



Suncity Projects Pvt Ltd

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RERA NO. :

Disclaimer: All prospective elevations, visuals, images, plans, designs and color schemes are purely conceptual and are just an artistic impression and not a legal offering. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. 1sq.mtr.=10.764sq.ft.



“The nature's paradise”



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#### **SUNCITY VATSAL VALLEY**

Although located amidst the most idyllic of natural forested landscapes, Suncity Vatsal valley is also in close proximity to the bright lights of both **Gurugram** and **South Delhi**. It is just 5 minutes driving distance to Gurugram's prime Golf Course Road area on one side, and to South Delhi on the other. What's more, it is only 15-20 minutes away from IGI airport and within easy reach of other prime areas of the city. Located at Gurugram-Faridabad Road, Sector -02 , Vatsal Valley.

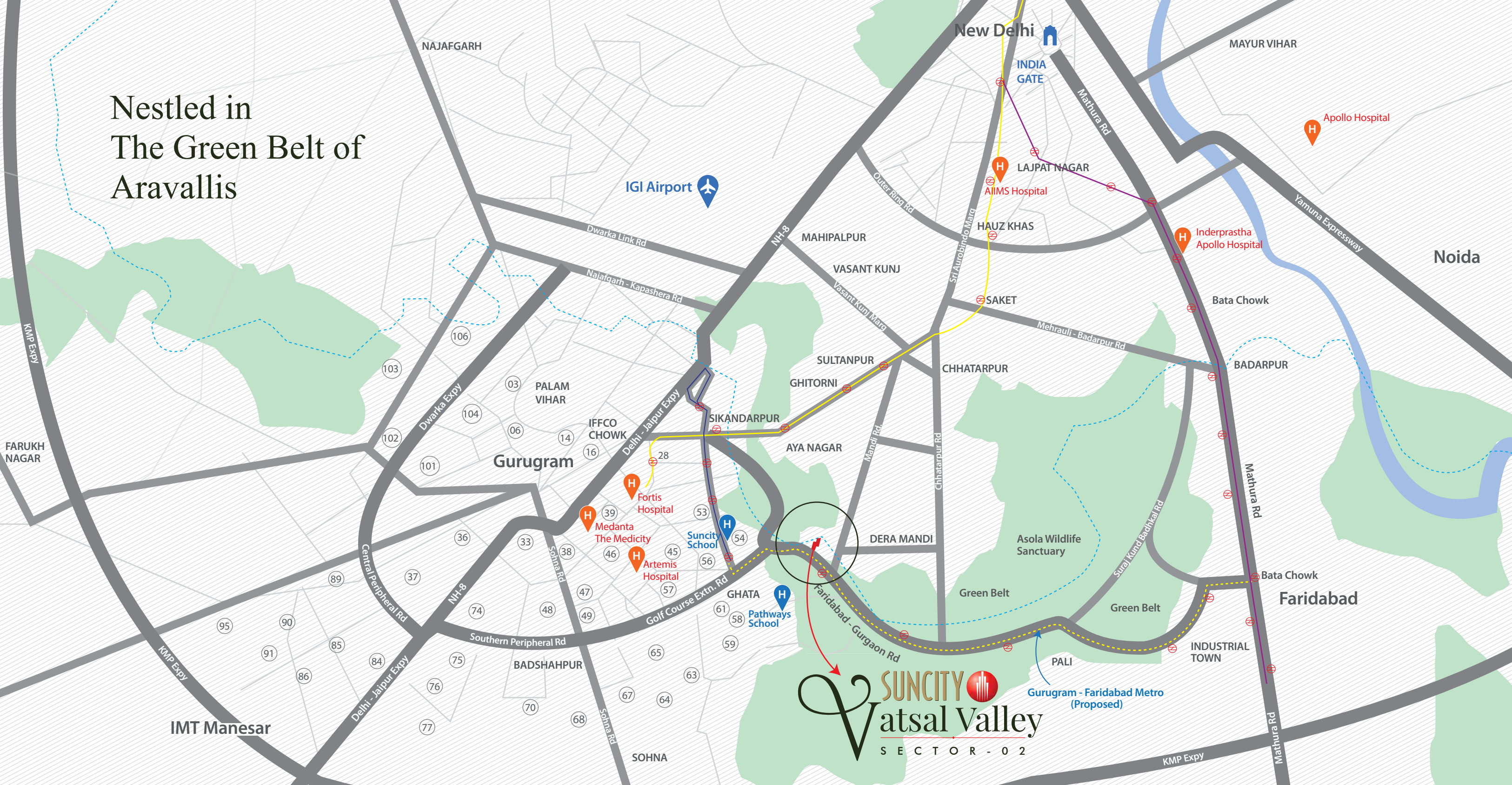
#### **SUB LOCALITIES**

(within 03 to 08 minutes drive)

