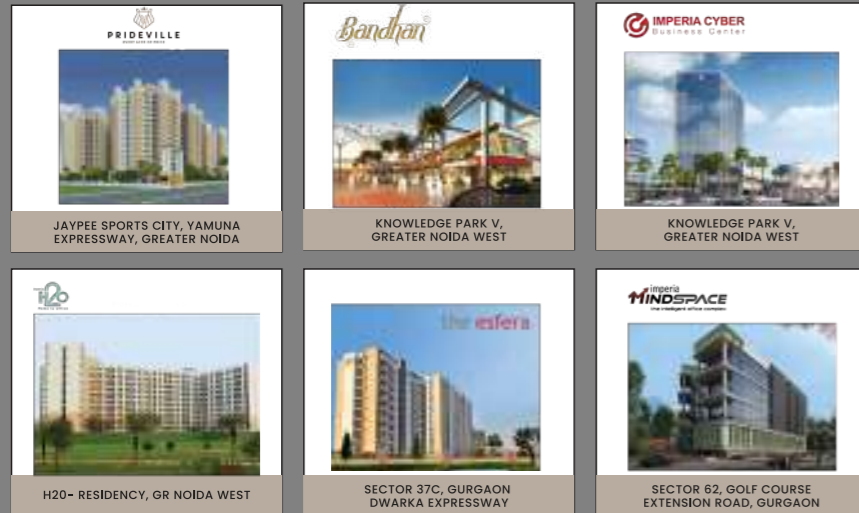


Creating #TheImperiaEffect since 1985

At Imperia Group, we are staunch believers in the power of dreams and are dedicated to transforming them into breathtaking realities. Our journey has been an integral part of the remarkable transformation that has reshaped the real estate panorama. Whether it's commercial, office, residential, or retail spaces, we take pride in crafting exemplary masterpieces that embody the essence of excellence.

Celebrating a legacy of three decades, Imperia Group has consistently set new standards in quality and punctual project delivery. Over this period, we have successfully delivered 23 projects, contributing to the creation of nearly 2 million square feet of commercial space, leased out to Fortune 500 companies across various sectors, including IT, manufacturing, banking, and consultancy services.

Among our esteemed clientele are industry giants such as Citibank, Reliance, Siemens, Diesel, Samsung, Gati, PVR, Sony, Larsen and Toubro, Videocon, Blue Star, and Tata Consultancy Services, to name just a few. Our commitment to excellence and the successful realization of dreams makes Imperia Group a beacon of trust and innovation in the real estate realm.



Imperia Structures Ltd.

Corp. Office: A-25, Mohan Co-operative Industrial Estate, New Delhi-110044

E: response@imperiastructures.com | W: www.imperiastructures.com

Site Office: Plot No: A-4, Sector 25, SDZ JP Sports City Yamuna Expressway, Greater Noida (U.P.)

Branch Offices: Gurugram | Noida | Patna | Lucknow

SCAN QR CODE

For Virtual Tour

* Terms & Conditions apply. All images are conceptual only and subject to change without prior notice. 1sq.mtr. = 10.764 sq.ft. | Valid from 31st january 2024.

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DREAM LIKE OPULENCE TO REALITY





DREAMVILLE

On the Cusp of Metropolitan and Suburbia

Home is where you find comfort, nestled in the peace and tranquility, away from the rushing and bustling clockworks of a breathing city. It is the haven where you arrive after a long day to find the comfort in the company of your loved ones.

More than just a set of walls to live, Home is a dream woven over the years and gracefully crafted into an eternal reality, brick by brick. Imperia resonates with this feeling and brings forward its latest residential project:

DREAMVILLE BY MIRAGE

Strategically situated away from the rush of the capital city, yet placed right on the cusp of calming and lush suburbia, Dreamville is the destination to live your dream home in the national capital territory. Lake view apartments on the sidelines of F1 Tracks of Buddh International Circuit, Dreamville brings the much-needed amalgamation of life, wellness, entertainment and unhindered bliss.

WELCOME TO YOUR DREAM HOME

DREAMVILLE – YOUR OPULENT REALITY

Your 3 BHK lake view apartment comes with a three-side facade, placed beautifully in the sanctuary spanning a luxurious five-acre complex –the Mirage Project, located in the 2500 acre Sports City. Located in Greater Noida, your residence will redefine contemporary living, offering an array of upscale lifestyle features that effortlessly elevate your daily routine to moments of serenity within the confines of your abode, and thrilling escapades beyond.



