

ONE GOOD THING DESERVES ANOTHER!



Independent home on each floor
P A L W A L



AFTER THE GRAND SUCCESS OF OMAXE CITY, PALWAL

Omaxe presents

HAPPY HOMES AT PALWAL

Everything that you have heard about or know of Omaxe Happy Homes, Palwal is now better, bigger and more rewarding. So, if by any chance you missed out being part of Omaxe City, Palwal, here's your chance. Omaxe Happy Homes brings a beautiful concept of affordable homes in the form of independent floors gracefully designed in the pattern of 2BHK, 2BHK + Study and 3BHK. And when we call them Happy Homes, we mean it. This unique residential complex is embellished with all the bells and whistles of modern day living from the basic amenities to recreational facilities so that you and your family live a happy and joyous life.



ABOUT OMAXE CITY, PALWAL

Strategically located on 62nd milestone, Delhi-Agra highway, Omaxe City, Palwal proves to be an ideal location to turn your dreams into reality. A contemporary integrated township, Omaxe City, Palwal is set to deliver an example of fine residential innovation comprising plots, apartments, floors and villas. Spread over a sprawling 128 acre, this beautiful township has been dreamt as a city within a city. With provisions for shopping mall, schools, dispensary, crèche, state-of-the-art club with facilities like swimming pool, sauna, steam, jacuzzi etc., local shopping centre, grocery store and a lot more luxuries that reflect style and taste, Omaxe City promises to be perfect in every aspect with unparalleled elegance.

WHY PALWAL?

Situated at mere 50 kms from Delhi, 30 kms from Faridabad, 18 kms from Ballabgarh and 140 kms from Agra and well connected to these cities by frequent road and rail network, Palwal that has recently been formulated as district is fast emerging as a hot destination for investors and home seekers. As the burgeoning middle class has moved ahead and looking for quality construction at an affordable price, the city of Palwal has come up with a beautiful solution in the form of new fond opportunities of residential and commercial spaces owing to its fruitful location and growth prospects.



INDEPENDENT FLOORS OF 2 BHK & 3 BHK

Gated community | Spread over 128 acre | Strategically located on 62nd milestone Delhi-Agra highway

AMENITIES

- Provision for banks, sub-post office, taxi stand, grocery store etc
- Underground cables for telephone, electricity distribution and storm water drains & sewer system
- Efficient power distribution network
- Regulated under ground / overhead water supply
- Township maintenance and upkeep by a reputed maintenance agency
- Children play facilities
- Rainwater harvesting system
- Environment friendly waste disposal
- Sewage treatment and incinerators

