



Vibhor Vaibhav Infrahome Private Limited
Corporate Office: 3rd Floor, VVIP Style, Raj Nagar Extension, Ghaziabad, U. P.
Site Office: VVIP Addresses, Sector-12, Greater Noida West, U. P.

Check-in at the finest living

VVIP ADDRESSES

GREATER NOIDA WEST
SECTOR 12

PREMIUM RESIDENCES



Setting New Standards

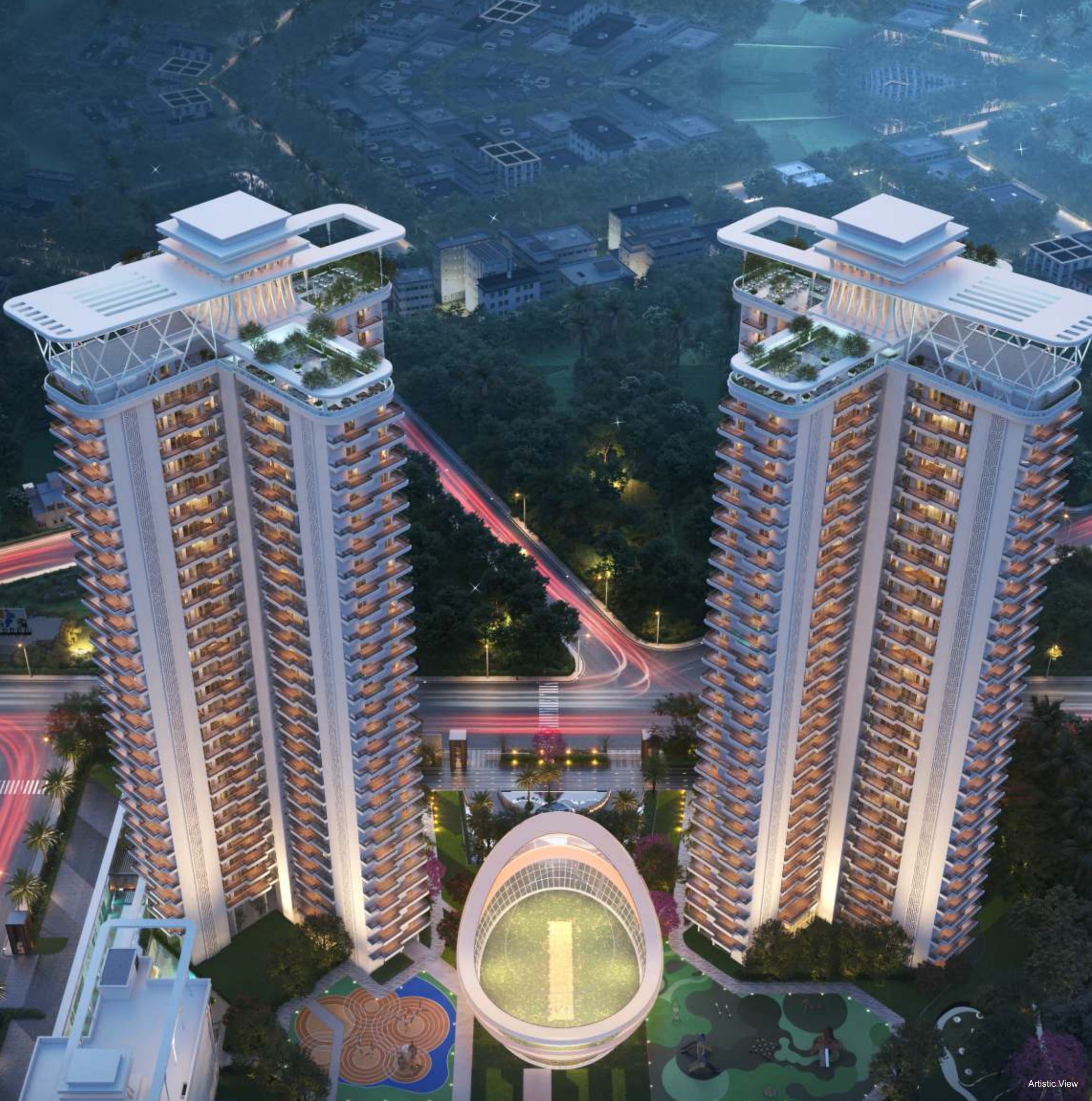
Over the years, VVIP Group has been a trailblazer in Real Estate, Infrastructure, Hospitality, Sports, and Entertainment. With innovation at its core and a commitment to excellence, the group has redefined industry benchmarks and crafted iconic spaces that inspire. Powered by its flagship, VVIP Infratech Ltd., a BSE listed company continues to deliver exceptional experiences across diverse sectors.

