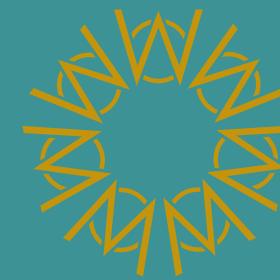
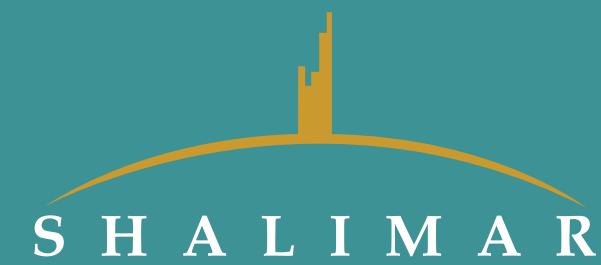




A NEW WAY OF LIVING



SHALIMAR
ONEWORLD
—
VALENCIA
TOWERS



LEGACY OF SHALIMAR

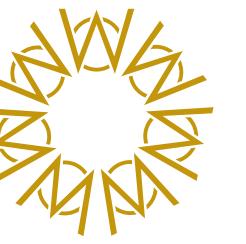
Your Trusted Leader in Excellence

Established in 1985, Shalimar Group is a distinguished business conglomerate headquartered in Lucknow, India. With expertise in residential and commercial real estate, property management, civil construction, imports and exports, and more, we are your comprehensive solution provider.

Driven by our unwavering commitment to quality and customer satisfaction, Shalimar Group has earned a reputable position as an industry leader. From crafting exceptional living spaces to delivering top-notch services, we transform dreams into reality.

Join us on this remarkable journey where excellence meets satisfaction





SHALIMAR ONEWORLD

— IT'S THE ONE —

Shalimar One World is an integrated Township that offers residents a unique and unparalleled living experience, surrounded by natural beauty and a range of world-class amenities. From tranquil surroundings to modern homes, life here is designed to be in balance with nature. The development features an array of amenities, including parks and green spaces, community centers, and recreational facilities, making it the perfect place for families and individuals who value the great outdoors.



