

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



VANIYA  
C I T Y

PREMIUM PLOTS

— 99A, Gurugram —

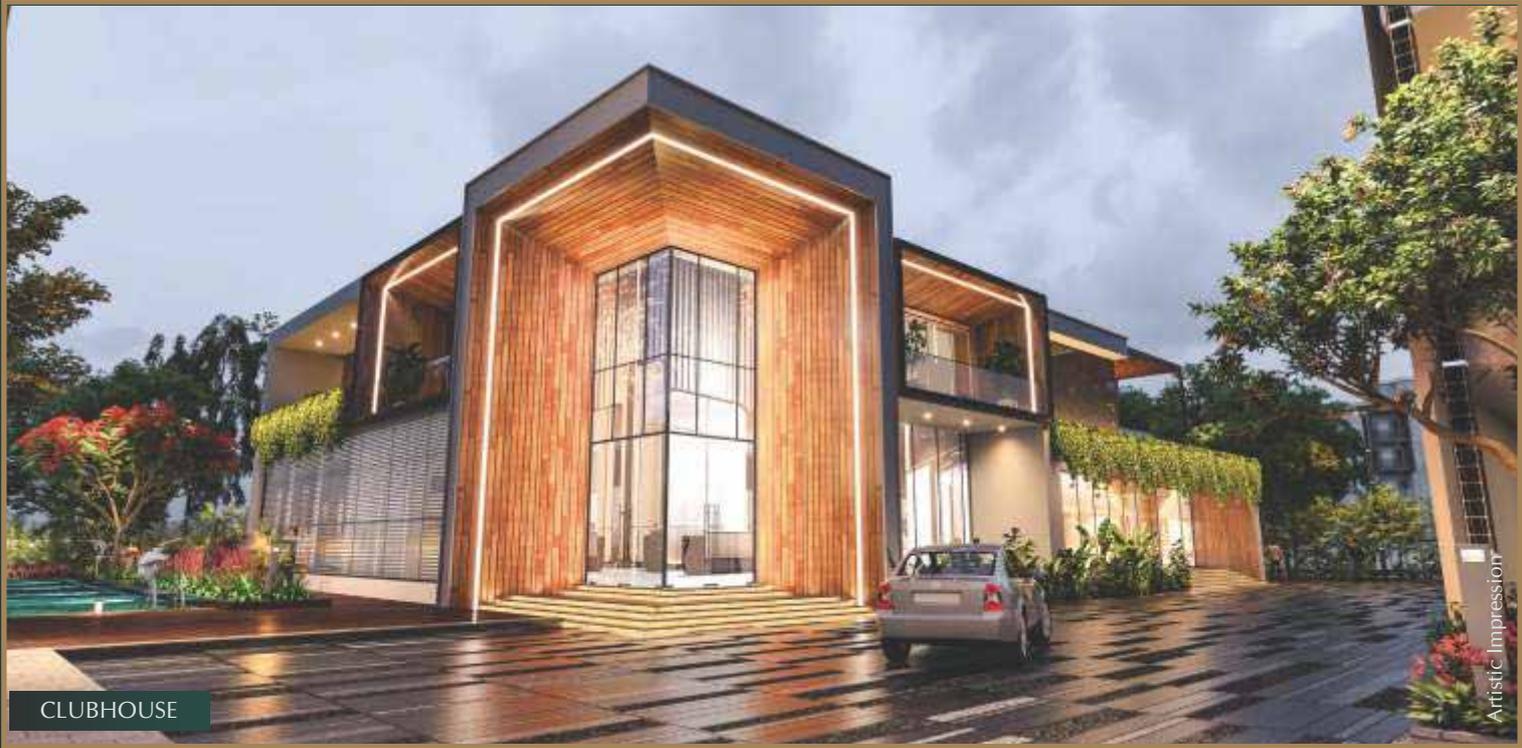
# OWN A PIECE OF HEAVEN IN THE MILLENNIUM CITY

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

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**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.

