



# iris **broadway**

HIGH STREET RETAIL • SOHO SUITES • MULTIPLEX • BUSINESS HOTEL

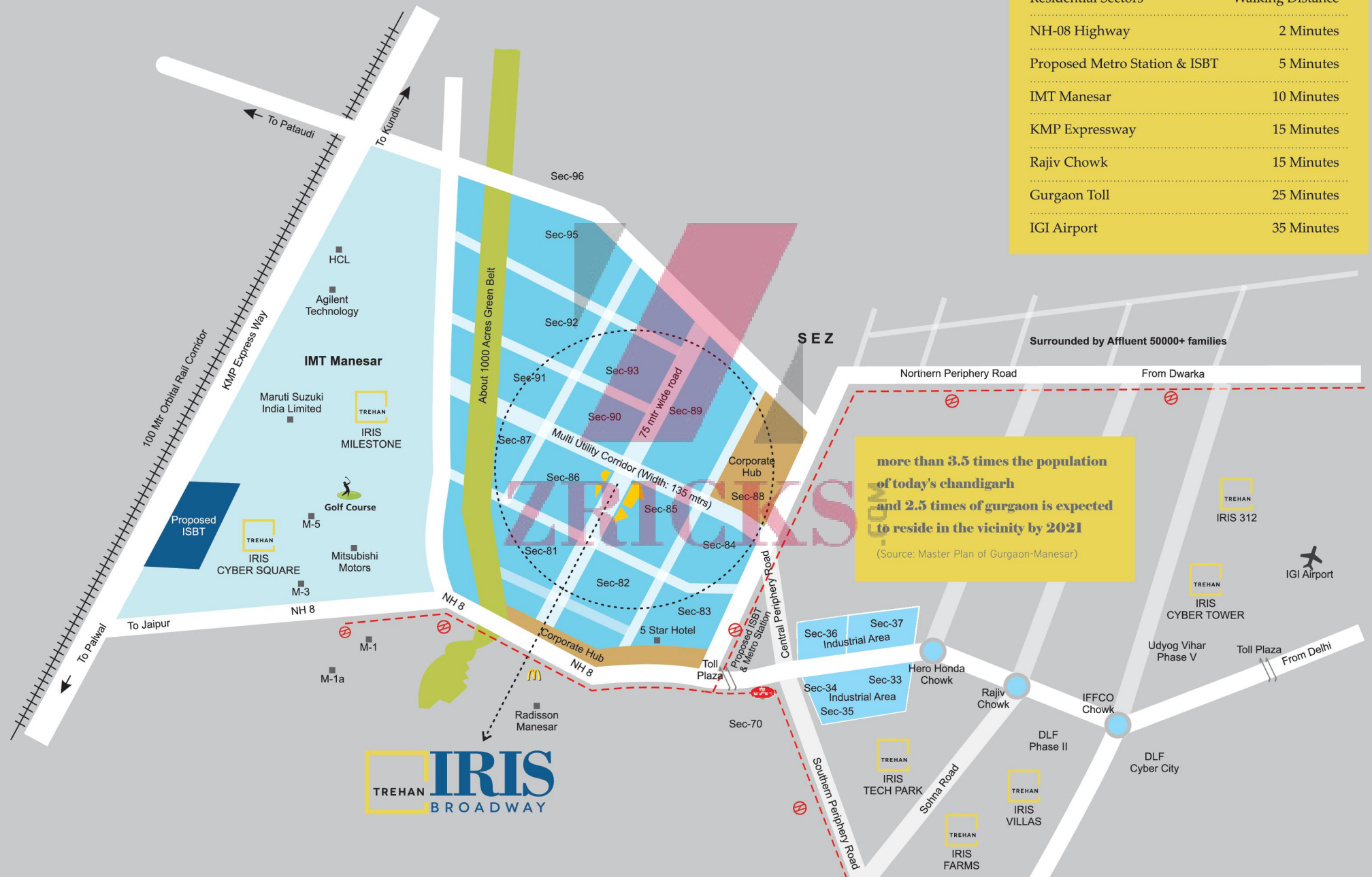
---

SECTOR 85-86, GURGAON

# LOCATION MAP

## LEGENDS

Residential Sectors	Walking Distance
NH-08 Highway	2 Minutes
Proposed Metro Station & ISBT	5 Minutes
IMT Manesar	10 Minutes
KMP Expressway	15 Minutes
Rajiv Chowk	15 Minutes
Gurgaon Toll	25 Minutes
IGI Airport	35 Minutes





# SITE PLAN



# ATRIUM FLOOR





[illegible]

# GROUND FLOOR

The ground floor plan shows a building with a central courtyard. The plan includes a key plan in the bottom left corner, a large red 'X' over the central courtyard, and various rooms and corridors labeled with dimensions. The entrance is marked with an arrow at the bottom right. The plan is titled 'GROUND FLOOR' at the top.

