



आंगन

VATIKA



3 & 4 BHK Modern Villas
Vaidpura, Greater Noida West





YOUR LAND
YOUR VILLA



About us:

Aangan Vatika is located at the prime location of Vaidpura in Greater Noida West. These residential modern villas have excellent connectivity, Medical facilities, Shopping Centres and Schools. Each Villas have been carefully designed to allow superior ventilation and spectacular landscape.

The neighbourhood has the essential social infrastructure including leading Educational Institutions, Shopping Malls reputed Hospitals, School, Bank branches and ATMs etc.



Stunning views that will steal your HEART

Sometimes, you've got to listen to your MIND, in order to save your HEART. When it comes to purchasing a dream home, this is no different. A rational MIND expected the very best—from the reputation of the developer to the quality of the home, from modern amenities to the safety and security of your loved ones.

Peace of MIND is a state of mind.



Mindful planning for every member of the family

Having somewhere to go is a house, having someone there who love is a home. And a dream home is a place where every member of the family has amenities at their doorstep. Amenities for our elders as well as amenities for our children will ensure that a home becomes a legacy and one which transcends time itself.

Amenities

- Fully fenced boundaries.
 - Water Submersible.
 - Dedicated Car Parking.
- Majestic Entrance & landscaping.

All Comforts within Reach

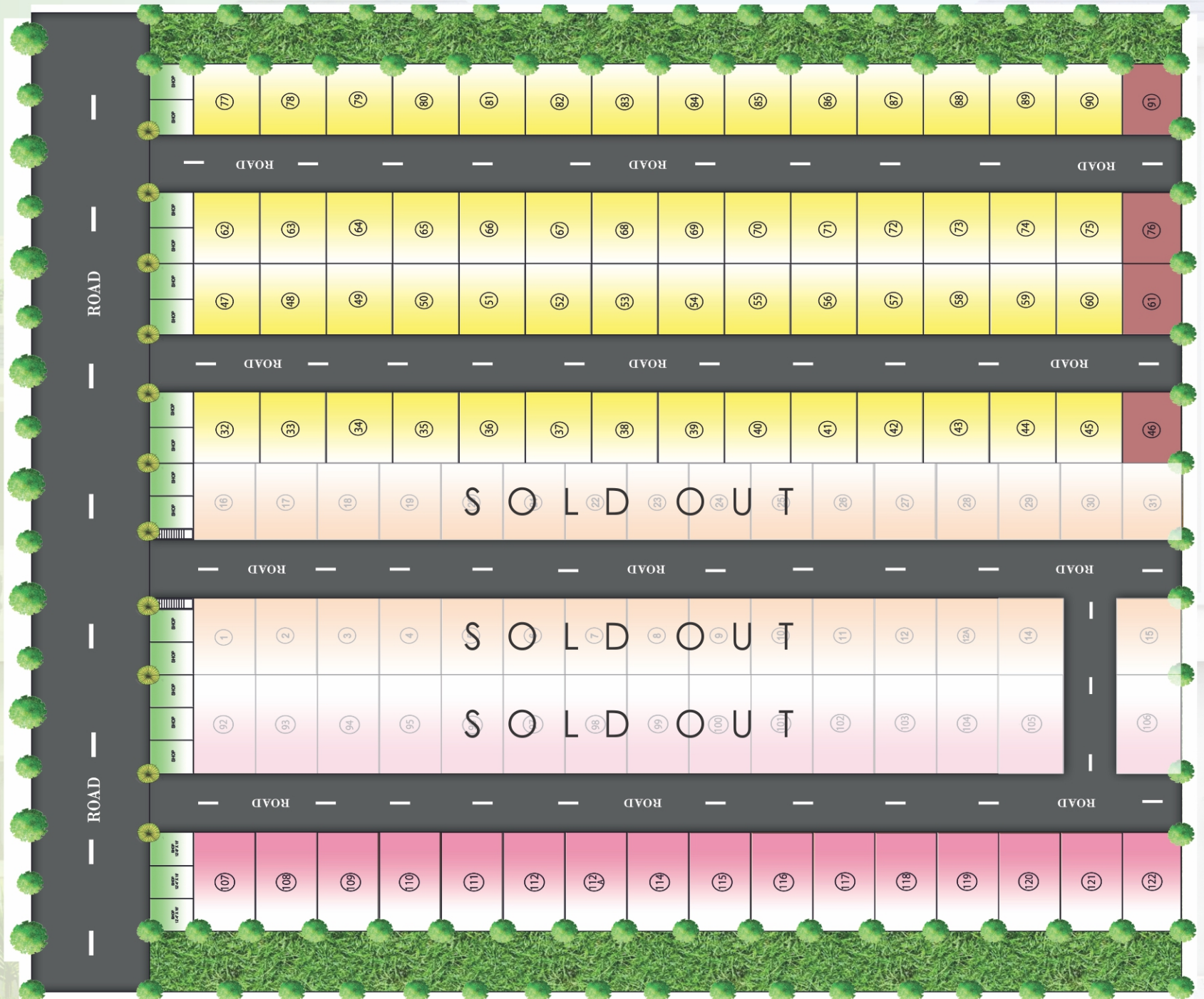
Along with high-ends villas and row houses, the township is in close vicinity to social infrastructure like school, nursing homes, clinics, cafes, retail and commercial zone.





