

HARERA Registration No. – RC/REP/HARERA/GGM/630/362/2022/105



VANYA
C I T Y

PREMIUM PLOTS

— 99A, Gurugram —

OWN A PIECE OF HEAVEN IN THE MILLENNIUM CITY

The calming oasis in the millennium city – a modern residential development flourishes within the realms of nature. Step into the beautiful settings of Vanya City in Sector 99 A, Gurugram, which promises a vibrant life with modern comforts wired by nature.

Well-Planned & Landscaped Gated Community | Extended Township with Integrated Infrastructure Facilities | 24X7 3-Tier Advanced Security with Vantage Point Solar Powered Wireless CCTV Cameras for Tamperproof Security | World Class Clubhouse with Swimming Pool | Sports & Leisure Amenities | Local Markets | Centralized Ambient Music | 12m Wide Road | Vantage Point Solar Street Lights | | Power Backup for Light Points | Vantage Point Township Level Wireless Wi-fi/WAN | ATMs



FIRST DEVELOPMENT OF ITS KIND WITH 45,000+* SQ. FT MANAGED CLUBHOUSE



ENJOY A MYRIAD OF WONDERFUL EXPERIENCES



Spa, Steam
& Sauna



Indoor &
Outdoor Gym



Billiards &
Pool Table



Swimming
Pool



Multi-purpose
Hall



Coffee
Lounge



Kids' Play
Area



Crèche



TT &
Foosball



Restaurant

WORLD-CLASS SPORTS & LEISURE FACILITIES

WALK INTO THE GOOD TIMES AND GET ACCESS TO WORLD-CLASS AMENITIES



Meditation
Corner



Badminton
Court



Jogging
Track



Half Basketball
Court



Tennis
Court



Cricket
Pitch



Kids' Play
Area

*Disclaimer: Club built-up area: 13649 Sq. Ft. (1268 Sq.m), open area facilities: 31634 Sq. Ft. (2939 Sq.m)

VANYA CITY'S COMMERCIAL SHOPS



LOCKABLE
COMMERCIAL SHOPS



SITE PLAN

PLOTTED PHASE- I

- LEGEND**
- 176.67 SQ.YDS.
 - 151.64 SQ.YDS.
 - 167.87 SQ.YDS.
 - 175.77 SQ.YDS.
 - 113.73 SQ.YDS.
 - 126.58 SQ.YDS.
 - 156.04 SQ.YDS.

