



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.



Artistic Impression

ENTRANCE TO THE VANYA CITY

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)

“BUY LAND, THEY'RE NOT MAKING IT ANYMORE.”

TRADITIONALLY, INVESTING IN LAND IS CONSIDERED A GOOD CHOICE AND CORROBORATED BY NUMEROUS INDUSTRY EXPERTS. PLOTS HAVE CONSISTENTLY REAPED MORE APPRECIATION OVER ANY OTHER REAL ESTATE CLASS. INVEST IN VANYA CITY TO REAP IMPRESSIVE INVESTMENT RETURNS AND SECURE YOUR

THE BEST OF BOTH WORLDS

Impressive returns on plots +
security & comfort of
condominiums

STILT + 4 FLOORS

Allowed

FLEXIBILITY

Rent or Sell each floor
separately with a separate
floor registry

SAVE MORE

No GST Applicable

ALLOWED FAR: 2.64*

Under DDJAY Scheme

BUILD YOUR HOME WITH EASE

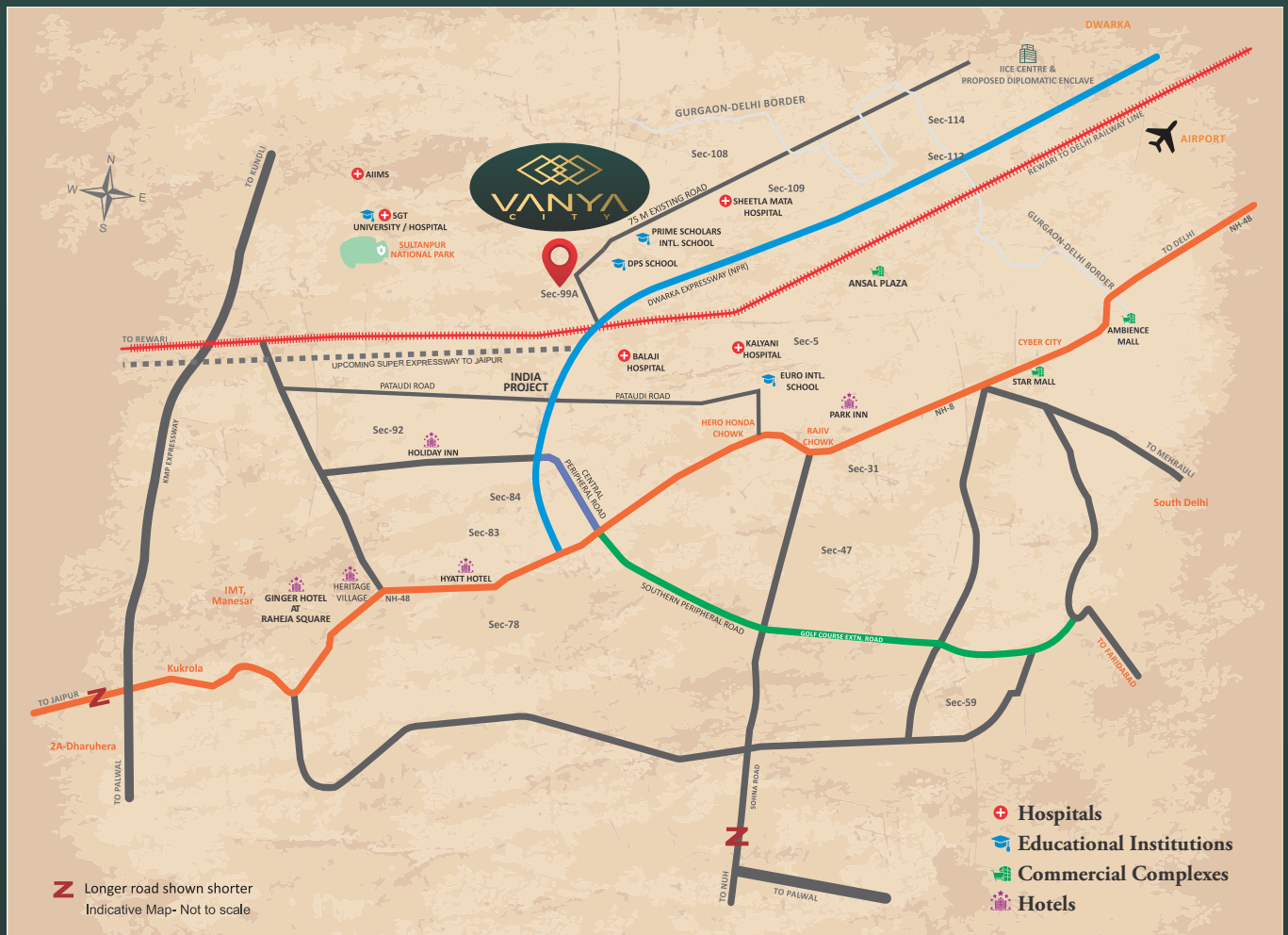
Get design support from
our experts

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
Rajiv 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



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www.vanyacity.com

HARERA registration No. – RC/REP/HARERA/GGM/631/363/2022/106 dated 21.11.2022 | WWW.HARYANARERA.GOV.IN | Promoter- M/s Next Generation Projects Pvt Ltd

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