



Established in 1988 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 dedicated team of over 1000 personnel, Shalimar Group is poised to become one of India's leading developers, and its signature offering Shalimar Valencia Towers is a big leap forward in this direction!

Shalimar Lakecity Private Limited (formerly known as ANS Developers Pvt Ltd)
Titanium, Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar, Lucknow - 226010
E: sales@shalimar.org | W: shalimarcorp.com

Project RERA Registration No.: UPRERAPRJ944626/09/2024
Bank A/c Name: SLPL - COLL A/C - VALENCIA TOWERS - PHASE 2 | A/c No.: 43191431289
IFSC: SBIN004166 | Bank: State Bank of India, Commercial Branch, Lucknow.



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.

This brochure is merely conceptual and is not a legal document. It cannot be treated as a part of the Annexure of final agreement/s that may be executed from time to time. The Developer reserves the right to change, amend, modify the contents of the brochure and architectural specifications during development stages. Finishing material might vary in project due to availability of material during the period of construction but specifications would remain same. Allottee(s) has to accept such variation(s). The Developer/Management holds no responsibility for its accuracy and shall not be liable to any intending purchaser or anyone for the changes/ alterations/ improvements so made. This contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The landscape, water bodies, details of lobbies, features & facilities of the common club/community centre/any other area, furniture, accessories, paintings, items, electronic goods, fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes etc shown in the pictures are only indicative in nature and for illustrative purpose only and does not form a part of the standard specification. Recipients are advised to apprise themselves of the necessary and relevant information of the project/offer prior to making any purchase decisions. The sale is subject to terms of application form and agreement for sale. All specifications of the unit shall be as per the final agreement between the parties. Not actual photographs, representative images only.



A new
statement in
urban
grandeur.



cherish



FEEL



*the
glorious
abundance
of
bliss.*

EXPERIENCE



*The
elite aura
of
harmony.*

STEP INTO A REALM OF
unprecedented indulgences.

Amidst the dynamic and vibrant development vistas of Lucknow, Shalimar Valencia Towers rises as a gleaming beacon of an exemplary lifestyle. This stunning residential complex, featuring two elegant towers, offers a perfect harmony of picturesque landscapes, contemporary design and luxurious amenities. A celebrated testament to the emergence of sophisticated urban living.



The Exotic Life.



Director's Note

Since its establishment in 1988, the Shalimar Group has earned a reputation as one of the top builders of luxury projects in Lucknow. The group's expertise spans across a range of industries, including real estate, property management, allied services, civil construction, imports & exports, and glass processing. As a leading real estate developer in the country, the organisation has an ever-expanding portfolio of businesses, cementing its position as one of the most prestigious names in the industry.

Building on the legacy of Shalimar OneWorld, our latest residential offering, Valencia Towers, is set to redefine luxury living in Lucknow. Drawing upon the principles of impeccable design, exceptional craftsmanship, and unparalleled quality, our mission is to elevate the luxurious lifestyle already established within the township to new heights of luxury and refinement.

Valencia Towers, our skyscraper residential project, is the epitome of harmony in design, where every element comes together seamlessly to create a magnificent living space. From the stunning architecture to the meticulously planned landscaping, our commitment to excellence is evident in every detail. We take great pleasure in inviting you to discover a new standard of balanced living and take pride in presenting it as a true reflection of the exquisite life that awaits you.

KHALID MASOOD
Whole Time Director, Shalimar Group



Valencia Towers is an exclusive residential development within Lucknow's award-winning, leading township

Shalimar OneWorld.



- 1 Shalimar Pinnacle
Project RERA Registration No.: UPRERAPRJ705722/01/2024
- 2 Shalimar Business District
Project RERA Registration No.: UPRERAPRJ143786/01/2024
- 3 Completed Projects
- Shalimar Vista
Project RERA Registration No.: UPRERAPRJ4833/07/2017
- Shalimar Belvedere Court Phase - 1
Project RERA Registration No.: UPRERAPRJ12850/09/2017
- Shalimar Belvedere Court Phase - 2
Project RERA Registration No.: UPRERAPRJ17338/08/2018
- 4 Lake Side Retail Pavillion
Under Construction (Not For Sale)
- 5 Club One
- 6 Upcoming Projects

Note: Point No 6 Marked are the Artistic Impressions of the Upcoming Projects. Buildings appearing will be developed as per applicable laws and will be sold as per RERA provisions. Impressions are subject to change.

