

SUN TWILIGHT

VANITY VILLAS

RERA NO. : Residential Villa Phase 1(UPRERAPRJ7280), Residential Villa Phase 2(UPRERAPRJ7325)

Disclaimer: All prospective elevations, visuals, images, plans, designs and color schemes are purely conceptual and are just an artistic impression and not a legal offering. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. 1sq.mtr.=10.764sq.ft.

Sunrise Structures And Developers Pvt. Ltd.

Office Address : Plot No. REP-2A, Sector -27, Opp Delta-1 Metro Station, Greater Noida -201308(U.P.)

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✉ info@suntwilght.com

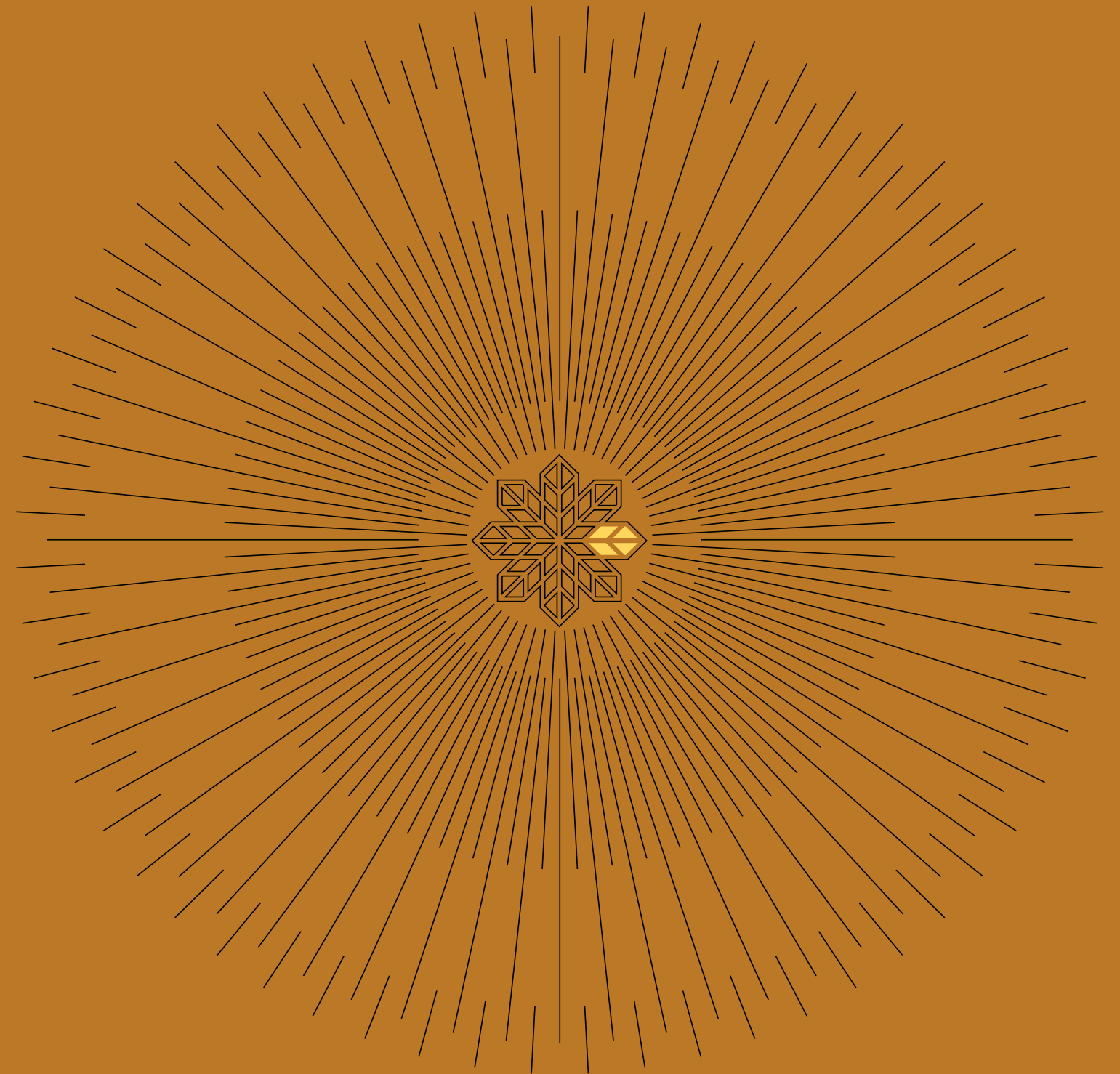
🌐 www.suntwilght.com

POWER OF SUN

“ Nothing is more important to us on Earth than the Sun. Without the Sun's heat and light, the Earth would be a lifeless ball of ice-coated rock. The Sun warms our seas, stirs our atmosphere, generates our weather patterns, and gives energy to the growing green plants that provide the food and oxygen for life on Earth. ”

by Nasa

Welcome to North India's First Four Side
Open Villa with East Facing.



