

Developer with RERA
Registered Projects

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

escon primera

escon primera



We are Escon Primera

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

We pride ourselves on 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 that 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.

DEVELOPER WITH
0
ZERO

**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.

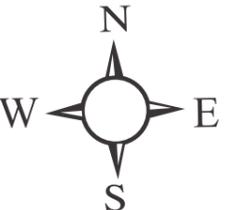


Connectivity, that inspires

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



PANCHKULA



NH 22

TRISULINE CHOWK



RE:GEN:TA ALMEIDA



Zirakpur Flyover

100 Acres MC Park

Gazipur Road

DPS World School



SAHIBZADA AJIT SINGH NAGAR

BESTECH SQUAREMALL

International Airport



Aloft Hotel
Park Plaza
Cosmo Plaza Mall



Manav Mangal School

Nagla Road

PR 7



IISER



MANAV RACHNA

← To Mohali

INTERNATIONAL AIRPORT ROAD

NH 64

Patiala Road



St. Xaviers School

INTERNATIONAL AIRPORT ROAD (PR-7)



Chattbir Zoo

To Delhi

NH 22

To Shimla

To Shimla

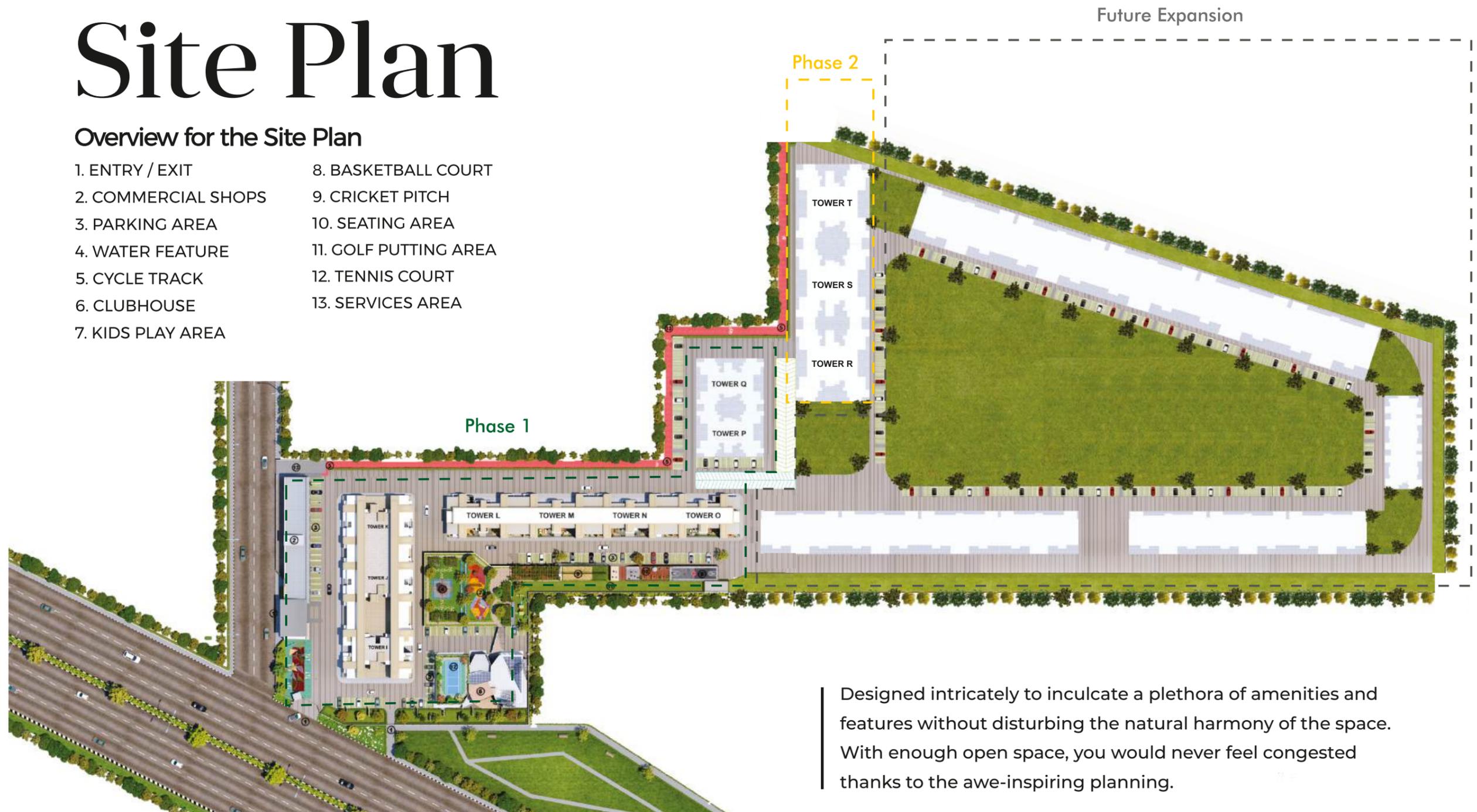
To Chandigarh

CHANDIGARH AMBALA ROAD

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 | |



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.

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-the-art method which comes with a plethora of advantages including



