



THE  
GRAND  
Life



SHALIMAR  
ONEWORLD  
VALENCIA  
COUNTY



“*Choose only one Master -  
Nature.*”

REMBRANDT



BEHOLD A GRAND  
**VISION**





REVEL IN THE FULLNESS  
OF A GRAND

Life

DISCOVER  
THE PROMISE OF A GRAND

# Masterpiece





  
SHALIMAR  
**ONEWORLD**  
VALENCIA  
COUNTY



**P**resenting Valencia County, the first of its kind exclusive Villas in the heart of Lucknow, at the coveted Shalimar OneWorld. A vision presenting a new paradigm of Bungalow living to the City of Nawabs, offering the best of both worlds - Exquisite Villa dwelling with a community lifestyle.



**I**nspired by colonial Spanish architecture, bejewelled with breath-taking views and sprawling landscapes, Valencia County brings you an elevated dimension of living, unlike what the city has ever seen before.

# WELCOME TO A NEW PARADIGM



OF  
GRAND  
LIVING





A COVETED

# Neighbourhood

WITH EVERYTHING YOU NEED AND MORE



In Lucknow's premier Gomti Nagar Extension Area, on Shaheed Path



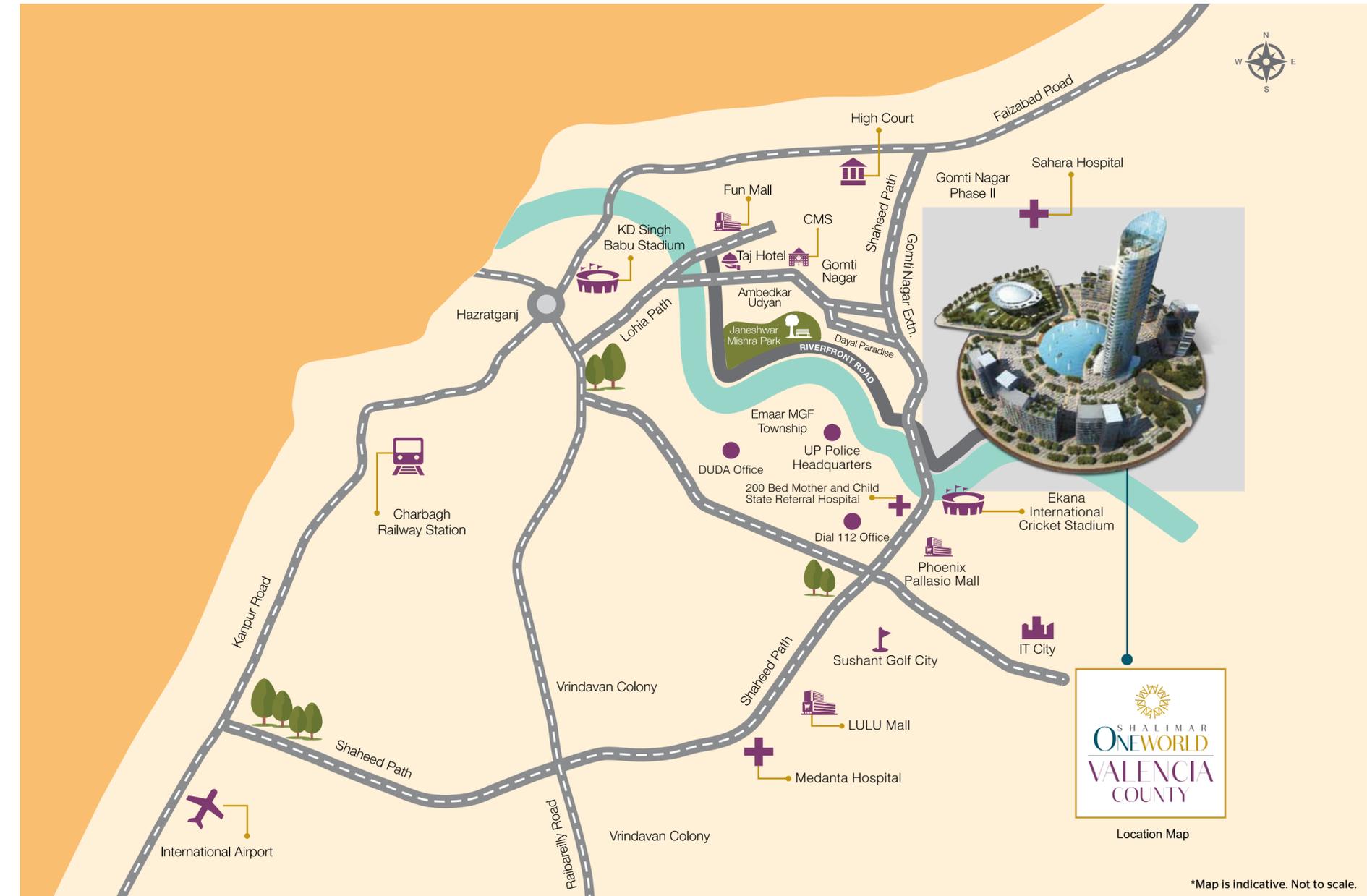
Close proximity to the International Cricket Stadium, IT City, Dial 112 Administrative Office & UP Police Headquarter



Easy access from Lucknow to Gorakhpur, Varanasi, Raebareli & Kanpur Highways



Along the Riverfront of 1.5 Kms



Location Map

\*Map is indicative. Not to scale.

