

PRESENTING
THE BEST ADDRESS OF
GREATER NOIDA WEST

#Hawelia

Project Overview

Discover the best address of Greater Noida West at HAWELIA VALENCIA HOMES, a benchmark project of Hawelia Group, offering 2/3 BHK apartments that complete your lifestyle with the most modern features, making living a complete pleasure. Having remarkable presence with a frontage of more than 700 feet, it is the lowest density project of the region offering furnished living well equipped with modular kitchen which surely goes a long way in delighting the homemaker.

Strategically situated in the heart of Greater Noida West on the main Noida-Greater Noida linking road next to FNG Corridor (Faridabad-Noida-Ghaziabad Expressway) with comfortable access from Delhi and Ghaziabad through National Highway-24. 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. With fully developed socio-economic infrastructure in the neighbourhood, it is an excellent choice for an ultramodern lifestyle.



Location Advantage

- 5-10 minutes drive from National Highway-24
- 10-15 minutes drive from Noida City Centre Metro Station
- 10-15 minutes drive from Fortis Hospital, Noida
- 15-20 minutes drive from Pari Chowk, Greater Noida
- 15-20 minutes drive from Sector-18 Noida via Elevated Road
- 25-30 minutes drive from Kalindi Kunj

Edge Over others

- Lowest Density Project
- Furnished Homes @ Non-Furnished Price
- Full Occupancy Certificate obtained
- Fully paid land to Greater Noida Authority
- Sub-lease Deed permission obtained from Greater Noida Authority
- Registry Open for residential & commercial units.



Unmatched Advantage

- Fully Functional Modular Kitchen
- Wooden Cupboards in all Bedrooms
- Texture Paint in Master bedroom & Drawing Room
- Individual RO System in each flat
- Plaster of Paris (POP) in entire flat
- Acrylic Plastic Paint in entire flat



- Grand Gated Development • Certified Earthquake Resistant Structure • 24x7 Hi-tech Security with Intercom Facility from Guard Room • Boom Barriers at Main Entrance Gate • Hi-Speed Automatic Lifts
- Rain Water Harvesting • Ample Parking Space • 24 Hours Water Supply • Green Parks with Theme based Landscaping and Water Bodies • 24 Hours Power Back-up • CPVC Plumbing system for long life and to Resist Corrosion

Actual Site Photograph

HAWELIA
VALENCIA
HOMES
THE BEST ADDRESS OF GREATER NOIDA WEST



Fun & Leisure

- AC Banquet/Party Hall • AC Gymnasium • Aerobics/Yoga Centre • Swimming Pool with Kids Pool
- Massage Room with Steam and Sauna • Indoor Games-Table Tennis, Foosball & Pool • Creche Area
- Outdoor Games-Badminton, Basket Ball, Skating Rink & Cricket Practice Pitch • Kids Play Area with Slides & Swings • Separate Infants play area • Jogging Track & much more...



