





SOMEWHERE BETWEEN  
**a home and a haven lies a place called**

**Irene** 



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*Irene*



*There comes a time in all our lives when peace of mind is what we long for. Be it after a long tiring day's work or even after a fun filled family vacation, all one can think of is coming home to a peaceful and serene environment. And so, PARAS brings you its newest residential complex, PARAS IRENE. Aptly named Irene that means 'Peace' in the Greek language, it's a place where your mind, body and soul can truly be at peace. Situated in a posh area of Gurgaon, IRENE lets you enjoy all the modern facilities that one is used to in an urban lifestyle while being cradled in the lap of nature.*

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# *A tranquil surrounding*



*Be it at the workplace, while shopping or even while taking a casual stroll down to the local grocer's, our surrounding and the habitat in which we live, is by far the most important aspect in each of our lives.*

- *Overlooks the majestic Aravalli Range*
- *Soothes the soul with a breathtaking view of the green and refreshing environment*
- *Each apartment blends in with the natural beauty of the location*
- *Each room allows natural light to seep in, letting you soak up the goodness of nature*



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*Spacious and convenient*



*PARAS IRENE, the perfect balance of space and convenience.*

- *Surrounded by lush greenery and scenic beauty*
- *Conveniently situated within 300 meters from metro rail link*
- *60 meter wide approach road*

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## *More advantages*



- *With quick and easy access to the Golf Course Extension Road, now you can indulge in a gentleman's sport while the family enjoys a lazy afternoon at the Golf Club*
- *The proximity to NH8 gives you direct access to one of smoothest highways in North India for those long enjoyable drives, with easy access to the Delhi-Jaipur highway*
- *One of the key aspects is the IGI Airport which is a mere 25 minute drive away. So now you can rest at ease and never worry about missing a flight ever again*
- *Easy accessibility to all major business and retail destinations giving you the delight of choosing from a wide range of shopping malls and international brands*
- *Close to major health care facilities so you and your family won't have to go too far to receive top-class medical attention*

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# *A rejuvenating experience*



*Kick back and relax your senses at the exclusive Spa Lounge that houses some of the most modern facilities and body care treatments that money can buy.*

- *Ultra modern club facility*

***Indoor:***

- *Coffee Lounge & Multi Functional Hall (Banquet Hall)*
- *Squash Court, Cards Room, Billiards/Pool Table*
- *Gym, Spa, Sauna*

***Outdoor:***

- *Badminton Court, Half Basket Ball Court*
- *Kids Play Area*
- *Swimming Pool*

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## *More facilities to enjoy*



- *Surrounded by lush green landscapes and widespread recreational areas the complex lets you enjoy some real quality time with the family*
- *With 24x7 Civic amenities, life will run at 24hr convenience letting you feel safe and secure within the confines of the complex with a hi-tech perimeter security system*
- *Let your children grow up happy and healthy as they enjoy the many playgrounds within the complex*
- *Power cuts? What power cuts? With our 100% power backup we insure that you live life to the fullest*
- *With a grand foyer entrance and lift lobbies, you'll always reach home in style*

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# *The serenity*



*DARAS IRENE offers you a breath of fresh air away from the humdrum of the city. An example of serene living and pristine beauty.*

- *Strategically located close to Gurgaon's Golf Course Extension Road area*
- *Well connected to important centres*
- *Wide choice of apartments with 2, 3, 4 BHK and Penthouses*
- *Elevation options range from ground to 13<sup>th</sup> floor and ground to 21<sup>st</sup> floor structure*

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# *Irene plans*



*At Irene, every apartment has been designed and laid out to cater to your specific aesthetic and functional needs. Choose your dwelling according to your space needs from a wide range of layouts, that start from 1420 sq ft apartments and go up to 4500 sq ft pent houses.*

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**TOWER TYPE N3, N4**

**4B+4T+S TYPICAL UNIT PLAN - SUPER AREA = 2525 SQ FT**





TOWER TYPE N3, N4, N6, N7

3B+3T+S TYPICAL UNIT PLAN - SUPER AREA = 2150 SQ FT

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**TOWER TYPE N1 & N2**

**3B+2T+S TYPICAL UNIT PLAN - SUPER AREA = 1830 SQ FT  
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**TOWER N5**

**TYPICAL FLOOR PLAN - 2B+2T - SUPER AREA = 1420 SQ FT**

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TOWER TYPE N3, N4, N6, N7

TPYE B - PENTHOUSE FLOOR LEVEL PLAN 4B+4T+S - SUPER AREA = 3850 SQ FT+TERRACE

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TOWER TYPE N3, N4

TYPE A - PENTHOUSE FLOOR LEVEL PLAN 4B+4T+S - SUPER AREA = 3850 SQ FT+TERRACE

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**TOWER N5**

**LOWER PENTHOUSE 4B+4T+STUDY+ST+S - SUPER AREA = 4500 SQ FT+TERRACE**

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**TOWER N5**

**UPPER PENTHOUSE 4B+4T+STUDY+ST+S**

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### Living Room & Dining Area

