



REFRESHING INVESTMENT OPPORTUNITY
WITH ASSURED RETURNS

ZRICKS coral brio
Luxury Serviced Apartments



where business meets life



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YEARS OF EXCELLENCE IN LANDMARK CREATION

Following the success of its residential project, “Coral Heights”, IP Constructions (P) Ltd. presents 'Coral Brio', a project based on the emerging concept of serviced apartments. Introducing a one of its kind construction format, Coral Brio will offer 'Home away from Home' and cater as an alternative to hotels for leisure and business travellers alike.

IP stepped into the highly competitive real estate industry with a strong vision of carving a niche for itself where it would be recognised for its transparent financial deal and time commitment of deliverance.

“

We take this opportunity to place on record our sincerely felt appreciation for providing us elegant homes with quality construction. We shall like you to keep cherishing this building like a foster (or if want, Real) child of yours.

Secretary

Coral Heights Resident Welfare Association

”

“

The promoters honoured all their commitments individually to me and were fair in all their words and transactions.

Vinay Malani – CA

Resident of Coral Heights

”

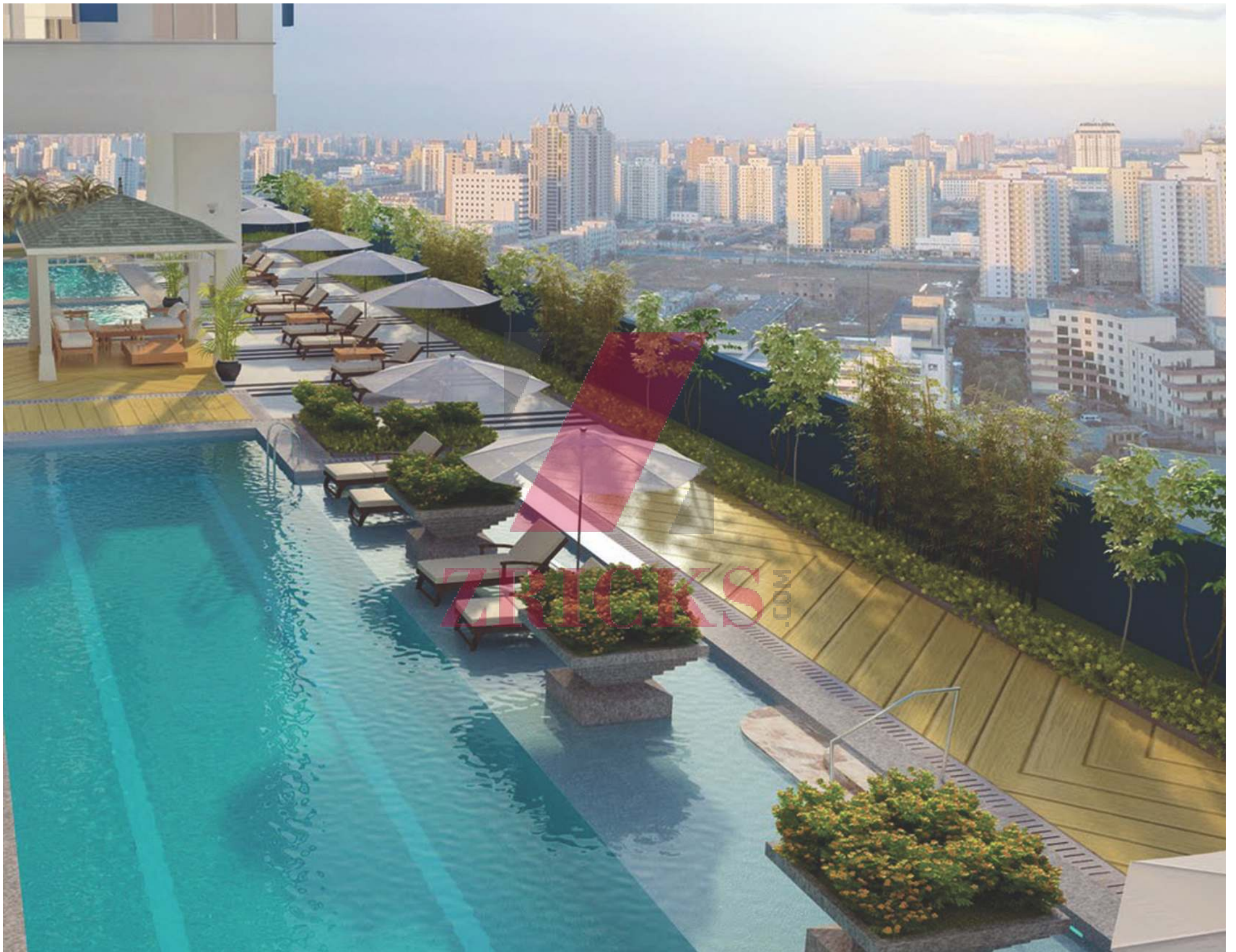
“

My first hand experience with the promoters have been very enjoyable, as they interacted with me not only as a professional but also in an extremely co-operative and gentle way which normally people don't visualize and expect.

