

vanalika



**MOVE IN.**  
**NOW.**



**POSSESSION  
READY**

**FAMILIES ARE  
MOVING IN.  
WHERE ARE YOU?**



**POSSESSION  
READY**

CREATING INDUSTRY **BENCHMARKS**

EVERY WALK YOU TAKE IS A NEW **EXPERIENCE.**







## PROJECT DETAILS

SIZE 7.5 ACRES



NUMBER OF TOWERS: 12



TYPE OF DWELLING: 3/4 BHK  
APARTMENTS

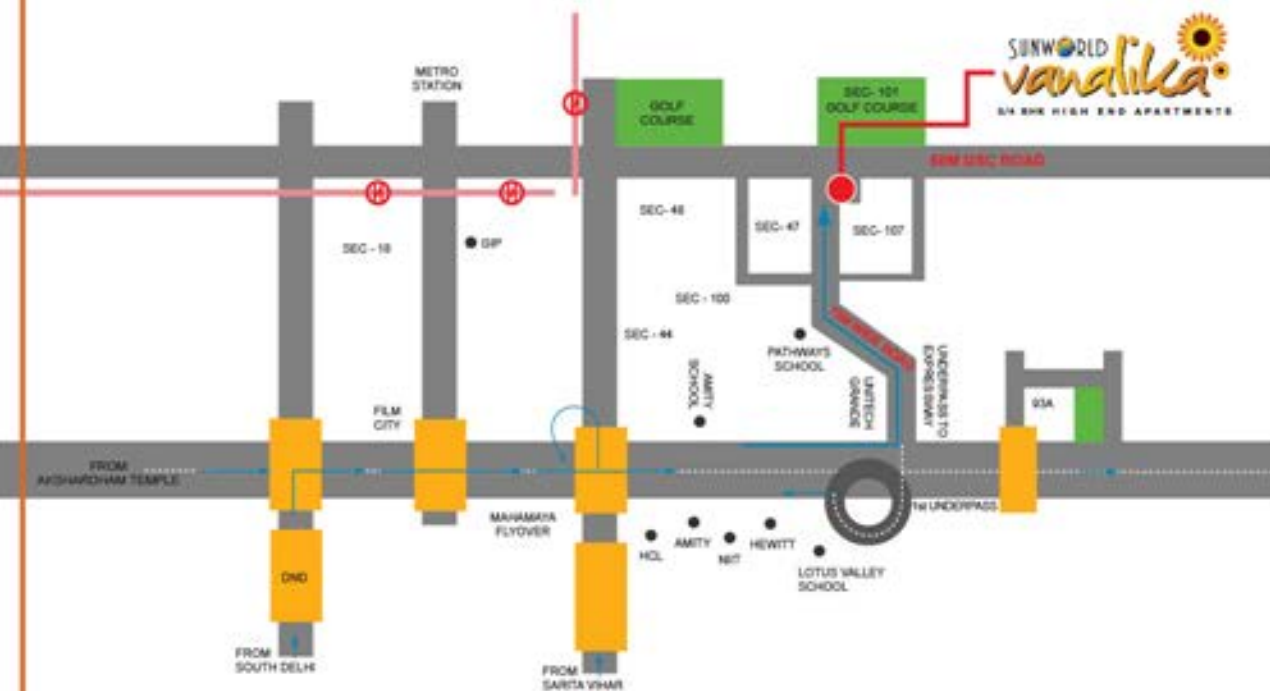


FACING HUGE LUSH GREEN  
PARK



DUPLEX: 1800 SQ. FT ONWARDS  
COMMERCIAL :190 SQ. FT  
ONWARDS

## LOCATION MAP



## LOCATION

TWO-SIDE OPEN CORNER PLOT

• ON DSC ROAD

• NEAR PROPOSED METRO STATION

• CONNECTIVITY FROM SECTOR 75, NOIDA EXPRESSWAY

• LOCATED NEXT TO FULLY DEVELOPED SECTOR- 47

• PROPOSED INTERNATIONAL GOLF COURSE ACROSS THE ROAD

• LARGE MNC OFFICES IN THE VICINITY

• WORLD-CLASS SCHOOLS LIKE PATHWAYS, STEP-BY-STEP, LOTUS VALLEY, MAYOOR INTERNATIONAL IN CLOSE VICINITY





When the world is your neighbor then  
you don't have to go far to have a  
social life. Every place worth travel-  
ling to is a stone's throw away.

15

MINUTES FROM SEC 18

15

MINUTES FROM  
CONNAUGHT PLACE

20

MINUTES FROM  
NEHRU PLACE

8

MINUTES FROM  
DND FLYOVER





## HI-END APARTMENTS



High End Project in Sec.-107, (Opp. Sector-47), Noida

Site Office: GH-1B, Sector-107, Noida-201301 (U.P.)

