

# Ashiyara

Sector 37C, Gurugram

Ashiyara is a joint venture between Renuka Traders Pvt. Ltd. and Imperia Structures Ltd. under exclusive marketing rights with Imperia Structures Ltd.



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\* Terms & Conditions apply. All images are conceptual only and subject to change without prior notice. 1sq.mtr. = 10.764 sq.ft. | Valid from 12th December, 2018.

Aspire.  
Arrive.  
Achieve.



# Ashiyara

Sector 37C, Gurugram

HARERA Registration No.: 25 of 2018 dated 28/11/2018



## Where you come home to your success.

Aashiyara reflects a journey.  
The journey of someone  
who has come a long way. You.

Spread across 6 acres, it is home to a range of future-ready amenities and lifestyle spaces offering state-of-the-art living.

It is replete with all modern amenities and approximately 20,000 sq. ft. of space dedicated to developing retail and commercial shops.

All this, without having to choose between quality and worth. While located in the urban hub of Gurugram, its tremendous green spaces ensure an intimate connection with nature.

And, when it comes with an attractive payment offering, having a home that truly reflects you was never more attainable.

# Amenities at Aashiyara



## Linear Buildings and Cross-ventilated Flats

Every Aashiyara home is built to maximise the flow of fresh air and natural light inside. All apartments are designed keeping in mind the ratio of room depth to floor-to-ceiling height. And, the linearly-placed buildings add to the open space.



## Creche

In order for you to stay assured of your child's care and safety even when you are away, Aashiyara has a creche within the community itself. Now you can save time, effort and money invested in the daycare commute.



Yoga and Meditation Lawn



Jogging Track/  
Bicycle Path



## Jogging Track/Bicycle Path

At Aashiyara, the health and safety of its residents is central for its flourishing. Which is why it has dedicated tracks for safe, uninterrupted jogging and cycling.



## Gated Secured Complex

Being a gated community, only Aashiyara residents enjoy exclusive access to all its facilities. When your children walk or run around in the traffic-free complex, you remain free of worry.



## Parking for Cars and Two-wheelers

Today, having parking space is a greater luxury than a personal vehicle itself. The community holds enough space for two-wheelers and four-wheelers alike.



## Power Backup

To ensure you and your family have an active lifestyle round the clock, Aashiyara's power supply is equipped with 24x7 backup for common areas and services.



## Convenient Shopping Space

Built for the new-age home buyer, the community is home to shopping and retail spaces as well. Now, everything you need is at walking distance.



Convenient Shopping Space

Leisure Court



Kids' Play Area



## Kids' Play Area

A space dedicated to the little residents of Aashiyara so they can play by their own rules.



## Senior Citizens' Sit-out

Age is no bar for quality living at Aashiyara. Even the elder residents have a space of their own to reminisce and connect with others of their age.



Senior Citizens' Sit-out

# Ashiyara

Just where you want it.

One of the most important deciders when buying a house has always been location. Keeping this in mind, Ashiyara is placed at a conveniently drivable distance from all the major spots around the city.



6 mins from proposed metro station



15 kms from International Airport



More than 6 world-class hospitals in the vicinity



2.5 kms from Dwarka Expressway



Abetting a 60 mtr and a 24 mtr wide road



Over 20 schools and 8 universities in the neighbourhood



1800 MNCs close by



3 kms from Hero Honda Chowk



2.5 kms from NH-8



PVR/Retail/Food Court/Office Spaces at 200 mtrs distance in 37<sup>th</sup> Avenue

# Bishiyara

## Specifications

### Living/Dining Room

**Flooring** - Tiles  
**Wall Finish** - Oil Bound Distemper  
**Ceiling** - Oil Bound Distemper

### Bedrooms

**Flooring** - Tiles  
**Wall Finish** - Oil Bound Distemper  
**Ceiling** - Oil Bound Distemper

### Kitchen

**Flooring** - Tiles  
**Wall Finish** - Tiles up to 2 Feet High Above Marble Counter & Oil Bound Distemper in Balance  
**Ceiling** - Oil Bound Distemper  
**Counter Top** - Indian Marble  
**Fittings & Fixtures** - ISI Marked OP Fittings and Single Drain Board

