



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 30 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.

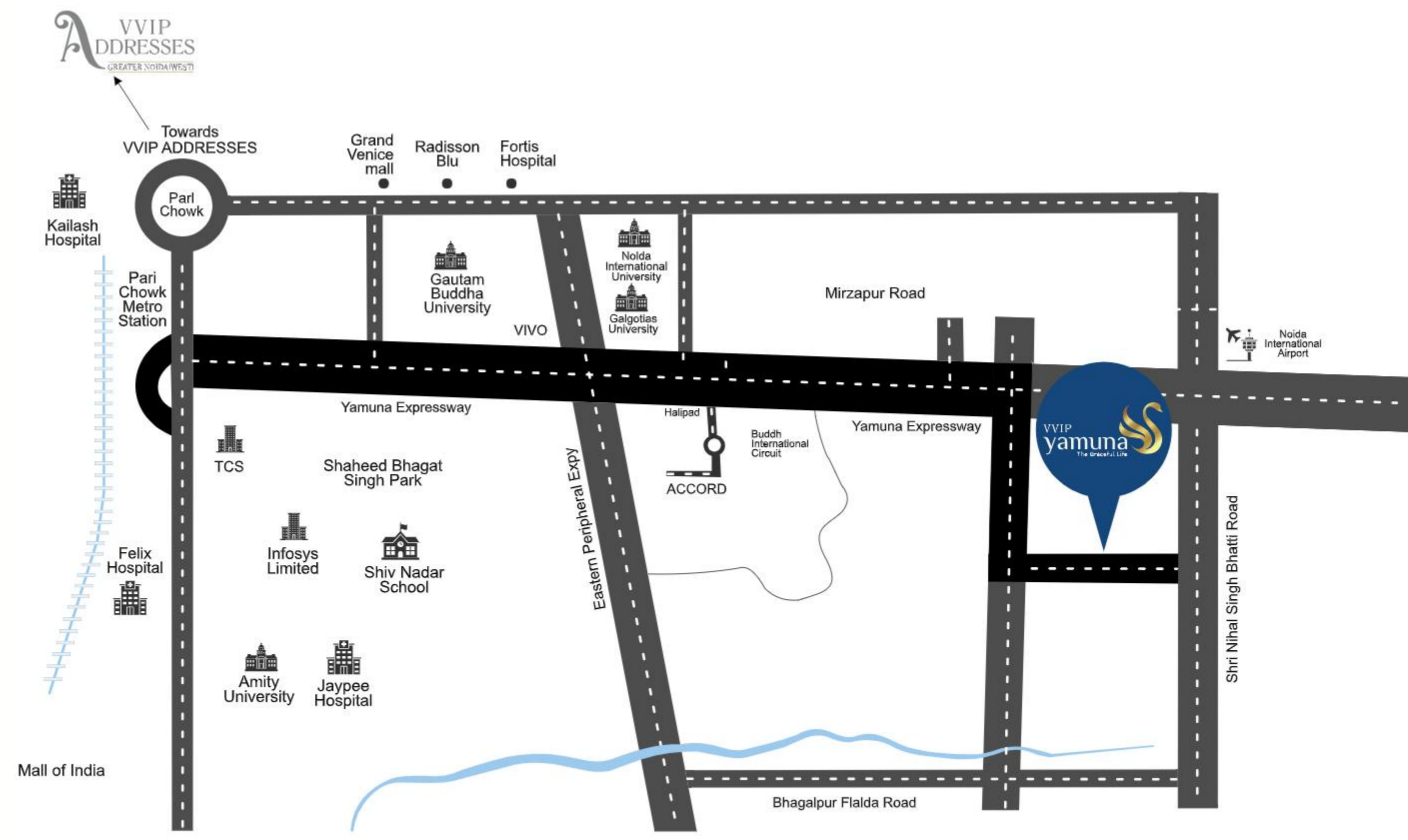
This insight led us to envision VVIP Yamuna-a thoughtfully planned address where contemporary lifestyles meet refined design. Here, luxury is not an afterthought, but a considered approach, woven into every space, every detail, and every moment.

