

 **ireo**<sup>TM</sup>  
THE NEXT LEVEL OF LIVING

**THE BIG  
MULTIPLIER**



 **ireo**<sup>TM</sup>  
*uptown*  
*Home to young dreams*

[www.abcbuildcon.in](http://www.abcbuildcon.in) | +91 8470930121





Welcome to  
ireo uptown

**TO THOSE WHO TASTED  
SUCCESS EARLY, HERE'S  
ROOM FOR AMBITION.**

Ireo Uptown, in Sector 66 Gurgaon, is 10.95 acres devoted to your aspirations. Each apartment here is a pool of fresh ideas moulded into living spaces.

There's more.

When you step out of your home, you'll feel its pulse – in recreational hubs, green expanses and high-tech facilities designed around you.

Breeze through these pages and you'll agree. Much thought has gone into making your home.

# NEW HORIZONS BEGIN HERE

To witness the break of dawn and the inky descend of night, you just have to stay home. Because all apartments are uniquely open on three sides. This distinctive architectural design is the result of an amalgamation of aesthetics and engineering. The reason why a sense of well-being pervades across rooms livened by abundant natural light and fresh air. There's much to feed the eye and the soul.



# CEILINGS THAT TOUCH THE SKY

Unlike most housing projects in the city, Ireo Uptown offers extra-high ceilings in most living spaces. These make your home more expansive, creating a villa-like ambiance in each room.



## BALCONIES OF JOY

A spacious balcony to dine in, dance on, hold a conversation over tea or read the morning paper in silence. The balconies in your home are larger than the norm and find many a use. Planned as extensions of inside spaces, these are cradled in exquisite greenery. Just what is known as true outdoor living.



# THE ART OF SCULPTING GREENS

Large green stretches here have been landscaped to create jogging trails, dog-walking tracks, quiet corners and exotic flower beds. At the centre of it is a vast green space, cut off from howling city traffic. There's an orchard and herb garden to envelop you in a sea of unruffled calm.



# LUXURY IN A CLUBHOUSE

Choose how you want to let your hair down. The clubhouse in Ireo Uptown comes with a squash court, a gymnasium, a dance room, a reading area, swimming pool and tennis court. A coffee bar buzzing with modern coffee machines is a wonderful hangout for the young and the young at heart. So there's something for everyone in the family.





