

RAJ NAGAR EXTN. GHAZIABAD

Creating Better Space Everyday

A project by







Brookside Valley is an exciting new neighbourhood of innovative modern row houses with pleasant greened shared spaces between the houses. The use of MIVAN echoes a homely aesthetic.

It's your opportunity to be a part of this ambitious and unique community of Raj Nagar Extn. in Ghaziabad and write your own chapter.



ATHRIVINGAND

uplifting growing lifestyle

Connected with **Delhi - Meerut Rapid Metro Route**. It brings sustainable living to beautifully crafted homes, and a welcoming, exclusive lifestyle to all members of the community. Raj Nagar Extn. is already developed and flourished with green spaces and comfortable living ecosystem. It's a unique and stunning new place to call home.

Notable buildings in the town and nearby amenities, located in 600 meters from the **Rapid Metro Station**. Pedestrian Crossings with full fledged AI Cameras.





A PLACE TO CUSTOMIZE

your dream home

The layout of the land with rich greenery all around and its proximity to scenic views and natural habitats has inspired Brookside Valley. Hence the project has been conceptualized and designed for the people who wish to dwell in complete harmony with a sympathetically planned neighbourhood.





The design of each house is conceived as a highly adaptable dwelling that allows rooms to be reconfigured or extended to suit the whole life cycle of the occupants; the evolving family. From the firsttime buyer, right through to retirees, Brookside Valley is designed for all stages of life and offers a secure, healthy environment to everyone The house can be split into two to three flats allowing to sublet in future.

Brookside Valley will be using efficient construction ethods such as MIVAN structure and simple components such as brick cladding and projecting balconies.







A wide range of character homes, typologies, enjoyment of daylight, and adaptable spaces make your dream of living a life filled with comfort & luxury a reality with Brookside Valley.





Conscious efforts have been taken in offering well-designed living spaces for the comfort of residents. Carefully planned to ensure the enjoyment of daylight and efficient ventilation, so that every home can be enjoyed.

Brookside Valley reflects Indian heritage in many ways through the use of traditional materials such as brick and familiar architectural features such as light wells, courtyards, patterned floors, and projecting balconies a re interpretation of the Indian Jharokha. Careful consideration has been given to the area's green open landscapes and nature-filled countryside heritage at each turn, by creating a relaxed morphology with less than imposing housing and strong vistas creating a lasting neighbourhood and strong connection to the green surroundings.

Kerbs and steps are avoided to make all homes wheelchair accessible and landscaped pathways are designed between the houses to create 'green corridors' from the front to the back of the site. These quality shared spaces mean the street scape is inhabited, which helps to create a sense of place and community.

Brookside Valley offers a diverse and evolved mix of house typologies, ranging from villas and townhouses to mews and row houses, which have been carefully designed as a contemporary revival, and renewal of the much loved centuries-old Indian village.









FIVESTAR

Facilities

Discover Luxury Living at Brookside Valley with a five star facilities at your fingertips.

