

Discover the global town.  
In the heart of Punjab.



ireo  
**WATERFRONT**  
THE NEXT LEVEL OF LIVING

Just minutes away from the centre  
of Ludhiana, the pleasures of  
urban living are being redefined.  
Welcome to IREO Waterfront.



Green expanses from our bedroom window. Walking to the club for a swim. Teaching the kids how to cycle on safe neighbourhood roads. No power cuts, no water shortages... Can this really be our life in India?

## IREO Waterfront, the town that proves international is no longer foreign.

You travel the world, favour global brands and enjoy diverse cuisines, yet your 'home' will always be in the heartland of Punjab. A place where you can find the perfect balance between work, family, recreation, fitness and happiness. The modern, sustainable urban life, lived in the lap of nature.

Turning off the NH 95 near the Ludhiana-Ferozepur Road, a short drive along the picturesque Sidhwan canal highway brings you to India's first truly international town. IREO Waterfront. With a glittering lake at its centre, sound planning reflected in beautiful layouts, green environs, clean water and air, cutting edge technology and above all, honest and efficient functioning of all systems. Designed to take the hard work out of urban living, this is a town that works for you. Day after day.





## LOCATION MAP



- ▣ Located just a short drive from Ludhiana city centre
- ▣ 500 acres of well-balanced sustainable development
- ▣ Luxury villas
- ▣ Apartments and independent floors
- ▣ Business Park
- ▣ Perfect range of mixed-use centres for business and leisure
- ▣ Community services including shopping, health and educational institutions
- ▣ Well-mapped green zones and pedestrian-friendly streets
- ▣ Barrier free movement for the physically challenged