30⁺ years
of delivering excellence





An epitome of opulence



A pitch where
passion wins

Well-lit living room



Designed to let you unwind



FEATURES

- 🏞️ Whispering Waters- Fountains at the Entrance
- 🍷 Cozy Restaurant
- 🌿 Nature Garden
- 🏋️ Open Gym

Italian Flooring in-

- 🏠 Drawing Room
- 🍽️ Dining Room
- 🛏️ Master Bedroom
- 🚽 Master Toilet
- 🍳 Kitchen
- 🏠 Common Area
- 🚿 Powder Room

Wooden Flooring in-
Rest of the Bedrooms

- 🏠 Ceiling Height- 12Ft.
- 🏠 Door Height- 9Ft.
- 🏠 Double Leaf Main Door

Italian elegance
beneath your feet



LEGEND:

GROUND FLOOR

1. ENTRY/EXIT
2. WATERBODY AT MUTIPLE LEVEL WITH RAMP ENTRY & EXIT
3. PLANTATION AT DIFFERENT LEVEL
4. BUTTERFLY GARDEN
5. COMMERCIAL AREA
6. FESTIVAL AVENUE
7. NATURE TRAIL (1650 SQ.MT.)
 - 7A. WATER BODY
 - 7B. BOAT GARDEN
 - 7C. ASSEMBLY AREA
 - 7D. CABANA
 - 7E. ALFRESCO PLAZA
 - 7F. OPEN GYM
 - 7G. POOL VANTAGE SEATING
 - 7H. REFLEXOLOGY SPACE
 - 7I. LILY POND
8. HIBISCUS GARDEN
9. PET ZONE
10. SHRUB GARDEN
11. BOX CRICKET
12. PRETEEN AREA (905 SQ.MT.)
13. TOT LOT (700 SQ.MT.)
14. GREEN TAPESTRY
15. YOGA/MEDITATION AREA
16. DECK ABOVE POOL
17. FLEA MARKET
18. SUMMER LAWN
19. WINTER LAWN
20. EDGE PLANTING
21. RESTAURANT
22. DRY GARDEN
23. COLOUR GARDEN

Site Layout Plan



24. GARDEN OF TRANQUILITY
25. TEXTURE GARDEN
26. DISCUSSION PODS
27. HERB GARDEN
28. SENIOR CITIZEN PARK
29. YOUTH PARK
30. BARBEQUE
31. OUTDOOR ART ACTIVITY AREA
32. ORCHARDS
33. TREE COURT
34. KIDS PLAY AREA
35. MOUNDS
- 36A. RESIDENTIAL DROP-OFF
- 36B. CLUB DROP OFF AREA

COMMERCIAL
TERRACE

37. OVERFLOW CHANNEL
38. POOL VANTAGE DECK
39. OUTDOOR GYM AREA
40. PARTY TERRACE WITH BANQUET BELOW & GYM
41. INDOOR BADMINTON COURT, PICKLEBALL COURT & SQUASH COURT
42. ALL WEATHER POOL BELOW BANQUET
43. ADULT POOL
44. KIDS POOL
45. FAMILY POOL
46. DECK AREA

