



TREHAN

Luxury Living in the Embrace of
Aravalli Hills

RIGHT ON THE HIGHWAY
—— SECTOR 35, SOUTH GURUGRAM ——



welcome to

a home where nature cares for you.

SECTOR 35, SOUTH GURUGRAM

TREHAN
LUXURY FLOORS

Actual *Entrance Gate*

Welcome to an address that puts you at
the heart of it all.

Why settle for just one when you can have both? At Serenity, you can enjoy a prime location surrounded by lush greenery, along with top-notch amenities. Conveniently close to malls, educational institutions, business parks, and key destinations, Serenity offers the best of both worlds.





TREHAN
LUXURY FLOORS



School/College



Metro



Hospital



Hotel/Club

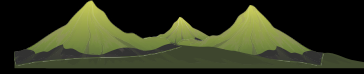


Commercial
/Residential
Complex

DMIC

Delhi - Mumbai Industrial Corridor

Location map



ARAVALLI



MAP NOT TO SCALE

Source: Google Maps as in March 2018

Experience an elevated social life.



Schools and Colleges

- GD Goenka World School, Sohna (2 min)
- Kingswood World School, Sohna (10 min)
- Pathways World School (20 min)
- Ryan International School, Sohna Road (15 min)
- DPS Maruti Kunj, Gurgaon (20 min)
- KIIT College of Engineering, Bhondsi, Gurugram (15 min)
- KR Mangalam University (10 min)
- MDI Gurgaon, Sector 17, Gurugram (25 min)
- Ansal University, Sector 55, Gurugram (30 min)



Healthcare Infrastructure

- Sarva Hospital (5 min)
- SURYA HOSPITAL in Sohna (5 min)
- Vinayak Hospital in Sohna (5 min)
- Vardaan Hospital & Trauma Centre in Sohna (5 min)
- Medanta Medicity (20 min)
- Artemis Hospital (25 min)
- Max Hospital (25 min)
- Fortis Hospital (30 min)
- Park Hospital (25 min)



Hotels

- Lemon Tree (5 min)
- Taj Gateway (DAMDAMA 10 min)
- Country Inn (10 min)



Banks

- ICICI Bank (5 min)
- Union Bank (10 min)
- State Bank of India (10 min)
- Allahabad Bank (15 min)
- HDFC Bank (15 min)

Malls

- Signature Global Infinity Mall Sector (5 min)
- Airia Mall, Secor 68, Gurugram (10 min)
- Elan Town Centre, Gurugram (15 min)
- Omaxe Mall, Sector 48, Gurugram (25 min)
- Raheja Mall, Sector 47, Gurugram (25 min)
- WorldMark Mall, Sector 65, Gurugram (15 min)

Corporate Parks

- Sohna Road Commercial Belt (10 min)
- IMT Sohna (15 min)
- Unitech Business Park, Sector 41, (30 min)

TREHAN

LUXURY FLOORS

Introducing a home with a clubhouse facility designed to enrich your life-style.

Welcome to a residence where luxury meets convenience, featuring a modern clubhouse crafted to elevate your living experience. Whether you seek family-friendly activities or a serene retreat to relax with friends, our clubhouse provides a variety of amenities to meet your every need. Embrace a new standard of living where entertainment and relaxation come together effortlessly.



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



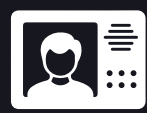
Smart Curtain



Smart M/Light



Smart Light



Video Door Phone



Smart CCTV



TREHAN
LUXURY FLOORS

Creating Communities Since 1989

Outstanding Features and Amenities



1ST YEAR FREE
MAINTENANCE



SMART HOME
AUTOMATION



CCTV
CAMERAS



POWER
BACKUP (DG)



VIDEO DOOR
PHONE



UPVC DOORS &
WINDOWS



MODULAR
KITCHEN



PREMIUM BATHROOM
FITTINGS



MODULAR WARDROBES



CHIMNEY



Spacious Living Spaces



Spacious Bedroom 2



Spacious Bedroom 3



Spacious Bedroom 1



TREHAN
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Creating Communities Since 1989



