



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.





VALENZA
GREATER LUXURY

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

- Dhanvantri 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.

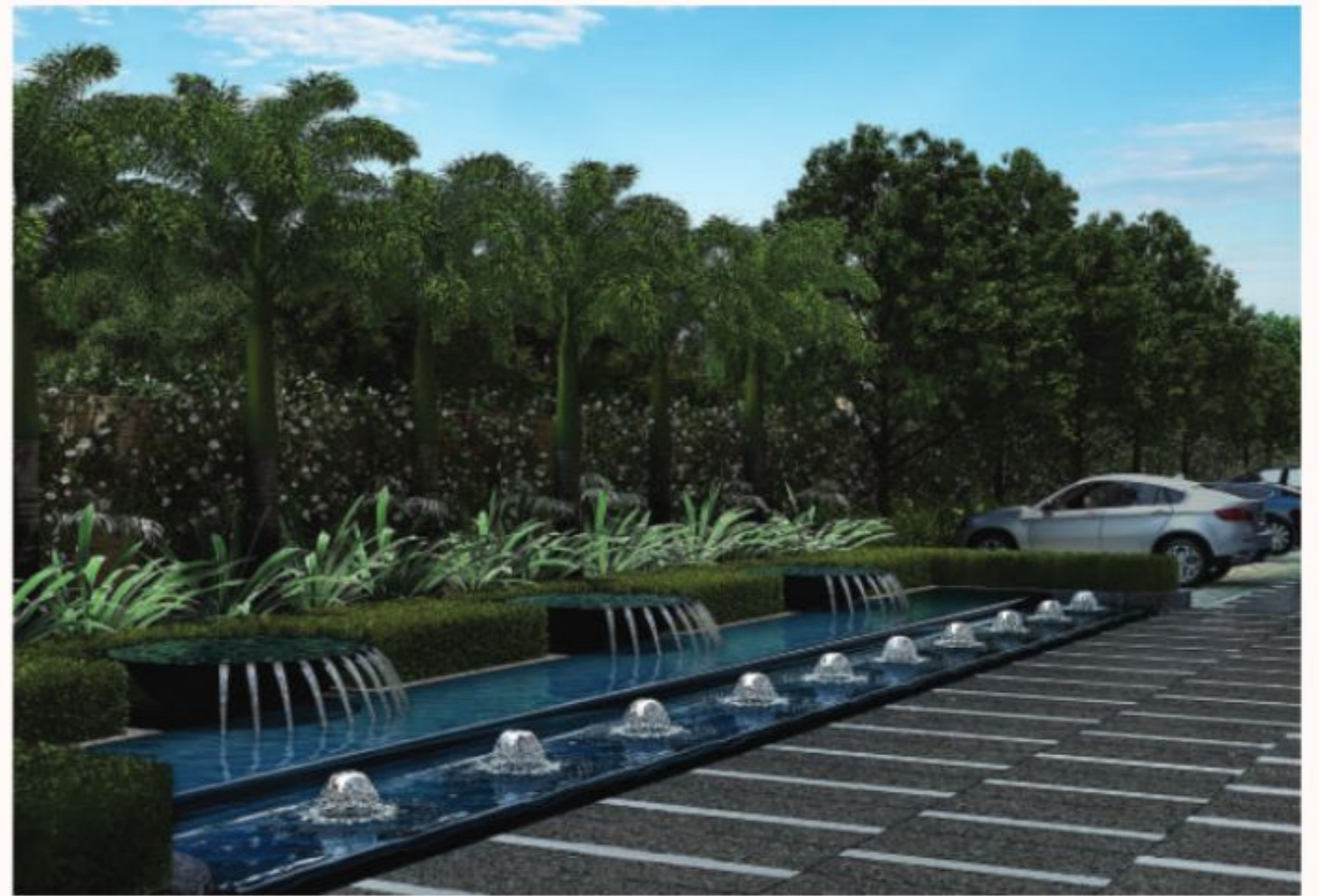




 Designed for
every generation


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

—  —
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.





