



A rich touch of exclusivity



LANDMARK
Avenue
Sushant Lok - I, Gurgaon



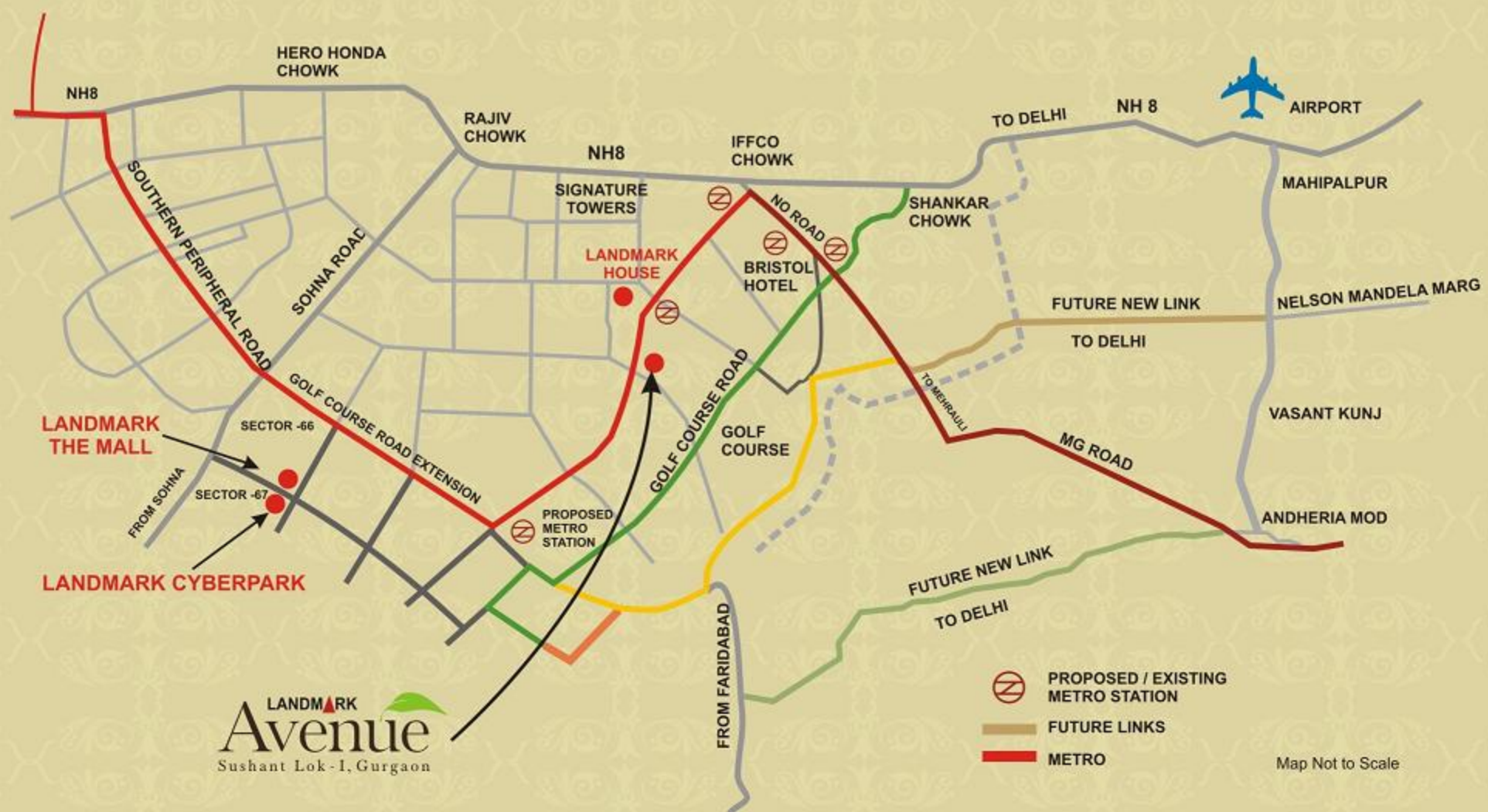
A paradise at Gurgaon's prized location

Set off to an ultra luxurious lifestyle & enter your own paradise at one of the most coveted location of NCR at C-Block Sushant Lok I, Gurgaon. An opulent residential community fully inhabited by elite population within 5 mins. distance from Golf Course, popular Malls & Recreation hubs. It is excellently connected to major NCR landmarks via Metro station & excellent roads & highway network.

1.5 km from nearest Metro Station
20 min. drive from International Airport



LOCATION MAP





A distinctively
signature
luxury



Complying with your dream desire, realise the freedom to live in this low-rise gated residential complex of 60 exclusive Independent Floors built on 2 side open 230 Sq. yd. plots.

