



SETHI
VENICE
SEC.150, NOIDA

exclusively crafted homes
with golf course





STYLISH HOMES THAT ABOUND IN LUXURY

Sethi Venice offers 3/4 BHK Apartments located at the prime location of Noida Expressway in Sector 150 which is a part of Sports City and easily accessible from Delhi NCR. Sethi Venice is an ultimate destination for living a dream life and the project is based on theme of 'Classical Architecture' designed by one of India's leading architecture firm Deepak Mehta & Associates while its landscape is looked after by the renowned Satish Khanna & Associates. The spacious and comfortable rooms with large balconies in the apartment will overwhelm you with the exclusivity of a luxurious lifestyle. Project is loaded with modern amenities to pamper you with premium comforts. Beautiful landscape with open green places, water bodies and fountains around Sethi Venice make it a real paradise. The residents can enjoy their leisure time at state-of-the-art facilities like Golf Course (Pitch & Putt), Tennis Court, Playing Areas, Amphitheatre and Convenience Store located within the project.

Come and live in affluent golf centric premium neighbourhood homes with pollution-free environment that promise to give you a lifetime of opulence, comfort and bliss.







ENJOY THE FINEST LOCATION

As a location, Noida is planned & integrated as modern city that is well connected to Delhi through a networks of roads, national highways, flyovers. Noida is the most sought destination for those seeking world class lifestyle & It is acknowledged internationally as one of the top dynamic cities in the world. The surrounding areas of the location are inhabited by various Residential Sectors, Hospitals, Institutes, Schools, Shopping Malls, Entertainment Hubs, Hotels, IT Parks & Other conveniences which makes Noida purple city of modern lifestyle.

Close proximity to FNG Expressway ▪ 05 Min. from Proposed Metro Station ▪ 42 acres of Shaheed Bhagat Singh Park in vicinity
4 KM from Pari-Chowk, Greater Noida ▪ 15 Min. drive from Sector 125, Noida, Amity University & Mahamaya Flyover
20 Min. drive from Sector 18, Noida, DLF Mall of India ▪ 30 Min. drive from Sector 62, Noida
30 Min. drive from Indirapuram, Ghaziabad ▪ 30 Min. drive from Akshardham Temple, Delhi
45 Min. drive from Connaught Place, Delhi ▪ 45 Min. drive from India Gate, Delhi
30 Min. drive from East Delhi ▪ 30 Min. from South Delhi
60 Min. drive from International Airport, Delhi







ELEGANCE...A CLASS APART

PLOT HIGHLIGHTS

3 side Open Plot ▪ 14 Acres (approx.) project located along with 30 Meter wide road ▪ Corner Plot ▪ Grand & Featured Entrance Gate

LANDSCAPE

70 % of Land Area left as Open Space ▪ Project maintaining a wide Expanse of Lush Greenery
Theme based landscaped garden with water bodies & fountains

FACILITIES

100% Power Back-up ▪ 24 X 7 Water supply ▪ Rainwater Harvesting
Professional Maintenance Agency ▪ Laundry (Door to Door Service)
Golf Cart Service for Residents and Visitors ▪ Taxi & Doctor on Call
Temple within the Project ▪ Convenient Commercial & Shopping Complex within the Project

SECURITY

Professional Security Agency ▪ 24 X 7 Security with CCTV camera surveillance
Automated Boom Barriers at Entry & Exit Point ▪ Entrance lobbies of each tower equipped with CCTV Cameras







LIVE AN ITALIAN LIFESTYLE

TOWERS

Standalone Towers ▪ Every Tower contains a Drop-off Plaza ▪ Double Height Entrance Lobby for Each Tower
Two High speed Elevators for Each Tower ▪ Spacious Lift Lobby on every floor

APARTMENTS

All Corner Apartments ▪ All Apartments 3 Side Open ▪ Spacious & Comfortable rooms ▪ Large Balconies with panoramic views
Optimum Utilization of space in each apartment ▪ Optimum natural daylight and cross ventilation in each apartment
Assured Tranquility and utmost privacy ▪ All Internal Doors of the apartment with 8 feet height
Individual RO Unit for each apartment ▪ Provision of Gas Pipeline, Intercom, Internet & DTH Connectivity







SPORTS FOR FUN & FITNESS

Signature Golf Course - Pitch & Putt ▪ Lawn Tennis Court with seating area & lights
Badminton Court ▪ Basketball Court ▪ Cricket Practice Pitch ▪ Cycling & Jogging Tracks
Yoga Deck & Meditation Area ▪ Amphitheatre ▪ Separate Kid's Play Area







