



LUXURY IS
ATTENTION TO
DETAIL, ORIGINALITY,
EXCLUSIVITY
AND ABOVE ALL
QUALITY.

GRAND | HYATT
RESIDENCES

IREO CITY, GURGAON





GRAND HYATT GURGAON RESIDENCES

THIS IS NOT SIMPLY A
BUILDING PROJECT IN AN EXISTING CITY,
NOR JUST A GATEWAY PROJECT.
IT IS A PLACE IN ITSELF — A COMPLETE,
INTEGRATED COMMUNITY THAT
MAKES THE TRANSITION FROM
OPEN LANDSCAPE TO URBAN STREET —
A PLACE FOR PEOPLE TO LIVE,
WORK, CELEBRATE, RELAX, PARTY, SHOP, VISIT
AND TAKE PRIDE IN OWNERSHIP.

GRAND | HYATT
RESIDENCES

EXPERIENCE THE EXCEPTIONAL



Video Preview of
The Grand Hyatt Gurgaon
Residences *and* Lifestyle Complex



GRAND HYATT GURGAON HOTEL AND BUSINESS COMPLEX

IREO PROUDLY INTRODUCES THE
GRAND HYATT MIXED-USE LIFESTYLE COMPLEX,
WHERE AN INNOVATIVE 'OPEN LIVING'
DESIGN PHILOSOPHY MERGES SEAMLESSLY WITH
EXCEPTIONAL EXPERIENCES AND VIBRANT ENTERTAINMENT
THROUGH AN UNPARALLELED COLLECTION OF
SPECTACULAR GRAND HYATT BRANDED RESIDENCES,
A WORLD CLASS GRAND HYATT HOTEL & SPA,
INTERNATIONAL STATE OF THE ART OFFICES
AND A UNIQUE LUXE RETAIL AND ENTERTAINMENT HUB.
THE OFFERING IS AN EXCEPTIONALLY EXCITING
LIVING CENTRE WHICH BENCHMARKS A NEW VISION,
NOT ONLY FOR INDIA, BUT WILL SURELY RIVAL
THE VERY BEST THROUGHOUT THE WORLD.



GRAND VIEW. GRAND HYATT RESIDENCES. GRAND HYATT HOTEL. HIGH STREET RETAIL AND BUSINESS COMPLEX



A COLLABORATION *of*
GLOBAL PROPORTIONS.

AN IMPECCABLE ASSOCIATION
OF AWARD WINNING DESIGNERS, ARCHITECTS
AND ARTISANS CULMINATE IN THE DEVELOPMENT
OF THIS EXCLUSIVE LIFESTYLE COMPLEX
WHICH DEBUTS A TRANSFORMATIVE
OPEN LIVING EXPERIENCE.

GRAND | HYATT

Foster + Partners

tonychi

ireo

GRAND | HYATT

Expect nothing but the very best at Grand Hyatt hotels. The most spectacular accommodations. The most savoury dining options. The most eye-opening entertainment. You'll find our distinctive hotels in major cities and resort locales, right in the centre of it all. Our hotels are places to enjoy, to socialize within and entertain on any level you wish. All our hotels boast dramatic, energetic lobbies, exquisite dining options, state-of-the-art technology, spas, fitness centres, and comprehensive business and meeting facilities. So throw the wedding of your dreams, plan your yearly conference, or just settle in for a romantic weekend of luxury for two. Our hotels will meet and exceed all your needs throughout your stay





Foster + Partners

The world renowned and foremost, London based, architectural firm is led by the visionary Lord Norman Foster. Foster + Partners has designed this one of a kind, resort city within a city, including the five iconic Grand Hyatt Residences Towers and Clubhouse.

Foster + Partners are experts in bringing light and volume into the architecture through innovative engineering solutions. Whether it is the British Museum or the Hearst Tower in New York City, landmark projects completed by Foster + Partners include the largest building on earth, the Beijing Airport; the tallest bridge in the world, the Millau Viaduct in France; the landmark building that has come to define London, the Swiss RE; and the recent iconic building in New York, the Hearst Tower.

“Architecture is generated by the needs of people.”

