

exclusively handcrafted
homes by Hawelia



homes laced with absolute luxury



Classy elevation, quality construction and thoughtful layout... these are but a few of the hallmarks of the architecture and style that sets Hawelia Valenova Park apart. The 2/3 BHK luxurious 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 Hawelia Valenova Park's location. Strategically situated in the heart of 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, malls, hotels, hospitals, schools, metro station, fuel stations and much more. Greater Noida West offers excellent connectivity to Delhi and NCR. With fully developed socio-economic infrastructure in the neighbourhood, it is an excellent choice for an ultramodern lifestyle.

- 5 minutes drive from Delhi-Meerut Expressway (NH-24)
- 10 minutes drive from Noida City Centre Metro Station
- 10 minutes drive from Fortis Hospital, Noida
- 15 minutes drive from Pari Chowk, Greater Noida
- 15 minutes drive from Sector-18, Noida via Elevated Road.
- 20 minutes drive from National Highway 58 via Siddharth Vihar link Road.



a leisure hub that reflects your style



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



experience shopping at its best



A High Street Shopping lifeline, a name synonymous with the "daily needs commercial hub" situated within the periphery of Hawelia Valenova Park, Greater Noida West.

Valenova Parkstreet is reserved for your day to day shopping needs while giving you an enticing shopping experience. This shopping paradise will host hyper markets, ATMs, stores with hi-end brands, anchor shops and restaurants to keep you entertained. The Complex has been thoughtfully designed keeping in mind the requirements of all the residents of the project and nearby areas.

The complex offers commercial space ranging from 220 Sq.ft. to 540 Sq.ft. Total area, conveniently designed to suit the need of the end user. Ground level is well connected with separate entry from the outside and Upper Ground floor level is bridged with the podium level of Hawelia Valenova Park for easy access to the residents.

Superstructure of the complex is already complete, and expected to be completed by June 2018. We are sure with so many options at hand Valenova Parkstreet will satisfy all your shopping needs conveniently!



