PARAS
IRENE

SOMEWHERE BETWEEN

a home and a haven lies a place called

Irene



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.



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*



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



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



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*



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



The serenity



PARAS 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 13th floor and ground to 21st floor structure



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.



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



TOWER TYPE N1 & N2

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



TOWER N5

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



TOWER TYPE N3, N4, N6, N7

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



TOWER TYPE N3, N4

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



TOWER N5

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



TOWER N5

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



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

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

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

Specification

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

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

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 3rd floor	10% of BSP + 50% of PLC
On Completion of 7th 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

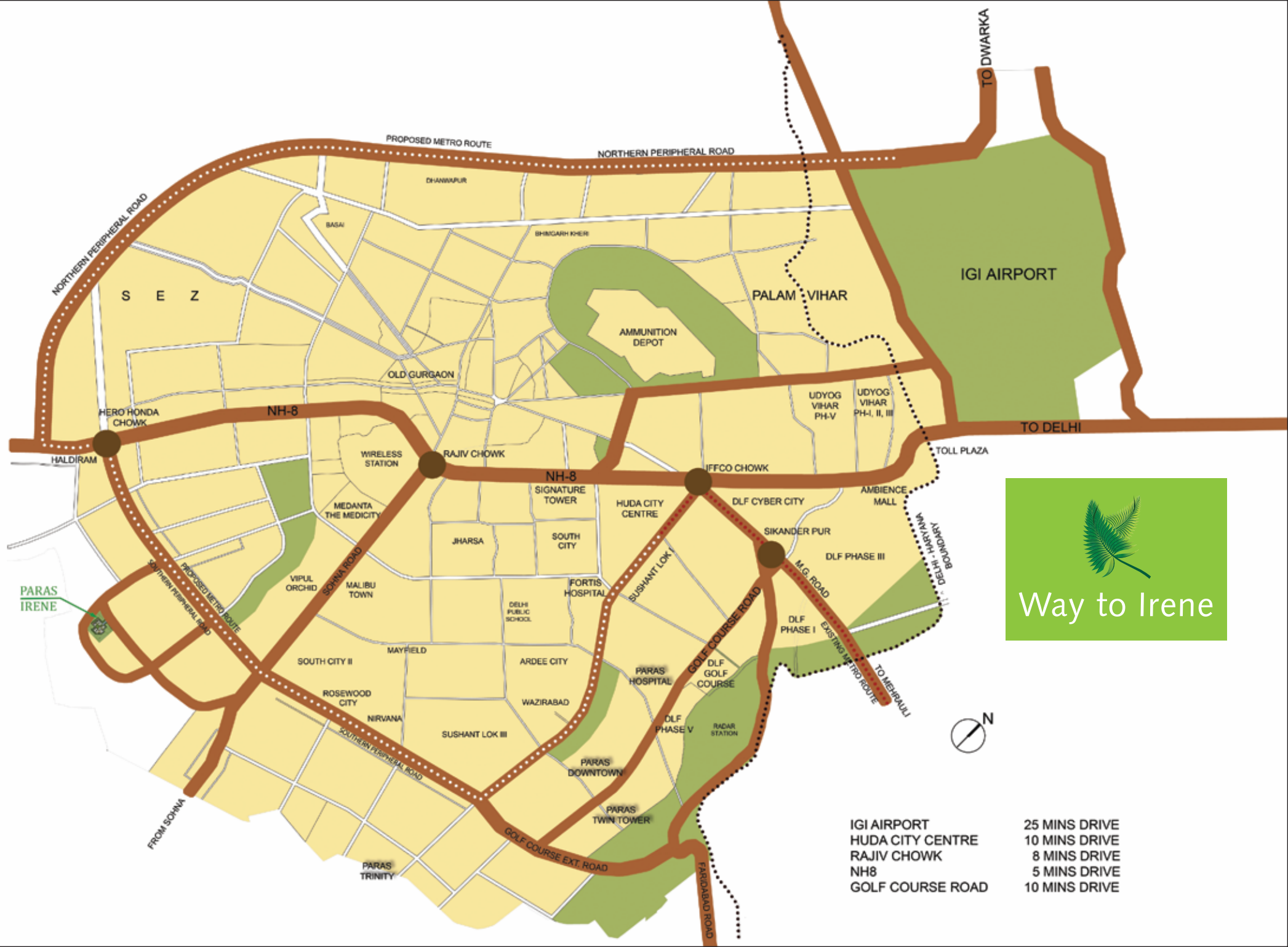
	(B) Down Payment Plan (DPP)
At the time of booking	7.5 Lacs/10 Lacs
Within 45 days of booking	85% of Basic Sale Price + Parking Charges + PLC
On Offer of Possession	5% of Basic Sale Price + EDC + IDC + IFMS + Registration and Stamp Duty Charges (as applicable)

*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


TO DWARKA
PROPOSED METRO ROUTE
NORTHERN PERIPHERAL ROAD
NORTHERN PERIPHERAL ROAD
DHANWAPUR
BASAI
BHIMGARH KHERI
S E Z
IGI AIRPORT
PALAM VIHAR
AMMUNITION DEPOT
OLD GURGAON
HERO HONDA CHOWK
NH-8
UDYOG VIHAR PH-V
UDYOG VIHAR PH-I, II, III
TO DELHI
TOLL PLAZA
HALDIRAM
WIRELESS STATION
RAJIV CHOWK
NH-8
IFFCO CHOWK
SIGNATURE TOWER
HUDA CITY CENTRE
DLF CYBER CITY
AMBIENCE MALL
MEDANTA THE MEDICITY
JHARSA
SOUTH CITY
SIKANDER PUR
DLF PHASE III
DELHI - HARYANA BOUNDARY
SOHNA ROAD
SUSHANT LOK I
M.G. ROAD
PARAS IRENE
SOUTHERN PERIPHERAL ROAD
PROPOSED METRO ROUTE
VIPUL ORCHID
MALIBU TOWN
FORTIS HOSPITAL
DELHI PUBLIC SCHOOL
GOLF COURSE ROAD
DLF PHASE I
EXISTING METRO ROUTE
TO MEHRAULI
MAYFIELD
SOUTH CITY II
ARDEE CITY
PARAS HOSPITAL
DLF GOLF COURSE
ROSEWOOD CITY
NIRVANA
WAZIRABAD
DLF PHASE V
RADAR STATION
SUSHANT LOK III
SOUTHERN PERIPHERAL ROAD
PARAS DOWNTOWN
PARAS TWIN TOWER
FROM SOHNA
GOLF COURSE EXT. ROAD
PARAS TRINITY
FARIDABAD ROAD
N
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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