

34 years
of excellence



TREHAN
LUXURY FLOORS
Creating Communities Since 1989

PRESENTING
SMART

Elegant

3 BHK
LUXURY FLOORS



SCAN QR CODE
FOR A VIRTUAL HOUSE TOUR



34 years
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Our Story..

Trehan Luxury Floors Is A Venture Into Luxury Housing By "Trehan Group". The Vision Is To Provide Luxury Living By Offering Smart Homes With Modern Designs, High-End Finishes, Adequate Ventilation, And Ample Natural Light.

Trehan Group Has Delivered In Multiple Sectors With A Core Team Of Dedicated Professionals Executing Civil And Structural Work, Real Estate Projects, Commercial Complexes, Housing, And Landscaping. The Company Has Numerous Successful Housing And Commercial Projects In Gurgaon, Delhi, Faridabad, Bhiwadi , Neemrana, Alwar.

Vision

Our Dedicated Team Of Experts And Professionals Focuses On Achieving The Goals Of Fulfilling All Aspects Of Luxury, Safety, Convenience, And Organized Management To Deliver Only The Best To Its Client.

Mission

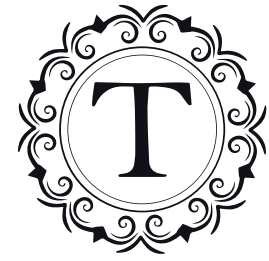
Our Mission Is To Provide Excellent Customer Service By Understanding The Requirements Of Each Client With In Depth Analysis And Research. Our Quality And Trustworthy Services Make An Effort To Meet Every Need Of The Client With A Solid Commitment To Fulfilling Their Dream.



TREHAN
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Engulf yourself in
GRACEFUL

Alivie



TREHAN GROUP

Creating Communities Since 1989

18
OVER 18.11 MILLION
SQ.FT
DELIVERED

16
16 PROJECTS
COMPLETED

30000
OVER 30000 HOMES
DELIVERED

60000
60000 HAPPY RESIDENTS

34 years
of excellence



G-123 | SOUTH CITY



G-125 | SOUTH CITY



G-128 | SOUTH CITY



H-35 | SOUTH CITY



H-1-6 | SOUTH CITY



B-525 ESENCIA SECTOR 67



B-650 ESENCIA SECTOR 67



B-72 | SOUTH CITY



D-71 | SUN CITY



D-83 | SUN CITY



D-42 | SUN CITY



H-35 | SOUTH CITY



B-534 ESENCIA SECTOR 67



B-552C ESENCIA SECTOR 67



DW-205 | DEERWOOD



W-34 | NIRVANA COUNTRY



D-55 | SUN CITY



B-666 | ESENCIA SECTOR 67



B-566 | ESENCIA SECTOR 67



D-1591A ESENCIA SECTOR 67



E-2039 ESENCIA SECTOR 67



B-545 | 546 | 547 ESENCIA SECTOR 67



E-2125 ESENCIA SECTOR 67



B-663 (A-R) ESENCIA SECTOR 67



B573 ESENCIA SECTOR 67



B-612 ESENCIA SECTOR 67



D-1505A ESENCIA SECTOR 67

Delivered PROJECTS



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Bringing Together *City Comfort and* Peace

Start your day with an invigorating stroll bathed in the warm morning sun, illuminating not just the surroundings but also your inner energy. With tree-lined avenues and nearby parks, these independent floors open doors to an unspoiled world, seamlessly blending natural beauty with contemporary urban living. Yet, just a stone's throw away, the vibrant cityscape awaits with its energetic hues and spirited atmosphere. Whether it's shopping havens or culinary escapades, moments of solitude or shared gatherings, the city is ready to cater to your every whim."



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Our architectural layout optimizes space utilization, creating units that seamlessly blend comfort and practicality. Each living space is thoughtfully orchestrated to bathe in natural radiance and promote continuous cross-ventilation. As you arrive, our sheltered car park located at the entrance level presents convenience, while an elevator and a meticulously adorned staircase lobby, monitored by vigilant CCTV cameras, ensure not only your safety but also an elevated sense of ease and refinement.

