



THE  
VALENCIA  
EXQUISITELY YOURS





THE  
**VALENCIA**  
EXQUISITELY YOURS

AN EPITOME OF LUXURY



Anil Kapoor  
- (Anil Kapoor)





## Feel the original charm of Banjara Hills

### Central connectivity

*The Valencia* offers a strategic location at the focal point of Banjara Hills, making it in close proximity to shopping malls, schools and a variety of restaurants. The idea of having a home far away from the hustle of the city and yet connected to everyday needs embodies the location plan of *The Valencia*. It is not only an entrance to a serene and luxurious life, but also an exit from the bustle of the city.





## Giving the city of pearls the crown it deserves

### The highest point in Banjara Hills

The Valencia is the highest point in Banjara Hills. Don't take our word for it, but see it for yourself. Stepping onto the first floor itself will give you a view that is over and above the neighbouring high rise buildings. In an ambience created by 14 stunning sky-high towers comprising 120 exquisite 3 & 4 BHK apartments, The Valencia provides a cultured, adamant and lavish society which you can call exquisitely yours.





Luxurious. Independent. Totally private.

A floor to each apartment

Offering a whole floor for each apartment, **The Valencia** is the very embodiment of the privacy and calm you've been seeking. **The Valencia** allows you to lose yourself to its various amenities within the confines of your home with tremendous 2500 – 4500 sq.ft. apartments that complement your taste and temperament and allow you to live life in a whole new way.





