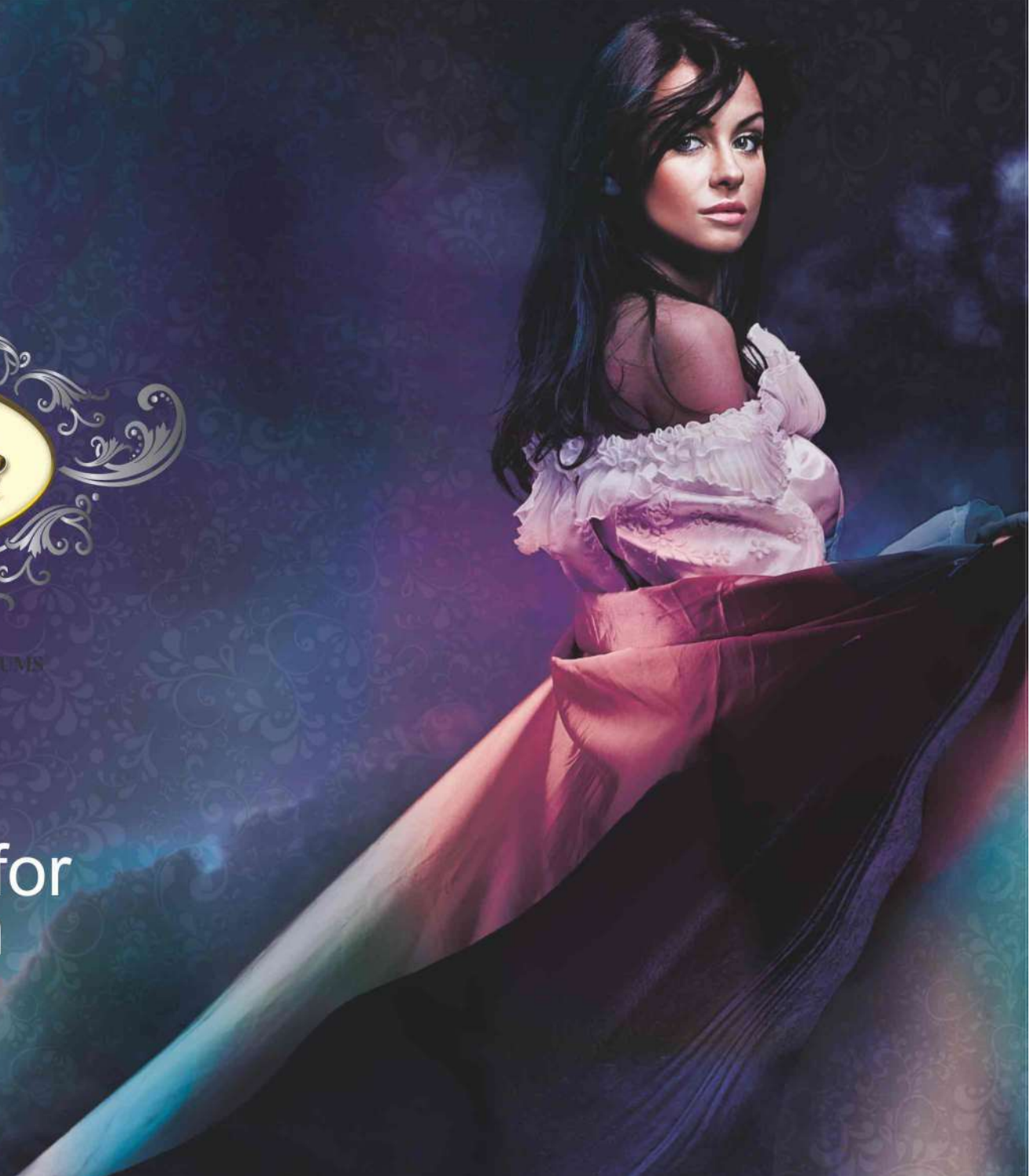




SECTOR - 70, GURGAON

FULLY AIR-CONDITIONED CONDOMINIUMS

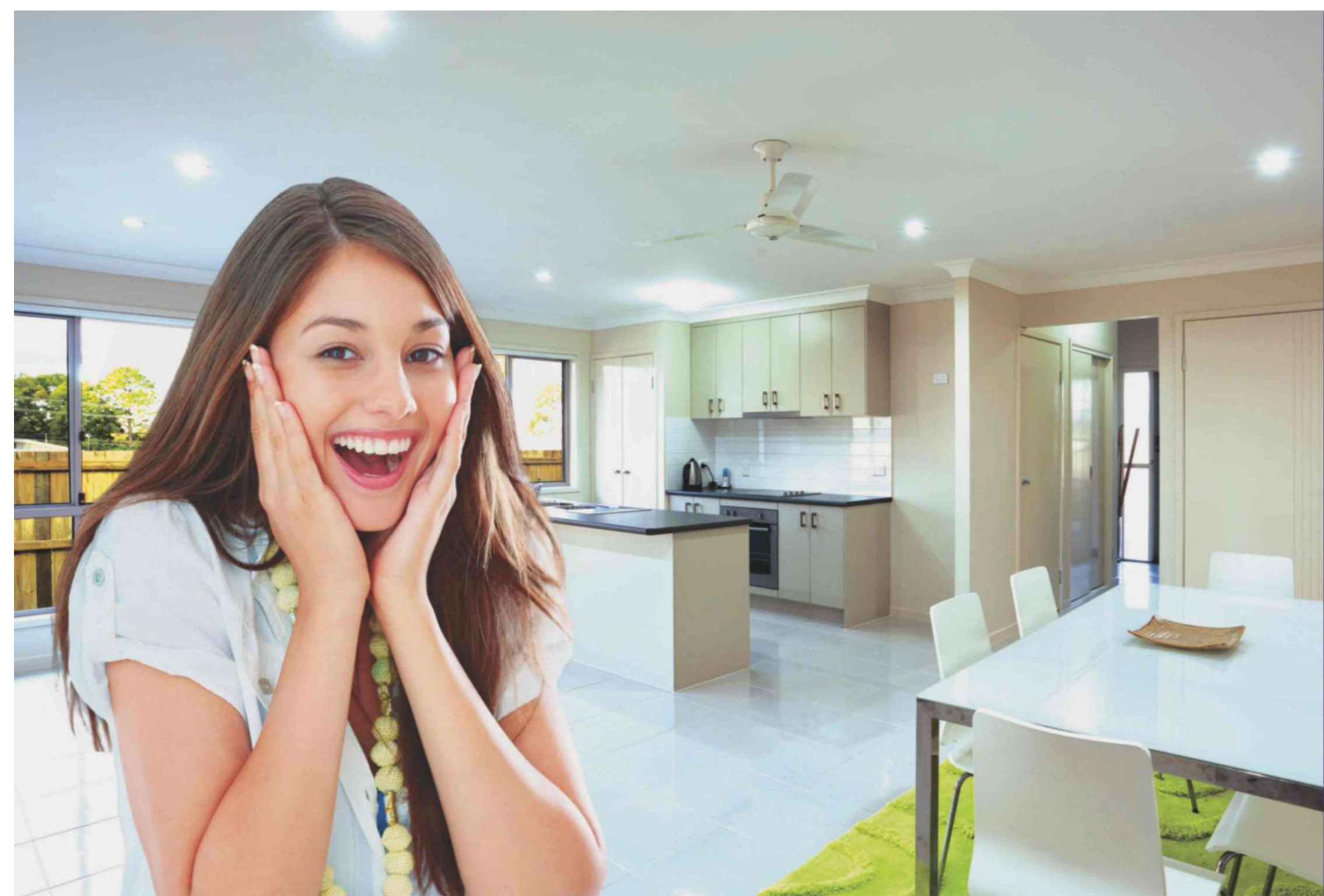
the most
precious gift for
your queen





there can be many definitions
of your queen, we call her
"The Queen of Victoria"
she can be your daughter,
mother or wife...
but the dream in their
eyes is same...





to have a luxurious and comfortable home for her entire family, a dream she has long cherished and you will never forget the expression in her glittering eyes when you convert her dream into reality.





it befits her mystic charm
and she deserves it...

Watch the emergence of a designer living choice ...

A choice that proffers homes that will be serene yet cultivate
camaraderie...

Homes that will be safe haven yet reverberate with liveliness always...

Homes where joy will resonate in every corner yet tranquilize your souls
inherently...

Crafting a pointer of its own, the architectural facet adopted for
Shree Vardhman Victoria will aptly befit its scale & extent. An effortless
blend of modernity and elegance will resound through every alcove and
cranny, the dazzling sight of graceful designing will resonate in every
nook and corner.

Yes! Living will acquire an all-new meaning at Shree Vardhman Victoria-
these high-rise apartments come along with world class amenities,
ingenious living style and fashionable living preferences.