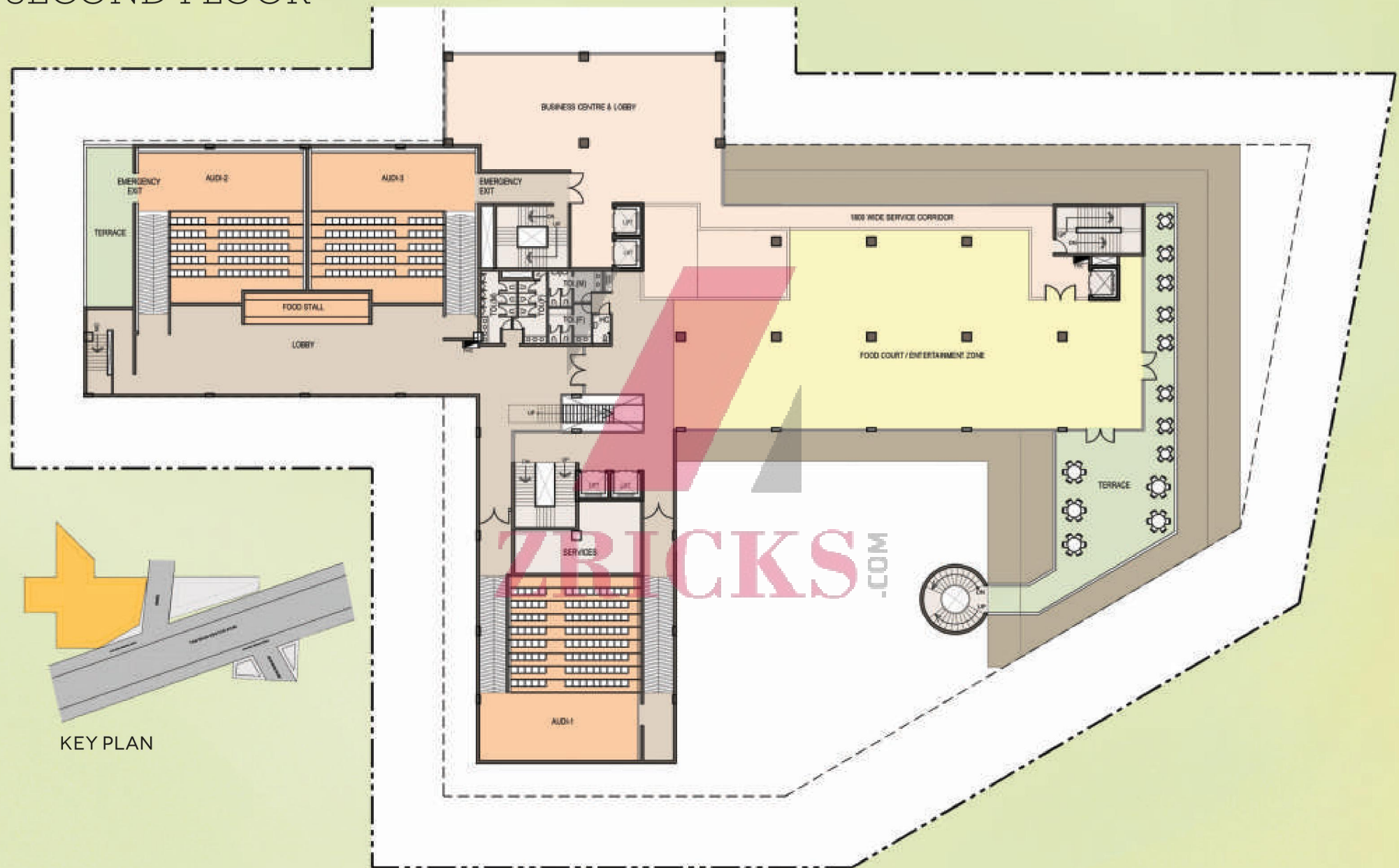


## FIRST FLOOR

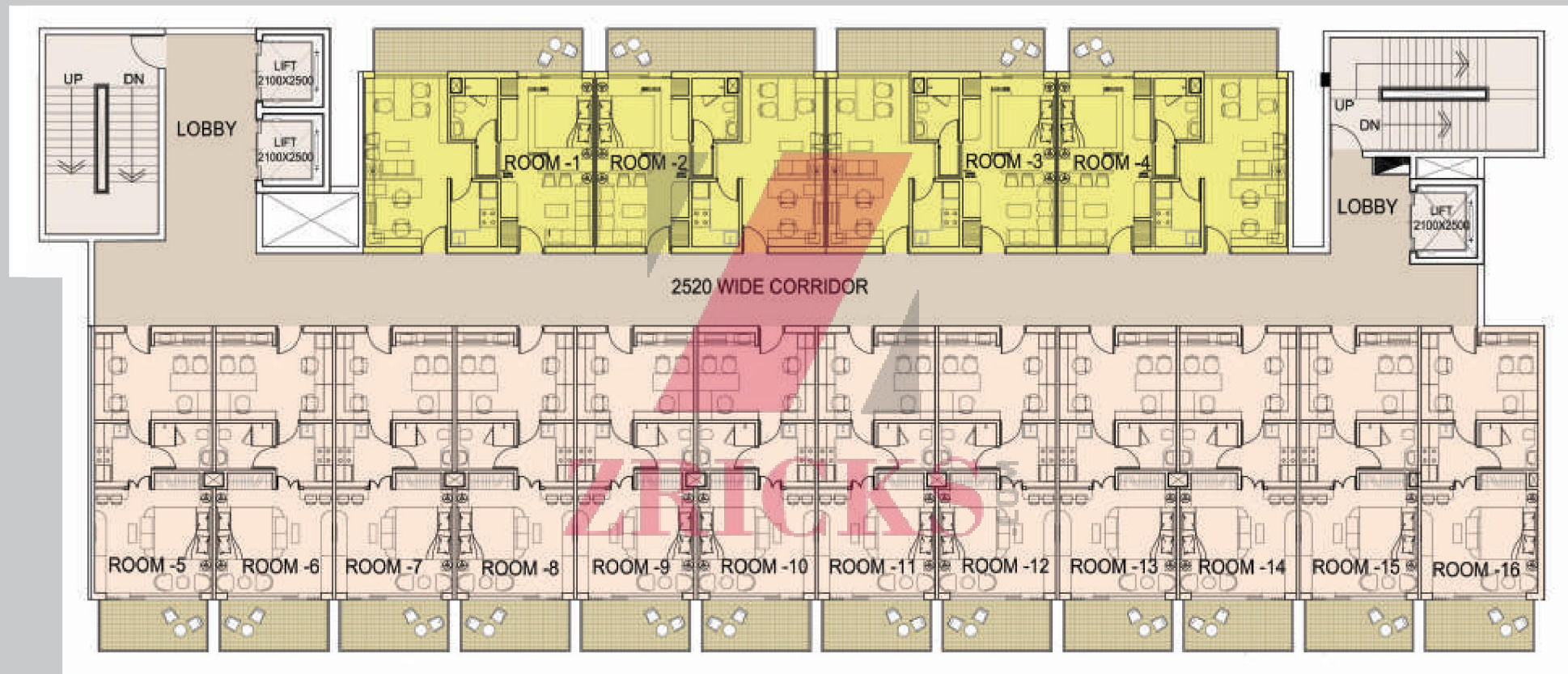




## SECOND FLOOR



## TYPICAL FLOOR PLAN



TYPE - A

TYPE - B



# UNIT FLOOR PLANS



TYPE-A | TYPICAL ROOM LAYOUT  
(SUPER AREA - 1107 SQ.FT.)



TYPE-B | TYPICAL ROOM LAYOUT  
(SUPER AREA - 804 SQ.FT.)

