

ireo
THE CORRIDORS™

More fun. More ease. More life.



Ireo Grace Realtech Private Limited

Orchid Centre, 5th Floor, Golf Course Road, Sec - 53, Gurgaon, Haryana - 122002

Tel: +91 124 475 4000, fax - +91 0124 475 4100

www.ireoworld.com, corridors@ireo.in

The information and contents set out herein, including all services, instruments, facilities, features, designs, layouts, plans and technologies are based on projections and subject to change, without notice, at the sole discretion of the Company. All images are artistic conceptualizations for illustration only and do not purport to replicate the exact product(s). Club usage shall be subject to fulfillment of membership criteria. 1 Acre = 4046.856 sq. mtr. 1 sq. ft. = 0.09290304 sq. mtr.



The Corridors:
where life finds all that it needs.





Step up to the self-contained life at The Corridors by Ireo. It's a world in its own right - a world that assimilates every aspect of life within the four walls of a gated community.

One of the largest condominiums in Gurgaon, you'll find over 10 acres of interlinked contiguous landscaped greens at The Corridors. All this within a sprawling 37.5-acre secured community. Designed

as a microcosm of the outside world, The Corridors integrates the finest in living spaces with leisure amenities and essential facilities alike. So, you'll find everything from a hospital to a full-fledged high school to retail zones to sports centres within The Corridors.

Come, walk around and explore the various facets of the world that The Corridors lead you to.



Apartments built on a foundation of excellence.

Sustainability. Aesthetics. Functionality. These are just a few of the cornerstones of the architecture at The Corridors. From construction material to design, in-depth planning has gone into the selection of the best-suited option.

The climate, location and future scenarios have been taken into account while creating the world that is ensconced in The Corridors. So, whether it is your living room or the terrace, you'll find traces of architectural innovation across The Corridors.

The entrance lobbies, facades, elevators and other public spaces are designed for comfort, safety and ease of access. Fire exits and other emergency facilities are strategically located to face any contingency.

Within your home, the living and dining

spaces have been thoughtfully planned. The living room acts as the artery that connects the main entrance to the rest of the apartment and enhances privacy for your loved ones. Large kitchens with well-planned electricity and water outlets give the whole cooking process an especially pleasant flavour. The bathrooms use durable stone vanity tops and fascia while having enough space for walk-in shower enclosures.

Private spaces like bedrooms and bathrooms feature the best-suited material in terms of flooring, fittings and comforts. Bathrooms are large and well-ventilated. Wide windows fitted with the right grade of glass mean access to natural air circulation as well as maximum heat reflection in summers.

Your home at The Corridors is, indeed, as wholesome as the entire project itself.

Here, Nature gets its own space.

The Corridors by Ireo finds the perfect balance between the demands made by convenience and the inherent human need for nature. All this over a sustainable ecosystem spread across 37.5 acres.

A series of courtyards inter-linked by crisscrossing pedestrian pathways, let you explore The Corridors. A distinctive feature is the almost 10-acre green zone that is made up of interconnected courtyards. A dedicated 2 km long fitness trail with distance markers and fitness stations combined with fully-equipped shaded children's play areas create a work-out environment for the whole family. A relaxed walk - or a jog if you so prefer - will take you through these lush green stretches. As also the conveniently located access points to all amenities dotting the landscape. Ground floor apartments have private

gardens that overlook the central greens and also have direct access to the same. Higher floor apartments, on the other hand, enjoy breath-taking views of thick foliage.

The larger external courtyards accommodate play areas, sports facilities, relaxing gardens and shaded seating areas. To build a greater bond between residents, a community festival zone has been specially designated. Wide, open greens bring in the "picnic spot" feel while enclosed lawns give you your very own space.

The Corridors - with only 20% of land usage for buildings - are designed to welcome nature's guests from the nearby Aravalis. Its significant tree cover will indeed be a happy meeting ground for birds of different feathers.





A self-contained ecosystem.

Every aspect of your life is carefully planned out at The Corridors. From fundamentals to advanced facilities, all needs have been taken into consideration. So, you'll find Leisure Facilities, Sports Infrastructure and Community Amenities conveniently located side-by-side. Indeed, there's no compromise with life at The Corridors.



Clubhouse



Football Field



Cafe



School



Creche



Hospital



Retail



Meditation Centre



The club that's a class apart.

The 'Corridors' philosophy of self-sustenance flows into your social life as well. The magnificent 2-storeyed club house spreads over 2 acres, making it one of the largest ever club houses in any residential community in Gurgaon.