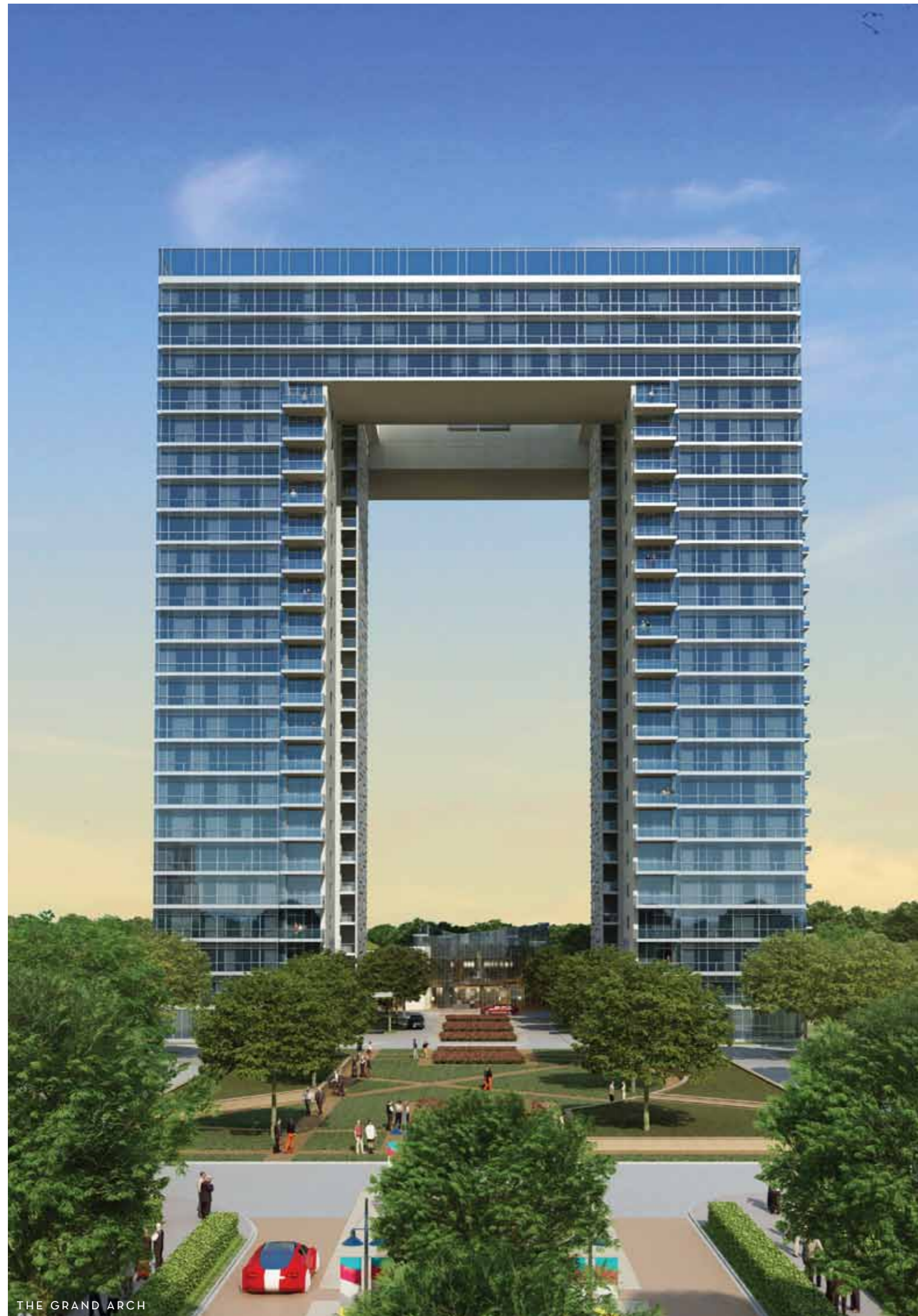
tonychi

Award winning interior design and lifestyle studio based in New York City, emphasizes timeless opulence and understated luxury, with a meticulous attention to detail.

The genius of Tony Chi is a resolute and masterfully seamless combination of Asian and European experiences which creates a new visual narrative driven by a sense of place and a sense of origin. He and his team are currently creating a new poetic narrative expressed in modern spaces and venues for the Grand Hyatt Gurgaon Residences, Grand Hyatt Hotel and its Signature Spa.

“Design does not impose; rather it inspires.”