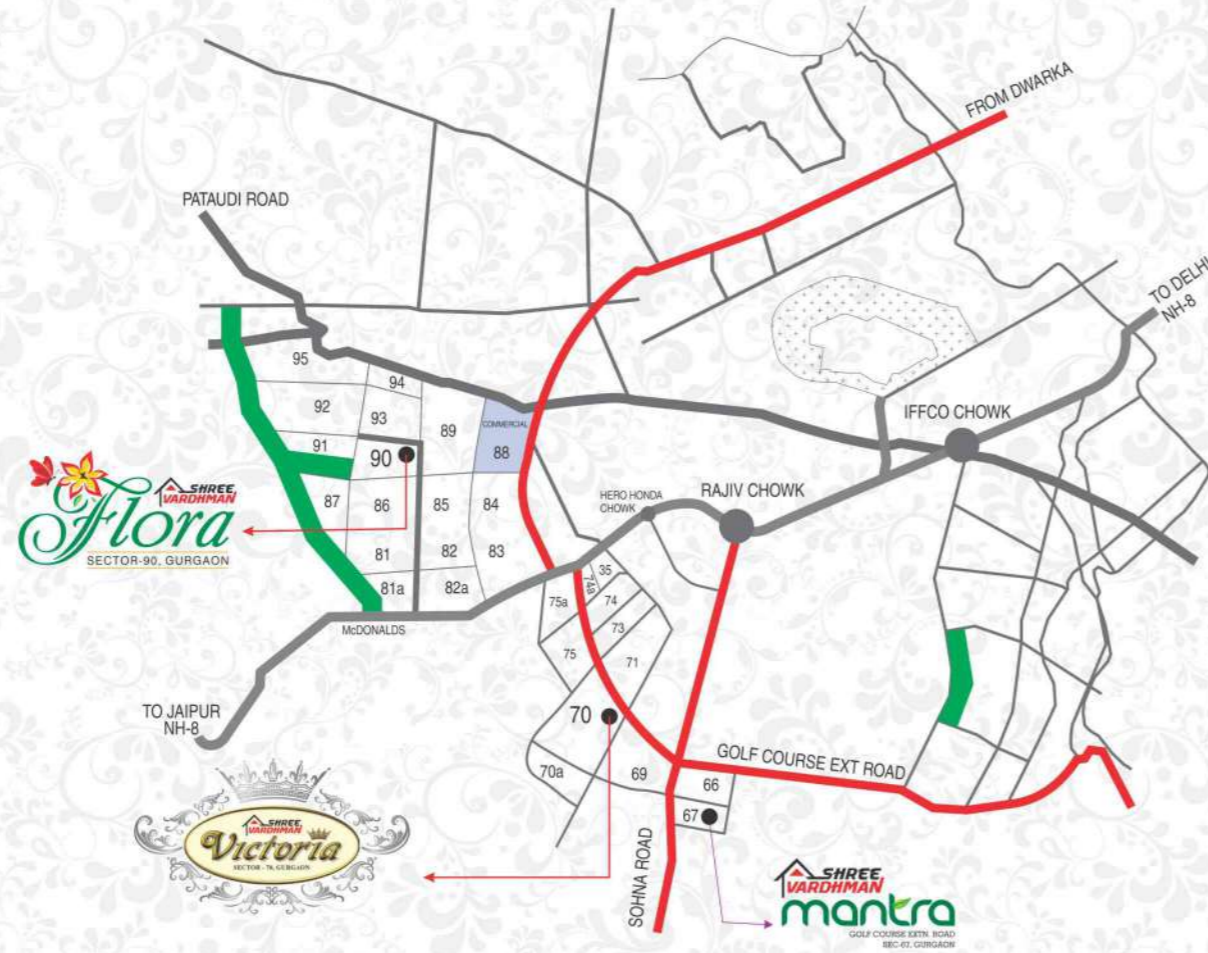
Gurgaon, the millennium city of North India. Strategically located on NH 8, the city with its modern infrastructure and amenities is a much sought after address by the elite and the middle class segment.

It is perhaps the only satellite town in the NCR where the standard of living is very luxurious. With plethora of shopping malls, entertainment centres, international standard educational institutes, the city is also gaining repute for super speciality hospitals and medical facilities.

Golf Course Extension Road is the prime residential zone in Gurgaon, dotted with high end residential projects. This upmarket location has seen a tremendous upsurge in the real estate prices and is predicted to be a money multiplier by trade pundits. Living in this location offers a perfect blend of amenities and infrastructure.