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
VEHICLE ENTRY



SEPARATE GUEST
VEHICLE ENTRY

Defining the Skyline of Tricity

3D RENDER OF THE ELEVATION

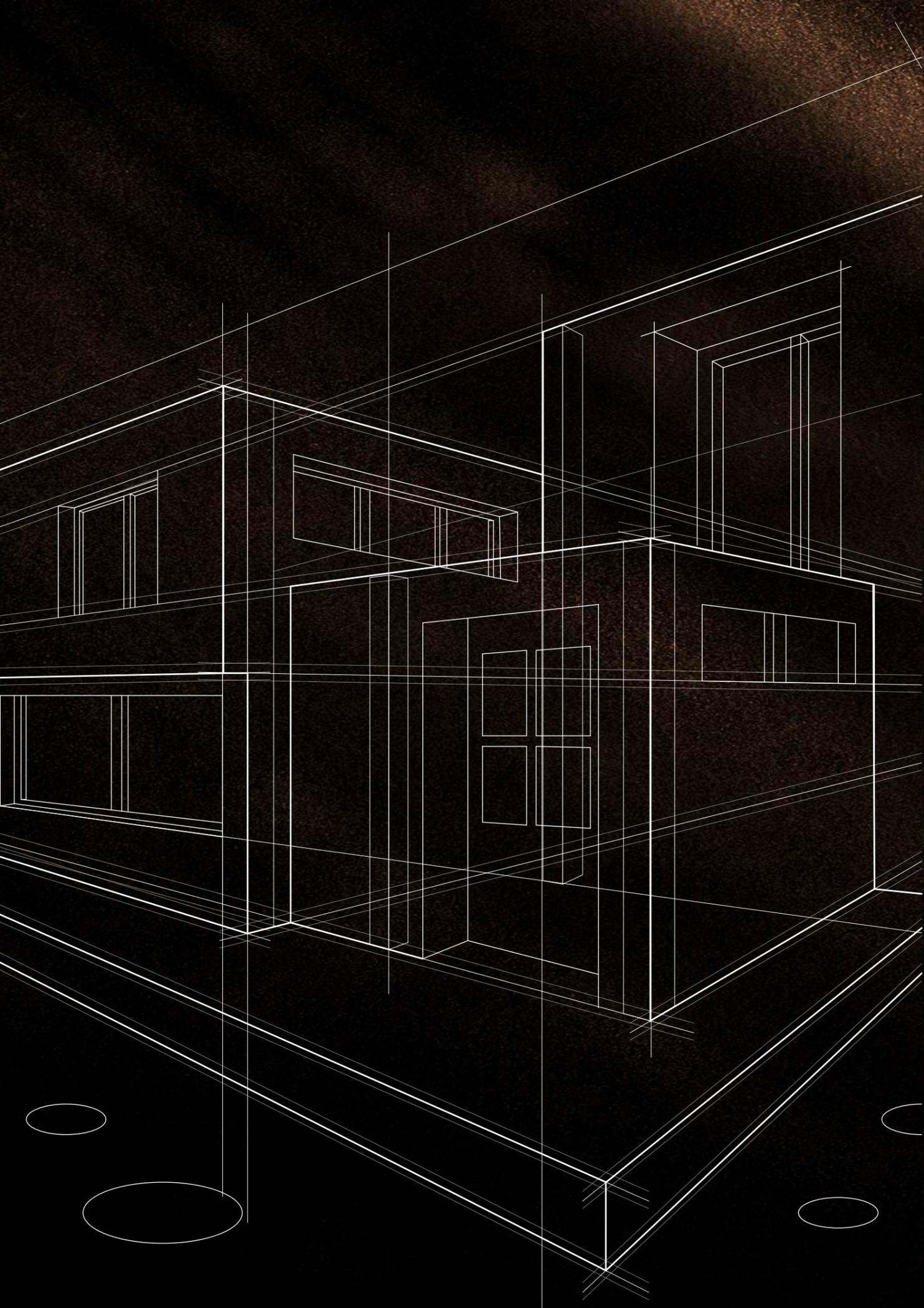


Disclaimer: All details in this brochure, including elevations, rendered images, amenities, and green areas, are for illustrative purposes only and may be subject to change. The promoter will develop the project, including apartments, complex and amenities, in accordance with sanctioned plans, the agreement to sell, and Punjab RERA regulations. The promoter shall not be held liable for any deviations within these bounds.

