



Imperia Tower

Malibu Towne, Sohna Road, Gurgaon

A Project of BNB Group



Imperia Tower

The BNB Group is proud to present their resplendent residential tower – Imperia, within the sprawling Malibu Towne. The Malibu Towne is the first-of-its-kind gated township on the Sohna Road and houses over 1600 families. The Imperia Tower with its 2 lakh square feet of space enjoys a prime location within the township. Surrounded by lush and brilliant landscaping and with easy access to the Club, Gymnasium, Swimming Pool and Tennis Court, the Imperia Tower is the ultimate in luxury lifestyle living. The Tower comprises 56 luxurious apartments and 4 penthouses, which with their ample space and superior design are nothing less than dream homes.

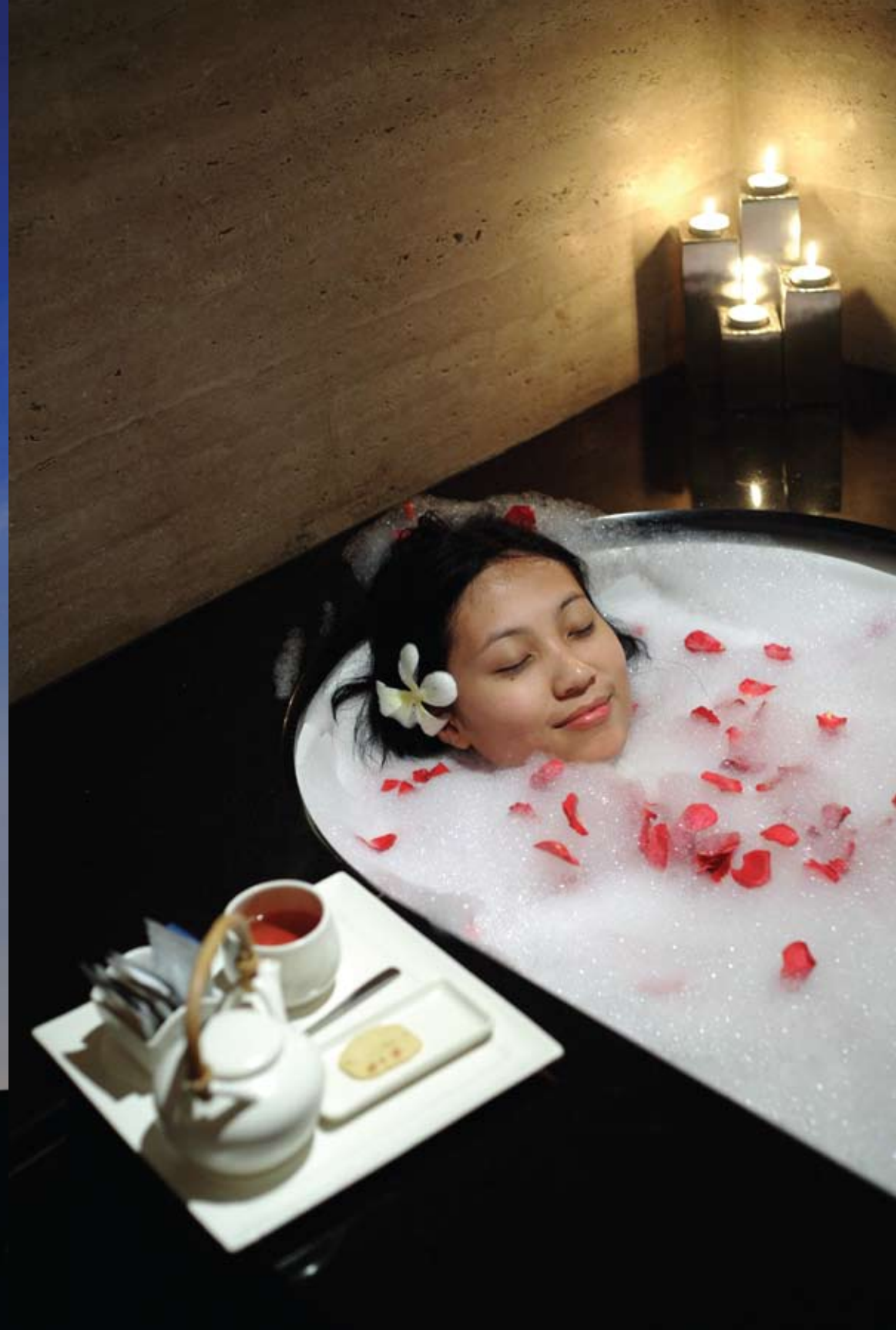
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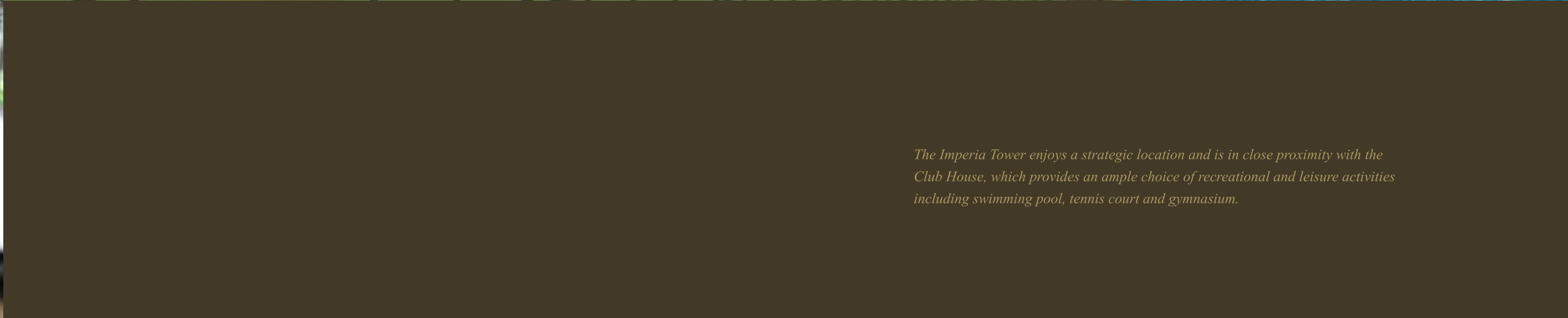