TOWER 1 & 4

UNIT 1 ◀

▶ UNIT 2

UNIT 4 ◀

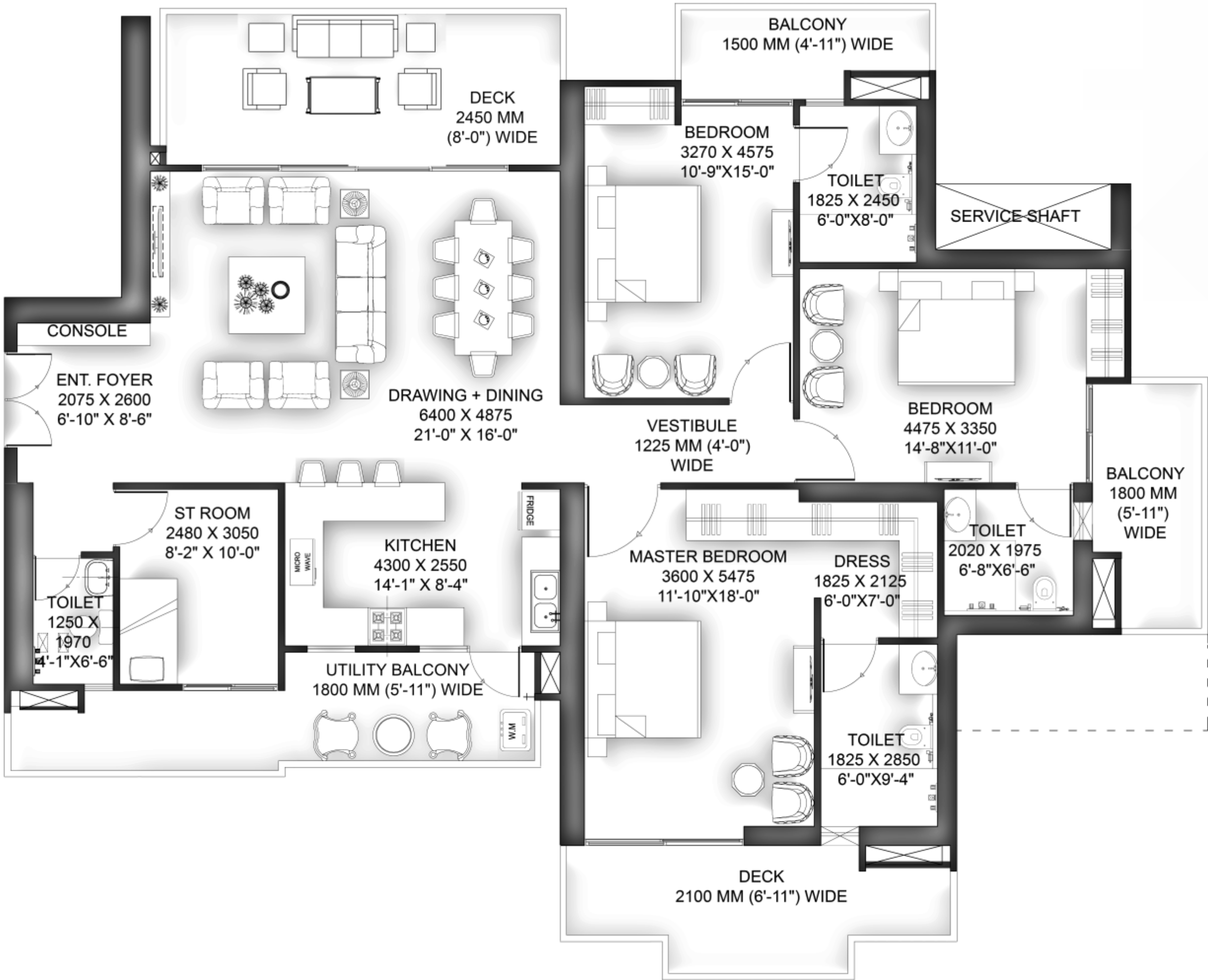
▶ UNIT 3



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 case; area under columns, cupboards, windows, window projections and balconies; and (ii) proportionate share of area to be utilized for common use and facilities, including but not limited to lobbies, staircases, circulating areas, lifts, shafts, passage, corridors, etc. Built up Area: Built up area, as per CREA 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 units 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 shaft 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. mtr., 1 sq. mtr. = 10.764 sq. ft., 1 ft. = 0.305 mtr. and 1 mtr. = 3.281 ft.

Tower 1 & 4 (UNIT 2 & 3)

