



Curated Calm by Rana Infra

Sukoon



A home for the well-rested few.

Sukoon is not just another
builder floor.

It is a calm, sculpted corner of the
city, created for families who have
done the hustle – and now want
their home to move at a different
pace.

On a **300 sq. yd. L-shape corner
plot**, Sukoon by Rana Infra offers
limited **4 BHK residences** with
approx. **2700 sq. ft.** of thoughtfully
planned carpet area on each floor.
Every line of the façade, every
balcony edge and every window
frame has been designed to
soften the chaos outside and
invite in light, air and stillness.

SCULPTED
FOR THE CORNER.

DESIGNED
FOR THE FUTURE.

1981-2023
RANA
INFRA



AN L-SHAPE PLOT THAT TURNS INTO AN ADVANTAGE.

This is where you end your day

Not with more noise,
But with a long breath out.

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The way you arrive says everything.

Your experience of Sukoon begins much before you enter your floor.

A defined entrance court, lush planting along the boundary and a warm-lit lobby set the tone. From there, a private lift opens into a compact, exclusive lobby on your floor – a small pause before the home. No long, anonymous shared corridors. No busy, crowded lobbies.

JUST YOUR STAIRCASE, YOUR LIFT, YOUR NAMEPLATE.



KEY POINTS -

Wide staircase for comfortable movement

CCTV-ready common areas (can tweak per final spec)

**EVERY TIME YOU STEP OUT OF THE CAR AND INTO THE BUILDING,
THE ARCHITECTURE REMINDS YOU: YOU ARE FINALLY HOME..**

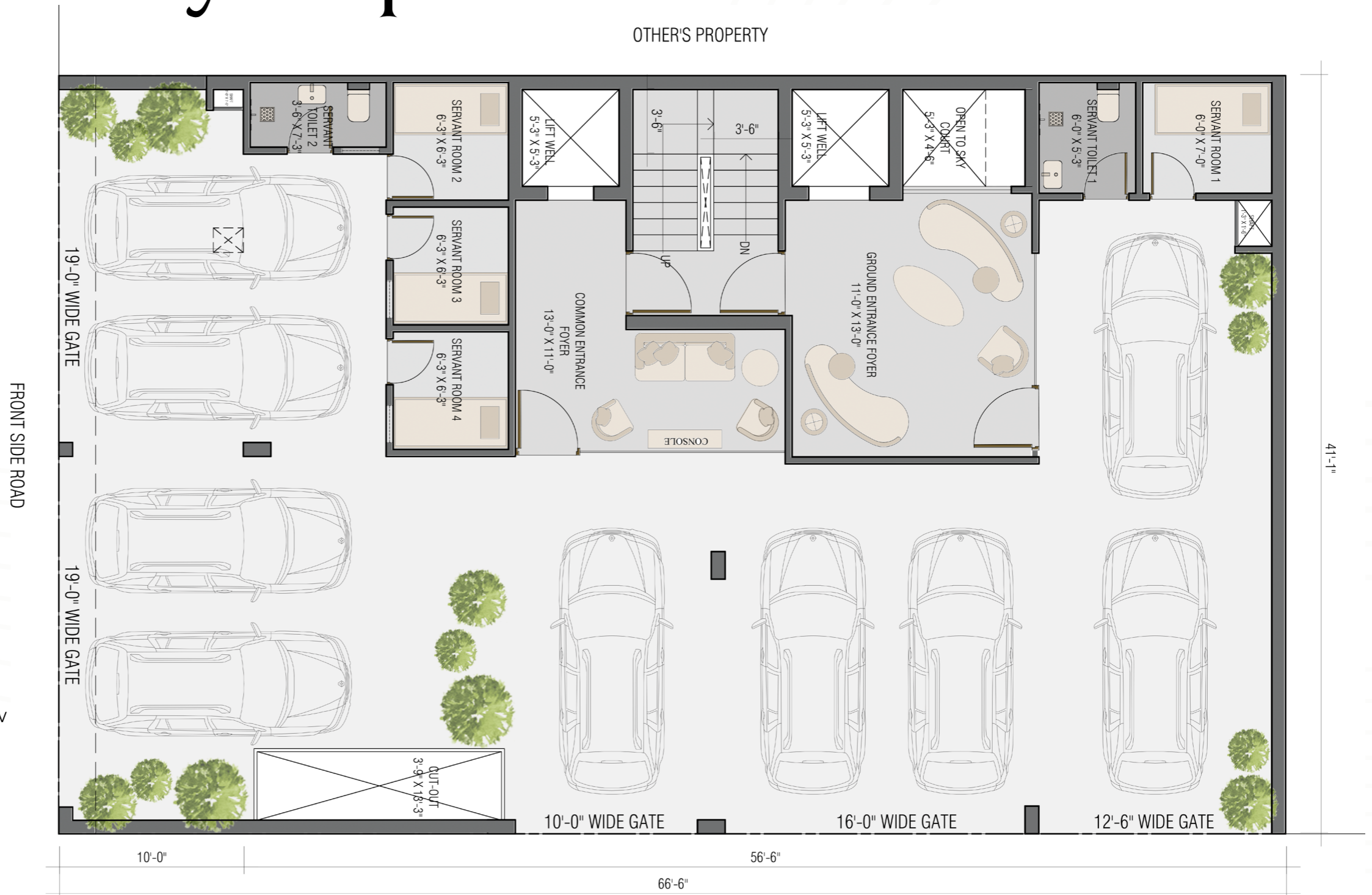
Calm begins the moment you park.



