



IMPERIAL ESCORA

A STEP INTO THE FUTURE



DISCOVER
IMPERIAL ESCORA,
YOUR GATEWAY
TO SUCCESS





STEP INTO THE WORLD OF
ELEGANCE AND EASE AT
IMPERIAL ESCORA

AERIAL VIEW



Imperial Group
IMPERIAL
ESCORA

Move in the right direction with
Imperial Escora Delivering
Excellence - Nurturing
Creativity & Growth

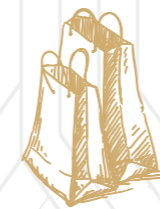


FRONT VIEW



Imperial Group
**IMPERIAL
ESCORA**

SIDE VIEW



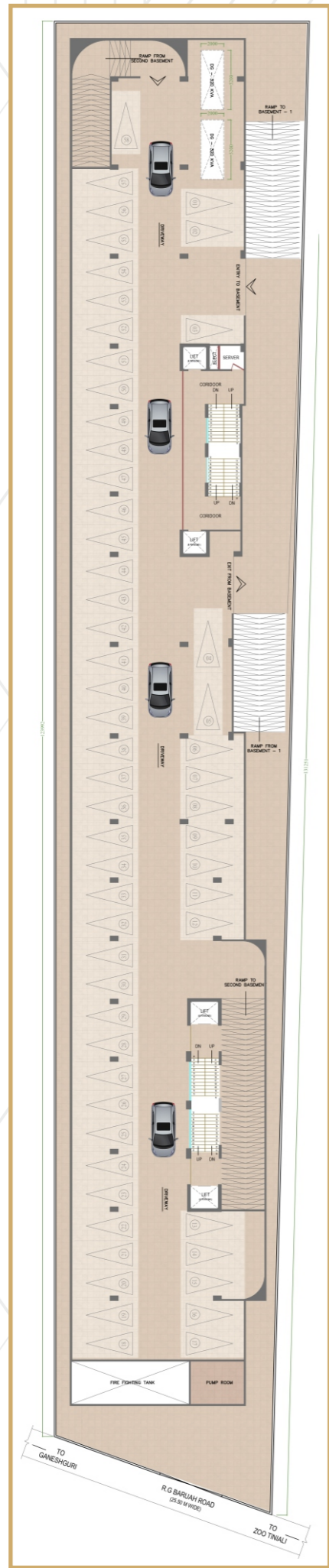
Dedicated Space
For Anchor Store
at Block 1- Ground,
1st and 2nd Floor

