



**Corporate Office:** Emperium Private Limited, Unit 10 B, 10th Floor,  
Grand View Tower, Golf Course Extn. Road, Sector-58, Gurugram-122011, Haryana

**Yamunanagar Office:** Emperium Resortico, Sector 33-34, Near Buria Chowk,  
Yamuna Nagar, Haryana -135133

**Panipat City Office:** 15, 2nd Floor, Gol Market, Model Town, Panipat-132103

- [emperium.in](https://emperium.in)
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- [Emperium Private Limited](mailto:info@emperium.in)

**License No. 13 of 2008**  
**HARERA/GGM/850/582/2024/77 DATE 22.07.2024**  
**HRERA website: <https://www.haryanarera.gov.in>**  
**CIN: U70109DL2021PTC382234**

DISCLAIMER: Total no. of units: 216 apartments in Tower 1, being developed in a phased manner, the current phase being developed by EMPERIUM INFRASTRUCTURE PRIVATE LIMITED was approved by DTCP HARYANA vide Memo no. IC-1384/JE/SK-2024/1164348 Dated 09.04.2024 for an area admeasuring 3.788 acres out a total licensed area measuring 15.4829 acres (License 13 of 2008 dated 31-01-2008). EMPERIUM PREMIO (Project) 1 Project Area: 1.532 Hectares (3.788 acres) at Emperium Premio, Sector 37 C, Gurgaon-Haryana, 122001 1 Building Plan Approval Memo No: ZP-370/ADRA/2015/18145 dated 21-09-2015 for the Project. All information, images and visuals, drawings, plans or sketches shown in this advertisement are only an architect's impression, for representational/illustrative purpose only and not to scale. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. The Promoter endeavours to keep the information up to date and correct, however, makes no representation or warranty for the accuracy or completeness of the information. Recipients/Viewers are advised to exercise their discretion in relying on the information shown/ provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Sales Team/Promoter, have a thorough understanding of the same and take appropriate advice before concluding any decision for buying any Unit(s) in the Project. All specifications of the unit shall be as per final agreement between the parties. 1 square yard=0.8361 square meter: 1 square meter=10.764 square feet.  
HRERA website: <https://www.haryanarera.gov.in>



WELCOME  
*to the world of*  
**EMPERIUM**

A decorative flourish consisting of elegant, swirling lines that wrap around the bottom of the word "EMPERIUM".



Since its establishment in 2015, Emperium has cemented its legacy as a committed real estate builder with an outstanding track record of delivering projects ahead of schedule. At Emperium, our vision transcends mere construction. We aspire to cultivate dynamic communities that serve as thriving hubs of life. Our aim is to provide residents with abundant opportunities to work, learn, recreate, and grow personally. We endeavour to create spaces where individuals not only desire to live but also flourish, fostering a profound sense of belonging and fulfilment for all those who call our communities home.

Our core philosophy of "professionalism" embodies values such as integrity, expertise, transparency, accountability, and customer-centricity. These principles guide us in consistently delivering high-quality, innovative and sustainable development projects. Emperium's impact has transformed the city of Panipat through innovation and excellence. Today, Emperium is synonymous with trust and the achievement of 100% on-time delivery.

We take great pride in our invitation to become a Patron member of the National Real Estate Development Council (NAREDCO). Join us as we embark on a journey of innovation and transformation to reshape the urban landscape and redefine the art of living, not only in Haryana but soon across India.



## BUILDING VALUES

At Emperium, a core set of values drives everything we do. Welcome to Emperium, where we redefine "Apnapan." Like a close-knit family, Emperium cares for an individual's comfort and convenience, infusing every aspect of our work with professionalism and a personal touch. We draw inspiration from the dreams of our valued customers as it motivates us to fulfil their aspirations. We pride ourselves on delivering quality projects ahead of schedule. By delivering on promises, we lay the foundation of trust for enduring relationships with all our partners and customers. Our passion lies in holistic lifestyle transformation, solidifying our reputation as an honest, trusted, and esteemed organization. Join us as we embark on this journey to revolutionize the industry, one heart at a time.



