



**VALENZA**  
BREATHE LUXURY





## A grand welcome redefined

The entrance of Valenza is more than just a gateway—it's an experience. Designed to impress at first sight, its intricate detailing and seamless elegance set the tone for the grandeur within. Step in, and let every arrival feel like a celebration of prestige.





## A location that defines convenience

Valenza is positioned at Bharat Mata Circle Mansarovar Extension, offering seamless connectivity to key landmarks like Amrapali Circle and C-Scheme. Residents enjoy effortless access to top schools, hospitals, shopping hubs, and entertainment zones.

### Distances

#### EDUCATIONAL INSTITUTES

- Shri Ram Universal School - 3.4km
- Neerja Modi School - 5.6km
- Cambridge Court World School - 5.6km
- St Wilfred College - 5.9km
- Modern School - 6.9km
- IIS University - 7.8km

#### SHOPPING & LEISURE

- Funberg Adventure and Trampoline Park - 3.3km
- City Park - 6.7km
- Mansarovar Plaza - 7.1km
- World Trade Park - 13.1km
- Pink Pearl Water Park - 13.1km

#### HOSPITALS

- Dhanvantari Hospital - 5.7km
- Saket Hospital - 5.9km
- Indus Hospital - 6.1km
- Metro Mas - 6.2km
- Manglam Plus Medicity - 6.3km
- Geetanjali Hospital - 7.3km

#### CONNECTIVITY

- Mansarovar Metro Station - 5.1km
- Sanganer Railway Station - 9.2km
- Jaipur International Airport - 12.9km



## Effortless accessibility

With a 12m and 30m wide road network, Valenza ensures smooth entry, ample parking, and hassle-free commuting. Thoughtful planning minimizes congestion while enhancing safety.

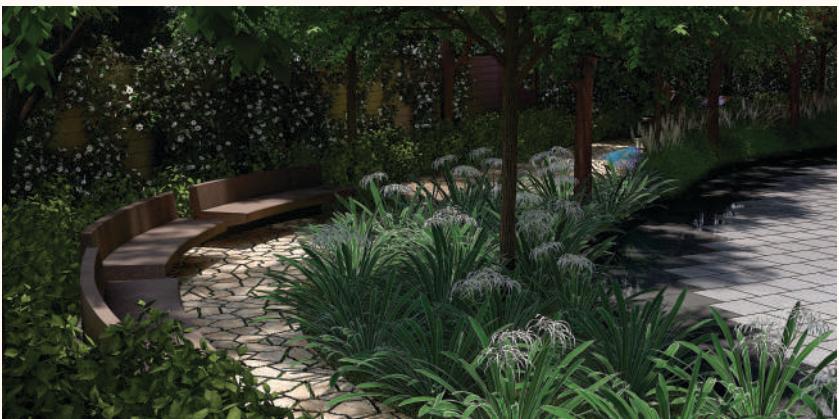




## Grandeur that rises above

With its towering presence, modern architecture, and impeccable design, it stands as a landmark of prestige. A perfect blend of beauty and strength, this is an address where every day is defined by grandeur.



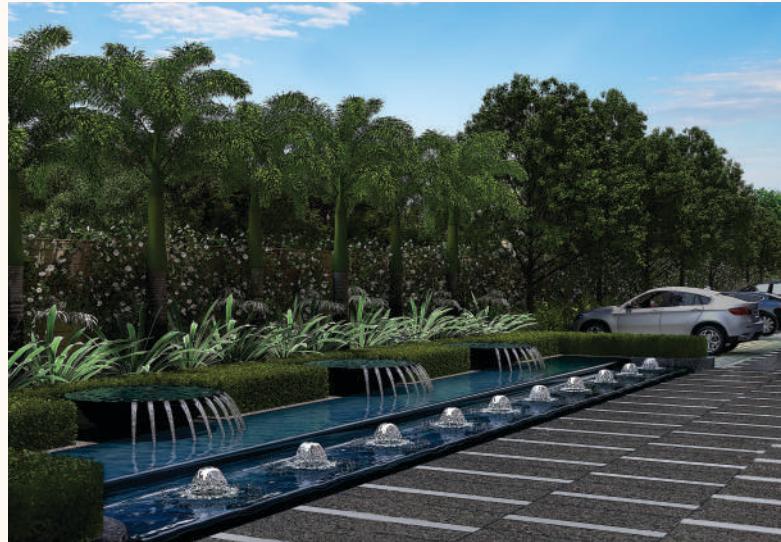


Designed for  
every generation



From dedicated play areas for kids to open gyms, multipurpose courts, and serene meditation zones, Valenza offers a thoughtfully designed landscape for all age groups.







## Sustainability

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Sustainable living through features like solar panels and water harvesting.  
A commitment to eco-conscious living.



## Safe & seamless circulation

Strategically planned pathways ensure smooth movement for both pedestrians and vehicles, prioritizing safety and convenience.





 Clubhouse



An elevated  
lifestyle awaits



A multi-level clubhouse that blends leisure, fitness, and entertainment. Designed for  
every passion, built for every moment.





