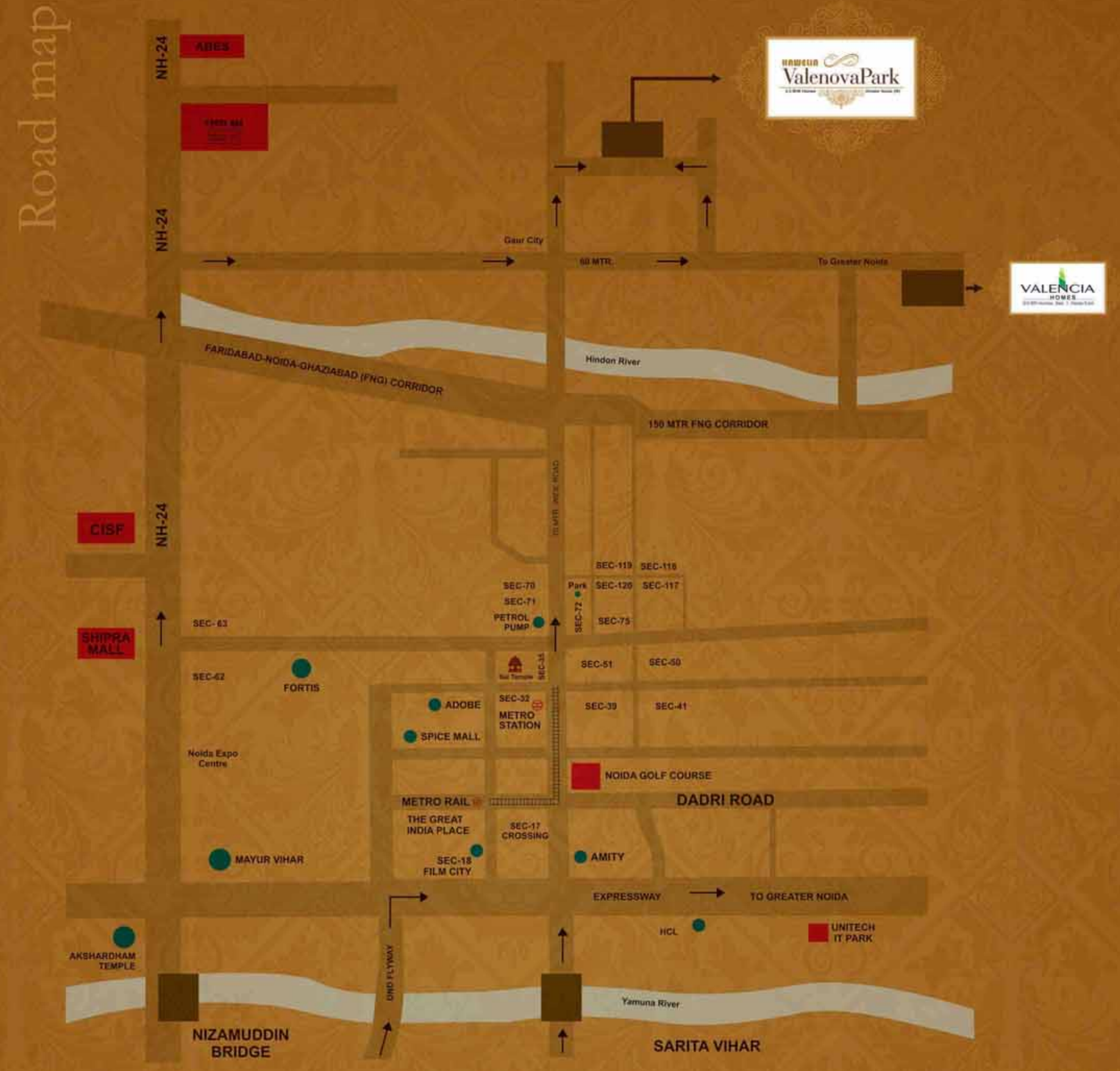


HAWELIA
ValenovaPark
 2/3 BHK Homes Greater Noida (W)



Envisioning better lifestyles

HAWELIA, a flagship group, founded about 2 decades back, is a leading player in the field of real estate development with a proven track record in developing residential housing for its ever-increasing satisfied clientele. Right from the beginning, the Group is committed to provide quality and elegant homes to its clients, so that they can enjoy an elevated lifestyle. The business ethics engrafted with trust, quality and commitment has carved the group's success in this highly competitive space.

