

A Project by:



VALENCIA 20

LIMITED EDITION 4B2HK ELITE RESIDENCES



DESIGN STUDIO
architects & interiors
Ar. RUCHIR SHETH

ARCHITECT'S NOTE

Luxury is defined as the enjoyment of expensive and beautiful things but when it comes to designing homes, it becomes a lot more than that. Especially when the homes are for fine connoisseurs of living. Then the residences must exude class and character and include avenues for unique styling so that the owners can create a home that's a reflection of themselves.

Valencia 20 has been created with this thought at the centre. It is an exotic blend of space and serenity that promises its residents a life that's truly above the rest.

VALENCIA 20

For a privileged few, life will always be a league above the rest. It will be an eclectic blend of coveted privileges and rare indulgences. An elusive world where limited edition homes wrap in the choicest pleasures that most others can only dream of. For the fortunate few, life will be a true reflection of your status.

20
SIGNATURE
RESIDENCES

ONLY 2
APARTMENTS
PER FLOOR

SPACIOUS
4B2HK
HOMES

70%
OPEN AREA

AESTHETICS

EXCLUSIVITY

COGNIZANCE

ACCESSIBILITY

VALENCIA 20

VERSATILITY

LUXURY

NURTURING

INDULGENCE

Welcome to *Valencia 20*, an exceptional community built to offer you an incredible lifestyle. A private paradise that is thoughtfully designed to nurture a small, elite group of families who seek distinction. An artfully done enclave peppered with richness in both form and function.



VERSATILITY

We believe your homes are everything for you. Of course, it must have your heart, but it should also spoil you with luxury. It should be your island of calm but must also transform into your recreation pad whenever you feel like. It should offer you unmatched privacy but also become your social get together place when you have friends over. Your homes will be versatile enough to be all this and more at Valencia 20.

