



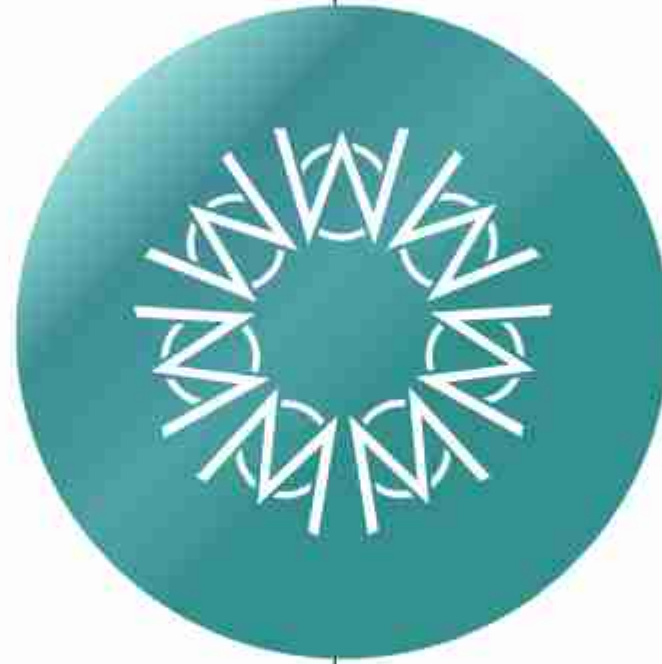
A new
way of
living



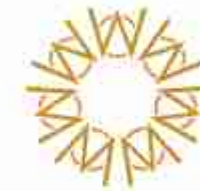
SHALIMAR
ON^{EWORLD}
VALENCIA
TOWERS



ENTER A WORLD



of possibilities.



SHALIMAR
ONEWORLD

VALENCIA
TOWERS

The Magnificent Life

Nestled in the vibrant heart of Lucknow, India, Shalimar Valencia Towers stands tall as an exquisite residential complex comprising seven towers. Each tower is a masterpiece that seamlessly blends modern living with world-class amenities and breathtaking city views.



Located at the heart

of the prestigious Shalimar OneWorld township, Valencia Towers offers residents premium 4 BHK homes accompanied by a lifestyle unlike any other, with unlimited indulgences and conveniences at their disposal, presenting the epitome of luxury living.

