



A legacy you truly deserve.



NOVEL VALLEY

YOUR TIMELESS PRIDE

Smart Luxurious Villas

GREATER NOIDA (W)



NOVEL VALLEY

Why Us

Novel Valley is the best residential villas project located in the prime location along Greater Noida West. The project has great features that will add benefit to your investment whether you are the buyer or a user. These villas have been carefully designed to allow ventilation. The project has excellent connectivity to schools and medical facilities. The project layout plan gives the complete information about the villas, the nearby way to it etc. Planning to the investment your money in this project will be a proved as the future securing plan.

FEATURES OF THE PROJECT:

Wide Road Network In The Entire Project
Street Lighting, Electricity Connection, Water Supply
Sewer Line, Facility Management Service
Tree Plantation | Club House | Beautiful Landscaping
Round the clock security | Gated community

About Us

AKJ Real Infra Pvt. Ltd. is a private limited company having group of professionals with experience of over 18-20 years in the field comprising of personnel coming out of corporate and real estate backgrounds. Our company is rich in land resources and provides residential plots and villas along with duplexes with designed features and basic amenities. AKJ Real Infra Pvt. Ltd. aims at developing commercial, residential, as well as retail properties.

We intend to provide roof upon every individual.

The company has a unique business model with earnings arising from development and rentals.

We make sure to satisfy the needs of our customers looking to purchase property with highend satisfaction with a track record of sustained growth, customer satisfaction, and innovation.

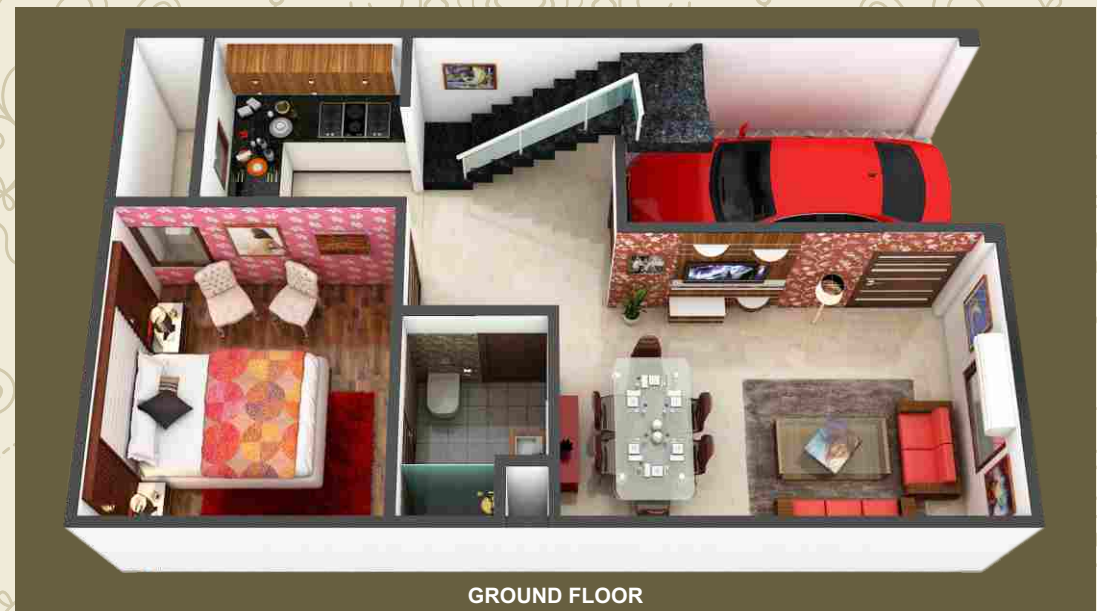
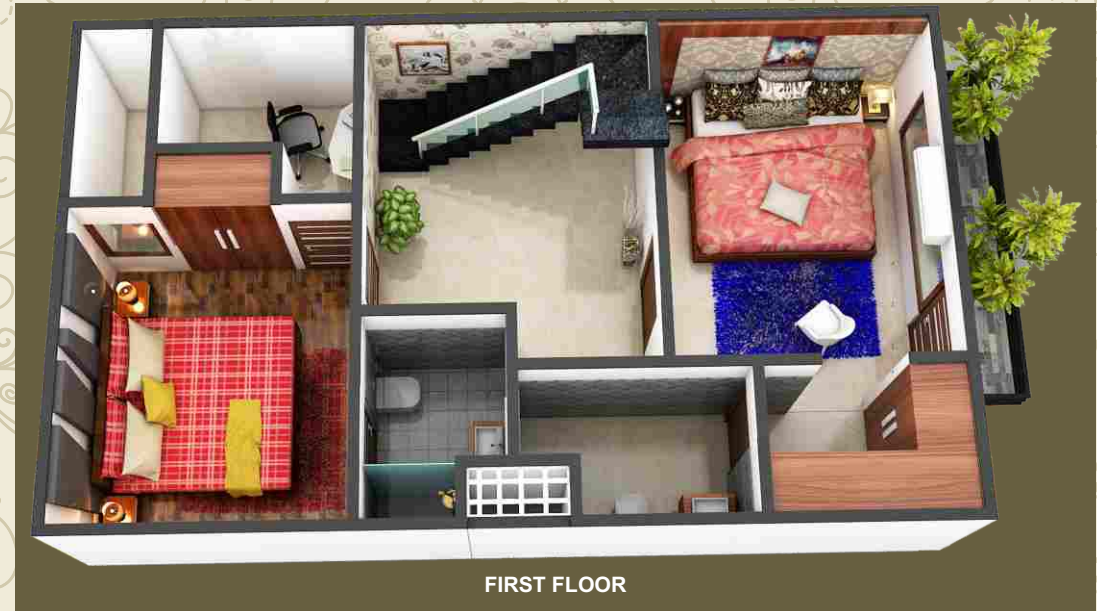