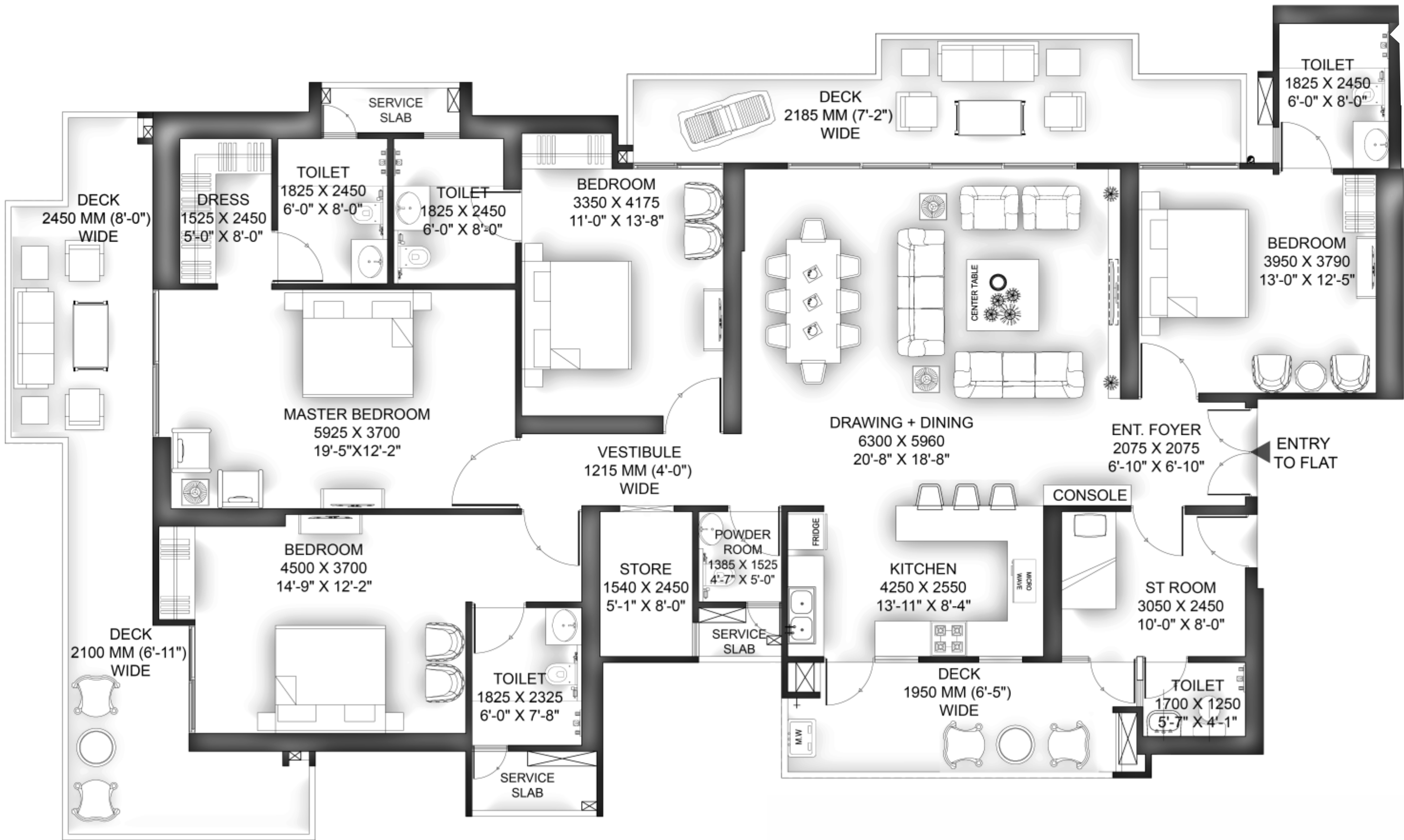
3 BHK + 3T + Ser. With T + 5 Balcony



DESCRIPTION	SQ. FT.	SQ. MT.
SUPER AREA	2955	274.52