Amenities ranging from plush restaurants and elaborate banqueting facilities to a large swimming pool and specialised services like spa, as well as a separate Kids' Club and Reading Room make it the complete unwinding zone.





Indulge

Reception



Restaurant



Deli



Lounge Bar



Ball Room



Banquet Hall



Play

Squash Courts



Multipurpose Hall
(Includes Badminton,
Basketball Courts, Futsal)

Table Tennis



Fully-equipped Gymnasium

Billiards



Swimming Pool





Relax



Card Room



Library



Yoga



Spa



Aerobics



Video Game Room



Sport finds the big stage.



At Ireo, we realise the importance of physical activity not only for your children, but also for you. Hence, The Corridors features not just a token gym and a swimming pool, but virtually a full-fledged Mini Sports City. It has one of the widest arrays of indoor and outdoor sports amenities in Gurgaon including a football field in addition to tennis, squash, badminton, cricket and basketball facilities.



Sports



Cricket Nets



Tennis Courts



Football Field



2-km Jogging Trail



Squash Courts



Basketball & Badminton



A community with every amenity.



Find every element that gives shape to your world conveniently accessible at The Corridors. With a separate provision for community amenities including a full-fledged high school, an advanced hospital, community retail and a meditation centre, The Corridors will truly be a self-contained environment. Indeed, from shopping to spirituality, it's all here.



Amenities

Hospital



Retail



School



Creche



Meditation Centre



Post Office





The seeds of a greener world.

The starting points of the planning for The Corridors are principles of sustainability and natural convenience. Its buildings have been constructed with materials which are durable and balanced enough to withstand the hot, dusty, infrequently wet environment of Haryana. Windows are crafted with glass material that does not require regular maintenance of cleaning them with precious water. Hence, it serves the dual purposes of saving cost and water.

Free energy from the sun will be harvested through the use of solar collectors for electricity generation on the roofs.

Advanced insulation technology has been used to save expensive electricity to lower

the amount of energy consumed by air conditioners. Light colours during summers reflect solar rays and limit the intensity of heat. On the other hand, during winters the building is equipped to retain heat to provide a comfortable temperature.

The courtyards are strategically constructed around the buildings at a certain ground level to enhance the natural flow of warm air. The design is such that it utilises both the normal westerly breeze and the easterly monsoon current to its advantage. Most of the apartments have two open sides which provide cross-ventilation throughout the home. The rooms have adequately sized windows to provide a sense of freedom and decrease the dependency on air conditioning.

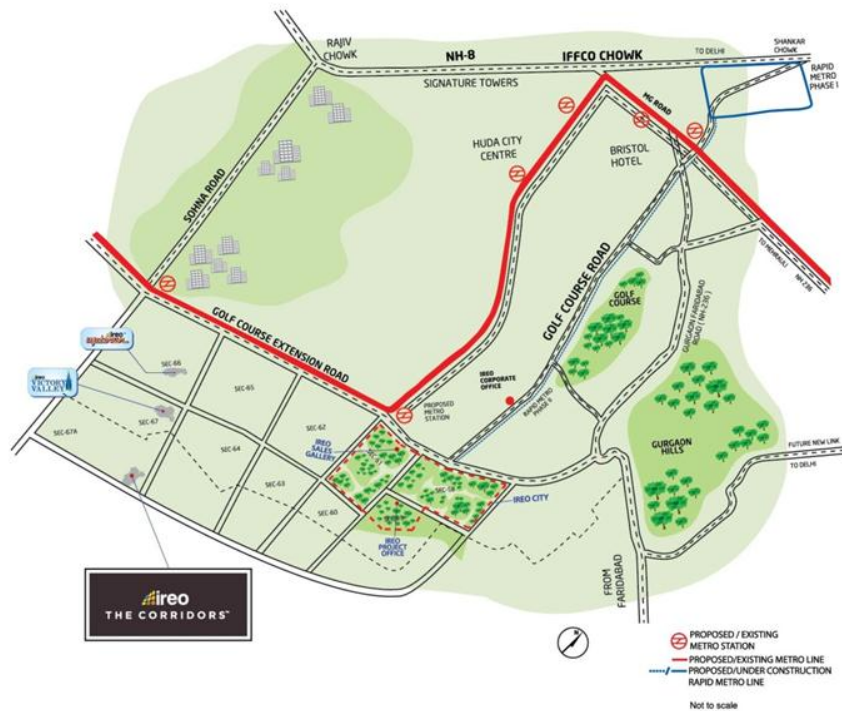


Located in the midst of the future.

