



*Discover a world
where time
waits for you*

imperia esfera

SECTOR - 37 C, GURUGRAM-DWARKA EXPRESSWAY

HARERA Registration No.: 352 of 2017/7(3)/2022/04 dated 30/08/2022 (Phase-II)



TOWER A



TOWER B



TOWER C



TOWER D



TOWER E

WHERE EVERYTHING
IS LESS THAN
FEW MINS away.

Construction Status As on March 2023

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.

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.

24 X 7 MULTI-TIER SECURED ENTRANCE

VAASTU-COMPLIANT LAYOUT

24 HOUR WATER SUPPLY

LARGEST ROOMS

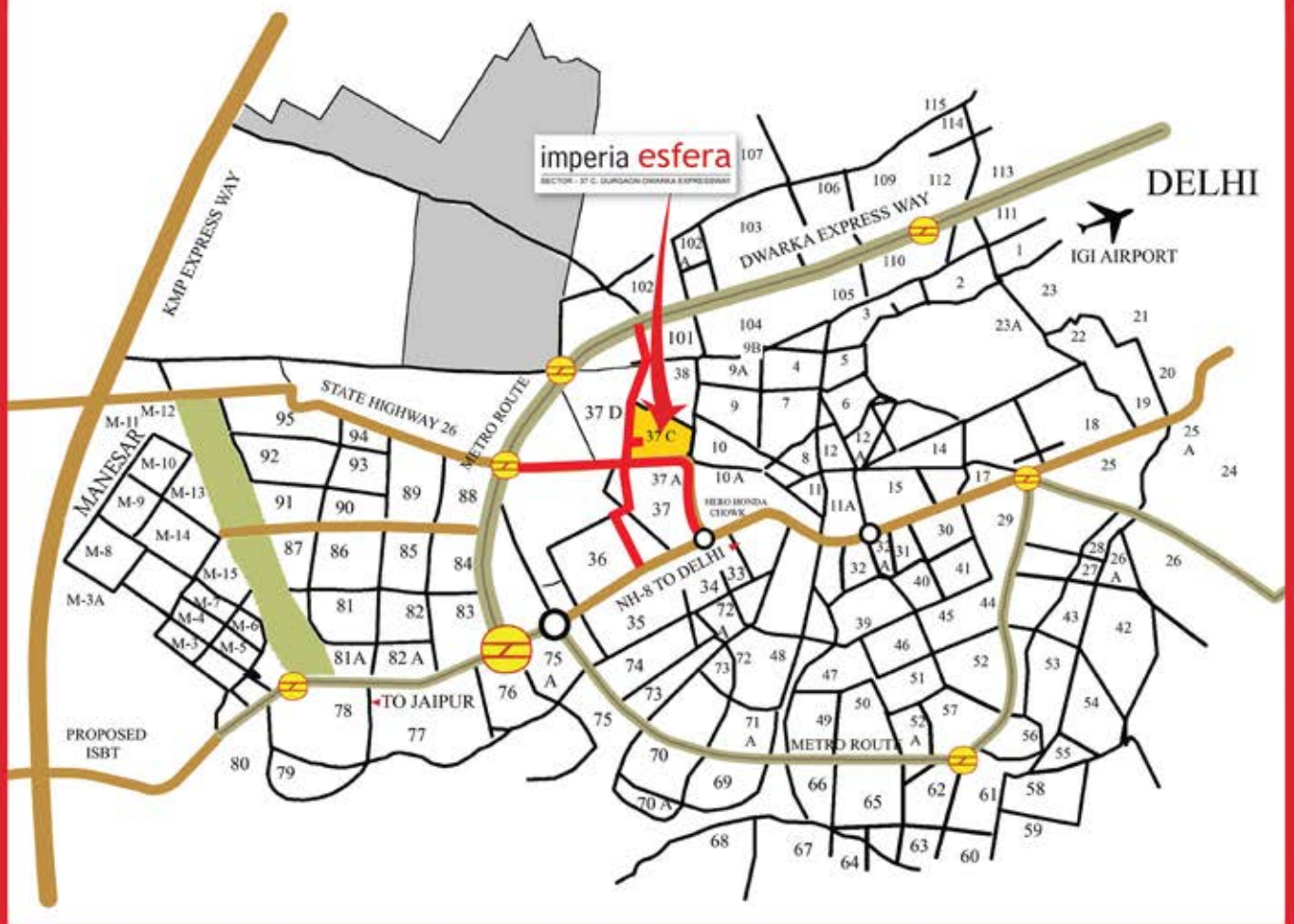
VIEW OF GREENS FROM EACH APARTMENT

WELL-VENTILATED APARTMENTS

100% POWER BACKUP

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.