On the stilt floor, Sukoon keeps things as organised as the homes above. Wide entry gates, clear driveways and well-marked bays mean you glide in, park and step out without stress. A dedicated lift lobby and entrance foyers sit just a few steps away, so you're never walking through a dark, forgotten basement – you're still very much in a designed space.

STILT FLOOR HIGHLIGHTS -

- Dual 19 ft front gates + side access
- Covered parking bays, easy spacing
- Clear walkway to entrance foyers
- Private lift and wide staircase
- Staff rooms with separate toilet
- OTS court for light and ventilation
- Green boundary planting for a first view



FROM PARKING BAY TO LIFT LOBBY, SUKOON KEEPS THE EXPERIENCE SEAMLESS.

The Social Heart

Where every day begins and every evening comes back together.



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At Sukoon, the social heart is always facing the light.

A wide front balcony, a 20' x 14' drawing room and a 12' x 20'-9" dining lobby flow into each other, creating one long, open space for mornings, evenings and every celebration in between.

Ground Floor - Community Lounge & Balcony



The ground floor at Sukoon acts like an extended living room for the entire building.

A generous front lounge, deep balcony and clear visual connection to the landscape make it a natural place for neighbours to meet, kids to play and guests to wait in comfort.

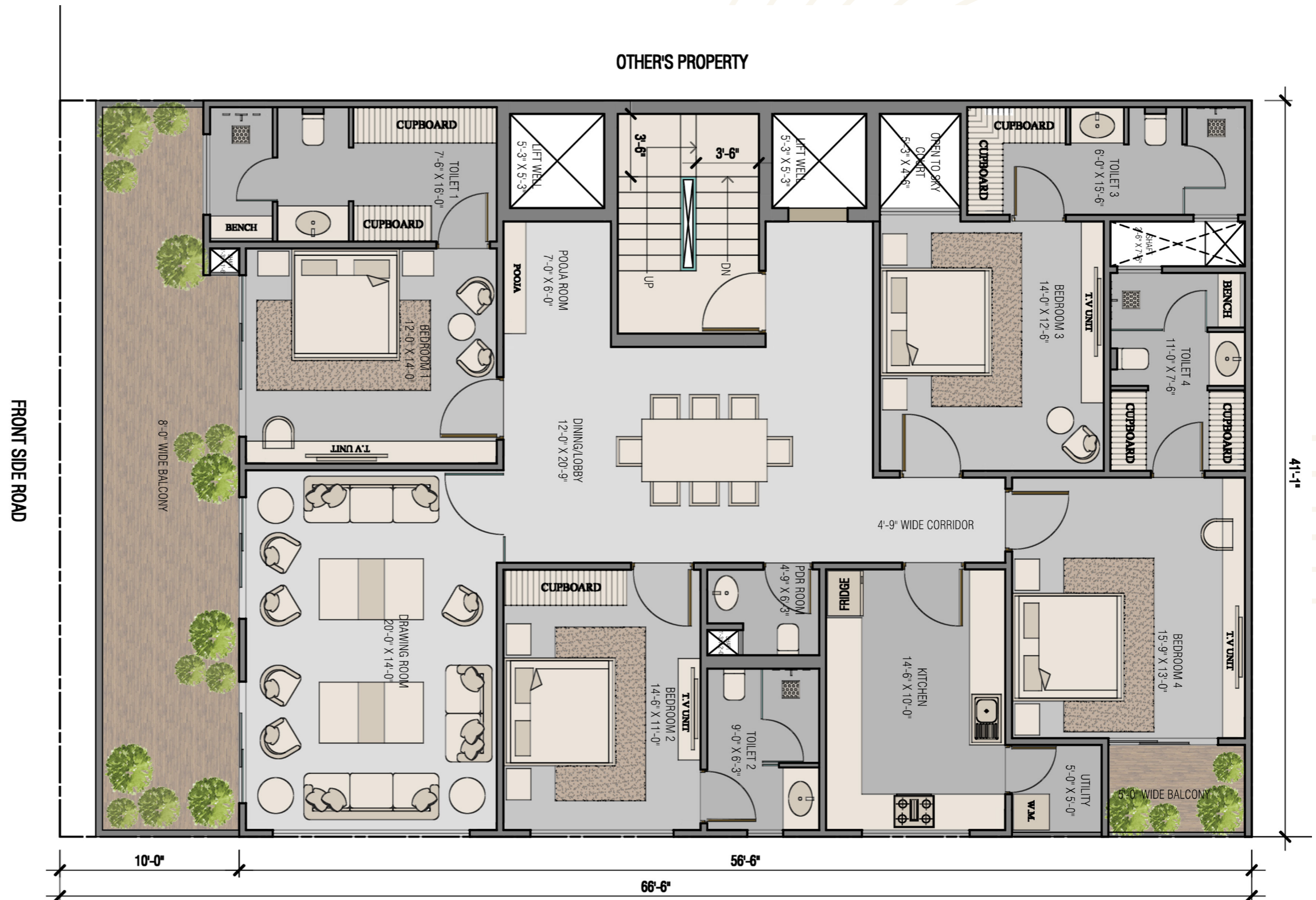
STILT FLOOR HIGHLIGHTS -

- Grand entrance lounge opening straight towards the front road
- Wide front balcony (8' deep) for community seating, small events or evening chai

- Direct link from parking & foyer so residents move from car to lounge without crossing drive-ways

- Clear separation of services – staff rooms, toilets and OTS kept to one side

- Future-ready: can adapt as a small community sitting area, kids' play zone or informal waiting area



