



Krrish Shalimar Project Pvt. Ltd.

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Live it up!

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Life is a party. Play host.

There are some names that conjure up images of life on the go; where the party never stops. Goa, Koh Phangan, Amsterdam, Vegas, Rio...but if there is one place that is more synonymous than all others with living it up, it is Ibiza.

Inspired by the verve of this Mediterranean city, Krrish Group and Shalimar Group present to the National Capital Region a landmark residential destination, Ibiza Town. Because after you've worked hard, you must live it up.

About us



THE KRRISH GROUP

The Krrish Group started its operations in 1983. In the 3 decades that followed, the Group has made a reputation for delivering uncompromised quality in all of its undertakings. The Group has emerged as a dynamic business entity, constantly diversifying, innovating and setting benchmarks in every sector it is associated with. In the Breweries and Distilleries industry, Krrish Group has left an indelible mark on the Indian Liquor mass market. And bearing testimony to its strong corporate ethos, the company continues to grow exponentially today, with new breweries and bottling units in the offing.

These are exciting times for the Group as it makes a foray into the Hospitality and Real Estate business. With Krrish Infra Pvt. Ltd., the group pledges to carry forward its legacy of scaling new heights and creating new landmarks.

*proven*ce
ESTATE





Shalimar Group has always been the leader in its sphere and has built its reputation through experience and commitment to quality development. Since 1985, the group is committed to creating superior communities where people live, work, and create their world. The Group has already built a whopping 25 lac sq. ft. area of residential property and an impressive 10 lac sq. ft. area of commercial property. By focusing on the development of high quality residential, retail and office properties in prime locations, the company endeavors to deliver a lifetime of pride to its customers.

At Shalimar we develop real estate exquisitely and creatively supplemented with broad industry knowledge and experience. It is our greatest pleasure and strongest asset to deliver on time, keeping in mind the wants and needs of our customers without compromising on quality. Our business success invariably leads to gain greater self-confidence. Shalimar Group having been building both relationships and structures that last, thanks to a commitment that exceeds exceptions every time. After all, the merit of a structure, is in reaching greater heights.

SAS HOTELS AND PROPERTIES PRIVATE LIMITED



Shalimar Imperial



Shalimar Corporate Park

Ibiza Town



Ibiza Town extends over 10-acres of prime residential land in Surajkund. The infectious vibes of the Mediterranean spirit is plain for all to see. Manicured lawns, serene water bodies and garden paths adorned by elegant pergolas—the handiwork of renowned landscaping experts.

The primary architect of Ibiza Town is the multi-award winning team of **CP Kukreja Associates**. But Ibiza Town is more than just a complex of exclusive, super-lifestyle homes. It is an ode to success, to the mantra—live it up.



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Master Plan



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Location

Ibiza Town is located on the Surajkund-Badkhal Road, just a few milestones away from South Delhi. It is set amidst the serene greens of the majestic Aravallis and neighbors the ecologically rich Asola Wildlife Sanctuary. But the real animals are often the partying kind and can be spotted at the numerous celebrations within Ibiza Town.

- **10 minutes from GK-II and Nehru Place**
- **Near Charmwood residential project**
- **Near Badarpur metro station**
- **Internationally acclaimed Surajkund Mela within walking distance**
- **Some of India's leading hospitals, educational institutes and prominent public schools in the vicinity**
- **Luxurious 5-star hotels nearby**

Location Map



Hotspots

Ibiza Town offers residents a host of options to choose from to call home. From the 2390 sq. ft. deluxe pads to the 6650 square foot premium penthouses, there's one to suit the needs of each aspiring homeowner.

Every apartment is replete with super-sized living rooms, lavish bedrooms, well-appointed kitchens and bathrooms fitted with international designer sanitary ware. The penthouses come with personal pools and majestic views. Enough to make every home a hot spot.