Setting Benchmarks In Luxury Living

ACTUAL STRUCTURE OF THE PROJECT





Plans of your heavenly abode



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



ACTUAL TOWER

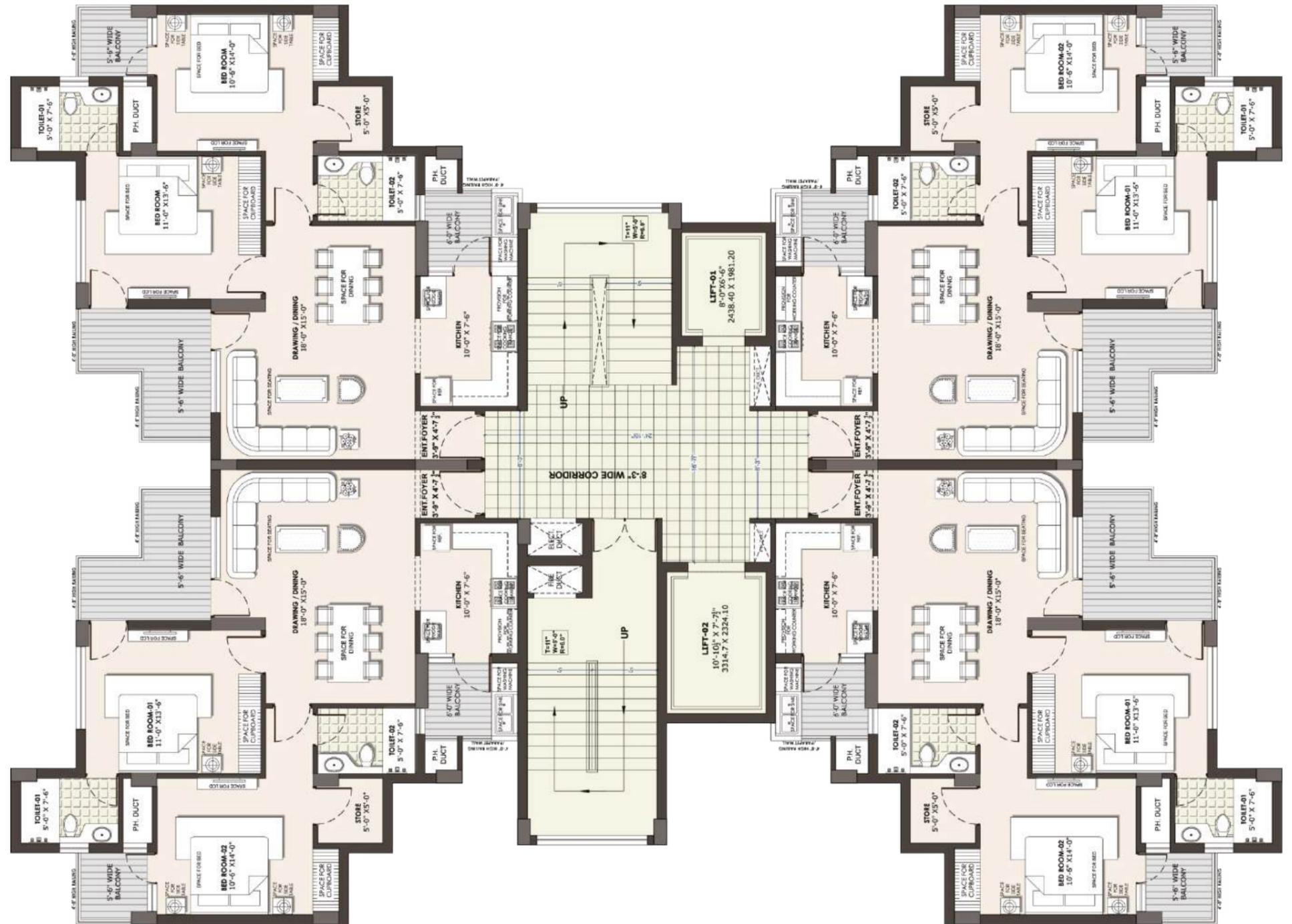
2 BHK

Phase 1

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

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
Room 1	11'x13'6"
Room 2	10'6"x14'
Store	5'x5'
Drawing/Dining	18'x15'
Kitchen	10'x7'6"





ACTUAL TOWER

3 BHK

Phase 1

Perfectly suited for a family, our 1550 sq. ft. 3 BHK apartments provide everything that you've always wanted in a dream home.

Internal size

Room	Dimensions
Room 1	11'x14'
Room 2	10'6"x14'
Room 3	13'6"x10'6"
Drawing/Dining	18'x17'9"
Kitchen	10'6"x7'6"





ACTUAL TOWER

3+1 BHK

Phase 1

Designed to offer ample space and unmatched comfort, our 2450 sq. ft. luxurious 3+1 BHK homes are perfect for all your dynamic lifestyle needs.

Internal size

Room	Dimensions
Room 1	11'x14'7.5"
Room 2	11'x15"
Room 3	11'x14"
Drawing/Dining	23'3"x13'9"
Kitchen	12"x12'9"
Store	7"x5"