Promoter RERA Registration No.: UPRERAPRM10613
U.P. RERA WEBSITE ADDRESS : www.up-rera.in



On the banks of the Gomti River, is a land of opportunity. A city, which the fortunate will proudly call home. A place where the pure smell of nature will intoxicate and inspire. A place where the laughter of children will reverberate in lush fields. A place where exotic tastes of the world delight even the most refined palates. A place where the beauty of the river is only surpassed by the magnificence of the pristine lake. A place where life is complete.

This is OneWorld.
Welcome Home.



AMENITIES AT SHALIMAR ONEWORLD

OneWorld club one with swimming pool, home theatre, indoor games, entertainment area, Banquet, lounge, spa & gymnasium and lush green entrances

Central lake with fountains, a high street and grand pathways all around it

Mini golf course with an additional simulated golf and simulated squash zone

Connecting huge green spaces with a lake area inclusive of a food court, kiosk, lawn, sitting area, entrance plazas and parking

Academy/cluster of tennis courts

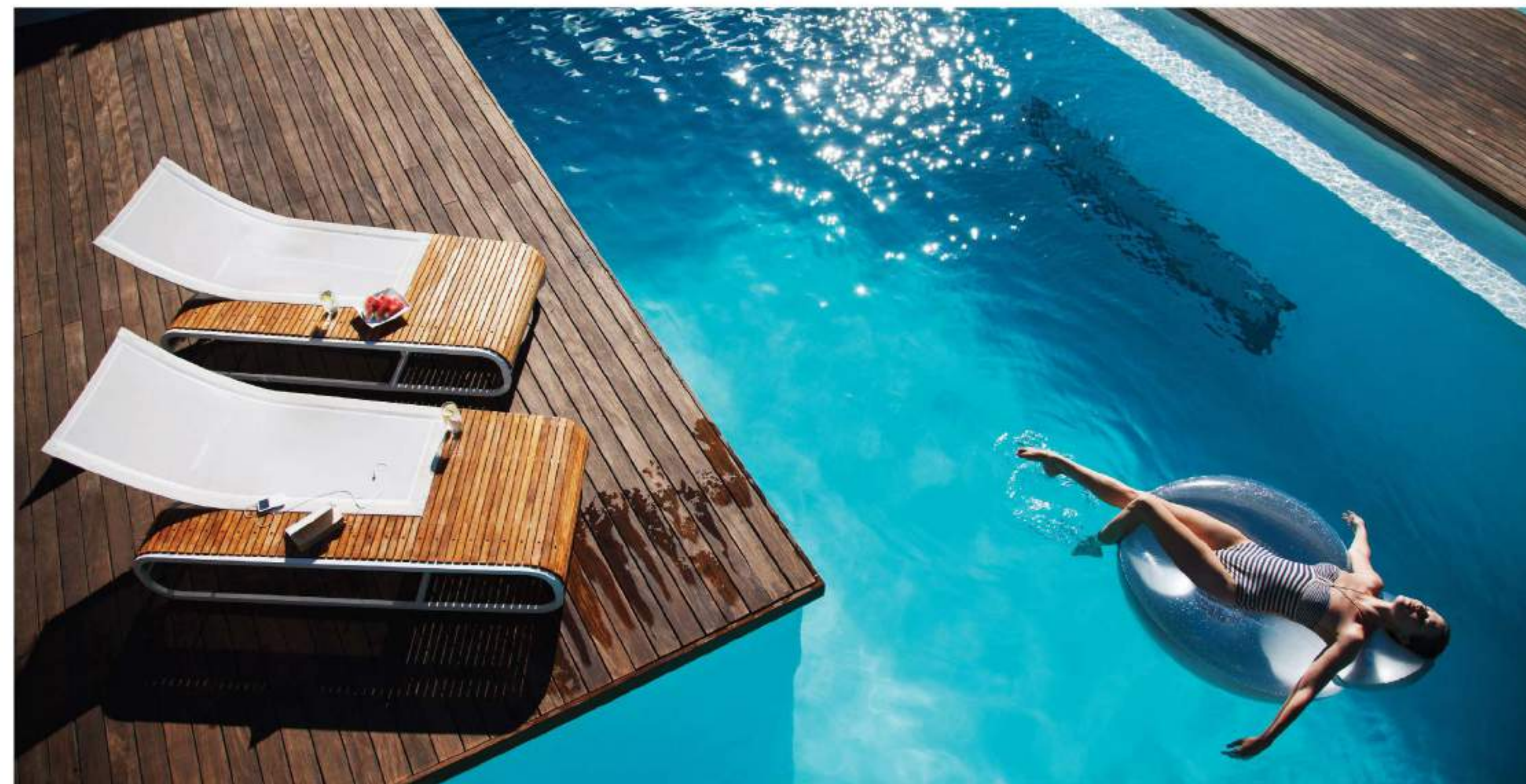
Centralised kids play areas at different locations for easy accessibility

