



**IRIS** | **BROADWAY**  
GURUGRAM **SECTOR 85 & 86**

A future built on legacy.™

**TIF** TREHAN  
**IRIS**

# IRIS | BROADWAY

GURUGRAM SECTOR 85 & 86



The Tihar Jail



The All India Radio (AIR)  
Broadcasting House



The Safdarjung Airport Terminal



The Supreme Court



PWD Headquarters

All of these landmarks are built  
by us.



## In six decades we have built several landmarks across India and a sterling reputation for excellence.

- Leading "A" class government and private contractors.
- Over 60 years of unmatched experience in the construction field.
- More than 15 million+ sq. ft area in prime locations of Delhi/NCR.
- 100+ projects delivered in Delhi/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, farmhouses, commercial complexes, IT parks, industries, etc.

# IRIS | BROADWAY

GURUGRAM SECTOR 85 & 86



# The Broadway of Good Times.

An eclectic mix of retail,  
entertainment and hospitality.



With an already established and aspirational eco-system of more than **3 Lakh people** residing in the immediate catchment, **Iris Broadway** is the most sought-after neighborhood shopping centre.



# Location Map

## IRIS | BROADWAY GURUGRAM SECTOR 85 & 86



- NH 48
- DWARKA EXPRESSWAY
- Kundli-Manesar-Palwal (KMP) Expressway
- PATAUDI ROAD
- CENTRAL PERIPHERAL ROAD
- PROPOSED METRO LINE

# Projects in proximity

- 81 DLF Ultima, Park View Grand Spa, Vipul Lavanya, Bestech Park View, Bestech Ananda, Supertech Defence Enclave
- 82 Mapsco Gardens, Vatika Signature Villas, Mapsco Royale Ville, Mapsco Casa Bella, Universal Aura, Vatika Town Square, Vatika India NXT, Vatika Seven Lamps
- 82A Vatika Tranquil Heights, DLF Primus
- 83 SS CoralWoods, SS Ammeria, Vatika Guragaon 21, Vatika Plots, Lifestyle Homes, Emaar MGF Palm Gardens, Vatika City Homes, Hyatt Hotel
- 84 Alphacorp GurgaonOne, Spaze Privy At4, Spaze Kalistaa, Spaze At4, Antriksh Heights, Boulevard Residence, Sapphire Eighty Three, SAS Arcadia
- 85 Orris Aster Court, Orris Carnation
- 86 DLF Sky Court, DLF New Town, Pyramid Urban, Ansal Height 86, Adel Cosmocourt, Era Royale ville
- 88 A/B The Center Court, Godrej Oasis, Godrej Icon, Vatika Express City, Ansal Amante, Adani Aangan
- 89 Tulip Ace, Tulip Petals, NBCC Heights, Maxworth Ashray, 3C Greenopolis, Lotus Green Floors
- 90 DLF Regal Garden, DLF New Town, Shree Vardhman, Green Court, SS Group
- 92 Raheja Navodaya, Raheja Sampada, GLS Avenue 51, Ansal Heights, Sare Crescent Park, Sare The Grand, Parkwood Westend
- 93 MRG The Balcony, Signature Global Orchard Avenue, Spaze - The Address, AWHO
- 94 Antrikash Krishna
- 95 ROS Ananda, Ramsons Kashitij, San Verdante, Pal City Park



200+ SURFACE & 400+ MULTI-LEVEL  
BASEMENT CAR PARKING



AN AVERAGE DAILY FOOTFALL  
OF 15000

SPREAD ACROSS 2.8 ACRES OF LAND, IT IS THE ONLY MALL IN THE AREA WITH A 1000 FT. FRONTAGE





## Broadway Buzzing

Nobody is looking for retail stores anymore, everybody wants a “retail destination”. A place where they don’t just get to shop but hang out and have a good time with friends and family. Events help a shopping centre build customer loyalty, retail destination awareness that keeps the mall at the front of shoppers’ minds, and boosts a mall’s social media presence when shoppers tag their malls in their feeds. When a shopper goes out they want that day to be special and memorable, and events are just the way to do it.

### Diwali Celebration

Diwali, the festival of lights, was a magical night at Iris Broadway full of fun activities, song, and events like magic show, live music, and diya making.

### Independence Day

The spirit of patriotism soared high on Independence Day at Iris Broadway with a fun and memorable kite flying event relished by all children and adults alike.

### Christmas Day

Christmas was as merry as ever with live acoustic music and a beautiful Christmas tree gracing the event spreading cheer and jowly among the shoppers at Iris Broadway.

### Flea Market

Iris Broadways regularly organises flea markets in its premises that offer a wide range of products including a diverse selection of traditional clothing and souvenirs.



