



SPIRE WORLD
A MILLENNIUM SPIRE INITIATIVE



Mera Ghar.
Meri Marzi.



SPIRE
flexihomes
100% CUSTOMIZABLE APARTMENTS

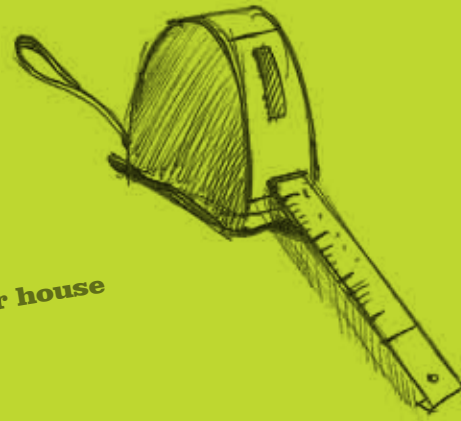
**Developers
Builders
Architects
Engineers
Designers**

Almost everyone has a say in building the house you will call your home.
But what about you? Why is it that the only one who really understands
your needs has no say in the decision?

Result: You end up having to adapt your lifestyle to the house, instead of your house
being built to your desired specifications and requirements.

Is this what you really want?

INTRODUCING
SPIRE
flexihomes
100% CUSTOMIZABLE APARTMENTS



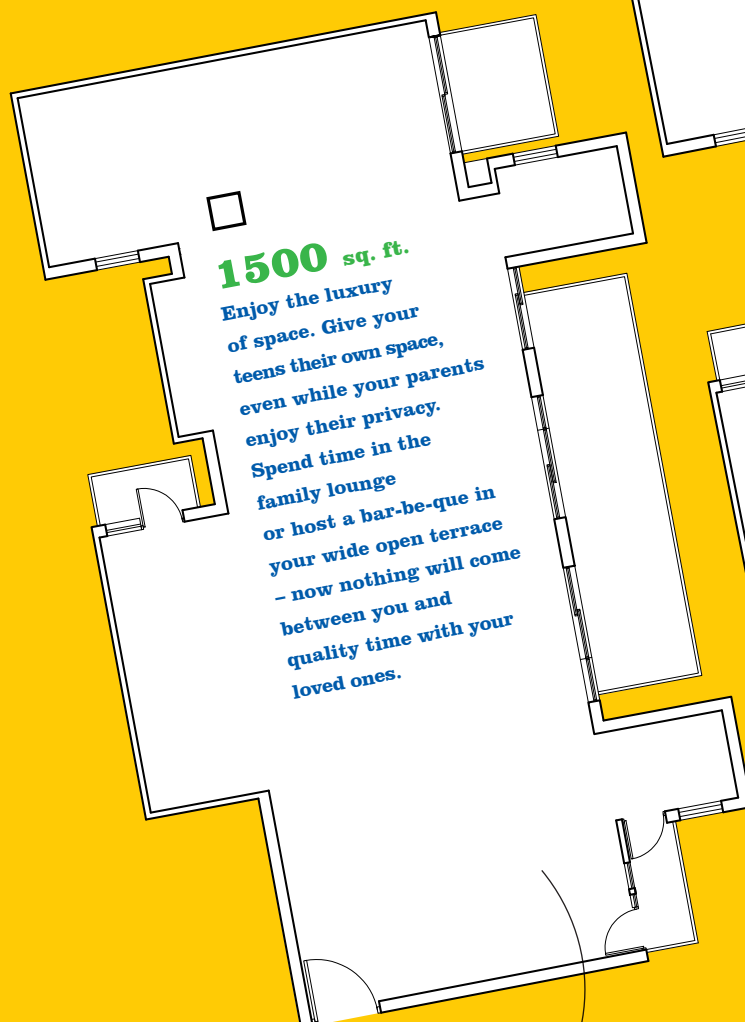
At Spire World, we believe designing your home should begin
and end with you.

Presenting a unique, new concept in housing - Spire Flexi Homes.
Apartments that are customized to your lifestyle and desires.
Choices that match your needs and meet your aspirations.
At locations that are best suited for you.

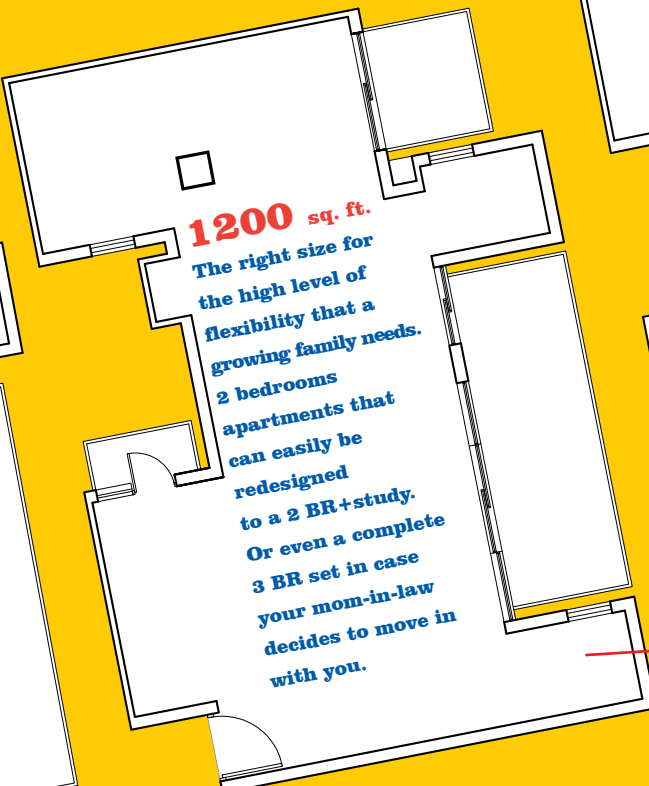
Where you get to decide every detail of your house. From the size
to the layout. From the number of rooms to their orientation.
Even the material for walls, the partitions or the flooring.
Not to forget the finishing or the fixtures/fittings. And then what
lifestyle gadgets you would want pre-installed before you move in.
Just about every single detail of your home is now your decision.



