SETHI
GROUP
BUILDINGS... OUR PASSION

# 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 and the project is based on theme of 'Classical Architecture' designed by one of India's leading architecture firm Deepak Mehta & 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 neighbourhood homes with pollution-free environment that promise to give you a lifetime of opulence, comfort and bliss.

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# ENJOY THE
# FINEST LOCATION

As a location , Noida is planned & integrated as modern city that is well connected to Delhi through a networks of roads , national highways, flyovers. 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 inhibited 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 to approved International Airport ▪ Close proximity to FNG Expressway ▪ 05 Min. from Proposed Metro Station
4 KM from Pari-Chowk, Greater Noida ▪ 42 acres of Shaheed Bhagat Singh Park in vicinity
15 Min. drive from Sector 125, Noida, Amity University & Mahamaya Flyover
20 Min. drive from Sector 18, Noida, DLF Mall of India ▪ 30 Min. drive from Sector 62, Noida
30 Min. drive from Indirapuram, Ghaziabad ▪ 30 Min. drive from Akshardham Temple, Delhi
45 Min. drive from Connaught Place, Delhi ▪ 45 Min. drive from India Gate, Delhi
30 Min. drive from East Delhi ▪ 30 Min. from South Delhi
60 Min. drive from International Airport, Delhi

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# ELEGANCE...A CLASS APART

## PLOT HIGHLIGHTS

Prime Location ▪ Corner Plot ▪ 3 side Open Plot ▪ Project located along with 30 Meter wide road
Grand & Featured Entrance Gate ▪ Plot Front of 300 Meter

## LANDSCAPE

70% of Land Area left as Open Space ▪ 5 Acres of central Landscape
Theme based landscaped garden with water bodies & fountains ▪ Project maintaining a wide Expanse of Lush Greenery

## FACILITIES

100% Power Back-up ▪ 24 X 7 Water supply ▪ Rainwater Harvesting ▪ Professional Maintenance Agency ▪ Laundry (Door to Door Service)
Golf Cart Service for Residents and Visitors ▪ Taxi & Doctor on Call ▪ Temple within the Project

## SECURITY

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

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# LIVE AN ITALIAN LIFESTYLE

## TOWERS

All Standalone & Independent Towers ▪ All Towers have minimum gap of 9 Meter (29 Feet) ▪ Double Height Entrance Lobby for Each Tower
Every Tower contains a Drop-off Plaza ▪ Two High speed Elevators for Each Tower ▪ Spacious Lift Lobby on every floor

## APARTMENTS

All Corner Apartments ▪ All Apartments 3 Side Open ▪ All Apartments with Foyer ▪ No shared walls between Apartments
Only 4 Apartments Per Floor ▪ Spacious & Comfortable Rooms ▪ Large Balconies with panoramic views
Optimum Utilization of space in each apartment ▪ Optimum natural daylight and cross ventilation in each apartment
Assured Tranquility and utmost privacy ▪ All Internal Doors of the apartment with 8 feet height
Individual RO Unit for each apartment ▪ Provision of Gas Pipeline, Intercom, Internet & DTH Connectivity

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# SPORTS FOR FUN & FITNESS

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

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# A FUN WAY TO REJUVENATE

**INDOOR**

Ultra Modern Club ▪ Lounge ▪ AC Gymnasium with Modern Equipments
Aerobics Room ▪ Billiards / Snooker ▪ Table Tennis ▪ Chess ▪ Carrom ▪ Cards Room ▪ Library ▪ Unisex Saloon
Health Club with Steam, Sauna, Massage ▪ Cafe / Restaurant ▪ Kids Play Zone
Party Hall / Multi-Purpose Hall for Get Together and Social Activities

**OUTDOOR**

Swimming Pool ▪ Kids Pool ▪ Pool Side Party Lawns

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# AT A GLANCE

Swimming Pool

Tennis

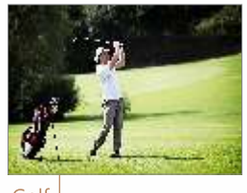
Kid's Play Area

Jogging Track

Golf Cart Service

Yoga

Golf



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All specification, design, layout, images conditions are only indicative and some of these can be changed at the discretion of builder/architect. These are purely conceptual and constitute no legal offerings.