- Teri Golf Course
- IBM, TCS, Mercer & Ericsson Campus
- National Institute of Solar Energy
- BHEL Campus
- Suncity School
- Pathways School
- Golf Course Road
- MG Road, Gurugram
- Rapid Metro Station- Sec. 56
- South Delhi (Border)
- Hospitals & Huda Market - Sec. 56



Nestled in  
The Green Belt of  
Aravallis



INTERNATIONAL  
AIRPORT  
20 MINUTE



SOUTH  
DELHI  
03 MINUTE



FARIDABAD  
15 MINUTE



SHOPPING  
MALLS  
10 MINUTE



HOTELS &  
RESTAURANTS  
03 MINUTE



HOSPITALS &  
CLINICS  
08 MINUTE



CRICKET  
GROUNDS  
03 MINUTES



SCHOOLS &  
UNIVERSITY  
05 MINUTE



IT/SEZ  
03 MINUTE



ASOLA WILD  
LIFE SANCTUARY  
20 MINUTE



GOLF COURSE  
03 MINUTE





## A Slice of Paradise

Presenting Suncity Vatsal Valley, Spacious luxury floors set amidst the lush landscapes overlooking Delhi Ridge. Nestled in the lush green forest on **Gurugram – Faridabad Road**, Suncity Vatsal Valley is not even a kilometer from Delhi and just 5 minutes from Gurugram's famous Golf Course Road. **Abutting the 6 lane expressway & Metro coming soon nearby.**

**# Proposed Metro Line Between Gurugram and Faridabad**





## Crossroads of Bliss

These exclusive premium residences are flanked by the protected Aravalli forests on one side and the magnificent Delhi Ridge on the other, creating a haven that stands in harmony with the chirping birds and evergreen trees. Spacious, low density floors layout further accentuates its idyllic, old-world charm.

**Come experience the perfect union of nature and architecture at Suncity Vatsal Valley.**







Let's get together.





A paradise where you  
will find nature in all  
its crowning glory







## Luxury Floors in The Heart of Nature

Welcome to your new home in the heart of nature, Suncity Vatsal Valley. A project of premium floor residences conceived with the essence of freshness and designed around harmony over **38,500 Sq. M (9.5 Acres)**.

Category: **2 BHK & 3 BHK**



## Modern and inviting kitchen







A sophisticated bedroom for serenity and calm.