**MERA GHAR
MERI MARZI**

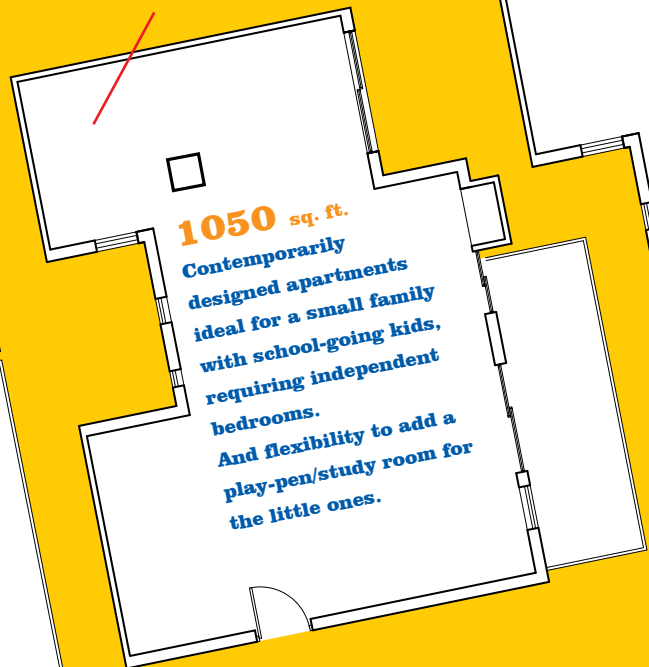


1500 sq. ft.
 Enjoy the luxury of space. Give your teens their own space, even while your parents enjoy their privacy. Spend time in the family lounge or host a bar-be-que in your wide open terrace – now nothing will come between you and quality time with your loved ones.



1200 sq. ft.
 The right size for the high level of flexibility that a growing family needs. 2 bedrooms apartments that can easily be redesigned to a 2 BR+study. Or even a complete 3 BR set in case your mom-in-law decides to move in with you.

mom-in-law's room



1050 sq. ft.
 Contemporarily designed apartments ideal for a small family with school-going kids, requiring independent bedrooms. And flexibility to add a play-pen/study room for the little ones.

Study?



900 sq. ft.
 Efficiently planned living spaces for an independent couple, with a spare bedroom for visiting parents/children. And a spacious sit-out terrace to enjoy those lovely evenings.



Size Meri Marzi

It's your life!

Start by selecting a size that's best suited to your family's needs and budget. From highly efficient 900 sq. ft. apartments to spacious 1500 sq. ft. ones, all apartments come with a high level of flexibility for customization within and options for adding external stores and servant quarters as well. So that you live a comfortable life without cramping your style.

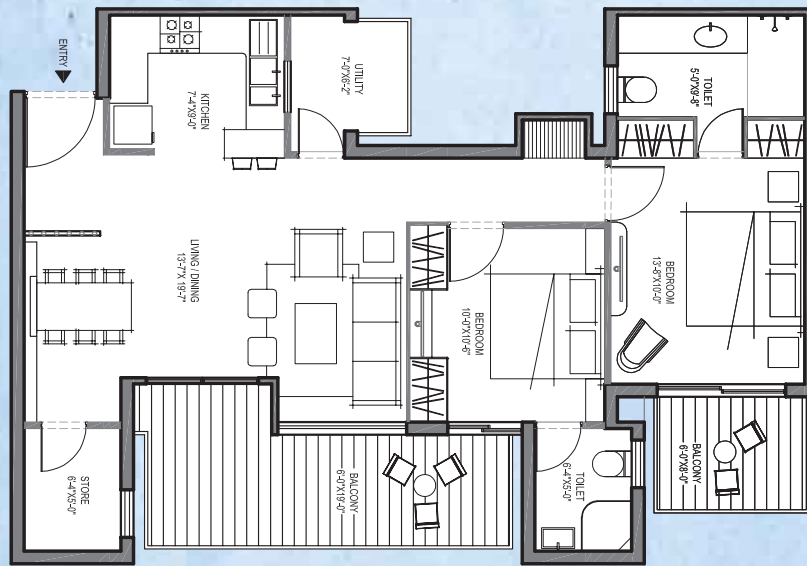


**No two families are same. So why should their homes be?
 Now you can design your home exactly the way you want.
 Just share the specifications you simply must have with
 our design team, and we'll help you customize your dream,
 down to every last detail.**

