

Developer with RERA
Registered Projects

PBRERA-SAS79-PR0529
PBRERA-SAS79-PR0852
rera.punjab.gov.in

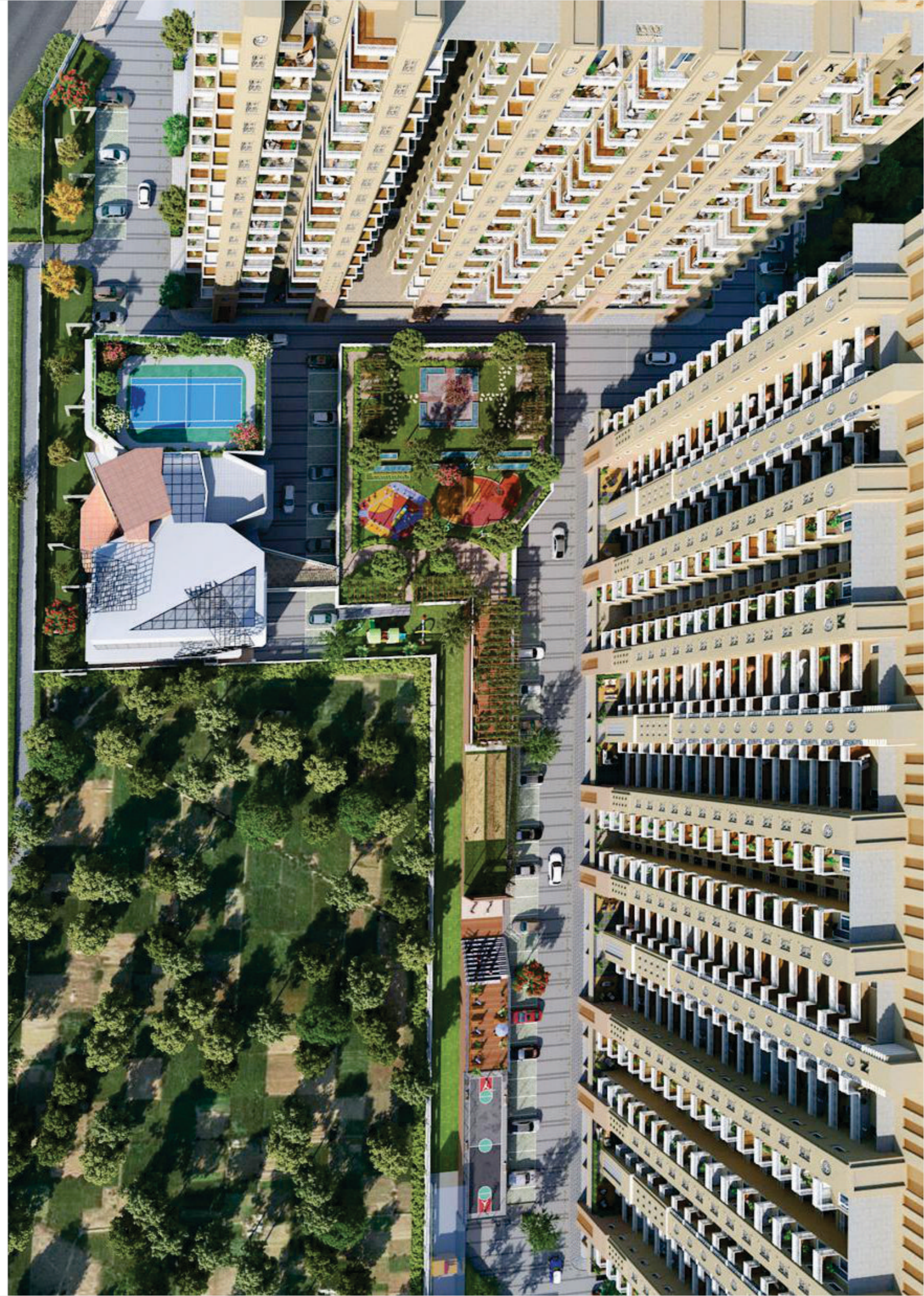
escon 
primera

HOLISTIC LIVING

We are Escon Primera

Delivering quality construction is the one thing that has been our cornerstone from the time we started.

We pride ourselves at being the best at taking on the biggest challenges and overcoming each one with excellence





41 years and strong

Having built (wonderfully) everything from government offices to best-in-the-region apartments at Escon Arena, Malwa Developers have not just made a name for themselves, but have established themselves as a brand to reckon with. Known for their path-breaking endeavors in construction technologies, MIVAN is going to be their next big milestone.