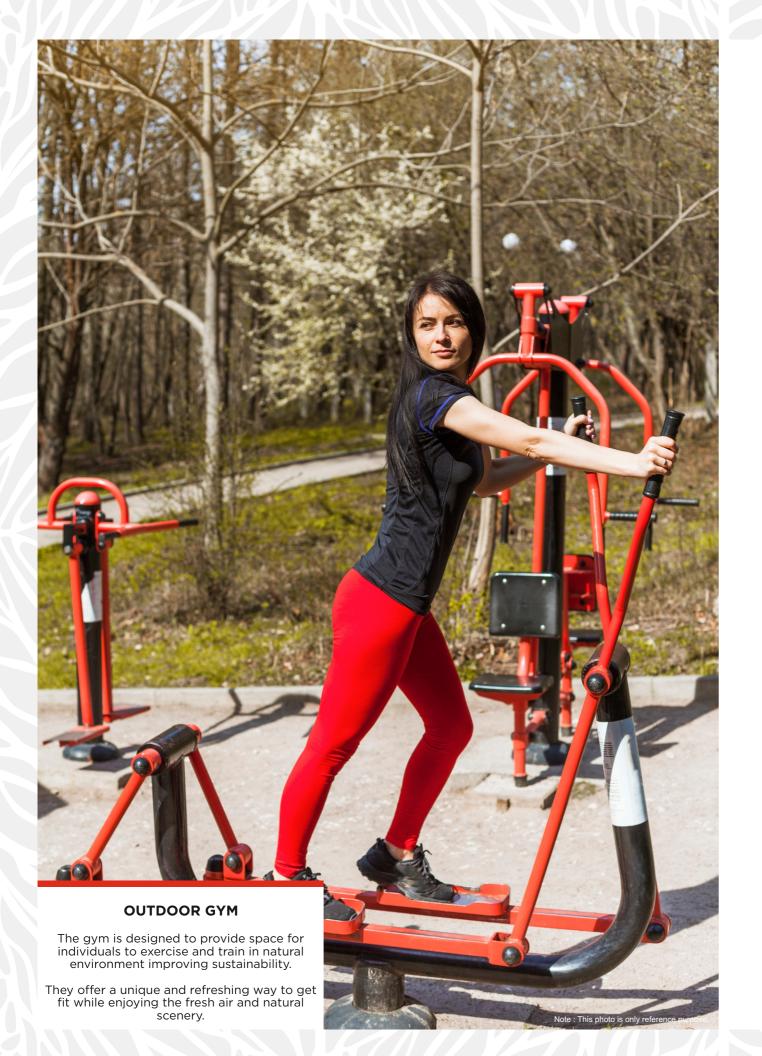






ELECTRICAL CAR PARKING

We have got you a smart villa with a parking zone to charge your electric vehicle. So, if you are doubtful of the existence of. One-size-fits-all facility then your expectation will get it all maxed out at Brookside Valley.









Brookside Valley ensues the safety of pedestrians safety, it is integral for us to create pedestrian-friendly environment that prioritize the safety of pedestrians. Pedestrian walk ways are accessible, well-maintained, and well-lighted with solar power.

SOLAR LIGHT

Join us in embracing the power of solar energy and be a part of our journey towards a brighter, greener, and more sustainable future at Brookside Valley.