LUXURY VILLAS IN THE HEART OF NATURE

Welcome to a place where ultra luxury living, connectivity and ultimate convenience come together, where striking architecture combines with beautiful lush natural surrounds to create an enviable address.

Welcome to your new luxury way of living in central Greater Noida.
Welcome to **Sun Twilight - Vanity Villas**.



WHERE THE PERFECT LIFESTYLE UNFOLDS

With a unique combination of premier location and Luxury lifestyle, Sun Twilight offers the ultimate in connected living. Centrally located at right in front of **Delta-1 Metro Station** of Greater Noida, this bold collection of designer villas represents an unrivalled lifestyle opportunity.

Vanity Villas is your gateway to the exceptional balance of premium designer living, supported by easy transport connectivity and access to an array of amenities, all in a central vibrant location within a blossoming local community.



PROJECT USP

- ✦ Project Area: 20.5 acres
- ✦ Only 134 Villas
- ✦ North India's First Four Side Open Villas
- ✦ 80% Synonym of Lush green
- ✦ All Villas are East Facing
- ✦ No Vehicle Movement on Ground Level
- ✦ Private Pool
- ✦ State of Art Modular Kitchen
- ✦ Luxurious & Lavish Rooms
- ✦ Putting Golf Course
- ✦ Ultra Luxury Club House in 35000 sq. ft.
- ✦ Build your Villa the way you want
- ✦ Dedicated Parking with each Villa
- ✦ Ample Car parking for visitors
- ✦ 5 Tier Security
- ✦ Concierge Services
- ✦ Servant Room with separate entry
- ✦ App for Digital Living

FINEST GOLF RESORT LIFESTYLE

with 4 side open villas



ARTISTIC IMAGE

PROJECT USP_s



many more ...