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: Imperia 37th Avenue mall (Only 300 Mtrs.) The Esplanade Mall, MGF Metropolitan, DLF Mega mall, Galaxy, Sahara



RECREATIONAL DESTINATIONS: DLF Golf course, Kingdom of Dreams, Sultanpur Bird Sanctuary, Fun 'N' Food Village, Aapno Ghar Amusement Park, Leisure Valley Park etc.



SCHOOLS: Narayana E-Techno School, Alpine Convent School, GAV international School, 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.

20 mins from
International Airport



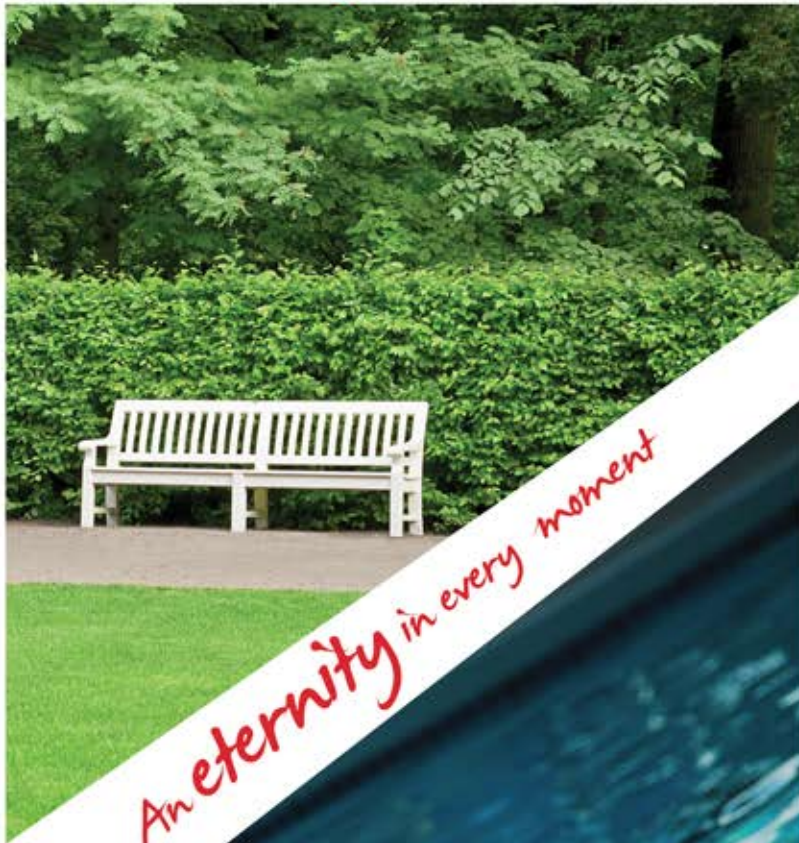
2.5kms from
Dwarka Expressway and NH-8



5 minutes from
proposed Metro Station



Limitless delights at every corner



An eternity in every moment



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
- Generator back up in common areas
- 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



