

Builders & Developers



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Everything for everyone

All your wishes will come true



You've arrived at the moment when your wishes come true. There is a path before you and it leads to a spectacular edifice. There is a personal feel about it even a sense of déjà vu, because it has always been there at the back of your mind, surfacing in your dreams. The picture perfect home!

Yes, your wish has just come true and this is the moment when you discover the perfect location, plan and layout for the home that defines who you are and all that you aspire to be. At City of Valencia, you have the opportunity to surround yourself with all the richness of an environment purified every moment by the abundance of green spaces, while cushioned on the luxury of ultra modern conveniences and the extravagance of flowing space.

Occupying a prime location at Raipur, City of Valencia appears like a jewel encased in the emerald green of nature's bounty an investment in both an elevated lifestyle and a valuable piece of real estate that appreciates in tandem with Raipur's rapid growth.

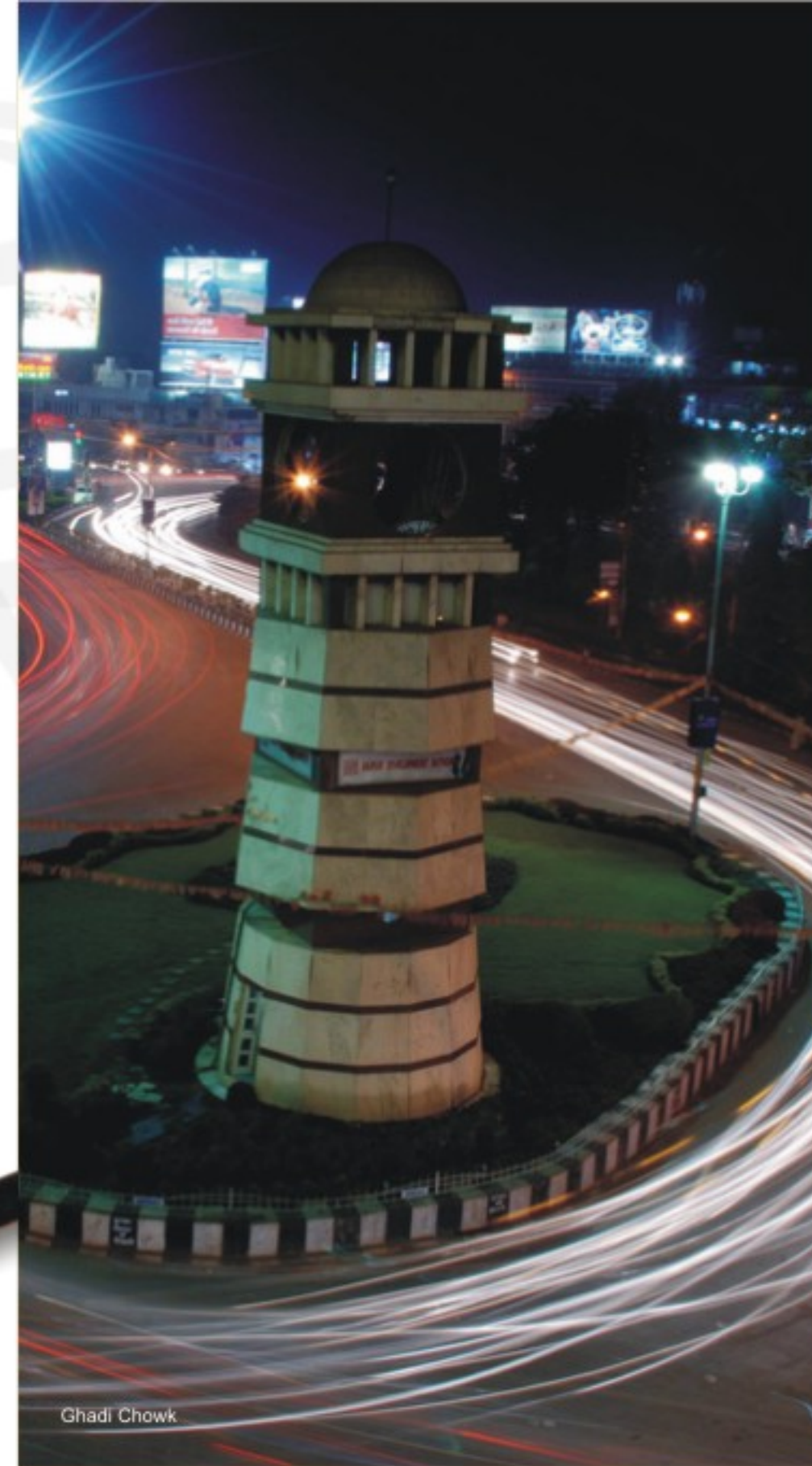
Ideal location. Perfect investment.

