

An aerial photograph of a golf course, showing various green fairways, tees, and sand traps. The image is framed by a circular logo in the upper right corner. The logo contains the text 'ireo Gurgaon Hills' and a stylized mountain range icon. Below the logo, the text 'Heaven. As seen from Heaven.' is written in a cursive font. At the bottom center, the website 'www.Zricks.com' is displayed.

**ireo**  <sup>TM</sup>  
**Gurgaon Hills**

*Heaven.  
As seen from  
Heaven.*

[www.Zricks.com](http://www.Zricks.com)

Presenting Ireo Gurgaon Hills. Spacious luxury apartments set amidst the lush landscapes overlooking Delhi Ridge.

Nestled in the lush green forests on Gurgaon-Faridabad road, Ireo Gurgaon Hills is not even a kilometer from Delhi and just 5 minutes from Gurgaon's famous Golf Course Road. These exclusive premium residences are flanked by the protected Aravalli forests on one side, and the magnificent Delhi Ridge on the other, creating a haven that stands in harmony with the chirping birds and evergreen trees. Spacious, low density apartment layouts further accentuate its idyllic, old-world charm. Come, experience the perfect union of nature and architecture at Ireo Gurgaon Hills.

# *A Slice Of Paradise*



# Crossroads Of Bliss

Ireo Gurgaon Hills - Unbeatable location.

Although located amidst the most idyllic of natural forested landscapes, Ireo Gurgaon Hills is also in close proximity to the bright lights of both Gurgaon and South Delhi. It is just 5 minutes driving distance to Gurgaon's prime Golf Course Road area on one side, and to South Delhi on the other. What's more, it's only 15-20 minutes away from IGI airport and within easy reach of other prime areas of the city.



# Divine Abode



Ireo Gurgaon Hills - where the ultra modern architecture complements nature's splendour.

The luxurious, ultra-spacious 3BHK, 4BHK and 5BHK apartments are designed to provide maximum flexibility for internal space planning to suit individual tastes. Only 2 apartments to a floor ensure a relaxed, less-cluttered ambience to the development. Each apartment will also have the luxury of a private high-speed elevator, facilitating direct access from the grand entrance lobby of the tower to the apartment's dedicated private foyer. High-end double glazing of windows provide for sound proofing of interiors, as well as increasing air-conditioning efficiency. All 4BHK and 5BHK have specially designed double-volume living rooms and wrap around balconies, which further add to the spacious feel of the homes.



Double-volume Living Dining Room

At Ireo Gurgaon Hills, the architectural planning ensures that residents get the most out of the stunning natural beauty of the surroundings. Each of the 6 towers is strategically orientated to minimize overlooking the others, so as to maximize outward views. All units are atleast 3-side open, and have full-frontage glass curtain wall facades that again help in maximizing the panoramic views around. Moreover, all units have generous balconies for an ultimate alfresco experience, including a grand 400-500 sq. ft. balcony adjoining the living room that opens towards the best viewing corridors. To add further to the enjoyment, every 5BHK duplex unit has an additional rooftop garden that can be used as a party terrace.



# Stairway To Heaven

Step into a world of tranquility and bliss.

The resort-like main entrance is crafted in a way that its sunken ring road will keep internal vehicular flow out-of-sight while providing easy access to designated drop-off points for each tower. These dedicated drop off points are surrounded by exclusive sloped lawn arrival gardens, that then lead into the grand, fully furnished, air-conditioned entry lounge of each tower with its 20 ft high ceiling. Three sides of this magnificent lobby space has a glazing that opens into views of the surrounding shimmering water bodies and green lawns; creating the visual effect of almost bringing this landscape into the lobby area.



# Grand Entrance Lobby



# Garden Of Eden

A Paradise where you will find nature in all its crowning glory.

At Ireo Gurgaon Hills, the internal landscaping blends beautifully with the stunning external surroundings. Your serene abode comprises of manicured lawns, scenic pathways and a variety of water features and activity spaces that have been incorporated into a raised platform ground-scape. Striking features of the landscaping include large sit-out pavilions and gazebos that frame these luxuriant lawns, providing an oasis of tranquil and contemplative spaces for a quiet sit-out or even community activities. Formal colonnades accentuated by the abundant greenery provide sheltered walking paths from every residential tower to the centrally located clubhouse. Truly, taking a walk will be a treat for the senses at Ireo Gurgaon Hills.







