



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

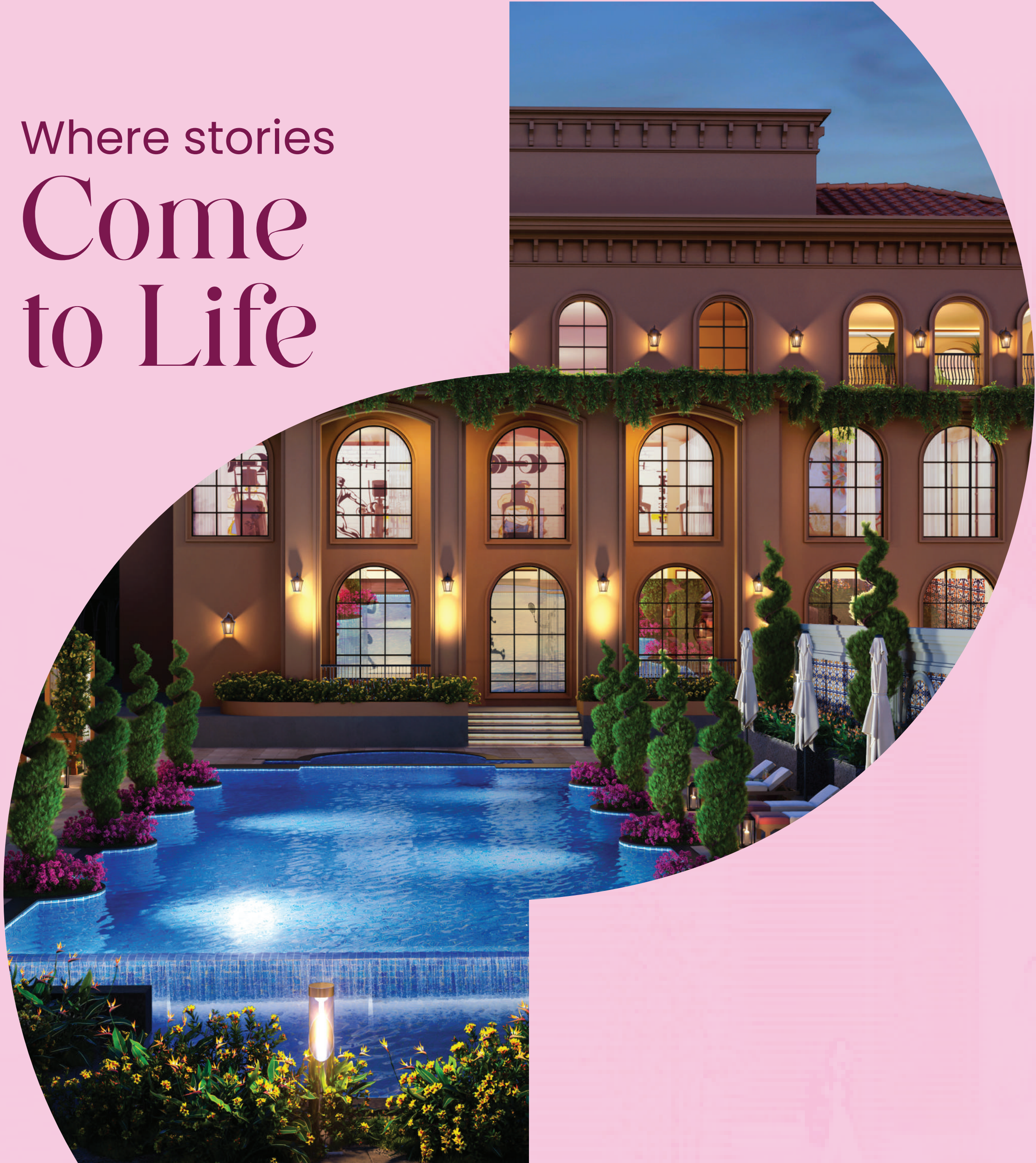
Indoor Amenities

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



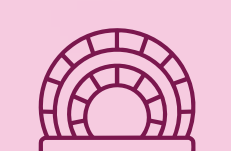
Focal
Trellis



Colonnade
Walk



Floral
Fountain