SITE PLAN

-  2150 Sq.fts. (DV)
2530 Sq.fts. (TV)
-  1680 Sq.fts. (DV)
1980 Sq.fts. (TV)
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1980 Sq.fts. (TV)

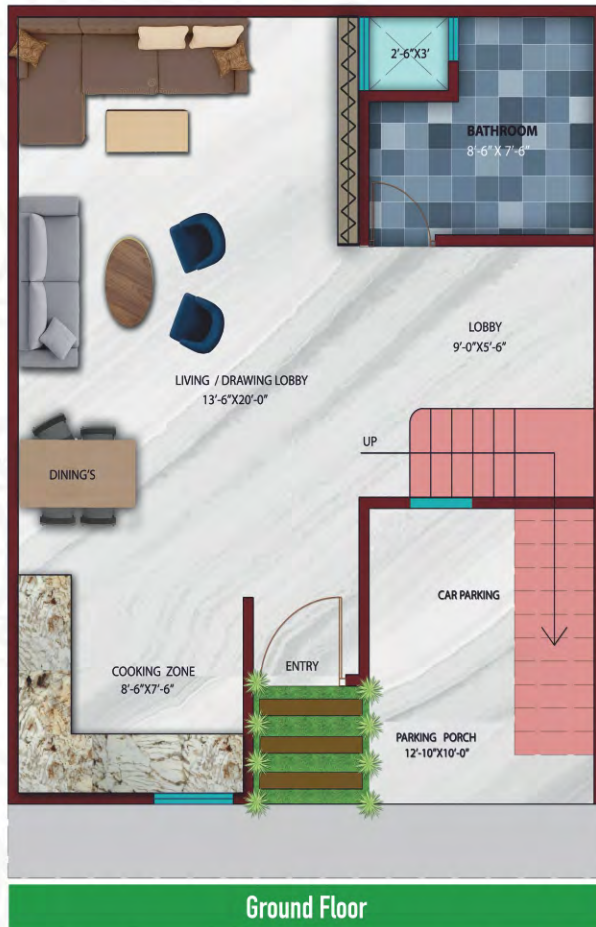


VILLA FLOOR PLAN

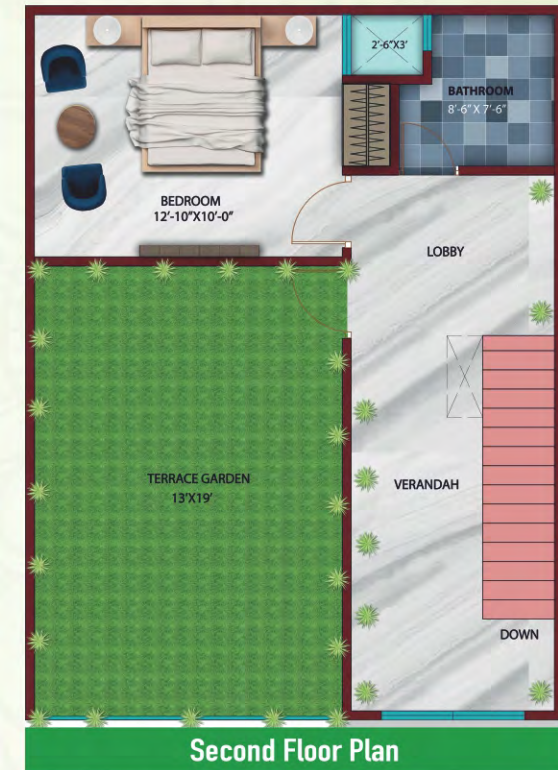
(TYPE : 1680 SQ. FT. DUPLEX VILLA & 1980 SQ. FT. TRIPLEX VILLA)



OPTION 1



OPTIONAL



- 3 Bedrooms