Fostering
excellence and
cultivating growth

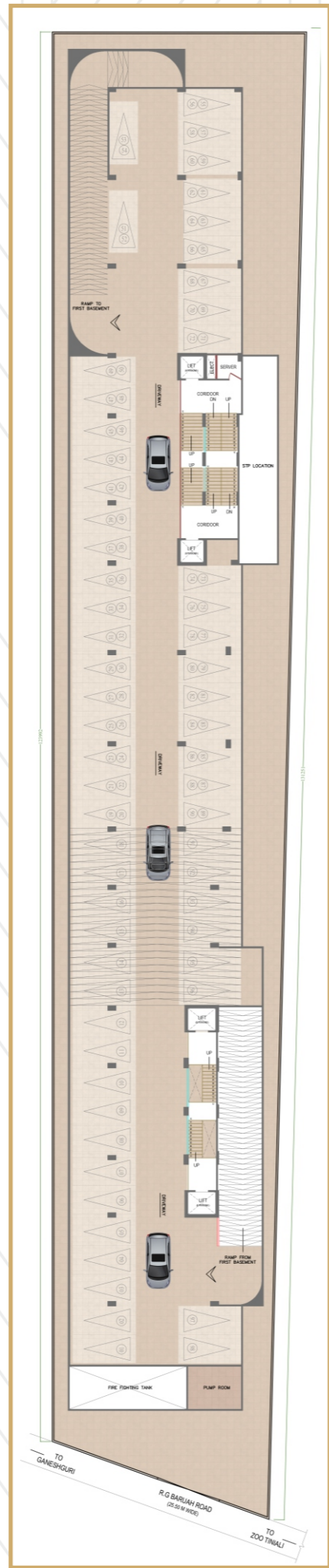


SIDE VIEW

Parking Plans

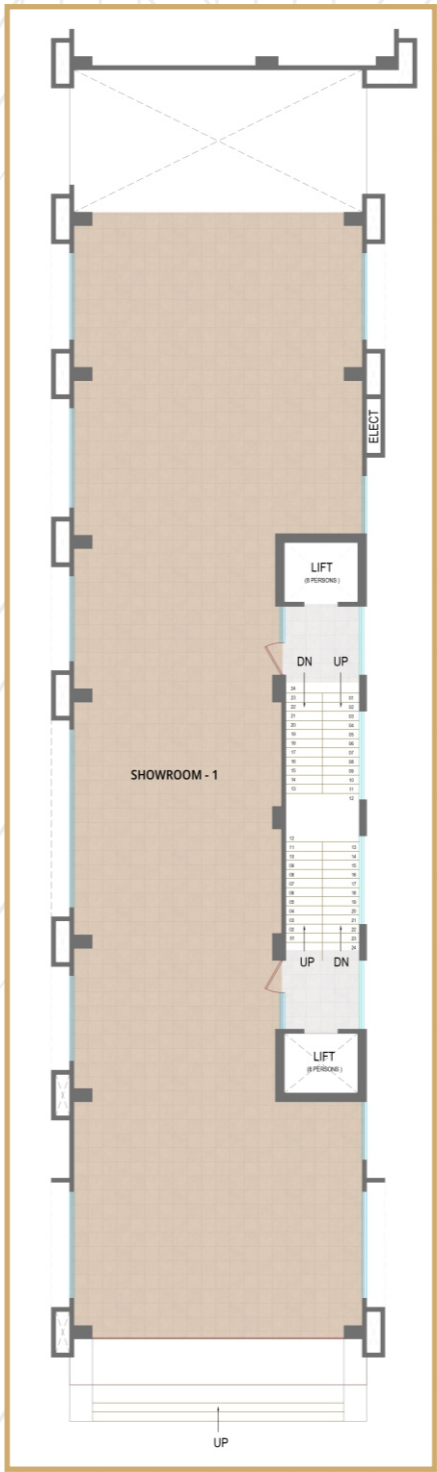


First Basement



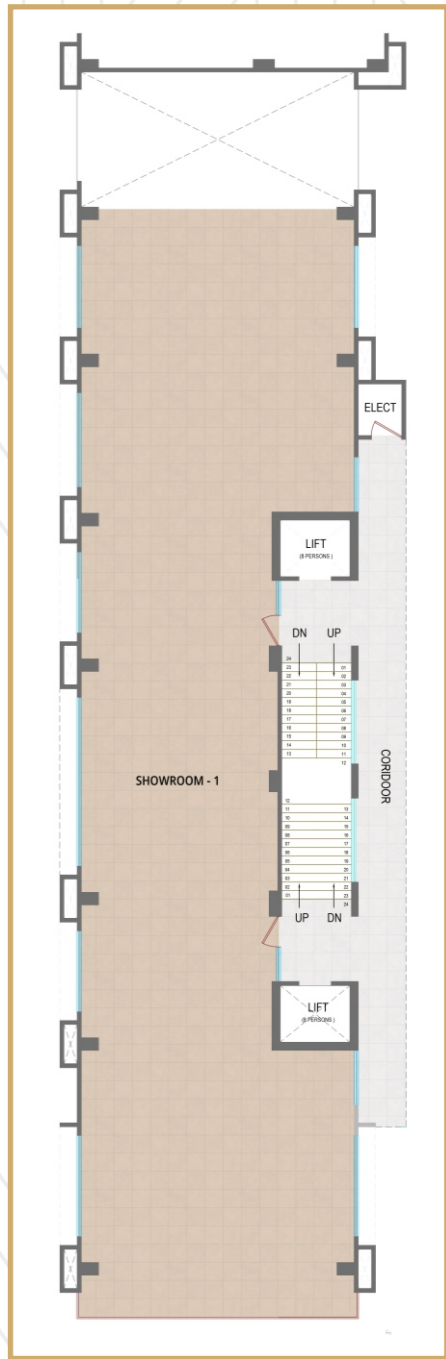
Second Basement

Floor Plans



Block 1 - Ground Floor

SHOWROOM NO	CARPET AREA (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Showroom 1	3168	3355	4463

