



TREHAN
LUXURY FLOORS

THE PRIVÉ

SECTOR 70A, GURUGRAM



PLOT NO.- D-12A

A Residence That Heals



Luxury • Wellness • Well-Being
Sector 70A, Gurugram

The New Definition *of* LUXURY

Luxury today is not excess.

It is clarity, calm, and control over your
environment.



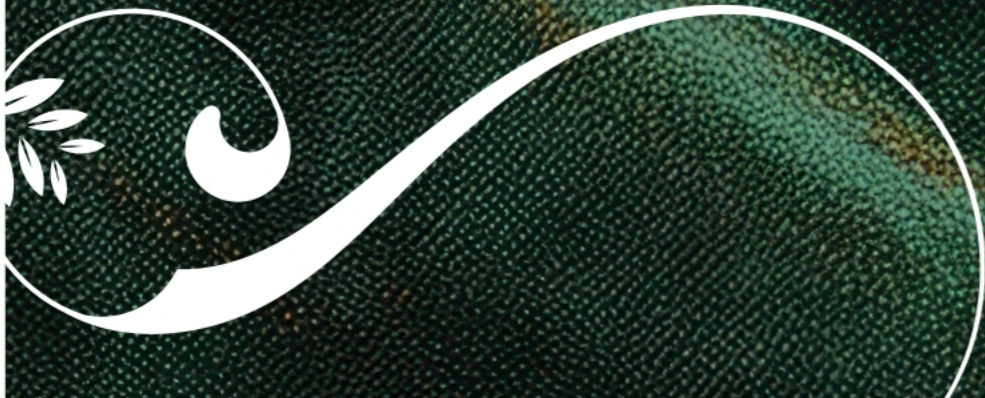
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ARCHITECTURE AS A WELLNESS TOOL

- Low-density boutique design
- Open terraces & oxygen courts



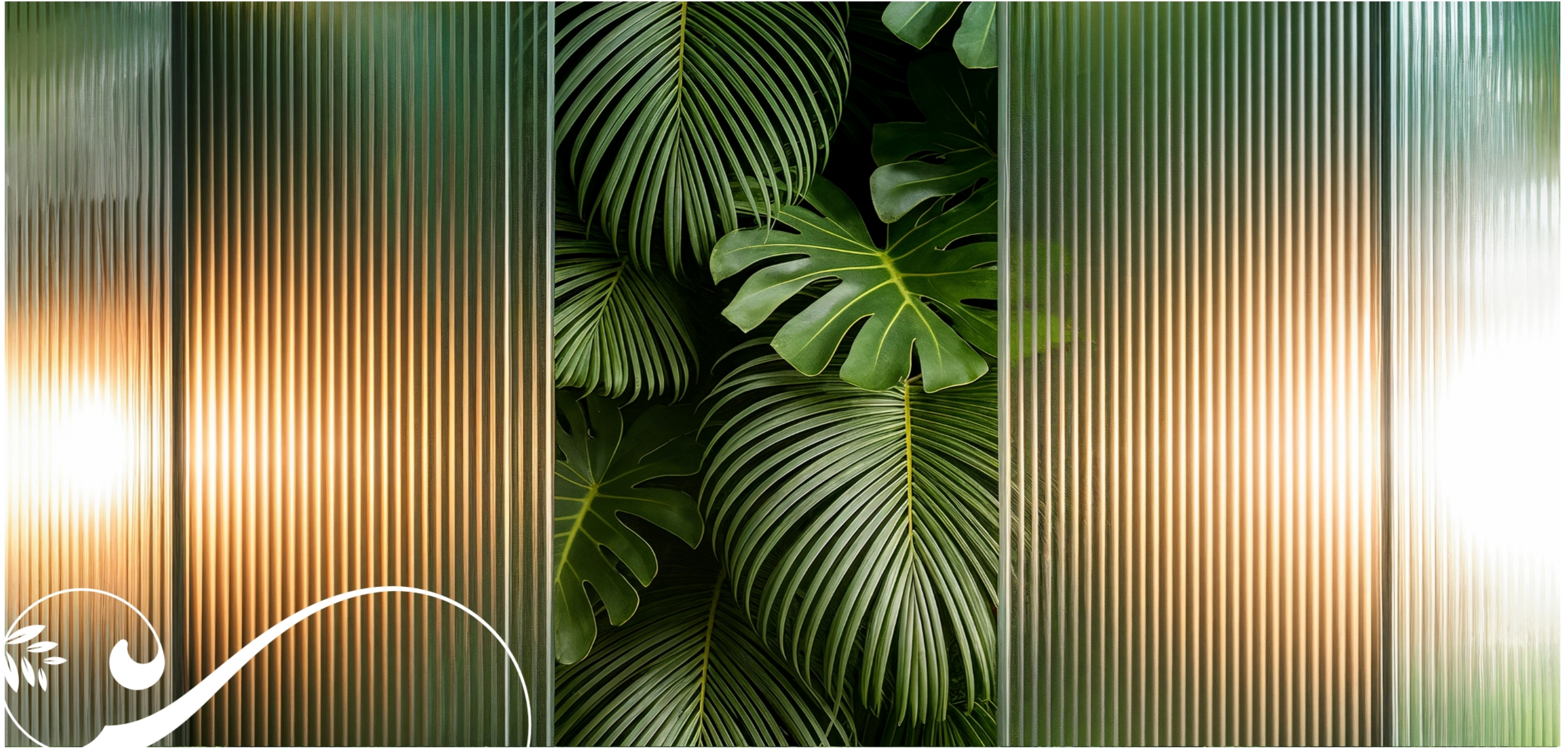
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A world crafted for those who command it.

