



1st High Street Retail Mall of Greater Noida (West)

Imperia
Premieria



A legacy of “Delivery & Trust” built over 25 years

Powered with the vision to provide integrated townships that encompass residential, commercial and office spaces with world class amenities, Imperia Structures Ltd. is scaling new heights in the realty sector. The organization has carved a niche with its contemporary architecture and layouts dotting the skyline with a wide range of projects – industrial, IT, residential and commercial. The focus is on securing the smiles of its customers by building value on the foundation of trust.

The Imperia H20 is associated with the name synonymous with perfection. The Imperia Group has, from its very inception, been a real estate developer with a difference. The Group has already leased out almost 2 million sq. ft. of commercial space to Fortune 500 and Multinational companies, like: the Tatas, Videocon, Samsung, GE Money, Aptara, Legrand, Larsen & Toubro, Reliance, Citibank, Blue Star, Siemens, Voltas, DIESL, Globerian.





Imperia Structures Unveils Premeria - A High Street Shopping extravaganza in the heart of Greater Noida that reserves a never ending feast for your senses. Just 60 seconds away from Offices and Residency. Premeria features high-end Retail Outlets, state-of-the-art Multiplex; accompanied by a grand assortment of ambient exhibits and adrenalin boosting adventure sports. Covering an area of over 2.5 lac sq.ft, the shopping plaza has world class ambience, plush interiors and state-of-the-art amenities.





- Premieria – high street shopping mall, part of a 20 acre Walk to Work Campus
- Situated at Knowledge Park-5, Greater Noida, It Flaunts a perfect location and strategically located in a zone where development is blossoming.
- Close to FNG corridor.
- A cusp of 5 Express ways – Taj, NH – 24, Eastern peripherals, upper Ganga and Ganga Expressway.
- Well connected by the 6 lane Noida Expressway, its is just a 30 min drive from Delhi.
- With more than 1 lac households under construction in the vicinity.
- Emerging in the close vicinity of IT Hub, Reputed Schools, Management Institutes, Hospitals, Shopping Malls, Hotels & Landmarks abound.
- World class H2O Office Suites & Residencies within the same Complex.



- Almost 200 Retail Shops
- Low maintenance retail space.
- Multiplex – 3 Screens with 136, 191, 191 persons seating capacity.
- Food Court with 8 counters and Multi – cuisine Restaurants
- Bowling Alley Area
- On – ground and Basement Parking.
- Adventure Sports.
- Wide Pedestrian Walkways.
- Roman Style Centrally Air-conditioned Atrium.



STANDARD UNIT FEATURES

- Ground + 2 Floors Units with elevators and staircases.
- Independent Access to each block.
- Large storefronts and glazing areas at all levels.
- Dedicated Signage Areas for all Units.
- 6 meter wide road for zero – clutter traffic flow.
- Ample Surface and Basement Parking.
- Covered Arcade along retail store fronts and terraces at upper levels in some select Units.
- Well- connected & well-designed landscape.







- Adventure Sports like Water Biking, Rock Climbing etc
- Dedicated Kids Play Area
- Leisure Spots like Interactive Fountains, Reflection Pool, Lagoon Court, Lotus Court, Amphitheatre etc.
- ATM Facility
- Multi Cuisine Restaurants
- 24 x 7 Café
- Complete Power Back up
- 24 x 7 Video Surveillance at External Access Points, Car Park Areas, Lobbies, Passenger Lift Cabs.
- 70 % Green Area



Rejuvenate @ the Best in Class Club House



- Swimming Pool
- Rejuvenation Points with Spa, Meditation, Yoga
- World Class Gymnasium
- Well Stocked Library
- Child Care Centre
- Cards Room