80% SYNONYM
OF LUSH GREEN



KITCHEN GARDEN



BOTANICAL GARDEN



BUTTERFLY GARDEN

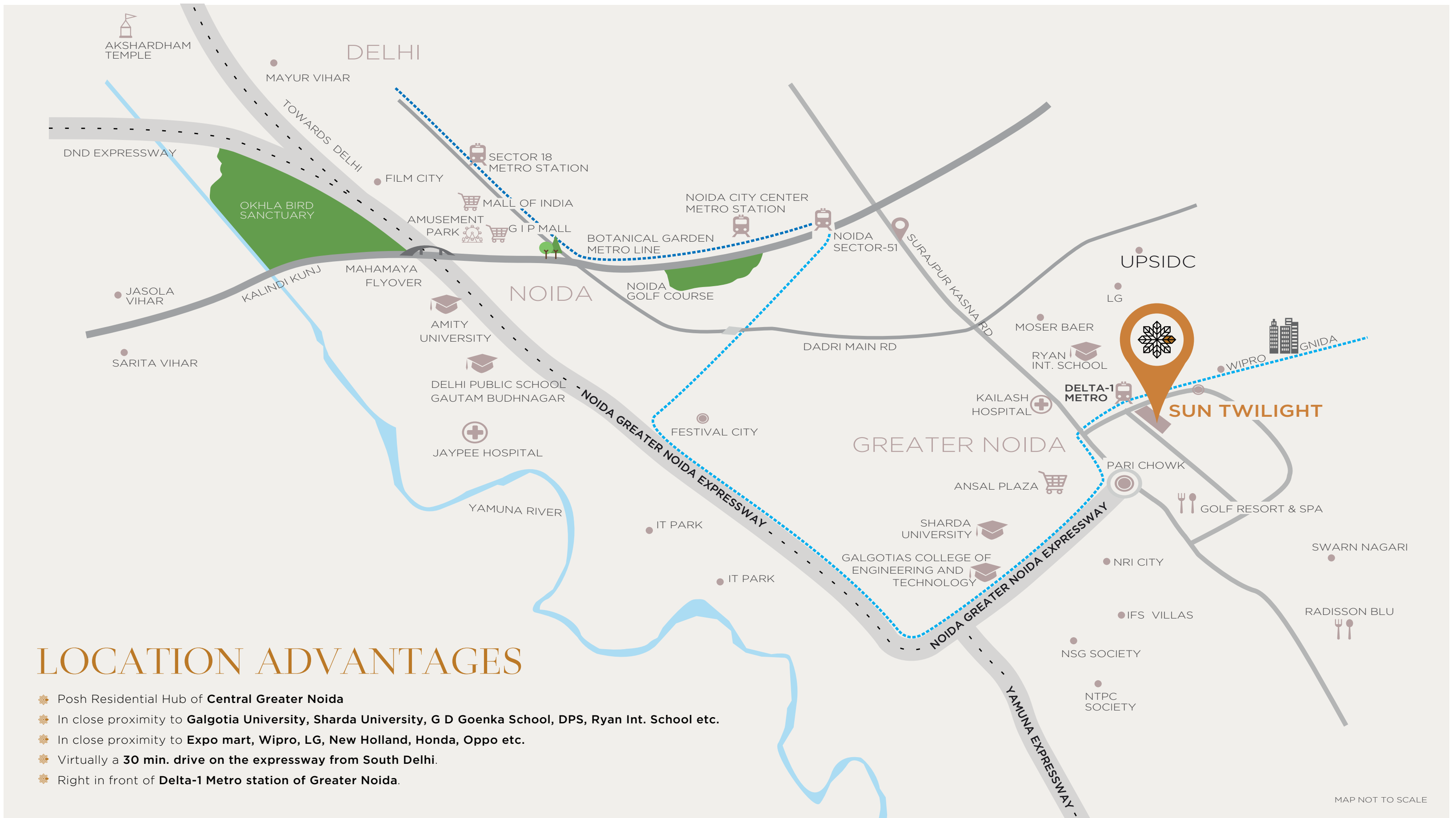
BEAUTIFUL
LANDSCAPE



PRIVATE
SITTING AREA



GOLF GROUND



PROPOSED JEWAR INTERNATIONAL AIRPORT
20 minute



YAMUNA EXPRESSWAY
04 minute



DELHI-MUMBAI INDUSTRIAL CORRIDOR
05 minute



SHOPPING MALLS
02 minute



HOTELS RESTAURANTS
02 minute



HOSPITALS CLINICS
05 minute



CRICKET STADIUM
02 minute



EDUCATION HUB
05 minute



INDUSTRIES
15 minute



NIGHT SAFARI
10 minute



F1 TRACK
10 minute



WHERE EVERYTHING IS WITHIN EASY REACH

Enjoy seamless luxury living embraced by nature, perfectly positioned amongst the beauty of lush green surrounds and open parklands with **Putting Golf Course**. Just moments from your front door, stroll across the **Delta - 1 Metro Station**, pedestrian and cycleway, to enjoy all that the future contemporary urban lifestyle.

- ✿ Enjoy the convenience of a proposed major shopping mall & High Street
- ✿ A range of dining options from cafes to restaurants
- ✿ Explore a network of walkways and cycleways to keep you connected
- ✿ Enjoy a series of linked parks, playgrounds, fitness and relaxation areas