YOUR HAVEN ADORNED WITH ELATION & LUXURY

Dreamville by Mirage is designed with bespoke contours that elevate the perception of space and embrace abundant natural light. An architectural marvel, the project reflects sophistication and pure luxury, creating a home that you deserve.

3 BHK APARTMENTS

Well-Ventilated

3 Sides Open

Green View Balcony

Abundant Natural Light

Vaastu-friendly Design

On-call Service for Laundry,
Food, Grocery, Doctor & More



A mere whisper away, you will have the marvels of modern India –the prestigious F1 Race Track, an Internationally acclaimed Cricket Stadium, and an exquisite Golf Course, and a state-of-the-art Hockey Stadium. This ever-evolving panorama seamlessly intertwines with a visionary infrastructure, epitomizing the brilliance of the model city – **Greater Noida**.

Connected to the world at large, your Dreamville finds its way to the opportunities and possibilities with the three major lifelines of North India, The Yamuna Expressway, the Faridabad-Noida-Ghaziabad (FNG) Expressway and the Kundli-Manesar-Palwal (KMP) Expressway.



WORLD-CLASS AMENITIES ON YOUR DOORSTEP

ADJOINING 15.7KM GREEN BOULEVARD

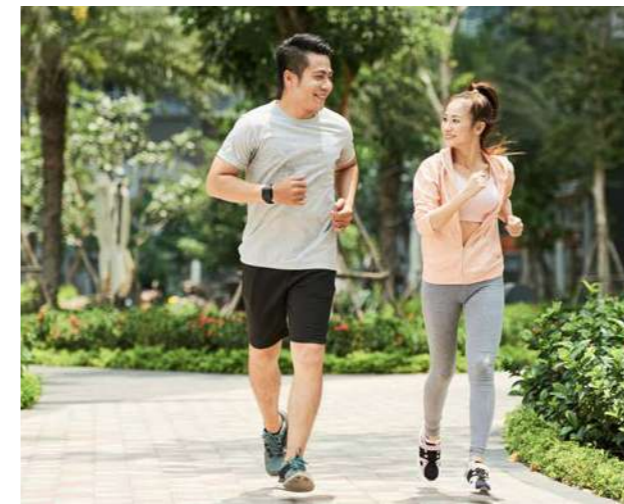
- Well Equipped Gym with Steam,Sauna & Jacuzzi, Restaurant, Infinity Edged Pool & Kids' Pool
- Tennis/Basketball/Badminton Court, Tot-Lot and Snooker Room
- Jogging Track, Elder's Corner, Musical Fountain & Amphitheatre
- Texture Garden, Garden of Colors and Garden of Fragrance
- Party Lawn, Club/Banquet, Mini Market and Serene Lake View
- Eco Friendly Design Pedestrian Paths and Cycle Tracks
- Fire Suppression System Multi-tier Security
- Ample Parking Space and Visitor Parking
- In-house Sewage Treatment Plant
- ATM Facility
- Separate Drop Off Area for Each Tower
- Access Control to the Entry/Exit Gate of the Complex
- Rain Water Harvesting System
- High Speed Elevators
- Pollution-free Environment
- Scientifically Planned Sector Layouts



Nfinity Edged Pool
& Kids' Pool



Eco Friendly
Design
Pedestrian
Paths and
Cycle Tracks



Well Equipped Gym with Steam,Sauna
& Jacuzzi, Restaurant



Texture Garden,
Garden of Colors
& Garden of
Fragrance



Lake View
Apartments



ADRENALINE RUSHED ENTERTAINMENT BY THE DREAMVILLE

- Buddh International Circuit Formula 1 Racing Track
- Asia's Largest International Cricket Stadium
- International Hockey Stadium
- Equestrian Centre & Other Exciting Sports Facilities
- Sports Centre Comprising a Golf Course
- Go-karting Tracks



**SKY IS THE LIMIT
– DREAM ON**



20 MINS FROM NOIDA INTERNATIONAL AIRPORT

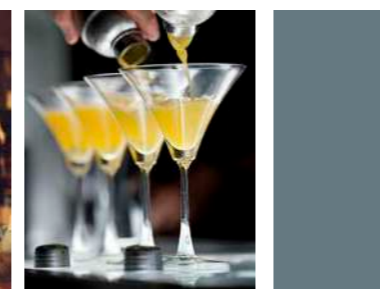
Place yourself in the ever-connected life at Dreamville by Mirage, where your dreams take flight with the upcoming Jewar International Airport, just minutes away from your humble abode. Revel in the luxury of seamless road and air connectivity, ensuring that every journey is effortlessly convenient. Immerse yourself in a community that embraces the future with open arms, where the promise of a global lifestyle is woven into the fabric of everyday living, delivered right at your doorstep.