## LOCATION MAP

PROPOSED SPR METRO



MAP SHOWN HERE IS BASED UPON GOOGLE MAPS. MAP NOT TO SCALE





### ELEVATING PREMIUM LIVING IN GURUGRAM

Experience the pinnacle of ultra-premium living at Emperium Premio, a lifestyle of unparalleled sophistication and opulence, tailored for the discerning few. Gurugram is about to witness a new level of premium living, where every detail is meticulously crafted to provide an exceptional living experience. Emperium Premio, situated in Sector 37 C, Gurugram, is a haven for those who appreciate the finer things in life. Indulge in an exclusive terrace pool, unwind in the sky lounge, or entertain in style with a terrace under sky dining and banquet hall. Our state-of-the-art modern amenities, including a fitness centre, spa, and rooftop infinity pool, ensure that you have everything you need to live a life of premium luxury and comfort.

Revel in our meticulously designed interiors, featuring high-end finishes and smart home technologies that enhance your living experience. At Emperium Premio, we have created a lifestyle that is truly world-class, promising to surpass all expectations. Emperium Premio epitomizes premium lifestyle and exclusive living, offering a level of sophistication and opulence that is unmatched in the region. Experience a life above the ordinary and join us in creating a new standard for premium living in Gurugram.

*Live life* A WORLD ABOVE

Image is for representational purpose only.





## ARCHITECTURAL *inspiration*

### **ELEVATING LUXURY AND COMMUNITY LIVING**

Discover the epitome of meaningful luxury and vibrant community living in Premio. Architectural Plan includes sleek, contemporary design, twin-side facing balconies, and spacious layouts, exuding elegance. Enjoy top-tier amenities like a rooftop club, modern gym, and communal spaces designed for socializing. Every element is thoughtfully curated to create a harmonious and connected living experience.



MAKE A GRAND ENTRANCE

*every time.*

Step into the grand lobby and be greeted by the soaring double-height ceiling, which creates a sense of openness, space, and grandeur. This impressive entrance sets the tone for a luxurious and opulent living experience, where every moment feels like a grand entrance.



Artistic image

SPACE UTILIZATION  
AUGMENTED  
WITH THOUGHTFUL *design*

Our residences feature a unique U-shaped design that maximizes available space, providing ample room for seating, sky gazing, or relaxation. This thoughtful design ensures that every square foot is utilized to its fullest potential, creating a sense of openness and airiness. The U-shaped balcony design adds visual interest to the exterior of the building, creating a unique and attractive feature that enhances the overall architectural appeal. Additionally, our green pods provide a tranquil retreat, allowing you to connect with nature and unwind in style.



Artistic image

METICULOUSLY PLANNED  
AMENITIES TO FOSTER  
THE VIBRANCE OF COMMUNITY

*living*

At Premio, we believe that a vibrant community is the foundation of a fulfilling life. That's why we have meticulously planned our amenities to bring residents together and create a sense of belonging.



LINEAR GARDEN & PLAZA



LANDSCAPE SEATING ELEMENTS



CHILDREN PLAY AREA

Images are for representation purposes only.



TENNIS COURT



BADMINTON COURT



BASEMENT PARKING

Images are for representation purpose only.