21+

Acres of completely registered land bank

440+

intricately designed world-class homes

17+

floors that will stand the test of time

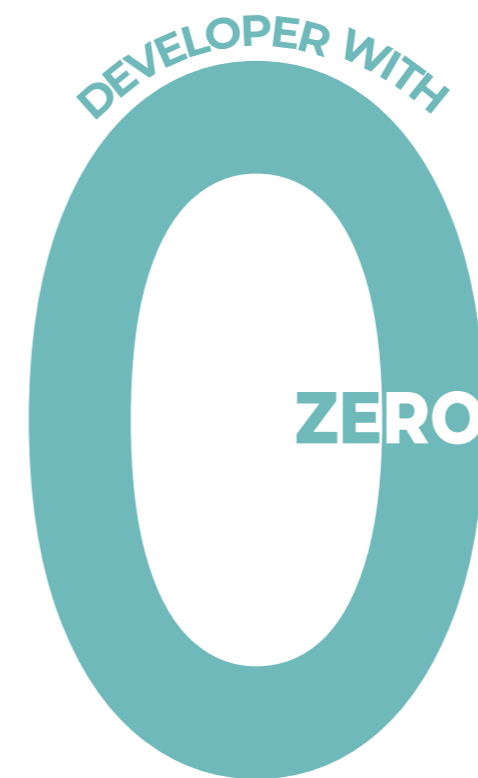
880+

dedicated parking for utmost convenience

At Escon, you don't just get a home. You also get the assurance of having your home built by the most risk-free and credible developer of the region.

With the complete 21 Acres of land bank on which the project is being built registered in their name, **Malwa Developers** are the epitome of what a capable and trustworthy developer should be like. Not just that, every rupee being spent on the construction of your dream home and all others like yours is completely debt-free. No loans. No personal debts.

Malwa Developers is a single family owned corporate firm which has already set a benchmark with its litigation and dispute free track record for decades thus ensuring that you like many others proudly claim to be an esteemed member of our ever-growing Escon Family.

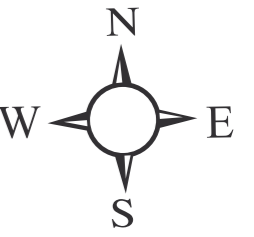


DEBT
BANK LOAN
LIABILITY
LITIGATION



Holistic living, *what's that?*

Everyone dreams of a lifestyle that suits their stature. But beyond luxuries, there's something more. A world where peace of mind is natural state of existence.



CHANDIGARH
THE CITY BEAUTIFUL

PANCHKULA

ISBT
CHANDIGARH

Chandigarh
Railway Station

Alchemist
Hospital

To Chandigarh
CHANDIGARH AMBALA ROAD

Paras
Downtown

NH
22

To Shimla

200 FT. WIDE ROAD (PR-7)

RAMADA
PLAZA

Bus Stand

RE:GEN:TA
ALMEIDA

JAYPEE
HOSPITAL

100 Acres MC Park

PUNJAB CRICKET
ASSOCIATION STADIUM

Zirakpur
Flyover

Gazipur Road

DPS
World
School

SAHIBZADA AJIT
SINGH NAGAR

BESTECH
SQUAREMALL

METRO
Cash & Carry

Best Price

Manav
Mangal
School

International
Airport

AMCARE

Aloft Hotel
Park Plaza
Cosmo Plaza
Mall

Nagla
Road

PR
7

ISB ROAD
IISER

ISB ROAD

Patiala Road

St. Xaviers
School



MANAV RACHNA
vidyayatan-issahai

INTERNATIONAL AIRPORT ROAD
To Mohali

INTERNATIONAL AIRPORT ROAD
200 FT. WIDE ROAD (PR-7)

NH
64

Chattbir Zoo

escon
primera



DiMart

McDonald's

KFC

DECATHLON

NH
22

To Delhi










INDUS
HOSPITAL



Connectivity, that inspires

Luxury is not just the amenities you enjoy within the comfort of your home but the convenience of having everything you might need close-by outside your home.

At Escon, you are placed right at the center of action, because total luxury is what we strive for.