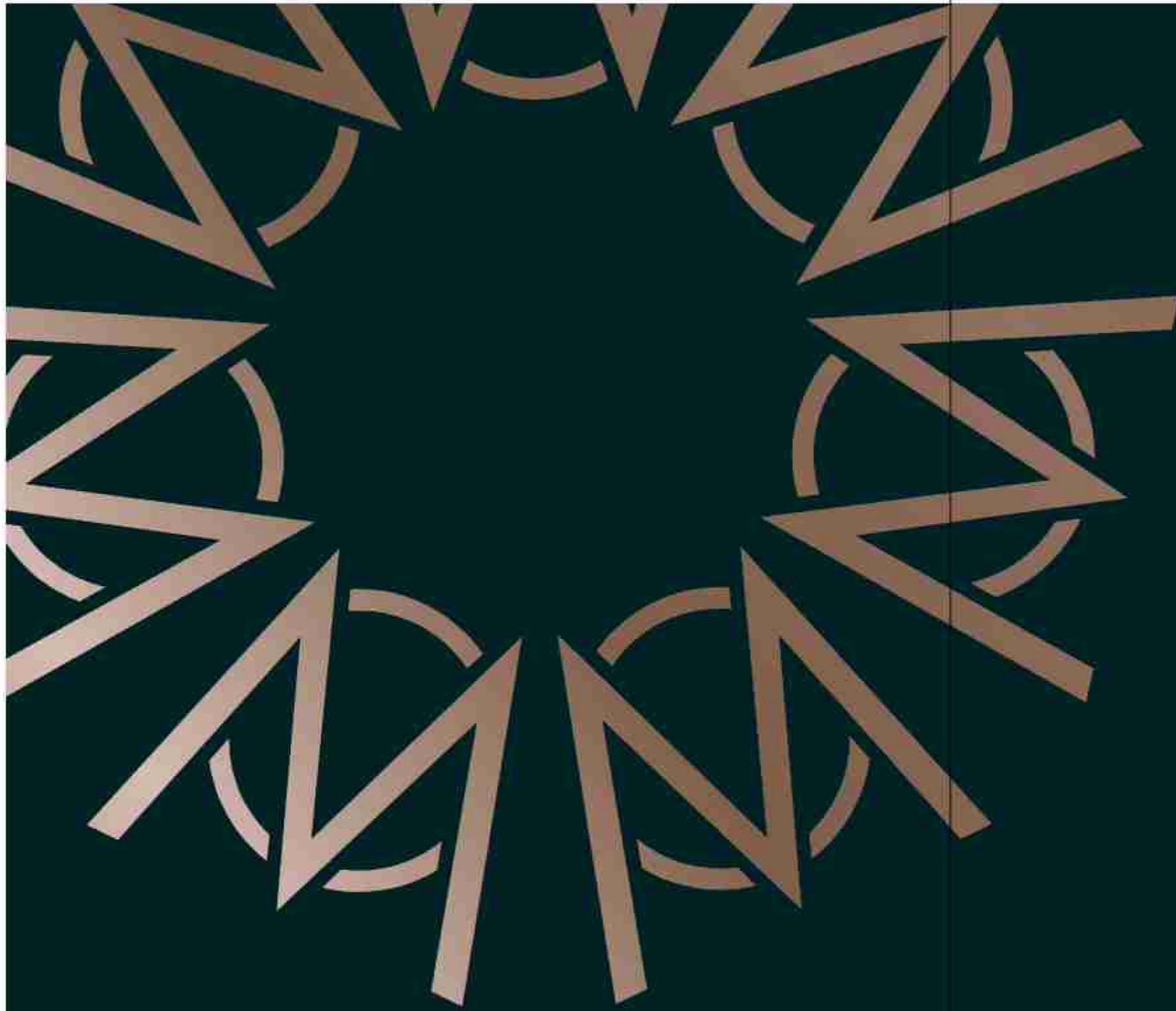
A Lush Green Paradise

Crafted with the aim

of bringing a life of magnificence to its residents through its remarkable design, life here at Valencia Towers is nothing short of extraordinary.



A Towering Masterpiece



Valencia Towers is an exclusive residential
development within Lucknow's
award-winning, leading township

Shalimar OneWorld




SHALIMAR
ONEWORLD

On the banks of the river Gomti, is a land of opportunity. A city, which the fortunate will proudly call home. A place where the pure smell of nature will intoxicate and inspire. A place where the laughter of children will reverberate in lush fields. A place where exotic tastes of the world delight even the most refined palates. A place where the beauty of the river is only surpassed by the magnificence of the pristine lake. A place where life is complete.

This is OneWorld.
Welcome Home



LAKE DISTRICT

Set around the majestic OneWorld Lake, the exclusive Lake District is OneWorld's primary residential precinct. Besides being one of the most sought after neighbourhoods to reside in, Lake District will house the city's most iconic tower, quaint lakeside cafés, a water's edge boulevard by the riverside and Lucknow's finest clubhouse with an unparalleled host of conveniences.



THE RIVERFRONT

A scenic riverside and wide open spaces characterise this residential region of OneWorld. Themed gardens and plazas, children's play parks and sporting facilities such as cricket nets, offer a variety of community leisure facilities. Tree lined residential streets and green walkways further enhance the beauty and warmth of The Riverfront, making it one of the most ideal places to reside in.



GREENFIELDS

Serene, Lush, Expansive: Enveloped in the lap of nature, the Greenfields District is truly a piece of paradise on earth. This predominantly residential sector is highlighted by its sprawling, magnificently landscaped estates. Being centrally located in OneWorld, Greenfields offers the best of both worlds by providing peace and tranquility at home and easy access to the township's bustling Downtown and retail sectors.



DOWNTOWN

Located in the heart of the 'City of Dreams', Downtown is the pulsating central business district of OneWorld. With work spaces for businesses of all scales, a proposed destination mall, a multiplex and innumerable bistros and restaurants, Downtown is your dream city centre, at your doorstep.



