



TREHAN  
LUXURY FLOORS

# THE PRIVÉ

SECTOR 70A, GURUGRAM



PLOT NO.-D-28

*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.



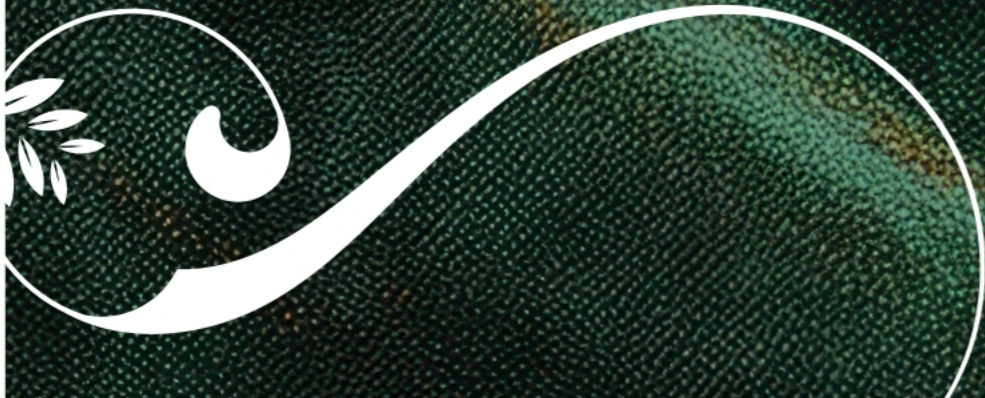
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# ARCHITECTURE AS A WELLNESS TOOL

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



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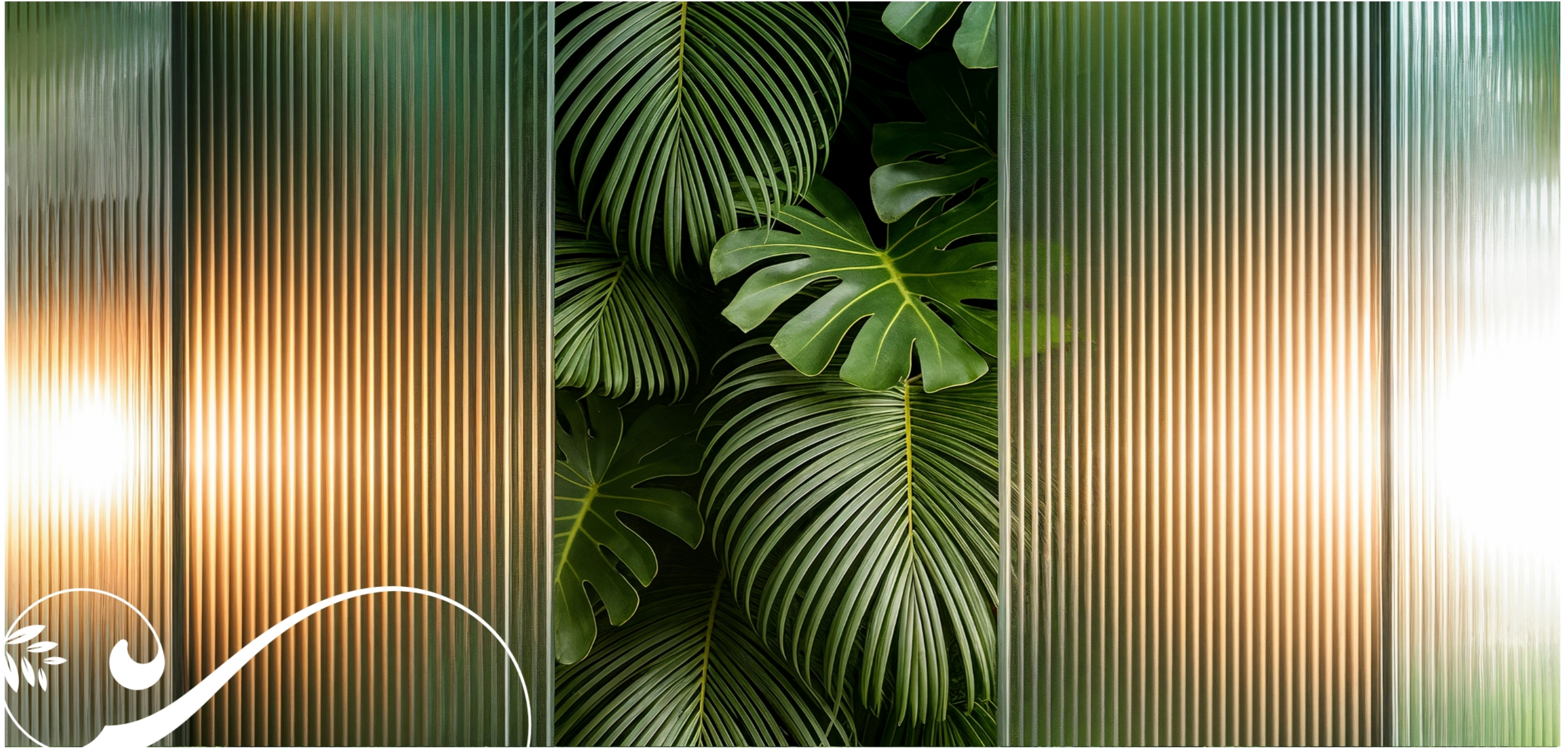