Hassle-free parking,  
smart planning

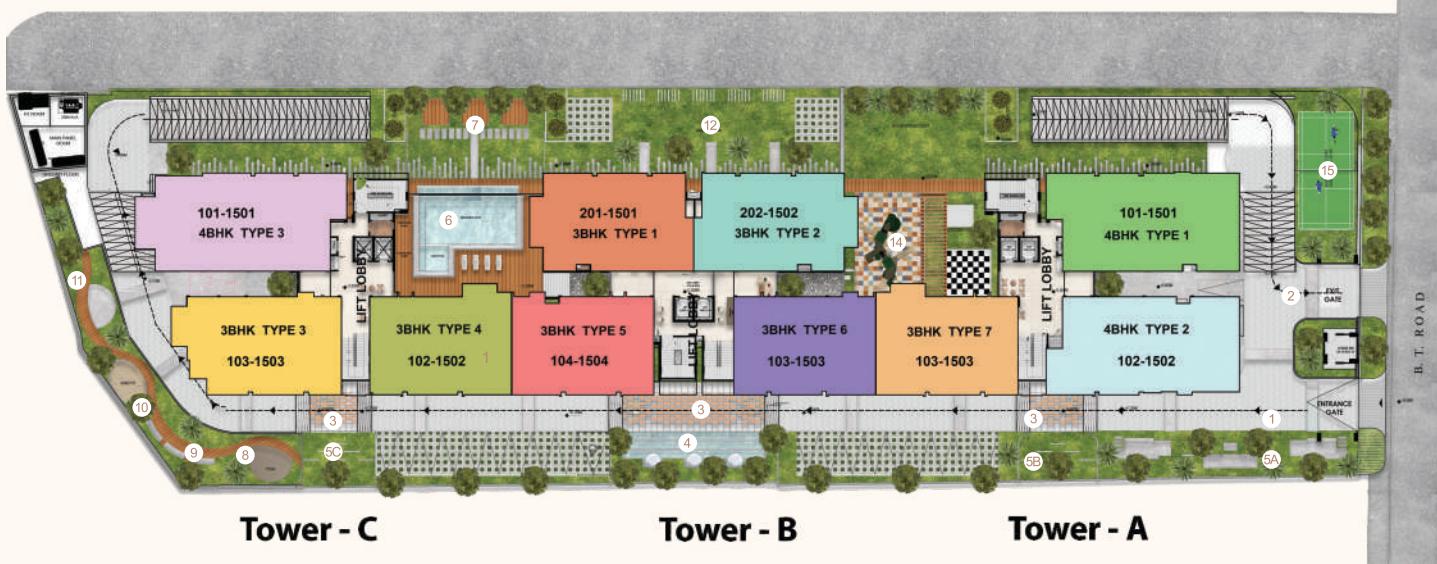


Two dedicated basement floors free up surface space, ensuring ample parking and a clutter-free landscape.





# MASTER PLAN



AREA TABLE (TOWER - C)

	TYPE	CARPET AREA	BALCONY (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
	4 BHK TYPE - 3	1969.83	197.23	2368.08	3149.54
	3 BHK TYPE - 3	1487.46	229.83	1892.31	2516.77
	3 BHK TYPE - 4	1489.5	211.54	1861.1	2475.24

AREA TABLE (TOWER - B)

	TYPE	CARPET AREA	BALCONY (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
	3 BHK TYPE - 1	1539.21	247.04	1948.39	2591.35
	3 BHK TYPE - 2	1537.06	248.84	1949.68	2593.07
	3 BHK TYPE - 5	1485.63	155.5	1817.5	2417.26
	3 BHK TYPE - 6	1486.17	155.48	1820.08	2420.69

AREA TABLE (TOWER - A)

	TYPE	CARPET AREA	BALCONY (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
	4 BHK TYPE - 1	1948.26	182.05	2355.81	3133.22
	4 BHK TYPE - 2	1943.79	173.77	2344.4	3118.05
	3 BHK TYPE - 7	1489.18	211.21	1864.11	2479.24

## LEGEND

- 1. ENTRY | 2. EXIT | 3. DROP-OFF | 4. WATER FEATURE | 5. ENTRANCE FEATURE-A,B,C | 6. POOL AREA | 7. CABANA
- 8. YOGA COURT | 9. SEATING AREA | 10. SAND PIT | 11. OPEN GYM | 12. BANQUET LAWN | 13. MULTIPURPOSE COURT
- 14. KIDS PLAY AREA | 15. BADMINTON COURT