## FEATURES

Designer Teak Main Door

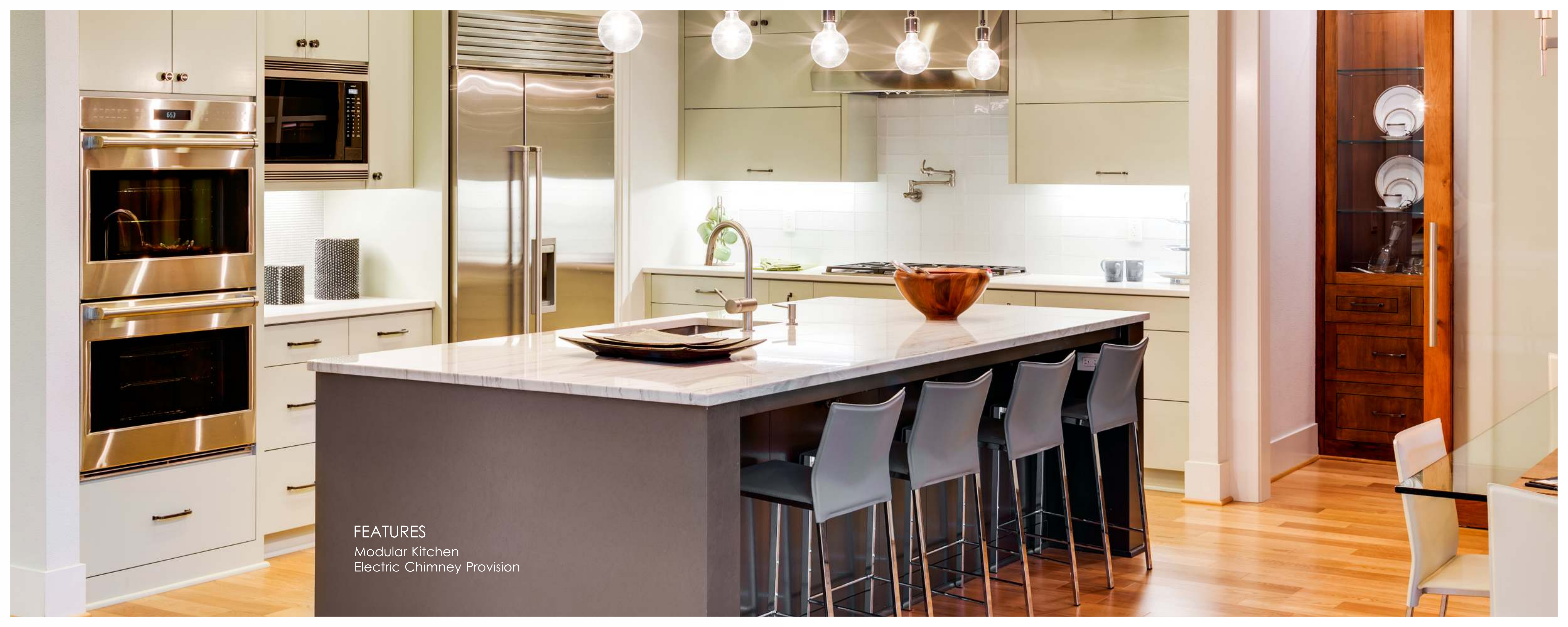
Master Bedroom with Wooden Flooring





FEATURES  
Private Terrace  
360° Overview of the City

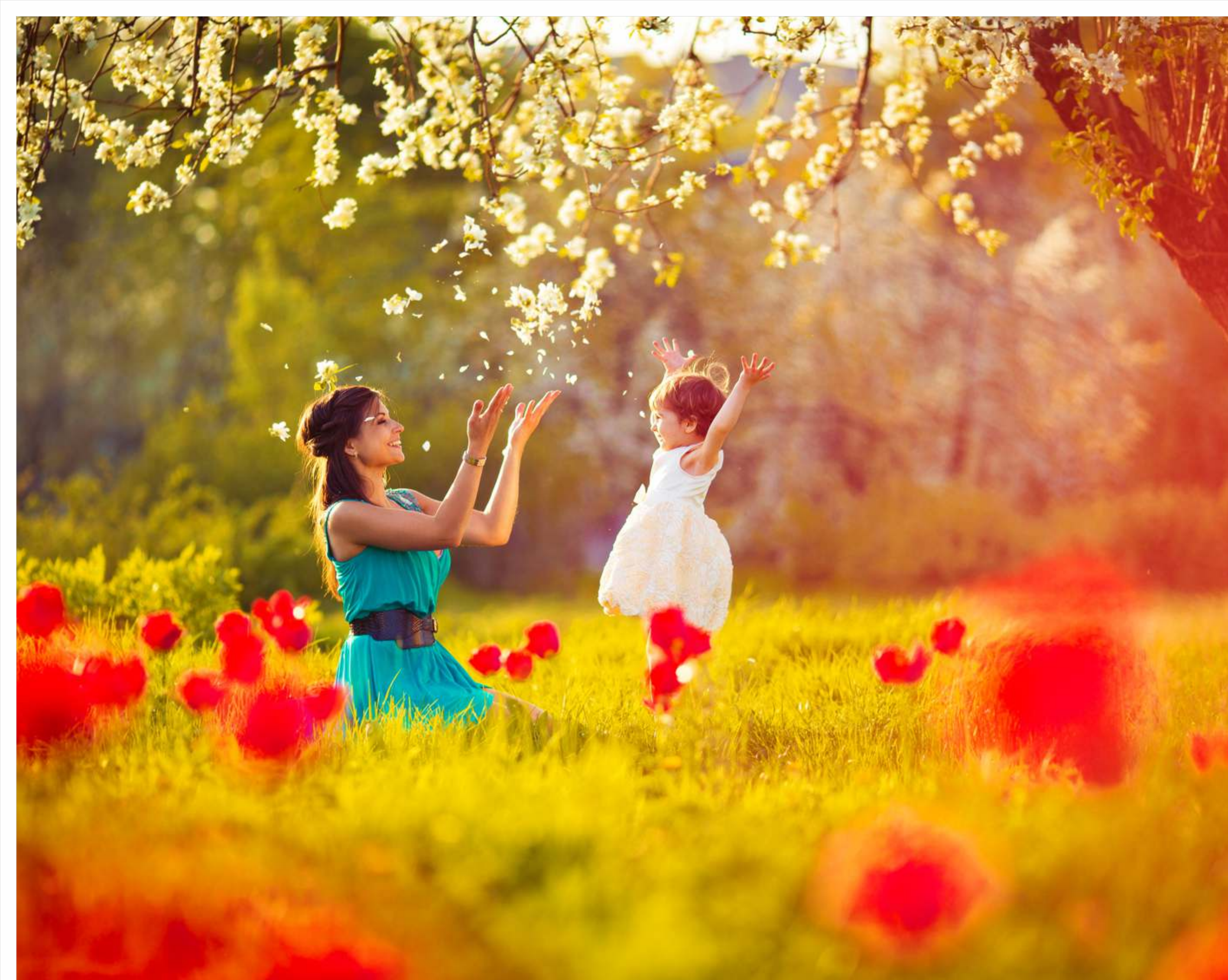




FEATURES

Modular Kitchen  
Electric Chimney Provision



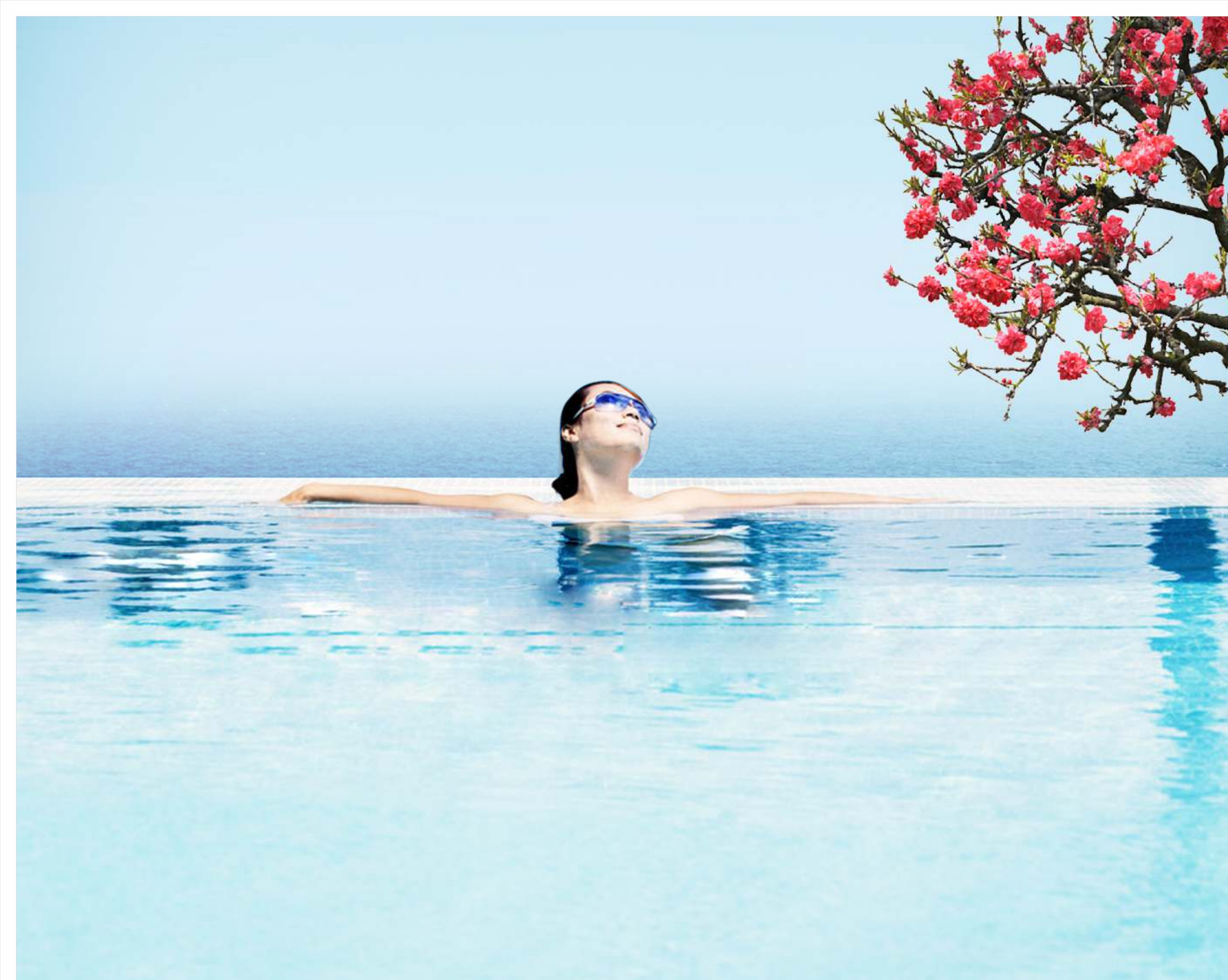


## Where your only neighbour is Mother Nature

Lush greens all around

At [The Valencia](#), every moment is a celebration of the most beautiful things in life. Cradled amidst patches of greenery, [The Valencia](#) offers panoramic views of landscape gardens that soothe the eye and soul. A perfect environment for you to unwind, for your children to grow up and for the elderly to maintain a healthy lifestyle, [The Valencia](#) offers the best of organic living.





## An arena of world-class amenities

### Step into luxury

The **Valencia** paints a picture of high-life with an opportunity to enjoy the finest things in life. The clubhouse offers fitness and leisure facilities like the gym, meditation hall, sauna, gazebo and scores of indoor games. The **Valencia** is also equipped with rooftop swimming pools, party lawns, children's play area and more.





