



SURYA  
**VALENCIA**





The freedom of a  
**Lush Green  
Background**

Enjoy the privilege of an Exclusive Private backyard with every row villa. Now unwind in your very own open to sky, open to earth private backyard. Perfect for BBQs, time with the kids, your very own herb garden, or min orchard, or a lawn for your pets. This space will redefine your living experience.

Your  
**Masterpiece Awaits**

We've not yet got to the pièce de resistance. The villas. Valencia offers a lifestyle that's the best of the Mediterranean, dipping into the heart of artistic Spain to blend it with the ever-dynamic Bengaluru. Complete with a private backyard. For the best of the city, Valencia, carves a niche, a sanctuary of quest luxury.







Valencia offers

# Three Themed Tree Zones

and a host of  
world-class amenities

## Indoor Amenities

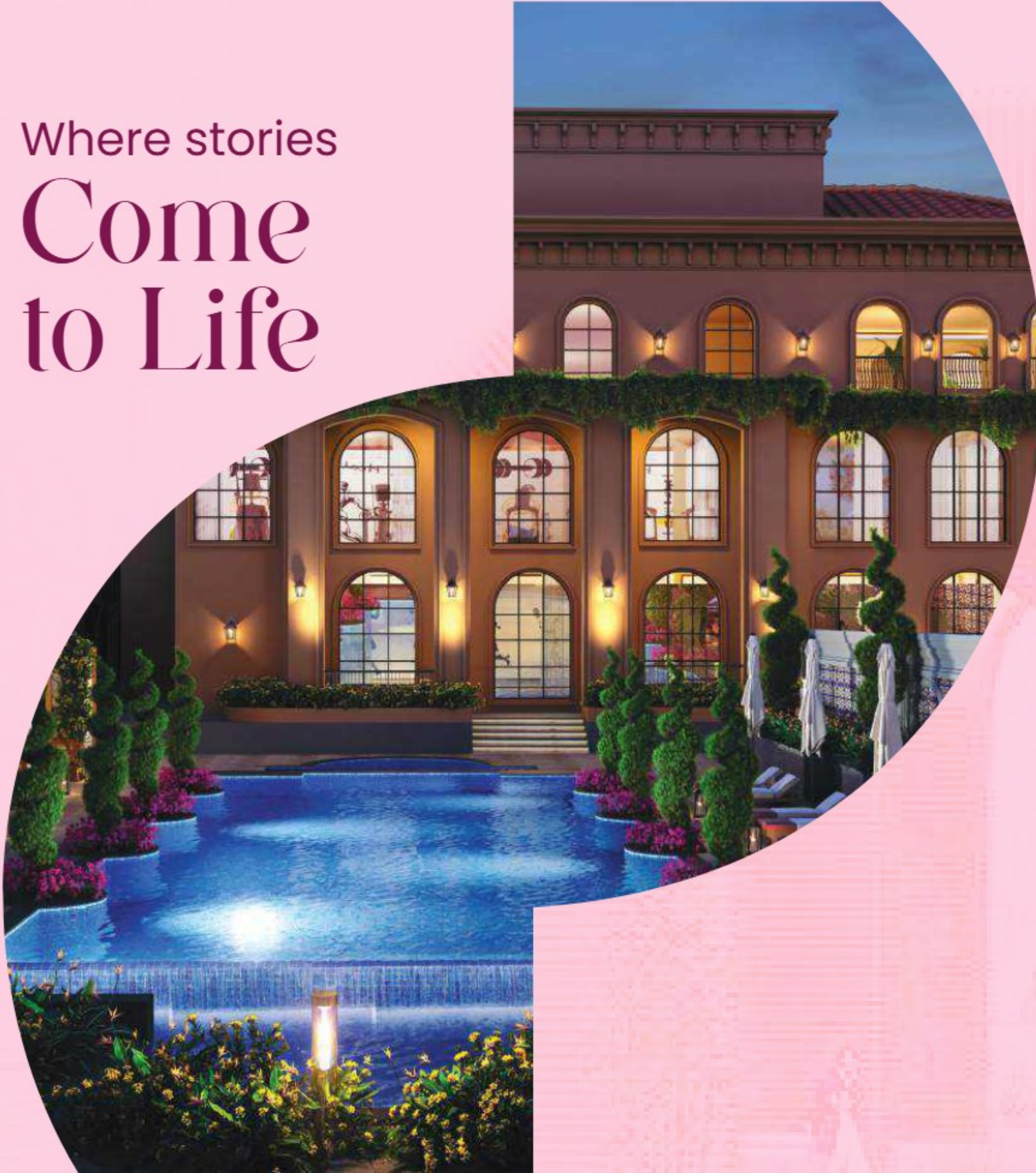
Double Height Lobby | Banquet Hall | Pantry | Cafeteria  
Co-working Space | Crèche | Kids Play Area | Gymnasium  
Convenience Store | Toilets & Change Rooms | Yoga Room  
Table Tennis Room | Snooker/Billiards Room | Badminton Court  
AV Room | Library | Lounge | Salon & Spa | Conference Room  
Guest Suites | Squash Courts