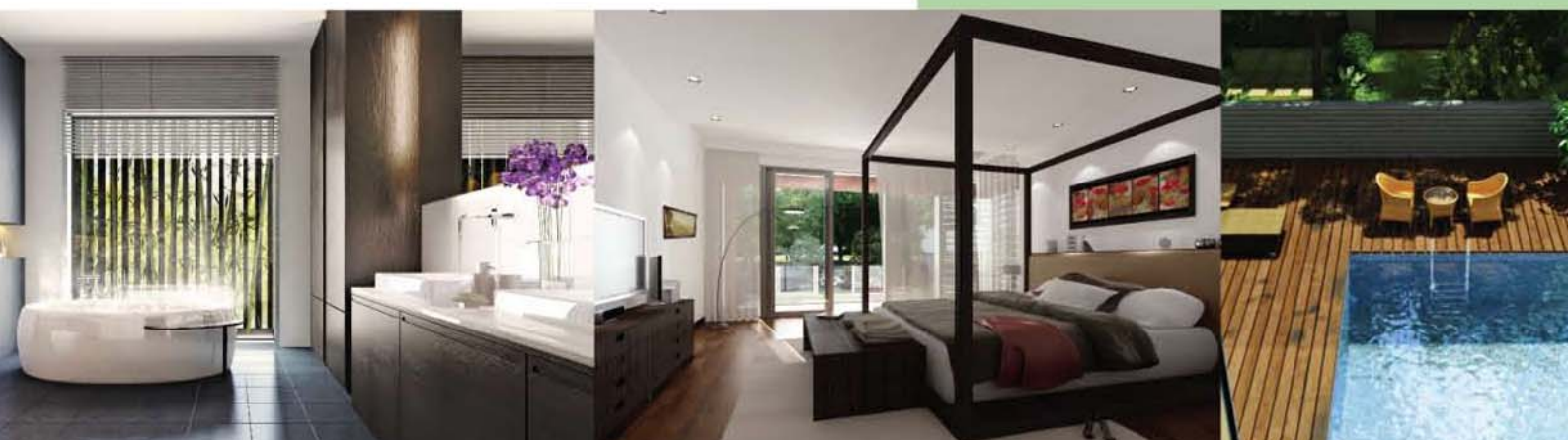


## RESIDENCES AND NEIGHBOURHOODS

### The home of your dreams. Set in the location of your dreams.

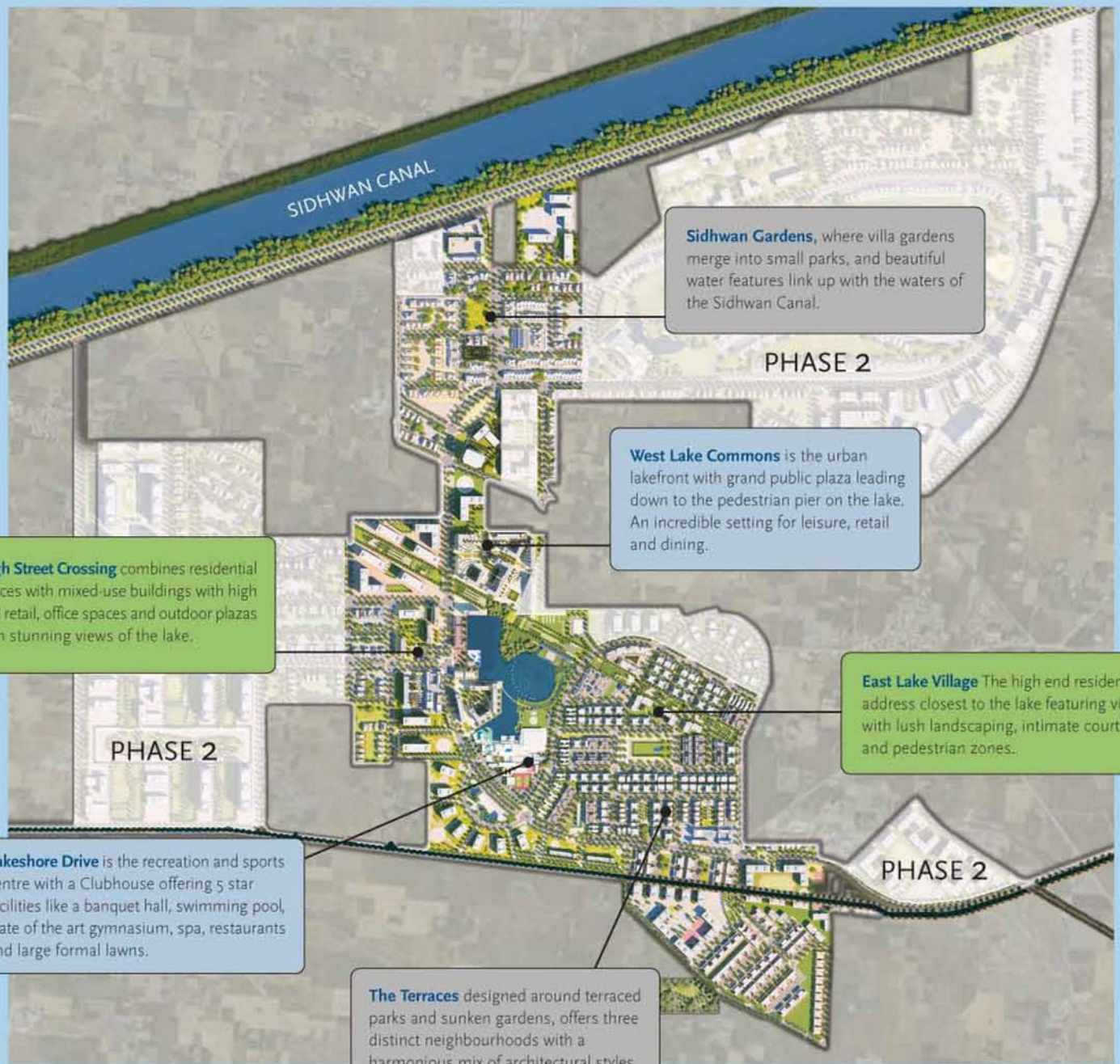
Homes are designed with your every need in mind. Residential options across town range from a choice of villas and single family units to apartments in a variety of settings. Each, conceived and constructed with care to make you feel completely at home.