## Stilt Car Parking with Entrance Lobby





Master Plan





# Specification

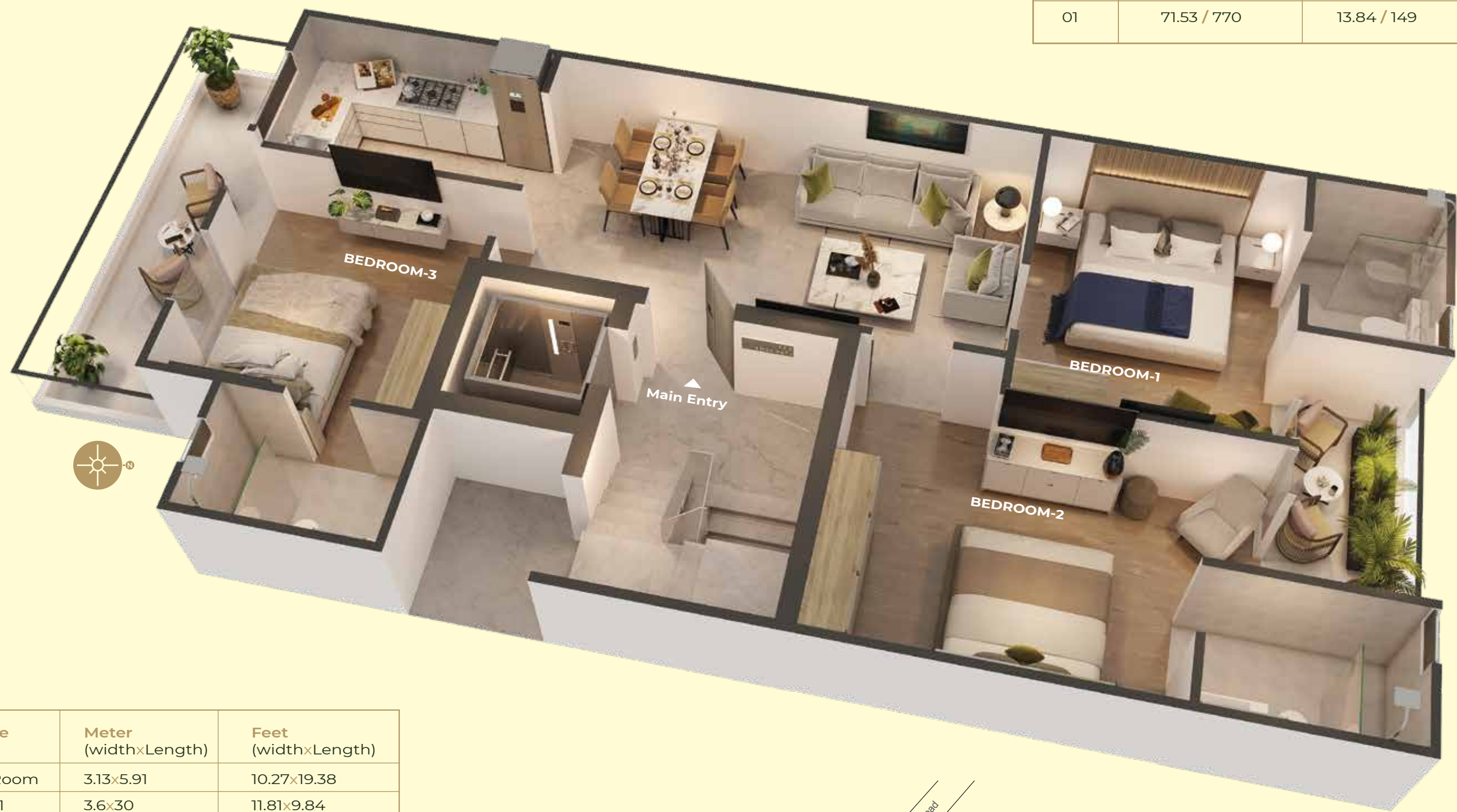
<b>DRAWING / DINING ROOM</b>	
Floor	Imported Stone
Ceiling	P.O.P false ceiling
Wall	Oil Bound Distemper
<b>BALCONIES</b>	
Floor	Antiskid/Matt finish Ceramic tiles
<b>BED ROOM</b>	
Floor	Wooden Flooring / Vetrified Tiles
Ceiling	P.O.P False Ceiling
Wall	Oil Bound Distemper
Wardrobe	Complete wood work for Wardrobes
<b>KITCHEN</b>	
Floor	Imported Stone
Wall/Ceiling	Oil Bound Distemper
Dado	Ceramic Tiles 600MM above counter
Counter Top	Quarts / Stone
Wood Work	Complete wood work for kitchen
Fittings & Fixtures	ISI Marked CP Fittings & Single Drain Board Sink
<b>WASHROOMS</b>	
Floor	Antiskid Ceramic tiles
Wall	Ceramic tiles
Ceiling	Grid False Ceiling
Fittings & Fixtures	ISI Marked CP Fittings , W.C & Washbasin
<b>DOORS &amp; WINDOWS</b>	
Internal Doors Frame	Wooden Frames
Internal Doors Shutter	Both side flush Laminated doors
External Doors & Windows	Aluminium Powder Coated / UPVC
<b>ELECTRICAL</b>	
Wiring	Copper Electrical wiring throughout in concealed conduit for Light Points
Switches /Socket	ISI Marked Switches & Sockets
Air-Conditioning	Split Air Conditioners in Bedrooms & Drawing room
Gysers	Gysers in all bathrooms
Power Backup	Adequate power backup in all units
<b>EXTERNAL DEVELOPMENT</b>	
Roads	Tremix concrete road / interlocking pavers
External Paint	Weather Proof texture paint
<b>TERRACE</b>	
Brick Bat Koba or any other Water Proofing Treatment	
<b>STRUCTURE</b>	
Earthquake Resistant RCC Framed structure as per Seismic Zone	