-  Chandigarh International Airport, Mohali
FOR THE ULTIMATE TRAVEL CONVENIENCE 5 Minutes
-  Railway Station
FOR ADDING TO EASILY ACCESSIBLE TRAVEL OPTIONS 25 Minutes
-  Manav Mangal Smart School, Manav Rachna
FOR TOP-END EDUCATION FOR THE LITTLE ONES 8 Minutes
-  Upcoming Amity University, Mohali
FOR WORLD CLASS HIGHER EDUCATION 10 Minutes
-  Fortis Hospital & GMCH-32
FOR BEST CARE IN MEDICAL EMERGENCIES 20 Minutes
-  Amcare & JP Hospital
FOR BEST CARE IN MEDICAL EMERGENCIES 10 Minutes
-  Cosmo Mall, D-Mart & Dhillon Plaza, Zirakpur
FOR AMAZING MOVIE AND SHOPPING TIMES 5 Minutes
-  Starbucks, McDonalds, KFC
FOR THE FOODIE INSIDE YOU 2 Minutes
-  Big Bazaar, Best Price, Metro Wholesale
FOR ALL YOUR SHOPPING NEEDS 10 Minutes



ESCON PRIMERA

Culture

THE CLUB

A masterpiece that oozes luxury,
convenience and so much more.

The Mivan Masterpiece

For the uninitiated, MIVAN construction is done using machine made aluminium structure which provides firm and precise formwork for the structure being built. The end result? A monolithic structure that can withstand the tests of time and nature.

This is a state-of-art method which comes with a plethora of advantages including but not limited to



SMOOTH FINISH



SEEPAGE PROOF



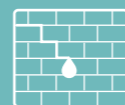
FASTER CONSTRUCTION



BETTER EARTHQUAKE RESISTANCE



GREATER WALL STRENGTH



CRACK PROOF WALLS





Pristine like your loved ones

A safe abode is not just the one that only has the most high-end security features. The sense of calm you get when you are in or around your home makes it feel truly safe.

The feeling that your private space is untouched and pristine is something that is rarely found. And that's why we are proud of providing it.



5 ACRES OF
OPEN GREEN AREA



4 TIER SECURITY



BIOMETRIC ACCESS
ELEVATORS



GUARDS IN EVERY
TOWER



SEPARATE COMMERCIAL
VEHICLES ENTRY



SEPARATE GUEST
VEHICLES ENTRY

Defining the skyline of Tricity

ONE PROJECT AT A TIME





Plans of your heavenly abode



Designed for efficient space usage, each home exuberates grandeur and architectural symphony that is unmatched.