A FUN WAY TO REJUVENATE

INDOOR

Ultra Modern Club ▪ Lounge ▪ AC Gymnasium with Modern Equipments
Aerobics Room ▪ Billiards / Snooker ▪ Table Tennis ▪ Chess ▪ Carrom ▪ Cards Room ▪ Library ▪ Unisex Saloon
Health Club with Steam, Sauna, Massage ▪ Café / Restaurant ▪ Kids Play Zone
Party Hall / Multi-Purpose Hall for Get Together and Social Activities

OUTDOOR

Swimming Pool ▪ Kids Pool ▪ Pool Side Party Lawns



AT A GLANCE

Swimming Pool



Tennis



Kid's Play Area



Jogging Track



Golf Cart Service



Yoga



Golf





SUPERIOR SPECIFICATIONS

STRUCTURE

- Earthquake resistant RCC framed structure
Aluminum form work (Korean Technology)

EXTERIOR

- Appropriate finish of Texture Paint

BALCONY

- All Railings will be in MS with enamel paint

FLOORING

- Vitrified Tiles
- Anti-Skid Tiles in Toilet & Balcony

WALL TILES

- Ceramic Tiles up to Door Level in Toilets
- Ceramic Tiles up to 2' height above Kitchen Counter

INTERNAL WALLS

- Oil Bound Distemper Paint in White Shade

CEILING

- Oil Bound Distemper Paint in White Shade
- Grid Ceiling (2X2) in Toilets

INTERNAL DOORS

- Polished Veneer Door at Entrance
- Polished Skin Moulded Panel in Rooms & Toilets
- Branded Handles & Locks

EXTERNAL DOOR / WINDOW / SLIDING PANEL

- Aluminium Powder Coated / UPVC with Glass

KITCHEN

- Single Bowl Stainless Sink
- Granite Slab on Kitchen Counter
- Chrome Platted Fittings
- Individual R.O. System

TOILETS

- Chrome Platted Fittings
- Washbasin
- Water Closet (W.C.) with Jet Spray
- CPVC Pipes for Water Supply

ELECTRICAL

- Distribution Box
- Protective MCB's
- Lights in Balcony Ceiling
- Adequate Tube lights
- Modular Switches & Sockets
- Electrical Wiring in Concealed P.V.C. Conduits
- Provision for Telephone & TV Points

FIRE FIGHTING

- Fire Fighting arrangements as per norms



Note : Color, design, size, shape of various items, fixtures, fittings, etc. can be changed / modified without prior notice. Specifications of the apartment are tentative and subject to change as per the sole discretion of the Company / Architect. There may be marginal variations during construction and development of the apartments. The Applicant(s) shall not have any rights to raise any objection in this regard.

UNIT PLAN

TYPE 1

3 BHK

Super Area : 1825 Sq. Ft.
Built-up Area: 1475 Sq. Ft.

- 3 Bedrooms
- Study Room
- Drawing & Dining
- Kitchen
- 3 Toilets
- Dressing Room
- 4 Balconies



UNIT PLAN

TYPE II

3 BHK

Super Area : 2150 Sq. Ft.
Built-up Area : 1738 Sq. Ft.