Embracing the *Ultimate* in Independent Living with **Luxury Floors**

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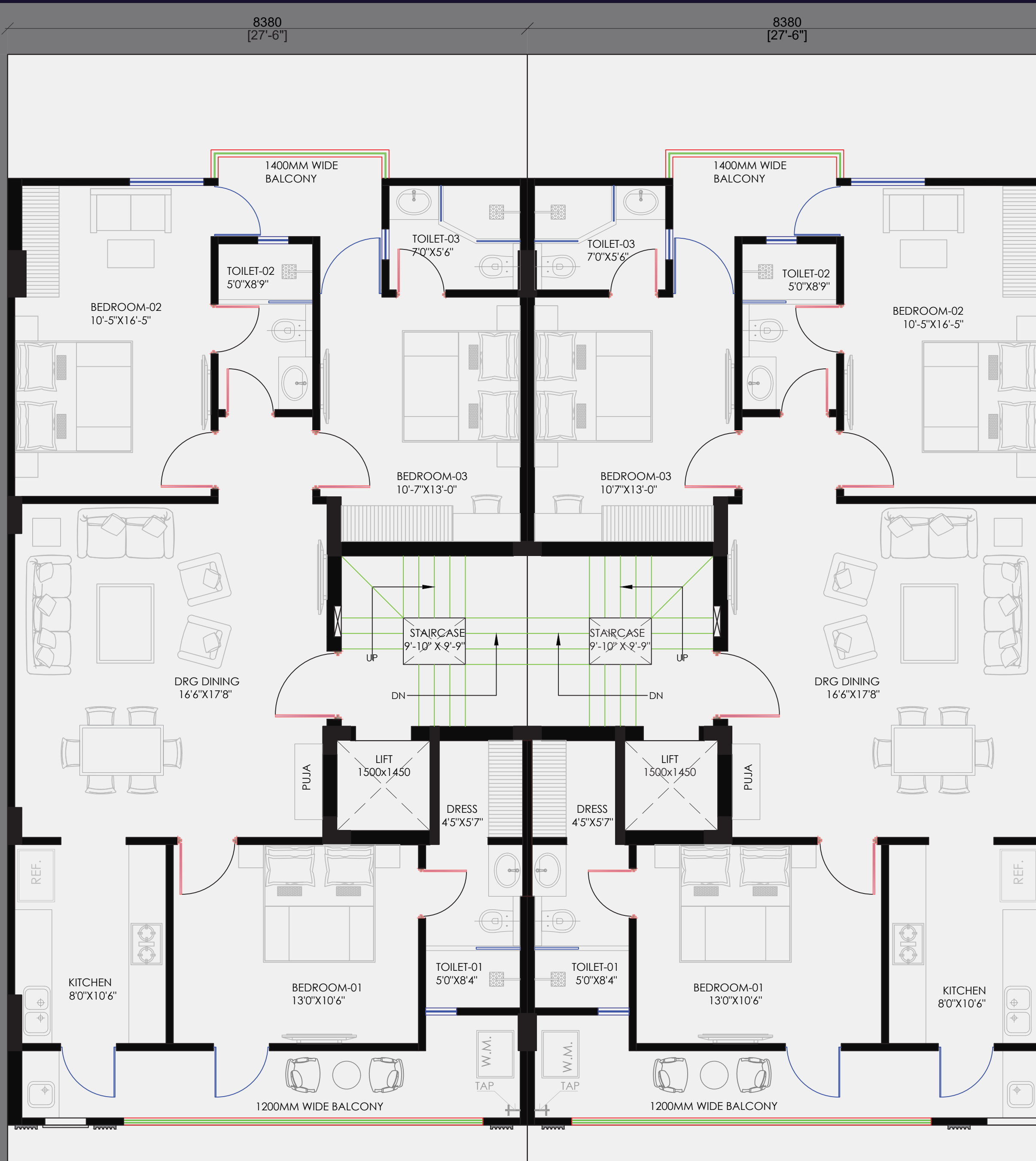
3 BHK
LUXURY FLOORS

TYPICAL FLOOR PLAN

A-11 , A-12 ASHOK ESTATE, SEC-63 A GURUGRAM

17900
[58'-9"]

