PAREENA
creating a new era

Sector 99A,Dwarka Expressway,Gurugram
CALL 1800 180 4545 TO SCHEDULE A VISIT.
PAREENA.IN

LOCATION

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

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

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TAKE
PREMIUM LIVING TO THE
NEXT LEVEL

PAREENA
creating a new era

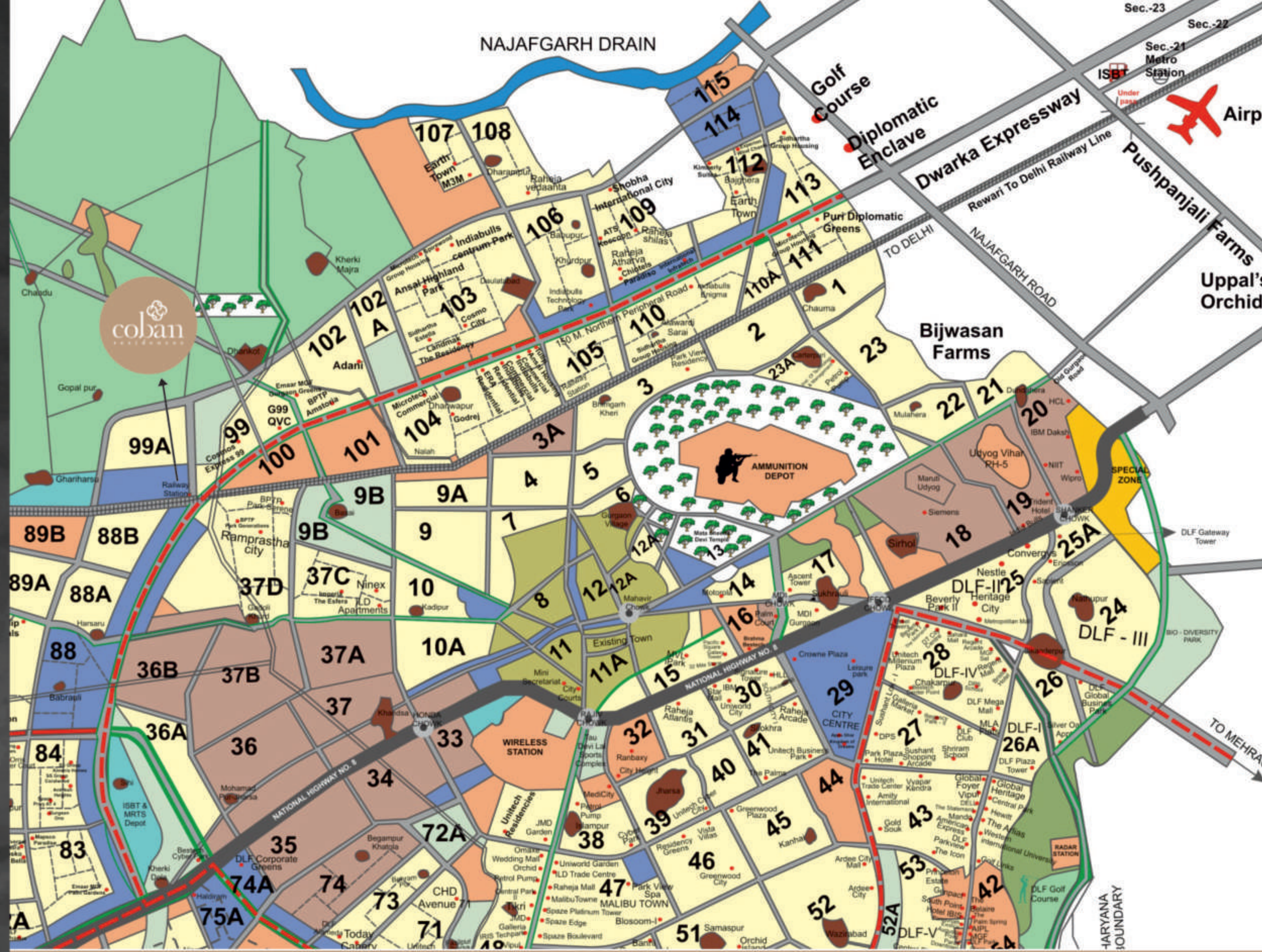
coban
residences

Introducing Coban.
A Pareena Masterpiece.

With over three decades of experience in the industry, Pareena is one of the few backward integrated developers with in-house construction.

Coban, a residential project by Pareena, is 10.58 acres of pure bliss. The 2 & 3 BHK homes, located in the heart of the evolving cityscape of low-density Sector 99A, are gateways to a well-lived life. The residential property already has four towers with more than 200 families residing and living a happy and fulfilling life.'Express Heights' is located bang on Dwarka Expressway. Today,we are launching two new towers in this development.





KEY HIGHLIGHTS

• Shiv Murti	20 min
• 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	07min
• Aarvy Healthcare Super Specialty Hospital	20 min
• AIIMS	20 min
• Sheetala Mata Medical College	12 min

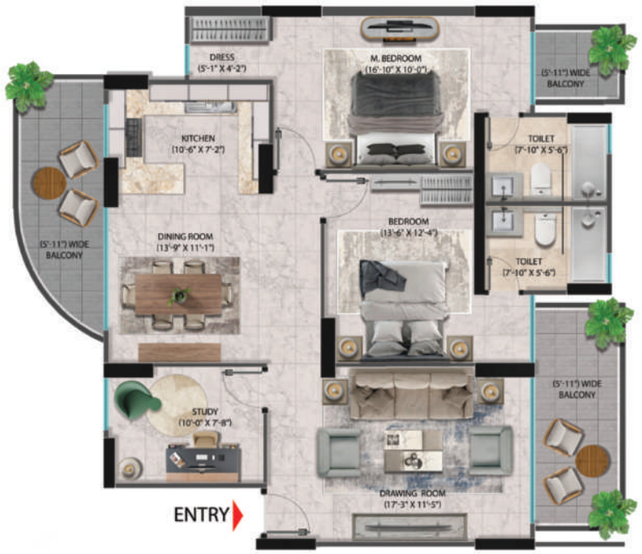
SHOPPING COMPLEXES

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

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.

2BHK + ST

Floor layouts



Typical Unit Carpet Area	Super Area	Exclusive Area	Key Plan	Tower-7
85.09 SQM. (916 SQFT.)	144 SQM. (1550 SQFT.)	105.07 SQM. (1131 SQFT.)	4 1 3 2	(Typical Unit Plan)

3BHK + SQ

Floor layouts



Typical Unit Carpet Area	Super Area	Exclusive Area	Key Plan	Tower-4
113.34 SQ M (1220 SQ FT)	185.52 SQM. (1997 SQFT.)	142.42 SQM. (1531 SQFT.)	4 1 3 2	(Typical Unit Plan)

Legends

1. Tower A
2. Tower C
3. Tower D
4. Tower E
5. Tower B
6. Tower F
7. 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 Zone IV as per Indian codes/Standards
LANDSCAPE	Designer Landscaping



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 & Celling	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 CONDITIONDING	Split AC Samsung/LG/or equivalent)
LIFTS	2 Lifts (1 lift 10 passengers 2nd lift 15 passenger capacity)
CAR PARKING	One covered car parking included for 2BHK and 3BHK
AIR PURIFIER	3 Numbers (Samsung or equivalent)

BALCONIES (MAIN & UTILITY)

Floor	Anti Skid Tiles
Walls & Celling	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 with chimney & hob.

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	Power backup upto 5KVA for 3 BHK + SQ & 3KVA for 2 BHK + ST 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.