



THE ICON

EXCLUSIVE RESIDENCES

An Address of Distinction

At the intersection of design, space, and aspiration rises **THE ICON - Exclusive Residences**, crafted for those who seek more than just a home. Expansive 3 BHK + Study residences with dedicated staff spaces are designed for privacy, openness, and refined living, with a limited number of homes per floor, ensuring exclusivity.

Set within a landmark mixed-use destination on Main Delhi-Mathura Road, **THE ICON** brings together the finest elements of urban living. A grand clubhouse, curated amenities, and seamless access to retail and dining create a complete ecosystem-where every moment reflects a life of distinction.

A LANDMARK DESTINATION

Where Luxury Living Meets World-Class Experiences

Premium
Retail



Exclusive
Residences



Luxury
Hospitality



Faridabad's First RERA-Approved Mixed-Use Development
Main Delhi-Mathura Road, Faridabad

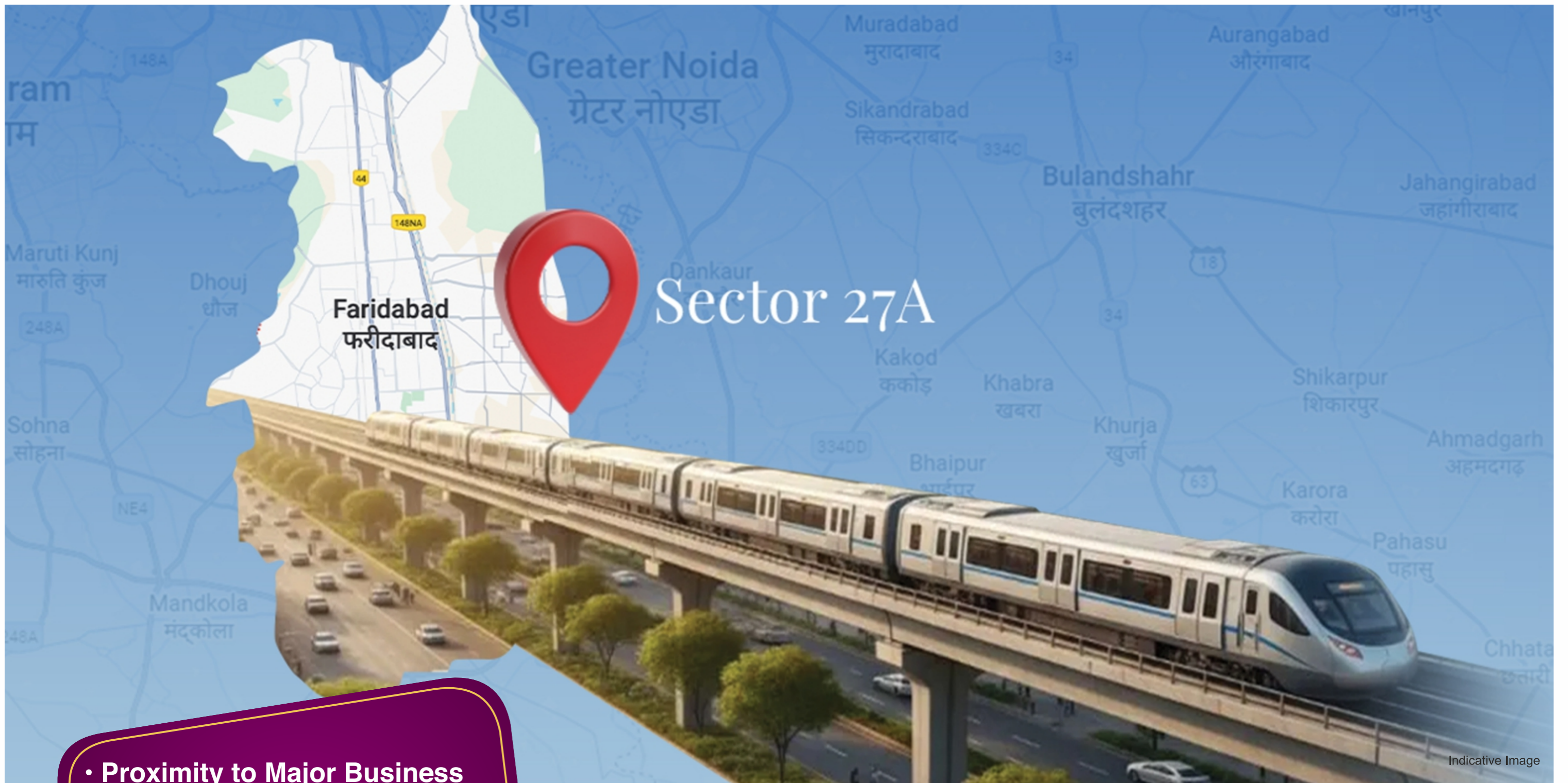


Indicative Image

- Large Residential Catchment
- Strong Purchasing Power
- Limited Organised Mixed-Use Developments