**To give you an example of how different families
 can customize the same house to their specific needs,
 let's start with a standard 2 bedroom apartment floor plan,**

- **2 bedrooms with attached baths,
 opening into a balcony/terrace**
- **Drawing & Dining**
- **Kitchen**
- **Spacious sit-out terrace**
- **Utility balcony**
- **Store**

**✓ Plan bhi
 Meri Marzi Ka**



*I love to indulge in the luxury of personal space.
 It would be great to have a large kitchen and a
 spacious living room. But my dream would be to
 have a master suite for ourselves, with a
 personal balcony to step out on.*

- 2nd+ **Master suite with personal balcony**
- **2 bedrooms, with attached baths,
 opening into a balcony/terrace**
- **Drawing & Dining**
- **Kitchen → Spacious**
- **Spacious sit-out terrace**
- **Utility balcony**
- **Store**



If my dad can have his own study,
I too want a room of my own.
With a big, big terrace to put up my swing.



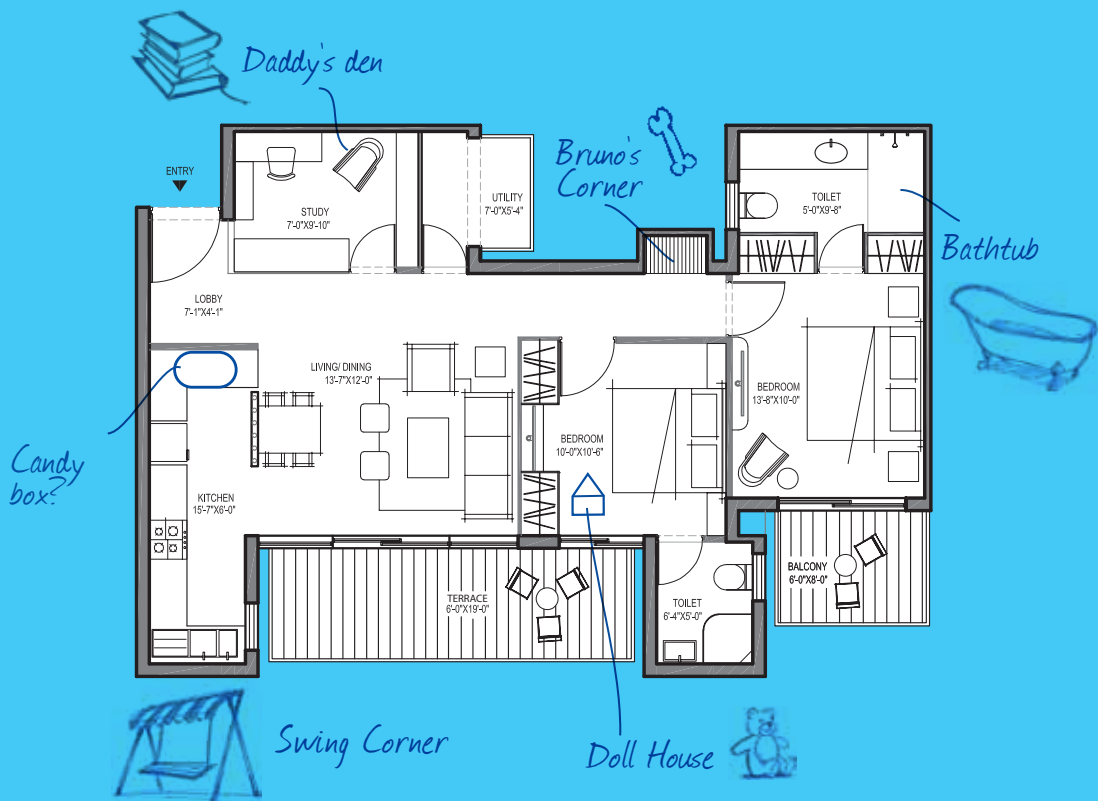
and a study

- 2 bedrooms, with attached baths, opening into a balcony/terrace
- Drawing & Dining
- Kitchen → Large
- Spacious sit-out terrace
- Utility balcony
- Store Powder Room

We'll be moving in with Aakash in his new house.
But now that his own kids are no more the tiny tots
they were, we simply would need a 3rd bedroom.



- 3 bedrooms, with attached baths, opening into a balcony/terrace
- Drawing & Dining
- Kitchen
- Spacious sit-out terrace
- Utility balcony
- Store PUJA CORNER



With Spire Flexi Homes, not only do you get to design the floor plan, you also decide what kind of spaces it creates. A modular, open kitchen, an extended terrace, larger closets for big families, or walk-in dresser with master bedroom, maybe even your own personal jacuzzi. Design options that can be fixed or flexible, larger or smaller, more or less...all yours to choose.