Pavilion Sit-out Spaces

A clubhouse that takes luxury to cloud nine.

Our exclusive world-class club with its ultra-modern architecture is designed such that the structure beautifully blends in with its surrounding landscapes. Sheltered pathways from every tower lead to the centrally located clubhouse at the heart of the project. A roof-top infinity lap pool sits majestically atop the clubhouse. Equipped with a full range of sports, wellness and recreational facilities, it will be teeming with leisure activities that cater to both individual and group needs.

# Pleasure Island



# Club Features

## SPORT ACTIVITIES

- MPH (Badminton + Basketball)
- Squash Court
- Tennis Court
- Table Tennis
- Card/Carom/Billiards

## RECREATIONAL AREAS

- Entertainment Room with A/V Facilities
- Video Game Room with Toddler Space
- Social Lounge
- Library/Reading Room
- Banquet Hall with Pre-function Lounge
- Café/Bar/Restaurant

## HEALTH FACILITIES

- Rooftop Infinity Pool (with Toddler Pool)
- Gymnasium
- Aerobics/ Yoga Room
- Sauna/ Steam
- Massage Room



# Utopia

## Infrastructure Facilities

Equipped with ultra-modern support utilities and efficient maintenance services, Ireo Gurgaon Hills will ensure sustainability of the new standards of luxurious living that it sets.

- CCTV coverage for entry lounge, entry/exit and across entire development
- Communication system linked to each unit
- 100% power back up
- 24x7 treated water supply
- Piped gas supply
- Fire alarm/detection and fire-fighting system
- Solid waste management through efficient collection and transportation system
- 100% of groundwater recharged through rainwater harvesting structures