**Flooring** : Imported marble/ engineer stone/aglow stone

**Wall** : Plastic emulsion

**Ceiling** : Oil bond distemper

#### Door

**Internal** : Seasonal hardwood frames & European shutter

**External** : UPVC/Powder coated aluminium doors

**Window/Glazing** : Aluminium/UPVC

**Others** : Split ac unit

### Kitchen

**Flooring** : Anti skid tiles

**Wall** : Ceramic tiles

**Ceiling** : Oil bond distemper

#### Door

**Internal** : Seasonal hardwood frames & European shutter

**External** : UPVC/Powder coated aluminium doors

**Window/Glazing** : Aluminium/UPVC

**Others** : Stone counter with SS sink

### Utility

**Flooring** : Anti skid tiles

**Wall** : External paint

**Ceiling** : Oil bond distemper

#### Door

**Internal** : Seasonal hardwood frames & European shutter

**External** : UPVC/Powder coated aluminium doors

**Window/Glazing** : Aluminium/UPVC

### Master Bedroom

**Flooring** : Laminated wooden flooring

**Wall** : Plastic emulsion

**Ceiling** : Oil bond distemper

#### Door

**Internal** : Seasonal hardwood frames & European shutter

**External** : UPVC/Powder coated aluminium doors

**Window/Glazing** : Aluminium/UPVC

**Others** : Split ac unit

### Other Bedroom

**Flooring** : Laminated wooden flooring

**Wall** : Plastic emulsion

**Ceiling** : Oil bond distemper

#### Door

**Internal** : Seasonal hardwood frames & European shutter

**External** : UPVC/Powder coated aluminium doors

**Window/Glazing** : Aluminium/UPVC

**Others** : Split ac unit

### Toilets

**Flooring** : Anti skid tiles

**Wall** : Ceramic tiles

**Ceiling** : Oil bond distemper

#### Door

**Internal** : Seasonal hardwood frames & European shutter

**Window/Glazing** : Aluminium/UPVC

**Others** : Stone counter with wash basin, EWC & CP fittings



### Balcony

**Flooring** : Anti skid tiles

**Wall** : External paint

**Ceiling** : Oil bond distemper

#### Door

**External** : UPVC/Powder coated aluminium doors

**Window/Glazing** : Aluminium/UPVC

### Servant Room

**Flooring** : Ceramic tiles

**Wall** : Oil bond distemper

**Ceiling** : Oil bond distemper

#### Door

**Internal** : Seasonal hardwood frames & European shutter

**External** : UPVC/Powder coated aluminium doors

**Window/Glazing** : Aluminium/UPVC





# Acquiring Irene

## PRICE LIST Residential Project Paras Irene-Sector-70A, Gurgaon

PRICES	
Basic Sale Price	As applicable
PLC	As applicable
Parking	₹350000 (Per Bay)
External Development Charges	As applicable
Infrastructure Development Charges	As applicable
IFMS	₹100/- per sq.ft
Club Membership	₹2 Lacs per family (Mandatory)

PREFERENTIAL LOCATION CHARGES (PLC)	
PLC	₹/per sq.ft
Ground Floor	150/-
1st Floor	100/-
2nd Floor	75/-
Greens Facing / Pool Facing	100/-
Apartment Below Penthouses / Top Floor (Tower N1 & N2)	100/-
Pent Houses	350/-

PAYMENT PLAN (A) Construction Linked Plan (CLP)	
At the time of Booking	7.5 Lacs/10 Lacs
Within 60 days of Booking	20% of BSP (Inclusive of booking Amount)
On Start of Excavation	10% of BSP + 50% of Car Parking
On Completion of Upper Basement Roof Slab	10% of BSP + 50% of Car Parking
On Completion of 3 <sup>rd</sup> floor	10% of BSP + 50% of PLC
On Completion of 7 <sup>th</sup> floor	10% of BSP + 50% of PLC
On Completion of Top floor	10% of BSP + 50% of EDC & IDC
On Completion of Brick work	10% of BSP + 50% of EDC & IDC
On Completion of Internal Plaster	7.5% of BSP
On Completion of Flooring	7.5% of BSP & IFMS
On Offer of Possession	5% of BSP + Club Membership + Stamp Duty + Registration Charges

(B) Down Payment Plan (DPP)	
At the time of booking	7.5 Lacs/10 Lacs
Within 45 days of booking	85% of Basic Sale Price + Parking Charges + PLC
On Offer of Possession	5% of Basic Sale Price + EDC + IDC + IFMS + Registration and Stamp Duty Charges (as applicable)

**NOTE:** • 1 Car Parking mandatory for 2 & 3BHK • 2 Car Parkings mandatory for 4BHK/Penthouses • Modular Kitchen on additional cost @ ₹ 100 per sq.ft • Rebate of 10% of BSP on down payment plan

