



VVIP
yamuna 



LIVE IN THE *Grace* OF THOUGHTFULNESS

Every dream begins with a feeling - the feeling of being understood.

At VVIP Group, that understanding is shaped by over 33+ years of experience across Real Estate, Infrastructure, Sports, and Entertainment. With a proven legacy of delivering trusted developments under our flagship brand, VVIP Infratech Limited-a BSE-listed company, we recognise the aspirations of a new generation ready to transform ambition into reality.

This insight led us to envision VVIP Yamuna - a thoughtfully planned address where contemporary lifestyles meet refined design. Here, luxury is not an afterthought, but a considered approach, woven into every space, every detail, and every moment.

Graceful ADVANTAGES



Close Proximity to the Airport

- Just 20 minutes from Jewar International Airport
- Envisioned as Asia's largest airport
- A key catalyst for regional real estate growth



Quick Access to Delhi NCR

- 15 minutes from Noida & Greater Noida
- 65 minutes from IGI Airport, Delhi
- Ideal for professionals across NCR



Industrial & Commercial Growth

- Major industrial and commercial hubs underway
- Key Developments: Patanjali, DS Group, VIVO (already operational)
- Plans Underway for India's Largest Integrated Cargo and Transport Hubs



Strong Price Appreciation Ahead

- Affordable entry prices today
- High growth potential as infrastructure matures
- Over 6,00,000 homes required in the next five years



Educational Institutions Nearby

- Located next to Greater Noida's education belt
- Surrounded by reputed schools- Sanford World School, Sparsh International School And Queen's Carmel School
- Nearby Universities- Galgotias, Gautam Buddha, Bennett, Noida International

A LAND OF *Gracefully* GROWING OPPORTUNITIES

The 165-km Yamuna Expressway is fast emerging as a major residential, commercial, industrial, and institutional corridor. With Jewar International Airport and landmarks like the Buddh International Circuit, Sports City, International Cricket Stadium, and the Bayview Film City, the region is set for rapid growth. YEIDA projections indicate a strong population rise by 2031, with an estimated demand of nearly six lakh homes covering 35 lakhs population over the next five years, significantly driving housing demand and investment potential across the corridor.



LOCATION MAP



ARRIVE INTO SERENE ELEGANCE

VVIP YAMUNA

CHERISH IN THE *Grace* OF GRANDEUR



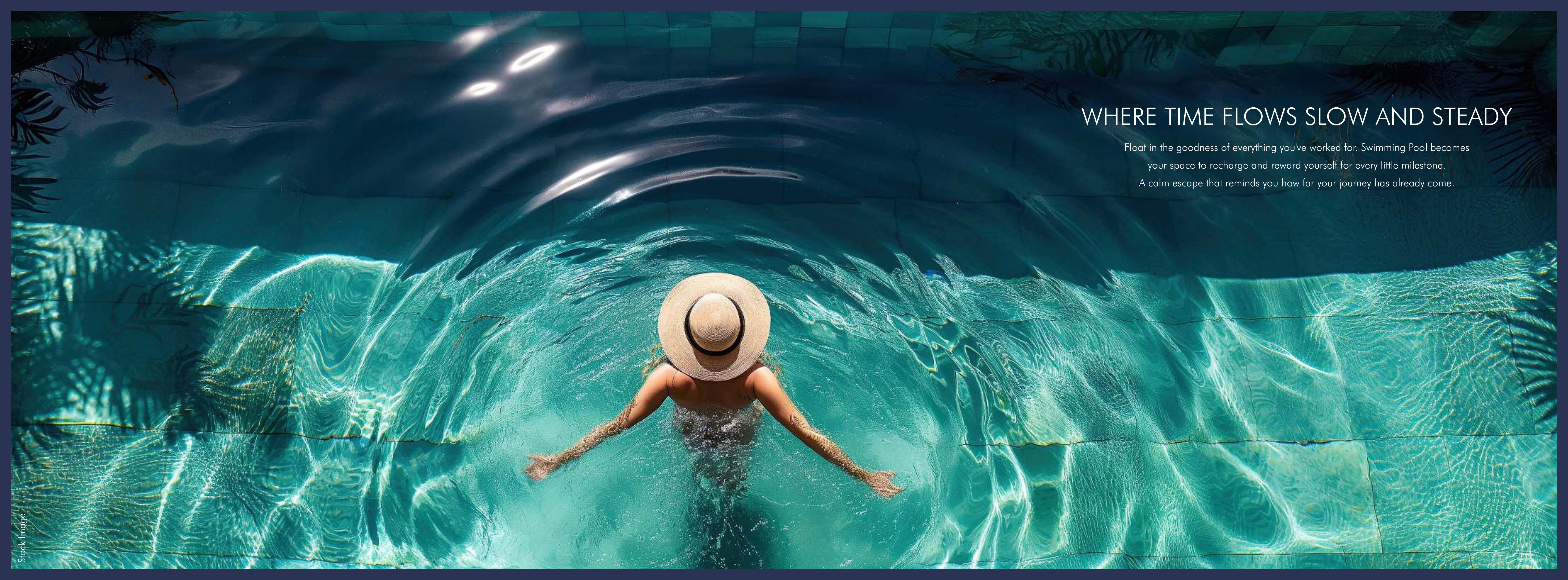
The first step into a place often tells you everything about the life waiting inside. At VVIP Yamuna, that first step feels nothing short of grand - a grand entrance not just to a home, but to the connection with life you're going to build in it.





ASPIRE IN THE *Grace* OF NEW DREAMS

Here, every calm ripple inspires the next big step and new dreams
flow as effortlessly as the waves.

A high-angle, top-down photograph of a person floating in a swimming pool. The person is wearing a wide-brimmed straw hat and is positioned in the center of the frame, with their arms outstretched. The pool's floor is a dark, checkered tile pattern, which is visible through the clear, turquoise water. Sunlight filters through the water, creating bright, shimmering patterns and ripples around the person. The overall mood is serene and relaxing.

WHERE TIME FLOWS SLOW AND STEADY

Float in the goodness of everything you've worked for. Swimming Pool becomes
your space to recharge and reward yourself for every little milestone.
A calm escape that reminds you how far your journey has already come.

PLAY WITH POISE

Fine living is found in the slow, relaxed moments too. A game of snooker becomes your break - a little luxury you always dreamt of adding to your life.



