

exclusively handcrafted
homes by Hawelia

HAWELIA 
ValenovaPark

2/3 BHK HOMES  GR. NOIDA (W)

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' 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

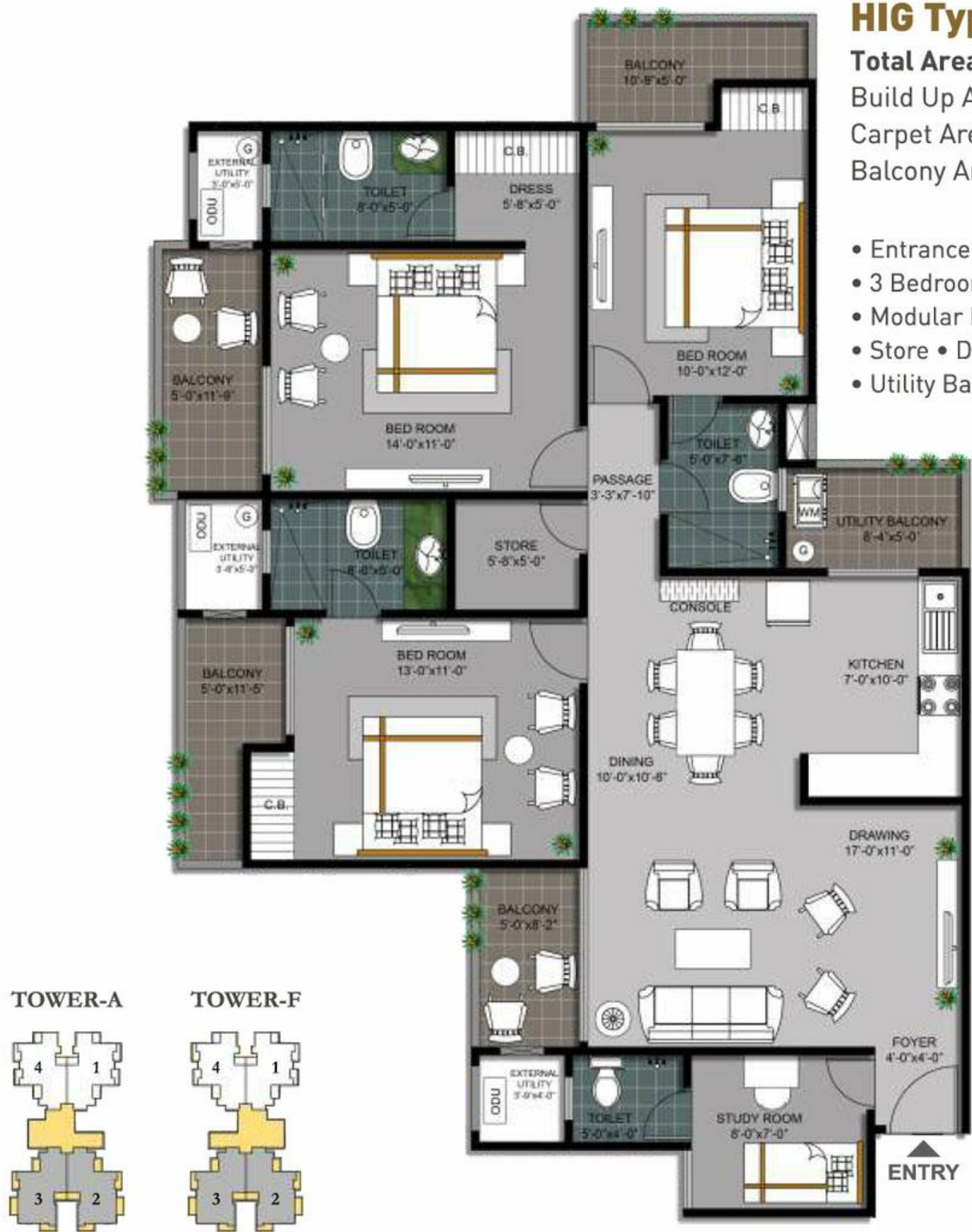
Legend

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

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



FLOOR PLAN

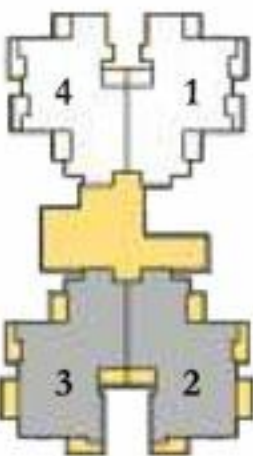


HIG Type - III

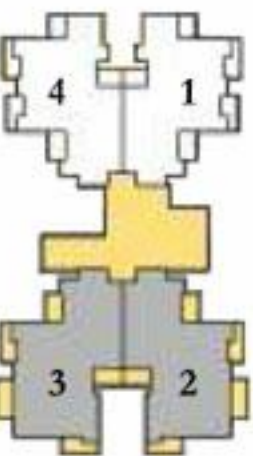
Total Area : 1870 sq. ft./173.73 sq. mtr.
Build Up Area : 1519.45 sq. ft./141.16 sq. mtr.
Carpet Area : 1133.88 sq. ft./105.34 sq. mtr.
Balcony Area : 214.53 sq. ft./19.93 sq. mtr.

