



Sector 99A, Gurugram | CALL 1800-889-0367 TO SCHEDULE A VISIT.

T A K E

PREMIUM LIVING TO THE

N E X T

L E V E L



Pareena, a leader in real estate.

Coban is a project of Pareena that has three decades of experience in the industry, and is today one of the few backward integrated developers with in-house construction. Over the years, Pareena has delivered more than 30 projects in multiple asset classes.





Introducing Coban. 10.58 acres of pure bliss.

Our homes are more than mere structures; they're gateways to a life well-lived. Welcome to a place where your dreams find their address. Already in the four towers of Coban more than 200 families lead a happy, fulfilling life. We invite you to join them today as we launch two new towers.



KEY HIGHLIGHTS

• NH-48 (Hero Honda Chowk)	17 min
• Udyog Vihar	27 min
• Huda City Centre	25 min
• Gurugram Global City	05 min
• IGI Airport	20 min
• Gurgaon Railway Station	15 min
• Gurgaon ISBT	15 min
• Golf Course Ext. Road	20 min

EDUCATION

• DPS, Sector 103	07 min
• Euro International	18 min
• DPS, Sector 84	20 min
• Suncity School	10 min
• SGT University	19 min

HEALTHCARE

• Signature Hospital	09 min
• Vibrant Hospital	07 min
• Aarvy Healthcare Super Specialty Hospital	20 min
• AIIMS	20 min
• Sheetala Mata Medical College	12 min

SHOPPING COMPLEXES

• OCUS Medley	05 min
• Elan Miracle	12 min
• Satya The Hive	08 min
• Conscient One	12 min

 Healthcare |
  Shopping complexes |
  EDUCATION |
  PROPOSED METRO LINE

Disclaimer: The Company makes no explicit or implicit guarantee/warranty of the accuracy of distance or any representations or sources, nor accepts any responsibility any thereof. Distance is as per google map.

Less time
in traffic.
More time for
the things
you love.

Right in the heart of the evolving cityscape of
Sector 99A, the property offers seamless
connectivity, bringing you closer to what matters.



SEAMLESS
CONNECTIVITY TO:

Dwarka
Expressway
(150 m. Wide Road)

Upper
Dwarka Expressway
(75 m. Road), NH 48

Cloverleaf
Flyover that connects SPR &
Golf Course Ext. Road





Actual image



Reference image



Reference image

Close to everything that's important.

Coban is surrounded by noteworthy landmarks that add to the attraction of the area. You will always be close to everything that matters.



IGI Airport: 12 km Gurgaon Railway Station: 15 km Gurgaon ISBT: 10 km Dwarka: 9 km Huda City Centre: 14 km





PAREENA

It takes
comfort
to the
next level.

Here convenience takes centre stage as Coban
sits amidst a range of amenities.



Shopping complexes:

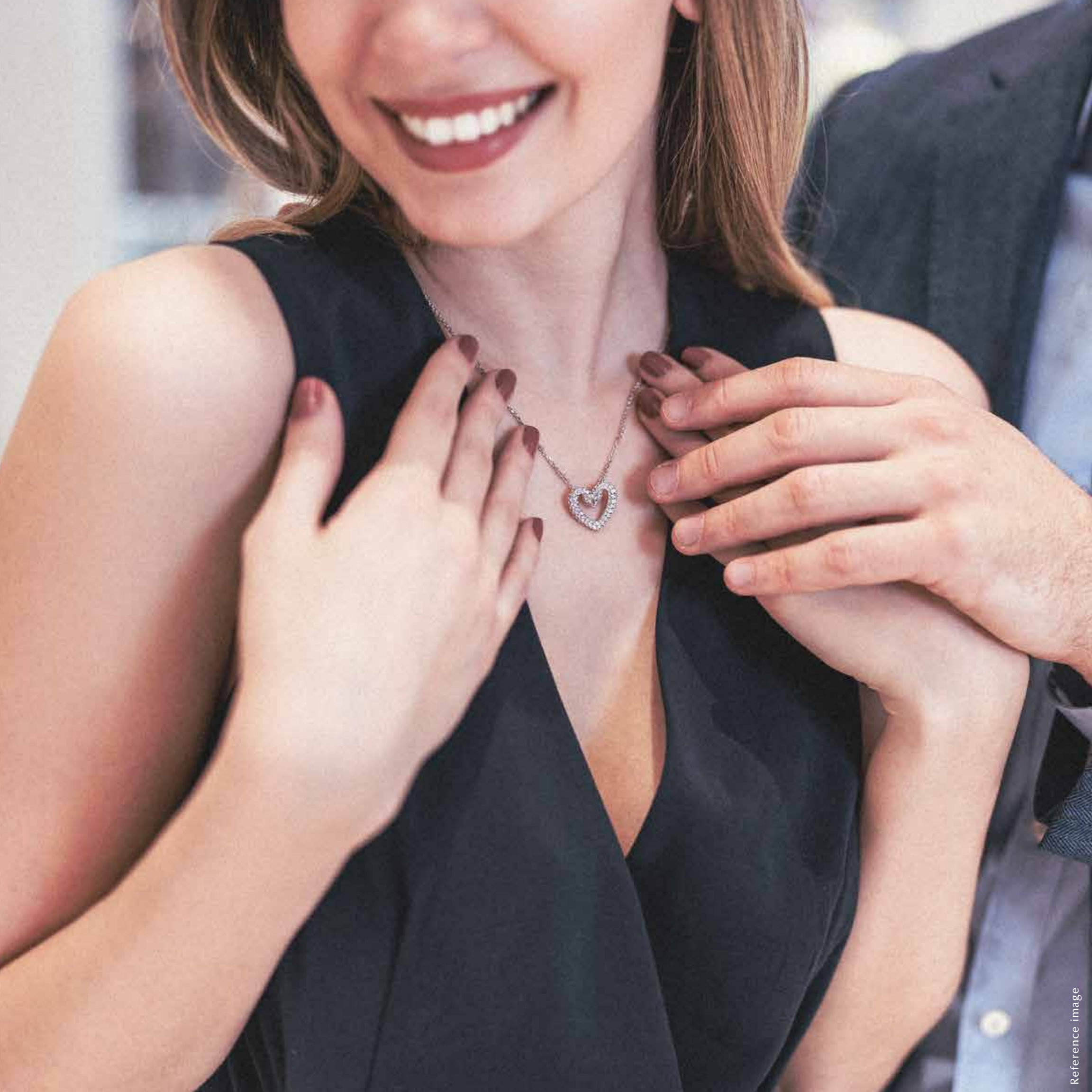
OCUS Medley. Elan Miracle.
Conscient One (sector 109). The Esplanade Mall

Schools:

DPS. Euro International.
Suncity School. SGT University.

Hospitals:

Signature Hospital, Vibrant Hospital, Aarvy, AIIMS (Jhajjar),
Sheetala Mata Medical College.



Reference image



Reference image



Reference image

Esperanza Clubhouse:

Indulge in the epitome of modern living at Coban Residences, where a state-of-the-art 20,500 sq. ft. clubhouse awaits. Offering a perfect blend of indoor and outdoor spaces. Elevate your fitness routine at the well-equipped gym, unwind with a game of pool, and rejuvenate your mind and body in the yoga studio or steam bath. Enjoy additional conveniences like the cafeteria and multi-purpose hall. Experience a lifestyle beyond the ordinary within the vibrant community of Coban Residences.



A healthy lifestyle that extends beyond your four walls.

Our commitment to enhancing your quality of life extends beyond your front door. With the kind of amenities lying in wait for you, here you will lead a healthy lifestyle.



- Gym
- Swimming pool
- Basketball court
- Volleyball court
- Badminton court
- Joggers' track



The Club Esperanza

Lifestyle amenities are all around you.

Whether you're enjoying a quiet evening on your private balcony or hosting gatherings in our communal spaces, your home at Coban is designed to be your haven.



Indoor games arena Kids' Swimming pool Amphitheatre Restaurant



Artistic impression



Artistic impression



Artistic impression



Reference image



Reference image



Reference image

Life is beautiful here.

Already more than 200 families live here. Our friendly neighbourhood fosters a sense of belonging, creating a place where families can grow and thrive.



Nursery School

Children's
playground

Community
hall

Actual image



Artistic Impression



Actual Image



Make it your happy space.