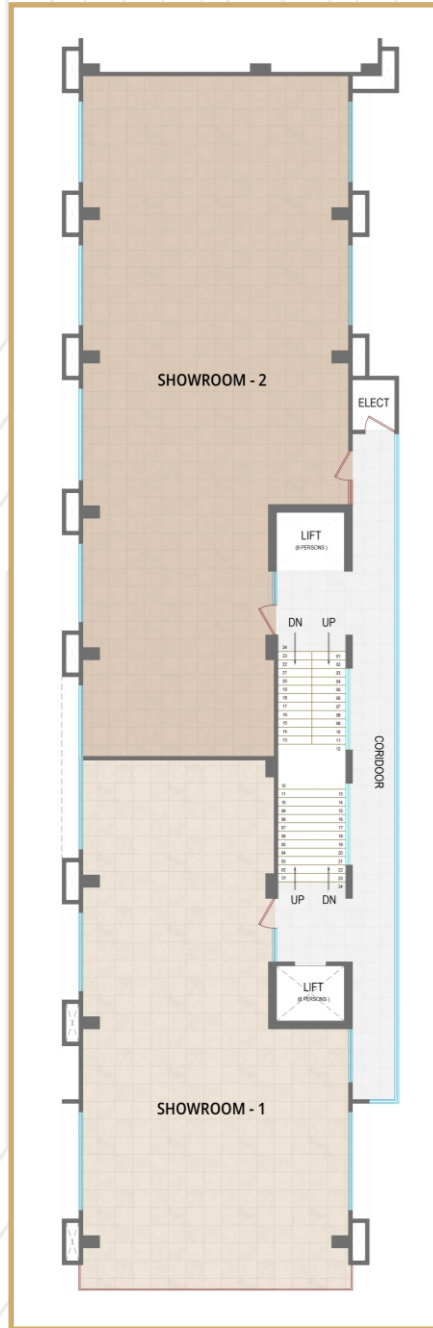


Block 1 - 1st Floor

SHOWROOM NO	CARPET AREA (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Showroom 1	3171	3355	4463