CLUB ONE

The OneWorld clubhouse is the embodiment of leisure and grandeur. Established as the best and one of the finest examples of world-class facilities in Lucknow. It's a clubhouse so grand, you'll never want to leave. It's got everything you'll ever want and more than you can imagine. The endless list of facilities and conveniences include:

Multipurpose Hall	Jacuzzi	Spa	Changing Rooms
Beauty Salon	Indoor Games	Kids Play Area	Interactive seating spaces
Multipurpose Lawn	Lush Green	Swimming pool for adults and kids	
Private Seating zones	Gymnasium	Deck area with seating	



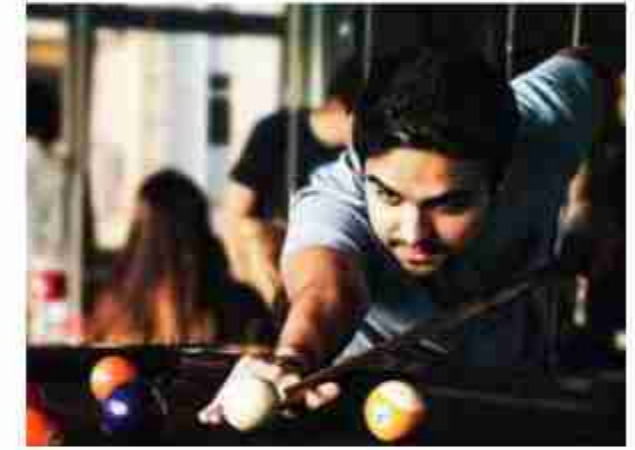
SPA AND RETREAT



PRIVATE THEATRES



ULTRAMODERN GYMNASIUM



RECREATION ANNEXE



INDOOR SPORTS & GAMES



GRAND LIBRARY

AMENITIES AT CLUB ONE



UPRERAPRJ4833



SHALIMAR
ONEWORLD
VISTA

Shalimar Vista offers residents the world within reach, with easy access to a host of conveniences and luxuries that cater to their every need. Located in the sought-after OneWorld township, these elegant and spacious apartments provide easy access to dining, shopping, and entertainment options, making it the perfect choice for those seeking the ultimate in comfortable and luxurious living.



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SHALIMAR
ONEWORLD
BELVEDERE
COURT

Belvedere Court is a luxurious residential complex located alongside the central lake within the OneWorld township. With easy access to the township's best entertainment and hospitality hotspots, residents can indulge in the classic French-style bistros by the lake, exclusive retail avenues, and the prestigious ClubOne clubhouse just around the corner. The privileged few who call Belvedere Court home can enjoy breathtaking lake views and a truly serene living experience.



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SHALIMAR
ONWORLD
 BELVEDERE
 COURT 2

Belvedere Court 2 is an exquisite residential complex that seamlessly blends luxury with comfort. With stunning contemporary architecture, spacious apartments, and world-class amenities such as a clubhouse, swimming pool, and landscaped gardens, residents can enjoy the ultimate in modern living. Nestled in the picturesque Lake District of the OneWorld township, residents have easy access to nature and a tranquil living experience.

SHALIMAR
ONWORLD
 BELVEDERE
 COURT 3

Belvedere Court 3 is located in the stunning Lake District, one of the most premium locations within the One World township. Surrounded by lush greenery, it offers residents easy access to the beauty of nature, providing a serene living experience. This luxurious residential complex is the epitome of grandeur and glamour, perfectly designed to refurbish lifestyles and provide residents with a truly luxurious living experience.



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 SHALIMAR
ONEWORLD
 BELVEDERE
 SUITES

Shalimar Belvedere Suites is a luxurious residential complex within the prestigious OneWorld Township, featuring modern & eclectic architecture and cross-ventilated interiors that flood the rooms with natural light and air. It offers a selection of 4 BHK apartments and premium penthouses, along with world-class amenities like a rooftop infinity pool and a fitness center. With lush landscaped gardens and 24/7 security, it's the ultimate in luxurious urban living.



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 SHALIMAR
ONEWORLD
 WHISPERING
 WOODS

Located on the east side of OneWorld, Shalimar Whispering Woods is a premium residential complex where a world of privileges and nuances are carefully designed to delight every member of your family. Designed with the aim of enhancing your lifestyle through a careful rendition of features, materials and facilities, every moment of your life here will be truly magical and unparalleled.



