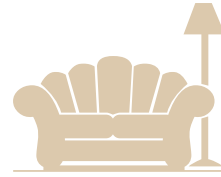




SETHI
VENICE
SEC.150, NOIDA

exclusively crafted homes
with golf course





STYLISH HOMES THAT ABOUND IN LUXURY

Sethi Venice offers 3/4 BHK Apartments located at the prime location of Noida Expressway in Sector 150 which is a part of Sports City and easily accessible from Delhi NCR. Sethi Venice is an ultimate destination for living a dream life. The project is designed by one of India's leading architecture firms C.P. Kukreja & Associates while its landscape is looked after by the renowned Satish Khanna & Associates. The spacious and comfortable rooms with large balconies in the apartment will overwhelm you with the exclusivity of a luxurious lifestyle.

Project is loaded with modern amenities to pamper you with premium comforts. Beautiful landscape with open green places, water bodies and fountains around Sethi Venice make it a real paradise. The residents can enjoy their leisure time at state-of-the-art facilities like Golf Course (Pitch & Putt), Tennis Court, Playing Areas, Amphitheatre and Convenience Store located within the project.

Come and live in affluent golf centric premium neighborhood homes with pollution-free environment that promise to give you a lifetime of opulence, comfort and bliss.







ENJOY THE FINEST LOCATIONS

As a location, Noida is planned & integrated as modern industrial city that is well connected to Delhi through a networks of roads, national highways, flyovers. Noida Sector 150 is just perfect for any buyer who seeks a home with all the modern amenities as the place has many location advantages. Noida is the most sought destination for those seeking world class lifestyle & It is acknowledged internationally as one of the top dynamic cities in the world. The surrounding areas of the location are inhabited by various Residential Sectors, Hospitals, Institutes, Schools, Shopping Malls, Entertainment Hubs, Hotels, IT Parks & Other conveniences which makes Noida purple city of modern lifestyle.

- Close proximity to Faridabad-Noida-Ghaziabad (FNG) Express Highway • Walking distance from Noida Expressway • Proposed Metro Station in close vicinity • 05 Min. drive from Pari-Chowk Greater Noida • 15 Min. drive from Sector 125 Noida, Amity University • 20 Min. drive from Sector 18 Noida, GIP Mall • 20 Min. drive from Sector-37 Noida, Golf Course • 30 Min. drive from Akshardham Temple, Delhi • 30 Min. drive from Noida Extension (Greater Noida West) • 45 Min. drive from Connaught Place, New Delhi • 45 Min. drive from Sector 62 Noida • 60 Min. drive from Indira Gandhi International Airport • 45 KM from Faridabad-Haryana • 95 KM from Meerut • 175 KM from Agra







COMFORT BORDERING ON LUXURY

ABOUT PROJECT

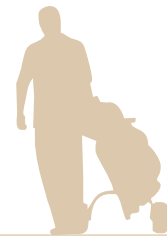
- Prime Location & Corner Plot • 14 Acres (approx.) Project part of Sports City Sector 150 - Noida • Project located along with 30 Meter wide road
 - Project maintaining a wide Expanse of Greenery • 70 % of Land Area left as Open Space • Grand & Featured Entrance Gate
 - Beautiful Theme based Lush Green landscaped garden with water bodies & fountains • Golf Cart Service for Residents and Visitors
 - Temple within Project with seating area • Rainwater Harvesting • Laundry(Door to Door Service) • Every Tower contains a Drop-off Plaza
- Dedicated Double Height Entrance Lobby for Each Tower • Two High speed Elevators for Each Tower • 100% Power Back-up for Common Area
 - 24 hour Water supply • Taxi & Doctor on Call

ABOUT APARTMENTS

- All Corner Apartments • Each Apartment : 3 Side Open • Large Balconies with panoramic views • Maximum Utilization of space in each apartment
 - Optimum utilization of natural daylight and maximum ventilation in each apartment • Assured tranquility and utmost privacy
- Entrance door of the apartment with 8 feet height for Grand Impression • Provision of Gas Pipeline, Internet Broadband Connectivity & DTH service (T.V.)
 - Individual R.O. Unit for each apartment • Intercom for each apartment







SPORTS FOR FUN & FITNESS

- Signature Golf Course - Pitch & Putt • Lawn Tennis Court with dedicated seating area with lights
- Badminton Court • Basketball Court • Skating Rink • Cricket Practice Pitch • Cycling & Jogging Tracks
- Yoga Centre & Meditation Area • Amphitheatre • Separate Kid's Play Area





A FUN WAY TO REJUVENATE

- Theme Based Ultra Modern Club • Swimming Pool • Kids Pool • Pool Side Party Lawns • Lounge in Club
- AC Gymnasium with Modern Equipments • Health Club with Steam, Sauna, Massage, Jacuzzi
- Aerobics Room • Billiards/Snooker • Table Tennis • Chess • Carrom • Cards Room • Library • Unisex Saloon within the club
- Café / Restaurant within the club • Kids Play Zone within the club
- Party Hall / Multi-Purpose Banquet Hall for Get Together and Social Activities





SAFETY ASSURED 24X7

SECURITY

- Security Guards managed by Professional Security Agency • 24 X 7 Security with CCTV camera surveillance
 - Automated Boom Barriers at Entry & Exit Point
 - Entrance lobbies of each tower equipped with CCTV Cameras

CONVENIENCES

- Convenient Commercial & Shopping Complex within the Project • Doctor Clinic • Departmental & Convenience Store for Daily Needs
 - Chemist • ATM & etc.

