

ELEVATING URBAN LIVING

NEEMRANA



TREHAN  
GROUP



*Premium*  
**HIGH-RISE**  
**2BHK APARTMENTS**



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# REDEFINING AFFORDABLE LUXURY

Inspired by the evolving needs of modern urban families, this project brings together the elegance of high-rise living with thoughtfully designed 2BHK homes.

Every detail, from the layout to the amenities, is crafted to offer a perfect balance of comfort, convenience and contemporary lifestyle, making it not just a residence, but a smarter way to live.



# MODERN DESIGN

## TIMELESS APPEAL

### ICONIC DESIGN WITH PURPOSE

The tower has been thoughtfully designed to offer a modern yet timeless silhouette in the city skyline. With optimal use of space, cross ventilation, and natural light, the structure promotes a harmonious blend of aesthetics and functionality, providing residents with both comfort and style in everyday living.

### GREEN LIVING, SMART CHOICES

The project integrates smart green features to promote a healthier and more responsible way of living. From rainwater harvesting and energy-efficient lighting to ample green landscaping and cross-ventilated layouts, every aspect has been designed to ensure both environmental sustainability and everyday comfort.

### SMART & STYLISH ARCHITECTURE

The architectural vision focuses on maximizing liveable space while maintaining a strong design identity. Every element, from the layout to the elevation, has been designed with careful attention to natural flow, light, and ventilation, ensuring a seamless balance between practicality and modern lifestyle needs.



# SMARTLY DESIGNED 2BHK UNIT PLANS

2BHK + 2 WASHROOMS  
SUPER AREA:  
89.65 SQ.MTR (965 SQ.FT.)



\*Designs are subject to change without prior notice.



# SMARTLY ZONED FOR LIFE, LEISURE & LIVING



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# LOCATION

## STRATEGICALLY CONNECTS EVERYTHING



- 5 minutes from RICCO & Japanese Industrial Area.
- 10 minutes from Local Markets.
- 15 minutes from Ghiloth Industrial Area.
- Easy access to Delhi Jaipur Highway.
- Surrounded by renowned schools and healthcare centers.
- 80 minutes distance from Gurugram.
- Proximity to proposed RRTS metro connectivity and key infrastructure projects.
- Nearby shopping centers, restaurants and entertainment destinations for a vibrant lifestyle.





# AMENITIES

## ENHANCE LIFE EVERY DAY

CLUBHOUSE

GYM

INDOOR GAMES

COMMUNITY HALL

SWIMMING POOL

PARK

TEMPLES

KIDS PLAY ZONE

COMMERCIAL COMPLEX



# SPECIFICATIONS

## LIVING/ DINING/ LOBBY/ PASSAGES

Floor : Tiles (24"x48")  
Walls : OBD Paint  
Ceiling : POP Cornice in Lobby

## BEDROOMS

Floor : Tiles (24"x48")  
Walls : OBD Paint  
Ceiling : POP Cornice Ceiling  
Wardrobes : Wardrobes with Designer Laminates in Master Bedroom

## KITCHENS

Floor : Tiles (24"x48")  
Walls : Tiles Up to Two - Feet high above the Counter  
Ceiling : OBD Paint  
Counter : Granite  
Fittings & Fixtures : CP Fittings, Single Bowl S.S. Sink as per Layout  
Kitchen Appliances : Modular Kitchen with Imported Fittings Finished in Laminates

## BALCONY

Floor : Ceramic Tiles (12"x12")  
Railing : M.S. Railing

## TOILETS

Floor : Vitrified Tiles (12"x12") Matt Finish  
Walls : Designer Tiles as per Sample Flat  
Fittings & Fixtures : CP Fittings , Wash Basin, WC, Shower

## PLUMBING

CPVC & UPVC Piping for Plumbing in Toilets & Kitchen

## FIRE FIGHTING SYSTEM

Fire Fighting System as per NBC Norms

## DOORS

Door Frames and Architrave : All doors in Hardwood, Main door with Mica Cladding & All Internal doors are Flush doors with Enamel Paint.

## EXTERNAL GLAZING

Windows / External Glazing : UPVC Openable / Fix Glass as per layout.

## ELECTRICAL FIXTURES / FITTINGS

PVC Conduits wiring (ISI Marked), MCB, Modular Switches & Socket, Fans and Lights Fixtures In Rooms & Balconies of Anchor or Equivalent

## EXTERNAL FINISH

Wall Care Putty with Weather Shield Paint.

## SECURITY SYSTEM

Gated colony with Security

## LIFT

1 Nos. Passenger Lift 6-8 Passenger & 1 No. Cargo Lift 12-13 Passenger

## COMMON AREA

Corridor Antiskid Tiles (18"X18")

## STAIRCASES

Floor : Granite  
Railing : M.S. Designer Railing

## FACILITY

Lush Green Park, Open Gym, Swings, Yoga Area, Kids Play Area, Joggers Track, Play Ground

## NOTE:

1. Tiles area subject to availability colour & lot variation can happen.
2. Common society Maintenance will be chargeable



36 years  
of excellence



TREHAN  
GROUP

Corporate Office: 641 P, Near Subhash Chowk, Sector 38, Gurgaon, Haryana - 122001.  
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