



TREHAN

LUXURY FLOORS

COMMITTED TO ARCHITECTURE
DESIGNED TO MAKE YOU FEEL HOME

ABOUT US

TREHAN Luxury Floors is a venture into Luxury housing by
“TREHAN HOME DEVELOPERS PVT LTD”.

The idea is to provide luxury living by offering smart homes with
Modern design, high end finishes, adequate ventilation and ample natural light.

Trehan Home Developers Private Limited (THD)
is one of the leading real estate company delivering affordable residential and commercial projects
in Delhi NCR, and other growing areas like Bhiwadi , Neemrana and Alwar.
THD was founded by Mr. Harsh Trehan in year 2005. Mr. Trehan entered into
the real estate industry in year 1989 and as a proprietor he has delivered
projects under the brand name of “Budget Home People”. THD is into various sectors with
a core team of dedicated professionals executing civil and structural work,
real estate projects, commercial complex, housing, and landscaping. The company has
numerous successful constructions of housing and commercial projects in its portfolio at Gurgaon,
Delhi, Faridabad, Bhiwadi and Alwar. The Group has been a real trendsetter when it comes
to providing budget and affordable living. THD has on time delivery of projects to its credit
that includes “Hill View Garden Phase -I and Phase -II” in Bhiwadi and “Apna Ghar Shalimar” in
Alwar. In 2013, THD won the prestigious CNBC award for “Best Residential Project across
Delhi NCR under 100% complete affordable housing segment and award for its excellent work by
ASSOCHAM 6th Affordable Housing Summit & Excellence Award 2014. THD is also
a member of CREDAI – Bhiwadi.

We are COMMITTED TO EXCELLENCE AND ARCHITECTURE THAT
MAKES YOU FEEL HOME”

CREATING COMMUNITIES SINCE 1989

10

OVER 10 MILLION SQUARE
FEET DELIVERED

10,000

HOMES DELIVERED

16

PROJECTS
COMPLETED

30,000

HAPPY RESIDENTS



ESENCIA
B-522 | 525 | 45 | 46 | 47 | 612
GOLF COURSE EXTENSION ROAD



502 SQ. YD. | 4 BHK

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SPECIFICATIONS

ESENCIA | GOLF COURSE EXTENSION ROAD

STRUCTURE	Steel Grade - Fe500 (Rathi, Jindal or Equivalent); Cement - (Ultratech / J.K Lakshmi or Equivalent); Use of All ready mix concrete (RMC) - M25 / M30 Grade; AAC Blocks: J K Lakshmi SMART AAC Blocks or equivalent.
FLOOR FINISHES	Italian/Composite Marble in Drawing room and Lobby; Vitrified Tiles (32"x64") in Kitchen; Vitrified Tiles (24"x48" & 24"x24") in bathrooms designed in combination; Laminated Wooden Flooring in All Bedrooms; Vitrified Tiles (24"x24") in Balconies; Granite on Staircase; Granite in Stilt Parking.
WALLS	Choice of Wallpapers from our range of designs for bed back wall in bedrooms. Wall Paneling in Drawing room. One Feature wall in lobby in Green Turf.
KITCHEN/ WARDROBES/ VANITIES/ TV CONSOLES	Modular Kitchen with imported fittings finished in High end Laminates; Granite/Quartz Counter top; Tiles (24"x48") on walls above counter top; Appliances: Hob and Chimney (KAFF or Equivalent). Wardrobes and Vanities in all Bedrooms, TV Console in 1 Bedroom finished in High end Laminates.
POP & PAINT	Designer False ceiling in all Bedrooms, Lobby and Drawing room; POP punning on walls; Plastic Emulsion on Walls and Ceiling (Berger or equivalent); Apex on External Façade (Berger or equivalent).
DOOR and DOOR FRAMES	High end designer laminated doors; Door frames and Architrave in Hardwood; Door Hardware in Antique finish. External Doors and Windows in UPVC – 2 Track Profile with 6mm Glass.
LIFT	6-8 Passengers by reputed Elevators brand.
ELECTRICAL	PVC Conduits (Astral/Polypack); Wiring (Polycab/Havells); MCB (Legrand or Equivalent); Socket & Switches (Anchor Penta, Havells Crabtree or equivalent); Ceiling fans in All Rooms and Lobby, Exhaust fans in all Bathrooms (Havells or equivalent); LED Lighting in Coves and Downlighters; Designer Chandelier in Lobby; Gysers in all Bathrooms of 25L (Jaguar or equivalent); Provision of Intercom in 2 Bedrooms, Kitchen, Servant Room.
TOILETS	Mirrors over Vanity; Glass partition in Shower area. WC, Washbasin, Faucets (Jaguar, Kohler or equivalent); All other bathroom fittings (Hindware or equivalent); Cisterns (Geberit or equivalent).
PLUMBING	UPVC/CPVC Pipes (Astral/Supreme or Equivalent); UG water pump for each floor separately. UG Tank for each floor of ~3000L and overhead tank of 1500L (Sintex or equivalent).
RAILINGS	Front Balcony railing in Cast Iron/ Wrought Iron with wooden top. Rear Balcony and Staircase railing in Mild Steel (MS).
SECURITY	Video Door Phone (VDP) connected with main gate (ALBA or Equivalent); CCTV cameras in stilts with wired access.
ELEVATION	Designer Classical Elevation or as per latest designs.
AUTOMATION	Automation of Lights and Curtains in Master Bedroom and Drawing room.