3 BHK DELUXE (S+19) - TYPICAL FLOOR PLAN



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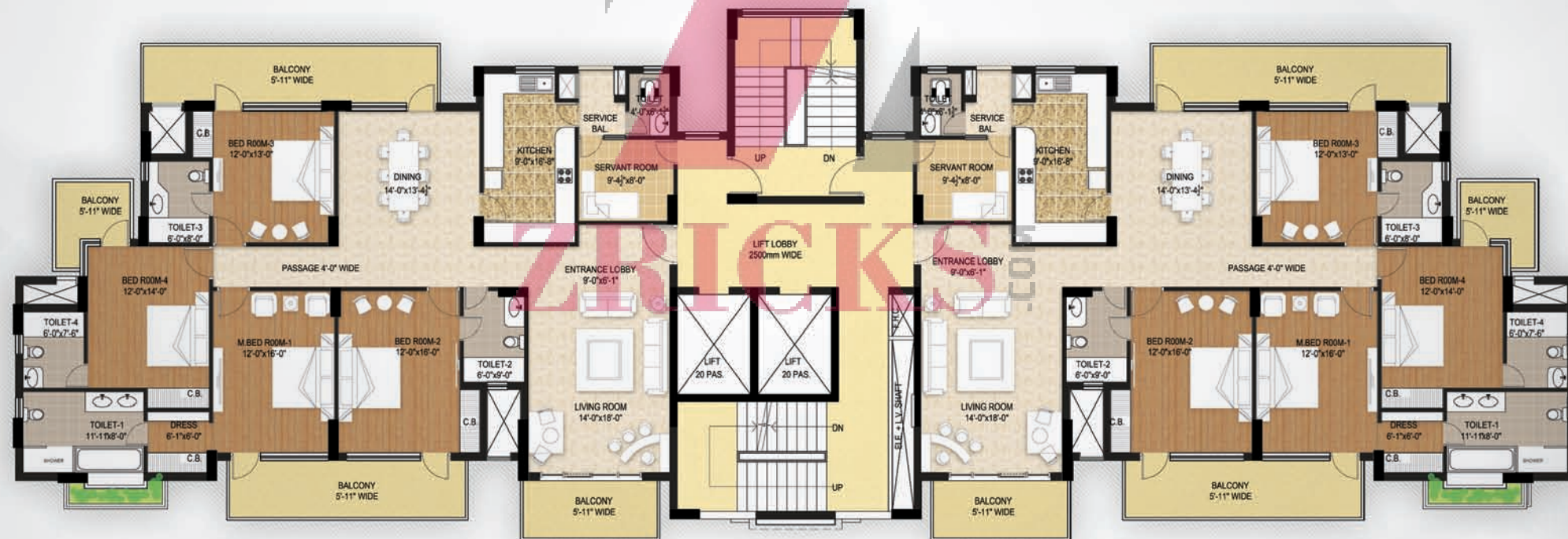
loiza
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Total Saleable Area: 2390 Sq. Ft.



4 BHK DELUXE (S+19) - TYPICAL FLOOR PLAN

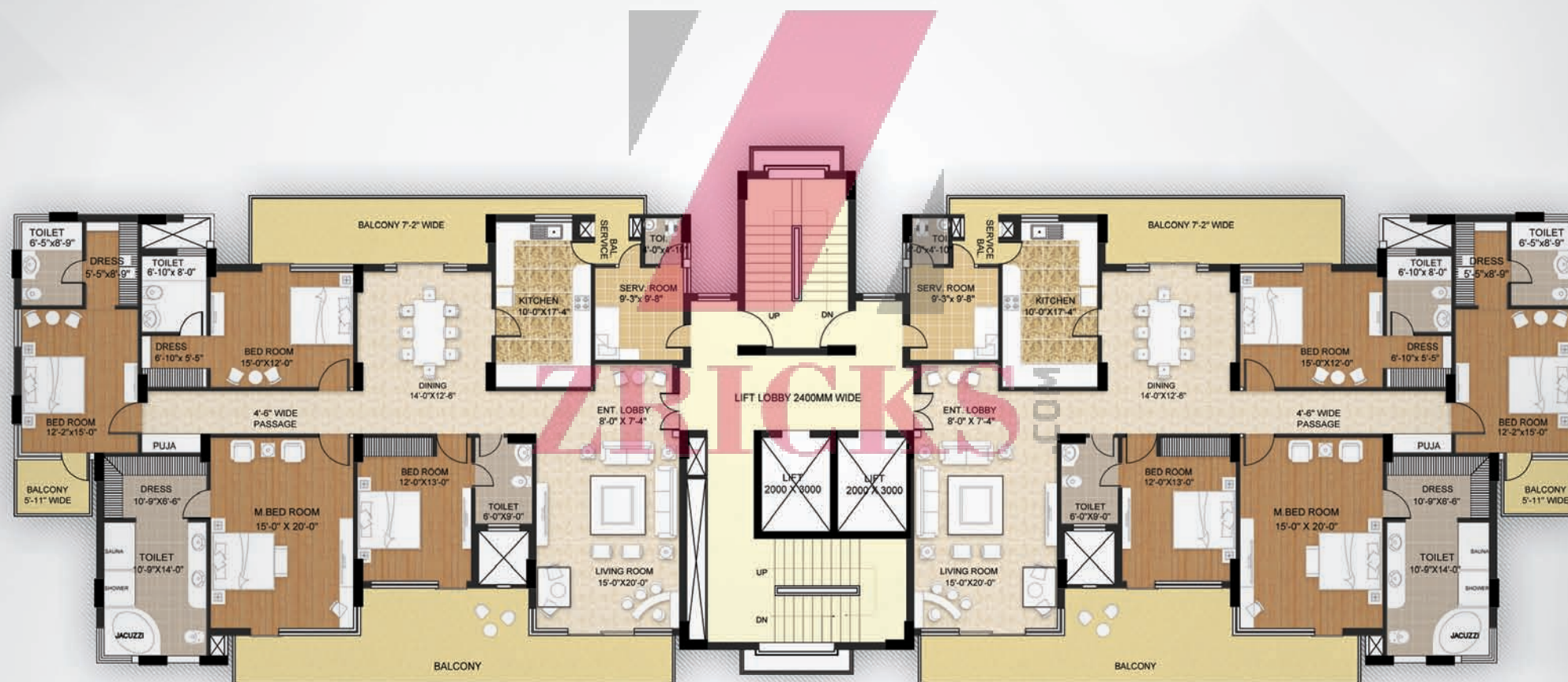
Total Saleable Area: 3500 Sq. Ft.



