



TREHAN GROUP

PERFECTION | PRESTIGE | PUNCTUALITY

ACHIEVED MANY MILESTONES OVER 36 YEARS

38 MILLION SQ.FT

OF AREA DELIVERED

18 PROJECTS

COMPLETED

66,000

OVER HOME DELIVERED

LARGEST

TOWNSHIP OF ALWAR

## 800 LUXURY FLOORS

ALREADY DELIVERED IN MULTIPLE LOCATIONS OF GURUGRAM

NIRVANA COUNTRY

SECTOR-50

SOUTH CITY

SECTOR-49

SUN CITY

SECTOR-54

ESENCIA

SECTOR-67

ANANT RAJ

SECTOR-63A

ADANI SAMSARA

SECTOR-63

ONE GOOD EARTH

SECTOR-71



SECTOR 35, SOUTH OF GURUGRAM

**DON'T MISS THIS OPPORTUNITY!**

SCAN THE QR CODE TO VISIT THE HOME, EXPLORE THE LOCATION AND VIEW MORE PLANS.

LOCATION



VIRTUAL TOUR



FOLLOW US



36 years of excellence



TREHAN

LUXURY LIVING IN THE EMBRACE OF ARAVALLI HILLS RIGHT ON THE HIGHWAY



SECTOR 35, SOUTH GURUGRAM

**OUR COMMITMENT TO PEOPLE AND QUALITY**

At Trehan Luxury Floors, we prioritize delivering superior quality and ensuring timely project completion. Our foundation is built on trust, offering reliability in land acquisition, material selection, and financial transparency.

What truly distinguishes us in the industry is our continuous drive for innovation, distinctive design concepts, comprehensive real estate solutions, and an unwavering dedication to the highest service standards.



**WELCOME TO**

**A Home Where Nature Cares For You. Sector 35, South Gurugram**

Welcome to an address that puts you at the heart of it all.

Why settle for just one when you can have both? At Serenity, you can enjoy a prime location surrounded by lush greenery, along with top-notch amenities. Conveniently close to malls, educational institutions, business parks, and key destinations, Serenity offers the best of both worlds.



3 BHK Bigger and Better

3 BHK Bigger and Better with a Rooftop Terrace and Spacious Basement”



3 BHK Bigger and Better



W E L C O M E T O  
**TREHAN** Valley

## INTRODUCING TREHAN VALLEY

At the heart of this thriving locale, Trehan Valley offers luxury living with unparalleled convenience. Strategically positioned on Sohna Road, Trehan Valley provides an exquisite blend of modern amenities and scenic tranquility. Residents benefit from the region's robust infrastructure while enjoying the premium lifestyle that Trehan Group is known for.

Invest in Trehan Valley today and experience the future of urban living, right in the midst of Sohna Road's connectivity advantage.

## AMENITIES OFFERED



3 BHK Bigger and Better



## SOHNA ROAD CONNECTIVITY

Your Gateway to Modern Living

Sohna Road has rapidly emerged as a prime real estate hotspot, thanks to its seamless connectivity across Delhi NCR. Situated just 45 minutes from the airport, 40 minutes from the railway station, and a short 15-minute drive from Rajeev Chowk, Sohna Road offers an exceptional opportunity for real estate investment.

With Huda City Center and Sikandarpur being the closest metro stations, residents enjoy easy access to the city's major transit hubs. The area is surrounded by top-rated schools, hospitals, supermarkets, restaurants, and banks, ensuring all essential services are within reach.

3 BHK Bigger and Better

## LIVABILITY INDEX

### ACCESSIBILITY



Possessing a planned geographical location, South of Gurugram is easily reachable from major cities in the Delhi NCR region, including South Delhi, Faridabad, and Noida. Furthermore, the location is in close proximity to offices and entertainment hubs.

### PREMIUM FACILITIES



Trehan Valley aims to blend natural surroundings with modern living, offering premium amenities such as a recreational club, meditation lawn, badminton court, and more, all within the community.

### HEALTHCARE AND SCHOOLING



Quality education and healthcare are essential. Trehan Valley is near over 15 renowned educational institutions and 21 reputed hospitals.

### DEVELOPMENT



Sohna is considered an ideal location for real estate investment in Gurugram due to its expected rapid development in the coming years. With numerous current and upcoming residential projects, Sohna promises a high quality of life and value appreciation.