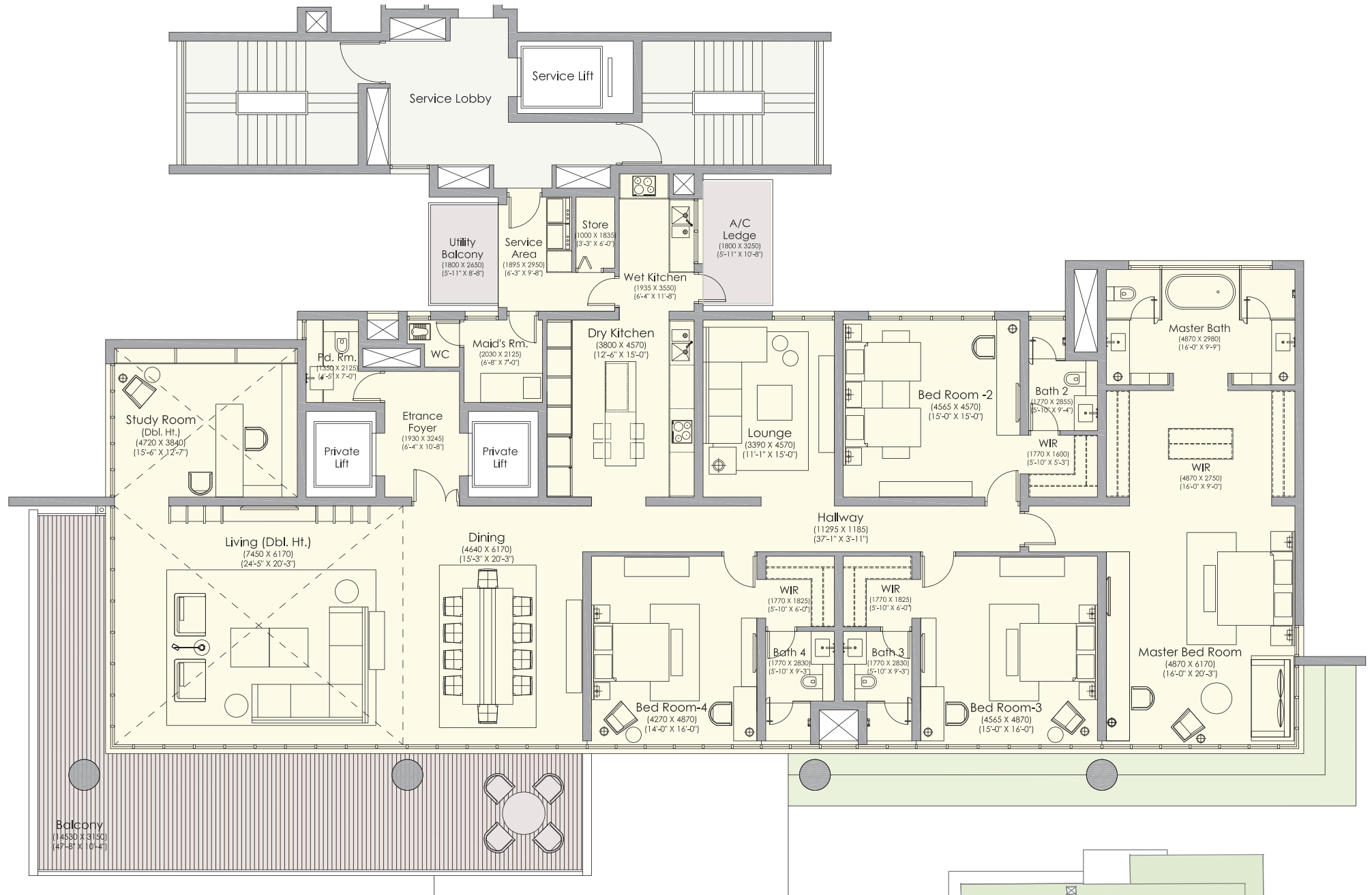
# Site map



## Legend

- 1 Main Arrival / Secured Entry/Exit
- 2 Water Feature / Sculpture
- 3 Drop-off Portico (with water feature /sloped lawns/feature trees)
- 4 Linear Park / Function Lawn
- 5 Pavilions/ Sit-outs
- 6 Gateways
- 7 Colonnade
- 8 Lawn Strips with Sculpture
- 9 Club (with overdeck infinity pool)
- 10 Play Area/ Greens

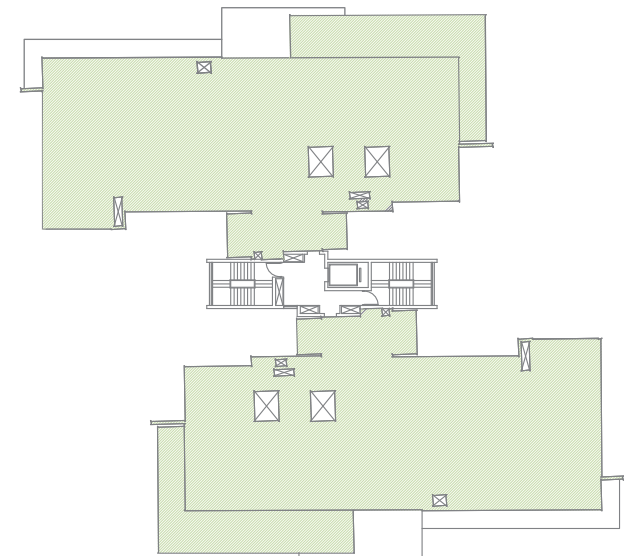
FOUR BED ROOM UNIT - INDICATIVE LAYOUT  
UNIT AREA- 6340.71 SQ FT



