



THE TRUE ADDRESS
OF AMBITION



REDEFINING
REAL ESTATE WITH A
JOURNEY WITHOUT
LIMITS



CRAFTING EXCELLENCE IN LUXURY REAL ESTATE

ROF is a trusted name in luxury real estate, celebrated for our innovation, reliability, and dedication to delivering exceptional living spaces. We've built a legacy of excellence by creating sustainable, affordable homes that redefine luxury. With a clear vision and unwavering focus on quality, we have grown into an industry leader. Our projects are a testament to our commitment to surpassing customer expectations and upholding the highest standards of integrity and transparency.

WHY CHOOSE ROF?



QUALITY ASSURANCE



INNOVATION



TRANSPARENCY



CUSTOMER-CENTRIC APPROACH



ON TIME DELIVERY



CURATED **5000+**
HAPPY FAMILIES

Charting a Course to Success



OUR PROJECTS AT A GLANCE

ONGOING PROJECTS



2 & 3 BHK Apartment
Sector-93, Gurugram



High Street Retail
Sector-93, Gurugram



Premium Luxury Floors
Sector-93, Gurugram



High Street Retail
Sector-36, Sohna,
South Gurugram



1/2 & 3 BHK Apartments
Sector-78, Gurugram

DELIVERED PROJECTS



2 & 3 BHK Apartment
Sector-93, Gurugram



1/2 & 3 BHK Apartments
Sector-102, Gurugram



1/2 & 3 BHK Apartments
Sector-95, Gurugram



High Street Retail



High Street Retail
Sector-43, Gurugram



1/2 & 3 BHK Apartments
Sector-92, Gurugram



1/2 & 3 BHK Apartments
Sector-102, Gurugram



1/2 & 3 BHK Apartments
Sector-108, Gurugram



SCO Plots
Sector-93, Gurugram



Luxury Residential Plots
Sector-93, Gurugram



Luxury Residential Plots
Sector-36, Sohna, South of
Gurugram



Residential Plots
Sector-95, Gurugram



Industrial Plots
Murthal, Sonipat, Haryana



Residential Plots
Sector-35-36, Sohna, South
Gurugram

A YEAR OF LUXURY &
WELLNESS REDEFINED

2025

IN THE ERA OF LUXURY & WELLNESS LIVING



INTRODUCING
PRAXASA



EXPERIENCE THE ART OF LUXURIOUS WELLNESS LIVING

Luxury and wellness often stand apart, but what if they came together to create an extraordinary lifestyle?

Welcome to a haven of luxury wellness living on the prestigious Dwarka Expressway—a perfect blend of opulence and well-being.





PERFECTLY PAIRED ON DWARKA EXPRESSWAY

Dwarka Expressway's newest landmark brings together the best of luxury and wellness.

From impeccable connectivity to an enriching lifestyle, every aspect of this address is designed to redefine what it means to live well.

PRAVASA
THE NEW
LANDMARK BY
ROF

WELCOME TO THE THRIVING ADDRESS
OF DWARKA EXPRESSWAY



WORLD CLASS
AMENITIES



LUXURIOUS INDEPENDENT
PREMIUM FLOORS



BUSTLING
COMMERCIAL HUB



A+ GRADE
SCHOOL

IN THE HEART OF CHAOS,
ASPIRING TO CREATE A WORLD OF
PERFECT BALANCE

A PLACE WHERE
LUXURY ELEVATES
AND WELLNESS
NURTURES

YOUR
INVESTMENT
IN A FUTURE OF LUXURY
AND WELLNESS

YOU'RE HAPPY EVER AFTER STARTS WITH

P R A  A S A

A DESTINATION THAT DEFINES DISTINCTION

Nestled in one of the most sought-after locales of Dwarka Expressway, Pravasa is a statement of prestige. Here, you're not just living close to the city's finest — you're living at the center of it all. At ROF Pravasa, we bring you an investment opportunity that balances your present with a promising future. Enjoy the benefits of modern wellness amenities, prime location, and long-term value that promise a return on lifestyle and investment.

CONNECTING YOU TO WHAT MATTERS MOST

Situated in a prime location surrounded by iconic landmarks, Pravasa embodies the essence of connectivity. Enjoy a hassle-free commute and unwind worry-free in the comfort of your home.