VALENCIA 20

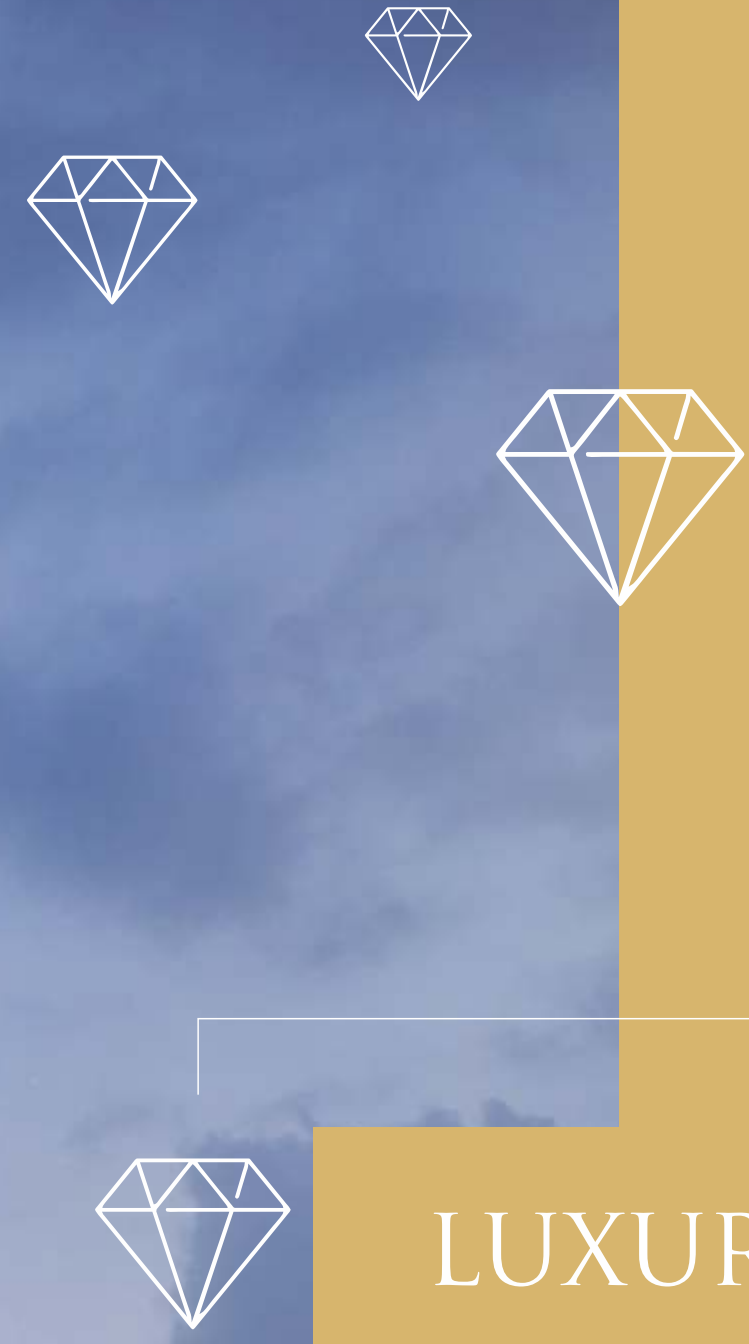




AESTHETICS

Classy, sleek and sophisticated, your homes at Valencia 20 are designed to stand out amongst the city's skyline. The stunning single tower is a grand medley of glass, concrete and stone that is sure to impress anyone at the first glance. The sharp straight lines enhance the Italian style façade blended with contemporary minimalism that reflects in every detail of this architectural wonder.

VALENCIA 20



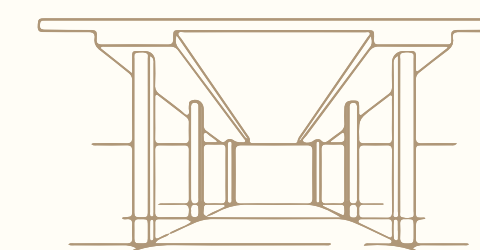
LUXURY

Ever wondered what is the rarest of the rare in urban habitats? Space. It is the most desired yet elusive luxury in the city. At Valencia 20, you'll have an abundance of it, so much so that walking from one living space to another can double up as a mild workout. After all, we know you need just the perfect spots for your prized possessions.

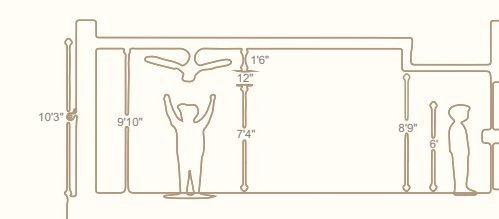
VALENCIA 20



Post Tension (PT) Slab Structure:
Offering Clear Spans



10'3" Ceiling Height



Extra Large Room Sizes:
Living cum dining space: 27'x 31'6"
Master Bedroom: 15'x20'
Bedrooms: 19'x 13'

VALENCIA 20



EXCLUSIVITY

With only 2 apartments per floor, it doesn't get more exclusive than this. With half the floor to yourself, you'll have fewer invasions to your privacy. Also, your neighbour most probably, will be your peer and share similar preferences and living styles. No two bedrooms or balconies face each other, so that your precious family times stay yours forever.

VALENCIA 20



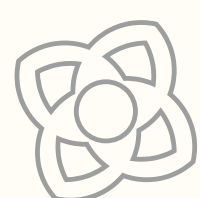
NURTURING

It's not just built-up space that makes your homes at Valencia 20 special. Every home is laid out to maximize the inclusion of nature to nurture a sense of tranquility. The living rooms open out into scenic views of the amenities. Approximately 5000 sq.ft. of lush green spaces are available, in case you feel like a get together in the lap of nature.

VALENCIA 20



LAVISH BALCONIES TO
SOAK IN SERENITY!



COGNIZANCE

Who says you need weekend getaways to relax and rejuvenate? With an array of handpicked premium amenities, you can indulge in your kind of recreation right in the comfort of your home. All the amenities are set to overlook the large landscaped garden water body with mushroom fountain. In fact, the recreational areas are so beautiful that you may mistake the stunning campus for a resort.