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

TOWER-A

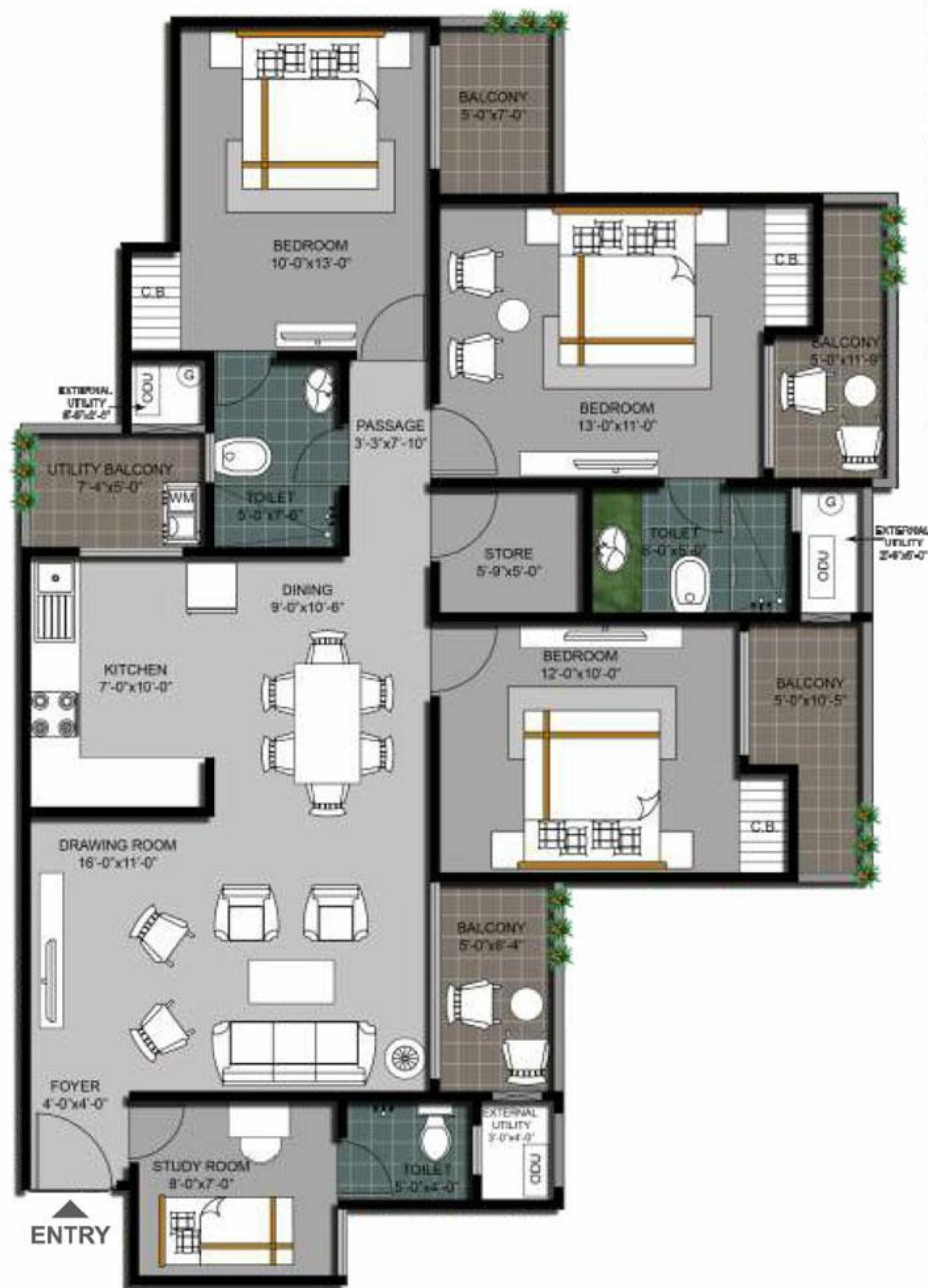


TOWER-F



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FLOOR PLAN

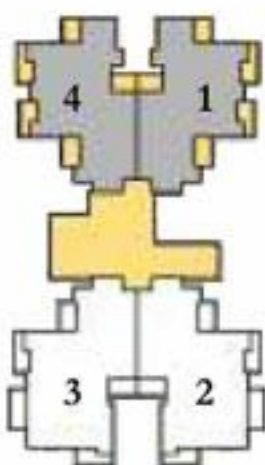


HIG Type - II

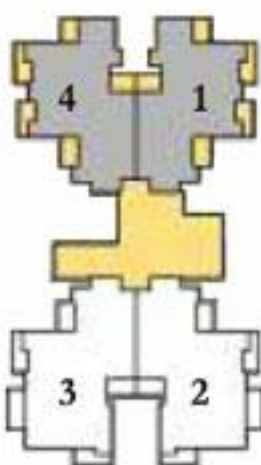
Total Area : 1670 sq. ft. /155.15 sq. mtr.
Build Up Area : 1352.07 sq. ft./125.61 sq. mtr.
Carpet Area : 1017.74 sq. ft./94.55 sq. mtr.
Balcony Area : 192.35 sq. ft./17.87 sq. mtr.

