



TREHAN

LUXURY FLOORS

Creating Communities Since 1989

Now In : Anant Raj **"Ashok Estate"**
in sector 63-A



THE EPITOME OF *Luxury* LIVING

10

OVER 10 MILLION SQ.FT
DELIVERED

16

16 PROJECT
COMPLETED

13000

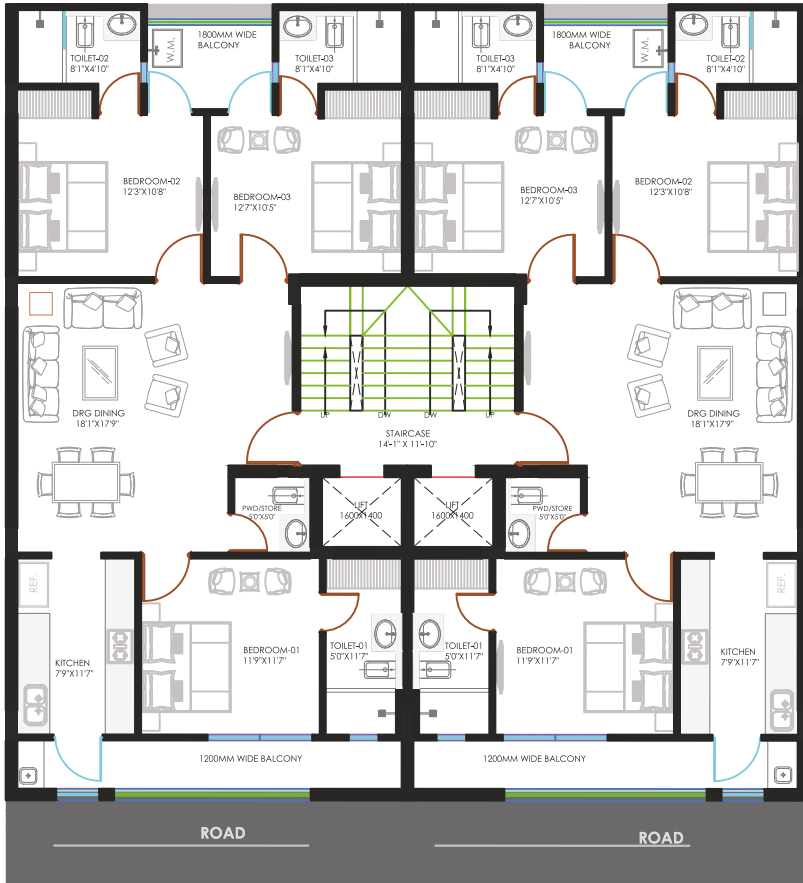
OVER 13000 HOMES
DELIVERED

55000

55000
HAPPY RESIDENTS

Office No. 641-P, Sector 38, Gurgaon, Haryana, 122001 | www.trehanluxuryfloors.com

TYPICAL FLOOR PLAN



PROXIMITY

(From Ashok Estate)

BE CLOSE TO ALL THE ESSENTIALS

Connected | Beautiful | Luxurious



HOTELS

LEMON TREE
DOUBLE TREE BY HILTON
HILTON GARDEN INN
RADISSON HOTEL
IBIS HOTEL



RETAIL ZONES

WORLD MARK
HONGKONG BAAZAR
SHOPPER'S STOP
ARDEE MALL
AMBIENCE MALL



HEALTHCARE

W PRATIKSHA HOSPITAL
ARTEMIS HOSPITAL
PARK HOSPITAL
MEDANTA HOSPITAL
FORTIS HOSPITAL



EDUCATIONAL INSTITUTES

HERITAGE EXPERIENTIAL LEARNING SCHOOL
LOTUS VALLEY SCHOOL
ST. XAVIER'S HIGH SCHOOL
DPS INTERNATIONAL
PRESIDIUM SCHOOL

GOLF COURSE IS JUST 5 MINUTES AWAY FOR ASHOK ESTATE AT SECTOR 63A GURGAON
MALLS ARE 10 MINUTES AWAY / NEAREST METRO STATION IS JUST 10 MINUTES AWAY
IGI AIRPORT ONLY 25 MINUTES AWAY / HOSPITAL AND SCHOOLS ARE JUST 15 TO 25 MINUTES AWAY

DISCLAIMER: THE DRIVING TIME INDICATED IS TENTATIVE AND ACTUAL TIME MAY VARY, DEPENDING UPON TRAFFIC AND OTHER CONDITIONS.