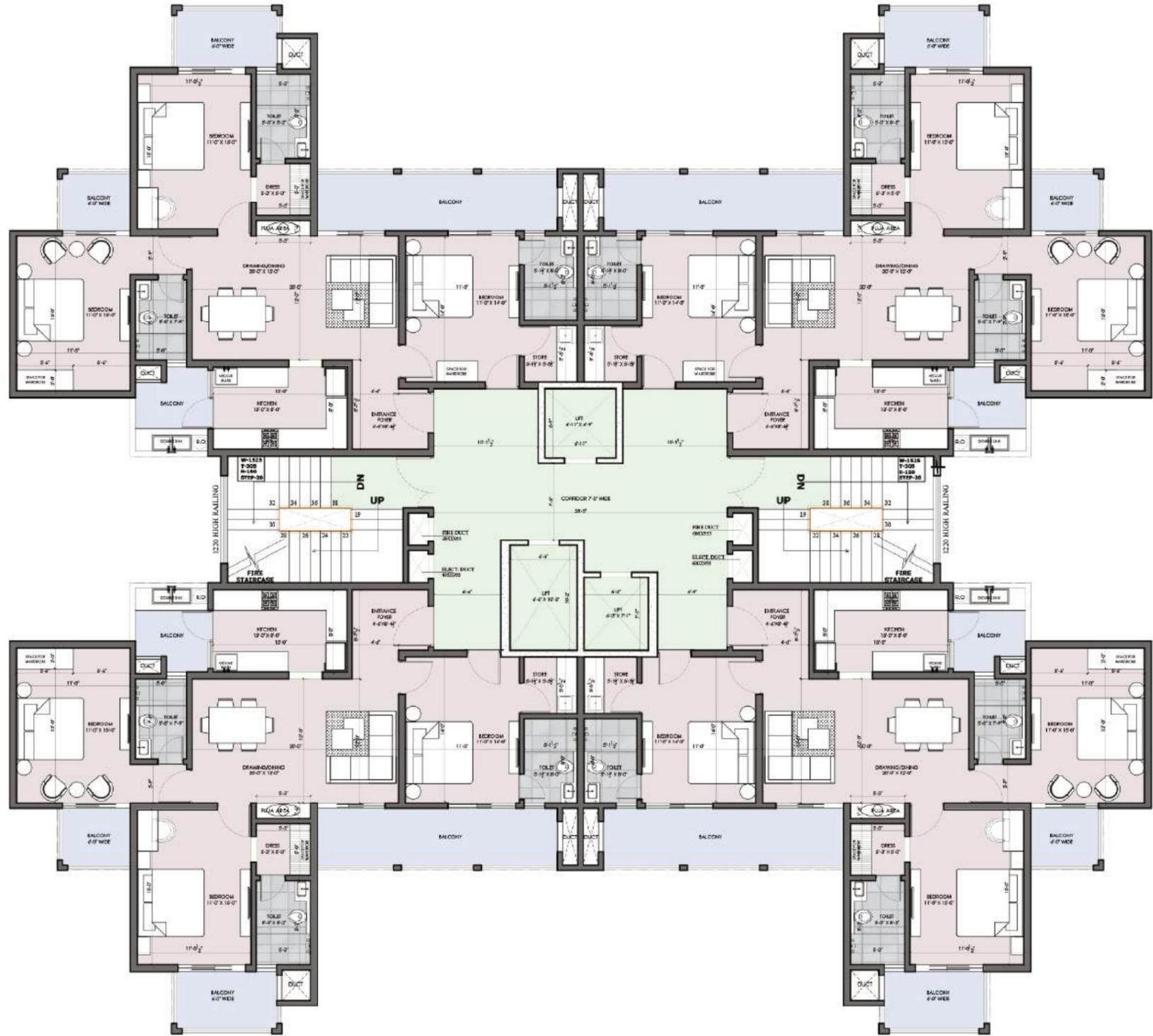
3 BHK

Cluster Tower R,S,T

The 3BHK apartments feature modern interiors with expansive living areas and open-plan designs. Each room offers ample storage, creating a clutter-free and spacious environment perfect for comfortable living.

Internal size

Room	Dimensions
Room 1	11'x15'
Room 2	11'x15'
Room 3	11'x14'
Drawing/Dining	20'x12'
Kitchen	13'x8'
Store	5'x5'