FOUR BEDROOM UNIT FLOOR INDICATIVE LAYOUT AT TYPICAL TOWER

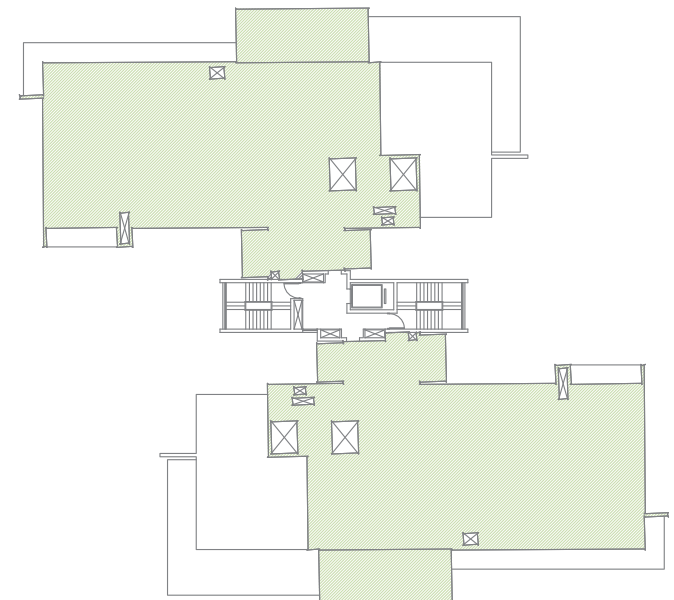
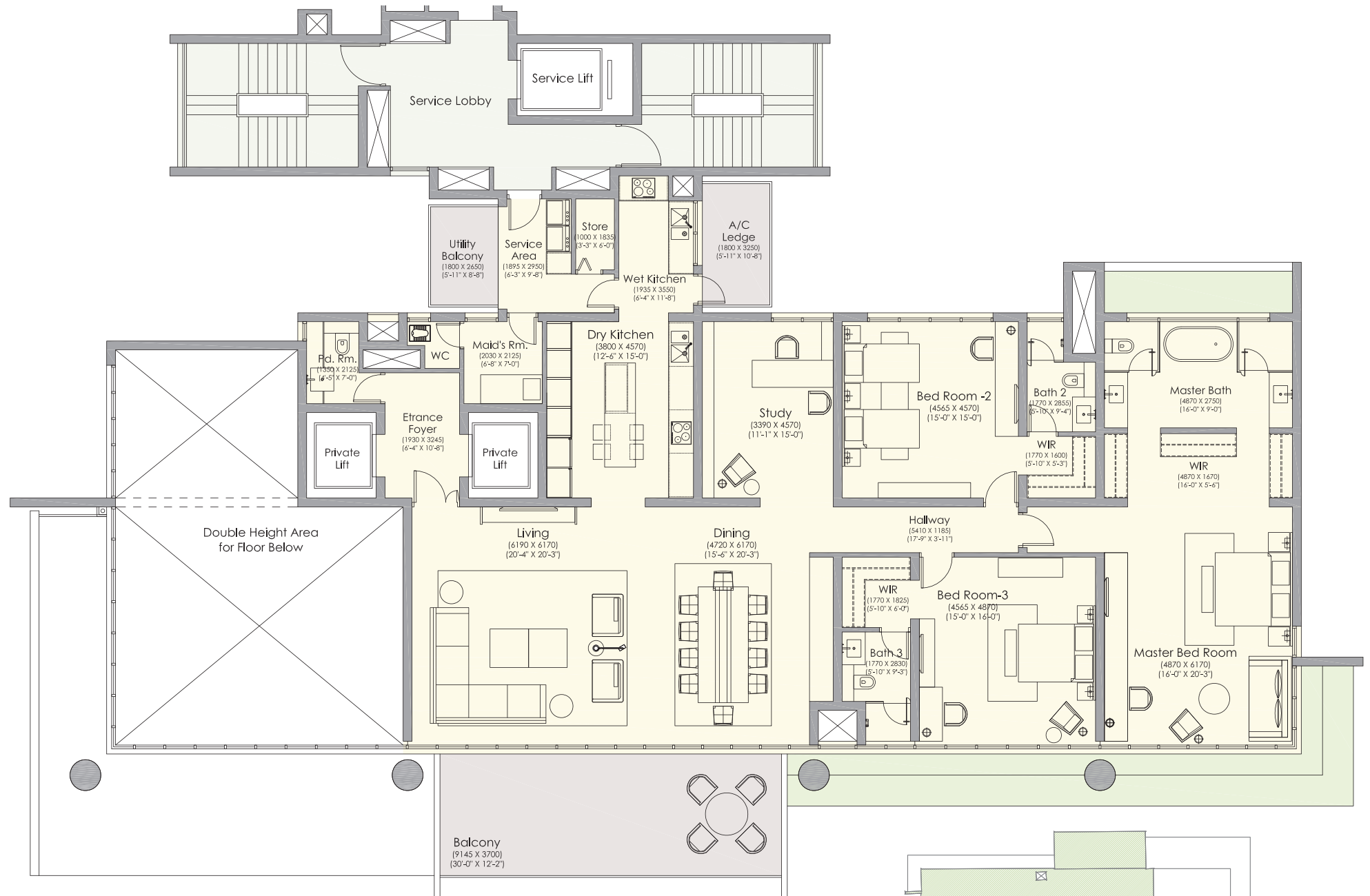
<b>TOWER A (BLOCK I &amp; II):</b>	1 <sup>st</sup> , 3 <sup>rd</sup> , 5 <sup>th</sup> , 7 <sup>th</sup> , 9 <sup>th</sup> , 11 <sup>th</sup> , 13 <sup>th</sup> , 15 <sup>th</sup> , 17 <sup>th</sup>
<b>TOWER B, C, D (BLOCK I &amp; II):</b>	1 <sup>st</sup> , 3 <sup>rd</sup> , 5 <sup>th</sup> , 7 <sup>th</sup> , 9 <sup>th</sup> , 11 <sup>th</sup> , 13 <sup>th</sup> , 15 <sup>th</sup> , 17 <sup>th</sup> , 19 <sup>th</sup> , 21 <sup>st</sup> , 23 <sup>rd</sup>