Mr. Sohan Lal - Director*

The Institute of Company Secretaries of India
Resident of Coral Heights

”





BEST OPTION TO STAY. GREAT OPPORTUNITY TO INVEST.

At a time when every far fetched destination appears to be your immediate neighbourhood, one can enjoy short term or long term stays with more convenience at Serviced Apartments. Offering the comfort of larger spaces against single hotel rooms, greater familiarity with the surroundings against bounded hotel formats and appealing quality of economic staying against huge sums charged by hotels, Serviced apartments in every way are turning into a major attraction for day trippers and consequently for investors across the world.

One can also choose to cook one's own meals in the well-equipped kitchen provided and thus opt to live like the locals and inhabit real neighbourhoods along with owning multiple facilities within the apartment. Needless to say, with all these notable and enviable advantages offered by this concept, the investors are bound to leverage from what Coral Brio withholds.

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THE PROJECT



coral briō

Luxury Serviced Apartments

Constructed on a land sold by U.P. Awas Vikas Parishad, Coral Brio features world-class attributes in its multi-storey building. The initial two floors will have convenient shopping centre, business conference hall, spa centre, gym, multi-cuisine restaurant, beauty parlour, etc. This further adds to the value of investment while acting as a benefitting factor for those who choose to stay.

Each 3-star category Serviced Apartment in Coral Brio, equipped with all mod cons, is available in three different sizes:

 Studio  One Bedroom Suite  Two Bedroom Suite

The Architect

Nivedita and Uday Pande Consultants (NUPC) is one of the leading Urban Planning, Architectural, Engineering and Project Management consultancy firms in Delhi. An ISO 9001-2000 certified, NUPC customizes projects, plans and designs contemporary structures, providing comprehensive turnkey consultancy. Having undertaken prestigious projects, the 1992 established firm has reformed Urban Planning, Community Housing, Architecture & Interior Design, Industrial & Infrastructure projects in both private & public domain spread across India.

A hand is shown from the left, holding a single gold coin between the thumb and index finger, positioned just above the tallest stack of a bar chart. The bar chart consists of four stacks of gold coins, with heights decreasing from left to right. The background is plain white. A large, semi-transparent watermark is centered over the image, featuring a red triangle pointing down and the text 'ZRICKS.COM' in a pink, serif font.

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RELIABLE INVESTMENT FOR ROARING RETURNS

Coral Brio is a business model with equity sharing of investors as owners of serviced apartments, the emerging format in the Indian hotel industry. The property shall be registered in investor's name and subsequently leased back to the hospitality company. However, if one intends to retain the property for personal use, a nominal maintenance fee shall be applicable.

The investor will earn a fixed return from the date of investment and shall continue on operation of serviced apartments. The investor will also be entitled to 2 weeks of free stay every year which is completely transferable. Other noticeable advantages include the following:

- SECURED REAL ESTATE INVESTMENT
- OWNERSHIP OF WORLD CLASS HOTEL
- ADDITIONAL RENTAL INCOME RESOURCE
- PERIODIC TARIFF HIKES
- PROPERTY WITH POTENTIAL PRICE APPRECIATION
- SAFE AND WELL-MAINTAINED ASSET







FEATURES & AMENITIES

Fully furnished serviced apartments

Integrated Living, Dining and Kitchen of international standards

Wi-Fi enabled Communication Facility

Centralised air-conditioning with individually controlled thermostats

Exclusive elevator access to residences with security key card system

Direct-dial telephone with voice mail

In-room safe

24-hr hot & cold Running Water

100% Instant Power Backup

Steam and ironing board (on demand)

For entertainment

LCD TV
Satellite TV channels
DVD Player*
Audio System*

Kitchen Facilities

Electric hob and hood*
Refrigerator
Microwave Oven
Washer/Dryer*
Crockery & Cutlery
Cooking Utensils & Electrical Appliances



*In One & Two BHK Suites only



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coral brio
 Luxury Serviced Apartments

**EXQUISITE BUSINESS
RESOURCES**

Well-equipped business centers
 Conference Facilities
 Business Meet rooms

REFRESHING AMENITY

Health Club with Pool Deck
 Outdoor Whirlpool
 Swimming Pool
 Fitness Centre
 Café
 Convenience Shopping For Residents