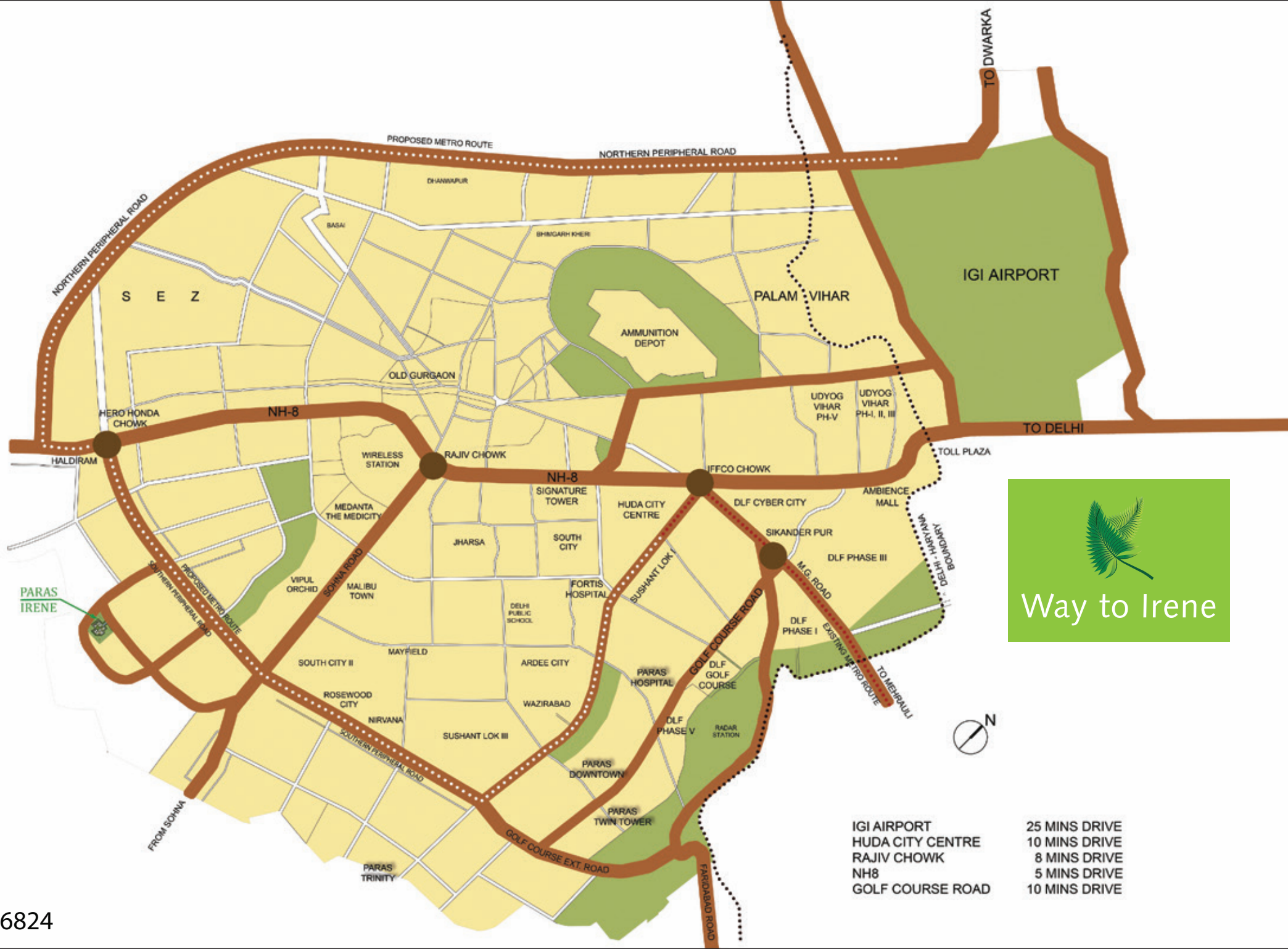


**LEGENDS:**

- A) MAIN ARRIVAL / SECURED ENTRY & EXIT
- B) WATER FEATURE
- C) DROP OFF
- D) LAWN
- E) COURTYARD
- F) COLONNADE
- G) CLUB WITH OVERDECK POOL
- H) KIDS PLAY AREA
- I) ENTRY TO BASEMENT
- J) EXIT FROM BASEMENT
- K) JOGGING TRACK

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## Way to Irene

IGI AIRPORT	25 MINS DRIVE
HUDA CITY CENTRE	10 MINS DRIVE
RAJIV CHOWK	8 MINS DRIVE
NH8	5 MINS DRIVE
GOLF COURSE ROAD	10 MINS DRIVE

 *Discover Irene*



**Disclaimer:**

- In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, furniture and gadgets are not part of the offering.
- This does not constitute a legal offer. All site plans, floor plans, areas, dimensions, prices and specifications etc. are subject to change till final completion of the project. All images are an artistic conceptualisation and do not purport to replicate the exact products.

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