



**imperia**  
Securing Smiles!



*Discover a world  
where time  
waits for you*

**imperia esfera**

SECTOR - 37 C, GURUGRAM-DWARKA EXPRESSWAY

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

**+918586866824**



# A life without rush

Come live in a locale where all your day-to-day requirements are right around the corner. A residential complex placed in the midst of some of NCR's finest educational centers, healthcare facilities, office complexes and a host of recreational options that makes time pressures of life easier.

Apart from being conveniently close to the airport, the metro-connectivity and the national highway ensure that you can reach anywhere you want- in time, and in comfort.

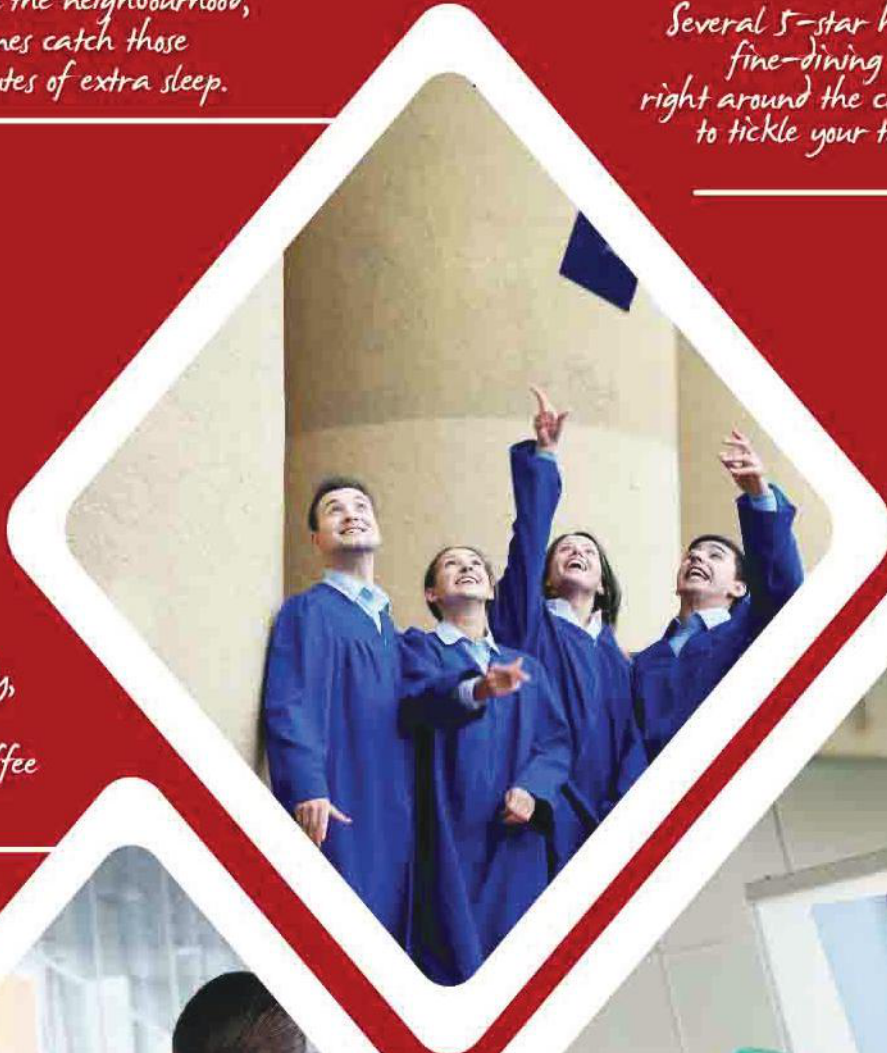
The Esfera is built to create a lifestyle that matches the pace of the fast developing modern NCR but without the chaos of travelling long distances for everyday needs. Giving you more time and space with your loved ones.

