



↕ ROF

P R A  A S A

THE LUXURY  
WELLNESS LIVING



# CRAFTING EXCELLENCE IN LUXURY REAL ESTATE

ROF is a trusted name in luxury real estate, celebrated for our innovation, reliability, and dedication to delivering exceptional living spaces. We've built a legacy of excellence by creating sustainable, affordable homes that redefine luxury. With a clear vision and unwavering focus on quality, we have grown into an industry leader. Our projects are a testament to our commitment to surpassing customer expectations and upholding the highest standards of integrity and transparency.

## WHY CHOOSE ROF?



QUALITY ASSURANCE



INNOVATION



TRANSPARENCY



CUSTOMER-CENTRIC APPROACH



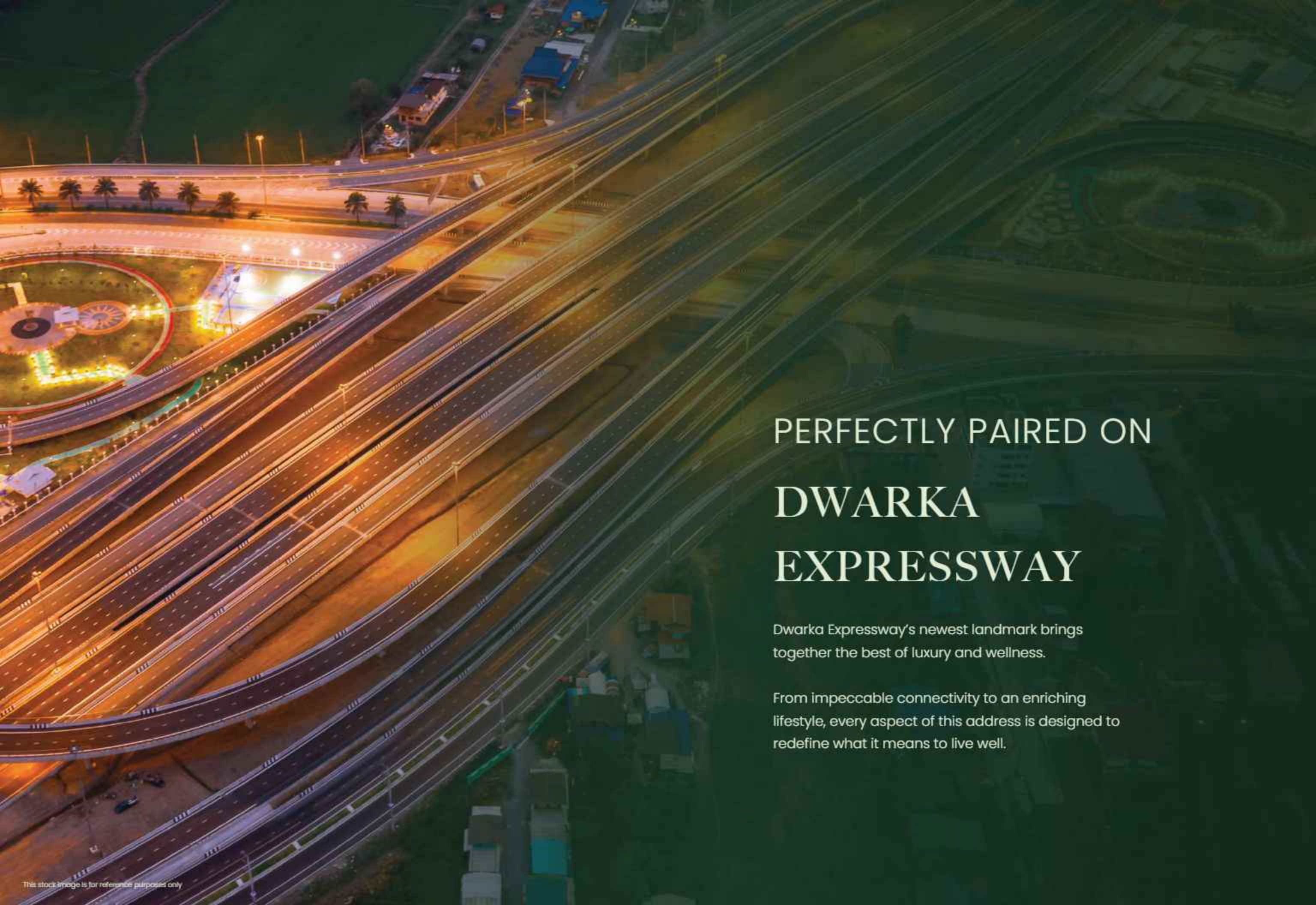
ON TIME DELIVERY

# EXPERIENCE THE ART OF LUXURIOUS WELLNESS LIVING

Luxury and wellness often stand apart, but what if they came together to create an extraordinary lifestyle?

