

coban
residences
SECTOR - 99A, GURUGRAM

**PREMIUM LIFESTYLE
AT UN-MATCHED PRICE**



A NEW WAY OF **PREMIUM LIVING**

10.5 ACRES

(42,491.99 sq. m) of Development)

OVER 77%

of Landscaping Space

12,180 SQ.FT.

(1,131.559 sq.m) Clubhouse

The COBAN Residencies is situated in Sector 99A Gurgaon, Dwarka Expressway and the apartments are the perfect combination of premium features and contemporary architecture. It is Close to Clover Leaf that connects SPR, Dwarka Expressway and NH-48. Coban is in close vicinity to Global City and the Indian International Convention Centre which can hold about 10,000 people at a time. You get to choose from 2BHK, 3BHK, and 4BHK properties, and you will also have access to premium amenities, including a gymnasium, swimming pool, car parking lot, and green spaces.



PREMIUM LIFESTYLE AMENITIES



Amphitheatre



Kids Play Area



Terrace Garden



Pond



Gymnasium



Restaurants



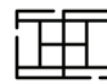
Terrace Garden



Cycling Track



Basketball Court



Tennis Court

PREMIUM SPECIFICATIONS

LIVING/DINING ROOM

Flooring: Vitrified Tiles

Wall: Oil Bound Distemper

Ceiling: POP Cornice

Doors: Hardwood Frame & Flush Door Finished with Paint
Main Entrance Door will be Decorative Flush Door.

Windows/Glazing: UPVC/ Hardwood with matching fitting

Electricals: Modular switches, TV and Telephone Socket

KITCHEN

Type: Modular Kitchen

Flooring: Ceramic Tiles

Wall: Ceramic Tiles upto 2' Height above Kitchen Platform

Ceiling: Oil Bound Distemper

Door: Hardwood Frame & Flush Door Finished with Paint

Windows/Glazing: Hardwood/UPVC with matching fitting

Platform: Pre-polished Granite Platform with Stainless Steel Sink

Fittings/Fixtures: CP Fittings; Electricals: Modular switches

BALCONY

Flooring: Ceramic Decorative Tiles

Wall: Semi Permanent Long Lasting Finish

Door: Flush Door/UPVC

Windows/Glazing: Hardwood/UPVC with matching fitting

Electricals: Modular switches

OTHERS

Intercom System

Split A/C in Living, Dining & Bedrooms

MASTER & OTHER BED ROOMS

Flooring (Master Bedroom): Laminated Wooden

Flooring (Other Bedrooms): Vitrified Tiles

Wall: Oil Bound Distemper

Ceiling: POP Cornice

Door: Hardwood Frame & Flush Door Finished with Paint

Windows/Glazing: Hardwood/UPVC with matching fitting

Electricals: Modular switches, TV and Telephone Socket

TOILETS

Flooring: Ceramic Tiles

Wall: Ceramic Tiles upto 7' Height

Ceiling: Oil Bound Distemper

Door: Hardwood Frame & Flush Door Finished with Paint

Windows/Glazing: Hardwood/UPVC with matching fitting

Sanitaryware/CP Fittings: CP Fittings, European Style with branded

Chrome Plated Brass Fittings (white/colour)

Electricals: Modular switches

SERVANT ROOM

Flooring: Ceramic Tiles

Wall and Ceiling: Oil Bound Distemper

Door: Hardwood Frame & Flush Door Finished with Paint

Windows/Glazing: Hardwood/UPVC with matching fitting

Sanitaryware/CP Fittings: CP Fittings, European Style

Electricals: Modular switches, TV and Telephone Sockets

Toilet: Ceramic Tiles Flooring, CP Fittings

2 BHK + STUDY APARTMENT LAYOUT



SUPER AREA

1,550 Square Feet (144.0 Square Meter)

RERA CARPET AREA

916 Square Feet (85.09 Square Meter)

EXCLUSIVE AREA

1,131 Square Feet (105.07 Square Meter)

3 BHK + SERVANT APARTMENT LAYOUT

SUPER AREA

1,997 Square Feet (185.52 Square Meter)

RERA CARPET AREA

1,220 Square Feet (113.34 Square Meter)

EXCLUSIVE AREA

1,531 Square Feet (142.42 Square Meter)



4 BHK + SERVANT APARTMENT LAYOUT



SUPER AREA

2,352 Square Feet (218.50 Square Meter)

RERA CARPET AREA

1,465 Square Feet (136.10 Square Meter)