*A world crafted for those who command it.*

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.*





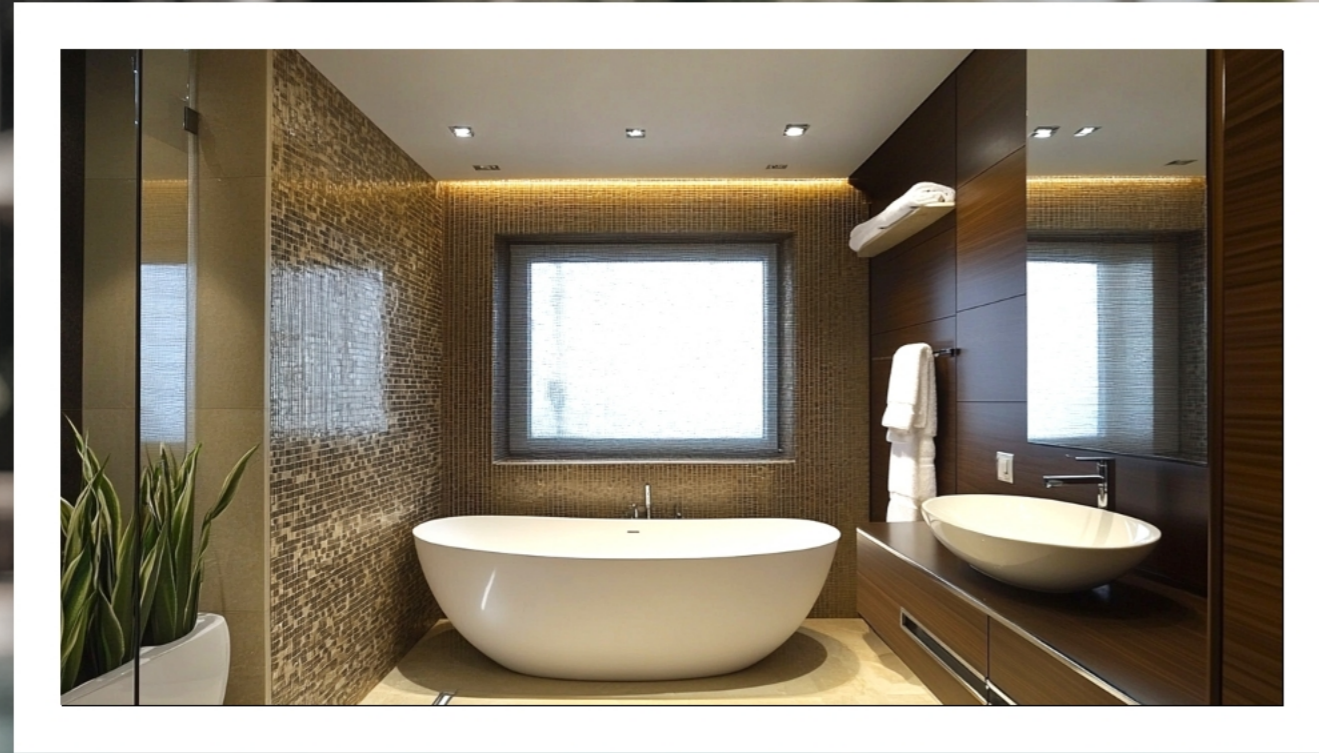
# Designed for Purity

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

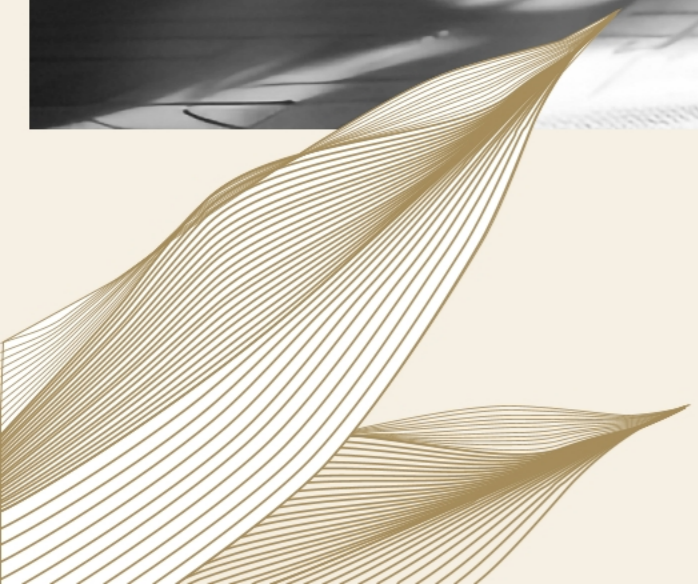
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# Light