WHERE EVERYTHING  
IS LESS THAN  
**FEW MINS** *away.*

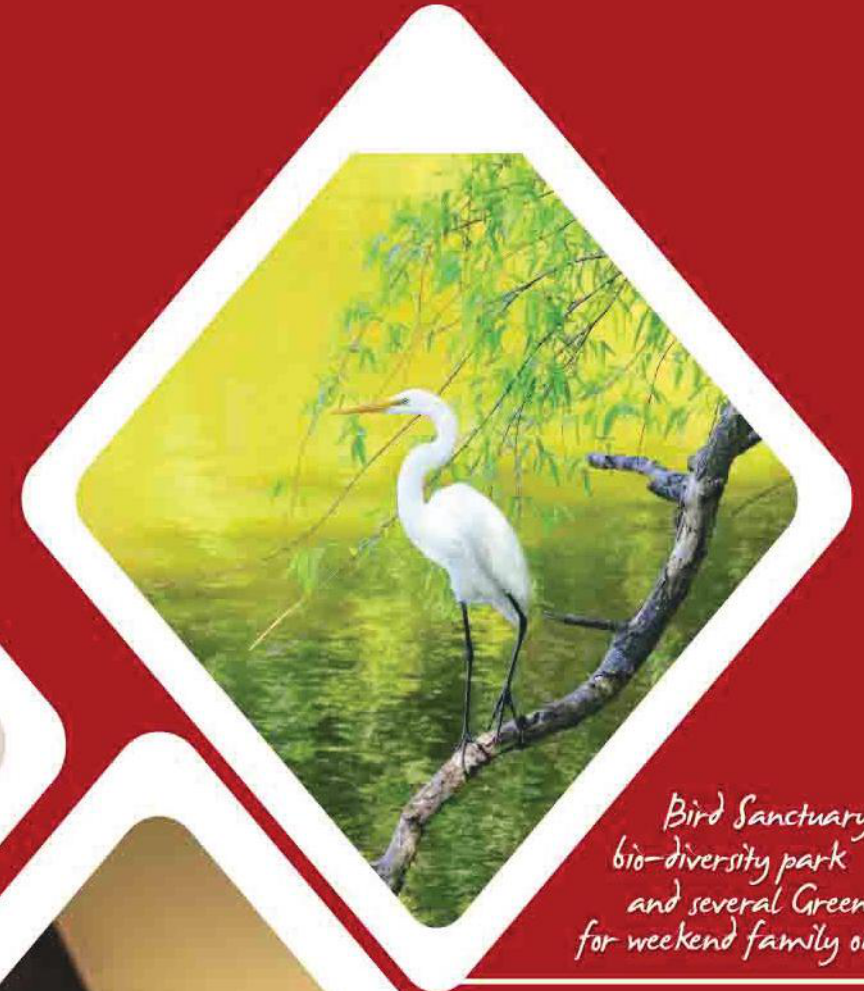
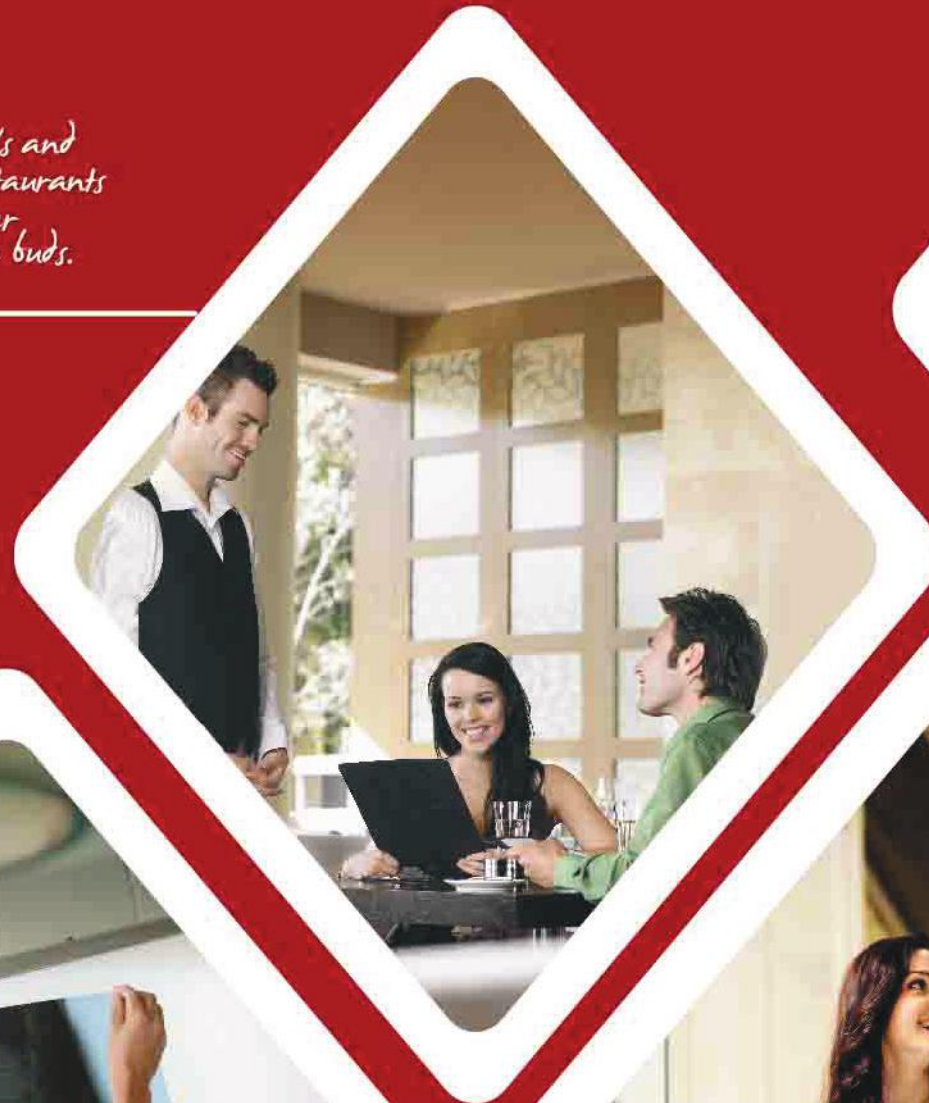
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Over 20 schools and  
8 universities in the neighbourhood,  
so that your young ones catch those  
precious 20 minutes of extra sleep.