Multiple common parking clusters with adjacent amenities

Badminton courts, Skating ring, beach volleyball court, open gym and changing rooms

3 grand entrance plazas for the township

Fountain, theme garden, parterre garden, seating plaza and greenfields



CLUB ONE

The OneWorld clubhouse is the embodiment of leisure and grandeur. Established as the best and one of the finest examples of world-class facilities in Lucknow, it's a clubhouse so grand, you'll never want to leave. It's got everything you'll ever want and more than you can imagine.

CLUB ONE



THE EPITOME OF
Leisure And Recreation



Grand, and Awe-Inspiring, Shalimar Club One, with its rich ensemble of amenities, which surpasses expectations and sets a new standard of leisure and comfort.

CLUB ONE



WELLNESS ZONE

- Spa
- Gymnasium
- Swimming Pool for Adults and Kids
- Deck Area with Seating
- Changing Rooms

SOCIAL ZONE

- Multipurpose Hall
- Multipurpose Lawn
- Private Seating Zones
- Communal Seating Accommodation
- Home Theatre
- Restaurants & Bar



HANGOUT ZONE

- Indoor Games
- Lush Green Entrance
- Entertainment Area
- Card Room
- Lounge

Disclaimer: 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.



A Lush Green Paradise

Located at the heart

of the prestigious Shalimar OneWorld township. Valencia Towers offers residents premium 4 BHK homes with a study & servant's quarters. This, accompanied by a lifestyle unlike any other, with unlimited indulgences and conveniences at their disposal, presents the epitome of luxury living.

