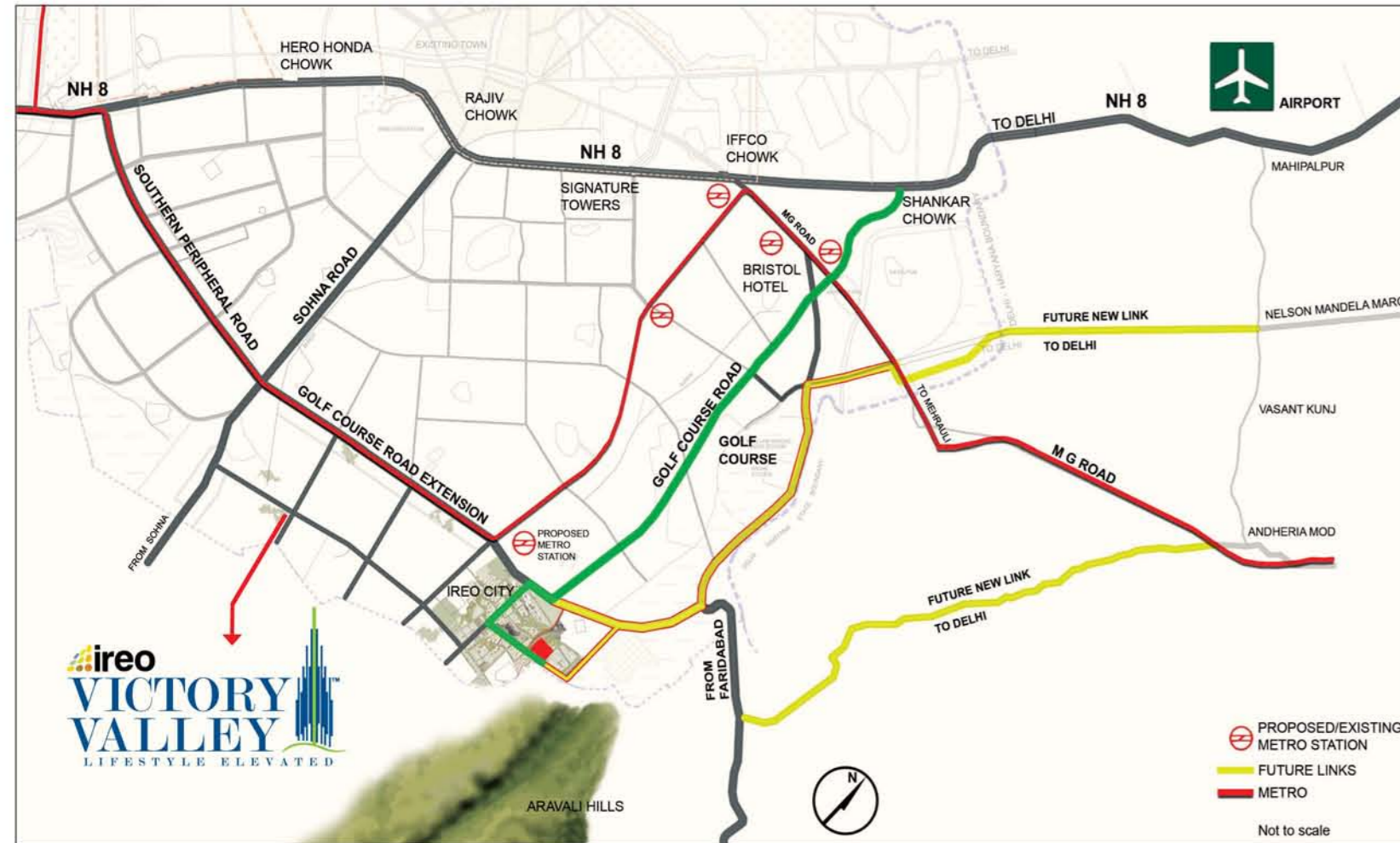




Welcome to the view from the top





Experience the high of living in the tallest building around.