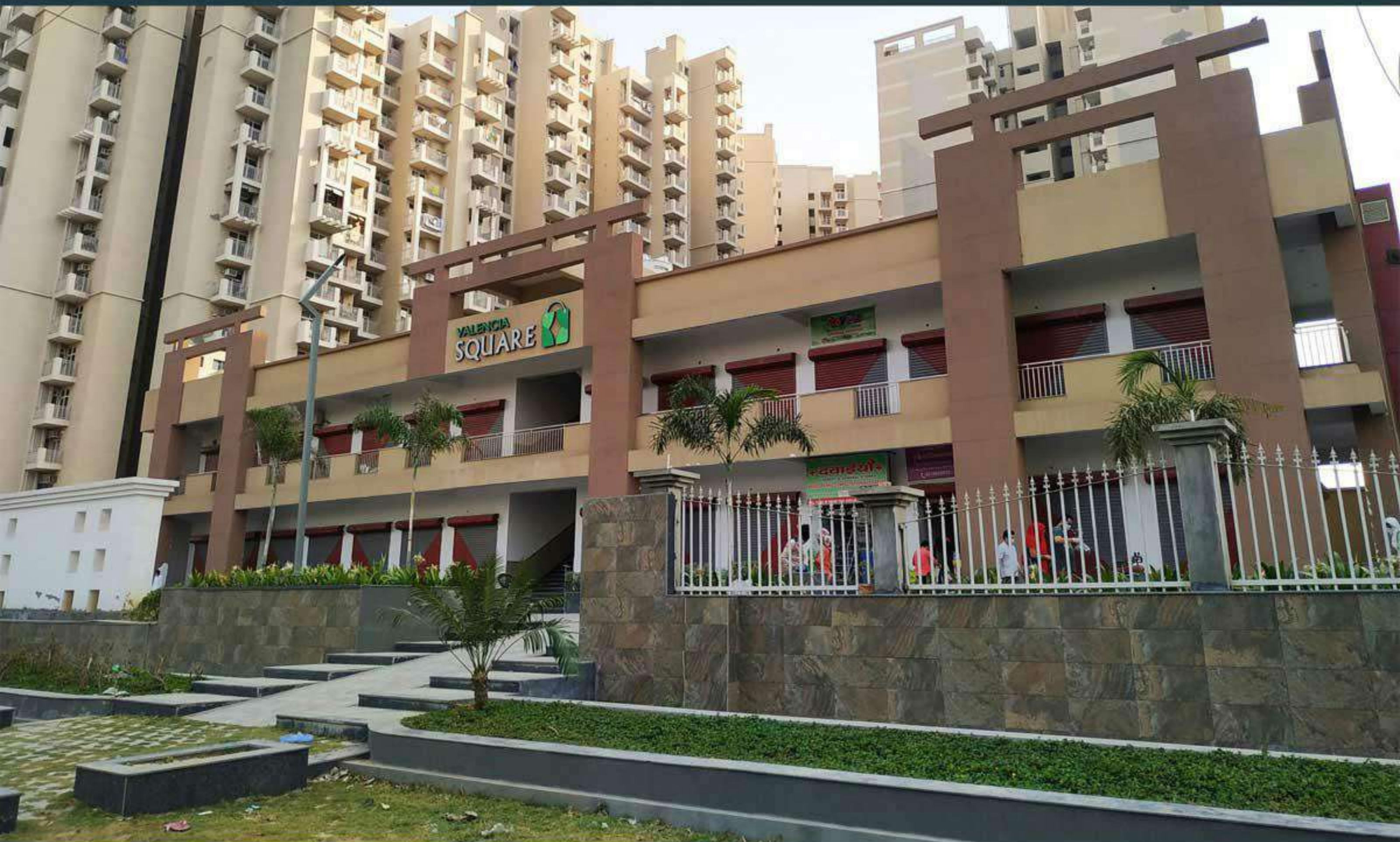
CLUB myriad

Myriad is the leisure destination that escalates your lifestyle. It is usually addressed as the vital reason to choose Hawelia Valencia Homes for your home needs. The clubhouse caters to the fun or relaxation needs of all the residents of the society be it Kids, Youngsters or Senior Citizens.