Welcome to a haven of luxury wellness living on the prestigious Dwarka Expressway—a perfect blend of opulence and well-being.





# PERFECTLY PAIRED ON DWARKA EXPRESSWAY

Dwarka Expressway's newest landmark brings together the best of luxury and wellness.

From impeccable connectivity to an enriching lifestyle, every aspect of this address is designed to redefine what it means to live well.

PRAMASA  
THE NEW  
LANDMARK BY  
ROF

WELCOME TO THE THRIVING ADDRESS  
OF DWARKA EXPRESSWAY



WORLD CLASS  
AMENITIES



LUXURIOUS INDEPENDENT  
PREMIUM FLOORS



BUSTLING  
COMMERCIAL HUB



A+ GRADE  
SCHOOL

IN THE HEART OF CHAOS,  
ASPIRING TO CREATE A WORLD OF  
**PERFECT BALANCE**



A PLACE WHERE  
**LUXURY ELEVATES  
AND WELLNESS  
NURTURES**

A close-up photograph of two men in dark blue suits shaking hands. The focus is on their hands and forearms. The background is blurred, showing a bright, possibly windowed area. On the right side of the image, there are white geometric line art elements: a large triangle and a smaller triangle below it.

YOUR  
**INVESTMENT**  
IN A FUTURE OF LUXURY  
AND WELLNESS

YOU'RE HAPPY EVER AFTER STARTS WITH

P R A  A S A

# A DESTINATION THAT DEFINES DISTINCTION

Nestled in one of the most sought-after locales of Dwarka Expressway, Pravasa is a statement of prestige. Here, you're not just living close to the city's finest — you're living at the center of it all. At ROF Pravasa, we bring you an investment opportunity that balances your present with a promising future. Enjoy the benefits of modern wellness amenities, prime location, and long-term value that promise a return on lifestyle and investment.



# CONNECTING YOU TO WHAT MATTERS MOST

Situated in a prime location surrounded by iconic landmarks, Pravasa embodies the essence of connectivity. Enjoy a hassle-free commute and unwind worry-free in the comfort of your home.



10 Minutes from proposed  
Diplomatic Enclaves  
& Embassies



Adjacent to  
Dwarka Expressway



25 Minutes  
from IGI Airport



20 mins from  
New Delhi



7 Minutes from Manesar  
Toll Plaza, NH-8, Hyatt Regency  
Hotel, IMT Manesar



20 Minutes from Medanta,  
The Medicity & Rajiv Chowk



# FIND PERFECT HARMONY FOR YOUR FAMILY AND HAPPINESS

Let your family experience a perfect balance of comfort, warmth, and happiness.  
It's the place where lasting memories and joy begin.





# RECONNECT WITH WELLNESS BALANCE

Find balance in nature's peaceful embrace, where wellness thrives and tranquillity reigns. Nature's balance is the foundation for a life of harmony and well-being. Surrounded by a pollution-free, vibrant, and pleasant environment, immerse yourself in a year-round experience of freshness and vitality.



SURROUNDED BY THE SERENITY OF  
LUXURY WELLNESS LIVING

# PLAY YOUR WAY TO A HEALTHIER LIFE

Begin your wellness journey in spaces designed to inspire, from the soothing yoga and meditation garden to the revitalizing outdoor gym, ensuring you stay healthy and motivated.



**YOGA & MEDITATION GARDEN**



**OUTDOOR GYM**



**TENNIS COURT**



**REFLEXOLOGY PATH**



**BADMINTON COURT**



**BASKETBALL COURT**

# A WORLD OF FUN FOR LITTLE EXPLORERS

Vibrant kids' play area and a refreshing kids' pool are designed to inspire play, laughter, and endless fun for the family's youngest members.



**KIDS POOL**



**KIDS INDOOR  
PLAY AREA**

# A PEACEFUL RETREAT FOR EVERY GOLDEN YEAR

It is the ideal haven for the family's guiding lights or those enjoying their golden phase, where relaxation and connection with nature come effortlessly.