Located in the vicinity of the Education Hub, City of Valencia is close to such prestigious institutions as Delhi Public School, Gyanganga School, Kite Knowledge Park, N.H. Goel World School and Disha College; within easy reach of MGM Eye Hospital, 4 kms from Vidhan Sabha and a mere 8 kms from the Airport. The project is covered under the Central Government Project of PURA (Providing Urban Facilities in Rural Areas).

Raipur is Capital of Chhattisgarh and is located centrally in the state serving as a regional hub for trade and commerce for a variety of local agricultural and forest products. In the recent past the traditional face of the city has evolved, and Raipur and its neighborhood are now becoming an important regional commercial and industrial destination for the coal, power, steel and aluminum industries.

Raipur is also amongst the richest cities, and is India's biggest iron market with around 173 steel rolling mills, 170 sponge iron plants, more than 250 steel plants, 800 agro-industries and 70 ferro-alloy plants in and around the city. There are more than 300 rice milling plants, and all the major cement manufacturing companies have a presence in the city.

Currently Raipur is experiencing a boom in construction and development, and with the addition of a new airport along with improved road and rail infrastructure, the city is experiencing an unprecedented growth surge.



Location Map



Proximity

- 8 Km's from the city
- Abutting a natural water lake / reservoir
- Peaceful salubrious surroundings
- Located amidst fast appreciating development hub
- Surrounded by many developed residential colonies
- Well connected to all modes of transport



