



3 & 4 BHK MODERN VILLAS

Vaidpura, Greater Noida West



About the AANGAN VATIKA

Aangan Vatika is located at the prime location of Vaidpura in Greater Noida West. These residential modern villas have excellent connectivity, Medical facilities, Shopping Centres and Schools. Each Villas have been carefully designed to allow superior ventilation and spectacular landscape.

The neighbourhood has the essential social infrastructure including leading Educational Institutions, Shopping Malls reputed Hospitals, School, Bank branches and ATMs etc.

Mindful planning for every Member of the Family

Having somewhere to go is a house, having someone there who love is a home. And a dream home is a place where every member of the family has amenities at their doorstep. Amenities for our elders as well as amenities for our children will ensure that a home becomes a legacy and one which transcends time itself.

Sometimes, you've got to listen to your MIND, in order to save your HEART. When it comes to purchasing a dream home, this is no different. A rational MIND expected the very best-from the reputation of the developer to the quality of the home, from modern amenities to the safety and security of your loved ones.

All Comforts within Reach

Along with high-ends villas and row houses, the township is in close vicinity to social infrastructure like school, nursing homes, clinics, cafes, retail and commercial zone.







Night
View

*Ensuring, Your Safety,
Security and Peace of Mind...*

Entry

Site-Plan



Floor Plan

Type: 2490 sq. ft (100 sq.yd.)



4 Bedrooms | 4 Toilets | Aangan | Drawing/Dining Area
Dresser Area | Rasoi Ghar | Balcony | Car Parking | Expandable Area

Floor Plan

Type: 2160 sq. ft (90 sq.yd.)



4 Bedrooms | 3 Toilets | Aangan | Drawing/Dining Area
Dresser Area | Rasoi Ghar | Balcony | Car Parking | Expandable Area

Floor Plan

Type: 2040 sq. ft (85 sq.yd.)



4 Bedrooms | 3 Toilets | Aangan | Drawing/Dining Area
Dresser Area | Rasoi Ghar | Balcony | Car Parking | Expandable Area

Floor Plan

Type: 1920 sq. ft (80 sq.yd.) - Option 1



3 Bedrooms | Kidz Room | 3 Toilets | Aangan | Drawing/Dining Area
Dresser Area | Rasoi Ghar | Balcony | Car Parking | Expandable Area

Floor Plan

Type: 1920 sq. ft (80 sq.yd.) - Option 2



3 Bedrooms | Kidz Room | 3 Toilets | Aangan | Drawing/Dining Area
Dresser Area | Rasoi Ghar | Balcony | Car Parking | Expandable Area

Floor Plan

Type: 1800 sq. ft (75 sq.yd.)



3 Bedrooms | Kidz Room | 3 Toilets | Aangan | Drawing/Dining Area
Dresser Area | Rasoi Ghar | Balcony | Car Parking | Expandable Area

Floor Plan

Type: 1680 sq. ft (70 sq.yd.)



3 Bedrooms | Kidz Room | 3 Toilets | Aangan | Drawing/Dining Area
Dresser Area | Rasoi Ghar | Balcony | Car Parking | Expandable Area



Specifications



Living/Dining Room/Drawing Room

Floor : Vitrified Tiles (600m x 600m)

Wall : O.B.D. Paints

Ceiling : Designer POP



Bedroom

Floor : Vitrified Tiles (600m x 600m)

Wall : O.B.D. Paints (Light Color)

Ceiling : Designer POP



Kitchen

Floor : Vitrified Tiles (600m x 600m)

Wall : O.B.D. Paints with border upto 2ft.
wall tiles above counter

Paint : OBD Paint

Counter : Marble with Stainless Steel
Single Bowl Sink. Modular Type Kitchen
Hot & Cold Water Pipeline provision



Master Bedroom

Floor : Vitrified Tiles Flooring

Wall : O.B.D. Paints

Ceiling : Designer POP

Structure

Earthquake Resistant Bricks
Structure

Fitting and Fixtures

CP Fittings

Branded China Ware Fixtures
(Home Decor)

Hot & Cold Water Pipeline
Provision

Balconies

Anti Skid Ceramic Tiles



External / Internal Doors

Hardwood Laminated
Panels Sunmica



Electrical Fittings

Modular Switches, Electrical
Wirings

Space with Unlimited Freedom

- Vaastu Complaint
- Complete Sewerage System
- Street Light
- RCC Road
- Prominent Location



Well Connected

- 15 min. from Crossing Republic, NH-24
- 30 min. from Noida, Sector-18
- 10 min. from Gaur City Mall
- 20 min. from Sector-52, Noida Metro Station
- 20 min. from Ghaziabad Railway Station
- 35 min. from Kalindi Kunj
- Near IT Hub and Knowledge Park V