ARTISTIC IMPRESSION

A NEW ERA IN LUXURY: AN ARRAY OF RESIDENCES



VISTA



BELVEDERE COURT 1



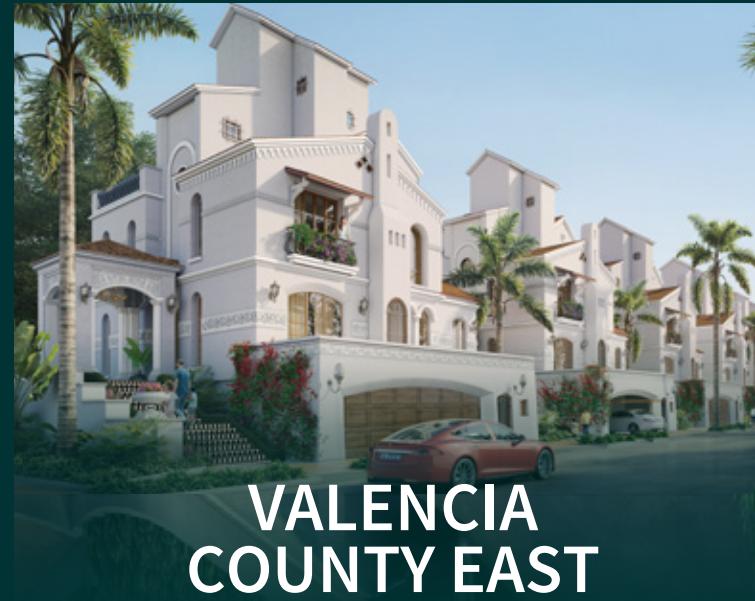
BELVEDERE COURT 2



BELVEDERE COURT 3



VALENCIA COUNTY



VALENCIA
COUNTY EAST

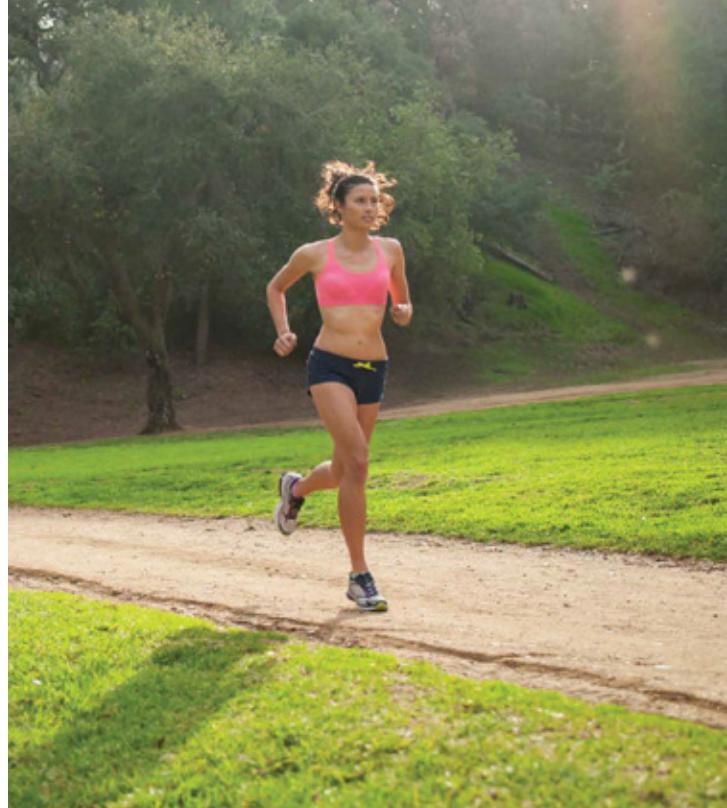


BELVEDERE SUITES

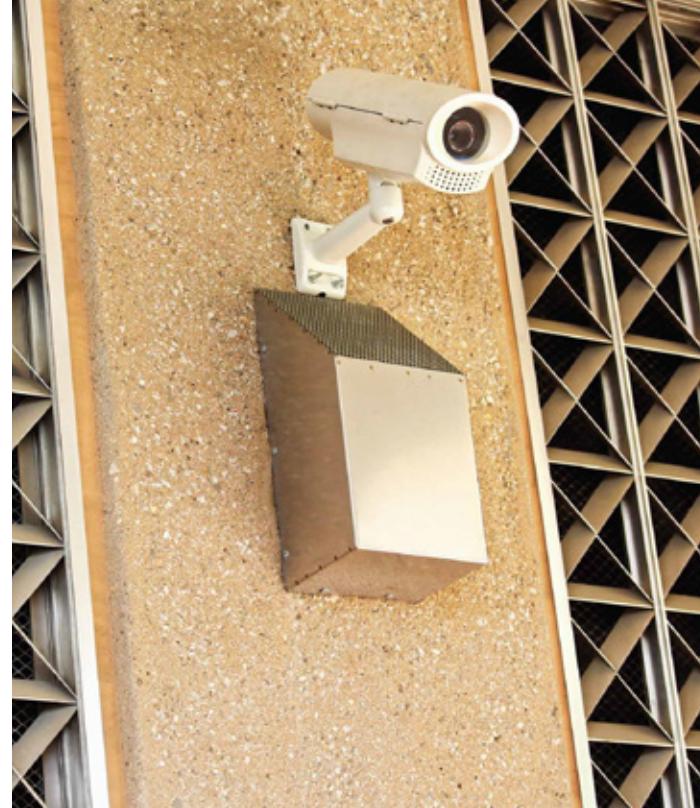


WHISPERING WOODS

ONEWORLD AMENITIES



EXPANSIVE
GREENS
LAVISH & LANDSCAPED.



SAFE &
SYSTEMATIC
THE SAFEST TOWNSHIP.



ULTRAMODERN
GYMNASIUM
HEALTH & HAPPINESS.