- 3 BHK premium finished Air conditioned Independent Floors
- Well designed façade, blending stone & glasswork
- Naturally Cross Ventilation Floors with wide sit out balconies
- Italian Marble in Living Room
- Wardrobes & Wooden Flooring in Bedrooms
- Modular Kitchen
- Branded Bathroom Fittings & Modular Electrical Fittings
- Video Phone & Intercom
- Wi-Fi Connectivity



Eminent
neighbourhood,
affluent surrounds

Feel elated for being one among the distinguished humanity. The very-well planned, limited edition exclusive floors are created for a great lifestyle for those who have a knack for exclusivity. Revel in the luxury of the elements at their best.

- Elite Neighbourhood
- Well landscaped area & lush green surroundings
- Efficient Lighting in the common areas
- 24X7 Security
- CCTV & Secured Fencing with latest security equipment
- Gated Community
- Professionally managed Maintenance Staff
- Rainwater Harvesting System
- Ample Surface Parking
- Manual Gates at the Entry & Exit to the community
- Uninterrupted Water Supply
- 100% Power backup

GROUND FLOOR PLAN : SUPER AREA - 1600 SQ. FT.



FIRST FLOOR PLAN : SUPER AREA - 1600 SQ. FT.



LAYOUT PLAN



SPECIFICATIONS

| AREAS | WALLS | FLOOR | CEILING | DOORS | WINDOWS/ GLAZING | OTHERS | ELECTRICAL | PLUMBING |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| LIVING ROOM DINING/LOBBY FAMILY ROOM STUDY | POP punning with acrylic emulsion paint | Italian Marble floor | Acrylic emulsion paint | Polished/Painted timber frame; Entrance Door: Timber veneered & polished flush shutter with hardware fittings Internal Doors: Polished/ Painted flush shutters with hardware fittings | Single glazed uPVC/Powder coated aluminium window frames & louvers with clear/frosted glass | With Split AC provided | Modular switches & sockets, copper wiring (fittings like fans, light, fixtures, geysers, appliances etc, not provided). | CPVC piping for water supply |
| MASTER BEDROOM | POP punning with acrylic emulsion paint | Laminated wooden flooring and matching skirting | Acrylic emulsion paint | Polished/Painted timber frame; Internal Doors: Polished/ Painted flush shutters with hardware fittings | Single glazed uPVC/Powder coated aluminium window frames & louvers with clear/frosted glass | | | |
| OTHER BEDROOMS | POP punning with acrylic emulsion paint | Laminated wooden flooring and matching skirting | Acrylic emulsion paint | Polished/Painted timber frame; Internal Doors: Polished/ Painted flush shutters with hardware fittings | Single glazed uPVC/Powder coated aluminium window frames & louvers with clear/frosted glass | | | |
| KITCHEN | Combination of tiles upto 2'-0" above the counter- top & oil bound distemper in the balance areas | Vitrified tiles | Acrylic emulsion paint | Polished/Painted timber frame; Internal Doors: Polished/ Painted flush shutters with hardware fittings | Single glazed uPVC/Powder coated aluminium window frames & louvers with clear/frosted glass | Modular Kitchen | | CPVC piping for water supply |
| BALCONIES/ TERRACES | Tampered glass railing with handrail | Anti-skid tiles/flamed natural stone | Weather-proof paint | Single glazed uPVC/aluminium Powder coated frames | Single glazed uPVC/Powder coated aluminium window frames with clear/frosted glass | | | |
| MASTER TOILET | Vitrified tiles | Vitrified tiles | Acrylic emulsion paint | Polished/Painted timber frame; Internal Doors: Polished/ Painted flush shutters with hardware fittings | Single glazed uPVC/Powder coated aluminium window frames & louvers with clear/frosted glass | Premium branded fitting | | |
| OTHER TOILET | Vitrified tiles | Vitrified tiles | Acrylic emulsion paint | Polished/Painted timber frame;Internal Doors: Polished/ Painted flush shutters with hardware fittings | Single glazed uPVC/Powder coated aluminium window frames & louvers with clear/frosted glass | Chinaware, CP fittings, Natural stone counter & wash basin | | CPVC piping for water supply |

HIGHLIGHTS

• 60 Exclusive Independent Floors • Built on two side open plots • Fully Air-conditioned with Modular Kitchen and wardrobes • Well designed façade, a perfect mix of stone and glass • Landscaped courts with sit out spaces & Wide sit out balconies • Naturally cross ventilation Floors • Well landscaped areas and lush green surroundings • In the vicinity of the famous Golf Course, Malls, Schools, Hospitals etc. • Efficient lighting in the common areas • Gated Community • Wi-fi connectivity • Professionally managed maintenance staff • Rain Water harvesting • 100% Power back-up and adequate water supply • Ample surface Parking.

SECURITY 24 X 7 Security with High end security equipments, CCTV surveillance in the entire premises, Video phone system provided in each floor, Connected to security control room/management office, Manual gates at the Entry & Exit to the community.

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.

This does not constitute a legal offer. The products and design described here are part of the phased development of Ireocity over a period of time. All images are an artistic conceptualization and do not purport to replicate the exact products.