KITCHEN

- CLASSIC/CONTEMPORARY OPEN
- L/U/PARALLEL SHAPED *Breakfast Area*
- BASIC/MODULAR *Fully Equipped?*
- KITCHEN LARDER

UTILITY AREA *Wet Point?*

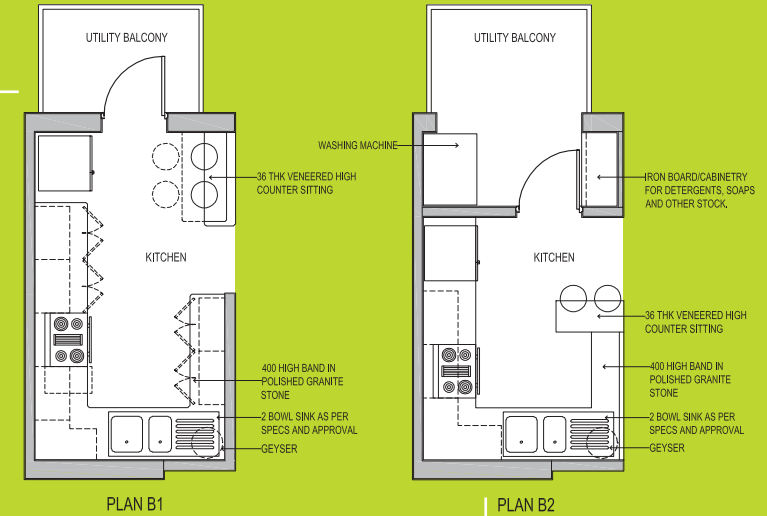
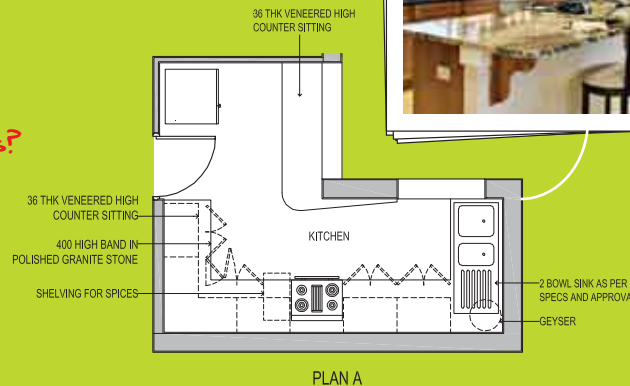
- ROOM *Privacy Screen For Drying Clothes?*
- TERRACE
- BALCONY

STORAGE

- BUILT-IN/WALK-IN
- CUPBOARDS/LOFTS *(More Than One?) Bookshelf?*

TERRACE

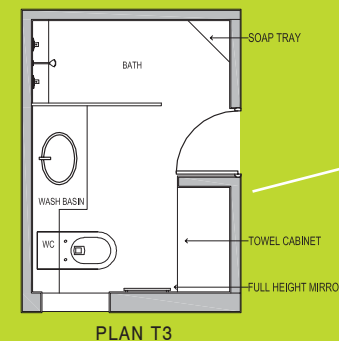
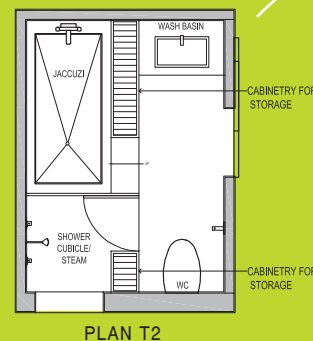
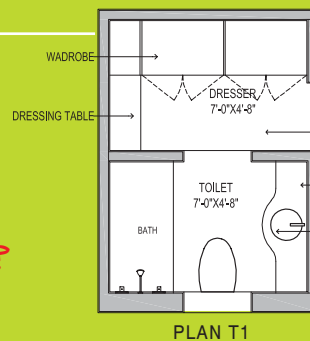
- LOUVERED/OPEN BALCONIES & TERRACE *Vertical Garden?*



Design Meri Marzi Ka

BATHROOM

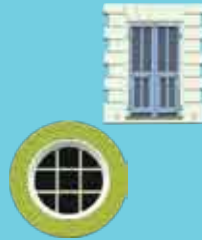
- SHOWER AREA
- SHOWER PANELS
- BATH TUB *Jacuzzi?*
- TWIN BASINS
- POWDER ROOM/STORE *Puja Room?*



It's not just the colors on the walls but the kind of walls that make a difference. Collapsible to increase space, partitioned for that extra guest bedroom, bay windows to curl up on, storage systems for acquisitions of a lifetime. Opaque or transparent, private or personal...you decide.

PARTITIONS

- MASONRY WALL
- GLASS
- WOODEN STORAGE PANELS
- INTEGRATED STORAGE
- SLIDING AND FOLDING



WINDOWS

- HALF
- FRENCH
- BAY WINDOW
- FULL HEIGHT, SLIDING
- HINGED *Wire Mesh?*



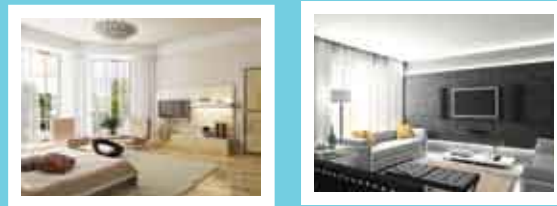
DOORS

- FLUSH DOOR
- HARD WOOD PANELED DOOR
- GLASS DOOR
- FOREST CERTIFIED TIMBER PANELED
- ECO FIBER BOARD



HARDWARE

- CHOICES OF KNOBS
- HANDLES
- HINGES
- LATCHES
- STOPPERS
- DOOR LOCKS



The choice of finishes extends itself from the functional to the realm of self expression. The kids need a floor that cleans up fast, the in-laws need anti-skid tiles in the toilets, while you always wanted a marble floor. Your favorite colors, your desired lighting, warm wood or contemporary glass, low maintenance or sheer indulgence, now everything can be part of your palette.