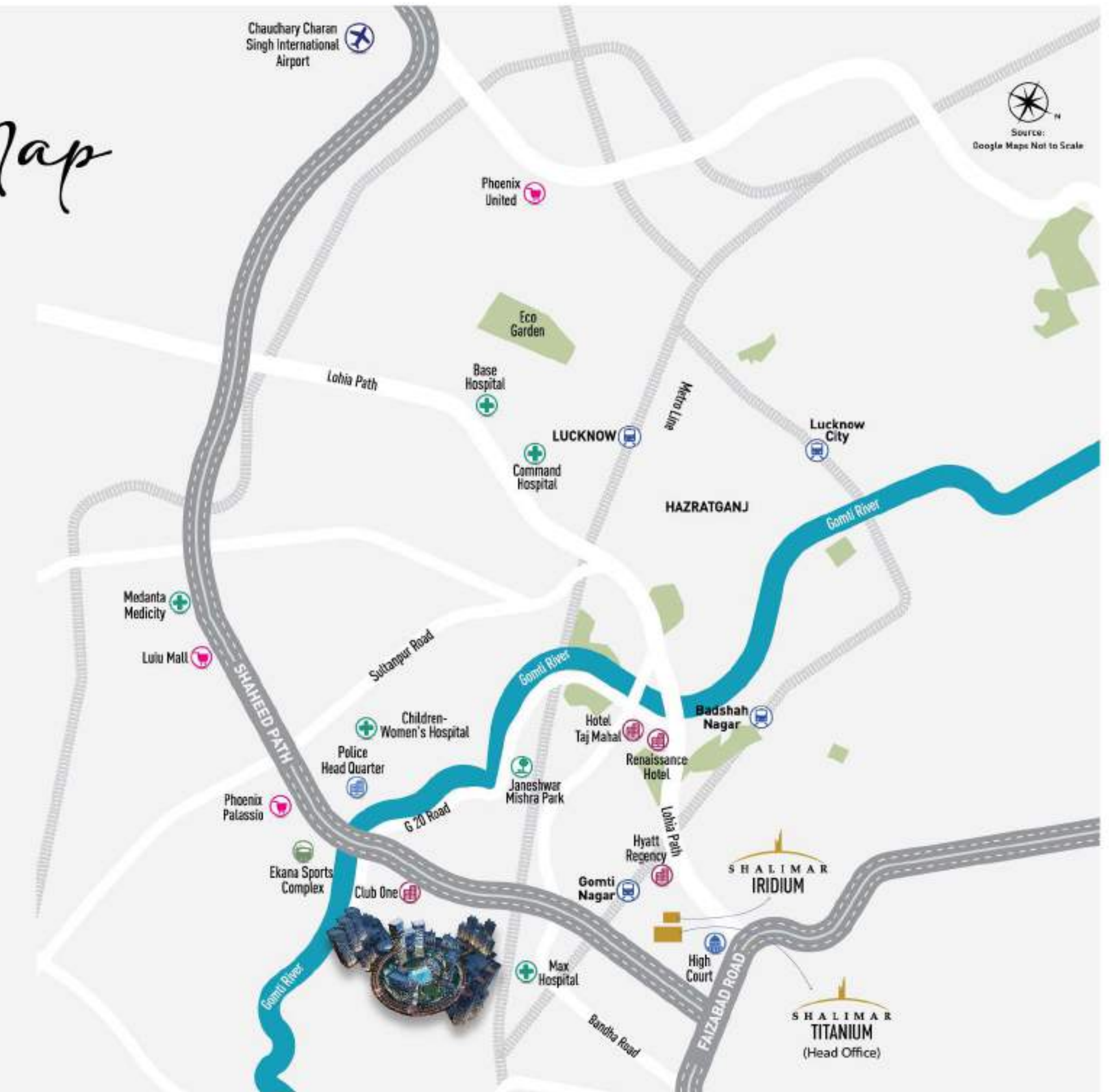
Location Map

Shalimar OneWorld is a sought-after residential township nestled within the prestigious Gomti Nagar Extension of Lucknow, India.

Surrounded by breathtaking views of nature and with easy access to essential locations such as the airport, it offers residents the perfect balance of urban convenience and natural beauty.

The township is strategically located on Amar Shaheed Path, which is Lucknow's pivotal peripheral ring road, and boasts a stunning riverfront stretch of over 1.5 km, providing residents with breathtaking views and a tranquil living experience.

Whether you're looking for a peaceful retreat or an active urban lifestyle, Shalimar OneWorld has something to offer everyone.



Shalimar Oneworld SITE MAP

- 1 - Shalimar Business District Tower 1
- 2 - Belvedere Court 1
- 3 - Vista
- 4 - Pinnacle
- 5 - Belvedere Suites
- 6 - Valencia Towers 2
- 7 - Valencia Towers
- 8 - Valencia County
- 9 - Valencia County East
- 10 - Marbella
- 11 - Valencia County East -II
- 12 - Twenty One
- 13 - Whispering Woods
- 14 - Serene Ville
- 15 - Belvedere Court 3
- 16 - Belvedere Court 2
- 17 - Lake Area
- 18 - The Walk
- 19 - Putting Golf Course
- 20 - City Montessori School
- 21 - Command Center
- 22 - Marketing Office
- 23 - Club One
- 24 - Tennis Academy
- 25 - Sports Complex
- 26 - Pickleball Court & Skating Rink



Disclaimer: Visual representations shown in this brochure are purely conceptual. Elevations, Specifications, Site plans etc of the township are tentative and subject to variation and modification by the company at its sole discretion.