FLOOR PLAN (TYPE: 65 SQ.YD)

SUPER BUILT-UP AREA: 1500 SQ.FT. + EXPENDABLE

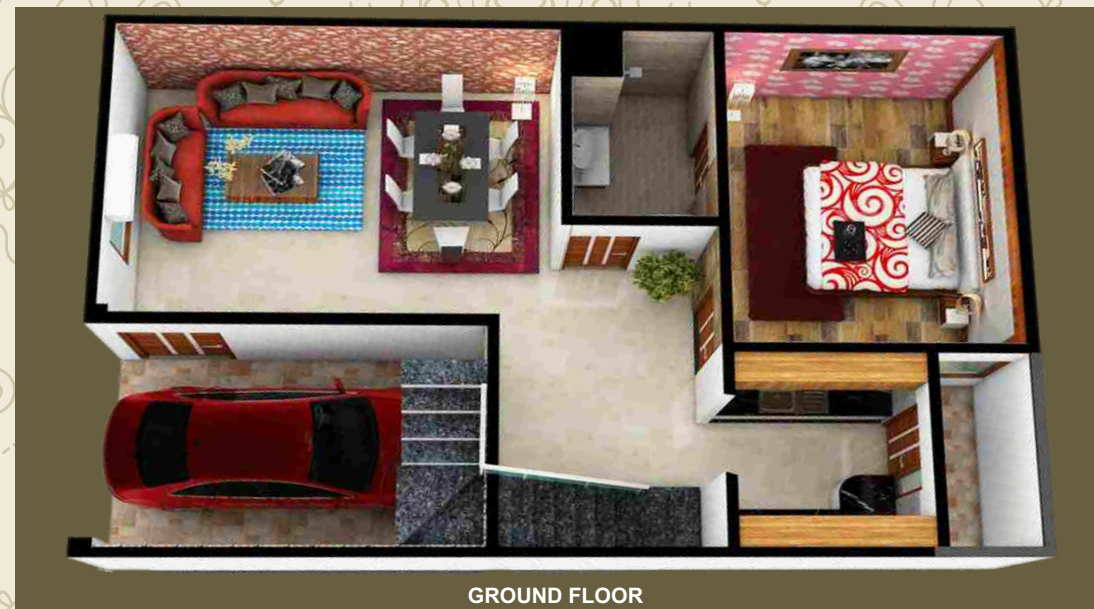
- 3 Bedrooms
- + 3 Toilets
- + Modular Kitchen
- + Dine + Drawing
- + Lobby
- + King Size Balcony
- + Dressing Room
- + Study Room
- + Store Room
- + Portico Car Parking
- + Expandable Area



