

the esfera

SECTOR - 37 C, GURGAON-DWARKA EXPRESSWAY

HRERA Registration No.: 352 of 2017 dated 17/11/2017 (Phase-II)





imperia
Securing Smiles

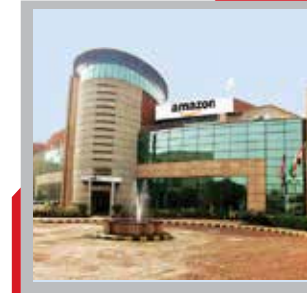
SOME OF THE 23 PROJECTS DELIVERED



H20-RESIDENCY, GR. NOIDA, WEST



A-25, MATHURA ROAD



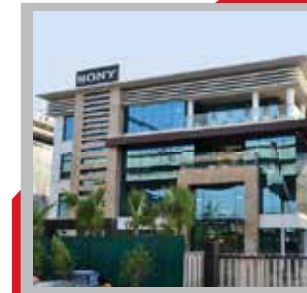
A-25, MATHURA ROAD



A-43, MATHURA ROAD



A-248, GURUGRAM



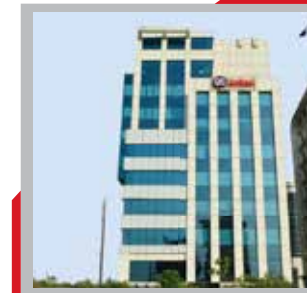
A-18, MATHURA ROAD



B-60, OKHLA PHASE-I



B-61, OKHLA PHASE-I



PLOT NO. 7, SECTOR 125 NOIDA

SOME OF OUR LEASING CLIENTS

amazon



citibank

ICICI Bank



RELIANCE

GE Money



legrand®

VIDEOCON

LARSEN & TOUBRO



kotak
Kotak Mahindra Bank



SIEMENS



SONY

AND MANY MORE.

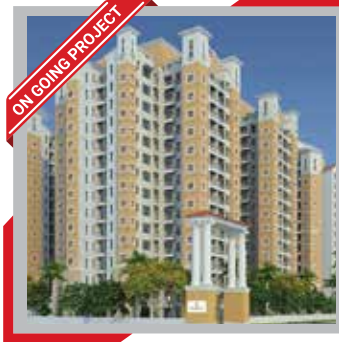
ONGOING PROJECT

imperia **H2O**
READY TO OFFICE



KNOWLEDGE PARK V,
GREATER NOIDA WEST

PRIDEVILLE
EVERY ASSE OF PRIDE
BETA RESIDENTIAL & COMMERCIAL



YAMUNA EXPRESSWAY,
SPORTS CITY

imperia **Mirage**
HOME TO SPORTS CITY, Noida, Delhi



JAYPEE SPORTS CITY, YAMUNA
EXPRESSWAY, GREATER NOIDA

imperia **MINDSPACE**
the intelligent office complex



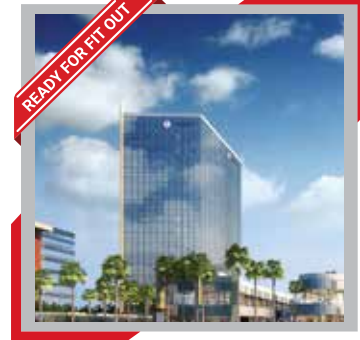
SECTOR 62, GOLF COURSE
EXTENSION ROAD, GURGAON

Bandhan



KNOWLEDGE PARK V,
GREATER NOIDA WEST

IMPERIA CYBER
Business Center



KNOWLEDGE PARK V,
GREATER NOIDA WEST



ACTUAL SITE IMAGE



Presenting

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A life without rush



WHERE EVERYTHING
IS LESS THAN
FEW MINS *away.*



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1800 MNC s close by,
so that you can have your
morning coffee in peace.

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Over 20 schools and
8 universities in the
neighborhood, so that your
young ones catch those
precious 20 minutes
of extra sleep.

SCHOOLS & UNIVERSITIES

- The Shri Ram School • Heritage • DPS
- The Ryan International School
 - Euro International
- Scottish High International School
- MDI • Amity Business School
- ICFAI Business School

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Several 5-star hotels
and fine-dining
restaurants right around
the corner to tickle
your taste buds.