Kitchen



01 Bathroom



02 Bathroom



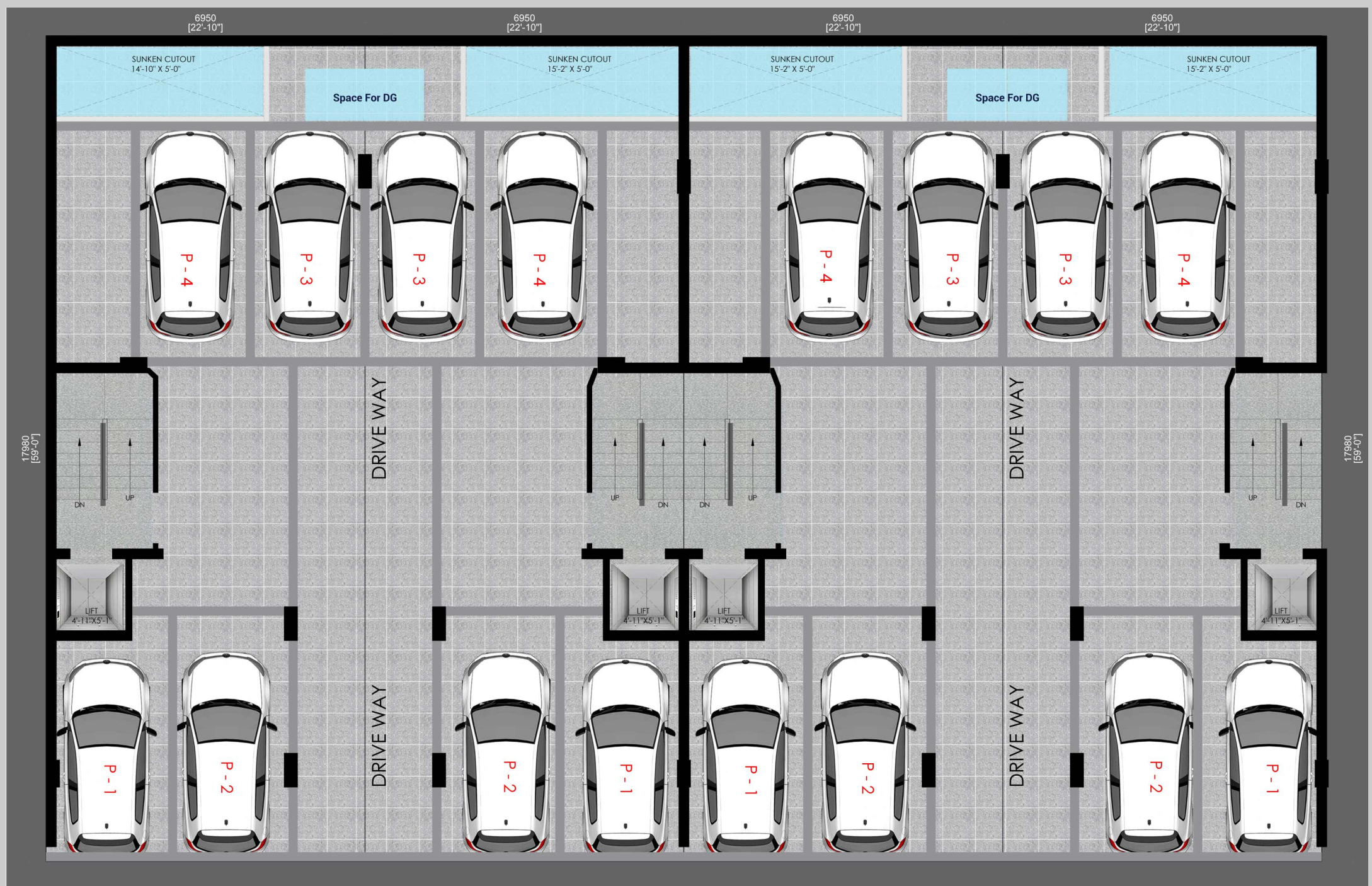
03 Bathroom

Experience High-End Living
with Trehan Homes



BASEMENT PLAN

3 BHK LUXURY FLOOR



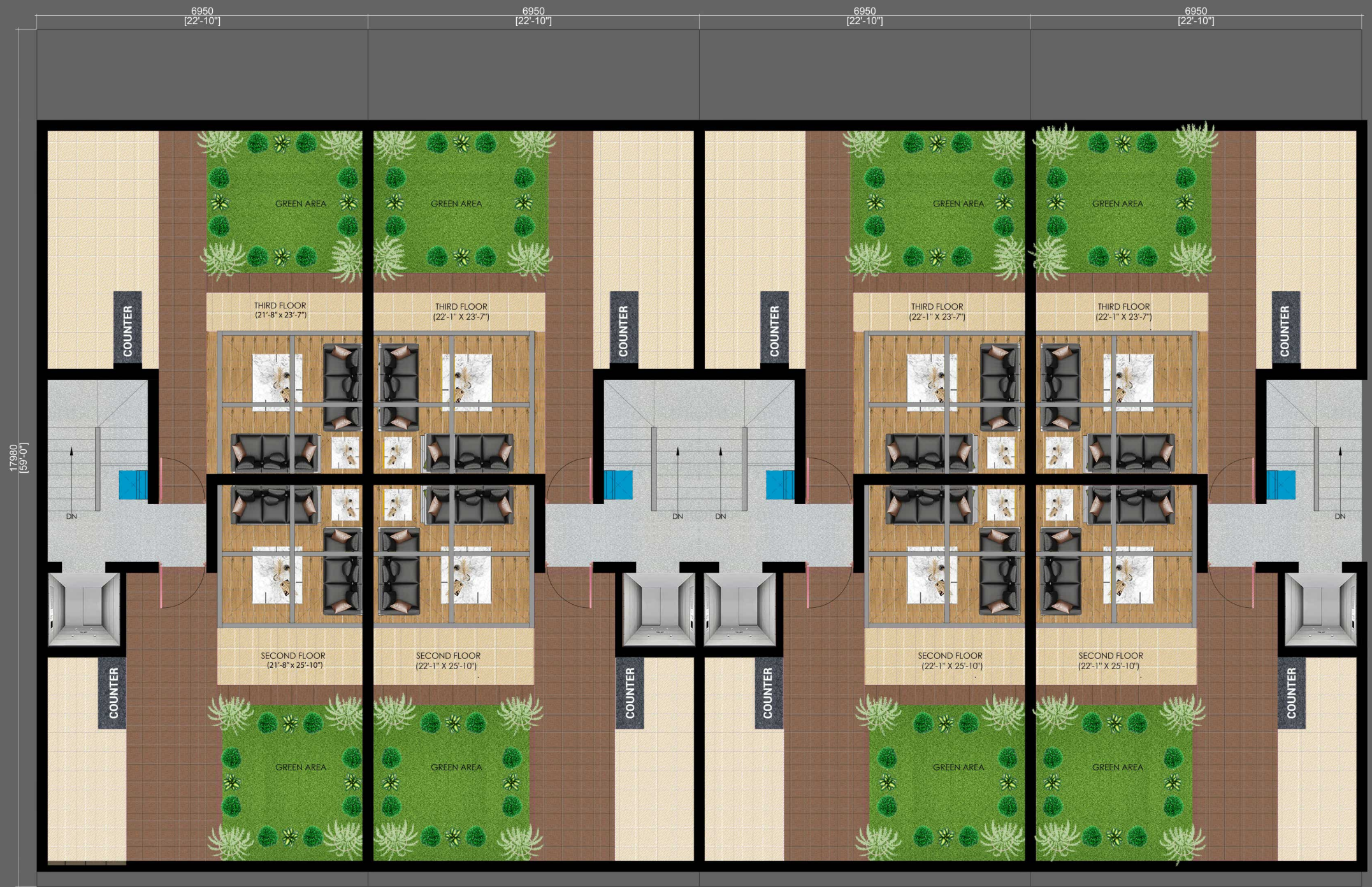
STILT PLAN

3 BHK LUXURY FLOOR



TYPICAL PLAN

3 BHK LUXURY FLOOR



TERRACE PLAN

3 BHK LUXURY FLOOR

STRUCTURE	Steel Grade - Fe500 or Fe550D; Cement - (Ultratech / J.K Lakshmi or Equivalent); Use of All ready-mix concrete (RMC) - M25/M30 Grade; 1 st Class Red Bricks/ Flyash Bricks for all walls. AAC Blockwork in Stilt area and partition walls between units.
FLOOR FINISHES	Drawing room/Lobby, Kitchen - 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 moulding in Drawing room.
KITCHEN/ WARDROBES	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 TV Units in Bedrooms finished in High end Laminates as per Wardrobe & TV Unit design.
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 Profile (with Pleated mesh) with 6mm toughened Glass. Internal Doors – Laminate cladded Flush Door; Door frames and Architrave– Laminate; Door Hardware in SS Matt finish (Dorset, Harrison or Equivalent); Electronic lock on main door (Dorset, Hawkvision or Equivalent).
LIFT	4-6 Passengers by reputed Elevators brand.
