



Suncity Projects Pvt Ltd

Office Address : Suncity Business Tower, Second Floor, Golf Course Road, Sec.-54, Gurgaon -122002, Haryana

☎ 0124-4691000

✉ info@suncityprojects.com

🌐 www.suncityprojects.com

rera no. :Demo no. 1254612

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”

“The nature's paradise”

SUNCITY VATSAL VALLEY

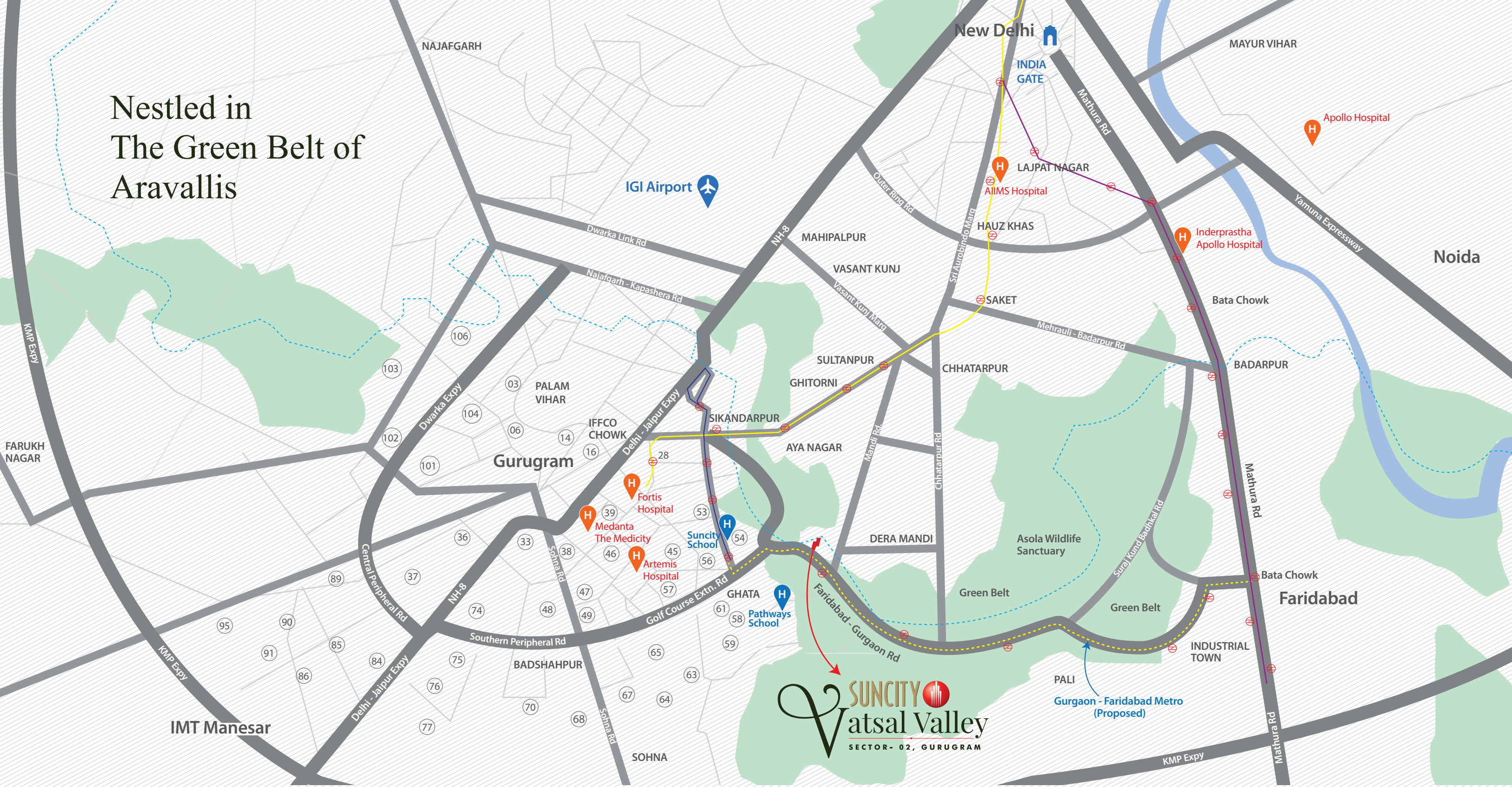
Although located amidst the most idyllic of natural forested landscapes, Suncity Vatsal valley is also in close proximity to the bright lights of both **Gurgaon** and **South Delhi**. It is just 5 minutes driving distance to Gurgaon's prime Golf Course Road area on one side, and to South Delhi on the 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 Gurgaon Faridabad Road, Sector -02 (Vatsal Valley), Gurugram.