FLOORING

- VITRIFIED TILES
- MARBLE *italian*
- GRANITE
- WOODEN

WALL

- OBD
- ACRYLIC
- DECORATIVE
- TEXTURED
- TILES

CEILING

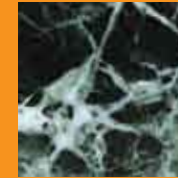
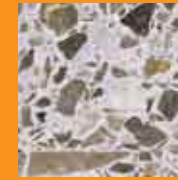
- SCULPTED
- BORDERED
- COLOURED

TILES

- WHITE
- COLOURFUL
- CUSTOM BATHROOM TILES

COUNTERS

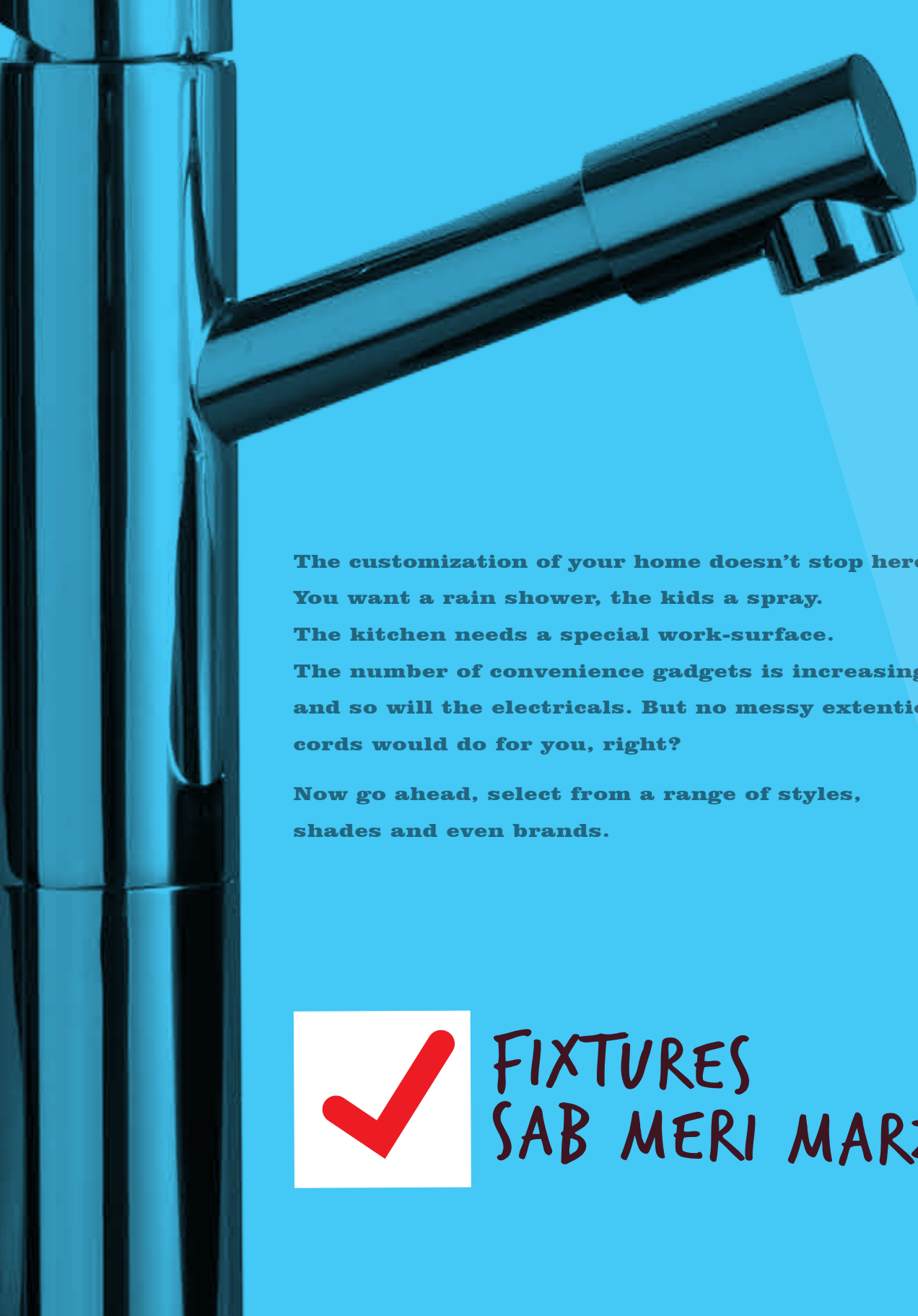
- GRANITE
- MARBLE
- CORIAN



Non slippery tiles



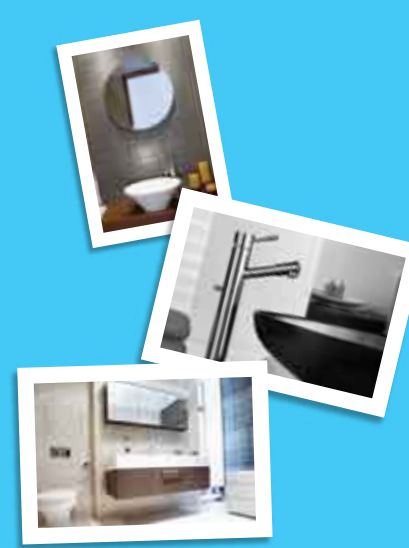
Interiors aur Finishes
Bhi Meri Marzi Ke



The customization of your home doesn't stop here.
You want a rain shower, the kids a spray.
The kitchen needs a special work-surface.
The number of convenience gadgets is increasing
and so will the electricals. But no messy extension
cords would do for you, right?
Now go ahead, select from a range of styles,
shades and even brands.