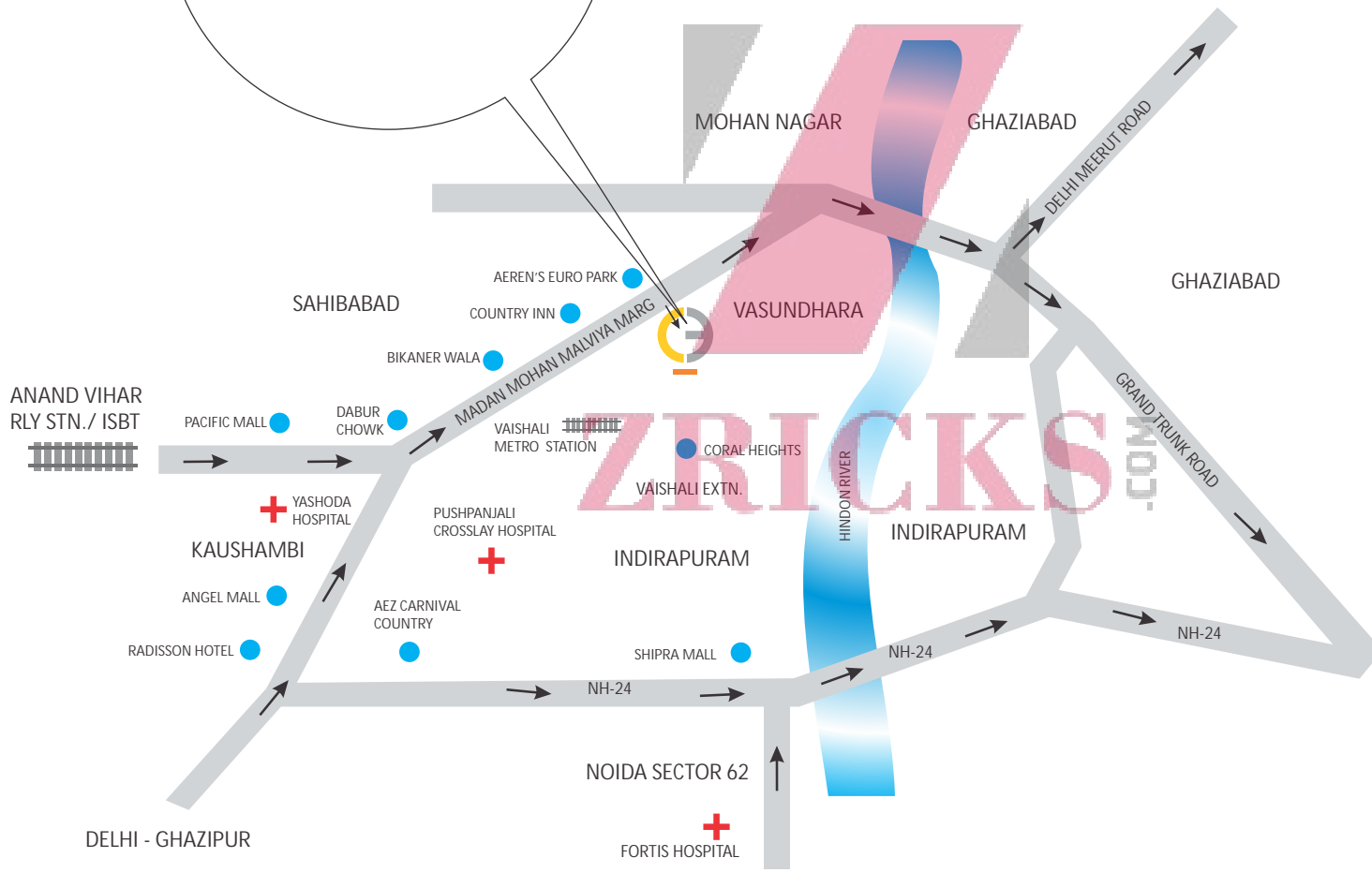
SUPERIOR SERVICES



24-hour reception, concierge and security services
 Daily housekeeping service
 Laundry & dry-cleaning services
 24-hour security and TV surveillance
 Airport transfer service
 Underground car park
 Car and limousine rental



IP keeps its promise of sustaining the spirit of innovation and quality throughout its project. With Coral Brio IP again assures to make its presence felt with its enticing offers, proving it to be a landmark investment for investors.




LOCATION



From :  
Connaught Place
45 min. drive



From :  
Delhi Border
15 min. drive



From :  
Anand Vihar
Rly Station / ISBT
15 min. drive

From :  
International Airport
60 min. drive

From :  
Noida
10 min. drive

From :  
Vaishali Metro Station
10 min. walk

From :  
Fortis Hospital
10 min. drive

From :  
Pushpanjali
Crosslay Hospital
5 min. drive

Disclaimer: The picture shown in the brochure are only an artistic impression. The actual product / picture may vary.
* Personal opinion of Resident of Coral Heights




coral brio
Luxury Serviced Apartments

Project Brought to you by

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