# Graffiti

Graffitis immediately add character and life to dull spaces that require a little bit of "oomph". Instead of painting the walls in a particular shade throughout the building, wall art imparts an artistic impression and also adds a bit of culture and razzmatazz to a shopping space, which especially attracts a lot of attention from the youth.



# Our brand partners

## Anchors



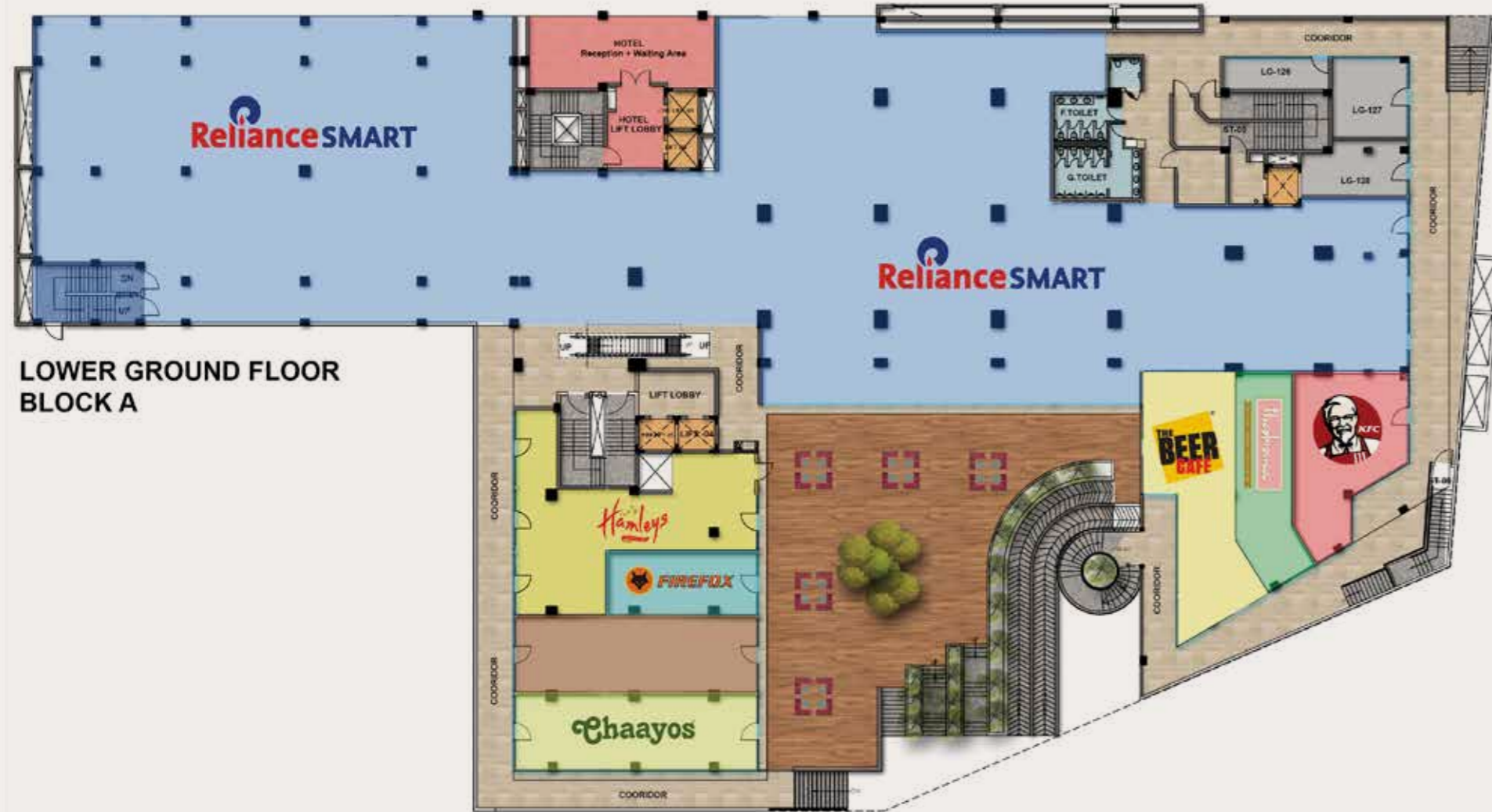
## Others



# COMBINED BROADWAY PLAN (Block A, B and C)



# BLOCK A - Lower Ground Floor



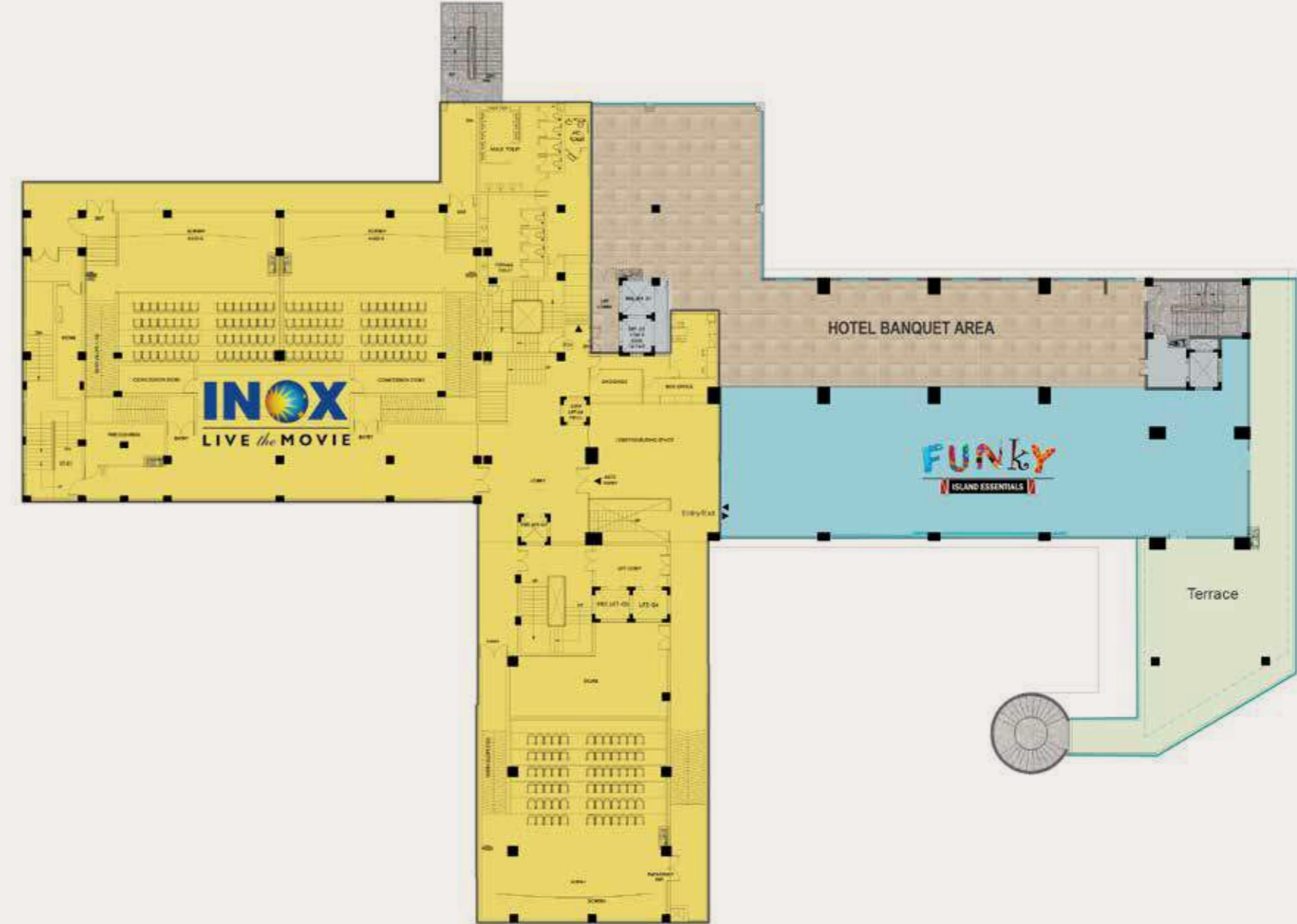
# BLOCK A - Upper Ground Floor



# BLOCK A - First Floor



# BLOCK A - Second Floor



# BLOCK B - Lower Ground Floor



# BLOCK B - Upper Ground Floor



# BLOCK B - First Floor



# BLOCK B - Second Floor





# BLOCK B - Third Floor



# BLOCK C - Lower Ground Floor



# BLOCK C - Upper Ground Floor



# BLOCK C - First Floor



The Broadway of  
world-class hospitality.

Seamless services for  
extraordinary experiences.



## So Central. So Convenient. - Soho Suites



Soho Suites at Iris Broadway, Gurugram, is built for the discerning you. Whether you are travelling for work or in the city for a quick gateway, it offers you a place for everything, from a launch to a lunch.

Experience the comfort of home while you work from Soho Suites. The suites are fully furnished units with a kitchenette with an extended balcony. Enjoy seamless services from our housekeeping team. Here you can take a dip at the pool, take a trip to the spa or hop on for retail therapy.

Situated in the epicentre of the new Gurugram in sector 85-86, Soho Suites is a part of a burgeoning locale which is witnessing a rapid exponential growth spurt.