A LAND OF *Gracefully* GROWING OPPORTUNITIES

The 165-km Yamuna Expressway is being developed as a mix of residential, industrial, commercial, and institutional zones. Along with the upcoming Jewar Airport, the expressway hosts landmark developments such as the Buddh International Circuit (F1 Track), a Sports City, an International Cricket Stadium, and the proposed largest Film City in India.



LOCATION MAP



Graceful ADVANTAGES



Ultra-Near Airport Location

- Just 20 minutes to the Jewar International Airport- envisioned to be the Asia's largest airport
- Acting as a powerful driver for land and property demand in the region



Short Commute Times

- 15 minutes of access from Noida and Greater Noida
- 65 minutes drive from IGI Airport (Delhi)
- Offering a practical living option for professionals working across NCR



Industrial & Commercial Growth

- Multiple industrial and commercial zones are already planned and under development such as Patanjali, Vivo, DS Group etc.
- Expected to generate thousands of new job opportunities in the coming years
- Development of Multi-Modal Cargo Hub, Multi-Modal Logistics Hub and Transport Hub.



Affordable Entry, High Growth Potential

- Residential properties are currently available at relatively affordable prices
- Strong potential for appreciation as infrastructure, industrial activity, and the airport development reach maturity
- A Massive Requirement of More Than 6,00,000 Homes Over the Next Five Years



Where Education Shapes Tomorrow

- Strategically located between Yamuna Expressway and Pari Chowk, at the heart of Greater Noida's education belt.
- Surrounded by reputed schools such as Sanfort World School, Sparsh International School and Queen's Carmel School.
- Close to leading universities including Galgotias University, Gautam Buddha University, Bennett University and Noida International University.
- A dense academic ecosystem that drives constant movement, housing demand, and commercial growth.
- A future-ready location where learning, opportunity, and long-term value naturally converge.

ARRIVE INTO SERENE ELEGANCE



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.





GROW IN THE *Grace* OF A WARM CONNECTION

Here, every bond feels as effortless as nature's embrace and conversations flow like a gentle breeze through the trees. Here, warmth grows quietly, beautifully-just like life around you.

A person is running away from the camera on a paved path that winds through a dense, sunlit forest. The scene is bathed in warm, golden light, with sunlight filtering through the trees and creating a bokeh effect in the foreground. The runner is wearing a light-colored tank top and dark shorts. The path is flanked by various tropical-looking plants, including large green leaves and palm fronds. 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.



SOOTHING YOUR SENSES, EVERY MOMENT

At WIP 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.



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.



A dreamy central seating space,
surrounded by a tranquil water body-
created for slow, unwinding evenings
that linger beautifully.



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 WIP 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.



DIVE IN THE *Grace* OF PRIDE

Let the serenity become your quiet celebration. Where every lap is a reminder of how far you've journeyed, and every pause feels like a reward earned with pride.

A person wearing a wide-brimmed straw hat is floating on their back in a swimming pool. The water is clear and blue, with sunlight filtering through, creating shimmering patterns on the pool floor. The background features a tropical scene with palm trees and a blue sky. The overall mood is serene and relaxing.

WHERE TIME FLOWS SLOW AND STEADY

Float in the goodness of everything you've worked for. The all-weather 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.



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.

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.



WHERE EVERY MATCH EXCITES

The pickle ball brings back the joy of open spaces and active evenings, helping you unwind the right way. A reminder that wellness is also about letting yourself play freely.



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.





CONNECT IN THE *Grace* OF OPULENCE

From exquisite décor to thoughtfully designed leisure zones, the club invites you to gather, unwind, and elevate your social moments. It's where connections flourish in the quiet glow of luxury.



INDULGE IN THE *Grace* OF CONVENIENCE

Enjoy a life where convenience begins with complete peace of mind. Where private corners, quiet floors, and thoughtful layouts let you move effortlessly. Here, every comfort arrives without compromising the serenity you treasure.



PRIDE OF OWNING YOUR LIFE

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



CONVENIENCE ON COUNT OF THREE

Independence also means having everyday conveniences close at hand. The commercial spaces bring essential stores and services right within reach, giving you the freedom to live more and travel less.