## CLUBHOUSE GROUND FLOOR



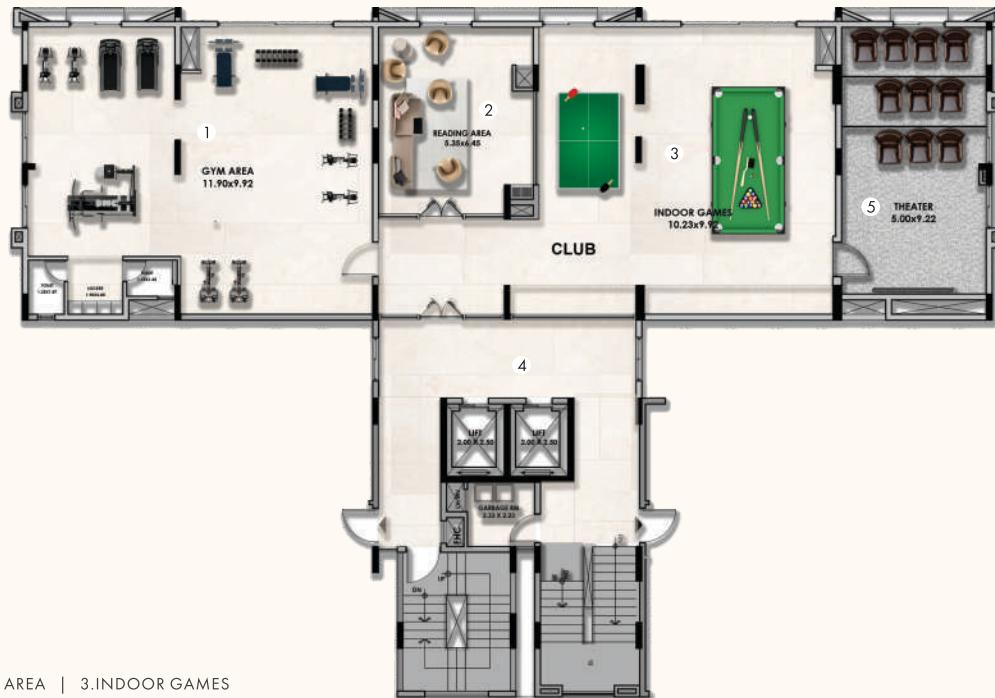
### LEGEND

1. SWIMMING POOL | 2. CHANGING ROOM | 3. CRECHE | 3A. WATER FEATURE | 4. MULTIPURPOSE HALL | 5. LOBBY | 6. MAINTENANCE OFFICE  
7. SQUASH COURT





# CLUBHOUSE FIRST FLOOR PLAN





## 3 BHK HOME OFFICE

TYPE 1



CARPET AREA : 1539.21 SQ. FT. | BALCONY/UTILITY : 247.04 SQ. FT.  
BUILT UP AREA : 1948.39 SQ. FT. | SUPER BUILT UP AREA : 2591.35 SQ. FT.





## 3 BHK HOME OFFICE

TYPE 2



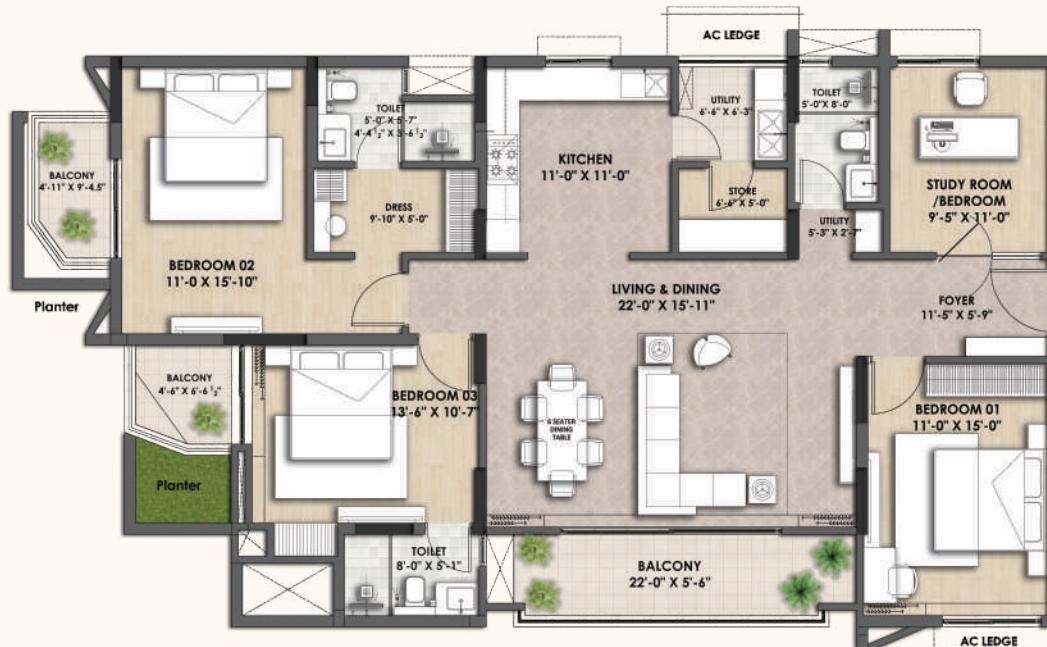
CARPET AREA : 1537.06 SQ. FT.  
BUILD UP AREA : 1949.68 SQ. FT.

BALCONY/UTILITY : 249.84 SQ. FT.  
SUPER BUILT UP AREA : 2593.07 SQ. FT.