### CONNECTIVITY



Trehan Valley is located on Main Sohna Road, which has recently been designated as a National Highway (NH248A). It is well-connected with Gurgaon Railway Station (40 minutes), IGI Airport (45 minutes), IMT Sohna (12 minutes), Cyber City (35 minutes), and Sohna Road Office Hub (10 minutes).

### HEALTHY ENVIRONMENT



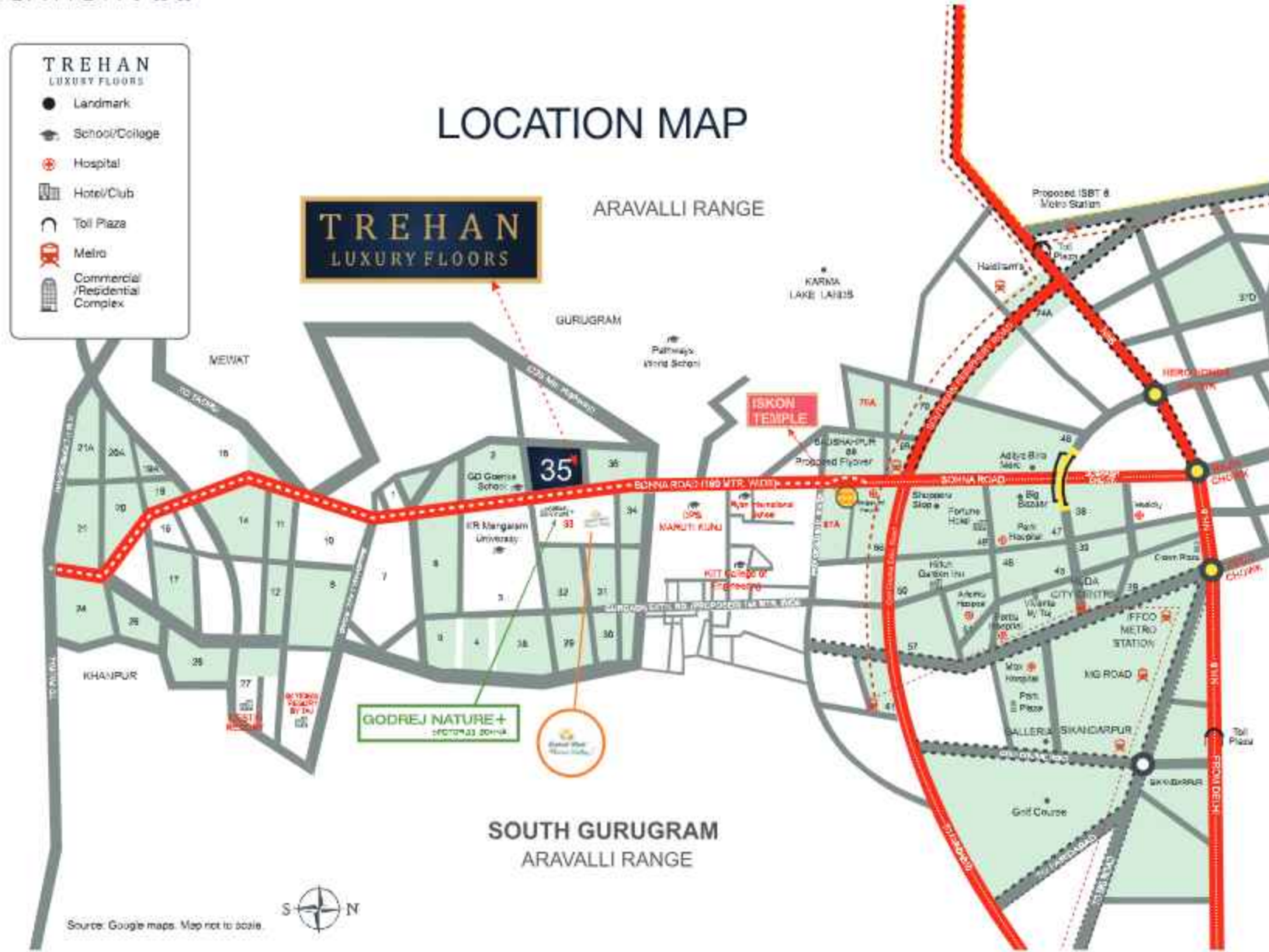
The township is rich in flora and fauna, providing a cleaner and fresher environment. With facilities like sewage water recycling and rainwater harvesting, Trehan Valley is committed to sustainable development.