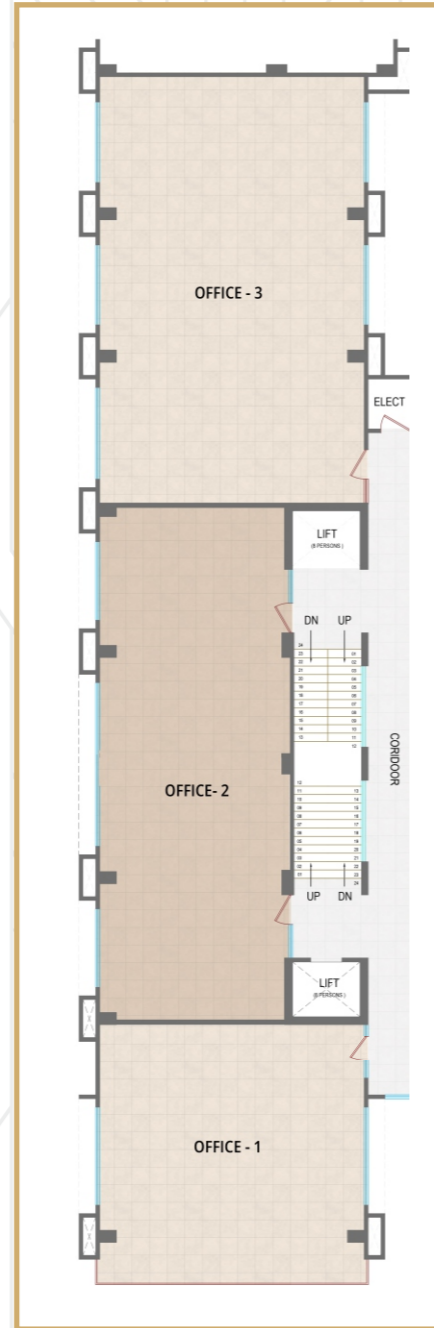


Floor Plans



Block 1 - 2nd Floor

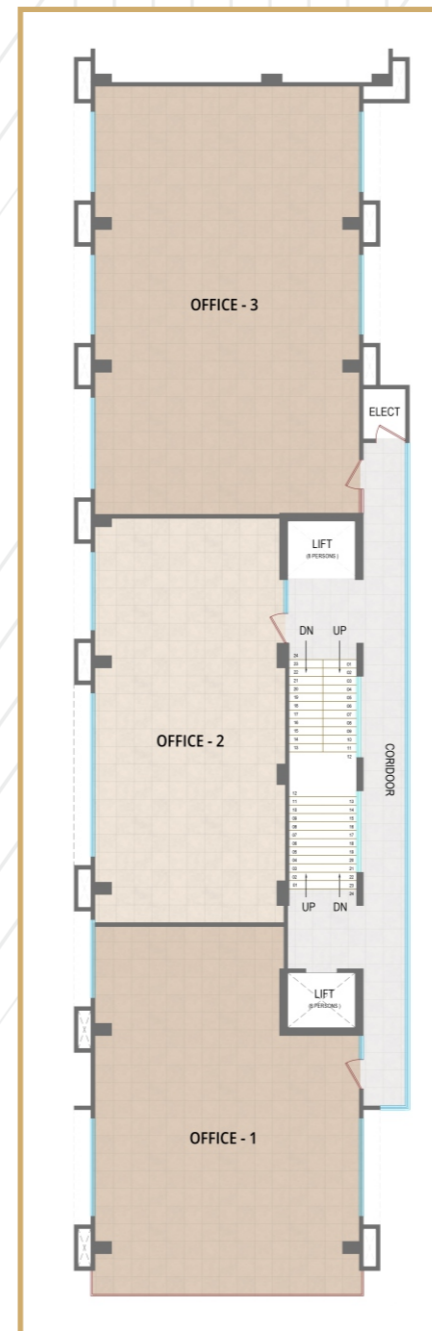
SHOWROOM NO	CARPET AREA (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Showroom 1	1621	1718	2285
Showroom 2	2182	2313	3076



Block 1 - 3rd & 5th Floor

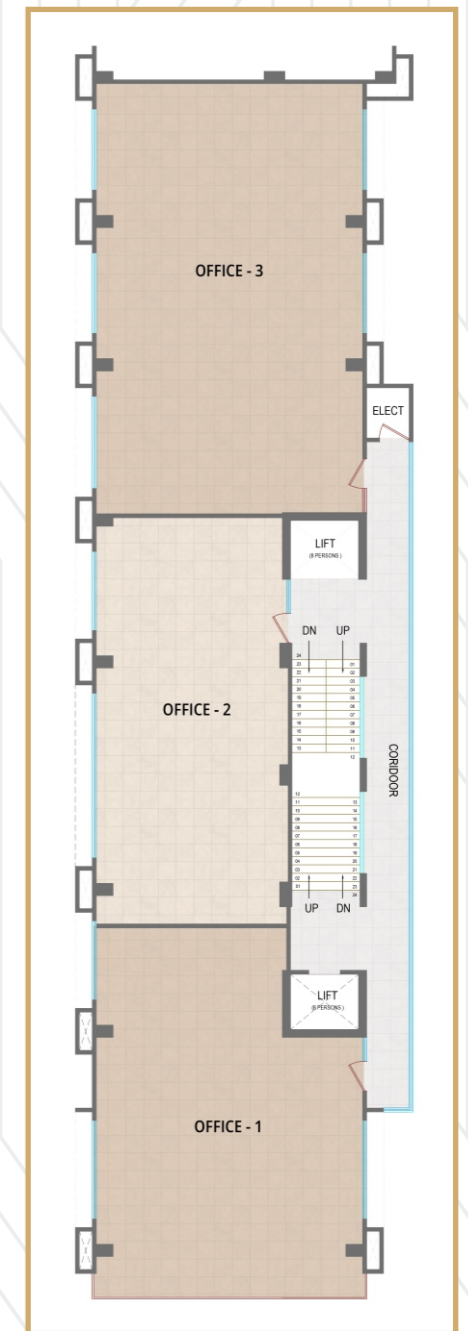
OFFICE NO	CARPET AREA (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Office 1	957	1014	1349
Office 2	1294	1391	1850
Office 3	1544	1636	2176

Floor Plans



Block 1 - 4th Floor

OFFICE NO	CARPET AREA (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Office 1	1214	1285	1709
Office 2	1036	1121	1491
Office 3	1544	1636	2176



Block 1 - 6th Floor

OFFICE NO	CARPET AREA (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Office 1	957	1014	1349
Office 2	1294	1393	1853
Office 3	1544	1644	2186