# SoHo Suites – Key Highlights



79 Keys Suites (Fully furnished home-office apartments) creating high visibility and footfall



Low maintenance cost



Banquet space of 4500 sq. ft



Service floor available for BOH



Swimming pool



Separate entry and exit



Triple basement parking



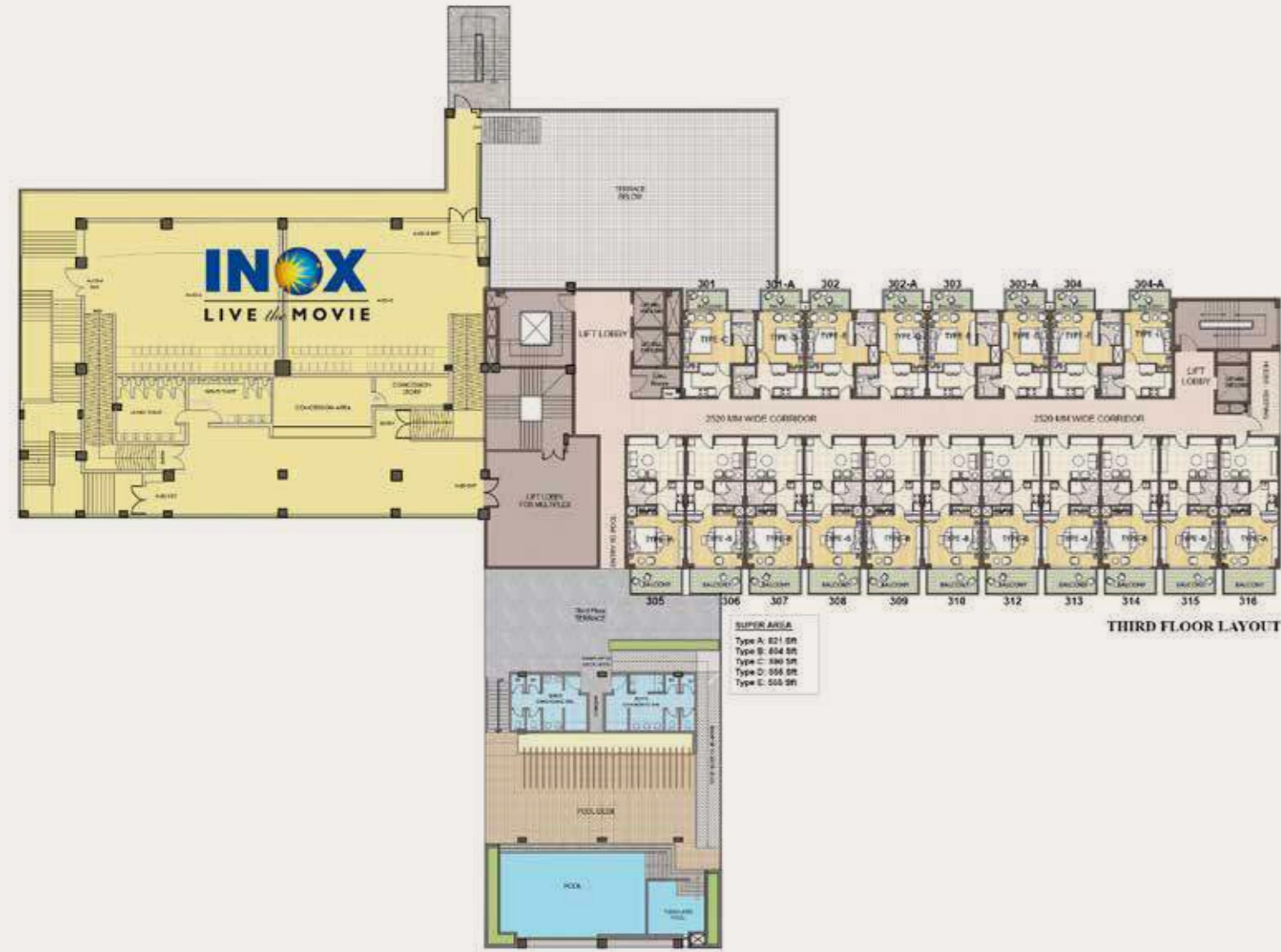
Laundry Service



Gym/spa on terrace



# SoHo Suites – Third Floor

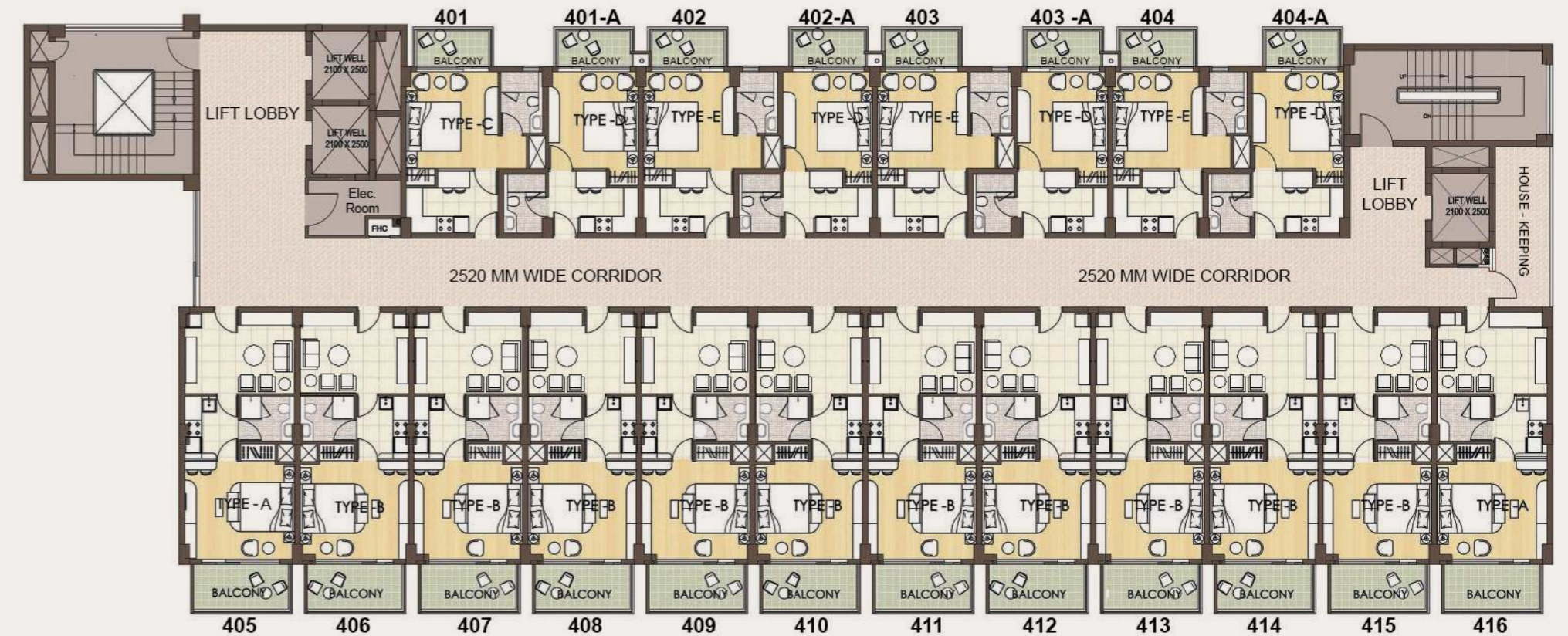


# SoHo Suites – Fourth Floor

## Super Area

Type A - 821 Sq. Ft | Type B - 804 Sq. Ft | Type C - 590 Sq. Ft

Type D - 555 Sq. Ft | Type E - 555 Sq. Ft