FOUR BEDROOM UNIT FLOOR LOCATIONS AT DIFFERENT TOWERS



# THREE BED ROOM UNIT - INDICATIVE LAYOUT

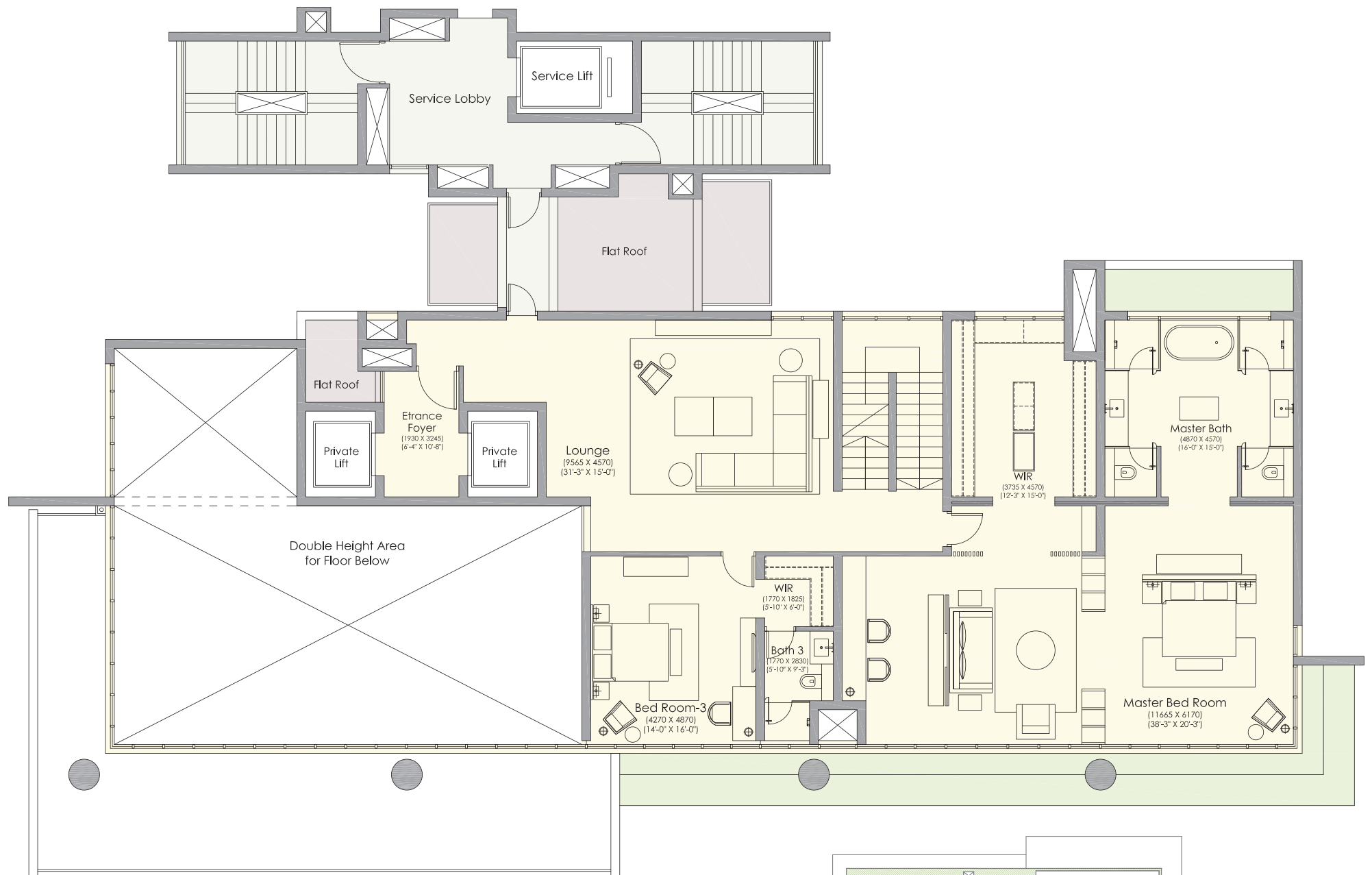
UNIT AREA- 4784.04 SQ FT



<b>TOWER A (BLOCK I &amp; II):</b>	2 <sup>nd</sup> , 4 <sup>th</sup> , 6 <sup>th</sup> , 8 <sup>th</sup> , 10 <sup>th</sup> , 12 <sup>th</sup> , 14 <sup>th</sup> , 16 <sup>th</sup> , 18 <sup>th</sup> .
<b>TOWER B, C, D (BLOCK I &amp; II):</b>	2 <sup>nd</sup> , 4 <sup>th</sup> , 6 <sup>th</sup> , 8 <sup>th</sup> , 10 <sup>th</sup> , 12 <sup>th</sup> , 14 <sup>th</sup> , 16 <sup>th</sup> , 18 <sup>th</sup> , 20 <sup>th</sup> , 22 <sup>nd</sup> , 24 <sup>th</sup> .