Floor Plans

Block 2 - Ground Floor

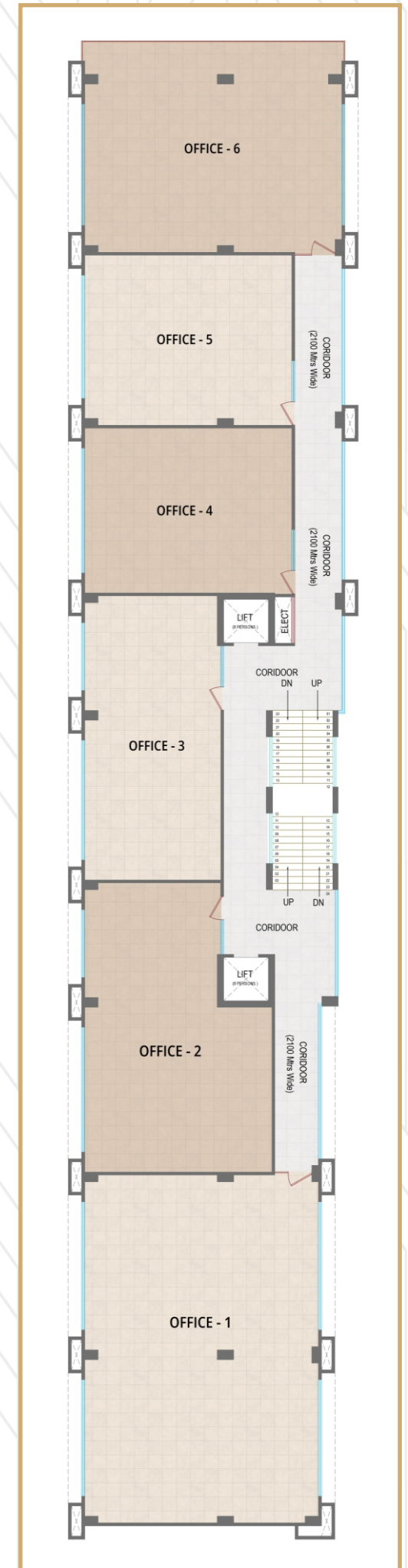
SHOWROOM NO	CARPET AREA (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Showroom 1	700	758	1008
Showroom 2	947	1012	1346
Showroom 3	1258	1344	1788
Showroom 4	1283	1359	1808
Showroom 5	899	962	1279



Floor Plans

Block 2 - 1st Floor

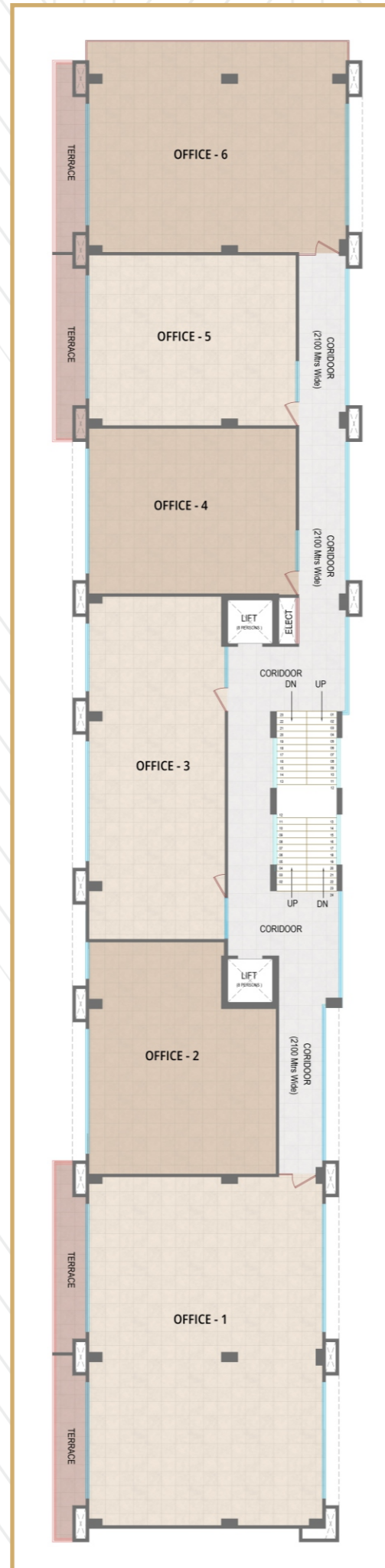
OFFICE NO	CARPET AREA (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Office 1	1756	1858	2471
Office 2	1087	1164	1548
Office 3	778	840	1117
Office 4	744	797	1060
Office 5	763	821	1092
Office 6	1169	1235	1642