Faridabad - A City Ready For Its Moment

Emerged as one of NCR's most dynamic urban centres with a large residential base, growing aspirations and established infrastructure, the city is primed for a landmark that elevates everyday living and commerce. **THE ICON** arrives as that defining destination.



Indicative Image

- Proximity to Major Business Hubs and Industrial Corridors
- Excellent Public Transport and Road Connectivity
- Seamless Connectivity to South Delhi, Noida and Gurugram

Sector 27A, Main Delhi–Mathura Road

Positioned on one of the region’s most prominent arterial corridors, **THE ICON** enjoys constant visibility and seamless accessibility. Its location ensures daily engagement from commuters, residents and visitors alike. This is an address that naturally draws attention.



Jewar Airport & Proposed Film City in Gr. Noida Connected via Manjhawali Bridge



FNG Expressway



Delhi-Vadodara-Mumbai Expressway Crosses Through New Faridabad



Delhi-Mumbai Industrial Corridor (DMIC)



Manjhawali Bridge



Industrial Model Township



KGP/KMP Expressway Eastern/Western Peripheral Expressway



Amrita Hospital



Regional Rapid Transit System Corridor (RRTS)

Designed by



of South Africa

- International Architectural Expertise
- Contemporary Yet Timeless Design
- Focus on Efficiency and Aesthetics



Urban Square Mall, Udaipur



Nelson Mandela Square, South Africa



Canal Walk, Cape Town, South Africa



Montecasino, Johannesburg, South Africa

Bentel's First Architectural Expression in Faridabad

Marking its debut in the city, Bentel brings its globally recognised design philosophy to Faridabad through **THE ICON** - a bold, timeless architectural statement. Balancing form, function, and future-ready planning, the design reflects Bentel's signature approach to creating destination-driven spaces that integrate retail, residences, and hospitality, setting a new benchmark for design excellence.

EXCLUSIVE RESIDENCES

An Iconic Way to Live Above The City



Luxury Living, Thoughtfully Elevated.

The residences at **THE ICON** are designed as a private retreat above the city, offering space, privacy and refinement in a low-density, ultra-luxury environment.

Crafted with international architecture and premium specifications, these homes combine contemporary design with thoughtful planning, creating an elevated lifestyle within Faridabad's most iconic address.

- **3 BHK + Study + Domestic Help Room**
- **180° Wrap-Around Balconies**
- **Four Residences Per Floor**



**Vaastu
Compliant**

- **Vaastu-Aligned Planning**
- **North and North-East Facing Residences**
- **Balanced Spatial Orientation**

Designed in Harmony with Well-Being

Vaastu compliance at **THE ICON** is seamlessly integrated into the design, aligning modern luxury with time-tested wisdom. Thoughtful planning enhances light, air and flow, creating calm, harmonious living spaces.

A man and a woman in white clothing are standing on a balcony, holding wine glasses and looking at each other. The background shows a sunset over a cityscape.

Low Density

Only Four Residences Per Floor

Privacy and space define the residential experience at **THE ICON**. With only four residences per floor, the development offers a low-density living environment that enhances exclusivity, quietude and comfort, rarely found in urban developments.

- **Spacious Luxury Residences 2,950 Sq. Ft. & 2,650 Sq. Ft.**
- **A Life of Privacy And Space**

Indicative Image



**180°
Wrap-Around
Balcony**

- **Panoramic City & Skyline Views**
- **Seamless Indoor-Outdoor Living**

Living That Opens 180°

At THE ICON, residences extend beyond their interiors. Expansive 180° balconies create a seamless connection between indoor comfort and the outdoors, maximising light, openness and panoramic views.

Indicative Image

Smart Homes



Indicative Image

Seamless Smart Living

Smart access systems that combine security, comfort and seamless control, supported by intelligent home features and uninterrupted power.