HOTELS AND CLUBS

Proposed Internationally Benchmarked Hotel at Club One	500 m
Taj Hotel	8.9 km
Hyatt	8.4 km
Renaissance • Novotel	8.8 km

OTHER

Ekana Stadium	2.7 km
HCL IT City	4.0 km

HOSPITALS

Medanta - The Medicity	9.0 km
Max Hospital	4.3 km
Mother & Child State Referral Hospital	4.7 km
Super Speciality Cancer Institute & Hospital	8.5 km
Health City Hospital	2.5 km

AIRPORT

Chaudhary Charan Singh International Airport	20.0 km
--	---------

SCHOOLS

Delhi Public School	5.3 km
City Montessori School at Campus	500 m
Seth M R Jaipuria School	500 m
Study Hall	8.5 km
City Montessori Cambridge School Shaheed Path	6.9 km

SHOPPING

Phoenix Palassio	5.3 km
LuLu Mall	8.5 km
Wave Mall	10 km
Fun Mall	9.7 km



Elegant Living Spaces

Relax in a generously sized living room with plenty of natural light, featuring an open & airy layout, comfortable seating and stylish decor that creates a warm and welcoming atmosphere perfect for spending time with family and friends.



Master Bedroom

Embrace the ultimate in comfort and luxury with a sophisticated and chic master bed suite featuring an abundance of ventilation, soft lighting, and serene colours that lull you into a deep sleep.

The Bedrock of

A Magnificent Landmark.

Site Plan



TYPICAL FLOOR PLAN

TOWER D & E

Unit 2
4 BHK + Study + Servant (Type 1)
Carpet Area – 1998.22 Sq.Ft.
– 185.64 Sq.Mt.

Unit 3
4 BHK + Study + Servant (Type 1)
Carpet Area – 1998.22 Sq.Ft.
– 185.64 Sq.Mt.



Unit 1
4 BHK + Study + Servant (Type 2)
Carpet Area – 1956.89 Sq.Ft.
– 181.80 Sq.Mt.

Unit 4
4 BHK + Study + Servant (Type 2)
Carpet Area – 1956.89 Sq.Ft.
– 181.80 Sq.Mt.

UNIT 1

4 BHK + STUDY +
SERVENT (TYPE 2)



UNIT 2

4 BHK + STUDY + SERVANT (TYPE 1)

Carpet Area - 1998.22 Sq.Ft.
- 185.64 Sq.Mt.



