



  
**PRESIDIA**  
A T P I O N E E R P A R K



Presenting Four-side open sublimely designed luxury apartments with nature integrated architecture and special sky garden verandahs.  
True to its name, at Presidia your privacy and luxury presides over all else.

A cut above the rest.

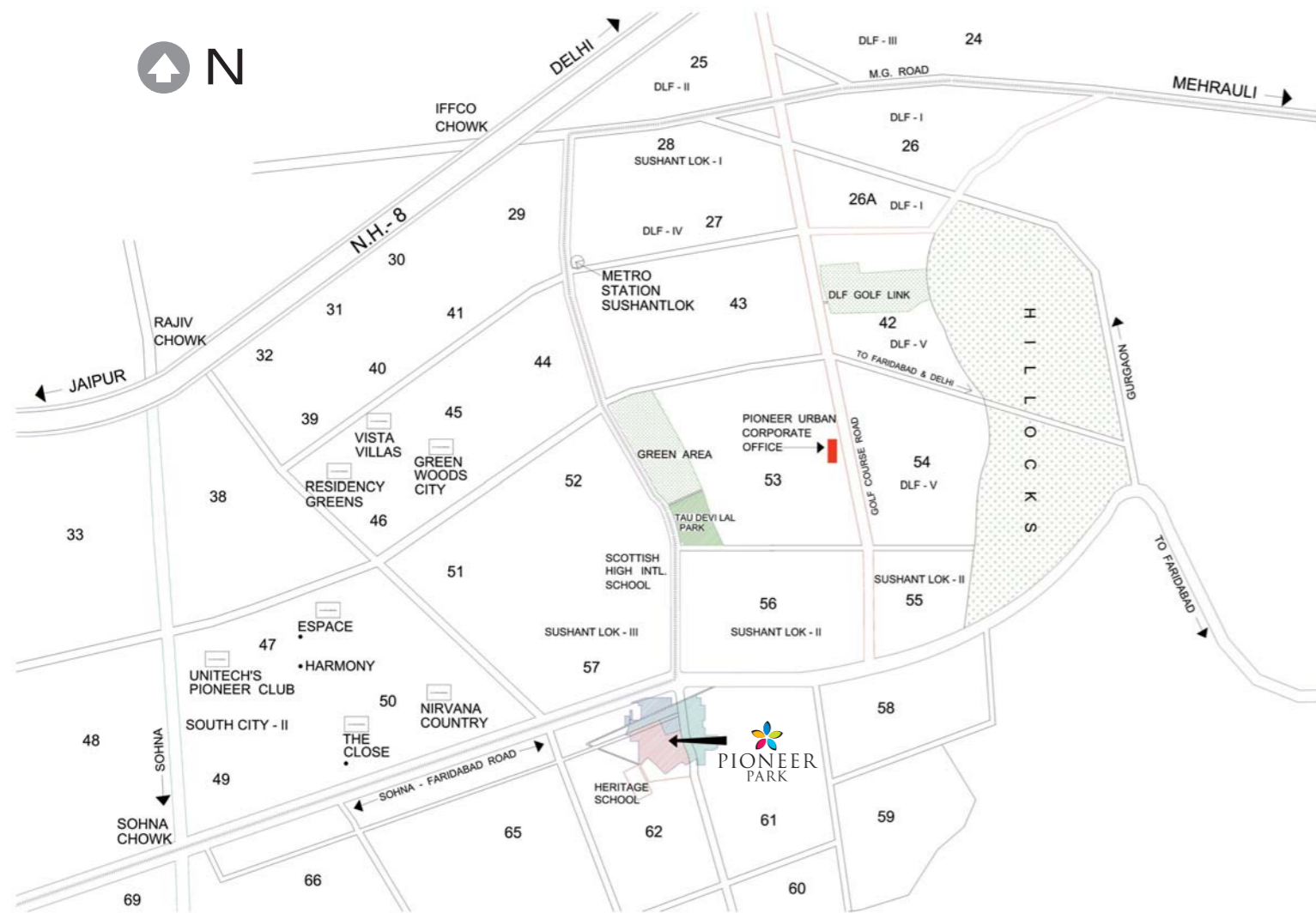
**That's Presidia.**

Presidia.  
The only footprint you will leave  
behind shall be your own.

