



ROF

# aalayas

Sector-102, Gurugram

**HAPPINESS COMES HOME AGAIN**





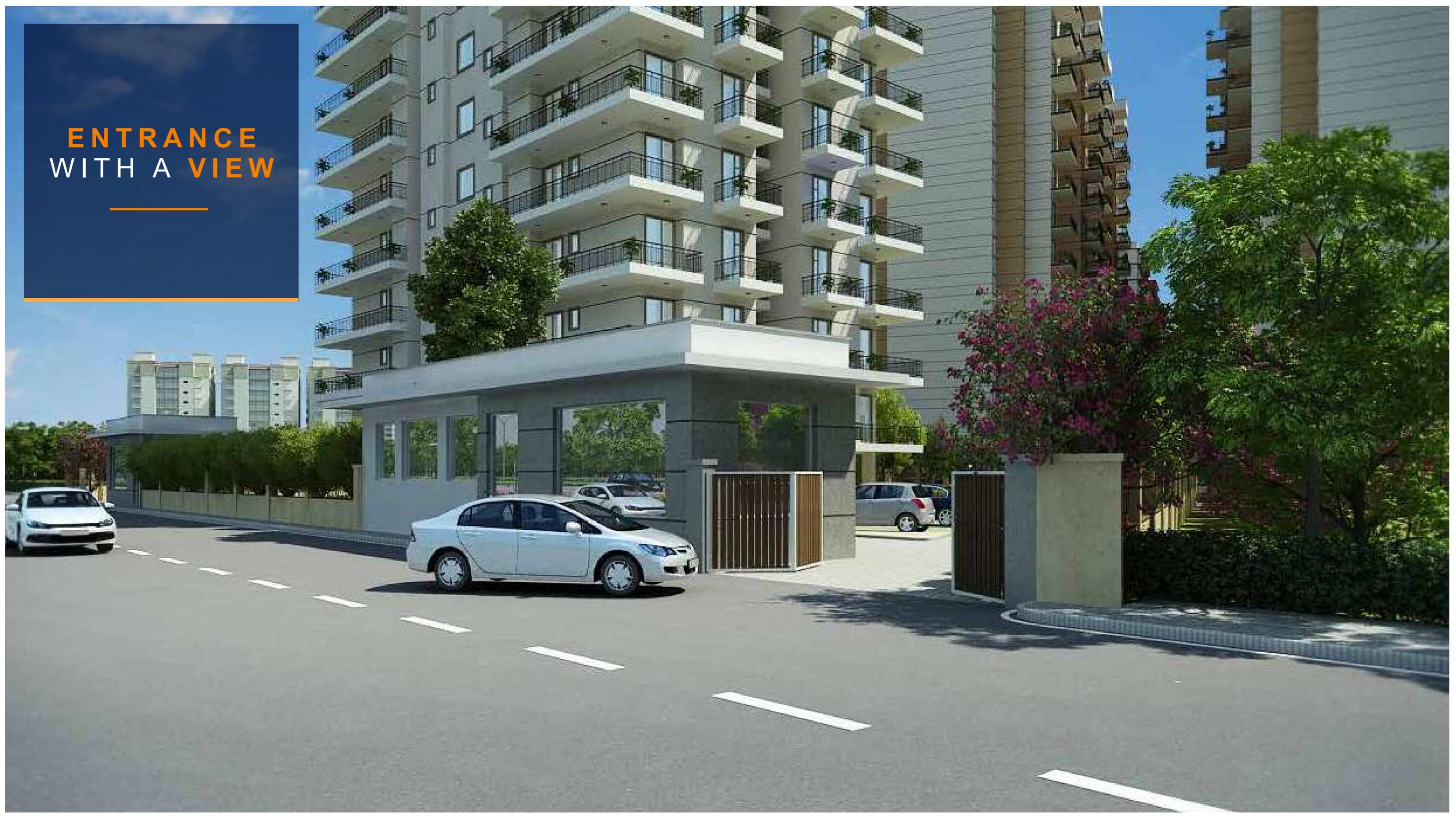
## ABOUT COMPANY

ROF. It's not just a name. It is the epitome of perfection and sheer brilliance. Being a trusted developer in private and retail real estate market to purchase, rent or lease high-class properties, it has given properties that speak for themselves and have set new standards in the field of real estate.

ROF is an industry pioneer in developing real estate projects ranging from contemporary housing and office spaces to luxurious hotels. Providing state-of-the-art, sensibly valued residential, commercial, hospitality and office spaces is what defines ROF. Knowing that only a leader can change the way market works, we don't just create structures, but unmatched international standards that everyone looks up to. For more than a decade ROF has stood like a skyscraper amidst all kind of market fluctuations and customer expectations and has never failed to deliver world-class structures with supreme quality and unimaginable facilities.

