

THE
GRAND
Life



SHALIMAR
ONEDWORLD
VALENCIA
COUNTY EAST
PHASE-II



*“Choose only one Master -
Nature.”*

REMBRANDT





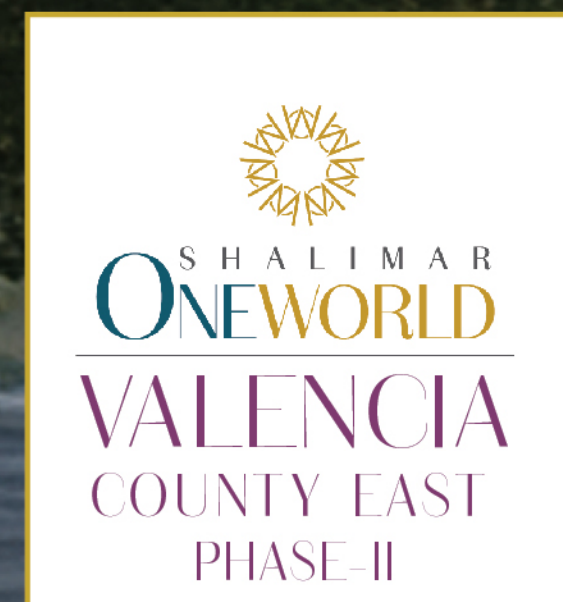
REVEL IN THE FULLNESS
OF A GRAND

Life

Masterpiece

DISCOVER
THE PROMISE OF A GRAND







Presenting Valencia County East Phase- II, the first of its kind exclusive Villas in the heart of Lucknow, at the coveted Shalimar OneWorld. A vision presenting a new paradigm of Bungalow living to the City of Nawabs, offering the best of both worlds - Exquisite Villa dwelling with a community lifestyle.

Inspired by colonial Spanish architecture, bejewelled with breath-taking views and sprawling landscapes, Valencia County East Phase- II, brings you an elevated dimension of living, unlike what the city has ever seen before.

WELCOME TO A NEW PARADIGM

OF
GRAND
LIVING



Not actual photographs of the building. Artistic impression only.

A COVETED Neighbourhood

WITH EVERYTHING YOU NEED
AND MORE



In Lucknow's premier
Gomti Nagar Extension Area,
on Shaheed Path



Close proximity to the
International Cricket Stadium, IT City,
Dial 112 Administrative Office
& UP Police Headquarter



Easy access from Lucknow
to Gorakhpur, Varanasi, Raebareli
& Kanpur Highways



Along the Riverfront
of 1.5 Kms



*Map is indicative. Not to scale.

A CITY WITHIN A CITY

Valencia County East Phase - II is nestled in Shamilar OneWorld - a thoughtfully crafted integrated community where luxury meets comfort.

Spread over 223.52 acres, Shalimar OneWorld is your own city within the city, planned adjacent to the scenic 1.5km long river front; evolved to cater everything you will need within your precinct. A gated community curated with the finest amenities, services, a great neighbourhood, easy accessibility, open spaces, and round the clock maintenance.

Valencia County East Phase - II offers you the freedom to be tucked away, and yet be amidst it all. It indeed is what dreams are made of.

- 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

AMAR SHAHEED PATH

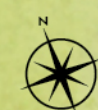
SHALIMAR ONE WORLD ROAD

Entry1

Entry2

Entry3

EMBANKMENT ROAD
IN PROGRESS
CONNECTING KISAN PATH



*Map is indicative. Not to scale.

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.

WITH EVERYTHING YOU NEED WITHIN YOUR REACH



HOTELS & CLUBS

- Proposed Internationally Benchmarked Hotel within the Township
- Taj Hotel
- Hyatt
- Renaissance
- Novotel
- Club One (Upcoming in the Township)



HOSPITAL

- Medanta Medicity
- Sahara Hospital
- Mother & Child State Referral Hospital
- Super Speciality Cancer Institute & Hospital



SCHOOL

- Seth M R Jaipuria School (SHALIMAR ONEWORLD)
- Delhi Public School
- City Montessori School
- Study Hall



SHOPPING

- Phoenix Palassio
- LuLu Mall
- Wave Mall
- Fun Mall



MORE NATURE MORE LIFE

Surrounded by unadulterated greenery, at Valencia County East Phase - II, nature will be your muse.

Conceived by Coopers Hill, formerly known as Belt Collins and designed by Design Cell, here the endless open spaces are a reflection of paradise on earth. A perfect balance of nature and design, the greens provide ideal leisure time within the spaces enveloped in the beauty of nature.



True to the project's name, the green spaces at Valencia County East Phase - II are designed to be a tropical_ oasis that complement the Spanish architecture with a host of outdoor features.

Offering a pollution free environment, the green spaces double up as sanctuaries for relaxation and recreational_ areas for active lifestyles.

Strategically planned, the Villas are placed on the fringes of the plot, directing their view towards the lush central_ greens, offering a welcome respite from the concrete jungle and the busy city life.





COME HOME TO A
Grand
Welcome

p aces

REVEL IN GRAND

The generous green lawns extending from your villas, not only increase the sense of tranquility, but also acts as a space to bond with your neighbours, play your favourite sport or simply unwind.





Thoughtfully designed, all Villas have a rear entry which is envisioned like a deck that opens up to the seamless foliage, to inspire you everyday. The raised entry ensures you have a vehicle-free view.



WELCOME LIFE AT

Valencia County East Phase-II

Your residence at Valencia County East Phase-II offers you ultra-modern and elegantly luxurious Villas, nestled in the lap of nature. With Semiclassical and Spanish architecture, overlooking meandering landscapes, we thought through so as you wake up every morning to everything beautiful in & around.





INDULGENT LIVING ROOM

Spacious living, high ceilings and tall french windows with abundant natural lighting.

Not actual photographs of the building. Artistic impression only.



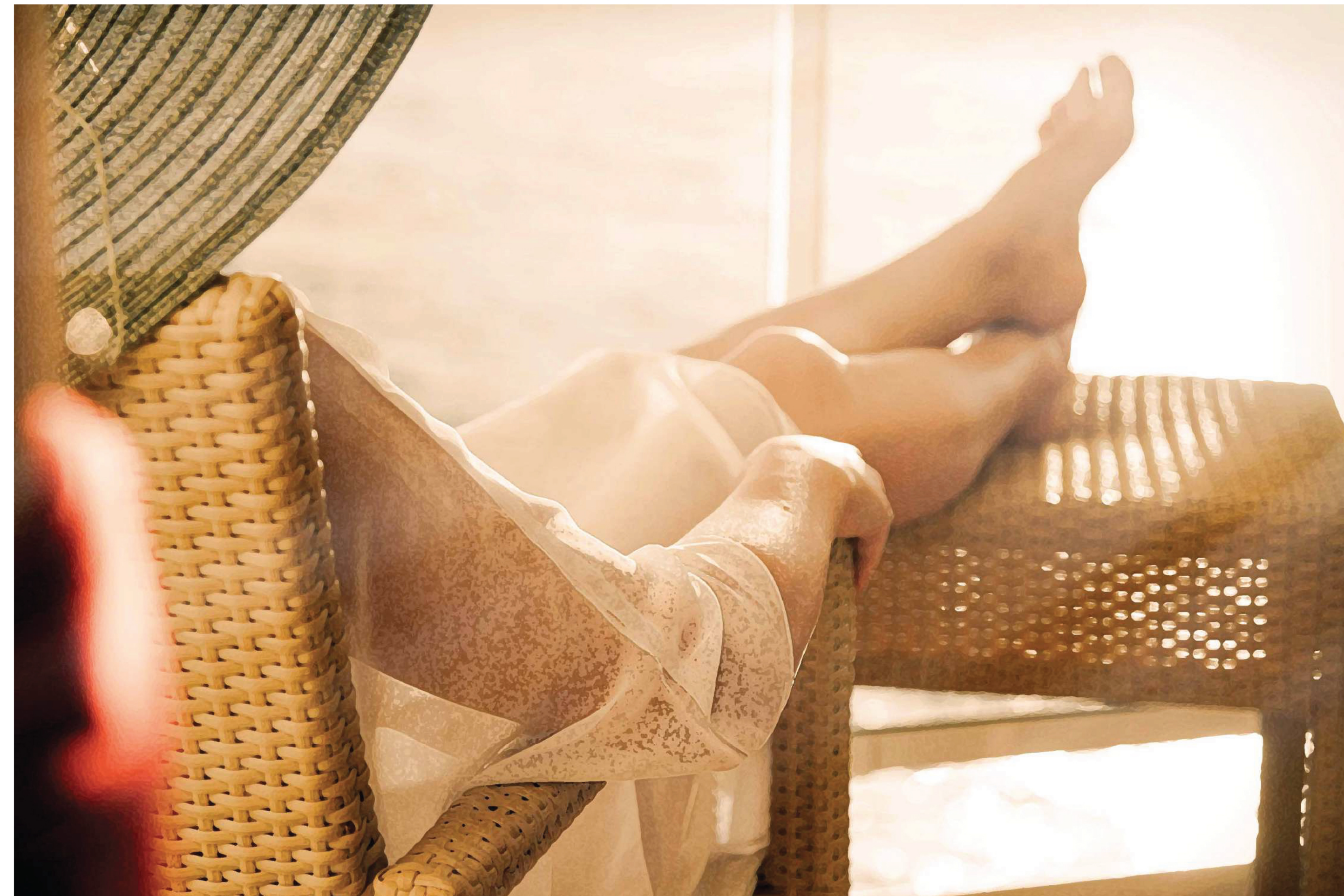




A SEAMLESS BLEND
OF YOUR

Bespoke

LIFESTYLE
& NEW AGE PAMPERING





Not actual photographs of the building. Artistic impression only.