Step into a world where luxury isn't just a word, but a way of life. Every inch of Coban is a testament to joy and contentment.



Actual image



Reference image



Reference image

Flowerbeds

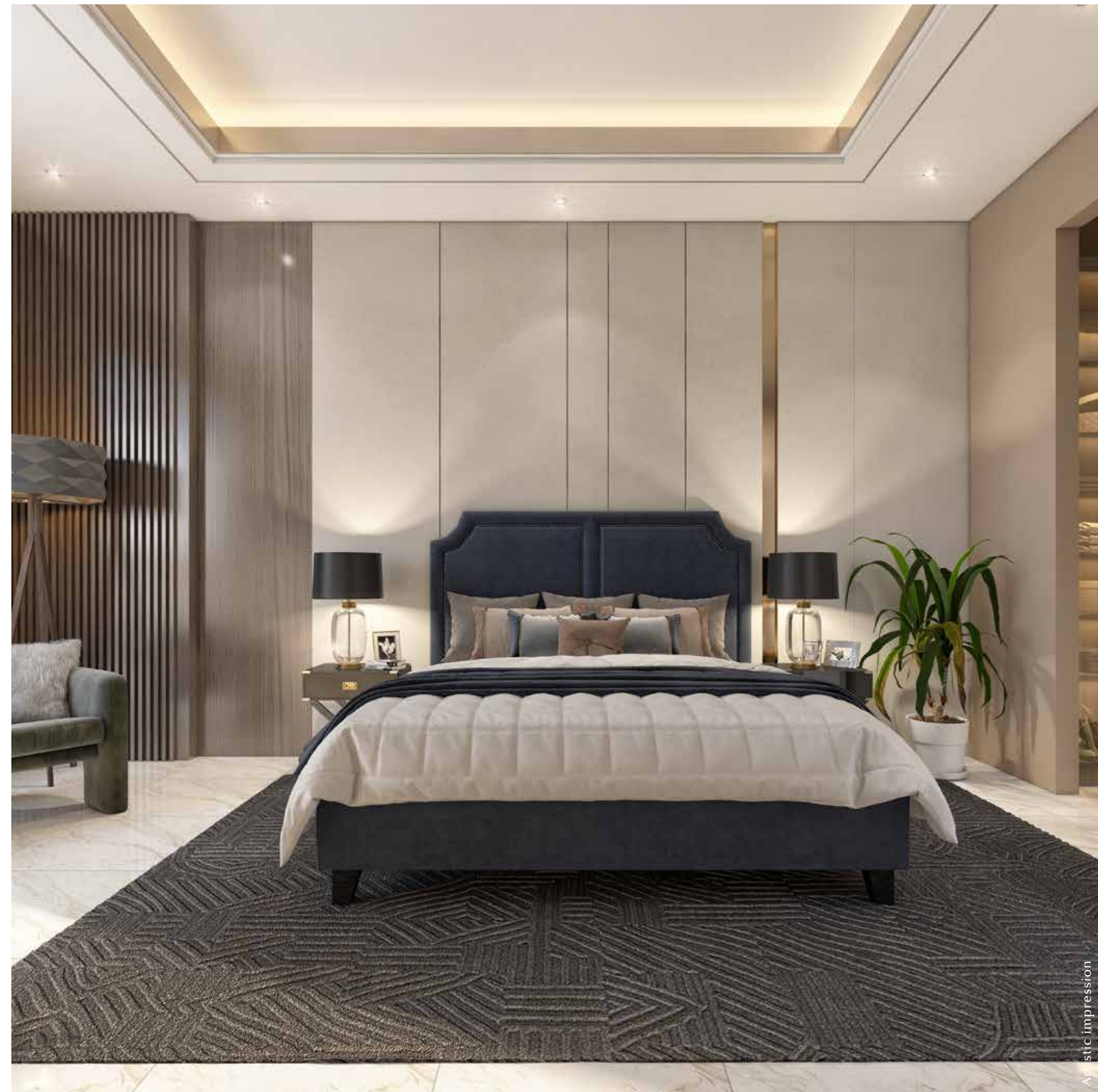
Terrace garden

Grass mounds

Pond



Actual image



Artistic impression



No detail is overlooked.
No effort is spared.

At Coban, even the ordinary is elevated to extraordinary heights.