ENTRANCE  
WITH A VIEW

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AERIAL  
VIEW

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## PARK & BALCONY

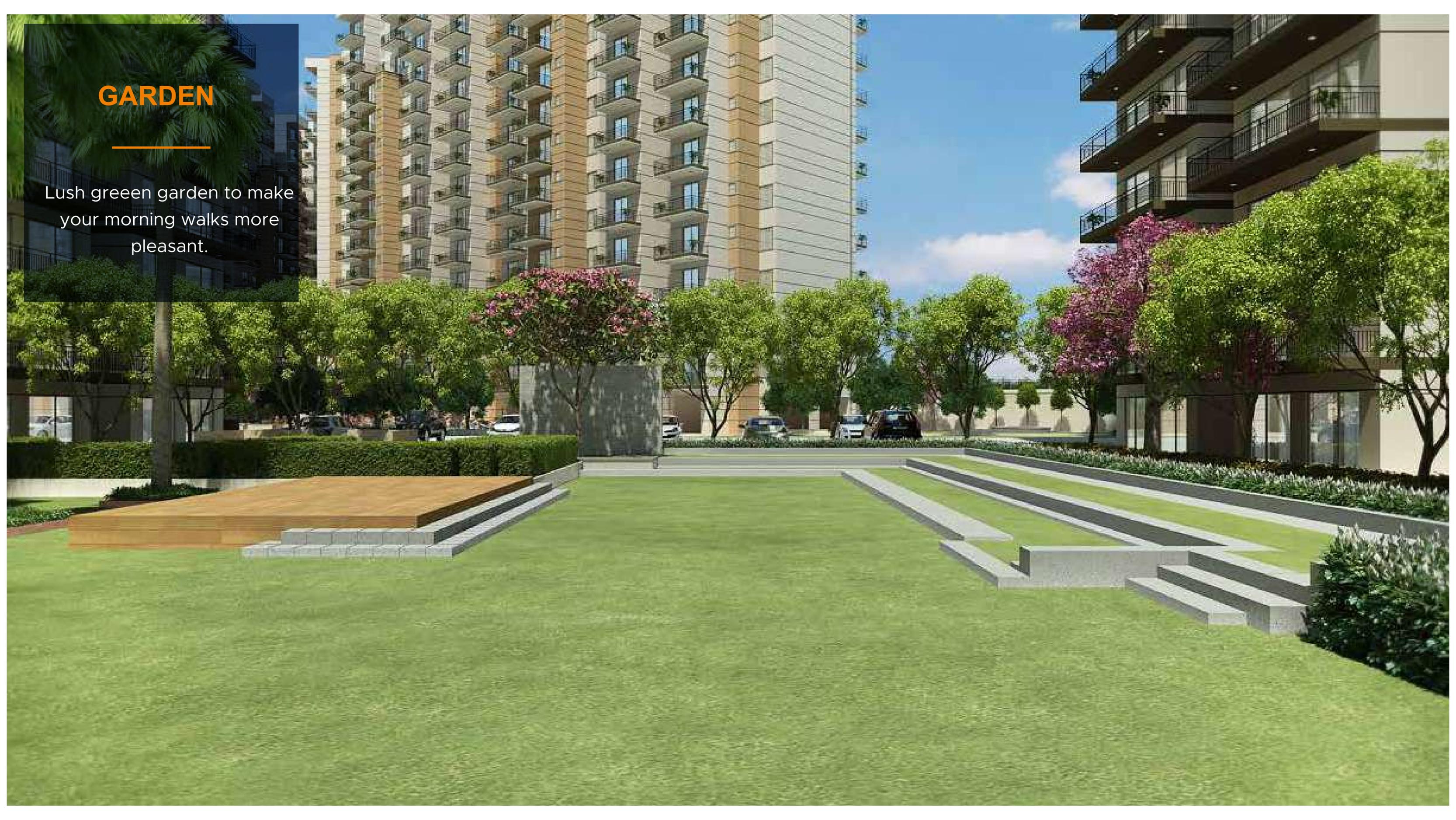
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Wake up to a beautiful view  
everyday with a dedicated  
balcony.



## GARDEN

Lush green garden to make your morning walks more pleasant.