# SUPERIOR SPECIFICATIONS

## STRUCTURE
- Earthquake resistant RCC framed structure
  Aluminum form work (Korean Technology)

## EXTERIOR
- Appropriate finish of Texture Paint

## BALCONY
- All Railings will be in MS with enamel paint

## FLOORING
- Vitrified Tiles
- Anti-Skid Tiles in Toilet & Balcony

## WALL TILES
- Ceramic Tiles up to Door Level in Toilets
- Ceramic Tiles up to 2' 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 at Entrance
- Polished Skin Moulded Panel in Rooms & Toilets
- Branded Handles & Locks

## EXTERNAL DOOR / WINDOW / SLIDING PANEL
- 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

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**Note :** Color, design, size, shape of various items, fixtures, fittings, etc. can be changed / modified without prior notice. Specifications of the apartment are tentative and subject to change as per the sole discretion of the Company / Architect. There may be marginal variations during construction and development of the apartments. The Applicant(s) shall not have any rights to raise any objection in this regard.

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# UNIT PLAN

## TYPE 1 (1825)

## 3 BHK

Carpet Area: 1114 Sq. Ft.
Built-up Area: 1475 Sq. Ft.
(137 Sq.Mtr. or 163 Sq.Yards)

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

Note : Dimensions & Measurements mentioned in unit plan are in "Feet" and "Millimeters" which are approximate & Areas mentioned are also appropriate.

1 Sq. Mt. = 10.764 Sq. Ft.

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# UNIT PLAN

## TYPE II (2150)

## 3 BHK

Carpet Area: 1355 Sq. Ft.

Built-up Area: 1738 Sq. Ft.

(161 Sq.Mtr. or 193 Sq.Yards)

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

Note : Dimensions & Measurements mentioned in unit plan are in "Feet" and "Millimeters" which are approximate & Areas mentioned are also appropriate.

1 Sq. Mt. = 10.764 Sq. Ft.

# CLUSTER PLAN

## TOWER L,M

3BHK- TYPE 1

(1825)