You stand tall and proud. And it is for you that we have created Ireo Victory Valley – the tallest residential complex in this part of the world. An iconic structure of unprecedented height, it promises to become a new landmark – not just in the city, but the entire region. And, that's why, a home in Ireo Victory Valley will be one that truly complements your accomplishments.

Sprawled over 25 acres that overlook the rolling Aravalis to the south, Ireo Victory Valley is an enchanting necklace-like arrangement of homes. Located in Sector 67, Gurgaon, this landmark complex is set to become just the type of city centre that a fast developing metropolis like Gurgaon is seeking.

Rise high

Up and above the rest is where you'll be, when you live at Ireo Victory Valley. With the tallest of its three high-rise towers being a record 51 floors tall, the luxury of living in the clouds affords a breathtaking view of the skyline and everything in between. So, be prepared for an inexhaustible supply of beautiful sights – see the horizon curve and watch the landscape transform with the seasons.

Furthermore, tall buildings command a premium the world over, precisely due to the exclusive experiences that such novel heights offer. The view is simply worth it. And this is why, whatever your view, this is one investment you will look forward to.





Everyone has a view

A great view in every direction from every floor.

Ireo Victory Valley is more than just breathtaking views from great heights. We have made sure a spectacular visual feast meets your eyes in every direction, from every floor. At the heart of this necklace-shaped complex is 7.4 acres of a carefully crafted and multi-tiered central valley. This valley has been intricately designed through an innovative combination of vertical and horizontal landscaping. Furthermore, there are terrace-gardens, balconies with planter-boxes and trees on pedestals to collectively foster a calm and green aura for every home. This aesthetic sense of beauty makes its presence felt right from the entrance of the complex, with an alluring forest-like aura and a canopied arrangement of trees.

Crafting the central 'Valley'

The 'Valley' is the essence of the complex. Made up of horizontal and vertical greenery, the exquisite landscaping of this grand valley - with charming gardens and water bodies will invite nothing less than open-mouthed awe from onlookers. The 7.4 acre, central gardens include eight thematically distinct zones, each with its unique character defined by the sculptures, plants and water features placed there. So, whatever your tastes may be, there is always something to suit your mood.





The eight themed valley

The **Valley of the Palms and Pots** has 100 palm trees and several decorative potted plants to foster a meditative environment.

The **Theater Plaza** is an outdoor extension of the Clubhouse and can be used for hosting exhibitions and performances.

Play Hills are grassy knolls that allow children to play freely without you having to worry about their well-being.

Wave Valley is a dense bamboo forest that's aquatically themed with a zen-like vibe and is ideal for relaxation.

The **3.2 Km Fitness Trail** is a jogging and walking track that has distance markers at regular intervals and foot therapy lounges along the way.

Indian Jhulas are evocative of the swings in the ancient royal gardens. They are ideal for relaxing and socialising.

Private Gardens connect seamlessly with the central greens in a terraced valley-like formation.

Beach-scaping around the central pool recreates the ambience of a holiday beach resort, complete with white sand, lounges and sun umbrellas.

The high life

Duplex Apartments

We don't believe in a trade-off between luxury and space. You deserve the full package, and so the higher floors all boast of duplex homes. The lofty heights of the ceilings allow these homes to be luxuriously spacious, while the king-sized windows not only serve to foster a feeling of openness but also offer a panoramic view of the outdoors.

3-side-open Apartments

Enjoy picture-perfect views of everything around your home with these 3-side-open apartments. The sunlight, ventilation and expansive view they offer, creates a feeling of being outdoors from the comfort of the indoors.

Villa-like Apartments

At 10 feet high, our ceilings may as well be the sky, which is your limit. With the amount of space on offer in this unique mega-apartment, you might as well call it a villa.

Floor to Ceiling Windows

When you've got it all, you should be able to see it all. So, with that in mind, we made our windows floor to ceiling in height, allowing you to have an unobstructed, panoramic view of the beautiful surroundings around your home.

Extra Spacious Balconies

Our balconies are designed to be spacious extensions of your home. Sip your morning coffee or evening wine, stand and take in the view or entertain friends amidst charming planter boxes on all sides.