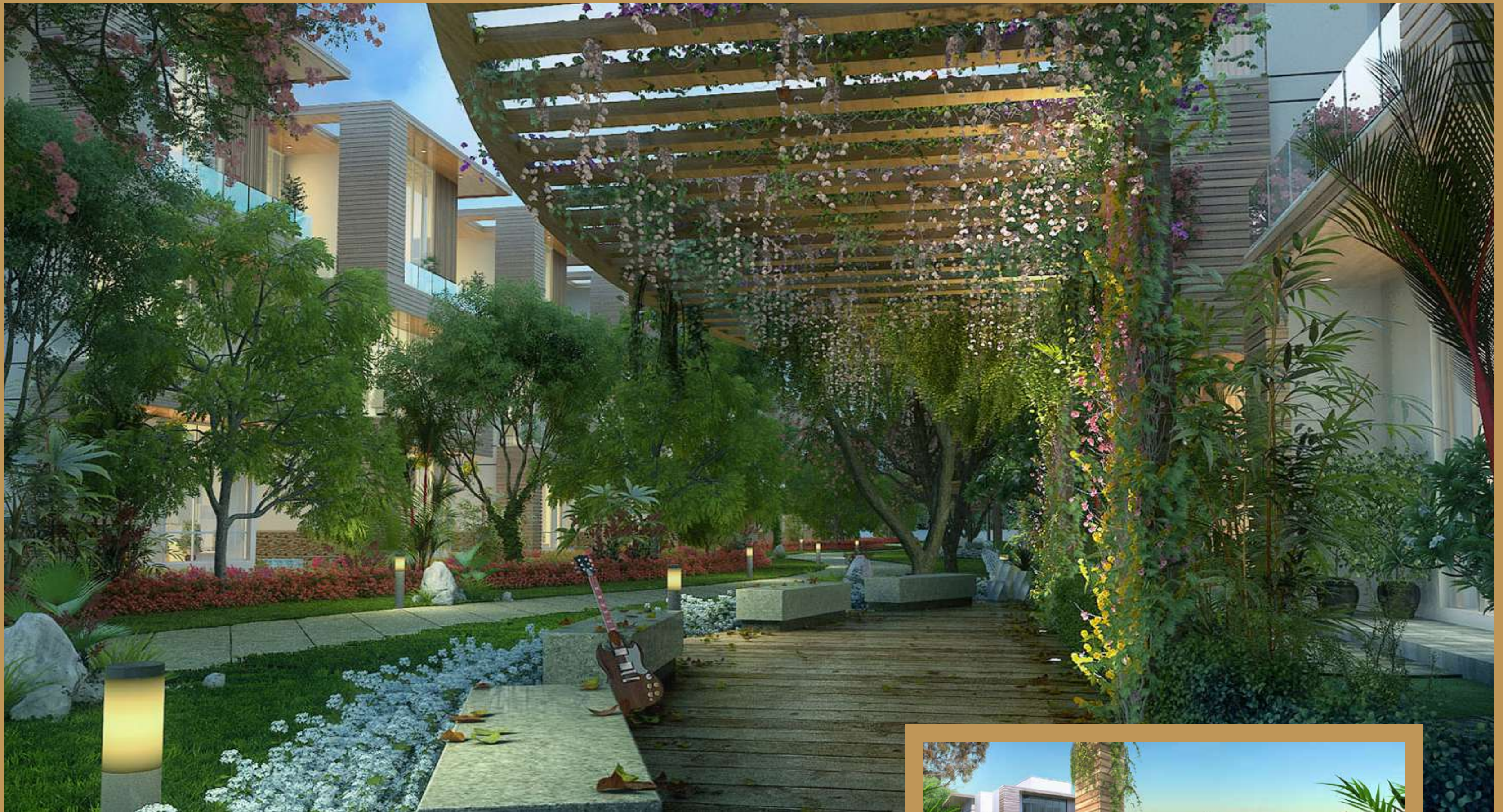




WHERE EVERYTHING YOU NEED IS CLOSE AT HAND

Surrounded by lush parklands and quality amenities, premium location address sets a new standard in convenience and connectivity, with everything you need being within reach.

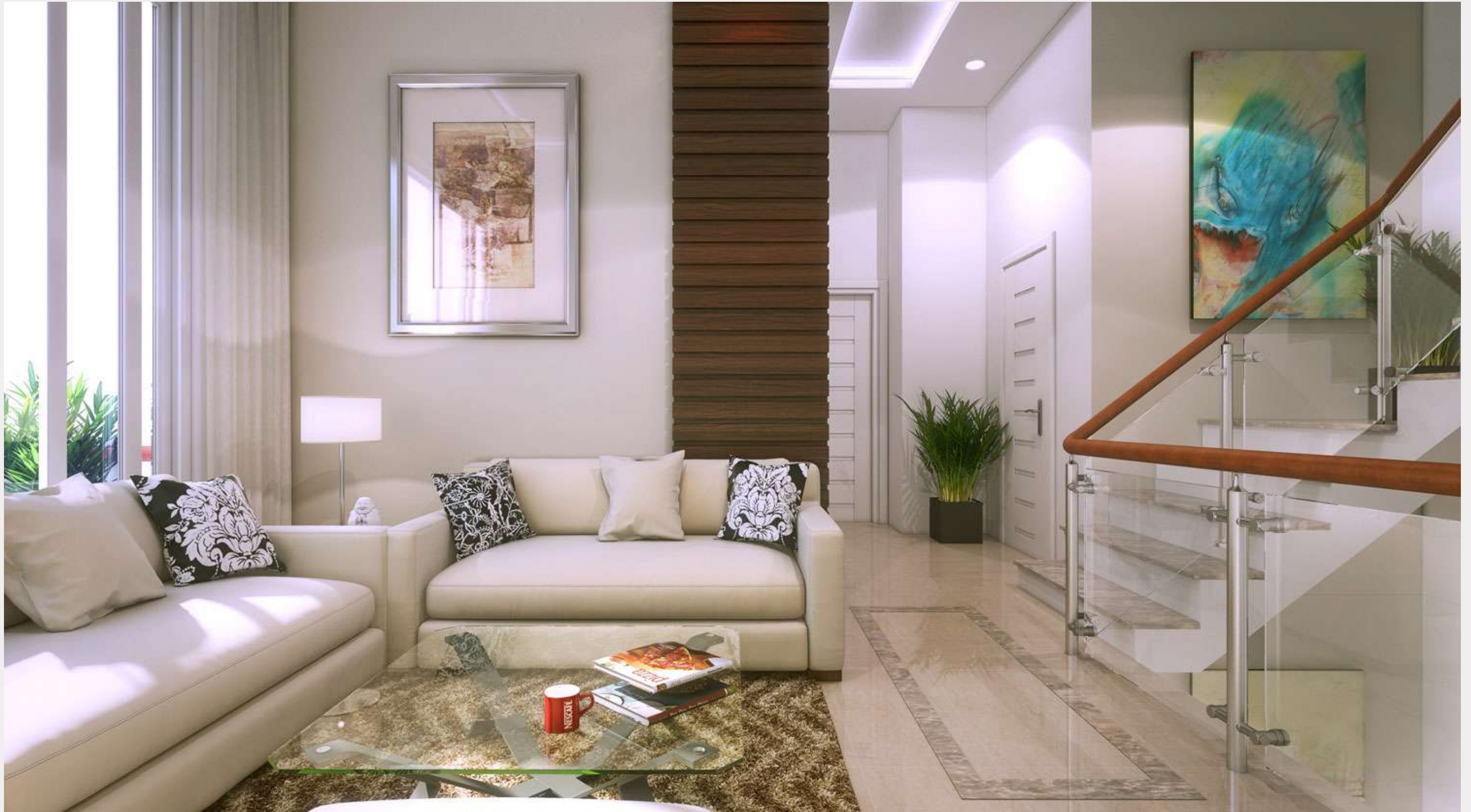
-
- ✿ Few steps away from Delta-1 Metro Station
 - ✿ Two minutes away from Sun Twilight High Street
 - ✿ Close proximity to Greater Noida's Leading Schools, Universities, Hospitals Knowledge park, Museum and Malls
 - ✿ Enjoy the nearby Multiplex, Restaurants and Hotels