10 Minutes from proposed Diplomatic Enclaves & Embassies



Adjacent to Dwarka Expressway



25 Minutes from IGI Airport



20 Minutes from New Delhi



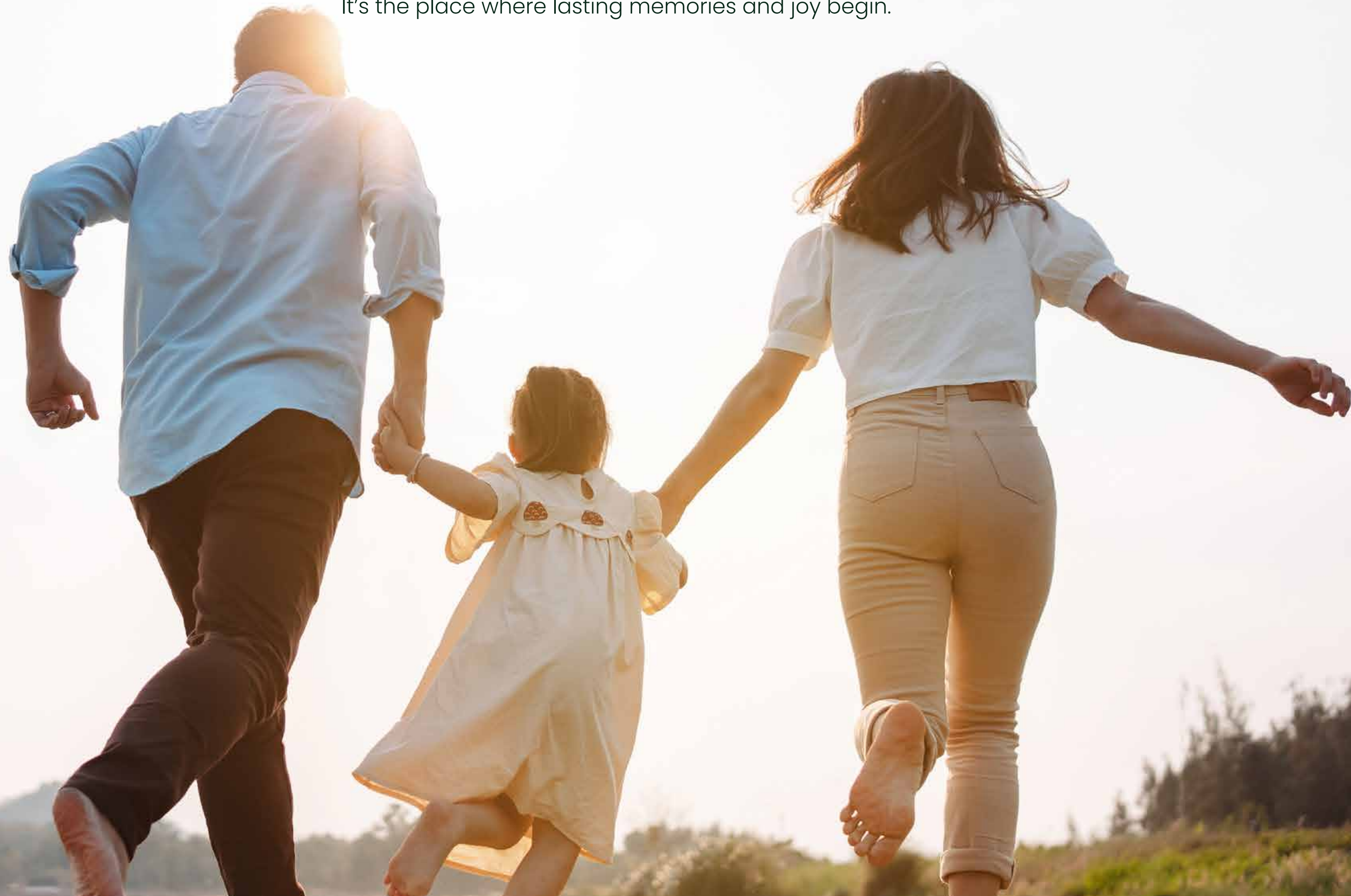
7 Minutes from Manesar Toll Plaza, NH-8, Hyatt Regency Hotel, IMT Manesar



20 Minutes from Medanta, The Medicity & Rajiv Chowk

FIND PERFECT HARMONY FOR YOUR FAMILY AND HAPPINESS

Let your family experience a perfect balance of comfort, warmth, and happiness.
It's the place where lasting memories and joy begin.





RECONNECT WITH WELLNESS BALANCE

Find balance in nature's peaceful embrace, where wellness thrives and tranquillity reigns. Nature's balance is the foundation for a life of harmony and well-being. Surrounded by a pollution-free, vibrant, and pleasant environment, immerse yourself in a year-round experience of freshness and vitality.



SURROUNDED BY THE SERENITY OF
LUXURY WELLNESS LIVING

PLAY YOUR WAY TO A HEALTHIER LIFE

Begin your wellness journey in spaces designed to inspire, from the soothing yoga and meditation garden to the revitalizing outdoor gym, ensuring you stay healthy and motivated.



YOGA & MEDITATION GARDEN



OUTDOOR GYM



TENNIS COURT



REFLEXOLOGY PATH



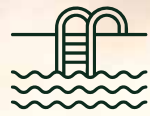
BADMINTON COURT



BASKETBALL COURT

A WORLD OF FUN FOR LITTLE EXPLORERS

Vibrant kids' play area and a refreshing kids' pool are designed to inspire play, laughter, and endless fun for the family's youngest members.