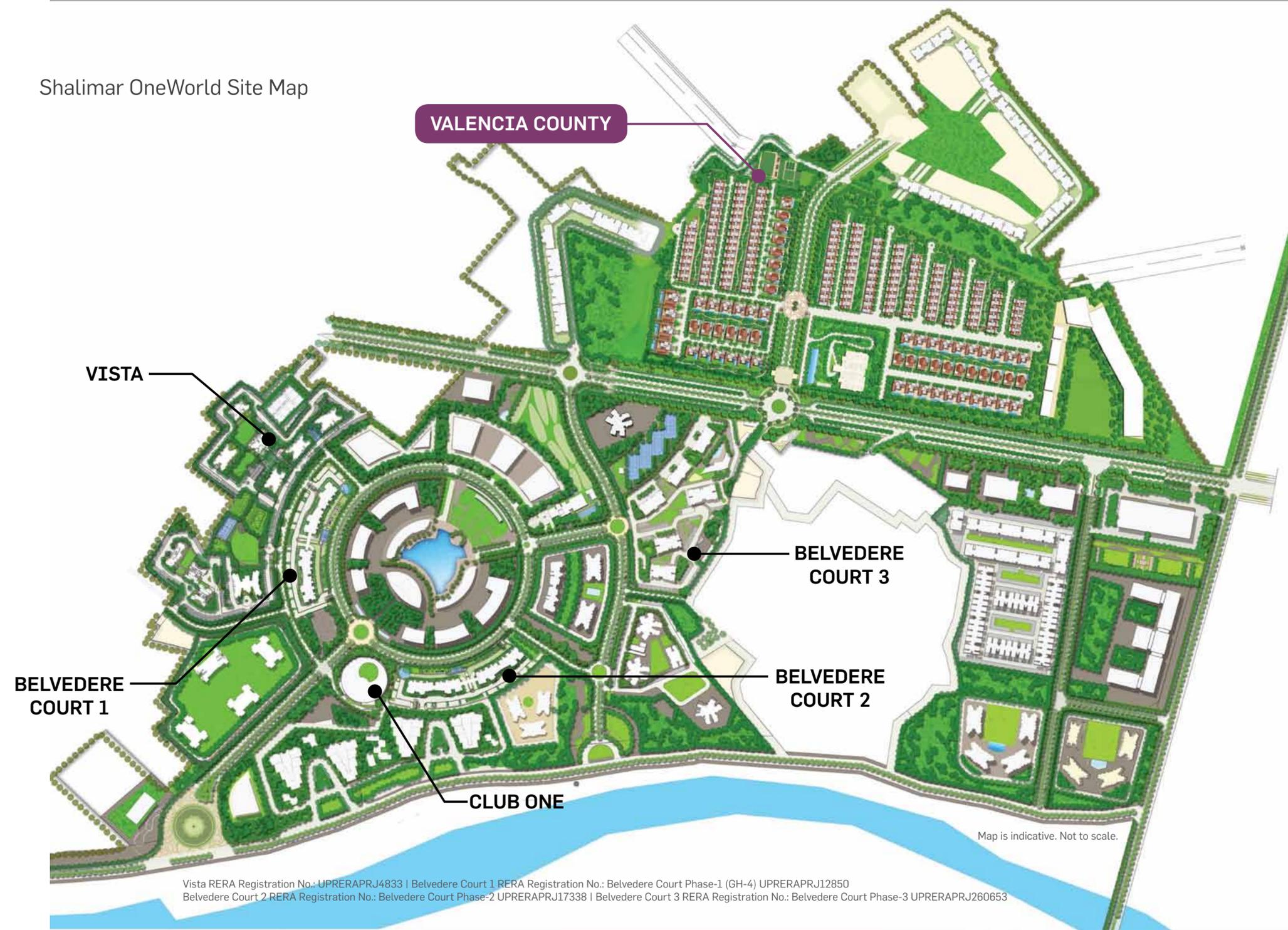
# A CITY WITHIN A CITY

Valencia County is nestled in Shalimar OneWorld - a thoughtfully crafted integrated community where luxury meets comfort.

Spread over 217 acres, Shalimar OneWorld is your own city within the city, planned adjacent to the scenic 1.5km long river front; evolved to cater to you everything you will need within your precinct. A gated community curated with the finest amenities, services, a great neighbourhood, easy accessibility, open spaces, and round the clock maintenance.

Valencia County offers you the freedom to be tucked away, and yet amidst it all. It indeed is what dreams are made of.

Shalimar OneWorld Site Map



Vista RERA Registration No.: UPRERAPRJ4833 | Belvedere Court 1 RERA Registration No.: Belvedere Court Phase-1 (GH-4) UPRERAPRJ12850  
Belvedere Court 2 RERA Registration No.: Belvedere Court Phase-2 UPRERAPRJ17338 | Belvedere Court 3 RERA Registration No.: Belvedere Court Phase-3 UPRERAPRJ260653

Map is indicative. Not to scale.

## WITH EVERYTHING YOU NEED WITHIN YOUR REACH



### HOTELS & CLUBS

- Proposed Internationally Benchmarked Hotel within the Township
- Taj Hotel
- Hyatt
- Renaissance
- Novotel
- Club One (Upcoming in the Township)



### HOSPITAL

- Medanta Medicity
- Sahara Hospital
- Mother & Child State Referral Hospital
- Super Speciality Cancer Institute & Hospital



### SCHOOL

- Delhi Public School
- City Montessori School
- Seth M R Jaipuria School
- Study Hall
- Proposed International School within the Township



### SHOPPING

- Phoenix Palassio
- LuLu Mall (Upcoming)
- Wave Mall
- Fun Mall



# MORE NATURE MORE LIFE

Surrounded by unadulterated greenery, at Valencia County, nature will be your muse.

Conceived by Coopers Hill, formerly known as Belt Collins and designed by Design Cell, here the endless open spaces are a reflection of paradise on earth. A perfect balance of nature and design, the greens provide ideal leisure time spaces enveloped in the beauty of nature.