*Designs are subject to change without prior notice



BEDROOM



KITCHEN



BATHROOM



BATHROOM



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DRAWING/DINING

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SPECIFICATINS : ANANTRAJ

AUTOMATION

STRUCTURE	Steel Grade - Fe500 or Fe550D; Cement - (Ultratech / J.K Lakhmi or Equivalent); Use of All ready mix concrete (RMC) - M25 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, Kitchen, Lobby - Imported marble Bedroom - Vitrified Tiles Bathrooms - Vitrified Tiles (24"x48" & 24"x24") designed in combination. Balconies - Vitrified Tiles (16"x16") Staircase and 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 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.
CEILINGS & PAINT	POP False ceiling in all Bedrooms, Lobby, Drawing room, Dining Area; POP punning on walls; Plastic Emulsion on Walls and Ceiling (Berger or equivalent); Weather shield Exterior paint on External Façade (Berger or equivalent).
DOORS	External Doors and Windows - UPVC Sliding - 2 Track Profile (one shutter sliding) with 6mm toughened Glass. Internal Doors - Laminate cladded Flush Door; Door frames and Architrave - Hardwood/ Veneer cladded; Door Hardware in SS Matt finish (Dorset or Equivalent); Electronic lock on main door (Dorset 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; Geysers in all Bathrooms and 3L Geysers in Kitchen (Havells Standard/ Racold/ Anchor or equivalent).
TOILETS	Mirrors over Vanities of Washrooms; Glass partition in Shower area; WC, Washbasin (American Standard/Jaquar or Equivalent), Faucets (Grohe/Jaquar or Equivalent); Cisterns (Grohe/Jaquar 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.

A smart home that can be commanded with Voice, Remote & Mobile



SMART CURTAIN



VIDEO DOOR PHONE



SMART DOOR LOCK



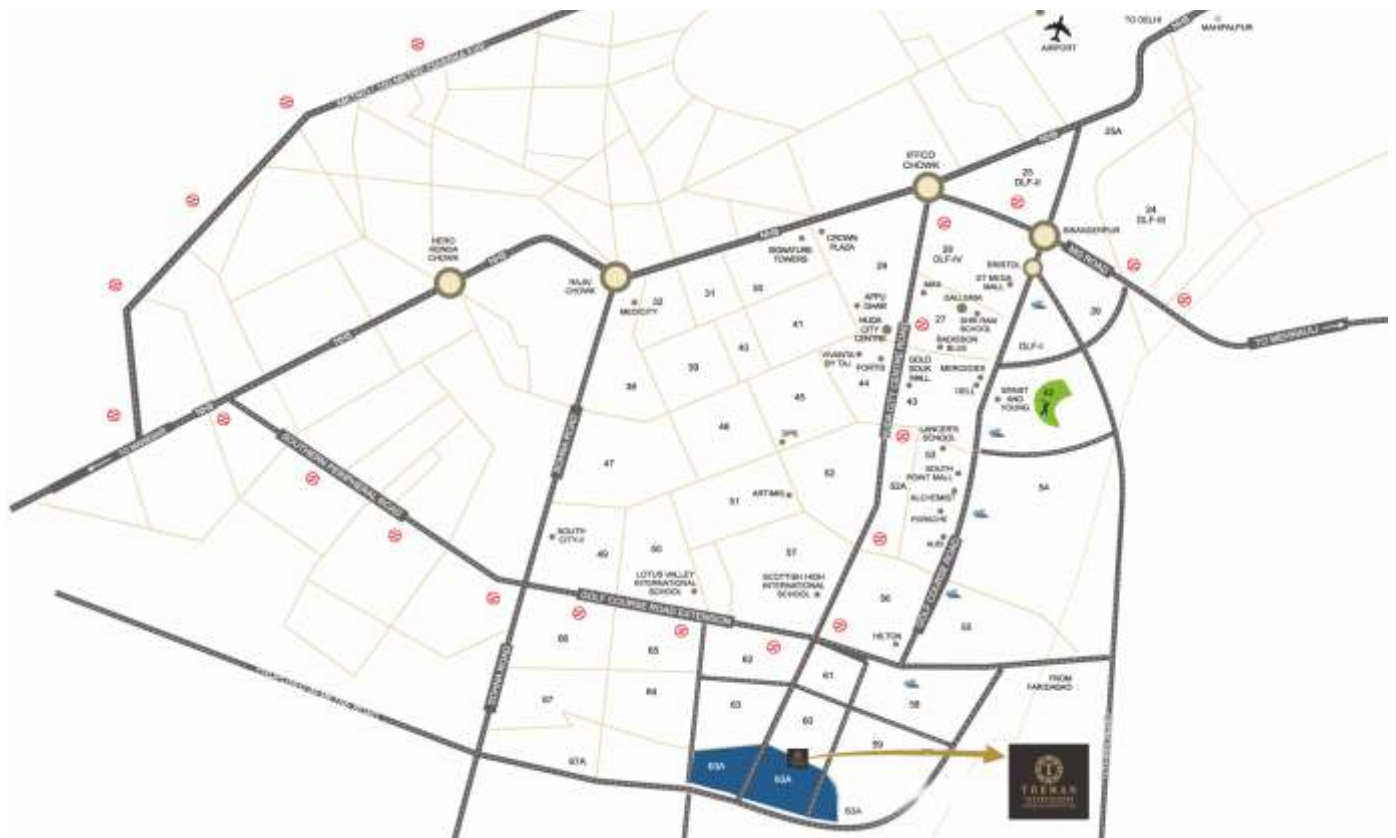
SMART LIGHT



CCTV



SMART MOVEMENT LIGHT



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