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Valencia County, Lucknow's exclusive villa living destination offers a unique blend of breathtaking views, sprawling landscapes, and top-notch amenities. Inspired by colonial Spanish architecture, Valencia County offers a new paradigm of bungalow living combined with a vibrant community lifestyle. Nestled within the thoughtfully crafted Shalimar OneWorld, adjacent to a scenic riverfront, this gated community ensures convenience, a great neighborhood, easy accessibility, and round-the-clock maintenance.



Valencia County - East is a visionary residential development in Lucknow that combines exquisite villa living with a vibrant community lifestyle at Shalimar OneWorld. Inspired by Spanish architecture and adorned with stunning views, Valencia County - East offers an elevated living experience. With unparalleled leisure options & amenities like banquet halls, a coffee shop, conference rooms, and more, Valencia County - East has something for everyone.




SHALIMAR
ONEWORLD
VALENCIA
TOWERS

Shalimar Valencia Towers is the latest luxury residential offering at the prestigious OneWorld Township. Strategically located within the township, the homes within offer uninterrupted views of the surrounding landscapes and are located right beside the Valencia County and Valencia County-East villa developments.

THRIVE IN THE
*heart of
the city.*



Location Map

Shalimar OneWorld is a sought-after residential township nestled within the prestigious Gomti Nagar Extension of Lucknow, India.

Surrounded by breathtaking views of nature and with easy access to essential locations such as the airport, it offers residents the perfect balance of urban convenience and natural beauty.

The township is strategically located on Amer Shaheed Path, which is Lucknow's pivotal peripheral ring road, and boasts a stunning riverfront stretch of over 15 km, providing residents with breathtaking views and a tranquil living experience.

Whether you're looking for a peaceful retreat or an active urban lifestyle, Shalimar OneWorld has something to offer everyone.



*Map is indicative. Not to scale.

Shalimar Oneworld

SITE MAP



*Map is indicative. Not to scale.

Site Map



SHALIMAR
ONEWORLD
VALENCIA
TOWERS





HOTELS AND CLUBS

Proposed internationally benchmarked hotel at ClubOne	0.5 km
Taj Hotel	9 km
Hyatt	8 km
Renaissance • Novotel	5.5 km

HOSPITAL

Medanta Medicity	7 km
Sahara Hospital	5 km
Mother & Child state referral hospital	3 km
Super Speciality Cancer Institute & Hospital	10 km



SCHOOL

Delhi Public School	8 km
City Montessori School	4 km
Seth M R Jaipuria School Study Hall	5 km
Proposed International School within the Township	1.4 km

SHOPPING

Phoenix Palassio	4 km
LuLu Mall	7 km
Wave Mall	7 km
Fun Mall	9 km

CHERISH A HOME
*encompassed
by green.*





Elegant Living Spaces

Relax in a generously sized living room with plenty of natural light, featuring an open and airy layout, comfortable seating, and stylish decor that create a warm and welcoming atmosphere perfect for spending time with family and friends.



Delightful Dining Rooms

Enjoy an open and inviting dining room that seamlessly flows into the nearby kitchen, with plenty of room to entertain and a warm and welcoming ambiance that makes it the perfect sitting for hosting dinner parties, family gatherings, or intimate celebrations.

Master Bedroom

Embrace the ultimate in comfort and luxury with a sophisticated and chic master suite featuring an abundance of ventilation, soft lighting, and serene colors that lull you into a deep sleep.



Contemporary Kitchens

Elevate your culinary experience with a sleek, modern, and fully-equipped kitchen boasting gorgeous finishes that create a culinary haven for even the most discerning of chefs.



Cozy Bedrooms

your home comes with a bed suite that is elegant as it is exquisite. Walk out on to your attached deck to soak in the views of your lush green surroundings.



Exquisite Bath Suites

Immerse yourself in a world of indulgence and relaxation with a spa-inspired bathroom oasis, boasting premium bath amenities that cater to your every need.



Stunning Decks

Relax and unwind on the breathtaking, expansive decks that boast panoramic views of lush landscapes.



INDULGE IN AN
*abundance of
luxuries.*

At Valencia Towers,

you will have access to the best amenities that the city has to offer. From a world-class spa to invigorating sports activities and fitness facilities, your lifestyle here will be on par with the best in the world. So whether you're entertaining friends & family or just looking for an escape from everyday life, your home at Valencia Towers has everything you need and so much more.