UNIT 3

4 BHK + STUDY + SERVANT (TYPE 1)

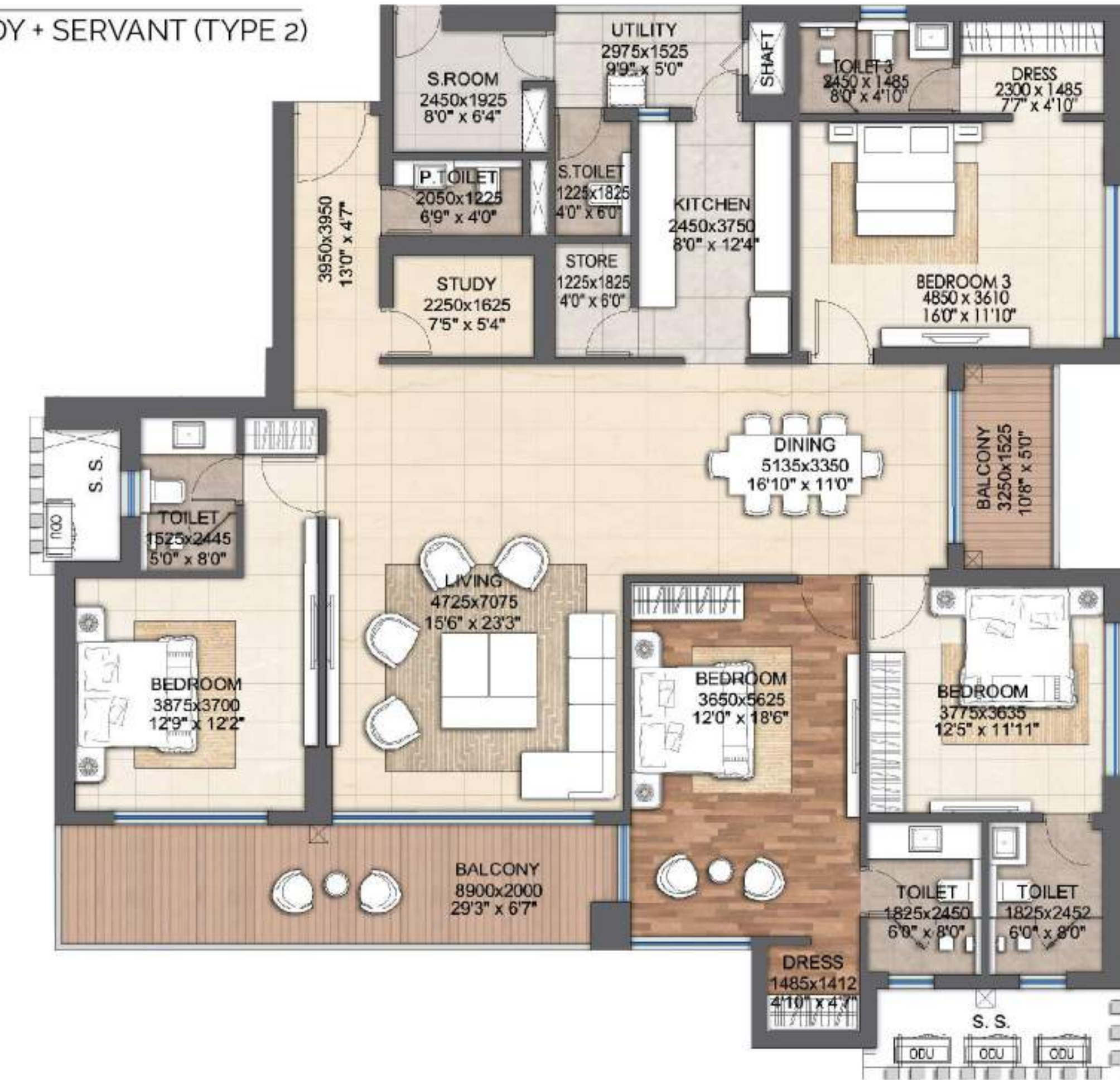
Carpet Area – 1998.22 Sq.Ft.
– 185.64 Sq.Mt.



UNIT 4

4 BHK + STUDY + SERVANT (TYPE 2)

Carpet Area – 1956.89 Sq.Ft.
– 181.80 Sq.Mt.





At Valencia Towers,

you will have access to the best amenities that the city has to offer. From a world-class spa to invigorating sports activities and fitness facilities, your lifestyle here will be on par with the best in the world. So whether you're entertaining friends & family or just looking for an escape from everyday life, your home at Valencia Towers has everything you need, and so much more.

Amenities



MULTI-PURPOSE HALL



JACUZZI



GYMNASIUM



MASSAGE ROOM & STEAM ROOM



INDOOR GAMES ROOM



SWIMMING POOL FOR ADULTS & KIDS



CHANGING ROOMS



MEETING CONFERENCE ROOMS



PERGOLA WITH SEATING



LUSH GREEN LAWNS



KIDS PLAY AREAS



MUGA COURT



FOUNTAINS



GUEST WAITING LOUNGE AREA



WALKWAY / JOGGING TRACK (WEST JARDIN)



DECK AREA WITH SEATING NEAR POOL



TREE COURTS AND TREE BOULEVARD (WEST JARDIN)



BADMINTON COURT



WEST JARDIN



PET PARK



BOX CRICKET



OUTDOOR GYM



SAVOUR EVERY ASPECT OF
The Magnificent Life

Specifications

STRUCTURE

Structure designed with the highest seismic consideration for the zone as stipulated by the BIS code and for better safety.