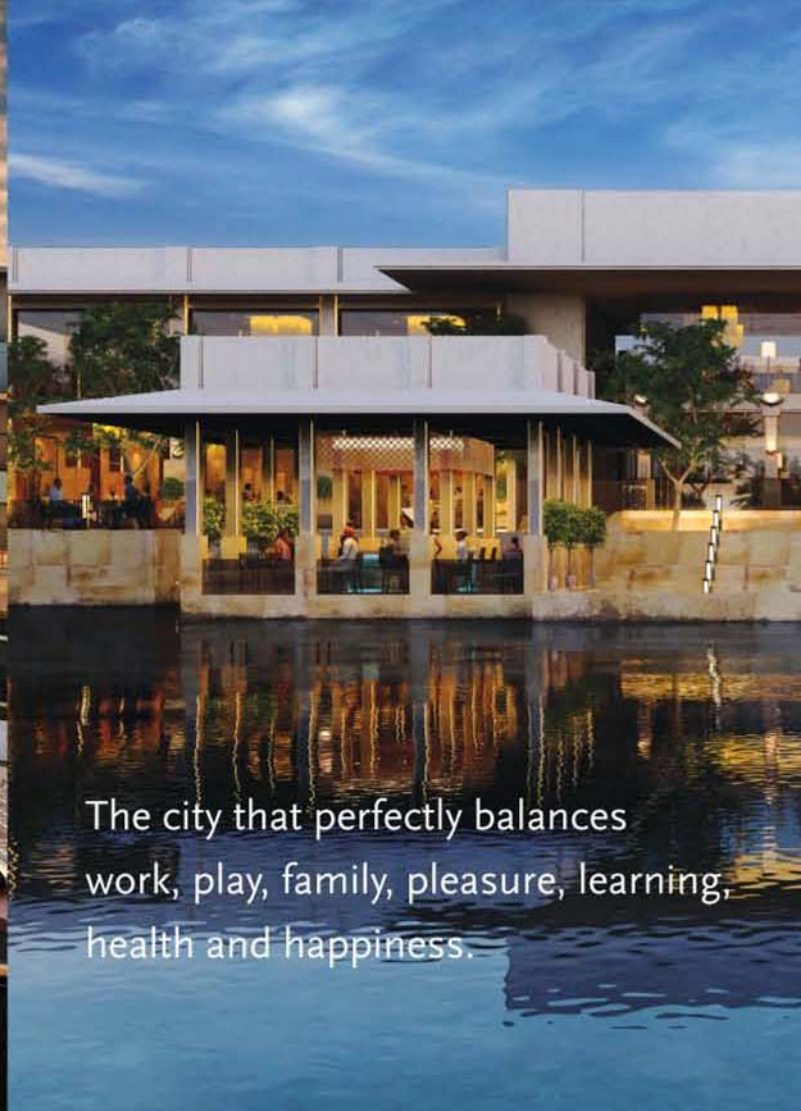
- ▀ 3-5 Bedroom villas and apartments from 3,000 - 8,000 sq ft
- ▀ Generous 3 metre high ceilings
- ▀ International standard materials, finishes and fittings
- ▀ Telephone, TV and wi-fi facility with fibre optic connectivity
- ▀ VRV technology air-conditioning in residential units
- ▀ Compliant with ISI code for earthquake zone IV
- ▀ Constant treated potable water supply
- ▀ Centralised provision, monitoring, billing and service for all utilities



## Different neighbourhoods for different tastes.

IREO Waterfront is designed around a simple idea: that the urban life should not be lived amid clutter, filth and disorganisation. Hence the town is planned as a network of safe neighbourhoods with parks, green zones and recreational areas for children connected by jogging trails and tree lined avenues, and neighbourhood level retail centres. Other common features include well demarcated spaces for work and leisure, and spectacular surroundings that open up the windows of your mind.





## COMMERCIAL

Chart your story of success in well-designed, modern commercial complexes that tower over acres of clean, green development. Located close to residential areas, the commercial spaces are designed to encourage the walk-to-work principle.

- ▮ Modern, mixed-use centres: office, retail and commercial
- ▮ Fully loaded smart buildings
- ▮ Easy transportation access and ample parking facilities
- ▮ Developed on the walk-to-work principle
- ▮ Modern security and access systems
- ▮ Advanced HVAC systems
- ▮ Open floor plates allow efficient layout for single or multiple tenants
- ▮ Well organised building management system

## FACILITIES

Walk the children to school. Have the best educational and medical institutions within easy reach of home. Enjoy the arts, dine out with friends, or avail the latest fitness and spa facilities, without leaving town. Life will be complete at IREO Waterfront.