Intelligent Hot & Cold Air Conditioning

All the homes have pre-installed air conditioning systems that are adaptive to the temperature and the seasons. This novel technology is able to minimize noise and vibration while in operation to give you a silent and efficient way of maintaining a comfortable temperature in your home.





Live it up

Ireo Victory Valley has two clubhouses, which together make up a palatial, recreational complex. The range of facilities on offer in this complex include racquet sports, billiard rooms, bridge rooms, a spa, a gymnasium, dining areas as well as a barbecue pit.

A unique highlight is the Action Cricket facility, where an exciting, fast-paced form of the game can be played within a netted area. Fast becoming a rage in South Africa and Australia, it involves participation from teams of up to 8 players.

The swimming pool has been designed in the style of a holiday beach resort, complete with sand, resting lounges and sun umbrellas. Other recreational facilities include a theatre plaza for hosting performances and a 3.2 km. long jogging trail with distance markers, extending round the periphery of the complex.

Up on Cloud 9

A special attraction will be 'Cloud 9' - a viewing gallery that rests atop the tallest tower and offers a panoramic view of the city below. Cloud 9 will also double up as a rooftop party area that can be booked for use by any resident of Ireo Victory Valley.

Top-of-the-line infrastructure

Our **high speed, mega sized elevator cars** are not only spacious but they also get you to the top in the blink of an eye.

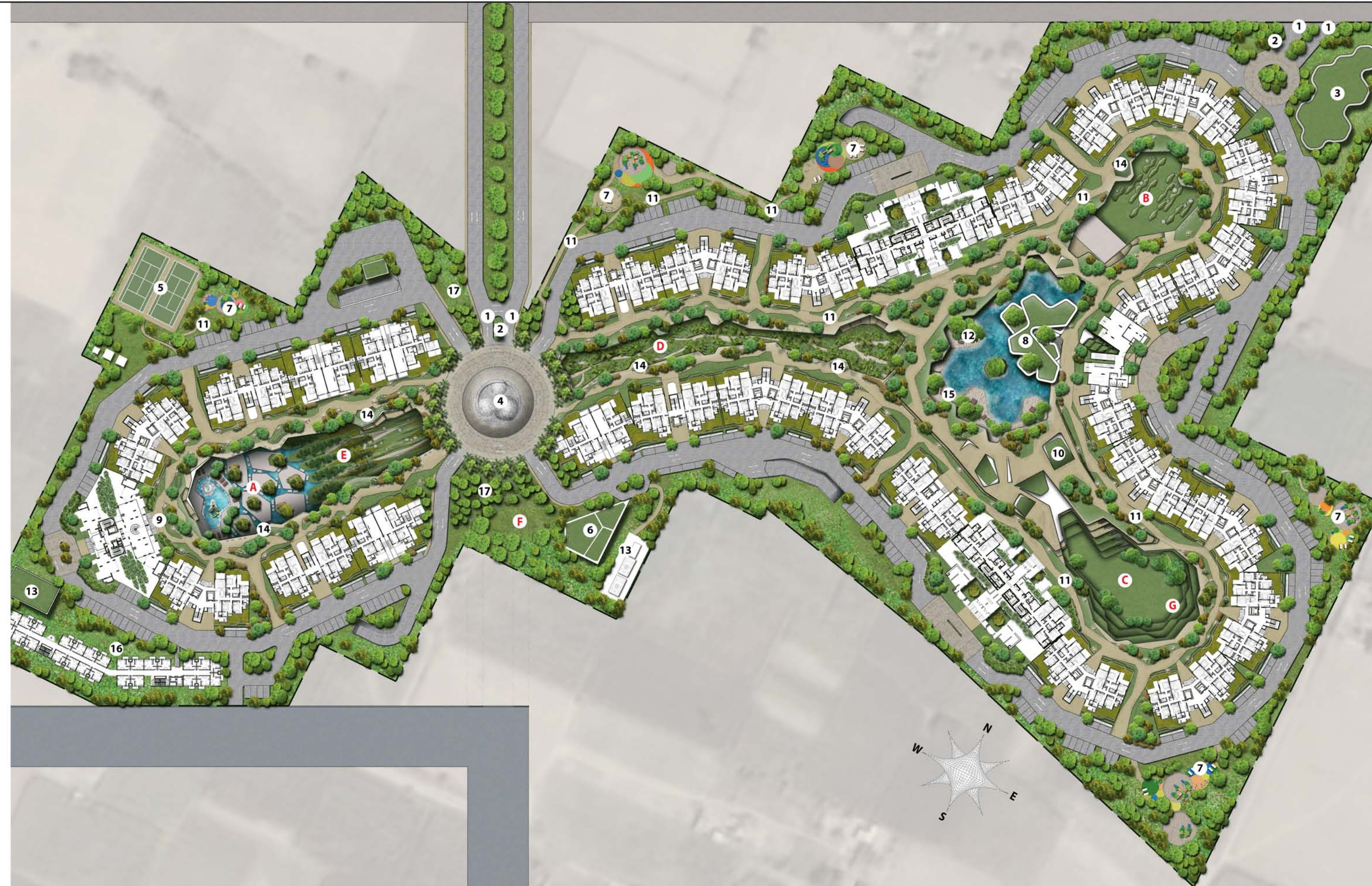
State-of-the-art security systems such as Closed-Circuit-Television (CCTV), swipe-access systems and regularly patrolling guards ensure that no unauthorised entry can take place.