RECREATION AND RELAXATION, LIKE NEVER BEFORE

A host of world-class amenities curated especially for you, so much that you would be spoilt for choices. Residents at Valencia County East Phase -|| will have access to unparalleled leisure options with something for everyone in the family. With 2 banquet halls, a coffee shop, the ease of working from a conference room, and many more. It's a clubhouse so complete that you will never want to leave.

Rediscover the art of splendid living with exclusive amenities

- ENTRANCE FOYER / WELCOMING FOYER
- RESTAURANT / BAR
- GYM
- PATISSERIE AREA
- SWIMMING POOL WITH CHANGE ROOM
- KIDS POOL
- DECK AREA WITH SEATING NEAR POOL
- GREEN AREA WITH SEATING
- FOUNTAIN COURT
- MASSAGE ROOM
- SHISHA ROOM
- YOGA SPACE
- MULTIPURPOSE HALL / BANQUET HALL
- INDOOR KIDS PLAY AREA
- INDOOR GAMES ZONE

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. Facilities of Club One may change based on the inputs from consultants at the sole discretion of the developer.



Multipurpose court

Not actual photographs of the building. Artistic impression only.

AND IT JUST GOT EVEN BETTER

Residents at the Valencia County East Phase - II will have access to hand-picked amenities curated just for them. So, while you can enjoy living as a part of a larger community, we ensured we also took care of your privacy.



HAFEEZ CONTRACTOR

Architect Hafeez Contractor [AHC] is the most celebrated architectural design consultancy firm of India. They have shaped some of the most remarkable buildings of the country and the world, with their architectural footprints indelibly stamped across over 100 cities and 5 countries. Their dedication to design ingenuity, efficient delivery and sophistication in building technology applications has resulted in a portfolio that features some of most significant architectural accomplishments.





ATKINS, UK

PLANNERS

Atkins are the designers of some of the world's most iconic landmarks and one of the finest design, engineering and project management consultancies today. Strongly inspired by their planning and design execution of Downtown Dubai, Atkins looked to surpass those boundaries and create their best work yet - the iconic OneWorld township.

JT & PARTNERS, DUBAI

CONCEPT ARCHITECT

One of the most innovative brands in architecture, master planning and integrated design practices, JT & Partners has offices in Dubai and Beirut. They have a remarkable reputation with a property portfolio across countries around the world including UAE, KSA, Egypt, Australia and Seychelles.



Not actual photographs of the building. Artistic impression only.



COOPERS HILL

FORMERLY KNOWN AS BELT COLLINS, SINGAPORE

LANDSCAPE DESIGNERS

Founded in 1953, Coopers Hill has over 16,000 projects in 70 countries to its credit. Over the years, the agency has received over 350 awards, honours, and accolades. Coopers Hill has revolutionized the expansive spaces with the ever-present beauty of nature, their objective is to form a harmonious, unique and contemporary natural experience.

DESIGN CELL, DELHI NCR

LANDSCAPE PLANNERS & ARCHITECTS

Established since 1987, Design Cell is a complete solution provider with an innovative outlook, which gives each of its projects a timeless value. Having a global footprint right from Mumbai to New York, they bring to the table their understanding of how landscape architecture has evolved, offering a final balance rooted in the local nuances along with application of internationally benchmarked practices.



ATTENTION TO THE Details

At Valencia County East Phase -II we know what is most important to you & hence each home is designed to offer you the life you always imagined.

Each Villa is meticulously planned with:

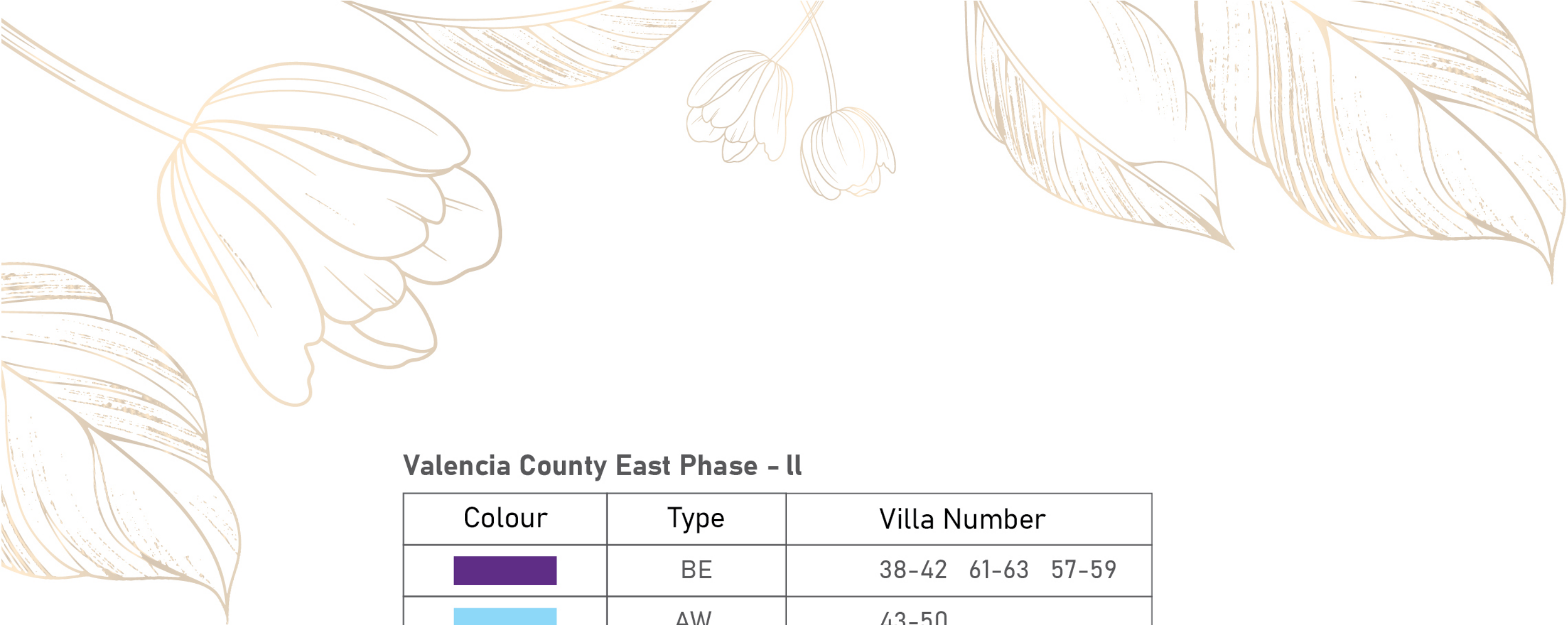
-  Vaastu Compliant Spaces
-  Spanish Themed Architecture
-  Landscaped Belts