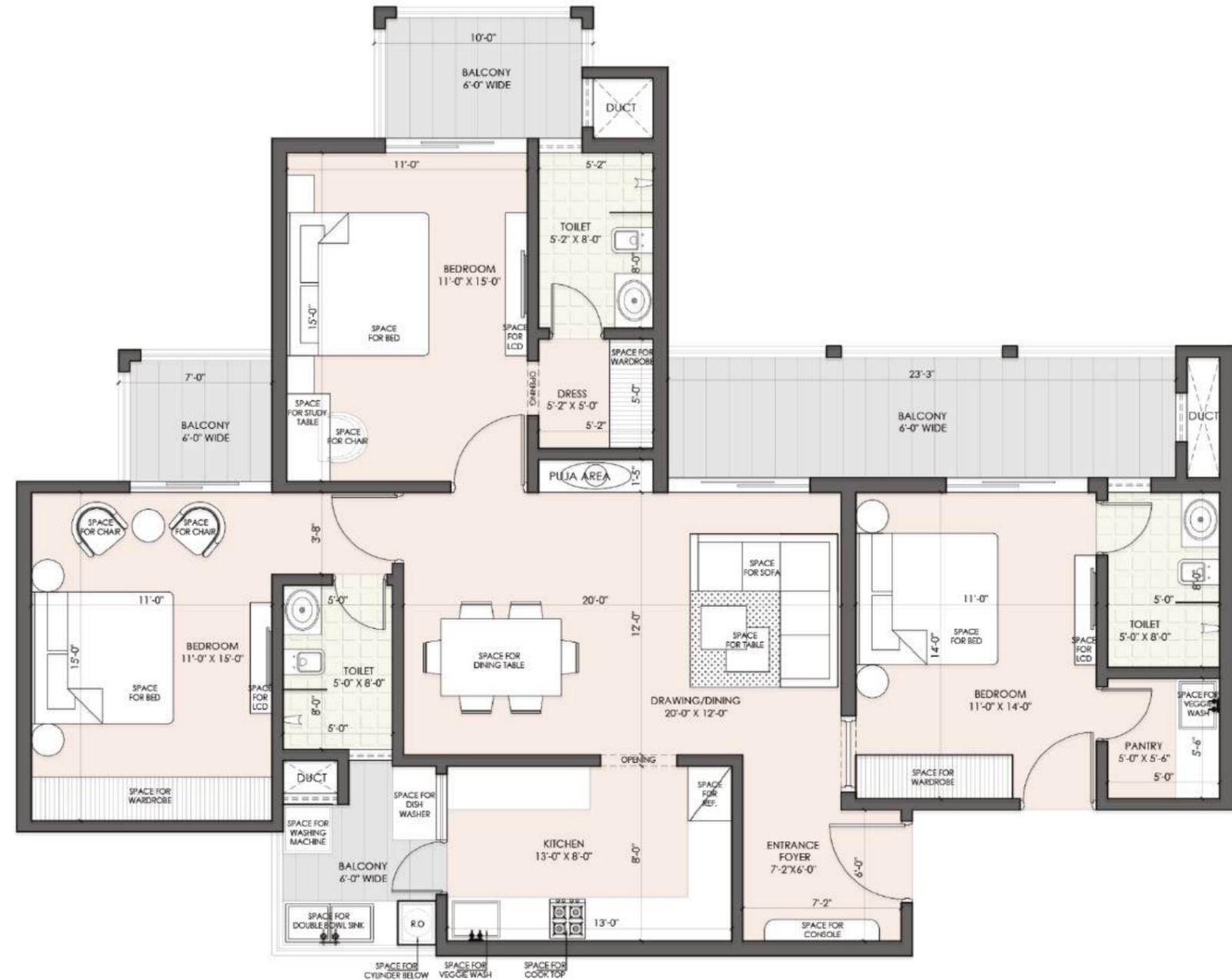
3 BHK

Phase 2

Spacious and comfortable living, with a total area of 2050 sq ft. Each unit is thoughtfully designed to maximize the use of space, providing ample room creating a cozy and welcoming atmosphere.

Internal size

Room	Dimensions
Room 1	11'x14'
Room 2	11'x15'
Room 3	11'x15'
Drawing/Dining	20'x12'
Kitchen	13'x8'



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.

Internal size	
Room	Dimensions
Room 1	11'x14'
Room 2	11'x15'
Room 3	11'x15'
Drawing/Dining	20'x12'
Kitchen	13'x8'



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 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