A well planned gated complex

Legend

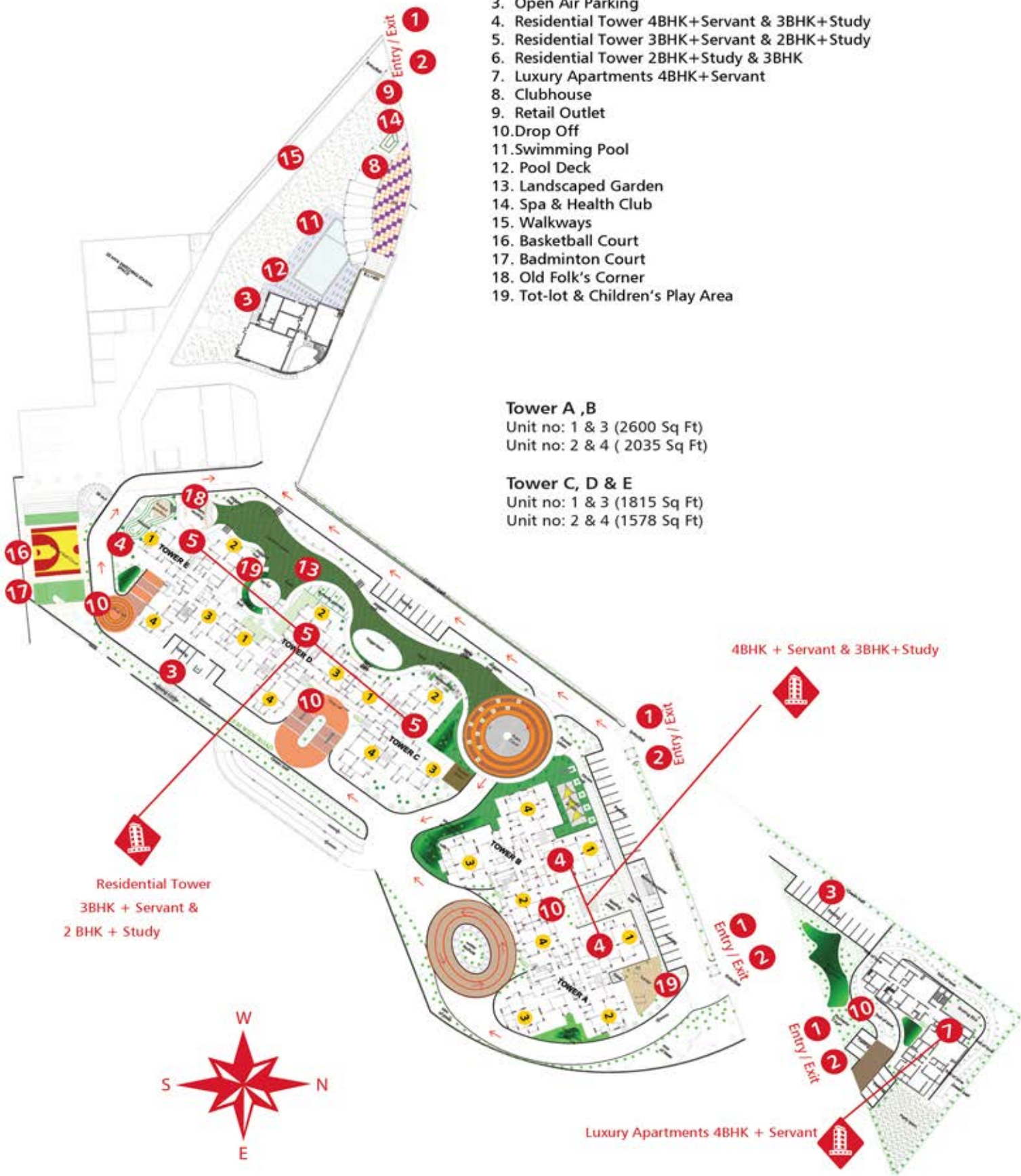
1. Main Entry Gate & Plaza/Exit
2. Check Post
3. Open Air Parking
4. Residential Tower 4BHK+Servant & 3BHK+Study
5. Residential Tower 3BHK+Servant & 2BHK+Study
6. Residential Tower 2BHK+Study & 3BHK
7. Luxury Apartments 4BHK+Servant
8. Clubhouse
9. Retail Outlet
10. Drop Off
11. Swimming Pool
12. Pool 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

Tower A ,B

Unit no: 1 & 3 (2600 Sq Ft)
Unit no: 2 & 4 (2035 Sq Ft)

Tower C, D & E

Unit no: 1 & 3 (1815 Sq Ft)
Unit no: 2 & 4 (1578 Sq Ft)