SURROUNDING THE DREAMVILLE

Strategically situated by the Yamuna Expressway, Dream Ville by Mirage invites you to indulge in the luxury of residing in the forthcoming epicenter of North India's future. Boasting meticulously planned infrastructure, this vibrant landscape offers a plethora of universities, commercial hubs, malls, and hotels.

**WELCOME TO A REALM WHERE INNOVATION MEETS OPULENCE,
AND THE FUTURE UNFOLDS RIGHT OUTSIDE YOUR DOOR.**

- Noida International Airport
- Knowledge Park 1-5
- Brands such as HCL, NIIT, Moser Baer, Sapient, Wipro, LG, ACC, Samsung & TCS (operational)
- Technology Zone
- Malls and Hotels like Ansals, Grand Venezia, Omaxe Conaught Place, Radisson & Sheraton have already set up in the immediate vicinity
- World class higher Educational Facilities, Universities, Medical Centers, Research & Development Parks
- Cultural City Centro - A devoted world class center for Indian/International Art, Religion & History
- Global Schools like Ryan International, DPS, GD Goenka and Lotus Valley in the vicinity
- Reputed Colleges & Universities like Gautam Buddha University, Galgotias University Noida International University, IIMT, Apeejay School of Management & NIILM are located in close proximity



A SHORT DRIVE AWAY FROM DREAMVILLE

Dream Ville is planned rightly to keep you away from the bustle of Delhi, yet connected to all the major hubs of the NCR with a very short drive leveraging the smooth and wide road network.



EXCELLENT CONNECTIVITY WITH DELHI AND ITS MAJOR DESTINATIONS WITHIN AN HOUR'S TIME

- 2 mins from proposed Metro Station
- 20 mins from Noida International Airport
- 20 mins from Sector 18, Noida
- 30 mins from Akshardham
- 20 mins from Noida Golf Course
- 20 mins from DND
- 25 mins from Kalindi Kunj
- 30 mins from Noida City Centre
- 35 mins from South Delhi



UNIT PLAN

3BHK Type A



SALEABLE AREA - 1400 SQ.FT.



UNIT PLAN

3BHK Type D



SALEABLE AREA - 1500 SQ.FT.



3BHK Type B



SALEABLE AREA - 1400 SQ.FT.



3BHK Type C



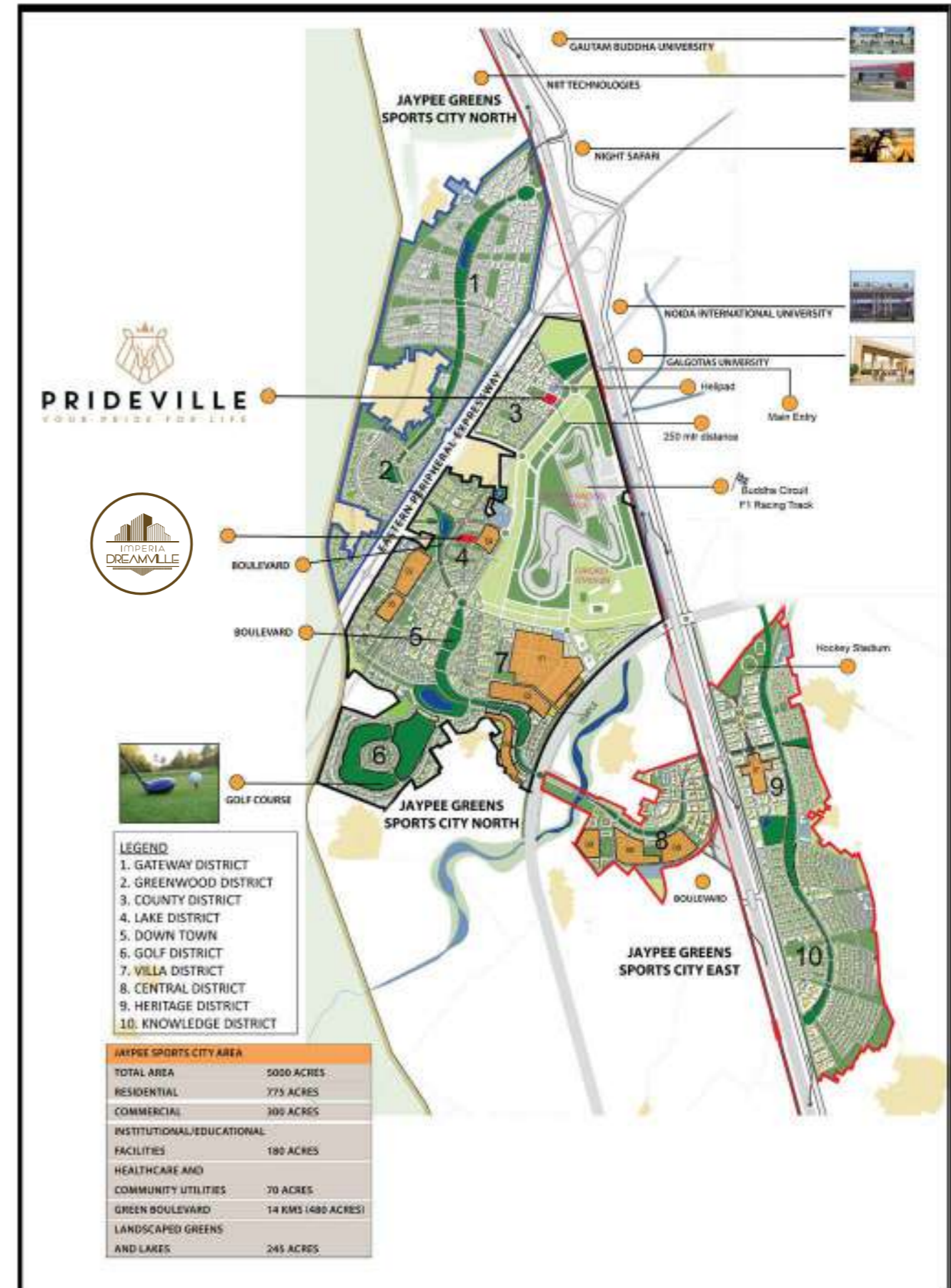
SALEABLE AREA - 1500 SQ.FT.