**SENIOR CITIZEN  
GARDEN**



# LEISURE LIKE NEVER BEFORE

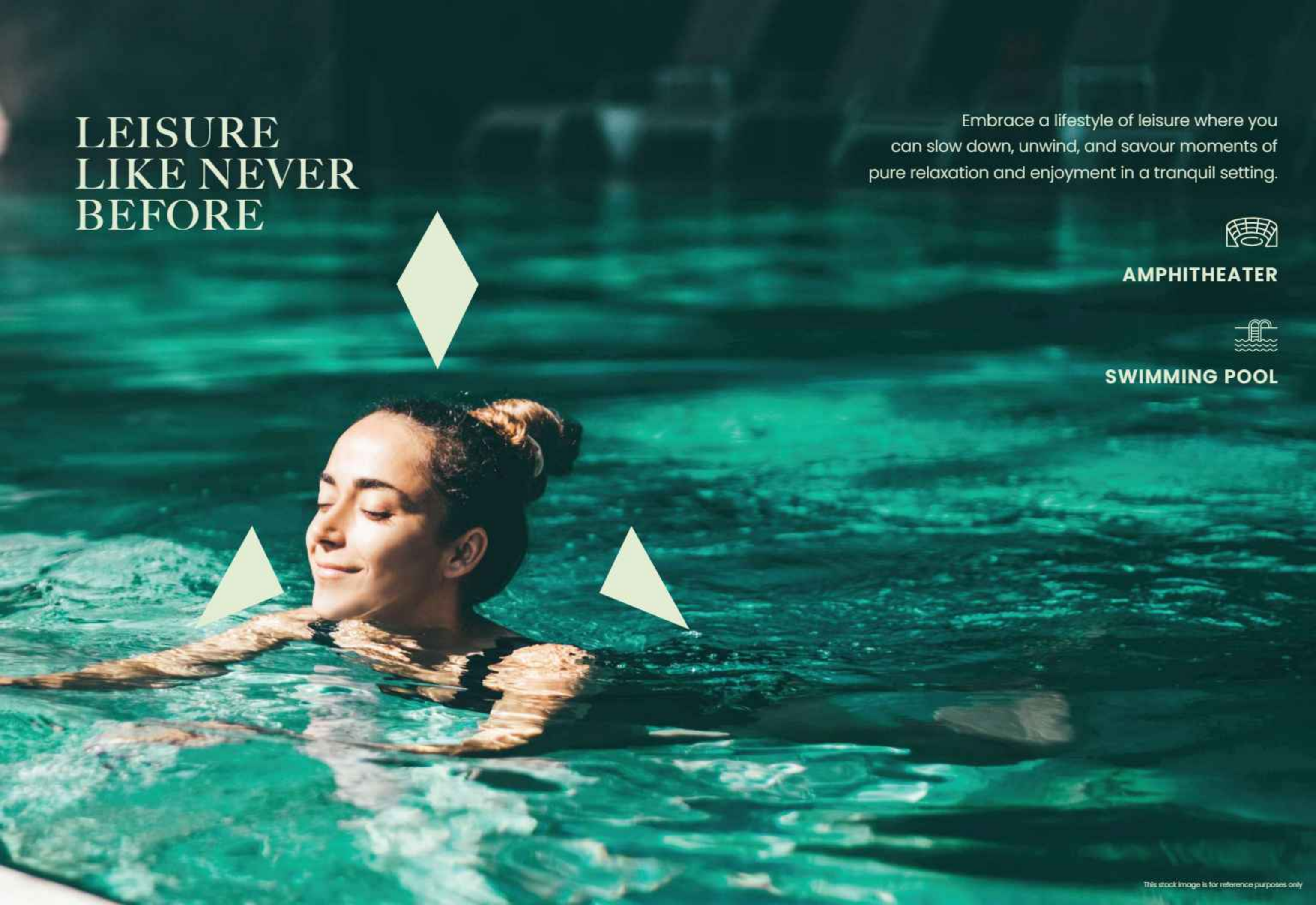
Embrace a lifestyle of leisure where you can slow down, unwind, and savour moments of pure relaxation and enjoyment in a tranquil setting.



**AMPHITHEATER**



**SWIMMING POOL**



INTRODUCING  
PRAMASA





# LUXURY REDEFINED OUTDOORS

Indulge in luxury living with amenities like outdoor dining areas, stylish sculptures, and seating under trellises, offering a blend of relaxation and elegance.