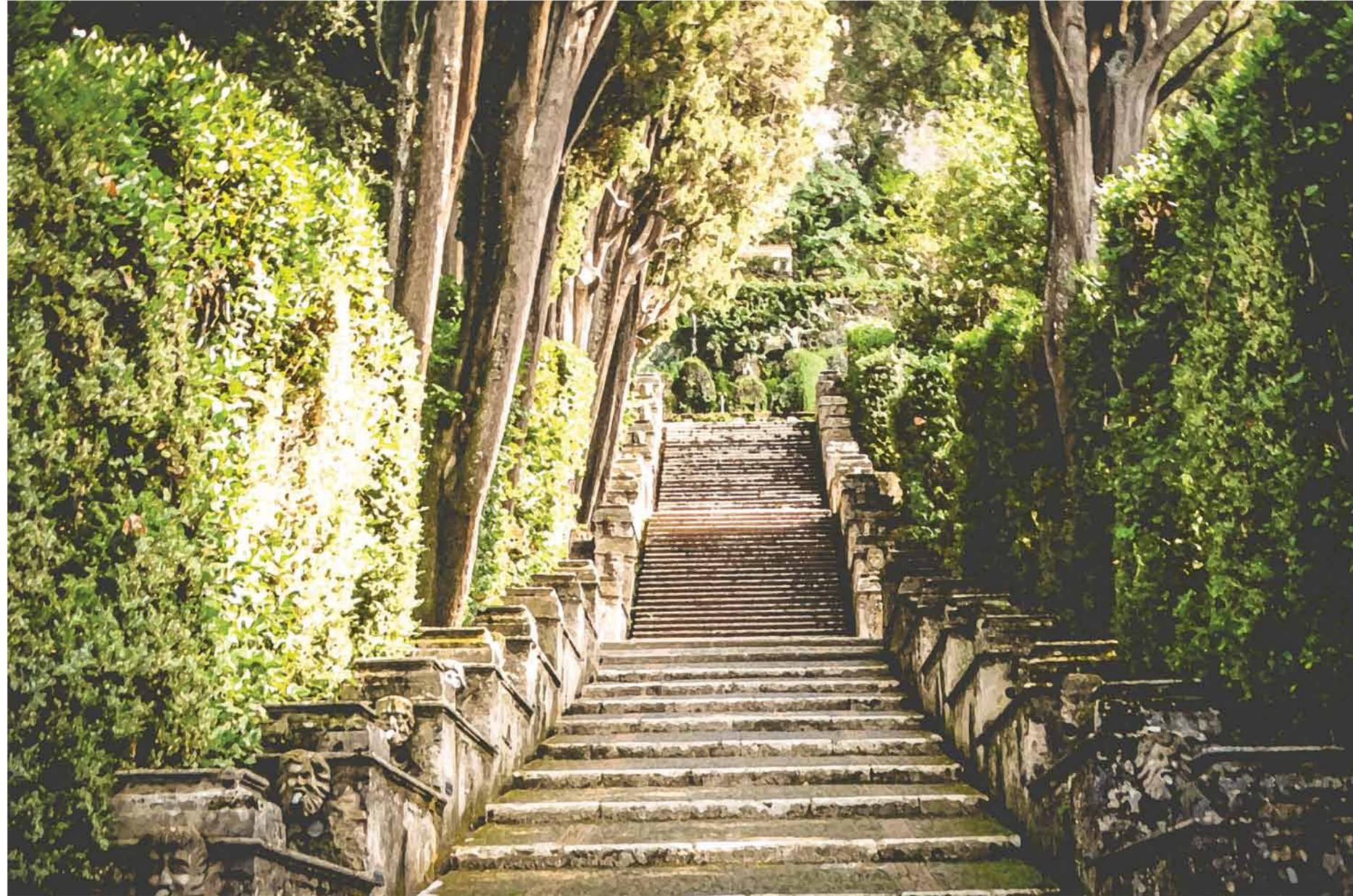
True to the project's name, the green spaces at Valencia County are designed to be a tropical oasis that complement the Spanish architecture with a host of outdoor features.

Offering a pollution free environment, the green spaces double up as sanctuaries for relaxation and recreational areas for active lifestyles.

Strategically planned, the Villas are placed on the fringes of the plot, directing their view towards the lush central greens, offering a welcome respite from the concrete jungle and the busy city life.



Curated landscapes



COME HOME TO A  
**Grand**  
**Welcome**



An artistically created grand round-about entrance to make any welcome extraordinary.



An exclusive villa lifestyle within a community living.



REVEL IN GRAND

# Spaces

The generous lawns extending from your villas, not only increase the sense of open green space, but also acts as a space to bond with your neighbours, play your favourite sport or simply relax under the stars.





Thoughtfully designed, all Villas have a rear entry which is envisioned like a deck that opens up to the seamless foliage, to inspire you everyday. The raised entry ensures you have a vehicle-free view.



# Valencia County

WELCOME LIFE AT

Your residence at Valencia County offers you ultra-modern yet elegantly luxurious Villas, nestled in the lap of nature. With Semiclassical and Spanish architecture, overlooking meandering landscapes, we thought through your every morning, to beautify everything you wake up to.





**INDULGENT LIVING ROOM**

Spacious living, high ceilings and tall french windows with abundant natural lighting.



**EXQUISITE DINING AREA**  
An impeccable setting to host the most exquisite gatherings.



**BEDROOM LOUNGE**  
Exquisitely planned living spaces designed to celebrate small everyday moments of togetherness.



**MASTER BEDROOM**  
Bask in the glory of beauty that surrounds you for an energising start to your everyday.



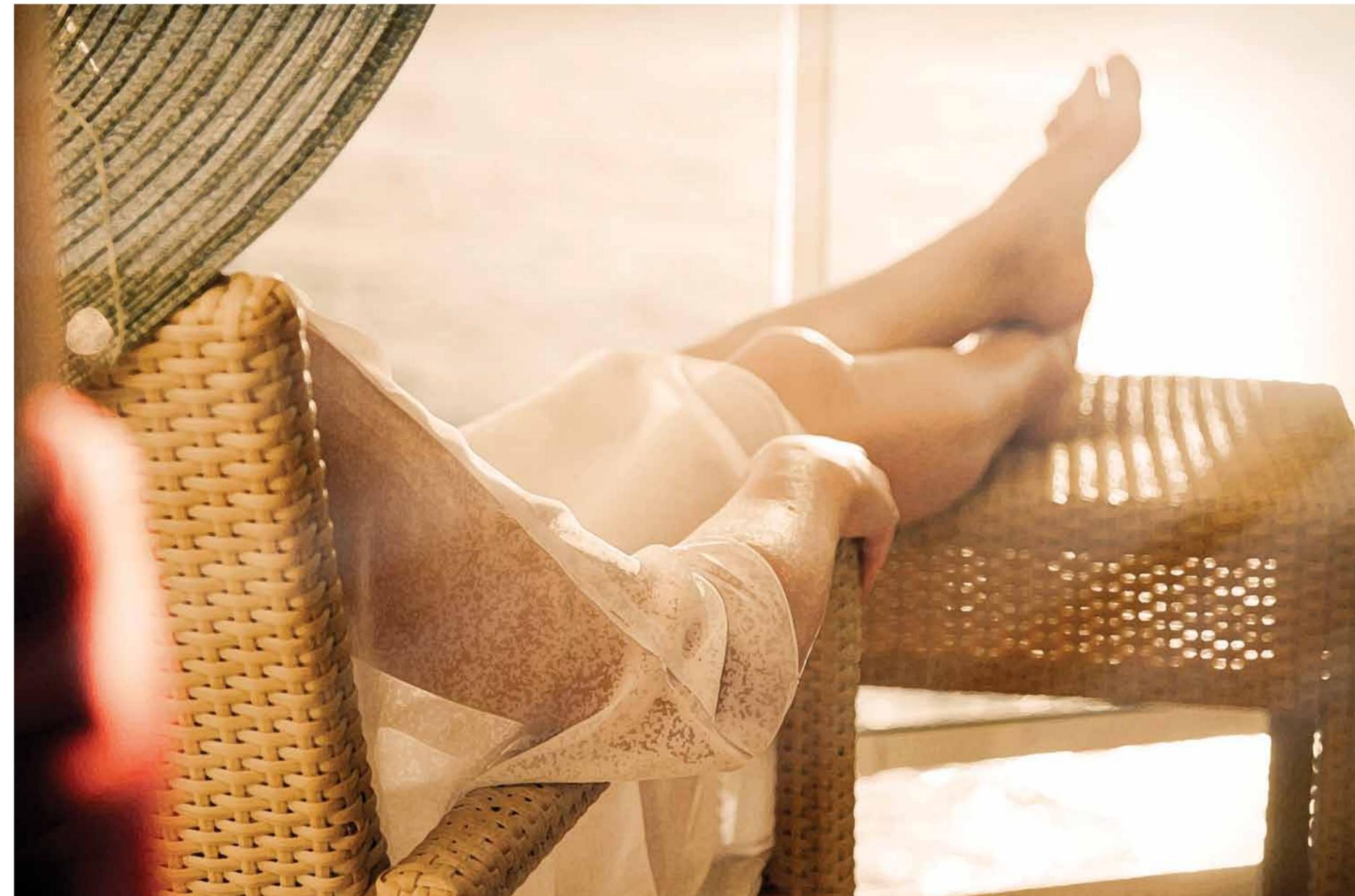
**MASTER BATHROOM**  
Rejuvenate your senses in opulent glory.