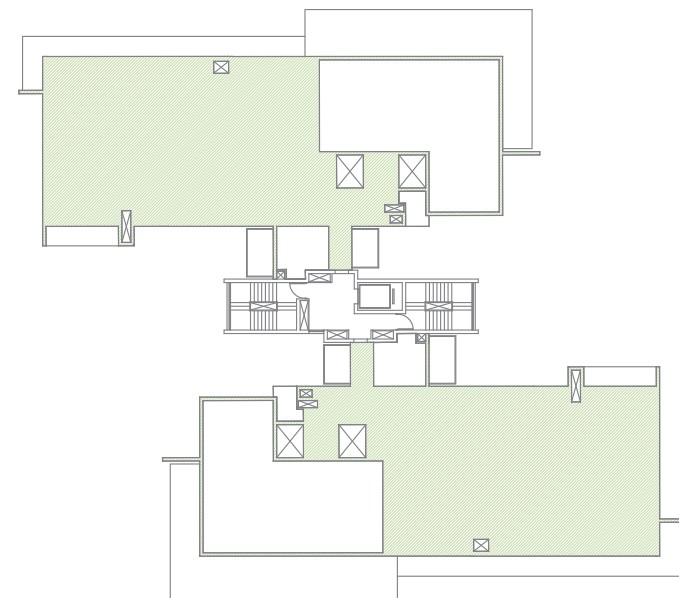
THREE BEDROOM UNIT FLOOR LOCATIONS AT DIFFERENT TOWERS

FIVE BED ROOM PENTHOUSE, UPPER LEVEL - INDICATIVE LAYOUT  
 UNIT AREA- 10901.12 SQ FT

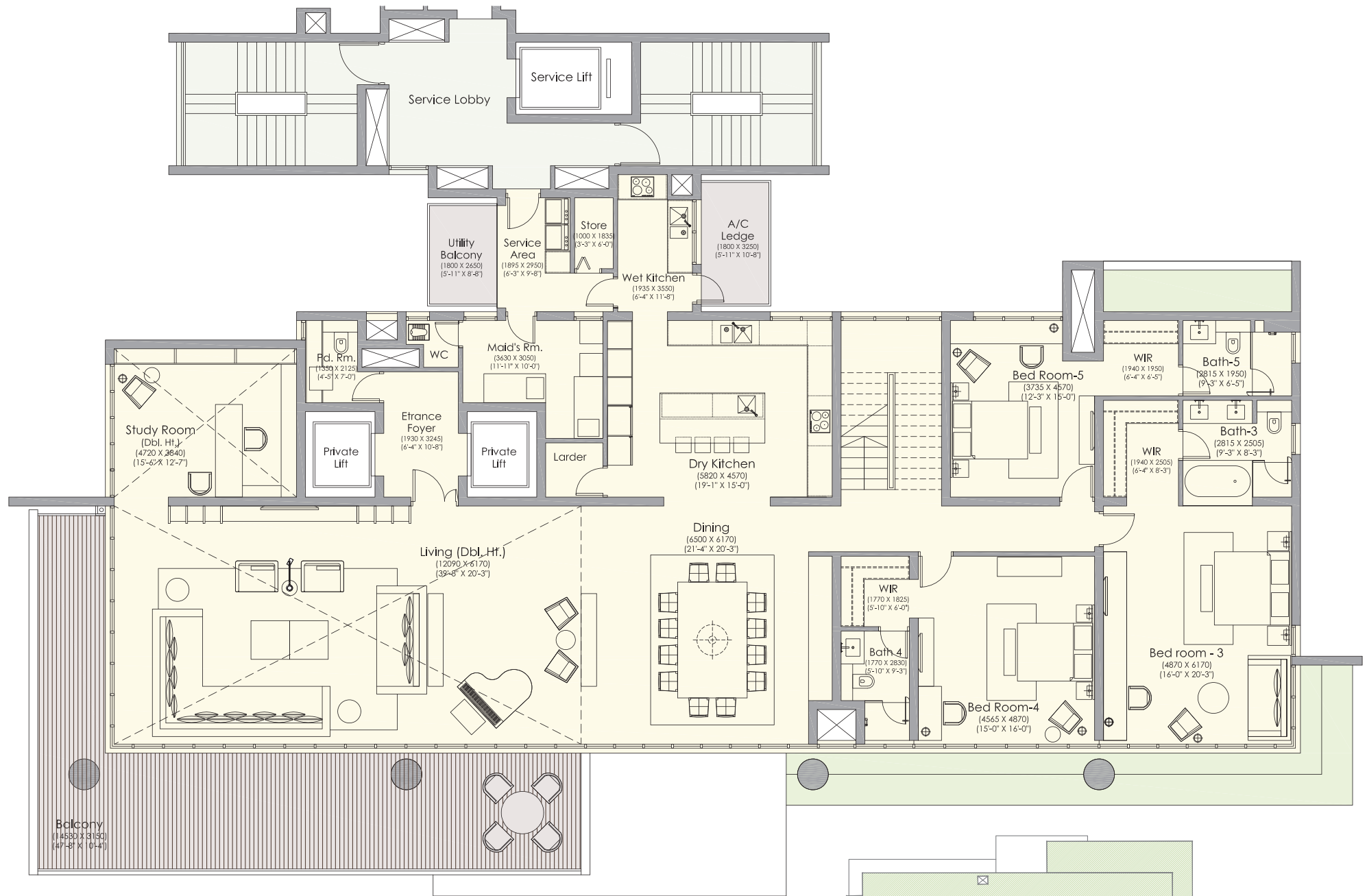


<b>TOWER A (BLOCK I &amp; II):</b>	19 <sup>th</sup> , 20 <sup>th</sup> .
<b>TOWER B, C, D (BLOCK I &amp; II):</b>	25 <sup>th</sup> , 26 <sup>th</sup> .

FIVE BEDROOM PENTHOUSE UPPER FLOOR LOCATIONS AT DIFFERENT TOWERS