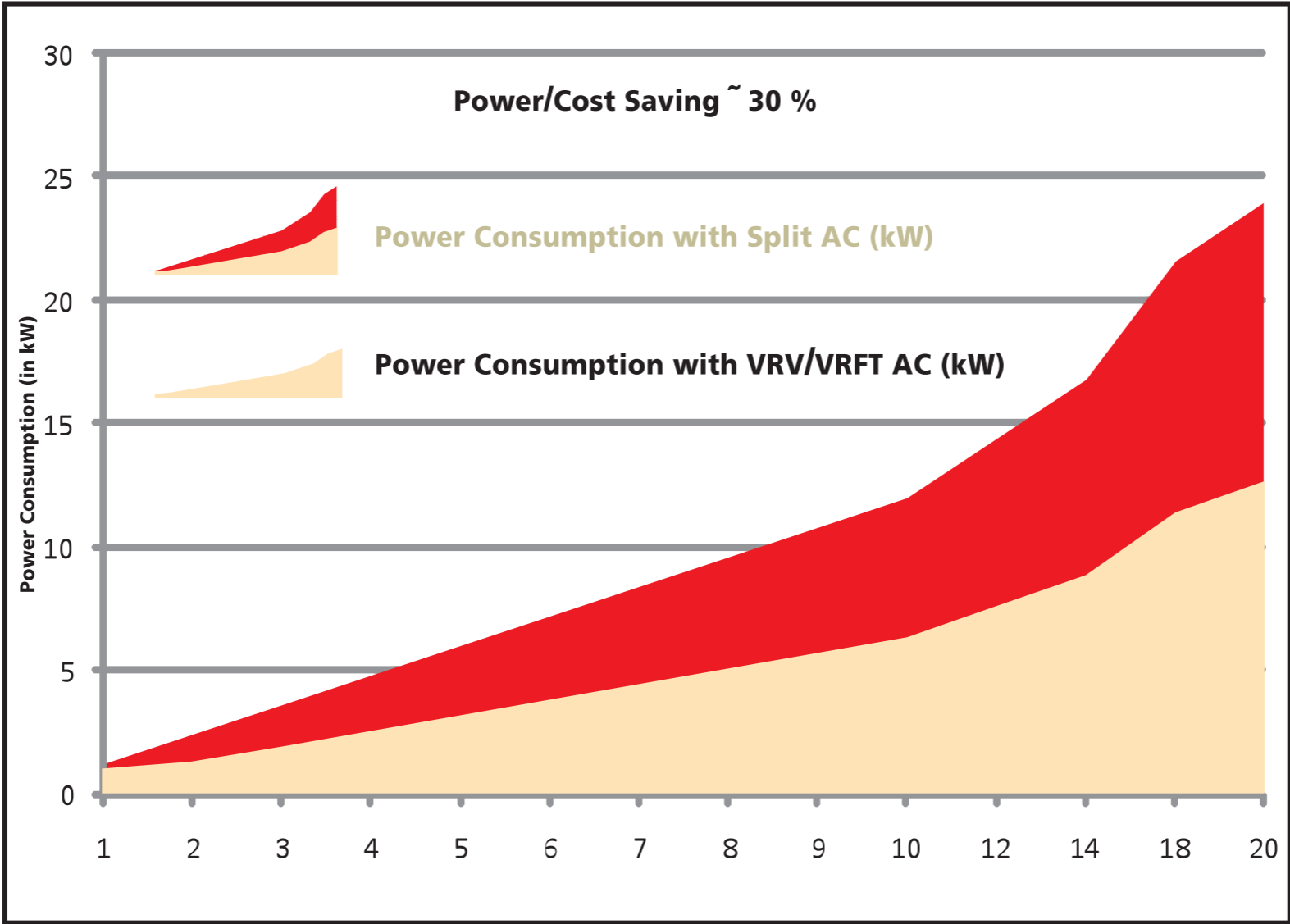
# KITCHEN FOR THE NEW-AGE HOMEMAKER

Your home comes with a sleek modular kitchen, built for modern city life. Intelligent utilisation of space makes the kitchen a haven of comfort and convenience. It also has smart steel sinks, a hob, chimney and pre-fitted piping for cooking gas. Go ahead, cook up a storm.



# VRV/VRFT AIR-CONDITIONERS WITH A MIND

Each apartment comes installed with state-of-the-art air-conditioning. Its unique cooling feature with individual controls in each room, allows you to maintain a comfortable temperature through the year. Also, its in-built heating feature keeps your home cosy during the harshest winter. It also keeps a check on energy consumption, reducing your power bills by almost 30% when compared to normal split air-conditioners.



*Test results are as communicated by the manufacturer*

# WHAT'S MORE IN IREO UPTOWN



## Standard Specifications

- 100% power backup, 24X7
- Spacious ground floor lobby - fully air-conditioned
- Earthquake code compliant, with building designs that meet the highest codal provision for this zone
- Mini-theatre in the clubhouse
- Gas piping fitted in each property
- Double-basement car parking
- Wi-Fi connectivity in public areas
- Convenience shopping
- Fitted baths with contemporary modern fittings
- CCTV in basement and main entrance lobby for surveillance; perimeter security
- Gated community
- Cohesive urban design to include roads, street furniture, street lighting, paving and signage
- Water features within the development
- Waste Water Treatment Plant: State-of-the-art Membrane Technology for water purification and recycling
- 90% of waste water recovered as irrigation, cooling make-up, filter backwash and flushing water; the latter will be odourless, free of suspended particles and harmful bacteria, conforming to the highest standards of hygiene

Disclaimer: This does not constitute a legal offer. All site plans, floor plans, areas, dimensions, specifications etc. are subject to change till final completion of the project. Soft furnishing, furniture and gadgets are not part of the offering. All images are an artistic conceptualisation and do not purport to replicate the exact products.