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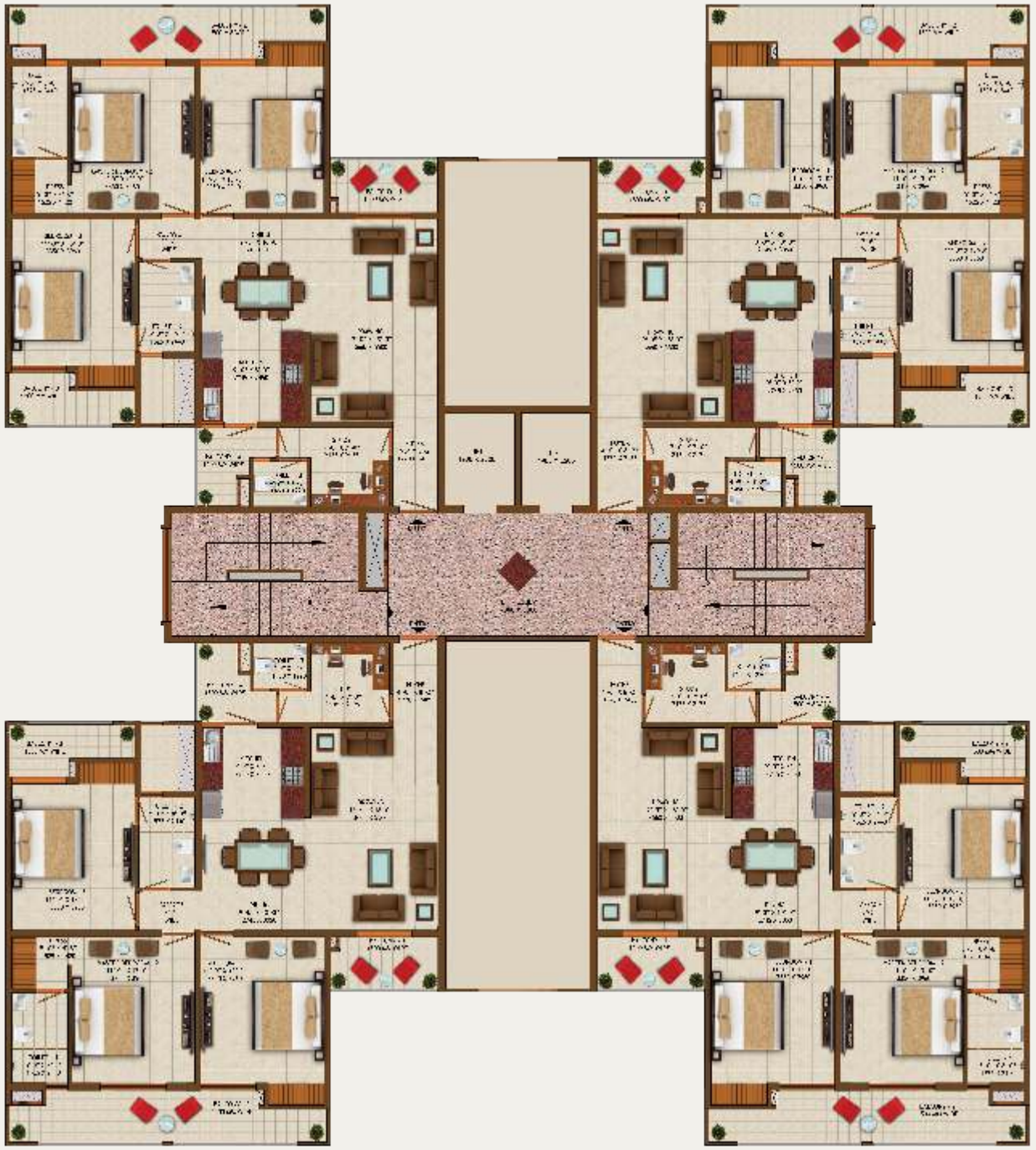

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# CLUSTER PLAN

## TOWER A,B

3BHK- TYPE II

(2150)