KIDS POOL



KIDS INDOOR
PLAY AREA

A PEACEFUL RETREAT FOR EVERY GOLDEN YEAR

It is the ideal haven for the family's guiding lights or those enjoying their golden phase, where relaxation and connection with nature come effortlessly.



**SENIOR CITIZEN
GARDEN**



LEISURE LIKE NEVER BEFORE

Embrace a lifestyle of leisure where you
can slow down, unwind, and savour moments of
pure relaxation and enjoyment in a tranquil setting.



AMPHITHEATER



SWIMMING POOL



LUXURY REDEFINED OUTDOORS

Indulge in luxury living with amenities like outdoor dining areas, stylish sculptures, and seating under trellises, offering a blend of relaxation and elegance.



**SEATING
UNDER TRELLIS**



**STEPPED
SEATING**



SCULPTURES



**OUTDOOR
SHOWER**



DECK AREA



**OUTDOOR
DINING AREA**





EVERYTHING YOU NEED, RIGHT AT YOUR DOORSTEP

All your desires are effortlessly gathered in one place, where variety and style create a seamless experience.



**RETAIL
SHOPS**





BREATHE LIFE INTO YOUR SENSES

Discover the harmony of nature through lush gardens, scenic water bodies, and green mounds, where every corner is designed to rejuvenate your spirit.



WATERBODY



**PUTTING
GREEN**



**FLOWER
GARDEN**



**HARMONY
GARDEN**



**CENTRAL
LAWN**



**GREEN
MOUND**



**PARTERRE
GARDEN**





INDEPENDENT PREMIUM FLOORS

LIVE WITH PEACE OF MIND



Step into a world where safety and security are always a priority. Enjoy your surroundings and take a stroll with absolute peace of mind. With a gated community, round-the-clock security, and thoughtfully designed spaces.



NATURE'S HAVEN, RIGHT WITHIN REACH



Indulge in the beauty of nature from the comfort of your own home. Let the verdant green trees calm your mind and rejuvenate your soul. You'll find tranquillity and serenity right at your doorstep, surrounded by lush landscapes.





A CLUB EXPERIENCE LIKE NO OTHER

Welcome to club Pravasa by ROF
Pravasa step into a world that caters to
your desires and gives life to the most
extravagant wishes.



AN ENTRANCE TO IMPRESS

Make a grand entrance every day with the club's awe-inspiring double-height lobby.

Designed to perfection, this striking space is a visual treat, blending exquisite interiors with stunning architecture.