VALENCIA 20



INDULGENCE

Intelligent planning is yet another highlight of these signature homes, with majestic 270° open views of the surrounding greens. The tower's orientation is such that it will bring in the best of fresh natural air into your abodes all year round. The south facing balconies are perfectly positioned so you can create your own sunny retreat. Enjoy the South-west winds during summer and North-west winds in the monsoon.

VALUE ADDITIONS

- ▶ TWO LIFTS - AUTOMATED LIFTS WITH POWER BACKUP
- ▶ 4 ALLOTTED CAR PARKING PER RESIDENCE (2 STACKS)
- ▶ ONE EV CHARGING POINT PER RESIDENCE
- ▶ PLANTATION ON GROUND AND TERRACE
- ▶ VIDEO DOOR PHONE ON MAIN DOOR
- ▶ HOME AUTOMATION ENABLED HOMES
- ▶ POWER BACKUP / INVERTOR FOR COMMON AMENITIES
- ▶ CENTRALIZED WATER SOFTENING PLANT
- ▶ SECURITY CABIN
- ▶ 3 PHASE ELECTRICITY SUPPLY
- ▶ FIRE & SAFETY AS PER GOVT NORMS
- ▶ CCTV CAMERA AT BASEMENT, GROUND LEVEL AND ENTRY LOBBIES FOR SECURITY
- ▶ SOLAR PANELS TO POWER COMMON AMENITIES
- ▶ RAIN WATER HARVESTING

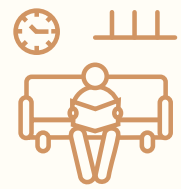
VALENCIA 20



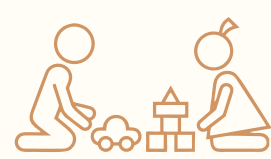
AMENITIES



WALKING TRACK



LOUNGE



KIDS PLAY AREA



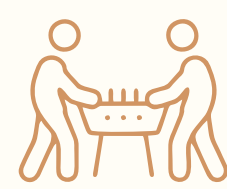
SWIMMING POOL



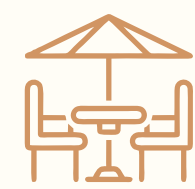
STEAM BATH



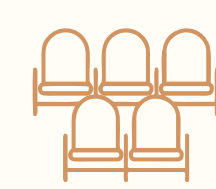
GYMNASIUM



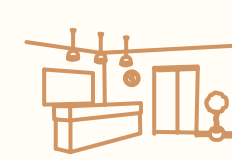
GAMES ROOM



GAZEBOS & OUTDOOR
SEATING (GROUND FLOOR)



MULTIPURPOSE
HALL



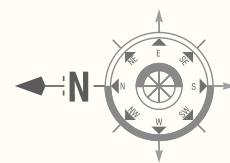
GRAND
ENTRANCE FOYER



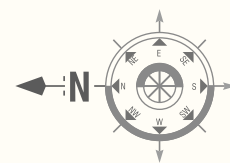
LANDSCAPED GARDEN
ON 2 LEVELS



GROUND FLOOR PLAN



1ST TO 10TH FLOOR PLAN





TYPICAL FLOOR PLAN

RERA CARPET AREA (WITH WASH AREA & BALCONIES)	3475 SQ. FT.
BUILT-UP AREA (STANDING BALCONY AND PLANTER)	3950 SQ. FT.
SUPER BUILT-UP AREA	6300 SQ. FT.



TYPICAL FLOOR PLAN

PREMIUM SPECIFICATIONS

STRUCTURE

Earthquake Resistant RCC Frame Structure. High Quality Brick & Blocks Masonry with Plaster.

FLOORING

Common Area: Lift Lobby Wall & Floor using Vitrified tiles as per architect’s selection.

Car Park Area: Exterior grade paving tiles with designated allocation.

Staircases: Granite flooring.

Apartment Area: Flooring to be of 800x1600 mm/600x 1200 mm / 800x800 mm Vitrified Tiles as per Architect’s selection.