-  Entrance Lobby
-  Family Lounge
-  Outdoor Sitting Area
Landscaped Terrace

-  Walk - in Wardrobe
-  Opulent Washroom
-  Powder Toilet

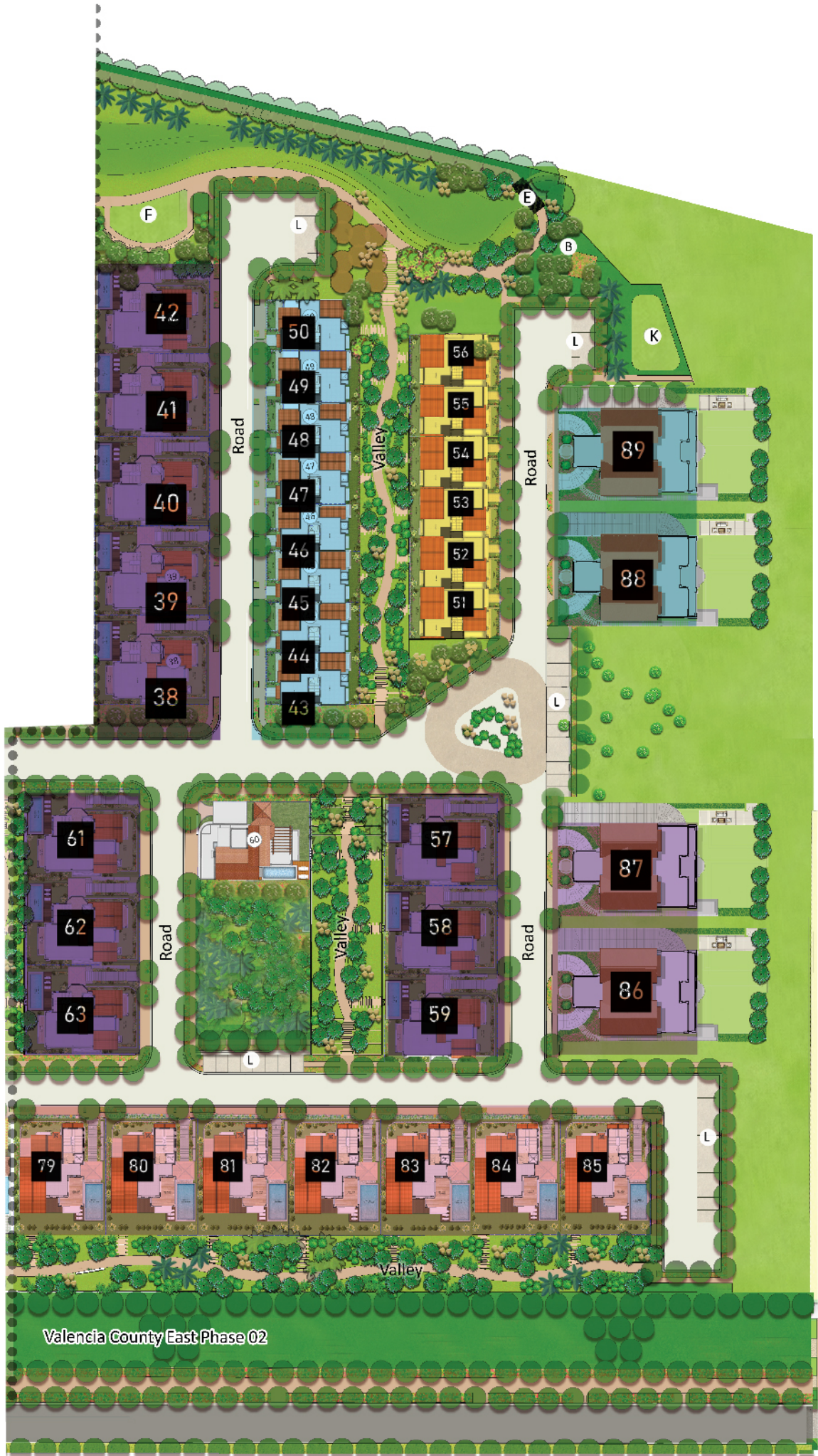
-  Provision for Lift
-  Utility Space
-  Servant Room & Toilet





Valencia County East Phase - II

Colour	Type	Villa Number
<div></div>	BE	38-42 61-63 57-59
<div></div>	AW	43-50
<div></div>	AE	51-56
<div></div>	C	79-85
<div></div>	EW1	86-87
<div></div>	EW2	88-89