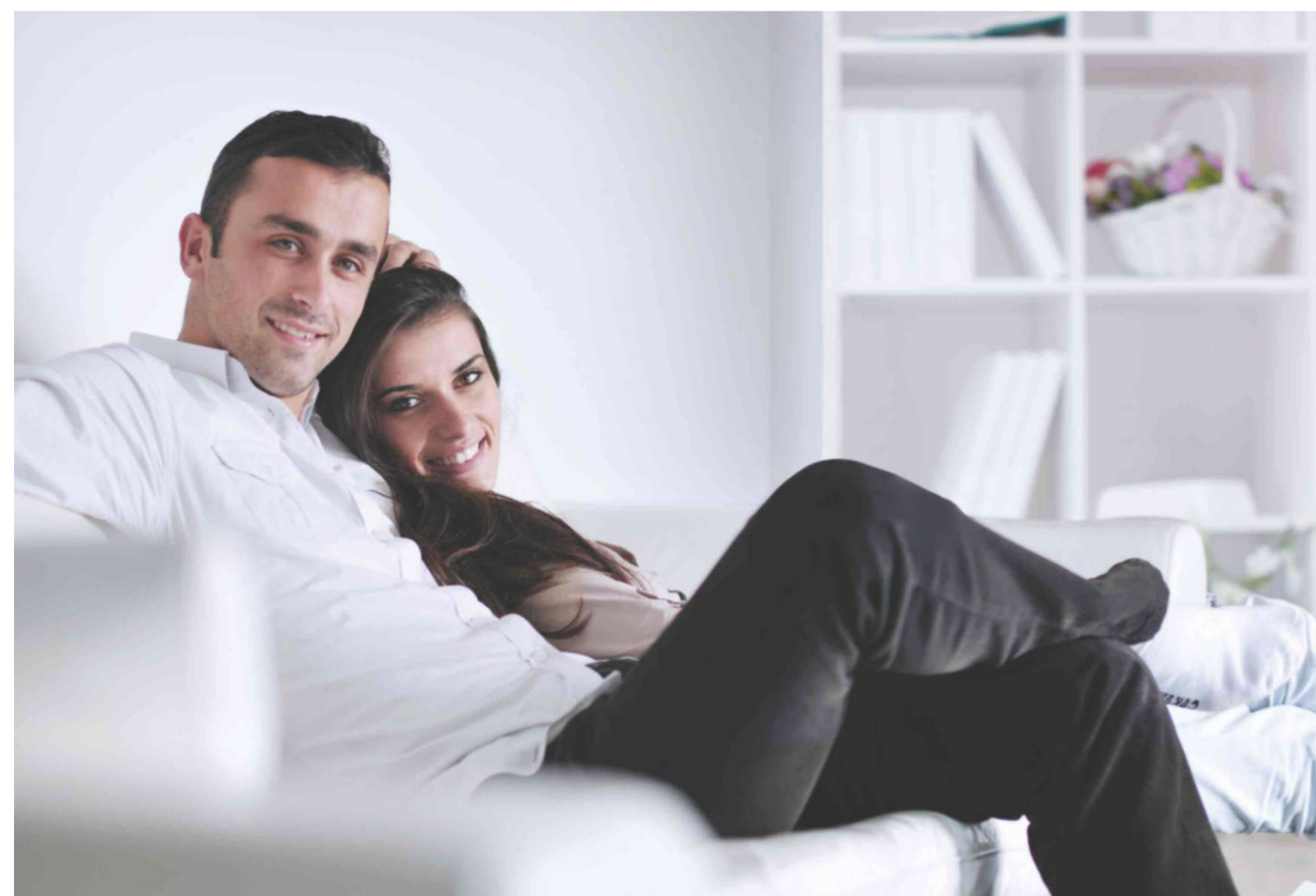
Locational Advantages

- Walking distance from proposed metro extension
- 200 mtrs. approx. from Golf Course Extension Road
- 500 mtrs. approx. from Sohna Road
- 7 min. approx. drive from Medicity
- 10 min. approx. drive from M G Road
- 15 min. approx. drive from International Airport
- 5 km. approx. from IFFCO Chowk



the location oozes of glitz,
glamour and quaint old world charm.
Gurgaon today is the hotspot for
all lifestyle needs, it is the hub
that defines metropolitan living.





spacious, gracious and
luxurious homes with all
modern amenities have been
designed to make her feel truly
"The Queen of Victoria".

Shree Vardhman Victoria has been designed to offer unmatched luxury and opulence to its residents. The apartments present a delectable range of features, innovative in space management, soothing in ambience, trendy and sophisticated in style.

