





Suncity Projects Pvt Ltd

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RERA REGISTRATION **RC/REP/HARERA/GGM/510/242/2021/78** | RERA WEB: **www.haryanarera.gov.in**

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**

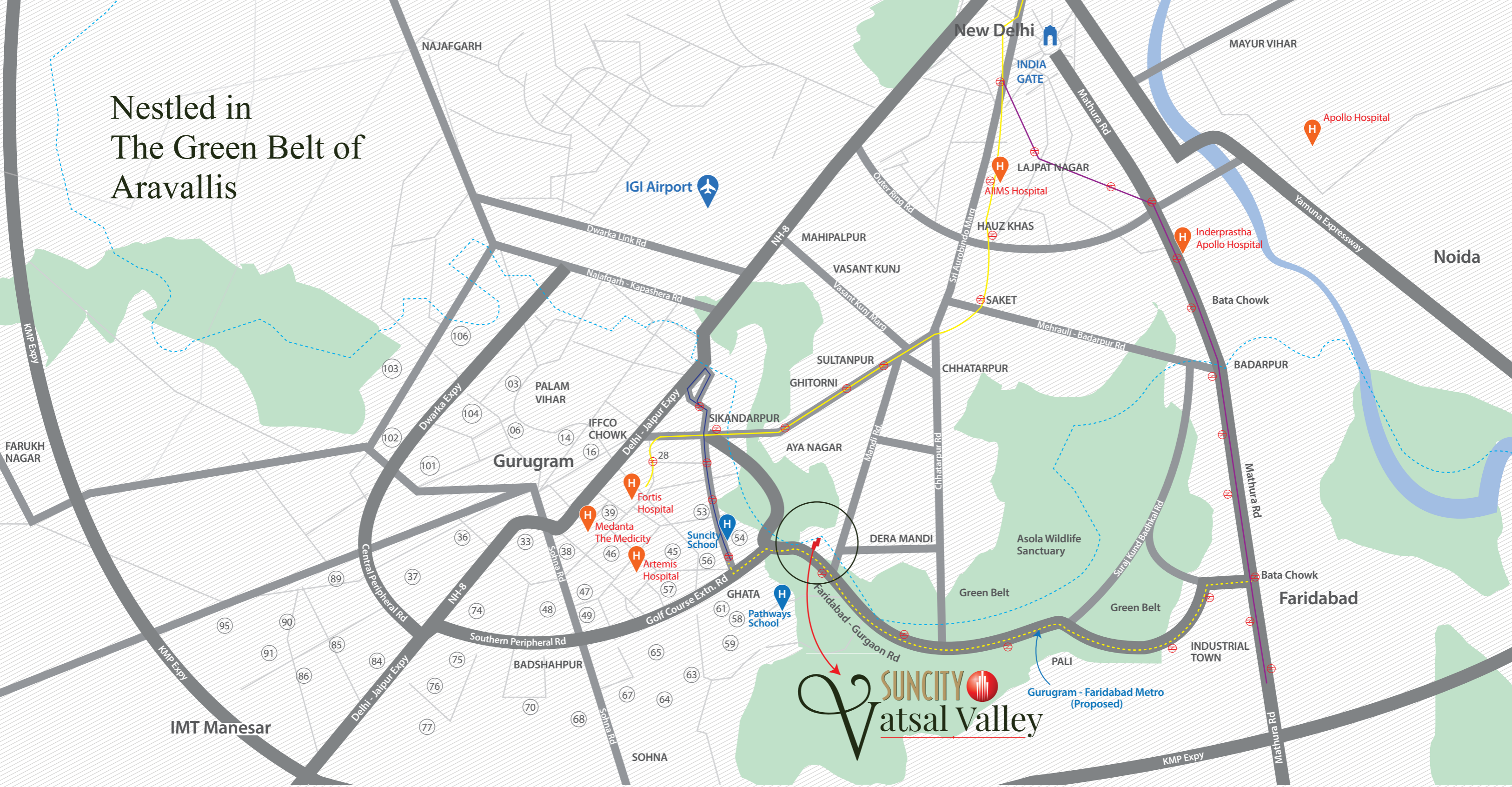
Although located amidst the most idyllic of natural forested landscapes, Suncity Vatsal valley is also in close proximity to the bright lights of both **Gurugram** and **South Delhi**. It is just 5 minutes driving distance to Gurugram's prime Golf Course Road area on one side, and to South Delhi on the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



**SUNCITY**  
**Vatsal Valley**

-   
**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 night-time architectural rendering of a modern commercial and residential complex. The central focus is a multi-story building with a glass facade, illuminated from within, showing various retail and office spaces. To the left is a residential building with balconies. In the foreground, a wide, multi-lane road with several cars is visible, alongside a raised metro track on the right. The scene is set against a dark, twilight sky with some clouds. A large sign in the bottom left corner identifies the project as Suncity Vatsal Valley, Sector-02, Gurugram.