- 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



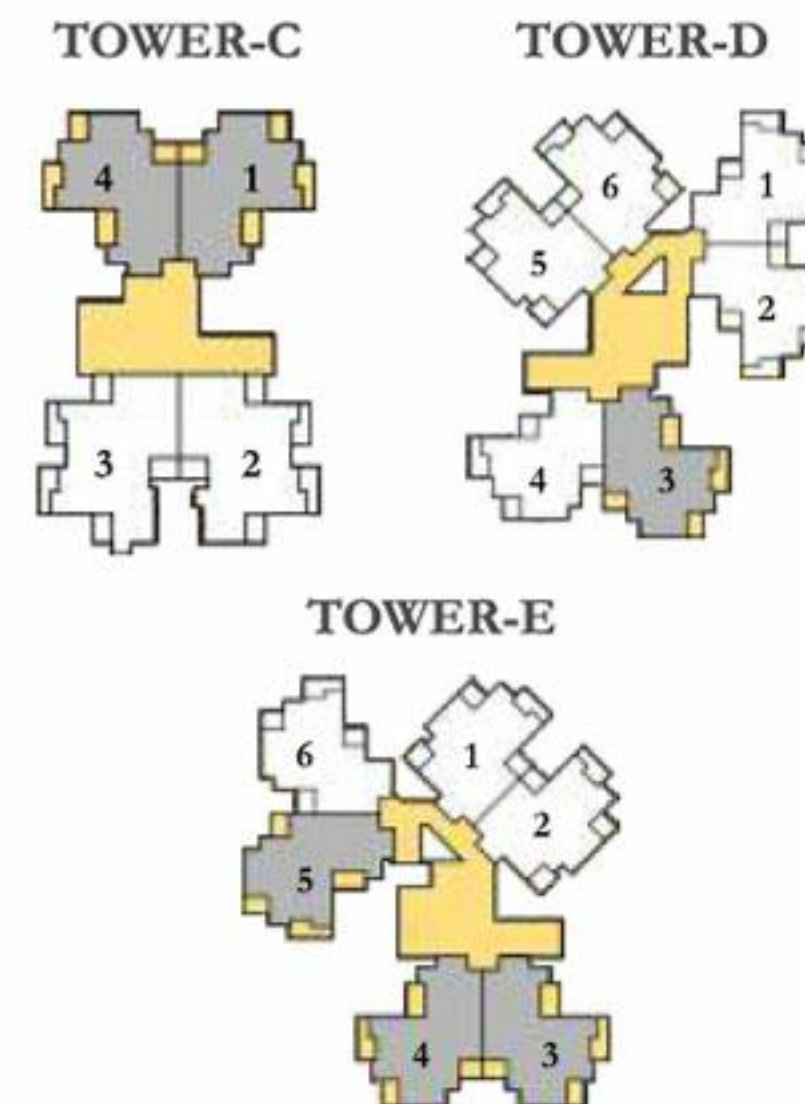
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FLOOR PLAN

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



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