### OPTIMUM USE OF SPACE



Trehan Valley maximizes its space by incorporating expansive and open gardens, water bodies, parks, playgrounds, and more. Here, you don't just move into a home—you embrace a complete experience.

## LOCATION MAP



## LOCATION ADVANTAGE

### Schools and Colleges

- GD Goenka World School, Sohna (2 min)
- Kingswood World School, Sohna (10 min)
- Pathways World School (20 min)
- Ryan International School, Sohna Road (15 min)
- DPS Maruti Kunj, Gurgaon (20 min)
- KIIT College of Engineering, Bhondsi, Gurugram (15 min)
- KR Mangalam University (10 min)
- MDI Gurgaon, Sector 17, Gurugram (25 min)
- Ansal University, Sector 55, Gurugram (30 min)

### Hotels

- Lemon Tree (5 min)
- Taj Gateway (DAMDAMA 10 min)
- Country Inn (10 min)

### Banks

- ICICI Bank (5 min)
- Union Bank (10 min)
- State Bank of India (10 min)
- Allahabad Bank (15 min)
- HDFC Bank (15 min)

### Healthcare Infrastructure

- Sarva Hospital (5 min)
- SURYA HOSPITAL In Sohna (5 min)
- Vinayak Hospital In Sohna (5 min)
- Vardaan Hospital & Trauma Centre in Sohna (5 min)
- Medanta Medicity (20 min)
- Artemis Hospital (25 min)
- Max Hospital (25 min)
- Fortis Hospital (30 min)
- Park Hospital (25 min)

### Malls

- Signature Global Infinity Mall Sector (5 min)
- Airia Mall, Secor 68, Gurugram (10 min)
- Elan Town Centre, Gurugram (15 min)
- Omaxe Mall, Sector 48, Gurugram (25 min)
- Raheja Mall, Sector 47, Gurugram (25 min)
- WorldMark Mall, Sector 65, Gurugam (15 min)

### Corporate Parks

- Sohna Road Commercial Belt (10 min)
- IMT Sohna (15 min)
- Unitech Business Park, Sector 41, (30 min)



## LOCATION ADVANTAGE

### EDUCATIONAL INSTITUTIONS

- Ryan International School
- DPS Maruti Kunj
- KIIT College of Engineering
- JK Business School
- KR Mangalam University
- GD Goenka World School
- Pathways World School

### LUXURY HOTELS

- Hilton Garden Inn
- Gateway Resort by Taj
- Westin Resort
- Country Inn
- Lemon Tree

### HEALTHCARE

- Max Hospital
- Fortis Hospital
- Artemis Hospital
- Park Hospital
- Medicity
- Sanjeevani Hospital
- Kabiliji Hospital

### RETAIL ZONES

- Big Bazaar
- Shopper's Stop
- Aditya Birla More
- Ascendas OneHub
- Reach Airia Retail Mall
- Omaxe Wedding Mall
- Raheja Mall
- Pyramid Square

REFERENCE IMAGES OF BEDROOMS



Spacious Living Spaces



Spacious Bedroom 2



Spacious Bedroom 1



Spacious Bedroom 1



Kitchen

3 BHK  
BIGGER AND  
BETTER WITH  
A ROOFTOP  
TERRACE AND  
SPACIOUS  
BASEMENT



01 Bathroom



02 Bathroom



03 Bathroom

Experience  
High-End  
Living  
with Trehan  
Homes

SMART HOME FEATURES

A SMART HOME THAT CAN BE COMMANDED WITH VOICE, REMOTE & MOBILE

Trehan luxurious 3 BHK floor is equipped with state-of-the-art smart home features. You can effortlessly control lighting, curtains, and door locks using voice, remote, or your mobile. The Video Door Phone adds security, letting you see and talk to visitors. Smart CCTV keeps a watchful eye, while clever curtains, lighting, and door locks boost convenience and save energy. This fusion of modern tech offers both comfort and heightened security, making your living experience lavish and contemporary.



