

PRODUCT PORTFOLIO



come home to a holiday

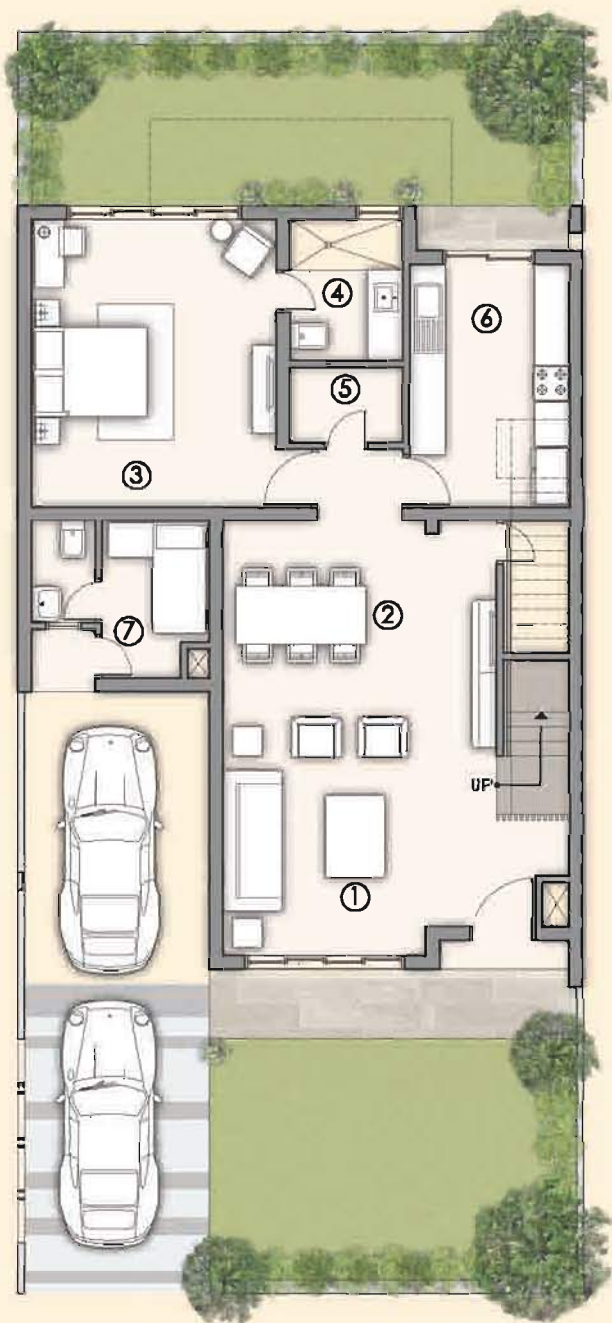
Presenting Ireo Fiveriver. A state-of-the-art township In the most scenic part of Panchkula. Set amongst the quiet and pristine Shivaliks, Ireo Fiveriver is a 200-acre* planned township that is just a 15 minute drive away from Chandigarh. With a multi-facility clubhouse, proposed wellness resort and other social amenities, it promises a resort-like lifestyle in all of its residential options that range from 3-4 bedroom apartments to villas and plots. Come, drive through the traffic free internal roads and experience living as one with nature. Let the scenic views of opulently green landscapes and bordering woodlands enhance the resort-like ambience for your dream home.





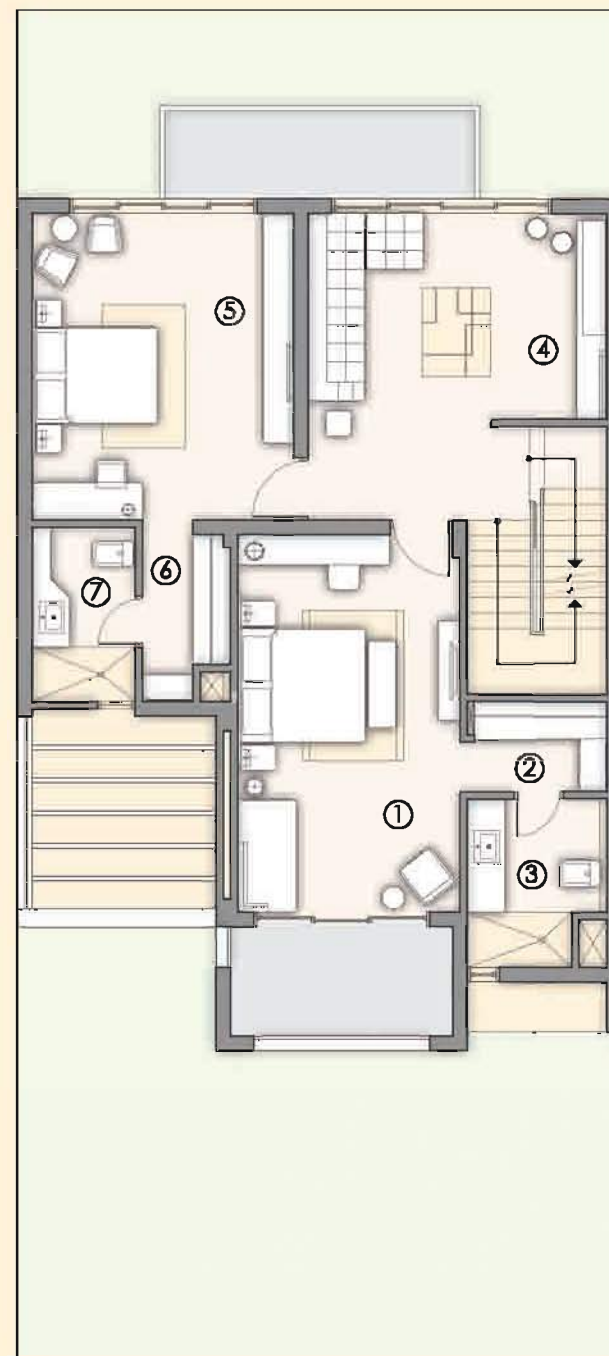
3 BEDROOMS
PLOT AREA: 250 sq.yards
AREA: 3395 sq.ft.