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.

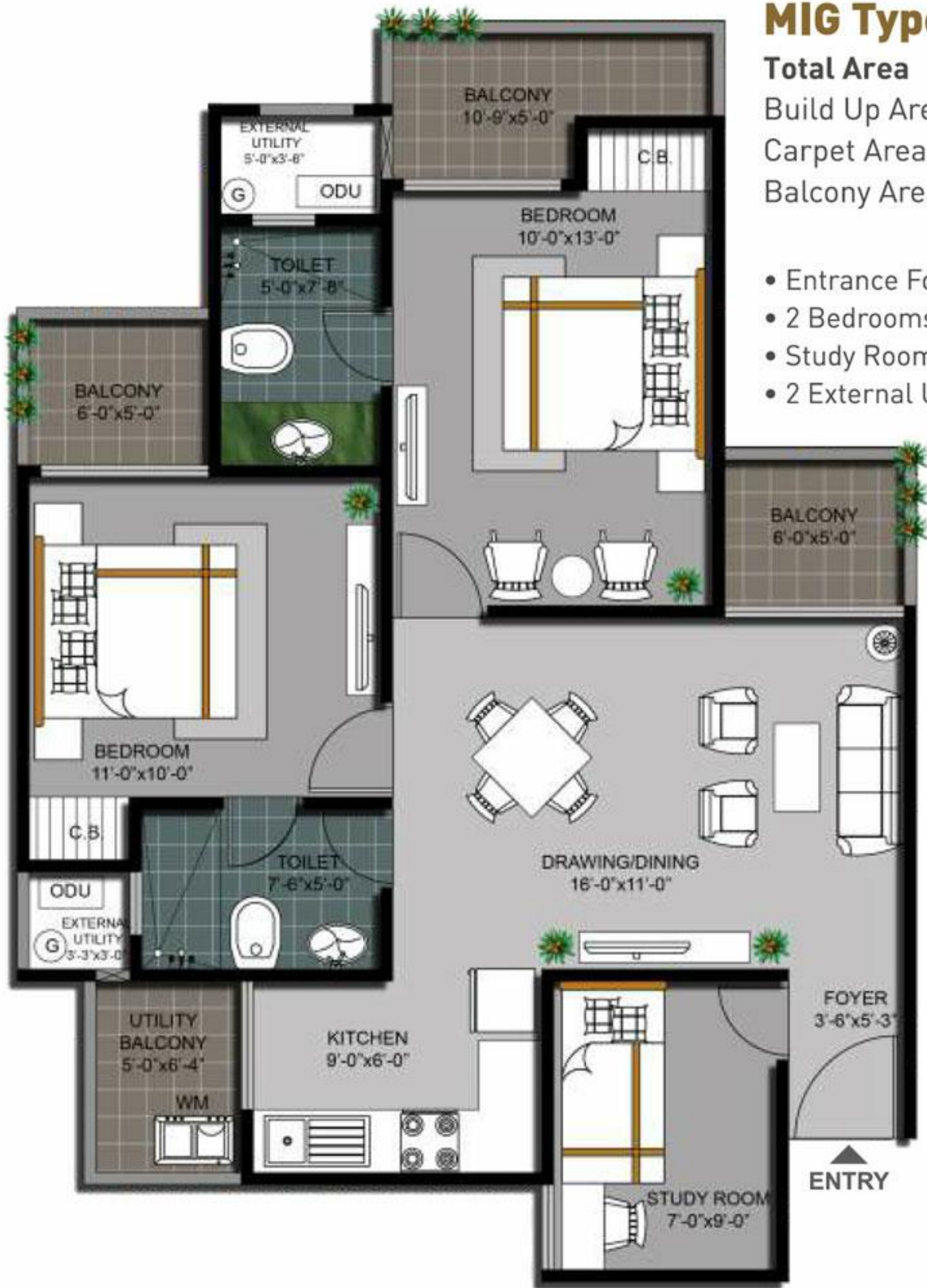
- Entrance Foyer • Drawing Room/Dining
- 2 Bedrooms • 2 Toilets • Modular Kitchen
- Study Room • 3 Balconies • Utility Balcony
- 2 External Utilities