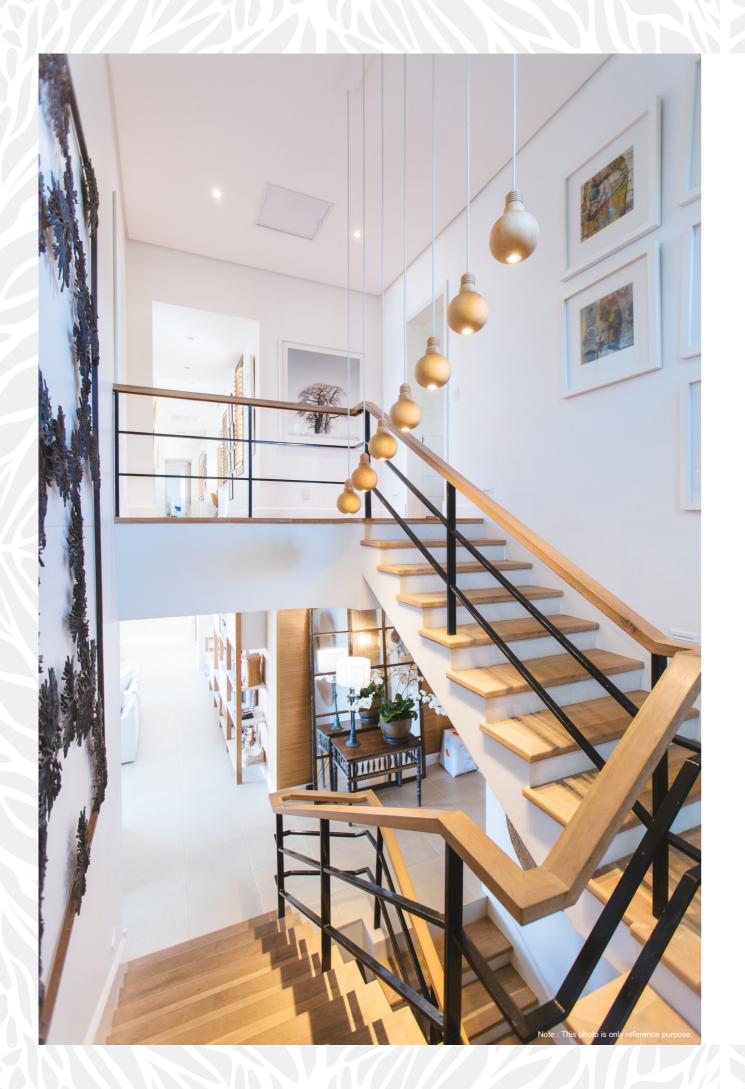






CALL FOR ACTION

Brookside Valley, provide emergency help line, to all it residents for assistance in case of domestic emergencies, accidents or medical emergencies. These help lines are operated by trained professionals who provide immediate assistance or dispatch emergency services as needed. It's at service 24/7





sustainable house

Each house at Brookside Valley is created for connoisseur. Sustainable Passive Villa is designed to minimize its environmental impact while promoting a healthier lifestyle with seamless convenience. At Brookside Valley, we reconnect with and appreciate the natural world.



PASSIVE





specifications



NATURAL VENTILATION

The villas are carefully designed to maximize natural ventilation, a cross ventilation through intentional space planning reduced the need for air conditioning and promotes a healthier indoor environment.

Note : This photo is only

A better and life awaits you at Brookside Valley, a brand-new community of villas situated at the cutting edge of modern design.

- Project Designed by CK Design, London

ENERGY EFFICIENCY

The villas are designed to minimize its energy consumption by incorporating features such as insulation, high-efficiency windows, and solar panels.







WATER EFFICIENCY

The villas are designed to minimize its water consumption by incorporating features such as low-flow fixtures, rainwater harvesting and grey-water systems in society and at home as per user preferences.

SUSTAINABLE MATERIALS

We promote and stand by the uses of eco-friendly building material such as bamboo, recycled wood, and ecofriendly paints.

GREEN SPACES

Each villa incorporates a tranquil expense of greenery beyond, such as gardens and rooftop greenery to promote aesthetic appeal and bio-diversity to provide a relaxing indoor-outdoor environment.



SMART DESIGN TO PROTECT

the environment

AT BROOKSIDE VALLEY, SUSTAINABILITY IS NOT JUST AN ADD-ON. IT IS ONE OF THE ESSENTIAL PRINCIPLES ON WHICH THESE HOMES ARE BUILT.

Homes are designed to be energy efficient with eco-friendly features, which not only benefit the environment but also make them more comfortable for you to live in and cheaper to run. At Brookside valley homes, you can enjoy a beautifully designed modern home that is environmentally responsible, without compromising on comfort or style. Ensconced within these fragrant gardens are residences designed to offer a living experience with the ideal balance.

LOW SOLAR GAIN GLAZING

the summer.

Whilst lovely to have, large windows can make rooms hot. The glazing used in many of the windows at Brookside Valley helps to eradicate solar gain so the

rooms don't get too hot in



ROOFLIGHT*

ROOFLIGHT Rooflights installed in the roofs provide an extra source as well as a simple way of letting warm air escape during the height of summer. *Only on selected properties



EXTRA-LARGE WINDOWS

The large windows used throughout Brookside Valley let in plenty of natural light, reducing the need of switching the lights on. Aluminium composite windows are also highly durable and low maintenance.



SMART METERS

Smart meters are provided so you can keep an eye on your electrical consumption.

DOUBLE GLAZING

Double glazing provides better insulation, noise reduction, security, condensation control, and UV protection compared to single glazing. These benefits contribute to improved energy efficiency, comfort, and well-being in your house.

ECO APPLIANCES ***

Energy efficient kitchen appliances, aerated showerheads and taps help keep electricity and water consumption low.