15
ACRE LAKE
PRISTINE & PERSONAL.

ONEWORLD AMENITIES



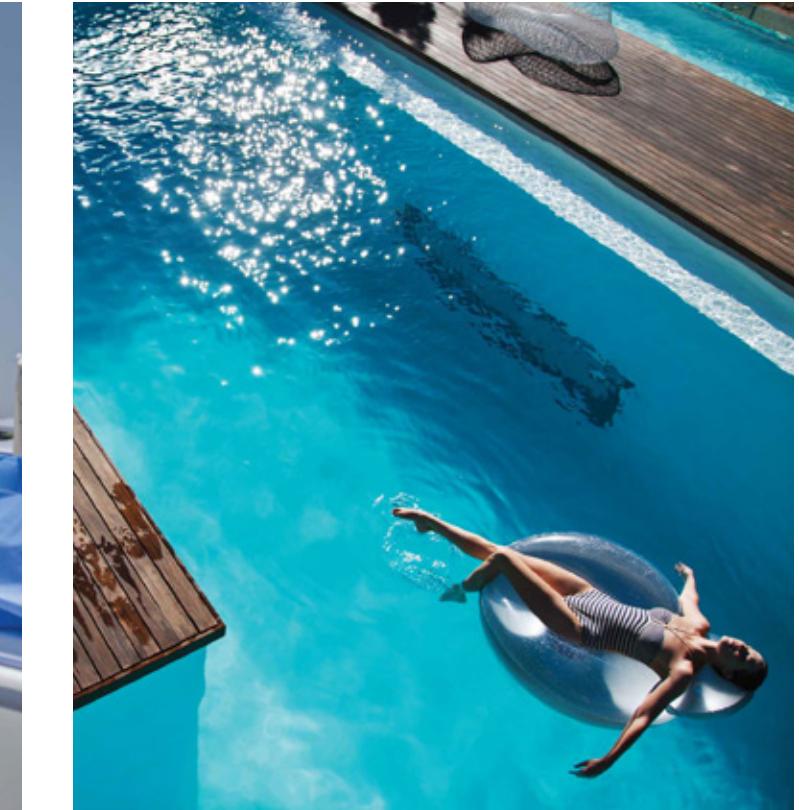
LOUNGE ONE
LOUNGE AND LEISURE.



RECREATION
ANNEXE
SPORTS, GAMES & MORE.

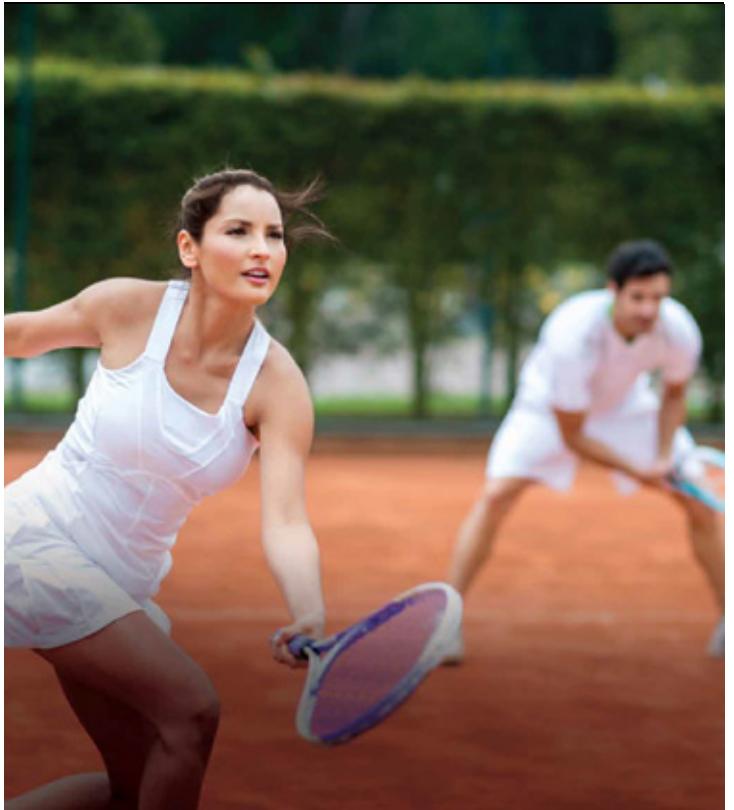


WORLD-CLASS
HEALTHCARE
INDIA'S FIRST TERTIARY CARE PRIVATE HOSPITAL.



CLUB ONE
EVERYTHING YOU NEED.