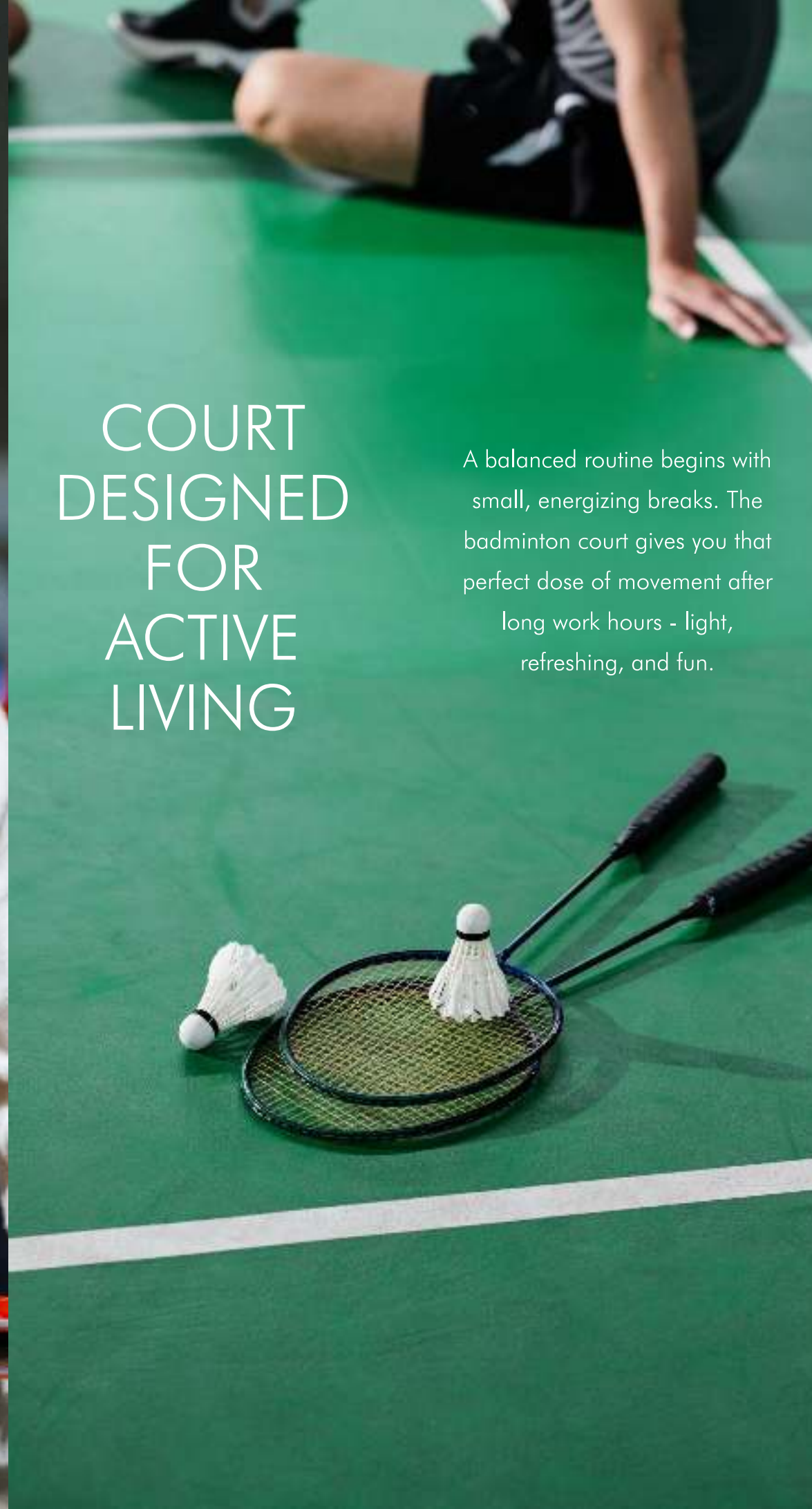
MOMENTS MADE FOR FRIENDLY RIVALRIES

Some joys stay with you forever like a friendly match of Air Hockey that brings back the playful energy and makes moment beautiful.



COURT DESIGNED FOR ACTIVE LIVING

A balanced routine begins with small, energizing breaks. The badminton court gives you that perfect dose of movement after long work hours - light, refreshing, and fun.



QUIET THAT SPEAKS

A serene library where time slows down, inviting reflection, focus, and the simple pleasure of reading.



FITNESS THAT FITS YOUR LIFESTYLE

A strong life starts with a strong you. The gym helps you keep pace with your goals - staying fit, focused, and energized for everything the day demands.



LITTLE MOMENTS PLANNED FOR BIG SMILES

A place where kids stay engaged, safe, and joyfully active. With the play zone right inside the community, you save time and gain moments that matter. Convenience that brings you closer to your child's world.

Artistic Impressions

RIPPLES OF SAFETY AND ENDLESS JOY

Splashing, laughing, learning - the kids' pool keeps their little adventures nearby. More time to supervise, more time to enjoy, and more time to bond. Because when everything your child loves is within reach, the day flows beautifully.

Stock Image

INTRICATE

A façade where light, shadow, and design perform in perfect harmony.



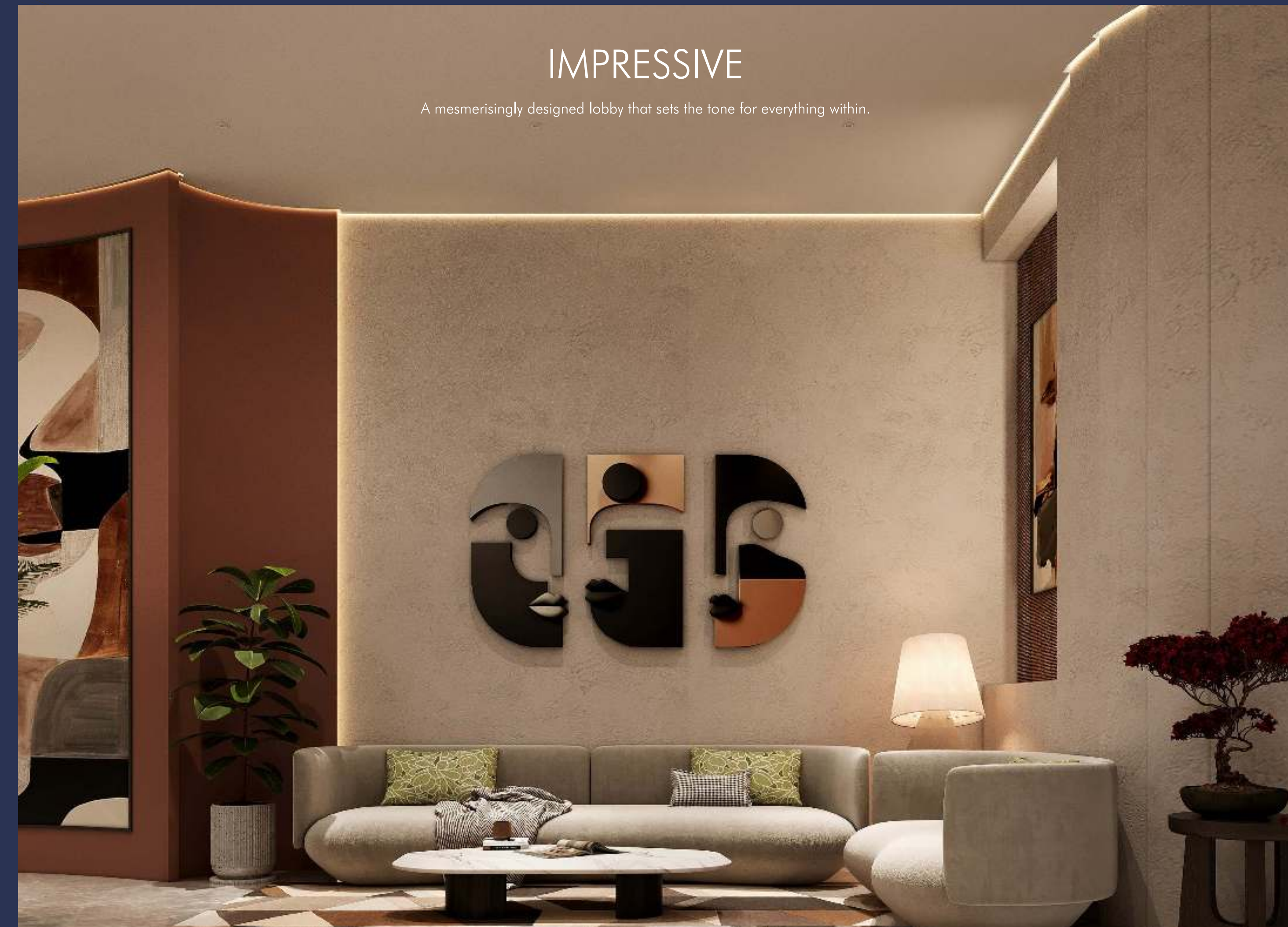
GRACEFUL

A reception where every welcome is framed in quiet beauty of grace.