# SPECIFICATIONS

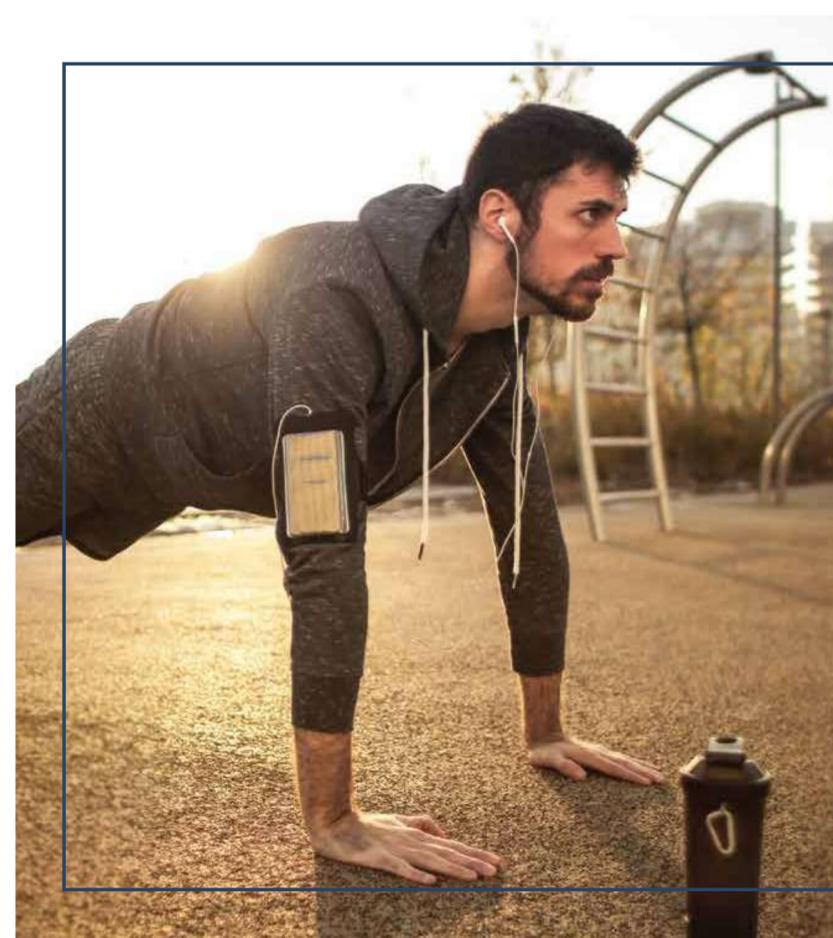
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Structure		Earthquake resistant RCC framed structure
Wall Finish	External	Exterior Paint / natural stone Cladding
	Internal	Plastic emulsion paint
	Ceiling	OBD
Flooring	Living/Dining/Bedrooms	Vitrified tiles / Imported marble flooring
	Master Bedroom	Laminated wooden flooring
	Common area / staircases	Marble
	Balcony & Terraces	Vitrified anti-skid floor tiles
Kitchen		Black granite working counters, SS Sink with RO Unit
		2' tiles dado above the counter
		Modular kitchen with overheads, Hob & Chimney
		Concealed copper tubing for gas line to nearest balcony
Toilets	Flooring	Anti-Skid tiles
	Fitting	Branded single lever CP fitting (Kohlar/Grohe/Jaguar), Granite counter, Geyser in all bathrooms
Doors	External	Anodized/powder coated aluminum frame with glazed shutters
	Internal	Inside doors: Hard wood frame with European Style door shutters
	Main Door	Seasoned hard wood frames with moulded European style shutters Biometric Lock System at Main Door
	Wardrobe	Premium wardrobes in all bedrooms
Windows		Anodized/powder coated aluminum frame with glazed shutters
Electrical		Schindler / Anchor Make light & power points; telephone & TV points in all bedrooms, copper wiring (HPL/Finolex /Havels ) in concealed conduits
Power backup		24x7 power backup in common area
Lift		High speed Schindler / Kone
Security		24 hours security with Gated access



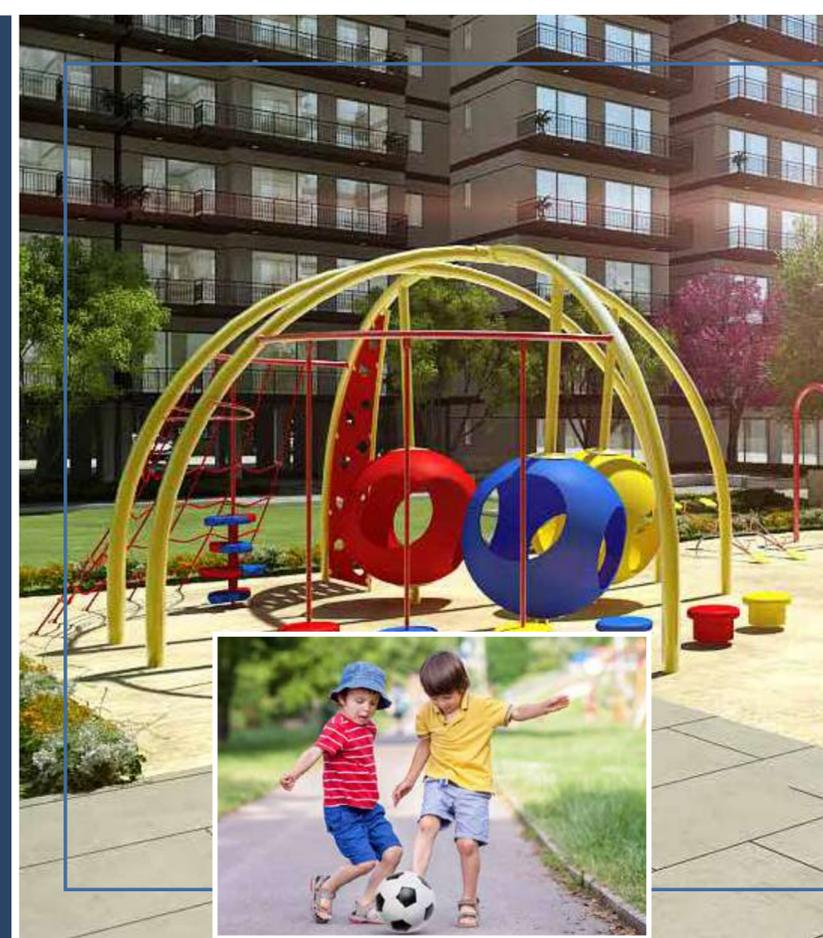
**EXTRA** AMENITIES  
FOR **EXTRA** HAPPINESS

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## OPEN GYM

Transform your body & mind cost-free at the open Gym.