School

- Shri Ram Global School
 - BGS Vijnatham School
 - Trinity School
 - Florence International School
- more than 15+ Schools nearby.*

Shopping Complex & Malls

- Galaxy Diamond Plaza
 - Gaur City Mall
 - PKS Town Central
 - Blue Sapphire
- more than 15+ Malls nearby.*

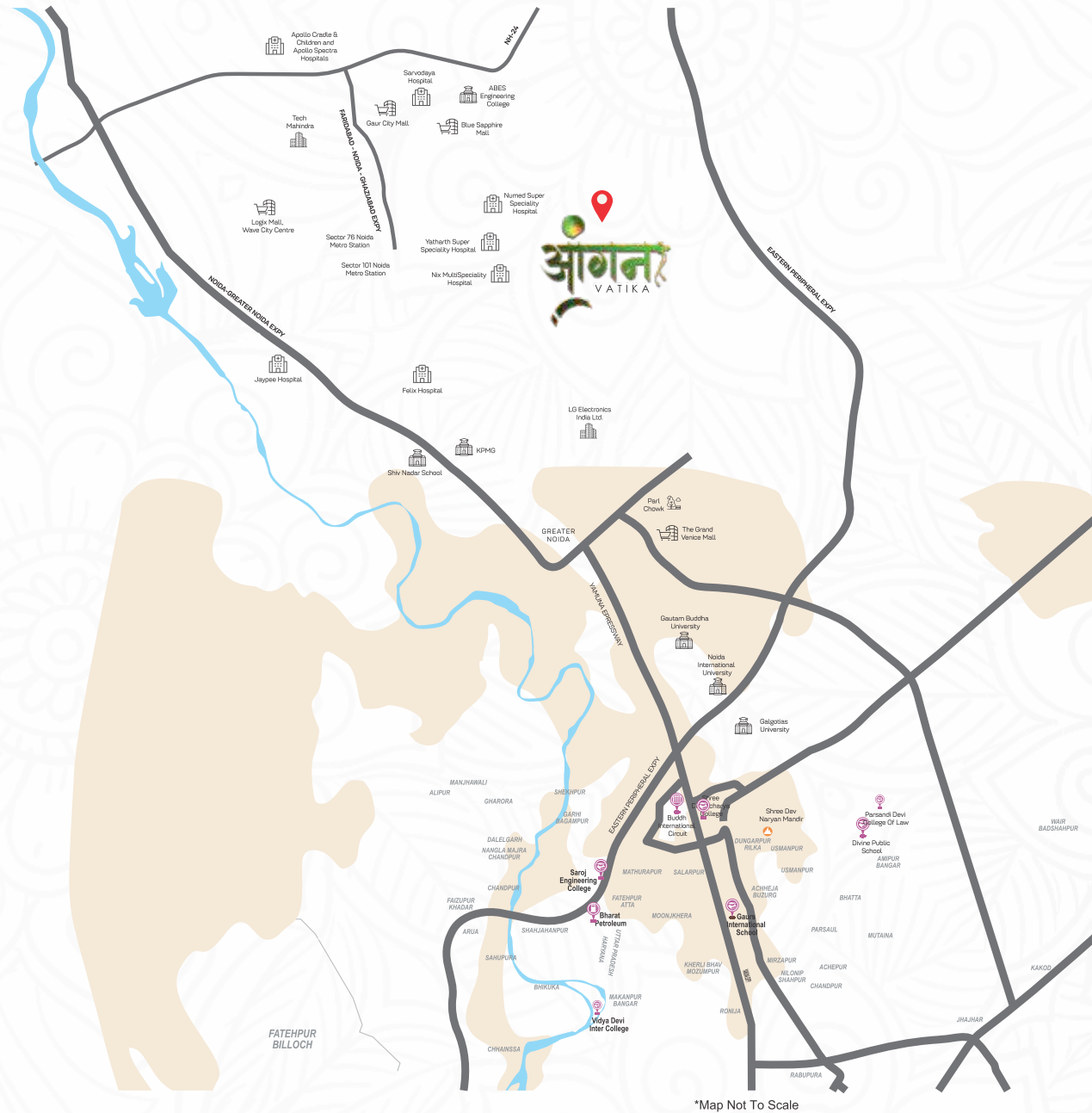


Hospitals

- Numed Super Speciality Hospital
- KDSG Super Speciality Hospital, 350+ bedded
- Yatharth Super Speciality Hospital, Greater Noida



Location Map



Developed by:

99 Homez Infrastructure Pvt. Ltd.

Site Office: Plot No. 1A, Aangan Vatika, Vaidpura, Greater Noida West, U.P.

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