



VVIP
yamuna

The Graceful Life





LIVE IN THE *Grace* OF THOUGHTFULNESS

Every dream begins with a feeling - the feeling of being understood.

At VVIP Group, that understanding is shaped by over 33+ years of experience across Real Estate, Infrastructure, Sports, and Entertainment. With a proven legacy of delivering trusted developments under our flagship brand, VVIP Infratech Limited-a BSE-listed company, we recognise the aspirations of a new generation ready to transform ambition into reality.

This insight led us to envision VVIP Yamuna - a thoughtfully planned address where contemporary lifestyles meet refined design. Here, luxury is not an afterthought, but a considered approach, woven into every space, every detail, and every moment.



Graceful ADVANTAGES



Close Proximity to the Airport

- Just 20 minutes from Noida International Airport
- Envisioned as Asia's largest airport
- A key catalyst for regional real estate growth



Quick Access to Delhi NCR

- 15 minutes from Noida & Greater Noida
- 65 minutes from IGI Airport, Delhi
- Ideal for professionals across NCR



Industrial & Commercial Growth

- Major industrial and commercial hubs underway
- Key Developments: Patanjali, DS Group, VIVO (already operational)
- Plans Underway for India's Largest Integrated Cargo and Transport Hubs



Strong Price Appreciation Ahead

- Affordable entry prices today
- High growth potential as infrastructure matures
- Over 6,00,000 homes required in the next five years



Educational Institutions Nearby

- Located next to Greater Noida's education belt
- Surrounded by reputed schools- Sheoran international school, Ryan International School and Queen's Carmel School
- Nearby Universities- Galgotias, Gautam Buddha, Bennett, Noida International



All distances mentioned are approximate and subject to actual site conditions.