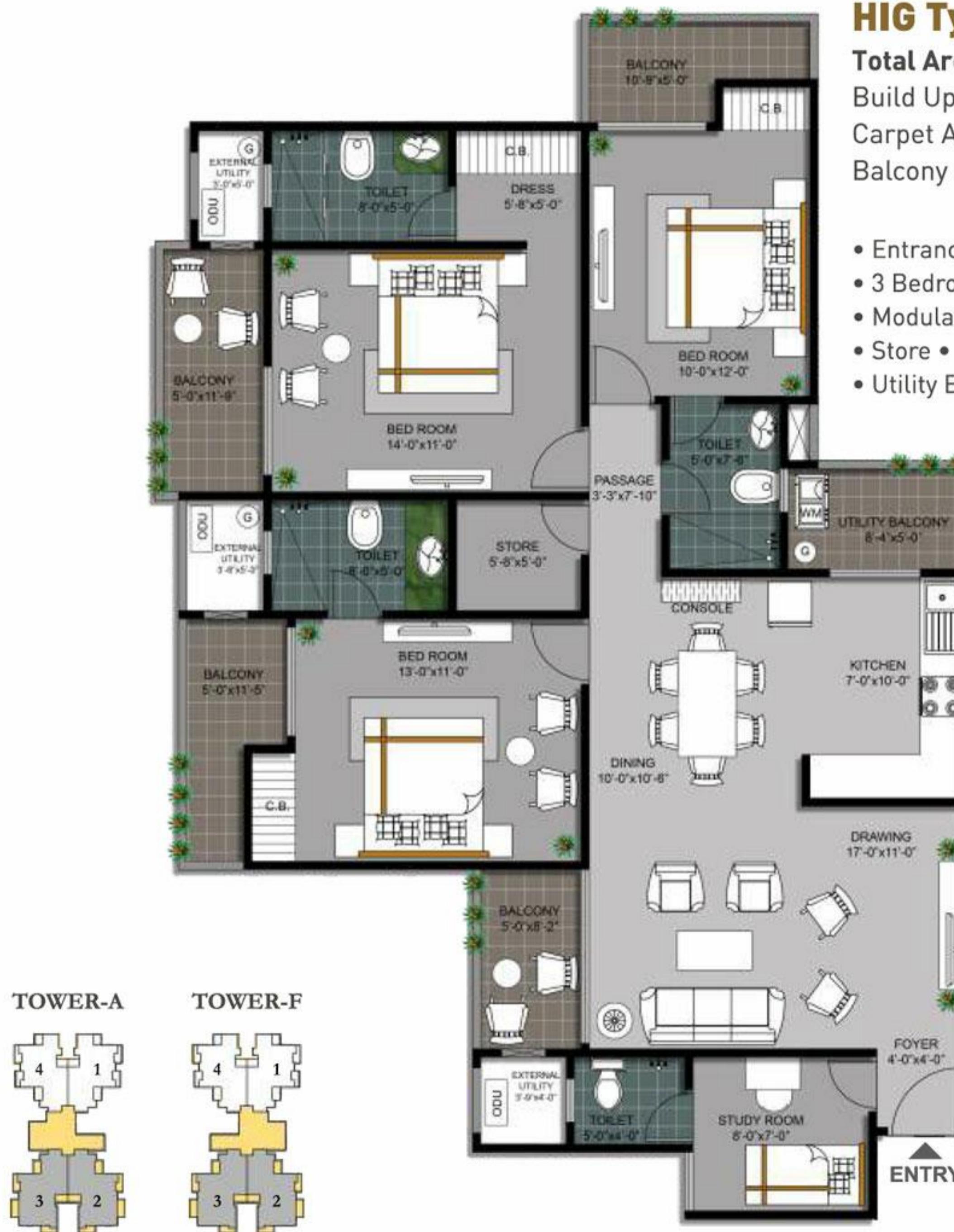
SITE LAYOUT



Legend

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

FLOOR PLAN



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Dimensions mentioned in the layout plans are the actual distance in between the bare walls. Layout plans detailed above are without indication of columns & beams of the super structure which has been constructed as per the structural approval from the respective Government agency or equivalent body. Furniture & Fixtures as shown in the layout plans are not a part of the legal offering. MEP services including plumbing and electrical fixtures and appliances location in kitchen and toilets may vary from the locations shown in the layout plans. Offering is strictly adhered to the specification as detailed in the specification section. 1 Sq. m. = 10.764 Sq. ft.

FLOOR PLAN

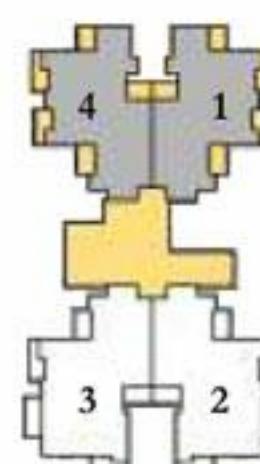


HIG Type - II

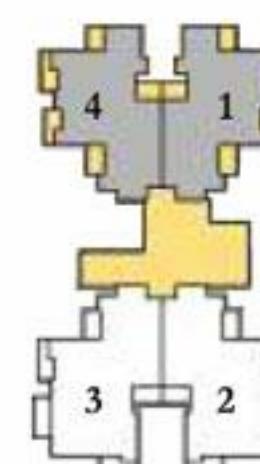
Total Area : 1670 sq. ft./155.15 sq. mtr.
Build Up Area : 1352.07 sq. ft./125.61 sq. mtr.
Carpet Area : 1017.74 sq. ft./94.55 sq. mtr.
Balcony Area : 192.35 sq. ft./17.87 sq. mtr.

- Entrance Foyer • Drawing Room • Dining Room
- 3 Bedrooms • 3 Toilets
- Modular Kitchen • Study Room
- Store • 4 Balconies
- Utility Balcony • 3 External Utilities

TOWER-A



TOWER-F



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FLOOR PLAN

HIG Type - I

Total Area : 1470 sq. ft. /136.57 sq. mtr.
Build Up Area : 1180.92 sq. ft./109.71 sq. mtr.
Carpet Area : 854.77 sq. ft. /79.41 sq. mtr.
Balcony Area : 192.68 sq. ft. /17.90 sq. mtr.

