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SKYON™
SPACE AGE LIVING

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**AT IREO SKYON,
EXPERIENCE A
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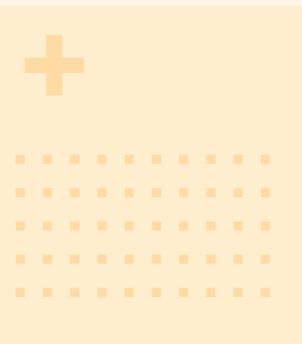


At Ireo Skyon, you will experience a whole new level of living where things happen at the touch of a button. Whether it is answering the front door, adjusting the curtains, pre-scheduling electrical gadgets, setting safety alerts or much more – now it's all possible with a simple touch of your portable home console. Harnessing the best of home control technology to provide insightful, relevant solutions for a variety of everyday needs, Ireo Skyon features homes that are truly future-ready.

Combine that with its prime location within Gurgaon, its uniquely eye-catching “sweeping balconies” architecture, its carefully designed viewing corridors that overlook a central Golf Park, its world class clubhouse – and you can see why a home at Ireo Skyon is a great investment.

Come experience the magic of space age living. Come experience happiness multiplied.

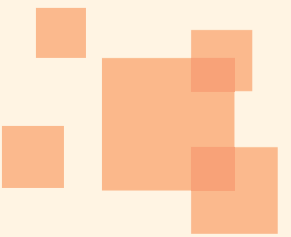
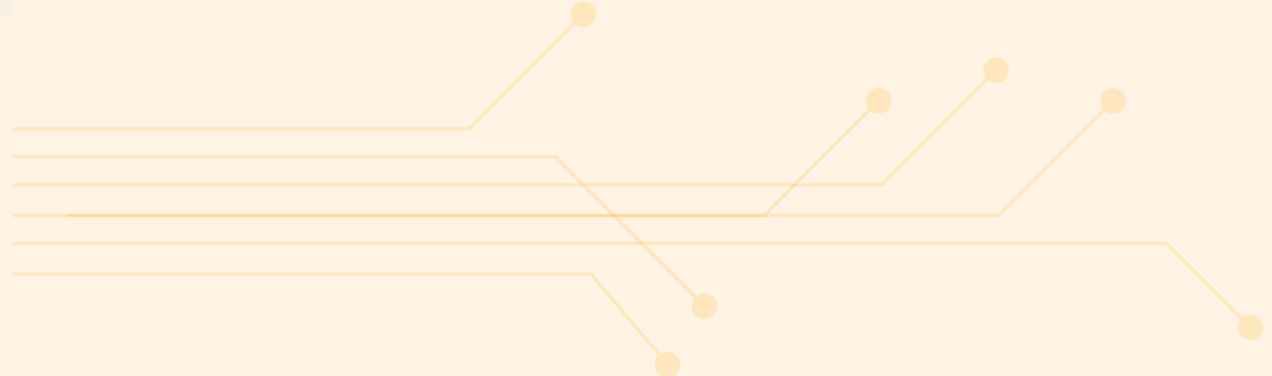




PREMIUM LOCATION

Located in the prime Sector 60 of Gurgaon, the complex is in proximity to the Southern Periphery Road and sits comfortably in a great location. Apart from easy access to NH8, residents will also benefit from two new fast exit roads to Delhi, via Faridabad Road and via M G Road. What's more, Ireo Skyon is approximately 2 kms away from the proposed Metro Station which will further add to travelling convenience.

Furthermore, Ireo Skyon is located within the upcoming 500 acre Ireo City master-planned development, which means it will be in close proximity to Ireo City's premium recreational district with hi-end retail, recreational clubs, 5-star hotel and much more.



WELCOME TO SPACE AGE LIVING

Step into the exciting new dimension of living where your home amplifies the way you lead your life. The nerve centre of this space age lifestyle is the **portable home console**, which is also provided in wall mounted version. You can now draw curtains, unlock your front door, modulate lighting and enjoy various other conveniences of space age living by just clicking on your portable home console.

SPACE AGE COMFORTS

Pamper yourself at the touch of a button.