IMPRESSIVE

A mesmerisingly designed lobby that sets the tone for everything within.



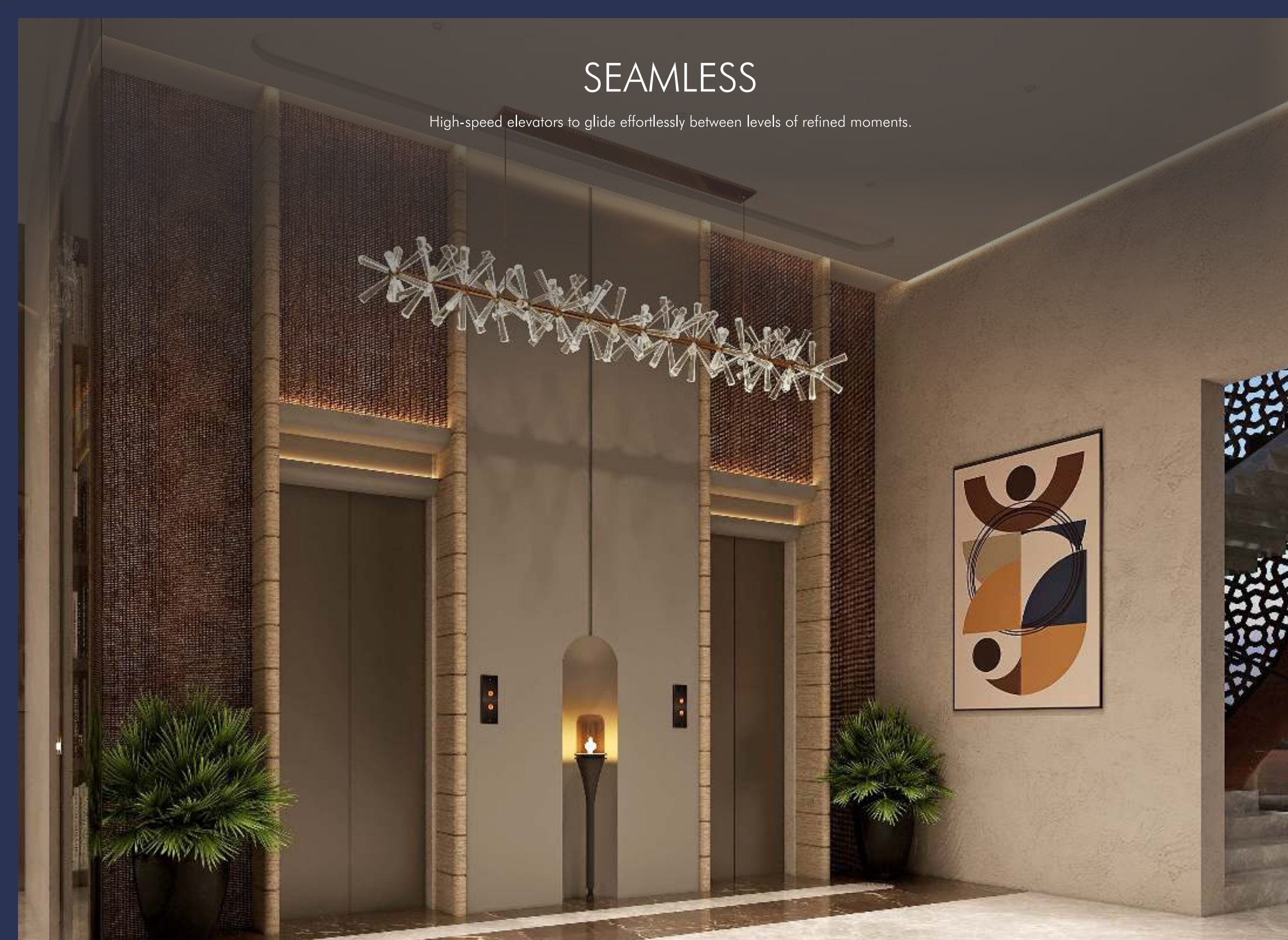
CHIC

An elegant bar setting because every drink deserves a refined setting.



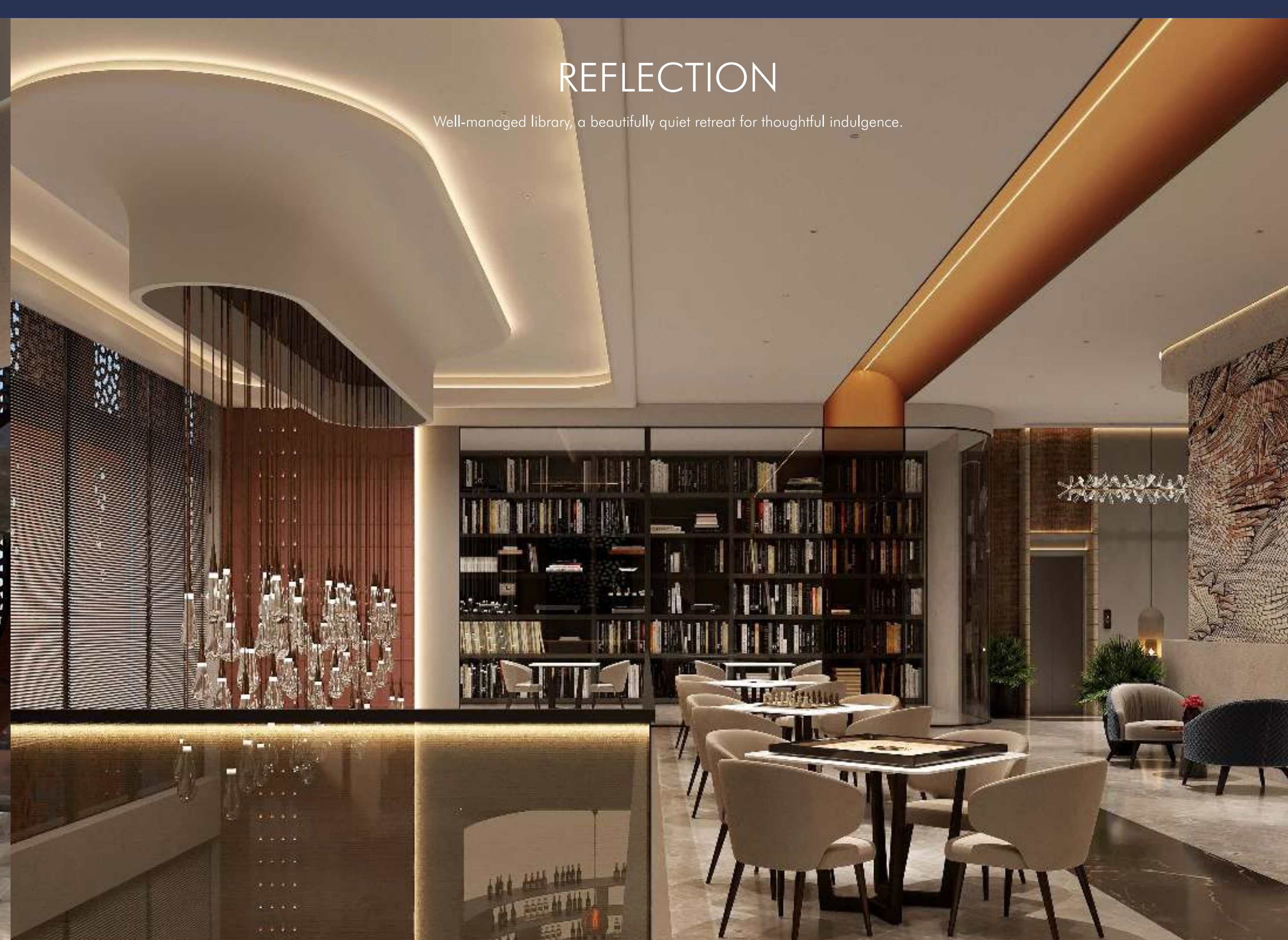
SEAMLESS

High-speed elevators to glide effortlessly between levels of refined moments.