Floor Plans

Block 2 - 2nd Floor

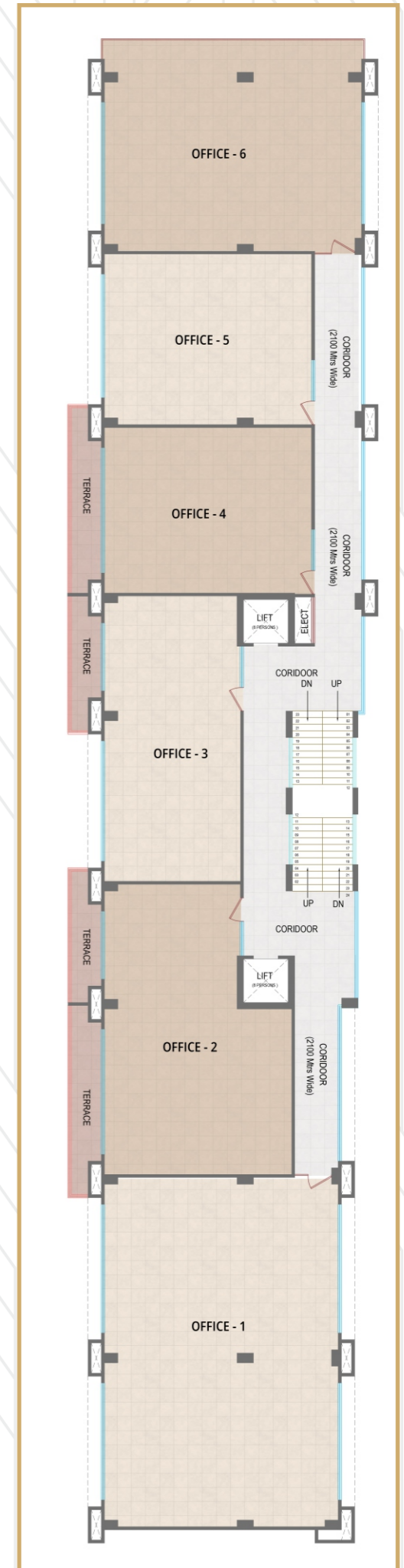
OFFICE NO	CARPET AREA (SQ. FT.)	DOUBLE HEIGHT TERRACE @ 50% (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Office 1	1756	107	1965	2613
Office 2	864		926	1232
Office 3	1002		1077	1433
Office 4	744		797	1060
Office 5	763	53	874	1162
Office 6	1169	54	1289	1714



Floor Plans

Block 2 - 3rd & 5th Floor

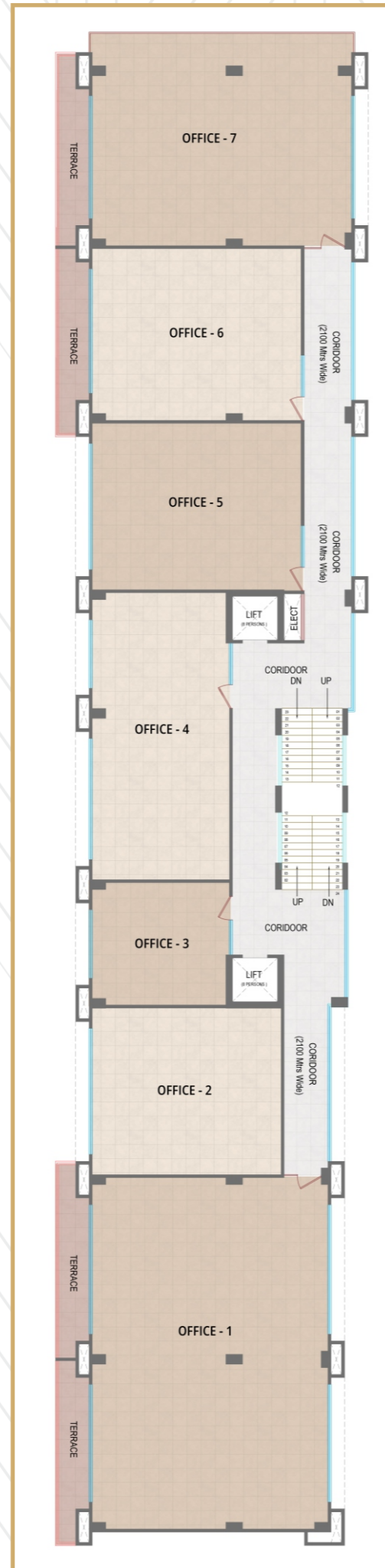
OFFICE NO	CARPET AREA (SQ. FT.)	DOUBLE HEIGHT TERRACE @ 50% (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Office 1	1756		1858	2471
Office 2	1032	90	1195	1589
Office 3	834	36	935	1243
Office 4	744	54	851	1131
Office 5	763		821	1092
Office 6	1169		1235	1642