ACTUAL 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

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



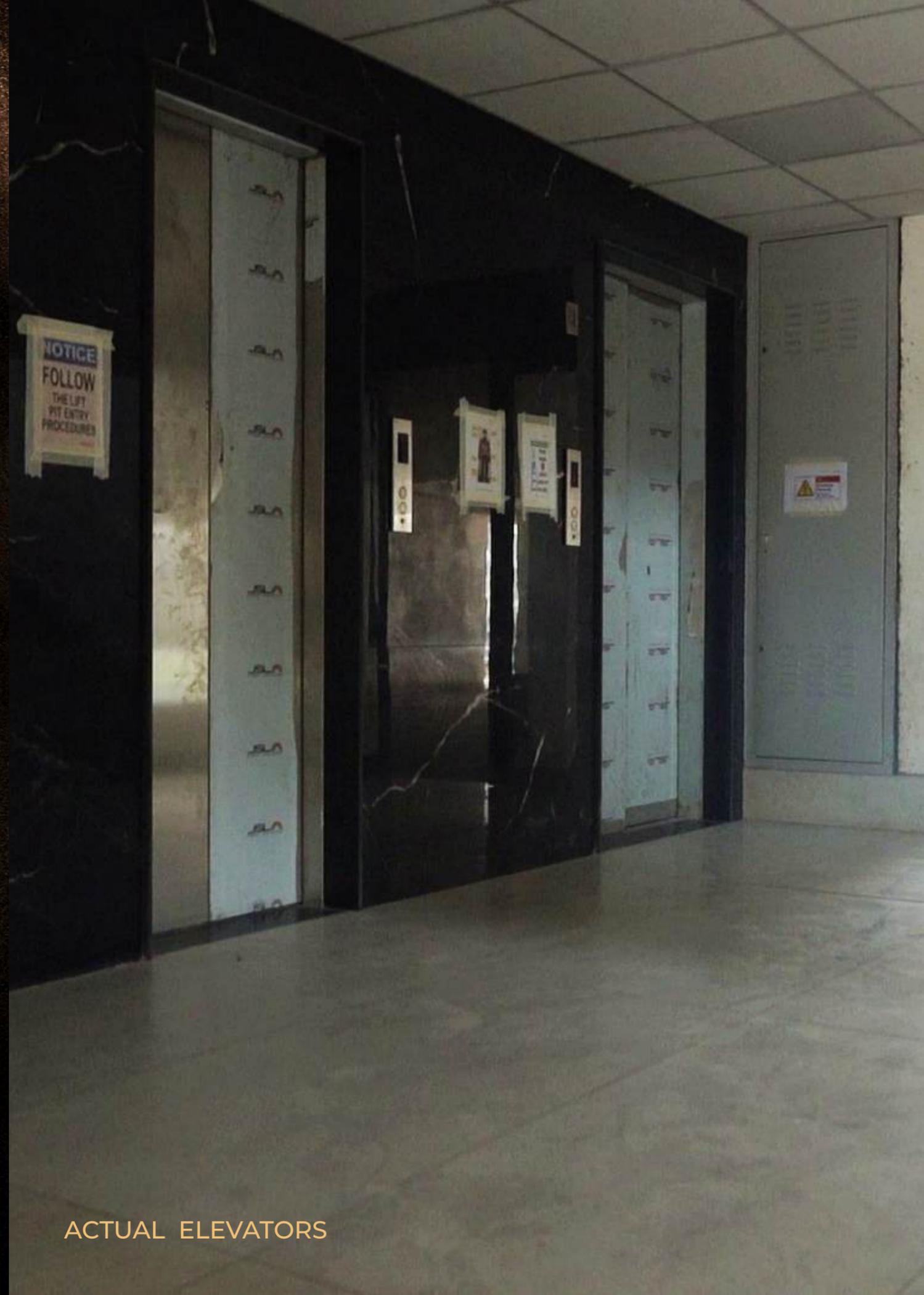
RFID ENABLED TOWER ACCESS



AUTOMATIC BOOM BARRIERS



FUTURE-PROOF MIVAN CONSTRUCTION



ACTUAL ELEVATORS



ESCON
Culture
THE CLUB

Culture
THE CLUB

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