CLUSTER PLAN



MAP



SITE PLAN



SPECIFICATIONS

STRUCTURE	FLOORING	WALLS	CEILING	DOORS	WINDOWS	FIXTURES / FITTINGS / OTHERS
LIVING/ DINING/ PASSAGE	Vitrified Tiles	Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood door frame with European style Flush Panel	UPVC/ Powder Coated Aluminum Glazing & Shutters	
MASTERROOM BEDROOM	Laminated Wooden Flooring	Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood door frame with European style Flush Panel	UPVC/ Powder Coated Aluminum Glazing & Shutters	
BEDROOM	Laminated Wooden Flooring	Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood door frame with European style Flush Panel	UPVC/ Powder Coated Aluminum Glazing & Shutters	
STUDY	Vitrified Tiles	Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood door frame with European style Flush Panel	UPVC/ Powder Coated Aluminum Glazing & Shutters	
KITCHEN	Vitrified Tiles	Ceramic Tiles upto 2ft above counter with Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood door frame with Fire Resistant Flush Shutter	UPVC/ Powder Coated Aluminum Glazing & Shutters	Granite/ Marble counter top with SS

* Architects and the developer reserve the right to alter the specifications and facilities for design improvement.

SPECIFICATIONS

TOILETS	Ceramic Tiles	Ceramic Tiles upto 7 ft with Acrylic Emulsion	Oil Bound Distemper	Hardwood door frame with European style Flush Panel	UPVC/ Powder Coated Aluminum Glazing & Shutters	Granite/ Marble countrs, White Chinaware, CP Fittings, Provision for Hot & Cold water supply
BALCONY/ TERRACE	Anti Skid Ceramic Tiles	Exterior Paint				Painted MS railing & handrail
S ROOM	Ceramic Tiles	Oil Bound Distemper	Oil Bound Distemper	Hardwood door frame with European style Flush Panel	UPVC/ Powder Coated	
S ROOM TOILET	Ceramic Tiles	Ceramic Tiles upto 6 ft with Oil Bound Distemper	Oil Bound Distemper	Hardwood door frame with European style Flush Panel	UPVC/ Powder Coated Aluminum Glazing & Shutters	Conventional Fittings & WC
LIFT LOBBIES	Granite/ Imported/ Indian Marble	Granite/ Indian Marble cladding around Lift entrance, Acrylic Emulsion Paint in the remaining areas	Oil Bound Distemper			
STAIRCASES	Kota Stone or Equal	Oil Bound Distemper	Oil Bound Distemper	Hardwood door frame with Fire Resistant Flush Shutter	UPVC/ Powder Coated Aluminum Glazing & Shutters	Concrete steps, enameled painted MS railing & handrail
EXTERNAL FAÇADE	Combination of one or more of Texture Paints/ Stone/ Paint					