- Smart Access & Home Control
- Effortless Comfort at Every Touch
- Always-On Power Assurance

Personalised Living

- Chef On Call & In-House Dining and Room Service
- 24/7 Concierge Services
- Guest Relationship, Private Chauffeur and Cab Services

Personalised Five-Star Living

Life at **THE ICON** is elevated by star-level services designed to simplify everyday living. Personalised assistance and premium conveniences come together to deliver comfort, discretion and effortless hospitality at home.

Indicative Image

**Care-Centric
Living**



Indicative Image

Thoughtful Living for Every Generation

THE ICON integrates senior-focused features that ensure comfort, dignity and care. It is a development designed to support residents through every stage of life.

- **24/7 Medical Assistance and Ambulance**
- **Accessible Design for Wheel-Chair Mobility**
- **Wellness Support Programs**



Open Sky Deck

- Landscaped Walkways
- Sunset Lounge
- Observatory Deck for Stargazing

The Ultimate Sky Deck Experience

The Sky Deck offers residents a rare vantage point above the urban landscape. Designed for leisure and reflection, it transforms everyday moments into memorable experiences.

Artistic Impression



**Secure by
Design**

Security & Access Management

Security at **THE ICON** is designed to offer peace of mind without intrusion. Trained personnel, intelligent access systems and discreet surveillance work together to create a safe, well-managed environment, while valet services ensure seamless guest arrivals.

- **24x7 Gated Security with Trained Personnel**
- **CCTV Surveillance**
- **RFID-Based Entry and Exit**
- **Valet Parking Services for Guests**

Indicative Image

Additional Amenities



**Multi-Storey
Ultra-Luxury Tower**



**Performance
Glass Facade**



**Wellness Zone &
Green Landscaping**



**Imported Marble Flooring
in Living Rooms**



**Laminated Wooden
Flooring in all Bedrooms**



**Modular Kitchen
with Smart Storage**



Indicative Image

**Fully Air-Conditioned
VRF System**



Indicative Image

**Premium Bathroom
Fittings**



Indicative Image

24-Hour Power Backup



Indicative Image

**Smart Switches
in Flats**



Indicative Image

**Common EV
Charging Stations**



Indicative Image

**Double Height
Reception Lobby**

A group of people, including a woman with long hair, a man with a beard, and a woman with long hair, are shown in a social setting. In the background, there are fireworks exploding against a dark sky. The scene is framed by a dark, rounded rectangle with a yellow border.

THE ICONIC CLUB

A Private World Reserved For Residents



Private Lounge

- Cigar Bar
- Whiskey Bar
- Wine Lounge
- Champagne Lounge

A World of Refined Indulgence

Curated lounge spaces offering premium cigars, fine spirits, and select wines in an atmosphere designed for comfort, privacy, and quiet indulgence.



Exclusive Celebration Spaces

Where Celebrations Take Shape

Members-only social spaces and Michelin-inspired dining come together to create settings designed for connection, celebration, and elevated experiences.

- **Members-Only Social Gatherings & Events**
- **Thoughtfully Designed Celebration Venues**

Indicative Image



Wellness & Fitness

- State-of-the-Art Fitness Centre
- Fully Equipped Techno Gym
- Yoga Pavilion

Balance, Wellness and Everyday Performance

Complementing its social spaces, the Iconic Clubhouse offers a complete range of wellness, fitness and productivity amenities. From rejuvenation to recreation, every facility is designed to support an active and balanced lifestyle.

A man and a woman are relaxing in a swimming pool. They are sitting on a blue tiled ledge, facing each other. The woman has long brown hair and is wearing blue swim goggles. The man is shirtless and also wearing blue swim goggles. In front of them are two drinks: a cocktail with an orange slice and a drink with a lime slice. The water in the pool is bright blue and rippling. A purple callout box is in the top left corner, and another purple callout box with a list is in the bottom right corner. The text 'Indicative Image' is visible in the bottom right corner of the image area.

Relaxation & Play

Relax. Recharge. Reconnect.

From poolside relaxation to indoor sports and recreation, these spaces are designed to support an active yet effortless lifestyle.