HOTELS

- The Trident • Westin • Crowne Plaza
- Bristol • Radisson Blu Suites

RESTAURANTS

- Punjabi by Nature
- Turquoise Cottage
- Fresco • TGIF

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SECTOR - 37 C, GURGAON-DWARKA EXPRESSWAY

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More than 5
world-class hospitals
within minutes,
to keep your family
in good health.

HEALTH CARE

- Medanta • Fortis • Artemis
- Max • Paras

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Bird Sanctuary,
bio-diversity park
and several
Green belts, for
weekend family outings

RECREATIONAL DESTINATIONS

- DLF Golf course
- Kingdom of Dreams
- Sultanpur Bird Sanctuary
- Fun 'N' Food Village
- Aapno Ghar Amusement Park
- Leisure Valley Park

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Over a dozen malls
with multiplexes
and food courts
for that much needed
retail therapy.

MALLS

- DLF Mega mall
- Galaxy
- Sahara Mall
- Gold Souk

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SECTOR - 37 C, GURGAON-DWARKA EXPRESSWAY

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Stay Closer To Happiness

Strategically situated in
Sector-37C along
the Gurgaon-Dwarka
Expressway



Map not to scale.

- Abetting 60 mtr & 24 mtr wide road
- 2 kms from Hero Honda Chowk
- 3 kms from NH - 8



- 2 minutes from proposed metro station
- 20 mins from International Airport
- World Class Shopping Mall, Multi-Specialty Hospital and Hotels in close vicinity

Everlasting Joy

- 40 acres of a mesmerizing urban
- 17 acres devoted to Residential Group Housing
- 10.14 acres to Residential Affordable Group Housing
- 7.55 acres to an IT Park
- 6 acres to a Commercial Enclave
- Find a World-Class School, a Mall and a Multi-Specialty Hospital right next door





An eternity in every moment

- Clubhouse equipped with a gym, spa, swimming pool, Snooker and billiards tables, tennis, badminton, squash and basketball courts
- Exclusive lounge & Cards Room
 - Conference Room
- Artificial rock-climbing wall
 - Reading room
- Multi-cuisine restaurants
- Yoga and aerobics centre

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Limitless delights at every corner

- Expansive landscaped gardens
- Inter-spread benches, canopies and gazebos
- In-house school and kindergarten
 - On call service for laundry
 - In-house grocery
 - Kids' play area
- In-house day care facilities and a jogging track
 - An amphitheatre
 - Leisure park
 - Power back-up

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A well planned gated complex

Legend

1. Main Entry Gate & Plaza/Exit
2. Check Post
3. Open Air Parking
4. Residential Tower 4BHK+Servant & 3BHK+Study
5. Residential Tower 3BHK+Servant & 2BHK+Study
6. Residential Tower 2BHK+Study & 3BHK
7. Luxury Apartments 4BHK+Servant
8. Clubhouse
9. Retail Outlet
10. Drop Off
11. Swimming Pool
12. Pool Deck
13. Landscaped Garden
14. Spa & Health Club
15. Walkways
16. Basketball Court
17. Badminton Court
18. Old Folk's Corner
19. Tot-lot & Children's Play Area

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SECTOR - 37 C, GURGAON-DWARKA EXPRESSWAY

HREERA Registration No.: 352 of 2017 dated 17/11/2017 (Phase-II)

Residential Tower
3BHK + Servant &
2 BHK + Study

Residential Tower
2BHK + Study & 3BHK

Residential Tower
4BHK + Servant & 3BHK+Study

Luxury Apartments 4BHK + Servant



Memories embedded forever

2, 3 & 4 Bedroom Apartments

24 x 7 MULTI-TIER SECURED ENTRANCE



VAASTU-COMPLIANT LAYOUT



24 HOUR WATER SUPPLY



VIEW OF GREENS FROM EACH APARTMENT



WELL-VENTILATED APARTMENTS



LARGEST ROOMS



100% POWER BACKUP



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SECTOR - 37 C, GURGAON-DWARKA EXPRESSWAY

HIREA Registration No. 352 of 2017 dated 17/11/2017 (Phase-II)

Specifications

WALL FINISH- INTERNAL:

Living/Dining/Bed Rooms: Painted
in pleasing shades of Oil Bound Distemper

Utility: Painted in Oil Bound Distemper

Lift Lobbies: Selected Marble/Granite Cladding

External Façade of Towers: Textured Paint Finish

KITCHEN:

Flooring: Italian Marble Tiles

Dado: Ceramic Tiles above working platform, rest Oil Bound Distemper

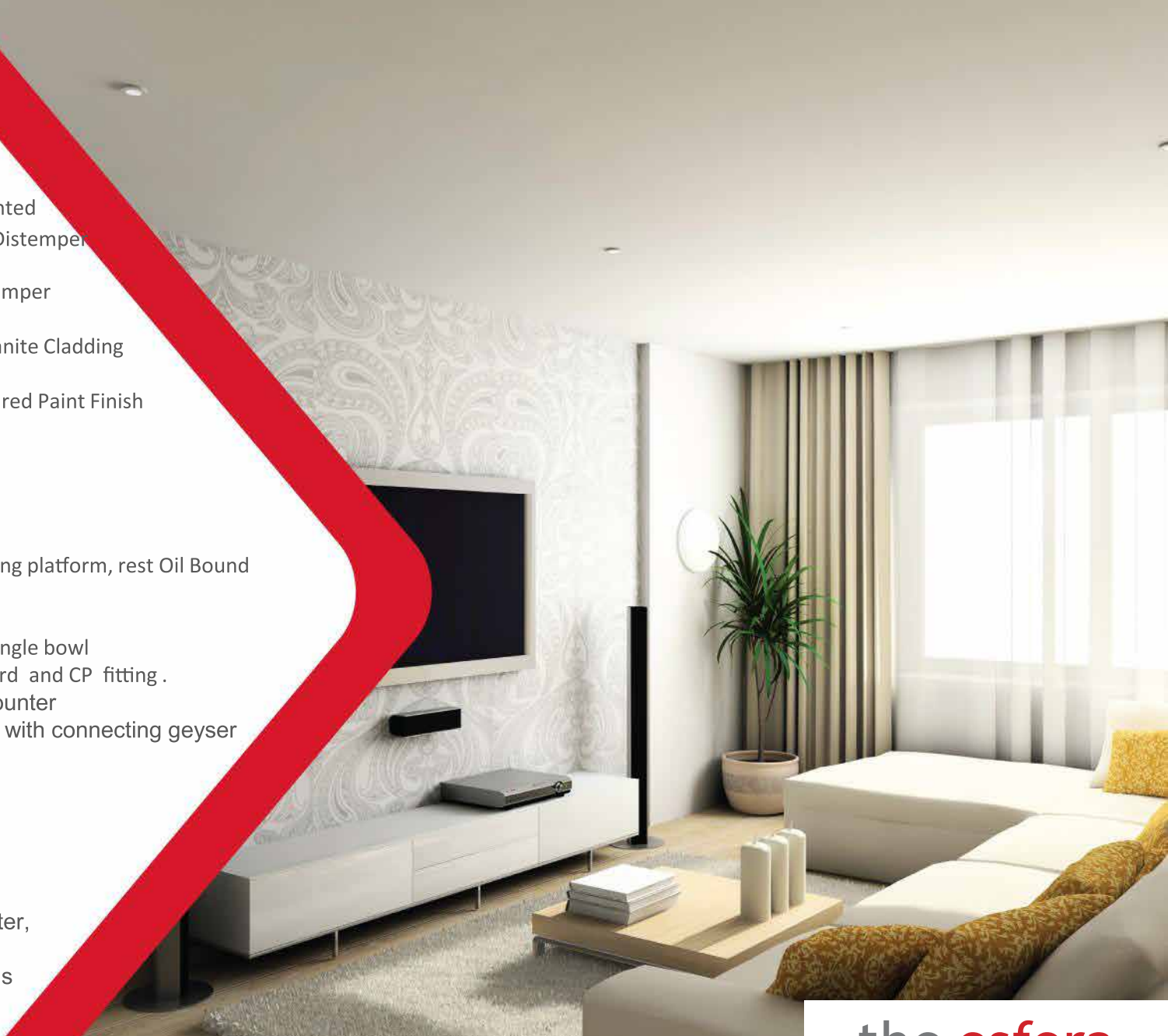
Platform: Granite Counter with single bowl
stainless steel sink with drain board and CP fitting .
Modular kitchen with marble counter
Ceramic fixture and C.P fitting with connecting geyser