ONEWORLD AMENITIES



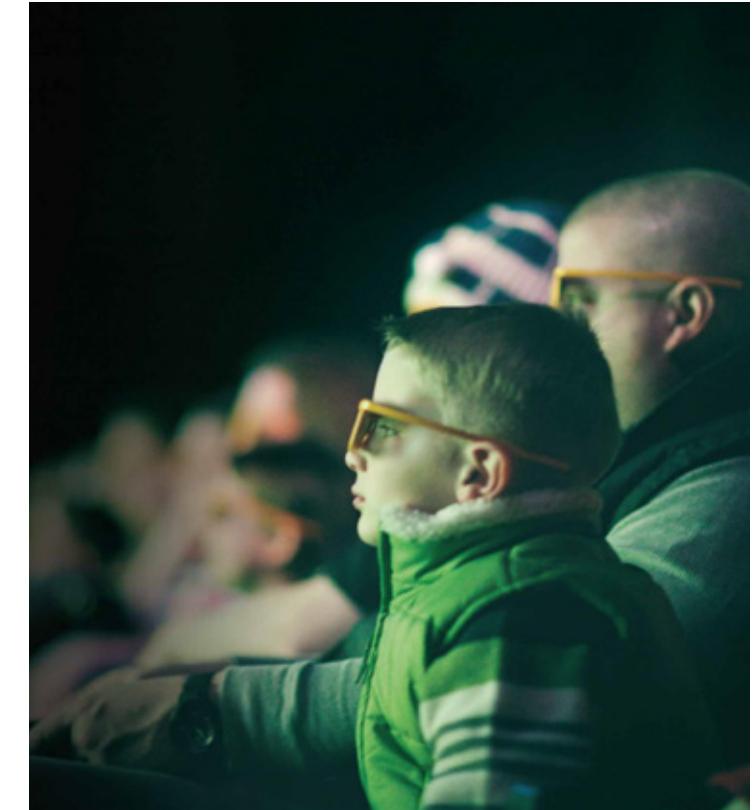
KEEPING
SCORE
YOUR GAMES, YOUR RULES.



MALLS &
MOVIES
INDULGE & ENTERTAIN.



FINEST
EDUCATION
BEST SCHOOLS IN THE CITY.



PRIVATE
THEATRES
LIGHTS, CAMERA & ACTION.
AS YOU PLEASE.

THRIVE IN THE HEART OF CITY

LOCATION MAP



*Map is indicative. Not to scale.

SHALIMAR
ONEWORLD



SHALIMAR
ONEWORLD
VALENCIA
TOWERS

Premium 4 BHK + Study + Servant
Where Luxury Ascends in Harmony

Shalimar Valencia Towers is a complex of luxurious residential Towers located in the Valencia County area. The complex offers a wide range of elegantly designed apartments that are equipped with top-of-the-line amenities and features. Residents of the Shalimar Valencia Towers can enjoy stunning views of the surrounding cityscape, as well as access to a variety of on-site facilities and services, including a fully equipped gym, outdoor swimming pool, top-notch dining options, and round-the-clock security and maintenance services. This project is architectured by world known architect Hafeez Contractor



ARTISTIC IMPRESSION

WITH EVERYTHING YOU NEED WITHIN YOUR REACH

INTERNATIONAL CRICKET STADIUM	2.0 Km./7 Minutes (Approx.)
PROPOSED I.T. CITY	3.0 Km./10 Minutes (Approx.)
MEDANTA SUPER SPECIALTY HOSPITAL	5.5 Km./15 Minutes (Approx.)
INTERNATIONAL AIRPORT	15.0 Km./30 Minutes (Approx.)
VIBHUTI KHAND, GOMTI NAGAR	10.0 Km./20 Minutes (Approx.)
LULU MALL	6.4 Km./17 Minutes (Approx.)
PALASSIO	3.1 Km./10 Minutes (Approx.)
DAIL 112	2.6 Km./8 Minutes (Approx.)



SHALIMAR ONEWORLD SITE MAP



*Map is indicative. Not to scale.