ACHIEVEMENTS

- Developed over 10, 00,000 sq. ft. area
- Over 50 grand residential projects constructed
- 25 years of construction experience in East Delhi, Ghaziabad and Noida



Hawelia Builders Private Limited

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All specifications, elevation, design, layout, conditions are only indicative and some of these can be changed at the discretion of the developer. These are purely conceptual and constitute no legal offerings. 1 sq.mtr. = 10,764 sq. ft.



Classy elevation, quality construction and thoughtful layout...these are but a few of the hallmarks of the architecture and style that sets Valenova Park apart. The 2/3 BHK apartments exude a rare aesthetic charm and elegance. These apartments are constructed to pamper all its owners with comfortable and premium lifestyle. Loaded with contemporary amenities, natural light and greenery, these spaces are coveted even by the most finicky home buyer.

What makes it more interesting is Valenova Park' location. Strategically situated in Greater Noida West (popularly known as Noida Extension), the project is surrounded not only by lush greenery but also with conveniences such as shopping complexes, hotels, hospitals, schools, metro station, petrol pumps and much more. Greater Noida West offers

excellent connectivity to Delhi and the NCR. With fully developed socio-economic infrastructure in the neighborhood, it is an excellent choice for an ultramodern lifestyle.

- 3 minutes drive from Noida Sector 121
- 5 minutes drive from Sai Mandir, Noida
- 5 minutes drive from National Highway-24
- 10 minutes drive from Noida City Centre Metro Station
- 10 minutes drive from Fortis Hospital, Noida
- 15 minutes drive from Kalindi Kunj

DRAWING/DINING ROOM

Floors	Vitrified Tiles
External Doors/Windows	UPVC/Powder Coated Aluminium glazing or equivalent
Fixtures & Fittings	Tube light, Fan & Modular Electrical Switches
Wall & Ceiling	Wallpaper/Texture paint on one wall and plaster of paris with colors in plastic paint
Internal Doors	Approx 8 feet height hard wood frame with flush door shutter

MASTER BEDROOM

Floors	Laminated Wooden Flooring
External Doors/Windows	UPVC/Powder Coated Aluminium glazing or equivalent
Fixtures & Fittings	Tube light, Fan & Modular Electrical Switches
Wall & Ceiling	Wallpaper/Texture paint on one wall and plaster of paris with colors in plastic paint
Internal Doors	Approx 8 feet height hard wood frame with flush door shutter
Woodwork	Wooden Cupboard with external mica & internal paint

BEDROOMS

Floors	Vitrified Tiles/Laminated Wooden Flooring
External Doors/Windows	UPVC/Powder Coated Aluminium glazing or equivalent
Fixtures & Fittings	Tube light, Fan & Modular Electrical Switches
Wall & Ceiling	Plaster of paris with colors in plastic paint
Internal Doors	Approx 8 feet height hard wood frame with flush door shutter
Woodwork	Wooden Cupboard with external mica & internal paint

TOILETS

Floors	Ceramic Tiles
External Windows	UPVC/Powder Coated Aluminium glazing or equivalent
Fixtures & Fittings	*Glass partition in master toilet, Mirror, Std White Chinaware, CP Fittings, tube light & Modular Electrical Switches
Counter	Marble counter in master toilet
Wall & Ceiling	Ceramic Tiles up to door level and above colors in plastic paint.
Internal Doors	Approx 8 feet height hard wood frame with painted flush door shutter