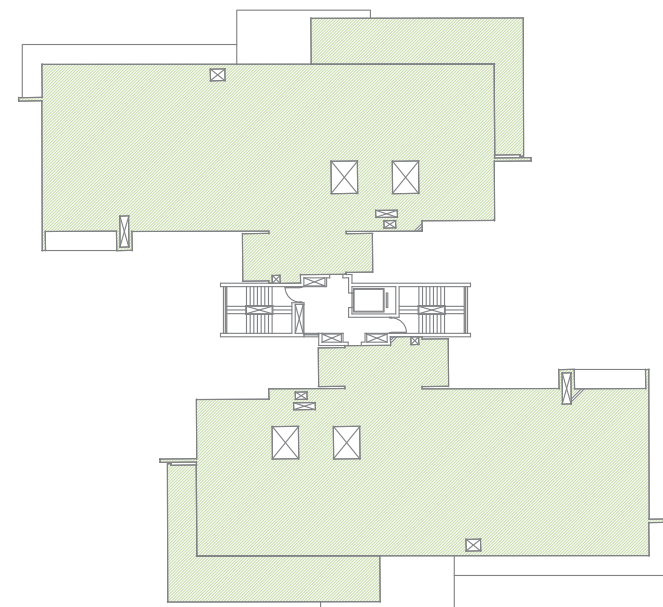


FIVE BED ROOM PENTHOUSE, LOWER LEVEL - INDICATIVE LAYOUT  
 UNIT AREA-10901.12 SQ FT



<b>TOWER A (BLOCK I &amp; II):</b>	19 <sup>th</sup> , 20 <sup>th</sup>
<b>TOWER B, C, D (BLOCK I &amp; II):</b>	25 <sup>th</sup> , 26 <sup>th</sup>

FIVE BEDROOM PENTHOUSE LOWER FLOOR LOCATIONS AT DIFFERENT TOWERS







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