VALENCIA COUNTY
EAST PHASE-II

VILLA TYPE AW



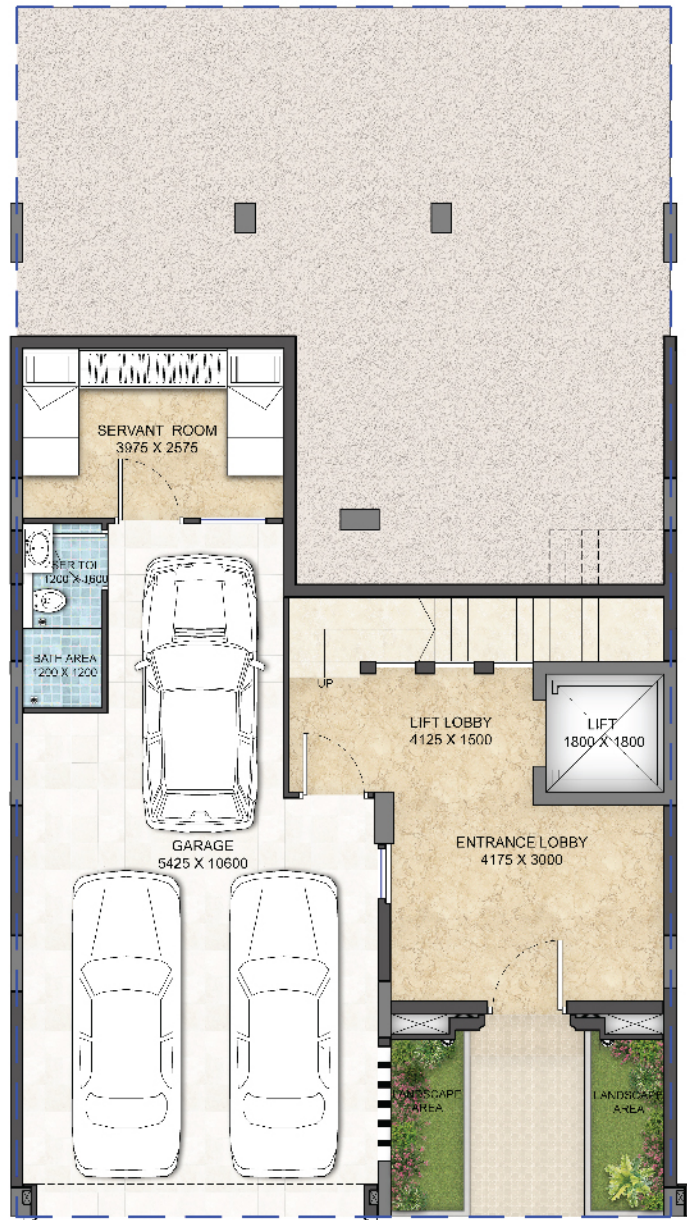
Front



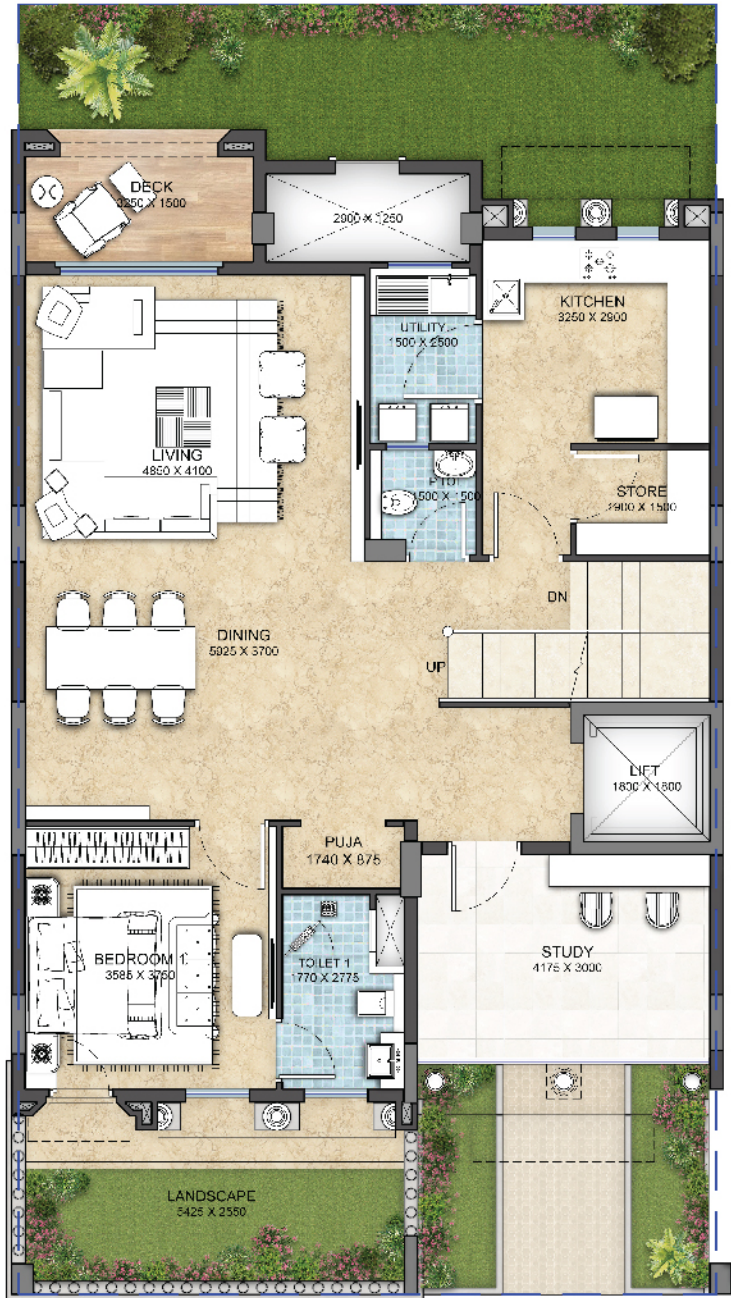
Rear

UNIT PLAN: VILLA TYPE AW

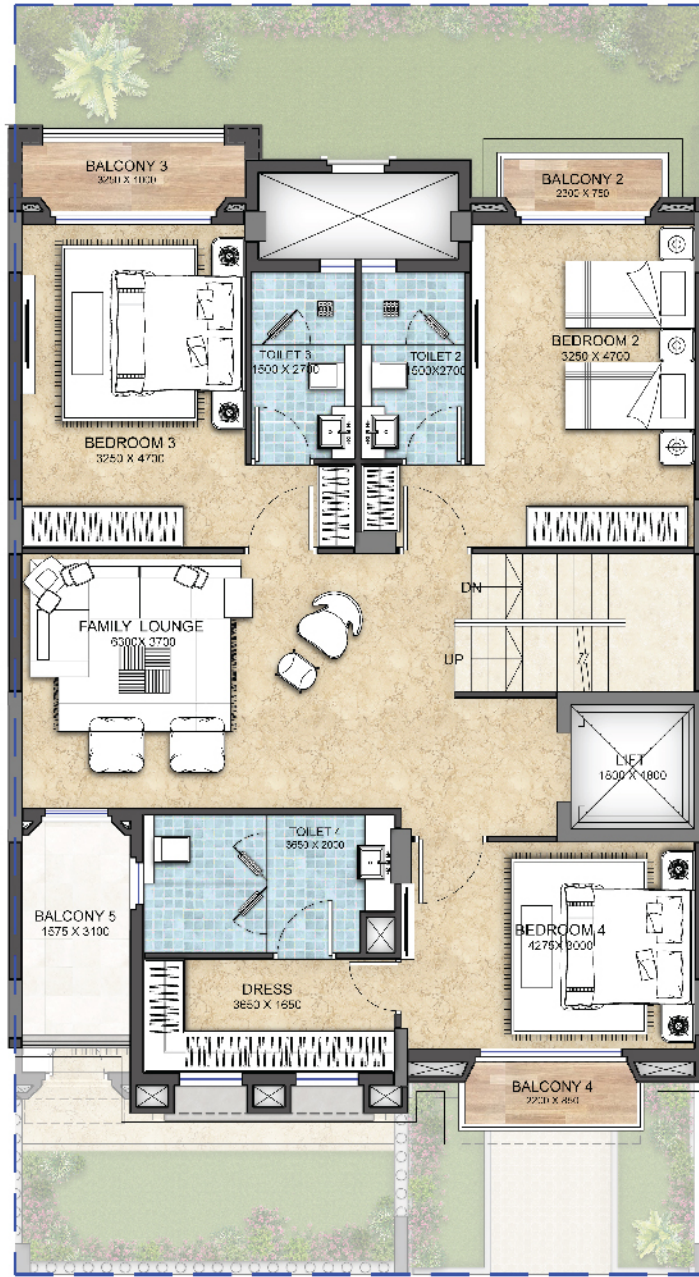
Plot in Possession: 185 sq. mtr. / 1991.34 sq. ft.
Carpet Area: 303.16 sq. mtr. / 3263.21 sq. ft.