**SUNCITY**  
Vatsal Valley  
SECTOR-02, GURUGRAM

## 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	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
Cysers	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

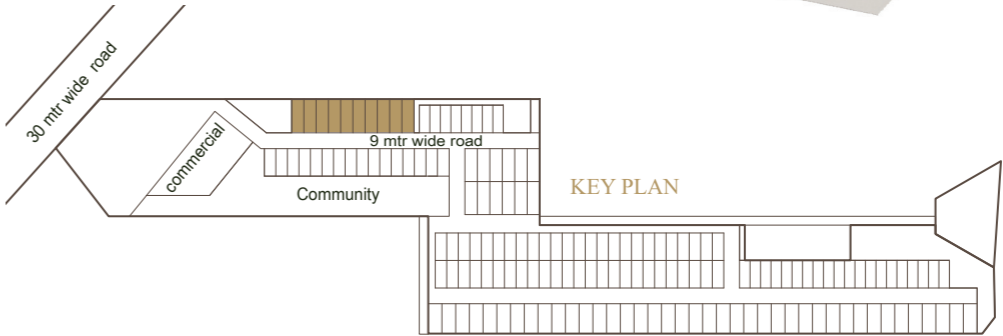
# TYPE-1

## 3 BHK - LAYOUT PLAN

Type	Super Area Sq. mtr. / Sq. ft.
01	132.85 / 1430



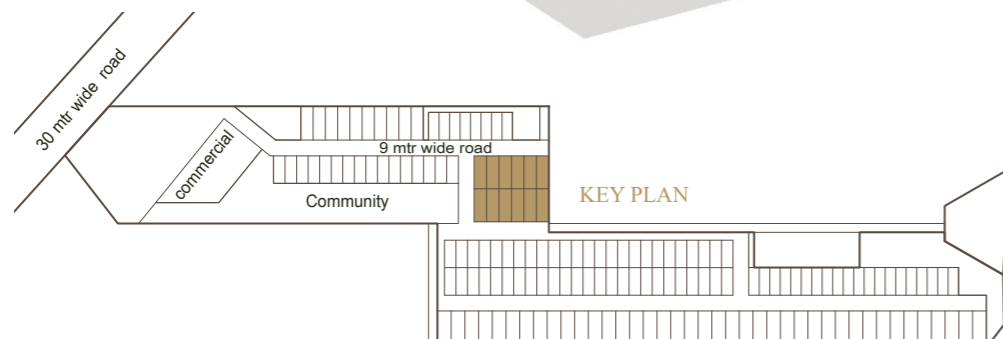
Area Name	Meter (widthxLength)	Feet & Inches (widthxLength)
Drawing Room	3.13x5.91	10'-3"x19'-4"
Bedroom-1	3.6x3.0	11'-9"x9'-10"
Bedroom-2	3.1x4.70	10'-2"x15'-5"
Bedroom-3	3.3x3.03	10'-10"x9'-11"
Kitchen	1.8x3.16	5'-11"x10'-4"
Toilet-1	2.1x1.50	6'-11"x4'-11"
Toilet-2	1.5x2.20	4'-11"x7'-2"
Toilet-3	1.5x2.25	4'-11"x7'-4"
Balcony 1	3x1.50	9'-10"x4'-11"
Balcony 2	5.4x1.73	17'-8"x5'-8"



# TYPE-2

## 3 BHK - LAYOUT PLAN

Type	Super Area Sq. mtr. / Sq. ft.
02	132.85 / 1430



Area Name	Meter (widthxLength)	Feet & Inches (widthxLength)
Drawing Room	3x5.05	9'-10"x16'-6"
Bedroom-1	3.72x3.12	12'-2"x10'-2"
Bedroom-2	3.1x4.49	10'-2"x14'-8"
Bedroom-3	3.42x3.09	11'-2"x10'-1"
Kitchen	1.8x3.22	5'-11"x10'-7"
Toilet-1	2.1x1.50	6'-11"x4'-11"
Toilet-2	1.5x2.25	4'-11"x7'-4"
Toilet-3	1.5x2.15	4'-11"x7'-0"
Balcony 1	3.12x1.6	10'-2"x5'-3"
Balcony 2	5.52x1.75	18'-1"x5'-9"