Bathroom: Ceramic tile concepts 600x1200 mm or 800x1600 mm full up to Lintel Level and 60x60 cm Vitrified / Anti-skid tiles for flooring.

Kitchen: Natural / Artificial Premium Stone Platform with Quartz / S.S Sink. Designer Wall Tiles above Kitchen Platform up to 4ft with 600x1200 or 800x1600 Vitrified Tiles based on skirting size.

Wash Area: Ceramic Tiles up to 4 Ft. & Natural Stone Floor.

DOORS

Main Door: High Quality Wooden Frame Door with Veneer Panelling & Video Door Bell.

Internal Doors: Stone Frame / Wooden Frame with Veneer Flush Doors.

WINDOWS

UPVC sliding window with fully glazed glass shutters. Granite/Artificial Stone frame for window.

FINISH

Internal: Gypsum or Mala with Cement / Primer Finish.
Exterior: Double Coat Plaster & Paints with Texture Finish on Exterior Walls as per Architect’s Selection.

PLUMBING

All water supply lines shall be ISI marked CPVC pipes.
Drainage lines and storm water drain pipes shall be in PVC or PP Material.

SANITARY & CP FITTINGS

Water Closets in all Bathrooms
Concealed in Wall Cisterns in all Bathrooms
Health Faucets in all bathrooms.

Wash Basins: Porcelain wash basins shall be provided in all bathrooms with base of Granite / Artificial marble

Kitchen Sink: Stainless Steel Sink

Cockroach Trap: A detachable Stainless Steel Cockroach trap lid shall be provided in all bathrooms.

Overhead Showers: Overhead Shower shall be provided in all bathrooms (Except Powder Toilet).

Faucets: Hot water connection for all Bathrooms.

Washing Machine: One cold water inlet and drainage outlet with Point for a washing machine shall be provided in the Utility

AIR CONDITIONING / WATER HEATER

Copper piping from indoor unit to outdoor unit for each AC point in Living Room and in all Bedrooms.
Centralised Water Heater Point / Provision.

ELECTRIFICATION

3 Phase Concealed Copper Wiring as per ISI Standard.
Modular switches: Adequate electric points in each room as per architect’s planning.
T.V. point in Living Room and in Master Bedrooms.
Separate MCB for each room.
Smart Home Automation in Living Room and all Bedrooms.