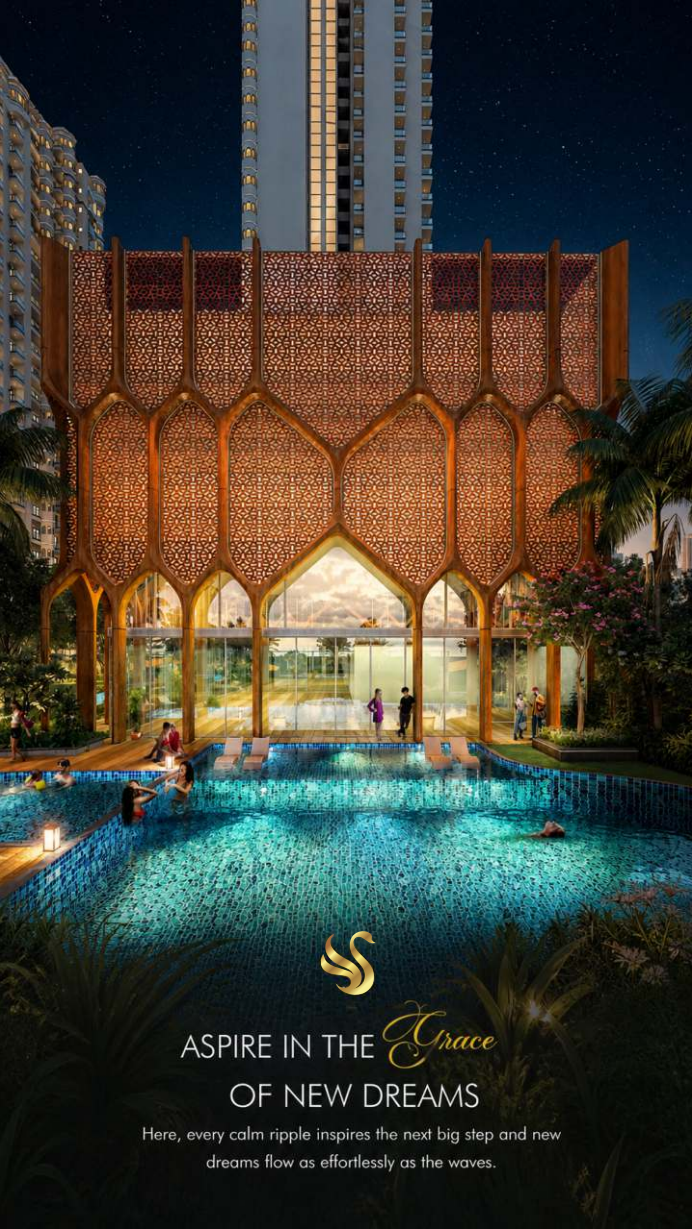
LOCATION MAP



ARRIVE INTO
SERENE ELEGANCE







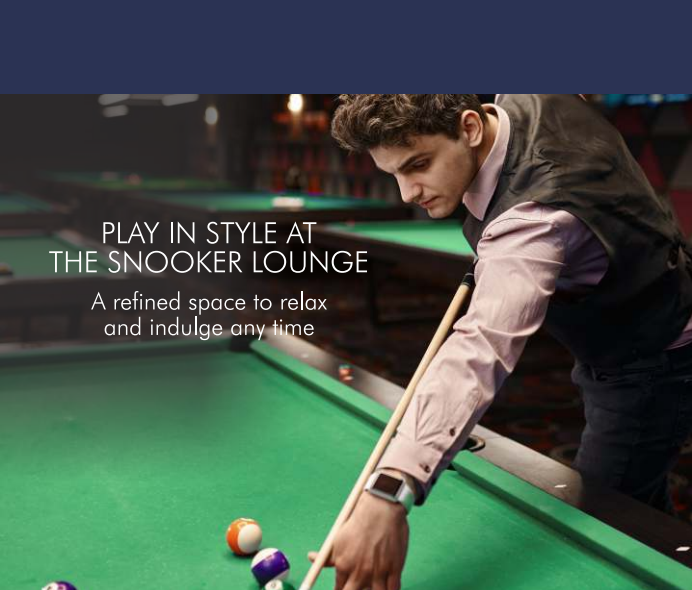
ASPIRE IN THE *Grace*
OF NEW DREAMS

Here, every calm ripple inspires the next big step and new
dreams flow as effortlessly as the waves.



WHERE TIME SOFTENS

An open, calming sunken court that encourages unhurried conversations, fresh air, and moments of pause amid daily life.



PLAY IN STYLE AT THE SNOOKER LOUNGE

A refined space to relax
and indulge any time



ESCAPE INTO CALM AT THE LIBRARY

A serene retreat for the little
pleasure of reading

STAY ACTIVE AT THE BADMINTON COURT

A space for energetic play to
sweat the stress out



TRAIN DAILY AT THE MODERN GYM

Built to keep you strong,
motivated and fit

CELEBRATE AT
THE GRAND BANQUET HALL

A magnificent space to make
every moment memorable

EXPERIENCE CINEMA AT
THE MINI THEATRE

An intimate setting for
immersive screenings



WORK SMART AT
THE BUSINESS CENTER
Designed for focus, clarity,
and productivity



UNWIND AT
THE COZY CAFÉ
Perfect for slow mornings and
easy conversations



RETAIL SPACES FOR EVERYDAY NEEDS

In today's fast-paced life, time often slips away in traffic rather than purpose. Having everyday conveniences close by is no longer a luxury - it's a privilege that makes life simpler, smoother, and more balanced.



SITE LAYOUT PLAN

GROUND FLOOR

1. ARRIVAL PLAZA
2. COMMERCIAL PLAZA
3. WATER FEATURE
4. DROP OFF PLAZA
5. FEATURE WALL WITH WATER FEATURE
6. SENIOR CITIZEN GARDEN
7. REFLEXOLOGY GARDEN
8. LAWN
9. STEPPED SEATING
10. FOREST TRAIL
11. MIYAWAKI FOREST
12. ARCH CAVE
13. FRAGRANCE GARDEN

PODIUM FLOOR

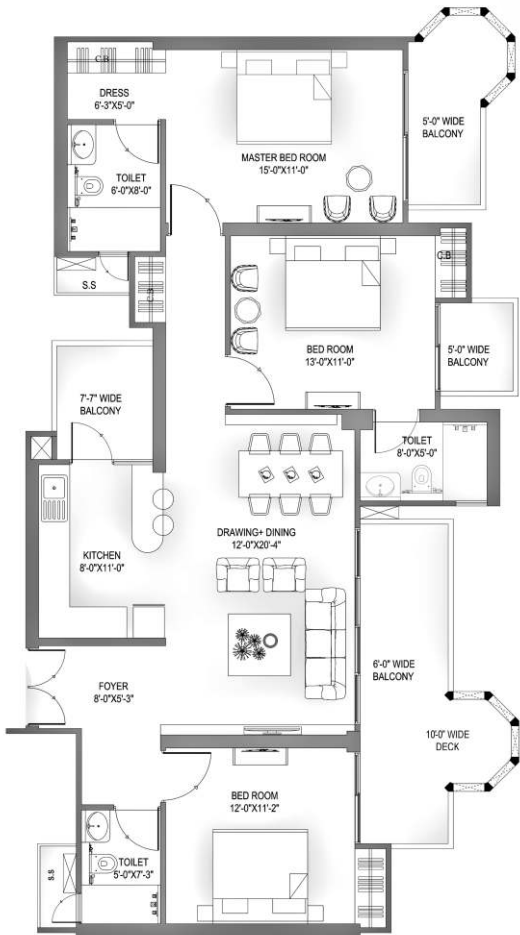
14. STEPPED MOUND WITH SEATING
15. SEATING GARDEN
16. LUMINANCE GARDEN
17. LIGHT SCULPTURE
18. SENSORY GARDEN
19. SCULPTURE COURT
20. THEATRICAL GARDEN
21. WATERBODY
22. TOWER ENTRY
23. VIEWING DECK
24. MOUND
25. KIDS' PLAY AREA
26. WATER PLAY AREA
27. HALF BASKETBALL COURT
- 28A. KIDS' POOL
- 28B. ADULT POOL
- 28C. LAP POOL
- 28D. JACUZZI
29. COVERED SEATING
30. FEATURE WALL & WATERBODY
31. MEDITATIVE GROOVE
32. LAWN
33. OPEN GYM
34. PICKLE BALL COURT
35. TROPICAL OASIS
36. SUNKEN COURT
37. FEATURE COLUMNS
38. MOSAIC/RESIN INLAID PATH