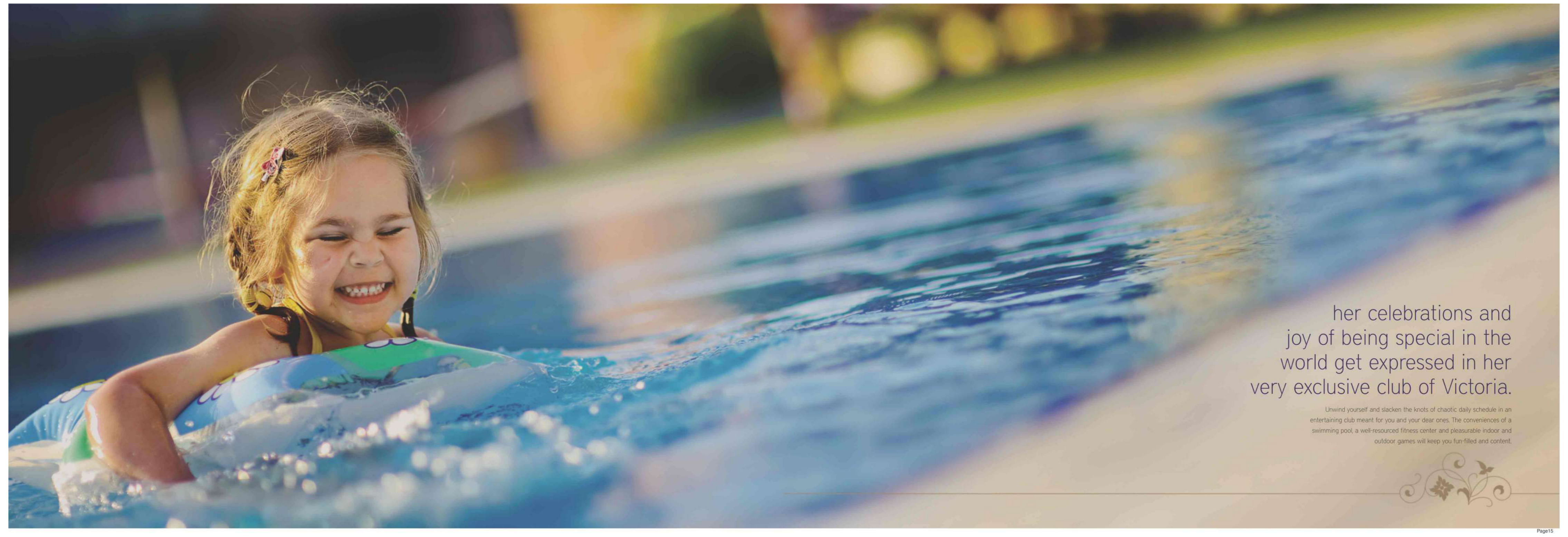




ITALIAN MARBLE IN DRAWING & DINING | LAMINATED WOODEN FLOORING IN MASTER BEDROOM | VAASTU FRIENDLY LAYOUT

WELL VENTILATED APARTMENTS | SPILT AIRCONDITIONED | MODULAR KITCHEN WITH DESIGNER CABINETS AND CHIMNEY

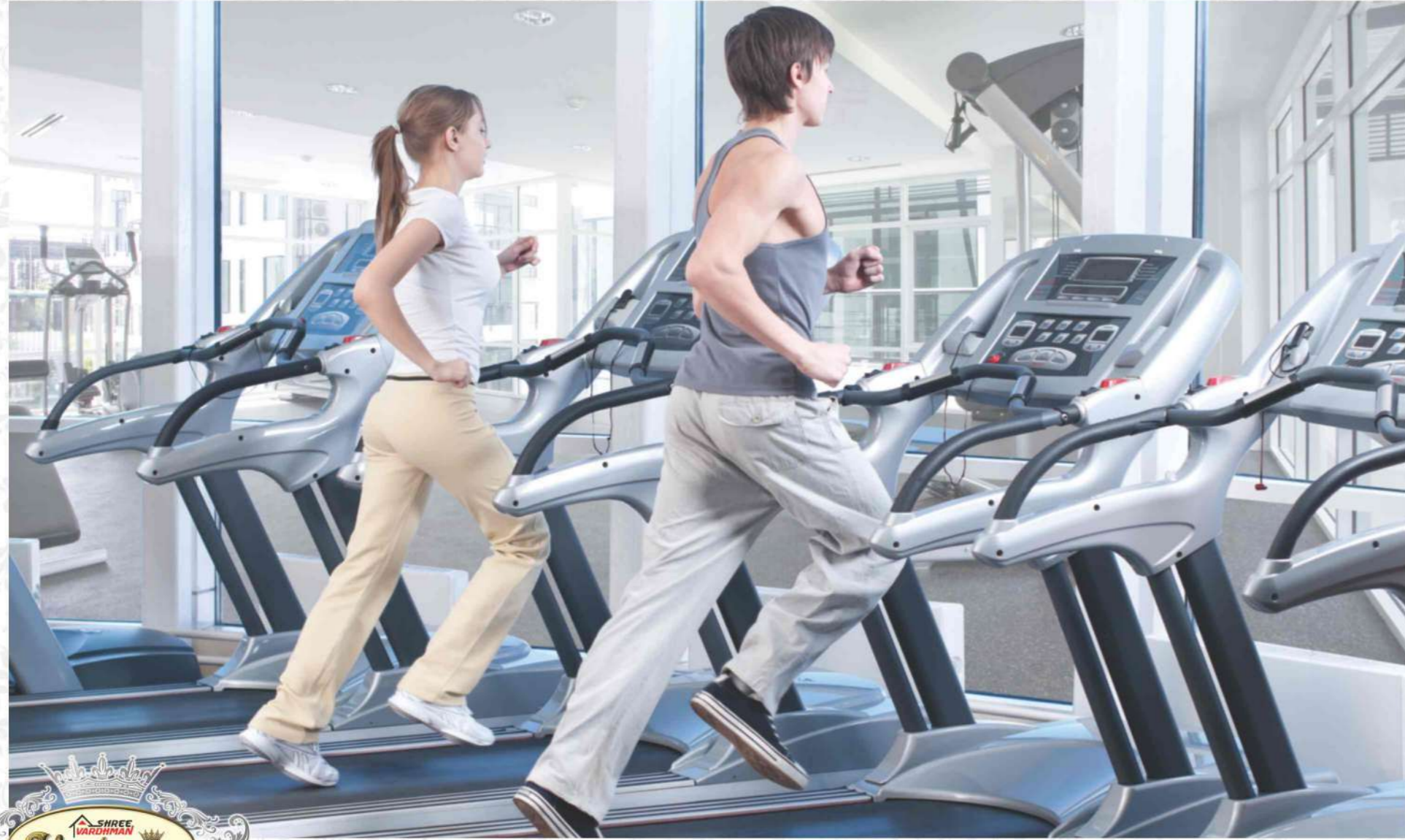




her celebrations and joy of being special in the world get expressed in her very exclusive club of Victoria.

Unwind yourself and slacken the knots of chaotic daily schedule in an entertaining club meant for you and your dear ones. The conveniences of a swimming pool, a well-resourced fitness center and pleasurable indoor and outdoor games will keep you fun-filled and content.