## 3 BHK HOME OFFICE TYPE 3



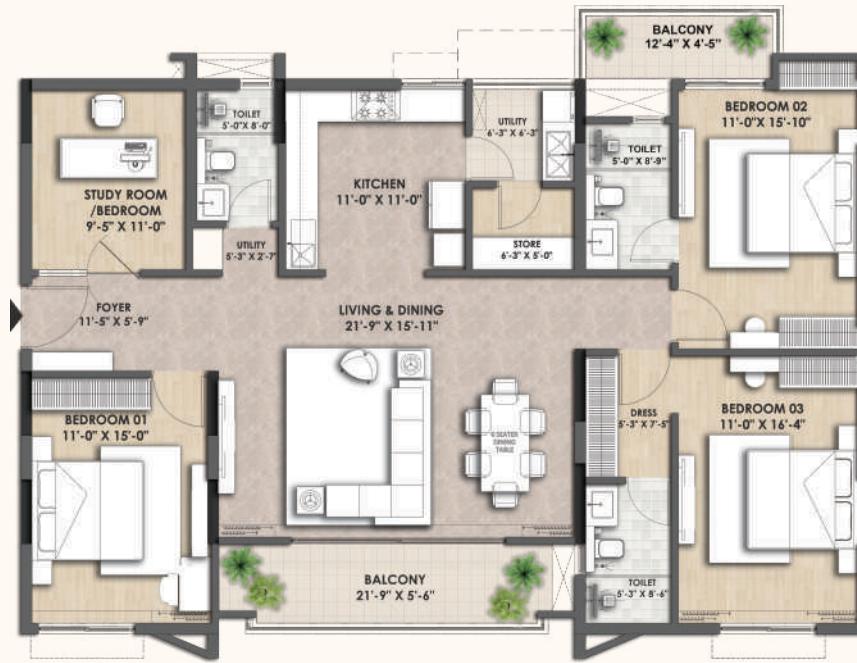
CARPET AREA : 1487.46 SQ. FT.  
BUILT UP AREA : 1892.31 SQ. FT.

BALCONY/UTILITY : 229.83 SQ. FT.  
SUPER BUILT UP AREA : 2516.77 SQ. FT.





## 3 BHK HOME OFFICE TYPE 4



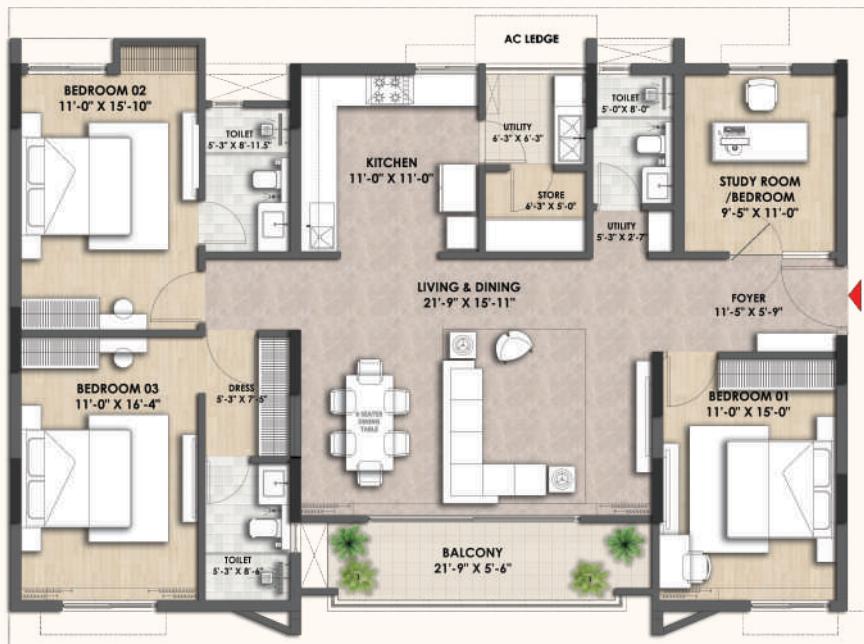
CARPET AREA : 1489.50 SQ. FT.  
BUILT UP AREA : 1861.10 SQ. FT.

BALCONY/UTILITY : 211.54 SQ. FT.  
SUPER BUILT UP AREA : 2475.24 SQ. FT.





## 3 BHK HOME OFFICE TYPE 5



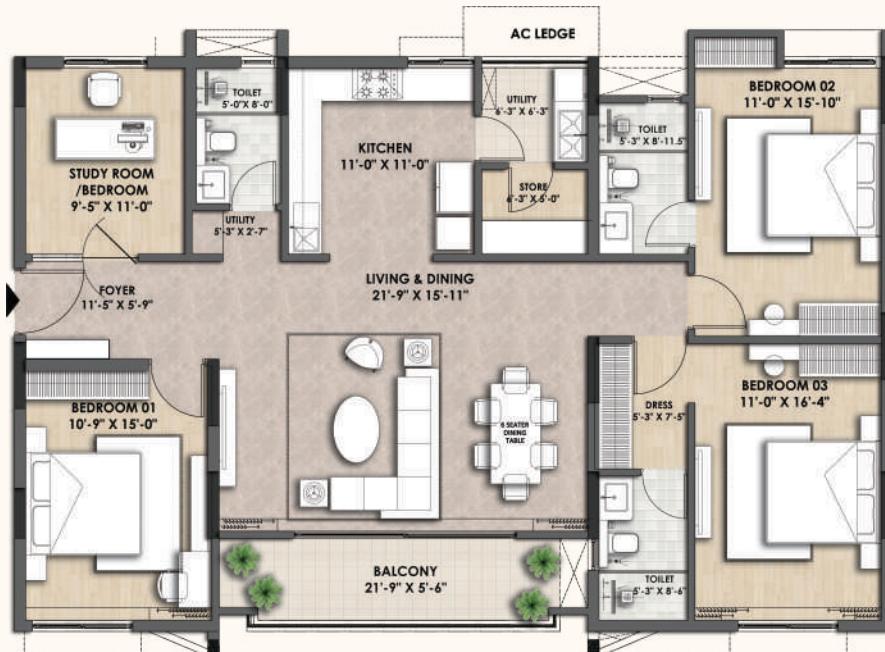
CARPET AREA : 1485.63 SQ. FT.  
BUILT UP AREA : 1817.50 SQ. FT.