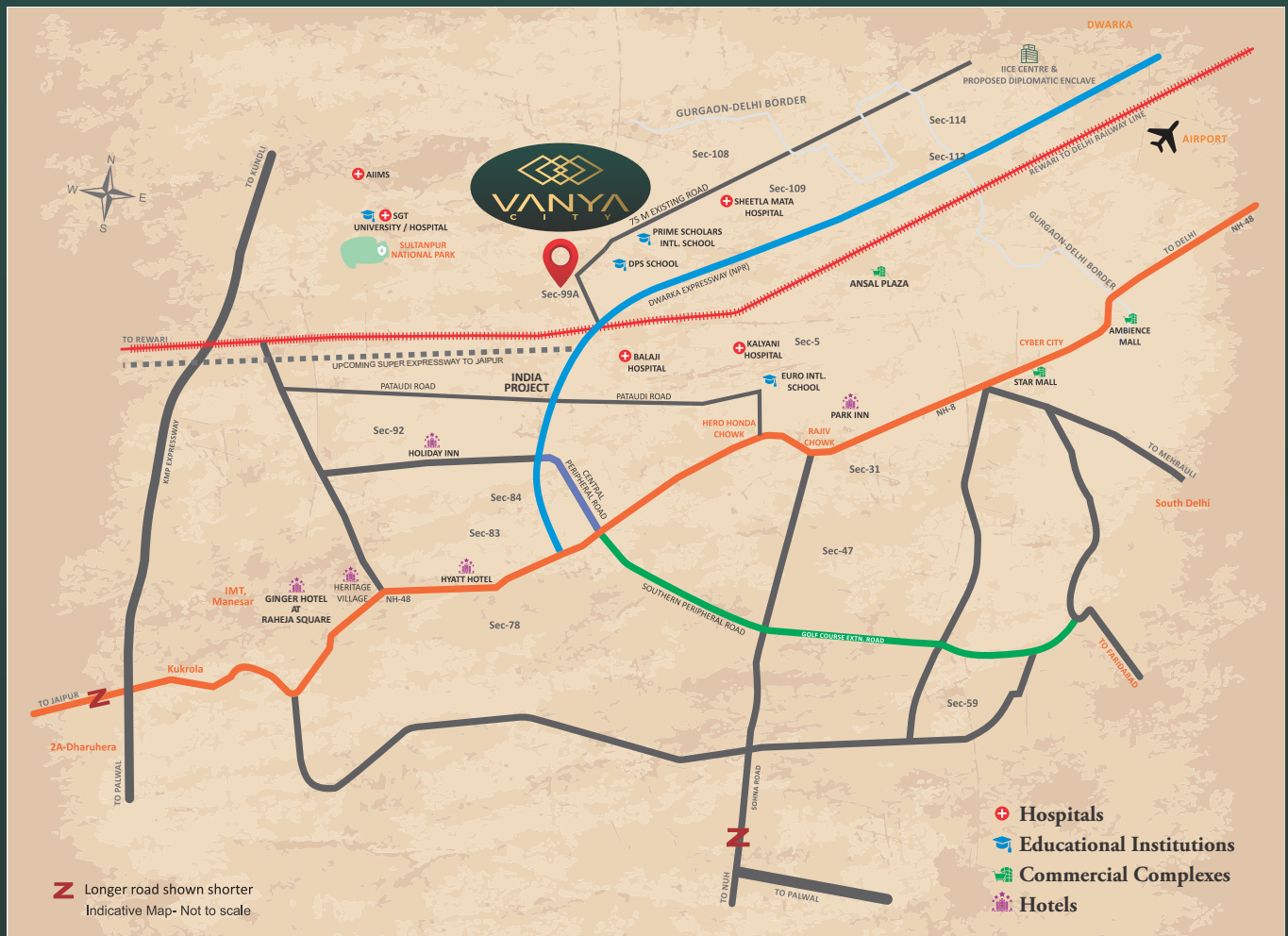
- 1. ENTRANCE
- 2. COMMERCIAL
- 3. YOGA PARK
- 4. BUTTERFLY PARK
- 5. CLUB HOUSE
- 6. SWIMMING POOL
- 7. BADMINTON COURT
- 8. BASKETBALL COURT
- 9. CRICKET PITCH
- 10. VOLLEYBALL COURT
- 11. TENNIS COURT
- 12. JOGGING TRACK
- 13. KIDS PLAY AREA
- 14. SITOUT AREA
- 15. GAZEBO

THE BLISSFUL LOCATION

Located at the junction of
two 75m roads

Easy access via NPR,
NH-8 and CPR

Great Social
Infrastructure around



Dwarka Expressway - 02 Mins
India Project - 05 Mins
NH 8 - 10 Mins
Hero Honda Chowk - 10 Mins

Cyber City - 20 Mins
Dwarka Sub-City - 20 Mins
IGI Airport T3 - 15-20 Mins

Sultanpur National Park - 30 Mins
Punjabi Bagh - 45 Mins
Vasant Vihar - 45 Mins

KEY UPCOMING DEVELOPMENTS IN THE VICINITY

Commercial Belt Dwarka
Expressway: 1Km

Sheetla Mata Hospital: 4.1Km
Diplomatic Enclave: 15Km

India International Convention &
Expo Centre: 16.4Km



EXPERIENCE CENTER: Sector 88A, Dwarka Expressway, Gurugram -122505

SITE OFFICE: Vanya City, Sector 99A, Gurugram -122505

CORPORATE OFFICE: Betterchoice Realtors Pvt Ltd, 32nd Milestone, DD-25, DD-26, DD-28, WeWork, Galaxy Hotel, NH-8, Sector 15, Part 2, Gurugram, Haryana-122001

70902 39023 www.betterchoicerealty.in

HARERA registration No. – RC/REP/HARERA/GGM/630/362/2022/105 dated 21.11.2022 | WWW.HARYANARERA.GOV.IN | Promoter- M/s Betterchoice Realtors Pvt Ltd.

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Approx. time as per ideal travelling conditions and after direct connectivity.
Approx. Aerial distance