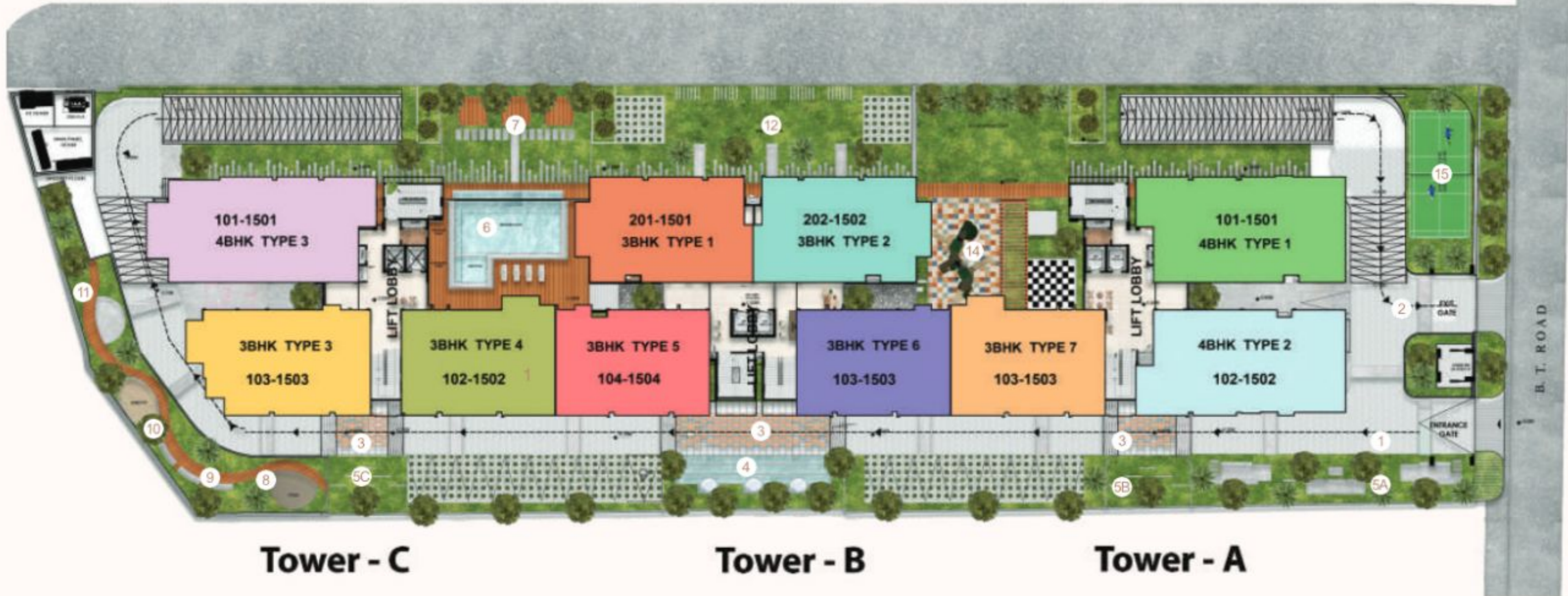
Hassle-free parking,
smart planning



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 | 2368.06 | 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 | 1948.29 | 2591.35 |
| | 3 BHK TYPE - 2 | 1537.06 | 249.84 | 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 | 1946.26 | 182.05 | 2356.81 | 3133.22 |
| | 4 BHK TYPE - 2 | 1943.79 | 173.77 | 2344.4 | 3118.06 |
| | 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