Amenities



MULTIPURPOSE HALL



JACUZZI



GYMNASIUM



INDOOR GAMES



SWIMMING POOL FOR
ADULTS AND KIDS



CHANGING ROOMS



MEETING ROOMS



PERGOLA WITH SEATING



LUSH GREEN



KIDS PLAY AREA



MUGA COURT



FOUNTAIN



SEATING PLAZAS



WALKING/JOGGING TRACK
(WEST JARDIN)



DECK AREA
WITH SEATING NEAR POOL



TREE BOULEVARD
(WEST JARDIN)



BADMINTON COURT



MASSAGE ROOM &
STEAM ROOM



WEST JARDIN



Verdant Walking Paths

Take a leisurely stroll along the green-lined walking paths and breathe in the fresh air as you soak in the tranquil ambiance.



Entertaining Indoor Games Zone

With its sleek and modern design, the indoor games room is the perfect place to unwind and challenge your friends to a friendly game of table tennis, football or your favourite board games.

Accentuated Water Body

Experience pure bliss as you stroll through our pristine, European-inspired gardens that are adorned with scenic water features & accents.



Cutting-Edge Gymnasium

you'll never miss another session as everything you need for a comprehensive workout, from cardio machines to weights and resistance equipment, is right here.



Open-Air Tennis Court

Ace your game on our state-of-the-art tennis court surrounded by lush greenery and scenic views.



Expansive Multipurpose Hall

With its elegant decor, state-of-the-art equipment, and ample seating capacity, the multipurpose hall is the perfect venue for any type of gathering, grand or intimate.

IMMERSE YOURSELF
*in design &
detail*

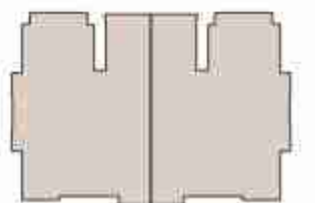


FLOOR PLANS

We have worked with the best in the business to ensure that every inch of your home is designed keeping you and your family needs in mind. Every home has been planned to offer maximum privacy without compromising on space or quality.

Tower A, B & C

TYPICAL FLOOR PLAN



Tower A, B & C

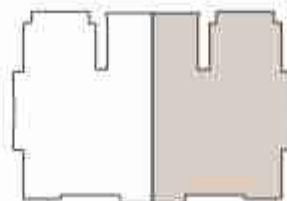
UNIT 1

TYPICAL FLOOR

(From 1st to 33rd Floor)



	AREA - IN SQ. MTR	AREA - IN SQ. FT.
CARPET AREA	215.95	2,324.49
BUILTUP + BALCONY AREA	276.81	2,979.58
SUPER AREA	343.74	3,700.00



Tower A, B & C

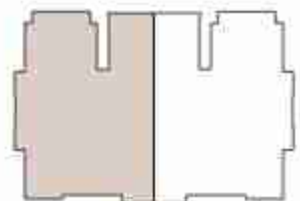
UNIT 2

TYPICAL FLOOR

(From 1st to 33rd Floor)



	AREA - IN SQ. MTR	AREA - IN SQ. FT.
CARPET AREA	215.95	2,324.49
BUILTUP + BALCONY AREA	276.81	2,979.58
SUPER AREA	343.74	3,700.00



Specifications



STRUCTURE

Structure designed with the highest seismic consideration for the zone as stipulated by the BIS code and for better safety.



FOUNDATION

Reinforced concrete footing & column.



BED ROOMS

Flooring/Skirting- Wooden laminated flooring in master bed room. Other bed rooms vitrified tiles of minimum 600 x 600 mm size.

Wall finishes- Acrylic emulsion on POP panning.

Ceiling - Oil bound distemper.



KITCHEN

Flooring/Skirting- ceramic tiles/Vitrified tiles.

Wall finishes- Acrylic emulsion paint on wall.

Ceiling - Oil bond distemper with part false ceiling.



CP FITTING AND ACCESSORIES

Grohe/Jaguar/Roce or equivalent Toilet fitting/single lever fitting in all toilets. Provision for geyser installation. Rain shower in master toilet. Normal shower in all other toilets.



