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INTELLIGENCE™

prOPIUM INTELLIGENCE REPORT™

Ireo The Grand Arch

2 BHK / 3 BHK / 4 BHK / Duplex 2 BHK / Penthouse 3 BHK / Penthouse 4 BHK / Penthouse 5 BHK · Ready to Move In · Ireo

Sector 58, Golf Course Extension Road

prOPIUM SCORE™

55

Report Date 15 November 2026 | RERA Pre Rera Project | Classification Luxury

01 / PARAMETERS
Project Overview

Target Market	Luxury
Developer	Ireo
Location	Sector 58 · Golf Course Extension Road
Status	Ready to Move In
Possession	2014
Project Area	21.14 Acres
Towers / Floors	10 Towers · 8–29 Floors
Total Units	~755 units
Density	35.71 / acre

02 / PARAMETERS
Project Details

Carpet / Super Area Project-wide range across configurations	818–5890 / 1375–9897 sqft
Efficiency Carpet · Built-up (project average)	60% | 73% Carpet: Excellent · Builtup: Excellent
Apartments / Floor	3–12 per floor
Ceiling Height	10.5 ft
Elevators / Tower	20 lifts (10 towers)
Club Size Larger club = better lifestyle	50,000 sqft

03 / PARAMETERS
Nearby Infrastructure

CITY ANCHOR LOCATIONS

Indira Gandhi International Airport (IGI)	20 km
Huda City Centre Metro	9 km
Cyber Hub / Cyber City	12 km
Fortis Hospital	9 km
Medanta (The Medicity)	11 km

NEARBY INFRASTRUCTURE

Lifestyle & Leisure	Hotel Grand Hyatt (2 km)
Central Business District	WorldMark 2 (5 km)
Connectivity	Rapid Metro Sector 55-56 (3 km)
Education	Heritage Xperiential (4 km)
Healthcare	Marengo Asia Hospital (4 km)

04 / PARAMETERS
Price Intelligence

TOTAL PRICE
₹3.30 Cr – ₹26.72 Cr

PRICE PER SQFT
₹20,500 – ₹29,000/sqft

SCORE BREAKDOWN

prOPIUM Score™

Ireo The Grand Arch — 55 prOPIUM Score™

Builder Credibility	11
Investment Potential	9
Location	17
Product Quality	18

AI ADVISORY SUMMARY

prOPIUM Final Decision™

Independent data-driven advisory summary. We accept zero builder sponsorships.

Ireo The Grand Arch

prOPIUM Score™ 55

Best for: —

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