



*A world where  
time  
waits for you*

the esfera

SECTOR - 37 C, GURGAON-DWARKA EXPRESSWAY

+91 8586866824



imperia  
Securing Smiles!



imperia  
Securing Smiles!

# Smiles UNLIMITED

- The name behind some of the most prestigious projects in Delhi NCR - for over 25 years!
- We build eco-systems that encompass residential, commercial and office spaces.
- Have built projects as varied as IT parks, residential complexes and shopping malls.
- Our dedication and foresight have created a highly satisfied investor base of over 4000 customers and over 100 leasing clients



**imperia**  
Securing Smiles!

# Achievements UNLIMITED

- **Focus : Delivery**, mapped to customer needs.
- **Focus : Leasing** for life-long returns
- Delivering projects on time in sync with the needs of a fast developing NCR.
- World-class amenities. Always at absolutely reasonable prices.
- Worked tirelessly to create a lifestyle where its residents and investors live relaxed.



imperia  
Securing Smiles!

# Trust

## UNLIMITED

- **A zero-debt company** – we back our projects with our own funds.
- **ISO 9001:2008 certification** : Sustained ability to deliver innovative projects without compromising on quality.
- Have **already leased over 2 million sq. ft. to leading MNC's** and fortune 500 companies.
- **Ensuring lifelong returns for our investors** – have already leased 500 studio apartments at H2O Residency to a global operator brand . Home Like Hotels
- And pre-leased the Coral Tower at H2O to the Reliance Group.
- Imperia has a pan-India presence for doorstep customer service



More than 20 projects delivered



A-1/1, OKHLA PHASE-I



A-25, MATHURA ROAD



A-28, MATHURA ROAD



A-43, MATHURA ROAD



A-248, GURGAON



B-60, OKHLA PHASE-I

## Some of our leasing clients

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And many more.



## On Going Projects



**BYRON**  
Sector 62,  
Golf Course Ext. Road, Gurgaon



**ELVEDOR**  
Commercial Development  
at Sec 37 C, Gurgaon



**MIRAGE**  
Homes at Sports City,  
Yamuna Expressway



**THE ESFERA**  
Sector 37 C,  
Gurgaon-Dwarka Expressway





Presenting

# the esfera

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SECTOR - 37 C, GURGAON-DWARKA EXPRESSWAY

# 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.





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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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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# 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



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## 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 & 2BHK+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



# 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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# 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  
Jacuzzi in Master Bedroom





# Specifications

## FLOORING:

**Living/Dining:** Italian Marble

**Bed Rooms** Laminated  
Wooden Flooring

**Utility:** Anti Skid Ceramic Tiles

**Balcony:** Selected Granite/marble

**Lift Lobby:** Selected Granite/Marble

## DOORS & WINDOWS:

**Windows:** Powder Coated Anodized 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





## **TOWER J - Unit Plan**

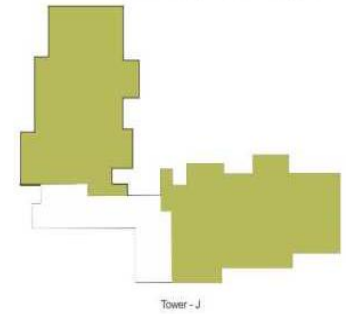
### **BSP – 6500 Rs/sft\***

IMPERIA , SECTOR – 37 C - GURGAON	
Super Areas (in Sq.ft.)	Type
3340	4 bhk + Servant

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Sale Area: 3340 sq. ft.



1	LIVING / DINING ROOM	23'-4" X 25'-0"
2	BEDROOM	14'-0" X 11'-6"
3	TOILET	8'-6" X 5'-2"
4	PD. RM.	5'-0" X 5'-2"
5	M. BEDROOM	13'-4" X 16'-6"
6	DRESS	5'-8" X 6'-0"
7	TOILET	5'-8" X 6'-8"
8	BEDROOM	11'-8" X 11'-0"
9	DRESS	5'-1" X 5'-5"
10	TOILET	8'-0" X 5'-5"
11	BEDROOM	11'-6" X 11'-0"
12	DRESS	5'-1" X 5'-5"
13	TOILET	8'-0" X 5'-5"
14	PUJA	4'-0" X 5'-5"
15	KITCHEN	15'-0" X 12'-6"
16	SER. ROOM	8'-0" X 8'-8"
17	SER. TOILET	5'-2" X 3'-0"

**Unit Plan Typical Unit  
(4BHK+SERV.-Large)**





# Thank You

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