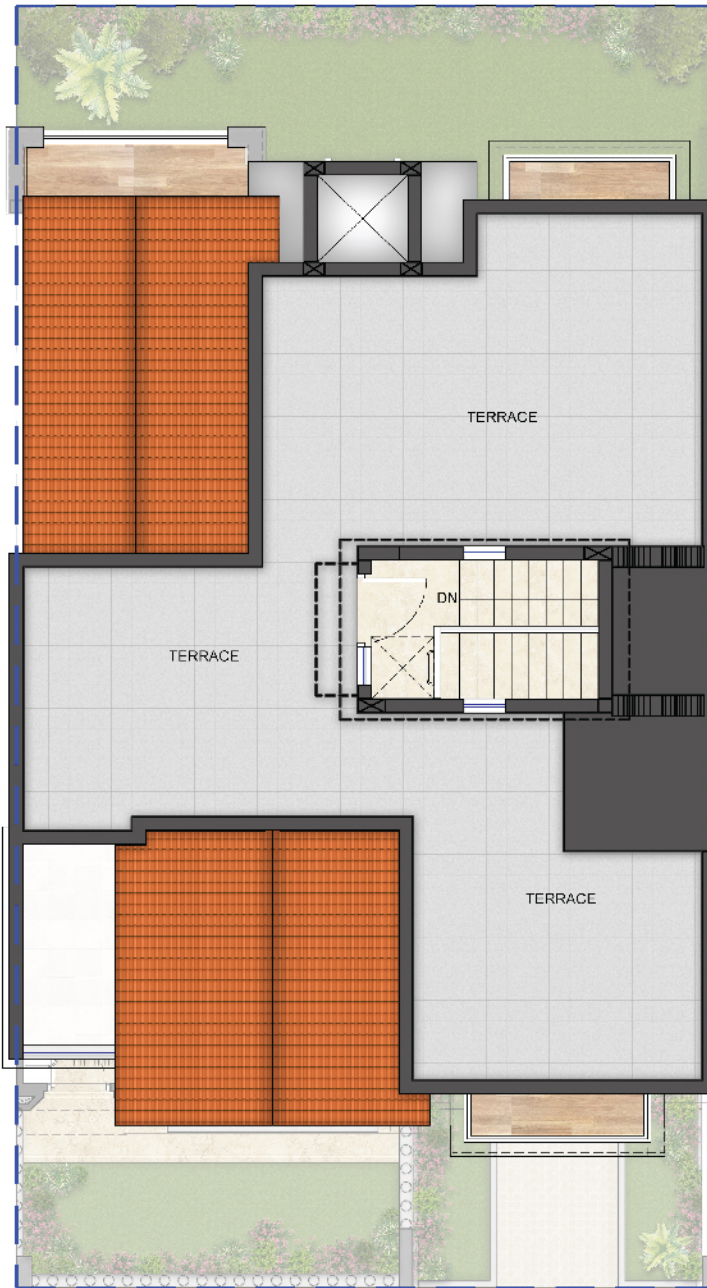
Lower Ground Floor



Ground Floor



First Floor



Terrace Floor

VILLA TYPE AE



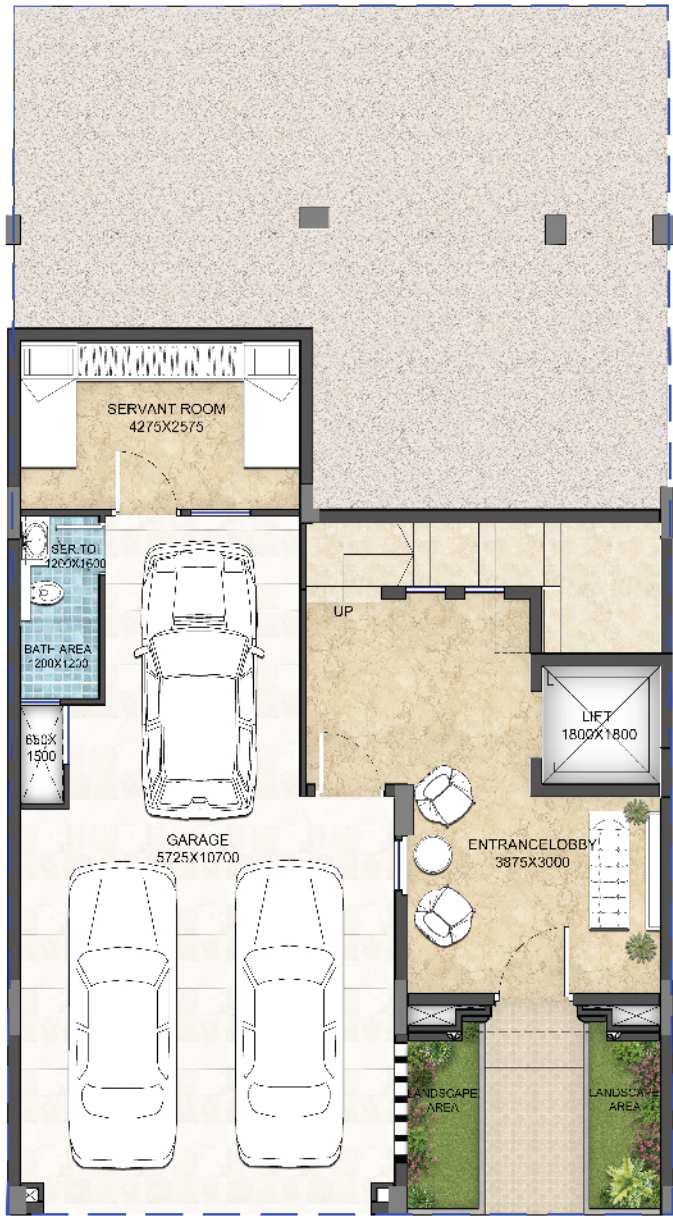
Front



Rear

UNIT PLAN: VILLA TYPE AE

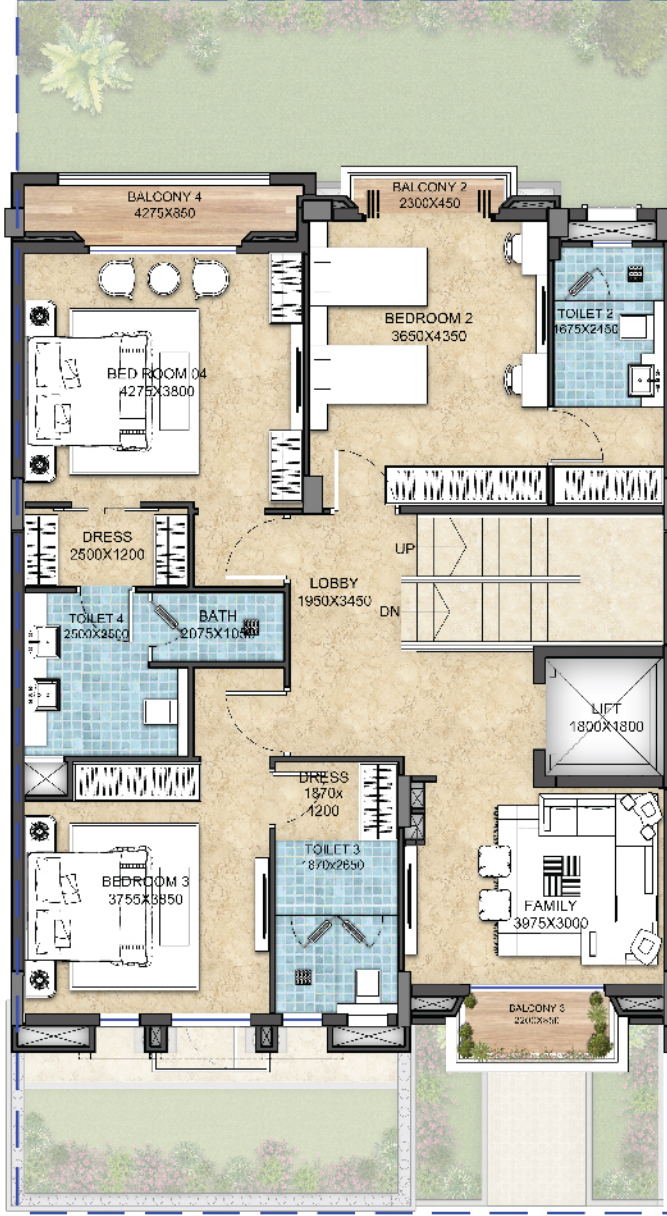
Plot in Possession: 185 sq. mtr. / 1991.34 sq. ft.
Carpet Area: 309.01 sq. mtr. / 3326.18 sq. ft.