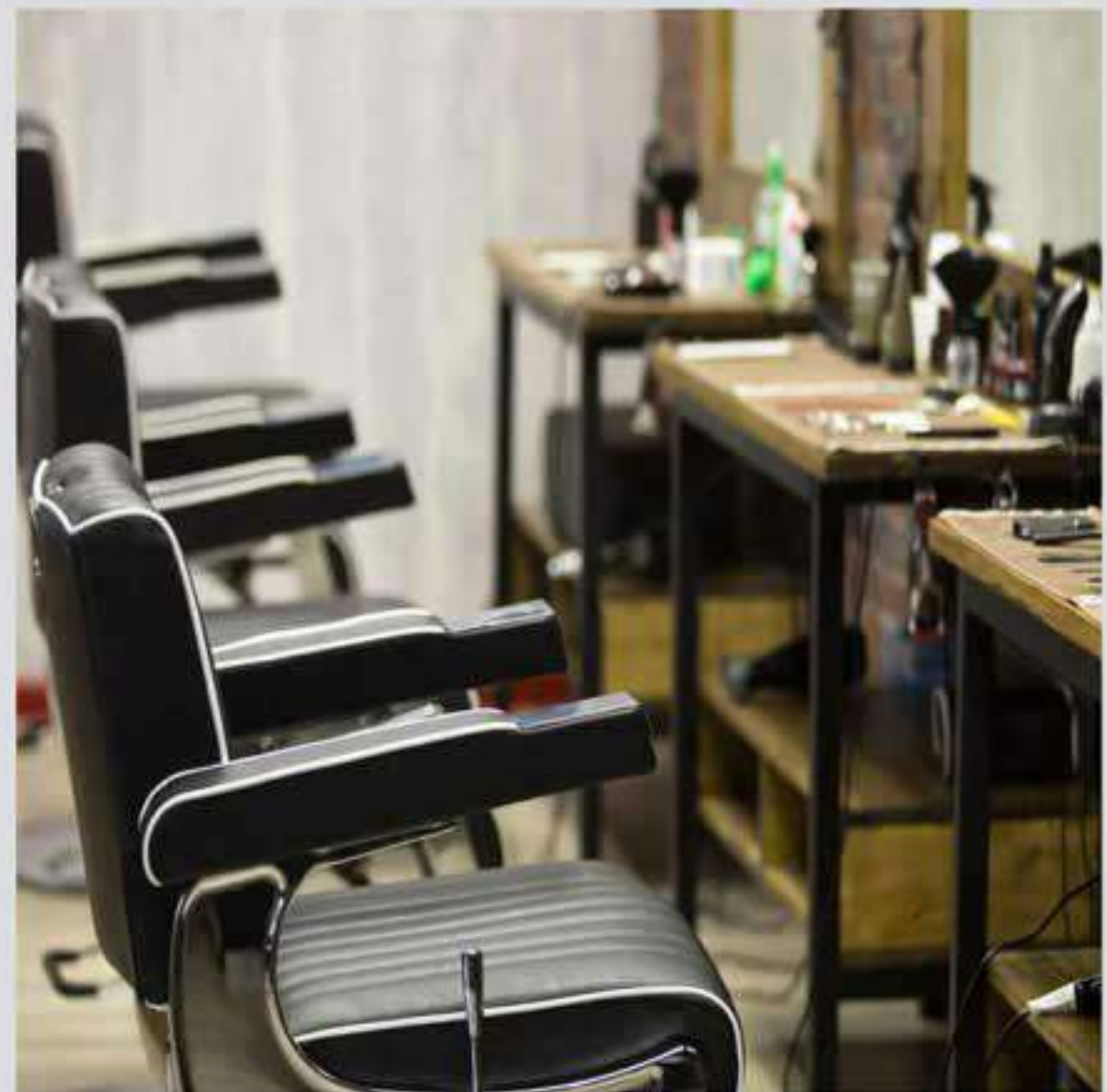
VALENCIA SQUARE

SHOP WITH EASE!



Comfort & Conveniences

Shop with ease! A high street commercial complex "catering to your daily needs" situated within the premises of Hawelia Valencia Homes, Greater Noida West. The complex offers commercial spaces ranging from 215 to 430 Sq. Ft. total area conveniently designed to suit the needs of the end users. The complex will host Departmental Stores, salons, chemists, Doctor's clinic, anchor shops, food outlets, ATMs, restaurants, etc. It shall surely keep the residents engaged & entertained.



SITE LAYOUT

LEGEND

1. GRAND ENTRANCE
2. PLAZA DROP-OFF
3. LANDSCAPE GREEN
4. AMPHITHEATRE
5. SWIMMING POOL
6. SPLASH KIDS POOL
7. EXTENDED LAWN
8. SKATING RINK
9. JOGGING TRACK
10. KIDS PLAY AREA
11. CHESS PATTERNED LANDSCAPE
12. SIT-OUT ZONE
13. MAINTENANCE OFFICE AT STILT FLOOR
14. TOWER DROP-OFF
15. CLUB HOUSE
16. SPA
17. BASKETBALL COURT
18. CRICKET PITCH
19. BADMINTON COURT(ON CLUB TERRACE)
20. REFLEXOLOGY PATH
21. CONVENIENT SHOPPING CENTRE
22. BASEMENT RAMP
23. WATER BODY
24. ESS SERVICES
25. SENIOR CITIZEN SITTING ZONE
26. OUTDOOR GYM
27. CAFETERIA
28. CHANGE ROOM
29. KIOSK
30. FOUNTAIN PUMP ROOM
31. GUARD ROOM
32. GREEN BELT MAINTAINED BY HAWELIA GROUP



MIG TYPE-I	935 sq.ft./86.86 sq.mtr.
MIG TYPE-II	1100 sq.ft./102.19 sq.mtr.
MIG TYPE-III	1205 sq.ft./111.95 sq.mtr.
HIG TYPE-I	1400 sq.ft./130.06 sq.mtr.
HIG TYPE-IIA	1640 sq.ft./152.36 sq.mtr.
HIG TYPE-IIB	1640 sq.ft./152.36 sq.mtr.
HIG TYPE-III	1790 sq.ft./166.30 sq.mtr.
HIG TYPE-IV	1650 sq.ft./153.29 sq.mtr.
HIG TYPE-V	1750 sq.ft./162.58 sq.mtr.

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CLUB
myriad

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VALENCIA
SQUARE
SHOP WITH EASE!

Unit Plan

HIG TYPE III

TOTAL AREA: 1790 SQ.FT/ 166.30 SQ.MTR.

BUILT UP AREA: 1399.10 SQ.FT/ 129.98 SQ.MTR.

CARPET AREA: 1097.93 SQ.FT/ 102.00 SQ.MTR.