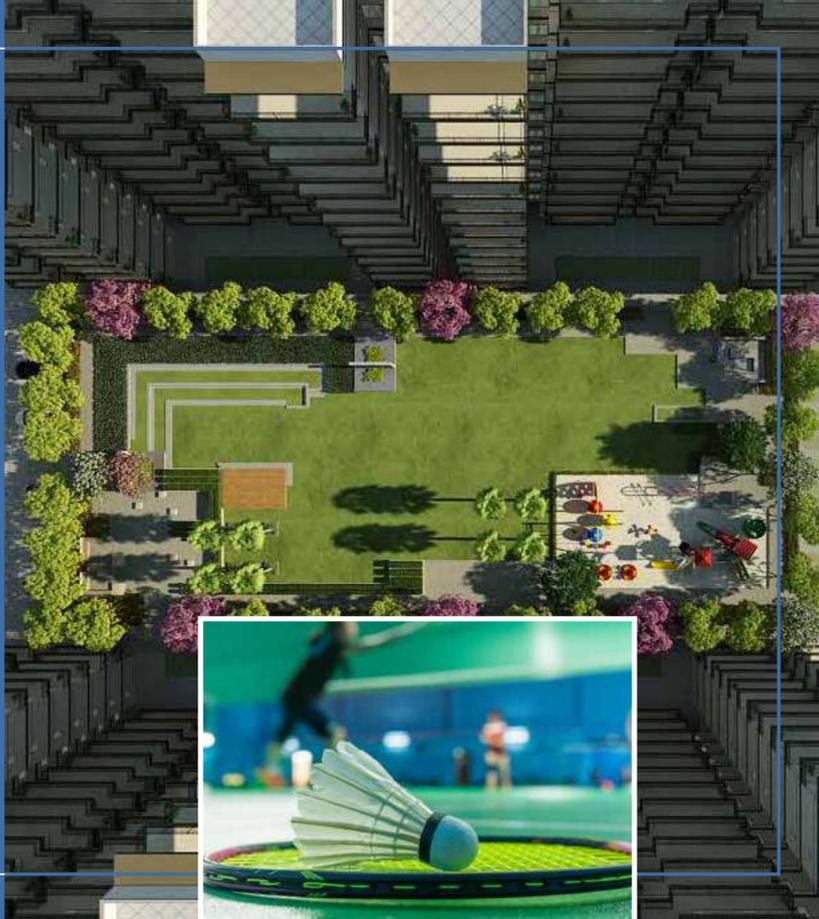
## KIDS PLAY

Dedicated & secure play areas to keep your kids happy and growing.



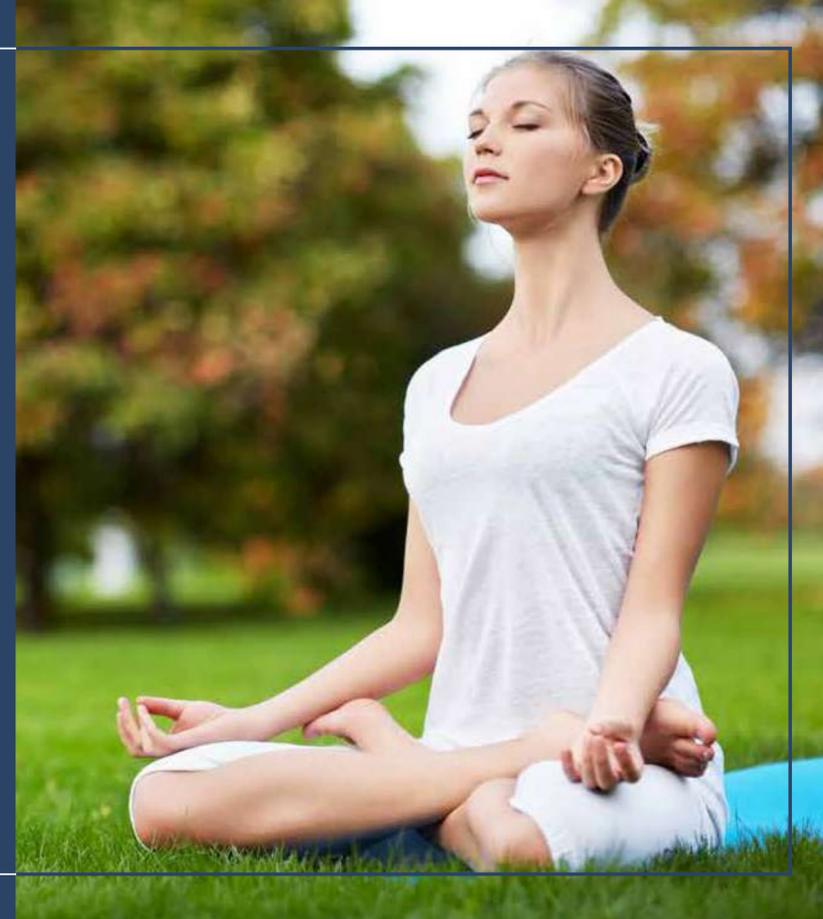
## BADMINTON COURT

Unleash your potential at our dedicated badminton court to keep yourself fit & active.