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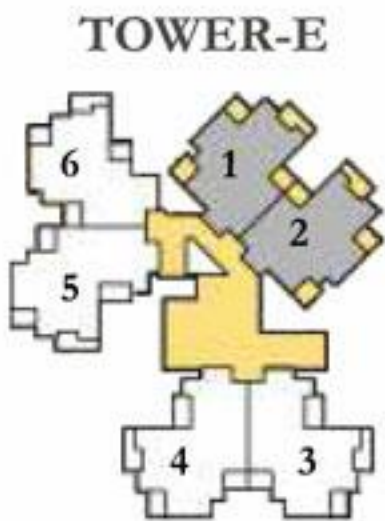
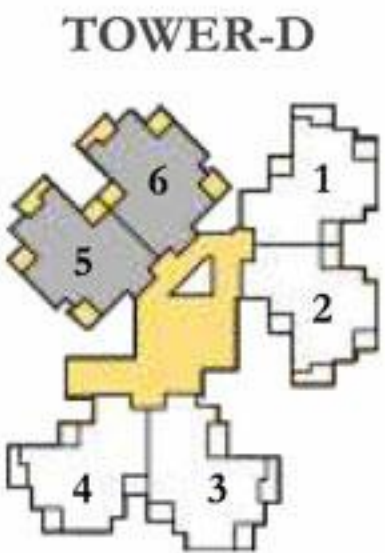
FLOOR PLAN



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.

Disclaimer: Color and design of tiles, marble, wood etc can be changed for betterment of the product without prior notice as the material availability of same design/pattern cannot be assured by our vendor(s) and certain materials are natural in nature which has the probability of variation. All products such as marble/granite/wood/tiles etc have inherent characteristics of slight variation in texture color, grain variations, cracks and behaviour. 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.

specifications



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
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BALCONIES

Floors	Ceramic / Porcelain 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.
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SECURITY SYSTEM	3 Tier IP Security system with Intercom Facility
Tier 1	Group Housing Entry Gate Security
Tier 2	Individual Tower Security at Lobby Level
Tier 3	Individual Flat with IP Based 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%
Main Entry Door	Flush Door with teak veneer laminated on both sides
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 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

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