FIXTURES
SAB MERI MARZI KE



- BATHROOMS:**
 - BATHTUB — JACUZZI?
 - SHOWER CUBICLE
 - SHOWER AREA

- WCs:**
 - PREMIUM
 - STANDARD
 - WALL HUNG
 - FLOOR MOUNTED
 - HALF FLUSH
 - WATER CONSERVING

- FIXTURES:**
 - SHOWER PANEL
 - SHOWER MOUNT
 - LOW FLO
 - JET FLOW
 - SINGLE BIB
 - MIXER TYPE

- ELECTRICALS:**
 - STANDARD
 - PREMIUM
 - MODULAR/SEMI MODULAR

- POINTS:**
 - CHOICE OF LOCATION
 - NUMBERS

- KITCHEN:**
 - STANDARD
 - MODULAR
 - OPEN
 - COUNTRY
 - ASIAN
 - TOWN

Living in style is not just about the apartment, it is also about outfitting it with gadgets of necessity and luxury. Now you can ask for split ACs and a Plasma TV to be pre-installed by our shortlisted vendors*, without having to chip the wall later on. Or choose to have the new microwave and refrigerator inbuilt in to your modular kitchen. Maybe even a CCTV security system to protect your family. A wide array of electronics and luxuries from the best brands is only a request away. Choose from an exhaustive range of everything that makes a house a home.



AIR-CONDITIONING

- WINDOW
- SPLIT
- WALL/CEILING/CORNER

ELECTRONICS

- FLAT SCREEN PLASMA/LCD/LED *With Surround Sound?*
- HOME THEATER
- PIPED SOUND *Wiring For My Bose System*
- GAME CONSOLE
- SECURITY SYSTEM
- WI-FI CONNECTIVITY
- DTH CONNECTIVITY

LIGHTS

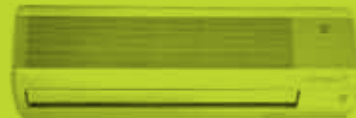
- REMOTE CONTROLLED/VOICE ACTIVATED
- MOTION SENSOR
- DESIGNER
- CONCEALED/CHANDELIERS ?

KITCHEN

- FIXED HOBS & HOODS
- OVENS
- MICROWAVE
- REFRIGERATOR
- JUICER-MIXER-GRINDER/BLENDER *Bar Counter*

BATHROOM

- PREMIUM FAUCETS
- JACUZZI *— yes!*
- DOUBLE SINKS
- OVERSIZED JETTED TUBS



Please, no extension cords.



*Mera Style
Meri Marzi*



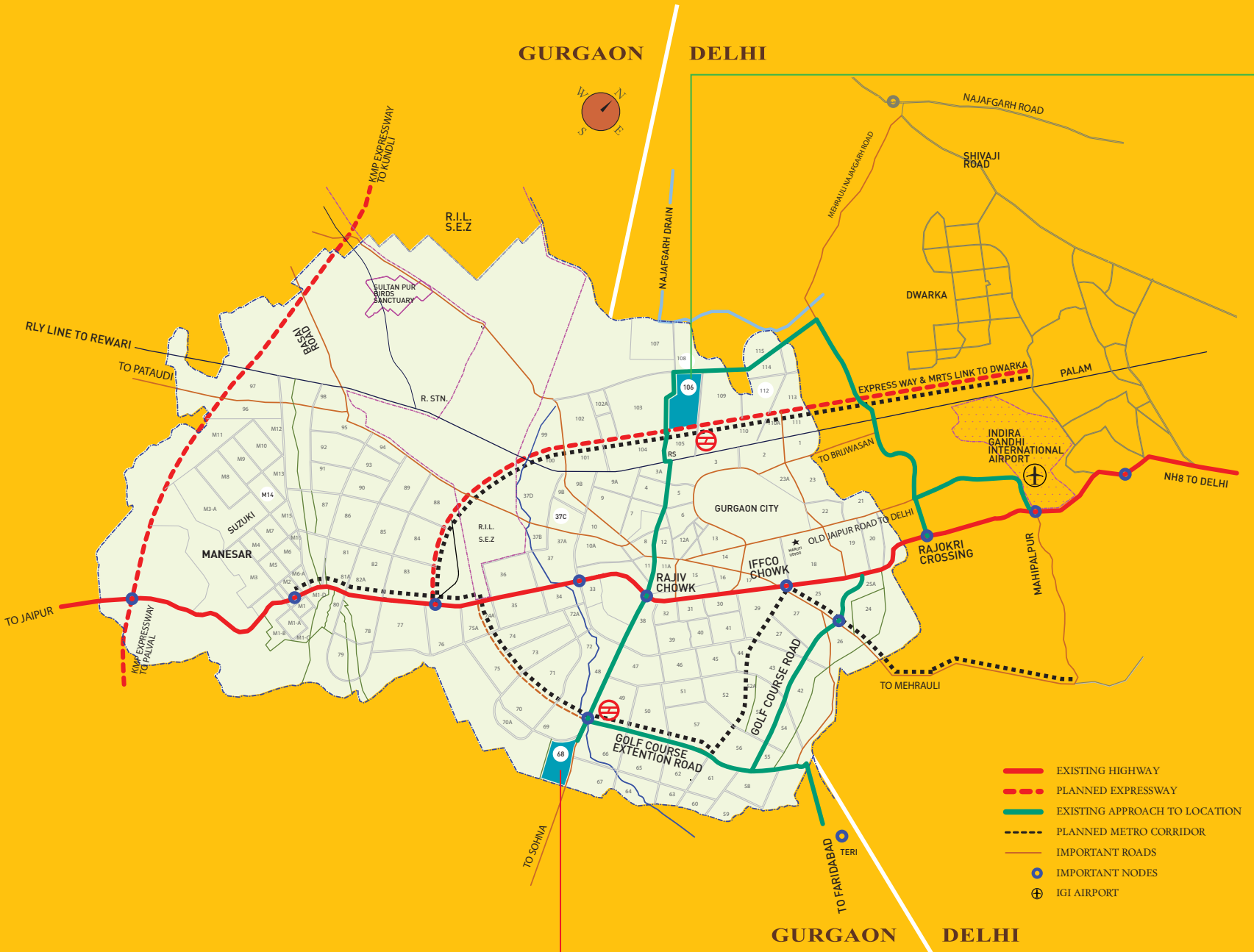
Bose?