FLOOR PLAN (TYPE: 75 SQ.YD)

SUPER BUILT-UP AREA: 1650 SQ.FT. + EXPENDABLE

- 3 Bedrooms
- + 3 Toilets
- + Modular Kitchen + Utility Space
- + Dine + Drawing
- + Lobby
- + King Size Balcony
- + Dressing Room
- + Study Room
- + Store Room
- + Portico Car Parking
- + Expandable Area



FLOOR PLAN (TYPE: 90 SQ.YD)

SUPER BUILT-UP AREA: 2000 SQ.FT. + EXPENDABLE

- 3 Bedrooms
- + 3 Toilets
- + Modular Kitchen + Utility Space
- + Dine + Drawing
- + Lobby
- + King Size Balcony
- + Dressing Room
- + Study Room
- + Store Room
- + Portico Car Parking
- + Expandable Area



FIRST FLOOR



GROUND FLOOR

FLOOR PLAN (TYPE: 100 SQ.YD)

SUPER BUILT-UP AREA: 2100 SQ.FT. + EXPENDABLE

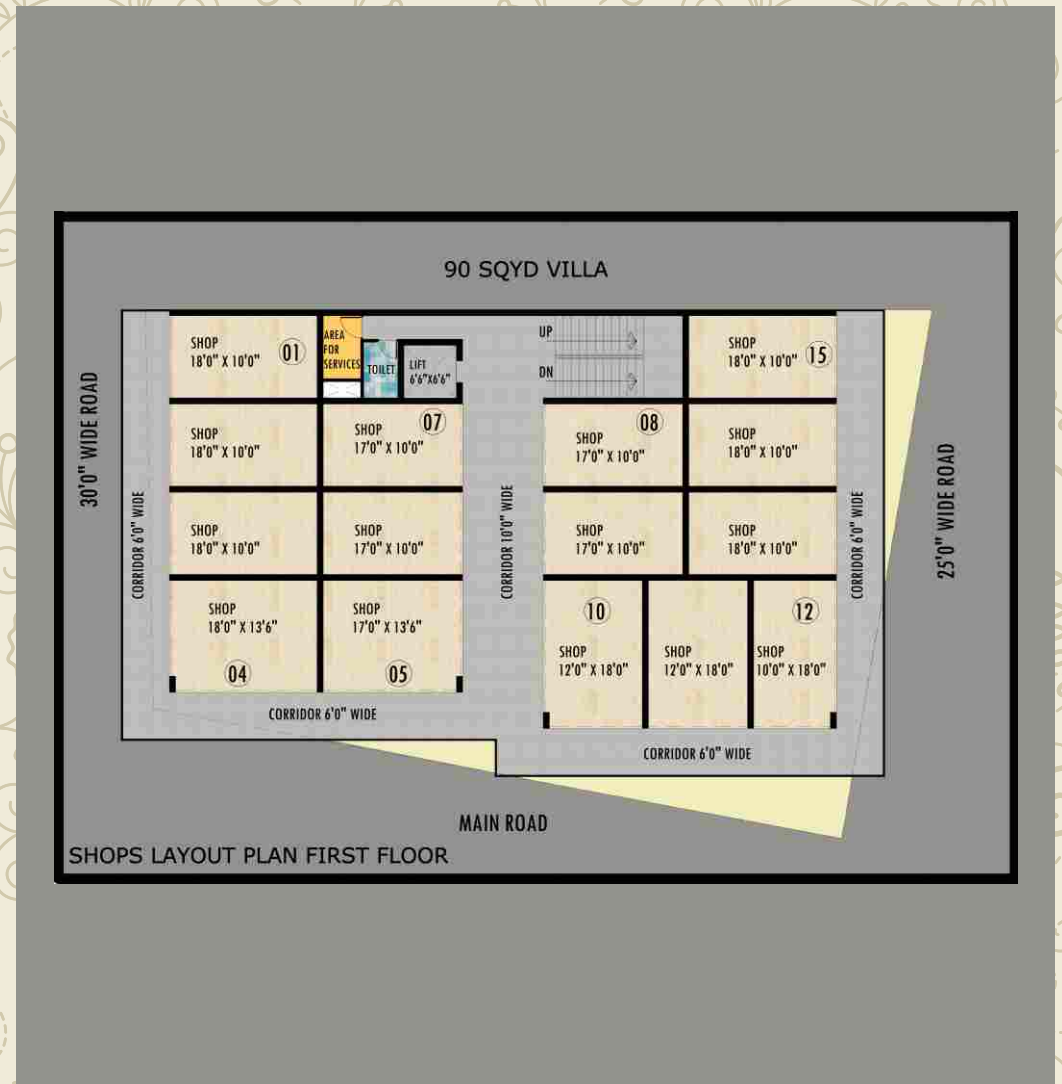
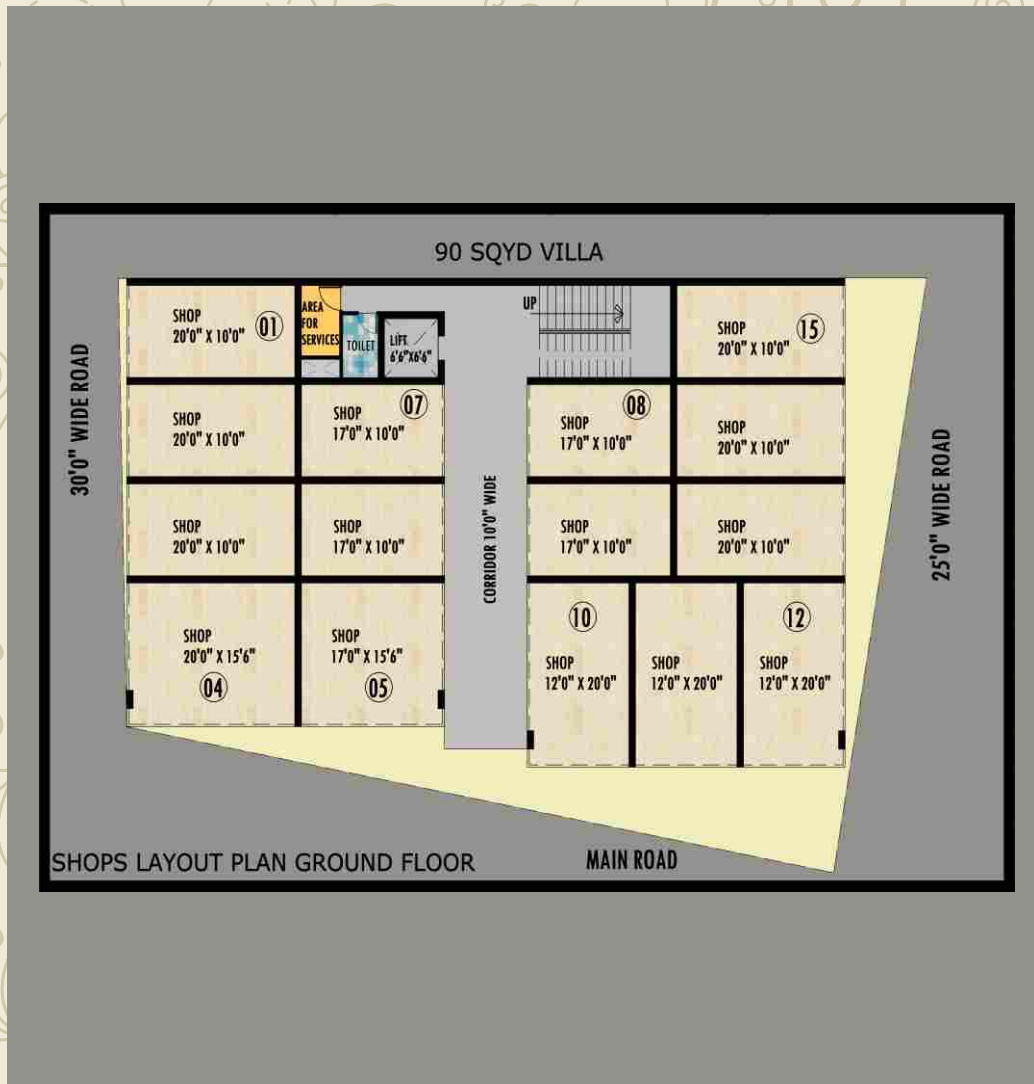
- 3 Bedrooms
- + 3 Toilets
- + Modular Kitchen + Utility Space
- + Dine + Drawing
- + Lobby
- + King Size Balcony
- + Dressing Room
- + Store Room
- + Study Room
- + Portico Car Parking
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Commercial Space & Club