TREHAN **IRIS**  
BROADWAY

ZRICKS

—  —  
**soho suites**

Your home-cum-office address








# IRIS BROADWAY: THE EPICENTRE OF NEW GURGAON

- An eclectic mix of Retail, Entertainment & Hospitality
- Spread over 2.8 acres of Sector 85 & 86
- Located on the largest sector road of 75 meters with 1000 ft. frontage & adjacent to 135 meters multi utility corridor connecting Manesar to Gurgaon
- 10,000 families to take possession in the next 18 months
- Surrounded by New Gurgaon's most prosperous sectors 81- 95 and IMT
- Direct access from the NH-8 highway to most of the residential townships of New Gurgaon
- Superior infrastructure and well planned development to manage traffic flow and parking needs of the future
- Designed by Sikka Associates Architects, the awarded & well acclaimed architects of Kolkata & Jaipur International Airports, Global Business Park, DLF Corporate Park, Kolkata Convention Center & many more



HIGHSTREET SHOPPING  
SOHO SUITES  
FOUR STAR BOUTIQUE HOTEL  
FOOD COURT & FINE DINING  
GIANT SHOWROOMS & LUXE BRANDS  
MULTIPLEX & ENTERTAINMENT



THE NEXT DOOR NEIGHBOUR  
IMT MANESAR ALREADY  
HOUSES SOME OF THE MOST  
LEADING GLOBAL BRANDS  
LIKE TOYOTA, MITSUBISHI,  
HONDA, SUZUKI , ETC.

UPCOMING APARTMENTS IN  
IMMEDIATE VICINITY

Total approx. no. of apartments 60,000

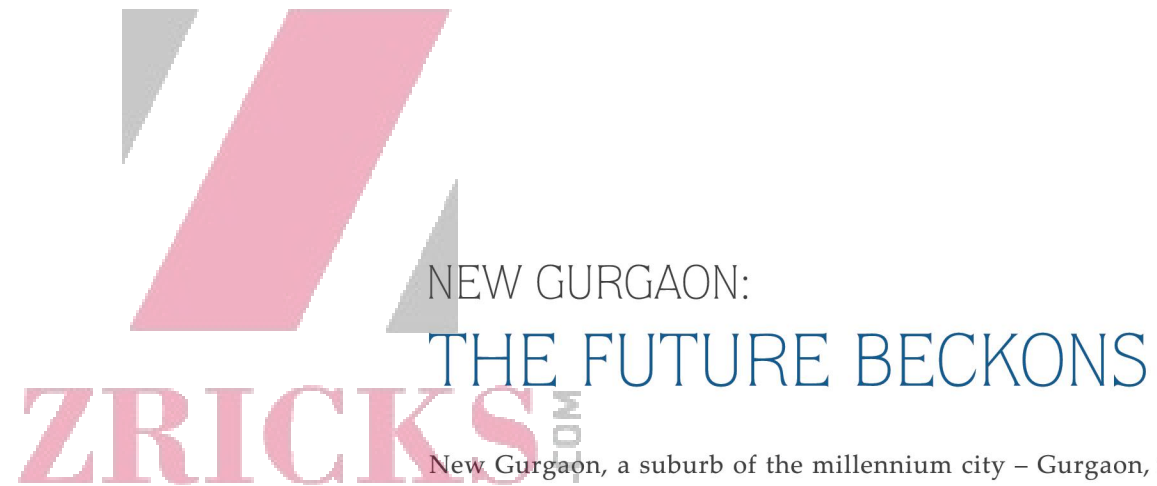
Expected population of Sectors 81-95  
by 2021 -1.5 million

SURROUNDED BY CORPORATE HUBS  
OF NEW GURGAON

IMMEDIATE PROXIMITY TO  
IMT MANESAR

IRIS BROADWAY

Located in Sector 85-86



New Gurgaon, a suburb of the millennium city – Gurgaon, is  
fast emerging as the preferred destination for the nation's  
business and investment growth.