Amphitheatre



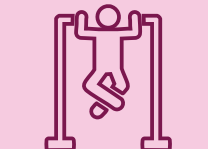
Open
Party Area



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

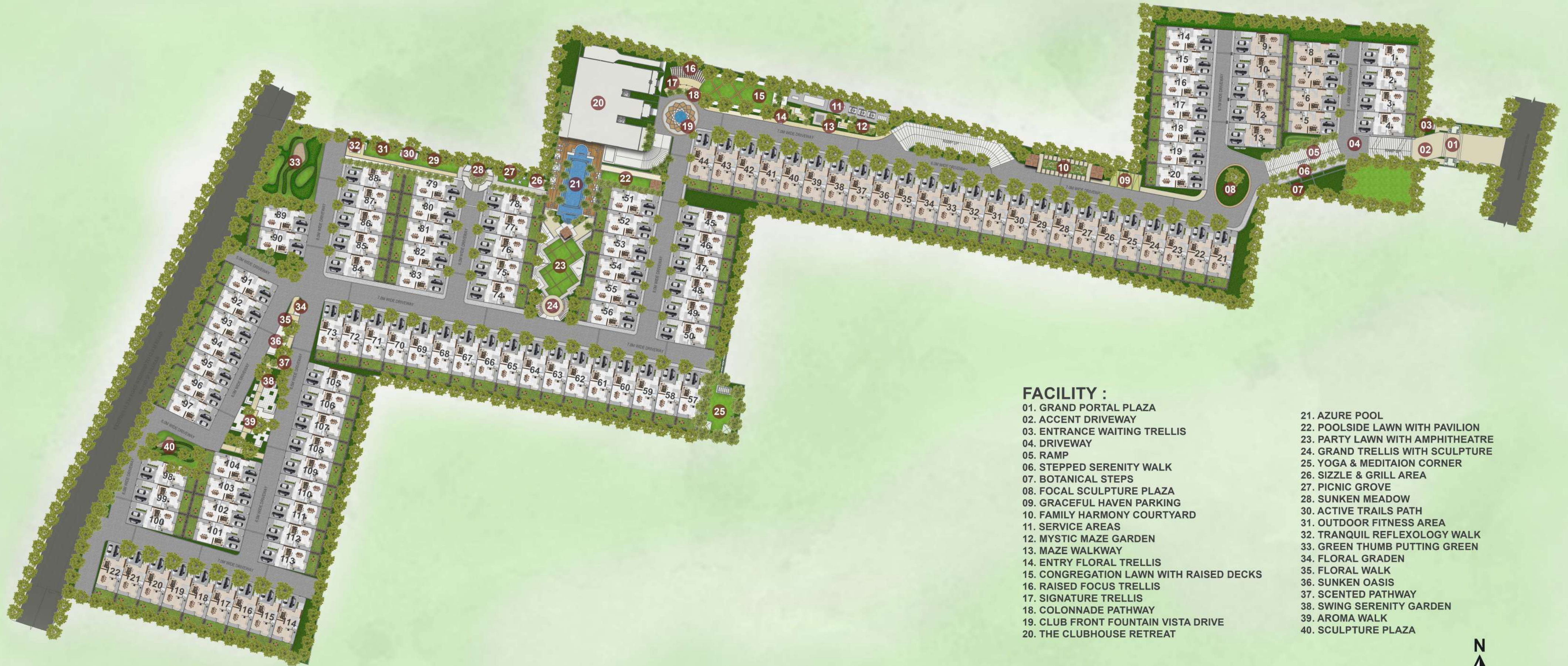
Vishwa Vidyapeeth School | 13 mins

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.