CARPET AREA	1486.83	138.13
BALCONY AREA	564.68	52.46
BUILT UP AREA	2190.90	203.54

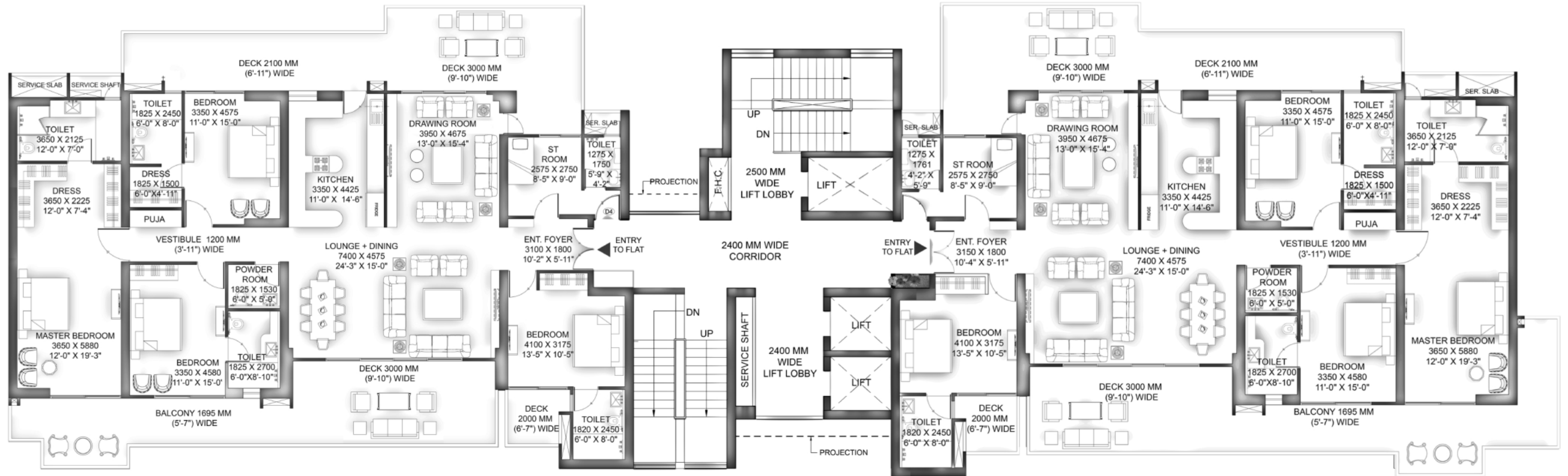
Tower 1 & 4 (UNIT 1 & 4)