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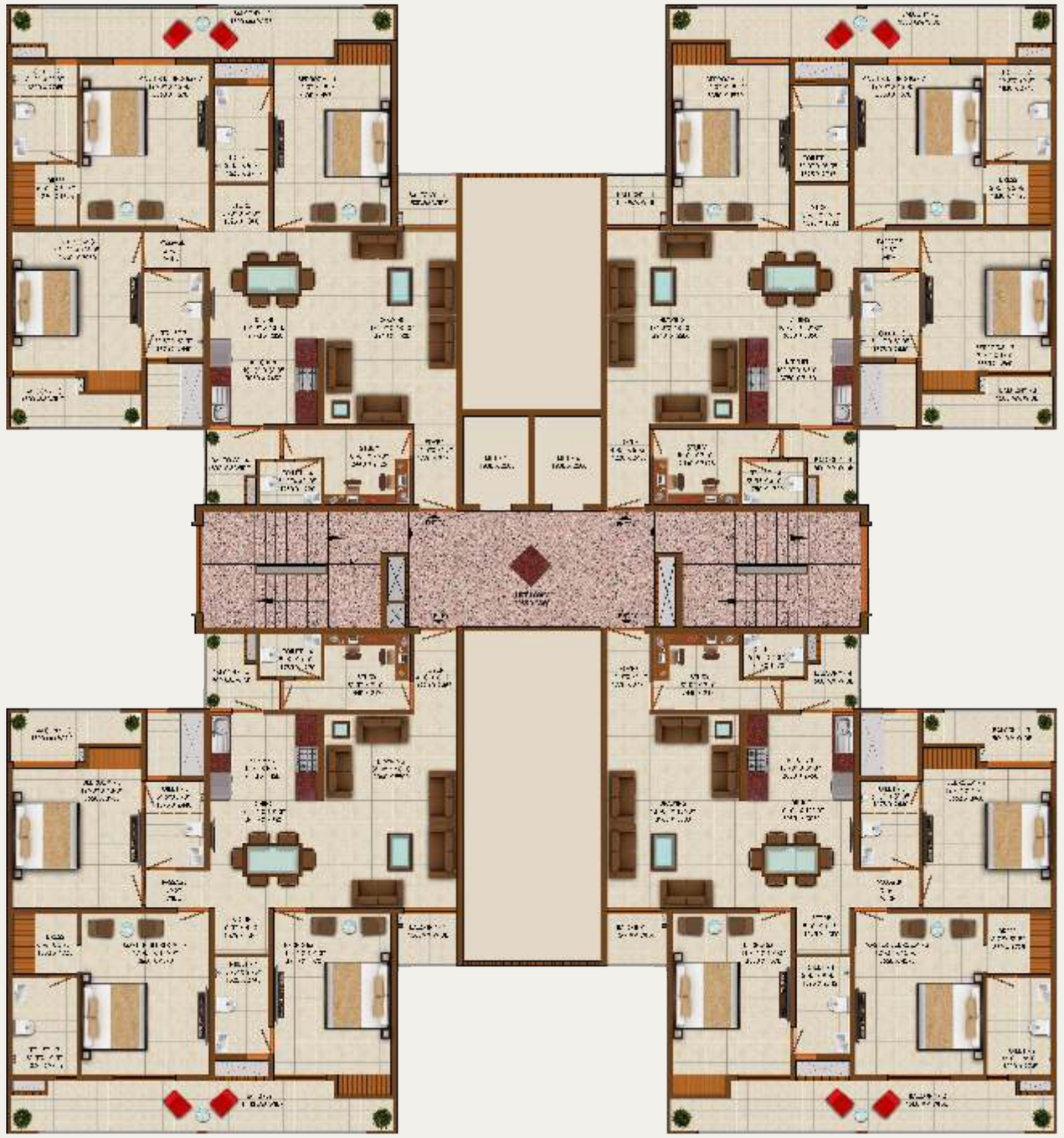

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1 Sq. Mt. = 10.764 Sq. Ft.

# SITE PLAN

3 BHK
Type - I (1825)

3 BHK
Type - II (2150)

Phase I - Comprises of
Tower - A, B, L, M + Commercial

RERA Regn.No. - UPRERAPRJ6357

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**DISCLAIMER**

Phase - I Plan is firm.
Future Phase subject to modify / change at company discretion.