*Designs are subject to change without prior notice



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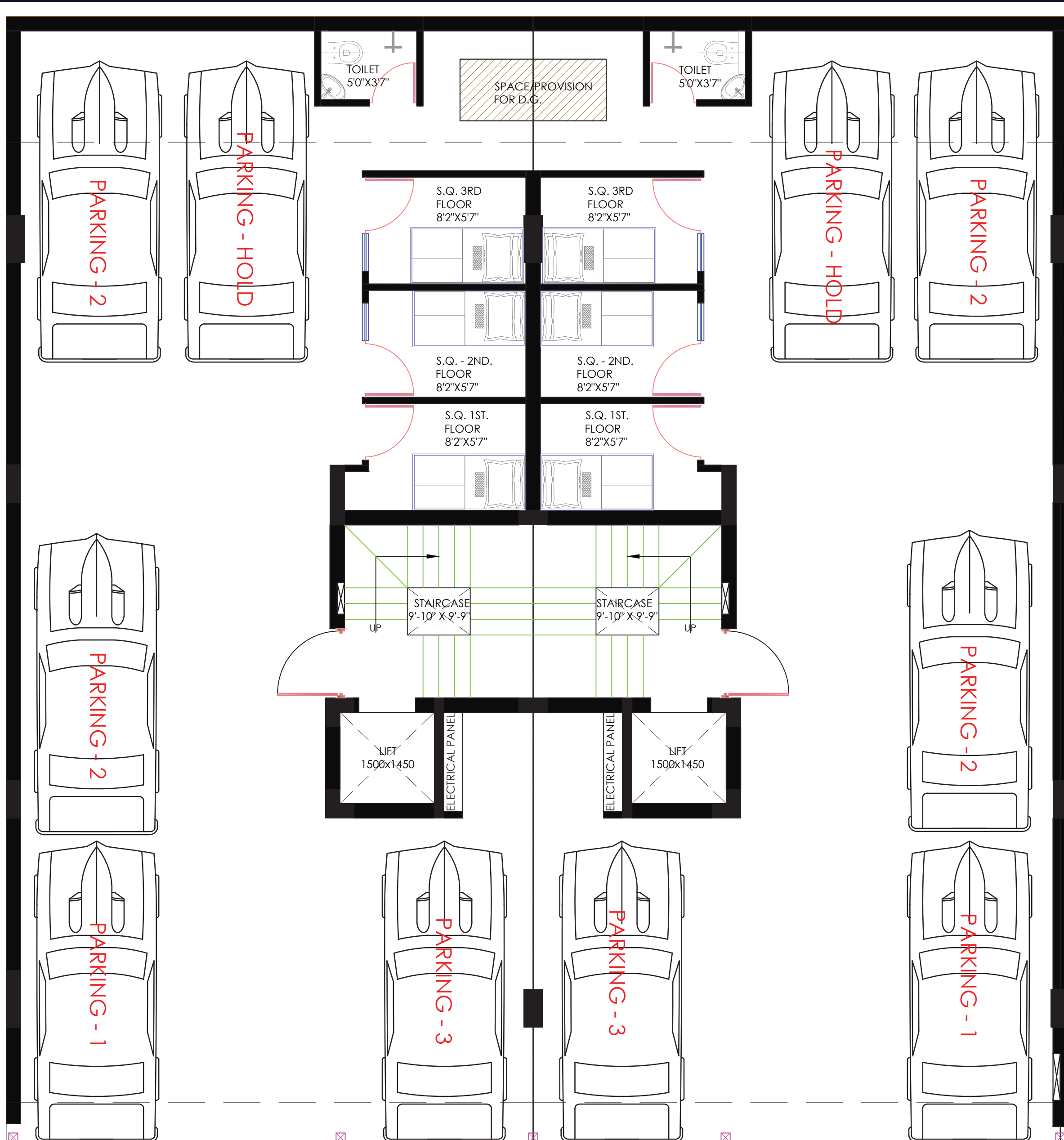
PRESENTING
SMART

Elegant

3 BHK
LUXURY FLOORS

STILT FLOOR PLAN

A-11, A-12 ASHOK ESTATE, SEC-63 A GURUGRAM



*Designs are subject to change without prior notice

A - 11

A - 12



Living Room and Bedrooms That Reflect Life On A Higher Plane.