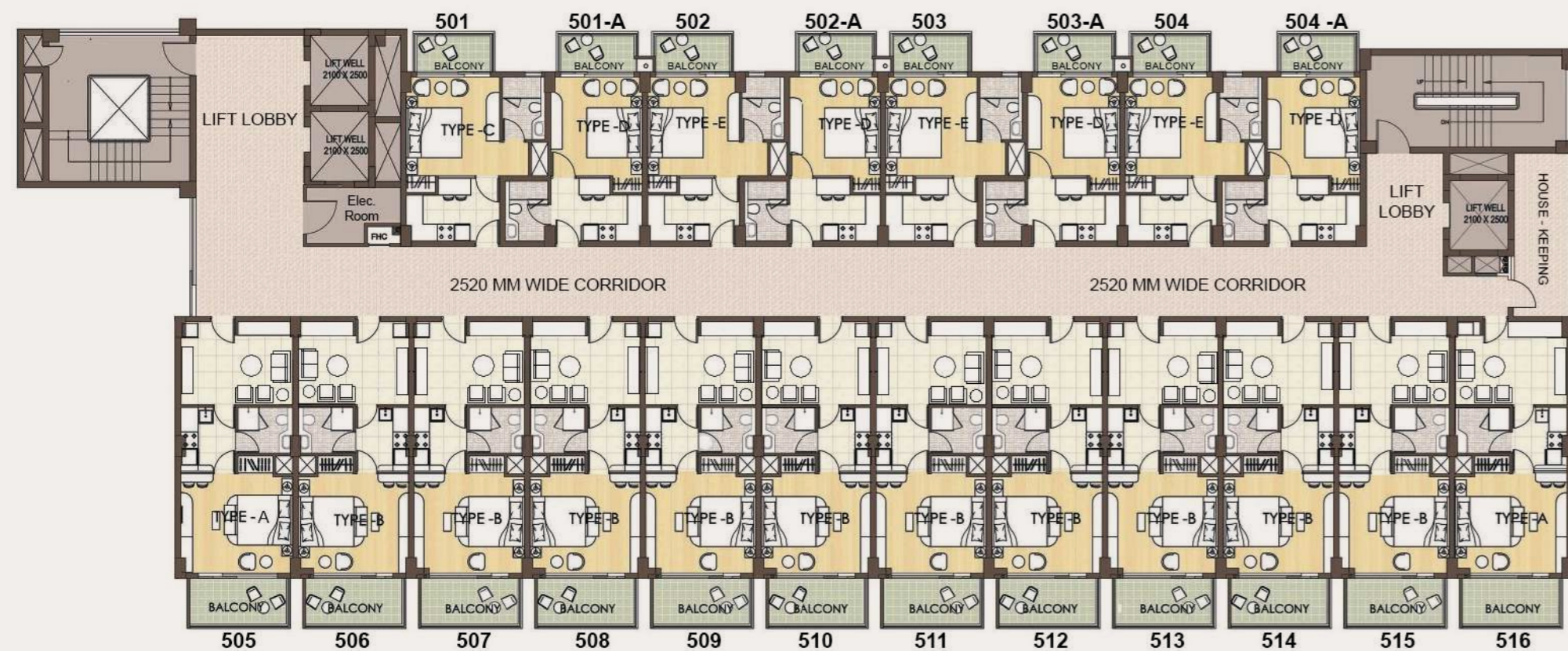


## SoHo Suites – Fifth Floor

### Super Area

Type A – 821 Sq. Ft | Type B – 804 Sq. Ft | Type C – 590 Sq. Ft

Type D – 555 Sq. Ft | Type E – 555 Sq. Ft

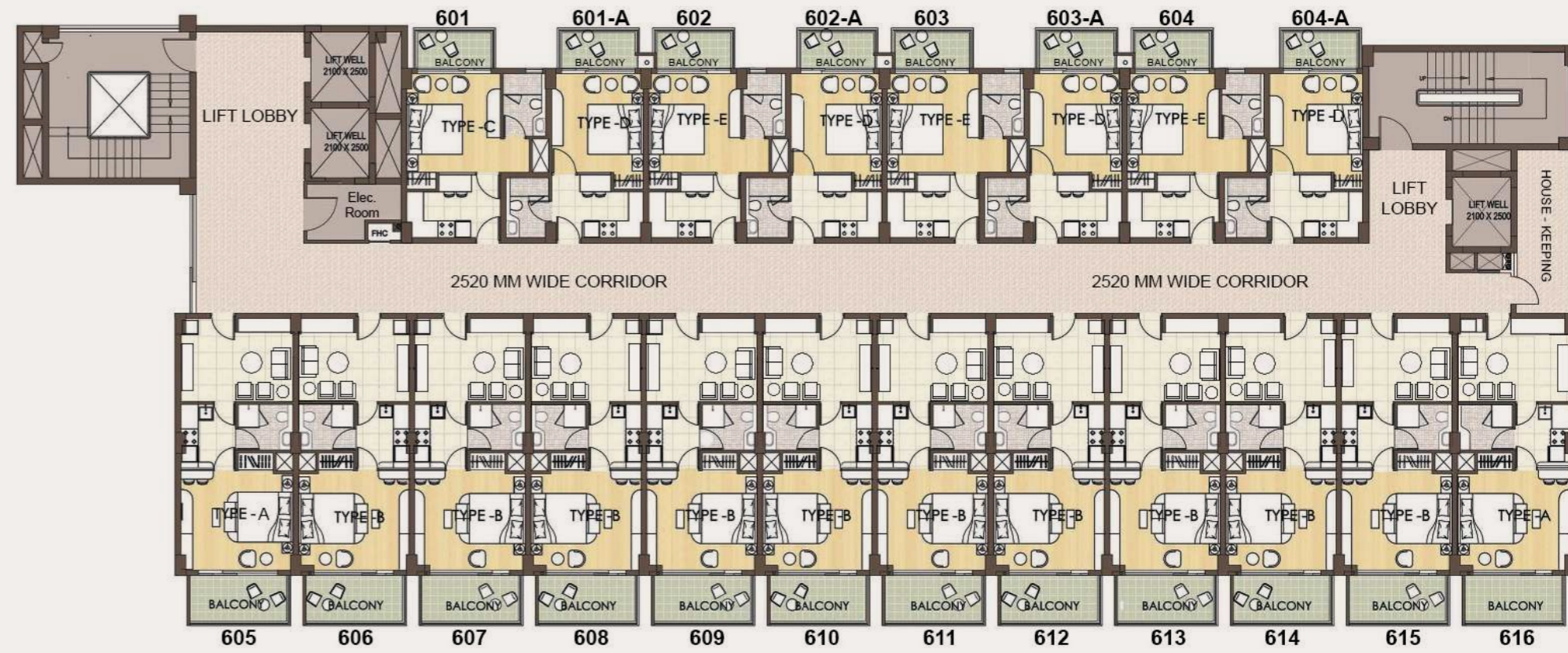


## SoHo Suites – Sixth Floor

### Super Area

Type A – 821 