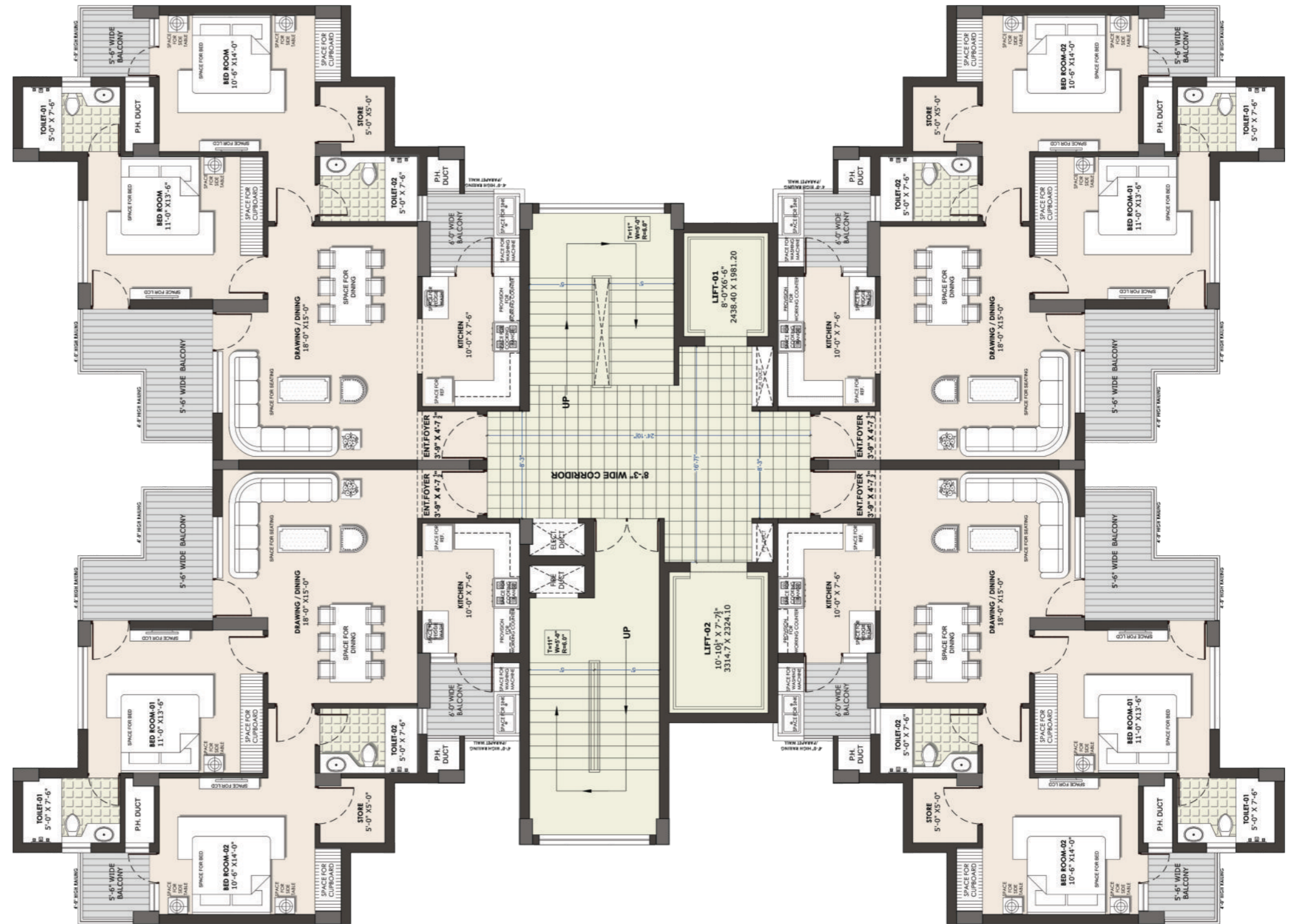
2 BHK

Phase 1

Our 2 BHK apartments are designed to offer the ultimate in comfort and style. Every detail is carefully crafted to ensure a luxurious living experience.

Internal size

Cluster Plan
Tower (P,Q)



2 BHK

Phase 1

Biggest 2 bedroom apartments in the region with a store to help you organize properly and efficiently manage the space as a whole.

Internal size

Room	Dimensions
Room1	11'x13'6"
Room2	10'6"x14"
Store	5'x5'
Drawing/Dining	18'x15'
Kitchen	10'x7'6"