## YOGA AREA

Start your day with a refreshing session of yoga surrounded by lush green gardens.





## CCTV SURVEILLANCE

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Ensure the security  
of your dear ones.



## CENTRAL PARK

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Experience nature's  
generous beauty at the  
lush green central park.

## SHOP DAILY NEEDS

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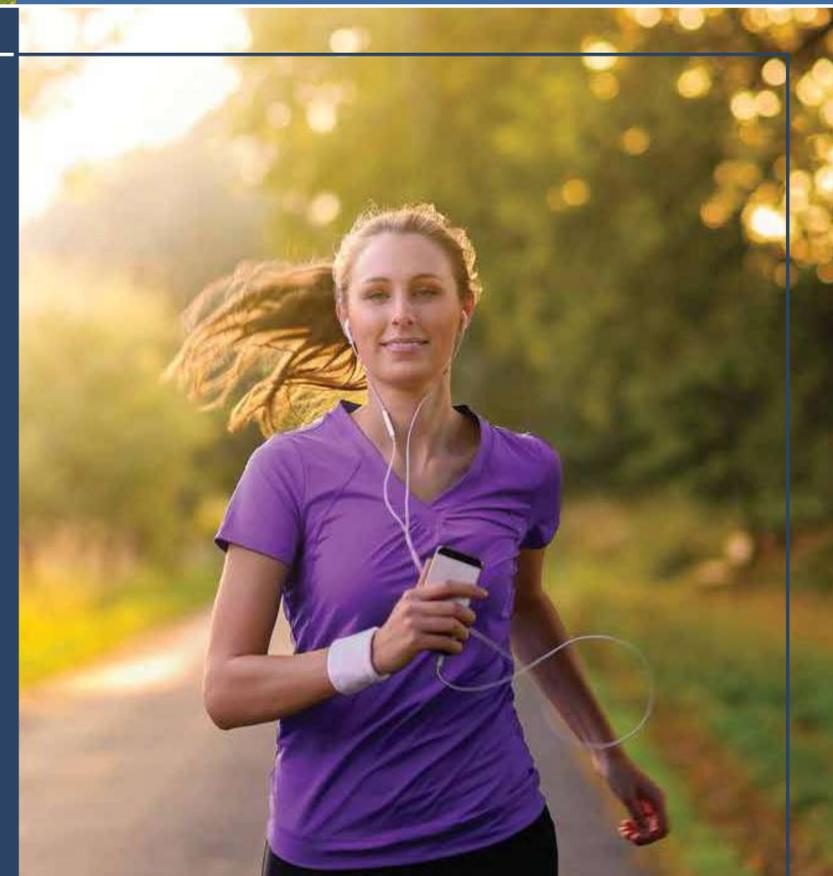
All your daily needs are  
now within walking distance.



## JOGGING TRACKS

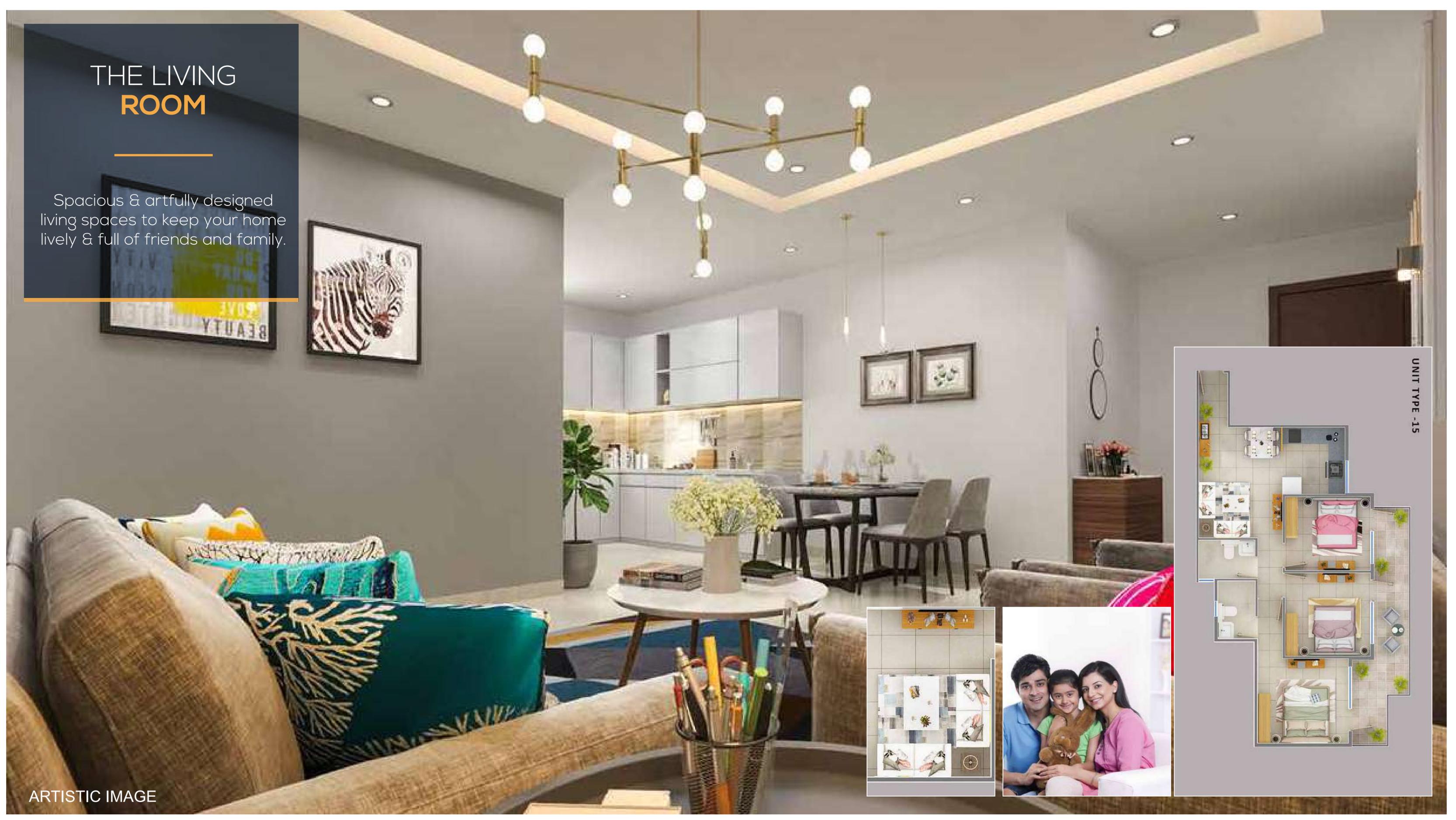
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Start your days  
with refreshing  
Jogging Session.