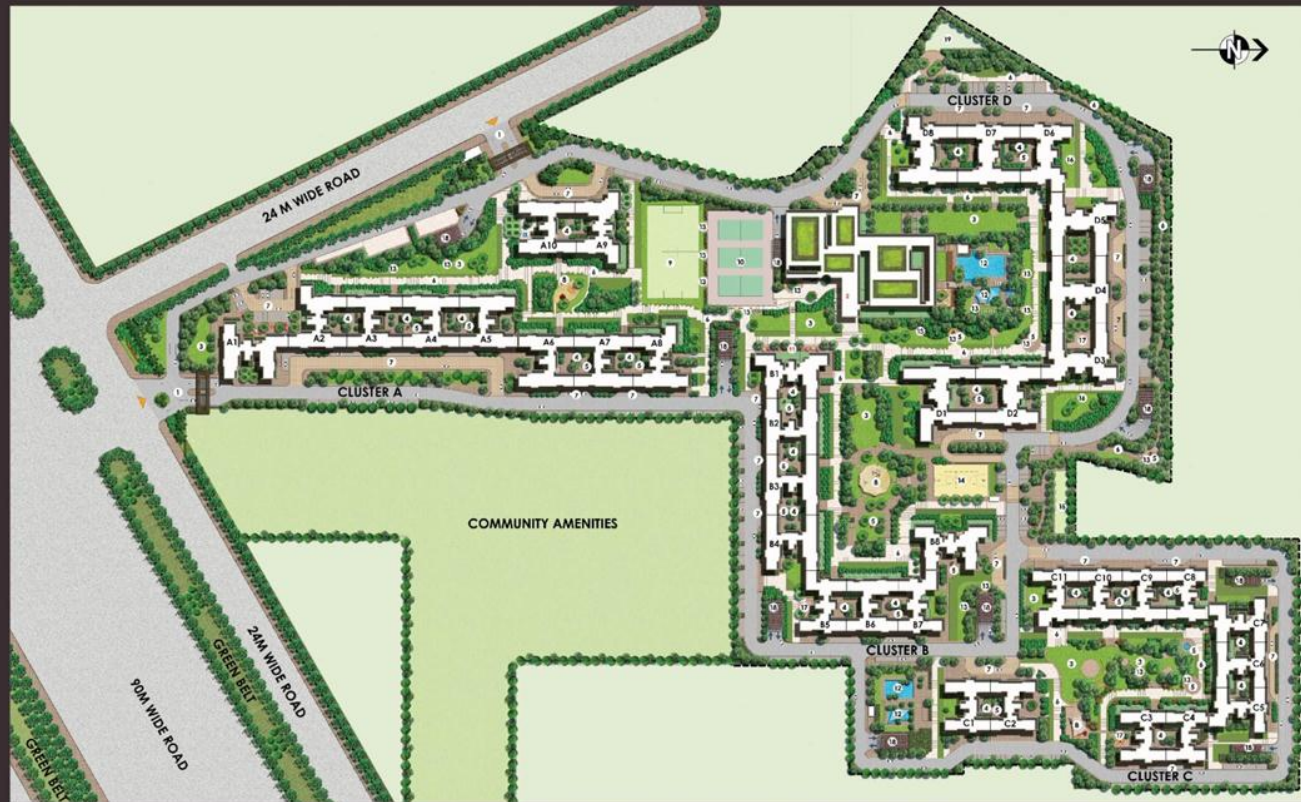
Conveniently connected to NH8 and adjoining posh, well-planned sectors, Gurgaon's Sector 67A is set to be one of the most attractive residential zones of the Millennium City.

The main entrance to The Corridors will open on to a 90-metre wide access road with 30-metre green belts on either

side, that will connect directly to NH8. Sector 67A is also in close proximity to the proposed 215-acre university campus that is coming up right next door in Sector 68. A range of public utilities - Mini-Secretariat, Educational, Cultural, Medical & Religious Institutions, Sports Grounds and Stadium are being planned at the neighbouring Sector 64 as well.