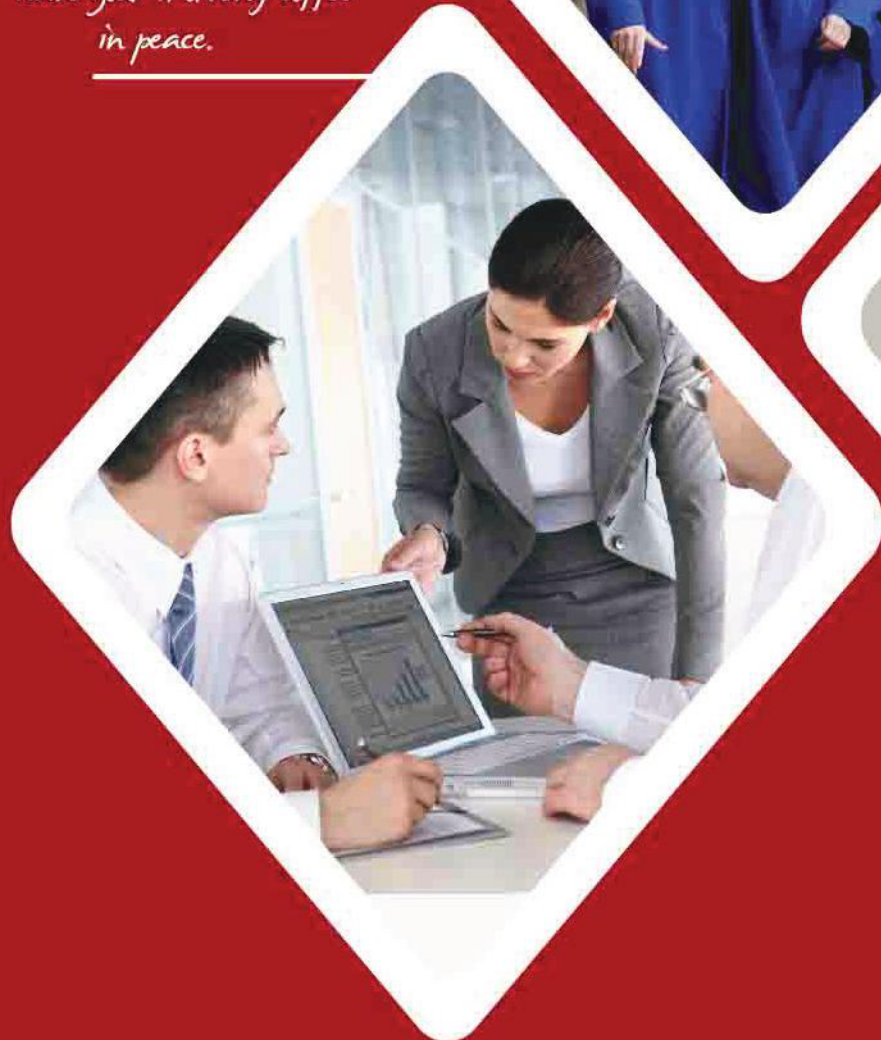


Several 5-star hotels and  
fine-dining restaurants  
right around the corner  
to tickle your taste buds.