# Layout Plans

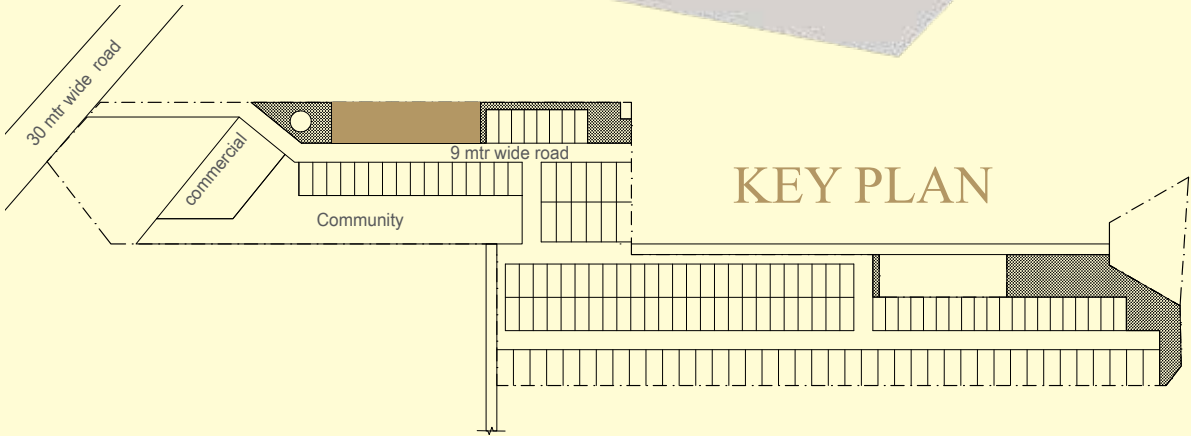


TYPE-1  
3 BHK - LAYOUT PLAN

Type	Carpet Area Sq. mtr. / Sq. ft.	Balcony Area Sq. mtr. / Sq. ft.	Saleable Area Sq. mtr. / Sq. ft.
01	71.53 / 770	13.84 / 149	132.85 / 1430



Area Name	Meter (width×Length)	Feet (width×Length)
Drawing Room	3.13×5.91	10.27×19.38
Bedroom-1	3.6×3.0	11.81×9.84
Bedroom-2	3.1×4.70	10.17×15.42
Bedroom-3	3.3×3.03	10.82×9.92
Kitchen	1.8×3.16	5.9×10.35
Toilet-1	2.1×1.50	6.89×4.92
Toilet-2	1.5×2.20	4.92×7.22
Toilet-3	1.5×2.25	4.92×7.38
Balcony 1	3×1.50	9.84×4.92
Balcony 2	5.4×1.73	17.71×5.66





TYPE-2  
3 BHK - LAYOUT PLAN

Type	Carpets Area Sq. mtr. / Sq. ft.	Balcony Area Sq. mtr. / Sq. ft.	Saleable Area Sq. mtr. / Sq. ft.
02	70.60 / 760	14.68 / 158	132.85 / 1430



Area Name	Meter (width×Length)	Feet (width×Length)
Drawing Room	3×5.05	9.84×16.56
Bedroom-1	3.72×3.12	12.19×10.22
Bedroom-2	3.1×4.49	10.17×14.71
Bedroom-3	3.42×3.09	11.21×10.14
Kitchen	1.8×3.22	5.9×10.56
Toilet-1	2.1×1.50	6.89×4.92
Toilet-2	1.5×2.25	4.92×7.38
Toilet-3	1.5×2.15	4.92×7.05
Balcony 1	3.12×1.6	10.22×5.25
Balcony 2	5.52×1.75	18.10×5.72