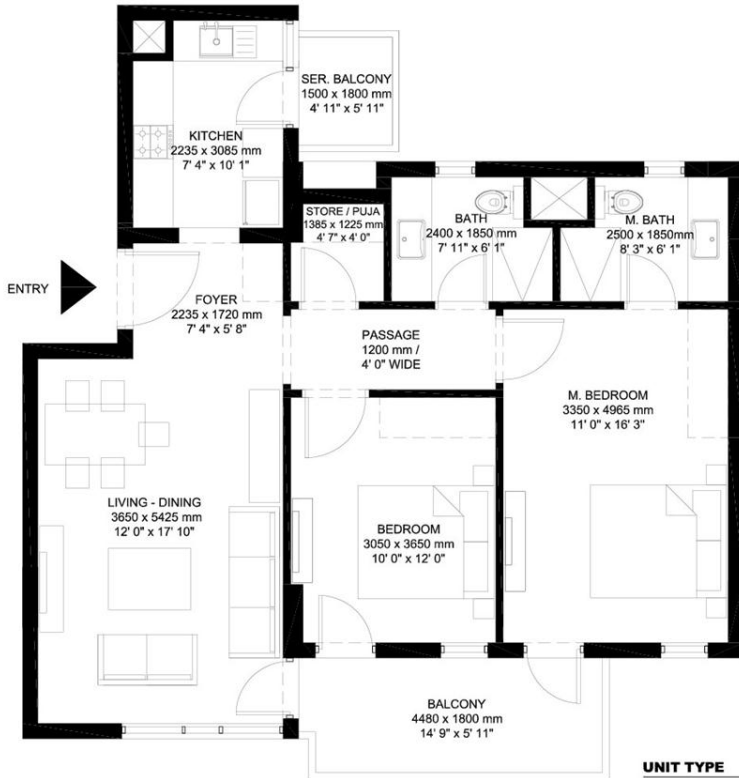


SITE MAP

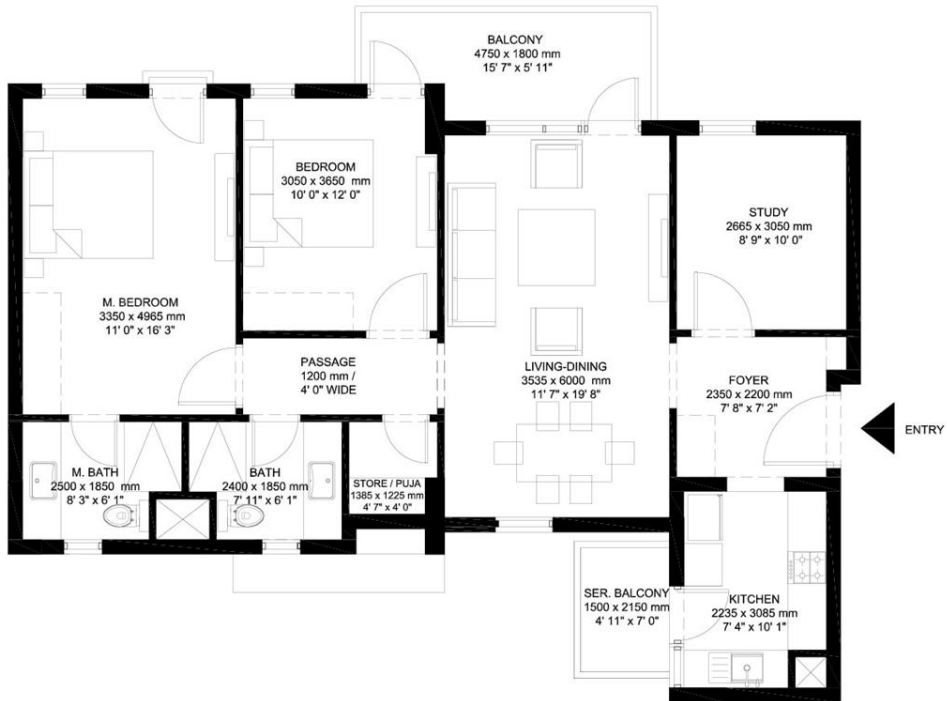


LEGEND:

1. MAIN ENTRANCE
2. CLUB HOUSE
3. LAWN AREA
4. COURTYARDS
5. SCULPTURES / FOCAL POINTS
6. JOGGING TRACK/ PEDESTRIAN PATH
7. DROP OFF
8. PLAY AREA
9. FOOTBALL FIELD
10. TENNIS COURTS
11. RETAIL AREA
12. SWIMMING POOL
13. SEATING AREA
14. BASKETBALL COURT
15. CRICKET NET
16. YOGA LAWN
17. SAND PIT
18. BASEMENT RAMPS
19. MEDITATION CENTRE