Explore the epitome of luxury living within our exquisite three-bedroom, two-washroom residence, boasting parking, luxurious flooring, and an additional powder washroom. Merging elegance and comfort, meticulously curated interiors redefine opulence. Each bedroom presents a personal haven, while the living room seamlessly blends style and functionality. Elevate culinary exploits in the well-appointed kitchen-dining space. Lavish details grace modern washrooms, offering a tranquil retreat. Beyond mere accommodation, this residence personifies refined living. Immerse yourself in sophistication and convenience within this lavish abode. Embrace comfort, entertain with finesse, and cherish the essence of elevated living within these walls, now including a powder washroom for added convenience.

*Designs are subject to change without prior notice



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*Designs are subject to change without prior notice



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Luxurious *Living spaces for a life out of the ordinary.*

*Designs are subject to change without prior notice



A HIGH
Quality life
START WITH
A HIGH QUALITY CHOICE

34 years
of excellence



Designs are subject to change without prior notice

34 years
of excellence



Nestled within our captivating three-bedroom house, your car finds its perfect abode. Our dedicated parking space ensures your vehicle's safety and your convenience. Experience the seamless blend of comfortable living and effortless parking, all within the embrace of your new home.

PROPOSED SPECIFICATIONS**

STRUCTURE

Steel Grade - Fe500 or Fe550D; Cement - (Ultratech / J.K Lakshmi or Equivalent); Use of All-ready-mix concrete (RMC)-M25 Grade; 1st Class Red Bricks/ Flyash Bricks for all walls. AAC Blockwork in Stilt area and partition walls between units.

FLOOR FINISHES

Drawing room, Kitchen, Lobby - Imported marble
Bedroom - Vitrified Tiles
Bathrooms - Vitrified Tiles at walls and floor (24"x48" & 24"x24") designed in combination.
Balconies - Vitrified Tiles (16"x16")
Staircase - Granite
Stilt Parking - Parking Tiles (16"x16")

WALLS

Wall molding in Drawing room.

KITCHEN/ WARDROBES/ VANITIES

Modular Kitchen with imported fittings finished in High end Laminates; Quartz Counter top; Tiles (24"x48") on walls up-to 2' above counter top; Appliances: Hob and Chimney (KAFF, Glen, Hindware, Elica or Equivalent). Wardrobes and Vanities in Bedrooms finished in High end Laminates as per wardrobe design. Granite at vanity Counter top.

CEILINGS & PAINT

POP False ceiling in all Bedrooms, Lobby, Drawing room, Dining Area and Kitchen; POP punning/Gypsum plaster on walls; Plastic Emulsion paint on internal Walls and Ceiling (Berger or equivalent); Weather shield Exterior paint on External Façade (Berger or equivalent). Rustic paint at stilt floor walls and Plastic Emulsion paint at ceiling (Berger or equivalent). 2' x 2' Grid false ceiling in toilets.

DOORS

External Doors and Windows - UPVC Sliding - 2 Track Profile (one shutter sliding without mosquito net) with 6mm toughened Glass.
Internal Doors - Laminate cladded Flush Door; Door frames - Hardwood/ Veneer cladded; Architrave - Laminate cladded; Door Hardware in SS Matt finish (Dorset or Equivalent); Electronic lock on main door (Dorset or Hawkvision or Equivalent)

LIFT

4-6 Passengers by reputed Elevators brand.

ELECTRICAL

PVC Conduits (Astral/Polypack/AKG/Setia/Anchor); Wiring (Polycab/Havells Standard/Anchor); MCB (Havells Standard/Anchor/Hager or Equivalent); Socket & Switches (Havells /Anchor or equivalent); Ceiling fans in All Rooms and Lobby, Exhaust fans in all Bathrooms (Havells Standard/Anchor or equivalent); LED Lighting in Coves and Downlighters; Designer Chandelier in Drawing room; 25L Geysers in all Bathrooms and 3L Geyser in Kitchen (Havells Standard/ Racold/ Anchor or equivalent). Provision of Air Conditioning system in Living/Dining, Bedrooms. Provision of Refrigerator & Washing Machine (in balcony). Providing DG for power backup.