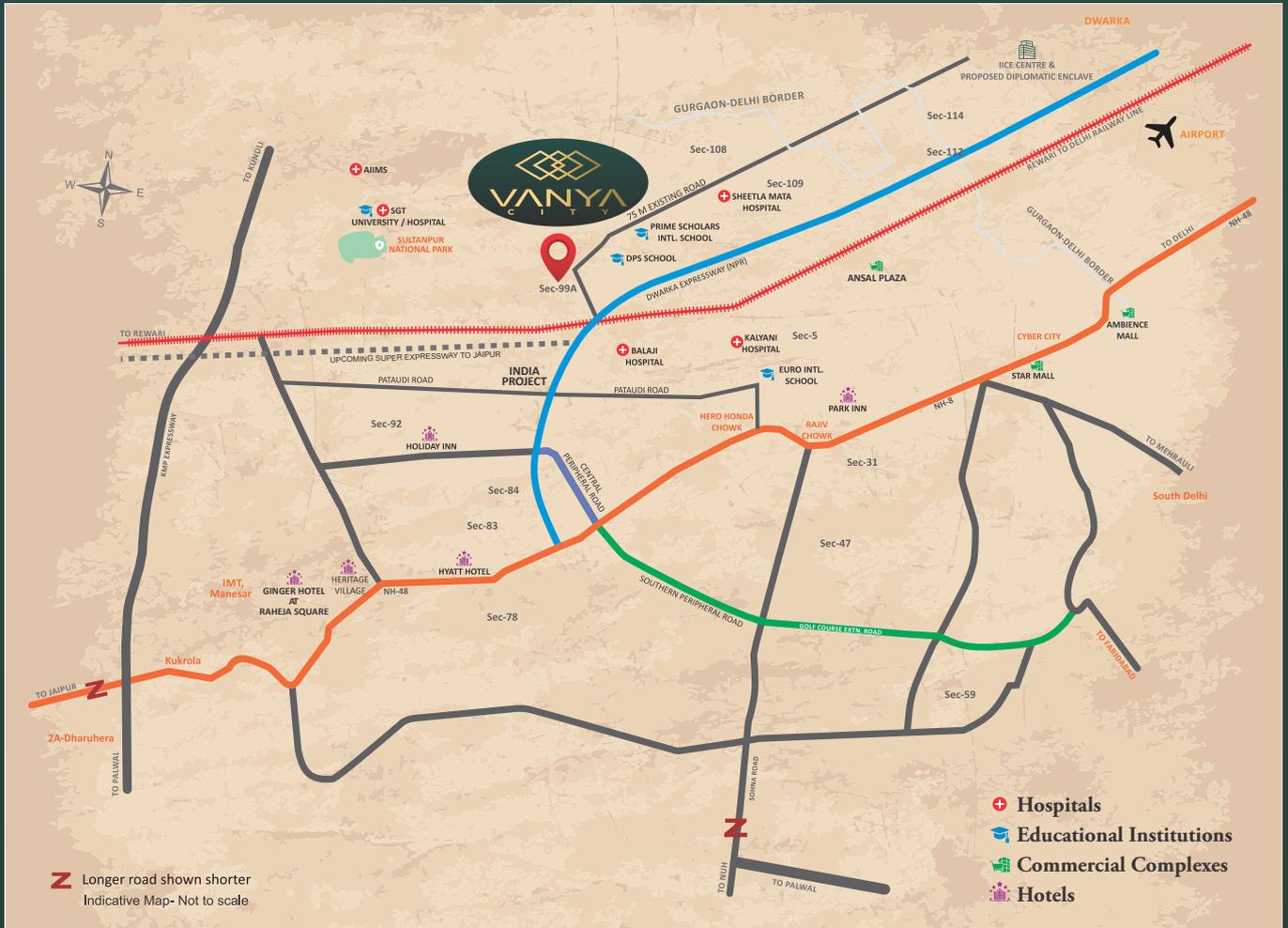
- 1. ENTRANCE
- 2. COMMERCIAL
- 3. YOGA PARK
- 4. BUTTERFLY PARK
- 5. CLUB HOUSE
- 6. SWIMMING POOL
- 7. BADMINTON COURT
- 8. BASKETBALL COURT
- 9. CRICKET PITCH
- 10. VOLLEYBALL COURT
- 11. TENNIS COURT
- 12. JOGGING TRACK
- 13. KIDS PLAY AREA
- 14. SITOUT AREA
- 15. GAZEBO

# 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, 32<sup>nd</sup> 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