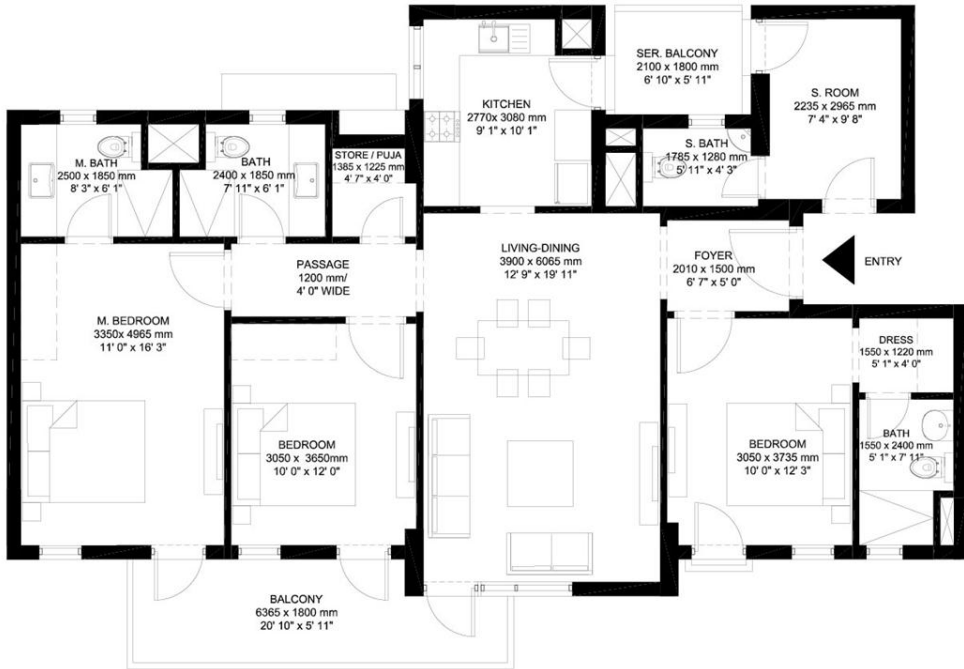
UNIT TYPE	2 Bedrooms
Cluster - C	2A
AREA	1296 Sq. Ft.



UNIT TYPE	2 Bedrooms + Study
Cluster - C	2d-A
AREA	1484 Sq. Ft.



UNIT TYPE	3 Bedrooms
Cluster – A,B	3-B
AREA	1727 Sq. Ft.



UNIT TYPE	3 Bedrooms + S. Room
Cluster – AB	3s-A
AREA	1852 Sq. Ft.

Areas, dimensions including the floor plans are subject to change.



UNIT TYPE 3 Bedrooms + F. Lounge + S. Room

Cluster - D 3ss-B

AREA 2416 Sq. Ft.



UNIT TYPE 4 Bedrooms + F. Lounge + S. Room

Cluster - D

4s-A

AREA

2740 Sq. Ft.

CLUSTERS A,B,C : SPECIFICATIONS

AREAS	WALLS	FLOOR	CEILING	DOORS	WINDOWS/GLAZING	OTHERS	SWITCHES
FOYER/LIVING/ DINING/ STUDY ROOM/PASSAGE	POP PUNNING WITH ACRYLIC EMULSION PAINT	ENGINEERED NATURAL WOODEN FLOORING/NATURAL STONE	OIL BOUND DISTEMPER	ENTRANCE FLUSH DOOR	UPVC/ANODIZED/POWDER -COATED ALUMINIUM WINDOWS AND FRAMES	SPLIT A/C UNITS	MODULAR SWITCHES
BEDROOMS	POP PUNNING WITH ACRYLIC EMULSION PAINT	LAMINATED WOODEN FLOORING	OIL BOUND DISTEMPER	INTERNAL DOOR:FLUSH DOOR		MODULAR KITCHEN WITH HOB, HOOD, STONE COUNTER TOP, STAINLESS STEEL SINK AND CP FITTINGS	
KITCHEN	PORCELAIN/VITRIFIED TILES UP TO 2 FEET ABOVE THE COUNTER AND OIL BOUND DISTEMPER IN THE BALANCE AREA	PORCELAIN/VITRIFIED TILES	OIL BOUND DISTEMPER	EXTERNAL DOOR: UPVC/POWDER-COATED ALUMINIUM DOORS			
BALCONIES/TERRACES	WEATHER PROOF PAINT	ANTI-SKID CERAMIC TILES	WEATHER PROOF PAINT	UPVC/POWDER-COATED ALUMINIUM DOORS		CHINWARE, CP FITTINGS, NATURAL STONE COUNTER	
MASTER BATH	PORCELAIN/VITRIFIED TILES	PORCELAIN/VITRIFIED TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR SHUTTERS			
OTHER BATHS	PORCELAIN/VITRIFIED TILES	PORCELAIN/VITRIFIED TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR SHUTTERS			
S.ROOM	OIL BOUND DISTEMPER	CERAMIC TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR SHUTTERS			
S. BATH	CERAMIC TILES	CERAMIC TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR SHUTTERS			
FACILITIES	PASSENGER AND SERVICE ELEVATORS, POWER BACKUP, TREATED WATER SUPPLY, PIPED GAS, ADEQUATE BASEMENT PARKING, LAWNS, GARDENS, PLAZAS, PLAY AREAS, SEATING AREAS WITH SHADE STRUCTURES, CRICKET NETS, LANDSCAPED COURTYARDS, BASKETBALL COURT, PEDESTRIAN PATHS, JOGGING TRAIL, DTH (CABLE TV) & FIBER TO THE HOME (FTTH) SYSTEMS PROVIDED						
SECURITY	AUTOMATED BOOM BARRIER AT MAIN ENTRANCE, CCTV IN BASEMENT AND MAIN ENTRANCE LOBBY FOR SURVEILLANCE, ACCESS CONTROL SYSTEM						

