



iris broadway

HIGH STREET RETAIL • SOHO SUITES • MULTIPLEX • BUSINESS HOTEL

SECTOR 85-86, GURGAON



LOCATED ON THE LARGEST
SECTOR ROAD OF 75 METERS
WITH 1000 FT. FRONTAGE
& ADJACENT TO 135 METERS
MULTI UTILITY CORRIDOR
CONNECTING MANESAR TO
GURGAON



iris **broadway:**
THE EPICENTRE OF
NEW GURGAON

- | An eclectic mix of Retail, Entertainment & Hospitality
- | Spread over 2.8 acres of Sector 85 & 86
- | 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

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



more than 3.5 times the population of today's Chandigarh and 2.5 times of Gurgaon is expected to reside in the vicinity by 2021
(Source: Master Plan of Gurgaon-Manesar)

IRIS
 TREHAN BROADWAY

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

IRIS BROADWAY

Located in Sector 85-86

IMMEDIATE VICINITY

| 60,000 no. of apartments

| 1.5 million population
expected in sectors 81-95

SURROUNDED BY CORPORATE HUBS OF NEW GURGAON

new gurgaon: THE FUTURE BECKONS

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.



Architect Impression



.....
PRESENTING
THE ECLECTIC
MIX OF RETAIL,
ENTERTAINMENT
& HOSPITALITY
.....



HIGHSTREET SHOPPING

300 mtr. two-side frontage on the largest sector road of New Gurgaon | To be built on a low CAM charges model | Central shaded patio with 80% shops facing the atrium, enchanting customer circulation and overall shopping experience | Unique design for easy access through open staircases, escalators, lifts, to enhance conversion of mall footfalls to store footfalls | An in-depth market research and detailed planning on the design, architecture and operations; it shall provide a holistic perfection to the retailers



Architect Impression of the "open to sky" Atrium



SOHO SUITES

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



FOUR STAR BUSINESS HOTEL

A 100 room leading four star international business hotel shall offer exceptional facilities:
Business Suites | Executive Concierge | Meeting rooms | Event rooms / Ballrooms



MULTIPLEX & ENTERTAINMENT

The entertainment facilities at IRIS Broadway will translate into a constant flow of people | A grand multiplex managed by India's premium retail entertainment company shall become a major crowd puller | Friends and family shall be seen relaxing up at the family leisure center consisting of electronic games, bowling, and arcades



GIANT SHOWROOMS & FINE DINING

Large standalone customized showrooms with two-side road frontage | The space shall be provided by invitation only to the best of the world's Apparel, Automobile, Jewellery Brands.

A well planned out F&B area consisting of coffee shops, casual dining around the accompanying piazza, and various food court restaurants shall serve to the customers