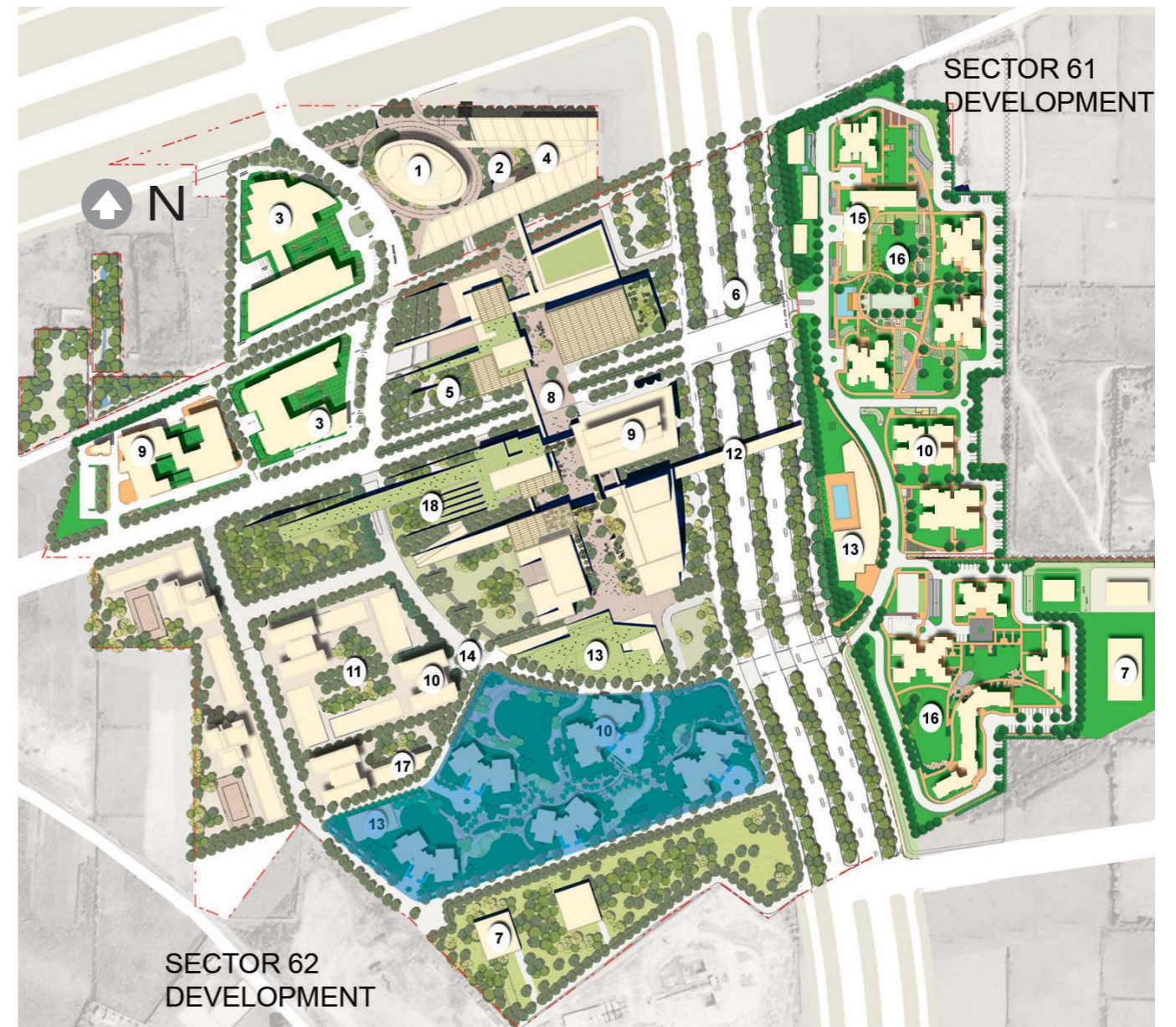


[www.abcbuildcon.in](http://www.abcbuildcon.in) | +91 8470930121

# Location Map



# Master Plan



- |                           |                         |                   |
|---------------------------|-------------------------|-------------------|
| ① LANDMARK TOWER          | ⑨ OFFICE TOWER          | ⑰ TOWN HOUSES     |
| ② LANDMARK TOWER PLAZA    | ⑩ RESIDENTIAL TOWERS    | ⑱ CRICKET ACADEMY |
| ③ URBAN SQUARE            | ⑪ RESIDENTIAL COURTYARD |                   |
| ④ LUXURY RETAIL           | ⑫ PEDESTRIAN BRIDGE     |                   |
| ⑤ RETAIL PLAZA & GARDENS  | ⑬ CLUB HOUSE            |                   |
| ⑥ SECTOR ROAD STREETSCAPE | ⑭ PARK DRIVE            |                   |
| ⑦ PRIMARY SCHOOL          | ⑮ MIDRISE TOWERS        |                   |
| ⑧ HIGH STREET             | ⑯ GREENS                |                   |



## Salient Features

- 2 apartments per floor
- 4 side open apartments
- Choice of 3, 4 and 5 bedroom apartments
- Premium choices in Garden Verandah + Duplex Units
- 24x7 power back up
- Airy and well ventilated apartments
- 2 passenger and 1 service elevator per tower
- Exclusive club

## Club Facilities

- Gymnasium and Spa
- Golf simulators – Virtual Golf
- Indoor Squash court
- Indoor lounge for reading and relaxation
- Swimming and Splash pools with changing rooms
- Outdoor Kids play area with swings, slides and sandpits
- Table tennis, Snooker, Dance and Yoga room
- Multi media entertainment rooms
- Indoor kids play area
- Community space for senior citizens
- Basket Ball/ Badminton courts
- Restaurant/ Bar