Floor Plans

Block 2 - 4th Floor

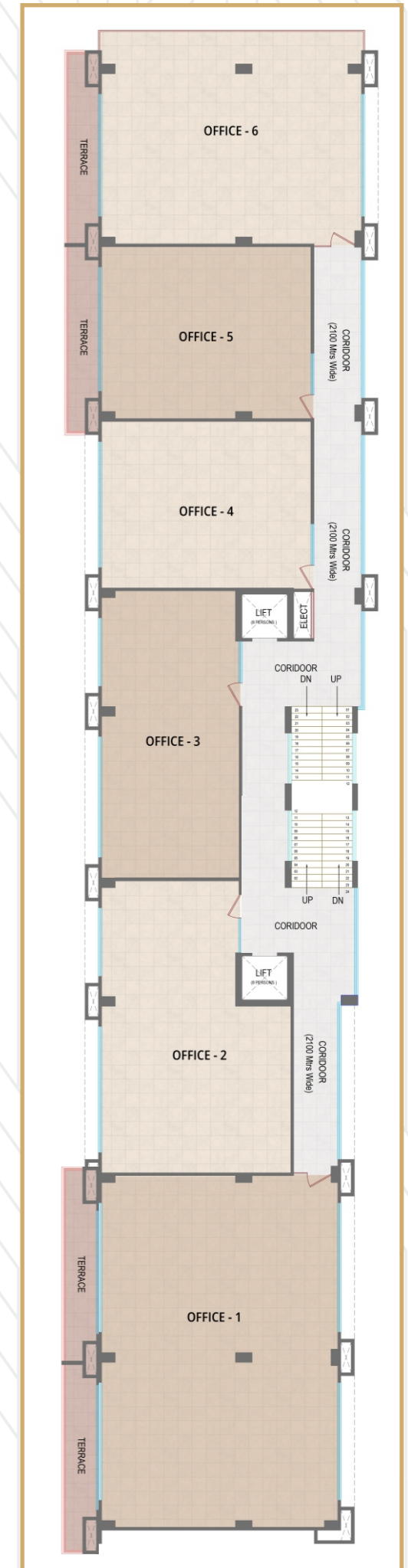
OFFICE NO	CARPET AREA (SQ. FT.)	DOUBLE HEIGHT TERRACE @ 50% (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Office 1	1756	107	1965	2613
Office 2	672		723	961
Office 3	576		630	838
Office 4	607		661	879
Office 5	744		797	1060
Office 6	763	53	874	1162
Office 7	1169	54	1289	1714



Floor Plans

Block 2 - 6th Floor

OFFICE NO	CARPET AREA (SQ. FT.)	DOUBLE HEIGHT TERRACE @ 50% (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Office 1	1756	107	1966	2615
Office 2	1032		1110	1476
Office 3	834		901	1198
Office 4	744		797	1060
Office 5	763	53	874	1162
Office 6	1169	54	1289	1714





Specifications

STRUCTURE :	EARTHQUAKE RESISTANT RCC FRAMED STRUCTURE AS PER IS CODE 2016.
WALLS :	EXTERIOR WALLS FINISHED WITH GOOD QUALITY WATER PROOF PAINT ALONG WITH ACP & GLASS AS PER THE ELEVATION.
TOILETS :	ANTI SKID FLOOR TILES, CERAMIC TILES DADO UPTO 7FT WALL HEIGHT, PROVISION FOR EXHAUST FAN OUTLET.
SANITARY WARE & CP FITTINGS :	JAQUAR / GROHE / KOHLER.
FLOORING :	VITRIFIED TILES IN OFFICE AREA.
COMMON LOBBY :	GRANITE / TILES.
LIFT / STAIRCASE LOBBY :	GRANITE.
PARKING :	DOUBLE BASEMENT WITH AMPLE CAR PARKING SPACE.

DOORS :

FLUSH DOORS

WINDOWS :

POWDER COATED ALUMINIUM SLIDING WINDOWS / UPVC WINDOWS.

ELECTRICAL :

MAIN LINE & POWER BACK UP LINE WIRING AS PER THE DESIRED ELECTRICAL LOAD TO THE OFFICE DISTRIBUTION BOX. 100% POWER BACKUP IN ALL OFFICES.

LIFTS :

ADEQUATE NO. OF LIFTS OF OTIS / KONE / SCHINDLER / JOHNSON.

FIRE SAFETY :

FIRE FIGHTING ARRANGEMENT AS PER FIRE SAFETY NORMS.

SECURITY :

CCTV CAMERA IN THE COMMON AREAS ALONG WITH 24X7 SECURITY & INTERCOM FACILITY.