Mood-lighting Control the intensity of light in your room to match your need or mood. For example, brighter lights for reading or playing with the kids and dim lights for a dinner get-together or just some quiet time by yourself.

Curtain-control Control the drawing/ opening of your large window curtains by adjusting the controls on your portable home console. The laborious drawing of curtains is now a thing of the past.

Preset your gadgets Schedule gadgets like geyser, coffee maker, washing machine, dish washer etc. to come on and off at pre-scheduled intervals. Imagine a home where the geyser and coffee maker switches on before you wake up, and your laundry and dishes can be done while you are out of home.

Master Switch Set customized profiles for controlling electrical access across the entire home – IN/OUT/MAID/HOLIDAY. No more worries about whether you forgot to switch everything off before leaving, or whether there is any misuse of electrical gadgets when you are not home.

VRV Air-conditioning Pre-installed innovative climate control air-conditioning that gives you the flexibility to cool or warm the apartment as per your need, as well as to set different temperature levels for each room. Great convenience and energy savings too!





SPACE AGE SECURITY

Let technology be your protector.

Remote Door Unlock See who's at the door and what's more, even open it with just a simple touch on your portable home console. Now your day need not be the usual unending sequence of front door trips to receive the milkman, the maid, the courier guy and your kids.

Digital Keypad Assign digital door opening code to family members and guests staying at your place – so they can open the front door without needing duplicates of the house keys. The codes can be changed from time to time for security purpose. No more fuss over misplacing your keys or not having enough duplicates for everyone individually.

Fire and Gas Alarm alerts Informs you of any gas leaks or fire related emergencies inside the house by sounding an in-home alarm, as well as sending you a warning SMS in case you're not in the house. Now you never have to ruin an evening out worrying about whether or not you've left the gas on at home.

Emergency Button Lets you trigger an alarm at the main security centre in case of an intrusion or any other emergency. Therefore, you can be rest assured that in the event of an emergency help is just one click away.






SPACE AGE INFRASTRUCTURE

The futuristic infrastructural backbone that supports your space age lifestyle.

Ireo, in collaboration with our research centre Ireo Labs, has created a future ready infrastructural backbone that enables you to equip your home with the latest electronic gadgetry and enjoy them to the maximum.

Fiber Optic cabling in each room gives you access to high speed connectivity and bandwidth enabling instant downloads and streaming-free videos. In an era where speed is the mantra, Ireo Skyon gives you just that.

Intelligent Wiring which complies with international networking standards, and is structured to run from a centralized box to their respective plug points. As separate telephone, internet and cable TV/DTH wires are provided for each individual room, you can choose a service operator of your choice for telephone, cable and internet services in each room.



IPTV ready plug points in multiple rooms gives you provision to have modern day internet ready television sets that are redefining the TV viewing experience. With internet connections at each plug point, watching YouTube videos and browsing your favourite sites can happen right on your TV set.

Centralized pre-installed Wi-Fi lets you stay connected to the internet wherever you're in the house. What's more, the UPS wiring ensures there's no disruption in case of a power outage.

TV Raceways are provided to neatly house the multiple wires for connecting your set-top box, DVD player, X-box, amplifiers, speakers, etc. No longer will the mess of cluttered wires spoil the look of your room.



Building Management Services A state-of-the-art **Command Centre** keeps 24-hr vigilance on the premises and is ready to respond to any emergency calls. A **Lift Monitoring System** guarantees that at any point if the lift breaks down the command centre will be automatically informed about where exactly the lift is stuck so that the repair team can reach the location as quickly as possible. Other innovative gadgets include **32 Amp sockets**

installed for radiator heaters in your living room and master bedroom. The child-safety oriented new **3-pin plugs** in your home ensure that you do not have to hunt for a pencil to insert a 2-pin wire. Added to that is the **Dual Billing Meter** which makes sure that you are billed separately for normal power and DG.



UNIQUE SWEEPING BALCONIES



One of the most eye catching features of Ireo Skyon is undoubtedly its unique sweeping balconies that overlook the lush green landscape, providing a beautiful scenic experience.