4 BHK + 4T + PD. RM + Store + Ser. With T + 3 Balcony



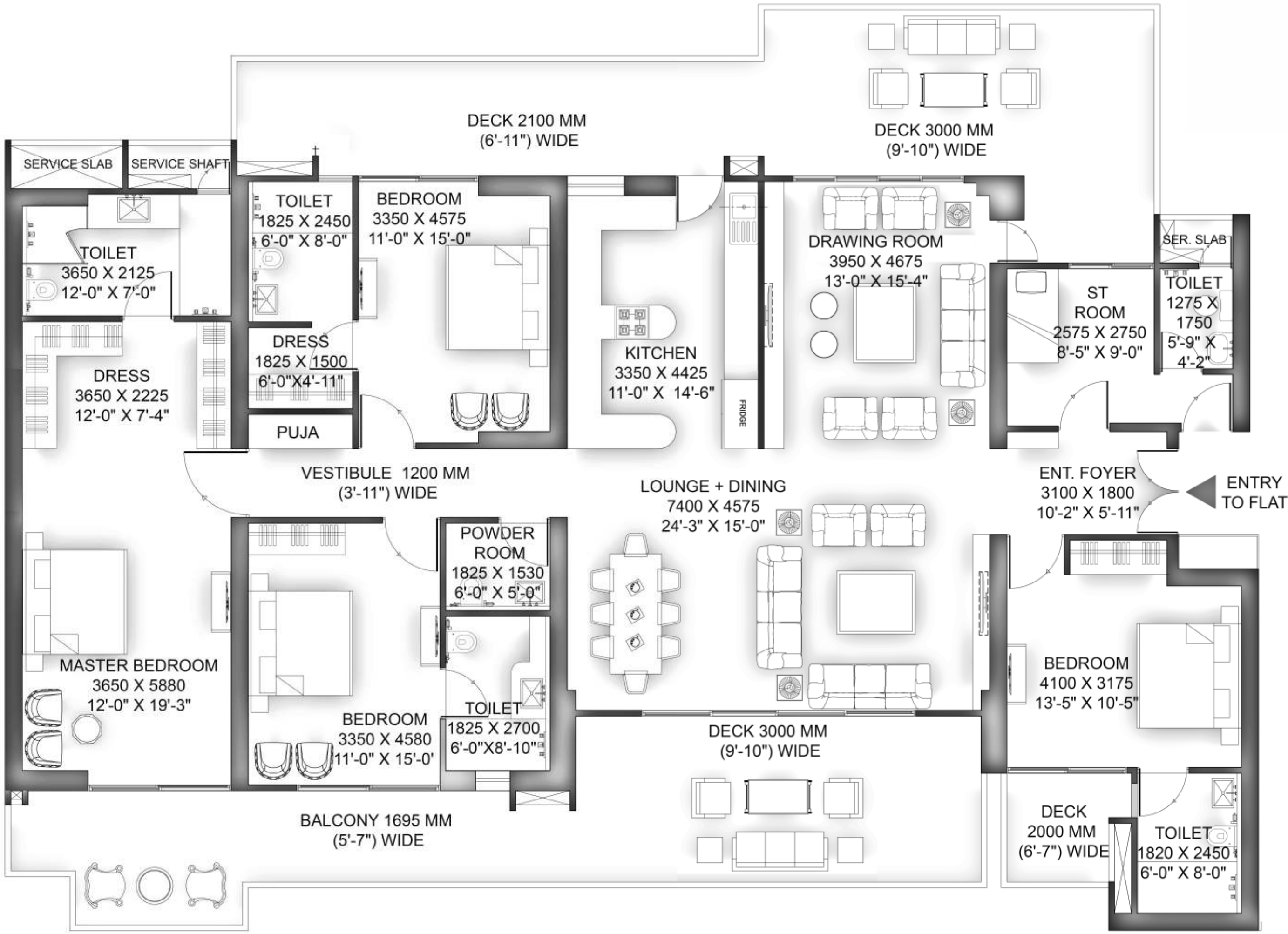
DESCRIPTION	SQ. FT.	SQ. MT.
SUPER AREA	3600	334.45
CARPET AREA	1866.26	173.38
BALCONY AREA	605.48	56.25
BUILT UP AREA	2673.88	248.41

