



ELVEDOR

Commercial Development At Sec 37C, Gurgaon



AT THE CENTRE OF TOMORROW



5 minutes
from NH 8



6 minutes
from
the
Gurgaon-
Dwarka
Expressway



10 minutes
from the
malls at
MG Road



Well
connected
to the
nearest
Metro
Station



10 minutes
from the
Internation
al Airport



Pataudi Road's first and only commercial centre, Elvedor is located at the most enviable of all locations, Sector 37C, Gurgaon. One of the fastest developing sectors of Gurgaon, Sector 37C is located within a few minutes of Gurgaon's numerous bustling malls and commercial districts. In addition to that, it is dotted with premium schools and hospitals and only 20 minutes from Delhi.

Standing on the supreme foundation of a 25 year old proud legacy of delivering premier real estate landmarks across all genres, Imperia brings to you a lifestyle hub that combines four destinations into a single address. Presenting Elvedor - an architectural and conceptual masterpiece that seamlessly incorporates Offices, Residency, Retail and Entertainment to give you world where every wish fulfills itself in no time. A world where you are always at the center of everything.







YOU ARE THE CENTRE OF OUR WORLD





OVERVIEW

- Mixed use commercial development Offices, Residency, Retail, and Entertainment
- Street level exposure, façade for business identification and pedestrian generators which are critical for retail success.
- The streetscape has been designed to create a unified image and a defined visual structure for the retail area and for comfortable pedestrian movement.
- Interconnected bridges & corridors provided to preserve existing views and vistas
- Part of high street innovation and international concept
- 3 Side open complex with G + 11 floors.





OVERVIEW

- 15000 sq. ft. area dedicated to club, with indoor gym, spa, swimming pool, yoga, cards room, billiards and coffee shop.
- Multiple entertainment zones with multiplex
- Double height retail showrooms on the ground floor
- Ample parking on basement & ground level
- Central open space acting as the focal point which gives a beautiful view of huge water bodies with dancing fountains on the ground floor.
- Landscaped terrace with multi-cuisine restaurants on roof top
- 3 Tier security + safety systems





STUDIO
APARTMENT





The Studio Apartments at Elvedor have been carefully crafted keeping in mind the business requirements of both investors and executives. Set in the midst of a bustling business district, these living spaces complement the 24/7 work-life culture. The apartments aren't just isolated units but a part of constant activity and provide access to all modern requirements only a short walk away.

Designed to international standards, these residences will make sure that you stay at the peak of your productivity be it work, life or play.



- High end luxury studios with semi/fully furnished options
- With double & triple height atrium at all floors with multiple designed options
- Strategically located above retail with restaurants & bars









STREET LEVEL EXPOSURE, FAÇADE FOR BUSINESS IDENTIFICATION

- Every retail shop has entrance from street level and over looking pedestrian walk
- Three entrances, one from 12 mt private road (pedestrian entrance), one from 24 mt sector road (drop of point) and one from 60 mt, Pataudi road.
- Façade has option for all brands to advertise





THE STREETScape IS DESIGNED TO CREATE A UNIFIED IMAGE
AND A DEFINED VISUAL STRUCTURE

- Ability to view both ends of the street
- Majority of retail shops open up on the street
- All shops have been designed uniformly





PART OF HIGH STREET INNOVATION AND INTERNATIONAL CONCEPT

- Outdoor open natural flowing concept with street features and comforts
- Cheaper for retailers as it reduces the maintenance costs





MULTIPLE ENTERTAINMENT ZONES WITH MULTIPLEX

- 3 Multiplexes
- 2 Kids zone
- Open terrace food courts
- Laser and musical interactive fountain





3 TIER SECURITY + SAFETY SYSTEMS

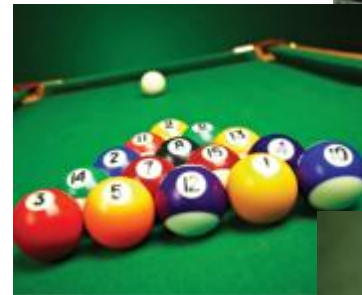
- Manned security
- CCTV
- Individual apartment electronic security







- Indoor gym
- Spa
- Swimming pool
- Yoga
- Cards room
- Billiards





- Coffee shop
- Multiple entertainment zones
- Multiplex
- Ample on ground & basement parking
- Dancing fountains on the ground floor
- Landscaped terrace with multi-cuisine restaurants on roof top
- 3 Tier security + safety systems





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