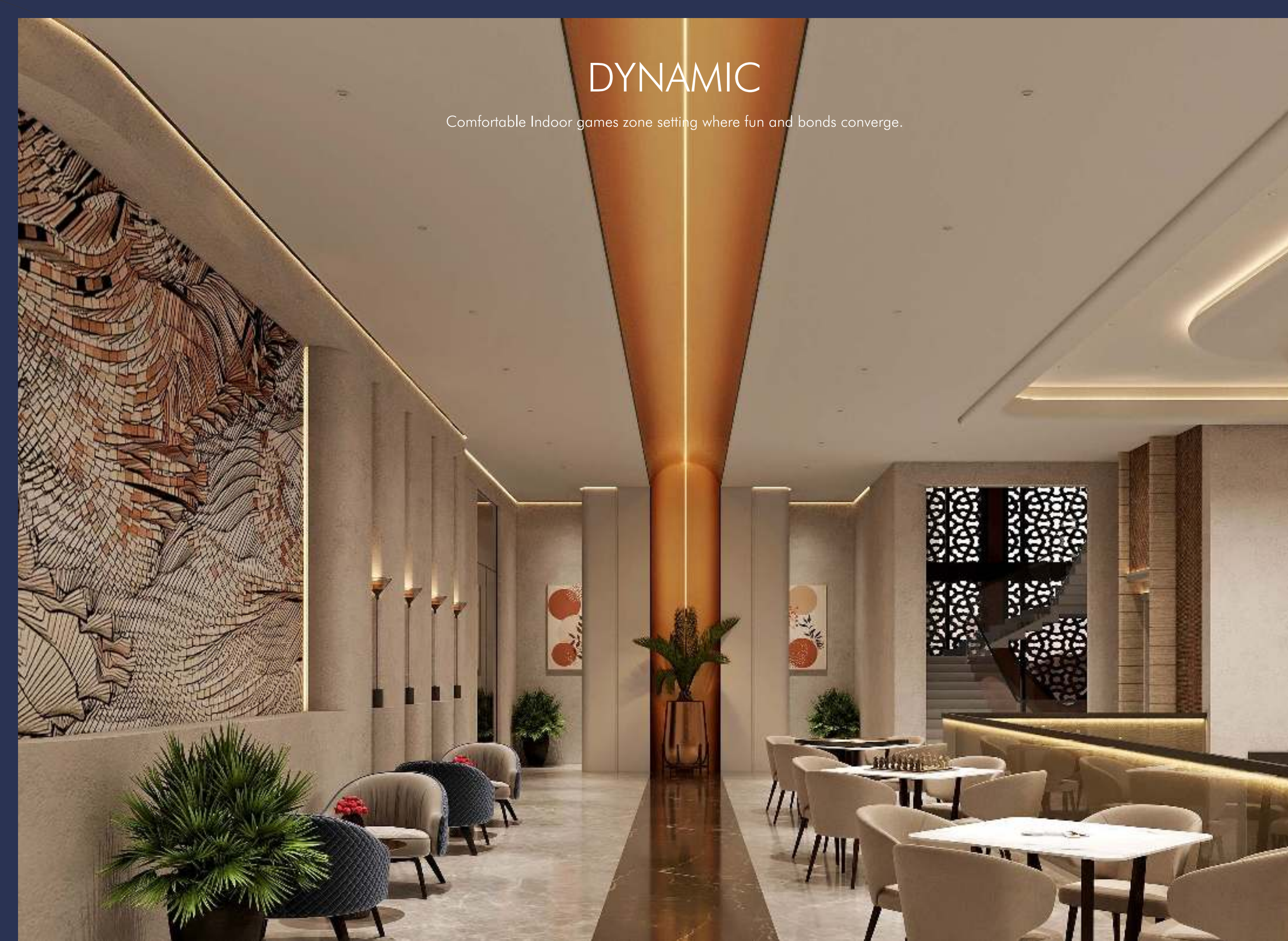
REFLECTION

Well-managed library, a beautifully quiet retreat for thoughtful indulgence.



DYNAMIC

Comfortable Indoor games zone setting where fun and bonds converge.



DELIGHTFUL

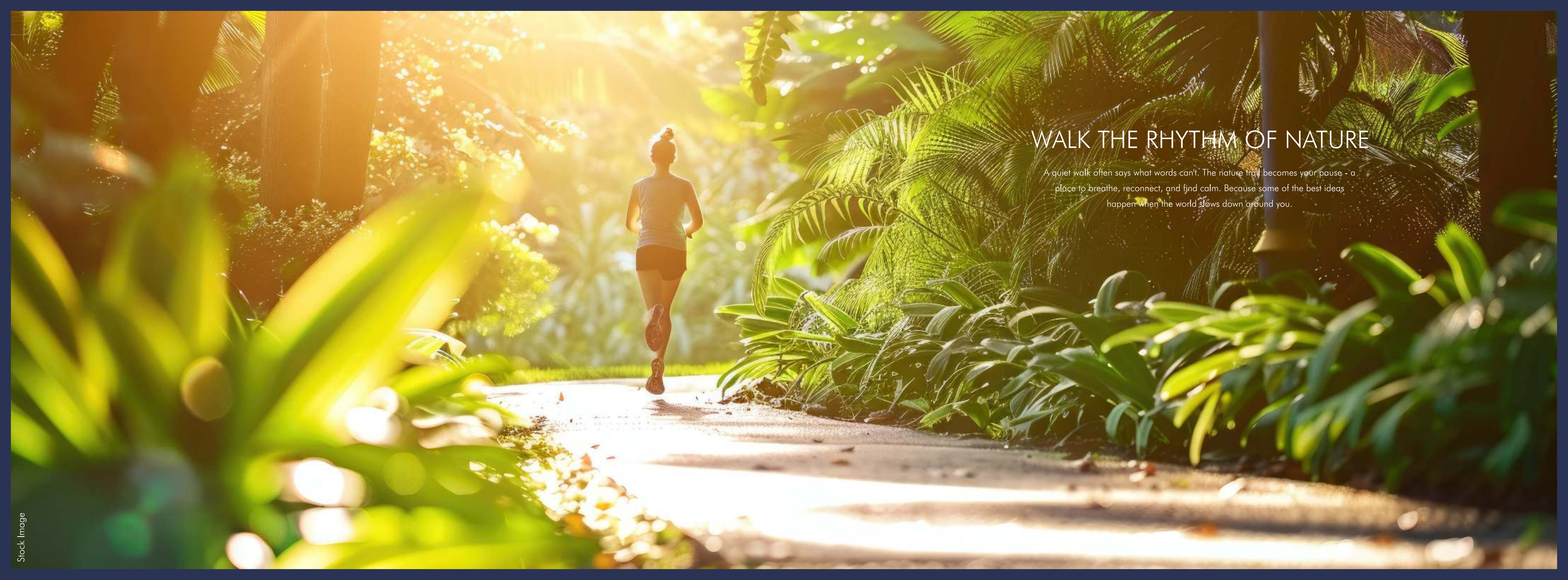
Beautifully imagined kids' play zone where little moments turn magical.