CLUSTER D : SPECIFICATIONS

AREAS	WALLS	FLOOR	CEILING	DOORS	WINDOWS/GLAZING	OTHERS	SWITCHES
FOYER/LIVING/ DINING/PASSAGE/ FAMILY ROOM	POP PUNNING WITH ACRYLIC EMULSION PAINT	ENGINEERED NATURAL WOODEN FLOORING/NATURAL STONE	OIL BOUND DISTEMPER	ENTRANCE FLUSH DOOR	UPVC/ANODIZED/POWDER -COATED ALUMINIUM WINDOWS AND FRAMES	VARIABLE REFRIGERANT FLOW A/C WITH HEATING AND COOLING	MODULAR SWITCHES
BEDROOMS	POP PUNNING WITH ACRYLIC EMULSION PAINT	LAMINATED WOODEN FLOORING	OIL BOUND DISTEMPER	INTERNAL DOOR:FLUSH DOOR EXTERNAL DOOR: UPVC/POWDER-COATED ALUMINIUM DOORS		MODULAR KITCHEN WITH HOB, HOOD, STONE COUNTER TOP, STAINLESS STEEL SINK AND CP FITTINGS	
KITCHEN	PORCELAIN/VITRIFIED TILES UP TO 2 FEET ABOVE THE COUNTER AND OIL BOUND DISTEMPER IN THE BALANCE AREA	PORCELAIN/VITRIFIED TILES	OIL BOUND DISTEMPER				
BALCONIES/TERRACES	WEATHER PROOF PAINT	ANTI-SKID CERAMIC TILES	WEATHER PROOF PAINT	UPVC/POWDER-COATED ALUMINIUM DOORS			
MASTER BATH	PORCELAIN/VITRIFIED TILES	PORCELAIN/VITRIFIED TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR SHUTTERS		CHINWARE, CP FITTINGS, NATURAL STONE COUNTER	
OTHER BATHS/ POWDER ROOM	PORCELAIN/VITRIFIED TILES	PORCELAIN/VITRIFIED TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR SHUTTERS		CHINWARE, CP FITTINGS, NATURAL STONE COUNTER	
S.ROOM	OIL BOUND DISTEMPER	CERAMIC TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR SHUTTERS			
S. BATH	CERAMIC TILES	CERAMIC TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR SHUTTERS		CHINWARE AND CP FITTINGS	
FACILITIES	PASSENGER AND SERVICE ELEVATORS, POWER BACKUP, TREATED WATER SUPPLY, PIPED GAS, ADEQUATE BASEMENT PARKING, LAWNS, GARDENS, PLAZAS, PLAY AREAS, SEATING AREAS WITH SHADE STRUCTURES, CRICKET NETS, LANDSCAPED COURTYARDS, BASKETBALL COURT, PEDESTRIAN PATHS, JOGGING TRAIL DTH (CABLE TV) & FIBER TO THE HOME (FTTH) SYSTEMS PROVIDED						
SECURITY	AUTOMATED BOOM BARRIER AT MAIN ENTRANCE, CCTV IN BASEMENT AND MAIN ENTRANCE LOBBY FOR SURVEILLANCE, ACCESS CONTROL SYSTEM						