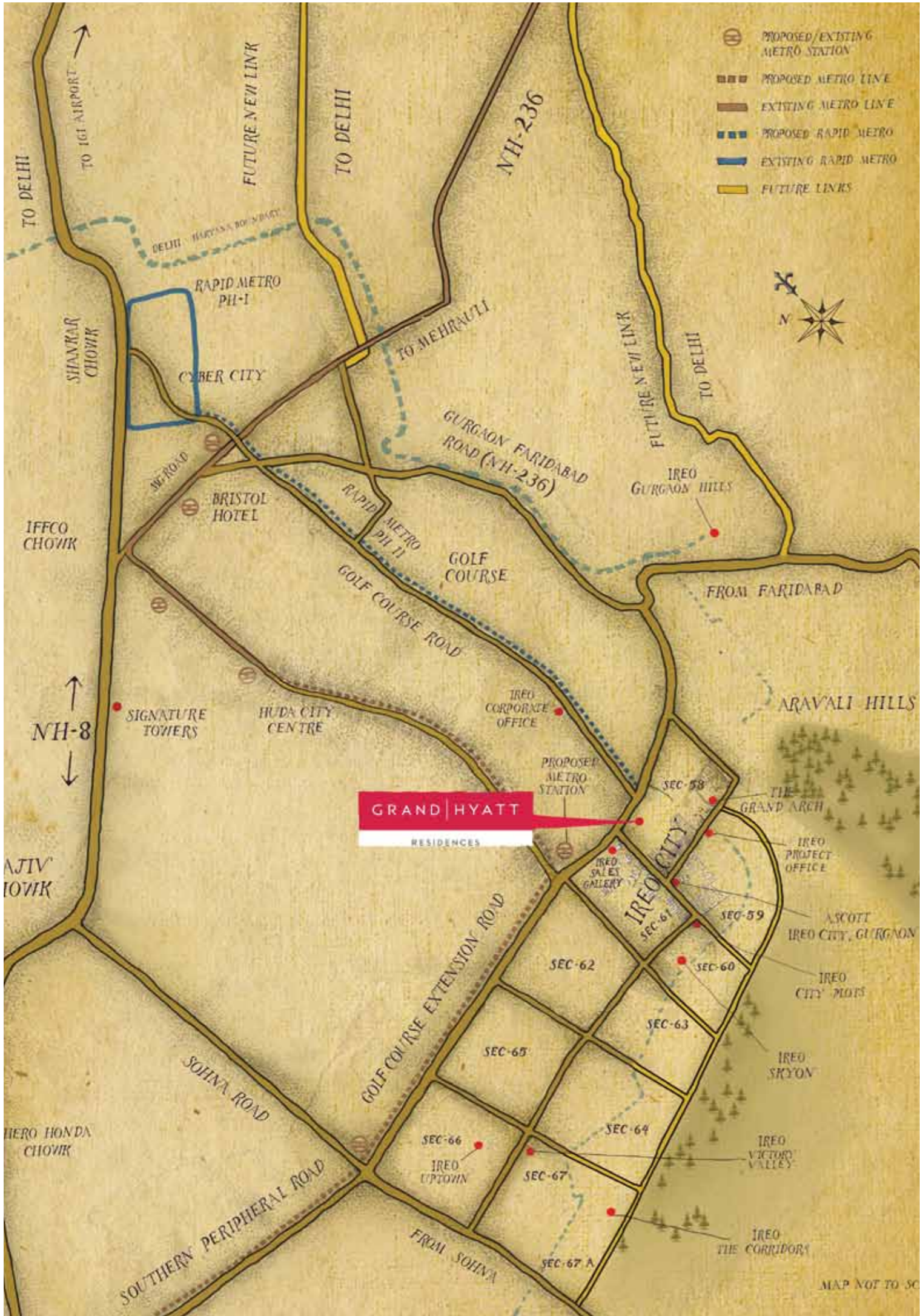


THE GRAND ARCH



IREO is the first and the largest FDI in Indian realty with a fund size of US \$1.7 billion and the backing of global blue chip investors and financial institutions. Since establishing its presence in 2004 IREO has evolved into a fully integrated real estate organization that is both the financier and developer of its projects. The company has a pan-India footprint of projects in prime locations across NCR (including Gurgaon), Haryana, Punjab, Tamil Nadu and Maharashtra that are under various stages of development and implementation. Hence it comes as no surprise that IREO has made an indelible mark in the real estate sector and in the hearts and minds of home buyers.

“Innovative concepts in open living.”



EXCEPTIONAL LOCATION

Located at the intersection of Golf Course Extension Road and the 84 meter wide Sector Road in IREO City, the Grand Hyatt Gurgaon Residences will soon become the epicentre of luxury in India. Residents and guests will not only enjoy sweeping views of the expansive landscaped greens, nearby Aravali range, but will also have effortless ease of access to South Delhi, Delhi Metro and Indira Gandhi International Airport.

LIFE WELL LIVED

The Grand Hyatt Hotel and Spa

The architecturally intriguing hotel is housed within an iconic soaring structure featuring a unique façade. By expertly blending the modern design with a traditional heritage, guests will be able to experience the magic of a tonychi crafted interior design and relax at a tranquil world class resort spa or delight with a wide array of offerings at the internationally diverse restaurants.