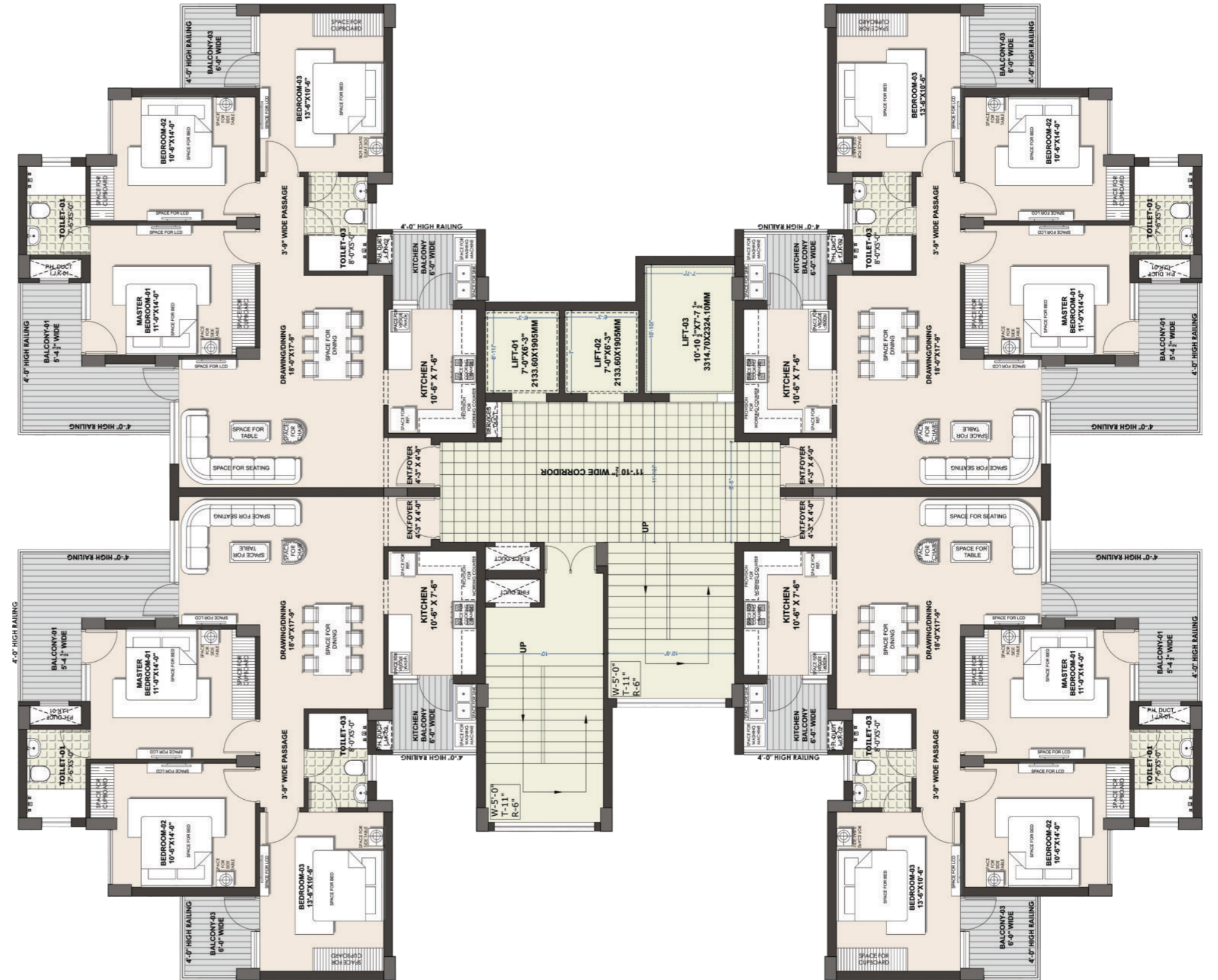
3 BHK

Phase 1

The 3 BHK apartments are spacious and well-ventilated, providing ample natural light and fresh air. The finishings are done with premium materials giving a rich and classy look.

Internal size

Cluster Plan
Tower (I,J,K)