VILLA 250



Ground Floor:

- | | |
|---------------------------------|---------------------------------|
| 1) Living Room- 15'-4" x 15'-0" | 5) Store room- 6'-3" x 4'-2" |
| 2) Dining Room- 15'-4 x 9'-5" | 6) Kitchen- 13'8" x 9'0" |
| 3) Bedroom- 16'-2" x 13'-9" | 7) Servant Room- 8'-10" x 6'-1" |
| 4) Toilet- 7'-10" x 6'3" | |



First Floor

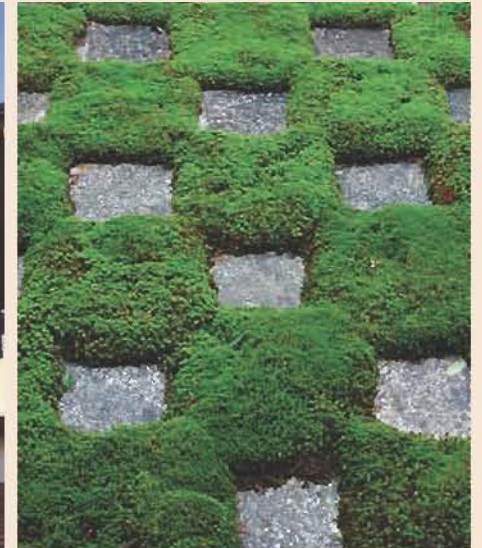
- | | |
|-------------------------------------|------------------------------|
| 1) Master Bedroom- 11'-8" x 19'-10" | 5) Bedroom- 16'-2" x 13'-9" |
| 2) Dress Room- 7'-4" x 4'-9" | 6) Dress Room- 5'-5" x 9'-3" |
| 3) Toilet- 7'-4" x 8'-10" | 7) Toilet- 9'-3" x 5'-6" |
| 4) Family- 15'-8" x 10'-10" | |



Second Floor: (Optional)

1) Bedroom- 11'-8" x 25'-0"

2) Toilet- 7'-4" x 8'-10"



VILLA 250

Specifications

AREA	WALLS	FLOOR	CEILING
LIVING ROOM/ DINING/ LOBBY/ FAMILY ROOM/ STAIRCASE	POP Punning with Acrylic Emulsion Paint	Imported Marble	Oil Bound Distemper Paint
ALL BEDROOMS	POP Punning with Acrylic Emulsion Paint	Laminated Wooden Flooring	Oil Bound Distemper Paint
BALCONIES/ TERRACES	Texture Paint	Anti-Skid Tiles	Oil Bound Distemper Paint
MAID's ROOM/ UTILITY	Oil Bound Distemper paint	Ceramic Tiles	Oil Bound Distemper Paint

DOORS: Flush door shutters in veneer & polish finish. Maid/ Utility: Aluminium / Painted Doors

TOILETS: Vitrified tiles, Single lever C.P. Fittings. Master Toilet (additional) – Rain shower.

Maid's toilet - Ceramic tiles, normal C. P. Fittings.

KITCHEN: Modular kitchen, Vitrified tiles, Hob, Chimney, Single lever C. P. fittings, Double bowl and single drain board SS Sink, Provision for hot water and RO supply.

WINDOWS AND GLAZING: Powder coated / Anodized aluminium window frames with glass.

ELECTRICAL: Reliable power supply with underground cabling, 100% power backup, separate billing for Generator and Main supply. Copper wiring. Modular switches and sockets.

HVAC: Split units in bedrooms, living and dining areas.

ADDITIONAL BEDROOM: Option for additional bedroom on second floor.



LOCATION ADVANTAGE

- Nestled in the most scenic part of Panchkula with stunning views of the Shivalik hills
- Just 15 minutes drive from both Chandigarh and Panchkula CBD
- Convenient access via fast exit routes to NH 22
- Proximity to schools, hospitals and commercial developments