High Street Retail

IREO has created a pristine environment comprising of a high street retail wrapped by themed courtyards and a wide, graceful boulevard landscaped with natural greenery and water features where families can shop among worldwide luxury brands and enjoy creative entertainment options.







GRAND HYATT GURGAON RESIDENCES, DUPLEX SUITE

THE GRAND HYATT RESIDENCES

Extraordinary Experiences

Green Surroundings

Lush landscaping adorns the spaces around the Grand Hyatt Gurgaon Residences. Uninterrupted greenery, well-manicured lawns and water features keep the surroundings luxuriant and serene. Every residence overlooks approximately 50-acre of landscaped greens at IREO City, allowing you to enjoy the lush visual delight.

Iconic Architecture

Comprising office unique slender towers with high quality facades to provide crisp and uninterrupted views. Floor to ceiling windows unhindered by balconies offers sweeping spectacular views of greenery and of city full of energy.

Elegant Spaces

The Grand Hyatt Gurgaon Residences have been designed to provide what is important and most valuable to you. Every square inch has a grand sense of arrival providing a truly unique experience. Each residence is served by two high speed private lifts opening to a private foyer to welcome you home. These residences are masterfully and meticulously planned with gracious layouts and elegantly wide dimensions.

The Luxury Club

Living up to the impeccable pedigree of the Grand Hyatt tradition, the Residence Club will offer residents an experience that reinvigorates and relaxes. Enjoy rejuvenating indoor sports facilities and refresh in a temperature controlled infinity edge pool. Dine at exclusive, world-class restaurants, socialise at the barbeque cabana or lose yourself in a title rich and inspiring library.



EXTRAORDINARY EXPERIENCES

In Modern Living

Four bedroom, duplex and penthouse suites

Floor to ceiling double glazed windows for those long and short views of lush greens

Residence catering services for your grand occasions

Global flavors prepared fresh in your home by dedicated personal chef

Residence housekeeping services tailored especially to your exacting standards

Priority access to exclusive spa and spa facilities within the hotel

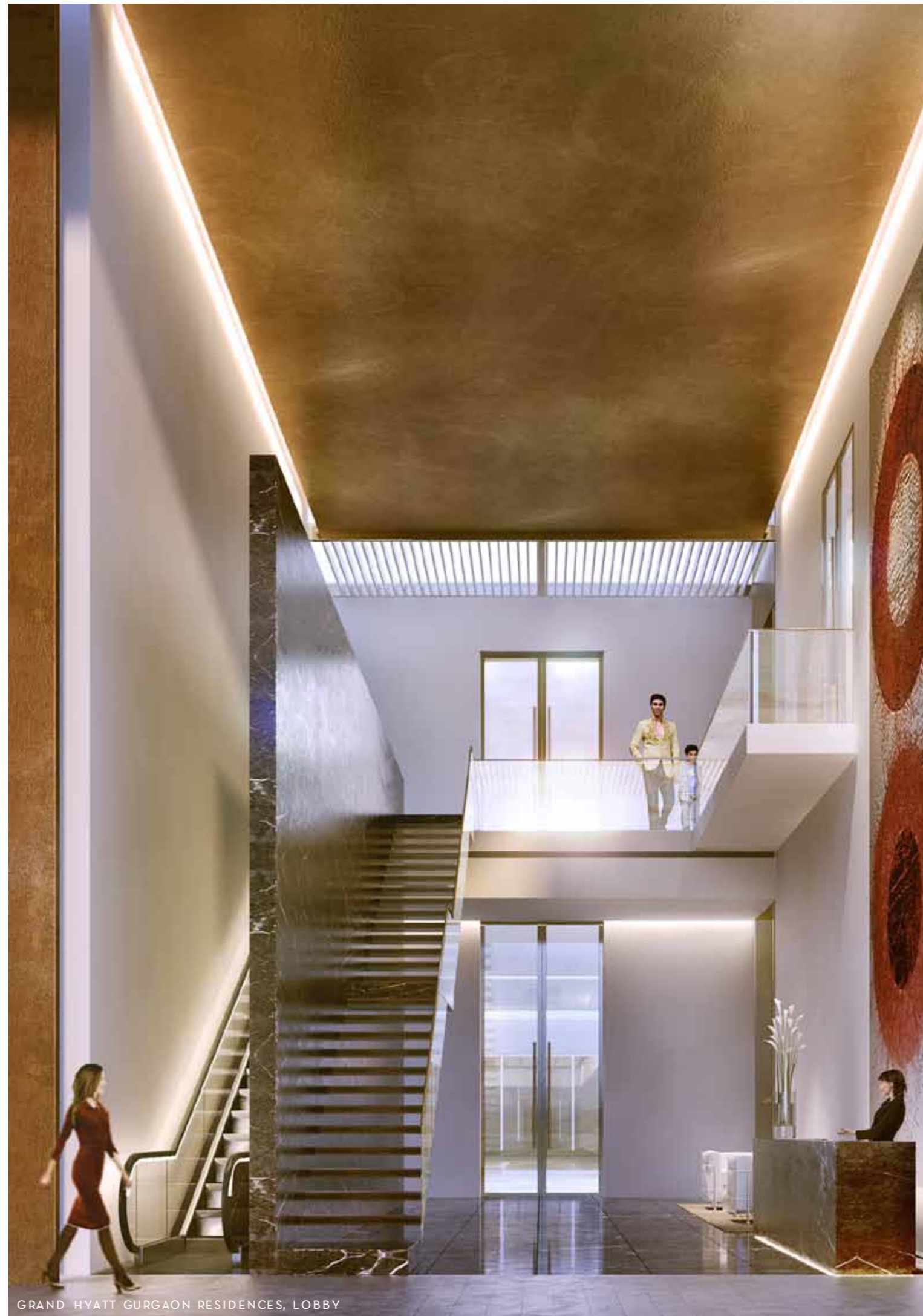
The Grand Hyatt food & beverages privilege card for our most exclusive dining guests