### Toilets

**Flooring** - Tiles  
**Wall Finish** - Tiles Till 4 Feet/7 Feet High and Oil Bound Distemper in Balance Area  
**Ceiling** - Oil Bound Distemper  
**Counter Top** - Indian Marble  
**Fittings & Fixtures** - ISI Marked OP Fittings, W.C & Washbasin

### Balconies

**Flooring** - Tiles  
**Ceiling** - Oil Bound Distemper  
**Railing** - MS Railing with Enamel Paint Finish

### Electrical

**Wiring** - Copper Electrical Wiring Fixed in Concealed Conduits  
**Switches/Sockets** - ISI Marked Switches and Sockets  
**Terrace** - Brick Bat Koba/Water Proofing Treatment

### Doors & Windows

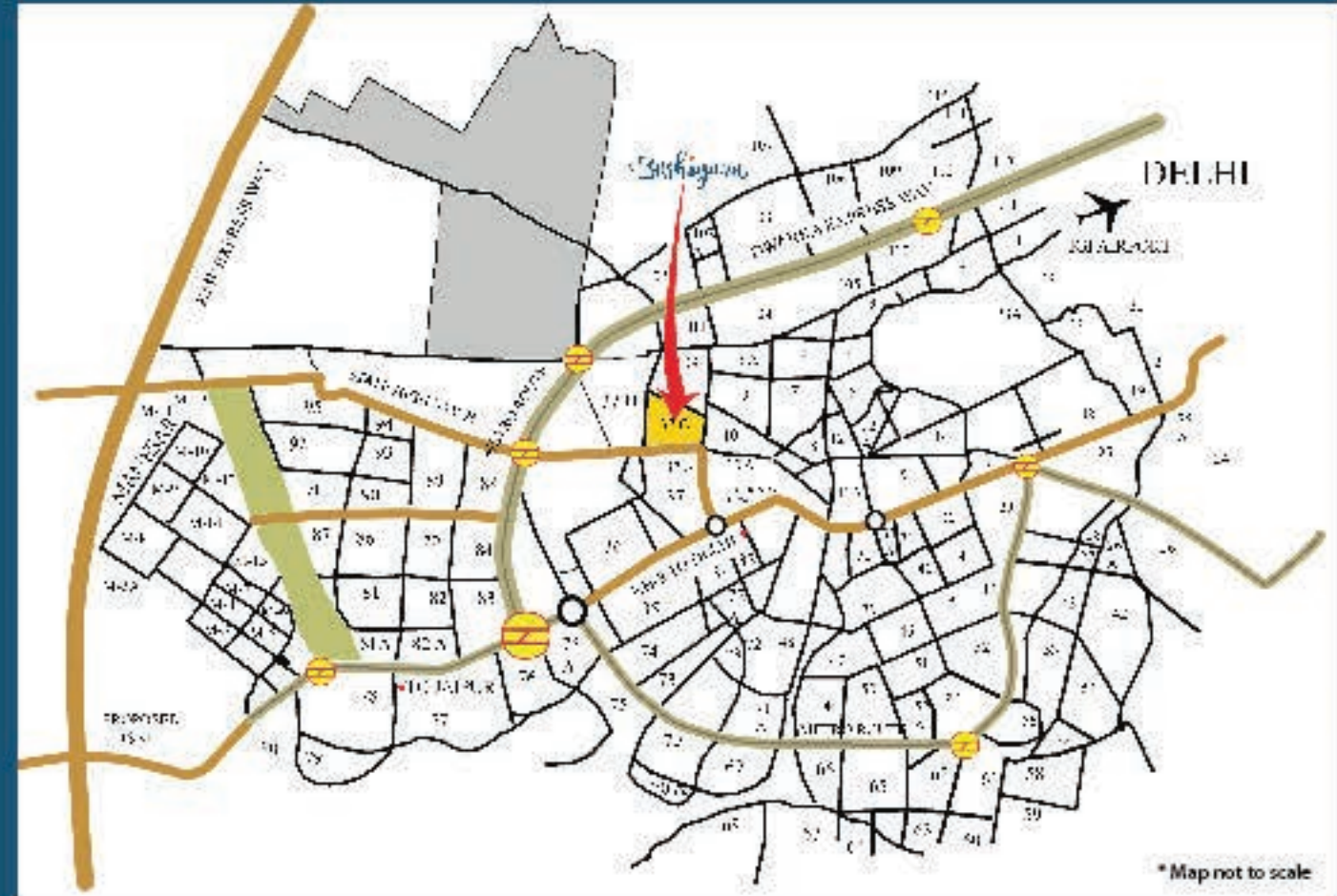
**Main Entrance Door** - Both Side Laminated Flush Door  
**Internal Doors Shutters** - Flush Door with Painted Finish on Both Sides  
**Windows** - Aluminium Powder Coated/MS Sections Openable/Fixed Windows as per IS Codes