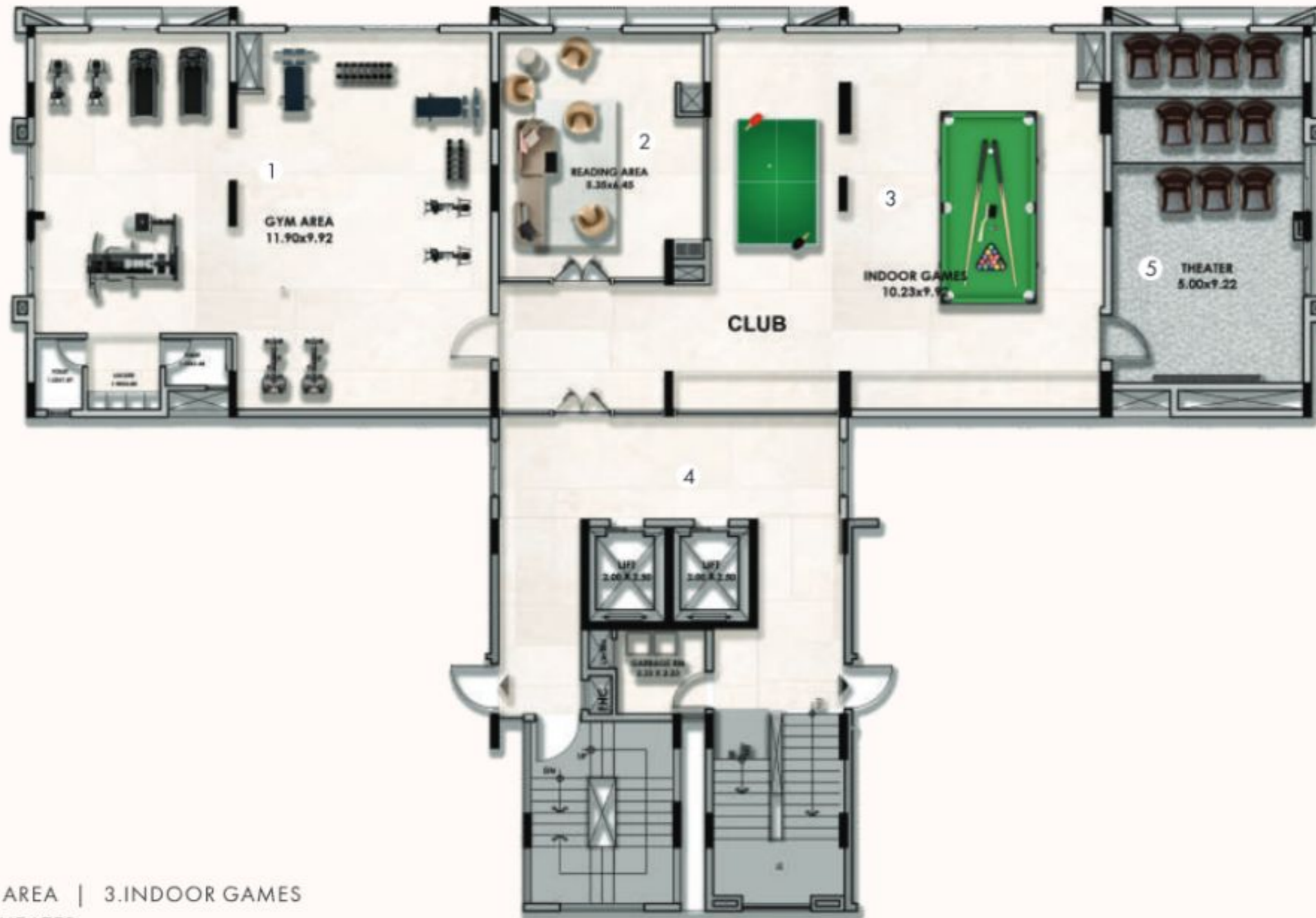


LEGEND

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



LEGEND

- 1.GYM | 2.READING AREA | 3.INDOOR GAMES
- 4.LOBBY | 5.HOME THEATER

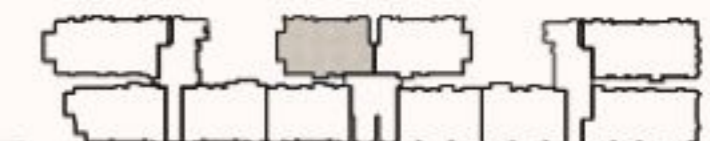




3 BHK HOME OFFICE TYPE 1



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. | BALCONY/UTILITY : 249.84 SQ. FT.
BUILT UP AREA : 1949.68 SQ. FT. | SUPER BUILT UP AREA : 2593.07 SQ. FT.