## Ample space for your rides

Up to 3 car parking

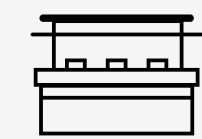
When we say luxury, we have you in mind, with all your assets, riches and fortunes. Perhaps this is best reflected in our parking lots, which has an abundance of space for you to park as many as 3 cars without huddle, horns or hives. Just cruise in and out with comfort.





A Grandiose Floor Plan

## AMENITIES & FACILITIES



### THE CLUB HOUSE

- Multipurpose Hall
- Fully Equipped Gymnasium
- Spa and Parlour
- Swimming Pool with Baby Pool
- Rooftop Jogging Track
- Yoga & Aerobic Room
- Indoor Games (Carram Board, Chess, Table tennis, Billiards)
- Rooftop Garden
- Mini Theatre

### OTHER AMENITIES

- Rain Water Harvesting
- Automated car wash area
- Water Treatment Plant
- Geyser in every bathroom except powder room
- Centralized Laundry System
- Dedicated visitors car parking
- Round the clock security with CCTV surveillance
- Gas Bank Provision
- Driver's Room



# SPECIFICATIONS



## TECHNICAL SPECIFICATIONS

- Combination of conventional column, beam and slab with solid concrete blocks.
- High-grade/ high pressure compact laminated exterior cladding.
- Insulated and waterproof terrace roof.
- Stainless steel railings with laminated glasses for balconies from Q-RAILING, Germany.
- Export quality granite for staircase with stainless steel railing with laminated glasses from Q-RAILING, Germany.



## DOORS & WINDOWS

### Doors

- Main door- Teak wood door.
- Bedrooms- Natural veneered polished doors.
- Toilets- Front side veneer finish; back side laminated finish doors.
- Utility- Laminated finish door.

### Balconies, Cover Terrace & Windows

- Aluminium system with mosquito mesh shutters from SCHUCO.



## PAINTS

- **Exterior:** Acrylic paint from Asian Paints.
- **Interior:** Putty finish with acrylic emulsion paint of Asian Paints.



## MATERIAL-FLOORING

- Hard-wood flooring with wooden skirting in master bedroom from PERGO and laminated wooden flooring in other bedrooms.
- Premium quality anti-skid vitrified tiles flooring in bathrooms, store and utility from NITCO.
- Italian marble in living, dining, drawing, family, foyer room and kitchen (Botticino Marble).
- Deck flooring in balconies and covered terrace area from PERGO.



