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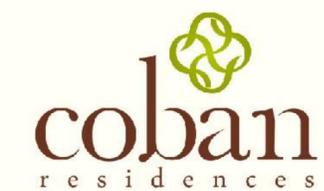
[www.abcbuildcon.in](http://www.abcbuildcon.in) | +91 8470930121

*A new way of premium living.*

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THE ROYAL MELANGE  
OF PERFECT VISION AND  
EXQUISITE ARCHITECTURE DESIGN.

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WELCOME TO A NEW WAY OF PREMIUM LIVING.  
WELCOME TO COBAN RESIDENCIES.

## PERFECT INDULGENCE

FOR THE PRIVILEGED FEW.

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Like the wine connoisseur who savours only the best vintage wines, the coban residences offers only the finest amenities for residents who have impeccable taste in luxury. The coban residencies provides the most enticing views, best of the features and bevy of greenery for those who demand the very best in premium living.

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## DESIGNED FOR MODERN SENSIBILITIES.

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Welcome to a luxurious 10.5 acres of enchanted paradise custom-made for the discerning few with optimum prosperity. Coban residences, the new premium habitat by the Parcena Infrastructures, offers 2/3/4 BHK apartments with the option of VRV & non VRV units. It hosts 7 towers, myriad of green area and several other coveted advantages. It's a visualised oasis where you can relax in the tranquil surrounding, yet only minutes away from the bustling city. Fulfill your dream vision and experience the life at its luxurious best.

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Home with a picturesque view.