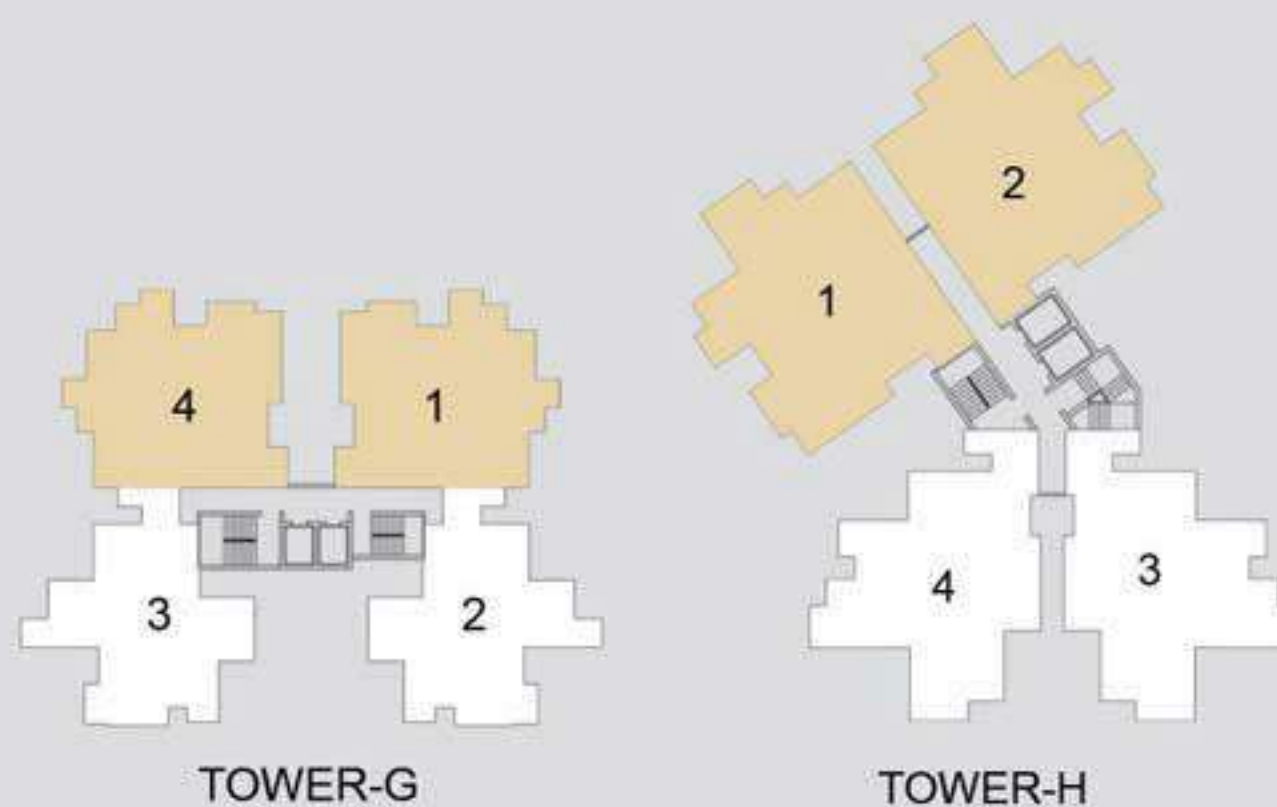
BALCONY AREA: 205.92 SQ.FT/ 19.13 SQ.MTR.

- Drawing Room • Dining Area • Modular Kitchen • 3 Bedroom with Wardrobe
- 1 Dressing Area • 3 Toilets • 1 Store Room • 1 Study Room with Toilet
- 4 Balconies • 1 Utility Balcony in kitchen



Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, layout, and conditions. The data shown are an approximate interpretation for illustrative purposes only and are not to scale. The elevation, layout, plans, etc. are indicative only. The company reserves the right to make changes in the plans, specifications, dimensions and elevations as per the building bye-laws and terms & conditions of Greater Noida Industrial Development Authority.

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 agency or equivalent body. Furniture & Fixtures as shown in the layout plans are not a part of the legal offering and are only for illustrative purposes. MEP services including plumbing and electrical fixtures & appliances, their location inside the unit 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.



Unit Plan

HIG TYPE V

TOTAL AREA: 1750 SQ.FT/ 162.58 SQ.MTR.

BUILT UP AREA: 1383.71 SQ.FT/ 128.55 SQ.MTR.

CARPET AREA: 1080.60 SQ.FT/ 100.39 SQ.MTR.