* The developer has shortlisted select vendors/agencies offering preferred rates to our customers. The applicatnts/allottee could directly contact the vendors/agencies and avail the benefits of pre-negotiated special rates.

Coming up across several locations – starting with Spire South, Sector 68, Gurgaon & Spire Central, New Palam Vihar (and more to follow soon), with Spire World you get to choose not just the way your home is designed but also the location that is most suitable for you.

While Spire South, Sector 68 is located on the six-lane Sohna Road and gives you easy reach to Central Gurgaon, Manesar and even Faridabad, Spire Central, New Palam Vihar puts West Delhi within easy reach, thanks to the upcoming Dwarka-Gurgaon Expressway. And with the planned Metro corridor, commuting to West/South Delhi will soon be a matter of just a few minutes.



Map not to scale. For reference only.

SPIRE CENTRAL

NEW PALAM VIHAR, GURGAON

- Strategically located on the upcoming Dwarka-Gurgaon Expressway connecting West Delhi to Gurgaon
- On the Metro corridor
- 15 minutes from Delhi International Airport
- A short drive from MG Road, the high-street of Gurgaon
- Adjacent to a thriving neighbourhood with world class schools, universities, hospitals and malls in the vicinity



SPIRE SOUTH

SECTOR 68

- Strategically located in the upcoming Suburban Business District, off the Golf Course Extension Road
- Walking distance from the planned Metro Station
- 30 minutes from Delhi International Airport
- 10 minutes from MG Road, the high-street of Gurgaon
- World class schools, hospitals and malls in the immediate vicinity
- Easy and quick access to Faridabad via the expressway



Take your morning walks without the traffic. Splash with the kids in the swimming pool every evening. Bond with your loved ones over a fun meal at the club. Watch your children make friends as they play at the sports arena. See the lil' ones off to school on your way to work. Get fit in our state-of-the-art gym. Throw a party for friends at the bar-be-que pit. Don't just choose a home, acquire your dream life!



GREEN THAT WORKS FOR YOU

- Signature Eco-Masterplan with Grey, Green, Blue and Red Infrastructure
- Water harvesting
- Water-conserving landscapes & plantations
- Large open spaces for obstruction-free ingress of natural light and air

A CONVENIENT LIFESTYLE

- Montessori school and day care
- Daily needs 24x7 store
- Air conditioned entrance lobbies
- Pediatrics & health clinic

A BREATH OF FRESH AIR

- Jogging track
- Swimming pool
- Sports arena
- Open amphitheatre
- Skating rink
- Tot lot with water jets
- Kids play area

HAPPENING HANGOUTS

- Club
- Barbeque terraces
- Food court
- Cafe
- Party hall

FEEL SECURE

- 24X7 power back-up
- 3-tier 24x7 security
- Intercom in every apartment

CONVENIENT TRANSPORTATION

- Secured stops for school buses
- Feeder buses to metro station



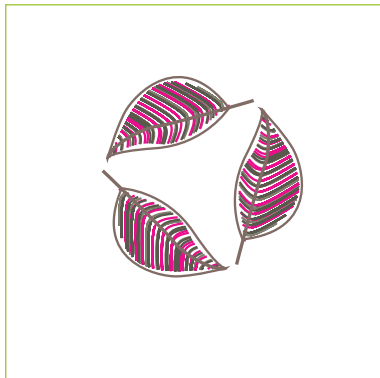
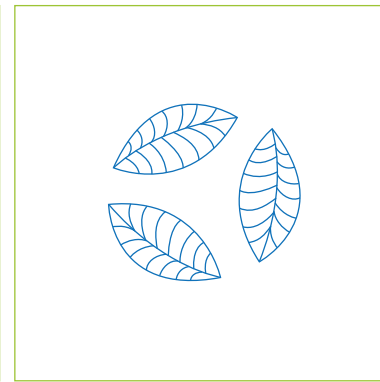
pool ??



