

## **ILD LAUNCHES NEW HOUSING PROJECT IN GURGAON**

International Land Developers (ILD) announces its latest housing project in Gurgaon. ILD SPIRE GREENS are luxurious apartments that offer all major amenities for a comfortable living.

International Land [Developers](#) (ILD), backed by FDI funding from Millennium Spire (MSL), Singapore, recently announced the launch of its new [housing](#) project in Gurgaon - ILD Spire Greens. ILD is currently developing the ILD Trade Center, a landmark retail cum-commercial complex. Located on the Sohna Road, the project will soon be ready for fit-outs.

"We are proud to announce the launch of this project and the beginning of our relationship with Millennium Spire. ILD's traditional strengths of value driven developments and customer satisfaction have been greatly augmented by the synergies and best global practices that this partnership offers," says Alimuddin Rafi Ahmed, Managing Director, International Land Developers Ltd.

ILD Spire Greens is located in the fast developing Sector 37 C in Gurgaon. The project will offer apartments starting from the spacious 1175 sq. ft two bedroom homes to the luxurious 5200 sq. ft penthouse (approx. sizes). The project is envisioned to provide the highest quality of life to its residents while also encouraging a society that is both sensitive and responsible towards the environment.

Designed by a collaborative effort by Europe & India's renowned architects BDP Groupe 6(France), Ajoy Choudhury & Associates and Abaxial Architects, ILD Spire Greens is being planned to match international living standards. While the homes will be equipped with 24x7 power and water back-up broadband internet access, DTH satellite TV access, intercoms and designated parking, the future residents can also expect facilities like an exclusive club, open-air landscaped amphitheatre ATM, convenience stores and even a pre-school - all within the complex.

A noteworthy unique feature of the complex will be the high-rise duplex homes that will come with their own double-height terrace gardens and courtyards, giving you a feel of 'villas-in-the-sky'. And with more than 10 acres within the complex left open to nature, the apartments are being oriented to give beautiful views of the lush landscape, making you feel one with nature, all the time. And the breeze flowing through these greens is bound to bring back the memories of days long gone by for today's urban residents.

The site is located opposite the green belt and a "green thread" will meander along the periphery of the complex, juxtaposing a serene stillness with the vibrancy of life within the apartments.

Even while you stay indoor, you could expect to be near the greens, with your personal terrace gardens that come with these duplex homes.

Your health and wellness seems to be another area of focus for the developers of the complex. With the jogging track and a fitness trail being carved within the complex, or a well equipped gym and an aerobic & yoga centre being planned in the complex's club house, fitness is paid equal attention to. You may also opt for a session in the proposed spa to relax your senses.

For sports lovers, lawn tennis courts and swimming pools are also being planned. The club is bound to represent the very essence of high life with an exclusive organic cafe, a recreation room, a billiards room and a library. Security is also being well-planned for, with earthquake resistant construction that complies with prescribed Zone IV norm, fire detection systems in all

buildings, perimeter walls and 24x7 security everything that would make your home secure, and your mind peaceful.

The well planned and uniquely designed homes at ILD Spire Greens are sure to instil pride in their owners and go a long way in creating a community that is both close-knit, yet outward looking. It truly should set benchmarks for all future urban development projects to follow. 'Mainstream Green' - The New Green Building Concept "Our attempt is to ensure that all the projects Millennium Spire invests and partners in adopt our 'Mainstream Green Development' ideology, which will enable them to be eco-friendly while merging seamlessly into the growing urban landscape," Says Ashish Bhalla, Managing Director, Millennium Spire India Management Ltd.

The very first project announced by the company, launched in association with International Land Developers, ILD Spire Greens at Sector 37 C, Gurgaon is a housing project that is envisaged to set benchmarks for future developments to follow.

While the attractively affordable pricing itself will make you sit up and take notice, (2-4 bedroom homes starting at just Rs. 27.5 lacs, inaugural basic sales price), what will make the future residents even more proud to be part of this community is the various ways 'Mainstream Green Development' exemplifies itself through the entire complex.

Take the proposed roof gardens on the towers, or the unique terrace gardens that would come with the duplex apartments, the group offers class and elegance through this project. Designed not only to provide a proximity to nature, they would serve towards replacing a large part of the vegetative footprint that would naturally be consumed while constructing the buildings.

The complex will also adopt an elaborate system for rainwater harvesting, geared towards partially reducing the strain so typically faced by the other developments. Added to this would be a comprehensive waste management and segregation set up and an in-house sewage treatment plant, both designed to enable proper waste disposal.

Also being deployed are various water management plans that would automatically reduce wastage of this valuable resource. Power saving measures like energy-saving light fixtures in common and outdoor areas would also cut down power consumption.

The complex itself will have several additional features that would be more than just environmental friendly, they would further lower down your monthly maintenance bills as well. Take the water management system which would use recycled treated water for landscape irrigation or the plantation of indigenous trees like Kachnar, Jamun, Khirni, Bahad and Indian Laburnum that naturally lower the irrigation requirements, and you can see the planning going in to conserving precious resources. Duplex Apartments with a difference Duplex apartments are generally believed to be stand-alone units. However, this complex is set to overturn this belief. The duplex homes in this complex are part of the high-rise blocks. With their double height terrace gardens and open courtyards, these one-of-a-kind duplex apartments are sure to give you the feel of a villa in the sky. Also, owing to the private terrace gardens in the duplex apartments, the elevation of the building is punctured, which contributes towards giving this complex a very unique feel. Gurgaon to have Metro just around the corner The Delhi metro is set to further enhance the already excellent connectivity of this fast developing residential sector, which is in close vicinity to the NH 8 and the peripheral expressways to Dwarka and Faridabad. Also, the Indira Gandhi International Airport is less than half an hour's drive away. Taking advantage of this excellent connectivity is this new housing project that is coming up in this sector. While being conveniently away from the din and bustle of the immediate city life, the project, will also have the proposed metro line running practically just around the corner Gurgaon emerges as the dominant growth engine for the NCR. The Gurgaon-Manesar belt is fast becoming NCR's next growth

centre. Cushman & Wakefield's GRI India Real Investment Report 2007 'India Gaining Momentum', in fact, identifies the Manesar region as the top destination for investments because of its "promising prospects due to relatively strengthened real estate dynamics and favourable policies".

Emerging sectors in Gurgaon like Sector 37 C, lying in close proximity to Manesar, are thus strategically located. Also, they are perfectly poised to take advantage of new connectivity options like the Delhi International Airport Limited (DIAL) and the many growth centres, new SEZs and knowledge campuses coming up in the Gurgaon-Manesar belt. All of these, together with the advantages these sectors enjoy for being in the heart of Gurgaon, make them the destinations of choice for anyone with a futuristic [outlook](#). Moreover, with them being included in Delhi metro's map, these areas are poised to fully develop rapidly in the future, and are very attractive investment prospects currently as well. Affordable housing to provide relief from high interest rates Launched by International Land Developers (ILD), and backed by FDI funding from Millennium Spire Limited (MSL), Singapore, the project will provide the prospective buyer a range of apartments to choose from, with options ranging from two to four bedroom homes to penthouses. Starting off at a minimal cost of Rs. 27.5 lacs has made this complex a scorer with such sky-high prices involved in real estate industry.

With such affordable price range to offer, ILD has in turn helped people in realizing their dreams without hurting their pockets. This will also lead to a sizeable cut off in interest rates the buyers will have to pay for the loans they incur. All in all, this project is surely one to look out for.