A SEAMLESS BLEND  
OF YOUR

# Bespoke

LIFESTYLE  
& NEW AGE PAMPERING





SHALIMAR  
**ONEWORLD**  
CLUB ONE

## RECREATION AND RELAXATION, LIKE NEVER BEFORE

A host of world-class amenities curated especially for you, so much that you would be spoilt for choices. Residents at Valencia county will have access to unparalleled leisure options with something for everyone in the family. With 2 banquet halls, a coffee shop, the ease of working from a conference room, and many more, it's a clubhouse so complete that you will never want to leave.

Rediscover the art of splendid living with exclusive amenities

- 2 BANQUET HALLS
- CONFERENCE ROOM
- COFFEE SHOP
- GAMES AREA (AIR HOCKEY/BILLIARD/SNOOKER)
- RESTAURANT
- GYM/YOGA/ZUMBA
- SWIMMING POOL
- KIDS PLAY AREA

The ownership of this club in the project shall remain with the Developer and same may be transferred to any person(s) / agency for its maintenance & operation thereof. Allottee(s) would have an option to become the member of the club and to pay the Membership Fees as well as monthly subscription charges as may be determined by the Developer / nominated person(s) / operator. Facilities of Club One may change based on the inputs from consultants at the sole discretion of the developer.



## AND IT JUST GOT EVEN BETTER

Residents at the Valencia County will have access to hand-picked amenities curated just for them. So, while you can enjoy living as a part of a larger community, we ensured we also took care of your privacy.

- OUTDOOR GYM
- MULTI-PURPOSE COURT
- CRICKET PITCH
- HALF BASKETBALL COURT
- DOG PARK
- KIDS PLAY AREA
- TOT-LOT
- COVERED SEATING
- KID'S POOL



## HAFEEZ CONTRACTOR

Architect Hafeez Contractor [AHC] is the most celebrated architectural design consultancy firm of India. They have shaped some of the most remarkable buildings of the country and the world, with their architectural footprints indelibly stamped across over 100 cities and 5 countries. Their dedication to design ingenuity, efficient delivery and sophistication in building technology applications has resulted in a portfolio that features some of most significant architectural accomplishments.





## **ATKINS, UK**

### PLANNERS

Atkins are the designers of some of the world's most iconic landmarks and one of the finest design, engineering and project management consultancies today. Strongly inspired by their planning and design execution of Downtown Dubai, Atkins looked to surpass those boundaries and create their best work yet - the iconic OneWorld township.

## **JT & PARTNERS, DUBAI**

### CONCEPT ARCHITECT

One of the most innovative brands in architecture, master planning and integrated design practices, JT & Partners has offices in Dubai and Beirut. They have a remarkable reputation with a property portfolio across countries around the world including UAE, KSA, Egypt, Australia and Seychelles.





## **COOPERS HILL**

**FORMERLY KNOWN AS BELT COLLINS, SINGAPORE**

### **LANDSCAPE DESIGNERS**

Founded in 1953, Coopers Hill has over 16,000 projects in 70 countries to its credit. Over the years, the agency has received over 350 awards, honours, and accolades. Coopers Hill has revolutionized the expansive spaces with the ever-present beauty of nature, their objective is to form a harmonious, unique and contemporary natural experience.

## DESIGN CELL, DELHI NCR

### LANDSCAPE PLANNERS & ARCHITECTS

Established since 1987, Design Cell is a complete solution provider with an innovative outlook, which gives each of its projects a timeless value. Having a global footprint right from Mumbai to New York, they bring to the table their understanding of how landscape architecture has evolved, offering a final balance rooted in the local nuances along with application of internationally benchmarked practices.