Ireo Fiveriver Private Limited

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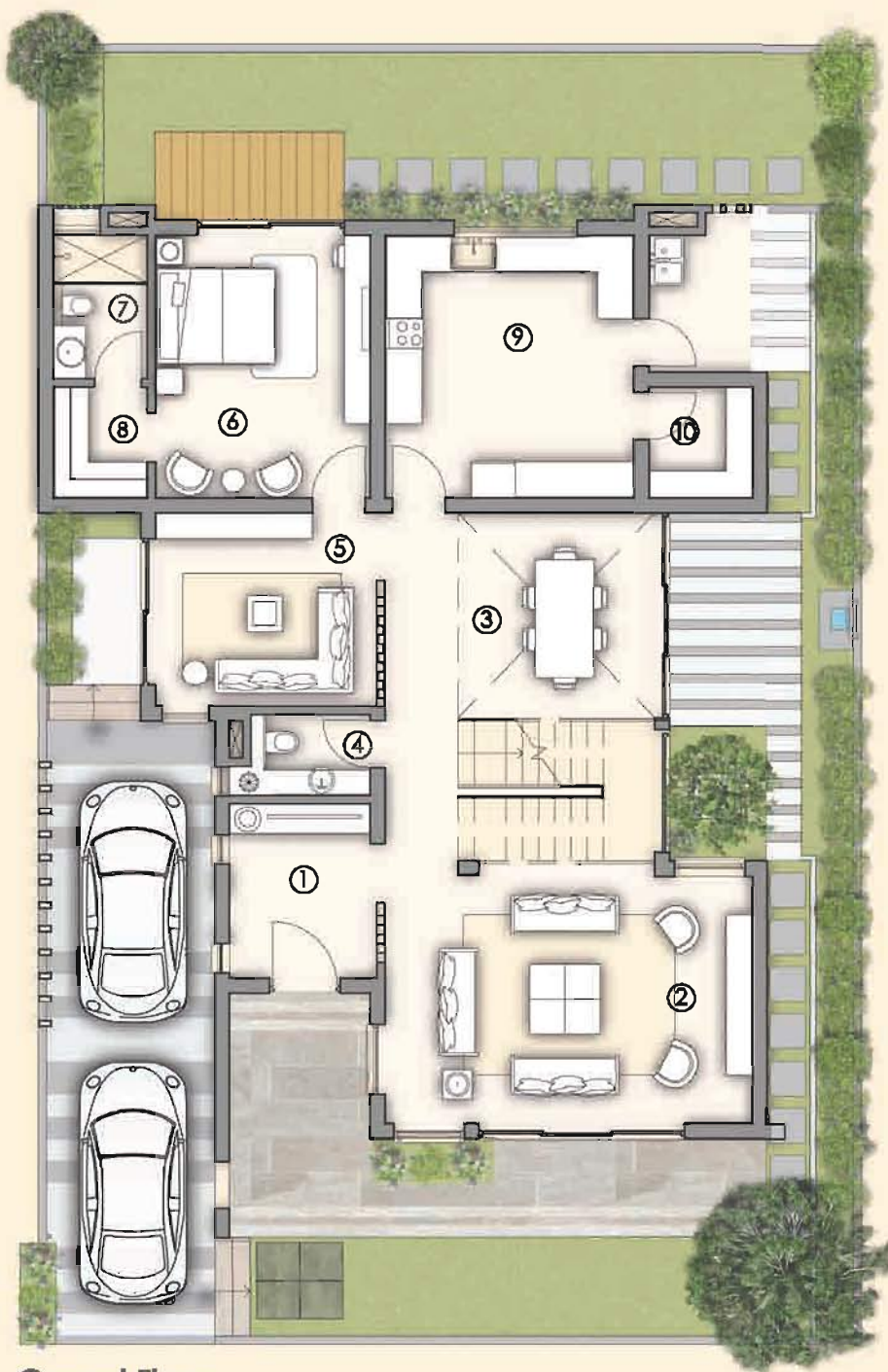