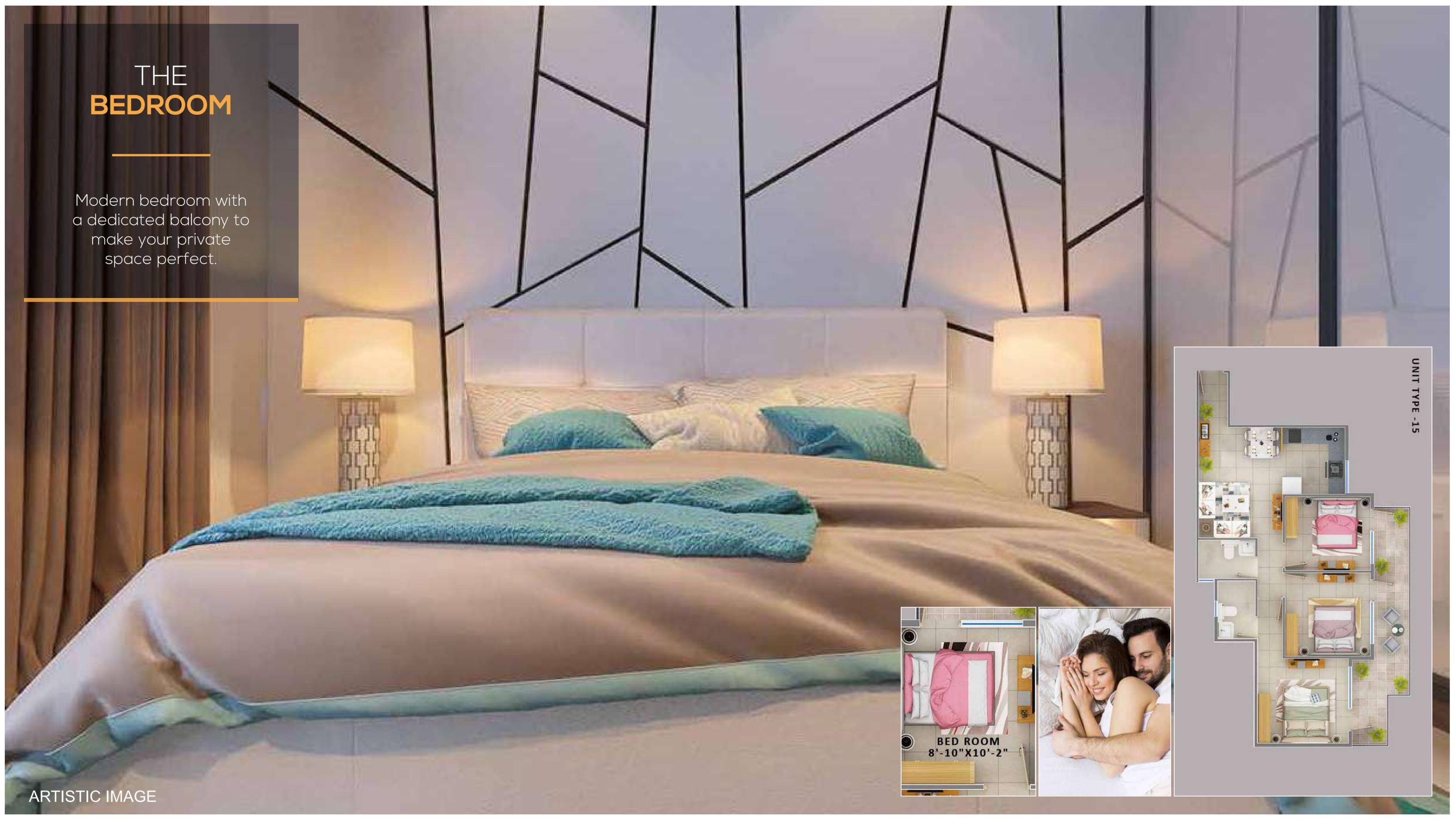
# THE LIVING ROOM

Spacious & artfully designed living spaces to keep your home lively & full of friends and family.