**SEATING  
UNDER TRELLIS**



**STEPPED  
SEATING**



**SCULPTURES**



**OUTDOOR  
SHOWER**

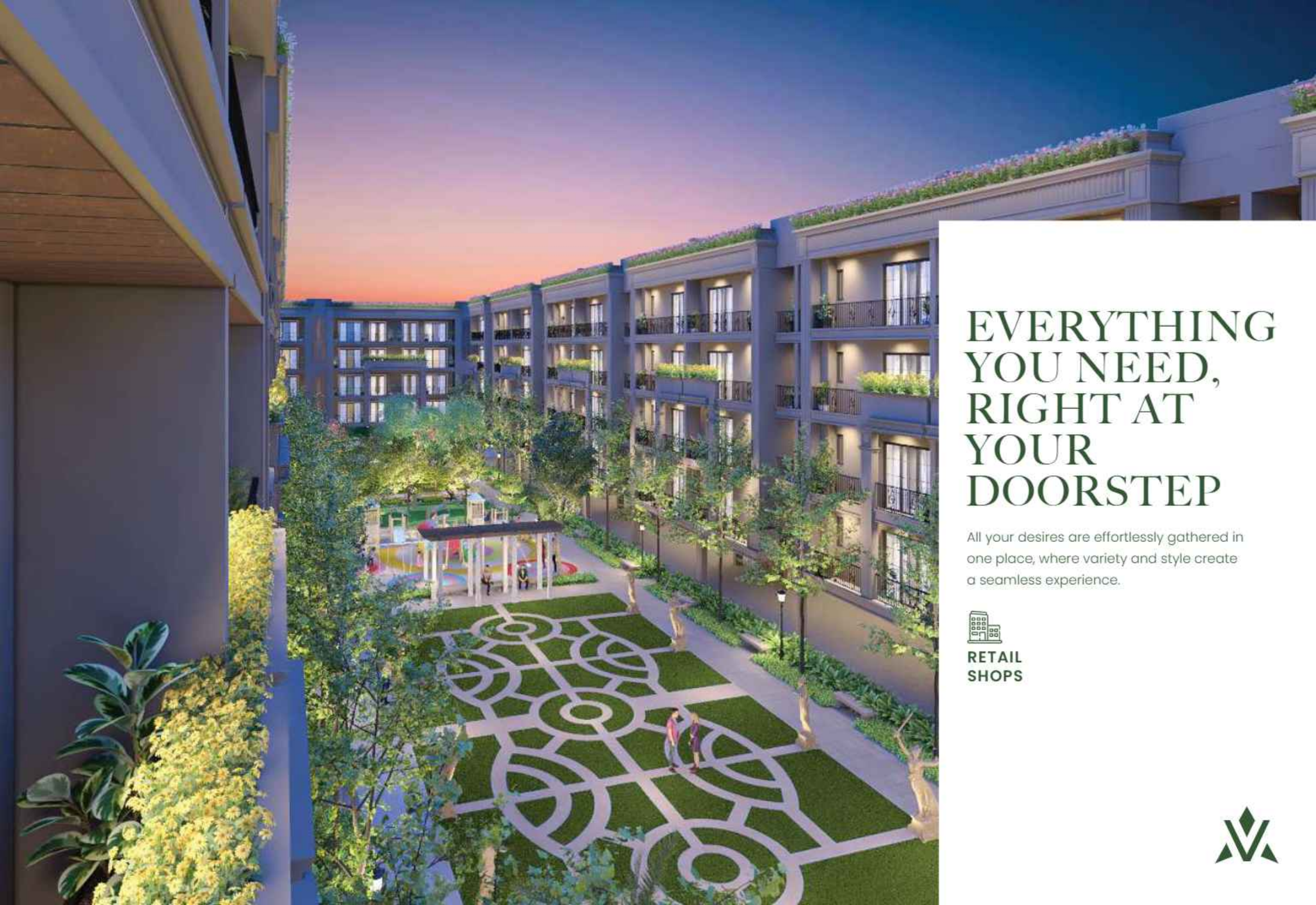


**DECK AREA**



**OUTDOOR  
DINING AREA**





# EVERYTHING YOU NEED, RIGHT AT YOUR DOORSTEP

All your desires are effortlessly gathered in one place, where variety and style create a seamless experience.



RETAIL  
SHOPS





# BREATHE LIFE INTO YOUR SENSES

Discover the harmony of nature through lush gardens, scenic water bodies, and green mounds, where every corner is designed to rejuvenate your spirit.