Total Area	2,50,000 Sq. Ft.
-------------------	-------------------------

Total No. of Shops	200
---------------------------	------------

Smallest Shop size on Ground Floor	310 Sq. Ft.
---	--------------------

Biggest Shop size on Ground Floor	747 Sq. Ft.
--	--------------------

Smallest Shop size on First Floor	203 Sq. Ft.
--	--------------------

Biggest Shop size on First Floor	748 Sq. Ft.
---	--------------------

BSP on Ground Floor	Rs. 10400 per Sq. Ft.
----------------------------	------------------------------

BSP on First Floor	Rs. 9400 per Sq. Ft.
---------------------------	-----------------------------

Food Court Area	23,000 Sq. Ft.
------------------------	-----------------------

3 Screen Multiplex	A1 (14,400 Sq. Ft.), A2 (20,200 Sq. Ft.), A3 (20,200 Sq. Ft.) = 54,800 Sq. Ft.
---------------------------	---





Wet Riser/ Hose Reels: Located near each staircase

Sprinklers: Fully provided in landlords premises and primary distribution on each floor. Tap off points available for secondary distribution.

Fire Hydrants: Provided at ground level as per design

Hand held Extinguishers: Provided as required in landlord's areas

Fire Detection: Main alarm panels break glass contacts, smoke and heat detectors provided within all public and landlord's areas. Provision of connection from tenant's area to main system

BMS and Controls: System monitoring the principle operations of the building. Control system fully integrated with the security, fire alarm and lift control systems

Ventilation and Exhaust: Provided for toilets and basements. Separate ventilation for DG



Electrical Risers: Provided

Distribution Boards: Feeds, splitters and panel boards serving tenant from load side provided. All wiring till entry to tenant's premises

Metering: Metering split into common loads and tenant loads which will be sub-metered

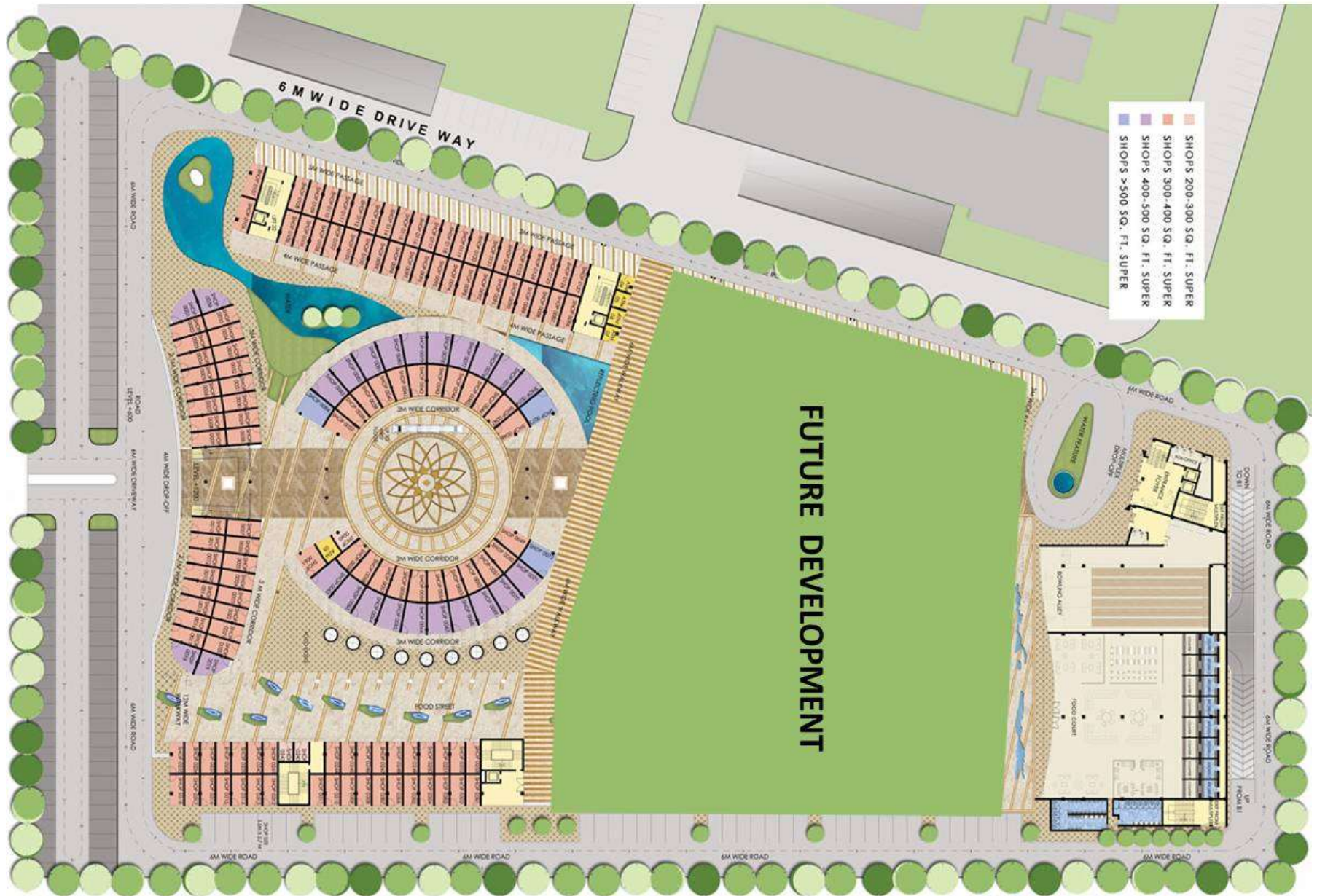
Lightening protection & Earthing pits: Lightening pits provided for base building. Provision for tenant connection to Earthing pits.