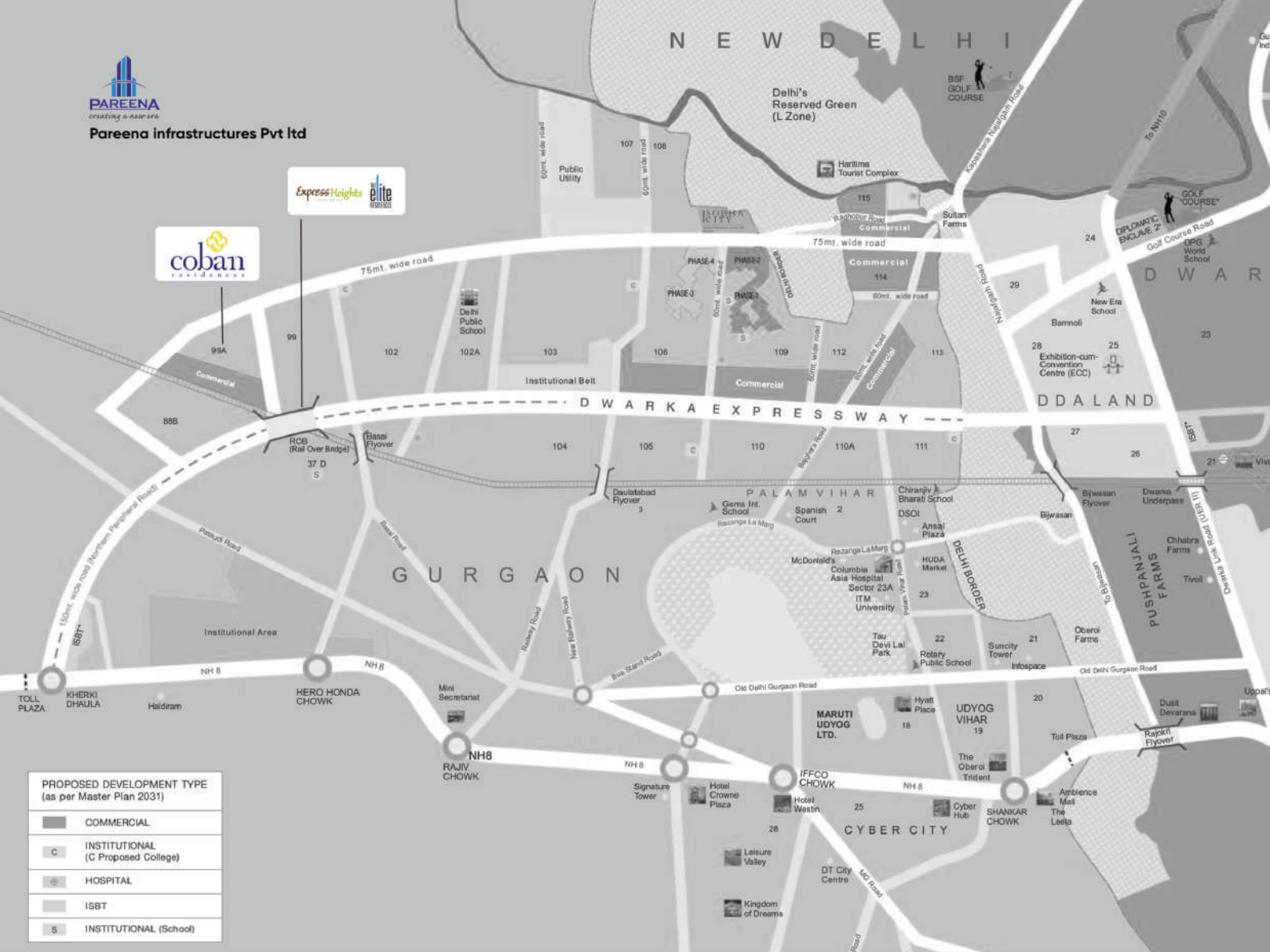
EXCLUSIVE AREA

1,776 Square Feet (164.99 Square Meter)

COBAN RESIDENCES SITE MAP



1. Tower A
2. Tower C
3. Tower D
4. Tower E
5. Tower B
6. Tower F
7. Tower G
8. Club
9. Pond
10. Amphitheatre
11. Swimming Pool
12. Gazebo
13. Flower bed
14. Jet fountain
15. Children play area
16. E.W.S
17. Nursery school
18. Floor fountain
19. Main entrance
20. Other entry gate
21. Glass & Wooden pergola
22. Basketball court
23. Lawn tennis
24. Badminton court
25. Shopping complex
26. Cafe
27. Jogging track
28. Maze garden



PROPOSED DEVELOPMENT TYPE
(as per Master Plan 2031)

- COMMERCIAL
- INSTITUTIONAL
(C Proposed College)
- HOSPITAL
- ISBT
- INSTITUTIONAL (School)

Visit: Coban Residences

Sector 99A, Gurugram, Haryana

www.pareena.in | Timing- 10:00a.m-6:30p.m

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

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