EXPERIENCE
THE ART OF
EXCEPTIONAL
LIVING





IMMERSE YOURSELF IN
UNMATCHED LUXURY

LIVE THE
EXTRAORDINARY





ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

SITE MAP



SHALIMAR ONEWORLD VALENCIA TOWERS

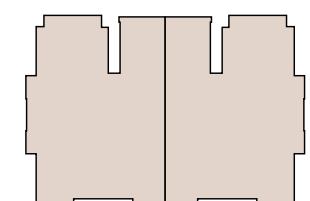
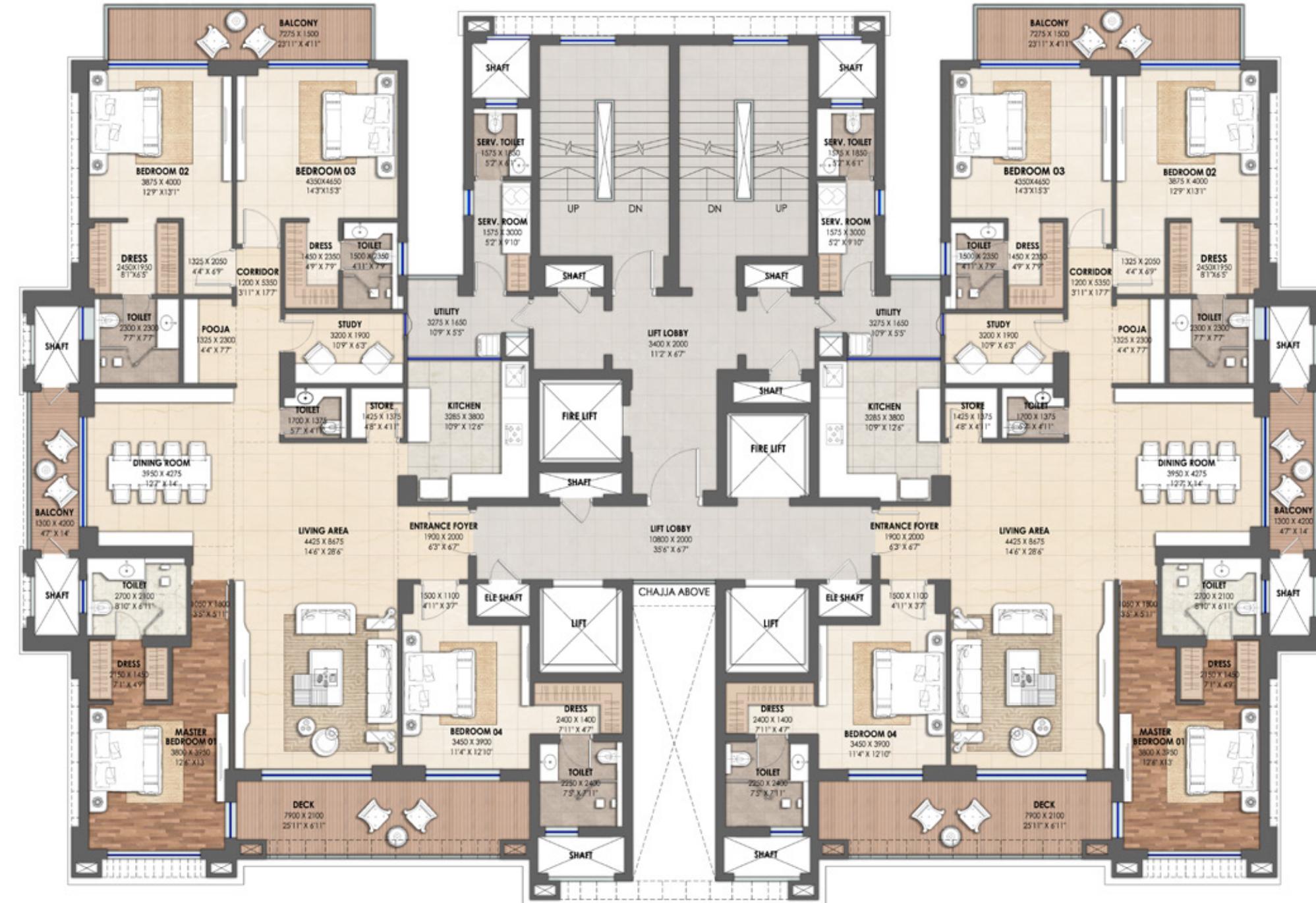