4 BEDROOMS
PLOT AREA: 370 sq.yards
AREA: 4070 sq.ft.

VILLA 370

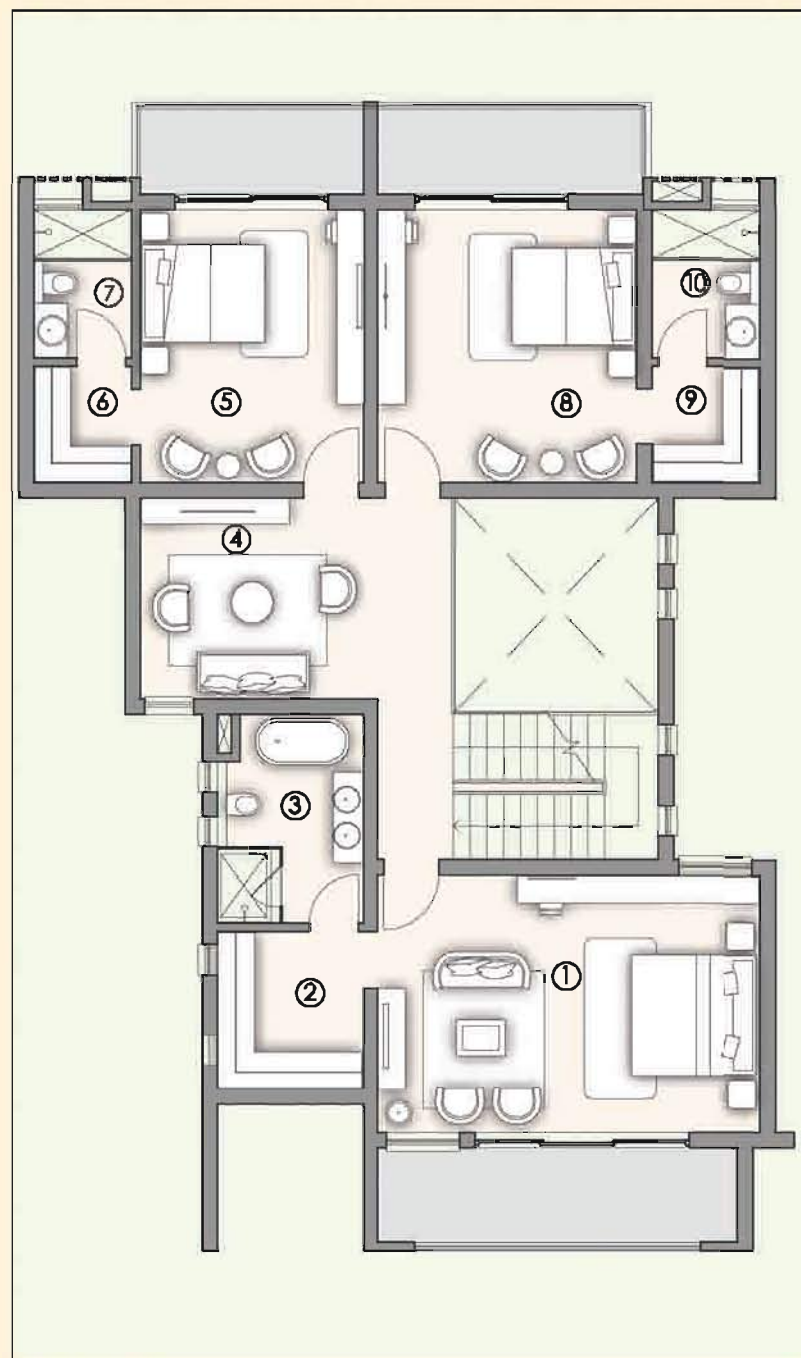
VILLA 370

4 BEDROOMS



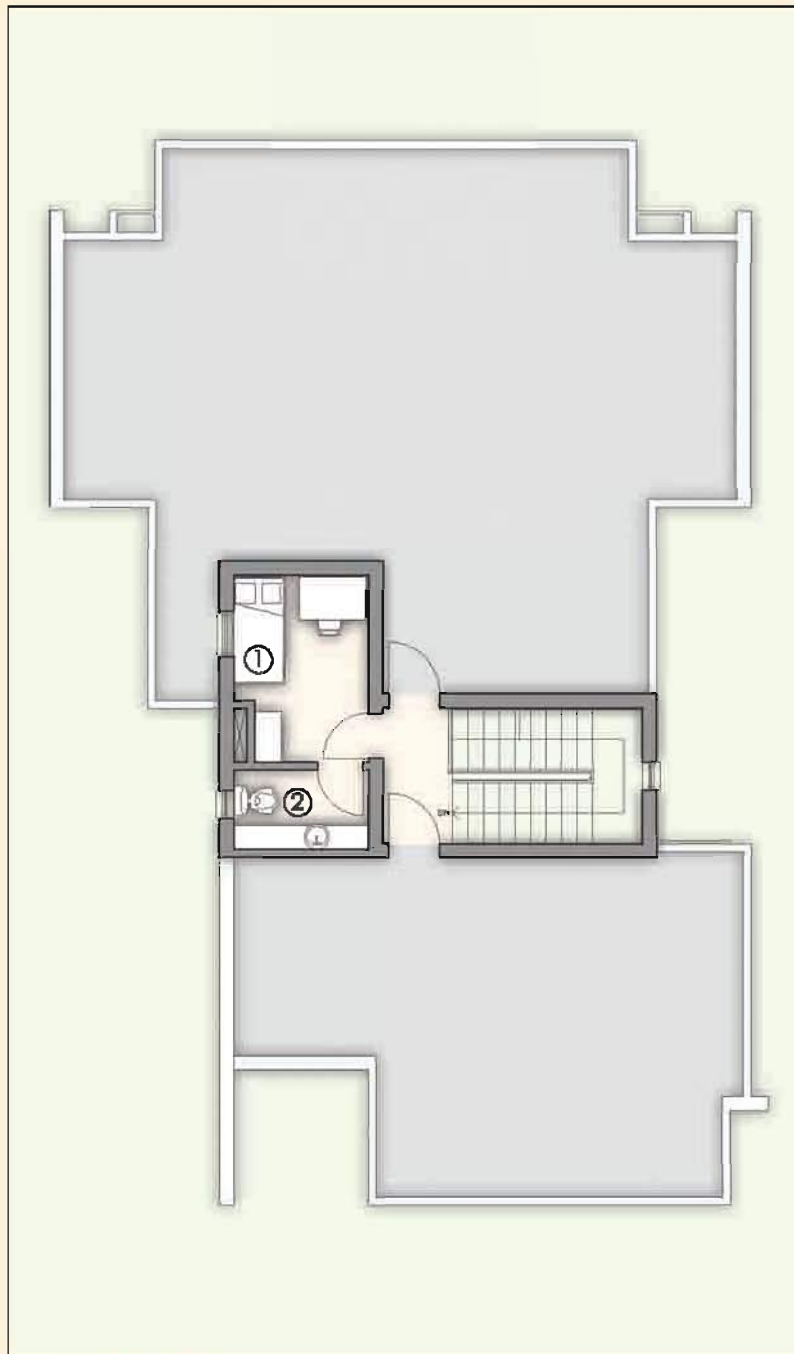
Ground Floor:

- | | |
|----------------------------------|-------------------------------|
| 1) Foyer- 8'-3" x 9'-9" | 6) Bedroom- 12'-2" x 14'-8" |
| 2) Living Room- 20'-5" x 13'-10" | 7) Toilet- 5'-3" x 8'-0" |
| 3) Dining- 11'-0" x 11'-5" | 8) Dress Room- 5'-3" x 6'-3" |
| 4) Toilet- 6'-9" x 4'-6" | 9) Kitchen- 13'-9" x 14'-8" |
| 5) Family Room- 12'-6" x 10'-10" | 10) Store Room- 5'-9" x 7'-7" |



First Floor

- | | |
|-------------------------------------|------------------------------|
| 1) Master Bedroom- 20'-5" x 13'-10" | 6) Dress Room- 5'-3" x 6'-3" |
| 2) Dress Room- 7'-10" x 8'-5" | 7) Toilet- 5'-3" x 8'-0" |
| 3) Toilet- 7'-10" x 11'-3" | 8) Bedroom- 13'-10" x 14'-8" |
| 4) Family- 12'-9" x 10'-10" | 9) Dress Room- 5'-9" x 6'-3" |
| 5) Bedroom- 12'-0" x 14'-8" | 10) Toilet- 5'-9" x 8'-0" |



Second Floor:

- 1) Maids Room- 7'-10" x 10'-10"
- 2) Toilet- 7'-10"x4'-9"



VILLA 370

Specifications

AREA	WALLS	FLOOR	CEILING
LIVING ROOM/ DINING/ LOBBY/ FAMILY ROOM/ STAIRCASE	POP Punning with Acrylic Emulsion Paint	Imported Marble	Oil Bound Distemper Paint
ALL BEDROOMS	POP Punning with Acrylic Emulsion Paint	Laminated wooden Flooring	Oil Bound Distemper Paint
BALCONIES/ TERRACES	Texture Paint	Anti-Skid Tiles	Oil Bound Distemper Paint
MAID's ROOM/ UTILITY	Oil Bound Distemper Paint	Ceramic Tiles	Oil Bound Distemper Paint

DOORS: Flush door shutters in veneer & polish finish. Maid/ Utility: Aluminium / Painted Doors

TOILETS: Vitrified tiles, Single lever C.P. Fittings. Master Toilet (additional) – Bath tub, Rain shower.
Maid's toilet - Ceramic tiles, normal C. P. Fittings.

KITCHEN: Modular kitchen, Vitrified tiles, Hob, Chimney, Single lever C. P. fittings,
Double bowl and single drain board SS Sink, Provision for hot water and RO supply.

WINDOWS AND GLAZING: Powder coated / Anodized aluminium window frames with glass.

ELECTRICAL: Reliable power supply with underground cabling, 100% power backup,
separate billing for Generator and Main supply. Copper wiring. Modular switches and sockets.

HVAC: Split units in bedrooms, living and dining areas.



LOCATION ADVANTAGE

- Nestled in the most scenic part of Panchkula with stunning views of the Shivalik hills
- Just 15 minutes drive from both Chandigarh and Panchkula CBD
- Convenient access via fast exit routes to NH 22
- Proximity to schools, hospitals and commercial developments



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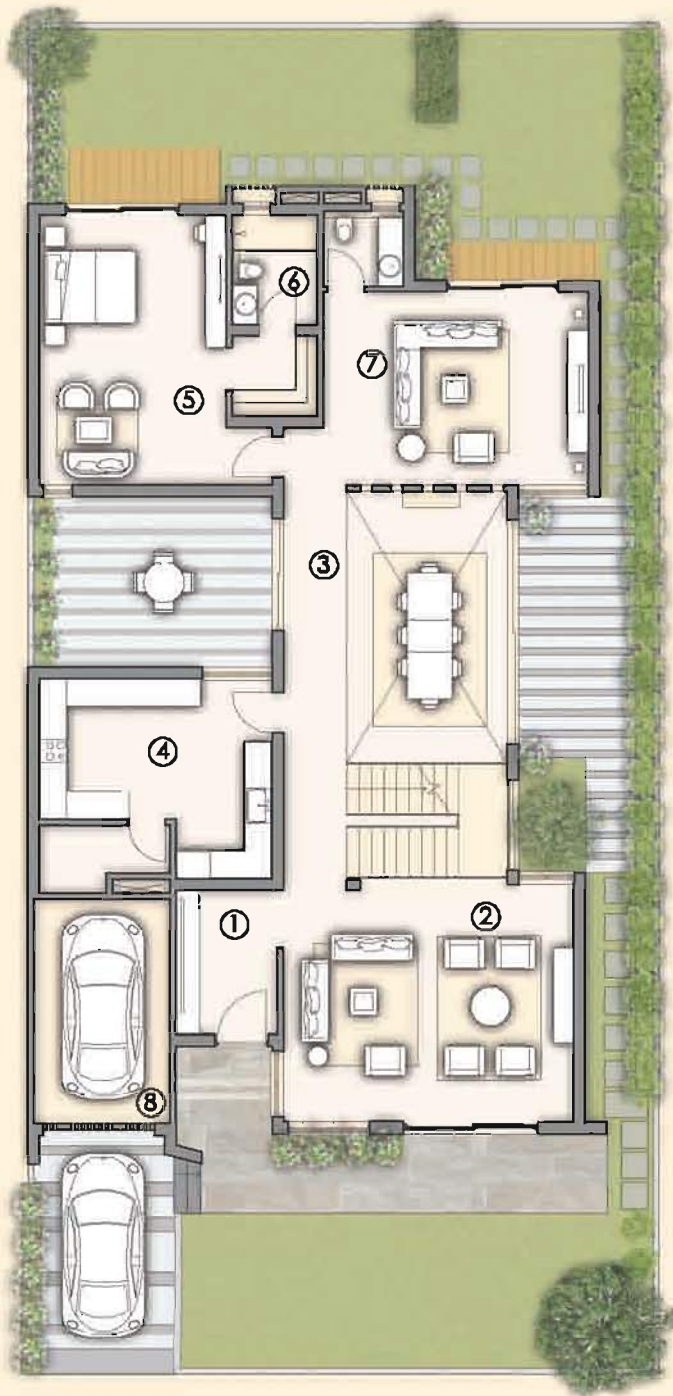