- **Swimming Pool & Private Cabanas**
- **Leisure Pool Designed for Relaxation**

Indicative Image

More to Experience



Indicative Image

**Michelin-Inspired
Gourmet Dining**



Indicative Image

**Private Meeting Rooms &
Business Centre**



Indicative Image

Yoga Pavilion



Indicative Image

**Indoor Multi-Sports Arena Table Tennis,
Card Room, Carrom Board & Pool**



Indicative Image

Library



Indicative Image

**Interactive Digital Gaming &
VR Experience Arena**



Indicative Image

Kids Play Area



Indicative Image

Personalized Concierge



Indicative Image

Spa



Indicative Image

Cryotherapy



Indicative Image

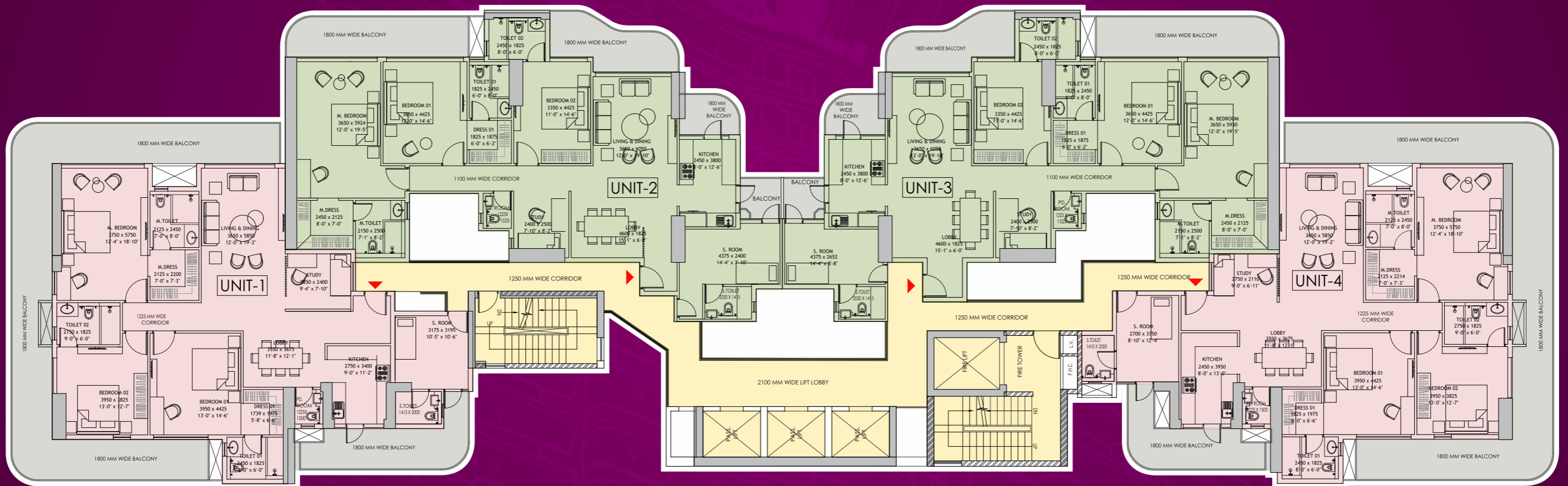
**Himalayan Salt
Cave Therapy**



Indicative Image

**Personalized Butler
& Chauffeur Services**

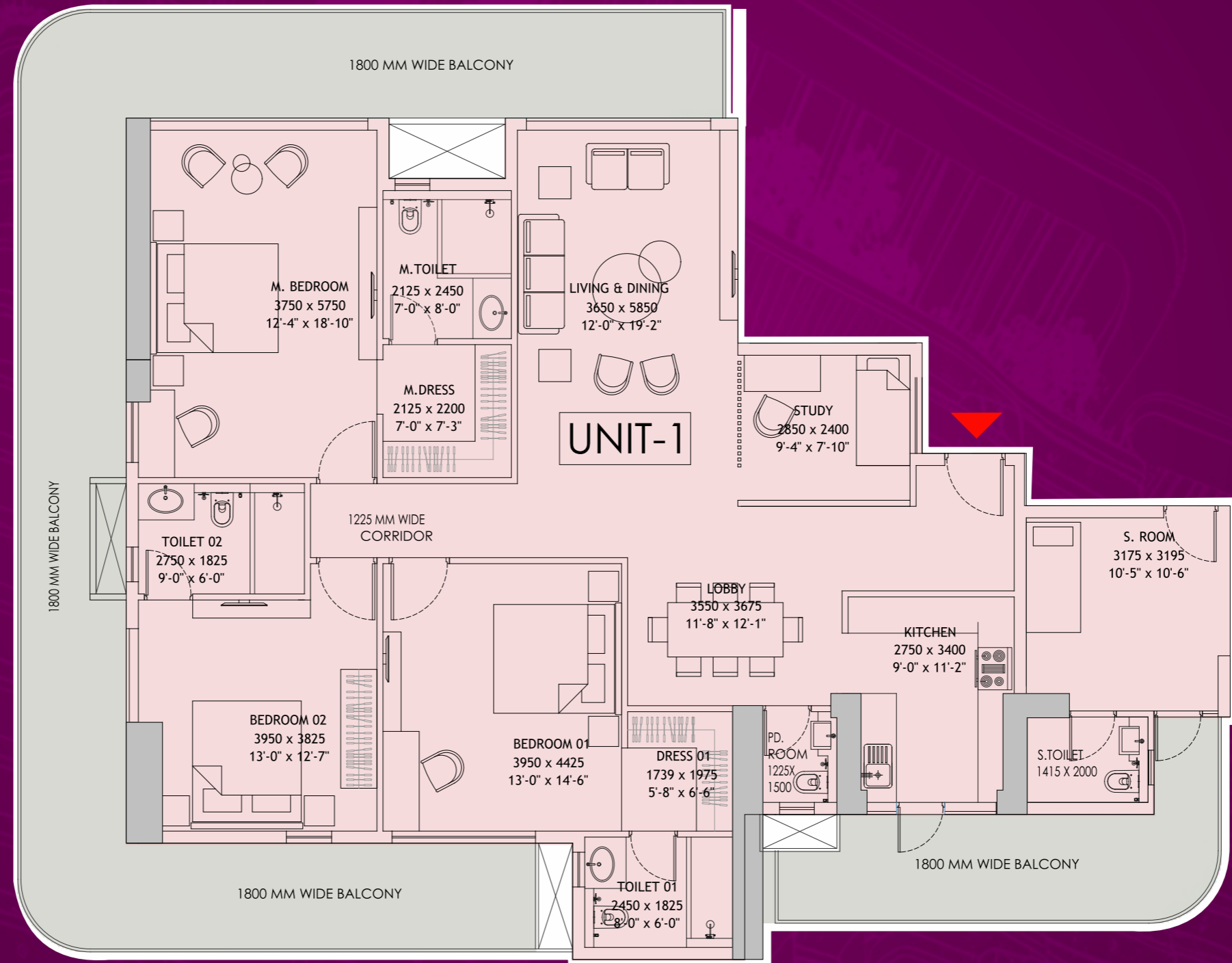
RESIDENTIAL - CLUSTER PLAN



TYPICAL RESIDENTIAL FLOOR