TOILETS

Mirrors over Vanities of Washrooms; Glass partition in Shower area; WC, Washbasin (Jaquar/American Standard or Equivalent), Faucets (Jaquar/Grohe or Equivalent); Cisterns (Jaquar/Grohe or equivalent).

PLUMBING

UPVC/CPVC Pipes (Astral/Supreme/Apollo/Fusion/Prince/Finolex or Equivalent); UG water pump for each floor separately. Under Ground tank for each floor of ~1000L and overhead tank of 1000L (Vectus or equivalent).

RAILINGS

Front Balcony railing in Cast Iron/ Wrought Iron with handrail. Rear Balcony in MS.

SECURITY

Video Door Phone (VDP) connected with main gate; Provision of CCTV cameras in stilts.

ELEVATION

Designer Classical Elevation or as per latest designs.

AUTOMATION

Automation of Lights in Drawing room and 1 Bedroom in Front. Automation of Curtain in 1BR in front.

STILT FLOOR

Floor: - Parking Tiles
Walls: - Tile cladding at lift door wall. Rustic paint at walls and Plastic Emulsion on Ceiling (Berger/UltraTech or equivalent)

TERRACES

Floor: - Anti-skid floor tiles.
Walls: - Weather shield Exterior paint (Berger/Apex or equivalent).
Covering of pipes (Ring line at Parapet wall) at Terrace in Shera/Bison Board finished in paint

SERVANT ROOM

Vitrified Tiles at floor, Plastic paint at walls and ceiling (Berger/UltraTech or equivalent). Wall/ceiling fan and light.
Toilet: - Tile flooring, Tiles at walls up to 4 ft. ht. Conventional CP Fittings, Chinaware

DISCLAIMER

Marble/Granite being natural material have inherent characteristics of color and grain variations. Servant Room shall not be provided with air conditioning provision. Specifications are indicative and are subject to change as decided by the Promoter or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Promoter. Applicant/Allottee shall not have any right to raise objection in this regard.

A smart home that can be commanded with voice, remote & mobile

Trehan luxurious 3 BHK floor is equipped with state-of-the-art smart home features. You can effortlessly control lighting, curtains, and door locks using voice, remote, or your mobile. The Video Door Phone adds security, letting you see and talk to visitors. Smart CCTV keeps a watchful eye, while clever curtains, lighting, and door locks boost convenience and save energy. This fusion of modern tech offers both comfort and heightened security, making your living experience lavish and contemporary.