CASCADING WATER FEATURE



24 HOURS SECURITY



RIBBON PERGOLA & DECK

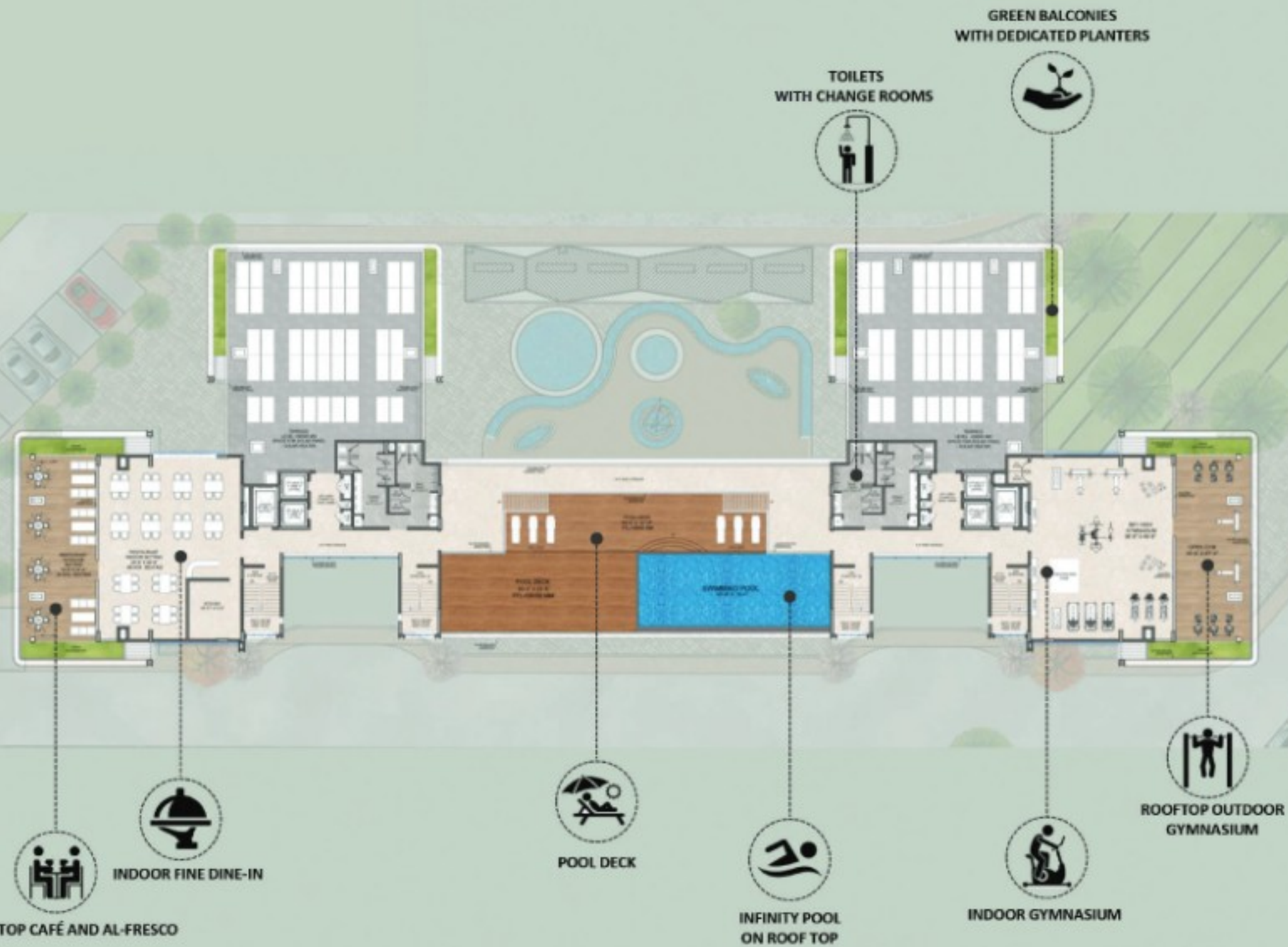
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# CLUB360

Step into Club 360, a world of personalized experiences at Emperium Premio and a haven where life comes full circle. Redefining modern residential living in Gurugram, Club 360 stands as a beacon of refined luxury. Immerse yourself in engaging conversations with like-minded individuals in our luxurious Members' Lounge. Dine beneath the stars in our romantic Al Fresco restaurant and savour those intimate candle-lit dinners. With impeccable design and luxurious amenities, Club 360 transforms every moment into a timeless memory to treasure.




## CLUB360 TERRACE FLOOR PLAN



### ROOFTOP *oasis*

Bask in our tranquil rooftop infinity pool, where you can unwind and rejuvenate. Whether you're looking to cool off, get some exercise, or simply soak in the sun, our pool is the perfect spot to relax and enjoy the fresh air. Surrounded by stunning views, our pool offers a serene retreat from the hustle and bustle of daily life.