## AIR- CONDITIONING

- Air Conditioned apartment with energy efficient VRV system (Variable Refrigerant Volume) excluding kitchen, toilets from DAIKIN (Japan).
- Air Conditioned Main Entrance Hall.



## HOME AUTOMATION

- Home Automation from HOMBOT.



## ELECTRICAL FIXTURES / FITTINGS

- Modular switches of CRABTREE, copper wiring, ceiling fans in all rooms (except toilets) and ceiling light fixtures in balconies.



## KITCHEN FITTINGS

- Designer modular kitchen with a stove, chimney and granite counter top.
- New generation granite double bowl sink from CARYSIL.
- Single lever kitchen mixture with pull out spray, two spray types from HANSGROHE.
- Provision for water heater, water purifier, microwave and dishwasher.



## SANITARY & PLUMBING

### Fully loaded designer bathrooms

- Wash basin with single lever mixer from HANSGROHE mounted on Granite Counter.
- Shower select with thermostat for two functions in master bathroom.
- Overhead shower with simple touch select button to change spray type from rain to intense rain.
- Single lever bath mixture for other bathrooms.
- I-Box universal concealed mixture technology compatible with all standard faucets that ensures simple replacement of the control units for all bathrooms.
- EWC (European Water Closet) from DURAVIT.
- Actuator and concealed cisterns sets from GEBERIT, Switzerland.
- Mirror, towel rack holder, soap dishes, toilet paper holder, faucets, bathroom shelves, showers & hand showers, exhaust fans and toughened glass partitions in all the bathrooms.
- All C.P. fittings of HANSGROHE.



## SECURITY & LOCKS

### Yale biometric digital mortise lock:

- 3 way operations i.e., fingerprint, digital pin code and key.
- Provides voice guide
- Smart touchpad
- Anti-panic egress with safe handle
- Scrambling code
- Alarm break in damage
- Low battery alarm/emergency power supply terminal



## FALSE CEILING

- Gypsum false ceiling for entire apartment from SAINT GOBAIN are provided as per developer's design.
- Acrylic emulsion paint with moisture resistant Gypsum board in Toilets.



## LIFT LOBBY

- **Lifts:** Passenger and service elevators from SCHINDLER.
- **Lifts lobby floors:** Combination of granite/marble/tiles.
- **Lifts lobby Walls:** Combination of granite/acrylic emulsion paint on POP punning/textured paint/glass.