SOOTHING YOUR SENSES, EVERY MOMENT

At VVIP Yamuna, life is treated as something special. Every element is thoughtfully crafted to offer a fresh, calming living experience - one that gently nurtures your senses, every single day.

A person is running away from the camera on a paved path that winds through a dense, sunlit forest. The path is flanked by lush green plants, including large-leafed tropical foliage and ferns. Sunlight filters through the trees, creating a warm, golden glow and long shadows on the path. The runner is wearing a light-colored tank top and dark shorts. The overall atmosphere is peaceful and invigorating.

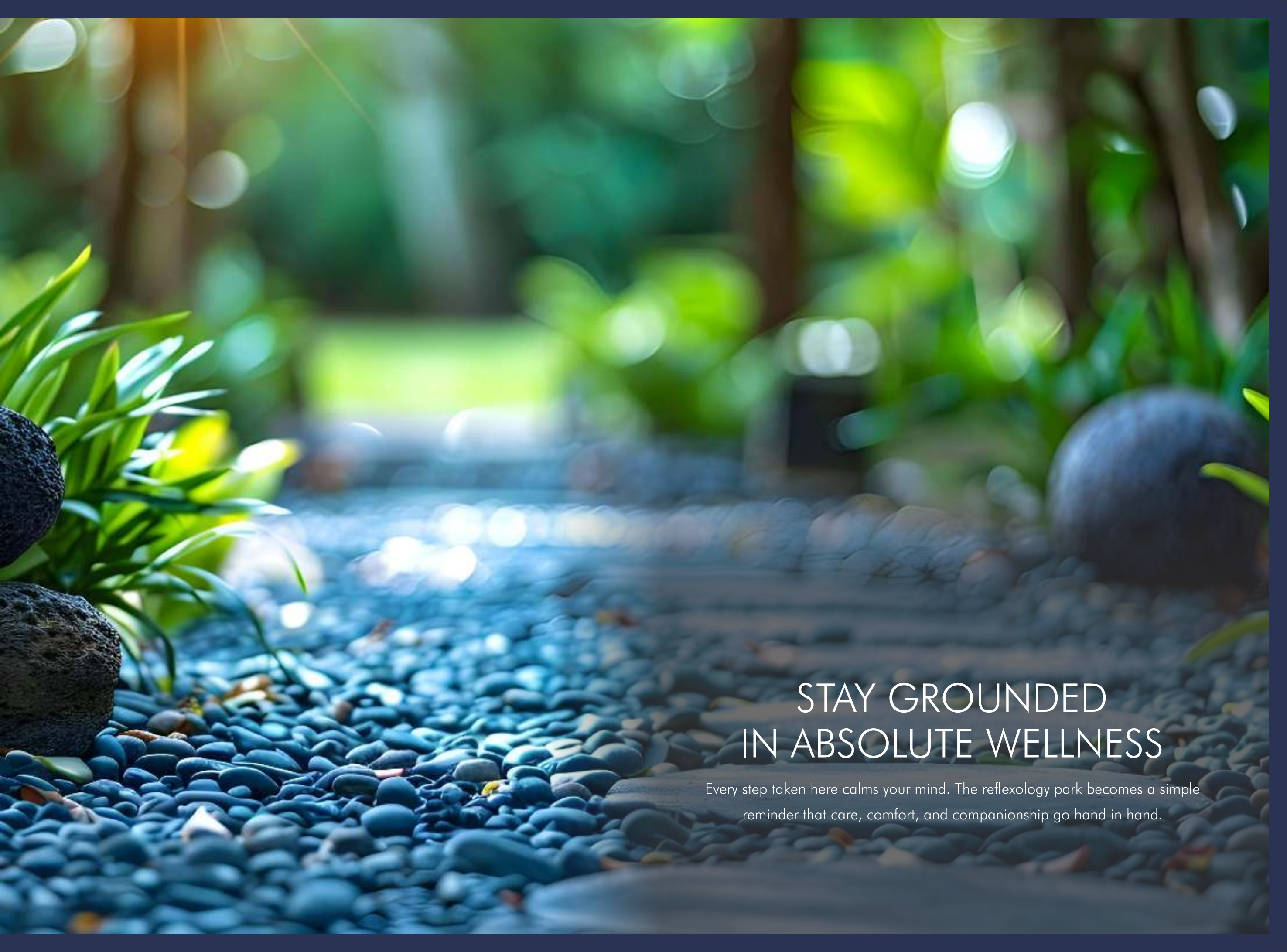
WALK THE RHYTHM OF NATURE

A quiet walk often says what words can't. The nature trail becomes your pause - a place to breathe, reconnect, and find calm. Because some of the best ideas happen when the world slows down around you.



IMMERSE IN TRANQUIL BEAUTY OF LILIES

The stillness of the lily pond mirrors the gentle moments of life.
A space where you can sit, unwind, and feel the softness of time.
Here, peaceful moments turn into cherished memories.



STAY GROUNDED IN ABSOLUTE WELLNESS

Every step taken here calms your mind. The reflexology park becomes a simple reminder that care, comfort, and companionship go hand in hand.



WHERE TIME SOFTENS

An open, calming sunken court that encourages unhurried conversations, fresh air, and moments of pause amid daily life.