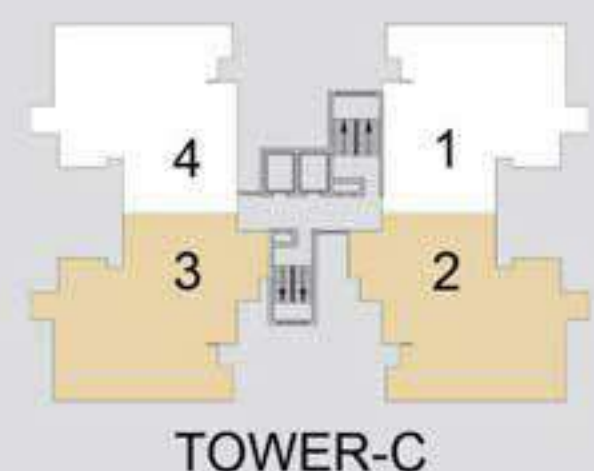
BALCONY AREA: 196.34 SQ.FT/ 18.24 SQ.MTR.

- Drawing Room • Dining Area • Modular Kitchen • 3 Bedroom with Wardrobe
- 1 Dressing Area • 3 Toilets • 1 Servant Room with Toilet • 4 Balconies • 1 Utility Balcony in kitchen



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Unit Plan

HIG TYPE IV

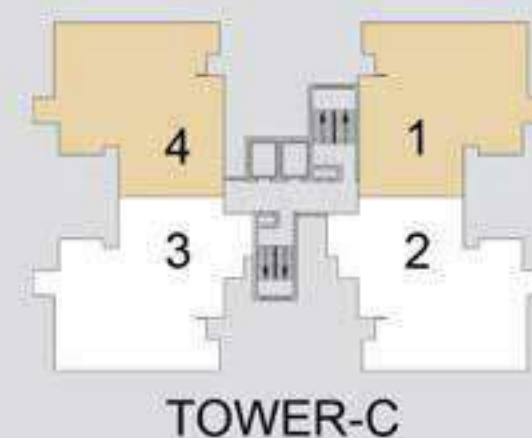
TOTAL AREA: 1650 SQ.FT/ 153.29 SQ.MTR.

BUILT UP AREA: 1292.97 SQ.FT/ 120.12 SQ.MTR.

CARPET AREA: 996.75 SQ.FT/ 92.60 SQ.MTR.

BALCONY AREA: 196.34 SQ.FT/ 18.24 SQ.MTR.

- Drawing Room • Dining Area • Modular Kitchen • 3 Bedroom with Wardrobe
- 1 Dressing Area • 3 Toilets • 4 Balconies • 1 Utility Balcony in kitchen



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Unit Plan

HIG TYPE IIB

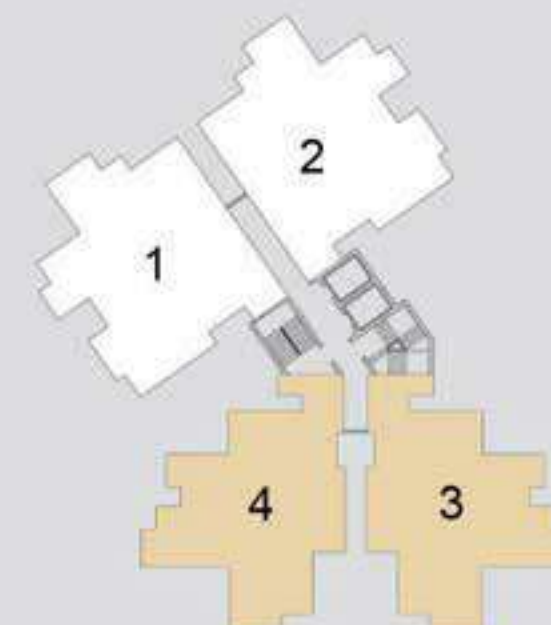
TOTAL AREA: 1640 SQ.FT/ 152.36 SQ.MTR.

BUILT UP AREA: 1295.99 SQ.FT/ 120.40 SQ.MTR.

CARPET AREA: 1019.35 SQ.FT/ 94.70 SQ.MTR.

BALCONY AREA: 182.13 SQ.FT/ 16.92 SQ.MTR.

- Drawing Room • Dining Area • Modular Kitchen • 3 Bedroom with Wardrobe
- 2 Toilets • 1 Servant Room with Toilet • 4 Balconies • 1 Utility Balcony in kitchen



TOWER-H

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Unit Plan

HIG TYPE IIA

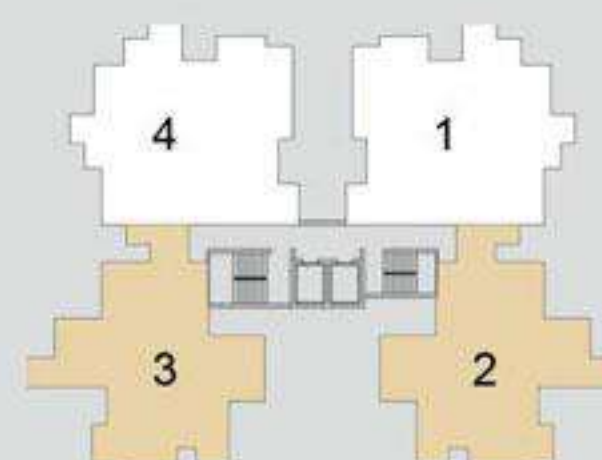
TOTAL AREA: 1640 SQ.FT/ 152.36 SQ.MTR.