MODULAR KITCHEN

Floors	Vitrified Tiles
External Doors/Windows	UPVC/Powder Coated Aluminium glazing or equivalent

Fixtures & Fittings	Granite Top with stainless steel sink, Tube Light, Fan & Modular Electrical Switches
Wall & Ceiling	Dado Ceramic Tiles up to 2'-0" above the slab and over above plaster of paris with colors in plastic paint.
Internal Doors	Open Kitchen
Woodwork	Wooden Cabinets above the slab and modular functional cabinets below the slab.
Drinking Water system	Individual RO system in each flat

BALCONIES

Floors	Ceramic Tiles
Wall & Ceiling	Permanent exterior paint finish

LIFT LOBBIES/CORRIDORS

Floors	Ceramic Tiles
Wall & Ceiling	Colors in plastic paint

MAIN ENTRANCE LOBBY

Floors	Vitrified/Ceramic Tiles
Internal Doors	UPVC/Powder Coated Aluminium glazing or equivalent

EXTERIOR FINISH

Permanent exterior paint finish.

SECURITY SYSTEM

Tier 1	3 Tier Security system with Intercom Facility
Tier 2	Group Housing Entry Gate Security
Tier 3	Individual Tower Security at Lobby Level Individual Flat Video Door phone system

MISCELLANEOUS

Networking	Adequate Television and telephone points, Internal direct broadband wiring for internet connection
Elevators	Lifts with VVVF drive technology for less power consumption up to 40%
Flat Main entry door	Hardwood
Flat Height	Clear 10'-0" (Approx)
Water Supply	Underground and overhead water tank with 24 Hours water supply
Parking Area	Well coordinated Podium & Basement with double IN/OUT ramps
Lobby	Visitors lounge at ground level with security
Garbage Room	Garbage shoot at each floor staircase



A leisure hub that reflects your style

- AC Gymnasium • Outdoor Swimming pool • Billiards Table • SPA - Massage Rooms/sauna bath/steam bath/jacuzzi • Table Tennis • Carrom/ Card Room • Aerobics Center • Dedicated Senior Citizen's Area • Crèche & many more...



Experience shopping at its best

- Hyper market
- ATMs
- Chemist shops
- Unisex Beauty Salon
- Restaurants & much more...



Disclaimer: Color and design of tiles can be changed without prior notice. All products such as marble/granite/wood/tiles have inherent characteristics of slight variation in texture color and grain variations and cracks and behavior. Specifications are indicative and are subject to change as decided by the company/architect or competent authority. Marginal variations may be there during construction. The extent/number/variety of the equipments/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the company. Applicant/Allottee shall not have any right to raise any objection in this regard.