# Floor Plans



Tower A - 4 BHK

Tower A - 4 BHK + Verandah

# Floor Plans



Tower B - 5 BHK

Tower B - 5 BHK + Verandah

# Floor Plans



**VERANDAH UNIT**  
4BR + SQ.  
2821 Sq.Ft.



**GARDEN VERANDAH UNIT**  
4BR + SQ.  
3104 Sq.Ft.

Tower C - 4 BHK

Tower C - 4 BHK + Garden Verandah



# Floor Plans



**VERANDAH UNIT**  
3BR + SQ.  
2420 Sq.Ft.



**GARDEN VERANDAH UNIT**  
3BR + STUDY + SQ.  
2595 Sq.Ft.

Tower D - 3 BHK

Tower D - 3 BHK Study + Garden Verandah

# Floor Plans



**VERANDAH UNIT**  
3BR + SQ.  
2279 Sq.Ft.



**GARDEN VERANDAH UNIT**  
3BR + SQ.  
2455 Sq.Ft.

Tower E - 3 BHK

Tower E - 3 BHK + Garden Verandah

# Proposed Specifications

LOCATION	WALLS	FLOORS	DOORS	WINDOWS	OTHERS
LIVING ROOM	ACRYLIC EMULSION PAINT	IMPORTED MARBLE	HARDWOOD DOOR WITH EUROPEAN STYLE FLUSH PANEL	ANODIZED/POWDER COATED ALUMINIUM	VRV UNITS
BED ROOM	ACRYLIC EMULSION PAINT	WOODEN LAMINATE IN ALL BEDROOMS	HARDWOOD DOOR WITH EUROPEAN STYLE FLUSH PANEL	ANODIZED/POWDER COATED ALUMINIUM	VRV UNITS
KITCHEN	2" HIGH CERAMIC TILES ABOVE COUNTER, REST PAINTED	ANTI SKID VITRIFIED TILES	HARDWOOD DOOR WITH EUROPEAN STYLE FLUSH PANEL	ANODIZED/POWDER COATED ALUMINIUM	GRANITE COUNTERS WITH SPLASHBACKS, STAINLESS STEEL SINK WITH DOUBLE BOWL.
TOILETS	CERAMIC TILES AND ACRYLIC EMULSION PAINT	ANTI SKID VITRIFIED TILES	HARDWOOD DOOR WITH EUROPEAN STYLE FLUSH PANEL	ANODIZED/POWDER COATED ALUMINIUM	GRANITE MARBLE COUNTERS, SINGLE LEVER CP FITTINGS, WALL HUNG WC IN ALL TOILETS GEYSERS, BATHTUBS IN MASTER TOILET/JACUZZI FIXTURE.
SERVANT/UTILITY ROOM	ACRYLIC EMULSION PAINT	CERAMIC TILES	HARDWOOD DOOR FRAME WITH FLUSH PANEL	ANODIZED/POWDER COATED ALUMINIUM	
BALCONIES	WEATHER PROOF PAINT ON WALLS AND CEILINGS	ANTI SKID CERAMIC TILES	ANODIZED/POWDER COATED ALUMINIUM/ PVC GLAZED DOOR (EXTERIOR)		ALUMINIUM RAILING WITH GLASS PANEL
LIFT LOBBIES		GRANITE/MARBLE			
EXTERNAL FACADE	GLAZING/TEXTURE PAINT				