BUILT UP AREA: 1300.40 SQ.FT/ 120.81 SQ.MTR.

CARPET AREA: 1003.96 SQ.FT/ 93.27 SQ.MTR.

BALCONY AREA: 200.00 SQ.FT/ 18.58 SQ.MTR.

- Drawing Room • Dining Area • Modular Kitchen • 3 Bedroom with Wardrobe
- 2 Toilets • 1 Servant Room with Toilet • 4 Balconies • 1 Utility Balcony in kitchen



TOWER-G

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Unit Plan

MIG TYPE II

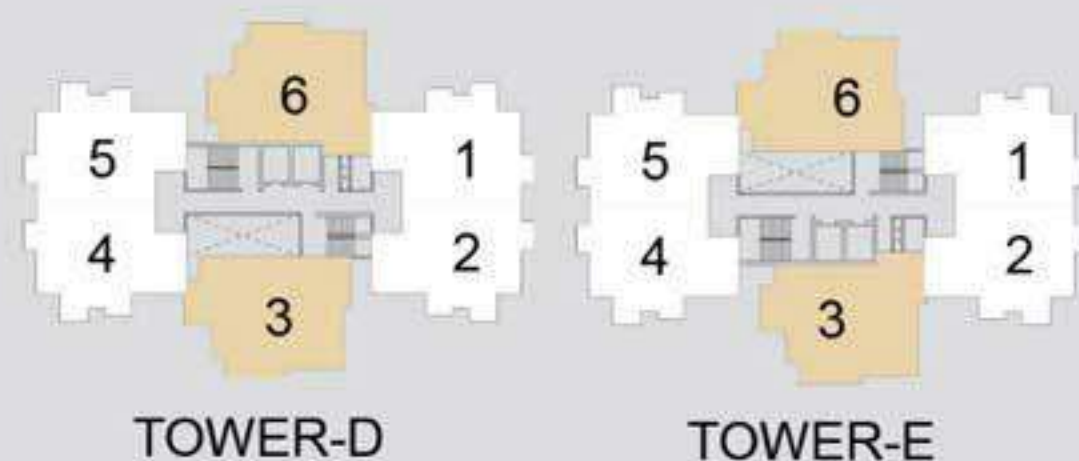
TOTAL AREA: 1100 SQ.FT/ 102.19 SQ.MTR.

BUILT UP AREA: 857.78 SQ.FT/ 79.69 SQ.MTR.

CARPET AREA: 653.37 SQ.FT/ 60.70 SQ.MTR.

BALCONY AREA: 127.88 SQ.FT/ 11.88 SQ.MTR.

- Drawing/Dining Area • Modular Kitchen • 2 Bedroom with Wardrobe
- 2 Toilets • 1 Study Room • 1 Integrated Balcony • 1 Extended Balcony with Utility Area



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Unit Plan

MIG TYPE I

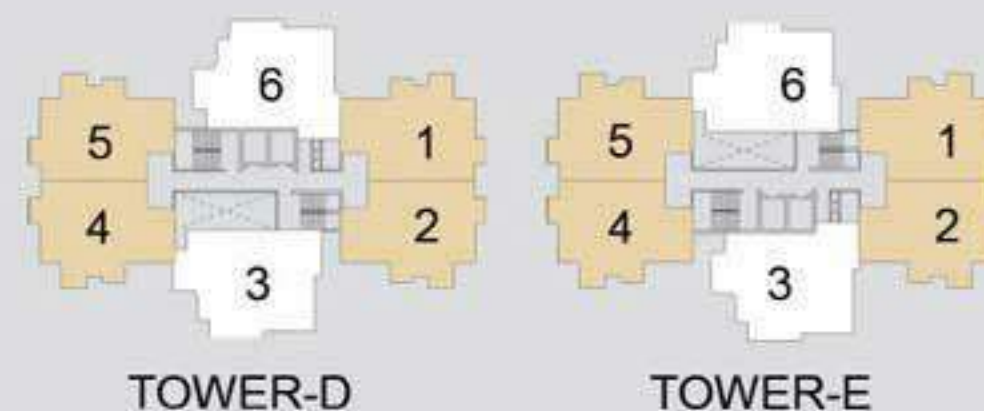
TOTAL AREA: 935 SQ.FT/ 86.86 SQ.MTR.

BUILT UP AREA: 747.02 SQ.FT/ 69.40 SQ.MTR.