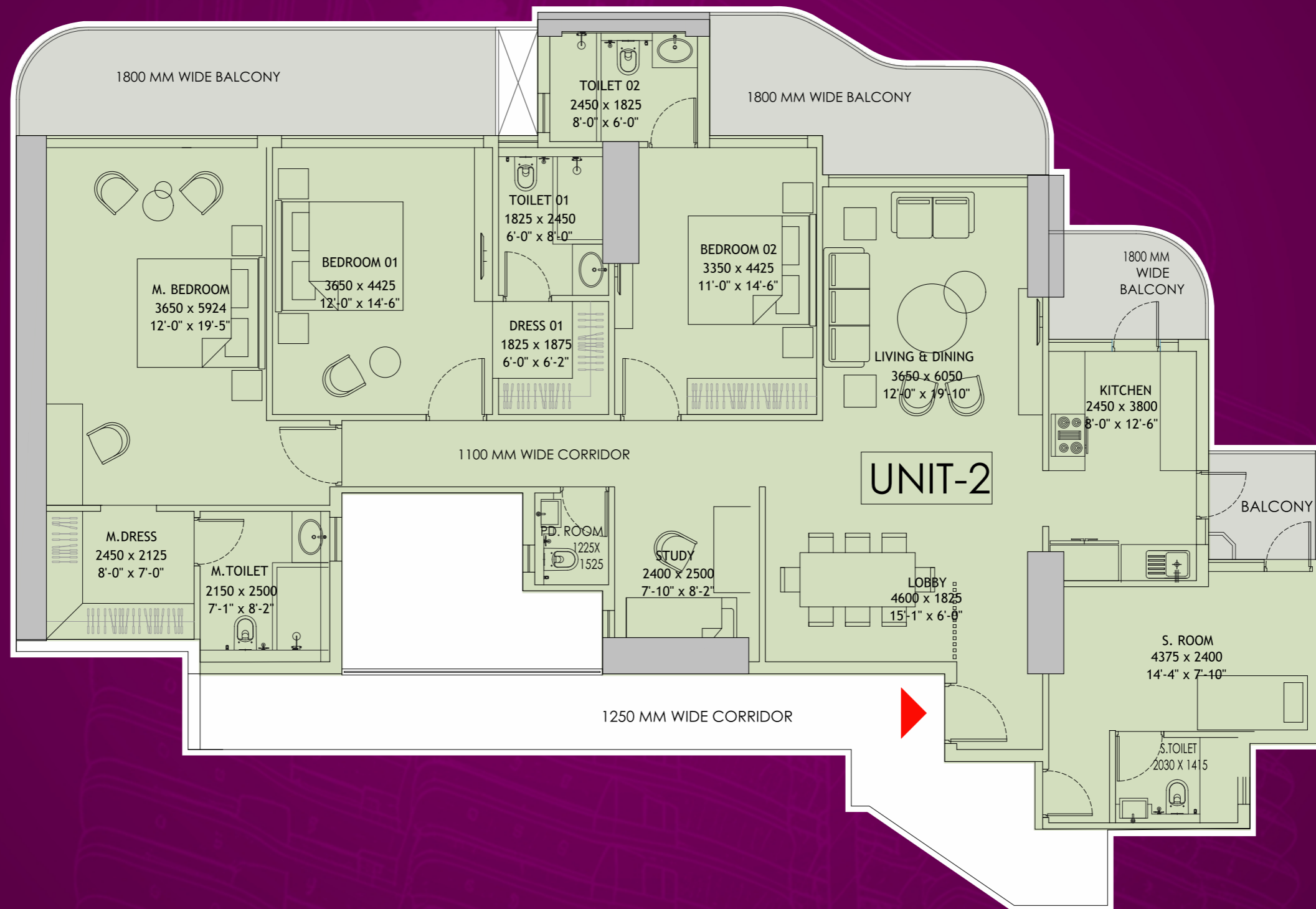
RESIDENTIAL - 2950 Sq. Ft. PLAN



3BHK+STUDY+DOMESTIC HELP ROOM



RESIDENTIAL - 2650 Sq. Ft. PLAN



3BHK+STUDY+DOMESTIC HELP ROOM



SPECIFICATIONS

LIVING/DINING/FOYER

Floor	Premium Marble / Engineered Stone or Equivalent
Wall	Premium Grade Acrylic Emulsion Paint with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint with POP Punning

OTHER BED ROOMS/ MULTIPURPOSE ROOM

Floor	Laminated Wooden Flooring (AC4- Pergo/Action Tessa) or Equivalent
Wall	Premium Grade Acrylic Emulsion Paint with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint with POP Punning

MASTER TOILET

Floor	Premium Vitrified Tiles or Equivalent
Wall	Premium Tiles Till Ceiling Height with Mirror
Ceiling	Moisture Resistant False Ceiling with Acrylic Emulsion Paint
Fixtures/ Fittings	Towel Rail, Toilet Paper Holder, Single Lever, Health Faucet, Shower Panel, Wall Hung WC, Wash Basin Countertop
Countertop	Granite/Synthetic Stone Countertop
Shower	Glass Partition
CP Fittings & Sanitaryware	Kohler or Equivalent Make

MASTER BED ROOM

Floor	Laminated Wooden Flooring (AC4-Pergo/Action Tessa) or Equivalent
Wall	Premium Grade Acrylic Emulsion Paint with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint with POP Punning

OTHER TOILETS

Floor	Premium Vitrified Tiles or Equivalent
Wall	Premium Tiles Till Ceiling Height with Mirror
Ceiling	Moisture Resistant False Ceiling with Acrylic Emulsion Paint
Fixtures	Towel Rail, Toilet Paper Holder, Single Lever, Health Faucets, Wall Hung WC, Wash Basin, Ceiling & Hand Shower
Countertop	Granite/Synthetic Stone or Equivalent
Sanitaryware	Kohler or Equivalent Make
CP Fittings	Kohler or Equivalent Make
Toilet Accessories	Kohler or Equivalent Make
Sanitaryware	Kohler or Equivalent Make