VASTU :

FULLY VASTU COMPLIANT.

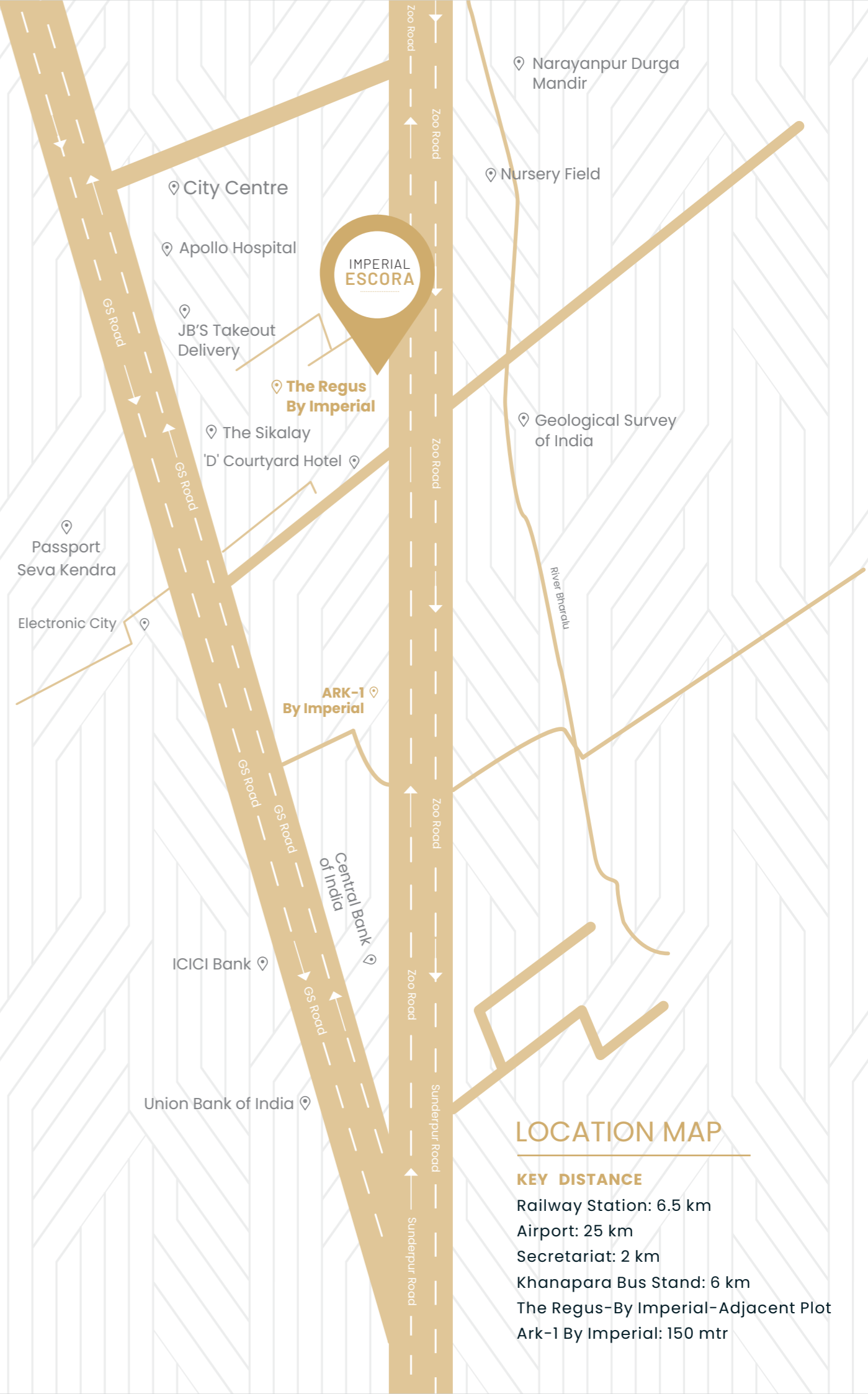




Enjoy a breath of fresh air
and stunning views on
your office terrace.

Presenting an exceptional opportunity to secure a prestigious address in one of the most vibrant and sought-after neighbourhoods in Guwahati.

With its highly coveted location, this premier property sets a new standard of brilliance for commercial real estate.





IMPERIAL ESCORA

DEVELOPER

MPK Realtors

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SITE ADDRESS

Adjacent to The Regus – By Imperial
Near Hotel D’Courtyard, R.G. Baruah Road, Guwahati

FOR BOOKINGS  **9435406442 / 8822122707**

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