These balconies have been created to give an impression of being in constant motion which makes it visually appealing. Each balcony has been so constructed that the residents have access to it from the living/dining area, the master bedroom, and one additional bedroom. The progressively stepped, bent form of the balconies gives it an individual space that is not found in a lot of residential designs. The pinwheel shape of the building makes it possible for balconies of each wing to not overlap. Not only does this ensure absolute privacy for each household, it also provides each balcony with an uninterrupted viewing corridor.



PANORAMA OF THE FUTURE

Living in a technologically spruced up home doesn't mean that you have to give up on the picturesque view that every homeowner dreams of. Well, Ireo Skyon doesn't compromise on the view outside your home at all. The 3 acre Pitch 'n' Putt Golf Park is a welcome sight for sore eyes. The beautifully landscaped areas with sitting spaces and pedestrian walkways lend an air of relaxation when you step outdoors. And if you wish to unwind with a good run then head to the jogging trail surrounded by greenery on every side.

What's more, the lovely gazebos adorning the neighbourhood and pleasant walkabouts outside your home will make you feel like you're on a holiday getaway. Serene water bodies, beautiful flora and fauna, thematic gardens and a fun children's play area add to the beauty of Ireo Skyon.



CHILLING OUT, SPACE AGE STYLE

A home is no longer just a place to stay. We believe it should be a place where you're pampered and made to feel like royalty. That's why at Ireo Skyon we offer our residents the complete club experience.



- Swimming Pool
- Multipurpose/ Party Room
- Coffee Bar
- Gymnasium
- Changing Room with Steam and Shower
- Massage Rooms
- Tennis Court
- Snooker Room
- Table Tennis
- Squash Courts
- Badminton Courts
- Dance/Yoga Room



Finally, a living experience where not a single moment will be spent in boredom.



LUXURIOUS INTERIORS



If you thought the view outside Ireo Skyon resembled a beautiful painting, the beauty of the interiors will amaze you further. The villa like apartments with 10ft high ceilings give you the feeling that your home is nothing short of a palatial mansion.

The three-side-open apartments give you a sense of freedom and liberation like never before. The floor to ceiling windows give you a breathtaking view of the outside and ensure ample sunlight during daytime. And the spacious balconies looking over the picturesque green outside is beautiful enough to brighten anyone's day and lift their spirits.




SITE PLAN



LEGEND:

BUILDING	
BLOCK A: G+8 - G+12	BLOCK D: G+10 - G+12
BLOCK B: G+39	BLOCK E: G+8 - G+12
BLOCK C: G+8 - G+12	BLOCK F: G+10 - G+12

AMENITIES	
A. ENTRY/EXIT GATE	N. JOGGING CIRCUIT
B. ENTRANCE PLAZA	O. TENNIS COURT
C. WATER FEATURE	P. SURFACE PARKING
D. CLUB DROP-OFF	Q. DROP-OFF POINT
E. PALM BOULEVARD	R. ENTRANCE TO BASEMENT
F. CLUB SWIMMING POOL	S. SERVICE ENTRANCE
G. PALM COURT	T. TOT-LOTS
H. DINING COURT	U. EWS & LOCAL CONVENIENCE STORE
I. CENTRAL WALKWAY	V. PRE-SCHOOL NURSERY
J. GOLF PARK	
K. SIT-OUTS	
L. KID'S PLAY AREA	
M. INTERACTIVE FOUNTAIN	