Occupying a prime location within the Malibu Towne, the Imperia Tower is a brilliantly designed residential complex committed to combining beauty, utility and ultramodern comforts. Complete with imported marble, and avant-garde interiors, the apartments are airy, well lit and aesthetically planned. The plush apartments with power backup and fitted air-conditioners ensure residents of complete 24 hours comfort. All apartments and penthouses are ready-to-live with complete woodwork, wardrobes and German modular kitchen.

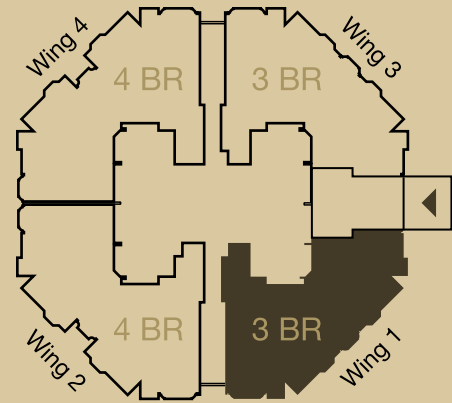
Imperia Tower has well laid out parking space, with closed and open parking slots not only for residents but also for visitors.





The Imperia Tower enjoys a strategic location and is in close proximity with the Club House, which provides an ample choice of recreational and leisure activities including swimming pool, tennis court and gymnasium.

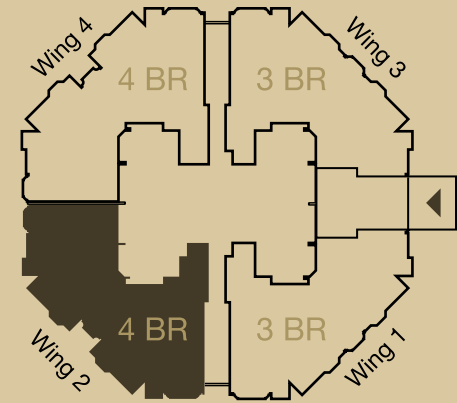




Unit Area = 3012 Sq Ft



Unit Area = 3281 Sq Ft



Imperia Tower

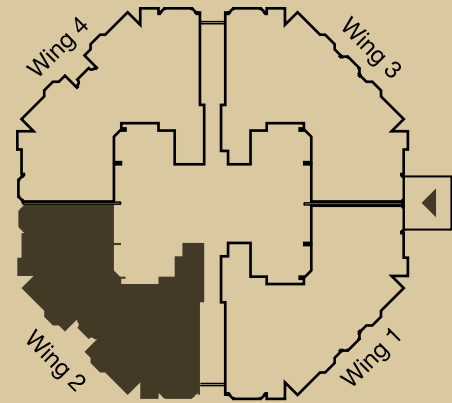
Ground Floor To
14th Floor

Typical 4 Bed Room Layout

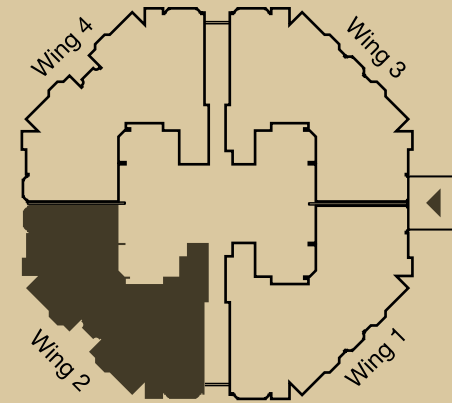
Imperia Tower

Ground And
First Floor

3 Bed Room Layout



Unit Area = 5467 Sq Ft



Imperia Tower

16th Floor

Upper - Pent House Layout



15th Floor

Lower - Pent House Layout

Living, Dining & Lobby / Passage

Floor	Imported Marble Flooring
Walls	POP punning with pleasing shades of Plastic Emulsion
Ceiling	POP punning with Plastic Emulsion