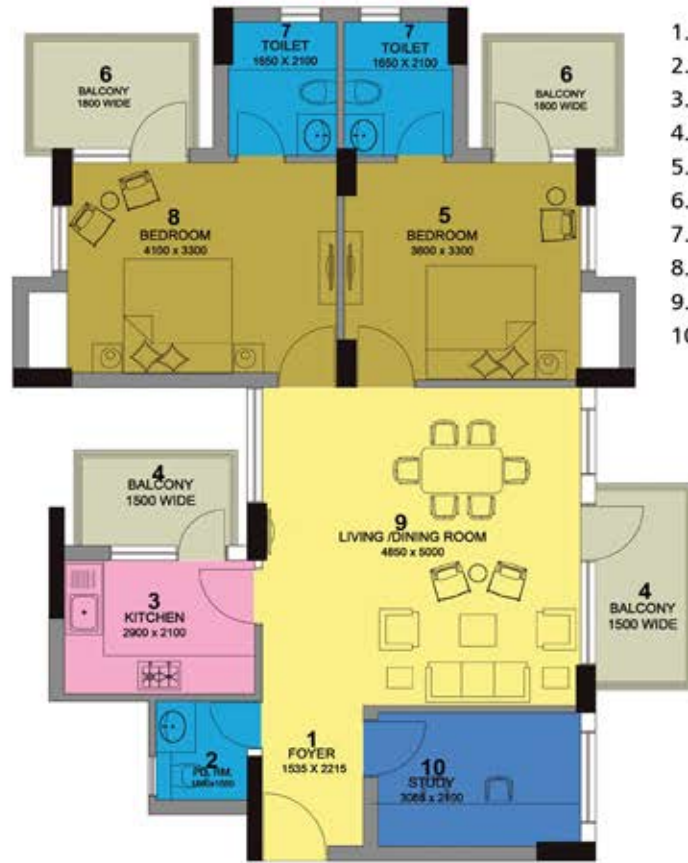
Residential Tower
3BHK + Servant &
2 BHK + Study

4BHK + Servant & 3BHK+Study

Luxury Apartments 4BHK + Servant

Spacious apartment options

Tower : C, D & E
 Unit Plan : 2 BHK + Study
 Sale Area : 1578 Sq.Ft.
 RERA Carpet Area : 913 Sq.Ft.
 Balcony Area : 186 Sq.Ft.



1. FOYER
2. PD. RM
3. KITCHEN
4. BALCONY
5. BEDROOM
6. BALCONY
7. TOILET
8. BEDROOM
9. LIVING/DINING
10. STUDY

Tower : A & B
 Unit Plan : 3 BHK + Servant + Study
 Sale Area : 2035 Sq.Ft.
 RERA Carpet Area : 1198 Sq.Ft.
 Balcony Area : 219 Sq.Ft.



1. FOYER
2. PD. RM
3. SERVANT
4. TOILET
5. KITCHEN
6. BALCONY
7. STUDY
8. BEDROOM
9. BALCONY
10. TOILET
11. TOILET
12. BEDROOM
13. BEDROOM
14. TOILET
15. DINING
16. LIVING



Tower : C, D & E
Unit Plan : 3 BHK + Servant.
Sale Area : 1815 Sq.Ft.
RERA Carpet Area : 1006 Sq.Ft.
Balcony Area : 271 Sq.Ft.

1. FOYER
2. PD. RM
3. SERVANT
4. TOILET
5. KITCHEN
6. BALCONY
7. BEDROOM
8. TOILET
9. TOILET
10. BEDROOM
11. BEDROOM
12. DINING
13. LIVING



Tower : A & B
Unit Plan : 4 BHK + Servant
Sale Area : 2600 Sq.Ft.
RERA Carpet Area : 1553 Sq.Ft.
Balcony Area : 237 Sq.Ft.

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



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 Facade 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

DOORS & WINDOWS:

Windows: Powder Coated/ Aluminum Glazing
Doors: Seasoned hardwood frames with painted board shutters.

ELECTRICAL:

Conduit Copper electrical wiring for all light and power points

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

Architects and The Developer reserve the right to alter the specifications and facilities for design improvement.



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