Sq. Ft | Type B – 804 Sq. Ft | Type C – 590 Sq. Ft

Type D – 555 Sq. Ft | Type E – 555 Sq. Ft



# SoHo Suites – Typical Room Layouts

**Type – A** (Unit Area – 821 Sq. Ft)



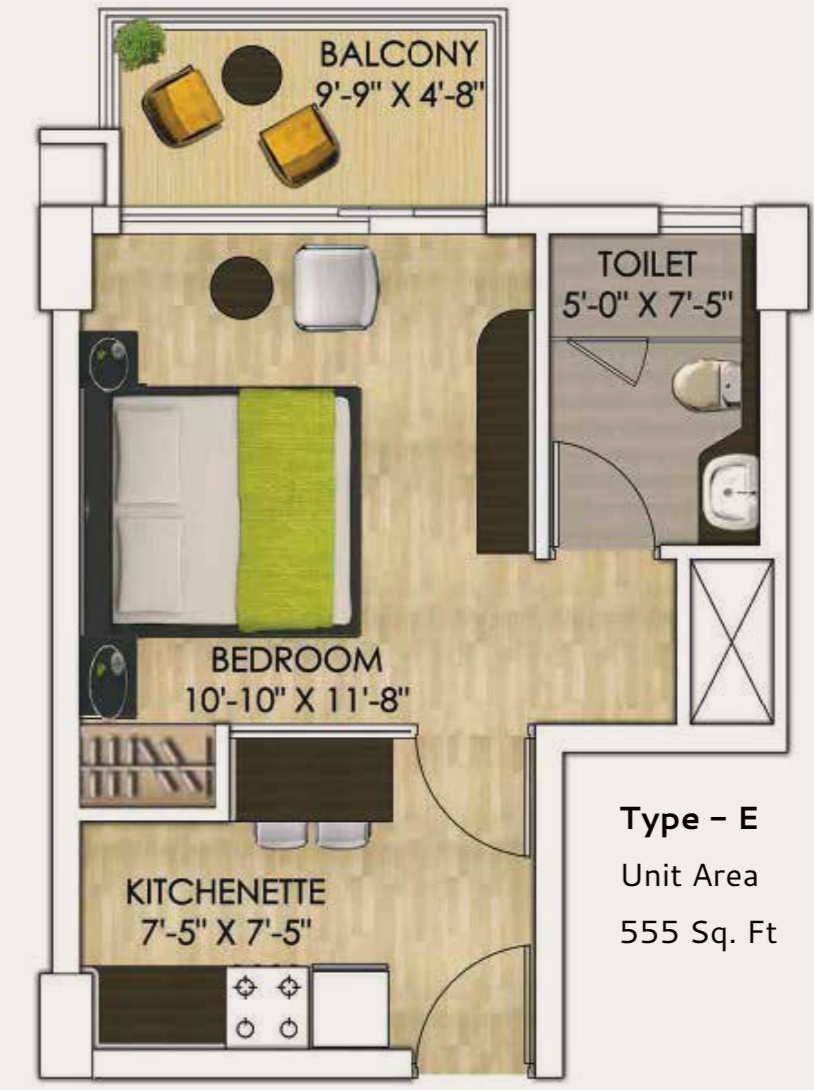
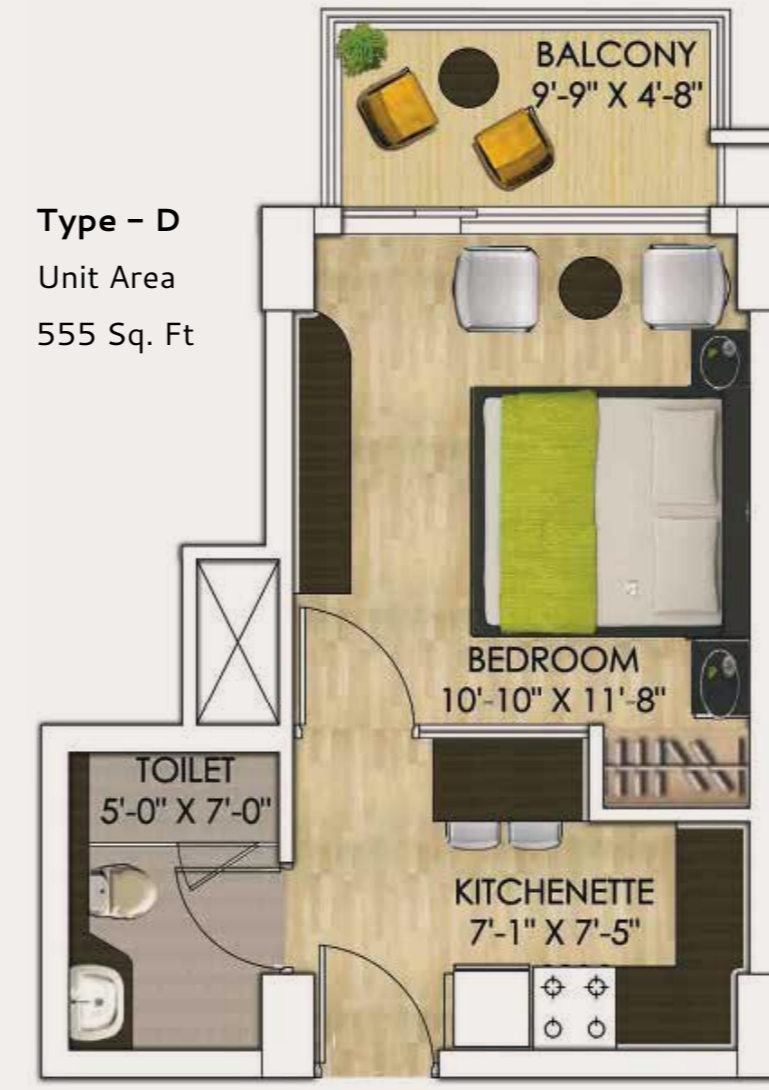
**Type – B** (Unit Area – 804 Sq. Ft)