FACILITIES	High Quality Electrical wiring and modular switches,100% Power backup, provision for LPG gas pipeline, Fire detection and Sprinkler System.		<b>SECURITY &amp; TECHNOLOGY</b>		Perimeter Security, Burglar Alarm System, smart card access for residents,CCTV in basement and main entrance lobby for surveillance, dedicated intercom linking the main gate and each residence, sprinkler system for fire safety ,Optical fiber network, Provision for cable TV.

All plans, specifications and amenities are subject to change without prior notice in the best interest of the development.

## Payment Schedule for Building G+27

PRICES	
Sale Price including EDC & IDC	As Applicable
Down Payment Rebate	10 % on BSP
Preferential Location Charges (PLC)	As Applicable
Car Parking Charges	Rs. 2.50 lac per bay (Covered)

DOWN PAYMENT PLAN	
On Booking	10 % of Sale Price
Within 60 days of Allotment	85 % of Sale Price + Car Parking + 100% PLC if applicable less Down Payment Rebate
On Intimation for Possession	5 % of Sale Price + IBMS (See note 2) + Stamp Duty & Registration Charges (See note 3)

INSTALLMENT-PAYMENT PLAN		
S. No	Linked Stages	Payment
1.	On Booking	10 % of Sale Price
2.	Within 60 days of Allotment	10 % of Sale Price
3.	On start of Excavation	7.5 % of Sale Price
4.	On Completion of 2nd basement roof slab	7.5 % of Sale Price
5.	On Completion of 1st floor roof slab	7.5 % of Sale Price + 50% of Car Parking
6.	On Completion of 3rd floor roof slab	7.5 % of Sale Price + 50% of Car Parking
7.	On Completion of 6th floor roof slab	5 % of Sale Price
8.	On Completion of 9th floor roof slab	5 % of Sale Price + 50% of PLC if applicable
9.	On Completion of 12th floor roof slab	5 % of Sale Price + 50% of PLC if applicable
10.	On Completion of 15th floor roof slab	5 % of Sale Price
11.	On Completion of 18th floor roof slab	5 % of Sale Price
12.	On Completion of 21st floor roof slab	5 % of Sale Price
13.	On Completion of 24th floor roof slab	5 % of Sale Price
14.	On Completion of final floor roof slab	5 % of Sale Price
15.	On receipt of occupation certificate	5 % of Sale Price
16.	On intimation for possession	5 % of Sale Price + IBMS(See note 2) + Stamp Duty & Registration Charges (See note 3)