# D

ATTENTION TO THE

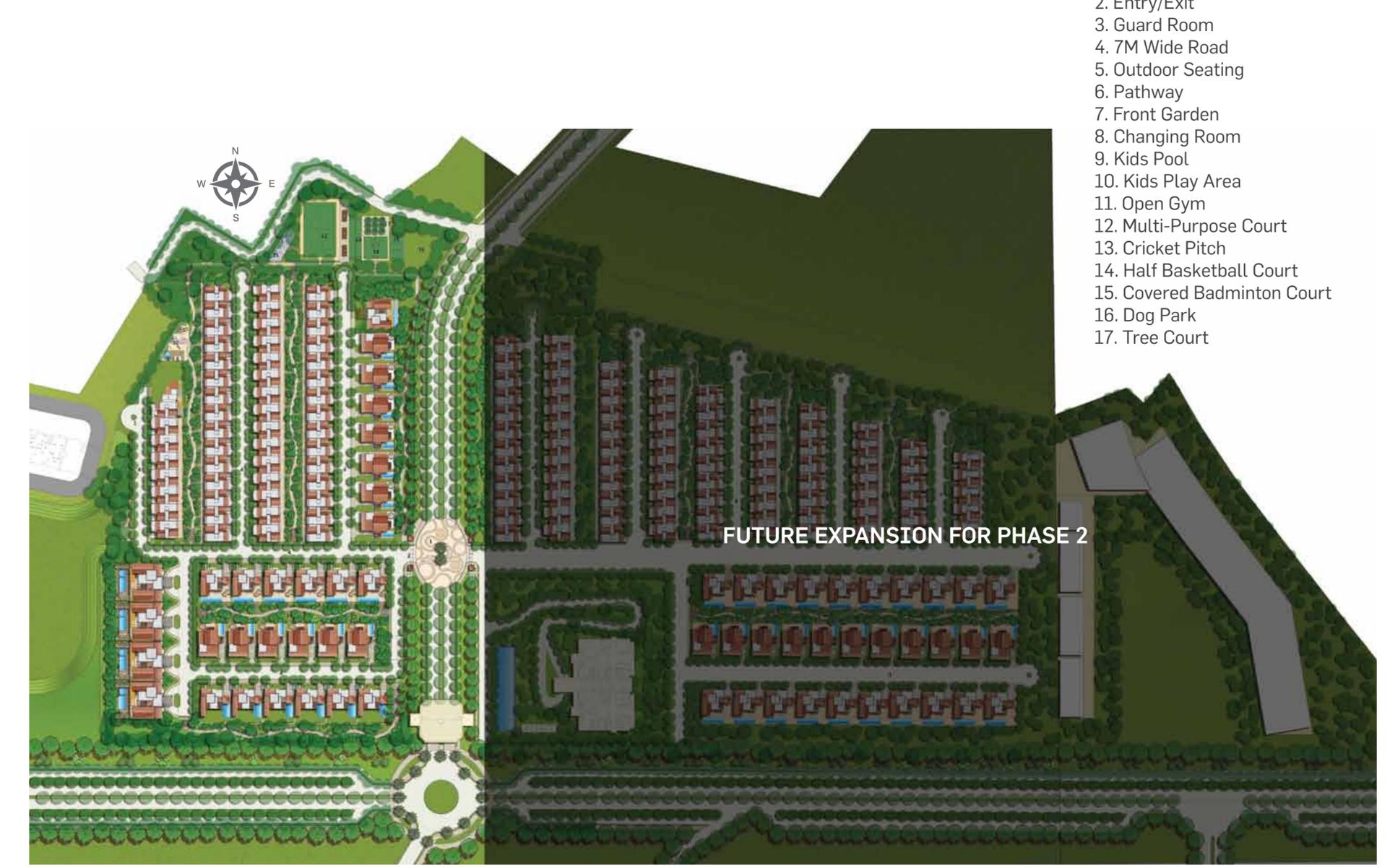
# Details

At Valencia County we know what is most important to you & hence each home is designed to offer you the life you always imagined.

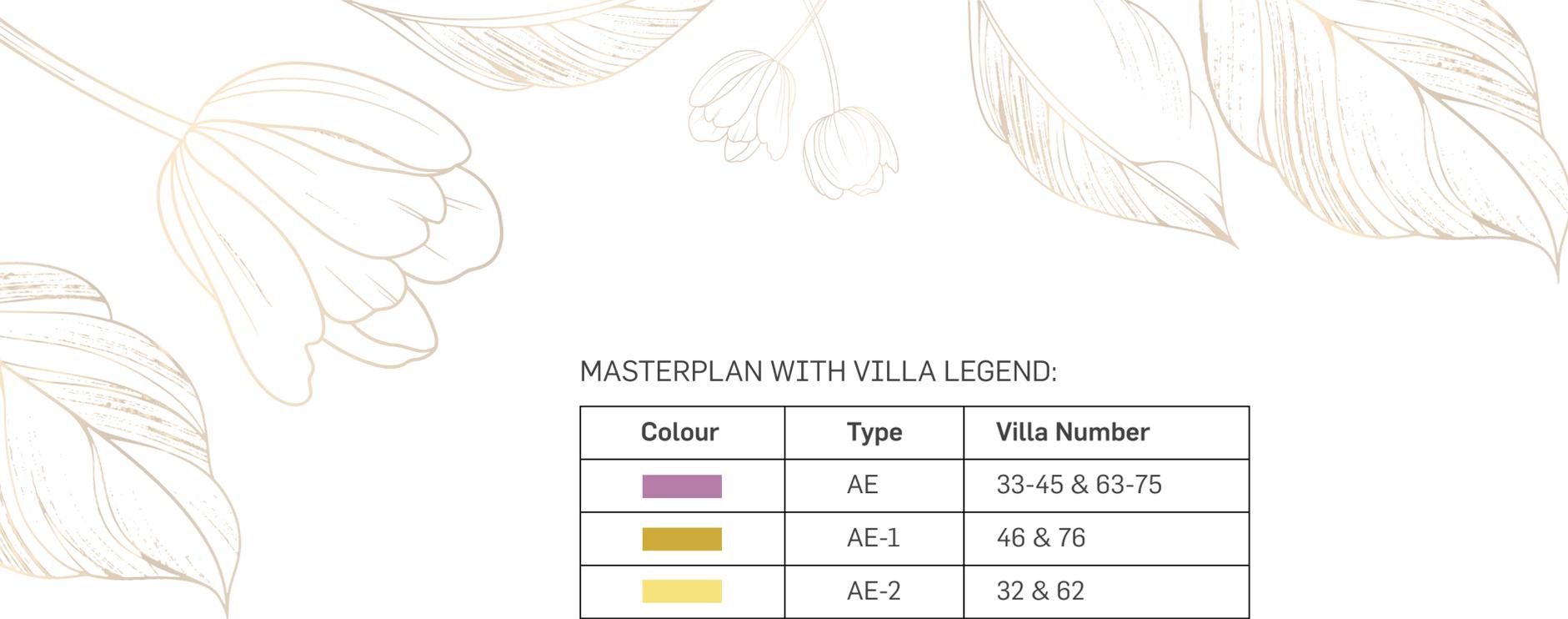
Each Villa is meticulously planned with:

-   
 Vaastu Compliant Spaces
-   
 Entrance Lobby
-   
 Walk - in Wardrobe
-   
 Provision for Lift
-   
 Spanish Themed Architecture
-   
 Family Lounge
-   
 Opulent Washroom
-   
 Utility Space
-   
 Landscaped Belts
-   
 Outdoor Sitting Area  
 Landscaped Terrace
-   
 Powder Toilet
-   
 Servant Room & Toilet

## MASTERPLAN WITH FEATURE LEGEND:



1. Round about
2. Entry/Exit
3. Guard Room
4. 7M Wide Road
5. Outdoor Seating
6. Pathway
7. Front Garden
8. Changing Room
9. Kids Pool
10. Kids Play Area
11. Open Gym
12. Multi-Purpose Court
13. Cricket Pitch
14. Half Basketball Court
15. Covered Badminton Court
16. Dog Park
17. Tree Court



