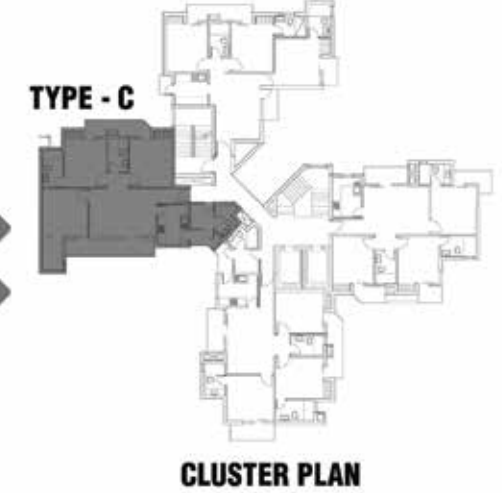
• 1 Living Room • 3 Bedrooms • 1 Kitchen • 4 Balconies • 3 Toilets



UNIT PLAN: 3 BHK + 3 TOILET + SERVANT'S ROOM (TYPE - T3)

SALE AREA : 1450 SQ. FT.
RERA CARPET AREA : 909 SQ. FT.
BALCONY AREA : 157 SQ. FT.

• 1 Living/Dining Room • 3 Bedrooms • 1 Kitchen • 1 Servant Room Set • 2 Balconies • 3 Toilets



UNIT PLAN: 3 BHK + 3 TOILET (TYPE - T2)

SALE AREA : 1350 SQ. FT.
RERA CARPET AREA : 837 SQ. FT.
BALCONY AREA : 143 SQ. FT.

• 1 Living/Dining Room • 3 Bedrooms • 1 Kitchen • 4 Balconies • 3 Toilets



UNIT PLAN: 3 BHK + 3 TOILET + SERVANT'S ROOM (TYPE - T4)

SALE AREA : 1450 SQ. FT.
RERA CARPET AREA : 909 SQ. FT.
BALCONY AREA : 157 SQ. FT.

• 1 Living/Dining Room • 3 Bedrooms • 1 Kitchen • 1 Servant Room Set • 3 Balconies • 3 Toilets





SPECIFICATIONS



SPECIFICATIONS

STRUCTURE	FLOORING	WALLS	CEILING	DOORS	WINDOWS	FIXTURES / FITTINGS / OTHERS
LIVING/ DINING/ PASSAGE	Vitrified Tiles	Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood door frame with European style Flush Panel	UPVC/ Powder Coated Aluminum Glazing & Shutters	
MASTER BEDROOM	Laminated Wooden Flooring	Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood door frame with European style Flush Panel	UPVC/Powder Coated Aluminum Glazing & Shutters	
BEDROOMS	Laminated Wooden Flooring	Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood door frame with European style	UPVC/Powder Coated Aluminum Glazing & Shutters	
STUDY	Vitrified Tiles	Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood door frame with European style Flush Panel	UPVC/Powder Coated Aluminum Glazing & Shutters	
KITCHEN	Vitrified Tiles	Ceramic Tiles upto 2ft above counter with Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood door frame with European style Flush Panel	UPVC/Powder Coated Aluminum Glazing & Shutters	Granite/ Marble counter top with SS

* Architects and the developer reserve the right to alter the specifications and facilities for design improvement.

TOILETS	Ceramic Tiles	Ceramic Tiles upto 7 ft with Acrylic Emulsion	Oil Bound Distemper	Hardwood door frame with European style Flush Panel	UPVC/Powder Coated Aluminum Glazing & Shutters	Granite/ Marble counters, White Chinaware, CP Fittings, Provision for Hot & Cold water supply
BALCONY/ TERRACE	Anti Skid Ceramic Tiles	Exterior Paint				Painted MS railing & handrail
S ROOM	Ceramic Tiles	Oil Bound Distemper	Oil Bound Distemper	Hardwood door frame with European style Flush Panel	UPVC/Powder Coated	
S ROOM TOILET	Ceramic Tiles	Ceramic Tiles upto 6 ft with Oil Bound Distemper	Oil Bound Distemper	Hardwood door frame with European style Flush Panel	UPVC/Powder Coated Aluminum Glazing & Shutters	Conventional Fittings & WC
LIFT LOBBIES	Granite/ Imported/ Indian Marble	Granite/Indian Marble cladding around Lift entrance, Acrylic Emulsion Paint in the remaining areas	Oil Bound Distemper			
STAIRCASES	Kota Stone or Equal	Oil Bound Distemper	Oil Bound Distemper	Hardwood door frame with Fire Resistant Flush Shutter	UPVC/Powder Coated Aluminum Glazing & Shutters	Concrete steps, enameled painted MS railing & handrail
EXTERNAL FAÇADE	Combination of one or more of Texture Paints/ Stone/ Paint					



At Imperia Group, we believe in dreams, and turning them into a stunning reality. Imperia has been a part of the incredible transformation that changed the real estate landscape. Be it commercial, office, residential or retail, we have created archetypes of excellence in every space.