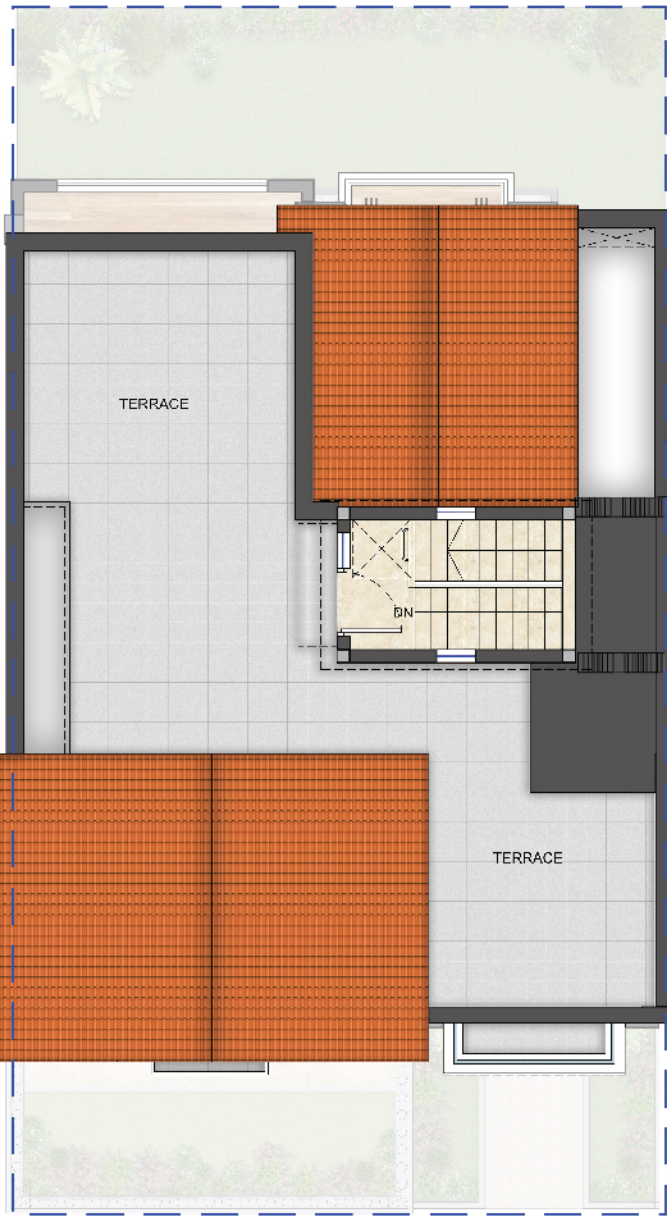
Lower Ground Floor



Ground Floor



First Floor



Terrace floor

VILLA TYPE BE



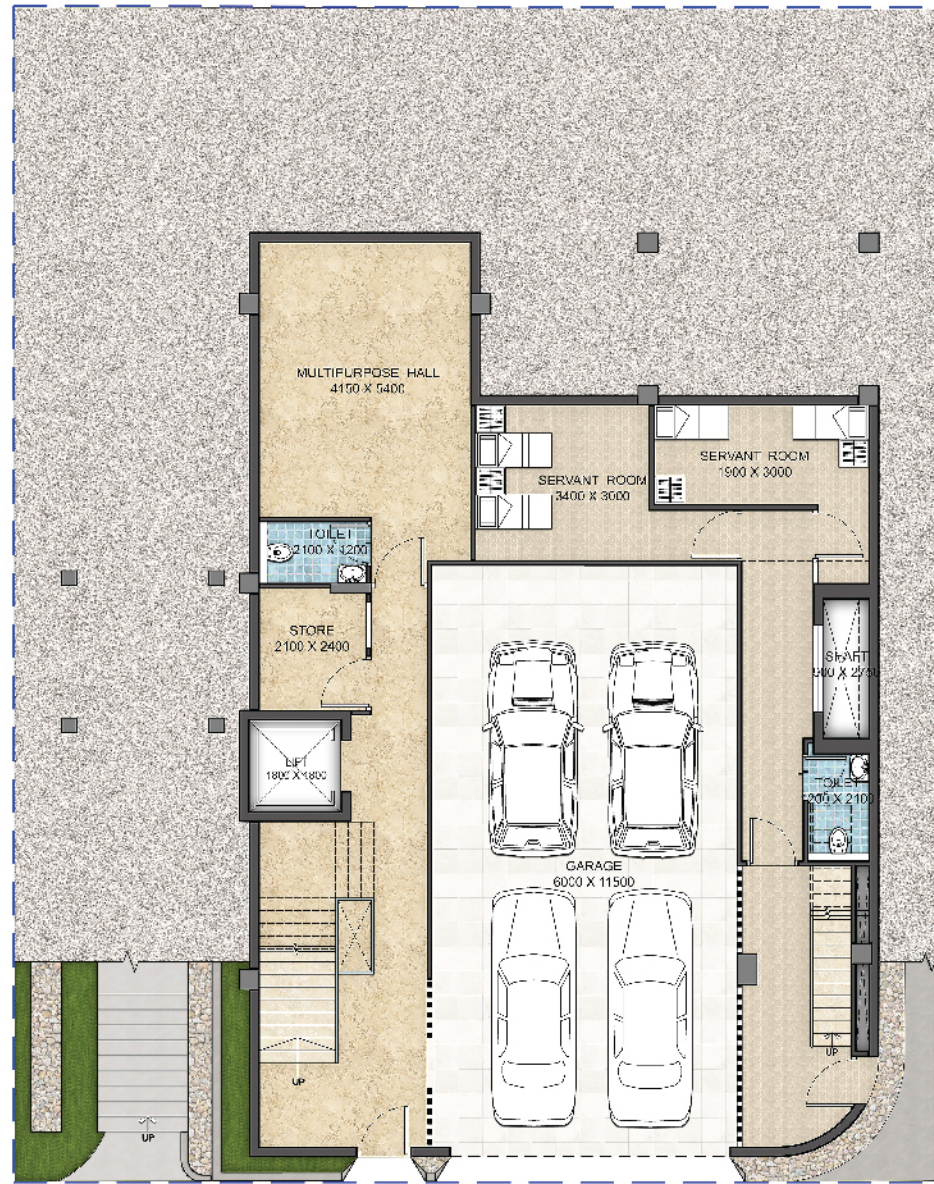
Front



Rear

UNIT PLAN: VILLA TYPE BE

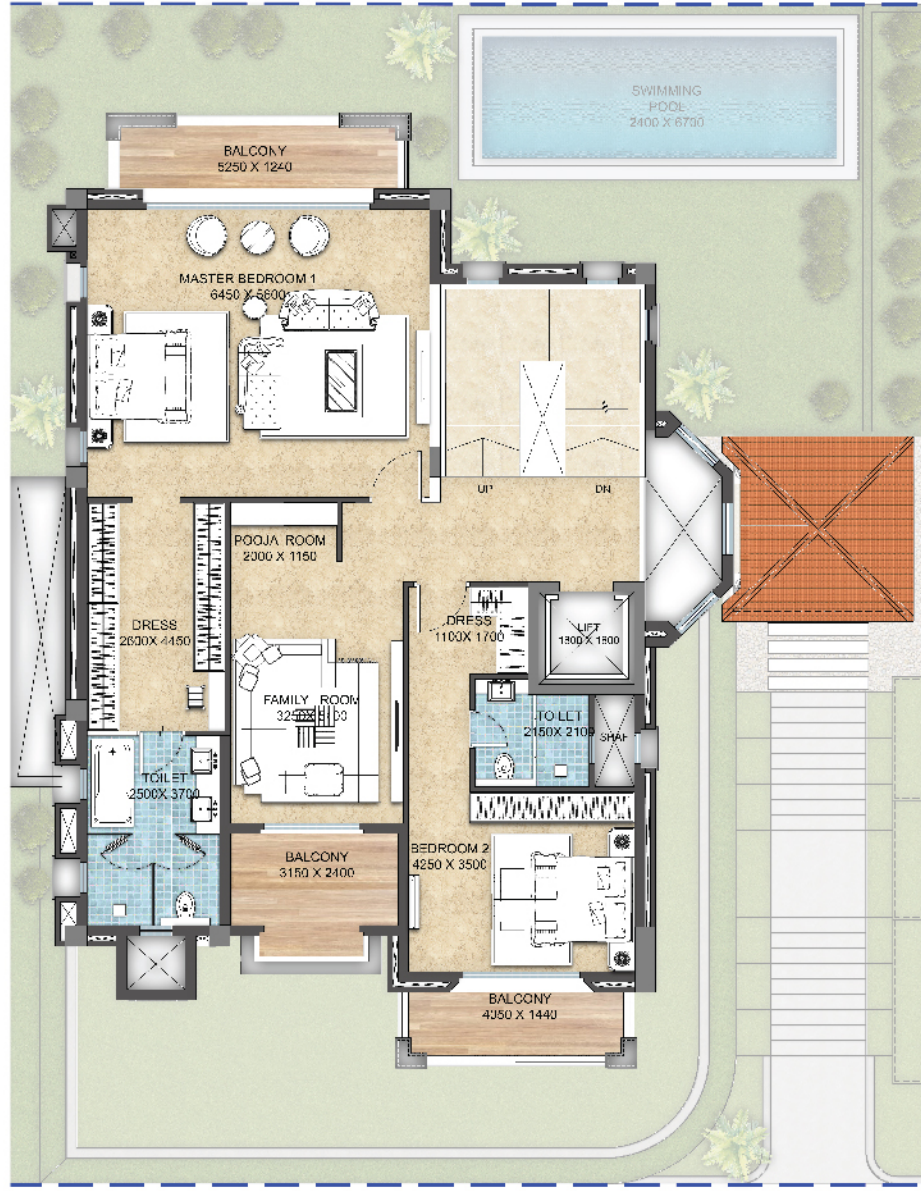
Plot in Possession: 397.90 sq. mtr. / 4283 sq. ft.
Carpet Area: 543.39 sq. mtr. / 5849 sq. ft.