## Outdoor Amenities

Pool Deck | Swimming Pool | Kids Pool | Jacuzzi  
Paddle Pool | Badminton Court | Party Terrace | Visitor Parking  
Barbeque Counter | Multipurpose Court | Mini Putting Area



Where stories  
**Come  
to Life**



Accent  
Paving



Butterfly  
Garden



Walkway



Meditation  
Garden



Yoga/ Activity  
Area



Maze  
Walk



Aroma  
Walk



Congregation  
Lawn



Focal  
Trellis



Colonnade  
Walk



Floral  
Fountain



Amphitheatre



Open  
Party Area



Trellis with  
Garden Sculpture



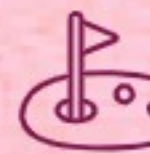
Senior Seating  
Alcove



Outdoor  
Gym



Play  
Lawn



Golf  
Putting Zone



Themed  
Tree Zones



# Location



## Malls

Phoenix Mall of Asia | 30 mins

Galleria Mall | 25 mins

D Mart | 15 mins

Big Market | 10 mins



## Tech Parks

Manyata Tech Park | 35 mins

Prestige Tech Cloud | 30 mins

I & T Tech Park | 30 mins

Ecopolis | 25 mins



## Educational Institutes

NITTE Meenakshi Inst. of Tech | 23 mins

Mallya Intl. School | 20 mins

Vishwa Vidyapeeth School | 13 mins

Presidency University | 9 mins



## Airport

Kempegowda International Airport | 30 mins





### FACILITY :

- 01. GRAND PORTAL PLAZA
- 02. ACCENT DRIVEWAY
- 03. ENTRANCE WAITING TRELLIS
- 04. DRIVEWAY
- 05. RAMP
- 06. STEPPED SERENITY WALK
- 07. BOTANICAL STEPS
- 08. FOCAL SCULPTURE PLAZA
- 09. GRACEFUL HAVEN PARKING
- 10. FAMILY HARMONY COURTYARD
- 11. SERVICE AREAS
- 12. MYSTIC MAZE GARDEN
- 13. MAZE WALKWAY
- 14. ENTRY FLORAL TRELLIS
- 15. CONGREGATION LAWN WITH RAISED DECKS
- 16. RAISED FOCUS TRELLIS
- 17. SIGNATURE TRELLIS
- 18. COLONNADE PATHWAY
- 19. CLUB FRONT FOUNTAIN VISTA DRIVE
- 20. THE CLUBHOUSE RETREAT