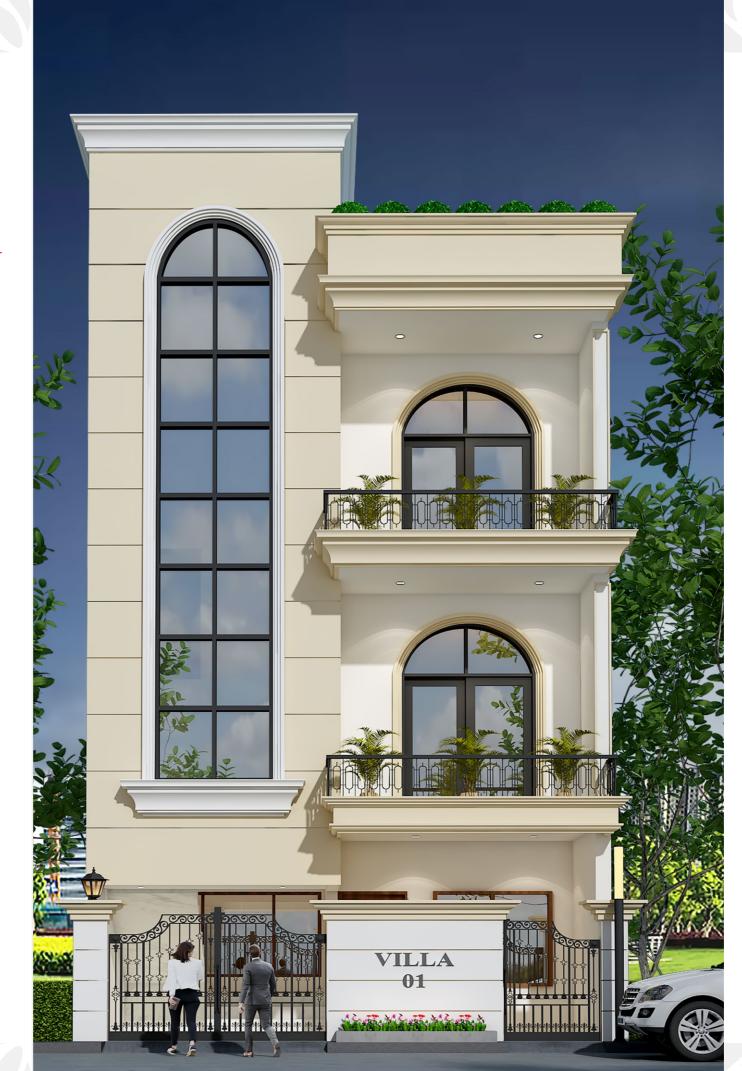
DOMESTIC RECYCLING

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Kitchens have an integrated bin which are separated into sections for domestic recycling. Composting bins will also be provided to some houses.

CYCLE STORAGE All homes have a secure

parking place for bikes one for every person.





AIRTIGHTNESS

All joining elements of the buildings are virtually sealed, and common air leakage problems, like letterboxes. have been solved through design. On most new build developments of more than 40 homes, only 5% of the properties would be tested for airtightness - at Knights Park, every home will be thoroughly tested.



WARM AND DRAUGHT-FREE

High levels of insulation and triple glazing keep homes warm and the heating turned down.



GREEN AND BROWN ROOFS

Benefit the local ecology and help to prevent flooding.



MECHANICAL **VENTILATION HEAT RECOVERY (MVHR)**

The MVHR ensures a constant flow of clean, fresh filtered air. It removes stale air from kitchens and bathrooms and uses the warmth from this to heat the fresh air supplied to bedrooms and living spaces