TOWER A, B & C

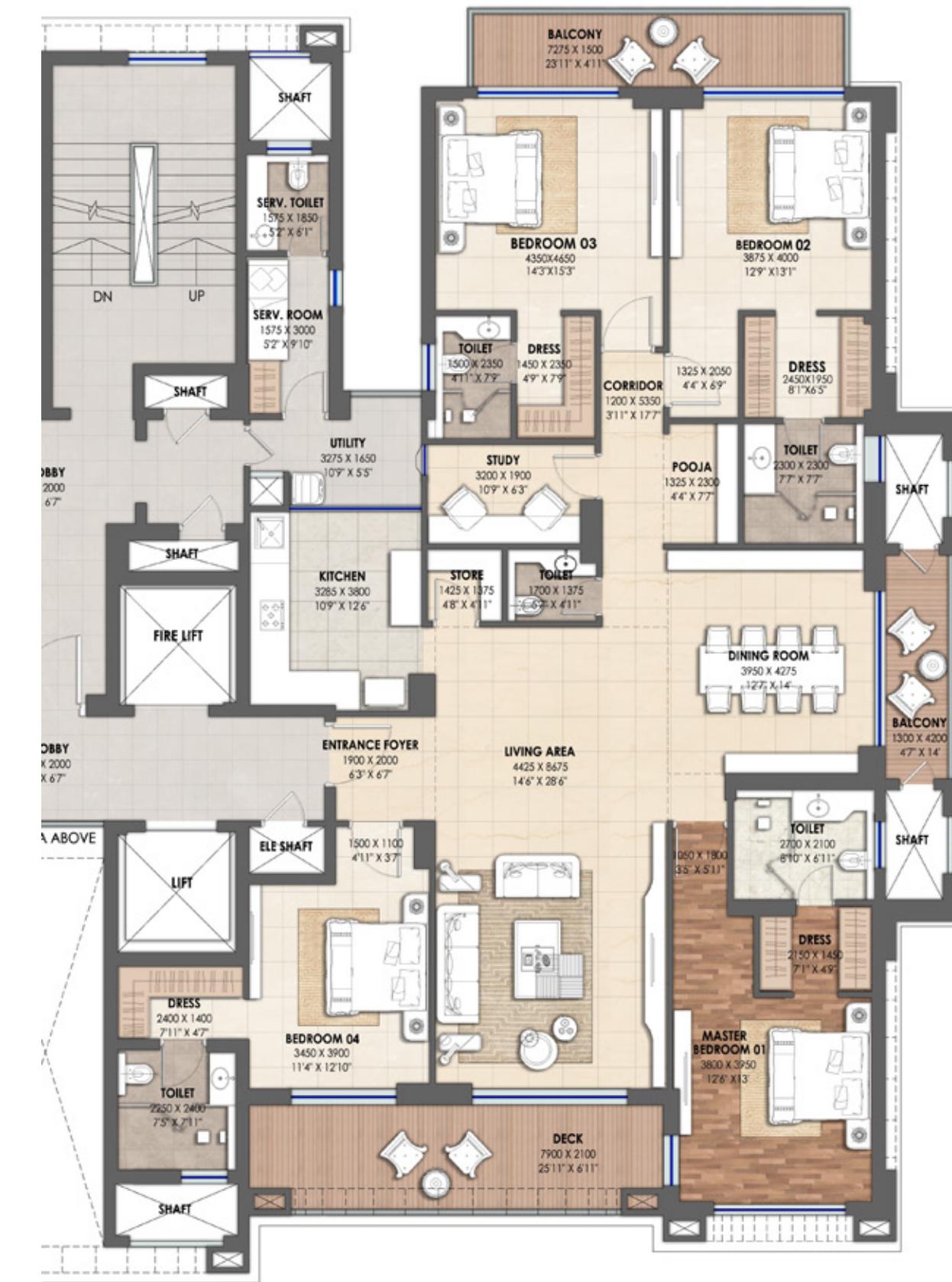
TYPICAL FLOOR PLAN

UNIT 2

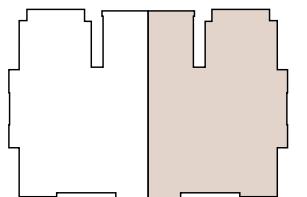
UNIT 1



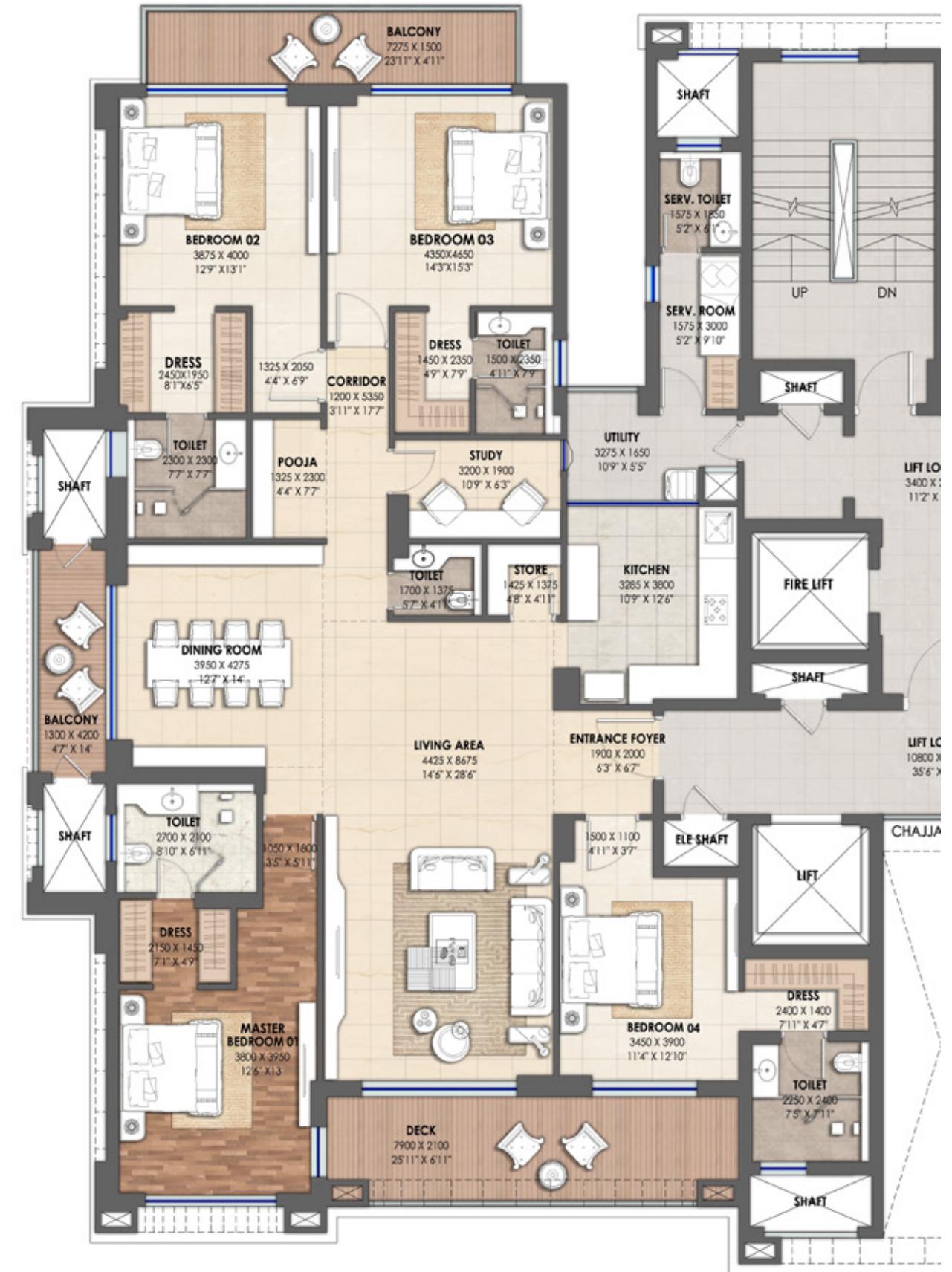
UNIT 1



	AREA - IN SQ. MTR	AREA - IN SQ. FT
CARPET AREA	215.95	2,324.49
BUILTUP + BALCONY AREA	276.81	2,979.58
SUPER AREA	343.74	3,700.00

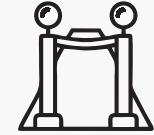


UNIT 2



	AREA - IN SQ. MTR	AREA - IN SQ. FT
CARPET AREA	215.95	2,324.49
BUILTUP + BALCONY AREA	276.81	2,979.58
SUPER AREA	343.74	3,700.00

LIST OF AMENITIES



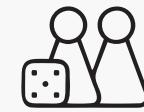
MULTIPURPOSE HALL



JACUZZI



GYMNASIUM



INDOOR GAMES



SWIMMING POOL FOR
ADULTS AND KIDS



CHANGING ROOMS



MEETING ROOMS



PERGOLA WITH SEATING



LUSH GREEN



KIDS PLAY AREA



MUGA COURT



FOUNTAIN



SEATING PLAZAS



WALKING/JOGGING TRACK
(WEST JARDIN)



DECK AREA
WITH SEATING NEAR POOL



TREE BOULEVARD
(WEST JARDIN)



BADMINTON COURT



MASSAGE ROOM &
STEAM ROOM



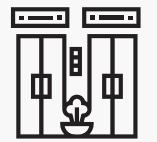
PARTERRE GARDEN
(WEST JARDIN)

SPECIFICATIONS



STRUCTURE

Structure designed with the highest seismic consideration for the zone as stipulated by the BIS code and for better safety



LIFT LOBBY

Center opening 3 passenger lift & 1 service lift

Flooring :- Granite/Marble/Tiles

Wall finishes:- Granite/Marble /Tiles up to 2100 mm on lift side wall and acrylic emulsion paint in balance area.