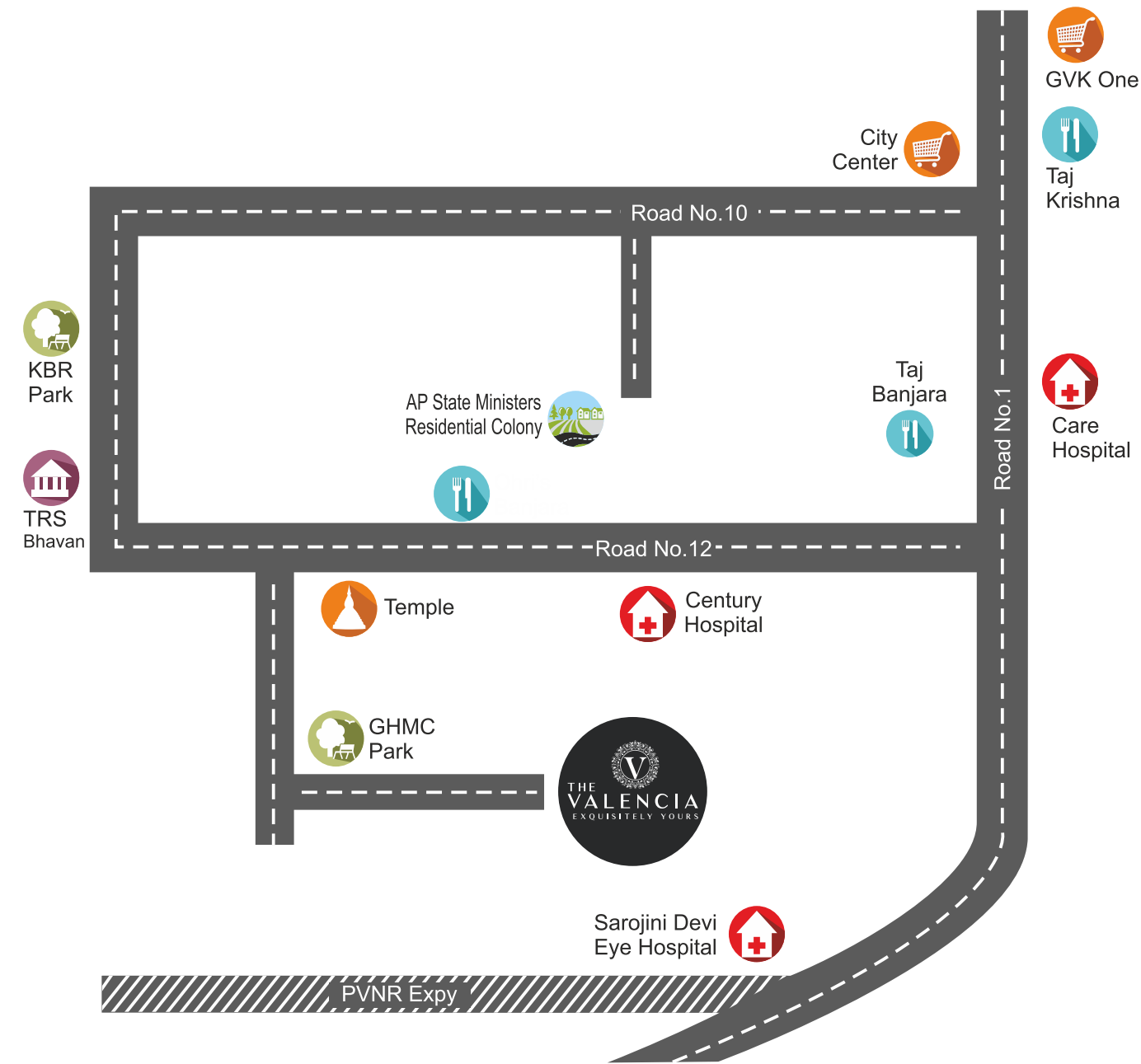
## POWER BACK-UP

- 3 BHK – Not exceeding 5 KVA per apartment
- 4 BHK – Not exceeding 6 KVA per apartment
- 100% emergency power for lifts, pumps and common area lightings



## IN THE MIDDLE OF CONVENIENCE

Experience luxury living in the heart of the city at Banjara Hills. Strategically located, all your requirements and desires will just be a stone's throw away from here. With world-class restaurants, some of the finest schools and best hospitals located within a range of 1-3 km, The Valencia offers high level infrastructure, grand standards and easy connectivity, along with few of the most amazing amenities for a luxurious living.



EVERYTHING WITHIN REACH  
**LOCATION MAP**

## PROJECTS OF DREAM INDIA GROUP







**FIMA**  
PROPERTIES

### **DREAM INDIA GROUP**

Corporate: 8-2-611/1/1, Road No. 11, Banjara Hills, Hyd-500034  
Branch Office: 18-14-5, GM Nagar, Kanchanbagh X Road, Hyd-500059  
2-5-282/5/1, NH-9, JJ Garden Complex, Zaheerabad, Medak Dist.-502220  
E-mail: info@dreamindiagroup.com



Disclaimer:

This brochure is only a presentation of the project and not a legal offering. Developers reserve the right to change or modify the plan, elevation and specifications from time to time as deemed fit.

### **FIMA PROPERTIES PVT. LTD.**

Regd. Office: D.No. 6-3-596/95/A, Naveen Nagar  
Road No. 1, Banjara Hills, Hyderabad-500034  
E-mail: fimaproPERTIES@gmail.com