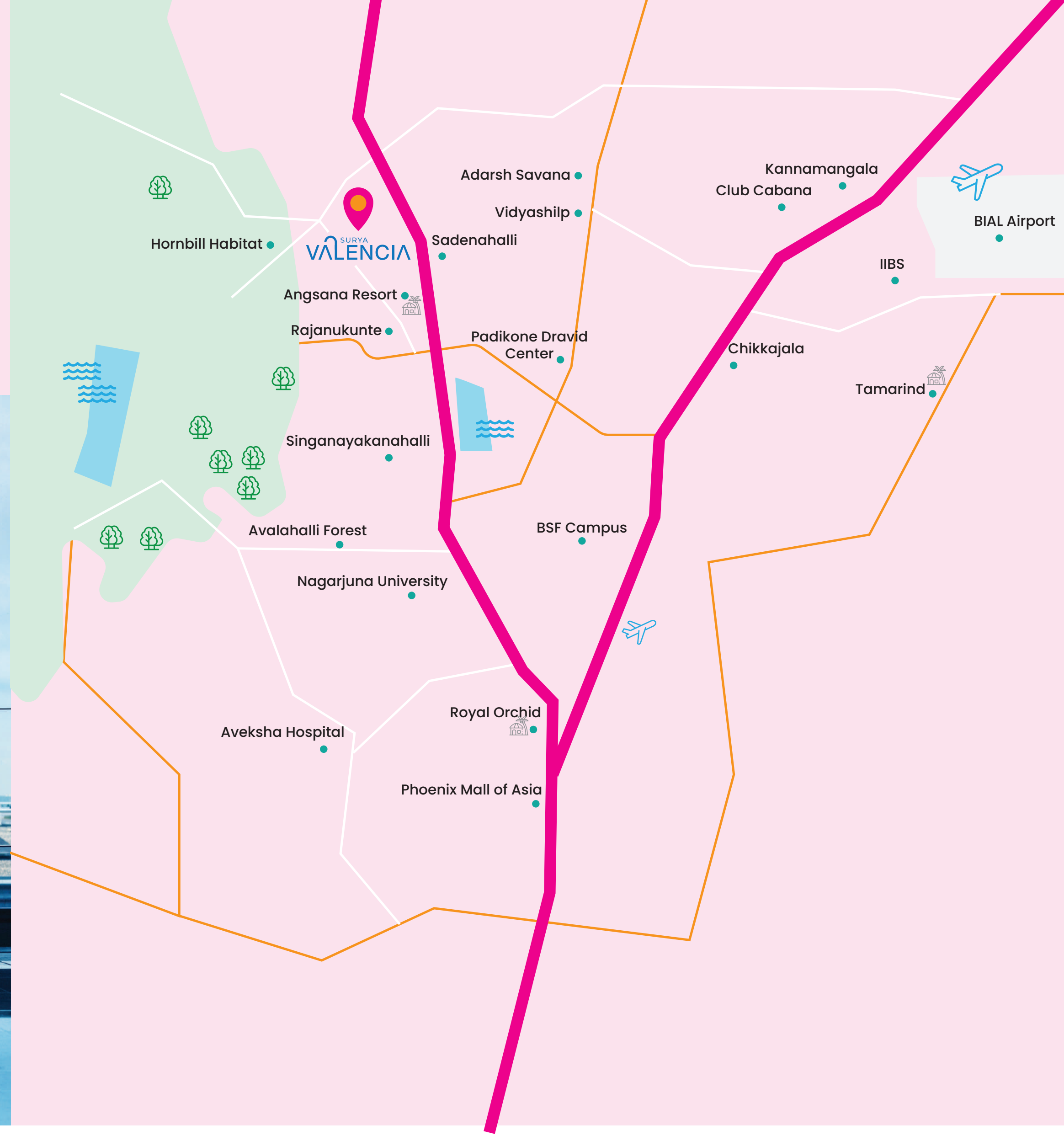
DG BACKUP

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
Sheshadripuram College, Yelahanka New Town
, Bengaluru -560 064 | www.suryadevelopers.in