Building a legacy of delivery, we complete 30 years. In these years, the group has set new benchmarks in quality and timely delivery with over 23 projects delivered and almost 2 million sq. ft. of commercial space leased out to Fortune 500 companies including the topmost IT, manufacturing, banking and consultancy services. Some of our most prestigious clients include names like Citibank, Reliance, Siemens, Diesel, Samsung, Gati, PVR, Sony, Larsen and Toubro, Videocon, Blue Star and Tata Consultancy Services among many others.



ONGOING PROJECTS



KNOWLEDGE PARK V, GREATER NOIDA WEST



KNOWLEDGE PARK V, GREATER NOIDA WEST



KNOWLEDGE PARK V, GREATER NOIDA WEST



SECTOR 62, GOLF COURSE EXTENSION ROAD, GURGAON



SECTOR 37 C, GURGAON



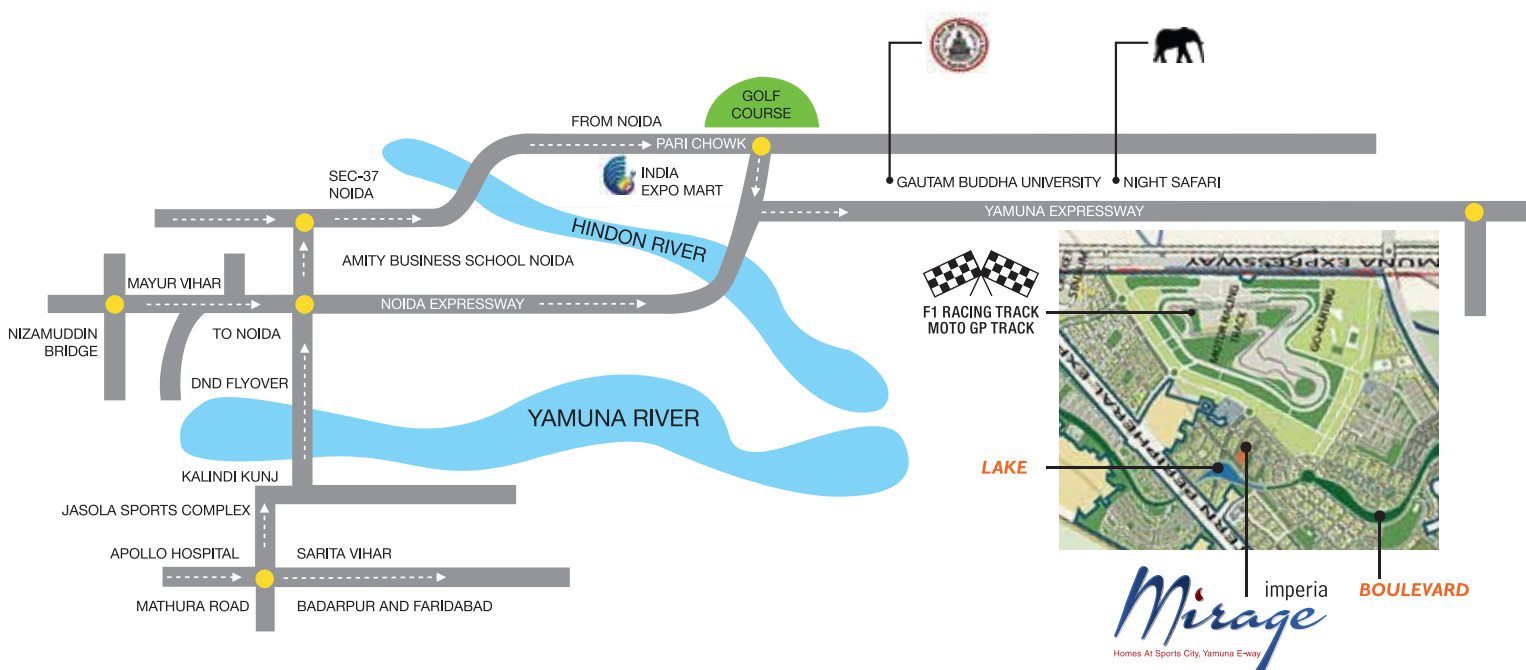
JAYPEE SPORTS CITY, YAMUNA EXPRESSWAY



SECTOR 37 C, GURGAON DWARKA EXPRESSWAY, GURGAON



PREMIUM SERVICED APARTMENTS, SECTOR 37 C, GURGAON



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Site Offices

MIRAGE, GH-F Pocket, JAYPEE GREENS SPORTS CITY, SDZ, Sector-25, Yamuna Expressway Industrial Development Authority Area, Distt. Gautam Budh Nagar, Uttar Pradesh

Branch Offices

Noida | Gurgaon | Patna | Lucknow | Ranchi

* Terms & Conditions apply. All images are conceptual only and subject to change without prior notice. 1sq.mtr. = 10.764 sq.ft. | Valid from 14th Nov, 2017.