3 BHK HOME OFFICE TYPE 3



CARPET AREA : 1487.46 SQ. FT. | BALCONY/UTILITY : 229.83 SQ. FT.
BUILT UP AREA : 1892.31 SQ. FT. | SUPER BUILT UP AREA : 2516.77 SQ. FT.





3 BHK HOME OFFICE TYPE 4

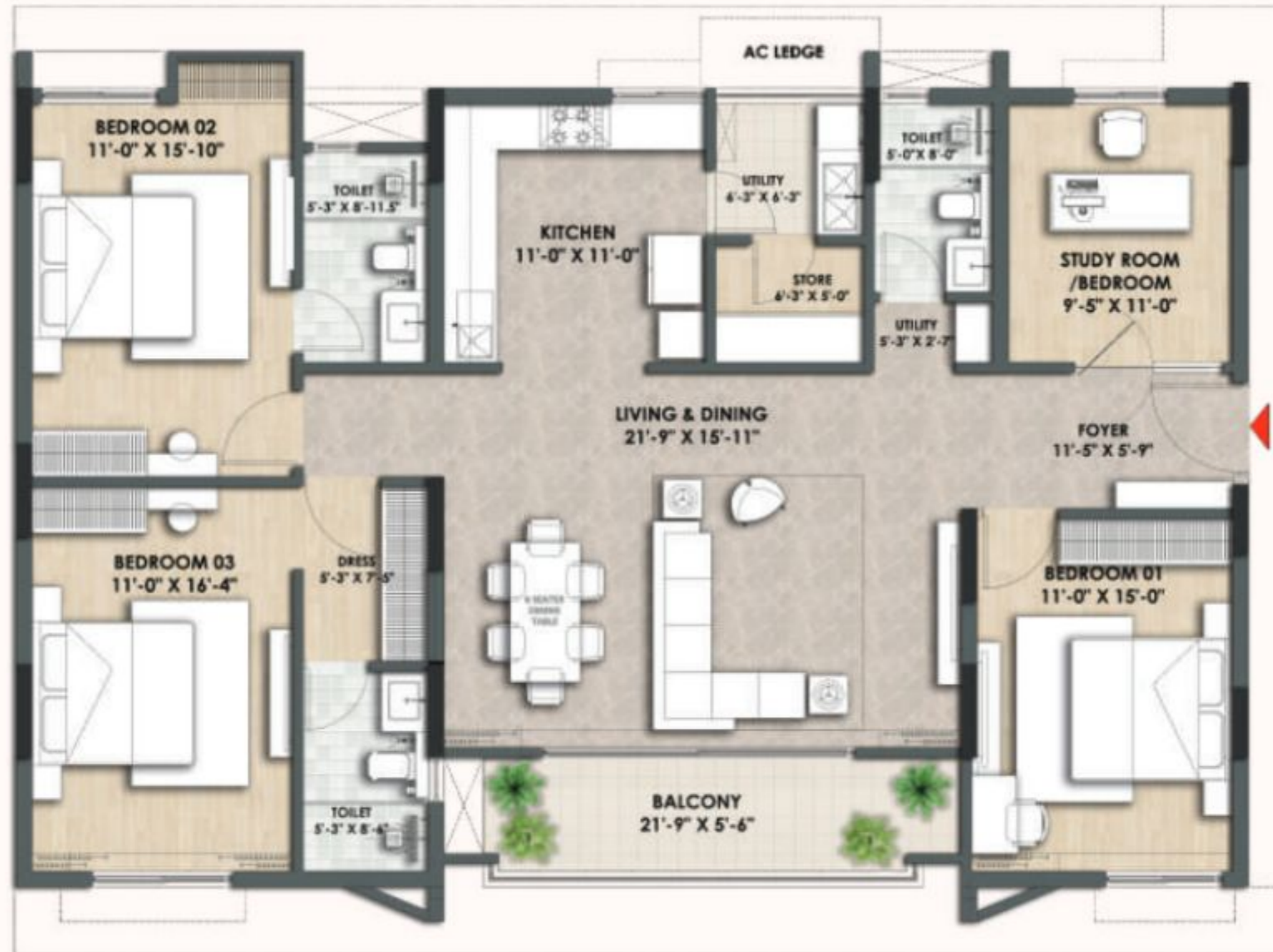


CARPET AREA : 1489.50 SQ. FT. | BALCONY/UTILITY : 211.54 SQ. FT.
BUILT UP AREA : 1861.10 SQ. FT. | SUPER BUILT UP AREA : 2475.24 SQ. FT.