MASTERPLAN WITH VILLA LEGEND:

Colour	Type	Villa Number
	AE	33-45 & 63-75
	AE-1	46 & 76
	AE-2	32 & 62
	AW	48 to 60 & 78 to 83
	AW-1	47
	AW-2	61
	B	7 to 12
	BW	24 to 30
	C-1	1 to 6
	C-2	14-19



# VILLA TYPE AE



Front



Rear

# UNIT PLAN: VILLA TYPE AE

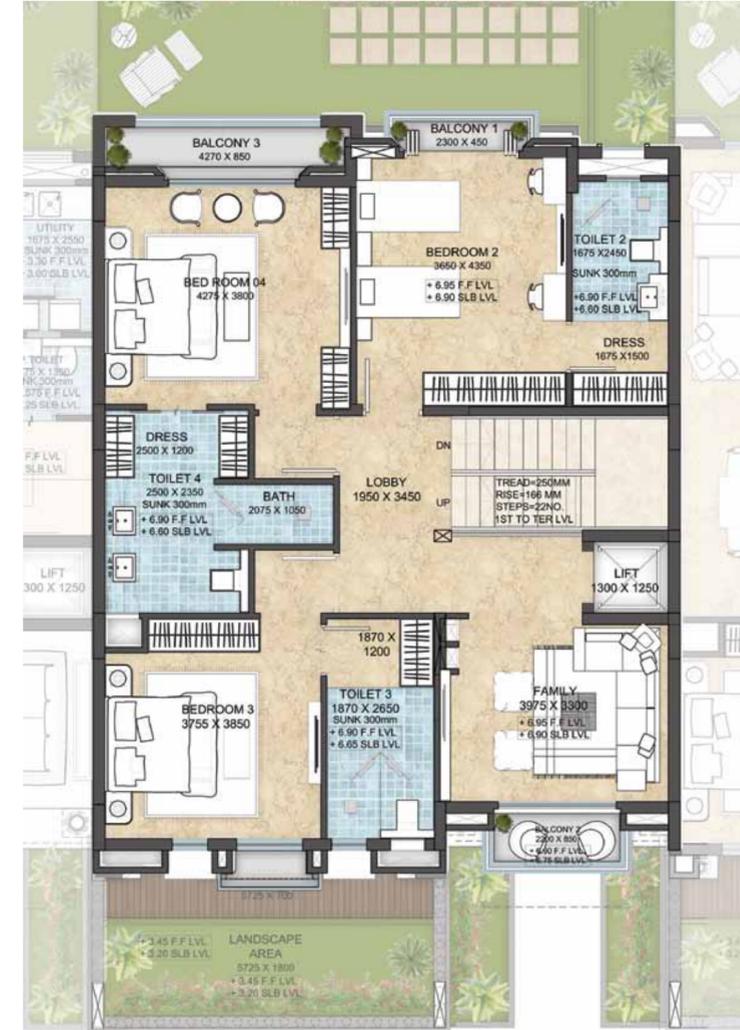
Plot in Possession: 185 sq. mtr. / 1991 sq. ft.  
 Super Area: 373.93 sq. mtr. / 4025 sq. ft.  
 Built up + Balcony: 363.03 sq. mtr. / 3907.65 sq. ft.  
 Carpet Area: 299.64 sq. mtr. / 3225.32 sq. ft.



Lower Ground Floor



Ground Floor



First Floor



Terrace Floor

# UNIT PLAN: VILLA TYPE AE -1

Plot in Possession: 188.86 sq. mtr. / 2033 sq. ft.  
 Super Area: 380.9 sq. mtr. / 4100 sq. ft.  
 Built up + Balcony: 369.89 sq. mtr. / 3981.50 sq. ft.  
 Carpet Area: 299.64 sq. mtr. / 3225.32 sq. ft.



Lower Ground Floor



Ground Floor



First Floor



Terrace Floor

# UNIT PLAN: VILLA TYPE AE - 2

Plot in Possession: 188.97 sq. mtr. / 2034 sq. ft.  
 Super Area: 383.69 sq. mtr. / 4130 sq. ft.  
 Built up + Balcony: 372.52 sq. mtr. / 4009.81 sq. ft.  
 Carpet Area: 299.64 sq. mtr. / 3225.32 sq. ft.



Lower Ground Floor



Ground Floor



First Floor



Terrace Floor

VILLA TYPE AW



Front



Rear

# UNIT PLAN: VILLA TYPE AW

Plot in Possession: 185 sq. mtr. / 1991 sq. ft.  
 Super Area: 379.51 sq. mtr. / 4085 sq. ft.  
 Built up + Balcony: 368.2 sq. mtr. / 3963.30 sq. ft.  
 Carpet Area: 288.35 sq. mtr. / 3103.80 sq. ft.



Lower Ground Floor



Ground Floor



First Floor



Terrace Floor

# UNIT PLAN: VILLA TYPE AW - 1

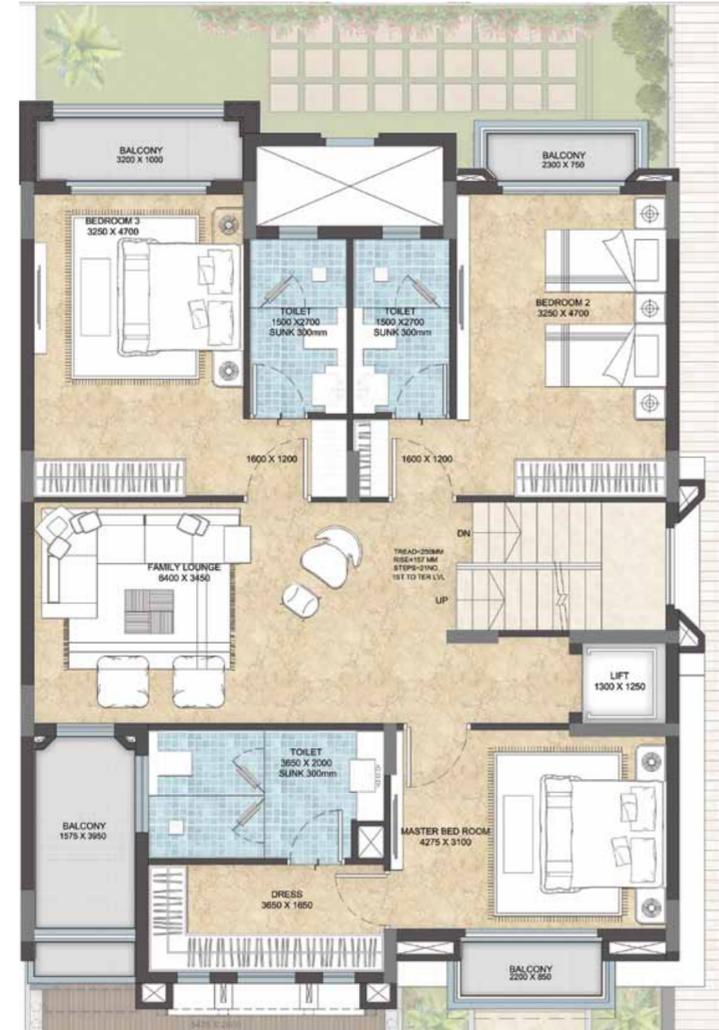
Plot in Possession: 189.05 sq. mtr. / 2035 sq. ft.  
 Super Area: 390.65 sq. mtr. / 4205 sq. ft.  
 Built up + Balcony: 379.11 sq. mtr. / 4080.74 sq. ft.  
 Carpet Area: 288.35 sq. mtr. / 3103.80 sq. ft.