- 21. AZURE POOL
- 22. POOLSIDE LAWN WITH PAVILION
- 23. PARTY LAWN WITH AMPHITHEATRE
- 24. GRAND TRELLIS WITH SCULPTURE
- 25. YOGA & MEDITATION CORNER
- 26. SIZZLE & GRILL AREA
- 27. PICNIC GROVE
- 28. SUNKEN MEADOW
- 30. ACTIVE TRAILS PATH
- 31. OUTDOOR FITNESS AREA
- 32. TRANQUIL REFLEXOLOGY WALK
- 33. GREEN THUMB PUTTING GREEN
- 34. FLORAL GRADEN
- 35. FLORAL WALK
- 36. SUNKEN OASIS
- 37. SCENTED PATHWAY
- 38. SWING SERENITY GARDEN
- 39. AROMA WALK
- 40. SCULPTURE PLAZA





# Floor Plan



Ground Floor

## 5 BHK

3850-3950 sq.ft.



# Floor Plan



First & Second Floor

**5 BHK**

3850-3950 sq.ft.



# Floor Plan



Terrace Floor

## 5 BHK

3850-3950 sq.ft.



# Floor Plan



Unit Floor Plans  
**4 BHK**  
3100 - 3300 sq.ft.



# Specifications

## STRUCTURE

Superstructure construction using Mivan technology.

## FLOORING

- Foyer, Living Area, Dining & Staircase: Marble flooring (Beige colour).
- Master Bedroom & Family Lounge: Engineered Wooden Flooring/Vitrified Flooring/equivalent.
- Other Bedrooms: Laminated Wooden Flooring/Vitrified Flooring/equivalent.
- Kitchen: Vitrified Flooring/equivalent.
- Utility Area: Anti-skid Ceramic Flooring with wall dado.
- Balcony: Anti-skid Ceramic Flooring.
- Master Bedroom Toilet: Vitrified Tiles for both flooring and dado.
- Other Bedroom Toilets / Powder Room: Anti-skid Ceramic or Vitrified Tiles for both flooring and cladding.





# Specifications

## SANITARY & PLUMBING

- All sanitary ware will be from renowned brands like Kohler/Jaquar Artize/equivalent.
- All water supply lines will be made of CPVC/equivalent material.
- Provision for individual solar panels with heat pumps for water heating in all toilets.

## ELECTRICAL

- Biometric access for the main door.
- TV points in the living room and all bedrooms.
- Internet points/OFC provisions in the master bedroom, living room and family room.
- Provision for split AC units in all rooms.
- Fire-resistant electrical wiring from GM/Anchor/equivalent brands.
- Modular switches from Legrand/GM/Anchor/equivalent brands.
- Miniature Circuit Breakers (MCBs) for each room, provided within each unit.
- Earth Leakage Circuit Breaker (ELCB) for each unit for added safety.





# Specifications

## **PAINTING**

- Interior: Premium Quality Interior Plastic Emulsion Paint.
- Exterior: Weatherproof Exterior Emulsion or an equivalent solution, textured as per elevation.
- Brands: Asian Paints/Berger/equivalent.

## **DOORS & WINDOWS**

- Main Door: Teak wood frame with a teak veneer-paneled door/engineered flush door - 8 ft. height.
- Other Room Doors: High-quality/Designer door frame and shutters for the bedrooms with Designer-finish hardware.
- Toilet Doors: Waterproof shutter and frame with lamination on the inside (WPC material).
- Balcony Doors: uPVC/Aluminum powder coated, sliding/casement doors in the living room and bedrooms.

## **POWER PROVISION**

Electrical power provision of 8 KW to 10 KW, depending on the size of the Unit.