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



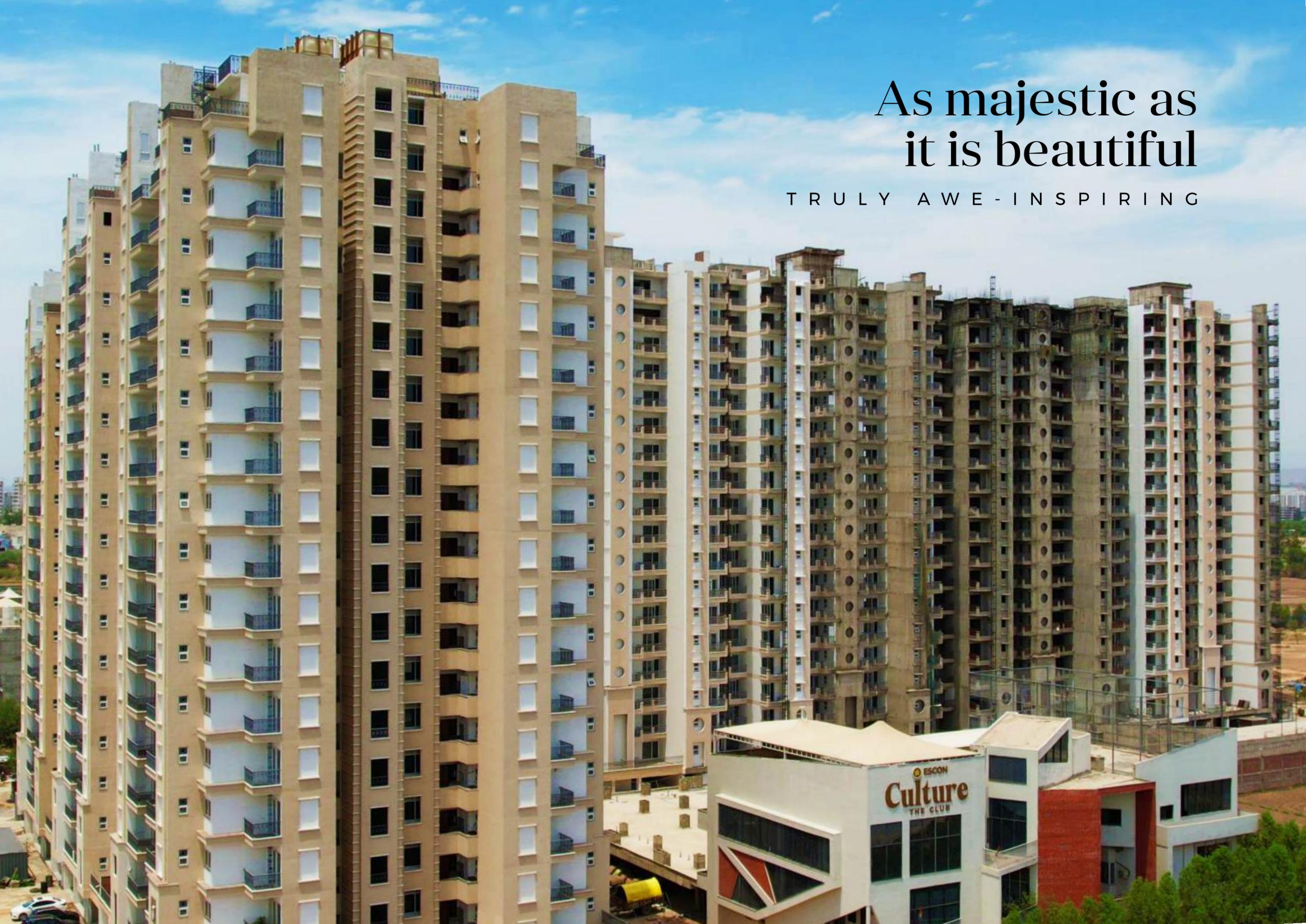
MULTIPURPOSE
GAME COURT



CRICKET PITCH



ACTUAL ARENA



As majestic as
it is beautiful

TRULY AWE-INSPIRING

ESCON
Culture
THE CLUB



Site office:

Escon Primera, Int. Airport
Road, Dist. Mohali

Reach us:

✉ reach@esconprojects.com
🌐 www.esconprimera.com



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