FOUNDATION

Reinforced concrete footing & column.



ALL BEDROOMS

- Flooring / Skirting: Wooden Laminated Flooring in Master bed room. Other bed rooms vitrified tiles of minimum 800 x 800 mm size
- Wall Finishes: Acrylic emulsion on POP punning
- Ceiling: Oil bound distemper



LIFT LOBBY

- Centre opening 3 passenger lift & 1 service lift
- Flooring: Granite/Marble/Tiles
- Wall finishes: Granite/Marble / Tiles up to 2100 mm on lift side wall and acrylic emulsion paint in balance area
- Ceiling: Acrylic emulsion paint



WINDOW AND EXTERNAL GLAZING

Powder coated aluminum frame or UPVC frame window with clear glass.



CP FITTING AND ACCESSORIES

- Grohe /Jaquar / Roca or equivalent. Toilet fittings / single lever fitting in all toilets.
- Provision for geyser installation.
- Rain shower in master toilet.
- Normal shower in all other toilets.



KITCHEN

- Flooring/Skirting: Ceramic Tiles/Vitrified Tiles
- Wall Finishes: Acrylic emulsion paint on wall
- Ceiling: Oil bond distemper with part false ceiling



EV CHARGING

Provision for EV charging.



DOOR

- Main entrance door: Engineered laminated frame with laminated door shutters
- Internal Doors: Engineered laminated frame with laminated door shutters
- Hardware: Locks, handles and knobs (Mortise and Cylindrical locks) from reputed makes and brands.
- High quality steel/brass hardware



LIVING / DINING ROOM

- Flooring/Skirting: Superior quality vitrified tiles of minimum 800 x 800 mm size or bigger
- Wall Finishes: Acrylic emulsion on POP punning
- Ceiling: Oil bound distemper



TOILETS

- Flooring: Ceramic Tile
- Wall Finishes: Ceramic wall tiles up to dado level (approximate 2400 mm)
- Ceiling finishes: Oil bound distemper with false ceiling
- Vanity Counter: Granite/Tiles
- Sanitary Ware: Premium quality range
- Partition: Glass cubical/Glass partition



ELECTRICAL & PLUMBING INSTALLATIONS

- Electrical: Fixtures and Fittings: ISI mark switches /sockets, distribution boxes and circuit breakers from standard makes and brands
- Wiring: ISI mark concealed conduits with copper wire
- Plumbing: ISI compliant CPVC water supply pipes with standard valves and accessories
- Security System: CCTV surveillance, EPABX, Video door phones



MAIN STAIRCASE

- Flooring: Kota/Indian Stone/Granite
- Wall Finishes: Oil bound distemper on plaster
- Railing: Painted MS railing
- Skirting/Dado: Same as the flooring

FIRE STAIRCASE

- Flooring: Kota/Indian Stone/Granite
- Wall Finishes: Oil bound distemper on plaster
- Railing: Painted MS railing
- Skirting/Dado: Same as the flooring



GROUND FLOOR LOBBY

- Flooring: Floor Tiles/Granite /Marble
- Wall finishes: Acrylic emulsion paint
- Ceiling: Gypsum ceiling with Acrylic Emulsion paint
- Skirting/Dado: Same as flooring



BALCONIES

- Flooring: Tiles
- Wall Finishes: Exterior grade paint on plaster
- Ceiling: Exterior grade paint on plaster
- Handrails and Parapet: Combination of wall and MS handrail as per function and elevation requirement

Disclaimer: The above specification are only indicative & some of these may be changed in consultation with the architect or equivalent may be provided at the sole discretion of the development team.

A SPORTING ARENA FOR THE DISTINGUISHED FEW



ELEGANTLY DESIGNED
FOR GIGGLES AND GROWTH



FROM DRIVEWAY TO
DESTINATION—IN STYLE



Stunning Decks

Relax and unwind on the breathtaking, expansive decks that boast panoramic views of lush landscapes.