WHERE YOUR PRIVATE ESCAPE IS MOMENTS AWAY

Whether you're looking for your first home or investing, Suntwilight provides a unique choice of architecturally designed villas that compliment their perfect location with premium quality and style. For those looking to escape for a while, the private residents only landscaped podium gardens offer the perfect place to unwind in quiet, shaded areas with ample seating, just few steps from your new home.





WHERE STYLE AND QUALITY CONVERGE

- ✿ Four side open villas with east facing.
- ✿ Servant Room with separate entry.
- ✿ Designed by **Padma Bhushan awarded - Hafeez Contractor.**
- ✿ Innovative floor plans with media/study areas.
- ✿ Villas feature a private pool, garden, courtyard and large balconies.
- ✿ Large size window glasses to allow natural light and embrace the natural surrounds.



ACTUAL IMAGE

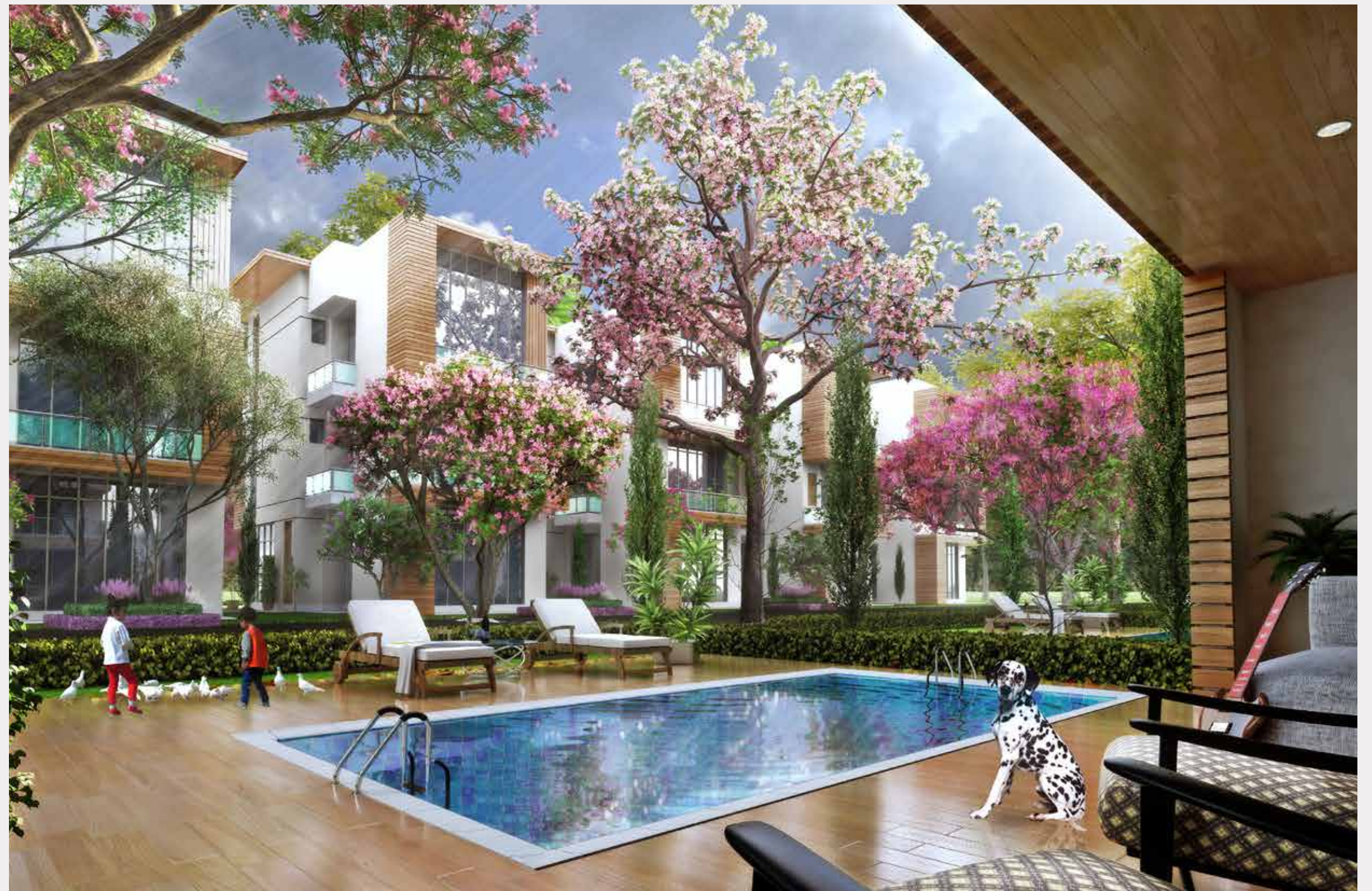
A variety of open plan interior layouts architecturally designed to maximise seamless living.