4 BHK PREMIUM (S+22) - TYPICAL FLOOR PLAN



Total Saleable Area: 4000 Sq. Ft.



4 BHK DELUXE - PENTHOUSE LOWER FLOOR PLAN



4 BHK DELUXE - PENTHOUSE UPPER FLOOR PLAN



Total Saleable Area: 5900 Sq. Ft.



4 BHK PREMIUM - PENTHOUSE LOWER FLOOR PLAN



4 BHK PREMIUM - PENTHOUSE UPPER FLOOR PLAN



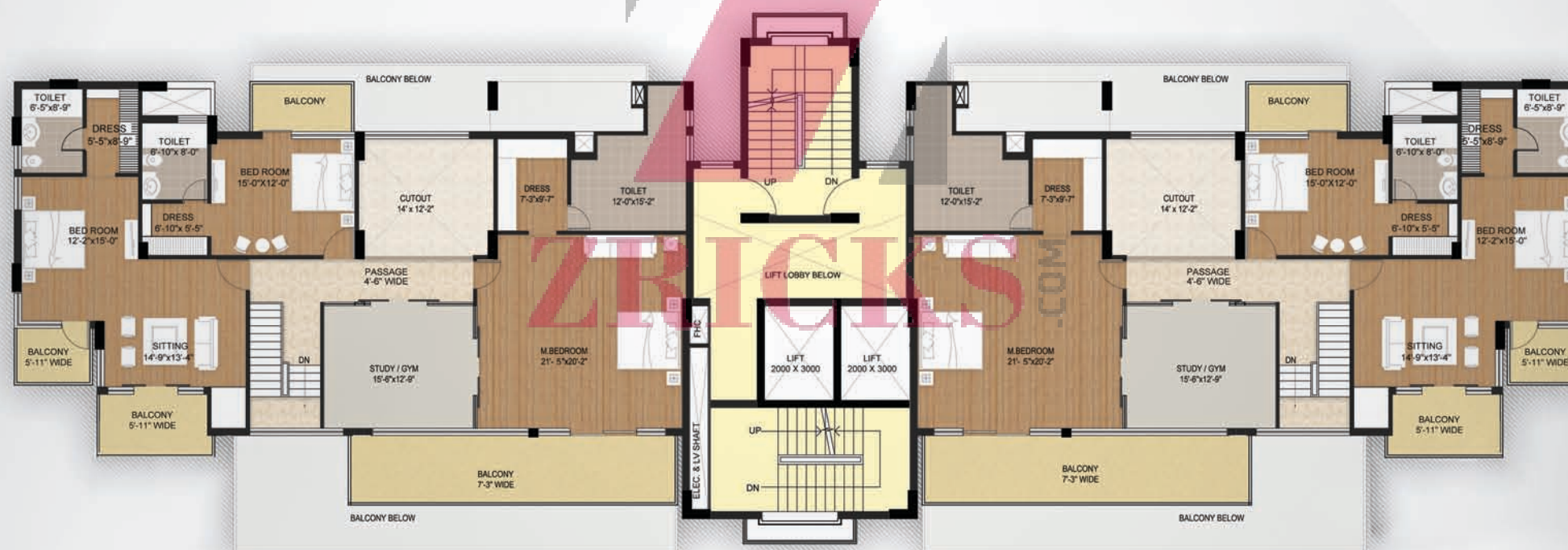
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Total Saleable Area: 6650 Sq. Ft.