Credits

Dedicated to the pursuit of delivering unrivalled standards of iconic living, a formidable team comprising the best planners, architects, designers, and engineers from across the globe has come together to help bring our vision to life at Valencia Towers.

AHC (ARCHITECT HAFEEZ CONTRACTOR)

J T + PARTNERS, DUBAI

DESIGN CELL

BELT COLLINS, SINGAPORE

SIKKA ASSOCIATES ARCHITECTS

42MM ARCHITECTURE

LIFANG, CHINA



ONGOING PROJECTS.



BELVEDERE SUITES
UPRERAPRJ263280



VALENCIA TOWERS
UPRERAPRJ496663



WHISPERING WOODS
UPRERAPRJ380751



PINNACLE
UPRERAPRJ705722/01/2024



**VALENCIA TOWER
PHASE II**
UPRERAPRJ944626/09/2024



**VALENCIA COUNTY
EAST PHASE II**
UPRERAPRJ225264/12/2025



**VALENCIA COUNTY
EAST**
UPRERAPRJ707640



**SHALIMAR
TWENTY ONE**
UPRERAPRJ858081/05/2024



MARBELLA
UPRERAPRJ460592/05/2024

COMPLETED PROJECTS.



VISTA
UPRERAPRJ4833



BELVEDERE COURT 1
UPRERAPRJ12850



BELVEDERE COURT 2
UPRERAPRJ17338



VALENCIA COUNTY
UPRERAPRJ612919



BELVEDERE COURT 3
UPRERAPRJ260653

COMPLETED PROJECTS OF SHALIMAR



SHALIMAR GRAND
JOPLING ROAD
LUCKNOW



SHALIMAR GALLANT
MAHANAGAR LUCKNOW
UPRERAPRJ3168



GARDEN BAY IM ROAD LUCKNOW
UPRERAPRJ9203



SHALIMAR DWELLING
AP SEN ROAD
LUCKNOW



TITANIUM GOMTI NAGAR
LUCKNOW



SHALIMAR STAR
HAZRATGANJ LUCKNOW



SHALIMAR TOWER
VBHUTI KHAND
LUCKNOW



SHALIMAR MEADOWS
GOKHALE MARG LUCKNOW



SHALIMAR ELBEE PLAZA
BHOOTNATH MARKET
LUCKNOW



SHALIMAR CORPORATE PARK
VBHUTI KHAND
LUCKNOW



JPMC GOMTI NAGAR
LUCKNOW



SHALIMAR MANNAT
LUCKNOW - FAIZABAD ROAD
UPRERAPRJ8345



SHALIMAR COURTYARD
SITAPUR ROAD
LUCKNOW



SHALIMAR EMERALD
JOPLING ROAD
LUCKNOW



SHALIMAR SQUARE
LALBAGH LUCKNOW



SAS HOUSE SARPU MARG
LUCKNOW



IRIDIUM GOMTI NAGAR
LUCKNOW - UPRERAPRJ7421



VISTA
GOMTI NAGAR EXTENSION
LUCKNOW UPRERAPRJ4833



SHALIMAR HOMES
ASKOK MARG
LUCKNOW



SHALIMAR IMPERIAL
GOKHALE MARG
LUCKNOW



SHALIMAR ESTATE
NEW HYDERABAD
LUCKNOW



SHALIMAR COURT
RANI LAKSHIMBAI MARG
LUCKNOW



IBIZA TOWN
DELHI NCR



MANNAT EXTENSION
FAIZABAD ROAD - LUCKNOW
UPRERAPRJ243983



SHALIMAR APARTMENTS
P. N. ROAD
LUCKNOW



SHALIMAR HEIGHTS
JOPLING ROAD
LUCKNOW



SHALIMAR RETREAT
DELHI NCR



SHALIMAR ROYALE
MALL AVENUE
LUCKNOW



MULTILEVEL PARKING
HAZRATGANJ LUCKNOW



BELVEDERE COURT 1
GOMTI NAGAR EXTENSION
LUCKNOW - UPRERAPRJ12850



BELVEDERE COURT 2
GOMTI NAGAR EXTENSION,
LUCKNOW
UPRERAPRJ17338