4 BEDROOMS
PLOT AREA: 500 sq.yards
AREA: 5475 sq.ft.

VILLA 500

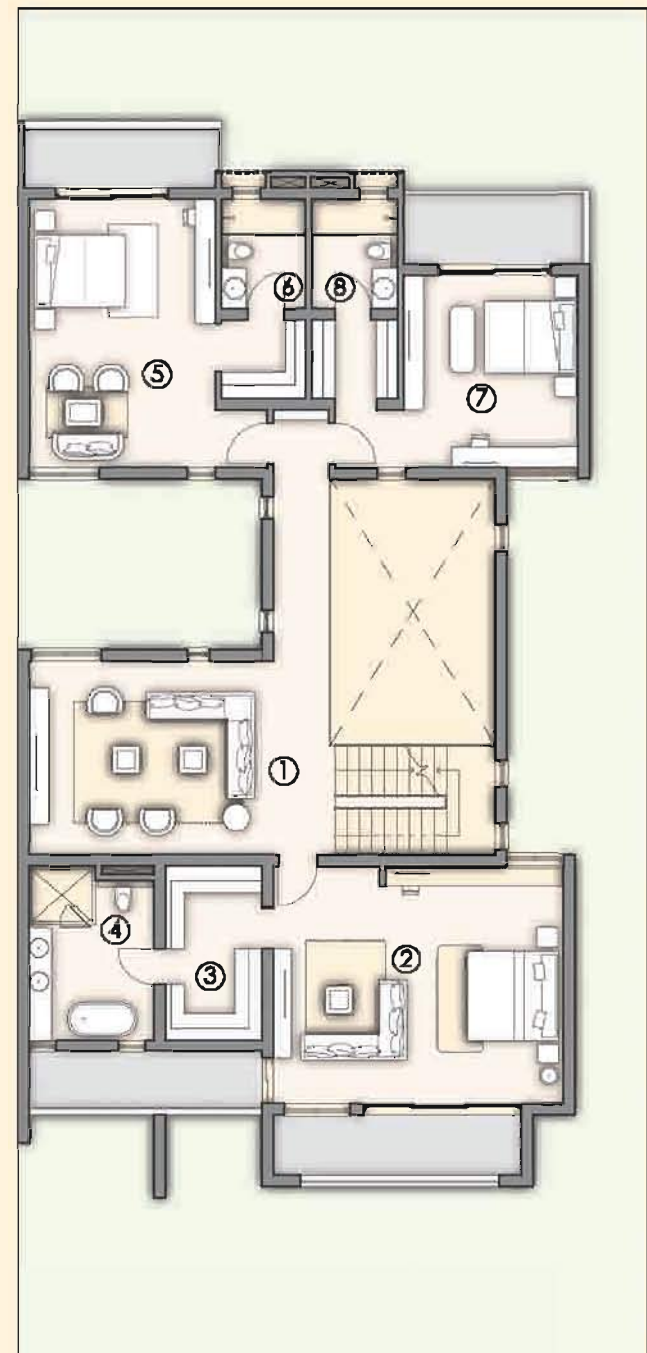
VILLA 500

4 BEDROOMS



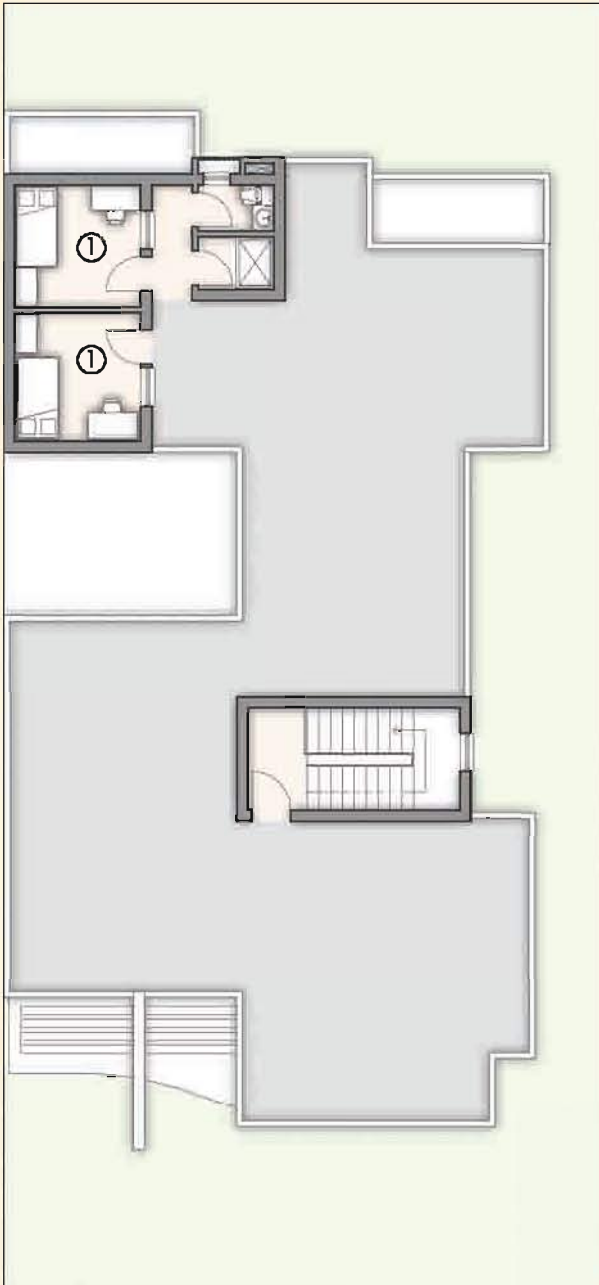
Ground Floor:

- | | |
|---------------------------------|---------------------------------|
| 1) Foyer- 7'-4" x 10'-6" | 5) Bedroom- 13'-6" x 19'-7" |
| 2) Living Room- 21'-2" x 17'-2" | 6) Toilet- 6'-3" x 8'-0" |
| 3) Dining Room- 11'-8" x 19'-7" | 7) Family Room- 19'-3" x 14'-0" |
| 4) Kitchen- 16'-11" x 14'-6" | 8) Garage- 9'-10" x 16'-5" |



First Floor

- | | |
|------------------------------------|-----------------------------|
| 1) Family Room- 17'-9" x 14'-3" | 5) Bedroom- 13'-6" x 19'-7" |
| 2) Master Bedroom- 21'-2" x 17'-2" | 6) Toilet- 6'-3" x 8'-0" |
| 3) Master Dress- 7'-7" x 12'-6" | 7) Bedroom- 12'-7" x 14'-0" |
| 4) Master Toilet- 8'-6" x 12'-6" | 8) Toilet- 6'-3" x 8'-0" |



Second Floor:

1) Maids Room 9'-8" x 9'-9"



VILLA 500

Specifications

AREA	WALLS	FLOOR	CEILING
LIVING ROOM/ DINING/ LOBBY/ FAMILY ROOM/ STAIRCASE	POP Punning with Acrylic Emulsion Paint	Imported Marble	Oil Bound Distemper Paint
MASTER BEDROOM	POP Punning with Acrylic Emulsion Paint	Engineered Wood Flooring/ Imported Marble	Oil Bound Distemper Paint
ALL BEDROOMS	POP Punning with Acrylic Emulsion Paint	Laminated Wooden Flooring	Oil Bound Distemper Paint