- Family Lounge
- Verandah
- 2 Toilets
- Drawing/Dining Area
- Store/Pooja Room
- Kitchen
- Terrace Garden
- Expandable Area

TRIPLEX

Bedroom, Study Area/Store/Lounge Area
Lobby, Relax Seating, Tulsi Garden
Landscape Terrace

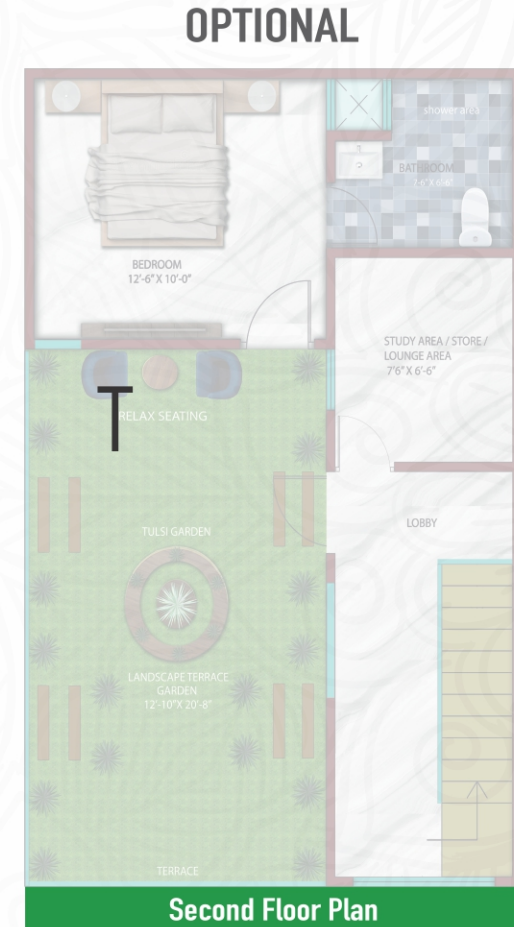


VILLA FLOOR PLAN

(TYPE : 1680 SQ. FT. DUPLEX VILLA & 1980 SQ. FT. TRIPLEX VILLA)