Artistic image



## ROOFTOP *cafe*

Indulge and relish your favourite beverages and treats at our rooftop café, where breath-taking panoramic views complement the delectable offerings. Enjoy expertly crafted drinks and delicious bites while admiring the stunning cityscape. Our café is the ideal spot to unwind, socialize, and savour the finer things in life.

Images for representational purposes only.



## STATE-OF-THE-ART *gymnasium*

Stay fit and active at our cutting-edge indoor & outdoor gymnasium, equipped with the latest exercise equipment and machines. Our state-of-the-art facility is designed to help you achieve your fitness goals, with a wide range of machines and free weights to suit your workout style.

Images for representational purposes only.

**SITE PLAN**

The site plan illustrates a residential development layout. A 24M wide road runs along the left side, featuring an 'EXIT 2' at the top and an 'ENTRY 1' at the bottom. Two residential towers are located on the left: 'TOWER-1B G+18' and 'TOWER-1A G+18'. Tower 1B includes units 1, 2, 3, 4, 5, and 6, while Tower 1A includes units 1, 2, 3, 4, 5, and 6. A central green area (7) is flanked by 'HARD LANDSCAPE 6.0M WIDE' zones. To the right of the central area is a 'COMMUNITY BUILDING (CLUB)' with an adjacent swimming pool and a tennis court (16). A large rectangular pool (5) is situated at the bottom center. The plan also shows a parking lot (11) at the top, a tennis court (15) at the top right, and a large rectangular pool (14) at the top right. A north arrow is located in the top right corner. Various numbered points (1-16) are marked throughout the site, indicating specific locations or features.



# LEGEND

1. ENTRY
2. EXIT
3. DROP OFF
4. CASCADING WATER FEATURE
5. LINEAR GARDEN & PLAZA
6. CHILDREN PLAY AREA
7. MULTI PURPOSE LANDSCAPE AREA
8. SEATING COURT
9. RIBBON PERGOLA & DECK
10. DRIVEWAY
11. VISITOR'S PARKING
12. BASEMENT RAMP-UP FROM BASEMENT
13. BASEMENT RAMP-DOWN TO BASEMENT
14. LANDSCAPE SEATING ELEMENTS
15. BADMINTON COURT
16. TENNIS COURT

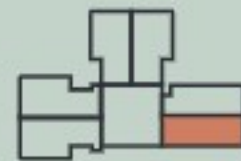
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15. BADMINTON COURT
16. TENNIS COURT

## FLOOR PLAN

### 2 BHK



BALCONY AREA — 192 SQ.FT.  
CARPET AREA — 761 SQ.FT.  
SUPER AREA — 1310 SQ.FT.

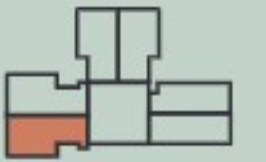


## FLOOR PLAN

### 3 BHK



BALCONY AREA — 389 SQ.FT.  
CARPET AREA — 1006 SQ.FT.  
SUPER AREA — 1840 SQ.FT.



## FLOOR PLAN

### PENTHOUSE (LOWER LEVEL)



#### LOWER + UPPER AREA :

BALCONY AREA — 548 SQ.FT.  
CARPET AREA — 2070 SQ.FT.  
SUPER AREA — 3610 SQ.FT.



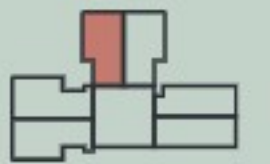
## FLOOR PLAN

### PENTHOUSE (UPPER LEVEL)



#### LOWER + UPPER AREA :

BALCONY AREA — 548 SQ.FT.  
CARPET AREA — 2070 SQ.FT.  
SUPER AREA — 3610 SQ.FT.