Tower 2 & 3



Tower 2 & 3

4 BHK + 4T + PD. RM + Puja + Ser. With T + 3 Balcony



KEY PLAN

DESCRIPTION	SQ. FT.	SQ. MT.
SUPER AREA	4545	422.24
CARPET AREA	2199.62	204.35
BALCONY AREA	969.19	90.04
BUILT UP AREA	3366.55	312.76

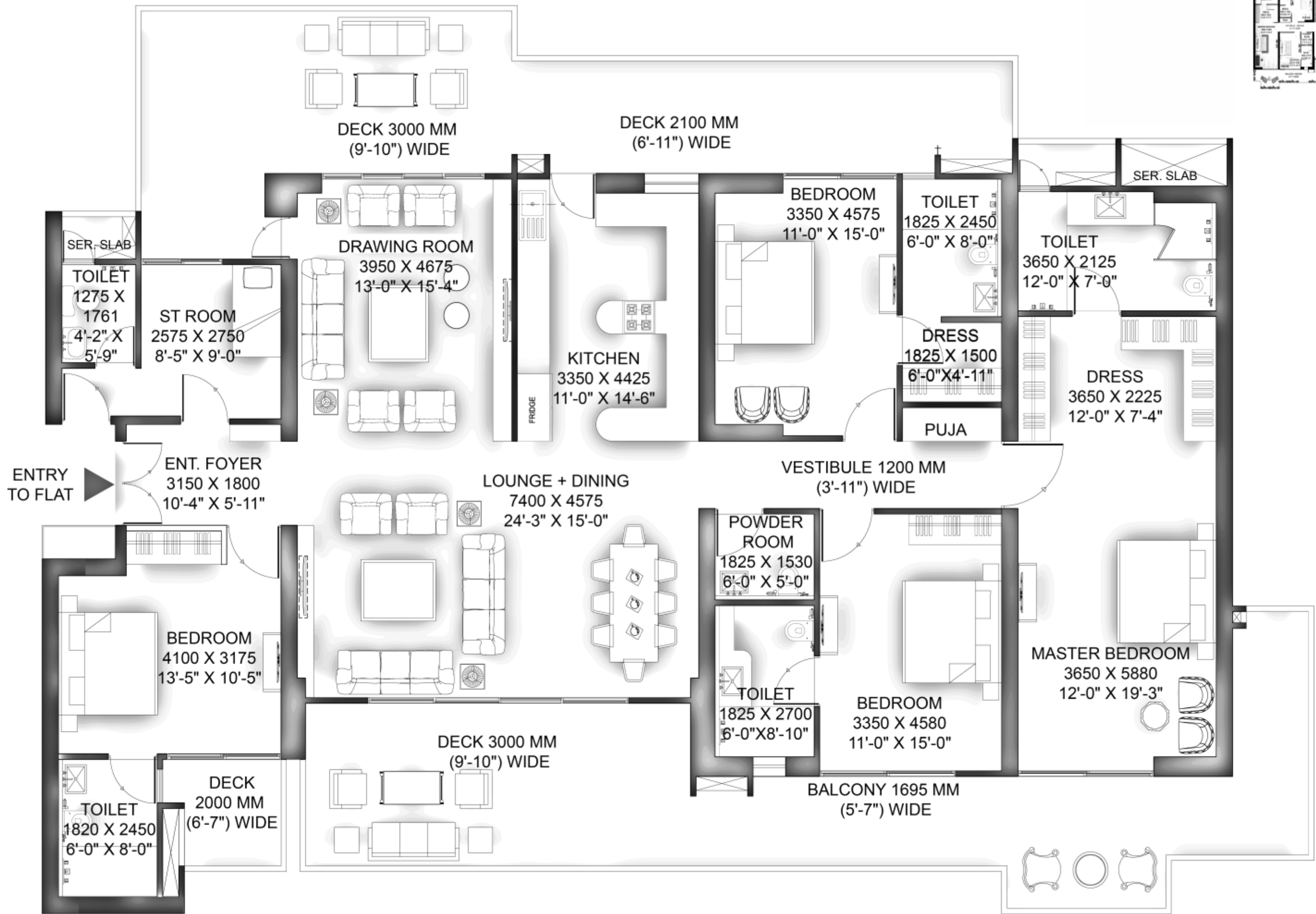
Tower 2 & 3

4 BHK + 4T + PD. RM + Puja + Ser. With T + 3 Balcony

UNIT 1 < > UNIT 2



KEY PLAN



DESCRIPTION	SQ. FT.	SQ. MT.
SUPER AREA	4645	431.53
CARPET AREA	2206.40	204.98
BALCONY AREA	1042.49	96.85
BUILT UP AREA	3441.68	319.74

Specifications



Flooring

Italian Marble: Living, Dining, Kitchen,
Master Bedroom & Powder Room
Premium Quality Anti Skid Tiles: Toilets,
& Balconies
Wooden Flooring- Other Bedrooms
Granite Stone or Equivalent- Staircase



Shuttering

Aluminium Form Work System



Wall Finish

External Finish- High-Quality Grade
Weatherproof Paint in a Refined Finish
Internal Finish - Acrylic Emulsion
Sophisticated Color Scheme
Kitchen - Glazed Tiles Above Counter
Toilets - Designer Glazed Tiles Full Height
on all Sides



Kitchen

Kitchen Counter Top - Granite Stone Slab
Stainless-Steel Sink



Washrooms

False Ceiling
Wall mounted W.C. all fittings Make
Grohe/Kohler/American Standard or
Equivalent
All Chrome Plated Fittings



Railing

Aluminium Powder Coated with
Safety Glass



Doors & Windows

Internal
9ft. Living Room & Dining Room-
Wooden Doors
9ft. Bedrooms- Factory Finish
Laminated Door Shutter
Stainless Steel/Brass Hardware Fittings
and Locks of Respected Brands



External Door Windows

Sliding & Folding with Toughened
Glass in all the Areas- Living Room,