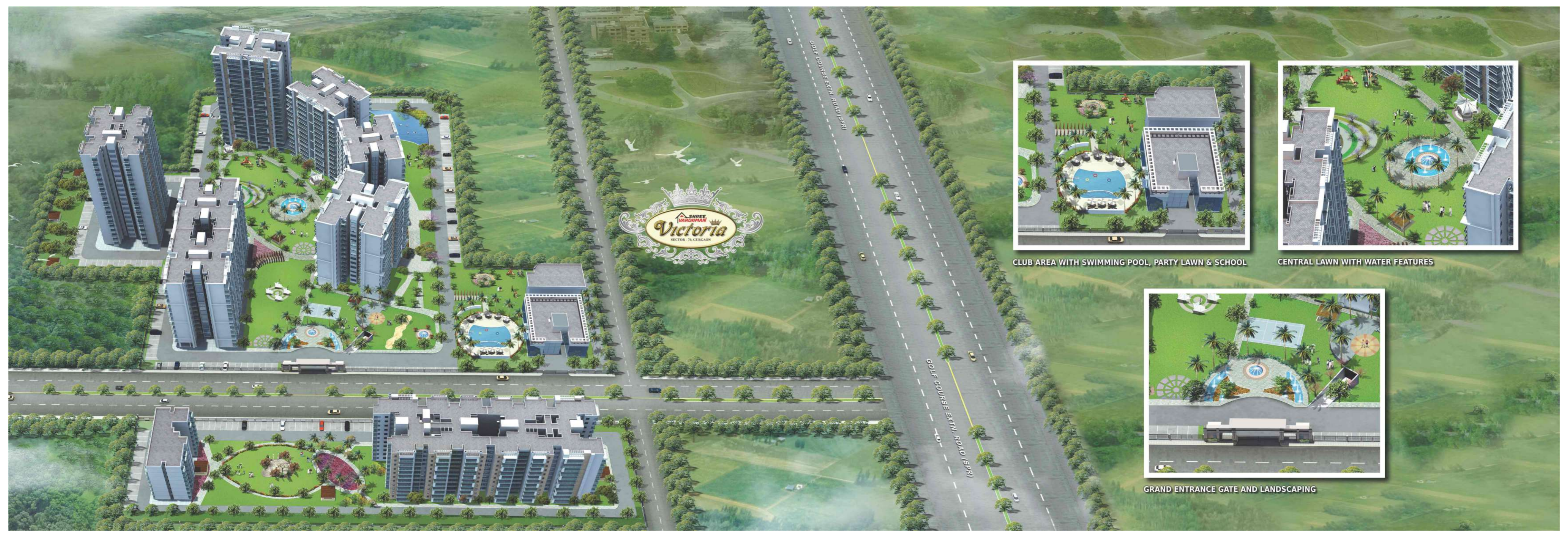




SPA WITH SAUNA, STEAM AND JACUZZI | MASSAGE ROOM

YOGA & MEDITATION ATRIUM | CARD ROOM | BILLIARDS ROOM





SHREE
VARDHMAN
Victoria
SECTOR - 74, GURGAON



CLUB AREA WITH SWIMMING POOL, PARTY LAWN & SCHOOL



CENTRAL LAWN WITH WATER FEATURES



GRAND ENTRANCE GATE AND LANDSCAPING



SINGLE ENTRY/EXIT - FULLY FENCED | CCTV CONTROLLED SECURITY SYSTEM | INTERCOM FACILITY FROM THE ENTRANCE



FIRE ALARM AND FIRE FIGHTING SYSTEMS | ROUND THE CLOCK SECURITY | TWO HIGH SPEED ELEVATORS FOR EACH BLOCK



there is nothing away
from your reach - everyday needs
educational institutes, medical aid
as well as lifestyle destinations too,
it's a complete world in itself.

Obtain an unmatched experience of wholesome entertainment through plenty of shopping malls, commercial complexes as well as Cineplex's within close proximity. Feel great and grand by indulging in all those activities that lift your spirits upwards...and keep you upbeat always.





CONVENIENT SHOPPING COMPLEX | MULTI-CUISINE & SPECIALITY RESTAURANT

KIDS BUS SHELTER | NURSERY SCHOOL



Perfection in planning and uniqueness in designing have created abodes which are exotic as well as enchanting. The architectural synergy has bequeathed the sparkle of timeless allurement to Shree Vardhman Victoria.





our commitment is
the ladder of our success,
we at Shree Vardhman Group
continue to achieve our goals
thanks to your trust and
patronisation.

Working dexterously Shree Vardhman Group has brought forward many examples of great structural and architectural quality to the fore front of real estate scenario. Standing tall and elevated on the pillars of distinction, dedication, dynamism and expertise, every planned venture of the group has become a celebrated success.





Shree Vardhman Group is having more than two decade experience in development, marketing, and promotion of various residential and commercial projects. The Group is developing more than 10 million sq.ft. of residential and commercial properties in North India. The qualities that set the group apart amongst its contemporaries are its

privileged view point and daunting passion. Every endeavor and effort clearly emphasises the credibility and integrity of the group. The group is well known for its commitment to quality and transparency in its projects. The projects of group are located at most prime locations in Gurgaon, Sonapat, Kurukshetra and Panchkula. Shree Vardhman Group has carved a niche for its self in the real estate industry in India, having approx. more than 7000 satisfied customers in its various projects..



SHREE VARDHMAN CITY

50.125 Acre Township
Sector-30, NH-1, Kurukshetra



SHREE VARDHMAN MYHOMES

Luxurious Independent Floors
Sector-30, NH-1, Kurukshetra



SHREE VARDHMAN Olive

10.75 Acre Group Housing
Gurgaon - Sohna Road



SHREE VARDHMAN Shopping Mart

Shopping Centre
Sector-67, Gurgaon



SHREE VARDHMAN GARDENIA

14 Acre Group Housing
Sector-10, Sonapat



SHREE VARDHMAN GREEN COURT

10.05 Acre Affordable Group Housing
Sector-90, Gurgaon



SHREE VARDHMAN SHOPPING PLAZA

Shopping Centre
Sector-10, Sonapat



SHREE VARDHMAN FLORA

10.88 Acre Group Housing
Sector-90, Gurgaon



SHREE VARDHMAN MANTRA

11.26 Acre Group Housing
Sector-67, Gurgaon



SHREE VARDHMAN HIGHWAY MALL

2 Acres Retail Mall and Multiplex
Sector-30, NH-1, Kurukshetra



SHREE VARDHMAN GREEN SPACE

Affordable Group Housing
Panchkula Extension



REPUTATION BUILT UPON PERFORMANCE AND ACHIEVEMENTS

PROJECTS OF OUTSTANDING INNOVATION, DESIGN AND CONSTRUCTION QUALITY



creating a perfect synergy between space and utility, offering all amenities you seek from your dream home.