# THE BEDROOM

Modern bedroom with  
a dedicated balcony to  
make your private  
space perfect.



ARTISTIC IMAGE

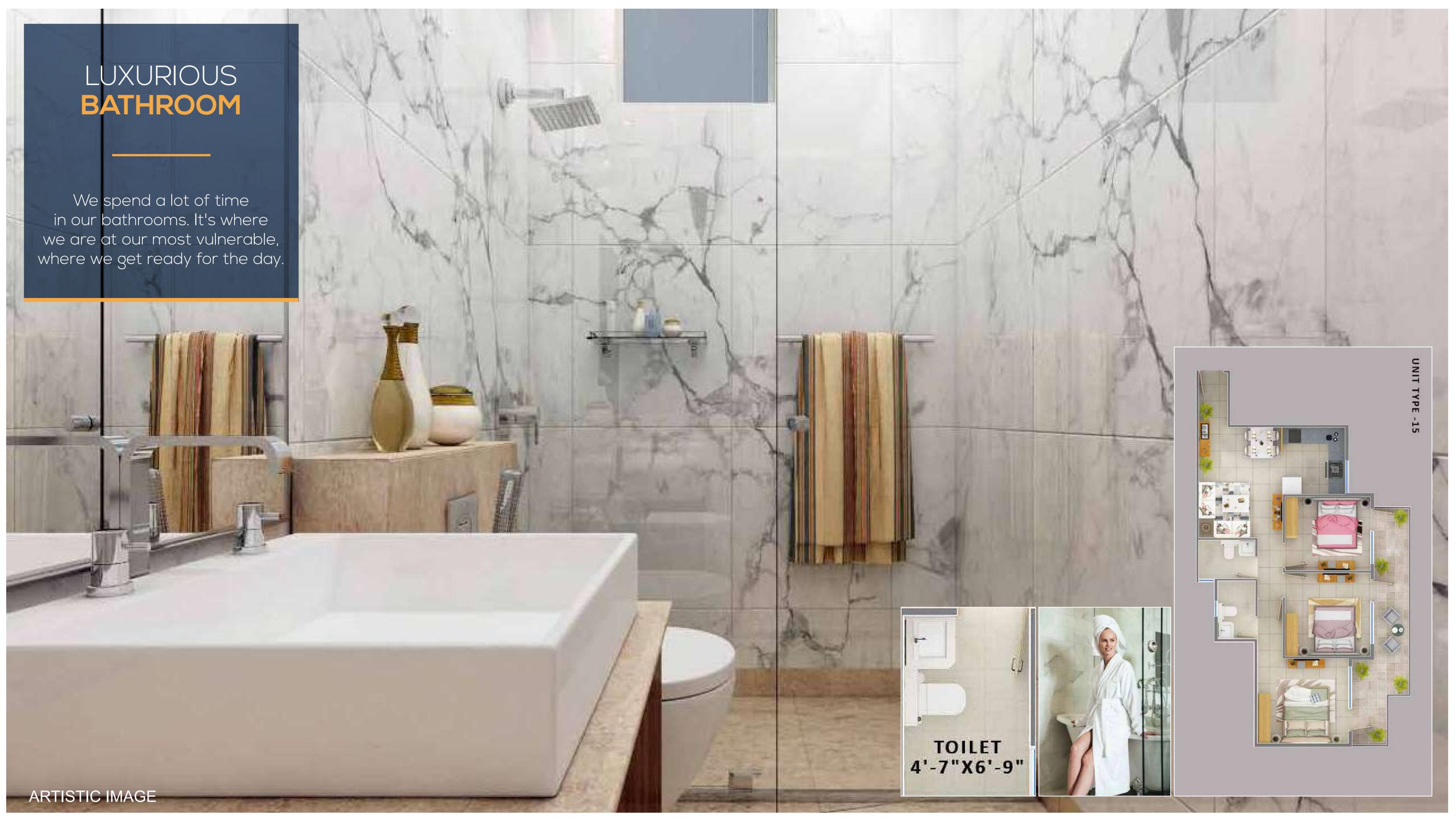
# MODERN KITCHEN

Experience the pleasure of a truly modern kitchen fitted with the best in the class modular cabinets.



# LUXURIOUS BATHROOM

We spend a lot of time in our bathrooms. It's where we are at our most vulnerable, where we get ready for the day.