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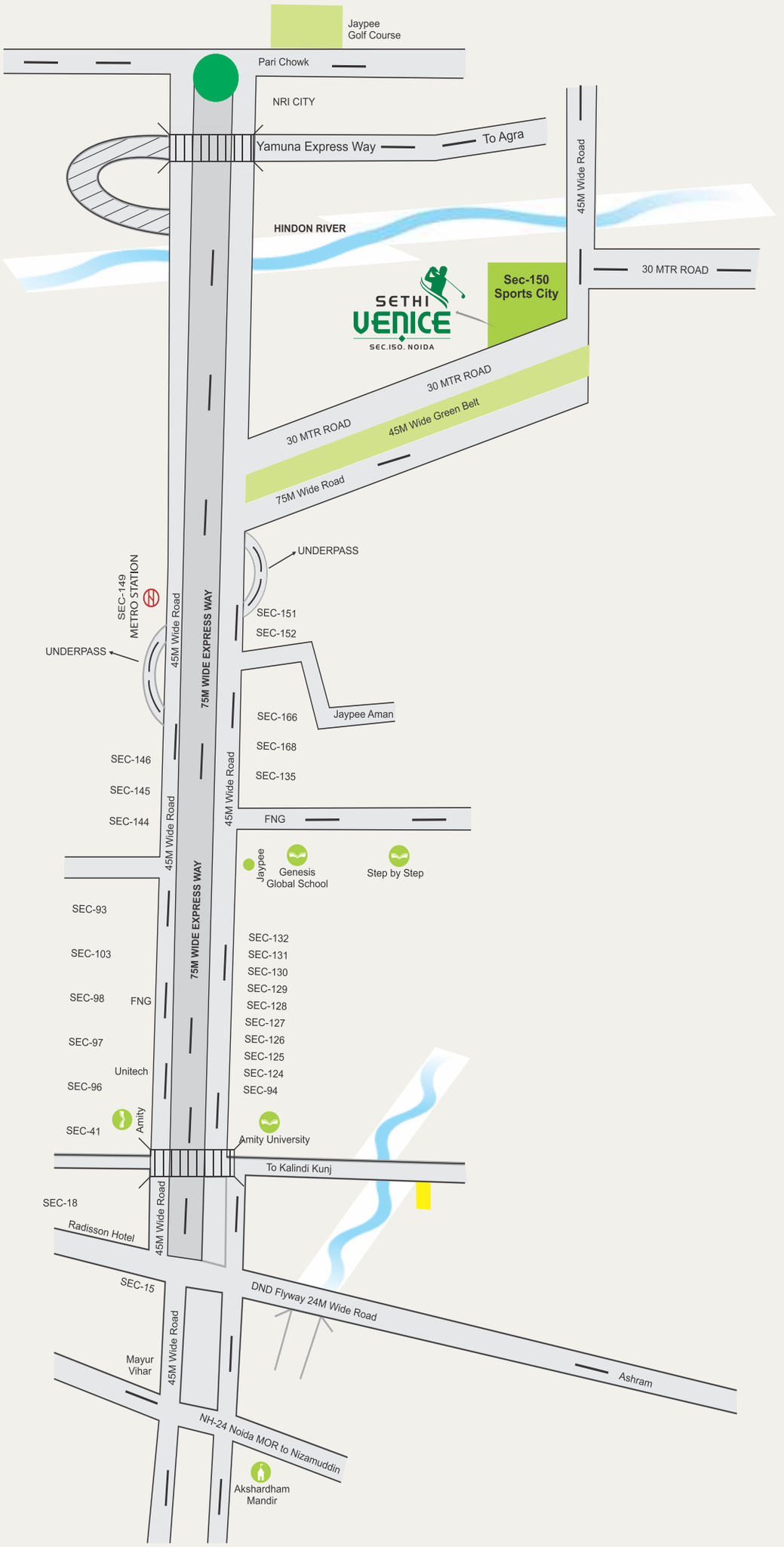
Map not to scale

# LOCATION MAP



# 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) & Mr. Mayank Sethi ( 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

DELIVERED

**SETHI MAX ROYAL**
Sector-76, Noida

DELIVERED

**SETHI MAX CITY**
Vaishali, Ghaziabad

DELIVERED

**ANGEL MEGA MALL**
Kaushambi, Ghaziabad

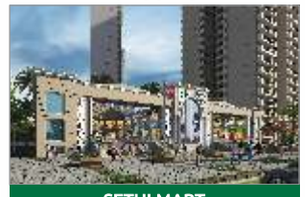
DELIVERED

**IPEX MALL**
Patparganj, East Delhi

DELIVERED

**SETHI ARCADE**
Sector-76, Noida

ONGOING



**SETHI MART**
Sector-150, Noida

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