SITE LAYOUT PLAN



SCHOOL



PARTY LAWNS



HALF BASKETBALL COURT



WATER FEATURE/ISLAND



SANDPIT



SENIOR SITTING LAWN



SWIMMING POOL



BADMINTON COURT



MAZE



AMPHITHEATRE



KIDS ACTIVITY LAWN



YOGA/MEDITATION LAWN



TENNIS COURT



KEY FEATURES | Storehouse of comforts

- Earthquake resistant RCC frame structure
- Split Air-conditioners in Drawing cum Dining & all Bedrooms
- Modular Kitchen with designer cabinets and chimney
- Italian marble in Drawing & Dining room
- Laminated wooden flooring in Master Bedroom
- Dedicated covered/open car parking for each apartment
- Single entry/exit - fully fenced
- Modern Club House with Swimming Pool, Billiards, Steam, Sauna & Massage room
- Beautifully landscaped gardens with water features
- Majestic entrance with landscaping & fountains
- CCTV controlled security system
- Underground cables
- Tree-lined avenues & walkways
- Children play area
- Space for wardrobes
- Vaastu friendly layout
- Spacious balconies
- Well ventilated apartments
- Fire alarm and fire fighting systems
- Two high speed elevators for each block
- Intercom facility from the entrance
- Round the clock security
- Separate Swimming Pool for Kids
- Wide roads with planted pathways
- 100% Power Backup
- 24X7 Water Supply
- Gymnasium & Health center
- Yoga & Meditation atrium
- Central park & play ground
- Swings & sand pits for kids
- Kids Bus Shelter
- Nursery School
- Convenient Shopping Complex



STRUCTURE

Earth quake resistance structure design & construction by highly qualified / experienced engineers.



LIVING & DINING ROOM

Walls : Acrylic Emulsion Paint / Oil Bond / Plastic Paint Distemper, POP Cornice

Floor : Italian Marble

Doors : Hardwood Door Frame with Designer Style Flush Panel

Windows / Glazing : Anodised / Powder Coated Aluminium

KITCHEN

Walls : Modular Kitchen with Designer 2' Dado Tiles above Counter with Cabinets and Chimney

Floor : Combination of one or more Anti Skid Vitrified / Ceramic Tiles

Doors : Hardwood Door Frame with European Style Flush Panel

Windows/Glazing : Anodised / Powder Coated Aluminium

Others : Granite Counter with Stainless Steel Sink



TOILETS

Walls : Designer Porcelain Tiles / Ceramic Tiles

Floor : Anti Skid Ceramic Tiles

Doors : Hardwood door frame with European style flush panel

Windows / Glazing : Anodised / Powder Coated Aluminium

Others : Designer Sanitary Fixtures, C.P. Fitting Provision for Hot & Cold Water Supply System



SECURITY SYSTEM

Intercom facility from the Entrance

AIR CONDITIONERS

Split Air Conditioners in Drawing cum Dining & all Bedrooms



BEDROOM

Walls : Oil Bond / Plastic Paint Distemper / Acrylic Emulsion Paint, POP Cornice

Floor : Designer Laminated Wooden Floor in Master Bedrooms & Designer Vitrified Tiles in other Bedrooms

Doors : Designer Door with European Style Flush Panel with Polish / Paint

Windows / Glazing : Anodised / Powder Coated Aluminium

CORRIDOR / LIFT LOBBY / STAIRCASE

Walls : Combination of one or more Granite / Jaiselmer Marble Cladding

Floor : Italian / Granite

Doors : Fire Proof Door with Cavity



BALCONIES

Walls : Oil Bond Distemper / Acrylic Emulsion Paint / Texture Paint

Floor : Anti Skid Ceramic Tiles

Doors : Anodised Powder Coated Aluminium / UPVC

Windows / Glazing : Anodised Powder Coated Aluminium / UPVC

EXTERNAL FINISHING

Walls : Permanent Texture / Paint Finish / Grid Wash



3 Bedroom FLOOR PLAN

SUPER AREA : 1950 SQFT.



TOWER - A,B,D,E,F



3 BHK + DRESS + POWDER + STORE + SERVANT ROOM



3 Bedroom FLOOR PLAN

SUPER AREA : 1950 SQFT.



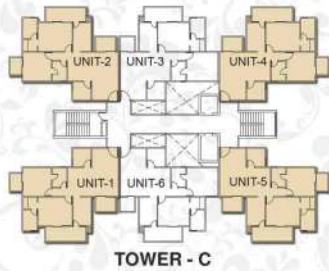
3 BHK + DRESS + POWDER + STORE + SERVANT ROOM



2 Bedroom

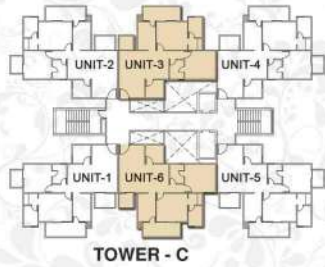
FLOOR PLAN

SUPER AREA : 1350 SQFT.



2 Bedroom FLOOR PLAN

SUPER AREA : 1300 SQFT.



2 BHK + STUDY ROOM + DRESS





SHREE VARDHMAN INFRAHEIGHTS PVT. LTD.

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E-mail : vdil_05@yahoo.co.in • Website : www.shreevardhmandevelopers.com

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