

OVER
25
YEARS
OF DELIVERING ON COMMITMENTS

 **imperia**
Securing Smiles!



*Discover a world
where time
waits for you*

the esfera
SECTOR - 37 C, GURGAON-DWARKA EXPRESSWAY

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.*



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.

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: 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.



2 minutes from proposed Metro Station



20 mins from International Airport



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.



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



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



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

Residential Tower
3BHK + Servant &
2 BHK + Study

Residential Tower
2BHK + Study & 3BHK

Residential Tower
4BHK + Servant & 3BHK+Study

Luxury Apartments 4BHK + Servant



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



Spacious apartment options



2BHK 1435 sq. ft.

1. FOYER
2. LIVING ROOM/DINING ROOM
3. STUDY ROOM
4. BEDROOM
5. TOILET
6. M. BEDROOM
7. M. TOILET
8. KITCHEN
9. POWER ROOM



Sale Area: 1435 sq. ft.



3BHK+SERVANT+STUDY 1850 sq. ft.

1. FOYER
2. LIVING ROOM
3. DINING ROOM
4. BEDROOM
5. TOILET
6. M. BEDROOM
7. M. TOILET
8. BEDROOM
9. TOILET
10. STUDY
11. KITCHEN
12. SERV. TOILET
13. SERV. ROOM
14. PD. ROOM



Sale Area: 1850 sq. ft.



3BHK+SERV. 1650 sq. ft.

1. FOYER
2. LIVING ROOM
3. DINING ROOM
4. BEDROOM
5. TOILET
6. M. BEDROOM
7. M. TOILET
8. BEDROOM
9. TOILET
10. KITCHEN
11. SERV. ROOM
12. SERV. TOILET
13. PD. ROOM



Sale Area: 1650 sq. ft.

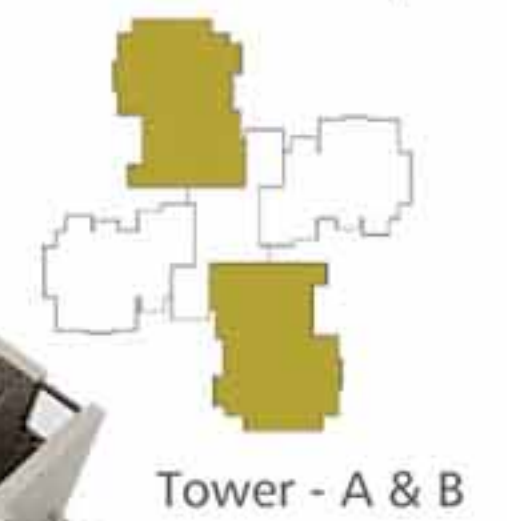


4BHK+SERVANT 2400 sq. ft.

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



Sale Area: 2400 sq. ft.



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.





A legacy of moulding countless smiles

For over 25 years, we have been tirelessly working to make dreams come true. Be it commercial or residential spaces, our endeavour is to ensure an absolute peace of mind for our clients. With our PAN India presence and ISO 9001:2008 Certification, not only have we leased out over 2 million square feet of office space to leading MNCs, including Fortune 500 companies, we have successfully delivered over 20 projects in prime locations of Delhi NCR.



ONGOING PROJECTS



BYRON
Sector 62, Golf Course Ext. Road, Gurgaon



ELVEDOR
Commercial Development at Sec 37 C, Gurgaon



MIRAGE
Homes at Sports City, Yamuna Expressway



H2O
Greater Noida West

SOME OF OUR LEASING CLIENTS



AND MANY MORE.

MORE THAN 20 PROJECTS DELIVERED



A-1/1, OKHLA PHASE-I



B-60, OKHLA PHASE-I



B-64, OKHLA PHASE-I



B-235, OKHLA PHASE-I



C-62/2, OKHLA PHASE-II



D-184, OKHLA PHASE-I



F-23/1, OKHLA PHASE-II



PLOT No. 7, SECTOR 125 NOIDA



A-25, MATHURA ROAD



A-28, MATHURA ROAD



A-43, MATHURA ROAD



A-248, GURGAON



B-61, OKHLA PHASE-I



D-1/3, OKHLA PHASE-II

AND MORE



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Site Office: Sector 37 C, Gurgaon-Dwarka Expressway

Regional Offices:

Patna: Kanak Braj Complex, 2nd Floor, Boring Road, Patna

Lucknow: Shalimar Square, 1st Floor, Office No. A -103, 126/31, B.N. Road, Lal Bagh, Lucknow

Kanpur: 203, 2nd Floor, Gopala Chamber, Opp. PPN Market, The Mall Road, Kanpur

Ranchi: 5th Floor, Sheetal Samundra Complex, Circular Road, Lalpur, Ranchi

Allahabad: 2nd Floor, Shiv Mahima Complex, MG Road, Civil Lines, Allahabad (Opp. Big Bazaar)

Srinagar: Exchange Road, Near BSNL, Lal Chowk, Srinagar