**WATERBODY**



**CENTRAL  
LAWN**



**PUTTING  
GREEN**



**GREEN  
MOUND**



**FLOWER  
GARDEN**



**PARTERRE  
GARDEN**



**HARMONY  
GARDEN**





INDEPENDENT PREMIUM FLOORS

# LIVE WITH PEACE OF MIND



Step into a world where safety and security are always a priority. Enjoy your surroundings and take a stroll with absolute peace of mind. With a gated community, round-the-clock security, and thoughtfully designed spaces.



# NATURE'S HAVEN, RIGHT WITHIN REACH



Indulge in the beauty of nature from the comfort of your own home. Let the verdant green trees calm your mind and rejuvenate your soul. You'll find tranquillity and serenity right at your doorstep, surrounded by lush landscapes.



PRAVASA  
CLUB





# A CLUB EXPERIENCE LIKE NO OTHER

Welcome to club pravasa by rof  
pravasa step into a world that caters  
to your desires and gives life to the  
most extravagant wishes



PRAMASA  
CLUB



# AN ENTRANCE TO IMPRESS

Make a grand entrance every day with the club's awe-inspiring double-height lobby.

Designed to perfection, this striking space is a visual treat, blending exquisite interiors  
With stunning architecture



 **YOGA AND MEDITATION GARDEN**  
Indulge in a relaxing time with curated treatments



 **AMPHITHEATER**  
An amphitheater experience for your golden moments



 **BADMINTON COURT**  
Say hello to the ultimate smash experience



 **KIDS INDOOR PLAY AREA**  
Let your kids make outstanding memories indoors



 **OUTDOOR GYM**  
Where your workout outshines



**HARMONY GARDEN**  
Reboot and boost your senses here



**WATERBODY**  
Dive into a world of endless calm



**CLUB HOUSE**  
Organise a celebration or host a meeting, all in our plush settings



**SWIMMING POOL**  
Dive in moments, soaked with bliss



**TENNIS COURT**  
Amp up the champ in you



# SPECIFICATIONS

## Drawing / Dining Room

- AC- Split AC
- Floor- Italian Marble flooring
- Ceiling- POP/ Punning / Acrylic emulsion paint
- Wall- POP/ Punning / Acrylic emulsion paint

## Toilet & Bath

- Floor- Premium Anti-Skid flooring tiles
- Wall- Premium wall tiles
- Fitting & Fixtures- Jaquar/Kohler equivalent brands
- Geyser- Crompton/ Havells / Haier / equivalent brands

## Balconies

- Floor- Premium anti-Skid flooring tiles
- Railing- Designer railing

## Basement

- Furniture- 1 Table with 3 chairs
- Floor-Italian finish premium tiles
- Ceiling- POP/ Punning / Acrylic emulsion paint
- Wall- POP/ Punning / Acrylic emulsion paint

## Kitchen

- Modular Kitchen
- Wall- POP/ Punning / Acrylic emulsion paint
- Floor- Italian Marble flooring
- Counter Top- Granite Stone Counter
- Chimney & HOB- Kaff/Glen/Hindware or equivalent make
- Fitting & Fixtures- Jaquar/Kohler equivalent brand fitting & SS sink

## Master Bedroom

- AC- Split AC
- Flooring- Laminated wooden flooring / Italian finish premium tiles
- Ceiling- POP/ Punning / Acrylic emulsion paint
- Wall- POP/ Punning / Acrylic emulsion paint
- Wardrobe- Modular Wardrobes

## Doors & Windows

- Main Door- Video Door Phone/ Electronic door lock
- Internal Doors Shutter- Both side laminated flush doors / Paint finish flush doors
- Windows- UPVC windows

## Structure

- Earthquake- Resistant Rcc framed structure as per seismic zone

## Electrical

- Home Automation- Video door phone access
- AC- Split AC in living room & all bedrooms
- Lights- LED lights Tisva/ Wipro/Jaquar/Havells or equivalent
- Exhaust- Havells/ crompton or Equivalent
- Fans- Ceiling fan in drawing, dining, bedrooms & bathrooms
- Concealed electrical wiring- Polycab / Havells or equivalent
- Modular Switches & Sockets- With automation in drawing room/ master bedroom

## External Development

- Tremix concrete road/ Interlocking blocks
- External façade- Weatherproof external grade paint





# P R A V A S A

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License No. 70 of 2023

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