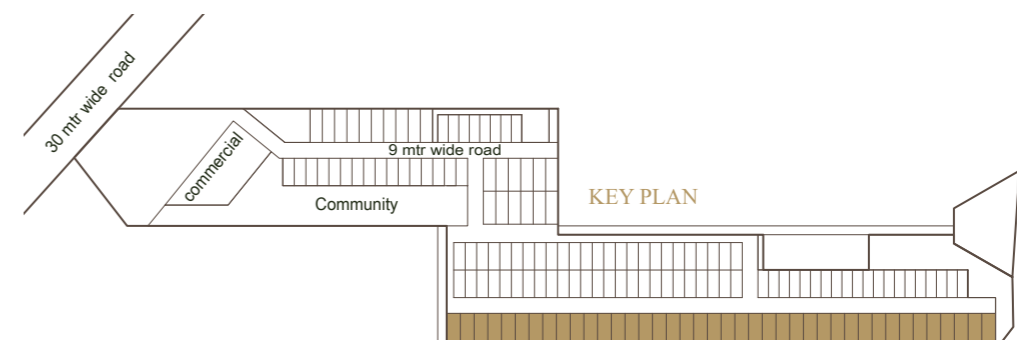
# TYPE-3

## 3 BHK - LAYOUT PLAN

Type	Super Area Sq. mtr. / Sq. ft.
03	132.85 / 1430



Area Name	Meter (widthxLength)	Feet & Inches (widthxLength)
Drawing Room	3.53x5.09	11'-7"x16'-8"
Bedroom-1	4.21x3.0	13'-9"x9'-10"
Bedroom-2	3.34x4.23	10'-11"x13'-10"
Bedroom-3	3.0x2.70	9'-10"x8'-10"
Kitchen	1.95x2.83	6'-4"x9'-3"
Toilet-1	2.1x1.50	6'-11"x4'-11"
Toilet-2	1.5x2.10	4'-11"x6'-11"
Toilet-3	1.4x2.53	4'-7"x8'-3"
Balcony 1	3.85x1.50	12'-7"x4'-11"
Balcony 2	5.25x1.30	17'-2"x4'-3"



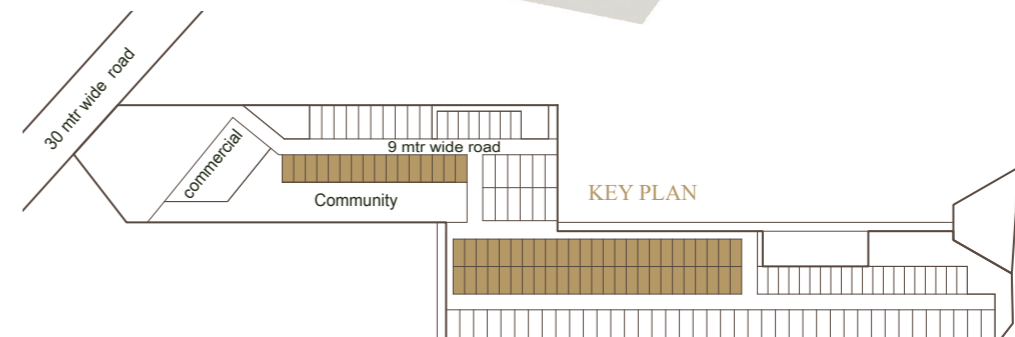
# TYPE-4

## 2 BHK - LAYOUT PLAN

Type	Super Area Sq. mtr. / Sq. ft.
04	104.98 / 1130



Area Name	Meter (widthxLength)	Feet & Inches (widthxLength)
Drawing Room	4.61x3.01	15'-1"x9'-10"
Bedroom-1	3.15x3.69	10'-4"x12'-1"
Bedroom-2	3.15x3.69	10'-4"x12'-1"
Kitchen	4.11x1.80	13'-5"x5'-11"
Toilet-1	1.50x2.15	4'-11"x7'-0"
Toilet-2	1.50x2.15	4'-11"x7'-0"
Balcony 1	3.20x1.80	10'-6"x5'-11"
Balcony 2	4.44x1.60	14'-6"x5'-3"



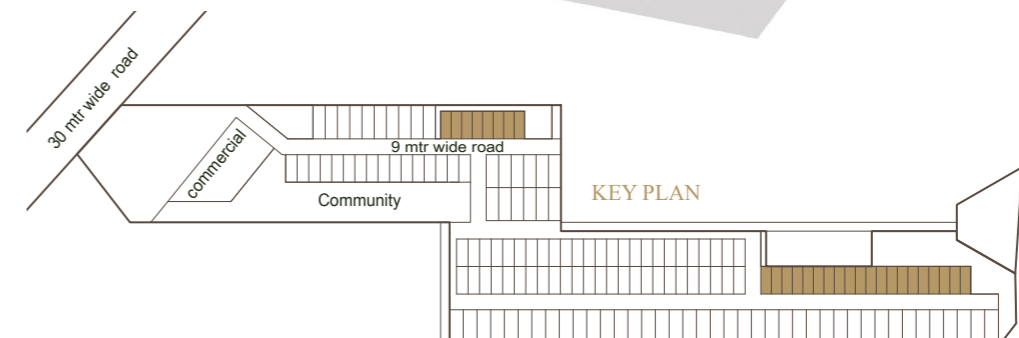
# TYPE-5

## 2 BHK - LAYOUT PLAN

Type	Super Area Sq. mtr. / Sq. ft.
05	95.69 / 1030



Area Name	Meter (widthxLength)	Feet & Inches (widthxLength)
Drawing Room	4.01x3.01	13'-1"x9'-10"
Bedroom-1	3.0x3.70	9'-10"x12'-1"
Bedroom-2	2.70x3.70	8'-10"x12'-1"
Kitchen	3.51x1.80	11'-6"x5'-11"
Toilet-1	1.40x2.20	4'-7"x7'-2"
Toilet-2	1.40x2.20	4'-7"x7'-2"
Balcony 1	2.80x1.80	9'-2"x5'-11"
Balcony 2	3.84x1.60	12'-7"x5'-3"



# 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