BALCONY/UTILITY : 155.15 SQ. FT.  
SUPER BUILT UP AREA : 2417.26 SQ. FT.





## 3 BHK HOME OFFICE TYPE 6



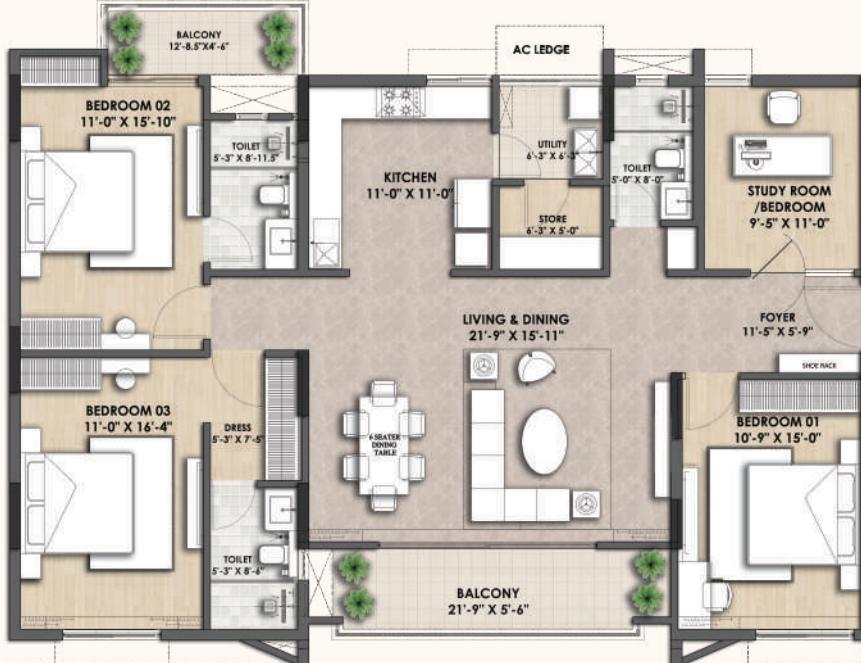
CARPET AREA : 1486.17 SQ. FT.  
BUILT UP AREA : 1820.08 SQ. FT.

BALCONY/UTILITY : 155.48 SQ. FT.  
SUPER BUILT UP AREA : 2420.69 SQ. FT.



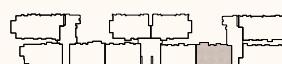


## 3 BHK HOME OFFICE TYPE 7



CARPET AREA : 1489.18 SQ. FT.  
BUILT UP AREA : 1864.11 SQ. FT.

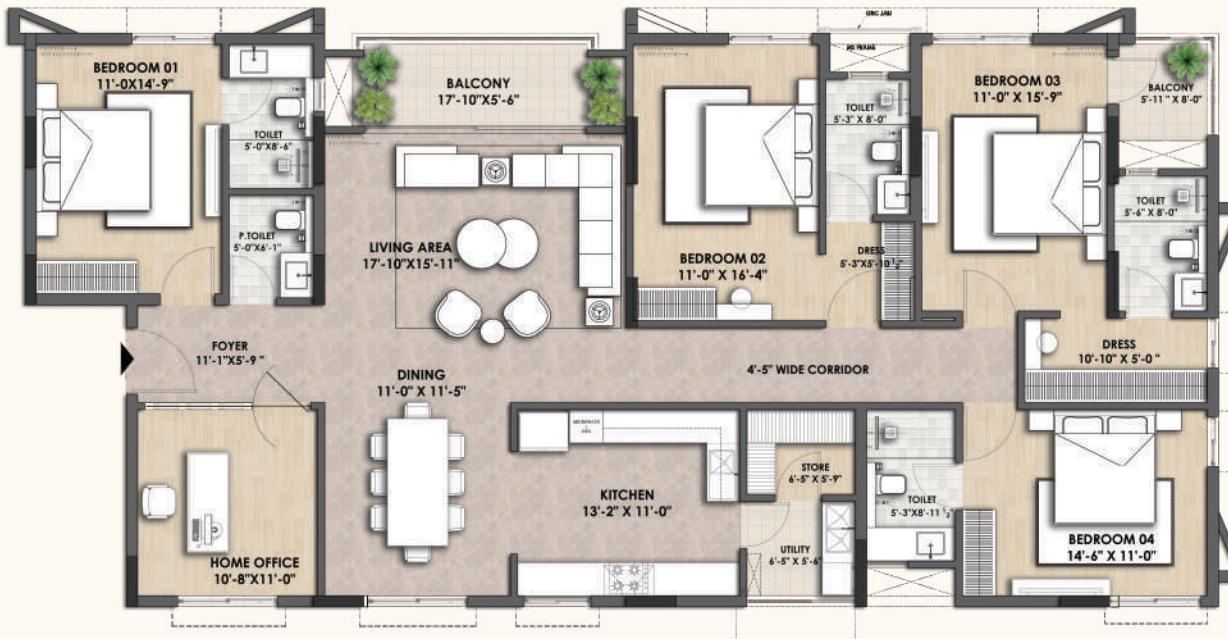
BALCONY/UTILITY : 211.21 SQ. FT.  
SUPER BUILT UP AREA : 2479.24 SQ. FT.