Vivekanand Sarovar



Jai Stambh Chowk



Eco Resort, Bamawapara



Steel Industry



Chitrakot - Bastar



Enter the world
of a privileged few



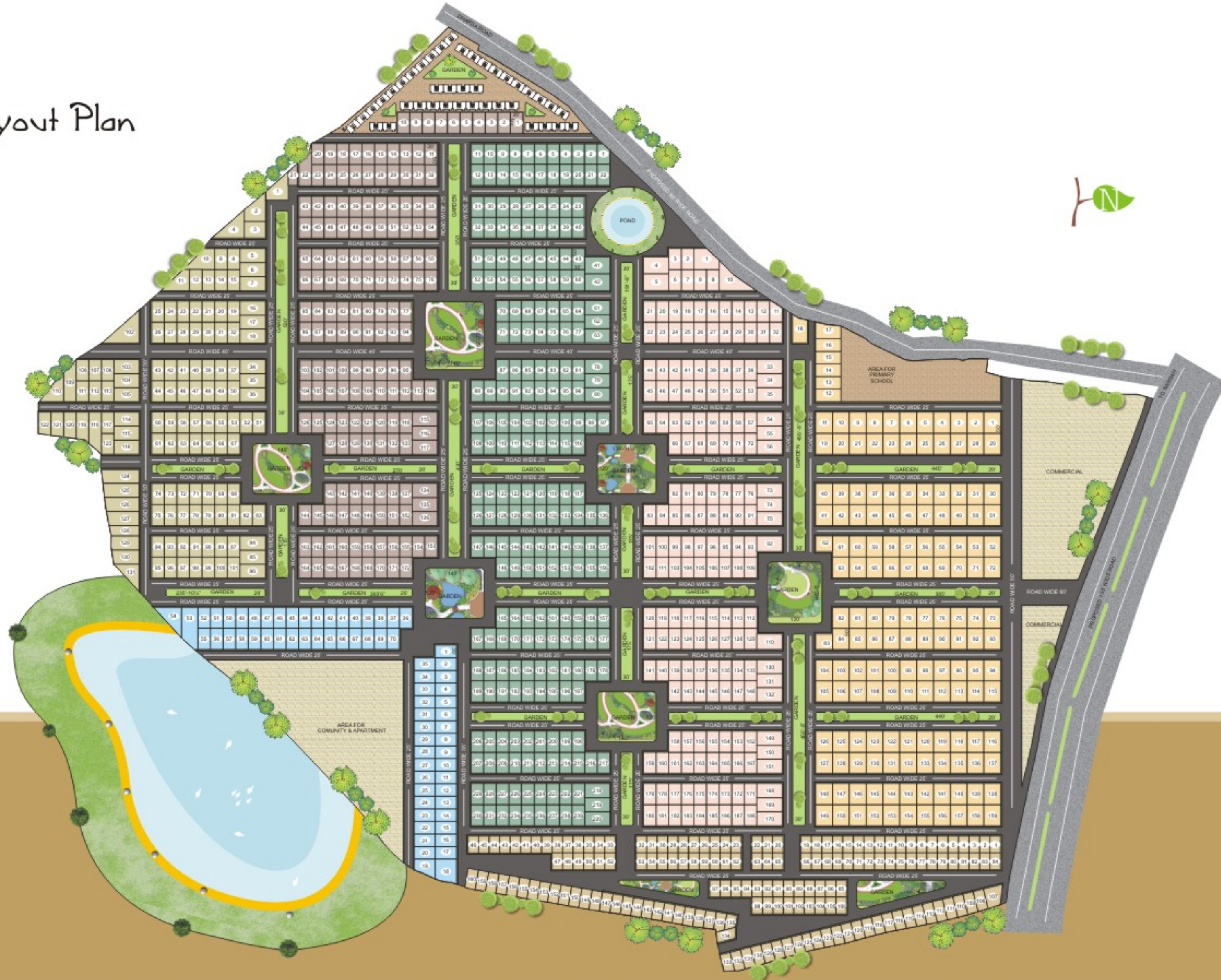
Enter a homescape that encompasses all that makes for a comfortable and luxurious existence. From the warm feeling of coming home to the assurance that all the conveniences of everyday life are just minutes away, City of Valencia gives you everything you could ever need in an ideal residential layout where the lush foliage of countless trees casts its serene shade on the surroundings.





A layout that embraces nature

Layout Plan



Area Statement

Sector - 1

Plot No.	Area in sq.ft.
1 to 11	2,000
12 to 16	1,800
17	2,038
18	2,072
19 to 61	2,000
62	1,496
63 to 82	2,000
83	1,488
137 to 172	1,500

Sector - 2

Plot No.	Area in sq.ft.
1	2,675
2	2,567
6	2,400
7 to 10	1,500
11	2,800
12	1,287
13 to 33	1,500
34 to 36	2,000
37 to 54	1,500
55 to 57	2,000
58 to 73	1,500
74 to 76	2,000
77 to 92	1,500
93	2,200
94 to 111	1,500
112	2,200
113 to 130	1,500
131 to 133	2,000
134 to 149	1,500
150 to 152	2,000
153 to 168	1,500
169 to 171	2,000
172 to 189	1,500

Sector - 3

Plot No.	Area in sq.ft.
1	1,345
2 to 22	1,500
23	2,084
24	1,667
26 to 38	1,500
47 to 58	2,000
62 to 64	2,000
65 to 78	1,500
79 to 81	2,000
82 to 218	1,500
219 to 221	2,000
222 to 240	1,500

Sector - 4

Plot No.	Area in sq.ft.
1 to 20	1,500
21	600
22	2,124
23 to 114	1,500
115 to 117	2,000
118 to 133	1,500
134 to 136	2,000
137 to 172	1,500