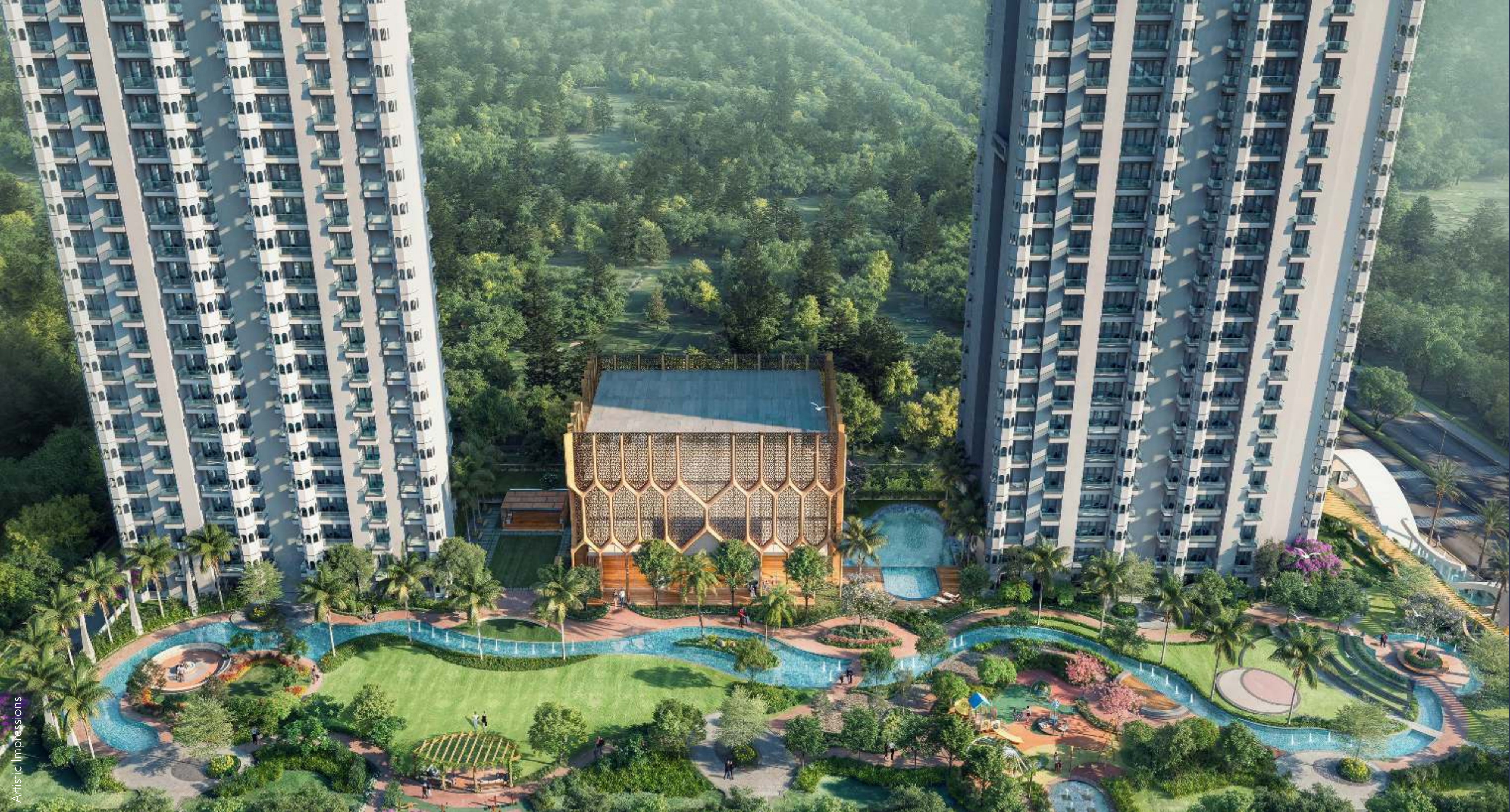
A LIFE DESIGNED AROUND YOUR

Grace



WHERE LIFE FINDS ITS NATURAL RHYTHM

VVIP Yamuna showcases majestic Rajasthan-inspired jharokha architecture, blending ornate façades, elegant balconies, and contemporary luxury with thoughtfully designed, Vaastu-compliant residences. Ample basement and stilt parking, expansive layouts, and refined detailing create a harmonious, grand, and effortlessly comfortable living experience.



RISE IN THE *Grace* OF MAGNIFICENCE

There's a certain beauty in rising above the ordinary - in stepping into something that feels grand, uplifting, and truly exceptional to experience. The elevation at VVIP Yamuna stands as a symbol of that rise - a reminder that life is moving upward, evolving with elegance, and opening doors to a future filled with promise. Enhancing this experience is the serene waterbody flowing across the project, creating uninterrupted vistas of shimmering waters and lush landscapes that infuse everyday living with calm, freshness, and a deep connection to nature.

A woman with dark, wavy hair, wearing a blue V-neck dress with long sleeves and a matching belt, stands in the foreground of a luxurious living room. She is looking towards the camera with a slight smile. The room features large, floor-to-ceiling windows that offer a panoramic view of a city skyline and green hills. The interior is elegantly furnished with a large, tufted beige sofa, a round coffee table with a glass top, and a large, ornate chandelier hanging from the ceiling. The walls are decorated with gold-framed mirrors and artwork. The overall atmosphere is one of sophisticated luxury and modern living.

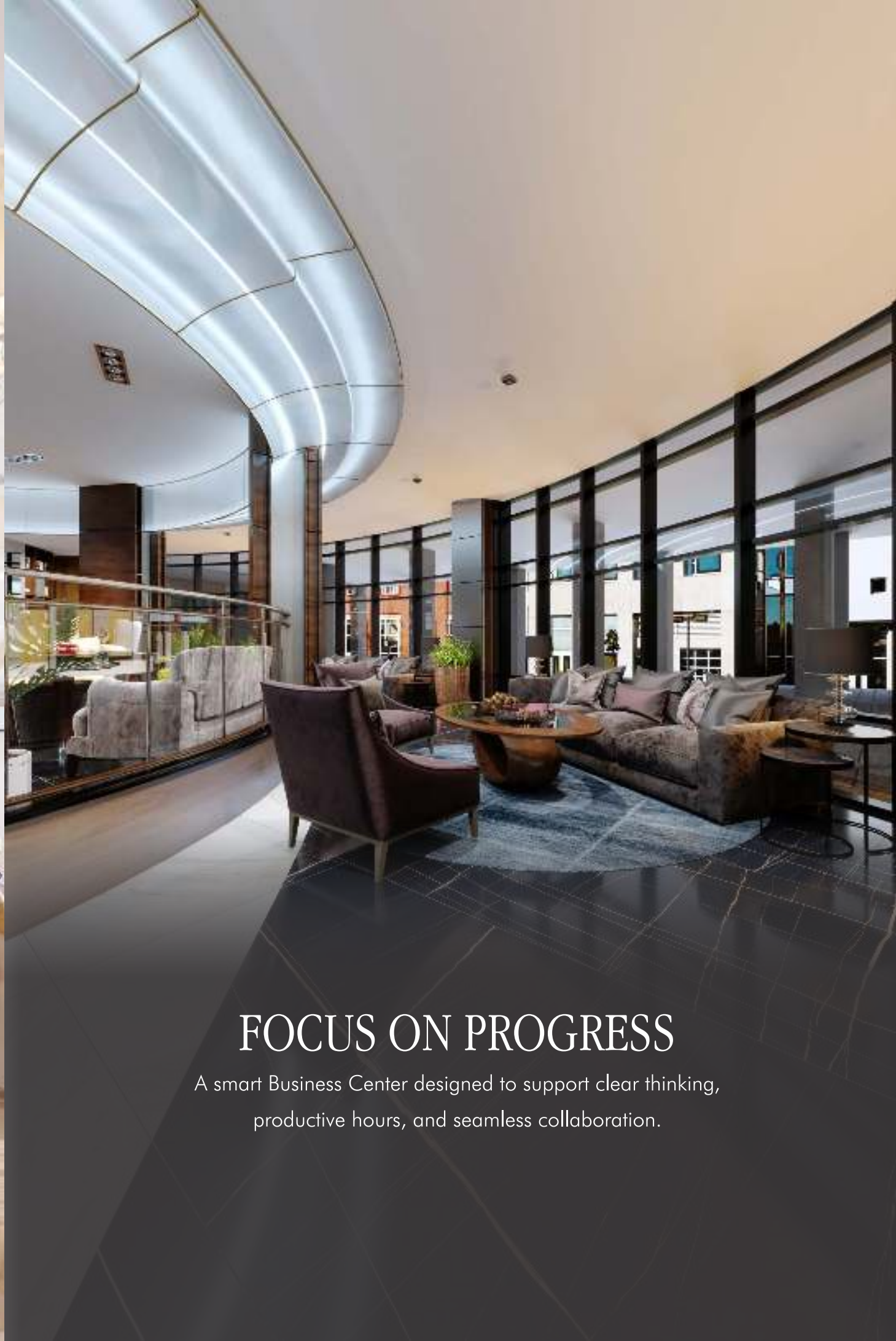
PRIDE OF OWNING YOUR LIFE

Freedom begins with space that truly feels your own.
With only four apartments per floor, privacy becomes
effortless and everyday living feels open and
independent. A quiet luxury that lets you live
life on your terms.