BALCONIES/ TERRACES	Texture Paint	Anti-Skid Tiles	Oil Bound Distemper Paint
MAID's ROOM/ UTILITY	Oil Bound Distemper Paint	Ceramic Tiles	Oil Bound Distemper Paint

DOORS: Flush door shutters in veneer & polish finish. Maid/ Utility: Aluminium / Painted Doors

TOILETS: Vitrified tiles, Single lever C.P. Fittings. Master Toilet (additional) – Bath tub, Rain shower. Maid's toilet - Ceramic tiles, normal C. P. Fittings.

KITCHEN: Modular kitchen, Vitrified tiles, Hob, Chimney, Single lever C. P. fittings, Double bowl and single drain board SS Sink, Provision for hot water and RO supply.

WINDOWS AND GLAZING: Powder coated / Anodized aluminium window frames with glass.

ELECTRICAL: Reliable power supply with underground cabling, 100% power backup, separate billing for generator and main supply. Copper wiring. Modular switches and sockets.

HVAC: Centralized Air-conditioning through VRV system.



LOCATION ADVANTAGE

- Nestled in the most scenic part of Panchkula with stunning views of the Shivalik hills
- Just 15 minutes drive from both Chandigarh and Panchkula CBD
- Convenient access via fast exit routes to NH 22
- Proximity to schools, hospitals and commercial developments



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6 BEDROOMS
PLOT AREA: 1000 sq.yards
AREA: 7375 sq.ft.