We ensure your power is dictated by your needs. With **100% power back-up**, voltage fluctuations and power spikes are hassles you do not have to face.

All resident parking spaces are underground. The **large basement parking** allows for increased green spaces, and also makes the complex more pedestrian friendly.

Walls with Aluminium formwork, have been built using specially fabricated aluminium so as to offer you a much better quality of finish than conventional building materials. This unique engineering feature also ensures unmatched standards of safety against fire and earthquake hazards.

Safety engineering at Ireo Victory Valley has been planned in collaboration with an international team of architects and engineers. The complex has been designed to withstand seismic fluctuations and adheres to fire safety guidelines.



All site plans, layout plans, areas, dimensions, specifications are subject to change till final completion of the project. Soft furnishing, furniture and gadgets are not part of the offering.

VALLEY GARDENS

- A. LAGOONS
- B. PLAY HILLS
- C. PLAY FIELDS
- D. VALLEY OF PALMS
- E. BAMBOO GARDEN
- F. PETS GARDEN
- G. TERRACE GARDENS

FACILITIES

1. MAIN ENTRANCE
2. GUARD HOUSE
3. SCHOOL
4. FOUNTAIN / SCULPTURE
5. TENNIS COURTS
6. SUPERMARKET & ESTATE OFFICE
7. OUTDOOR EXERCISE STATIONS
8. CLUBHOUSE 1
9. CLUBHOUSE 2
10. GYM
11. JOGGING TRACK
12. PAVILLIONS
13. SERVICES
14. GARDENING ZONES
15. BBQ PITS
16. EWS
17. GREENS

CLUB FACILITIES

- MULTIPURPOSE / PARTY ROOM WITH KITCHEN
- RESTAURANT
- BAR
- FAMILY LOUNGE
- GYMNASIUM
- SQUASH COURT
- INDOOR LOUNGE / READING ROOM
- LARGE FREE FORM RESORT TYPE POOL
- CHANGING ROOMS & TOILETS
- STEAM ROOM / MASSAGE ROOM
- SNOOKER
- GOLF SIMULATION ROOM
- YOGA
- CONFERENCE ROOM
- KIDS INDOOR / OUTDOOR PLAY AREA WITH SEESAWS, SAND PITS & CLIMBING FRAMES
- OUTDOOR TERRACE FOR SIT OUTS AND PARTIES