Round-the-clock security

Shopping complex

Multiple entry gates

Concierge desk fully managed by expert concierge

Fully air-conditioned apartments with air purifier

Convenient basement parking

Living spaces
that meet
your exacting
standards.

Step into a world where beautiful design meets unmatched elegance. Our residences boast of spacious layouts. We bring you exceptional amenities that are crafted to make your daily life more comfortable.



Reference image

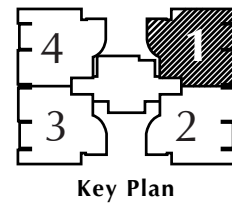
2BHK + ST

Floor layouts



Typical Unit Carpet Area
85.09 SQ M (916 SQ FT)

Super Area
144 SQ M (1550 SQ FT)



Tower-7
(Typical Unit Plan)

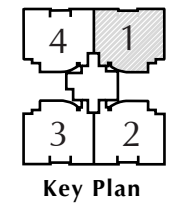
3BHK + SQ

Floor layouts



Typical Unit Carpet Area
113.34 SQ M (1220 SQ FT)

Super Area
185.52 SQ M (1997 SQ FT)



Tower-4
(Typical Unit Plan)



Legends

- T1. Tower A
- T2. Tower C
- T3. Tower D
- T4. Tower E
- T5. Tower B
- T6. Tower F
- T7. Tower F
- 8. Club
- 9. Pond
- 10. Amphitheatre
- 11. Swimming Pool
- 12. Gazebo
- 13. Flower bed
- 14. Jet fountain
- 15. Children's play area
- 16. E.W.S
- 17. Nursery School
- 18. Floor fountain
- 19. Main entrance
- 20. Alternate entry gate
- 21. Glass & wooden pergola
- 22. Basketball court
- 23. Lawn tennis court
- 24. Badminton court
- 25. Shopping complex
- 26. Cafe
- 27. Jogging track
- 28. Maze garden

Specifications - Coban phase 2

STRUCTURE	RCC Framed Structure with stilt & single Basement / Designed for the highest seismic considerations of Zone V for high rise structures, against Zone IV as stipulated by the Indian codes, with
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LANDSCAPE	Designer Landscaping
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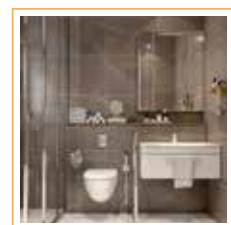


LIVING / DINING / CORRIDOR	
Floor	Premium Vitrified Tiles
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint

MASTER BEDROOM	
Floor	Premium Vitrified Tiles
Walls	Premium Grade Acrylic Emulsion Paint
Ceiling	Premium Grade Acrylic Emulsion Paint

BEDROOMS	
Floor	Premium Vitrified Tiles
Walls	Acrylic Emulsion Paint
Ceiling	Premium Grade - Acrylic Emulsion Paint

SERVANT ROOM	
Floor	Ceramic Tiles
Walls & Ceiling	Acrylic Emulsion Paint
Toilet	Anti Skid Tiles / Jaquar or equivalent



TOILETS	
Floor	Anti Skid Tiles
Walls	Premium Vitrified Tiles
Ceiling	Acrylic Emulsion Paint
Counters	Granite Counter Top
Sanitaryware	European style with Branded chrome plated brass fitting / Geyser / Exhaust Fans
CP Fittings	European style with Branded chrome plated brass fitting- Kohler / Jaquar or equivalent
Fittings in Bathroom	1. 2 hand holding handles, 1 in the bathing area and 2nd at the WC in all washrooms. 2. Half glass partition at the shower area, only in Master Bedroom wash Room.