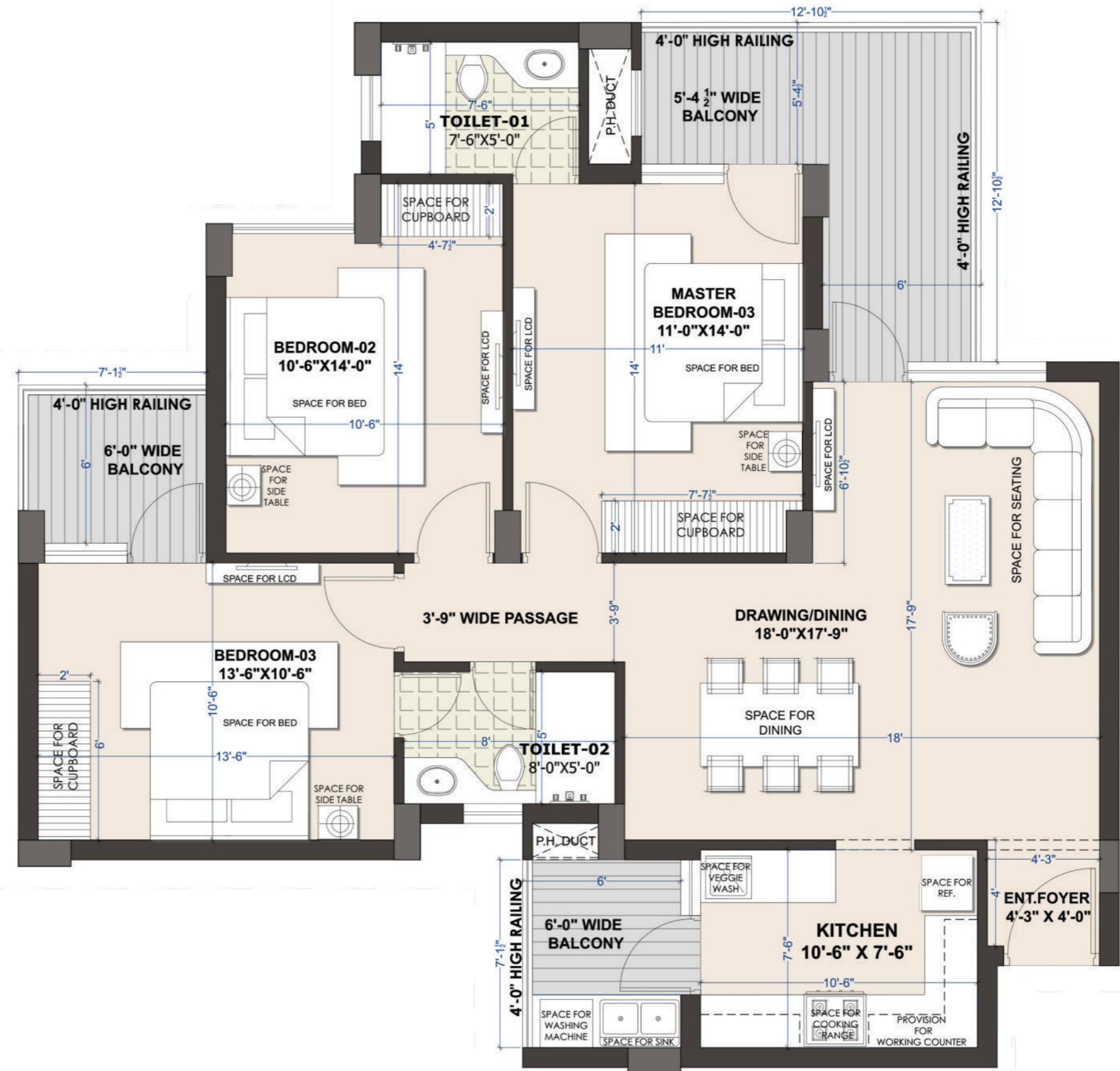


3 BHK

Phase 1

Perfectly suited for a small family, our 3 BHK apartments provide everything that you have always wanted in your dream home.

Internal size	
Room	Dimensions
Room1	10'6"x14"
Room2	11"x14"
Room3	13'6"x10'6"
Drawing/Dining	18"x17'9"
Kitchen	10'6"x7'6"



Pent House

Be transported to a world of abundance, where every detail of the Penthouse has been carefully crafted.

Internal size

Upper Floor

Super Built-up Area 2836 Sq. Ft.

Tower (I,J,K)



Pent House