THE CROSSROADS
OF NEW GURGAON
MEET AT
IRIS BROADWAY

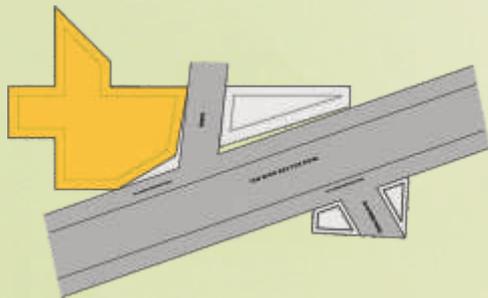
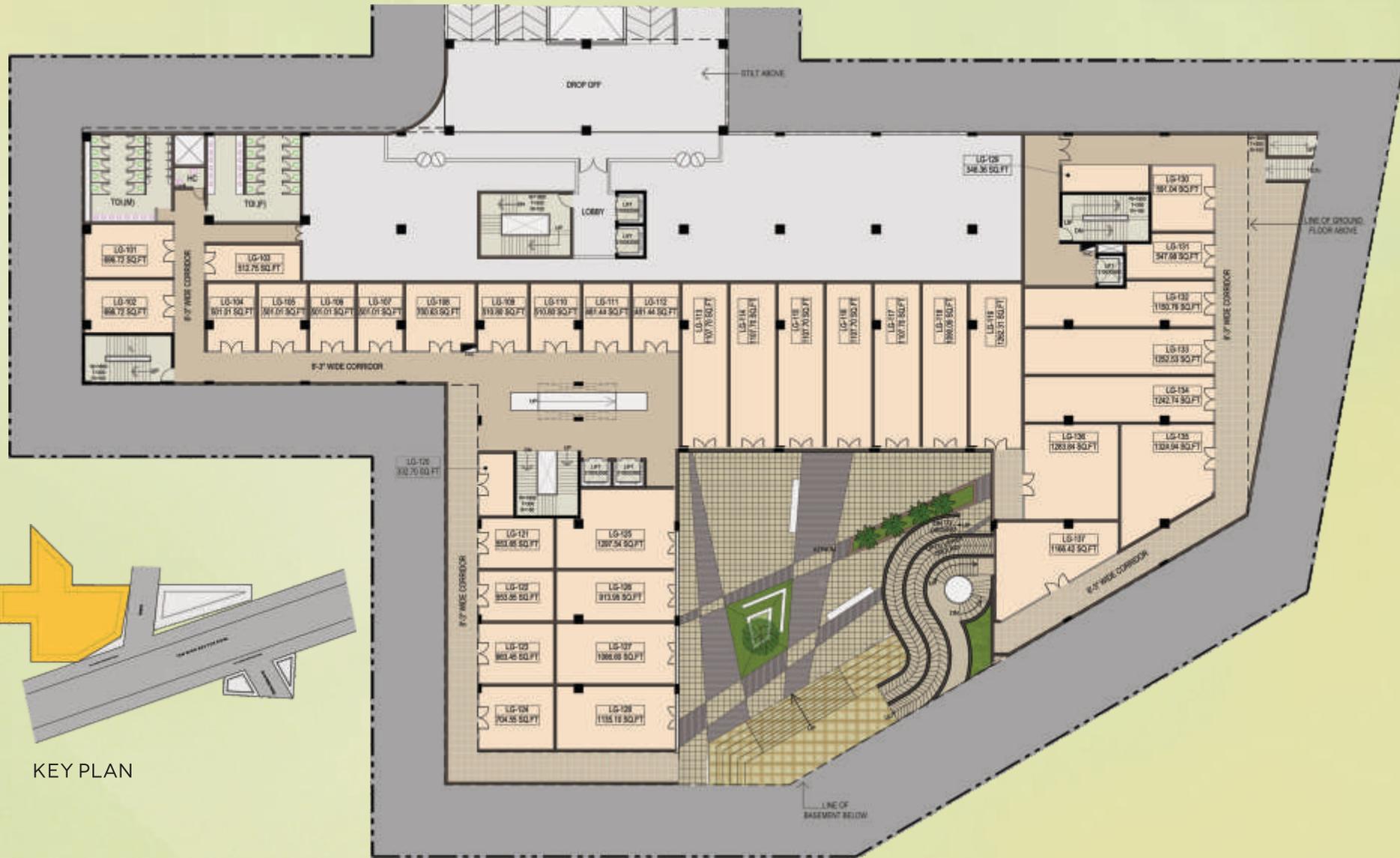