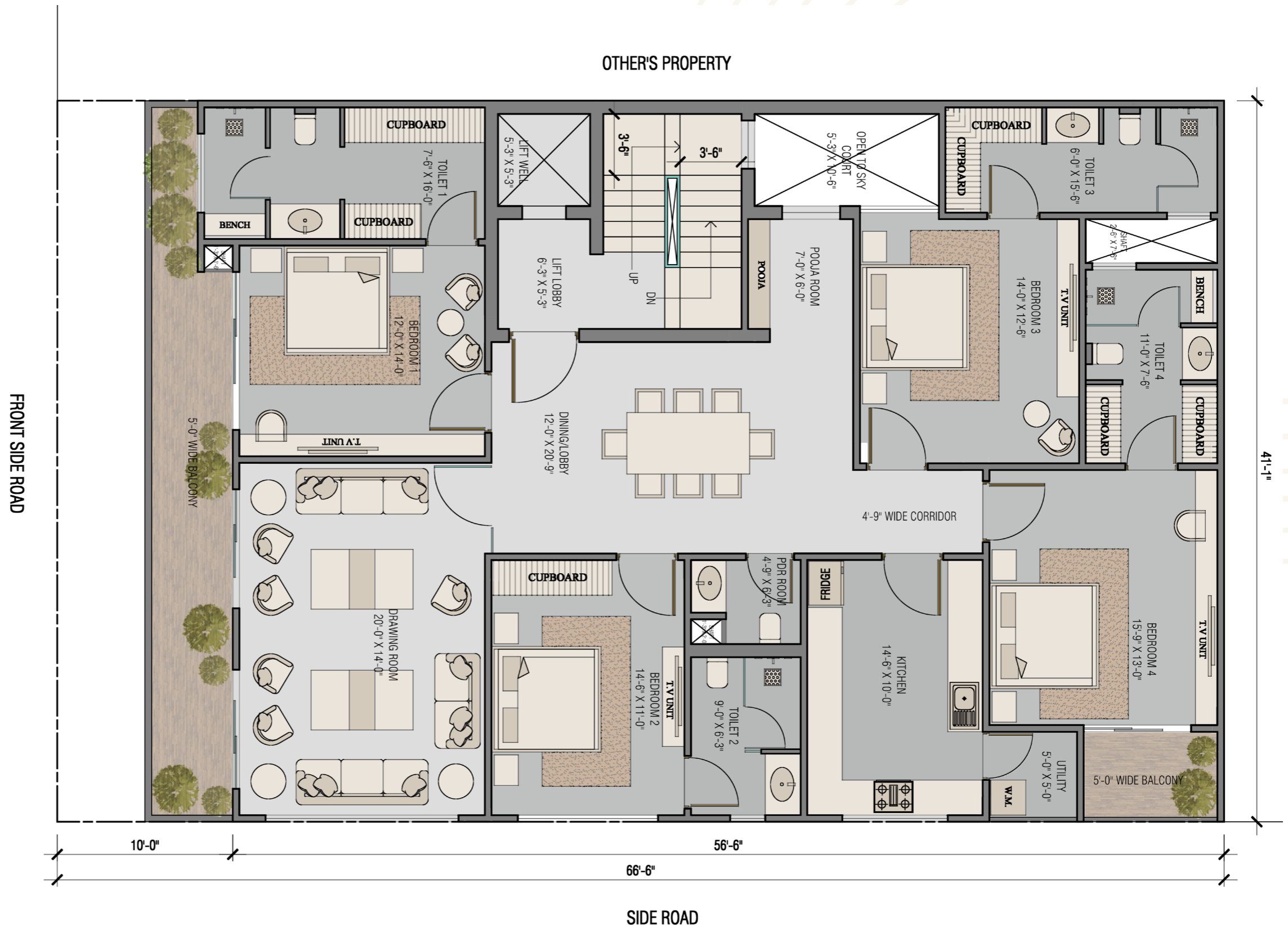
Typical Floor - 4 BHK Residence

A 20' x 14' drawing room anchors the front of the home, opening to a 5' wide balcony that runs along the façade. This is where families host friends, celebrate festivals and unwind with the city lights in the background.

Just behind it, a 12' x 20'-9" dining & lobby becomes the everyday hub – close to the kitchen, visible from the corridor and perfectly scaled for a six- or eight-seater table. From this one point, you can see towards the balcony, reach every bedroom and move naturally through the house.

STILT FLOOR HIGHLIGHTS -

- Front-facing living + balcony as the main lounge of each home
- Central dining lobby that keeps everyone connected without cutting into bedroom privacy
- Clear circulation from lift lobby to living, then to corridor – no wasted passages
- Flexible walls & niches for bar unit, crockery, library or console depending on each family's life-style
- Natural light travelling from the balcony and OTS into the core of the plan



Luxury that's not just for today, but for tomorrow.

The Kitchen – Calm, Clever and Completely Everyday-Read

In Sukoon, the kitchen isn't hidden away – it's treated like a quiet, efficient studio at the heart of the home.

A 14'6" x 10'0" layout with an attached utility keeps cooking, prep and cleaning in one smooth loop, while the island and long counters turn everyday meals into an easy ritual. Warm tones, seamless shutters and soft lighting make the space feel as luxurious at 7 a.m. as it does during a late-night dinner.

Thoughtful planning means everything has its place: tall storage for bulk items, deep drawers for cookware, a defined appliance wall and a separate utility zone so the working side of the kitchen stays out of sight when guests walk in.