## 4 BHK HOME OFFICE

TYPE 1



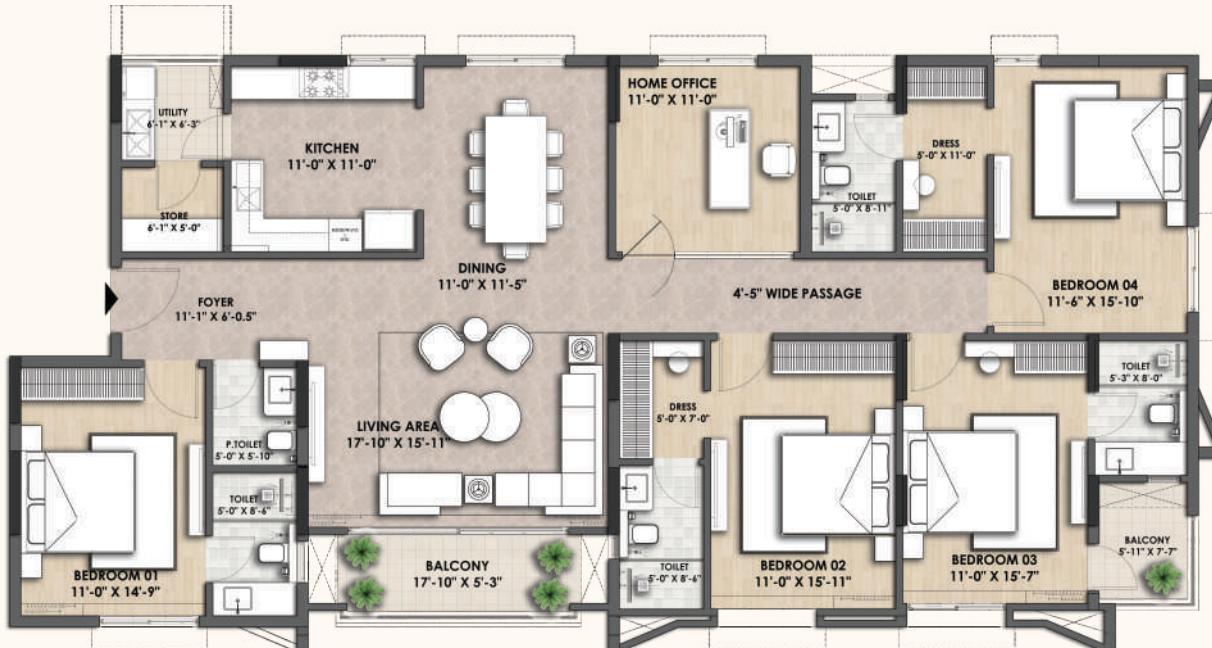
CARPET AREA : 1946.260 SQ. FT.  
BUILT UP AREA : 2355.81 SQ. FT.

BALCONY/UTILITY : 182.05 SQ. FT.  
SUPER BUILT UP AREA : 3133.22 SQ. FT.





## 4 BHK HOME OFFICE TYPE 2



CARPET AREA : 1943.79 SQ. FT.  
BUILT UP AREA : 2344.40 SQ. FT.

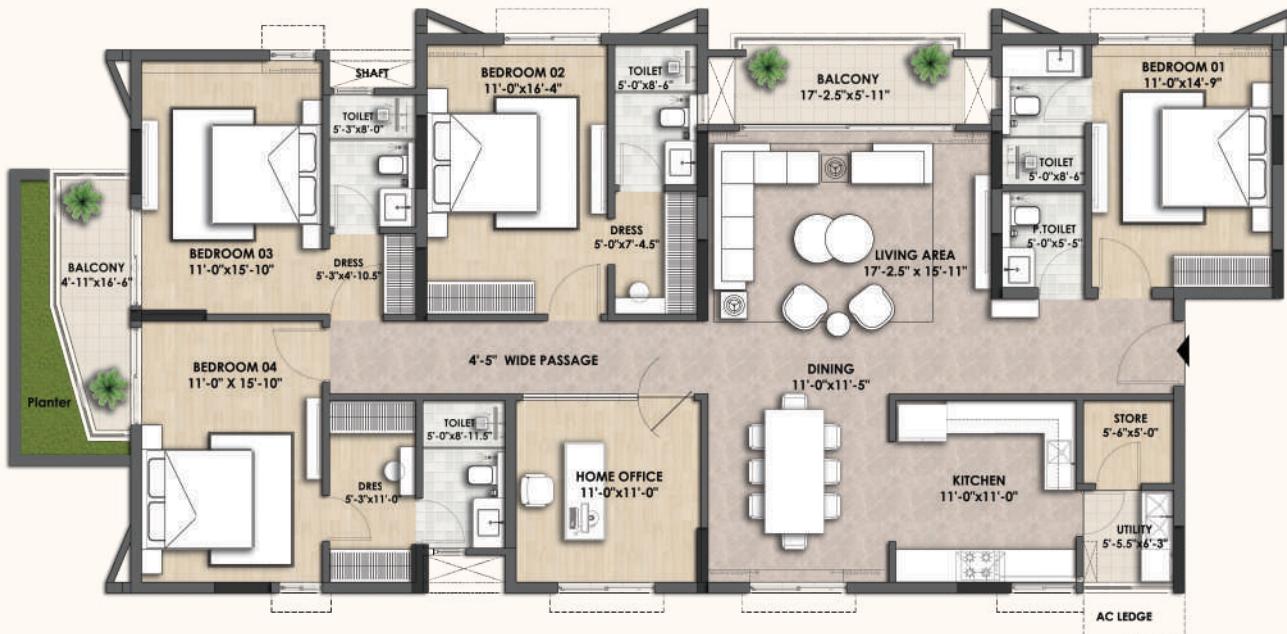
BALCONY/UTILITY : 173.77 SQ. FT.  
SUPER BUILT UP AREA : 3118.05 SQ. FT.