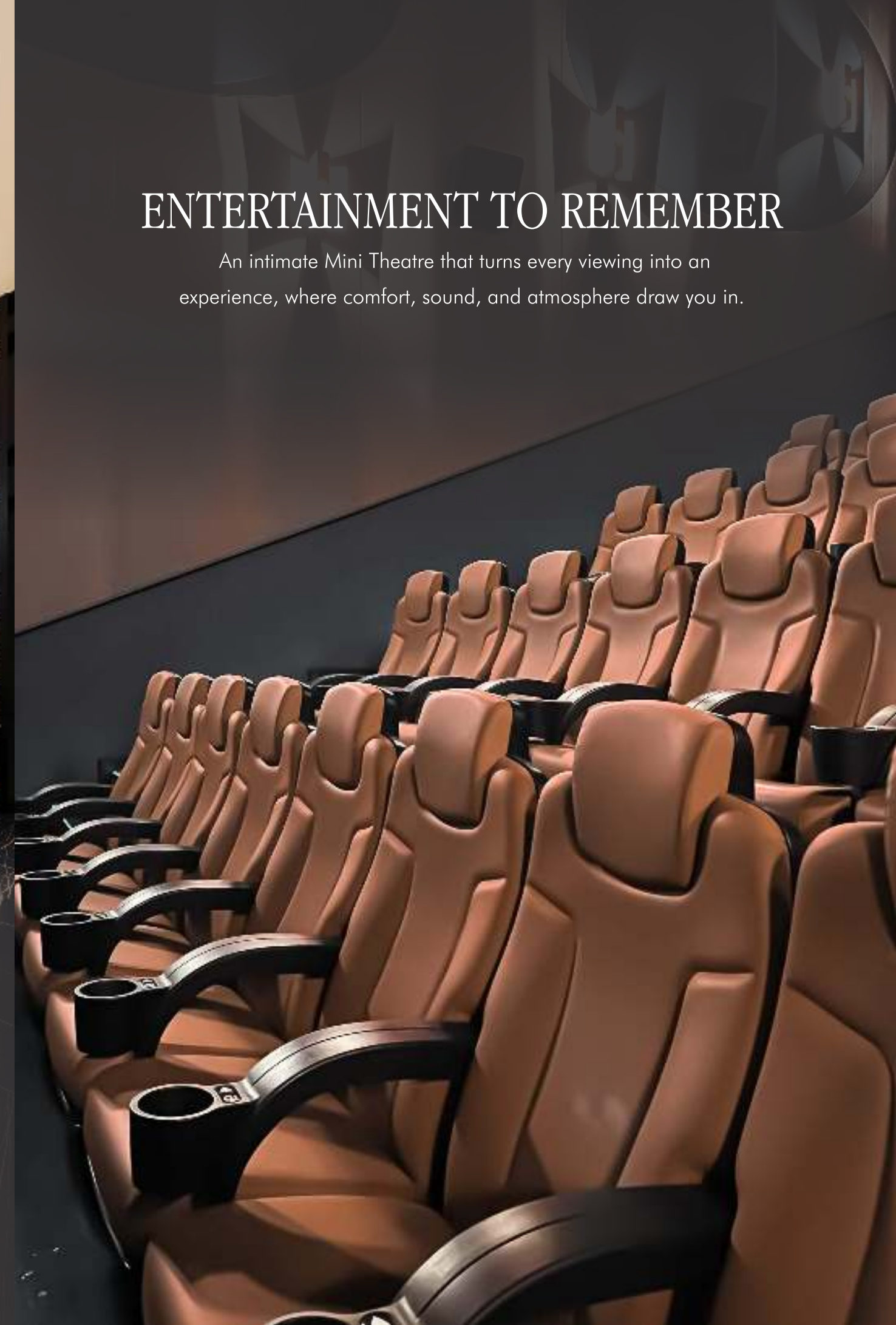
MOMENTS MADE SPECIAL

A welcoming Banquet for celebrations that matter, designed to host memories, milestones, and meaningful gatherings.



FOCUS ON PROGRESS

A smart Business Center designed to support clear thinking, productive hours, and seamless collaboration.



ENTERTAINMENT TO REMEMBER

An intimate Mini Theatre that turns every viewing into an experience, where comfort, sound, and atmosphere draw you in.



COMFORT SERVED FRESH

The café gives you the simple luxury of stepping out without going far - a lifestyle detail you always dreamt of. Perfect for quiet mornings, shared coffees, and unhurried conversations.



RETAIL SPACES FOR EVERYDAY NEEDS

In today's fast-paced life, time often slips away in traffic rather than purpose. Having everyday conveniences close by is no longer a luxury - it's a privilege that makes life simpler, smoother, and more balanced.



GROW IN THE *Grace* OF CREATIVITY

Step into a life where tomorrow feels thoughtfully prepared - where intelligent design, everyday conveniences, and secure surroundings let your future unfold with ease and confidence.



SHINE IN *Grace*

Experience pride as the true return on your investment - by
owning a home that reflects foresight, discernment, and stands
as a testament to your refined taste and wise choices