# GRAND ARRIVAL AT THE MAIN ENTRANCE



# DAY PANORAMA



[www.abcbuildcon.in](http://www.abcbuildcon.in) | +91 8470930121

# CENTRE TOWERS



[www.abcbuildcon.in](http://www.abcbuildcon.in) | +91 8470930121

# NIGHT PANORAMA



[www.abcbuildcon.in](http://www.abcbuildcon.in) | +91 8470930121

# SPECIFICATIONS

AREAS	WALLS	FLOOR	CEILING	DOORS	WINDOWS/GLAZING	OTHERS	SWITCHES
LIVING ROOM/ DINING/LOBBY/STUDY	POP PUNNING WITH ACRYLIC EMULSION PAINT	VITRIFIED TILES	OIL BOUND DISTEMPER	ENTRANCE DOOR: TIMBER VENEERED FLUSH DOOR	UPVC/ANODIZED/POWDER-COATED ALUMINIUM WINDOWS AND FRAMES	<b>VARIABLE REFRIGERANT FLOW TECHNOLOGY WITH HEATING AND COOLING</b>	MODULAR SWITCHES
MASTER BEDROOM	POP PUNNING WITH ACRYLIC EMULSION PAINT	LAMINATED WOODEN FLOORING	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR EXTERNAL DOOR: UPVC/POWDER COATED ALUMINIUM DOORS	UPVC/ANODIZED/POWDER-COATED ALUMINIUM WINDOWS AND FRAMES	<b>VARIABLE REFRIGERANT FLOW TECHNOLOGY WITH HEATING AND COOLING</b>	MODULAR SWITCHES
OTHER BEDROOMS	POP PUNNING WITH ACRYLIC EMULSION PAINT	VITRIFIED TILES/LAMINATED WOODEN FLOORING	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR EXTERNAL DOOR: UPVC/POWDER COATED ALUMINIUM DOORS	UPVC/ANODIZED/POWDER-COATED ALUMINIUM WINDOWS AND FRAMES	<b>VARIABLE REFRIGERANT FLOW TECHNOLOGY WITH HEATING AND COOLING</b>	MODULAR SWITCHES
KITCHEN	TILES UP TO 2 FEET ABOVE THE COUNTER AND OIL BOUND DISTEMPER IN THE BALANCE AREA	VITRIFIED TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR EXTERNAL DOOR: UPVC/POWDER COATED ALUMINIUM DOORS	UPVC/ANODIZED/POWDER-COATED ALUMINIUM WINDOWS AND FRAMES	<b>MODULAR KITCHEN WITH HOB AND CHIMNEY, GRANITE COUNTERTOP, STAINLESS STEEL SINK AND CP FITTINGS</b>	MODULAR SWITCHES
BALCONIES/TERRACES	WEATHERPROOF PAINT	CERAMIC TILES	WEATHERPROOF PAINT	UPVC/POWDER-COATED ALUMINIUM DOORS	UPVC/ANODIZED/POWDER-COATED ALUMINIUM WINDOWS AND FRAMES		MODULAR SWITCHES
MASTER TOILET	VITRIFIED/CERAMIC TILES	VITRIFIED/PORCELAIN TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR SHUTTERS	UPVC/ANODIZED/POWDER-COATED ALUMINIUM WINDOWS AND FRAMES		MODULAR SWITCHES
OTHER TOILETS	CERAMIC TILES	PORCELAIN/CERAMIC TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR SHUTTERS	UPVC/ANODIZED/POWDER-COATED ALUMINIUM WINDOWS AND FRAMES	CHINA WARE, CP FITTINGS, NATURAL STONE COUNTER	MODULAR SWITCHES
UTILITY	OIL BOUND DISTEMPER	CERAMIC TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR SHUTTERS	UPVC/ANODIZED/POWDER-COATED ALUMINIUM WINDOWS AND FRAMES		MODULAR SWITCHES
UTILITY WC	CERAMIC TILES	CERAMIC TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR SHUTTERS	UPVC/ANODIZED/POWDER-COATED ALUMINIUM WINDOWS AND FRAMES	CHINA WARE AND CP FITTINGS	MODULAR SWITCHES
FACILITIES	<b>HIGH-SPEED ELEVATORS, 100% POWER BACKUP</b> , TREATED WATER SUPPLY, <b>PIPED GAS</b> , ADEQUATE BASEMENT PARKING, LANDSCAPED AREAS WITH SITTING SPACE, PARTY LAWN WITH OUTDOOR BARBEQUE/DINING FACILITY, TENNIS COURT, PEDESTRIAN PATH, JOGGING TRAIL, KINDERGARTEN, CHILDREN'S CRÈCHE, SLIDES AND CLIMBING FRAMES						
	<b>HIGH CEILING, SPECIAL WARDROBE SPACES</b>						
	<b>CLUB EXPERIENCE:</b> MULTI-PURPOSE/PARTY ROOM, COFFEE BAR, OUTDOOR POOLSIDE CAFE, GYMNASIUM, INDOOR LOUNGE FOR READING/RELAXATION, SWIMMING POOL, JACUZZI, KIDS' POOL, CHANGING ROOM WITH STEAM SHOWER, MASSAGE ROOMS, SNOOKER ROOM, TABLE TENNIS, SQUASH COURT, KIDS' PLAY ROOM, VIDEO GAME ROOM, MINI-THEATRE, MUSIC ROOM, DANCE/YOGA ROOM						
SECURITY	<b>CCTV IN BASEMENT AND MAIN ENTRANCE LOBBY FOR SURVEILLANCE</b> , PERIMETER SECURITY AND INTELLIGENT ACCESS CONTROL SYSTEM						

This does not constitute a legal offer. All site plans, floor plans, areas, dimensions, specifications etc. are subject to change till final completion of the project. Soft furnishing, furniture and gadgets are not part of the offering.



# LOCATION PLAN



# SITE MAP







 **ireo**™  
*uptown*  
Home to young dreams

CORPORATE OFFICE

Ireo Management Private Limited,  
5th Floor, Orchid Centre, Golf Course Road, Sector 53,  
Gurgaon – 122002, Haryana, India.  
Tel: +91 124 4754000, Fax: +91 124 4754100

SALES OFFICE

Sector - 61, Golf Course Road Extension, Gurgaon, Haryana, India.  
Call Centre No: +91 124 4754300, Toll Free: 1800-200-0001  
Email: [uptown@ireo.in](mailto:uptown@ireo.in)

[www.ireoworld.com](http://www.ireoworld.com)

[www.abcbuildcon.in](http://www.abcbuildcon.in) +91 8470930121

Disclaimer: This does not constitute a legal offer. All site plans, floor plans, areas, dimensions, specifications etc. are subject to change till final completion of the project. Soft furnishing, furniture and gadgets are not part of the offering. All images are an artistic conceptualisation and do not purport to replicate the exact products.