## 4 BHK HOME OFFICE

TYPE 3



CARPET AREA : 1969.83 SQ. FT.  
BUILT UP AREA : 2368.08 SQ. FT.

BALCONY/UTILITY : 197.23 SQ. FT.  
SUPER BUILT UP AREA : 3149.54 SQ. FT.





# Specification

## Living/Dining

Flooring	Vitrified tiles of 600 x 1200
Skirting	Vitrified tile profile
Wall Finishes	Plaster and POP
Ceiling	Plaster and POP and plastic emulsion

## Master Bedroom

Flooring	Wooden texture vitrified tile of 200 X 1200
Skirting	Wooden texture vitrified tile profile
Wall Finishes	Plaster with POP and plastic emulsion
Ceiling	Plaster with POP and plastic emulsion

## Other Bedrooms

Flooring	Vitrified tiles of 600 x 1200
Skirting	Vitrified tile profile
Wall Finishes	Plaster with POP and plastic emulsion
Ceiling	Plaster with POP and plastic emulsion

## Kitchen

Flooring	Anti skid vitrified tiles of 600 x 1200
Skirting	Vitrified tile profile
Wall Finishes	Plaster with POP and plastic emulsion
Wall Tiles	Tiles upto 2' height above counter top 600X1200
Counter Top	Premium granite
Sink	Stainless steel sink with drain board
CP Fittings	Chrome finished sink mixer

## Staircase

Riser and Tread	Natural stone/tiles
Hand Rail	M.S. railing with enamel paint satin finish

## Structure and Services

Copper piping in all the rooms	
Earthquake resistant structure	
OH water tank for potable water & separate OH water tank for flushing water (treated)	
Energy efficient, eco friendly nominal design, centralized grouped location	
of services installation to ensure easy maintenance	

## Electricals

High side electrical equipment - Transformer, panels etc of requisite designed capacity	
Electrical fittings & concealed copper wiring in PVC conduit	
Provision for washing machine point (inlet+outlet)	
Separate meter for lighting in common areas, elevators and pumps	
16 amps sockets for geysers in toilets and 25 amps socket for air conditioners in all bedrooms	
Adequate nos. of 6 amps sockets & 16 amps sockets in kitchen	
Adequate 16 amps plug sockets in each room. Multiple socket in living room for connections to TV, stereo and other	
One calling bell along with bell push	

## Toilets

Flooring	Anti skid vitrified tiles of 600 x 1200
Wall Finishes	Ceramic tiles up to 8'-0" height & rest plaster with POP & plastic emulsion
CP Fittings & Sanitary Fittings	European wall hung WC, under/over counter basin of Shower, Divertter, Spout, Basin Mixer, Health Faucet, Water Closet, Wash Basin-toto, Hansgrohe
Sill & Toilet Ledge	Granite
Hygiene	Separate dry and wet areas
Ceiling	Grid ceiling
Glass Partition	In master bedroom toilet

## Balcony

Flooring	Anti skid vitrified tiles 200 X 1200
Skirting	Vitrified tile profile
Hand Rail	MS railing
Ceiling	Plaster with POP and plastic emulsion

## Doors and Windows

Main Door	Flush door with laminate on both sides _height 8ft, thickness_50mm
Other Doors	Flush door with laminate on both sides _height 8ft, thickness_34mm
Windows	Aluminium 3 track provision
Ventilators	Aluminium powder coated
Glass	Imported window solutions- Schuco

## Common Lobby

Flooring	Anti skid premium class tiles/natural stone
Skirting	Tile/Marble profile
Wall Finishes	Plaster with POP and O.B.D.
Ceiling	Plaster with POP and O.B.D.

## Common Facilities

- Services
1. 100% power back up for common services & power backup of 2 KVA per unit.
  2. Gas bank
  3. Garbage collection point
  4. Wi Fi club building
  5. Smart meters
  6. Provision for EV charging
  7. CCTV at entrance
  8. Car washing area
  9. Elevators
  10. Rainwater harvesting system
  11. Sewage treatment plant



10 million sq. ft. delivered with 35 years of sustained growth & innovation.