WHERE PREMIUM QUALITY MEETS LIVEABILITY

Sophisticated and bold, the seamless attention to detail applied to the design of It's just as evident in the external building architecture as it is through to the individual residences high quality fixtures and finishes. Inspired by nature, each villa living space comprises of carefully selected colour palettes and premium finishes and inclusions. From European stainless steel appliances and beautiful stone bench tops, to elegant fixtures and high quality fittings throughout.

The difference is real quality.

- ✿ Stone benchtops and european stainless
- ✿ Air conditioning
- ✿ High quality fixtures and fittings throughout
- ✿ Moduler kitchens complete with ample storage
- ✿ Sleek designer kitchens and chic bathrooms





A PROVEN PARTNERSHIP

DESIGNED BY
HAFEEZ CONTRACTOR

MEP CONSULTANT
CESPL - ANAND HAVELIA

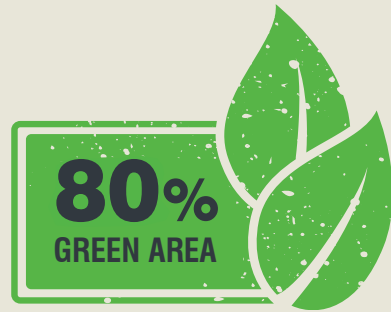
STRUCTURAL CONSULTANT
OPTIMUM DESIGN

LANDSCAPING BY
**ROBERT ESSELBURN BOB
(US BASED LSG LANDSCAPE)**



134 LIMITED EDITION Four Variants of Luxury Villas

- VILLA TYPE - R 5300 Sq. Ft.
- VILLA TYPE - S 3700 Sq. Ft.
- VILLA TYPE - O 4300 Sq. Ft.
- VILLA TYPE - E 8600 Sq. Ft.