Fire Alarm System: Main alarm panels break glass contacts, smoke and heat detectors provided within all public and landlord's areas. Provision of connection from tenant's area to main system

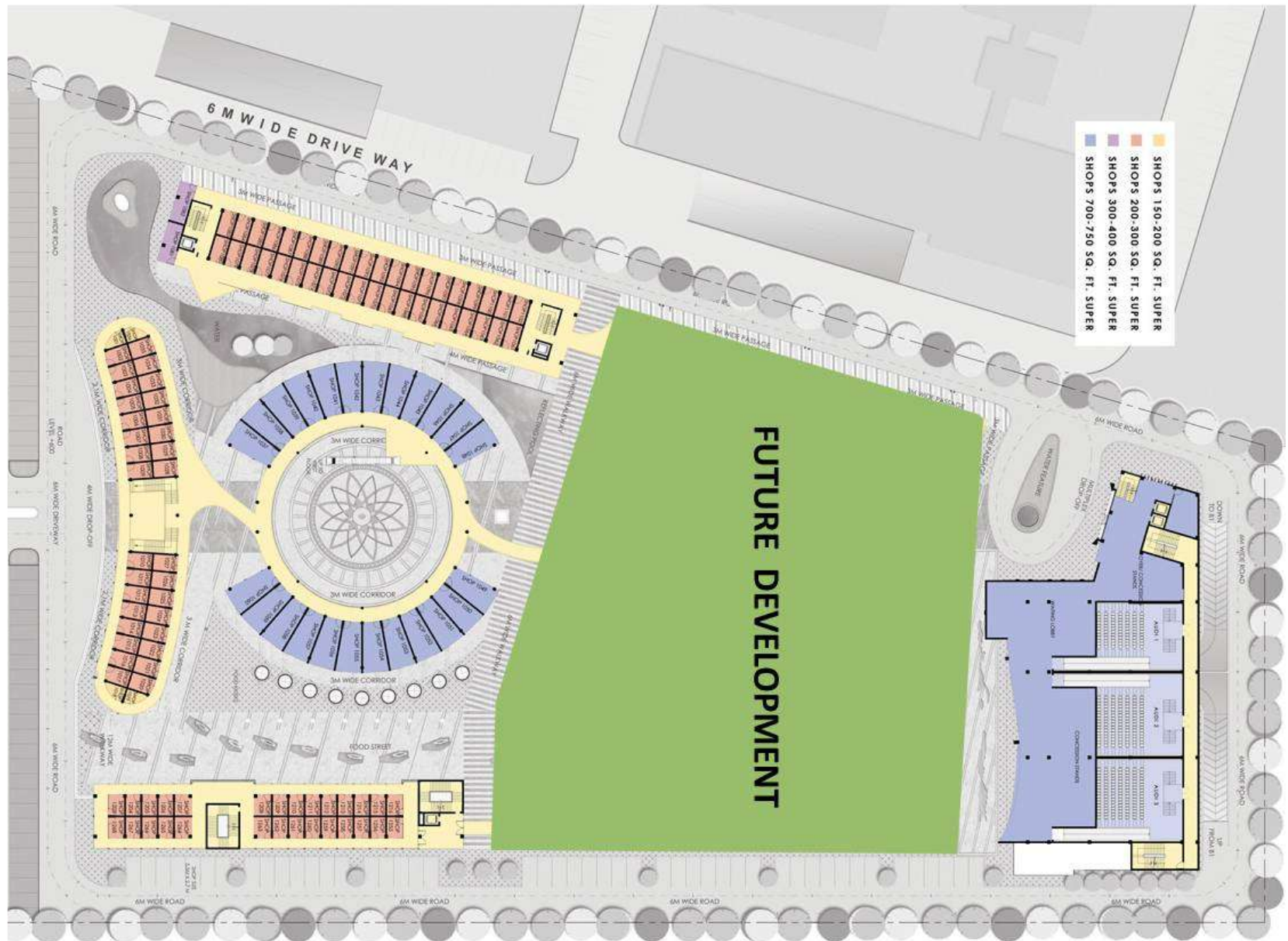
Emergency Lighting: Emergency light fixtures (connected to landlord's UPS) provided on escape route and at all means of egress.