ELECTRICAL	PVC Conduits (Astral/Polypack/AKG/Setia/Anchor); Wiring (KEI/Polycab/Havells Standard/Anchor); MCB (Havells Standard/Anchor/Hager or Equivalent); Socket & Switches (Panasonic /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 Refrigerator & Washing Machine (in balcony). 4 nos. Split AC of adequate capacity of reputed brand. Providing DG for power backup. Electric Car Charging Point for each floor. Wi-Fi Provision at each floor & terrace. Sensor lighting in staircase lobby.
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). Granite at vanity Counter top. Vanity in Toilets finished in High end Laminates as per Vanity design.
PLUMBING	UPVC/CPVC Pipes (Hindware Truflor/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 (Hindware Truflor/ Vectus or equivalent).
RAILINGS	Front Balcony railing in Wrought/Cast iron. Rear Balcony in MS.
SECURITY	Video Door Phone (VDP) connected with Stilt floor door; Provision of CCTV cameras in stilts.
ELEVATION	Designer Elevation as per latest designs.
AUTOMATION	Automation of 1 circuit 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/Asian/Nerolac or equivalent).
TERRACES	Floor: - Anti-skid floor tiles (16x16") Designed in combination. 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. Lights at Parapet wall. Provision of Wi-fi.
BASEMENT	Matt Finish Tiles at floor (24"x48") Plastic paint at walls and ceiling (Berger/UltraTech or equivalent). ceiling fan and light. Provision of Air Conditioning & Wi-fi.
DISCLAIMER	<ul style="list-style-type: none"> ● Marble/Granite being natural material have inherent characteristics of color and grain variations. ● 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. ● Horizontal Plumbing/Electrical pipes will run below beam in Basement. Basement Height will be less at areas where pipes are running.



TREHAN
LUXURY FLOORS

Creating Communities Since 1989

SPECIFICATIONS TREHAN LUXURY FLOORS, SECTOR-35, SOUTH OF GURUGRAM

700 LUXURY FLOORS

ALREADY DELIVERED IN MULTIPLE LOCATIONS OF GURUGRAM

NIRVANA COUNTRY SECTOR-50	SOUTH CITY SECTOR-49	SUN CITY SECTOR-54
ESENCIA SECTOR-67	ANANT RAJ SECTOR-63A	ADANI SAMSARA SECTOR-63

Running Projects in Gurugram

One Good Earth, Sector 71

19 MILLION SQ.FT
DELIVERED !

18 PROJECTS
COMPLETED



OVER 45K
HOME & DELIVERED



65K HAPPY
CUSTOMERS

WE ARE THE
LARGEST
DEVELOPER IN ALWAR.

Don't Miss This Opportunity!

SCAN THE QR CODE TO VISIT THE HOME, EXPLORE THE LOCATION, AND VIEW MORE PLANS.

LOCATION



VIRTUAL TOUR



FOLLOW US