STILT FLOOR HIGHLIGHTS -

Generous L-shaped layout with central island for prep and casual seating

Attached utility (5' x 5') for washing machine, cleaning supplies and service use

Premium modular cabinetry with soft-close hinges and full-extension channels



The Bedrooms -

Your Private Sukoon

When the day finally slows down, the bedrooms are where Sukoon feels the most personal.

Each suite is planned like a boutique-hotel room – soft neutral tones, layered lighting, a statement headboard wall and calm views framed by full-height curtains.

The bed wall becomes the hero: delicate texture, warm backlighting and subtle metal trims that echo the building's curves. Everything else is designed to disappear – concealed storage, clean skirting, quiet flooring – so the room feels light, expansive and restful.

With attached baths, intelligently planned wardrobes and space for a study or lounge chair, every bedroom can evolve with the people who live in it – from young parents to teenagers to visiting grandparents.

STILT FLOOR HIGHLIGHTS -

- Large bedroom sizes** (up to approx. 15'9" x 13'0") with clear wall for king bed
- Signature headboard wall** with soft panelling and warm backlit art / texture
- Hotel-style ceiling detail** with cove lighting for a calm, indirect glow
- Full-height windows & sheer + blackout curtains** for both light and privacy
- Engineered wooden / warm-toned flooring** to keep the space cosy underfoot
- Built-in wardrobes** planned wall-to-wall for maximum concealed storage
- Attached bathrooms** with premium fittings and vanity storage
- Niche for TV / console / bookshelf**, keeping the room clutter-free
- Space for lounge chair or study desk** in the master suite
- Muted, timeless colour palette** that works with any future furniture or décor



The Quiet Suites



Where the day slows down and the world stays outside.

Four large bedrooms – a 15'9" x 13'0" master and three spacious suites at 14'0" x 12'6", 14'6" x 11'0" and 12'0" x 14'0" – each with attached bath and full-height wardrobes, turn every room into its own private retreat.

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Numbers that quietly speak of scale & quality.



PROJECT FACTS -

Plot Size: 300 sq. yd. (approx.)
Structure: Stilt + 4 residential floors
Residences: 1 home per floor for complete privacy
Configuration: 4 BHK + Drawing + Dining + Pooja + Powder + Kitchen + Utility
Approx. Carpet Area per Floor: ~2700 sq. ft.
Balconies: Front 6' wide, Side 5' wide
Orientation: Corner plot with front & side road, L-shaped footprint



Sculpted for the corner. Designed for the future.



When the world stays close, but your home stays quiet.



Sukoon's greatest luxury is its address.

Tucked into a calm pocket on a corner plot, it keeps the bustle at arm's length while keeping you extremely well connected to the city's most important destinations.

HOTELS-

The Grand New Delhi – Vasant Kunj
JW Marriott Hotel New Delhi Aerocity
Pullman New Delhi Aerocity
Novotel New Delhi Aerocity
Roseate House New Delhi

SCHOOLS-

Delhi Public School, Vasant Kunj
Vasant Valley School
GD Goenka Public School, Vasant Kunj
Ryan International School, Vasant Kunj
Bhatnagar International School, Vasant Kunj

HOSPITALS-

Fortis Flt Lt Rajan Dhall Hospital, Vasant Kunj
Indian Spinal Injuries Centre, Vasant Kunj
Institute of Liver & Biliary Sciences (ILBS), Vasant Kunj
Cronus Multispeciality Hospital, Chhatarpur
Max Super Speciality Hospital, Saket

MALLS-

DLF Promenade Mall – Nelson Mandela Marg, Vasant Kunj
DLF Emporio – Nelson Mandela Marg, Vasant Kunj
Ambience Mall – Nelson Mandela Marg, Vasant Kunj
Vasant Square Mall – Vasant Kunj



Where Everyday Living Feels Luxe



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LUXURY FLOORS FOR FAMILIES WHO HAVE EARNED THE RIGHT TO SLOW DOWN – WITHOUT STEPPING BACK.



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COME HOME, CLOSE THE DOOR, AND LET THE CITY FADE OUT. THIS IS YOUR SUKOON.