Sector - 5

Plot No.	Area in sq.ft.
1	2,430
2	2,375
3	2,000
4	2,523
5 to 7	2,000
8 to 9	1,500
10	2,505
11	2,055
12 to 15	1,500
16 to 18	2,000
19 to 33	1,500
34 to 36	2,000
37 to 83	1,500
84 to 86	2,000
87 to 101	1,500
102	3,288
103 to 105	2,000
106 to 108	1,500
109	2,522
110	2,092
111 to 113	1,500
114 to 116	2,000
117	1,500
118	2,605
119	1,980
120	1,823
121	1,694
122	1,564
123	1,500
124	2,932
125	2,797
126	2,862
127	2,478
128	1,228
129	2,217
130	2,080
131	1,953

Sector - 6

Plot No.	Area in sq.ft.
1 to 17	1,500
18	2,688
19	1,774
20 to 52	1,500
53	3,480
54	2,347
55 to 70	1,500

Sector - 7

Plot No.	Area in sq.ft.
1 to 106	1,000
107	1,780
108	1,197
109	1,233
110 to 112	1,280
113 to 114	1,203
115	1,170
116	1,138
117	1,111
118	1,125
119	1,100
120	1,116
121	1,127
122	1,113
123	1,092
124	1,054
125	1,500
126	1,200
127	1,090
128	1,084
129	1,115
130	1,200
131	1,190
132	1,168
133	1,064
134	1,134
135	852
136	1,078
137	1,044
138	1,080
139	1,200
140	1,098
141	1,200
142	1,087
143	1,083
144	1,200
145	1,400
146	1,126
147	1,142
148	1,157
149	1,168
150	1,168
151 to 154	1,168
155	1,170
156	1,173
157	1,177
158	1,180
159	1,184
160	1,168

Note : Areas mentioned are approximate only.

Not just a gated community
it's a garden community

At City of Valencia, picturesque parks invites children, joggers and walkers, providing the perfect backdrop for a variety of recreational pursuits. Enjoy an early morning ramble or an evening stroll here, while the children play in safety.



Nestling within secure surroundings

City of Valencia offers you the security of an organized gated community with the privacy of independent, self sufficient Township. With the opportunity to have the best of both worlds, life is easier, more convenient and enriched with all the advantages of a well planned setting.

Every advantage
you could imagine



A host of advantages make
City of Valencia the ideal choice:

Maximum plots are garden facing

Well planned layout

72 Acres in the First Phase

School

Water Sports

Swimming Pool

80 fit wide RCC tremixed road
with fountains Landscaped
avenues, garden and world class
design

Internal Road - 50 ft wide, with
RCC tremixed concrete

Play Zone for children, Senior
Citizen Park

Secure campus with well designed
avenues

Underground drainage with STP.
Natural water treatment plant

Large landscaped garden with
water bodies and children's play
area Club House, Badminton
Court, Volleyball Court, Scating
Ring etc.

Area for apartments
Area for primary school
Commercial complex

City of Valencia provides you with the unparalleled luxury of an abundance of space all around your plot. Exquisite greenery borders each individual layout, providing you with privacy and the feeling of being close to nature.

Space, bountiful space!



Solar powered street lights and water heating



Green cover, lawns, gardens, avenue plantations approximately 80% of the land



Rainwater harvesting System for waste water recycling



Cool roofing to prevent excess use of fans and Acs



Provision for power saver bulbs



Categorized waste disposal and waste recycle

The Creators

City of Valencia is the creation of Abir Buildcon, a team of architectural experts and constructional giants who merge practical ideas with creative concepts to explore new realms of excellence in building techniques. Creating environments that complement current lifestyle requirements is a priority at Abir Buildcon, and the team works cohesively to this end. With a decade of Real Estate and Construction expertise behind them, Abir Buildcon continues to transform landscapes into homescapes, using their own signature style to set new records.