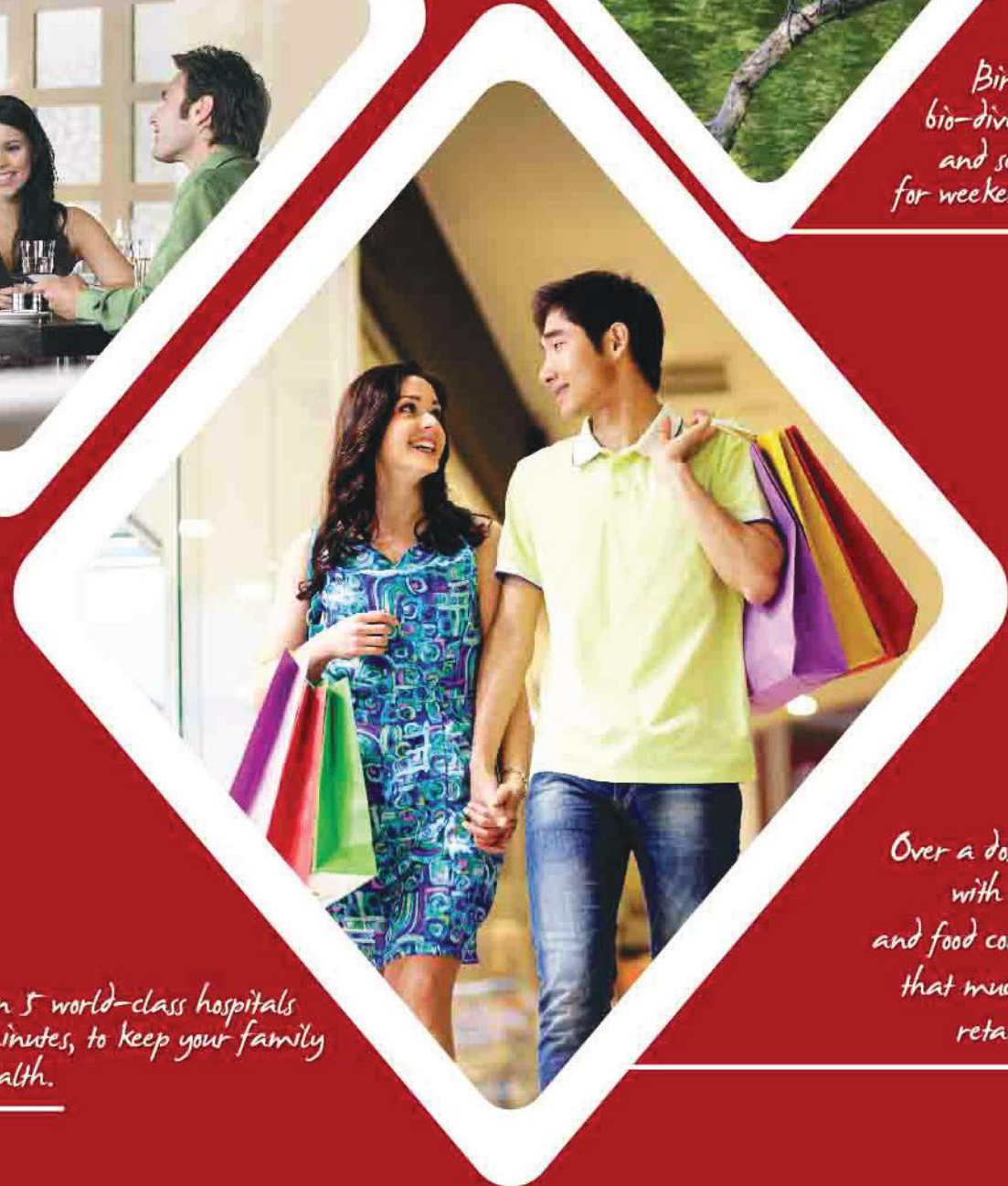


Bird Sanctuary,  
bio-diversity park  
and several Green belts,  
for weekend family outings.