Penthouse Living Room



Penthouse Bedroom



Penthouse Dining Area



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Penthouse Kitchen



Penthouse Bathroom



Typical Living Room



Living it up

At Ibiza Town, the celebration of success, of stature, does not end at home. It spills out onto the complex. Residents can revel in the lavish grassy terrace areas. Rendezvous at the tree lined avenues, the outdoor cafes, landscaped sit outs and trellis pavilions. The attention to detail is evident, and the feature paving on the driveway is testimony to it.

The good life, rather, the high life is here. Relax in the family lawns or in the swimming pool, or if you like, by the poolside seats lined with shading trees. Watch your kids at play in their park fitted with safe, modern equipment. Or watch them splash about the kiddy pool.

Life has a way of telling you that you're doing it right. And at Ibiza Town, you will know you are.



Outdoor Cafe



Walkways



Play Area



Jogging Track

Technovation

High-end living comes with the perks of having technology and innovation at your beck and call. We just think you deserve it.

- Full Wi-Fi connectivity
- 100% power back up
- 24x7 water supply
- State of the art security measures (CCTV coverage)
- 24x7 multi-tier security entrance
- High resolution audio video door phones
- Home automation system
- Round the clock concierge service

Laundry Service



Basement Parking



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Optical Fiber



Security



Specifications & Finishes

LOCATION	FLOORING	SKIRTING	WALLS	CEILING	DOOR	MISC.
Lift lobby	Imported marble	100 mm high matching to flooring	Exterior grade paint	Exterior grade paint	-	Granite dado on lift wall
Living / Dining	Superior quality imported marble	100 mm high matching to flooring	OBD over cement putty	OBD over false ceiling	Main entrance skin moulded door	-
Master Bedroom	Wooden	100 mm high matching to flooring	OBD over cement putty	OBD over false ceiling	Flush door both side teak veneer	wardrobe
Other Bedrooms	Imported marble	100 mm high matching to flooring	OBD over cement putty	OBD over false ceiling	Flush door both side teak veneer	wardrobe
Toilet with Master Bedroom	Imported marble/granite	-	Imported marble/granite up to full height	OBD over false ceiling	Flush door one side laminated other teak veneer	Imported quality sanitary ware, Grohe or equivalent single lever fittings, bath tub, cabinet and geysers
Toilet with other rooms	Matt ceramic tile	-	Designers ceramic tiles up to door level	OBD over false ceiling	Flush door one side laminated other teak veneer	Sanitary ware, Jaquar or equivalent single lever fittings, cabinet and geysers
Kitchen	Imported marble	-	Designers ceramic tiles	OBD over false ceiling	Flush door both side teak veneer	Modular kitchen, granite counter, double bowl sink with drain board, hove, chimney and geysers
Servant room	Ceramic tile	100 mm high matching to flooring	OBD	OBD over false ceiling	Flush door with painted commercial ply	-
Servant toilet	Ceramic tile	Ceramic tile up to door level	OBD	OBD	Flush door one side laminated and other side painted	European seat, washbasin over counter top
Apartment balcony	Matt ceramic tile	100 mm high matching to flooring	Exterior grade paint	Exterior grade paint	-	SS railing as per design
Dress	Wooden	-	Paneling	OBD over false ceiling	-	wardrobe and dresser
Main staircase	Granite tread & riser	100 mm high matching to flooring	OBD	OBD	-	SS railing as per design
Fire staircase	Kota stone step & riser	100 mm high matching to flooring	OBD	OBD	-	MS railing as per design

Other specification:

1. False ceiling
2. Centralized air conditioning (VRV system)
3. 100% power back up
4. Centralized latest security system with CCTV
5. Club with swimming pool, gymnasium, sports facilities, multipurpose hall etc.



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Disclaimer: The contents of this brochure are purely conceptual and have no legal binding on the developer. The developers reserve the right to amend the layout, number of floors, number of apartments / penthouses, elevations, colour scheme, specifications and amenities.