CARPET AREA: 556.93 SQ.FT/ 51.74 SQ.MTR.

BALCONY AREA: 123.36 SQ.FT/ 11.46 SQ.MTR.

- Drawing/Dining Area • Modular Kitchen • 2 Bedroom with Wardrobe
- 2 Toilets • 2 Balconies • 1 Extended Balcony with Utility Area



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Specification

SUPER STRUCTURE

- Earthquake resistant structure against static and dynamic forces under seismic conditions approved by Senior Professor of Jamia Millia Islamia.
- R.C.C. framed structure with R.C.C. slabs & beams, brick walls in between.

FLOORING

- Vitrified Tiles in Drawing, Dining and Bedroom areas. Master Bedroom with laminated wooden flooring/wooden finish porcelain tiles.
- Ceramic tiles in Bathroom and Balconies.

DOORS AND WINDOWS

- Outer doors and windows in U-PVC and Aluminium powder coated.
- All internal door frames in hardwood.
- Internal doors made of decorative laminated flush shutters and main entry door with veneer finish from outside.
- Hardware fittings of renowned make.

WOOD WORK

- Wooden cupboards in all bedrooms with external Laminate finish and internal pre-laminate board having soothing textures.

KITCHEN

- Granite platform with 2 feet ceramic tiles above it and stainless-steel SS-304 grade sink.
- Wooden cabinets above the slab and modular functional cabinets below the slab.
- Individual RO system for drinking water in each flat.

TOILETS

- Designer toilets with ceramic tiles up to 7 feet.
- Sanitary & Chinaware with European WC and pedestal wash basin in white.
- Jaquar or equivalent make CP fitting with renowned make accessories.

WATER SUPPLY

- Under-ground and overhead water tank with automatic pumps for 24 hours water supply

ELECTRICAL

- Copper wiring in concealed PVC conduits.
- Sufficient light and power point with modular switches and protective MCBs.
- Provision for adequate television and telephone points in living area and bedrooms.

INTERNAL FINISH

- Harmonious color schemes finished with acrylic emulsion plastic paint.
- Plaster of Paris on entire ceiling and walls of the unit.
- Modern Texture paint finishes in both Drawing Room and Master Bedroom.

EXTERNAL FACADE

- Most modern and permanent exterior texture finish.

MISCELLANEOUS

- Elevator with VVVF drive technology for less power consumption upto 40%
- Parking areas are well coordinated for IN/OUT with separate gates for the same.

Disclaimer: Color and design of tiles, marble, wood etc can be changed for betterment of the specification without prior notice as the material availability of same design/pattern cannot be assured by the supplier/vendor 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.

The warranty of equipment's and other accessories such as kitchen sink, electrical switches, modular kitchen & wardrobes, chinaware, CP fittings, wooden doors hardware, etc. shall be provided by the manufacturer directly to the flat owner for the company's defined prescribed period. The firm/company shall not be liable for the same due to any reason whatsoever. The firm/company shall only facilitate the co-ordination in case of delay in response by the original manufacturer or supplier during the active time period of warranty period.

Proud to be associated with Renowned Brands

OTIS

KONE

SIEMENS

Schneider
Electric

simon



Jaquar

Simpolo
CERAMICS



ashirvad
PIPES



GUARDS
SAFER BECOMES SAFEST

HIKVISION

Garg

ENCRAFT
ART OF PRECISION



LPI

AIP
VALVES

ATECPPOOL
INTERNACIONAL ESPAÑA

OK
PLAY

#LifeAtHawelia

Home is not just a product of real estate rather the product comes with the responsibility of services. Hawelia believes to maintain connect with its customers and follow the practice of consumer relations since the inception of the group. The testimony to the same is strong connect of the group with its customers and providing the services even to the projects delivered decades ago.

Our Goal is to serve our customer not perfectly but legendary. We consider that Customer connect is an opportunity to know the expectations of a customer and exceed them. Our team ensures to plan activities and events regularly at the society to maintain connect with our customers.





ENVISIONING BETTER LIFESTYLES

HAWELIA, a leading real estate company, founded in the year 1988 under the leadership of its Founder & Chairman Mr. Rattan Hawelia, distinguishes itself as a veteran in the provision of exceptionally high-quality real estate by exercising the best practices across its services and product development. Hawelia Group is recognized for developing contemporary design in the very best locations of Delhi NCR. The Group has been 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 high 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. Homes by Hawelia are always addressed as the family home bequest for generation's to come.