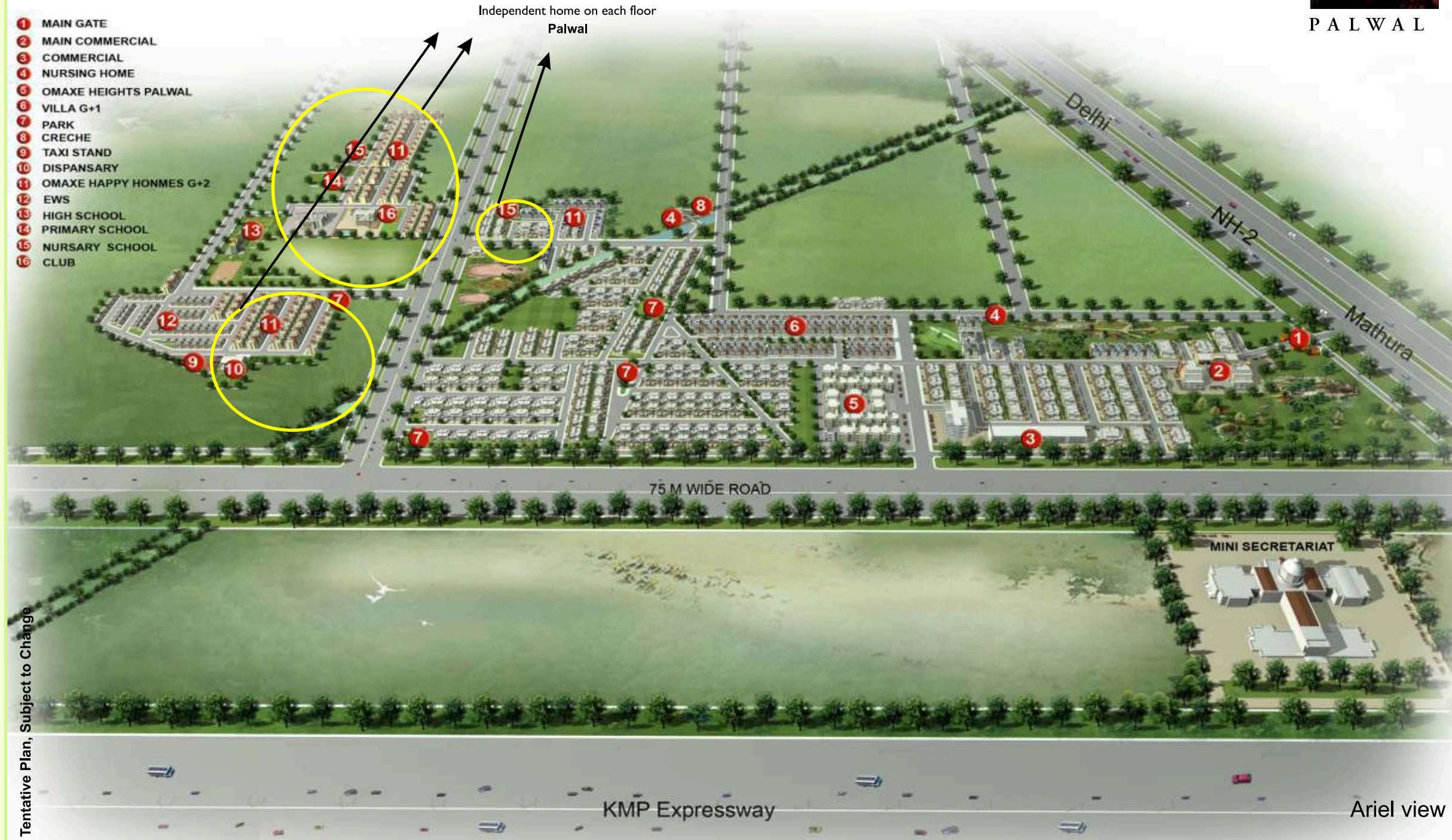
RECREATION

- Provision for state-of-the-art club with facilities like swimming pool, sauna, steam, jacuzzi etc.
- Shopping complex
- Food court & Banquet hall
- Recreational facilities including card room and multi purpose room
- Arrangement for indoor games like squash, cards, billiards, snooker etc.
- Hi-tech gymnasium.