- Drawing Room • Dining Room
- 3 Bedrooms • 2 Toilets • Modular Kitchen
- 4 Balconies • Utility Balcony • 2 External Utilities



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FLOOR PLAN

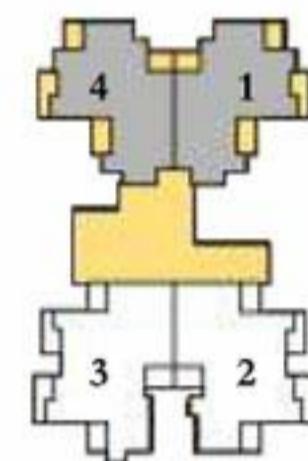
MIG Type - III

Total Area : 1275 sq. ft. / 118.45 sq. mtr.
Build Up Area : 1042.06 sq. ft. / 96.81 sq. mtr.
Carpet Area : 772.42 sq. ft. / 71.76 sq. mtr.
Balcony Area : 147.25 sq. ft. / 13.68 sq. mtr.

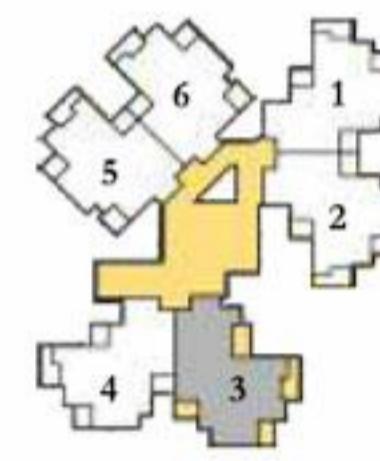
- Entrance Foyer • Drawing Room • Dining Room
- 2 Bedrooms • 3 Toilets • Modular Kitchen
- Study Room • 3 Balconies • Utility Balcony
- 3 External Utilities



