


come home to a holiday



 **ireo**
FIVERIVER
A world-class township in scenic Panchkula

IREO FIVERIVER

Where life is stress-free, luxurious
and serene

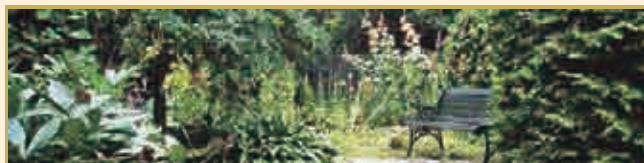


PROJECT TRIP

- A 200-acre* integrated township with residential, commercial and recreational facilities.
- Nestled in the shadow of the Shivaliks with convenient access to Chandigarh and Panchkula.
- Offers a resort-like atmosphere with panoramic view and landscaped gardens.
- Residential options range from villas to apartments to plotted developments in a variety of settings.
- Clubhouse with diverse facilities like pool, gymnasium, tennis courts, amphitheater, yoga & dance rooms.
- Innovative internal road network and traffic planning infrastructure for convenient inner and outer connectivity.
- Well planned social infrastructure with easy access to shopping complexes, schools and health centers.

At Ireo, we believe
home should be
a haven where
each day feels like
a holiday.

Ireo Fiveriver is conceived as a state-of-the-art township in the most scenic part of Panchkula. Set amongst the quiet and pristine Shivaliks, Ireo Fiveriver is a 200-acre* planned township that is just a 15 minute drive away from Chandigarh. With a multi-facility clubhouse, proposed wellness resort and other social amenities, it promises a resort-like lifestyle in all of its residential options that range from 3-4 bedroom apartments to villas and plots. Come, drive through the traffic free internal roads and experience living as one with nature. Let the scenic views of opulently green landscapes and bordering woodlands enhance the resort-like ambience for your dream home.



SPECTACULAR LANDSCAPING

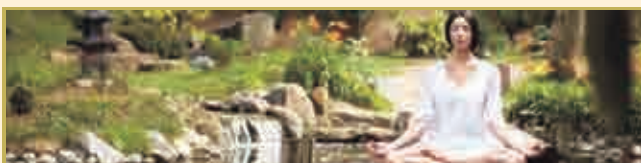
Be one with nature

After a long and stressful day, come home to Ireo Fiveriver and feel completely relaxed and rejuvenated. Let the captivating valley view, beautiful gardens and lush green environment soothe your mind, body and soul, every day.



Central Garden Boulevard

- Stroll along the Central Garden Boulevard, which serves as a pedestrian tree-lined connecting link for the entire township.
- Experience the quietness of the green seating areas and public open spaces.
- The Boulevard links two parts of the township seamlessly to each other, bringing visitors and residents to the Valley Outlook – a magnificent park overlooking the hills.
- Central Garden Boulevard also takes you to the busy and vibrant atmosphere of the Central Plaza, the main pedestrian hub in the heart of the township.



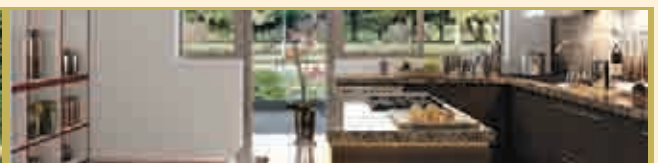
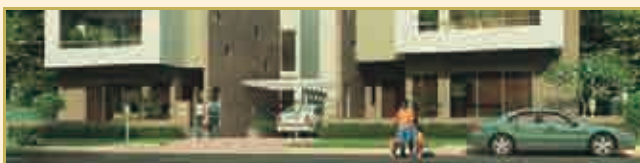
LIVE IN STYLE

Exclusive homes for discerning tastes

At Ireo Fiveriver there are exclusive residential options to suit varying tastes and lifestyle choices. You can take your pick from posh 3-4 bedroom apartments and penthouse duplexes around the dynamic main Central Plaza or exclusive villa neighbourhoods along the quiet, tree lined streets or the various plotted developments dotting the campus. While every home at Ireo Fiveriver is built with international standard amenities and security systems, special care has also been taken to ensure each dwelling gets the best view of the impressive landscape within and around the township.

Villas

- Ranging from 250 to 1000 sq. yards**, these modern villas have been crafted by renowned international consultants. The unique and contemporary design of all villas ensures a "neighbourhood feel".
- Ample open spaces and tree lined streets with quiet backyards add a definitive character to the villa neighbourhood.
- Thoughtfully designed interiors offer living/dining areas with high ceilings, bedrooms with spacious walk-in-closets and large panoramic windows that provide unrestricted view of the lush landscape.
- Equipped with modular kitchens, utility areas, servant quarters, 100% power backup and energy efficient air-conditioning.