Rendered Image



The Vision

A boutique residential address designed around wellness.

Every detail is crafted to enhance quality of life, longevity, and peace.



THE FIVE ELEMENTS *of well-being*

Air

Water

Light

Sound

Health

Purified, filtered, and naturally ventilated.

Softened and controlled for purity.

Naturally optimized in every room.





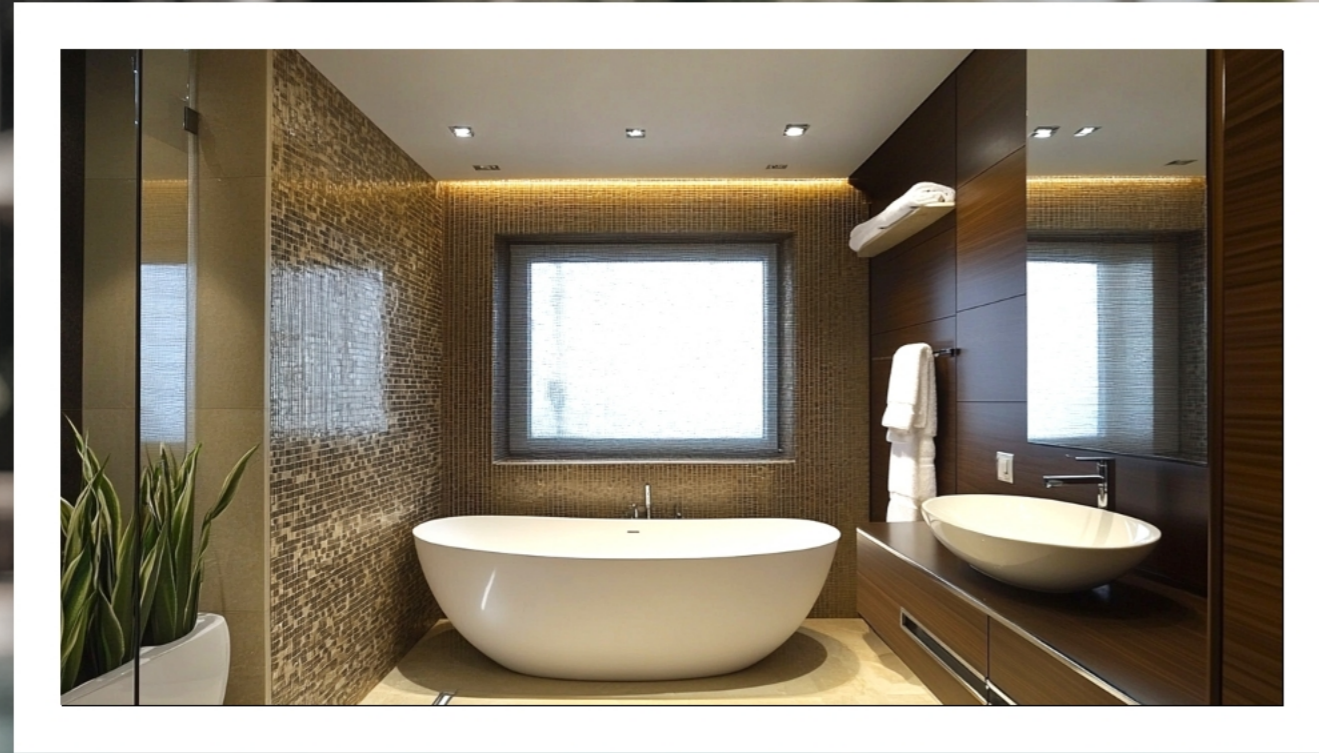
Designed for Purity

Smart home automation

Air

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- Advanced air purification system
- Natural ventilation



Designed **for**
Wellness

Water

- Spa-grade bathroom
- Enhanced skin & health benefits
- Good category water TDS level

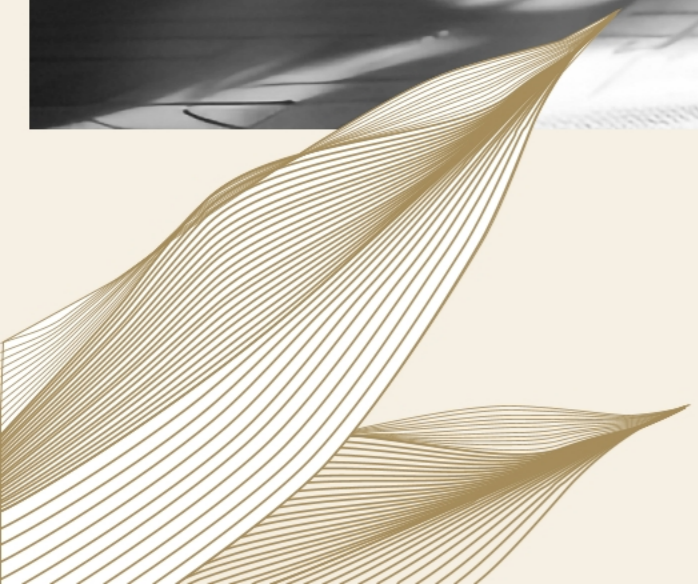
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Light

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- Natural light mapping
- Cross ventilation
- All Rooms naturally ventilated including kitchen





Sound

- UPVC profile with DGU glazing (Fenesta or equivalent)
- Noise insulation & privacy

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Health

Designed for Life

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- Preventive wellness approach
- Thoughtful Features for elderly people (in one bathroom)



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(290 SQ.YD.) FLOOR PLANS



24 M WIDE ROAD

STILT LEVEL PLAN



24 M WIDE ROAD

1st FLOOR TYPICAL PLAN



24 M WIDE ROAD

2ND TO 3RD FLOOR TYPICAL PLAN



(290 SQ.YD.)
FLOOR PLANS



24 M WIDE ROAD

4th FLOOR TYPICAL PLAN



24 M WIDE ROAD

TERRACE FLOOR PLAN



STRUCTURAL EXCELLENCE

STEEL

Fe500 / Fe550D of Reputed Brand

CONCRETE RMC

M20 / M25 / M30 Grade as per Structural Drawings

CEMENT

Ultratech / JK Lakshmi or Equivalent

BRICKS

1st Class Red Bricks & AAC Blockwork (Stilts & Terrace)