Bed Rooms

Floor	Imported Marble Flooring in Master Bedroom, Wooden Flooring in other Bedrooms
Walls	POP punning with pleasing shades of Plastic Emulsion
Ceiling	POP punning with Plastic Emulsion
Woodwork	Wardrobes will be Provided in all the Bed Rooms

Balconies

Floor	Anti Skid Tiles
Walls/Ceiling	Permanent Paint Finish

Kitchen

Floor	Imported Marble Flooring
Walls	Tiles / Granite
Counter	Granite
Fittings / Fixtures	Modular Kitchen with Hob, Chimney and CP Fittings, Stainless Steel Sink

Toilets
(Except Servant Toilet)

Floor	Imported Marble Flooring / Anti Skid Tiles
Walls	Imported Ceramic Tiles till ceiling height
Counter	Granite / Imported Marble
Fittings / Fixtures	European Faucets, WCs & Wash Basins, Shower Enclosure in Master Bathroom

Servant Room

Floor	Ceramic Tiles
Walls	OBD
Ceiling	OBD

Doors Shutters

Entrance Door	Teak Veneered & Polished Shutter
Internal Doors	Seasoned Hardwood frames with Teak Veneer
External Doors & Windows	uPVC
Hardware	Stainless Steel / Brass with lacquer finish

Electrical And Electrical Fittings

Window Airconditioners will be Fitted in all the Rooms
Copper Electrical Wiring
Power point TV & Phone Sockets with protective MCBs
Modular switches. Fans in all Bed rooms, Living & Dining. Exhaust Fan in all Toilets & Kitchen.

Security

Single Entrance & Exit, Gated Community, Door Phone System for entrance into the complex, CCTV in common areas, Fire Fighting System
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Façade

Weather proof Texture Paint finish

Lifts

Floor	Granite / Imported Marble
Walls	Wooden Panel, Granite & Stainless Steel/Glass
Ceiling	Stainless Steel & Wood/Glass
Doors	Stainless Steel

Lift & Stair Lobby

Walls & Floor	Granite / Imported Marble in Floor & Cladding
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Facilities

Common area on Ground Floor with billiards , snooker table, private lounge for visitors

“The contents of this brochure/reckoner document are purely conceptual and not a legal offering. Further the Company/ Designated Architects and Consultants reserve the right to add/delete/modify any details, sizes, specifications, facilities amenities, etc mentioned thereon as per their discretion.”



DOWN PAYMENT PLAN*

Stage	Charges
At booking	15% BSP
Within 60 days of booking	80% BSP + PLC + 100% Car Parking minus down payment rebate (4% on 80% BSP)
On offer of possession	5% BSP + IFMS + Stamp duty + Registration Charges

BSP - Basic Sale Price

PLC - Preferential Location Charges

IFMS - Interest Free Maintenance Security



CONSTRUCTION LINKED PAYMENT PLAN*

S. No.	Linked Stages	Payment
1	At the time of booking	15% of Basic Sales Price
2	On completion of Ground Floor slab	10% of Basic Sales Price
3	On completion of 3rd floor slab	10% of Basic Sales Price
4	On completion of 5th floor slab	10% of Basic Sales Price
5	On completion of 8th floor slab	10% of Basic Sales Price
6	On completion of 11th floor slab	10% of Basic Sales Price
7	On completion of 13th floor slab	7.5% of Basic Sales Price
8	On completion of Top floor slab	7.5% of Basic Sales Price
9	On completion of external plaster	7.5% of Basic Sales Price
10	On completion of internal plaster	7.5% of Basic Sales Price
11	On possession	5% of Basic Sales Price

- * Notes:**
1. Basic Sales Price (BSP) is inclusive of External Development and Infrastructure Development Charges which is liable for upward revision in case of revision thereof by the Government or on account of any other reason indicated in the Apartment Buyer Agreement.
 2. The price is exclusive of amounts towards all kinds of taxes/fresh statutory charges/stamp duty/registration and other charges as and shall be payable as and when demanded by the company for the said apartment.
 3. All other factors whatsoever of whatever nature constituting defaults in payments/penalty on late payments/ interest etc shall be as indicated in the Apartment Buyers Agreement.



*BNB Group
Ground Floor, Solitare Plaza,
MG Road, Gurgaon
Tel : +91-124-4720000*

*info-imperia@bnbgroup.in
www.bnbgroup.in*