3 BHK HOME OFFICE TYPE 5

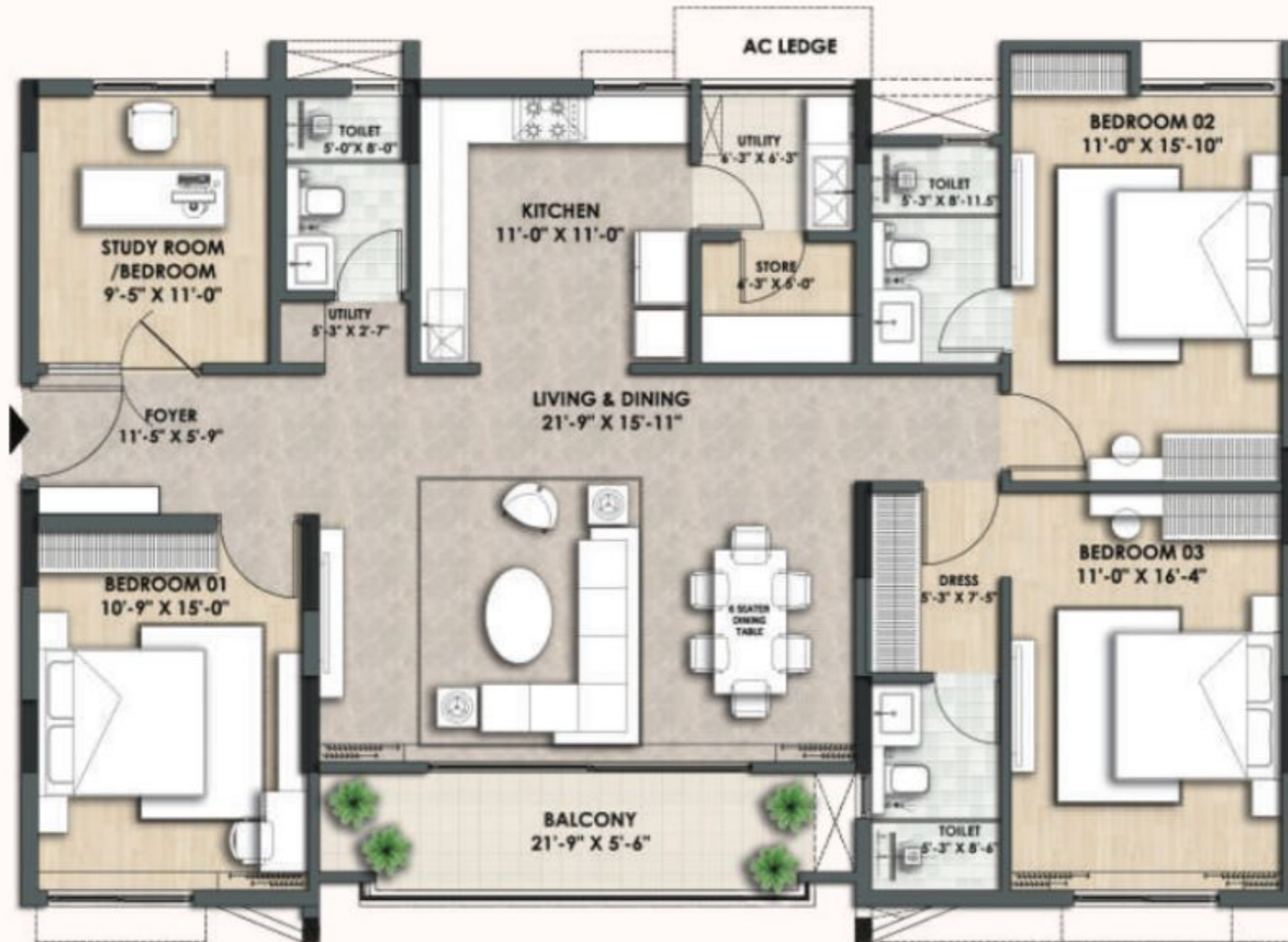


CARPET AREA : 1485.63 SQ. FT. | BALCONY/UTILITY : 155.15 SQ. FT.
BUILT UP AREA : 1817.50 SQ. FT. | SUPER BUILT UP AREA : 2417.26 SQ. FT.





3 BHK HOME OFFICE TYPE 6



CARPET AREA : 1486.17 SQ. FT. | BALCONY/UTILITY : 155.48 SQ. FT.
BUILT UP AREA : 1820.08 SQ. FT. | SUPER BUILT UP AREA : 2420.69 SQ. FT.





3 BHK HOME OFFICE TYPE 7



CARPET AREA : 1489.18 SQ. FT. | BALCONY/UTILITY : 211.21 SQ. FT.
BUILT UP AREA : 1864.11 SQ. FT. | SUPER BUILT UP AREA : 2479.24 SQ. FT.





4 BHK HOME OFFICE TYPE 1



CARPET AREA : 1946.260 SQ. FT. | BALCONY/UTILITY : 182.05 SQ. FT.
BUILT UP AREA : 2355.81 SQ. FT. | SUPER BUILT UP AREA : 3133.22 SQ. FT.





4 BHK HOME OFFICE TYPE 2



CARPET AREA : 1943.79 SQ. FT. | BALCONY/UTILITY : 173.77 SQ. FT.
BUILT UP AREA : 2344.40 SQ. FT. | SUPER BUILT UP AREA : 3118.05 SQ. FT.





4 BHK HOME OFFICE TYPE 3



CARPET AREA : 1969.83 SQ. FT. | BALCONY/UTILITY : 197.23 SQ. FT.
BUILT UP AREA : 2368.08 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, Dilverter, 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
- 100% power back up for common services & power backup of 2 KVA per unit.
 - Gas bank
 - Garbage collection point
 - Wi Fi club building
 - Smart meters
 - Provision for EV charging
 - CCTV at entrance
 - Car washing area
 - Elevators
 - Rainwater harvesting system
 - Sewage treatment plant



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

RESIDENTIAL - COMPLETED



SPRING VILLAS
2, 3 & 4 BHK VILLAS
NEAR TOWN ROAD,
RUSA Reg. No. RA/P/2011/117



SANSAAR
2 & 3 BHK APARTMENTS
NEAR TOWN ROAD,
RUSA Reg. No. RA/P/2011/122
YEAR: 2023



SHUBH NILAYVILLAS
2, 3 & 4 BHK VILLAS
AJMER ROAD,
RUSA Reg. No. RA/P/2009/119



FLORENZA
2 & 3 BHK APARTMENTS
NEAR SAHAY COLONY,
MANGALDWAR ETC.
RUSA Reg. No. RA/P/2011/120
YEAR: 2021
No. of families residing
290+