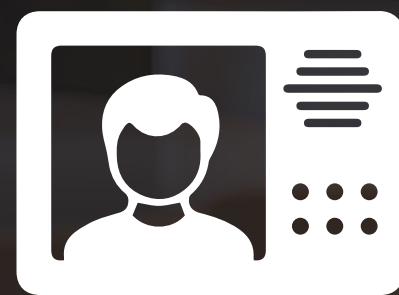
Smart Door Lock



Smart Light



Smart Curtain



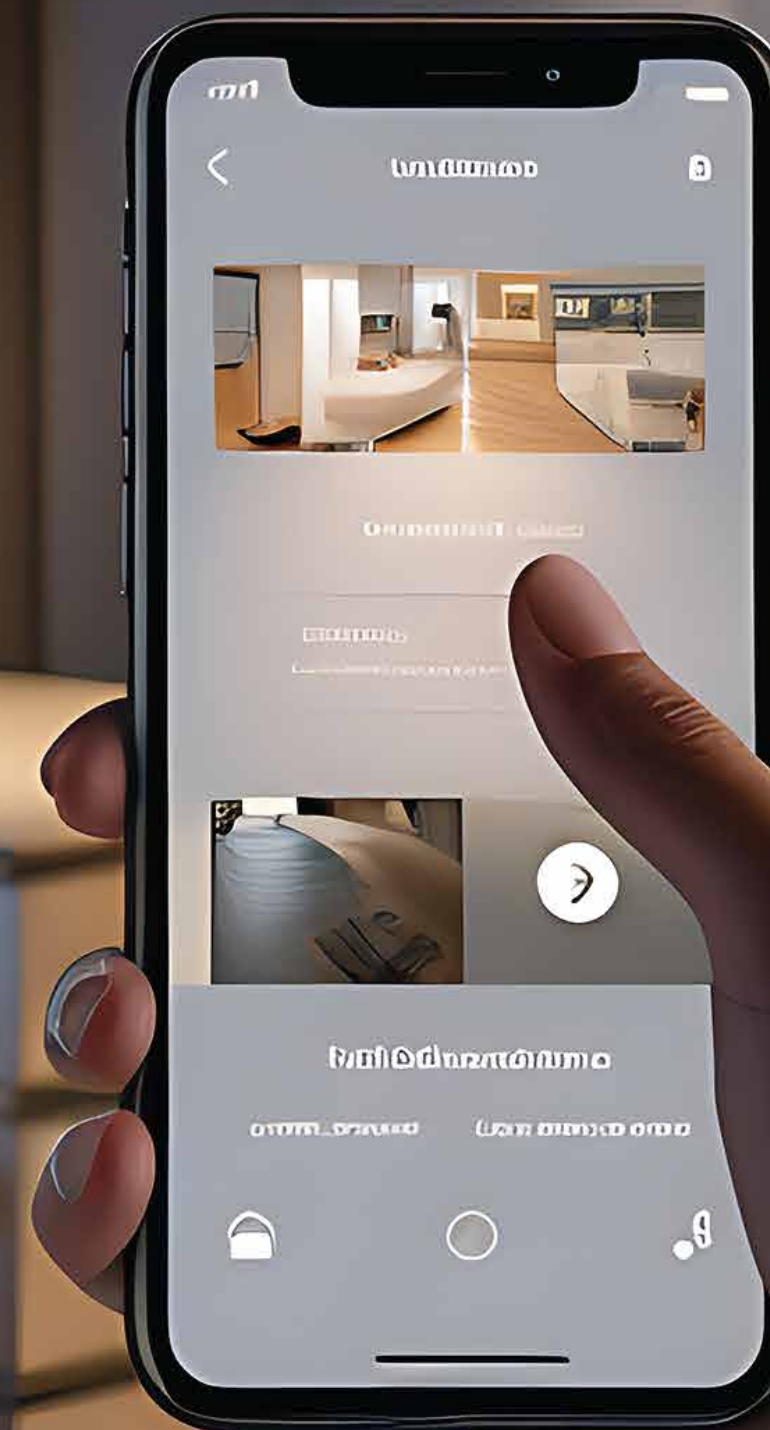
Video Door Phone



Smart M/Light



Smart CCTV



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Distances To Major *Locations From*