*Only in Flat Types MIG III, HIG II & HIG III

Site layout

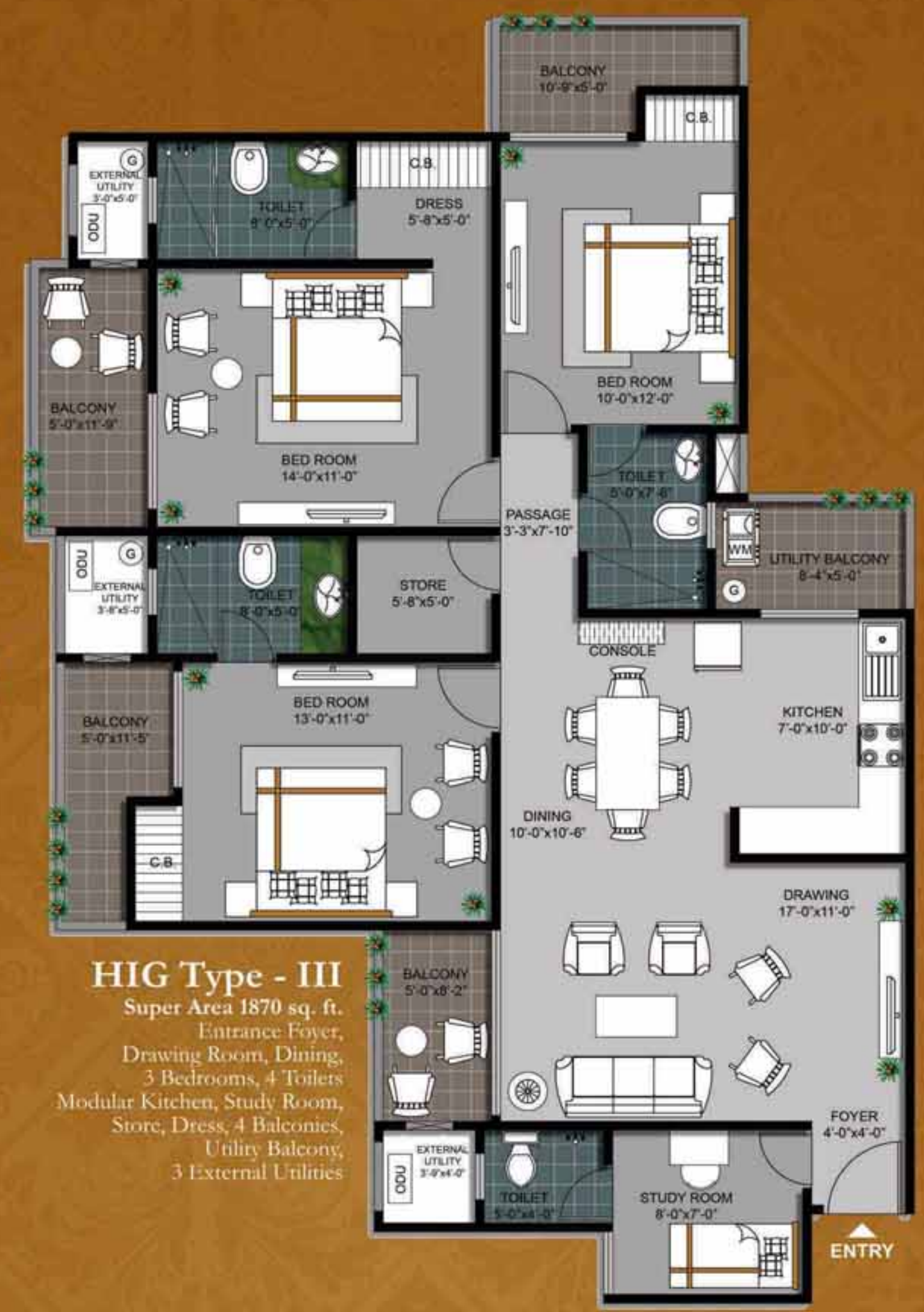
Legend

1. Grand Entrance
2. Plaza Drop-off
3. Landscape Green
4. Amphitheater
5. Skating Rink
6. Swimming Pool
7. Yoga & Meditation
8. Party Lawn
9. Exercise Station
10. Jogging Track
11. Kids' Play Area
12. Sit-out zone
13. Tower Drop-off
14. Club Valenova
15. Basketball Court
16. Tennis Court
17. Valenova Parkstreet
18. Ramp to Basement
19. Guard Room
20. Tower Entrance Lounge

- MIG Type-I
- MIG Type-II
- MIG Type-III
- HIG Type-I
- HIG Type-II
- HIG Type-III



Floor Plan



HIG Type - III
 Super Area 1870 sq. ft.
 Entrance Foyer,
 Drawing Room, Dining,
 3 Bedrooms, 4 Toilets
 Modular Kitchen, Study Room,
 Store, Dress, 4 Balconies,
 Utility Balcony,
 3 External Utilities



MIG Type - III
 Super Area 1275 sq. ft.
 Entrance Foyer,
 Drawing Room, Dining,
 2 Bedrooms, 3 Toilets
 Modular Kitchen, Study Room,
 3 Balconies, Utility Balcony,
 3 External Utilities

Floor Plan



Floor Plan