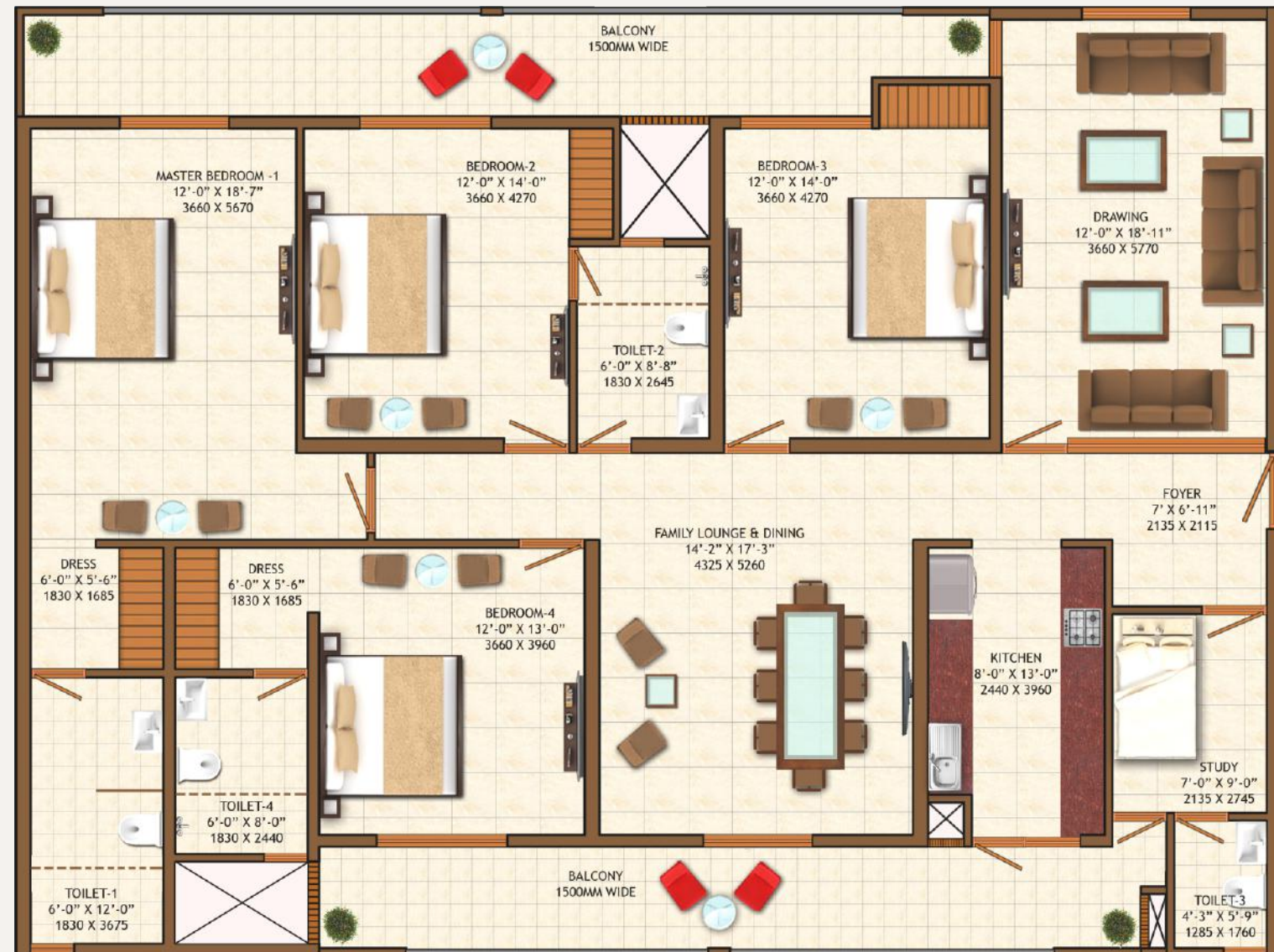
- 3 Bedrooms
- Study Room
- Drawing & Dining
- Kitchen
- 4 Toilets
- Dressing Room
- Store Room
- 4 Balconies



Note : Dimensions & Measurements mentioned in unit plan are in "Feet" and "Millimeters" which are approximate.

UNIT PLAN

TYPE III



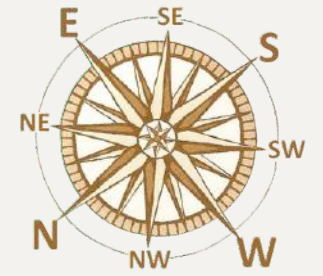
4 BHK

Super Area : 3000 Sq. Ft.
Built-up Area : 2400 Sq. Ft.

- 4 Bedrooms
- Study Room
- Drawing & Dining
- Kitchen
- Family Lounge
- 4 Toilets
- 2 Dressing Room
- 2 Balconies



SITE PLAN



LOCATION MAP



BUILDINGS... OUR PASSION

Sethi Group of Companies has revolutionized the Real Estate arena in Commercial and Residential Projects over the period of last 20 years. The Group has developed and successfully completed various project in Delhi, Ghaziabad, Noida & NCR.

Sethi Group is a trusted name in real estate business under the leadership of Mr. C.M. Sethi (Chairman & Managing Director) & Mr. Mayank Sethi (Director). The Group is managed by professionals of long standing in real estate development. Group attains the highest level of professionalism.

The Group has set new trends , benchmarks of architectural excellence and aspires to attain strong intensification & investment ventures. The Group has attained innovative management and dynamic leadership in expanding, updating and diversifying its operations in real estate development with a keen eye on relevant skills, technology and resources.

The mission of the organization is not just to focus on the quality of construction but also safety of investment and integrity of commitment by providing people with improved quality of life and living standards. The Group builds loyal relationship with its customers and works with the virtues of reliability, stability, sound business ethics, honesty, integrity and transparency. The Group is proud of its commitment of timely deliveries which has contributed towards its immense trust and confidence. Sethi Group is committed to create, construct and manage world class lifestyles.

OUR PRESTIGIOUS PROJECTS

DELIVERED



SETHI MAX ROYAL
Sector-76, Noida

DELIVERED



SETHI MAX CITY
Vaishali, Ghaziabad

DELIVERED



ANGEL MEGA MALL
Kaushambi, Ghaziabad

DELIVERED



IPEX MALL
Patparganj, East Delhi

DELIVERED



SETHI ARCADE
Sector-76, Noida

UPCOMING



SETHI IRISH
Raj Nagar Extn. Ghaziabad