The Penthouse is a sleek, modern oasis of comfort and style with natural light and stunning views of the city.

Internal size

Lower Floor

Super Built-up Area 2836 Sq. Ft.

Tower (I,J,K)



Pent House

Our Penthouse is a haven of peace and relaxation with splendid and spacious areas apt for rest and relaxation.

Internal size

Upper Floor

Super Built-up Area 4285 Sq. Ft.

Tower (L,O)



Pent House

The sleek and modern design is complemented by premium finishes and luxurious features at our Penthouse.

Internal size

Lower Floor

Super Built-up Area 4285 Sq. Ft.

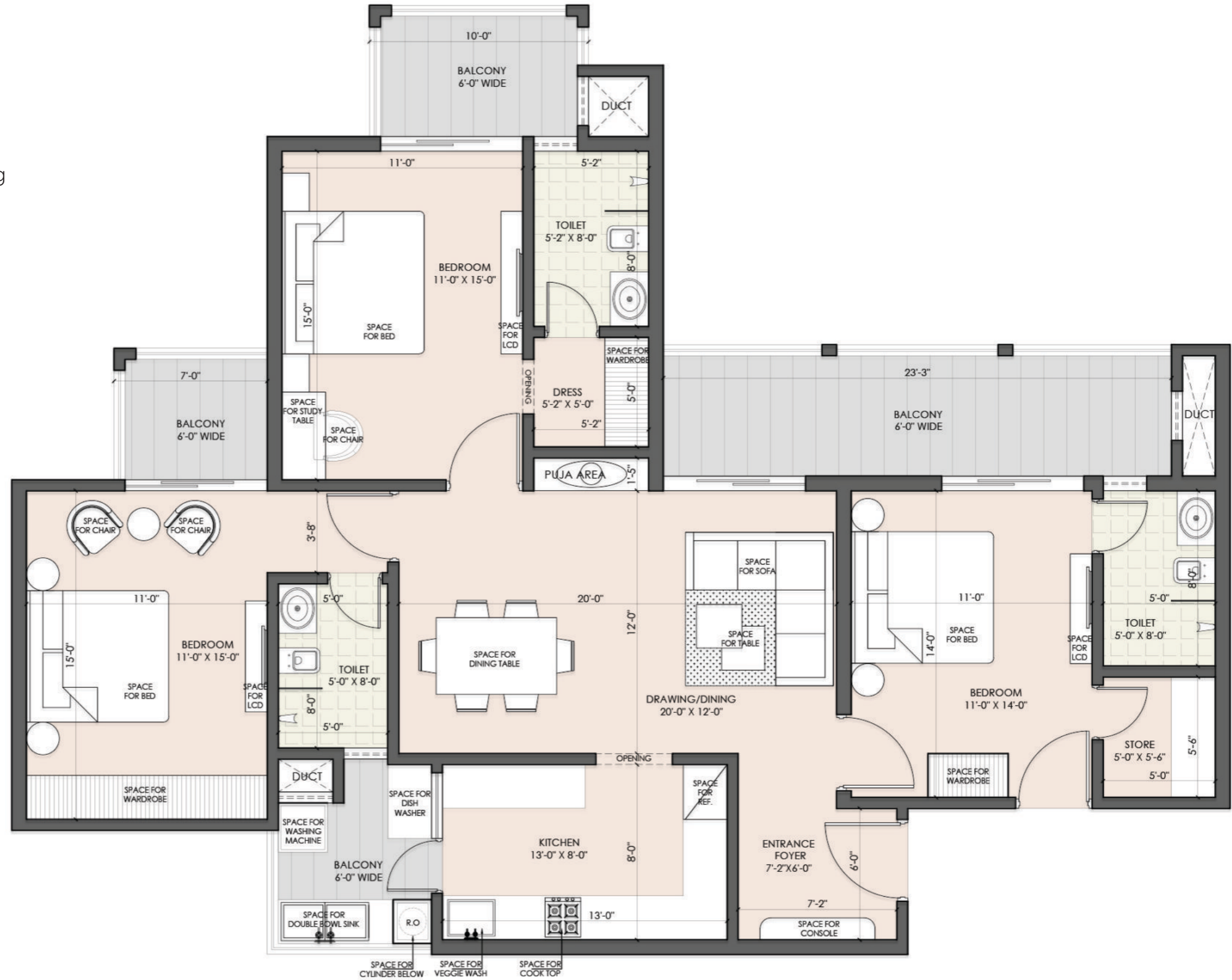
Tower (L,O)