**Note:**

- Down Payment Price shall be calculated taking 10% rebate on Basic Price only (excluding EDC & IDC)
- Interest Bearing Maintenance Security (IBMS) Rs. 100/- per sq. ft.
- Stamp Duty / Registration Charges shall be payable along with the last installment based on prevailing rates.
- Club Membership Rs. 75,000/-
- PLC as applicable
- 2 Car Parks for 3 Bedrooms Apartment and 3 Car Parks for 4/5 Bedrooms Apartments are mandatory.
- Price subject to revision at the sole discretion of the company.
- Cheque should be made in favour of "Pioneer Urban – Presidia Sales A/c"

## Payment Schedule for Building G+24

PRICES	
Sale Price including EDC & IDC	As Applicable
Down Payment Rebate	10 % on BSP
Preferential Location Charges (PLC)	As Applicable
Car Parking Charges	Rs. 2.50 lac per bay (Covered)

DOWN PAYMENT PLAN	
On Booking	10 % of Sale Price
Within 60 days of Allotment	85 % of Sale Price + Car Parking + 100% PLC if applicable less Down Payment Rebate
On Intimation for Possession	5 % of Sale Price + IBMS (See note 2) + Stamp Duty & Registration Charges (See note 3)

INSTALLMENT-PAYMENT PLAN		
S. No	Linked Stages	Payment
1.	On Booking	10 % of Sale Price
2.	Within 60 days of Allotment	10 % of Sale Price
3.	On start of Excavation	7.5 % of Sale Price
4.	On Completion of 2nd basement roof slab	7.5 % of Sale Price
5.	On Completion of 1st floor roof slab	7.5 % of Sale Price + 50% of Car Parking
6.	On Completion of 3rd floor roof slab	7.5 % of Sale Price + 50% of Car Parking
7.	On Completion of 6th floor roof slab	5 % of Sale Price
8.	On Completion of 9th floor roof slab	5 % of Sale Price + 50% of PLC if applicable
9.	On Completion of 12th floor roof slab	5 % of Sale Price + 50% of PLC if applicable
10.	On Completion of 15th floor roof slab	5 % of Sale Price
11.	On Completion of 18th floor roof slab	5 % of Sale Price
12.	On Completion of 20th floor roof slab	5 % of Sale Price
13.	On Completion of 22nd floor roof slab	5 % of Sale Price
14.	On Completion of final floor roof slab	5 % of Sale Price
15.	On receipt of occupation certificate	5 % of Sale Price
16.	On intimation for possession	5 % of Sale Price + IBMS(See note 2) + Stamp Duty & Registration Charges (See note 3)

**Note:**

- Down Payment Price shall be calculated taking 10% rebate on Basic Price only (excluding EDC & IDC)
- Interest Bearing Maintenance Security (IBMS) Rs.100/- per sq. ft.
- Stamp Duty / Registration Charges shall be payable along with the last installment based on prevailing rates.
- Club Membership Rs. 75,000/-
- PLC as applicable
- 2 Car Parks for 3 Bedrooms Apartment and 3 Car Parks for 4/5 Bedrooms Apartments are mandatory.
- Price subject to revision at the sole discretion of the company.
- Cheque should be made in favour of "Pioneer Urban – Presidia Sales A/c"

# Payment Schedule for Building G+21



PRICES	
Sale Price including EDC & IDC	As Applicable
Down Payment Rebate	10 % on BSP
Preferential Location Charges (PLC)	As Applicable
Car Parking Charges	Rs. 2.50 lac per bay (Covered)