**ANANT RAJ
ESTATE**
ASHOK ESTATE SECTOR 63A
GURGAON



SOHNA ROAD
GOLF COURSE ROAD
SOUTHERN PERIPHERAL ROAD
DWARKA EXPRESSWAY
GURGAON FARIDABAD ROAD
DELHI MUMBAI EXPRESSWAY



HUDA CITY CENTRE
RAPID METRO
SECTOR 56



PARAS HOSPITAL
MEDICITY
ARTEMIS HOSPITAL
FORTIS HOSPITAL



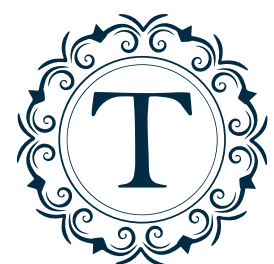
WORLD MARK
AMBIENCE MALL
CYBER HUM
AIRIA MALL
AIPL JOY STREET
GOOD EARTH



TAJ HOTEL
GRAND HYAAT
DOUBLE TREE HILTON
LEMON TREE HOTEL
THE LEELA

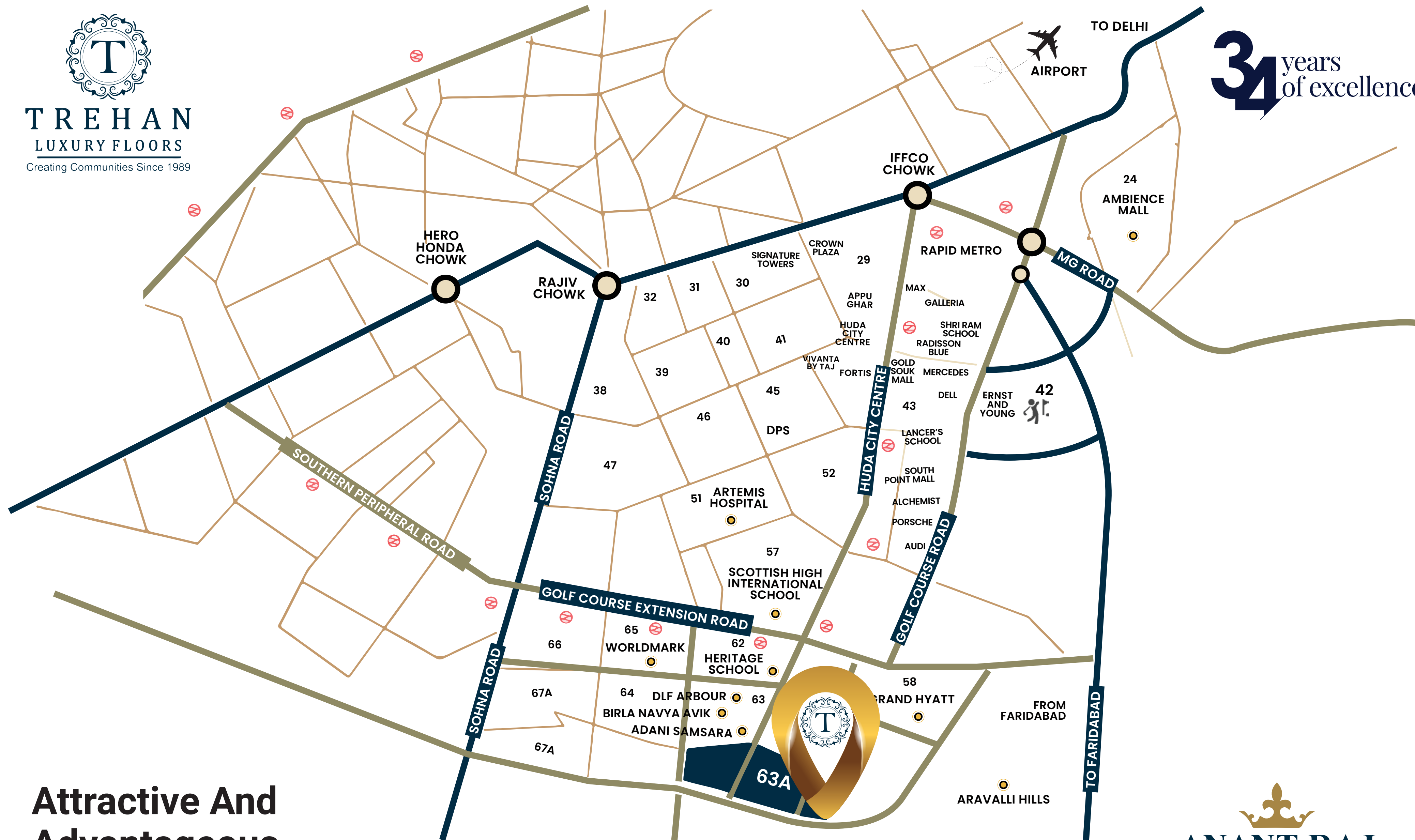


ANSAL UNIVERSITY
INDRAPRASTHA UNIVERSITY
IILM UNIVERSITY
GD GOENKA UNIVERSITY
K.R. MANGALAM UNIVERSITY
ST. XAVIER'S SCHOOL
HERITAGE SCHOOL
AMITY INTERNATIONAL SCHOOL
DELHI PUBLIC SCHOOL



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**Attractive And
Advantageous
Location.**


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Gurgaon



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