3 BHK

Phase 2

The apartments feature contemporary architecture with open-plan living spaces spanning 2050 sq ft that flow seamlessly from one room to another.

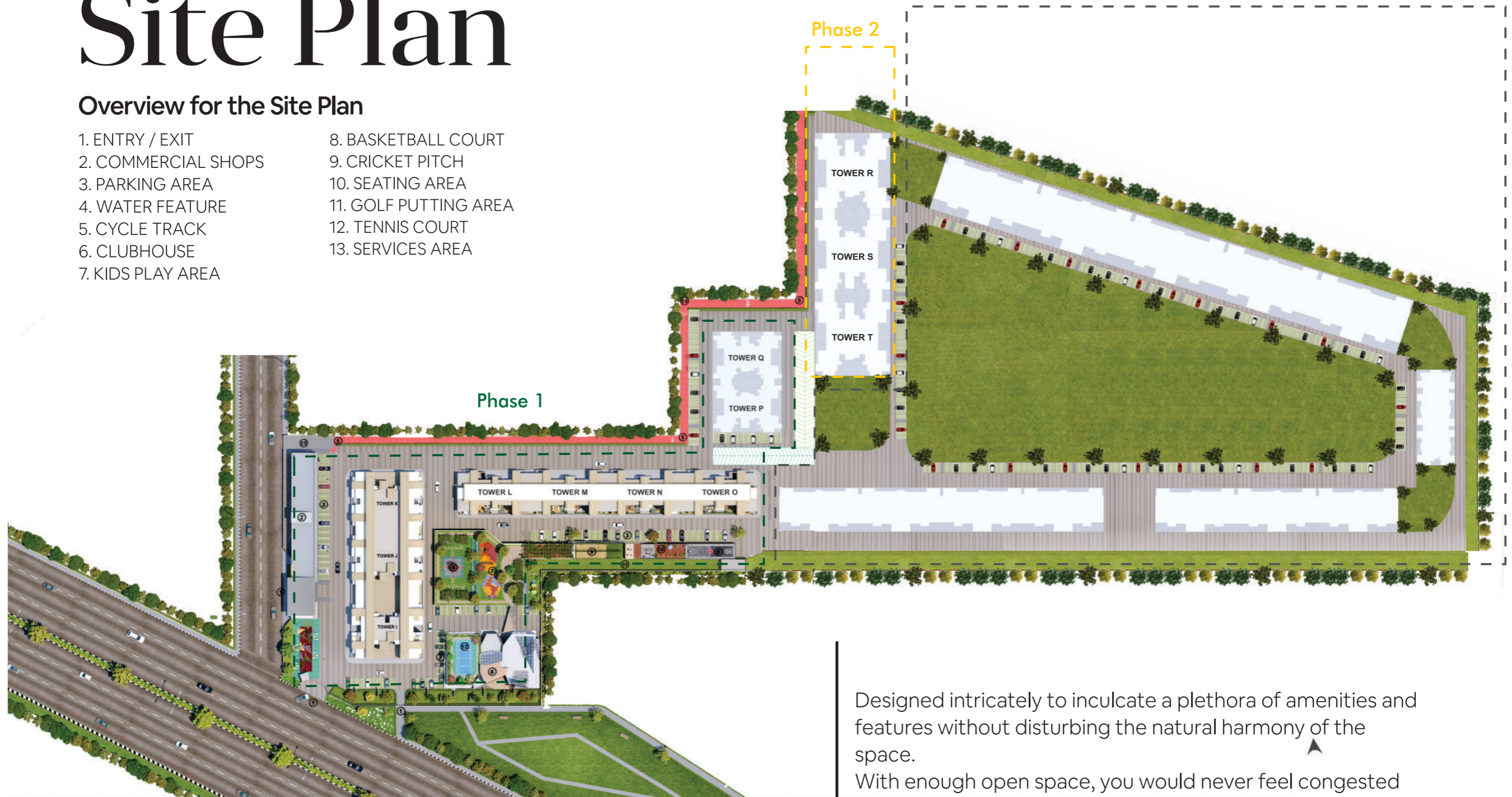


The Site Plan

Overview for the Site Plan

- | | |
|---------------------|-----------------------|
| 1. ENTRY / EXIT | 8. BASKETBALL COURT |
| 2. COMMERCIAL SHOPS | 9. CRICKET PITCH |
| 3. PARKING AREA | 10. SEATING AREA |
| 4. WATER FEATURE | 11. GOLF PUTTING AREA |
| 5. CYCLE TRACK | 12. TENNIS COURT |
| 6. CLUBHOUSE | 13. SERVICES AREA |
| 7. KIDS PLAY AREA | |

Future Expansion



Designed intricately to inculcate a plethora of amenities and features without disturbing the natural harmony of the space. With enough open space, you would never feel congested thanks to the awe-inspiring planning.

Never a bad time to pamper y'self

What if everything you strive for to pamper your pretty self was provided to you at the comfort of your dream home?

It's sounds as amazing as it actually is. At Escon Primera, we make sure whatever it is that makes you happy, is made available to you in premises.



FULLY EQUIPPED
GYMNASIUM



IN-HOUSE CAFE



SWIMMING POOL



BANQUET HALL



STEAM ROOM



MINI-THEATRE





Space that is truly yours

Space in homes means more than just the livable space. It also means the space where you explore your tastes and let your creativity fly.

From huge balconies to smart indoor spaces, at Escon Primera, you get a chance to make every inch of space truly personal.



6 FT. WIDE
BALCONIES



AMPLE SUNLIGHT
VENTILATION



VASTU COMPLIANT
LAYOUTS



FOYER AREAS

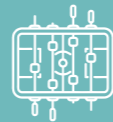
Dull evenings, a thing of past

Be it your friends coming over or just your family's time to enjoy, at Escon Primera, we take care of your entertainment needs right at home.

Because there's no better feeling than having some friends over and having a great time.



BASKETBALL COURT



FOOSBALL AND AIR
HOCKEY ARENA



SKATING RINK



KIDS PLAY AREA



MULTIPURPOSE
GAME COURT



CRICKET PITCH



Future proof amenities

When it comes to your dream home, while we take care of your needs that are current, we also make sure that anything that you might need to have access to in the future is also taken care of.



E-VEHICLE CHARGING STATION



RAINWATER HARVESTING WELL



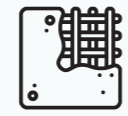
HIGH -SPEED ELEVATORS



RFID ENABLED TOWER ACCESS



AUTOMATIC BOOM BARRIERS



FUTURE-PROOF MIVAN CONSTRUCTION





As majestic as
it is beautiful

TRULY AWE-INSPIRING



Site office:

PR- 7, International Airport
Road, Village Chatt, Distt.
Mohali, Punjab 140603

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🌐 www.esconprimera.com

Disclaimer: The layout plans in the brochure are placed best to the designing capabilities. However, the promoter is liable to make the apartment in accordance with sanctioned plans, agreement to sell and as per Punjab RERA.