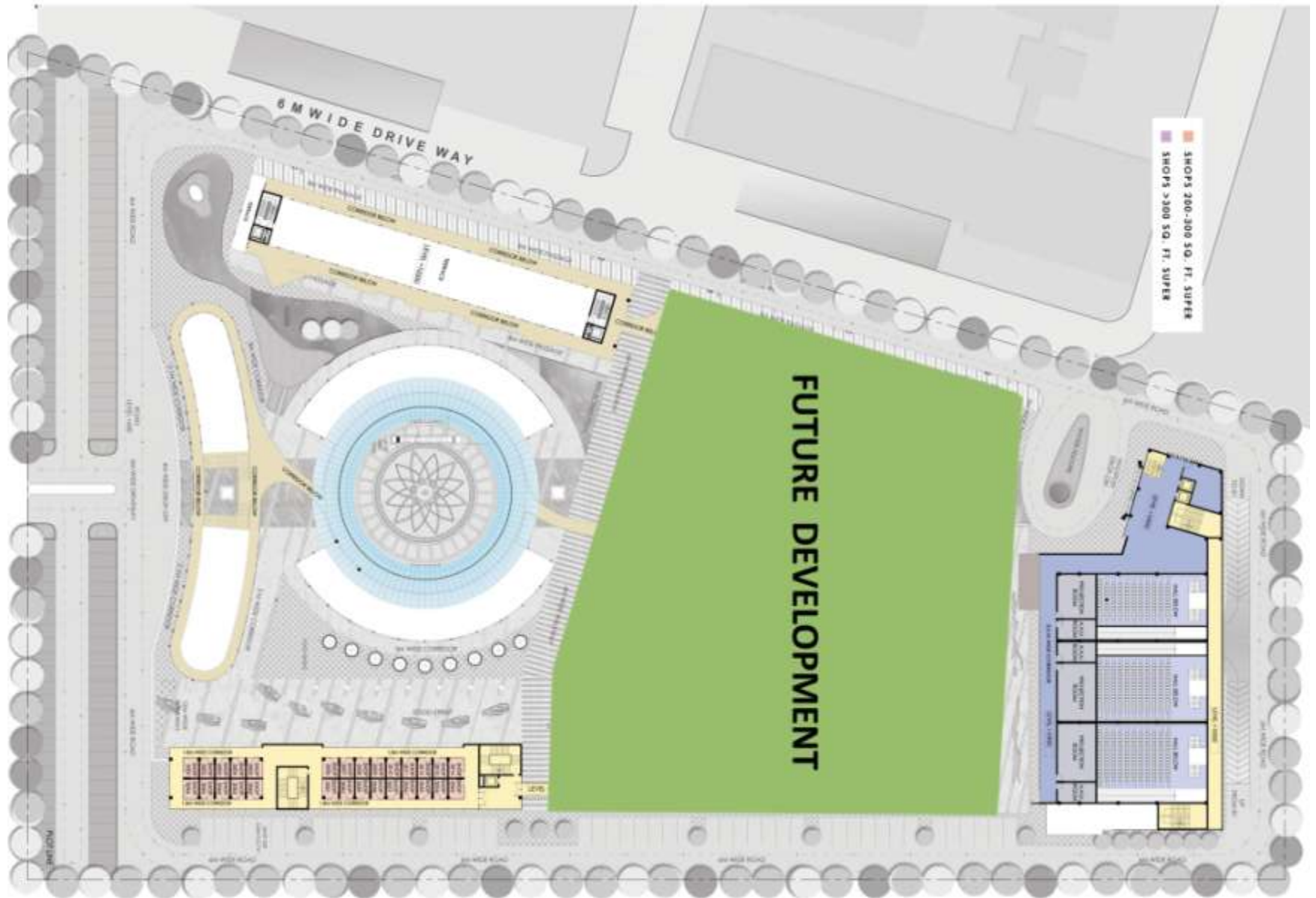
Ground Floor



FUTURE DEVELOPMENT



Second Floor



INVESTMENT PLAN LIKE NEVER BEFORE...

Min. investment from  **9.54 Lacs*** Only

**11 % Assured Returns for 5 years / Possession
whichever is later.**

NO CAM CHARGES FOR 7 YEARS POST POSSESSION

*** Min. Investment applicable on Flexi Payment Plan.**



IMPERIA H2O PREMIERIA - PAYMENT PLAN

Basic Sale Price : As per Company

PAYMENT PLAN 'A' – DOWN PAYMENT

- | | |
|------------------------------|---|
| 1. At the time of Booking | 10% of Basic Sale Price (BSP) |
| 2. Within 30 days of Booking | 90% of Basic Sale Price (BSP) |
| 3. At the time of Possession | Other Charges +PLC, Wherever applicable |

PAYMENT PLAN 'B' – FLEXI (*applicable only on unit size of 500 sq ft or above)

- | | |
|--|---|
| 1. At the time of Booking | 10% of Basic Sale Price (BSP) |
| 2. Within 30 days of Booking | 40% of Basic Sale Price (BSP) |
| 3. Within 12 Months from date of Booking | 50% of Basic Sale Price (BSP) |
| 4. At the time of Possession | Other Charges+ PLC, Wherever applicable |

PREFERENTIAL CHARGES (PLC) GROUND FLOOR

Arcade	2.5%
Corner	5%
Courtyard	5%
Road	5%
Front	10%

PREFERENTIAL CHARGES (PLC) FIRST FLOOR

Courtyard	2.5%
Road / Front	5%
Corner	5%

Reserved Cover Parking: 2,00,000/- Per Slot

Club Membership 75000/- per membership

* Club Membership & Parking charges Mandatory.

* Prices indicated above are subject to revision at the discretion of the Company. Price ruling on the date of booking and acceptance by the Company shall be applicable.

*1 sq. ft. = 0.093 sq. mt.



Location Map