## **DG BACKUP**

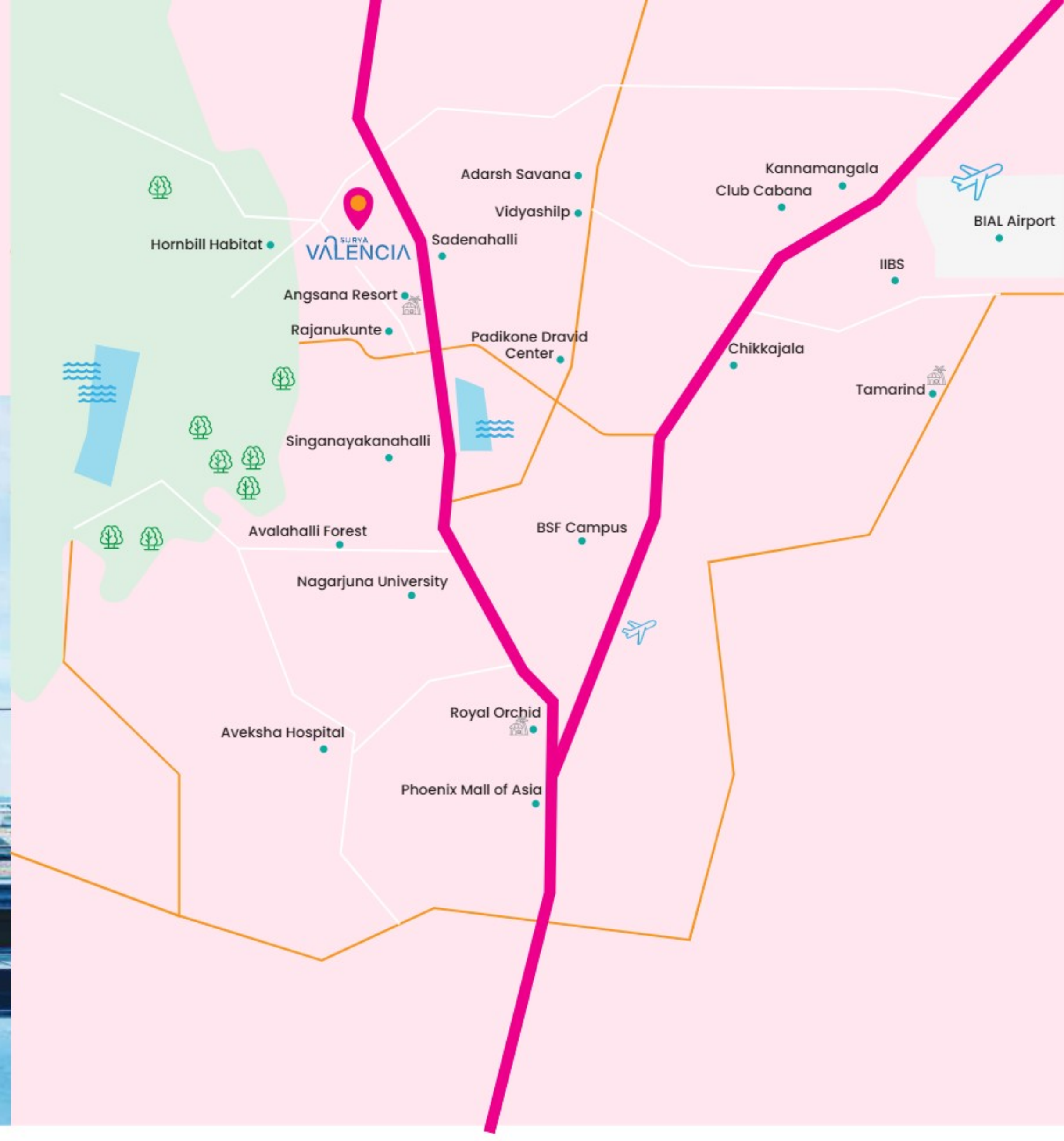
Power backup for common areas and the Unit.





# Walk the line between Both the Worlds

Located near multiple Tech parks, Aero Park, ITIR, Reputed hospitals, international schools and top colleges.







# 684, 2nd Floor, HIG 'A' Sector, Opposite to  
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