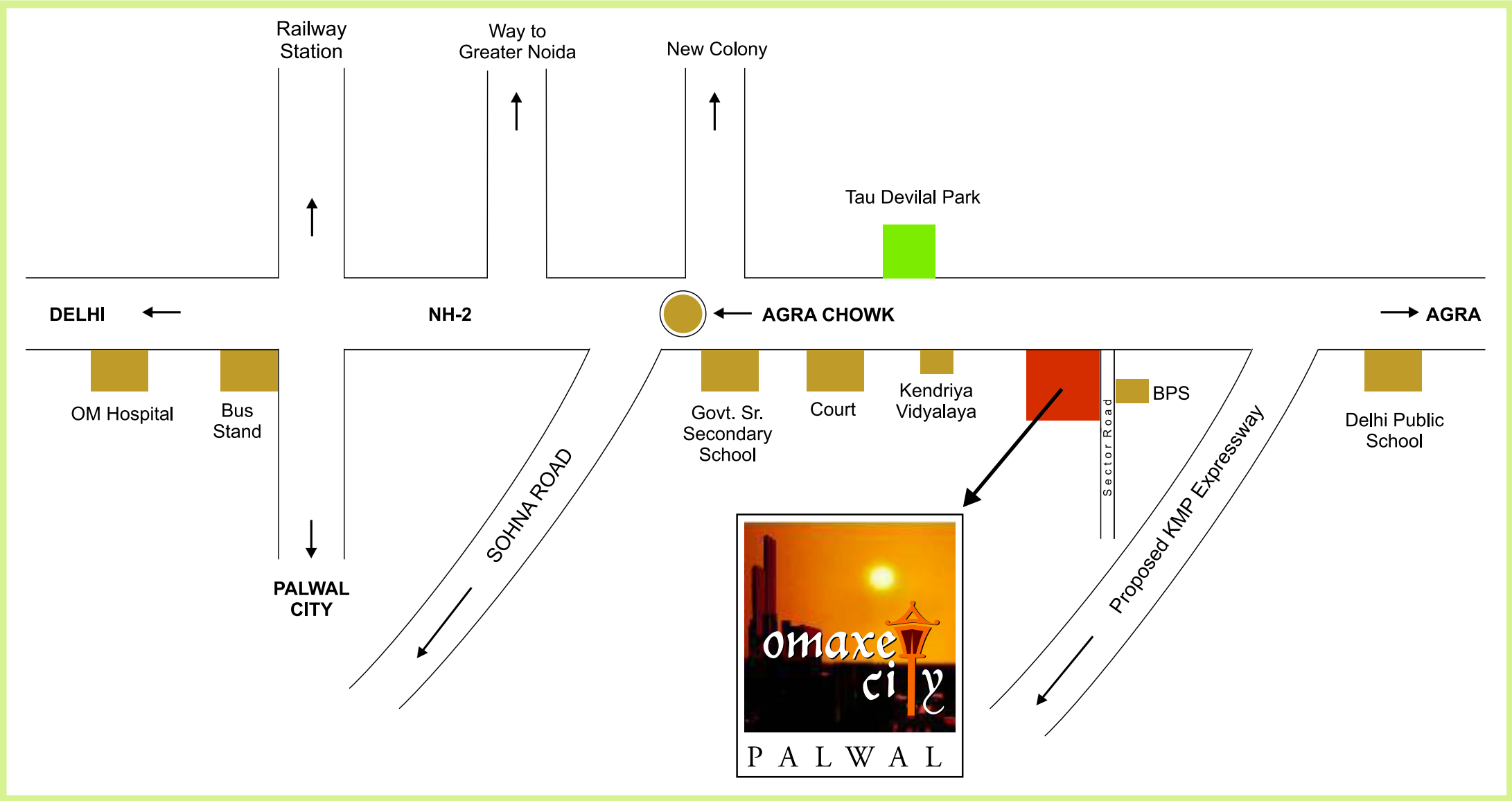


Independent home on each floor
Palwal

- 1 MAIN GATE
- 2 MAIN COMMERCIAL
- 3 COMMERCIAL
- 4 NURSING HOME
- 5 OMAXE HEIGHTS PALWAL
- 6 VILLA G+1
- 7 PARK
- 8 CRECHE
- 9 TAXI STAND
- 10 DISPANSARY
- 11 OMAXE HAPPY HOMES G+2
- 12 EWS
- 13 HIGH SCHOOL
- 14 PRIMARY SCHOOL
- 15 NURSARY SCHOOL
- 16 CLUB



Location Map Omaxe City, Palwal



For details: **+91-9015161718**

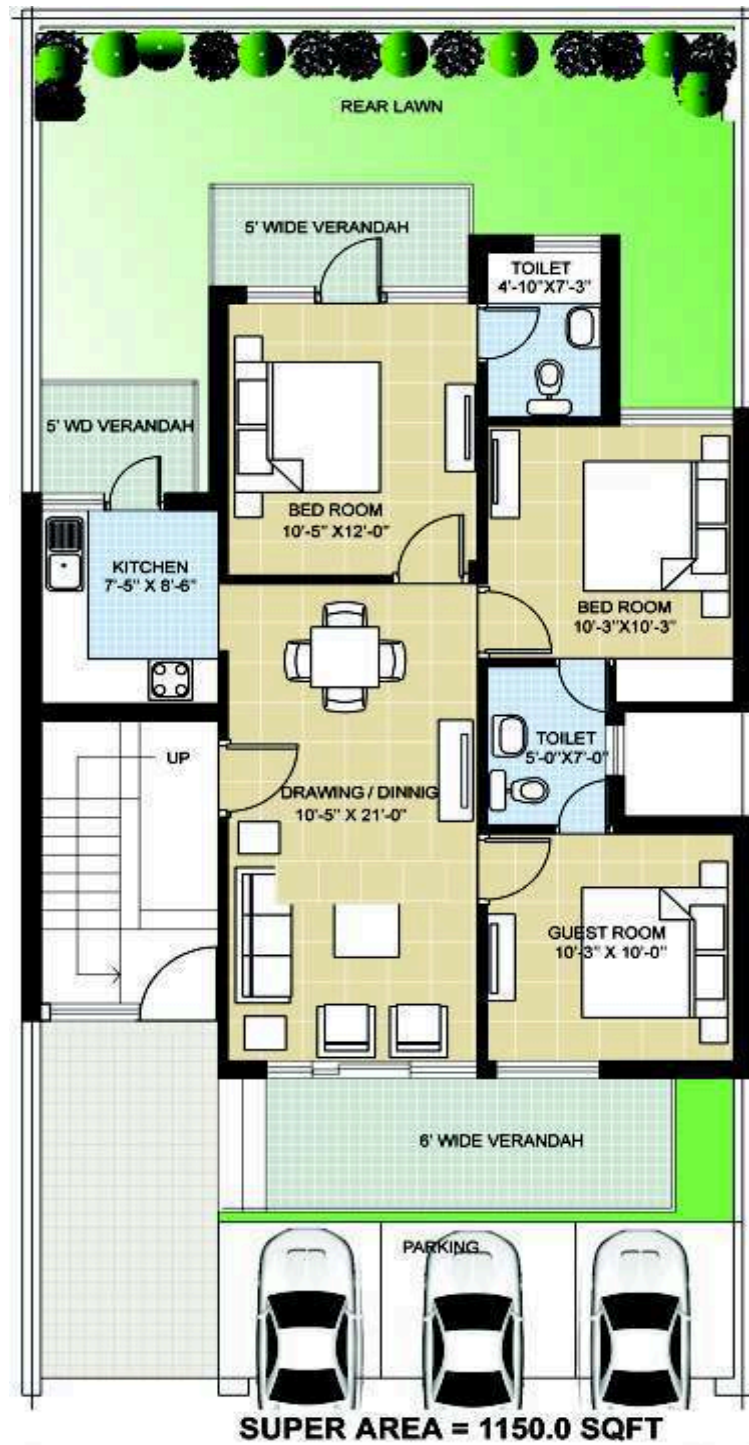
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Omaxe City, Palwal - Distance Chart