Cycling track



Location bhi meri marzi ka



**NOT JUST GREEN TO LOOK AT,
BUT GREEN THAT WORKS TO**

**P RESERVE
PROTECT
PROSPER**

VISION: MAINSTREAM GREEN

Every Spire World development is built on the philosophy of 'Mainstream Green'. One that addresses current needs and future aspirations within the present framework of available resources and promotes the idea of balance – a life of harmony between real world imperatives and environmental sustainability.

Green developments are environmentally sensitive with emphasis on harnessing renewable resources, taking plants and trees through green roofs and vertical gardens, reduction in rainwater run-off, using materials from local sources, reducing energy loads and optimizing operational systems.

Green buildings consume lesser amounts of energy as compared to traditional buildings. This results in lower energy costs besides better health benefits for the residents and environmental benefits towards the Earth through lower resource consumption.

- CLIMATICALLY APPROPRIATE DESIGN
- ENVIRONMENTALLY RESPONSIVE CONSTRUCTION
- GREEN INFRASTRUCTURE

- EQUIVALENT GREEN FOOTPRINT
- SHADED STREETS AND OPEN SPACES
- LANDSCAPED ECO-CELLS
- OUTDOOR SPACES AND SKY COURTS
- GREEN ECO-SCAPES AT ALL LEVELS



- COMPREHENSIVE WATER HARVESTING AND RECYCLING
- MICRO-IRRIGATION SYSTEMS FOR ECOSCAPES
- INDIGENOUS, LOW IRRIGATION PLANTATION
- HYBRID WASTE MANAGEMENT SYSTEM

- INSULATED ROOF TOPS
- SOLAR HOT WATER SYSTEMS FOR COMMON FACILITIES
- EFFICIENT EXTERNAL LIGHTING



- EXTENDED PERIMETER WALLS AND FENESTRATIONS FOR BETTER DAYLIT SPACES
- NATURALLY AND CROSS-VENTILATED ROOMS
- BUILDING SHADING SYSTEMS FOR BEST INTERNAL THERMAL COMFORT



**MERI DUNIYA
MERI MARZI**



PROJECT TEAM

The idea of FlexiHomes is a brainchild of **ABAXIAL**, an award winning architectural firm from Delhi, that is also a leading voice for Mainstream Green Revolution in India.

The master-planning is by **KEN YEANG**, the father of bioclimatic skyscrapers. An undisputed authority on 'Green' architecture, his architecture seeks to achieve the fine balance between the natural and the mechanical.



A development platform that is creating landmark I.T./Office Spaces, Residential Apartments, Townships and Mixed-Use Developments across India, based on its Mainstream Green ideology. Spire World is setting benchmarks for future living and work spaces, ones that are already being recognized as amongst the best, globally.



Partnering the project is Tashee Group, a real estate development company of repute with excellent knowledge of land acquisition, property performance analysis and property development feasibility. The group is distinguished by its focused approach on development of strategically located real estate projects in various parts of North India.



Millennium Spire is an FDI investor in Indian Real Estate, and also manages investments in a number of innovative real estate developments across India. Part of the Millennium Global Group (with group assets under management in excess of US\$ 12.4 Billion*), Millennium Spire's unique combination of real estate development and investment management skills deliver significant value to its stakeholders.

The projects shall be housed in M/s Soni Infratech Pvt. Ltd., a Special Purpose Vehicle (SPV) that will execute and manage the activities of project development.

*As on Dec, 2008

OTHER PROJECTS BY SPIRE WORLD

SPIRE:EDGE

1.6 million sq. ft.
Mainstream Green Office Complex at Manesar, Gurgaon.



WINNER:
BEST OFFICE DEVELOPMENT IN ASIA PACIFIC
BEST ARCHITECTURE IN INDIA

ILD SPIRE GREENS

Eco-friendly residential complex in the heart of Gurgaon.

SPIRE SYNCHRON

Premium residential apartments and commercial space in Coimbatore.

Disclaimers: 1 sq. ft. = 0.093 sq. m. • In interest of better designing, apartment sizes are subject to a 10% variation. • All Site-Plans/Features/Floor-Plans/Specifications etc. are subject to change during execution. • Some features may be available in select apartments only. • All images and maps are artist's impressions and are indicative only. • Metro is part of the proposed Master Plan. • All apartments are being offered with standard specifications. Any additional choices/customization requests asked for by the applicant/allottee will be executed subject to the terms and conditions as specified in the Application Form and/or the Buyer Agreement. Such additional choices/customization requests shall be executed either by the developer or any of its nominated vendors/agencies, at additional charges as applicable from time to time.

SPIRE SOUTH

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SOUTH
SECTOR 68

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CENTRAL
NEW PALAM VIHAR, GURGAON

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100% CUSTOMIZABLE APARTMENTS

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SPIRE
SOUTH
SECTOR 68

SPIRE
CENTRAL
NEW PALAM VIHAR, GURGAON

PROJECTS BY


SPIRE WORLD
A MILLENNIUM SPIRE INITIATIVE


TASHEE

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