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 International 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



SUNCITY
Vatsal Valley
SECTOR - 02, GURUORAM

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 **Gurgaon –Faridabad Road**, Suncity Vatsal Valley is not even a kilometer from Delhi and just 5 minutes from Gurgaon's famous Golf Course Road. **Abutting the 6 lane expressway & Metro coming soon nearby.**

Proposed Metro Line Between Gurgaon 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

Drawing / Dining Room	
Floor	Italian Tiles
Ceiling	Cove False Ceiling
Wall	Oil Bond Distemper
Balconies	
Floor	Antiskid/Matt finish Ceramic tiles
Railing	Golden railing in front
Bed Room	
Floor	Wooden Flooring
Ceiling	Cove False Ceiling
Wall	Oil Bond
Kitchen	
Floor	Vitrified/ Ceramic Tiles
Wall/Ceiling	Oil Bond Distemper
Dado	Ceramic Tiles 600MM above counter
Counter Top	Granite Stone
Fittings & Fixtures	ISI Marked CP Fittings & Single Drain Board Sink
Toilet & Bath	
Floor	Antiskid Ceramic tiles
Wall	Ceramic tiles Till Ceiling
Ceiling	Grid False Ceiling
Fittings & Fixtures	ISI Marked CP Fittings , W.C & Washbasin
Doors & Windows	
Internal Doors Frame	Hard Wood / Red Merandi
Internal Doors Shutter	Both side flush Laminated doors
External Doors & Windows	Aluminium Powder Coated / UPVC
Electrical	
Wiring	Copper Electrical wiring throughout in concealed conduit for Loght Point
Switches /Socket	ISI Marked Switches & Sockets
External Development	
Internal Roads	Tremix concrete road / interlocking blocks
Boundary Wall	Brick Wall with plaster & external weather proof paint finish
External PaintWeather Proof texture paint in buildings	
Fittings & Fixtures	ISI Marked CP Fittings , W.C & Washbasin
Terrace	
Brick Bat Koba or Water Proofing Treatment	
Structure	
Earthquake Resistant RCC Framed structure as per Seismic Zone	

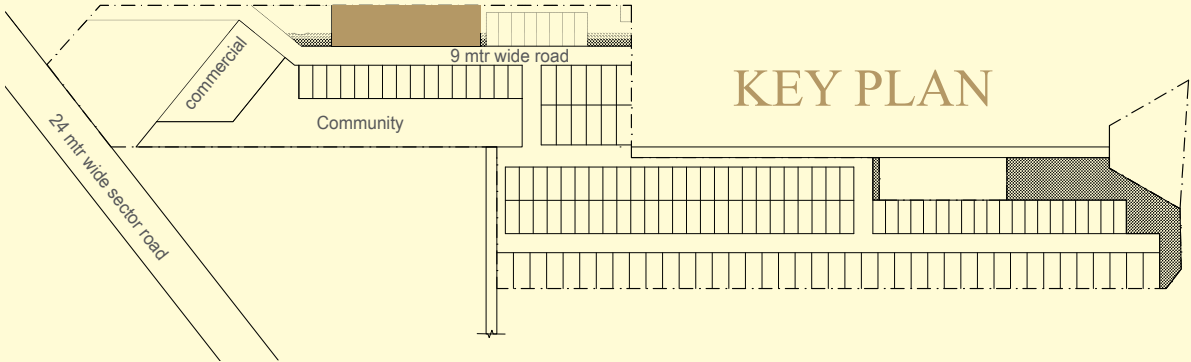
Floor Plan

TYPE-1
LAYOUT PLAN

Type	Carpet Area Sq. mtr. /Sq. ft.	Balcony Area Sq. mtr. /Sq. ft.
01	71.53 /1769.95	13.82 /148.70