Dining Room, Bedroom, Kitchen



Plumbing

All Internal & External Piping- CPVC/PVC
Exterior Piping - As per Standard
Practice



Boundary

Gated Wall Society



Elevator

High Speed Elevator with UPS
24*7 Zero Downtime Running
Sophisticated & Luxurious Interiors



Electrical

Living, Dining and Bedrooms-
All Electric Wiring in
Concealed Conduit, Provision for
Adequate Light and Power Points
Telephone and TV Outlets
Switches- Modular &
Protective MCB'S



Power Backup

24/7 hours



Security

3-Tier with Intercom & CCTV



Structure

Earthquake Resistant R.C.C
Framed Structure



Map not to scale

Disclaimer: This map is for internal circulations only. The map depicts approximate locations and distances based on available data and are subject to change without prior notice.

KEY DISTANCES

IGI AIRPORT	55 MINUTES
NOIDA INTL AIRPORT	55 MINUTES
DND FLYWAY	30 MINUTES
AKSHARDHAM TEMPLE	30 MINUTES
ANAND VIHAR	30 MINUTES
GHAZIABAD RLY STATION	30 MINUTES
NOIDA CITY CENTER	25 MINUTES
PARI CHOWK NOIDA EXPRESSWAY	20 MINUTES
FNG EXPRESSWAY	15 MINUTES
SHOPPING MALL	07 MINUTES
RENOWNED SCHOOLS & COLLEGES	05 MINUTES
UPCOMING METRO	02 MINUTES



Our Landmark Projects



Architects

Principal Architect: Space Designers International, Noida
Luxury Architects: Conarch Architects, Delhi
Landscape Architect: SB0SE Landscape Architects, Delhi

Company Name: M/s. Vibhor Vaibhav Infrahome Pvt. Ltd.

Collection account details for VVIP Addresses Greater Noida West
Bank Name: State Bank of India
Account no.: 43402543306
IFSC - SBIN0018934
Branch - Gaur City Greater Noida West