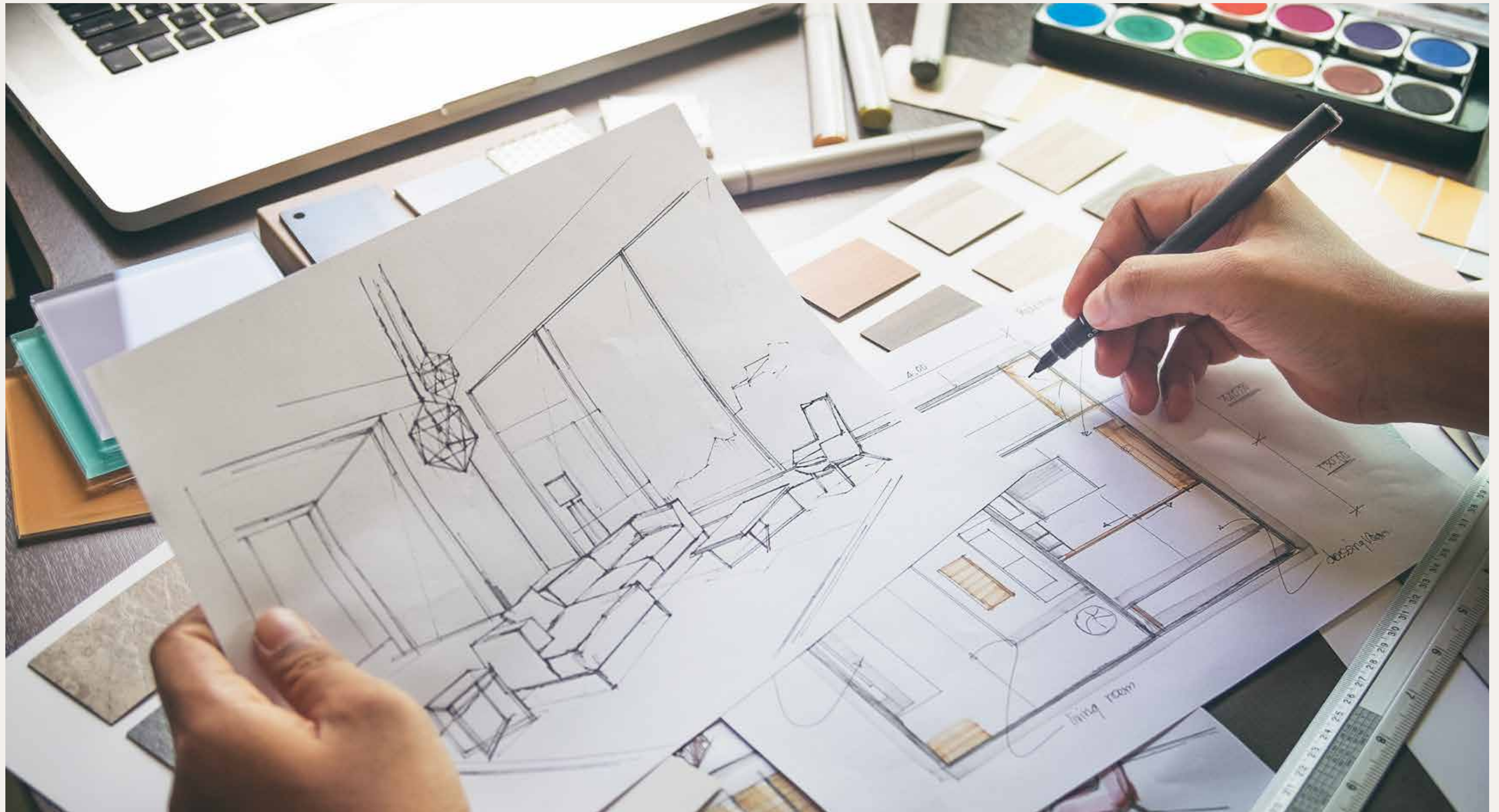
MASTER PLAN

BUILD YOUR VILLA THE WAY YOU WANT

Customisation Option Available

We provide the ideal canvas for your preferred lifestyle. Customizing your property enables you to further personalize your living environment by giving you the choice of materials and finishing, ranging from marble, tiled or wooden floors and different kitchen or bathroom styles to varying bedroom configurations, home automation features, decorative contemporary fireplaces and pool decks to match your taste.

Our architects and designers will work with you to create the villa that is an extension of your personal style and lifestyle needs, and many of the choices are included in the standard price, so free of additional charges – so let us know if you require a built-in charger for your electric car or the kind of garden you wish to create for your ideal home.



TYPICAL FLOOR PLAN

TYPE : S

AREA: 3700 SQ. FT. / 144 SQ. METER



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR



BASEMENT FLOOR

TYPICAL FLOOR PLAN

TYPE : O

AREA: 4300 SQ. FT. / 200 SQ. METER



 GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR



BASEMENT FLOOR

TYPICAL FLOOR PLAN

TYPE : R

AREA: 5300 SQ. FT. / 300 SQ. METER



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR



BASEMENT FLOOR

TYPICAL FLOOR PLAN

TYPE : E

AREA: 8600 SQ. FT. / 400 SQ. METER



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR



BASEMENT FLOOR

TECHNICAL SPECIFICATION

FLOORING / FLOOR FINISH	MATERIAL	SIZE	MAKE
Living, Dining, Lounge, Kitchen	Italian Marble	600x600	Premium Brand
Lobbies, Multipurpose Halls, Servant Room	Double Charged Vitrified Tiles Floor and Skiting	600x600	Premium Brand
All Bed Room Except Master Bedroom	Double Charged Vitrified Tiles Floor and Skiting	600x600	Premium Brand
Master Bedroom and Dresser	Laminated Wooden Flooring	-	Premium Brand
Parking Area	Heavy Duty Tiles	-	Premium Brand
Balcony	Anti Skid Ceramic Tiles	150x600mm/300x300mm	Premium Brand
All Toilets Including Servant Toilet	Anti Skid Ceramic Tiles	300x300	Premium Brand
WALL TILES			
Kitchen Tiles 4' Above Granite Top	Ceramic Wall Tiles	600x300mm	Premium Brand
All Toilets up to Door Height Including Servant Toilet	Ceramic Wall Tiles	600x600	Premium Brand
STONE			
Staircase	Granite		
Toilet Counter	Granite		
Kitchen Top	Granite		
C.P. FITTING			
Kitchen	As per standard fitments	Crome	Premium Brand
All Toilets Including Servant Toilet	As per standard fitments	Crome	Premium Brand
CHINA WARE			
Kitchen	SS Sink Double Bowl with Drain	Stainless Steel	Premium Brand
All Toilets	Wall Hung W.C.		Premium Brand
All Toilets	Washbasin with Counter		Premium
One Toilet in 4 BHK, 2 Toilets in other Size	Bath Cubicle's	Toughened Glass	Premium
Servant Toilet	Indian WC and Wash Basin		
DOOR FRAMES, DOOR & HARDWARE			
Main Door, All Bedrooms Door Frames	Door Frame in Mirandi Wood		
Servant Room Door Frame	Door Frame in Mirandi Wood		
Main Door Panel	Panel Door with Teak Polish		
All Bed Rooms & Toilets Door Panels	Flush Door		
Servant Room	Servant Room Door Flush		Premium Brand
Main Door, All Bedrooms & Toilets	Appropriate Hardware for all items		
All Exposed Windows & Doors	UPVC Door & Windows		
MODULAR KITCHEN			
Full Modular Kitchen	Modular Kitchen with Chimney and (R.O.)		Good Quality Commercial
All Bedrooms and Dressers	Wardrobes		Brand with Lamination
with Anti Termite Treatment			
PAINTING			
All Internal Area			
Plastic Paint			
All Internal Area	Wall Punning		
RAILING			
Stainless Steel	Balcony		
Stainless Steel	Staircase	SS 304 Grade	
TERRACE			
Terrace	Anti Skid Ceramic Tiles		Premium Brand
POOL			
	Dedicated Private Pool for all Villas excluding 144 Sq.mtr. size		
OTHERS			
Air Conditioners	Living Area/Dining Room, All Bedrooms	1.5 Ton Split ACs	Premium Brand
	8ACs in 4300, 9ACs in 5300, 12ACs in 8600 sq.ft. Only)		
Lifts	With 4300, 5300 and 8600 sq.ft. Only		Premium Brand
Fans, Tube Lights, Exhaust Fans, Geysers			
Intercom in all Villas			
Garden Lights in Lawn Area			