**Type – C**  
Unit Area  
590 Sq. Ft

# SoHo Suites – Typical Room Layouts

**Type – D**  
Unit Area  
555 Sq. Ft



**Type – E**  
Unit Area  
555 Sq. Ft



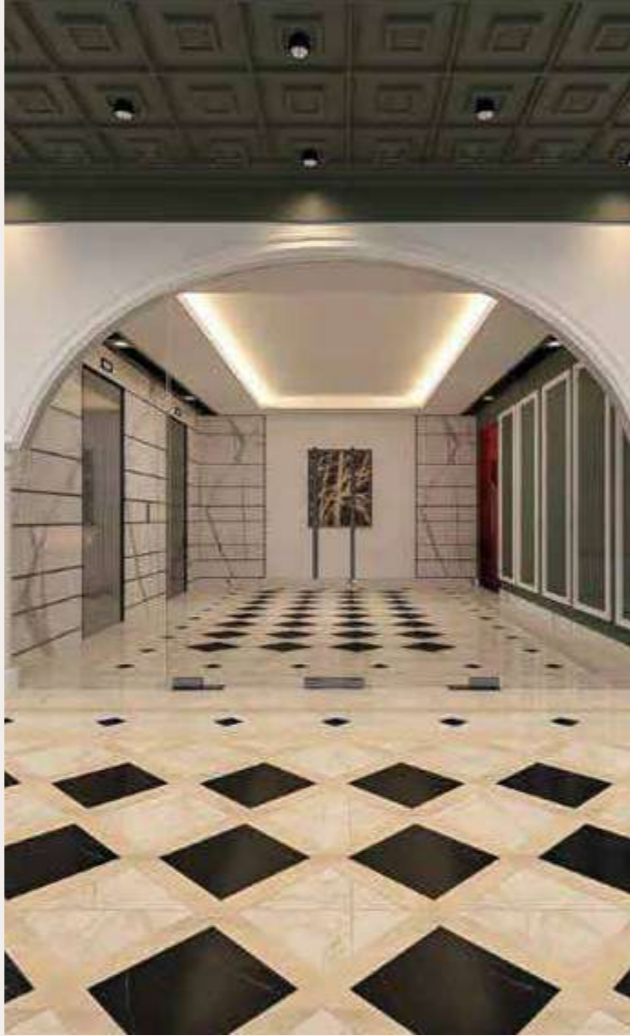
SoHo Suites – Bedroom View



SoHo Suites – Living + Kitchen View



SoHo Suites – Lobby View



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# IRIS | BROADWAY

GURUGRAM **SECTOR 85 & 86**

## IRIS BROADWAY, GURUGRAM OFFICE

IRIS Broadway, Sector 85-86, Gurugram, Haryana - 122018

[www.trehaniris.com](http://www.trehaniris.com)

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\*T&C apply