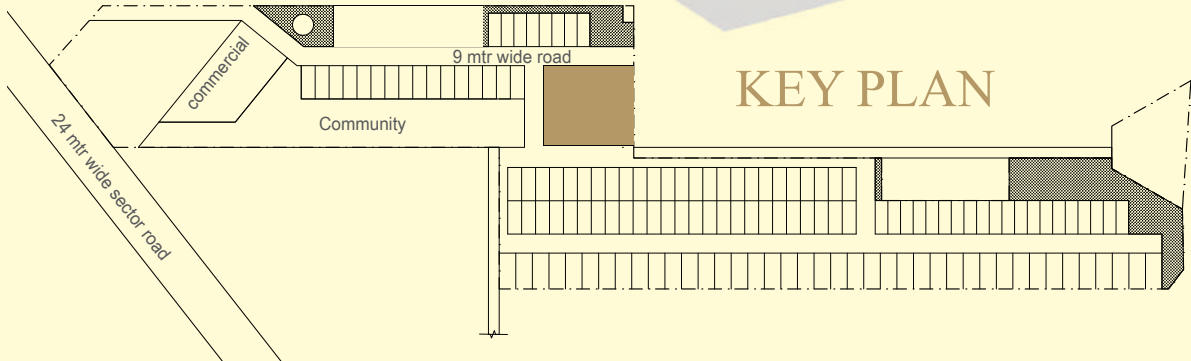


Area Name	Meter (width×Length)	Feet (width×Length)
Drawing Room	3.13×5.91	10.27×19.38
Bedroom-1	3.6×3.0	11.81×9.84
Bedroom-2	3.1×4.70	10.17×15.42
Bedroom-3	3.3×3.03	10.82×9.92
Kitchen	1.8×3.16	5.9×10.35
Toilet-1	2.1×1.50	6.89×4.92
Toilet-2	1.5×2.20	4.92×7.22
Toilet-3	1.5×2.25	4.92×7.38
Balcony 1	3×1.50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



TYPE-2
LAYOUT PLAN

Type	Carpent Area Sq. mtr. / Sq. ft.	Balcony Area Sq. mtr. / Sq. ft.
02	69.96 / 753.05	14.61 / 157.26



KEY PLAN

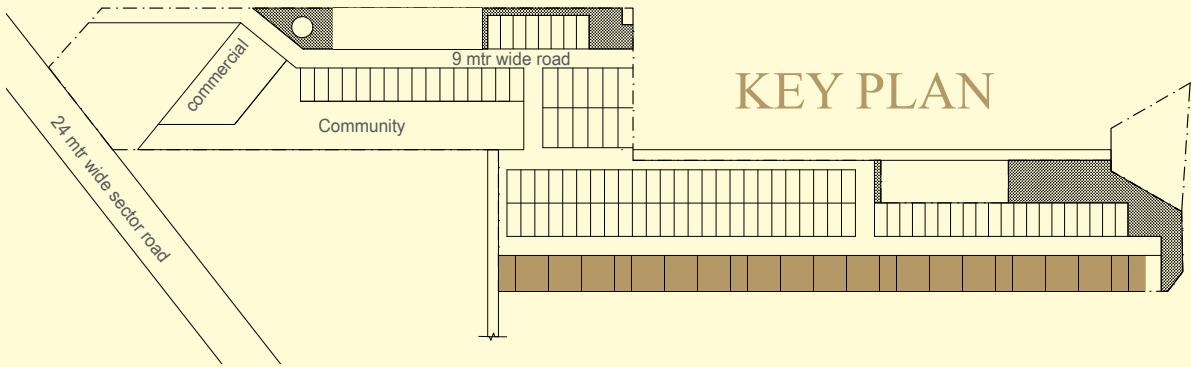
Area Name	Meter (width×Length)	Feet (width×Length)
Drawing Room	3×5.05	9.84×16.56
Bedroom-1	3.72×3.12	12.19×10.22
Bedroom-2	3.1×4.49	10.17×14.71
Bedroom-3	3.42×3.09	11.21×10.14
Kitchen	1.8×3.22	5.9×10.56
Toilet-1	2.1×1.50	6.89×4.92
Toilet-2	1.5×2.25	4.92×7.38
Toilet-3	1.5×2.15	4.92×7.05
Balcony 1	3.12×1.6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