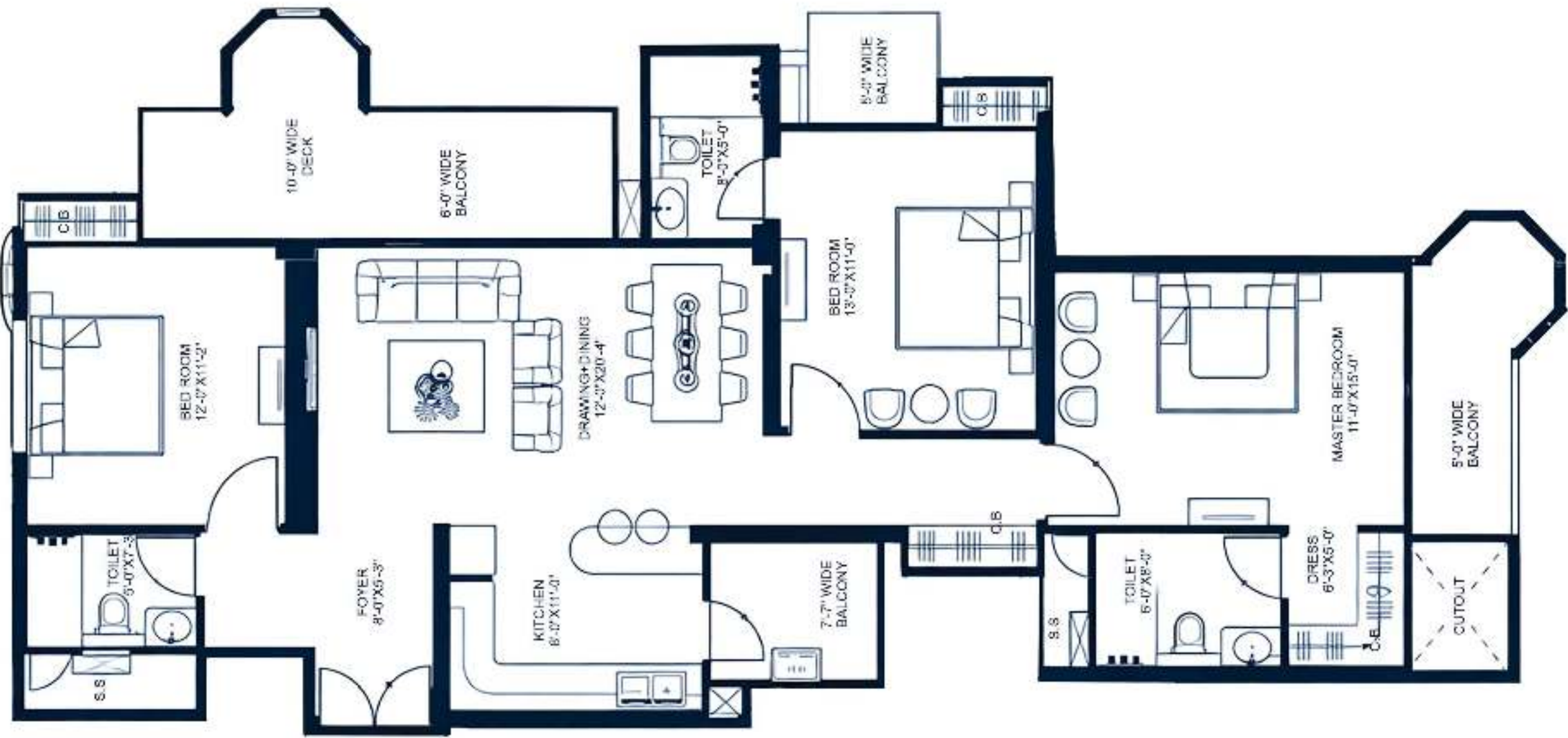
SITE LAYOUT PLAN

GROUND FLOOR

- 1. ARRIVAL PLAZA
- 2. COMMERCIAL PLAZA
- 3. WATER FEATURE
- 4. DROP OFF PLAZA
- 5. FEATURE WALL WITH WATER FEATURE
- 6. SENIOR CITIZEN GARDEN
- 7. REFLEXOLOGY GARDEN
- 8. LAWN
- 9. STEPPED SEATING
- 10. FOREST TRAIL
- 11. MIYAWAKI FOREST
- 12. ARCH CAVE
- 13. FRAGRANCE GARDEN

PODIUM FLOOR

- 14. STEPPED MOUND WITH SEATING
- 15. SEATING GARDEN
- 16. LUMINANCE GARDEN
- 17. LIGHT SCULPTURE
- 18. SENSORY GARDEN
- 19. SCULPTURE COURT
- 20. THEATRICAL GARDEN
- 21. WATERBODY
- 22. TOWER ENTRY
- 23. VIEWING DECK
- 24. MOUND
- 25. KIDS' PLAY AREA
- 26. WATER PLAY AREA
- 27. HALF BASKETBALL COURT
- 28A. KIDS' POOL
- 28B. ADULT POOL
- 28C. LAP POOL
- 28D. JACUZZI
- 29. COVERED SEATING
- 30. FEATURE WALL & WATERBODY
- 31. MEDITATIVE GROOVE
- 32. LAWN
- 33. OPEN GYM
- 34. PICKLE BALL COURT
- 35. TROPICAL OASIS
- 36. SUNKEN COURT
- 37. FEATURE COLUMNS
- 38. MOSAIC/RESIN INLAID PATH



3BHK+3TOILET+DRESS+FOYER		
DESCRIPTION	AREA (sq.mt.)	AREA (sq.ft.)
CARPET AREA	102.97	1108.37
BALCONY AREA	27.97	301.07
BUILT-UP AREA	141.62	1524.40
SUPER AREA	198.35	2135.00



3BHK+3TOILET+FOYER		
DESCRIPTION	AREA (sq.mt.)	AREA (sq.ft.)
CARPET AREA	91.69	986.95
BALCONY AREA	23.32	251.02
BUILT-UP AREA	123.55	1329.89
SUPER AREA	172.80	1860.00



3BHK+3TOILET+DRESS+FOYER		
DESCRIPTION	AREA (sq.mt.)	AREA (sq.ft.)
CARPET AREA	103.10	1109.77
BALCONY AREA	27.22	293.00
BUILT-UP AREA	139.84	1505.24
SUPER AREA	196.02	2110.00

Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. Super Area: (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, windows, window projections and balconies; and (ii) proportionate share of service area to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, lifts, lift machine room, area for water supply arrangement, maintenance office, security/ fire control rooms etc. Built-up Area: Built-up area, as per CRZ/DA definition, shall mean the total Plinth/PLint area measured on the outer line of the unit including balconies and/or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50%. Remaining Outer walls are computed at 100%. Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shaft exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft., 1 ft. = 0.305 mt and 1 mt = 3.281 ft.





PROJECT SPECIFICATIONS



Floor Heights

Generously scaled with a floor-to-ceiling height of 3300 mm (11'-0") offering openness, airiness, and architectural grandeur in every room.



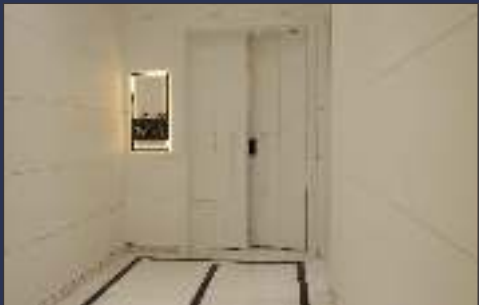
Structure

Crafted with a resilient RCC frame, the structure stands strong to deliver long-term safety and seismic stability.



Walls

Solid RCC walls ensure superior structural integrity, sound insulation, and a clean modern aesthetic.



Door Frame

Grand 8'-0" high wooden door frames lend vertical elegance and a timeless architectural touch to every entry.



External door & Window

Sleek UPVC or aluminium powder-coated sliding doors offer seamless transitions and excellent weather resistance.



Flooring (Overall)

Luxurious 600x 600 mm, 600 x 1200 mm, 1200 x 1800 mm vitrified tiles



Toilets

Designer glazed wall tiles up to 7' height, anti-skid flooring, and wall-mounted W.C. deliver functionality wrapped in aesthetics.



Kitchen

A refined granite platform paired with a stainless steel sink and glazed dado tiles up to 2 feet - blending durability with design.



Internal Door Shutters

Factory-finished laminated shutters, precision-crafted for a sleek finish and effortless performance.



Shuttering

Formed with high-quality aluminium ensuring a uniform finish, faster delivery, and unmatched structural strength.



Water Supply

Concealed piping with high-quality CP fittings and chinaware ensures long-lasting, hygienic water delivery throughout.



Lighting

Thoughtfully curated designer light fixtures in the porch, entrance, and common areas offer a warm, welcoming ambiance.



Electrical

Concealed copper wiring paired with premium boards and switches-designed for safety, reliability, and clean interiors.



Painting

Weatherproof external finishes and rich acrylic emulsion interiors, with enamel-coated steelwork-crafted to retain beauty over time.



Boundary

A gated boundary wall encloses the complex, blending privacy and peace of mind.



Security

An exclusive guard stationed at the main entrance lobby ensures vigilant, round-the-clock security.



Balcony

Stainless steel railings paired with toughened glass-framing your views with safety and sophistication.

FIND THE HOME THAT FEELS TRULY YOURS

OUR LANDMARK PROJECTS



Architects

Principal Architect: Space Designers International, Noida

Luxury & Club Architect: Conarch Architects, Delhi

Landscape Architect: AYAM- AALCINDIA

Company Name: M/s. VIP INFRAHOME PVT. LTD.

Name of Account : VIP INFRAHOME PVT LTD. COLLECTION ACCOUNT FOR VIP YAMUNA

Bank Name: ICICI BANK LIMITED

Account no.: 777705348812

IFSC: ICIC0007238

Branch Name : Paramount Emotions, Sector-1, Greater Noida

Branch Address : Shop No. 1,2,3,4,5,6, Paramount Emotions, Plot No. GH-05A, Sector-1, Greater Noida, Gautam Budh Nagar, UP - 201306



Corporate Office: VVIP Style, Raj Nagar Extension, Ghaziabad, UP-201017

Site Office: VVIP Yamuna, Plot No. GH01B/2, Sector-22D, Yamuna Expressway, Dist. Gautam Buddha Nagar, U. P.- 203201

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