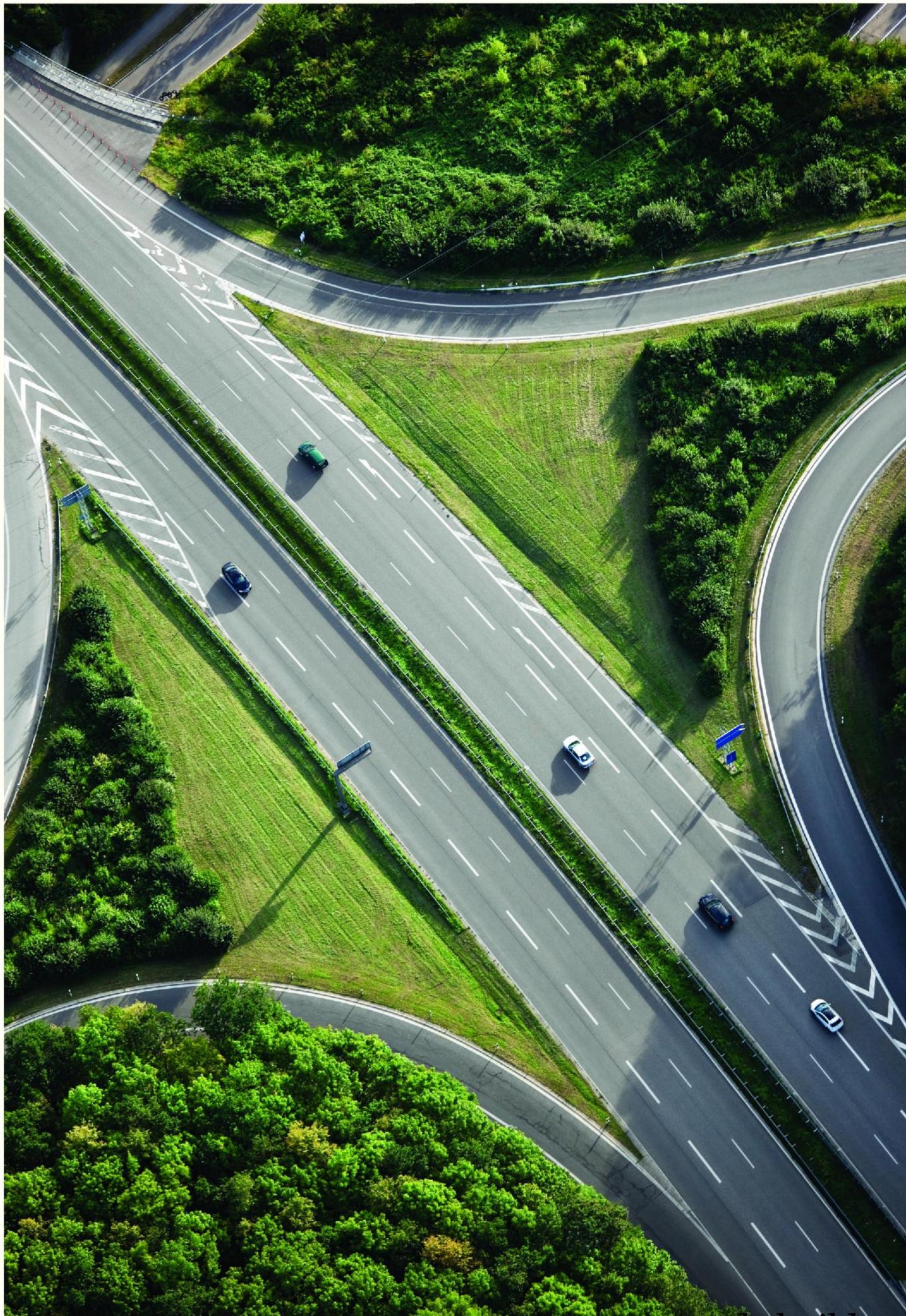


## GRAND LANDSCAPE

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Like the landscape designer who balances art with nature, the essence of quality living doesn't depend on luxury alone. To create the beauty of nature, coban residencies is surrounded by radiant landscaping and splendid round shaped park to soothe the soul, the most harmonious place to live for the discerning mind and body.

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## EASY ACCESS FOR THE FINEST LIFESTYLE.

### SECTOR 99A, DWARKA EXPRESSWAY

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The ideal vision for premium living is away from the bustling city, but never far. With a comprehensive road network, coban residences provides a unique location where you conveniently access the city center, international airport and other parts of the dwarka and gurgaon city. Commuting to the office is completely hassle-free in any direction and entertainment hot spots are equally easy access.

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## PRIVILEGES FOR A PREMIUM LIFESTYLE

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- World Class Gymnasium
  - Swimming Pool
  - Indoor Games Arena – Pool Table, Table Tennis, Cards, Carrom
  - Badminton / Volleyball / Basketball Court
  - Open Amphitheater, Party Venue
  - Jogging / Cycling Track
  - Children's Crèche / Play Area
  - Round The Clock Security (24/365)
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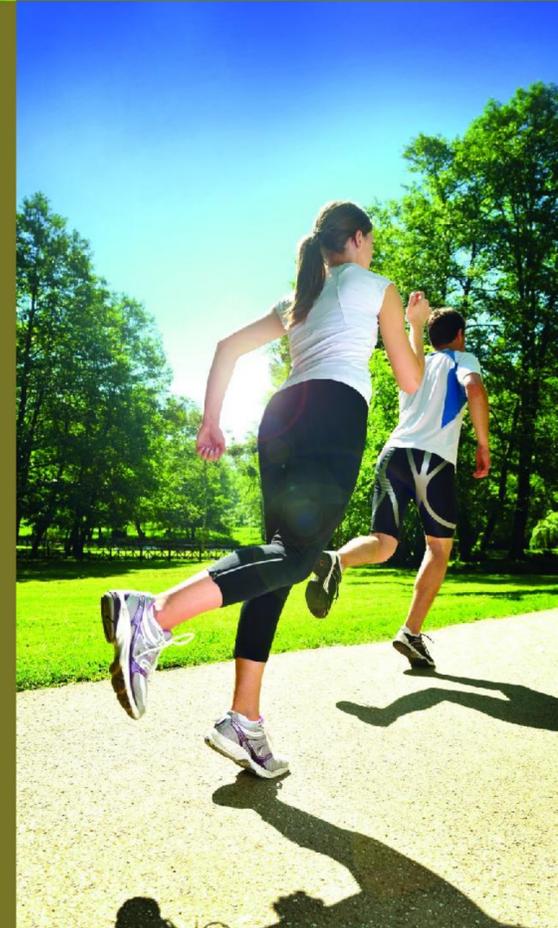
## The Club Esperanza



THE FANTASTIC LIFE.