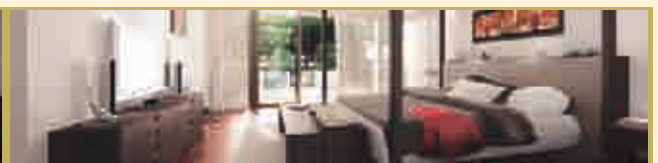


Group Housing

- Spacious 2,3,4 bedroom apartments and penthouse duplexes are located at the core of the township. With easy access to the Central Plaza where commercial and retail centers offer shopping, entertainment and relaxation options.
- Located within the Group Housing complex are well-planned rest zones and activity areas, walking trails, canopies, children's playgrounds and inner courtyards that are embedded in the lush landscape forming an intimate and secure environment.
- Open space concept for living and family areas - high ceilings, plentiful closet spaces, large balconies that serve as a luxurious extension of the living rooms and bedrooms.
- All apartments are planned to take full advantage of the panoramic view of the valley and all come with sufficient parking, 24 hour security, 100% power back up and access to the Community Club.

Plotted Development

- A variety of different plot sizes form several distinctive neighbourhoods, each with landscaped green zones, connected to the main township.
- Convenience of shopping center – proposed plotted development within the township gives easy access to the Central Plaza with retail and entertainment zones.
- 24 hour, 100% power backup.



NEW-AGE TOWN PLANNING

Life made easy

Ireo Fiveriver has been carefully planned to ensure maximum comfort and convenience for its residents. The innovative city planning, traffic flow design and pedestrian links, shield the neighbourhood from noise, outside traffic and unwanted visitors. Together they add greatly to the resort-like ambience at Ireo Fiveriver.

Traffic Free Movement

- Ireo Fiveriver has controlled, gated access roads that separate the township from the sector road and neighbouring developments.
- The Inner road network and pedestrian boulevards keep the traffic away, thereby providing free and safe movement.
- It is proposed to take the busy sector road below grade, thus allowing residents to walk from home to the community facilities without crossing vehicular traffic.
- To connect the neighbourhoods within the township, a beautiful Green boulevard runs along the entire township.



LEISURE TIME OPTIONS

Fitness, wellness or just plain fun!

With recreational facilities catering to multiple ages and tastes, Ireo Fiveriver brings a resort-like feel to your home life! Whether it's the well-equipped club house, or the multiple relaxation zones dedicated to fitness & wellness themes or simply the many shopping and retail options, Ireo Fiveriver will never leave you short of fun things to do and enjoy.

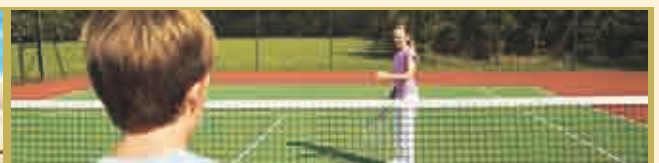
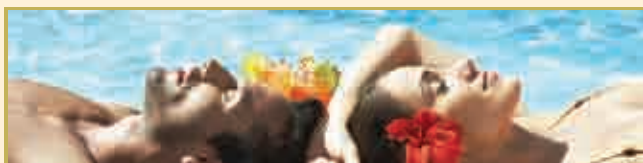


Themed Gardens

- Wellness Park with quiet meditation zones for early mornings, quiet afternoons & beautiful sunsets.
- Herbs Garden with magical aromas of different healing herbs.
- Fitness Park with outdoor exercise zones - pump your muscles or stretch with the view of the mountains and freshness of the forest.
- Swing Garden with swings for all ages.
- Special picnic zones and dog walking tracks.

Exclusive Community Clubhouse

- Modern clubhouse spread over approximately 3-acres* and easily accessible by all the residents in the township.
- Large swimming pool with sitting deck and outdoor sports facilities like tennis courts, badminton courts and volley ball courts.
- Dining facility and banqueting area complemented with amphitheater for the various entertainment activities.
- Indoor sports area to mingle with your friends featuring table tennis court, card room, video game room, gym, yoga and dance room.



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LOCATION ADVANTAGE

- Nestled in the most scenic part of Panchkula with stunning views of the Shivalik Hills
- Just 15 minutes drive from both Chandigarh and Panchkula CBD
- Convenient access via fast exit routes to NH 22
- Proximity to schools, hospitals and commercial developments



Ireo Fiveriver Private Limited

SCO 6-7-8, Sector 9-D, Chandigarh - 160009, Tel. +91 0172- 4688400, Fax +91 0172- 4688428
Email: fiveriver@ireo.in, www.ireoworld.com