Smart Door Lock



Smart Light



Smart Curtain



Video Door Phone



Smart M/Light



Smart CCTV



OUTSTANDING AMENITIES



1ST YEAR FREE MAINTENANCE



SMART HOME AUTOMATION



CCTV CAMERAS



POWER BACKUP



VIDEO DOOR PHONE



UPVC DOORS & WINDOWS



MODULAR KITCHEN



PREMIUM BATHROOM FITTINGS



WATER PROOFING



CHIMNEY



WARDROBES



LIFT



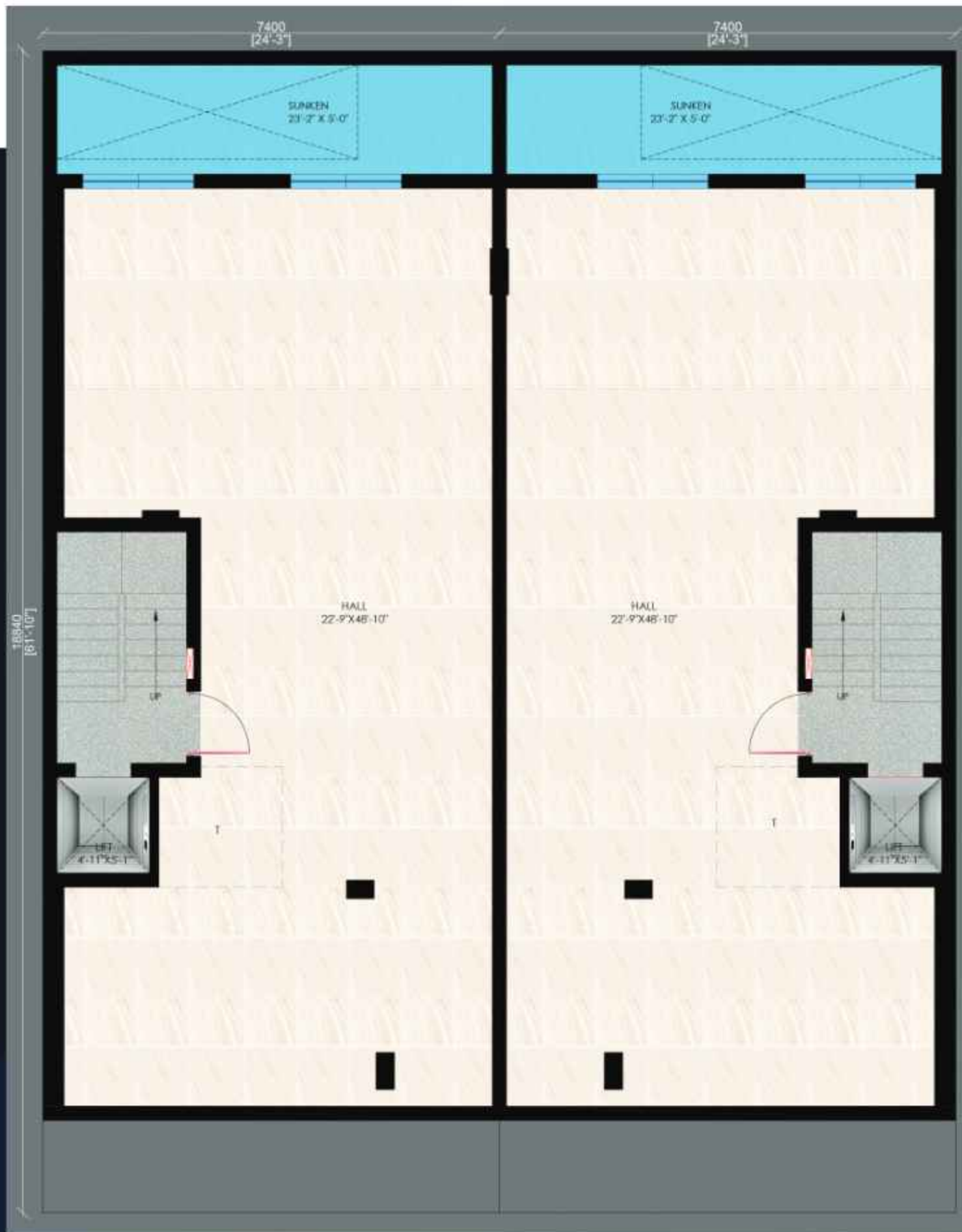
FANS & LIGHTS



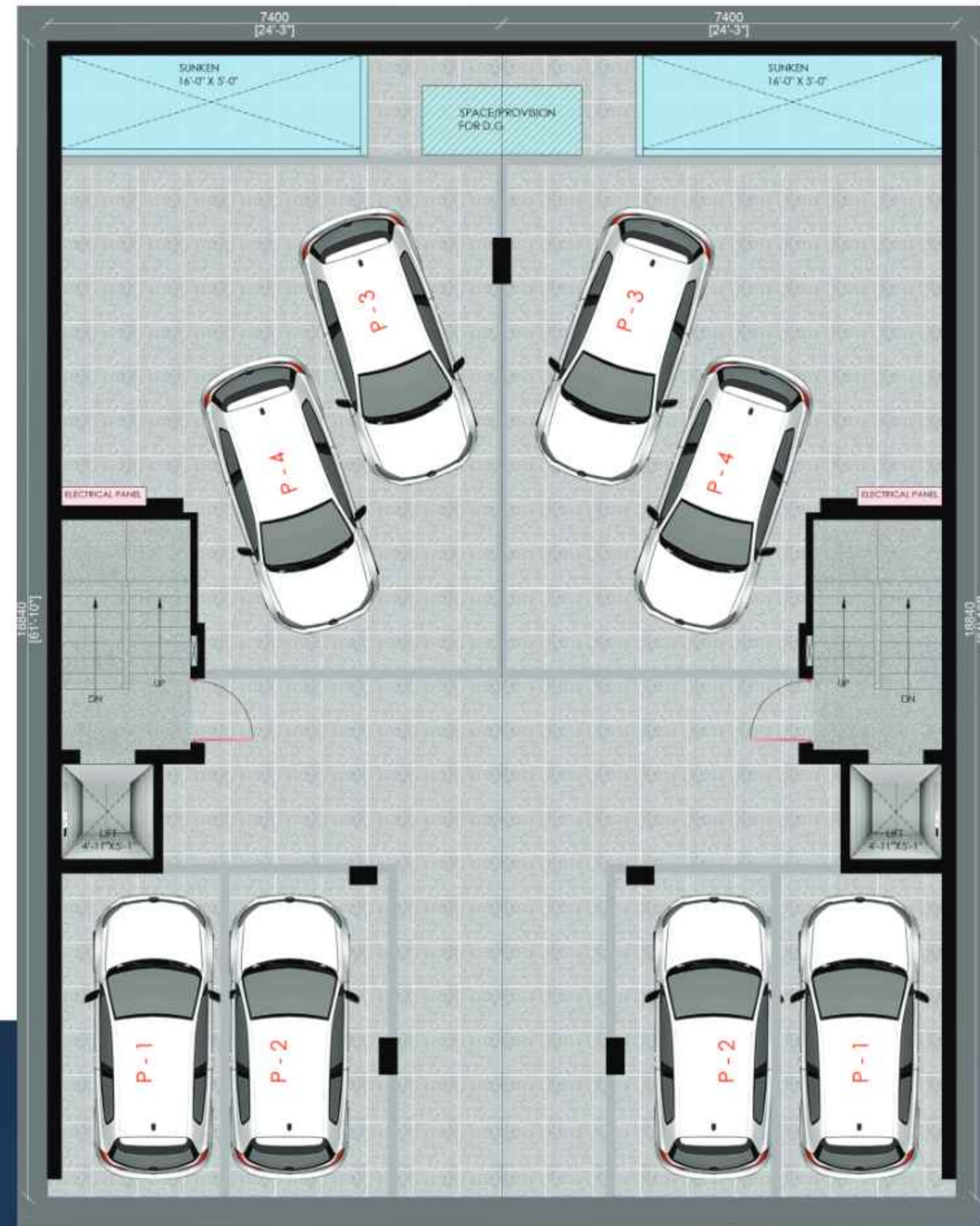
HOB



ANTI TERMITE TREATMENT



3 BHK LUXURY FLOORS



3 BHK LUXURY FLOORS

BASEMENT PLAN

STILT PLAN

TYPICAL PLAN



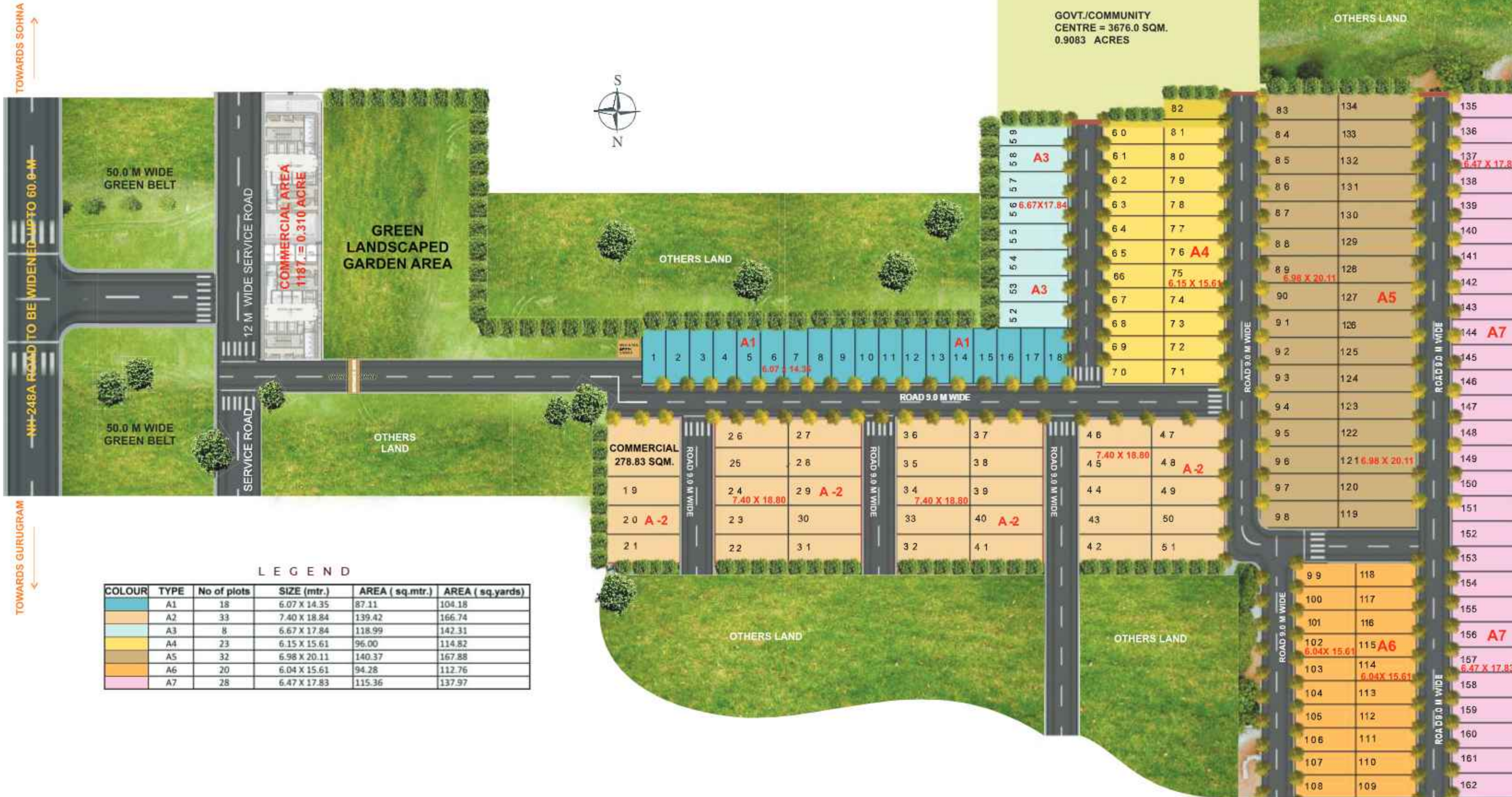
3 BHK LUXURY FLOORS



TERRACE PLAN

3 BHK LUXURY FLOORS

3 BHK Bigger and Better



AMENITIES

- Entrance gate complex
- Pathway along road
- Classical themed garden
- Pathway along green
- Half basketball court
- Outdoor sitting with decorative urns
- Garden entry through trellis
- Decorative stone spouts
- Badminton court
- Yoga meditation lawn