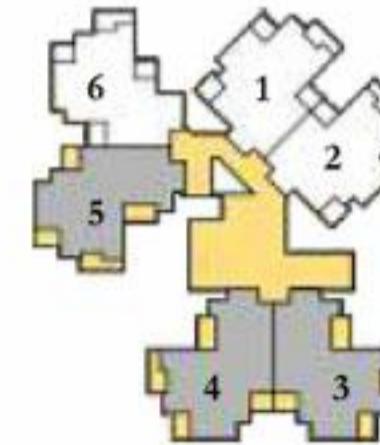
TOWER-C



TOWER-D



TOWER-E



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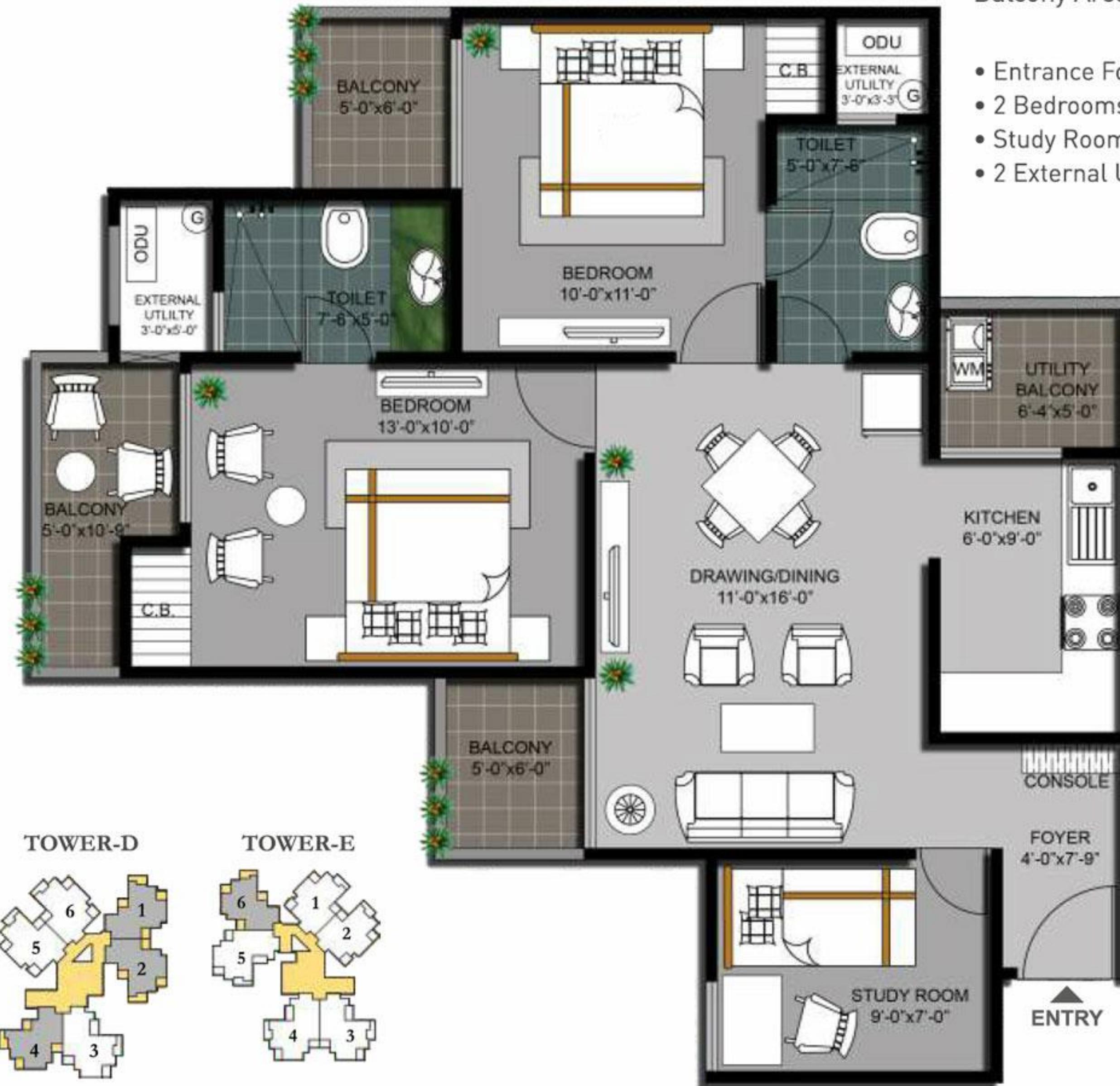
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FLOOR PLAN

MIG Type - II

Total Area : 1140 sq. ft./105.91 sq. mtr.
Build Up Area : 934.32 sq. ft./86.80 sq. mtr.
Carpet Area : 685.24 sq. ft./63.66 sq. mtr.
Balcony Area : 134.01 sq. ft./12.45 sq. mtr.