TYPES OF VILLA

Sale Area (in Sq. ft.)	Plot Size (in Sq. yd.)	Plot Size (in Sq. mtr.)
3700	172	144
4300	239	200
5300	359	300
8600	478	400



35,000 Sq. Ft.
Ultra Luxury Club House
With All Modern Facilities

GYM



SQUASH COURT

BILLIARDS & POOL ROOM



ALL WEATHER SWIMMING POOL



RECEPTION AREA



RESTAURANT

TABLE TENNIS



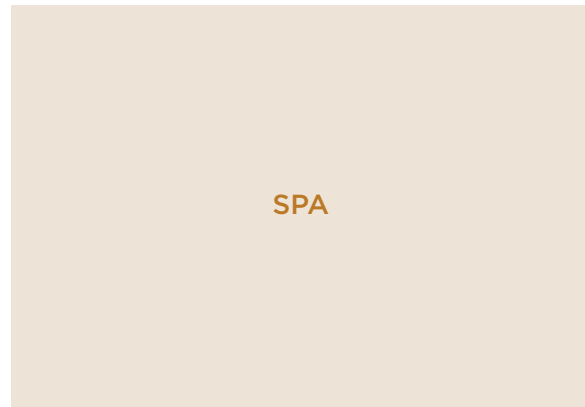
BANQUET



many more modern amenities...



BADMINTON COURT



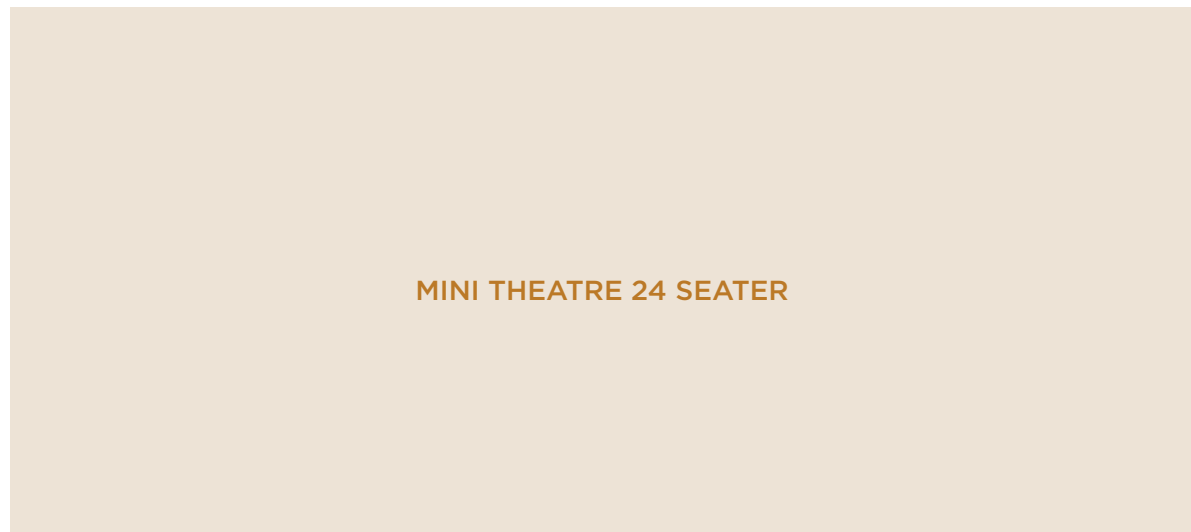
SPA



CARD ROOM



LIBRARY



MINI THEATRE 24 SEATER



KIDS ZONE



CRECHE



GUEST ROOM



AMPHITHEATRE

many more modern amenities...