 NOT TO SCALE

SPECIFICATION SHEET



PROPOSED SPECIFICATIONS*							
AREAS	WALL	FLOOR	CEILING	DOORS	WINDOWS/GLAZING	OTHERS	SWITCHES
LIVING/ DINING ROOM	POP PUNNING WITH ACRYLIC EMULSION PAINT	NATURAL STONE/ HIGH QUALITY PORCELAIN TILES	OIL BOUND DISTEMPER	ENTRANCE DOOR: TIMBER FLUSH DOOR	UPVC/ANODISED/ POWDER COATED ALUMINIUM WINDOWS AND FRAMES	VARIABLE REFRIGERANT FLOW TECHNOLOGY WITH HEATING AND COOLING	MODULAR SWITCHES
MASTER BED ROOM	POP PUNNING WITH ACRYLIC EMULSION PAINT	AC4, HPL WOODEN FLOORING	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR EXTERNAL DOOR: UPVC/ ANODISED/POWDER COATED ALUMINIUM DOORS	UPVC/ANODISED/ POWDER COATED ALUMINIUM WINDOWS AND FRAMES	VARIABLE REFRIGERANT FLOW TECHNOLOGY WITH HEATING AND COOLING	MODULAR SWITCHES
OTHER BED ROOMS	POP PUNNING WITH ACRYLIC EMULSION PAINT	AC4, HPL WOODEN FLOORING	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR EXTERNAL DOOR: UPVC/ ANODISED/POWDER COATED ALUMINIUM DOORS	UPVC/ANODISED/ POWDER COATED ALUMINIUM WINDOWS AND FRAMES	VARIABLE REFRIGERANT FLOW TECHNOLOGY WITH HEATING AND COOLING	MODULAR SWITCHES
KITCHEN	TILES UPTO 2 FEET ABOVE THE COUNTER AND OIL BOUND DISTEMPER IN THE BALANCE AREA	PORCELAIN TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR EXTERNAL DOOR: UPVC/ ANODISED/POWDER COATED ALUMINIUM DOORS	UPVC/ANODISED/ POWDER COATED ALUMINIUM WINDOWS AND FRAMES	MODULAR KITCHEN WITH HOB AND CHIMNEY, STONE COUNTER TOP STAINLESS STEEL SINK AND CP FITTINGS	MODULAR SWITCHES
BALCONIES/TERRACES	WEATHER PROOF PAINT	ANTI SKID TILES	WEATHER PROOF PAINT	UPVC/ANODISED/POWDER COATED ALUMINIUM DOORS	UPVC/ANODISED/ POWDER COATED ALUMINIUM WINDOWS AND FRAMES	—	—
MASTER TOILET	PORCELAIN TILES	PORCELAIN TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR SHUTTERS	UPVC/ANODISED/ POWDER COATED ALUMINIUM WINDOWS AND FRAMES	CHINAWARE, CP FITTINGS, NATURAL STONE COUNTER	MODULAR SWITCHES
OTHER TOILETS	PORCELAIN TILES	PORCELAIN TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR SHUTTERS	UPVC/ANODISED/ POWDER COATED ALUMINIUM WINDOWS AND FRAMES	CHINAWARE, CP FITTINGS, NATURAL STONE COUNTER	MODULAR SWITCHES
UTILITY	OIL BOUND DISTEMPER	CERAMIC TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR SHUTTERS	UPVC/ANODISED/ POWDER COATED ALUMINIUM WINDOWS AND FRAMES	—	—
UTILITY WC	CERAMIC TILES	CERAMIC TILES	OIL BOUND DISTEMPER	INTERNAL DOOR: FLUSH DOOR SHUTTERS	UPVC/ANODISED/ POWDER COATED ALUMINIUM WINDOWS AND FRAMES	CHINAWARE AND CP FITTINGS,	MODULAR SWITCHES
FACILITIES	PITCH 'N' PUTT GOLF PARK, HIGH SPEED ELEVATORS, 100% POWER BACK-UP, TREATED WATER SUPPLY, ADEQUATE BASEMENT PARKING, LANDSCAPED AREAS WITH SITTING PLACE, TENNIS COURT, PEDESTRIAN PATH, JOGGING TRAIL, CHILDREN'S PLAY AREA						
	AUTOMATED SMART HOME SYSTEMS, HIGH CEILING						
	CLUB EXPERIENCE: MULTI PURPOSE/ PARTY ROOM, COFFEE BAR, GYMNASIUM, SWIMMING POOL, CHANGING ROOM WITH STEAM AND SHOWER, MASSAGE ROOMS, SNOOKER ROOM, TABLE TENNIS, SQUASH COURTS, BADMINTON COURT, DANCE/YOGA ROOM						
SECURITY	CCTV IN BASEMENT AND MAIN ENTRANCE LOBBY FOR SURVEILLANCE						

*Specifications are subject to change till final completion of the project.

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