SHOPS LAYOUT PLAN



Project

Amenities



Security Guard
On Main Gate



Surveillance Camera



Intercom Facility



CLUB HOUSE



Shopping



BED ROOM
WOODEN WORK



MODULAR KITCHEN



LIGHTS & FAN



R.O. System



POWER BACKUP

Specifications

Structure	Earthquake Resistance RCC Framed Structure
Dining & Drawing Room Floor Wall & Ceiling	Vitrified Tiles Jk Wall putty and painted with pleasing shades O.B.D.
Kitchen Floor Wall & Ceiling Platform	Vitrified Tiles/ Antiskid Tiles, Ceramic Glazed Tiles upto Door Level. JK Wall putty and painted with pleasing shades O.B.D. Pre-Polished Granite platform with stainless steel sink. RO System
Master Bed Room Floor Wall & Ceiling	Vitrified Tiles / Wooden Laminates JK Wall putty and painted with pleasing shades O.B.D.
Other Bedrooms Floor	Vitrified Tiles
Balconies Floor	Antiskid ceramic Tiles
Toilet Floor Walls Fittings / Fixtures	Antiskid Ceramic Tiles Ceramic Tiles Up to Ceiling Level. All Tapes chrome plated, wash basin, W.C. in all Toilets Provision for hot & Cold water system
Door & Windows Entrance Door Internal Doors & Frames External Doors & Windows	Seasons hardwood frames, Panel door Seasons hardwood frames with flush door shutter duly painted Hardwood with paint / equivalent
Electrical Wire Power Backup	Copper Concealed Wires, Modular Switches, Fans Lights Power Backup in Common Area
Security CCTV	Surveillance Camera
Parking	Car Parking
Railing	S.S. Railing

Location Map



Location Advantages

- 5-10 Min. away Schools, Temple, Mall, Proposed Metro Station.
- 10-15 Min. away Hospital, Crossing Republic, Indirapuram, Sector 18.
- 15-20 Min. away Vaishali, Anand Vihar, Akshardham, Bird Century.
- 20-25 Min. away Kalindi Kunj, Connaught Place, New Delhi Railway Station
- 25-50 Min. away Yamuna Express Way, F1 Racing Track, Int. Stadium, Airport

AKJ REAL INFRA PVT. LTD.

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