TYPE-3
LAYOUT PLAN

Type	Carpent Area Sq. mtr. / Sq. ft.	Balcony Area Sq. mtr. / Sq. ft.
03	70.68 / 760.80	12.59 / 135.49



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

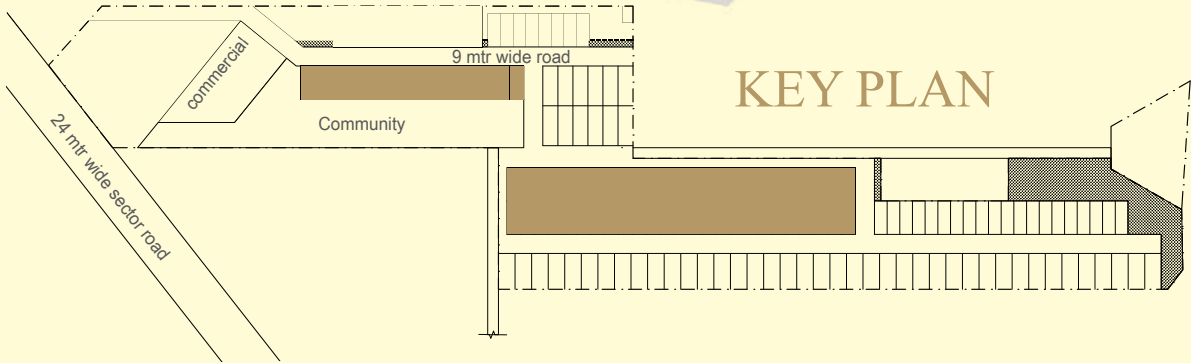


TYPE-4
LAYOUT PLAN

Type	Carpet Area Sq. mtr. / Sq. ft.	Balcony Area Sq. mtr. / Sq. ft.
04	51.92 / 558.87	12.60 / 135.63



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

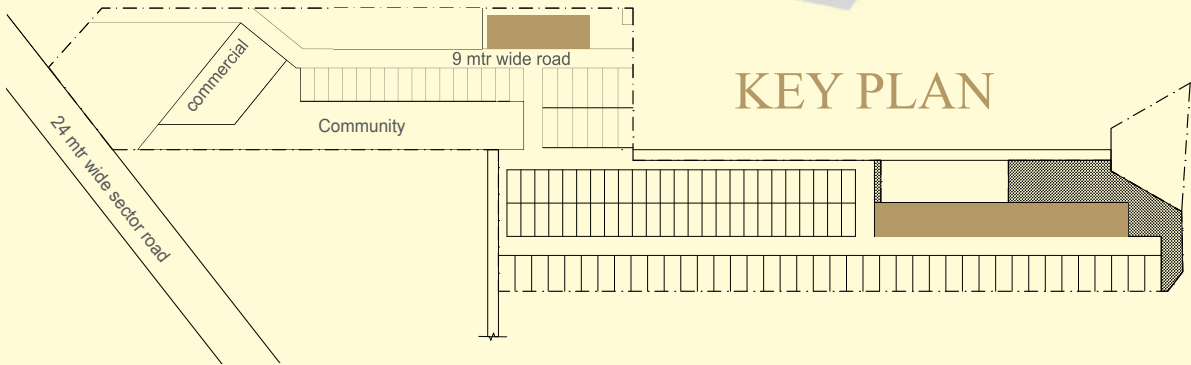


TYPE-5
LAYOUT PLAN

Type	Carpet Area Sq. mtr. / Sq. ft.	Balcony Area Sq. mtr. / Sq. ft.
05	46.42 / 499.66	10.92 / 117.54



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



ABOUT US



Platinum Towers, Iffco Chowk, Gurgaon



Essel Tower, M.G. Road, Gurgaon



La Lagune, Golf Course Road, Gurgaon



Suncity Township, Golf Course Road, Gurgaon

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.

SUNCITY VATSAL VALLEY

RERA REGISTRATION NO.: RC/REP/HARERA/GGM/2021/.....

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