Artistic Impression

SITE PLAN

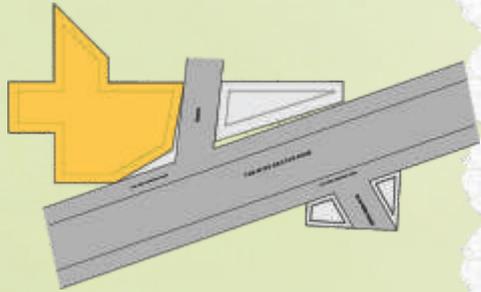
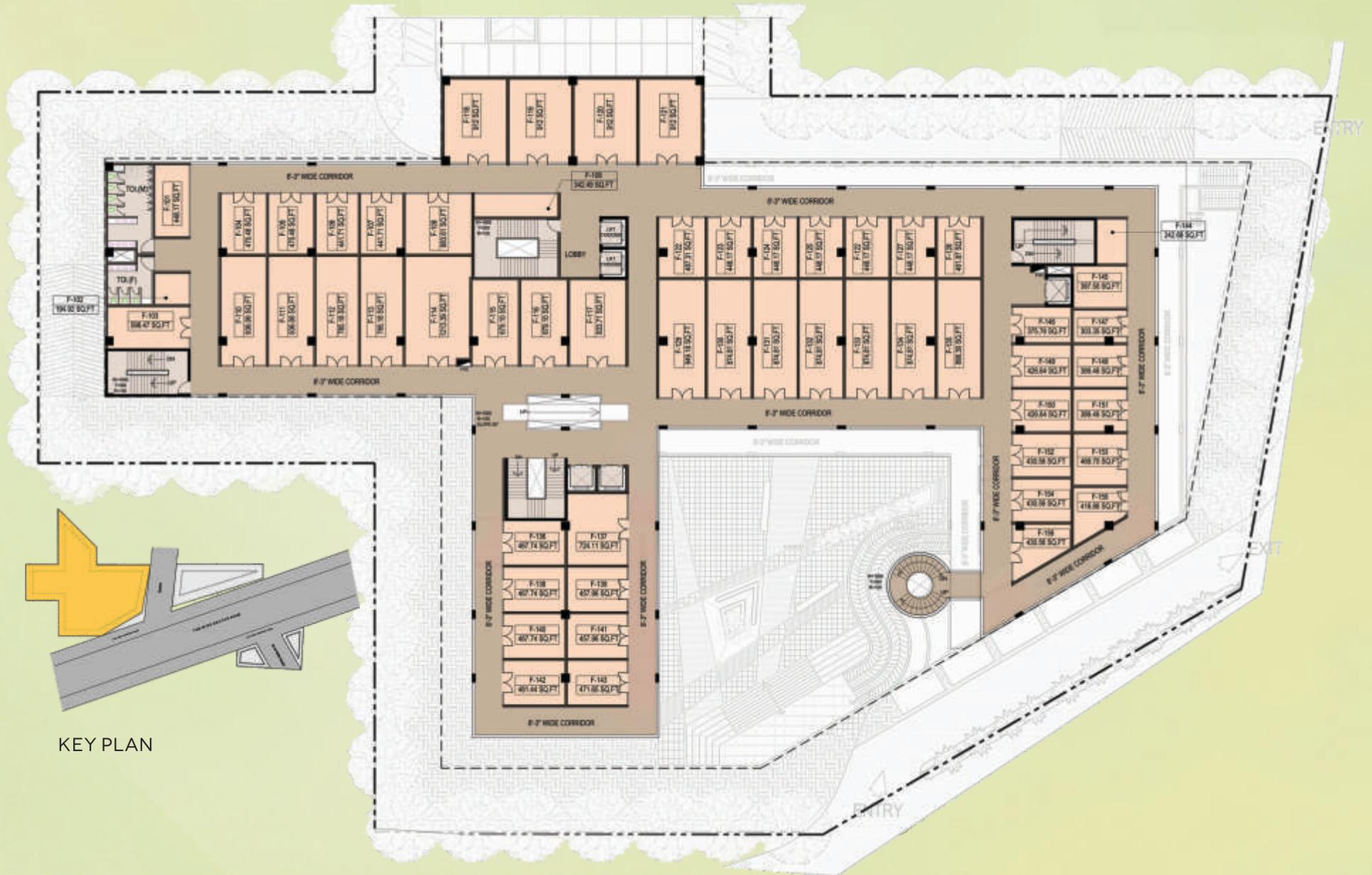