| SPECIFICATIONS | | | | | | |
|--|---|--------------------------------|---------------------------|---|--|---|
| AREAS | WALLS | FLOOR | CEILING | DOORS | WINDOWS/GLAZING | OTHERS |
| LIVING ROOM/DINING/FAMILY LOUNGE | Fair face concrete with acrylic emulsion paint / POP punning with acrylic emulsion paint | Imported Marble/ Kashmir White | Acrylic emulsion paint | Entrance Door: Timber Veneered Flush Door | UPVC/powder coated aluminium window frames & louvers with clear/frosted/tinted glass | VRV /VRF AC units with heating and cooling |
| MASTER BEDROOM | Fair face concrete with acrylic emulsion paint / POP punning with acrylic emulsion paint | High Grade Laminate flooring | Acrylic emulsion paint | Internal Door: Flush door External Door : UPVC/Powder coated aluminium doors | UPVC/powder coated aluminium window frames & louvers with clear/frosted/tinted glass | VRV /VRF AC units with heating and cooling |
| OTHER BEDROOMS | Fair face concrete with acrylic emulsion paint / POP punning with acrylic emulsion paint | High Grade Laminate flooring | Acrylic emulsion paint | Internal Door: Flush door External Door : UPVC/Powder coated aluminium doors | UPVC/powder coated aluminium window frames & louvers with clear/frosted/tinted glass | VRV /VRF AC units with heating and cooling |
| KITCHEN | Combination of tiles up to 2 feet above the counter and acrylic emulsion in the balance areas | Porcelain/Vitrified Tiles | Acrylic emulsion paint | Internal Door: Flush door External Door : UPVC/Powder coated aluminium doors | UPVC/powder coated aluminium window frames & louvers with clear/frosted/tinted glass | Modular Kitchen below the counter with chimney, hob, granite counter top, stainless steel sink with double bowl and drainage, CP fittings |
| BALCONIES/TERRACES | M.S. railing with handrail | Anti-skid tiles | Weather-proof paint | UPVC/Powder coated aluminium doors | UPVC/powder coated aluminium window frames & louvers with clear/frosted/tinted glass | |
| MASTER TOILET | Porcelain/Vitrified Tiles | Porcelain/Vitrified Tiles | Acrylic emulsion paint | Internal Door: Flush door shutters | UPVC/powder coated aluminium window frames & louvers with clear/frosted/tinted glass | Chinaware, CP fittings, natural stone counter, bathtub, wash basin |
| OTHER TOILETS | Porcelain/Vitrified Tiles | Porcelain/Vitrified Tiles | Acrylic emulsion paint | Internal Door: Flush door shutters | UPVC/powder coated aluminium window frames & louvers with clear/frosted/tinted glass | Chinaware, CP fittings, natural stone counter, wash basin |
| S. ROOM/UTILITY | Oil-bound distemper paint | Ceramic tiles | Oil-bound distemper paint | Internal Door: Flush door shutters | UPVC/powder coated aluminium window frames & louvers with clear/frosted/tinted glass | |
| FACILITIES | High speed elevators; 100% power back-up and treated water supply; Adequate basement and surface parking; Landscaped courts with sit out spaces; Tot Lots ; Party Lawns and Party Terraces on the topmost floor of tower A ; Viewing gallery at the top floor; Tennis courts; Pedestrian paths; Jogging trail with several outdoor fitness boosting frames; Dog toilets; Nursery school, exclusive Shopping centre. | | | | | |
| | Club: Multi-purpose/Party room with Kitchen facilities; Restaurant; Bar; Lounge; Gymnasium; Action Cricket Area; Tennis Courts; Squash Court; Indoor lounge for reading/relaxation; Large free form resort type Swimming pool and changing rooms; Steam room; Massage room; Snooker, Dance/Yoga room; T.V. room; Kids indoor and outdoor play area with seesaws, baby slides, sand pits & climbing frames; Outdoor terrace for sit-outs/party; Community space for elderly citizens. | | | | | |
| SECURITY | CCTV for ground floor lobbies and entry & exit to the development; Communication system linked to each unit. | | | | | |
| Disclaimer: This does not constitute a legal offer. 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. | | | | | | |