AIR CONDITIONING	Split AC Samsung/LG/or equivalent)
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LIFTS	2 Lifts (1 lift 10 passengers 2nd lift 15 passenger capacity)
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CAR PARKING	One covered car parking free for 2BHK and 3BHK
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AIR PURIFIER	3 Numbers (Samsung or equivalent)
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BALCONIES (MAIN & UTILITY)	
Floor	Anti Skid Tiles
Walls & Ceiling	Exterior Paints
Railing	RCC / MS

ELECTRICALS	
Modular Switches	Modular Switches of Premium Brand
TV Socket	TV Socket
Telephone Socket	Telephone Socket

KITCHEN	
Floor	Premium Vitrified Tiles
Walls	Tiles up to 2 feet height above kitchen platform and Acrylic Emulsion Paint
Ceiling	Plastic Emulsion Paint
Counters	Granite Counter Platform with Stainless steel sink with 1 divider
Fitting & Fixtures	Exhaust Fan, Fire extinguisher / Jaquar or Kohler/ Grohe /Anchor or equivalent
Utility Area	Premium Vitrified Tiles
Appliances	Premium Grade Modular Kitchen with lower & upper cabinet

SECURITY / TECHNOLOGY	
PNG connection	Subject to availability by the Govt. approval
Charging Bay	Electric Car/ Motorcycle
Concierge service	Payment basis / Facilities Management Service
CCTV	My Gate or equivalent / Video Door camera phone / CCTV cameras
Gated Community	Smart access (3-Tier 24 Hours CCTV surveillance)
FTTH-Fiber Optic	IPTV Ready Box/Flexibility Cable TV/DTH/Fixed Telephone Line)

DOORS & WINDOWS	
Main Door	Decorative Flush Door
Bedroom Doors	Decorative Flush Door
Toilet Doors	Decorative Flush Door
Other Doors	Decorative Flush Door
Windows	UPVC

POWER BACKUP	
Up to 5 KVA will be provided for each Apartment	Power backup upto 5KVA for each Apartment. DG Capacity shall be on suitable load factor & diversity

FIRE FIGHTING SYSTEM	A Synchronised firefighting system with fire sprinkles, hydrant, hose reel, smoke detector, heat detection and fire curtain system as per norms. Pressurized staircases, lift lobbies and lift shafts for better fire safety.
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Sector 99A, Gurugram

C-7A, 2nd Floor, Omaxe City Centre Mall, Sohna Road, Gurgaon, Haryana, India | 0124-2219440

Toll Free: 1800 889 0367

PAREENA.IN

HARERA GURUGRAM WITH REGISTRATION NUMBER: HRERA-RC/REP/HARERA/ GCM/419/151/2020/35

Coban Residences has been registered via HARERA with registration number RC/REP/HARERA/GG/ 419/151/2020/35 and is available on the website <http://harera.in/> under registered projects. | The License No. 10 of 2013 issued in name of Monex Infrastructure Pvt Ltd. Further Town & Country Planning Department Haryana has granted permission vide Endst. No. LC- 2753/AssttAKJ/2020/16642 dated 18-09-2020, issued qua Joint Development rights Marketing Rights in favour of company for 10.5875 acres in respect of Group Housing Colony under license no.10 of 2013 dated 12.03.2013 for 10.5875 acres. | Building Plan Approval vide Memo No.: ZP-882/ SD(BS)/ 2013/47004 dated 25.07.2013. Coban Residences is Group Housing Colony in Sector 99A, Gurugram, Haryana, India and is being developed by Pareena Infrastructures Pvt. Ltd. on land measuring 4.28461 hectares (ha) (10.5875 acres) owned by M/s Monex Infrastructure Pvt Ltd. ("Company"). Coban Residences consists of 544 no. of residential units/ apartments, 96 no. EWS units, convenience shopping and community center/club. This advertisement contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, items, goods, additional fittings/fixtures, decorative items including finishing materials, specifications, shades, sizes and colour of the files, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/ amenities/ services to be provided. All plans and images shown in the advertisement is indicative and are subject to changes at the discretion of the Company or competent authorities. The Company shall not assume any responsibility of information provided by third parties and reliance shall be placed only on the information provided on the Company's official website i.e. www.pareena.in. The project land has been mortgaged to M/s Catalyst Trusteeship Limited, Debenture Trustee, appointed to secure Non-convertible Debentures (NCDs) issued by developer and NOC will be provided, if required, for sale, transfer and conveyance of the apartments/units to be constructed on the project land. Please note that some of the infographics and stock pictures used in this presentation have been obtained from publicly accessible web sources. The infographics and pictures are for reference purposes only and not meant for any commercial gain/purposes. The Company has not infringed any third party intellectual property rights and it will not be liable if the user of this presentation misuses the pictures and infographics in any manner.