ATRIUM FLOOR



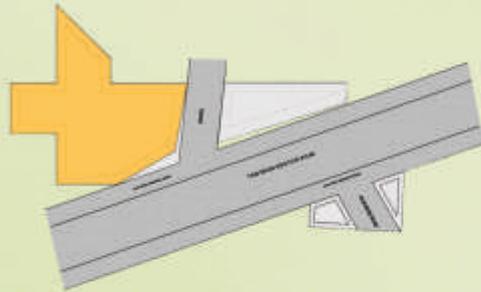
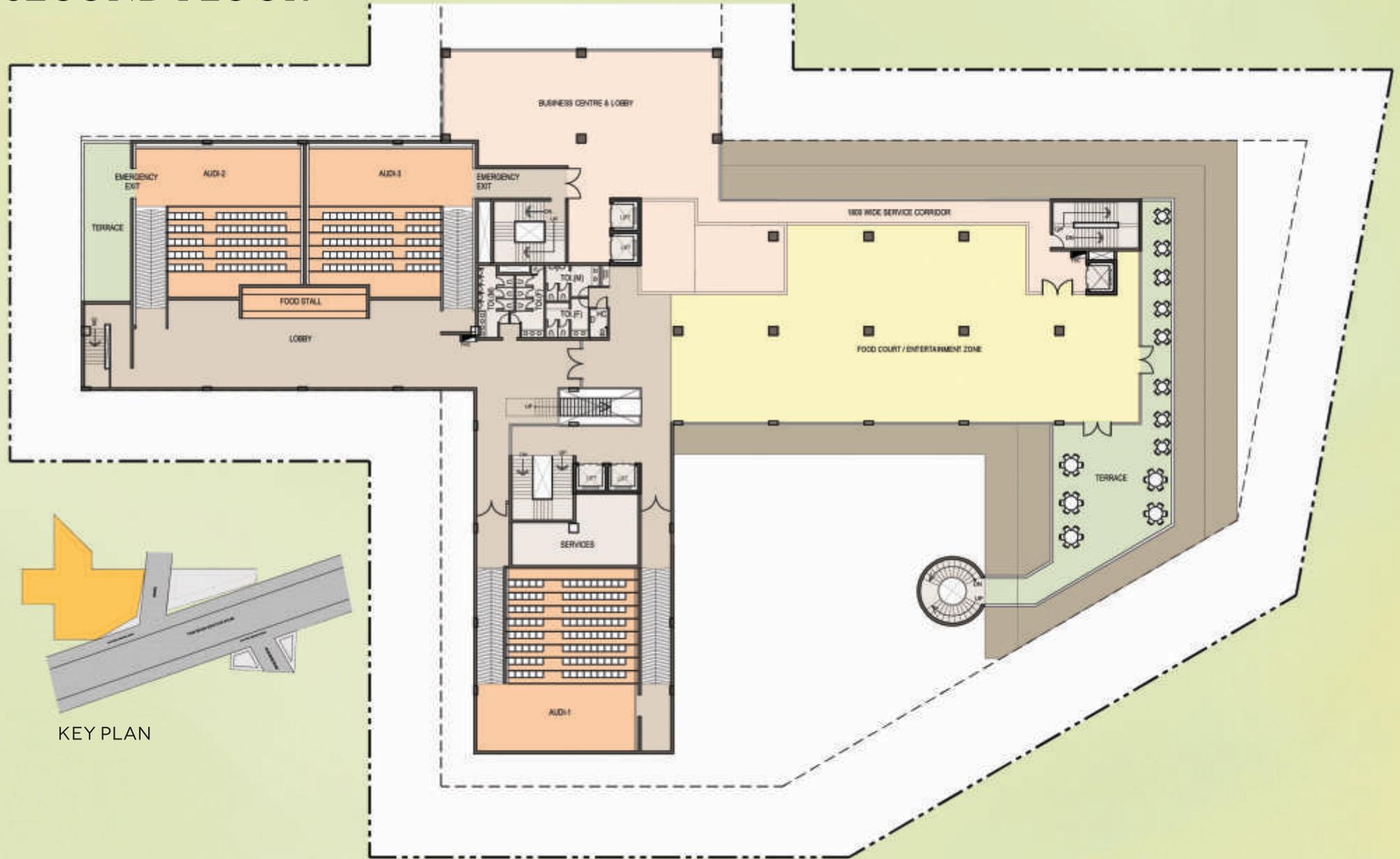
KEY PLAN

FIRST FLOOR



KEY PLAN

SECOND FLOOR



KEY PLAN





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



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

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