TOP SLAB

Waterproofing on top slab to – prevents seepage from terrace

UNDERGROUND TANKS

approx 2000 litre capacity

ROAD WIDTH

24-Metre wide road for excellent accessibility

ORIENTATION

East Facing – North Entry Plots – maximum natural light

ELEVATION

Classical + Contemporary Fusion | GRC elements

EXTERIOR PAINT

Weather Shield



Quality

Flooring & Premium Finishes



DRAWING ROOM

Imported Marble
Luxurious & Timeless



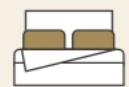
LOBBY

Imported Marble
Grand Entrance



KITCHEN

Imported Marble
Easy to maintain



MASTER BEDROOM

Laminated Wooden Flooring
Premium Comfort



POWDER BATHROOM

Imported Marble
Elegant Touch



BEDROOM 2

Imported Marble
Durable & Stylish



BEDROOM 3

Laminated Wooden Flooring
Warm & Cozy

BEDROOM 4

Tile Flooring
Warm & Cozy



BATHROOMS

Vitrified Tiles 24"×48" & 24"×24"
Designer Combination



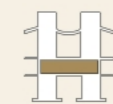
BALCONIES

Anti-Skid Vitrified Tiles
Safe & Durable



STAIRCASE & STILT

Premium Granite
Long Lasting



TERRACE

Anti-Skid Vitrified Tiles
WeatherProof



Italian elegance

WINDOWS AND DOORS

PROFILE

UPVC Profile in Main Floors (Fenesta or Equivalent)

GLASS

DGU – Double glazed unit in front for sound and heat insulation at Main Floor

GLASS THICKNESS

6mm Toughened + Air Gap + 6mm (Sound Insulation)

TYPE

Slider or Swing as per design

MESH

Included in UPVC doors at main Floors (not in toilet windows)

TERRACE

(VEKA / GEALAN or Equivalent) UPVC Profile, 6mm toughened glass

BENEFITS

Thermal insulation, noise reduction.

DOOR FINISH

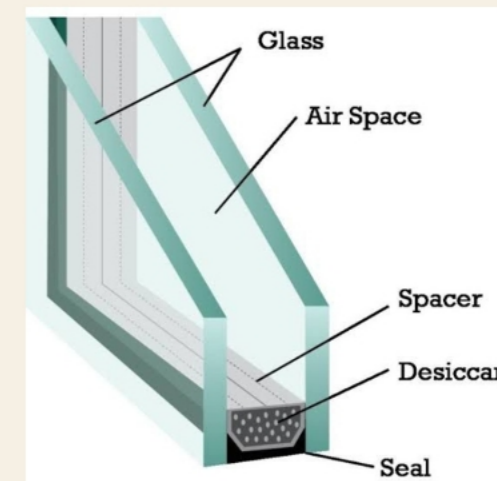
At Main Floor, Veneer-claded
Flush Doors with HDHMR Architrave

MAIN LOCK

Electronic Smart Lock
(Dorset / Godrej or equivalent)

HARDWARE

Antique / Black finish
(Ozone, Dorset or equivalent)



FUSION FACADE ELEVATION

- ▶ Classical + Contemporary Fusion Design
- ▶ GRC (Glass Reinforced Concrete) classical elements
- ▶ Weather Shield Exterior Paint UV & rain resistant
- ▶ East Facing | North Entry for maximum sunlight
- ▶ Designer Balcony railings Cast Iron + Glass (as per Facade design)

WHY DGU GLASS?

<p>Sound Reduction Blocks road noise, traffic & outside disturbance</p>	<p>UV Protection Blocks harmful UV rays that fade furniture & floors</p>
<p>Thermal Insulation Keeps rooms cooler in summer, warmer in winter</p>	<p>Energy Savings Reduces AC load significantly, saving electricity bills</p>

Quality

Air Conditioning System



VRV/VRF
TECHNOLOGY



PM 1
AIR FILTER



MOBILE
APP

ROOM BY ROOM CONFIGURATION

- ▶ **Drawing Room** - One-way cassette units
- ▶ **Lobby** - Ducted AC (seamless ceiling integration)
- ▶ **All 4 Bedrooms** - One-way cassette units
- ▶ **Kitchen** - Provision only (buyer to install split)

PM1 AIR PURIFICATION FILTER

- ▶ Captures particles smaller than 1 micron (PM1)
- ▶ Filters dust, bacteria & fine pollutants
- ▶ Maintains superior indoor air quality year-round
- ▶ Installed in all indoor VRV/VRF units
- ▶ Meets hospital-grade air quality standards