The Club Esperanza at coban residencies is magnificently designed and planned. Surrounded by lush greenery and lined trees, its luxury resort-style oasis pool and flowing water cascades will take you away to a Mediterranean island. You can relax by the spacious poolside in perfect harmony with nature and enjoy an array of delightful amenities like foot reflexology, children's play area and yoga at your leisure.

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THE ART OF  
HEAVENLY LIVING.

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THE ART OF  
LIQUID RECREATION.

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Large swimming pool equipped with modern filtration systems.

# PREMIUM LOCATION

## LOCATION ADVANTAGES

-  Located on Dwarka Expressway (Sec. 99A)
-  Comprehensive road network
-  City can be classified as a Dwarka Subcity
-  Proposed Metro Station within close vicinity
-  Situated opposite to a commercial belt for easy & convenient access to work
-  Surrounded by green belt
-  Close to all existing amenities like Schools, Shopping/Entertainment Hubs

## INDICATIVE DISTANCE CHART\*

New Delhi Railway Station	36 kms
IGI Airport	12 kms
Dwarka	09 kms
Huda City Centre	14 kms
Gurgaon ISBT	10 kms
Gurgaon Railway Station	09 kms





# LANDSCAPE PLAN



## LEGENDS

1. Tower – T 1
2. Tower – T 2
3. Tower – T 3
4. Tower – T 4
5. Tower – T 5
6. Tower – T 6
7. Tower – T 7
8. Club
9. Pond
10. Amphitheater
11. Swimming Pool
12. Terrace Garden ( Towers )
13. Nursery School
14. E.W.S
15. Shopping Complex
16. Cycle Track
17. Jogger's Track
18. Floor Fountain
19. Ent. Water Feature
20. Jet Fountains
21. Children Play Area
22. Café
23. Basket Ball Court
24. Volley Ball Court
25. Badminton Court
26. Ramp for Basement Parking
27. Other Entry Gates
28. Flower Bed
29. Glass & Wooden Pergola
30. Grass Mounds
31. Main Entrance



# SPECIFICATIONS

FOR THE PREMIUM LIFESTYLE.

## LIVING/ DINNING ROOM

FLOORING : Vitrified Tiles  
 WALL : Oil Bound Distemper  
 CEILING : POP Cornice  
 DOOR : Hardwood Frames & Flush Door Finished with Paint  
 WINDOWS / GLAZING : Hardwood / UPVC with Matching Fittings  
 ELECTRICALS : Modular switches, TV and Telephone Sockets

## OTHER BEDROOMS

FLOORING : Vitrified Tiles  
 WALL : Oil Bound Distemper  
 CEILING : POP Cornice  
 DOOR : Hardwood Frames & Flush Door Finished with Paint  
 WINDOWS / GLAZING : Hardwood / UPVC with Matching Fittings  
 ELECTRICALS : Modular switches, TV and telephone sockets

## MASTER BEDROOM

FLOORING : Laminated Wooden Flooring  
 WALL : Oil Bound Distemper  
 CEILING : POP Cornice  
 DOOR : Hardwood Frames & Flush Door Finished with paint  
 WINDOWS / GLAZING : Hardwood / UPVC with Matching Fittings  
 ELECTRICALS : Modular switches, TV and telephone sockets

## KITCHEN

FLOORING : Ceramic Tiles  
 WALL : Ceramic Tiles upto 2" Height Above Kitchen Platform  
 CEILING : Oil Bound Distemper  
 DOOR : Hardwood Frames & Flush Door Finished with Paint  
 WINDOWS / GLAZING : Hardwood / UPVC with Matching Fittings  
 PLATFORM : Pre-polished Granite Platform with Stainless Steel Sink  
 FITTINGS / FIXTURES : CP Fittings  
 WOOD WORK : Modular kitchen  
 ELECTRICALS : Modular switches