• Website: [www.sunworldvanalika.com](http://www.sunworldvanalika.com) • E-mail: [marketing@sunworldvanalika.com](mailto:marketing@sunworldvanalika.com)



# READY TO PUT A **SPRING** IN YOUR STEP.



## AMENITIES

CLUB HOUSE/SQUASH COURT

SWIMMING POOL

KIDS SPLASH POOL

SIT-OUT FOR SENIOR CITIZEN

AMPHITHEATRE

CRICKET PITCH

LAWN TENNIS COURT

GREEN BUILDING

YOGA/MEDITATION AREA

FLOWER GARDEN

ZEN GARDEN

BASKETBALL COURT



# A BOLD STEP TOWARDS A **CLEANER** WORLD.



Sunworld Vanalika is an environmentally friendly and efficient initiative. The innovative green building plans help to conserve resources.



## GREEN FEATURES

- Existing Fertile Soil Preserved For Re-use During Construction
- Rain Water Harvesting
- 30% Water Savings
- Flushing And Landscaping Through Treated Waste Water
- Low Flow And Flush Fitting To Reduce Water Demand
- Built With Highly Insulated Walls, Roof And Glazings
- Built With Recycled Materials Wherever Possible
- Free From Harmful Materials Like Asbestos, Lead And Volatile Compounds
- Special Care Taken To Provide Good Ventilation And Maximum Daylight







ACTUAL SITE IMAGE



READY FOR HANDOVER











## 3 BEDROOM FLOOR PLAN

SUPER AREA = 1405 SQ. FT.



### UNIT PLAN

• 3 BEDROOM • 1 DINING & LIVING ROOM • 3 TOILET • 1 KITCHEN • 4 BALCONY

All specification, design layout, conditions are only indicative not to scale & some can be changed at the discretion of Builder/Architect. These are purely conceptual & constitute no legal offering.



## 3 BEDROOM WITH SERVANT ROOM FLOOR PLAN

SUPER AREA = 1730 SQ. FT.



- 3 BEDROOM • 1 DINING & LIVING ROOM • 3 TOILET • 1 SERVANT ROOM + TOILET
- 1 KITCHEN • 4 BALCONY



## 4 BEDROOM WITH PUJA & SERVANT ROOM FLOOR PLAN

SUPER AREA = 2650 SQ. FT.



- 4 BEDROOM • 1 DINING & LIVING ROOM • 4 TOILET • 1 SERVANT ROOM + TOILET
- 1 DRESS ROOM • 1 PUJA ROOM • 1 KITCHEN • 4 BALCONY

All specification, design layout, conditions are only indicative not to scale & some can be changed at the discretion of Builder/Architect. These are purely conceptual & constitute no legal offering.





## 4 BEDROOM WITH PUJA & SERVANT ROOM FLOOR PLAN

SUPER AREA = 3400 SQ. FT.



- 4 BEDROOM • DINING & LIVING ROOM/FAMILY LOUNGE • 4 TOILET • 1 KITCHEN
- 1 SERVANT ROOM + TOILET • 1 BAR • 3 DRESS ROOM • 1 PUJA ROOM • 6 BALCONY



## SPECIFICATIONS

Structure	R.C.C. Framed Structure
<b>LIVING ROOM, DINING ROOM AND LOUNGE</b> Floors External Doors and Windows Walls  Internal Doors	Vitrified Tiles / Laminated wooden floor Aluminium / UPVC Internal : OBD External : Good quality external grade paint Flush doors
<b>BEDROOM &amp; DRESS</b> Floors External Doors and Windows Walls  Internal Doors	Vitrified Tiles / Laminated wooden floor Aluminium / UPVC Internal: OBD External: Good quality external grade paint Flush doors
<b>TOILETS</b> Floors External Doors and Windows Fixture and Fittings Walls  Internal Doors	Anti Skid Ceramic / Vitrified Tiles Aluminium / UPVC All provided of Standard Company make Jaguar / Marc Tiles in cladding up to 7' Balance walls painted in OBD Flush doors
<b>MODULAR KITCHEN</b> Floors External Doors and Windows Fixture and Fittings Walls	Anti Skid Ceramic / Vitrified Tiles Aluminium / UPVC Granite Top with Sink Ceramic Tiles 2'-6" above counter, Balance walls painted in OBD
<b>BALCONIES / VERANDAH</b> Floors Railings Walls	Anti Skid Ceramic / Vitrified Tiles MS Railing as per Design OBD

## ARITECTURE: G.P. MATHUR

Is winner of over 70 National awards has conceptualized designed and executed wide range of architectural projects like Bungalows, Residential development, Hospitals, Hotels, Corporate offices, Banking and financial institutions, Commercial complex, Shopping malls, Townships, Group housings, Airports Etc.

## CONTRACTOR: M/S ODEON BUILDERS PVT. LTD.

A dynamic construction company of Delhi since 1991 is an upcoming company with the turnover of Rs 425 crores, the company has also been awarded ISO 9001:2008 certification.

### BANKING PARTNERS:





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