### External Development

**Security** - Gated Complex  
**External Paint** - External Grade Paint

\*Architects and the Developer reserve the right to alter the specifications and facilities for design improvement.

## Location Map



# Bushiyara

## Site Plan

1. Entry/ Exit
2. Parking
3. Drop Off
4. Outdoor Gym
5. Services
6. Yoga & Meditation Lawn
7. Jogging Track
8. Gazebo
9. Multipurpose Event Lawn
10. Children Play Area
11. Senior Citizen's Area
12. Toddler's Play Area
13. Parent's Sitout
14. Party Lawn
15. Palm Court
16. Sitting Pavilion
17. Mini Half Basketball Court
18. Cricket Pitch
19. Tennis Court

### TOWER TYPOLOGY

1A	—	3BHK
1B	—	3BHK
1C	—	3BHK
1D	—	3BHK
2A	—	2BHK
2B	—	2BHK
2C	—	2BHK
2D	—	2BHK
2E	—	2BHK
2F	—	2BHK
2G	—	2BHK



Homes open into a wide living cum dining space with a spacious, open kitchen, placed conveniently next to the dining area.

The living room enjoys plenty of natural light through an expansive balcony, surrounded mostly by glass walls. As you walk further along, you enter two beautifully designed bedrooms, with an attached bathroom, tiles flooring and a balcony each.



## **2 BHK TYPE A**

Carpet Area: 578.55 + 90.15 Sq.ft (Unit+Balcony)



Homes enjoy a similar setting, although with slight changes in the design and placement of the rooms.

They also enjoy a living cum dining space with an open kitchen, two bedrooms with attached bathrooms and tiles flooring.

Apart from the living room balcony, the two bedrooms share one large balcony. All balconies have glass walls to retain maximum natural light.



## **2 BHK TYPE B**

**Carpet Area: 548.92 + 76.66 Sq.ft (Unit+Balcony)**





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## A Legacy of Moulding Countless Smiles

Over a meritorious legacy of 30 long years, Imperia Structures has changed the face of real estate for good. We have stood by our objective of raising the bar of excellence with every new project by formulating new value propositions and building a fresh perspective in industrial, IT, residential and commercial spaces.

We have successfully developed and leased out over 2 million sq. ft. of commercial space to fortune 500 and multinational companies. With over 23 successfully delivered projects, we are set to achieve many new milestones.

## Affordable Housing by Imperia

Our constant endeavour of 'securing smiles' for more people has led us to developing smart living spaces on budget-friendly options - without compromising on quality. Our affordable housing at Aashiyara is replete with all modern amenities and approximately 20,000 sq. ft. of space dedicated to developing retail and commercial shops.



## Ongoing Projects



## Clients