## TOILETS

FLOORING : Ceramic Tiles  
 WALL : Ceramic / Glazed Tiles upto 7" height  
 CEILING : Oil Bound Distemper  
 DOOR : Hardwood Frames & Flush Door Finished with Paint  
 WINDOWS / GLAZING : Hardwood / UPVC with Matching Fittings  
 COUNTER : Granite Counter Top with Wash Basin  
 SANITARYWARE / CP FITTINGS : CP Fittings, European style with Branded Chrome Plated Brass Fittings (white / colour)  
 ELECTRICALS : Modular Switches

## BALCONY

FLOORING : Ceramic Decorative Tiles  
 WALL : Semi Permanent, Long Lasting Finish  
 DOOR : Flush door / UPVC  
 WINDOWS / GLAZING : Hardwood /UPVC with Matching Fittings  
 ELECTRICALS : Modular switches

## SERVANT ROOM

FLOORING : Ceramic Tiles  
 WALL : Oil Bond Distemper  
 CEILING : Oil Bound Distemper  
 DOOR : Hardwood Frames & Flush Door Finished with Paint  
 WINDOWS / GLAZING : Hardwood / UPVC with Matching Fittings  
 ELECTRICALS : Modular Switches, TV and Telephone Sockets  
 TOILET : Cermaic Tiles Flooring, CP Fittings

## SPECIAL FEATURES

Main Entrance Door Shall Be Decorative Flush Door, Intercom System





Your access to a greener life.



## INNOVATION, INTEGRITY, QUALITY AND SUSTAINABILITY

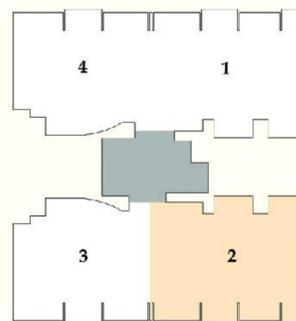
### PROFOUND PRINCIPLES OF OUR FOUNDATION

Pareena Infrastructures has been in the real estate and construction scene for nearly two decades . Over the years, the company has repeatedly showcased developments that reflect engineering and design excellence, state-of-the-art technology, uncompromising business ethics, and transparency in all spheres of business conduct.

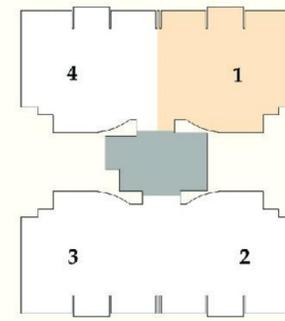
Starting off as a contracting company, Pareena Infrastructures has built its reputation and a loyal customer base through numerous projects, both commercial and retail, in the Delhi and NCR region as well as states like Haryana, Punjab and Rajasthan. Its portfolio of projects has a variety of structures ranging from housing projects, cooperative societies, malls, retail offices etc. In each, Pareena Infrastructures has displayed its longstanding commitment to build quality spaces which display thoughtfulness towards design and execution. It's a commitment that Pareena Infrastructures is proud of and one that has earned the respect of its customers.

The company is now focused on leveraging its unbeatable combination of skill, knowledge and experience to build unique residential projects that create a different living experience.

# UNIT PLANS

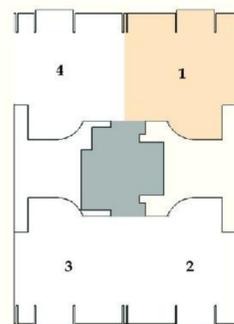


Typical Unit Plan  
4 BHK + Servnat Room  
Super Area: 2352 sq.ft.



Typical Unit Plan  
3 BHK + Servant Room  
Super Area: 1997 sq.ft.

# UNIT PLAN



Typical Unit Plan  
2 BHK + Study  
Super Area: 1550 sq.ft.



Design by depurple.com

Disclaimer: • In the interest of maintaining high standards, all floor plans, site plans, layout plans, areas, dimensions and specifications are indicative and subject to change as decided by the company or by any competent authority till final completion of the project. Soft furnishing, cupboards, furniture and gadgets are not part of the offering. • This does not constitute a legal offer. All images are an artistic conceptualization and do not purport to replicate the exact products. • 1 sq.mtr. = 10.764 sq.ft.