TOILETS:

Dado: Selected Ceramic Tiles

Floorings: Ceramic Tiles

Fittings: Granite/Marble Counter,
white sanitary fixtures,
contemporary styled CP Fittings



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SECTOR - 37 C, GURGAON-DWARKA EXPRESSWAY

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Specifications

FLOORING:

Living/Dining: Vitrified Tiles

Bed Rooms Laminated
Wooden Flooring

Utility: Ceramic Tiles

Balcony: Anti Skid Ceramic Tiles

Lift Lobby: Selected Granite/Marble

DOORS & WINDOWS:

Windows: Powder Coated/Aluminum Glazing

Doors: Seasoned high quality hardwood frames with painted board shutters.

ELECTRICAL:

Electrical: Conduit Copper electrical wiring
for all light and power points

Air Conditioners

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



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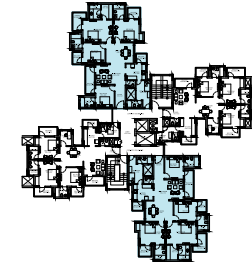
TOWER A & B

IMPERIA, SECTOR-37C- GURGAON	
Sale Area	Type
(2600 Sq.Ft.)	4 BHK + Servant Rm
(2035 Sq.Ft.)	3 BHK + Servant Rm + Study Rm

TOWER C, D & E

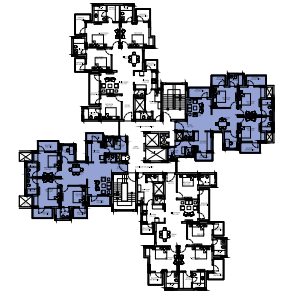
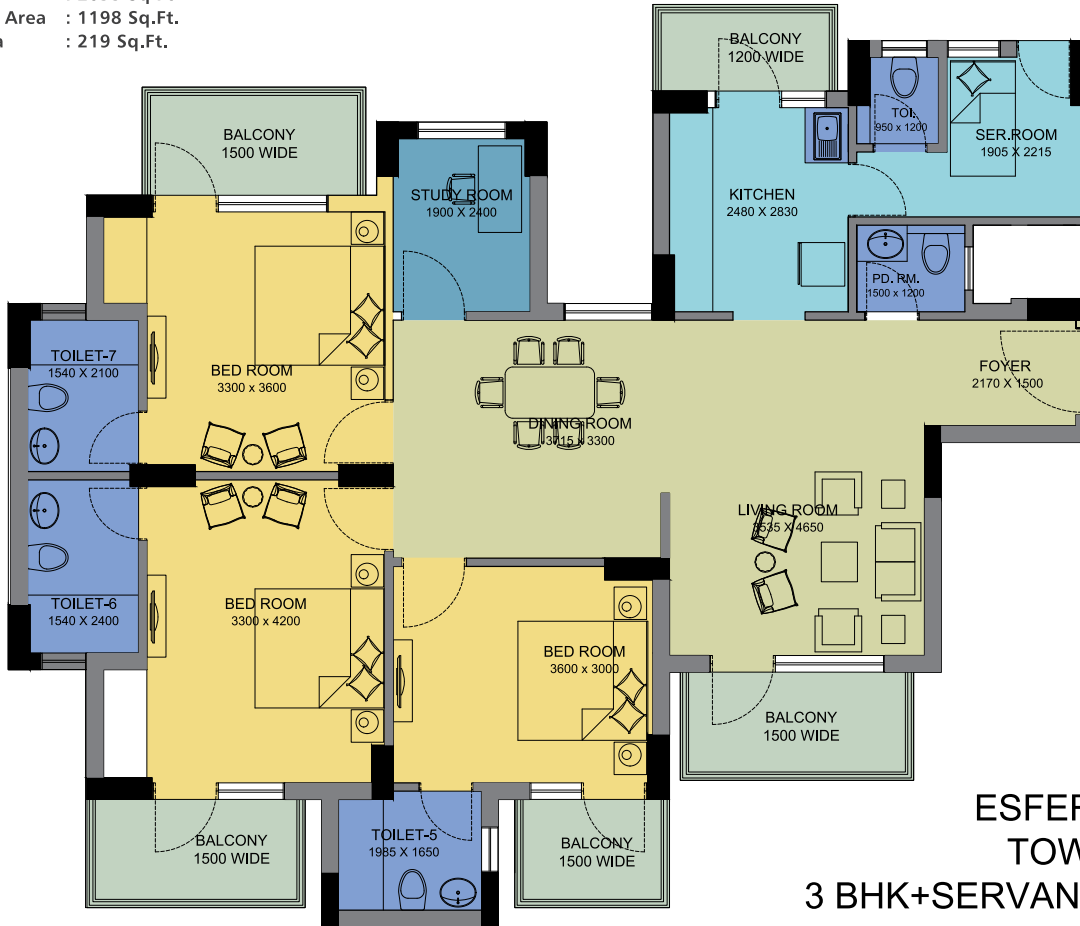
IMPERIA, SECTOR-37C- GURGAON	
Sale Area	Type
(1815 Sq.Ft.)	3 BHK + Servant Rm
(1578 Sq.Ft.)	2 BHK + Study Rm