Lower Ground Floor



Ground Floor



First Floor



Terrace Floor

# UNIT PLAN: VILLA TYPE AW - 2

Plot in Possession: 193.86 sq. mtr. / 2087 sq. ft.  
 Super Area: 399.02 sq. mtr. / 4295 sq. ft.  
 Built up + Balcony: 387.41 sq. mtr. / 4170.08 sq. ft.  
 Carpet Area: 302.16 sq. mtr. / 3252.45 sq. ft.



Lower Ground Floor



Ground Floor



First Floor



Terrace Floor

## VILLA TYPE B



Front



Rear

# UNIT PLAN: VILLA TYPE B

Plot in Possession: 397.9 sq. mtr. / 4283 sq. ft.  
Super Area: 531.87 sq. mtr. / 5725 sq. ft.  
Built up + Balcony: 516.51 sq. mtr. / 5559.71 sq. ft.  
Carpet Area: 434.38 sq. mtr. / 4675.67 sq. ft.



Lower Ground Floor



Ground Floor



First Floor



Second Floor



Terrace Floor

VILLA TYPE BW



Front



Rear

# UNIT PLAN: VILLA TYPE BW

Plot in Possession: 397.9 sq. mtr. / 4283 sq. ft.  
Super Area: 601.08 sq. mtr. / 6470 sq. ft.  
Built up + Balcony: 575.51 sq. mtr. / 6194.79 sq. ft.  
Carpet Area: 447.76 sq. mtr. / 4819.69 sq. ft.



Lower Ground Floor



Ground Floor



First Floor



Second Floor



Terrace Floor

# VILLA TYPE C



Front



Rear

# UNIT PLAN: VILLA TYPE C1

Plot in Possession: 420.88 sq. mtr. / 4530 sq. ft.  
 Super Area: 586.21 sq. mtr. / 6310 sq. ft.  
 Built up + Balcony: 569.42 sq. mtr. / 6129.24 sq. ft.  
 Carpet Area: 466.84 sq. mtr. / 5025.07 sq. ft.



Lower Ground Floor



Ground Floor



First Floor



Second Floor



Terrace Floor

# UNIT PLAN: VILLA TYPE C2

Plot in Possession: 420.88 sq. mtr. / 4530 sq. ft.  
Super Area: 586.21 sq. mtr. / 6310 sq. ft.  
Built up + Balcony: 569.42 sq. mtr. / 6129.24 sq. ft.  
Carpet Area: 466.84 sq. mtr. / 5025.07 sq. ft.



Lower Ground Floor



Ground Floor



First Floor



Second Floor



Terrace Floor

## REST ASSURED, WE TOOK CARE OF IT ALL

We understand that for a great living experience to come together its always the little details that matter the most. With that belief, we endeavour to making life at Valencia County effortless, secure, and sustainable by meticulously planning every detail.

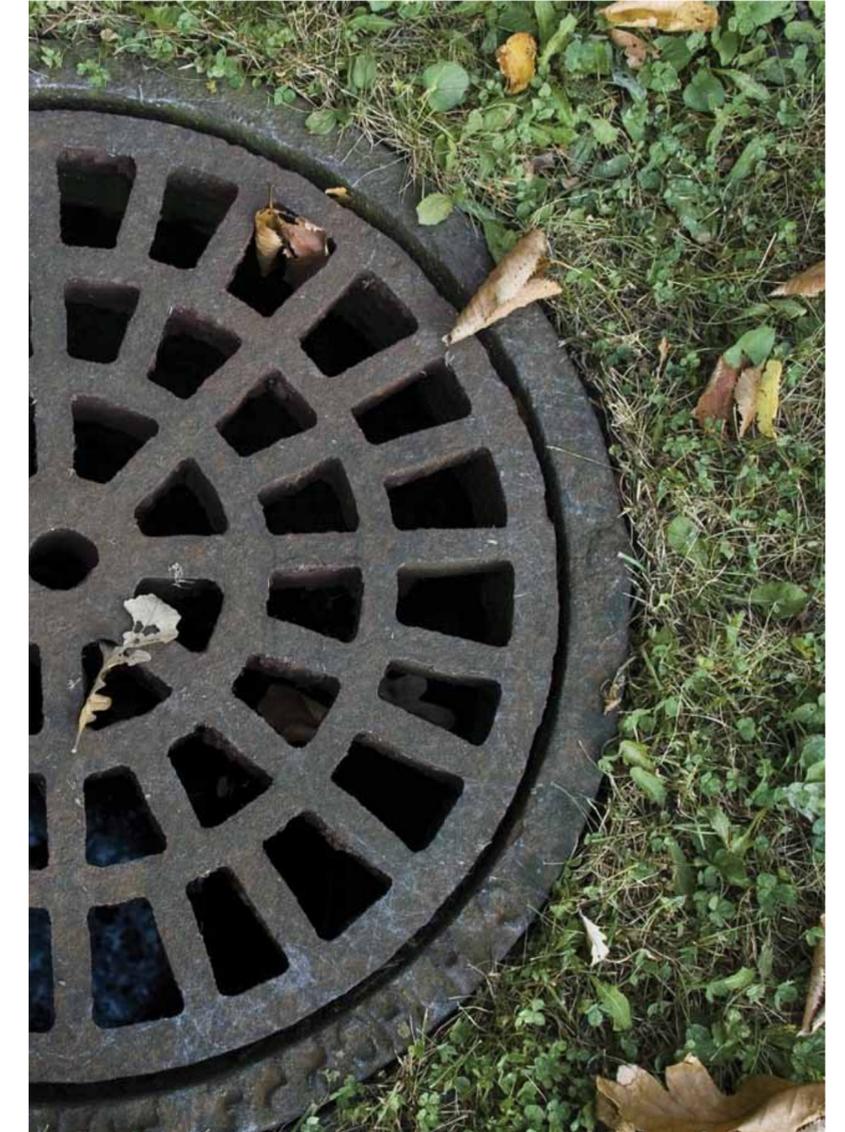
- INDEPENDENT LIVING WITHIN A GATED COMMUNITY
- STATE-OF-THE-ART RECREATIONAL FACILITIES
- 24/7 SECURITY
- 24/7 POWER BACKUP
- STORM WATER DRAINS
- RAINWATER HARVESTING
- SEWAGE TREATMENT PLANT
- UNDERGROUND ELECTRIFICATION