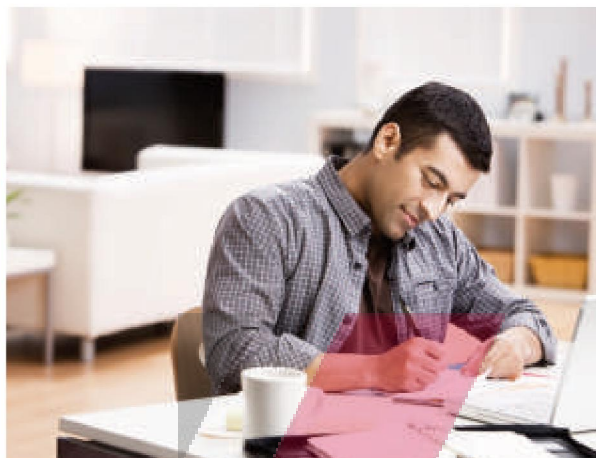
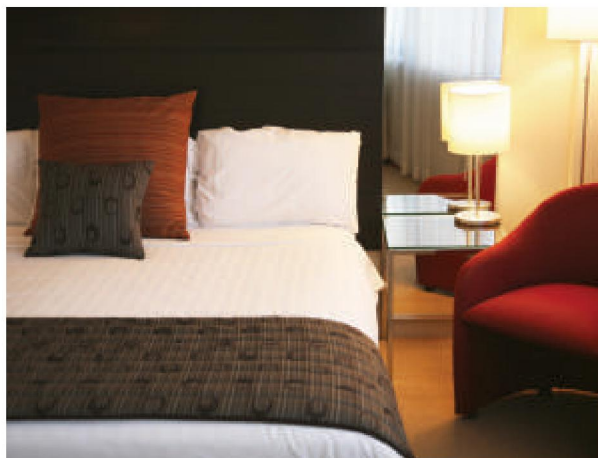
It is also a favourite destination of India's leading real estate  
organisation for their next residential and township ventures.  
With more than a dozen townships in advanced construction  
stage the New Gurgaon has already witnessed more than  
100% appreciation in the last few years.



BE AT HOME. EVEN WHILE WORKING.

Introducing SOHO Suites





## SAVE BOTH. COST AND TIME.

- Saves the cost of hiring an office/business centre as well as of a hotel stay.
- Saves the cost as well as time of travelling to & from the office & home.
- Approved for office use, the suites are not subject to a slew of government restrictions and yearly application for approval/license by various authorities.

Revolutionizing a new concept to live, work and play, SOHO Suites at IRIS Broadway offers an exciting and convenient lifestyle where everything you need for business, entertainment and recreation is right at your doorstep.

- Located in Sectors 85 – 86
- A luxurious combination of Home cum Office
- Available in choices of One & Two Bedroom Suites
- Designed with meticulous attention to detail. It is a fully furnished business suite fitted with kitchenette, bathroom, Living/Dining area and an extended Balcony for maximum flexibility.
- Built with broadband internet connectivity via telephone points