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





# Sound

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





# Health

## Designed for Life

Image for representation purpose only

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





Image for representation purpose only



Image for representation purpose only

# (340 SQ.YD.) FLOOR PLANS



24 M WIDE ROAD

**BASEMENT PLAN**



24 M WIDE ROAD

**STILT LEVEL PLAN**



24 M WIDE ROAD

**1<sup>ST</sup> FLOOR TYPICAL PLAN**



# (340 SQ.YD.) FLOOR PLANS



2<sup>ND</sup> TO 3<sup>RD</sup> FLOOR TYPICAL PLAN



4TH FLOOR



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*



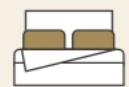
### LOBBY

**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" x 48" & 24" x 24"**  
*Designer Combination*



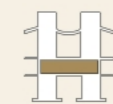
### BALCONIES

**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)

**BASEMENT/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**

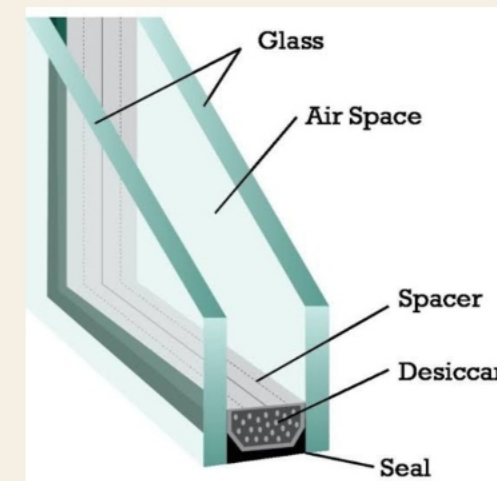
Electronic Smart Lock  
(Dorset / Godrej or equivalent)

**HARDWARE**

Antique / Black finish  
(Ozone, Dorset or equivalent)

**BASEMENT DOORS**

Laminate-finish flush doors, SS grade fittings



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><b>Sound Reduction</b> Blocks road noise, traffic &amp; outside disturbance</p>	<p><b>UV Protection</b> Blocks harmful UV rays that fade furniture &amp; floors</p>
<p><b>Thermal Insulation</b> Keeps rooms cooler in summer, warmer in winter</p>	<p><b>Energy Savings</b> 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)
- ▶ **Basement** - 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





**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*

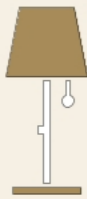


### ELECTRICAL

- ▶ 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 Basement and Terrace.
- ▶ EV Charging point provision in Stilt parking
- ▶ Provision of Jacuzzi in Basement & 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

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### **Club House Charges**

*As per applicable rates*

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

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### **Elevator Maintenance**

*1 year*

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

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### **Warranty on finishes**

*Covered*

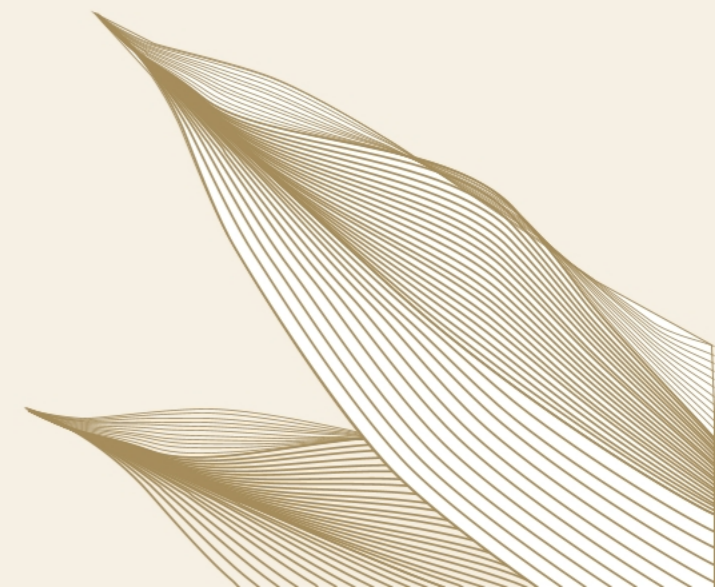
All installed appliances and fittings come with manufacturer warranty.



*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.





## Sector 70A, SPR

A future-ready luxury corridor  
Seamless connectivity  
Calm living environment





# 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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