## FLOOR PLAN

4 BHK



BALCONY AREA — 489 SQ.FT.  
CARPET AREA — 1556 SQ.FT.  
SUPER AREA — 2860 SQ.FT.



## SPECIFICATIONS / FACILITIES

S.No.	Particular's	Materials & Specifications
<b>A</b>	<b>STRUCTURE:</b>	
1	Structure Design	RCC framed structure with proof checking of structure design by IIT Roorkee
2	Modern Construction Technology	MIVAN Technology for Aluminium formwork
3	Power Back-up	Yes
<b>B</b>	<b>ENTRANCE LOBBY:</b>	
1	Lobby Height	20 ft
2	Flooring	Imported marble flooring/ equivalent
3	Automated Glass Door	Yes
4	Air Conditioned Lobby	Yes
<b>C</b>	<b>COMMON AREA FACILITIES:</b>	
1	No. of Lift per Wing	2 Passenger and 1 Service Lift
2	Lift Lobby Finish	Vitrified tiles
3	Lift Brand/Make	Johnson/ Kone/ Mitsubishi/ Schindler/ Thyssen lifts
4	Locks Brand	Dorma, Godrej, Dormet , Kich
5	Door Phone/Door Bell	Main door
6	Dual Security Guard	Entry/Exit Gate
7	CCTV	Lifts and Lobby
<b>D</b>	<b>LIVING / DINING :</b>	
1	A.C	Split AC-5 Star
2	Flooring	Vitrified floor tiles
3	Walls	Acrylic Emulsion Paint
<b>E</b>	<b>KITCHEN:</b>	
1	Walls	Acrylic Emulsion Paint
2	Sink	Stainless Steel/ Double Bowl
3	CP Fittings	Jaquar
4	Kitchen Counter Top	Indian Granite
5	Kitchen Design	Modular Kitchen with Chimney
6	Wall Tiles	(2 ft) Vitrified tiles above counter

S.No.	Location	Materials & Specifications
<b>F</b>	<b>BEDROOMS:</b>	
1	Flooring	Laminated Wooden flooring
2	A.C.	Split AC-5 Star
3	Provision for Wardrobe	Yes
4	Walls	Acrylic Emulsion Paint
5	Doors	Laminated Flush door with 2400 (8 ft) height
<b>G</b>	<b>TOILETS:</b>	
1	Flooring	Anti-skid vitrified tiles
2	CP & Sanitary Fittings	Jaquar/equivalent
3	Height of Tiles	(8 ft)
4	Size of Tiles	(2 ft X 2 ft)
5	Wash Basin	Counter Top
6	Mirror	Yes
<b>H</b>	<b>BALCONIES:</b>	
1	Railing	S.S.railling with Toughened Glass (4 ft) height
2	Door & Windows	Sliding, DGU - UPVC premium segment
3	Flooring	Anti-skid vitrified tiles
<b>I</b>	<b>CLUB 360:</b>	
1	Indoor and Outdoor Cafeteria	82 PAX seating
2	Sky High Gymnasium	Gym equipments with adjoining Male and Female toilets
3	Infinity Pool with Unwinding decks in Sky	3000 Sq ft
4	Multipurpose Hall / Party lounge	Indoor and outdoor seating
<b>J</b>	<b>COMMON AMENITIES:</b>	
1	Children Play	With Play House
2	Cascading Water Feature	With Grand Plaza
3	Multipurpose Landscaped Area	Parks with seating
4	Linear Grand Plaza	Yes
5	Sports Area	Tennis and Badminton Court
6	Deck with Ribbon Pargola	Plaza level

Note: Specifications are tentative which may vary as decided by the company / architect



**OUR COMMITMENT TO  
100% BEFORE TIME DELIVERY  
HAS WON US MANY ACCOLADES**



ETRealty



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of the Year 2022

ET-Times of India



Emerging Developer  
of The Year 2023

Dainik Bhaskar



Jewels of  
Haryana 2023

Dainik Jagran



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## PARTNERS & CONSULTANTS



**ACPL**  
DESIGN



Behera Associates Pvt. Ltd.



Percept/H