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



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



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

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# Stay closer to happiness

Strategically situated in Sector-37 C, along the Gurgaon-Dwarka Expressway, you will find yourself in the midst of Gurgaon's numerous Residential and Commercial districts. Touching 60 mtr and 24 mtr wide roads, Esfera is just 3 kms from Hero Honda Chowk, 20 minutes from the Delhi Airport, and 30 minutes from South Delhi, and at a short distance you will find:



**HOTELS:** World's leading hotels like The Hyatt Regency, Trident, Westin, Crowne Plaza, Bristol, Radisson Blu Suites amongst others.



**RESTAURANTS:** Fine dining options like Punjabi by Nature, Turquoise Cottage, Fresco, TGIF etc.



**MALLS:** Imperia 37th Avenue mall (Only 300 Mtrs.) MGF Metropolitan, DLF Mega mall, Galaxy, Sahara Mall, Gold Souk etc.



**RECREATIONAL DESTINATIONS:** DLF Golf course, Kingdom of Dreams, Sultanpur Bird Sanctuary, Fun 'N' Food Village, Aapno Ghar Amusement Park, Leisure Valley Park etc.



**SCHOOLS:** The Shri Ram School, The Heritage School, DPS, The Ryan International School, Lotus Valley School, Euro International, Scottish High International School and many more.



**HIGHER-EDUCATION:** MDI, Apeejay College of Engineering, Amity Business School, ICFAI Business School, Institute of Law & Management Studies, Sushant School of Art And Architecture, IMT Manesar, IILM and more.



**HEALTH CARE:** World-class hospitals like Medanta, Fortis, Artemis, Max, Paras and several more.



5 minutes from proposed Metro Station



20 mins from International Airport

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# Everlasting joy

Imperia Esfera encompasses 40 acres of a mesmerizing urban milieu with stately vanguard towers forming a riveting skyline. With 17 acres devoted to Residential Group Housing, 10.14 acres to Residential Affordable Group Housing, 7.55 acres to an IT Park and 6 acres to a Commercial Enclave, Imperia Esfera is the perfect embodiment of a truly iconic destination. Find a World-Class School, a Mall and a Multi-Specialty Hospital right next door. Imperia Esfera is not merely another township but a wonderland where nature is in complete harmony with ultra-modern living.

COME, LIVE YOUR DREAMS.



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# An eternity in every moment

Stay young at heart with a state-of-the-art clubhouse that extends world class health and sports facilities to its residents alongside umpteen leisure related conveniences. Esfera's unique clubhouse design offers its residents a life where they need not travel long distances to appease their flair for health and fitness. Indulge in late night festivities in a spacious party area that causes zero disturbance and countless other amenities to have a great time.

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



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# Limitless delights at every corner

Let your hair down in the midst of an intricately crafted locale that offers an easier way of life to its residents. Surrounded by modern amenities that make your everyday a promising chapter of contentment, Esfera is equipped to create a complete 24x7 lifestyle around itself where your every need is only a few steps away. It truly stands to represent the face of a budding modern NCR.

- Expansive landscaped gardens
- Inter-spread benches, canopies and gazebos
- In-house school and kindergarten
- On call service for laundry
- In-house grocery
- Dedicated kids' play area for each block
- In-house day care facilities and a jogging track
- An amphitheatre and leisure park
- A cyber café • Excellent signages throughout the township
- Generator back up in common areas



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# A well planned gated complex



Residential Tower  
3BHK + Servant &  
2 BHK + Study

Residential Tower  
2BHK + Study & 3BHK

### 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

Residential Tower  
4BHK + Servant & 3BHK+Study

Luxury Apartments 4BHK + Servant

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# Memories embedded forever

Imperia Esfera offers  
2, 3 & 4 Bedroom Apartments that give you  
breathtaking views of nature at its best. Liberally  
spacious interiors give you the freedom to furnish your  
house with anything and everything you desire.

24 X 7 MULTI-TIER SECURED ENTRANCE



VAASTU-COMPLIANT LAYOUT



24 HOUR WATER SUPPLY



LARGEST ROOMS



WELL-VENTILATED APARTMENTS



VIEW OF GREENS FROM EACH APARTMENT



100% POWER BACKUP

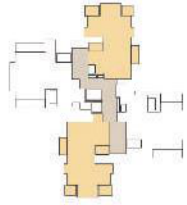
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# Spacious apartment options

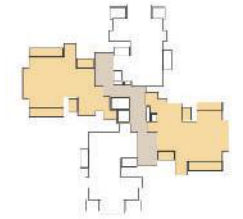


**Tower** : C, D & E  
**Unit Plan** : 2 BHK + Study  
**Sale Area** : 1578 Sq.Ft.  
**RERA Carpet Area** : 913 Sq.Ft.  
**Balcony Area** : 186 Sq.Ft.