Smart Home Automation

Lighting Automation

- ▶ Wireless control in 4 Bedrooms, Drawing Room & Lobby
- ▶ Mobile app control from anywhere in the world
- ▶ Smart motion sensors in Powder Toilet, Stilt & Staircase
- ▶ Saves electricity automatically

Smart Curtains

- ▶ Motor-operated curtain tracks in Drawing Room
- ▶ Wireless remote + mobile app control
- ▶ Scheduled open/close at specific times
- ▶ Installed in select bedrooms

Security & Access

- ▶ Video Door Phone at Main Gate & Lift Lobby at Stilt
- ▶ Provision of 3 CCTV Cameras in stilts and 1 on terrace with a 4Ch. NVR with 1TB Storage.
- ▶ Electronic main door lock – (Dorset / Godrej or Equivalent)
- ▶ Password & RF card access at main gate

ALEXA
BUILT IN

Voice Commands

MOBILE
APP

Control Anywhere

Lighting

Auto & Scheduled

Smart
Curtains

Auto & Remote

Smart
Locks

Electronic VDP

CCTV

Stilt Security

Specifications



KITCHEN

Modular Kitchen

- ▶ Premium UV HDHMR board finish — moisture resistant
- ▶ Quartz countertop (AGL or equivalent)
- ▶ Wall tiles 24"×48" above countertop
- ▶ Microwave, Oven, Hob & Chimney — factory fitted
- ▶ Ozone / Dorset or equivalent hardware fittings
- ▶ 3L instant geyser in kitchen area
- ▶ Provision for non-VRV/VRF AC



BATHROOMS

Roca or equivalent

- ▶ Smart WC in Powder toilet
- ▶ Regular WC / Cistern in all other bathrooms
- ▶ ROCA fittings throughout — washbasins & faucets
- ▶ Glass cubicles in shower areas
- ▶ Vitrified tiles 24"×48" & 24"×24" combo design



PLUMBING & WATER SUPPLY

- ▶ UPVC / CPVC pipes — Astral / Supreme / Prince
- ▶ Under-slung plumbing design (clean & concealed)
- ▶ Underground tank ~2000L per floor — auto pump
- ▶ SS Insulated overhead tank — 1500L capacity Per Floor
- ▶ Plastic flushing water tank — 1000L Common
- ▶ Pressure pump for 4th floor water pressure
- ▶ Provision of 2-seater Jacuzzi as per floor plan



Specifications



Schindler 

WORLD #1 ELEVATOR BRAND

- ▶ 6–8 Passenger Capacity
- ▶ Stainless Steel Finish
- ▶ Touch Panel Controls
- ▶ 1 Year Free Maintenance from installation
- ▶ ARD – Auto Rescue Device
- ▶ Suspension Traction Media

Specifications

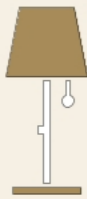


ELECTRICAL

- ▶ PVC Conduits — Astral / Anchor / Polypack
- ▶ Wiring — Polycab / Havells / Anchor
- ▶ Switches — Havells Standard / Anchor
- ▶ Ceiling Fans — 1200mm in all Bedrooms & Drawing Room
- ▶ Bathroom fans — 600mm, Kitchen fan — 900mm
- ▶ Exhaust fans 150mm in all bathrooms
- ▶ 25L geysers in all bathrooms
- ▶ 3L instant geyser in kitchen

LIGHTING DESIGN

- ▶ LED Cove lighting throughout — energy efficient
- ▶ COB Downlighters — Jaquar / Havells
- ▶ Designer Chandelier in Drawing Room
- ▶ Smart lighting control in 4 Bedrooms, Drawing Room & Lobby
- ▶ Calcium silicate board / Grid ceiling in toilets (moisture proof)
- ▶ POP false ceiling in all areas as per design