24 Hr Security



Rain Water Harvesting



Storm Water Drains

## OUR LEGACY



SAS House, Sapru Marg,  
Lucknow



OEL Shalimar, New Hyderabad,  
Lucknow



Shalimar Star, Rana Pratap Marg,  
Lucknow



Shalimar Logix, Rana Pratap Marg,  
Lucknow



Shalimar Elldee Plaza,  
Bhootnath Market,  
Lucknow



Ibiza Town, Surajkund,  
Delhi / NCR  
216 of 2017 Dated 18.09.2017



Shalimar Retreat, Anand Niketan,  
Delhi / NCR



Garden Bay Aster, IIM Road,  
Lucknow,  
UPRERAPR947671



Shalimar Apartments, P. N Road,  
Lucknow



Shalimar Heights, Jopling Road,  
Lucknow



Shalimar Homes, Ashok Marg,  
Lucknow



Shalimar Imperial, Gokhale Marg,  
Lucknow



Shalimar Grand, Jopling Road,  
Lucknow



Shalimar Paradise,  
Lucknow - Faizabad Road,  
UPRERAPRJ9777



Garden Bay, IIM Road,  
Lucknow,  
UPRERAPRJ9256, UPRERAPRJ9203



Belvedere Court 3,  
Gomti Nagar Extension, Lucknow  
UPRERAPRJ260653



Shalimar Square, Lalbagh,  
Lucknow



Shalimar Estate, New Hyderabad,  
Lucknow



Shalimar Royale, Mall Avenue,  
Lucknow



Shalimar Courtyard, Sitapur Road,  
Lucknow



Shalimar Gallant, Mahanagar,  
Lucknow,  
UPRERAPRJ3168



Shalimar Nest, Vasant Kunj,  
Delhi / NCR



Shalimar Mannat,  
Lucknow - Faizabad Road,  
UPRERAPRJ8345



Mannat Extension, Faizabad Road,  
Lucknow  
UPRERAPRJ243983



Shalimar Court, Rani Lakshmbai Marg,  
Lucknow



Shalimar Tower, Vibhuti Khand,  
Lucknow



Shalimar Corporate Park, Vibhuti Khand,  
Lucknow



Shalimar Emerald, Jopling Road,  
Lucknow



Shalimar Dwelling, AP Sen Road,  
Lucknow



Shalimar Meadows, Gokhale Marg,  
Lucknow



Shalimar One World,  
Gomti Nagar Extension, Lucknow  
UPRERAPRM10813



Titanium, Gomti Nagar,  
Lucknow



Iridium, Gomti Nagar,  
Lucknow,  
UPRERAPRJ17421



Vista, Gomti Nagar Extension,  
Lucknow,  
UPRERAPRJ4833



Belvedere Court 1, Gomti Nagar Extension,  
Lucknow,  
UPRERAPRJ12850



Belvedere Court 2, Gomti Nagar Extension,  
Lucknow  
UPRERAPRJ17338



JPNIC, Gomti Nagar,  
Lucknow



Multilevel Parking,  
Hazratganj, Lucknow



## REACHING NEW HEIGHTS

Established in 1985 and having developed nearly 6 million sq.ft. of residential & commercial spaces, the Shalimar Group is a diversified conglomerate headquartered in Lucknow. 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 dedicate team of over 1000 personnel, Shalimar Group is poised to become one of India's leading developers and its signature offerings within the iconic township OneWorld is a big leap forward in this direction!

## SPECIFICATIONS

**STRUCTURE:** Structure designed for the highest seismic considerations for the zone as stipulated by the BIS code and for better safety

**FOUNDATION:** Reinforced concrete footings & columns

**SWIMMING POOL with DECK:** (Optional)\*\*

- Option would be available for the Unit No. 1 to 31 only

- Unit No. 32 to 84 would not have Swimming Pool.

### CENTRAL PORCH

Flooring : Rustic Stone texture tile

### DRIVEWAY:

Flooring: Driveway Tile

### DOORS:

#### MAIN ENTRANCE:

Door frames are made of Engineered Wood, wrapped with Olefin matching to the shutter colour.

Door Shutters are made with Imported infill wrapped in Olefin with high quality steel/brass hardware

### EXTERNAL DOOR/WINDOW AND GLAZING

Powder coated Aluminium frame or UPVC frame windows with clear glass (**Safety Glass – Optional**)\*\*.

**EXTERNAL WALL FINISHES:** Exterior grade paint.

**INTERNAL FINISHES:** Each home, handed over in bare-shell condition, can be designed to reflect the owner's personal taste.

**OTHERS:** : Remote operational Garage Gate/Shutter.

\*\*Optional items can get fixed/installed in the concerned unit at the cost of Allottee(s) on the following conditions:

a) Company must receive the option adopted within 7 days of the booking,

b) Default material specified herein above is not fixed/installed on the date of Allottee exercising the option.





The views shown in the brochure may vary in accordance with the final approved map and does not guarantee the same. All intending purchaser/s are bound to inspect all plans and approvals and visit project sites and apprise 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 agreements to be executed from time to time and not on the terms of this Brochure. All designs are indicative only.

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ANS Developers Pvt. Ltd. (formerly known as Shalimar Lakecity Pvt. Ltd.)  
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Project RERA Registration No.- UPRERAPRJ612919 | Promoter RERA Registration No. : UPRERAPRM10813  
U.P. RERA WEBSITE ADDRESS - [www.up-rera.in](http://www.up-rera.in) | CIN No. : U70109MH2006PTC237856