OVER 32 YEARS
OF REDEFINING REAL ESTATE
SECTOR IN NORTH INDIA

SUCCESSFULLY
DELIVERED OVER
2.0 MILLION
SQ. FT. RESIDENTIAL
AREA

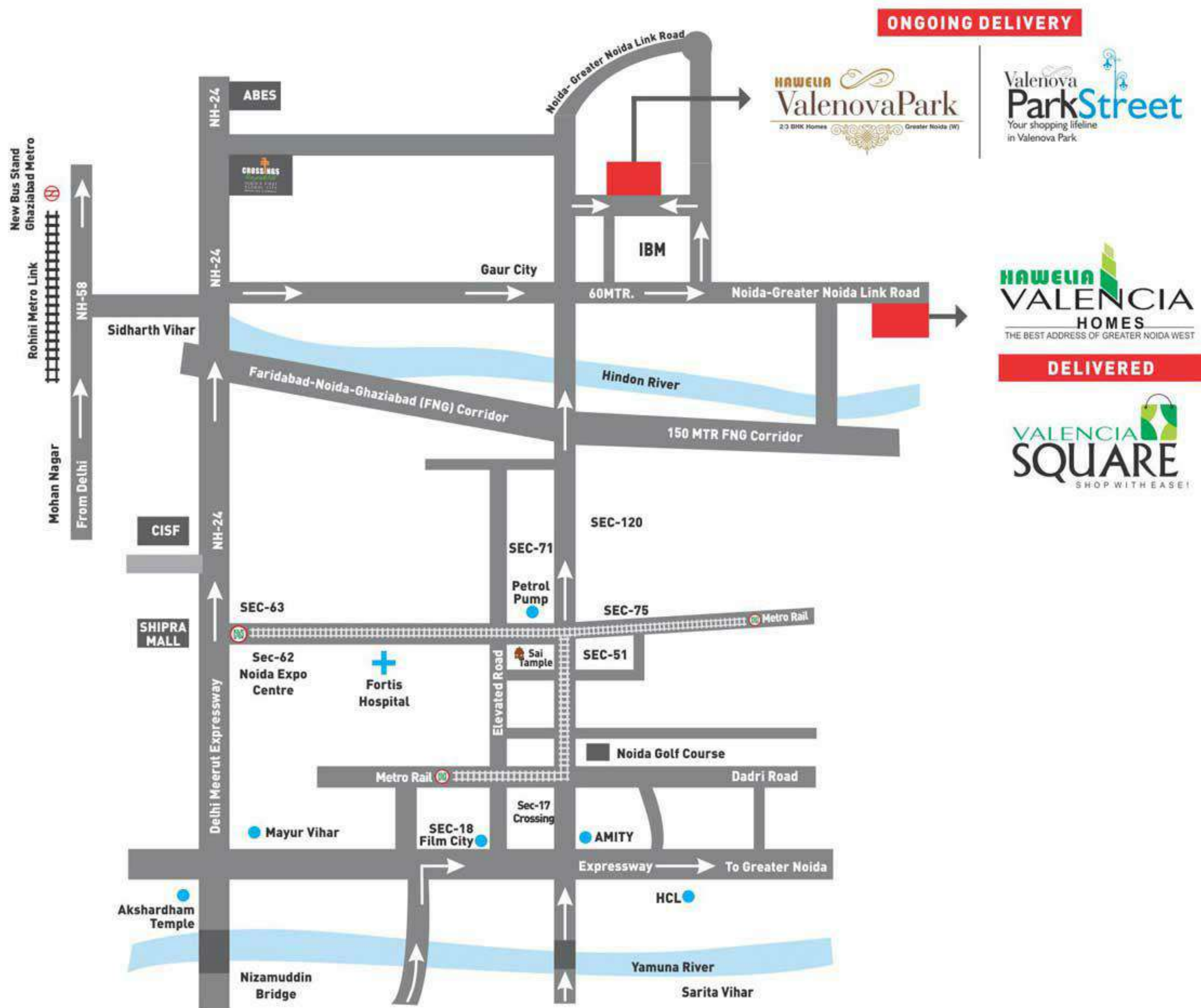
COMPLETED
OVER 50
LUXURIOUS RESIDENTIAL
PROJECTS IN GHAZIABAD & DELHI

OVER 1500
HAPPY FAMILIES OWN
A HAWELIA HOME

OVER
1.0 MILLION
RESIDENTIAL DEVELOPMENT IN
PLANNING AND DEVELOPMENT

www.haweliagroup.com

ROAD MAP



HAWELIA GROUP
Hamesha Se Hamesha Ke Liye

Head Office: Hawelia Valenova Park, Plot No. CP-GH-05A, Sector Techzone-IV, Greater Noida West, Gautam Budh Nagar-201318 (U.P.) India

Site Office: Plot No. GH-07B, Sector-1, Greater Noida West, Gautam Budh Nagar-201318 (U.P.) INDIA

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For Sales Enquiry Contact: +91 888 222 9922 • www.haweliagroup.com

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