UDAY
2 BHK APARTMENTS
NEAR TOWN ROAD,
RUSA Reg. No. RA/P/2011/121
YEAR: 2020
No. of families residing
75+



BELLEVISTA
2 & 3 BHK APARTMENTS
NEAR STOL, JAGTIPURA
RUSA Reg. No. RA/P/2011/118
YEAR: 2019
No. of families residing
250+



NIRVANA-2
2 & 3 BHK APARTMENTS
& PENTHOUSES
AJMER ROAD
RUSA Reg. No. RA/P/2011/124
YEAR: 2019
No. of families residing
50+



ELANZA
2 & 3 BHK APARTMENTS
& PENTHOUSES
NEAR SAHAY COLONY,
NEAR MANGALDWAR
RUSA Reg. No. RA/P/2011/123
YEAR: 2018
No. of families residing
260+



STUDIO PANACHE
FULLY FURNISHED STUDIO
1 & 2 BHK APARTMENTS
NEAR MBI COLONY, JAGTIPURA
RUSA Reg. No. RA/P/2011/125
YEAR: 2017
No. of families residing
250+



PANACHE
2 & 3 BHK APARTMENTS
& PENTHOUSES, NEAR MBI
COLONY, JAGTIPURA
YEAR: 2017
No. of families residing
300+



KOPAL
2 BHK VILLAS
NEAR JAGTIPURA
YEAR: 2016
No. of families residing
225+



NIRVANA-1
2 & 3 BHK APARTMENTS
& PENTHOUSES
AJMER ROAD
YEAR: 2015
No. of families residing
300+



CITY VILLE
2 & 3 BHK INDEPENDENT
VILLAS NEAR
VT, JAGTIPURA
YEAR: 2014
No. of families residing
70+



ELITE
2 & 3 BHK APARTMENTS
& PENTHOUSES
NEAR SAHAY ROAD
YEAR: 2013
No. of families residing
110+



PANORAMA
2 & 3 BHK APARTMENTS
& PENTHOUSES
JAGTIPURA
YEAR: 2012
No. of families residing
800+



DESIRE
1, 2 & 3 BHK APARTMENTS
JAGTIPURA,
AJMER ROAD
YEAR: 2011
No. of families residing
170+

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



FOUNTAIN SQUARE
2 & 3 BHK APARTMENTS
& PENTHOUSES
MANGALDWAR
YEAR: 2008
No. of families residing
70+



COMMERCIAL



WAREHOUSE
AJMER ROAD
YEAR: 2021



TRINITY
NEAR SAHAY ROAD
YEAR: 2011



CRYSTAL PALM
C-SHED
YEAR: 2008



CRYSTAL COURT
MANGALDWAR
YEAR: 2006



CRYSTAL MALL
MANGALDWAR
YEAR: 2002



MAGNUS
OPP. PNB CITY MARKET,
NEAR TOWN ROAD
YEAR: 2023



PRIMUS
ADJACENT TO NEAR INTERNATIONAL AIRPORT, JAGTIPURA
RUSA Reg. No. RA/P/2011/126
YEAR: 2024

RESIDENTIAL - ONGOING



PALM SPRING
2 & 3 BHK APARTMENTS
NEAR TOWN ROAD
RUSA Reg. No. RA/P/2011/127



WINDCHIMES
MANGALDWAR
RUSA Reg. No. RA/P/2011/128



SHUBH NILAY APARTMENTS
2 & 3 BHK APARTMENTS, AJMER ROAD
RUSA Reg. No. RA/P/2011/129
RUSA Reg. No. RA/P/2011/130



MANSION ROYALE
Live Exclusive
4 & 5 BHK SPANISH RESIDENCES
OPP. AIRPORT (TERMINAL 2)
RUSA Reg. No. RA/P/2011/131



T h a n k Y o u !