SERVANT/UTILITY ROOM

Floor	Tiles or Equivalent (600X600)
Wall	Gypsum Plaster with Acrylic Emulsion
Ceiling	POP Punning with Acrylic Emulsion

SPECIFICATIONS

KITCHEN

Floor	Premium Vitrified Tiles or Equivalent
Wall	Premium Tiles
Ceiling	Premium Grade Acrylic Emulsion with POP Punning
Countertop	Granite/Synthetic Stone/Tile Slab or Equivalent
Fixtures	Modular Kitchens with Hob, Chimney
	Brand-(Faber/Glen or Equivalent)
	Sink - Double Bowl - (Franke/Jayna or Equivalent Make) Extendable Faucet (Kohler Equivalent Make)

UTILITY TOILET

Floor	Anti Skid Tiles or Equivalent (600X600)
Wall	Tiles or Equivalent (300x600) in Wall Till Ceiling
Ceiling	Moisture Resistant False Ceiling with Acrylic Emulsion Paint
Sanitaryware & CP Fittings	Hindware/Parryware or Equivalent Make

BALCONIES/TERRACE/ DECK

Flooring	All Weather-Anti Skid Tile Floor
Wall	Exterior Grade Paint or Equivalent
Ceiling	Moisture Resistant False Ceiling with Exterior Paint
Railing	SS Balusters with Laminated Double Glass

UTILITY BALCONY

Floor	Superior Quality Vitrified/Anti Skid Tiles or Equivalent
Wall	External Grade Putty & Exterior Weather Shield or Equivalent
Ceiling	Moisture Resistant False Ceiling with Exterior Paint

DOORS

Main Door	Engineered Door Frames with Veneer Flush Door in Matt Finish or Equivalent with Digital Lock (Main Door) - 35mm
Internal Doors	Engineered Door Frames with Laminated Flush Doors with Fittings (Internal) or Equivalent - 32mm

SPECIFICATIONS

EXTERNAL GLAZING

Windows/ Glazing	Energy Efficient Single Glass, Tinted/Reflective Glass with Aluminum (Three Track Sliding) in All Habitable Areas. Single Pinhead/Tinted/Clear Glass in All Toilets & Utility Rooms
Balcony Railing	SS Balusters With Laminated Double Glass Railing

GENERAL ITEMS

Fixtures/Fittings	Modular Switches of North West/Crabtree/MK or Equivalent Make, Copper Wiring and Ceiling Light Fixtures in Balconies
-------------------	--

LIFT LOBBY

Floor	Premium Vitrified Tiles or Equivalent
Wall	Combination of Marble/Veneer/Gypsum Plaster & Paint
Staircase	Vitrified Tiles with Groove/Kota/Granite

AIR CONDITIONING

VRV/VRF Air Conditioning With Ducting in Living & Dining Area And Hi-Wall Unit in Bedrooms Excluding Toilet & Servant Room

SECURITY

DG Power Back Up, Secured Gated Community with Access Control System, CCTV in All Areas

Video Door Phone

Fire Fighting System with Sprinklers, Smoke Detector etc. as per NBC Norms

BASEMENT/CAR PARKING

Floor	VDF Finished
Wall	Finished with Combination of Emulsion Paint and OBD

Disclaimer:- Discretion of Material purchase / brand solely rest with the company



CIN:
U70100DL2019PTC351009

Site Address: NH-19, Plot No. 4,
Opp. Metro Pillar 627, Sector 27/A,
Faridabad, Haryana 121003

Regd. Office Address:
19, Community Centre, 2nd Floor,
East of Kailash, New Delhi - 110065

Promoter Name:
Bhumika Shopping Centre
India Private Limited

www.bhumikagroup.com

RERA Reg. No.: HRERA-PKL-FBD-793-2025 | RERA Reg. Project Name: THE ICON | RERA Website: www.haryanarera.gov.in

Disclaimer: This advertisement is for informational purposes only and shall not be construed as an offer for sale or an advertisement for sale. Images shown are indicative and for representation purpose only. For further details, please visit the company's office or its official website at www.bhumikagroup.com