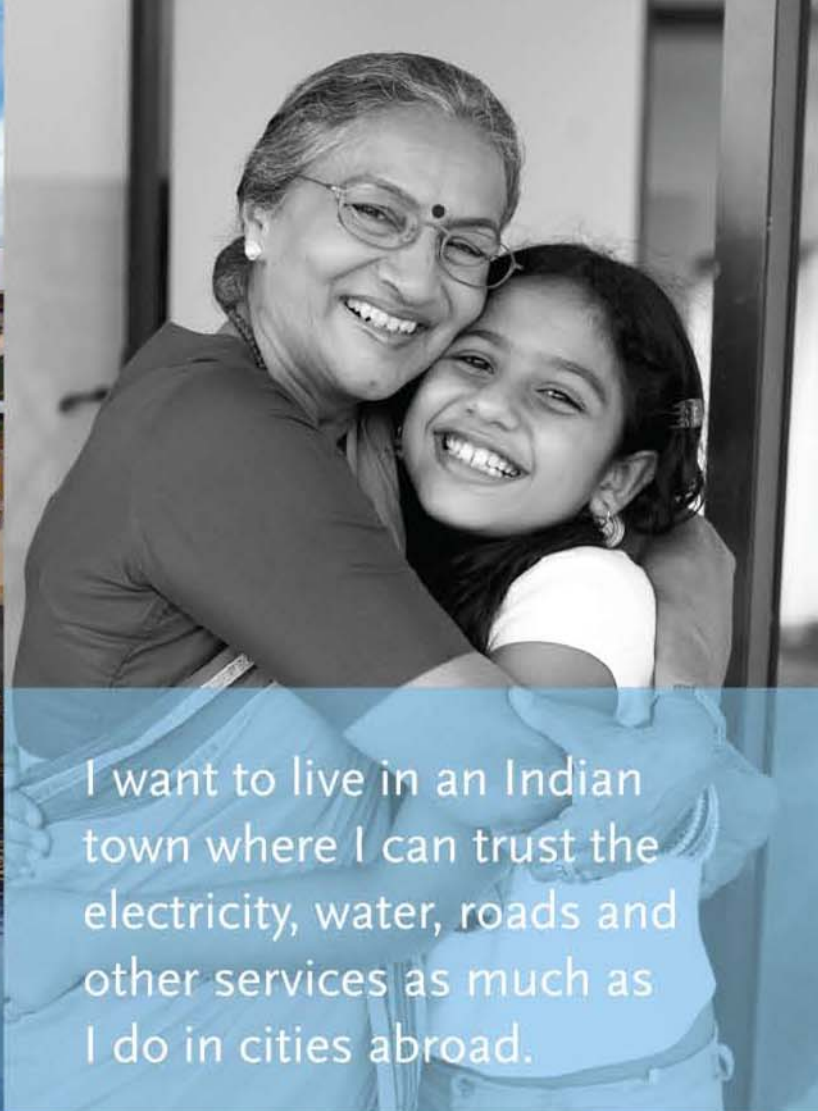
- ▮ Commercial and retail centres, malls and cinemas
- ▮ Hospitals and clinics within close proximity
- ▮ International standard educational facilities with schools and university campuses
- ▮ Modern clubhouse with 5 star amenities



## INFRASTRUCTURE

Every essential service at IREO Waterfront comes to you with the latest technology, maintained by reliable, leading names in the business. So relax and enjoy the pleasures of being in a town that truly serves your interests.

- Reliable power distributed through state of the art equipment
- 100% power back up
- Controlled distribution and maintenance of utilities for reliability and quality
- Planned internal security systems at villa, neighbourhood and township level
- Internal STP & use of treated water recirculation for horticulture
- Rainwater harvesting with 0% external discharge
- Extensive storm water management systems
- GOLD grading for energy resource balance granted by Ministry of Environment and Forests (MoEF)



I want to live in an Indian town where I can trust the electricity, water, roads and other services as much as I do in cities abroad.

## THE PROMISE

With a firm adherence to deadlines, assurance of quality and planned, phased development, every promise made is a promise delivered at IREO Waterfront. Because we are not just building cities, we are building trust.

### Phase 1 *Presently under construction*

- High-end villas at the East Lake Village
- Villas, apartments, independent floors, group housing
- Mixed-use centres for business and leisure
- Clubhouse, Entertainment Centre
- Primary Health Centre, Multi-speciality Hospital,
- Fitness Centre, Gymnasium, etc
- Primary and Higher Secondary Schools

### Phase 2

- Business Park
- Commercial zone including business and retail centres
- University campus



## The IREO advantage: India's largest real estate fund.

The first and the largest private equity fund dedicated to the Indian real estate sector, Ireo is a fully integrated real estate organisation that started operations in India in 2004. Today, the company has grown to become both, financier and developer of its projects with a pan-Indian portfolio of more than 3,000 acres currently under development. With a team of internationally experienced professionals, a commitment to the highest standards and an investor base of blue chip companies and financial institutions, Ireo is well on its way to fulfilling its vision of being *'the most respected developer of real estate and infrastructure in India.'*

- Committed investment: US\$ 2.0 billion
- Invested: US\$ 1.5 billion
- 13 projects in NCR, Haryana, Punjab, Tamil Nadu, Maharashtra
- 5 million square feet IT SEZ
- Business associations only with world leaders in every field

## The team of international repute that's creating a town of international standards.

It takes much more than vision to create a world class city. It takes talent, dedication, resources and the most well-known names in the business from all over the world.

Master Planner:

**Urban Design Associates (UDA), USA**

Villa Architects:

**SCDA Architects, Singapore**

**SPAZZIO Design Architecture Pvt. Ltd., India**

Clubhouse and Recreation Architects:

**Warner Wong Design and WOW Architects, Singapore**

Landscaping Consultant:

**AEDAS, Hongkong/India**

Infrastructure/Civil Consultants:

**Parsons Brinkerhoff, Singapore/India**



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