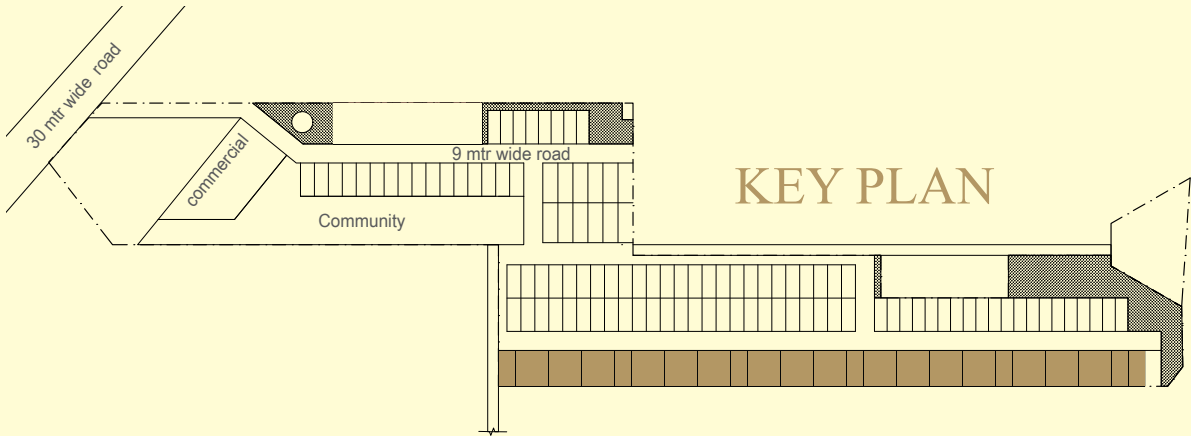


TYPE-3  
3 BHK - LAYOUT PLAN

Type	Carpet Area Sq. mtr. / Sq. ft.	Balcony Area Sq. mtr. / Sq. ft.	Saleable Area Sq. mtr. / Sq. ft.
03	70.60 / 760	12.63 / 136	132.85 / 1430



Area Name	Meter (width×Length)	Feet (width×Length)
Drawing Room	3.53×5.09	11.56×16.70
Bedroom-1	4.21×3.0	13.79×9.84
Bedroom-2	3.34×4.23	10.96×13.87
Bedroom-3	3.0×2.70	9.84×8.86
Kitchen	1.95×2.83	6.38×9.28
Toilet-1	2.1×1.50	6.89×4.92
Toilet-2	1.5×2.10	4.92×6.89
Toilet-3	1.4×2.53	4.59×8.30
Balcony 1	3.85×1.50	12.61×4.92
Balcony 2	5.25×1.30	17.20×4.26



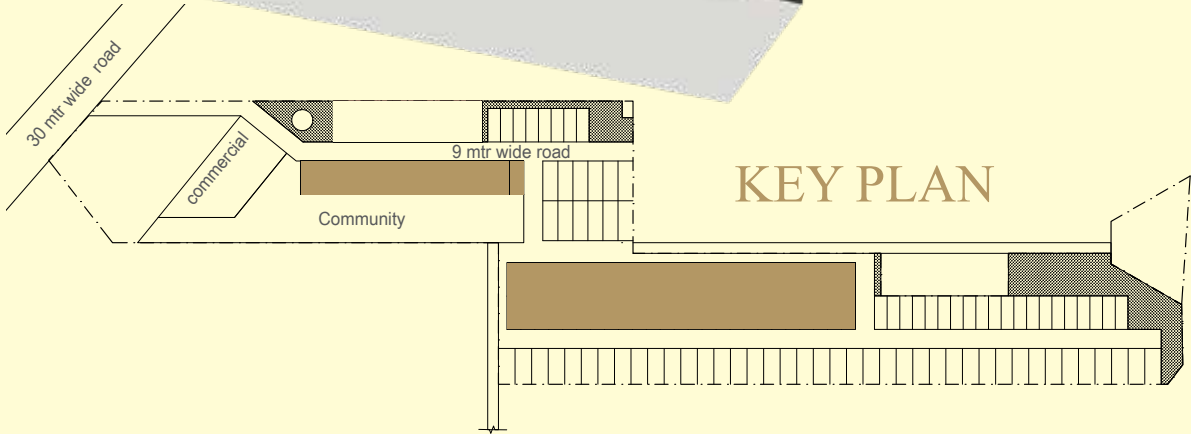


TYPE-4  
2 BHK - LAYOUT PLAN

Type	Carpet Area Sq. mtr. / Sq. ft.	Balcony Area Sq. mtr. / Sq. ft.	Saleable Area Sq. mtr. / Sq. ft.
04	52.02 / 560	12.91 / 139	104.98 / 1130