VILLA 1000

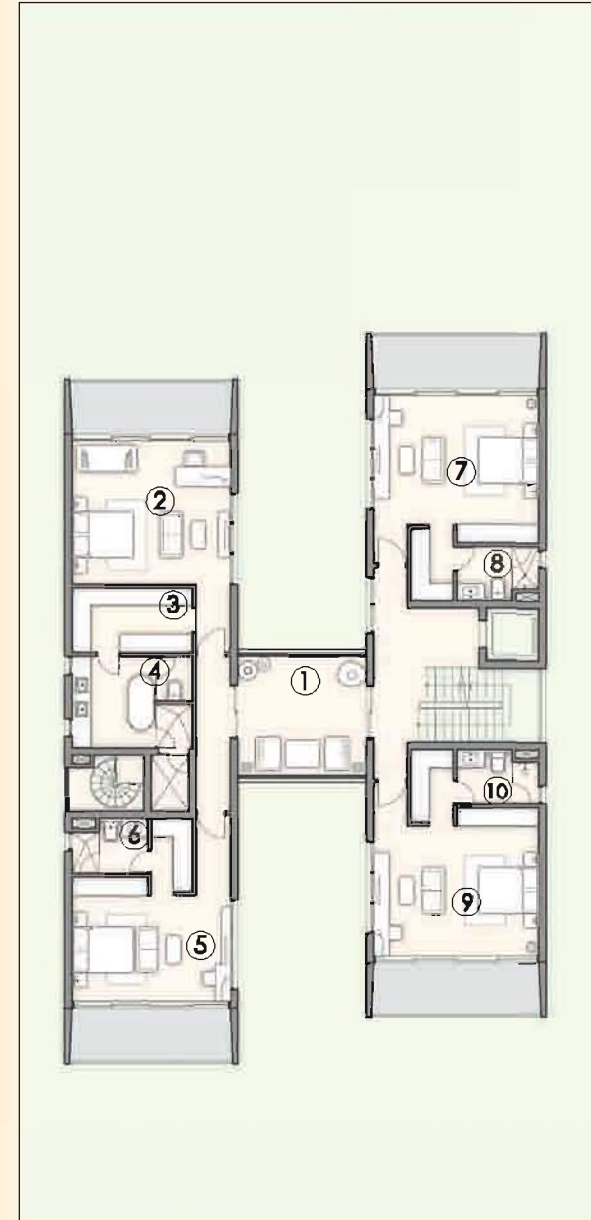
VILLA 1000

6 BEDROOMS



Ground Floor:

- | | |
|----------------------------------|-----------------------------|
| 1) Foyer- 14'-0" x 14'-7" | 6) Pantry- 8'-2" x 5'-11" |
| 2) Dining- 17'-0" x 12'-3" | 7) Bedroom- 17'-9" x 16'-8" |
| 3) Living Room- 17'-0" x 20'-10" | 8) Toilet- 8'-10" x 5'-11" |
| 4) Breakfast- 8'-6" x 12'-10" | 9) Family- 17'-9" x 21'-10" |
| 5) Kitchen- 14'-10" x 13'-6" | 10) Toilet- 8'-10" x 5'-11" |
| | 11) Pool- 10'-9" x 34'-0" |



First Floor

- | | |
|------------------------------------|-----------------------------|
| 1) Lounge- 14'-0" x 12'-10" | 6) Toilet- 8'-2" x 5'-10" |
| 2) Master bedroom- 17'-0" x 15'-5" | 7) Bedroom- 17'-9" x 14'-0" |
| 3) Dress Room- 12'-10" x 7'-2" | 8) Toilet- 8'-10" x 5'-11" |
| 4) Toilet- 12'-10" x 9'-11" | 9) Bedroom- 17'-9" x 14'-0" |
| 5) Bedroom- 17'-0" x 11'-6" | 10) Toilet- 8'-10" x 5'-11" |



Second Floor:

- 1) Bedroom- 17'-9" x 14'-0"
- 2) Dress Room 4'-7" x 7'-10"
- 3) Toilet- 8'-10" x 5'-11"
- 4) Maid's Room- 12'-6" x 6'-9"



VILLA 1000

Specifications

AREA	WALLS	FLOOR	CEILING
LIVING ROOM/ DINING/ LOBBY/ FAMILY ROOM/ STAIRCASE	POP Punning with Acrylic Emulsion Paint	Imported Marble	Oil Bound Distemper Paint
ALL BEDROOMS	POP Punning with Acrylic Emulsion Paint	Engineered Wood Flooring/ Imported Marble	Oil Bound Distemper Paint
BALCONIES/ TERRACES	Texture Paint	Anti-Skid Tiles	Oil Bound Distemper Paint
MAID's ROOM/ UTILITY	Oil Bound Distemper Paint	Ceramic Tiles	Oil Bound Distemper Paint

DOORS: Flush door shutters in veneer & polish finish, Maid/ Utility: Aluminium / Painted Doors

TOILETS: Vitrified tiles, Single lever C.P. Fittings, Master Toilet (additional) – Bath tub, Rain shower, Maid's toilet - Ceramic tiles, normal C. P. Fittings.

KITCHEN: Modular kitchen, Vitrified tiles, Hob, Chimney, Single lever C. P. fittings, Double bowl and single drain board SS Sink, Provision for hot water and RO supply.

WINDOWS AND GLAZING: Powder coated / Anodized aluminium window frames with glass.

ELECTRICAL: Reliable power supply with underground cabling, 100% power backup, separate billing for Generator and Main supply. Copper wiring. Modular switches and sockets.

HVAC: Centralized Air-conditioning through VRV system.

Swimming Pool: Option for swimming pool as per specifications.

Lift: Option for lift as per specifications.



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