Tower : A & B
Unit Plan : 4 BHK + Servant Rm
Sale Area : 2600 Sq.Ft.
RERA Carpet Area : 1553 Sq.Ft.
Balcony Area : 237 Sq.Ft.



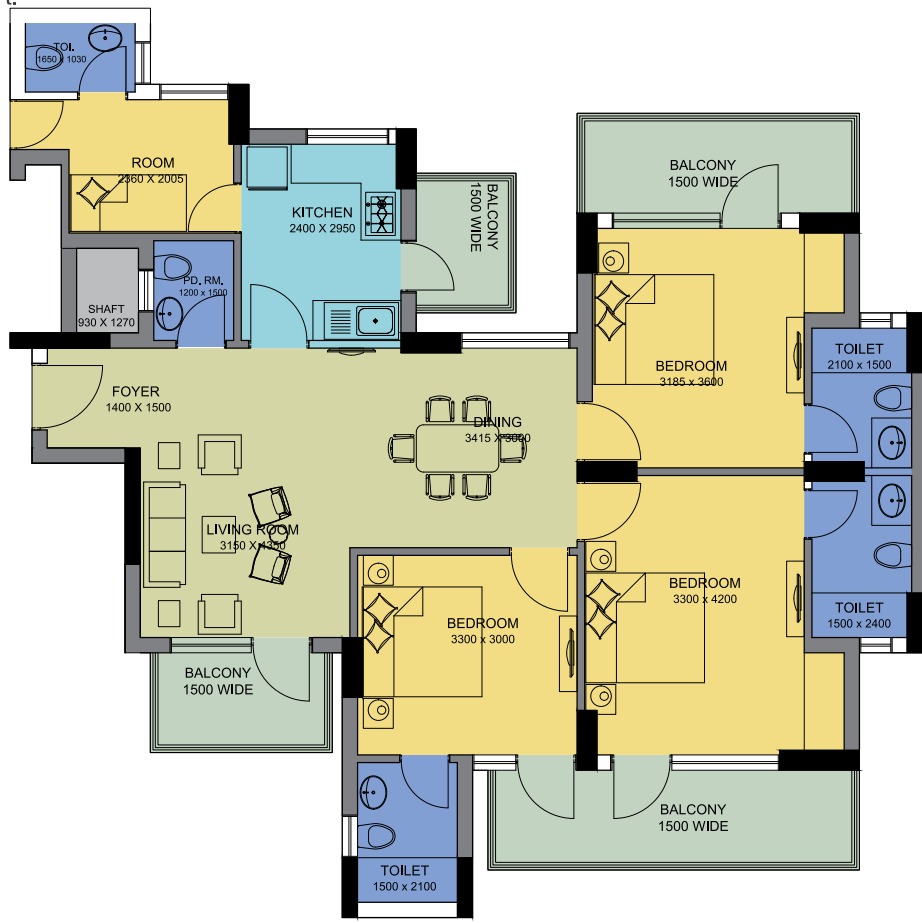
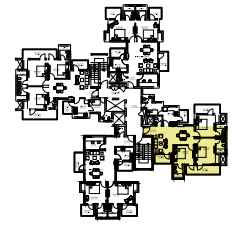
ESFERA PH II
TOWER A & B
4 BHK+SERVANT RM

Tower : A & B
Unit Plan : 3 BHK + Servant Rm + Study
Sale Area : 2035 Sq.Ft.
RERA Carpet Area : 1198 Sq.Ft.
Balcony Area : 219 Sq.Ft.