Ceiling :- Acrylic emulsion paint



LIVING /DINING ROOM

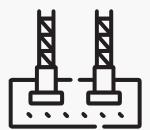
Flooring /skirting :-Superior quality vitrified tiles of minimum 800 x 800 mm size or bigger

Wall finishes:-Acrylic emulsion on POP punning, Ceiling:- Oil bound distemper



WINDOW AND EXTERNAL GLAZING

Powder coated aluminum frame or UPVC frame window with clear glass



FOUNDATION

Reinforced concrete footing & column



BALCONIES

Flooring:- Tiles, Wall Finishes :- Exterior grade paint on plaster,

Ceiling finishes :-Exterior grade paint on plaster

Handrails and Parapet:-Combination of wall and MS handrail as per function and elevation requirement



ELECTRICAL AND PLUMBING INSTALLATIONS

Electrical Fixture & fitting:- ISI mark switches /sockets, distribution boxes and circuit breakers from standard makes and brands.

Wiring:- ISI mark concealed conduits with copper wire

Plumbing :- ISI compliant CPVC water supply pipes with standard valves and accessories

Security System:- CCTV surveillance, EPABX, Video door phones



ALL BED ROOMS

Flooring/Skirting:-Wooden laminated flooring in master bed room. Other bed rooms vitrified tiles of minimum 600 x 600 mm size.

Wall finished :- Acrylic emulsion on POP punning
Ceiling :-Oil bound distemper



TOILETS

Flooring :- ceramic tiles

Wall finishes:- ceramic wall tiles up to dado level (approximate2400 mm)

Ceiling finishes :-Oil bound distemper with false ceiling

Vanity counter :-Granite/Tiles, Sanitary Ware :- Premium quality range

Partition:-Glass cubical/Glass partition, Light:- Sensor light



EV CHARGING

Provision for EV charging.

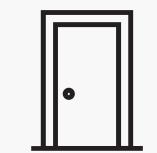


KITCHEN

Flooring /Skirting: ceramic tiles/Vitrified tiles

Wall finishes:- Acrylic emulsion paint on wall

Ceiling :- Oil bond distemper with part false ceiling



DOOR

Main entrance door:-Engineered laminated frame with laminated door shutters

Internal Doors:-Engineered laminated frame with laminated door shutters

Hardware:-Locks. Handles and knobs (mortise and cylindrical locks) from reputed makes and brands. High quality steel/brass hardware.



CP FITTING AND ACCESSORIES

Grohe/Jaqua/Roca or equivalent Toilet
Fitting/single lever fitting in all toile. Provision for geyser installation. Rain shower in master toilet, Normal shower in all other toilets.



ANS Developers Pvt Ltd (formerly Known as Shalimar Lakecity Pvt Ltd),
Office Address: Shalimar Titanium, Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar, Lucknow - 226010

Call: +91 522 4030444 | E: sales@shalimar.org | W: shalimarcorp.com

Project RERA Registration No.: UPRERAPRJ496663 | Promoter RERA Registration No.: UPRERAPRM10813

Disclaimer: The views shown in the brochure may vary in accordance with the final approved map and does not guarantee the same. All intending purchaser/s are bound to inspect all plans and approvals and visit project sites and apprise themselves of all plans and approvals and other relevant information and nothing in this brochure is intended to substitute to the intending purchaser the actual plans and approvals obtained from time to time. The relationship between the Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this Brochure. All designs are indicative only.

This brochure is merely conceptual and is not a legal document. It cannot be treated as a part of the Annexure of final agreement/s that may be executed from time to time. The Developer reserves the right to change, amend, modify the contents of the brochure and architectural specifications during development stages. Finishing material might vary in project due to availability of material during the period of construction but specifications would remain same. Allottee(s) has to accept such variation(s). The Developer/Management holds no responsibility for its accuracy and shall not be liable to any intending purchaser or anyone for the changes/ alterations/ improvements so made.

This contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The landscape, water bodies, details of lobbies, features & facilities of the common club/community center/any other area, furniture, accessories, paintings, items, electronic goods, fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes etc. shown in the pictures are only indicative in nature and for illustrative purpose only and does not form a part of the standard specification. Recipients are advised to apprise themselves of the necessary and relevant information of the project/offer prior to making any purchase decisions. The sale is subject to terms of application form and agreement for sale. All specifications of the unit shall be as per the final agreement between the parties.