LIFT LOBBY

Center opening 3 passenger lift & 1 service lift.

Flooring- Granite/Marble/Tiles.

Wall finishes- Granite/Marble/Tiles up to 2100 mm on lift side wall and acrylic emulsion paint in balance area.

Ceiling - Acrylic emulsion paint.

GROUND FLOOR LOBBY

Flooring- Floor Tiles/Granite/Marble, Wall finishes- Acrylic emulsion paint.

Ceiling- Gypsum ceiling with acrylic emulsion paint, Skirting (Same as the flooring).

MAIN STAIRCASE

Flooring- Kota/Indian Stone/Granite, Railing- Painted MS railing.

Wall Finishes- Oil bound distemper on plaster, Skirting- Same as the flooring.

FIRE STAIRCASE

Flooring- Kota/Indian Stone/Granite, Railing- Painted MS railing.

Wall Finishes- Oil bound distemper on plaster.

Skirting- Same as the flooring.



LIVING /DINING ROOM

Flooring/Skirting- Superior quality vitrified tiles of minimum 800 x 800 mm size or bigger.

Wall finishes- Acrylic emulsion on POP panning, Ceiling- Oil bound distemper.



BALCONIES

Flooring- Tiles, Wall Finishes - Exterior grade paint on plaster.

Ceiling finishes - Exterior grade paint on plaster.

Handrails and Parapet- Combination of wall and MS handrail as per finction and elevation requirement.



TOILETS

Flooring - ceramic tiles.

Wall finishes- ceramic wall tiles up to dado level (approximate 2400 mm).

Ceiling finishes - Oil bound distemper with false ceiling.

Vanity counter - Granite/Tiles, Sanitary Ware - Premium quality range.

Partitions- Glass cubical/Glass partition, Light- Sensor light.



DOOR

Main entrance door- Engineered laminated frame with laminated door shutters.

Internal Doors- Engineered laminated frame with laminated door shutters.

Hardware- Locks, Handles and knobs (mortise and cylindrical locks) from reputed makes and brands. High quality steel/brass hardware.



WINDOW AND EXTERNAL GLAZING

Powder coated aluminum frame or UPVC frame window with clear glass.



ELECTRICAL AND PLUMBING INSTALLATIONS

Electrical Fixture & fittings- ISI mark switches/sockets, distribution boxes and circuit breakers from standard makes and brands.

Wiring- ISI mark concealed conduits with copper wire.

Plumbing - ISI compliant CPVC water supply pipes with standard valves and accessories.

Security System- CCTV surveillance, IPADs, Video door phones.



EV CHARGING

Provision for EV charging.

Disclaimer: The above specifications are only indicative & some of these may be changed in consultation with the architect or equivalent may be provided at the site discretion.



Discover the pinnacle of luxurious living at Valencia Towers, where modernity meets sophistication. Situated within the prestigious OneWorld township, life here offers the perfect balance of new-age luxuries and the serene beauty of nature.

*We invite you to come and experience
a life of unparalleled luxury and
magnificence at
Valencia Towers.*

SAVOUR EVERY ASPECT OF
The Magnificent Life





Established in 1985 and having developed nearly 5 million sq. ft. of residential & commercial spaces, the Shalimar Group is a diversified conglomerate headquartered in Ludhiana. The Group's footprint spans across sectors such as Real Estate, Property Management, various Allied Services, Civil Construction, Imports & Exports and Glass Processing. Built on the cornerstones of Knowledge, Efficient Management & Transparency, the Group's mission is to provide world-class products & services in each of its areas of operations through the tenets of Experience & Expertise. With upcoming projects of over 15 million sq. ft. area across major cities of UP and Delhi + NCR and a dedicated team of over 1000 personnel, Shalimar Group is poised to become one of India's leading developers, and its signature offering Shalimar Garden Bay Crown is a big leap forward in this direction.

The views shown in the brochure may vary in accordance with the final approved map and does not guarantee the same. All intending purchasers are bound to inspect all plans and approvals and visit project sites and appraise themselves of all plans and approvals and other relevant information and nothing in this brochure is intended to substitute to the intending purchaser the actual plans and approvals obtained from time to time. The relationship between the Developer and the actual customers will be governed strictly by the specifications to be executed from time to time and not on the terms of this Brochure. All designs are indicative only.

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