YOGA AND MEDITATION GARDEN

Indulge in a relaxing time with curated treatments



AMPHITHEATER

An amphitheater experience for your golden moments



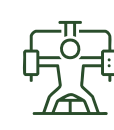
BADMINTON COURT

Say hello to the ultimate smash experience



KIDS INDOOR PLAY AREA

Let your kids make outstanding memories indoors

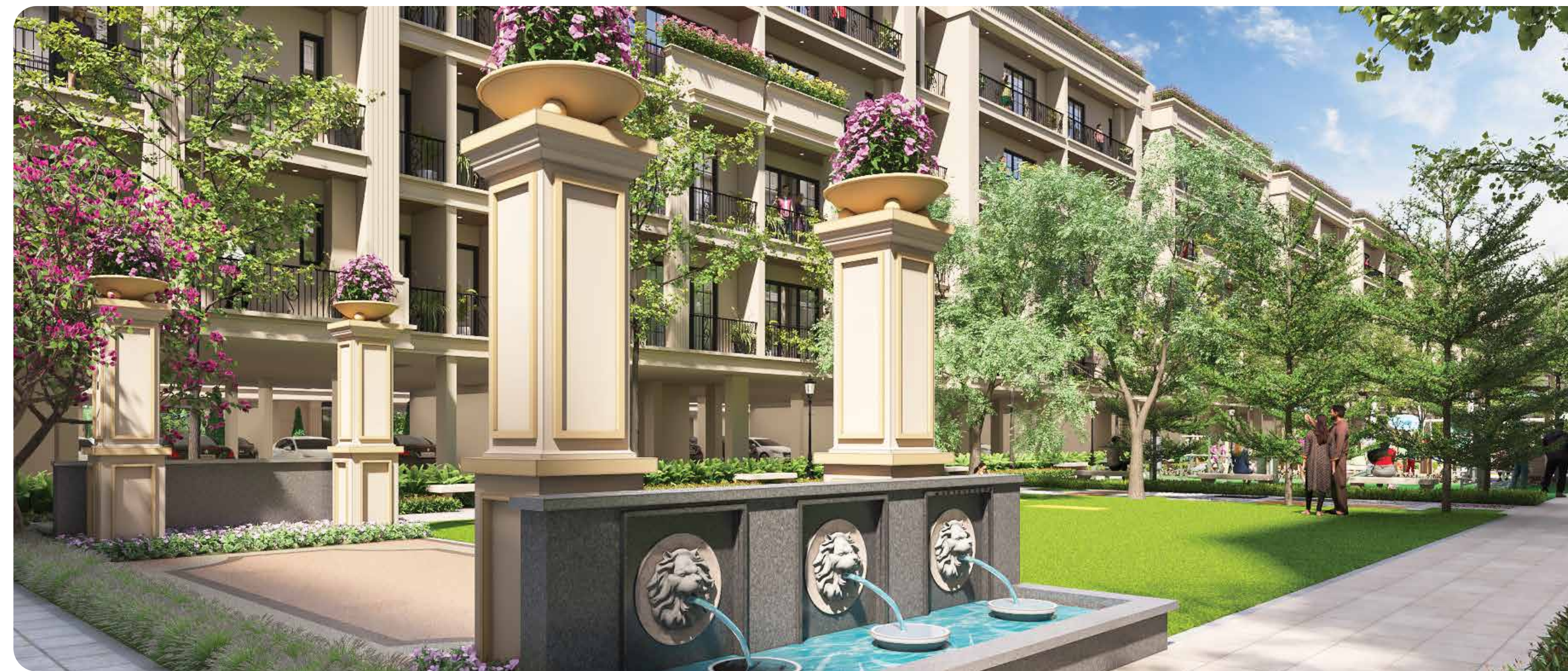


OUTDOOR GYM

Where your workout outshines



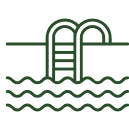
HARMONY GARDEN
Reboot and boost your senses here



WATERBODY
Dive into a world of endless calm



CLUB HOUSE
Organise a celebration or host a meeting, all in our plush settings



SWIMMING POOL
Dive in moments, soaked with bliss



TENNIS COURT
Amp up the champ in you



SPECIFICATIONS

Drawing / Dinning Room

- AC- Split AC
- Floor- Italian Marble flooring
- Ceiling- POP/ Punning / Acrylic emulsion paint
- Wall- POP/ Punning / Acrylic emulsion paint

Toilet & Bath

- Floor- Premium Anti-Skid flooring tiles
- Wall- Premium wall tiles
- Fitting & Fixtures- Jaquar/Kohler equivalent brands
- Geyser- Crompton/ Havells / Haier / equivalent brands

Balconies

- Floor- Premium anti-Skid flooring tiles
- Railing- Designer railing

Basement

- Furniture- 1 Table with 3 chairs
- Floor-Italian finish premium tiles
- Ceiling- POP/ Punning / Acrylic emulsion paint
- Wall- POP/ Punning / Acrylic emulsion paint

Kitchen

- Modular Kitchen
- Wall- POP/ Punning / Acrylic emulsion paint
- Floor- Italian Marble flooring
- Counter Top- Granite Stone Counter
- Chimney & HOB- Kaff/Glen/Hindware or equivalent make
- Fitting & Fixtures- Jaquar/Kohler equivalent brand fitting & SS sink

Master Bedroom

- AC- Split AC
- Flooring- Laminated wooden flooring / Italian finish premium tiles
- Ceiling- POP/ Punning / Acrylic emulsion paint
- Wall- POP/ Punning / Acrylic emulsion paint
- Wardrobe- Modular Wardrobes

Doors & Windows

- Main Door- Video Door Phone/ Electronic door lock
- Internal Doors Shutter- Both side laminated flush doors / Paint finish flush doors
- Windows- UPVC windows

Structure

- Earthquake- Resistant Rcc framed structure as per sesimic zone

Electrical

- Home Automation- Video door phone access
- AC- Split AC in living room & all bedrooms
- Lights- LED lights Tisva/ Wipro/Jaquar/Havells or equivalent
- Exhaust- Havells/ crompton or Equivalent
- Fans- Ceiling fan in drawing, dining, bedrooms & bathrooms
- Concealed electrical wiring- Polycab / Havells or equivalent
- Modular Switches & Sockets- With automation in drawing room/ master bedroom

External Development

- Tremix concrete road/ Interlocking blocks
- External façade- Weatherproof external grade paint





PRICE & PAYMENT PLAN



3BHK

Ultra Luxury Floors

PRICE-
₹2.40Cr*

PAYMENT PLAN-

35:65



FREE
PARKING

FREE CLUB
MEMBERSHIP

FLEXIBLE
PAYMENT
PLAN

IN THE ERA OF LUXURY & WELLNESS LIVING



TRUSTED HOME LOAN PARTNERS AT YOUR SERVICE



COMING SOON





P R A V A S A

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License No. 70 of 2023

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