3BHK+3TOILET+DRESS+FOYER+4BALCONIES		
DESCRIPTION	AREA (sq.mt.)	AREA (sq.ft.)
CARPET AREA	102.97	1108.37
BALCONY AREA	27.97	301.07
BUILT-UP AREA	141.62	1524.40
SUPER AREA	198.35	2135.00

Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. Super Area: (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other cases; area under columns, cupboards, windows, window projections and balconies; and (ii) proportionate share of service area to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stairs, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc. Built up Area: Built up area, as per CREDA definition, shall mean the total Polyline(PLine) area measured on the outer line of the unit including balconies and/or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50%. Remaining Outer walls are computed at 100%. Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shall exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft., 1 ft. = 0.305 mt and 1 mt = 3.281 ft.



3BHK+3TOILET+DRESS+FOYER+4BALCONIES		
DESCRIPTION	AREA (sq.mt.)	AREA (sq.ft.)
CARPET AREA	103.10	1109.77
BALCONY AREA	27.22	293.00
BUILT-UP AREA	139.84	1505.24
SUPER AREA	196.02	2110.00

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3BHK+3TOILET+FOYER+5BALCONIES		
DESCRIPTION	AREA (sq.mt.)	AREA (sq.ft.)
CARPET AREA	91.69	986.95
BALCONY AREA	23.32	251.02
BUILT-UP AREA	123.55	1329.89
SUPER AREA	172.80	1860.00

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PROJECT SPECIFICATIONS



Floor Heights

Generously scaled with a floor-to-ceiling height of 3300 mm (11'-0") offering openness, airiness, and architectural grandeur in every room.



Structure

Crafted with a resilient RCC frame, the structure stands strong to deliver long-term safety and seismic stability.



Walls

Solid RCC walls ensure superior structural integrity, sound insulation, and a clean modern aesthetic.



Door Frame

Grand 8'-0" high wooden door frames lend vertical elegance and a timeless architectural touch to every entry.



External door & Window

Sleek UPVC or aluminium powder-coated sliding doors offer seamless transitions and excellent weather resistance.



PROJECT SPECIFICATIONS



Flooring (Overall)

Luxurious 600x 600 mm, 600 x 1200 mm, 1200 x 1800 mm vitrified tiles



Toilets

Designer glazed wall tiles up to 7' height, anti-skid flooring, and wall-mounted W.C. deliver functionality wrapped in aesthetics.



Kitchen

A refined granite platform paired with a stainless steel sink and glazed dado tiles up to 2 feet - blending durability with design.



Internal Door Shutters

Factory-finished laminated shutters, precision-crafted for a sleek finish and effortless performance.



Shuttering

Formed with high-quality aluminium ensuring a uniform finish, faster delivery, and unmatched structural strength.



PROJECT SPECIFICATIONS



Water Supply

Concealed piping with high-quality CP fittings and chinaware ensures long-lasting, hygienic water delivery throughout.



Lighting

Thoughtfully curated designer light fixtures in the porch, entrance, and common areas offer a warm, welcoming ambiance.



Electrical

Concealed copper wiring paired with premium boards and switches—designed for safety, reliability, and clean interiors.



Painting

Weatherproof external finishes and rich acrylic emulsion interiors, with enamel-coated steelwork—crafted to retain beauty over time.



Boundary

A gated boundary wall encloses the complex, blending privacy and peace of mind.



PROJECT SPECIFICATIONS



Security

An exclusive guard stationed at the main entrance lobby ensures vigilant, round-the-clock security.



Balcony

Stainless steel railings paired with toughened glass-framing your views with safety and sophistication.

FIND THE HOME
THAT FEELS TRULY YOURS



OUR LANDMARK PROJECTS



Architects

Principal Architect: Space Designers International, Noida

Luxury & Club Architect: Conarch Architects, Delhi

Landscape Architect: AYAM - AALCINDIA

Company Name: M/s. VVIP INFRAHOME PVT. LTD.

Name of Account : VVIP INFRAHOME PVT. LTD. COLLECTION ACCOUNT
FOR VVIP YAMUNA

Bank Name: ICICI BANK LIMITED

Account no.: 777705348812

IFSC: ICIC0007238

Branch Name : Paramount Emotions, Sector-1, Greater Noida

Branch Address : Shop No. 1,2,3,4,5,6, Paramount Emotions, Plot No. GH-05A,
Sector-1, Greater Noida, Gautam Budh Nagar, UP - 201306



Corporate Office: VVIP Style, Raj Nagar Extension, Ghaziabad, UP-201017

Site Office: VVIP Yamuna, Plot No. GH01B/2, Sector-22D, Yamuna Expressway, Dist. Gautam Buddha Nagar, U. P.- 203201

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