## RESIDENTIAL - COMPLETED



**SPRING VILLAS**  
3 & 4 BHK VILLAS  
BAEEN ROAD  
REDA Reg. No. RAJLP/2010/1107



**SANSAAr**  
2 & 3 BHK APARTMENTS  
MANSAKHANA ROAD  
REDA Reg. No. RAJLP/2012/1022  
YEAR: 2023



**SHUBH NILAYVILLAS**  
3 & 4 BHK VILLAS  
AJMER ROAD  
REDA Reg. No. RAJLP/2010/1120



**FLORENZA**  
2 & 3 BHK APARTMENTS  
MANSAKHANA ROAD  
MANSAKHANA EXC.  
REDA Reg. No. RAJLP/2011/1039  
YEAR: 2021  
No. of families residing  
290+



**UDAY**  
2 & 3 BHK APARTMENTS  
MANSAKHANA ROAD  
REDA Reg. No. RAJLP/2011/1040  
YEAR: 2020  
No. of families residing  
75+



**BELLEVISTA**  
2 & 3 BHK APARTMENTS  
MANSAKHANA ROAD  
REDA Reg. No. RAJLP/2010/1018  
YEAR: 2019  
No. of families residing  
250+



**NIRVANA-2**  
2 & 3 BHK APARTMENTS  
& PENTHOUSES  
MANSAKHANA ROAD  
REDA Reg. No. RAJLP/2011/1041  
YEAR: 2019  
No. of families residing  
50+



**ELANZA**  
2 & 3 BHK APARTMENTS  
& PENTHOUSES  
MANSAKHANA ROAD  
REDA Reg. No. RAJLP/2011/1049  
YEAR: 2018  
No. of families residing  
260+



**STUDIO PANACHE**  
FULLY FURNISHED STUDIO  
1 & 2 BHK APARTMENTS  
MANSAKHANA ROAD  
REDA Reg. No. RAJLP/2011/1041  
YEAR: 2017  
No. of families residing  
250+



**PANACHE**  
2 & 3 BHK APARTMENTS &  
PENTHOUSES NEAR KOT  
COOPERATION SOCIETY  
YEAR: 2017  
No. of families residing  
300+



**KOPAL**  
1 & 2 BHK APARTMENTS  
MANSAKHANA ROAD  
REDA Reg. No. RAJLP/2011/1049  
YEAR: 2016  
No. of families residing  
225+



**NIRVANA-1**  
2 & 3 BHK APARTMENTS  
& PENTHOUSES  
MANSAKHANA ROAD  
REDA Reg. No. RAJLP/2011/1041  
YEAR: 2015  
No. of families residing  
300+



**CITY VILLE**  
2 & 3 BHK INDEPENDENT  
VILLA, MANSAKHANA  
YEAR: 2014  
No. of families residing  
70+



**ELITE**  
2 & 3 BHK APARTMENTS  
MANSAKHANA ROAD  
NEW SANGAMER ROAD  
YEAR: 2013  
No. of families residing  
110+



**PANORAMA**  
2 & 3 BHK APARTMENTS  
& PENTHOUSES  
MANSAKHANA ROAD  
REDA Reg. No. RAJLP/2011/1041  
YEAR: 2012  
No. of families residing  
800+



**DESIRE**  
1, 2 & 3 BHK APARTMENTS  
MANSAKHANA ROAD  
AJMER ROAD  
REDA Reg. No. RAJLP/2011/1041  
YEAR: 2011  
No. of families residing  
170+



**IRIS-1&2**  
2 & 3 BHK APARTMENTS  
NEW SANGAMER ROAD  
YEAR: 2009-10  
No. of families residing  
290+



**FOUNTAIN SQUARE**  
2 & 3 BHK APARTMENTS  
& PENTHOUSES  
MANSAKHANA ROAD  
NEW SANGAMER ROAD  
YEAR: 2008  
No. of families residing  
70+

## COMMERCIAL



**WAREHOUSE**  
AJMER ROAD  
YEAR: 2021



**TRINITI**  
NEW SANGAMER ROAD  
YEAR: 2011



**CRYSTAL PALM**  
G.C.HOME  
YEAR: 2008



**CRYSTAL COURT**  
MANSAKHANA  
YEAR: 2006



**CRYSTAL MALL**  
BAPURIA  
YEAR: 2002



**MAGNUS**  
OPP. PINK CITY HONDA,  
MANSAKHANA ROAD  
YEAR: 2023



**PRIMUS**  
AERO CITY, NEAR INTERNATIONAL AIRPORT, JAIPUR  
MANSAKHANA ROAD  
YEAR: 2024

## RESIDENTIAL - ONGOING



**PALMSPRING**  
2 & 3 BHK APARTMENTS  
MANSAKHANA ROAD  
REDA Reg. No. RAJLP/2011/1041



**WINDCHIMES**  
MANAGED PAVILION MANSIONS  
MANSAKHANA ROAD  
REDA Reg. No. RAJLP/2011/1041



**SHUBH NILAY APARTMENTS**  
2 & 3 BHK APARTMENTS  
AJMER ROAD  
REDA Reg. No. RAJLP/2011/1041  
REDA Reg. No. RAJLP/2011/1042



**MANSION ROYALE**  
Live Exclusive  
2 & 3 BHK INDEPENDENT  
VILLA, MANSAKHANA  
OPP. AIRPORT (TERMINAL 2)  
REDA Reg. No. RAJLP/2011/1040



T h a n k Y o u !