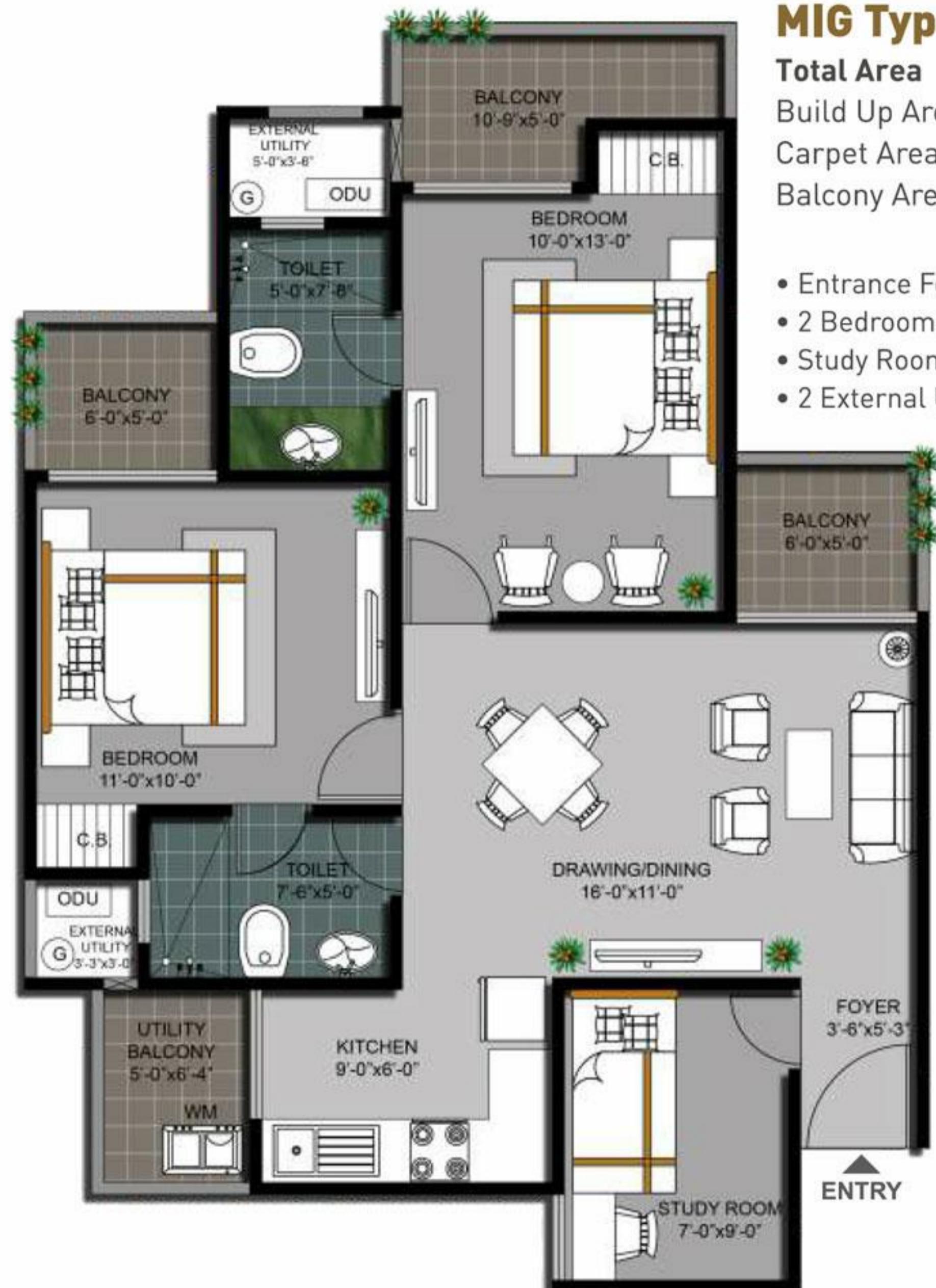
- Entrance Foyer • Drawing Room/Dining
- 2 Bedrooms • 2 Toilets • Modular Kitchen
- Study Room • 3 Balconies • Utility Balcony
- 2 External Utilities



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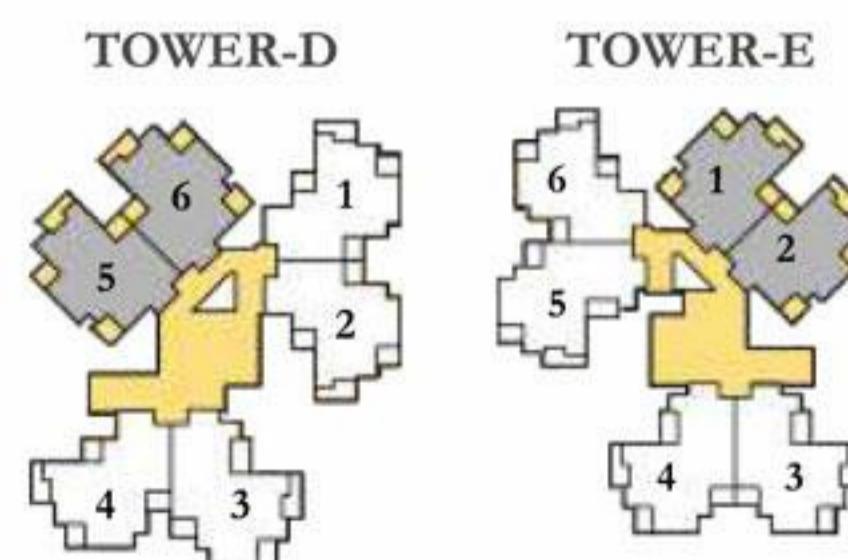
FLOOR PLAN



MIG Type - I

Total Area : 1120 sq. ft./104.05 sq. mtr.
Build Up Area : 900.26 sq. ft./83.64 sq. mtr.
Carpet Area : 661.77 sq. ft./61.48 sq. mtr.
Balcony Area : 130.89 sq. ft./12.16 sq. mtr.