ZRICKS.COM



HIGHSTREET SHOPPING



BUSINESS CENTRE



TERRACE POOL & ALL DAY CAFE



24X7 EXCLUSIVE SERVICE

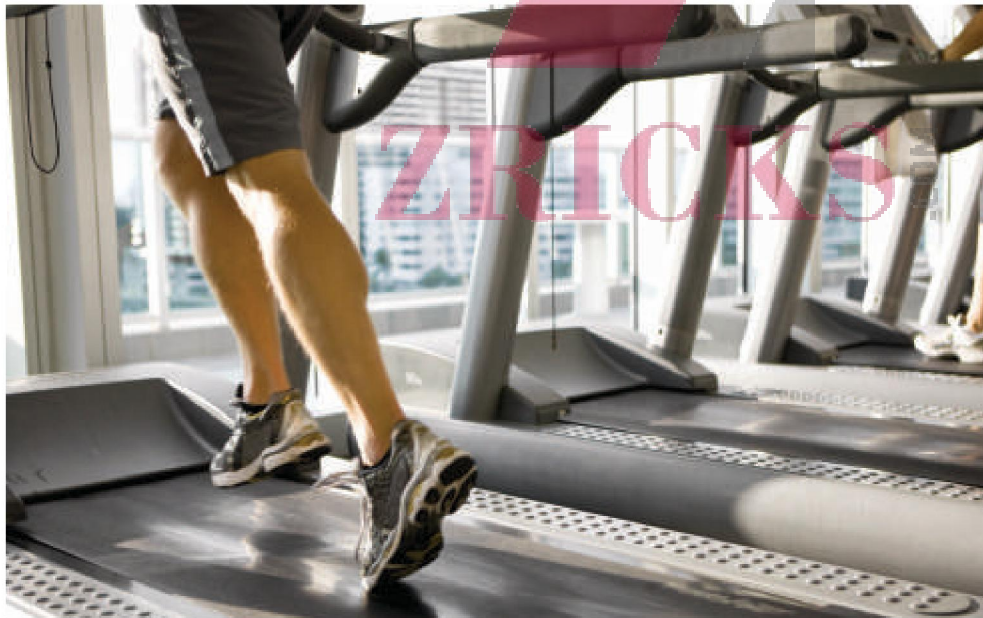




EXECUTIVE LOUNGE



CONCIERGE SERVICES



MEGA GYM & SPA

## FEATURES AND AMENITIES

- **BUSINESS CENTRE & LOUNGE FACILITY:**  
As an extension of SOHO suites at the 2nd Floor, it will give the Suite owners a dedicated facility to hold meetings, presentations & back office operations on need basis.
- **SHOPPING & ENTERTAINMENT:**  
Exclusive direct access to Fine-dining, Food court, Entertainment and Shopping for the daily needs at the designated supermarket on the retail floor below.
- **LIFESTYLE AMENITIES:**  
Terrace Pool with recreational area and an all-day restaurant & bar.  
Gym & Spa facility on first floor directly connected to the apartments.
- **24X7 EXCLUSIVE SERVICE:**  
SOHO Suites will be managed by a professional facility management Brand to provide smooth maintenance and on-call services.
- **LOBBY AND CONCIERGE SERVICES**  
The Lobby will also host concierge services to add to the exclusive service experience.







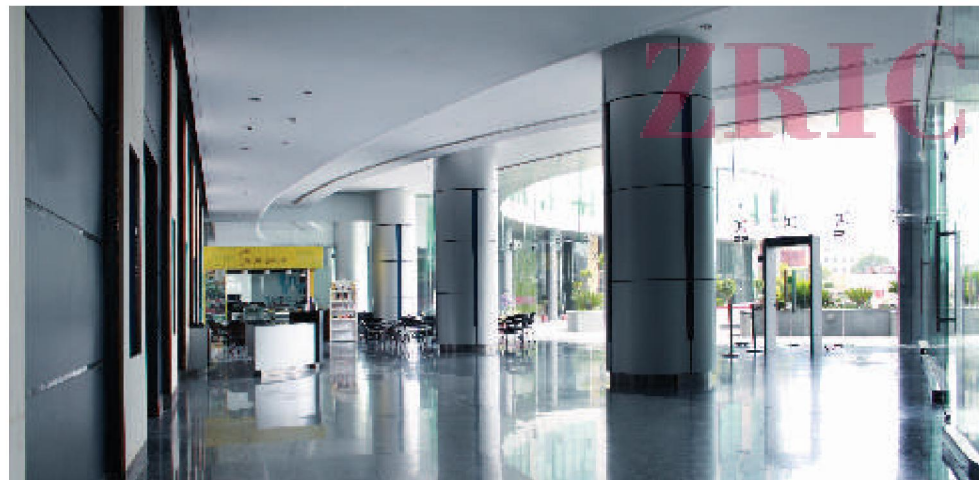
the trust of  
SIX DECADES OF  
EXCELLENCE

- | Leading "A" class government and private contractors
- | Over 6 decades of unprecedented experience in the construction field
- | Delivered over 100 projects in Delhi and NCR
- | More than 10 million sq. ft. area in prime locations of Delhi and NCR
- | In-house quality control systems and processes with structured manuals to deliver excellence in quality
- | Expertise in group housing projects, Independent hi-end residences, Farm Houses, Commercial Complexes, IT Parks, Industries, etc.



IRIS Tech Park: Sohna Road, Gurgaon

COMPLETED  
PROJECTS



IRIS Tech Park: Sohna Road, Gurgaon



IRIS Cyber Square: HSIIDC, Manesar





IRIS Villas: Sector 50, Gurgaon



IRIS Villas: Sector 50, Gurgaon



IRIS Farms: Sohna Road, Gurgaon



IRIS Cyber Tower: Udyog Vihar, Gurgaon



trehan group of companies

corp. office: iris tech park, 808, tower a, sector 48, sohna road, gurgaon, haryana - 122018

t: 0124 - 430 4747, 438 4747 f: 0124 - 423 4747

e: [info@trehanbuilders.com](mailto:info@trehanbuilders.com) w: [www.trehanbuilders.com](http://www.trehanbuilders.com)