Lower Ground Floor



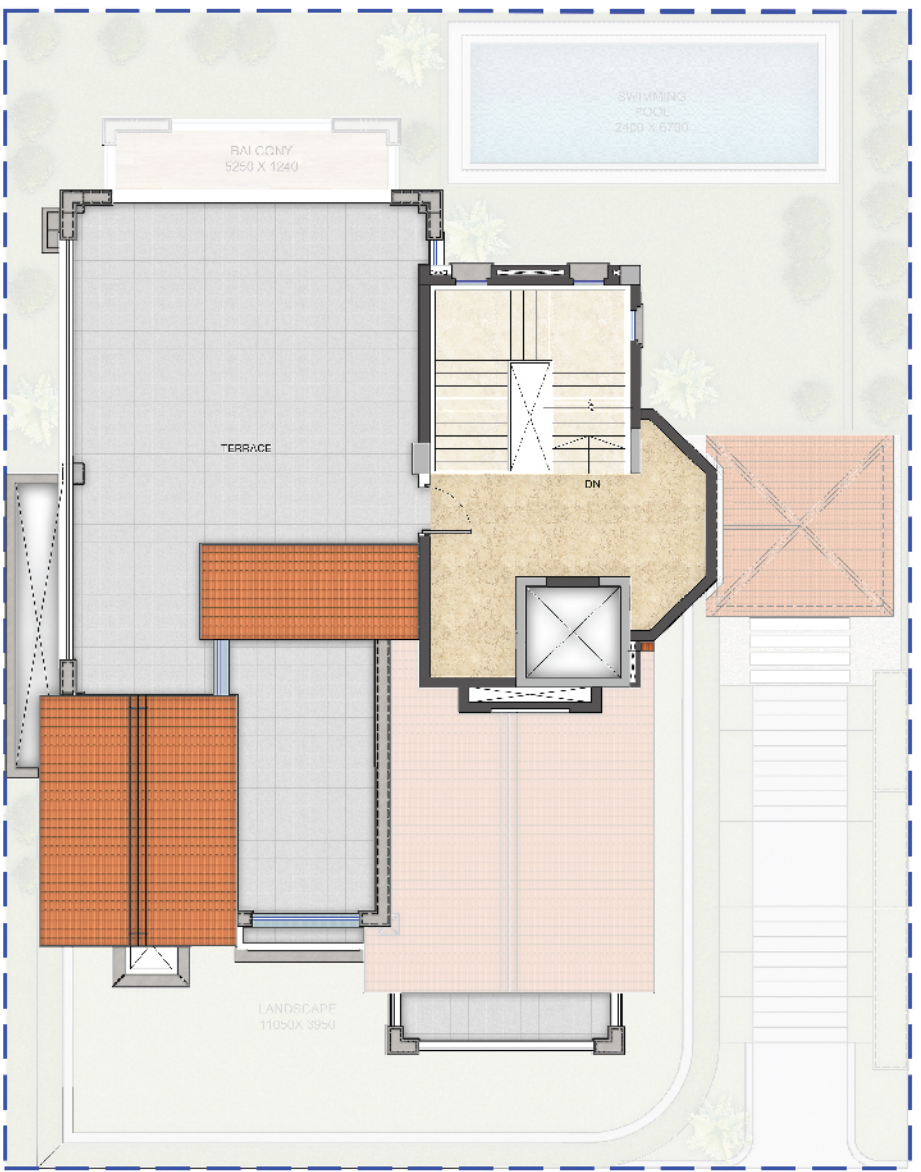
Ground Floor



First Floor



Second Floor



Terrace Floor

VILLA TYPE C



Front



Rear

UNIT PLAN: VILLA TYPE C

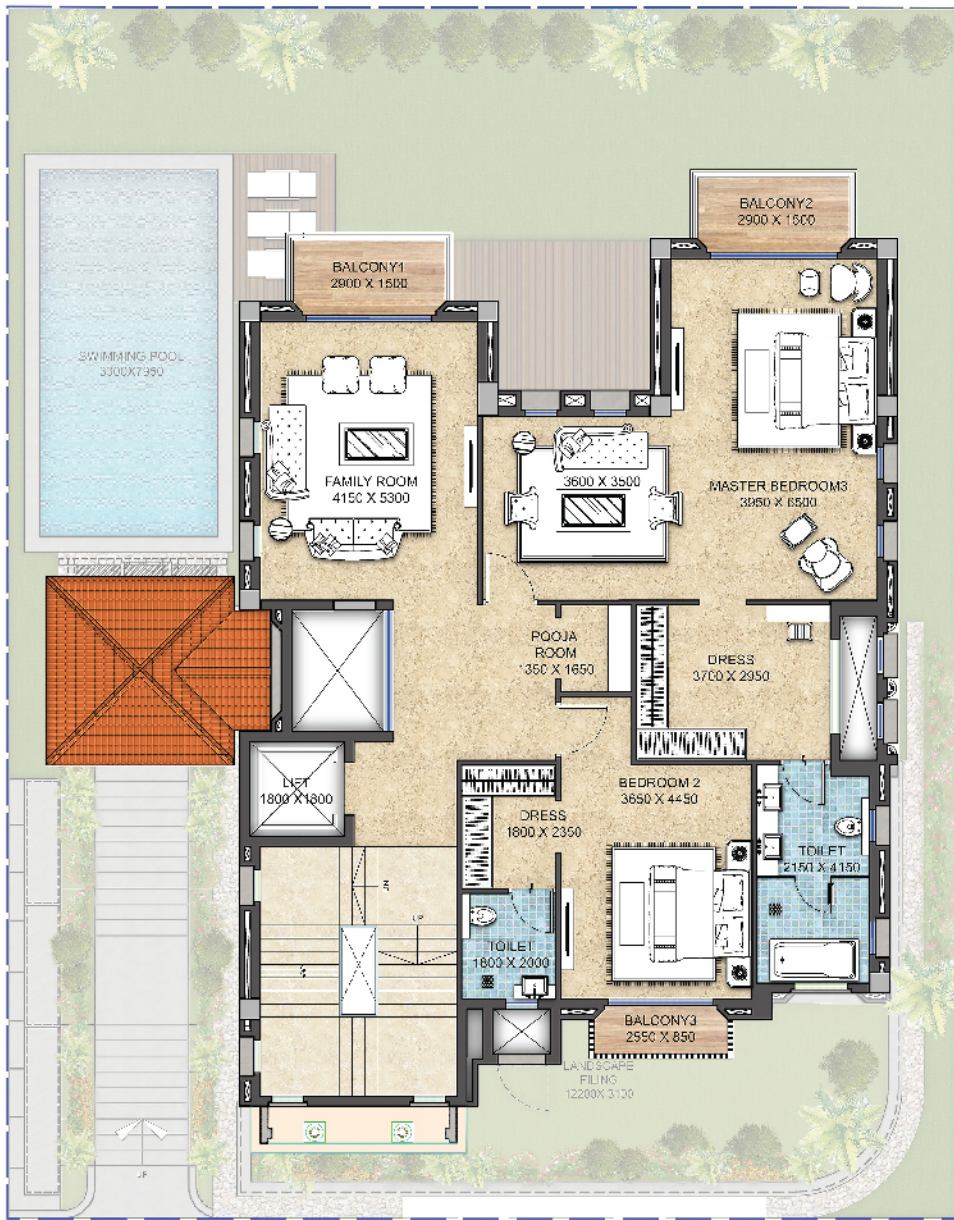
Plot in Possession: 420.85 sq. mtr. / 4530 sq. ft.
Carpet Area: 554.22 sq. mtr. / 5965.62 sq. ft.



Lower Ground Floor



Ground Floor



First Floor



Second Floor



Terrace Floor

VILLA TYPE EW1 & EW 2



Front



Rear

UNIT PLAN: VILLA TYPE
EW1 & EW 2

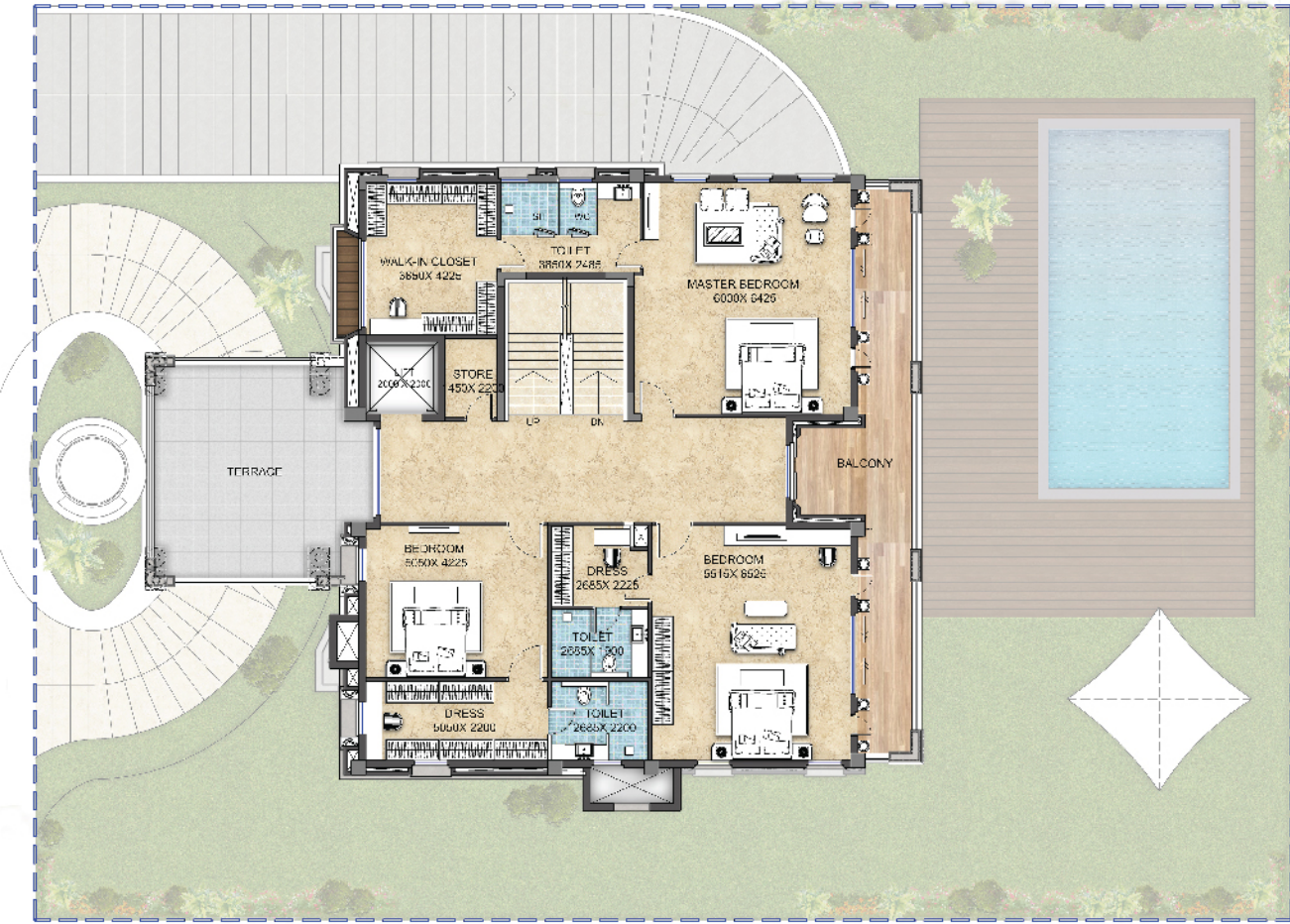
Plot in Possession: 884.94 sq. mtr. /9525.45 sq.
Carpet Area: 837.29 sq. mtr. / 9012.59 sq. ft.