| Place | Distance (approx.) |
|-------------------|--------------------|
| • Bus Stand | 03 kms |
| • Railway Station | 04 kms |
| • Om Hospital | 5.5 kms |
| • Agra Chowk | 1.5 kms |
| • D.P.S. | 8.5 kms |
| • Court | 1.0 km |

Map not to scale

Note : This Brochure is purely conceptual and is not a legal offering. Further, the Promoters / Architects reserve the right to add/delete any details/specifications/ elevations mentioned, if so warranted by the circumstances



Independent Floor Plan at Omaxe City, Palwal

Plot Area: 200 sq. yd.
Super Area: 1150 sq. ft.



Independent home on each floor
PALWAL

SPECIFICATIONS - OMAXE HAPPY HOMES, PALWAL

| Title | Description |
|---|--|
| Structure | Semi Load Bearing Structure |
| External Finish | Long lasting textured paint |
| DINING & PASSAGE | |
| Floor | Vitrified Tiles |
| Walls | Plaster and painted with pleasing shades of OBD |
| Ceiling | Plaster and painted with pleasing shades of OBD |
| DRAWING ROOM | |
| Floor | Vitrified Tiles |
| Walls | Plaster and painted with pleasing shades of OBD |
| Ceiling | Plaster and painted with pleasing shades of OBD |
| MASTER BED ROOM | |
| Floor | Vitrified Tiles |
| Walls | Plaster and painted with pleasing shades of OBD |
| Ceiling | Plaster and painted with pleasing shades of OBD |
| OTHER BEDROOMS | |
| Floor | Vitrified Tiles |
| Walls | Plaster and painted with pleasing shades of OBD |
| Ceiling | Plaster and painted with pleasing shades of OBD |
| KITCHEN | |
| Floor | Ceramic / Anti Skid Tiles |
| Walls | Tiles up to 2' height above the counter level painted with pleasing shades of OBD Paint |
| Ceiling | Plaster and painted with pleasing shades of OBD |
| Platform And Sink | Pre-polished Granite Counter with stainless steel sink with drain board |
| BALCONIES | |
| Floor | Anti Skid Tiles |
| Ceiling | Plastered and painted with pleasing shades of OBD |
| Railing | M.S Tube Railing with Enamel Paint |
| STAIRCASES | |
| Railing | M.S. Railing with Enamel Paint |
| Flooring | Udaipur Green |
| TOILETS | |
| Walls | Dado of Glazed / Ceramic tiles up to 7 feet height |
| Floor | Anti Skid Tiles |
| Fittings/Fixtures | EWC & washbasin of white colour in all bathrooms with towel rail, soap dish & mirror |
| DOORS & WINDOWS | |
| Entrance Door/Internal doors | Seasoned hardwood frames with skin / flush door shutter with enamel paint / polish as per required shade |
| Windows/Doors | Seasoned hardwood frames of windows shutters with enamel paint / polish |
| ELECTRICAL | |
| Wire | Copper concealed |
| Switches | Switch points in each Bedroom / Drawing room / Dining room & Lounge / Toilets |
| ADDITIONAL FEATURES (FOR 3B/R FLOORS ONLY) | |
| Modular Kitchen Cabinets | |
| 1.5 ton A/C in Master Bedroom | |
| Fans & decorative light fittings in all rooms | |

Disclaimer : The products / specifications / architectural drawings as mentioned are tentative and subject to change at the sole discretion of the Company / Architect without any prior intimation to the customers in case of non-availability / short supply or if so warranted by circumstances.