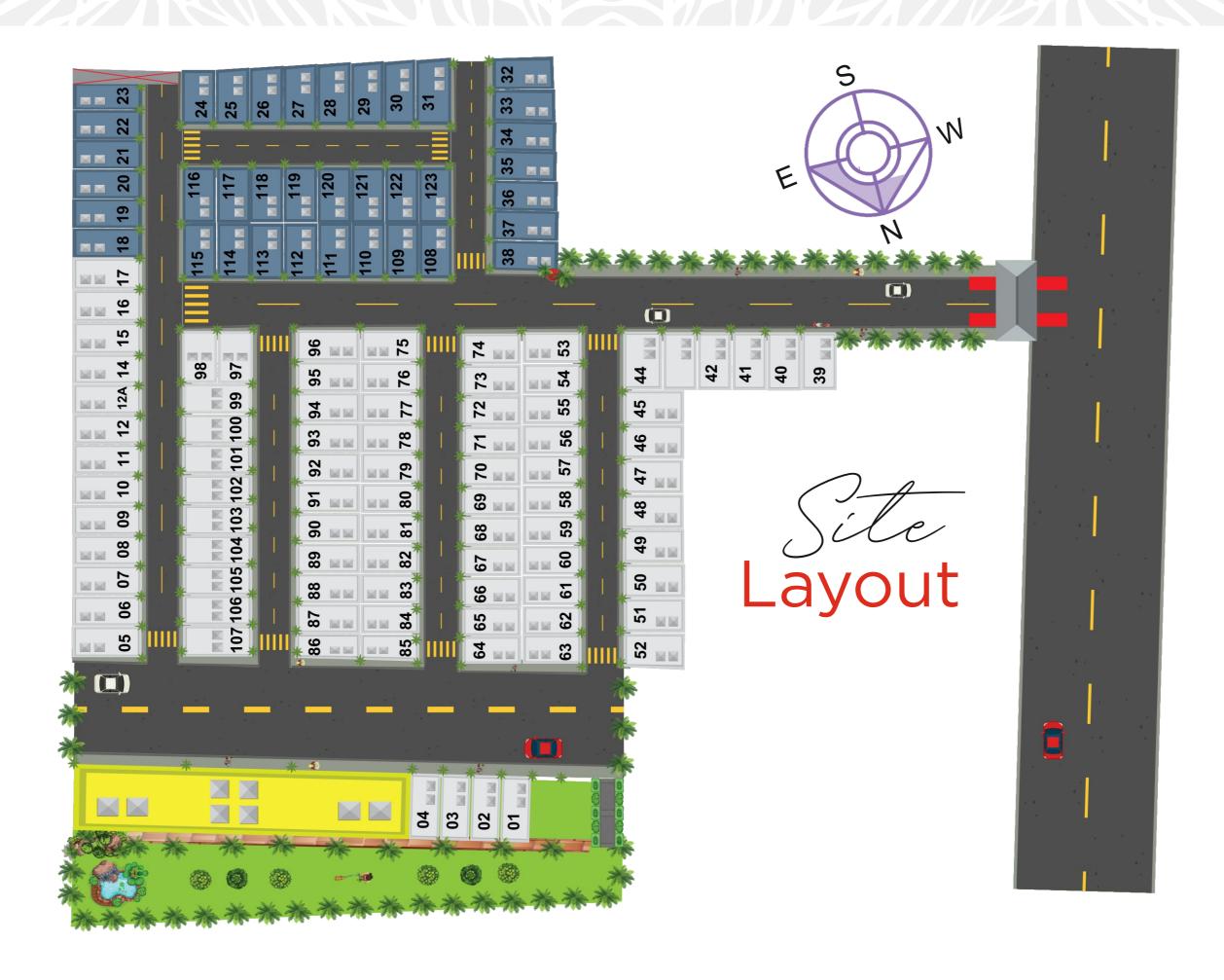
LOW ENERGY/LED LIGHTING

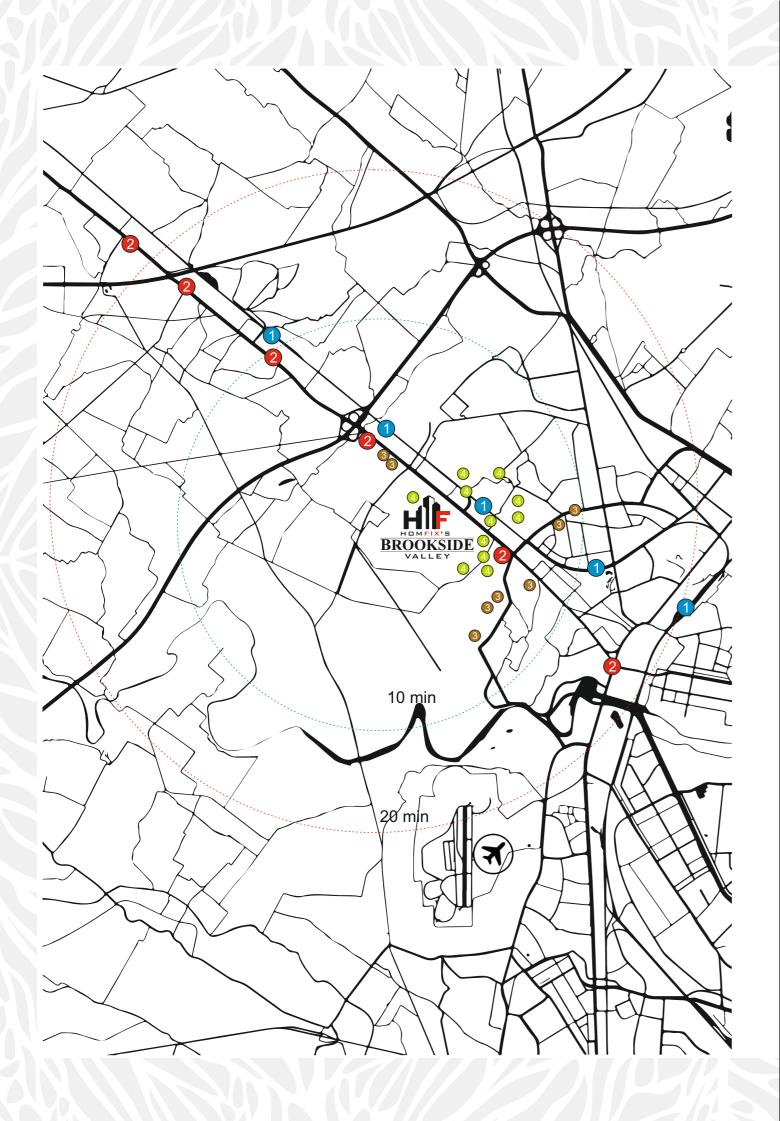
Because of the large windows in each property, the homes benefit from plenty of natural light, but as another simple way to reduce energy consumption, low energy lighting has been fitted throughout.

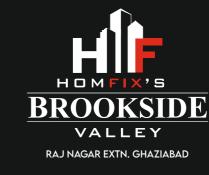


SOLAR PV PANELS

Create renewable energy for the homes.







Brookside Valley has some of Ghaziabad best Connectivity, Metro and Hotels as well as world-class School and Colleges/Institutions all within walking distance.

RAILWAY

- Duhai Station
- Guldhar Station
- New Ghaziabad Station
- Muradnagar Station
- Ghaziabad Junction

SCHOOL / INSTITUTE

- Milestone Institute of Professional Studies
- Reliable Institute of LAW
- Sanfort International School
- Columbia Convent School
- St. Xavier's World School
- Trident Group of Institutions
- IMR College
- ITERC College of Management
- Amogha Institute of Professional Education
- St. Lawrence Green Field Convent School
- Radha Govind ITI





RAPID METRO STATION

- Duhai Rapid Metro
- Guldhar Rapid Metro
- Ghaziabad Rapid Metro
- Muradnagar Rapid Metro
- Muradnagar South Rapid Metro
- Muradnagar North Rapid Metro

HOTELS

- Hotel The Skyland
- Hotel Drizzling Land
- VVIP Suits
- Hotel Rest IN
- The Hotel Nest
- The Tarang
- Fortune District Centre
- The Hotel Bird Nest



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Office Address H-97, 2nd Floor, Sector-63, Noida - 201301

+91-9310372839 enquiries@brooksidevalley.com

www.brooksidevalley.com

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