- Entrance Foyer • Drawing Room/Dining
- 2 Bedrooms • 2 Toilets • Modular Kitchen
- Study Room • 3 Balconies • Utility Balcony
- 2 External Utilities



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specifications



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	Wooden Porcelain 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
Woodwork	Wooden Cupboard with external mica & internal paint

BEDROOMS

Floors	Vitrified Tiles
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

* Provided only in 1275 sq. ft., 1670 sq. ft. & 1870 sq. ft. total area flats.

specifications



MODULAR KITCHEN		MAIN ENTRANCE LOBBY	
Floors	Vitrified Tiles	Floors	Vitrified/Ceramic Tiles
External Doors/ Windows	UPVC/Powder Coated Aluminium glazing or equivalent	Internal Doors	UPVC/Powder Coated Aluminium glazing or equivalent
Fixtures & Fittings		EXTERIOR FINISH	
	Granite Top with stainless steel sink, Tube Light, Fan & Modular Electrical Switches		Permanent exterior paint finish.
Wall & Ceiling	Dado Ceramic Tiles up to 2'-0" above the slab and over above plaster of paris with colors in plastic paint.	SECURITY SYSTEM	3 Tier IP Security system with Intercom Facility
Internal Doors	Open Kitchen	Tier 1	Group Housing Entry Gate Security
Woodwork	Wooden Cabinets above the slab and modular functional cabinets below the slab.	Tier 2	Individual Tower Security at Lobby Level
DRINKING WATER SYSTEM	Individual RO system in each flat	Tier 3	Individual Flat with IP Based system
BALCONIES		MISCELLANEOUS	
Floors	Ceramic / Porcelain Tiles	Networking	Adequate Television and telephone points, Internal direct broadband wiring for internet connection
Wall & Ceiling	Permanent exterior paint finish	Elevators	Lifts with VVVF drive technology for less power consumption up to 40%
LIFT LOBBIES/CORRIDORS		Main Entry Door	Flush Door with teak veneer laminated on both sides
Floors	Ceramic Tiles	Flat Height	Clear 10'-0" (Approx)
Wall & Ceiling	Colors in plastic paint	Water Supply	Underground and overhead water tank with 24 Hours water supply
		Parking Area	Well coordinated Podium & Basement with IN/OUT ramps
		Lobby	Visitors lounge at ground level with security
		Garbage Room	Garbage shoot at each floor staircase

ROAD MAP



RERA Registration Number: UPRERAPRJ8479

Envisioning better lifestyle

HAWELIA, a leading real estate company, founded in 1988 under the leadership of its founder and chairman Mr. Rattan Hawelia, distinguishes itself as a leader in the provision of exceptionally high quality real estate, recognized for contemporary design in the very best locations of Delhi NCR and acknowledged as an organization 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 customers, 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 and Delivered over 15,00,000 Sq. ft. Area.
- Completed over 50 Grand Residential projects in Delhi, Noida & Ghaziabad.
- 03 decades of excellence and redefining Real Estate Sector in North India.



Hawelia Builders Private Limited

Head office: Hawelia Valenova Park, Plot No. CP-GH-05A, Sector Techzone-IV, Greater Noida West, 201009, Gautam Budh Nagar U.P. INDIA
 Frontdesk Contact: +91 8130 700677 • Email: sales@haweliagroup.com • Customer Care: +91 8130 700311 • Email: customercare@haweliagroup.com

Call: +91 888 222 9922 | www.facebook.com/haweliagroup | www.haweliagroup.com