ARTISTIC IMAGE

# SPECIFICATIONS

## ROOMS

FLOOR VIRRIFIED TILES  
 WALLS PAINT FINISH  
 CEILING PAINT

## KITCHEN

FLOOR ANTISKID TILES  
 WALLS PAINT IN THE BALANCE AREAS

## TOILETS

FLOOR ANTISKID TILES  
 WALLS TILES / PAINTS  
 CEILING PAINT

## BALCONY

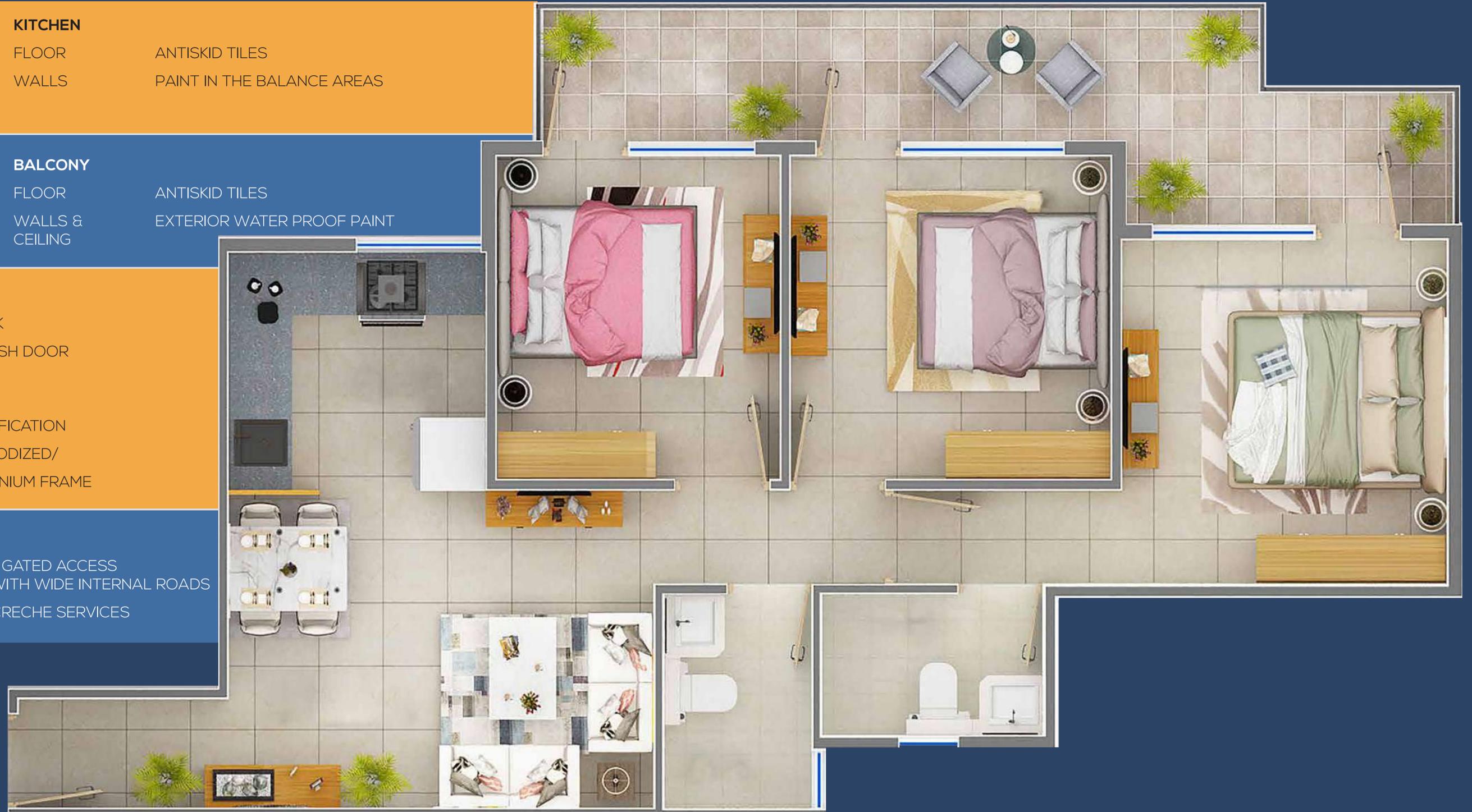
FLOOR ANTISKID TILES  
 WALLS & CEILING EXTERIOR WATER PROOF PAINT

## INTERNAL FIXTURES

KITCHEN STAINLESS STEEL SINK  
 DOORS PAINTED WOOD / FLUSH DOOR  
 DESIGNER BATHROOM FITTING  
 ELECTRICAL WIRING / ELECTRICAL  
 FITTINGS GEAR WITH ISO CERTIFICATION  
 WINDOWS POWER COATED / ANODIZED/  
 WOOD FINISH / ALUMINIUM FRAME

## EXTERNAL

SECURITY 24HR SECURITY WITH GATED ACCESS  
 LANDSCAPE FULLY LANDSCAPED WITH WIDE INTERNAL ROADS  
 COMMUNITY COMMUNITY HALL & CRECHE SERVICES



# SITE PLAN



# LOCATION MAP

## ANNEXURE-D LOCATION MAP



MAP NOT TO SCALE  
As per Gurgaon Manesar Plan



VISIT US

AND EXPLORE NEW POSSIBILITIES

FOR YOUR FUTURE.