OPTION 2



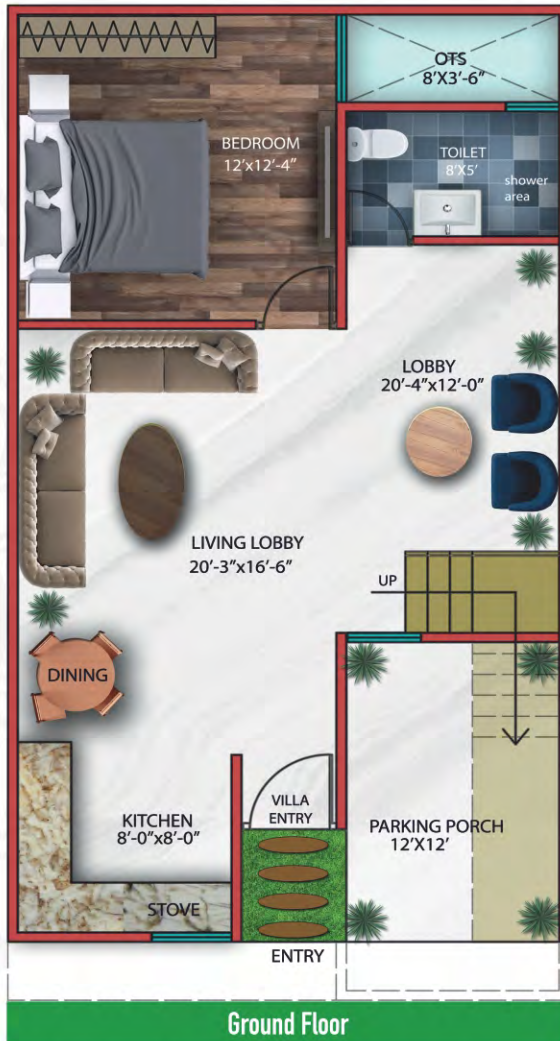
- 3 Bedrooms
- Family Lounge
- Verandah
- 2 Toilets
- Drawing/Dining Area
- Store/Pooja Room
- Kitchen
- Terrace Garden
- Expandable Area

OPTIONAL

- TRIPLEX**
- (Bedroom, Study Area/Store/Lounge Area
Lobby, Relax Seating, Tulsi Garden
Landscape Terrace)

VILLA FLOOR PLAN

(TYPE : 2150 SQ. FT. DUPLEX VILLA & 2530 SQ. FT. TRIPLEX VILLA)



OPTIONAL



- 3 Bedrooms
- Kitchen
- Terrace Garden
- Expandable Area
- 1 Kids Room
- Family Lounge
- Verandah
- 3 Toilets
- Drawing/Dining Area
- Store/Pooja Room

TRIPLEX

Bedroom, Toilet,
Relax Seats, Kids Room,
Lobby, Terrace Garden

Specifications



Living/Dining Room/Drawing Room

Floor : Vitrified Tiles (600m x 600m)

Wall : O.B.D. Paints

Ceiling : Designer POP

Bedroom

Floor : Vitrified Tiles (600m x 600m)

Wall : O.B.D. Paints (Light Color)

Ceiling : Designer POP



Kitchen

Floor : Vitrified Tiles (600m x 600m)

Wall : O.B.D. Paints with border upto 2ft.
wall tiles above counter

Paint : OBD Paint

Counter : Marble with Stainless Steel
Single Bowl Sink. Modular Type Kitchen
Hot & Cold Water Pipeline provision



Master Bedroom

Floor : Vitrified Tiles Flooring

Wall : O.B.D. Paints

Ceiling : Designer POP

Structure

Earthquake Resistant Bricks Structure

Fitting and Fixtures

CP Fittings

Branded China Ware Fixtures (Home Decor)

Hot & Cold Water Pipeline Provision

Space with Unlimited Freedom

- Vaastu Complaint
- Complete Sewerage System
- Street Light
- Prominent Location.

Balconies

Anti Skid Ceramic Tiles

External / Internal Doors

Hardwood Laminated
Panels Sunmica

Electrical Fittings

Modular Switches, Electrical
Wirings



Well Connected

Location Advantage

- 15 min. from Crossing Republic, NH-24
- 30 min. from Noida, Sector-18
- 10 min. from Gaur City Mall
- 20 min. from Sector-52, Noida Metro Station
- 20 min. from Ghaziabad Railway Station
- 35 min. from Kalindi Kunj
- Near IT Hub and Knowledge Park V

School

- Shri Ram Global School
- BGS Vijnatham School
- Indus Valley Public School
- Florence International School