DOWN PAYMENT PLAN	
On Booking	10 % of Sale Price
Within 60 days of Allotment	85 % of Sale Price + Car Parking + 100% PLC if applicable less Down Payment Rebate
On Intimation for Possession	5 % of Sale Price + IBMS (See note 2) + Stamp Duty & Registration Charges (See note 3)

INSTALLMENT-PAYMENT PLAN		
S. No	Linked Stages	Payment
1.	On Booking	10 % of Sale Price
2.	Within 60 days of Allotment	10 % of Sale Price
3.	On start of Excavation	7.5 % of Sale Price
4.	On Completion of 2nd basement roof slab	7.5 % of Sale Price
5.	On Completion of 1st floor roof slab	7.5 % of Sale Price + 50% of Car Parking
6.	On Completion of 3rd floor roof slab	7.5 % of Sale Price + 50% of Car Parking
7.	On Completion of 6th floor roof slab	7.5 % of Sale Price
8.	On Completion of 9th floor roof slab	7.5 % of Sale Price + 50% of PLC if applicable
9.	On Completion of 12th floor roof slab	5 % of Sale Price + 50% of PLC if applicable
10.	On Completion of 15th floor roof slab	5 % of Sale Price
11.	On Completion of 18th floor roof slab	5 % of Sale Price
12.	On Completion of 20th floor roof slab	5 % of Sale Price
13.	On Completion of final floor roof slab	5 % of Sale Price
14.	On receipt of occupation certificate	5 % of Sale Price
15.	On intimation for possession	5 % of Sale Price + IBMS(See note 2) + Stamp Duty & Registration Charges (See note 3)

- Note:**
- Down Payment Price shall be calculated taking 10% rebate on Basic Price only (excluding EDC & IDC)
  - Interest Bearing Maintenance Security (IBMS) Rs.100/- per sq. ft.
  - Stamp Duty / Registration Charges shall be payable along with the last installment based on prevailing rates.
  - Club Membership Rs. 75,000/-
  - PLC as applicable
  - 2 Car Parks for 3 Bedrooms Apartment and 3 Car Parks for 4/5 Bedrooms Apartments are mandatory.
  - Price subject to revision at the sole discretion of the company.
  - Cheque should be made in favour of "Pioneer Urban – Presidia Sales A/c"



## A world within a world

Welcome to Pioneer Park, a world that fosters a community with varied colours and shades to offer. Pioneer Park is designed with a vision to develop a vibrant center of urban life: a vision to become a premium residential community, and exclusive corporate address and a year round entertainment destination. And it's waiting for YOU to be there. Located on the premium Golf Course extension road, Pioneer Park will be a distinctive place to live, work, shop and play, today and in the future.



With more than two decades of experience in real estate development, Pioneer Urban has been creating the foundations for making living an extraordinary experience.

Under the leadership of Mr. Manish Periwal, Pioneer Urban has conceived, implemented and delivered many top of the line real-estate developments.

People, places and experience are the ingredients for the recipe that makes Pioneer Urban what it is today. It is a name that stands for trust and reliance that is backed by a team of seasoned professionals, including architects, engineers and marketing specialists, native to the real estate industries who deliver what they promise.

Pioneer Urban has already developed above 600 acres of land which landmark properties like South City II, Greenwood City, Vista Villas and Nirvana Country.

Present projects include nearly nine million sq feet under construction in Gurgaon comprising Residential Condominiums like The Close, Fresco, Escape and Harmony and Commercial and retail complexes like Arcadia, Business Zone and Nirvana Courtyard.

With the commitment to build projects that surpass all expectations, Pioneer Urban has partnered with renowned international architects like SOM (Skidmore, Owings & Merrill) and Callison Inc. for designing their projects.

To truly achieve the status of globally competitive product creators Pioneer Urban as a company believes in adopting the three values of Innovation, professionalism and integrity. And as a socially responsible the company has created a brand that is ecologically viable and environmentally conscious.





**PIONEERURBAN**  
FOUNDATIONS FOR LIFE

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