Area Name	Meter (width×Length)	Feet (width×Length)
Drawing Room	4.61×3.01	15.10×9.86
Bedroom-1	3.15×3.69	10.33×12.10
Bedroom-2	3.15×3.69	10.33×12.10
Kitchen	4.11×1.80	13.46×5.90
Toilet-1	1.50×2.15	4.92×7.05
Toilet-2	1.50×2.15	4.92×7.05
Balcony 1	3.22×1.80	10.56×5.90
Balcony 2	4.44×1.60	14.55×2.25



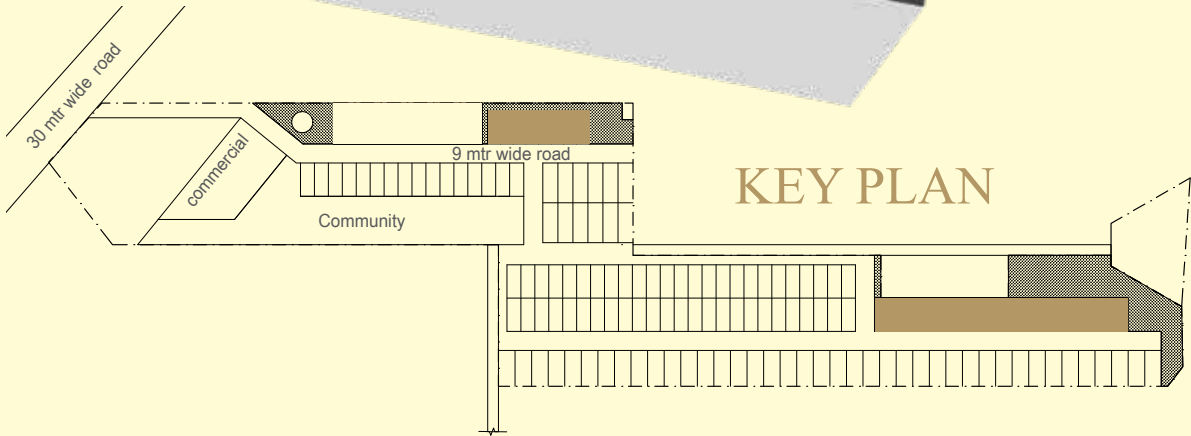


TYPE-5  
2 BHK - LAYOUT PLAN

Type	Carpet Area Sq. mtr. / Sq. ft.	Balcony Area Sq. mtr. / Sq. ft.	Saleable Area Sq. mtr. / Sq. ft.
05	46.45 / 500	11.24 / 121	95.69 / 1030



Area Name	Meter (width×Length)	Feet (width×Length)
Drawing Room	4.01×3.01	13.14×9.86
Bedroom-1	3.0×3.70	9.84×12.14
Bedroom-2	2.70×3.70	8.86×12.14
Kitchen	3.51×1.80	11.50×5.90
Toilet-1	1.40×2.20	4.59×7.22
Toilet-2	1.40×2.20	4.92×7.22
Balcony 1	2.80×1.80	9.18×5.90
Balcony 2	3.84×1.60	12.58×5.25



KEY PLAN



# ABOUT US



Platinum Towers, Iffco Chowk, Gurugram



Essel Tower, M.G. Road, Gurugram



La Lagune, Golf Course Road, Gurugram



Suncity Township, Golf Course Road, Gurugram

Suncity Projects Pvt. Ltd. is a pioneer in conceiving and executing a profusion of urbane real estate projects arraying from townships to group housing to luxury apartments to shopping malls to office complexes. Not just this, the company also brings together the unmatched experience and expertise of some of India’s most reputed business conglomerates.

Moreover, with break-through technology, innovative designs, superior standards of construction, customer service and community values, Suncity Group has delivered outstanding results every time. The group foresees a wide spectrum of assignments where each project is a showpiece in its category reflecting the highest standards of planning and construction comparable with the best in the business.

Disclaimer: All floor plans, layout plans, amenities, elevations and specifications are purely conceptual & illustrative and not a legal offering and are subject to necessary approvals from competent authorities; also are subject to change by the company/architect or competent authority from time to time if so warranted by the circumstances. (1 square meter = 10.7639 square feet & 1 hectare = 2.47105 acre)

# FOOTPRINT IN INDIA

[www.suncityprojects.com](http://www.suncityprojects.com)