Shopping Complex & Malls

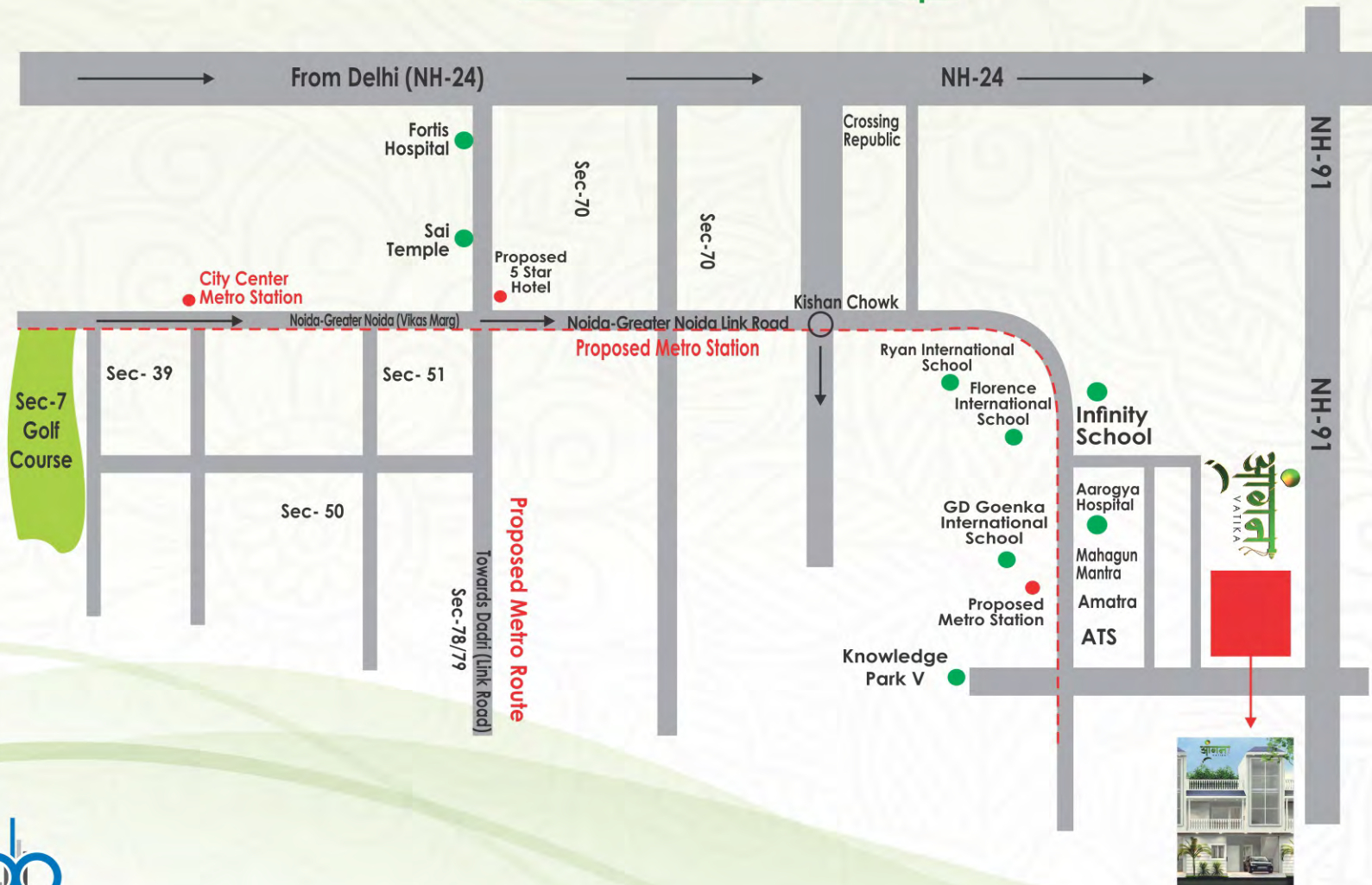
- Galaxy Diamond Plaza
- Gaur City Mall
- PKS Town Central
- DLF Mall of India

Hospitals

- Numed Super Speciality Hospital
- LYF Hospital
- Yatharth Super Speciality Hospital, Greater Noida



Location Map



99 Homez Infrastructure Pvt. Ltd.

📍 **Site Office:** Plot No. 1A, Aangan Vatika, Vaidpura, Greater Noida West, U.P.

✉ info@aanganvatika.com

All the above features are tentative and are subject to change without any prior notice. These are purely conceptual and constitute no legal offering. Floor Plans are subject to change as per elevation drawings. 1 sq. mtrs. = 10,764 sq. ft.