AT A GLANCE

Proposed Metro



Tennis



Kid's Play Area



Jogging Track



Golf Cart Service



Yoga



Gym





RICH SPECIFICATIONS

STRUCTURE

- Earthquake resistant RCC framed structure

EXTERIOR

- Appropriate finish of Texture Paint of exterior grade as per colour scheme

BALCONY

- All Railings will be in MS with enamel paint as per design of Architect

FLOORING

- Vitrified Tiles in Drawing, Dining, All Bedrooms, Kitchen, Store, Study Room
- Anti-Skid Tiles in Toilet & Balcony

WALL TILES

- Ceramic Tiles up to Door Level in Toilets
- Ceramic Tiles up to 2 Feet height above Kitchen Counter

INTERNAL WALLS

- Oil Bound Distemper Paint in White Shade

CEILING

- Oil Bound Distemper Paint in White Shade
- Grid Ceiling (2X2) in Toilets

INTERNAL DOORS

- Polished Veneer Door with Door Frame at Entrance
- Polished Skin Moulded Panel Door Frame in All Rooms
- Branded Handles & Locks

EXTERNAL DOOR / WINDOW / SLIDER

- Aluminium Powder Coated / UPVC with Glass

KITCHEN

- Single Bowl Stainless Sink
- Granite Slab on Kitchen Counter
- Chrome Platted Fittings
- Individual R.O. System

TOILETS

- Chrome Platted Fittings
- Washbasin • Water Closet (W.C.) with Jet Spray
- CPVC Pipes for Water Supply

ELECTRICAL

- Distribution Box
- Protective MCB's
- Lights In Balcony Ceiling
- Adequate Tube lights
- Modular Switches & Sockets
- Electrical Wiring in Concealed P.V.C. Conduits
- Provision for Telephone & TV Points

FIRE FIGHTING

- Fire Fighting arrangements as per norms



UNIT PLAN



3 BHK - 1

Super Area : 1800 Sq. Ft.

Built-up Area : 1444 Sq. Ft.

- 3 Bedrooms
- Drawing & Dining
- Kitchen
- 3 Toilets
- Dressing Room
- Store Room
- 4 Balconies

UNIT PLAN



3 BHK - II

Super Area : 2150 Sq. Ft.

Built-up Area : 1702 Sq. Ft.

- 3 Bedrooms
- Drawing & Dining
- Kitchen
- 4 Toilets
- Dressing Room
- Store Room
- Study Room
- 4 Balconies

UNIT PLAN



3 BHK - III

Super Area : 2200 Sq. Ft.

Built-up Area : 1749 Sq. Ft.

- 3 Bedrooms
- Drawing & Dining
- Kitchen
- 4 Toilets
- Dressing Room
- Store Room
- Study Room
- 3 Balconies

UNIT PLAN

4 BHK - 1

Super Area : 3550 Sq. Ft.

Built-up Area : 2889 Sq. Ft.

- 4 Bedrooms
- Family Lounge & Dining
- Kitchen
- 5 Toilets
- 2 Dressing Room
- Store Room & Servant Room
- Pooja Room
- Entrance Lobby
- 2 Balconies



CLUSTER PLAN

For Tower G , H , I , J & K



CLUSTER PLAN

For Tower A , B & C



CLUSTER PLAN

For Tower E & F



exclusively crafted homes
with golf course





3D ELEVATION

BUILDINGS... OUR PASSION

Sethi Group of Companies has revolutionized the Real Estate arena in Commercial and Residential Projects over the period of last 20 years. The Group has developed and successfully completed various project in Delhi, Ghaziabad, Noida & NCR.

Sethi Group is a trusted name in real estate business under the leadership of Mr. C.M. Sethi (Chairman & Managing Director). The Group is managed by professionals of long standing in real estate development. Group attains the highest level of professionalism.

The Group has set new trends , benchmarks of architectural excellence and aspires to attain strong intensification & investment ventures. The Group has attained innovative management and dynamic leadership in expanding, updating and diversifying its operations in real estate development with a keen eye on relevant skills, technology and resources.

The mission of the organization is not just to focus on the quality of construction but also safety of investment and integrity of commitment by providing people with improved quality of life and living standards. The Group builds loyal relationship with its customers and works with the virtues of reliability, stability, sound business ethics, honesty, integrity and transparency. The Group is proud of its commitment of timely deliveries which has contributed towards its immense trust and confidence. Sethi Group is committed to create, construct and manage world class lifestyles.

OUR PRESTIGIOUS PROJECTS



MAX ROYAL, Sector-76, Noida



MAX CITY, Vaishali



ANGEL MEGA MALL, Kaushambi



IPEX MALL, Patparganj, Delhi



ANGEL MEGA MALL, Kaushambi



MAX ROYAL, Sector-76, Noida

LOCATION MAP



All information, conditions are only indicative & some of them can be changed at the discretion of builder/architech/authority, these are conceptual & constitute no legal offerings. | Map not to scale. | 1 sq. mtr. = 10.76 sq. ft.



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