1. FOYER
2. PD. RM
3. KITCHEN
4. BALCONY
5. BEDROOM
6. BALCONY
7. TOILET
8. BEDROOM
9. LIVING/DINING
10. STUDY

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



1. FOYER
2. PD. RM
3. SERVANT
4. TOILET
5. KITCHEN
6. BALCONY
7. BEDROOM
8. TOILET
9. TOILET
10. BEDROOM
11. BEDROOM
12. DINING
13. LIVING



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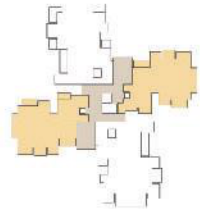


# Spacious apartment options

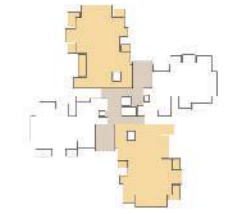


**Tower** : A & B  
**Unit Plan** : 3 BHK + Servant + Study  
**Sale Area** : 2035 Sq.Ft.  
**RERA Carpet Area** : 1198 Sq.Ft.  
**Balcony Area** : 219 Sq.Ft.

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



1. FOYER
2. PD. RM
3. SERVENT
4. TOILET
5. KITCHEN
6. BALCONY
7. STUDY
8. BEDROOM
9. BALCONY
10. TOILET
11. TOILET
12. BEDROOM
13. BEDROOM
14. TOILET
15. DINING
16. LIVING



1. FOYER
2. PD. RM
3. SERVENT
4. TOILET
5. KITCHEN
6. BALCONY
7. BALCONY
8. BEDROOM
9. TOILET
10. DRESS
11. BEDROOM
12. BEDROOM
13. DINING
14. LIVING
15. BEDROOM
16. TOILET



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# Crafted with passion

## WALL FINISH-INTERNAL:

Living/Dining/Bed Rooms: Painted in Oil Bound Distemper  
Utility: Painted in Oil Bound Distemper  
Lift Lobbies: Selected Marble/Granite Cladding  
External Façade of Towers: Textured Paint Finish

## KITCHEN:

Flooring: Ceramic Tiles  
Dado: Ceramic Tiles above working platform, rest Oil Bound Distemper  
Platform: Granite Counter with single bowl stainless steel sink with drain board

## TOILETS:

Dado: Selected Ceramic Tiles  
Floorings: Ceramic Tiles  
Fittings: Granite/Marble Counter, white sanitary fixtures, contemporary styled CP Fittings

## FLOORING:

Living/Dining: Vitrified Tiles  
Bed Rooms: Vitrified Tiles/ Laminated Wooden Flooring  
Utility: Ceramic Tiles  
Balcony: Anti Skid Ceramic Tiles  
Terrace on roof: Anti Skid Ceramic Tiles  
Lift Lobby: Selected Granite/Marble

## DOORS & WINDOWS:

Windows: Powder Coated Anodized Aluminum Glazing  
Doors: Seasoned hardwood frames with painted board shutters.

## ELECTRICAL:

Conduit Copper electrical wiring for all light and power points

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

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# A legacy of moulding countless smiles

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, Larsen & Toubro, Amazon, Videocon, Blue Star, GE Money, Gati, PVR, Sony, Snapdeal, Airtel, Kotak, TCS, Samsung, Flipkart, Maharaja Whiteline, Max Bupa among many others.



## ONGOING PROJECTS



KNOWLEDGE PARK V, GREATER NOIDA WEST



JAYPEE SPORTS CITY, YAMUNA EXPRESSWAY, GREATER NOIDA



JAYPEE SPORTS CITY, YAMUNA EXPRESSWAY, GREATER NOIDA



KNOWLEDGE PARK V, GREATER NOIDA WEST



SECTOR 62, GOLF COURSE EXTENSION ROAD, GURGAON



SECTOR 37 C, GURGAON-DWARKA EXPRESSWAY



KNOWLEDGE PARK V, GREATER NOIDA WEST

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SOME OF OUR LEASING CLIENTS



AND MANY MORE.