TERRACE

Elegant China Mosaic finish with Three layer water proofing treatment

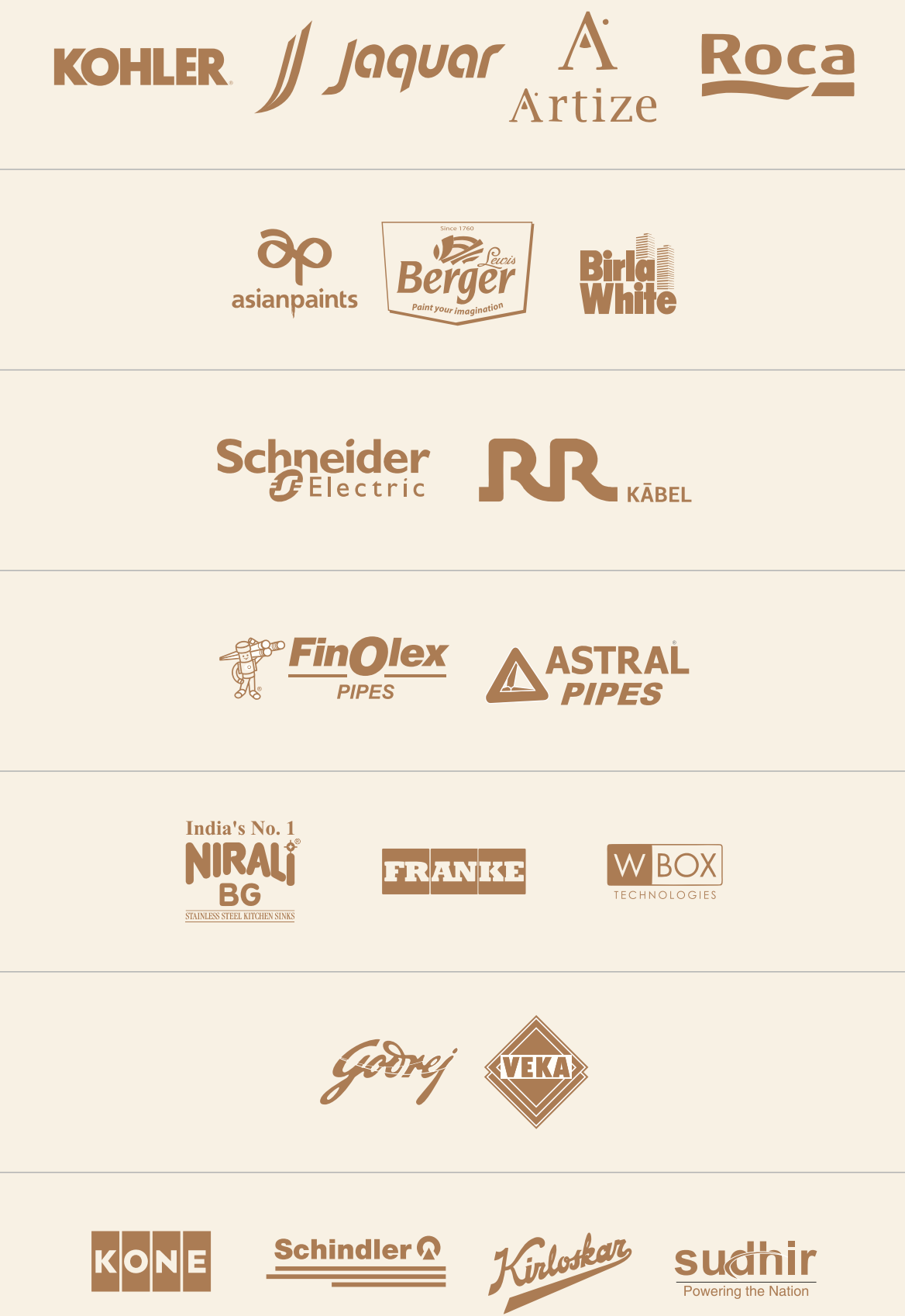
LIFT

High Speed lift with ARD with Automatic Doors and Intercom shall be provided as per the Government norms. (Schindler or equivalent)

UTILITIES & SERVICES

Generators to be provided with 100% Power backup for Common Areas of Apartments.

THE CHOICEST OF BRANDS



Disclaimer: The developers reserve the right to change / alter the brands specified above, subject to its availability to an equivalent and competitive product.



Located in the fast-emerging neighbourhood of Khanpur-Sevsi, Valencia 20 offers you the best of both worlds. It's close to the urban lifestyle while being surrounded by the lush greenery. You'll have access to all major parts of the city and modern-day essentials while being away from the chaos of the city.

PAYMENT SCHEDULE: 10% At the time of Booking | **30%** At the time of Agreement to Sale | **45%** Plinth of Building / Tower | **70%** Completion of Slabs | **75%** Completion of Wall, Plaster, Elevation, Terrace with Water Proofing | **95%** Completion of Lift, Water Pumps, Electric Fittings | **100%** On Sale Deed or Before Possession Time

Notes : (01) The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all account. Also vastuapuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges, Legal Charges, MGCVL/ VMSS/ VUDA Charges will be paid by the purchaser. (04) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (05) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (06) For delay in payment as per the above schedule, interest as per RERA will be charged extra. If the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. (07) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (08) In case of delay in the procedure or any activity of corporation/VUDA, MGCVL or any authority shall be faced united. (09) Extra work shall be executed only after receiving full payment in advance - subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (11) Any plans, specifications or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of the project. (12) All disputes are subject to Vadodra Jurisdiction.

Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction.

A Project by:

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Architect: Ruchir Sheth



Structural Consultant:



Parking Consultant



MEP Consultant