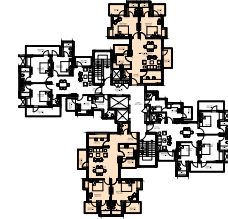
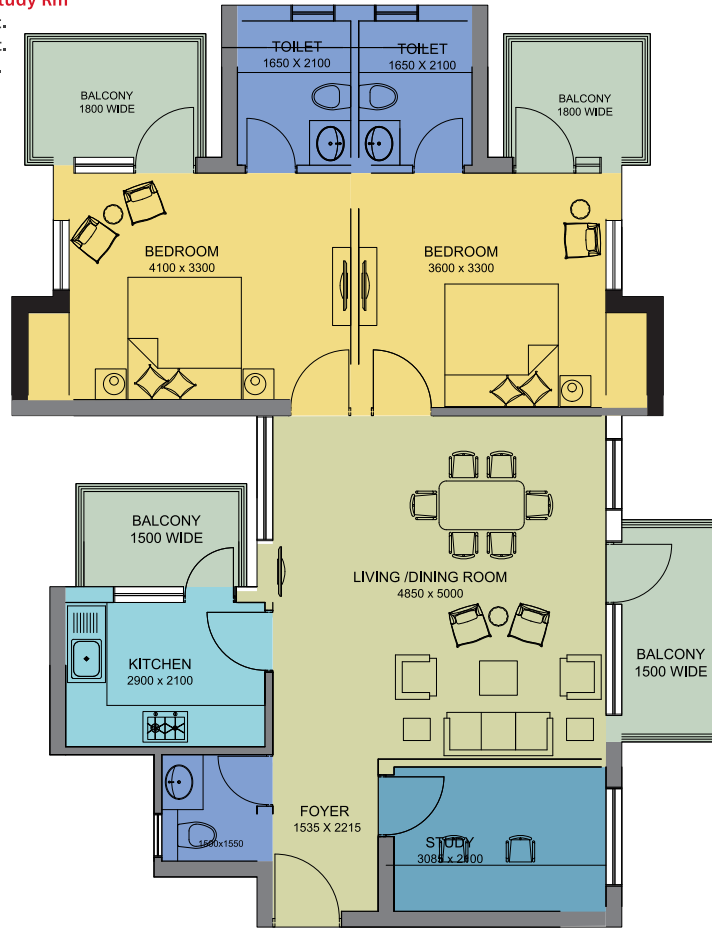
ESFERA PH II
TOWER A & B
3 BHK+SERVANT RM+STUDY RM

Tower : C, D & E
Unit Plan : 3 BHK + Servant Rm
Sale Area : 1815 Sq.Ft.
RERA Carpet Area : 1006 Sq.Ft.
Balcony Area : 271 Sq.Ft.



ESFERA PH II
TOWER C, D & E
3 BHK+ SERVANT RM

Tower : C, D & E
Unit Plan : 2 BHK + Study Rm
Sale Area : 1578 Sq.Ft.
RERA Carpet Area : 913 Sq.Ft.
Balcony Area : 186 Sq.Ft.



ESFERA PH II TOWER C, D & E 2BHK+ STUDY RM



Tower A



Tower B



Tower C



Tower D



Tower E

ACTUAL SITE IMAGE. CONSTRUCTION STATUS AS ON AUG' 2021

BSP
₹ 6000/-*
Per Sq.Ft
All inclusive



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Imperia Structures Ltd.

Corp. Office: A-25, Mohan Co-operative Industrial Estate, New Delhi - 110044

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Site Office: Sector 37 C, Gurgaon-Dwarka Expressway

Regional Offices:

Gurgaon | Noida | Patna | Ranchi | Lucknow