ENTERTAINMENT & CONNECTIVITY

- ▶ 4 JBL (or equivalent) ceiling speakers
- ▶ Background Music System in Drawing Room & Lobby
- ▶ Bluetooth / USB / AUX / MIC inputs
- ▶ Projector & automated screen provision in Drawing Room
- ▶ Provision of Conduit for internet main line and wifi repeater in Terrace.
- ▶ EV Charging point provision in Stilt parking
- ▶ Provision of Jacuzzi in Terrace





EV & PARKING

- ▶ Dedicated EV charging provision for each floor in Stilt parking
- ▶ Future-ready infrastructure for EVs
- ▶ Premium Granite flooring in Stilt area
- ▶ CCTV surveillance in stilt parking 24x7



Specifications

Maintenance, Warranty & Clubhouse

IN-HOUSE MAINTENANCE

2 Years

Dedicated in-house maintenance team for 2 full years from occupation certificate at additional cost

Club House Charges

As per applicable rates

Amenities include lounge, sitting area in lift lobby with PDR finish, and common area premium finishes.

Elevator Maintenance

1 year

Schindler direct maintenance contract for 1 year from installation date. Includes regular servicing, emergency response and remote monitoring.

Warranty on finishes

Covered

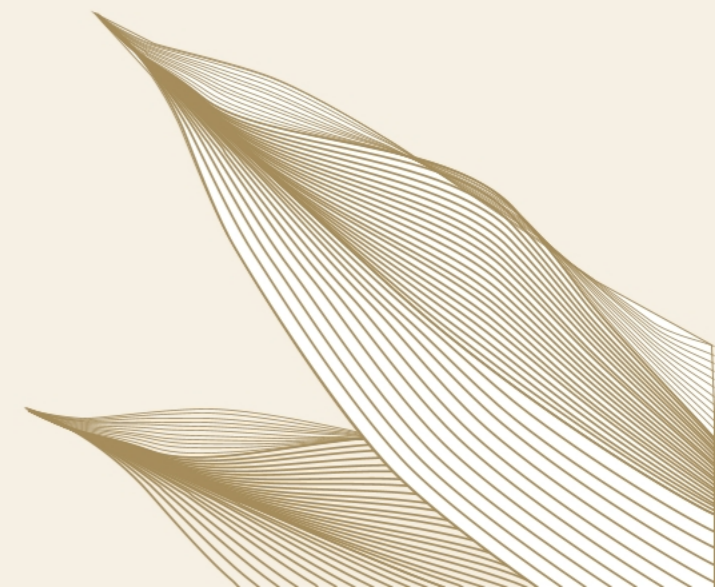
All installed appliances and fittings come with manufacturer warranty.



Specifications

YOUR DREAM HOME
awaits you

- ▶ Imported Marble & Premium Finishes
- ▶ *World class elevator - Schindler or equivalent*
- ▶ *Smart Home: Voice + Mobile*
- ▶ *VRV/VRF + PM1 Air Purification (Samsung or equivalent)*
- ▶ *DGU glass in Front UPVC Windows for Sound and Thermal Insulation. (Fenesta or equivalent)*
- ▶ *2-Year In-House Maintenance* (Cost applicable as Per terms.)





Innovation & **Luxury**

Innovation, rooted in nature. Just as the most intricate garden begins with a single seed and a grand vision, PRIVÉ represents the pinnacle of strategic growth. We navigate the complexities of our industry with the same grace and detail seen in our spiral landscapes—bringing a fresh, evergreen perspective to everything we build.





TREHAN
LUXURY FLOORS
PRIVÉ

Supra

Sector 70A, SPR

A future-ready luxury corridor
Seamless connectivity
Calm living environment

TREHAN
LUXURY FLOORS
PRIVÉ





4 Decades OF LEGACY

Established in 1989, Trehan Group stands as a distinguished name in luxury real estate development across Delhi NCR. With almost 4 decades of unwavering commitment to excellence, we have carved a unique niche in developing premium low-rise residential floors that embody sophistication and quality.

Our legacy is built on three fundamental pillars: timely delivery that respects our clients' trust, architectural finesse that creates lasting impressions, and uncompromising quality construction that ensures generational value. This proven track record has established us as the preferred choice for discerning investors seeking luxury real estate opportunities.

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