The luxurious Grand Hyatt managed residences club for the very best of amenities and superlative services

Expect the best of specifications in your residence matched to the very exacting standards of Grand Hyatt living that you have enjoyed the world over.



GRAND HYATT GURGAON RESIDENCES, DROP OFF AREA



GRAND HYATT GURGAON RESIDENCES, LOBBY







RESIDENT SERVICES AND AMENITIES

Catering to your every desire

Exclusive Residence Club
Library Lounge
Food & Beverage Outlet
Event Facility
Fitness Center
Heated Pool
Multi-Purpose Sports Hall
Private Cinema
Recreational Activities
Squash and Tennis facility

Unparalleled Luxury Services
Doorman and Concierge
Valet Parking
Security Patrol within IREO City
Fire Safety
Emergency Medical Helplines

Privileged Diamond Membership*
Highest Loyalty Program Membership
Best Room Upon Arrival
Suite Upgrade
Exclusive Access to Regency or Grand Club
Free Breakfast and Evening Hors D'oeuvres
Exclusive Diamond Line Booking

Premium Services Available
Rejuvenating Spa
World-Class Restaurants
In-Residence Catering
Housekeeping
Dry Cleaning and Laundry Service
Business Center Access

** Valid for first two years only*



GRAND HYATT GURGAON RESIDENCE CLUB



Ireo Residences Company Private Limited
Ireo Campus, Main Project Office, Sector-59,
Near Behrampur, Gurgaon - 122101, India
Telephone +91 124 475 4288
ghresidences@ireo.in
www.ghgresidences.com

THIS COLLATERAL DOES NOT CONSTITUTE A LEGALLY BINDING OFFER. THE CONTENTS HEREIN, INCLUDING ALL SERVICES, INFRASTRUCTURE, PRODUCTS, DESIGNS, SPECIFICATIONS AND INFORMATION ARE SUBJECT TO CHANGE, WITHOUT NOTICE, AT THE SOLE DISCRETION OF THE COMPANY. ALL IMAGES ARE ARTISTIC CONCEPTUALIZATION AND DO NOT PURPORT TO REPLICATE THE PRODUCT(S) DEPICTED HEREIN.

GRAND HYATT GURGAON RESIDENCES ARE NOT OWNED, DEVELOPED OR SOLD BY HYATT INTERNATIONAL CORPORATION OR ITS AFFILIATES (HYATT). "GRAND HYATT" IS REGISTERED TRADEMARK OF HYATT IN INDIA AND ELSEWHERE. THE "GRAND HYATT" TRADEMARK AND TRADE NAME IS USED BY THE COMPANY UNDER A LICENSE AGREEMENT WITH HYATT AND SUBJECT TO THE TERMS AND CONDITIONS HEREIN. THE LICENSE TO USE THE "GRAND HYATT" TRADEMARK IS ONLY FOR GRAND HYATT GURGAON RESIDENCES, AND THE PURCHASER SHALL NOT HAVE ANY RIGHT, TITLE OR INTEREST IN THE SAME.