Lower Ground Floor



Ground Floor



First Floor



Second floor

REST ASSURED, WE TOOK CARE OF IT ALL

We understand that for a great living experience to come together its always the little details that matter the most. With that belief, we endeavour to making life at Valencia County - East ll effortless, secure, and sustainable by meticulously planning every detail.

- INDEPENDENT LIVING WITHIN A GATED COMMUNITY
- STATE-OF-THE-ART RECREATIONAL FACILITIES
- 24/7 SECURITY
- 24/7 POWER BACKUP
- STORM WATER DRAINS
- RAINWATER HARVESTING
- SEWAGE TREATMENT PLANT
- UNDERGROUND ELECTRIFICATION



24 Hr Security



Rain Water Harvesting



Storm Water Drains

OUR LEGACY



SAS House, Sapru Marg,
Lucknow



OEL Shalimar, New Hyderabad,
Lucknow



Shalimar Star, Rana Pratap Marg,
Lucknow



Shalimar Logix, Rana Pratap Marg,
Lucknow



Shalimar Elldee Plaza,
Bhootnath Market,
Lucknow



Ibiza Town, Surajkund,
Delhi / NCR
216 of 2017 Dated 18.09.2017



Shalimar Retreat, Anand Niketan,
Delhi / NCR



Garden Bay Aster, IIM Road,
Lucknow,
UPRERAPRJ947671



Mannat Extension 3,
Faizabad Road, Lucknow
UPRERAPRJ555231



Shalimar Apartments, P. N Road,
Lucknow



Shalimar Heights, Jopling Road,
Lucknow



Shalimar Homes, Ashok Marg,
Lucknow



Shalimar Imperial, Gokhale Marg,
Lucknow



Shalimar Grand, Jopling Road,
Lucknow



Shalimar Paradise,
Lucknow - Faizabad Road,
UPRERAPRJ9777



Garden Bay, IIM Road,
Lucknow,
UPRERAPRJ9256, UPRERAPRJ9203



Belvedere Court 3,
Gomti Nagar Extension, Lucknow
UPRERAPRJ260653



Valencia County,
Gomti Nagar Extension, Lucknow
UPRERAPRJ612919



Shalimar Square, Lalbagh,
Lucknow



Shalimar Estate, New Hyderabad,
Lucknow



Shalimar Royale, Mall Avenue,
Lucknow



Shalimar Courtyard, Sitapur Road,
Lucknow



Shalimar Gallant, Mahanagar,
Lucknow,
UPRERAPRJ3168



Shalimar Nest, Vasant Kunj,
Delhi / NCR



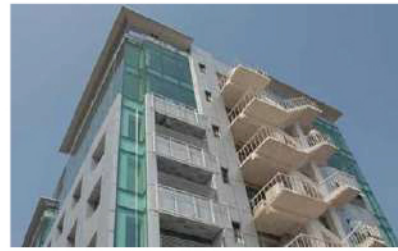
Shalimar Mannat,
Lucknow - Faizabad Road,
UPRERAPRJ8345



Mannat Extension, Faizabad Road,
Lucknow
UPRERAPRJ243983



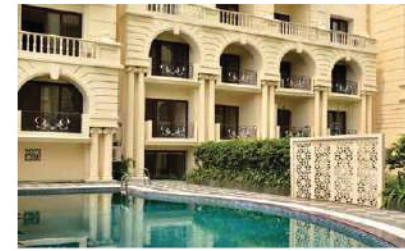
Shalimar Court, Rani Lakshmi Bai Marg,
Lucknow



Shalimar Tower, Vibhuti Khand,
Lucknow



Shalimar Corporate Park, Vibhuti Khand,
Lucknow



Shalimar Emerald, Jopling Road,
Lucknow



Shalimar Dwelling, AP Sen Road,
Lucknow



Shalimar Meadows, Gokhale Marg,
Lucknow



Shalimar One World,
Gomti Nagar Extension, Lucknow
UPRERAPRM10813



Belvedere Suites,
Gomti Nagar Extension, Lucknow
UPRERAPRJ612919



Titanium, Gomti Nagar,
Lucknow



Iridium, Gomti Nagar,
Lucknow,
UPRERAPRJ17421



Vista, Gomti Nagar Extension,
Lucknow,
UPRERAPRJ4833



Belvedere Court 1, Gomti Nagar Extension,
Lucknow,
UPRERAPRJ12850



Belvedere Court 2, Gomti Nagar Extension,
Lucknow
UPRERAPRJ17338



JPNIC, Gomti Nagar,
Lucknow



Multilevel Parking,
Hazratganj, Lucknow



Whispering Woods,
Gomti Nagar Extension, Lucknow
UPRERAPRJ380751



REACHING NEW HEIGHTS

Established in 1985 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 dedicate team of over 1000 personnel, Shalimar Group is poised to become one of India's leading developers and its signature offerings within the iconic township OneWorld is a big leap forward in this direction!

SPECIFICATIONS

STRUCTURE: Structure designed for the highest seismic considerations for the zone as stipulated by the BIS code and for better safety

FOUNDATION: Reinforced concrete footings & columns

SWIMMING POOL with DECK: (Optional)**

CENTRAL PORCH

Flooring : Rustic Stone texture tile

DRIVEWAY:

Flooring: Driveway Tile

DOORS:

MAIN ENTRANCE:

Door frames are made of Engineered Wood, wrapped with Olefin matching to the shutter colour.

Door Shutters are made with Imported infill wrapped in Olefin with high quality steel/brass hardware

EXTERNAL DOOR/WINDOW AND GLAZING

Powder coated Aluminium frame or UPVC frame windows with clear glass **(Safety Glass – Optional)****.

EXTERNAL WALL FINISHES: Exterior grade paint.

INTERNAL FINISHES: Each home, handed over in bare-shell condition, can be designed to reflect the owner's personal taste.

OTHERS: : Remote operational Garage Gate/Shutter.

**Optional items can get fixed/installed in the concerned unit at the cost of Allottee(s) on the following conditions:

a) Company must receive the option adopted within 7 days of the booking,

b) Default material specified herein above is not fixed/installed on the date of Allottee exercising the option.

The above specifications are only indicative and some of these may be changed in consultation with the architect or equivalent may be provided at the sole discretion of the company.



Not actual photographs of the building. Artistic impression only.

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 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 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 significations would remain same. Allottee(s) has to accept such variation(s). The holds no responsibility for its 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 in any degree with such artist's impression as depicted. The landscape, water details of lobbies, features & facilities of the common club/community center/any other area, furniture, accessories, paintings, items, electronic goods, fittings/fixtures, decorative items, false ceiling including finishing materials, 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 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 In the project "VALENCIA COUNTY EAST PHASE-II", comprises of Gram Samaj land in Khasra No 143 Kha, 145, 148, 249 and 250 measuring 764.73 sq.mtrs land, has been given by Lucknow Development Authority by way of Lease Deed in favour of M/s ANS Developers Pvt. Ltd. duly registered in Book No-I, Volume No-16966, Page No 379-408, S. No.9652 on 24.06.2015 before the Sub Registrar-II, Lucknow, for a period of 90 years to be renewed after every 30 years period twice upto the total lease period shall be of 90 years. M/s ANS Developers Pvt. Ltd undertakes to renew the period of the lease after every 30 years and so on as per the provision laid down in para No.7 of the lease deed dated 24.06.2015 and no villa/unit is constructed on the lease land which has been left in the open area of this project.



SHALIMAR CORP LTD.

Titanium, Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar, Lucknow, U.P.-226 010 (INDIA)
T: +91 522 4030444 | E: sales@shalimar.org. | W: shalimarcorp.com

Project RERA Registration No.: UPRERAPRJ225264/12/2025
Promoter RERA Registration No.: UPRERAPRM10813 | U.P. RERA WEBSITE ADDRESS - www.up-rera.in
Bank A/C Name: SLPL COL A/C VALENCIA COUNTY EAST PHASE=II, STATE BANK OF INDIA, Bank Account No. 44624011814 |
IFCI Code: SBIN0004166, Branch: Commercial Branch Lucknow

RERA
website QR