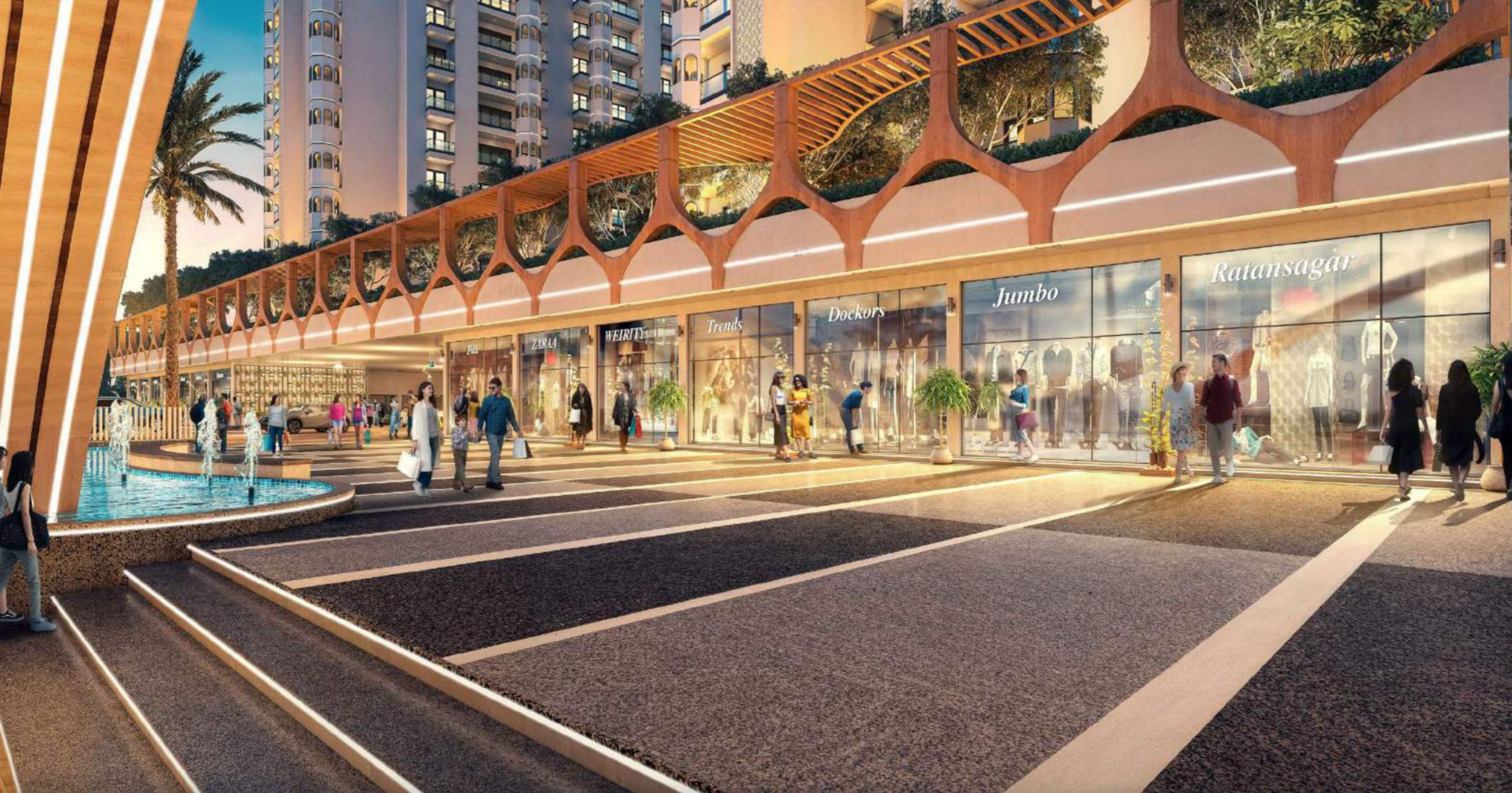
COMFORT SERVED FRESH

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.



UNWIND IN REFINED COMFORT

Fine living is often defined by the spaces that let you simply be. The lounge offers that elegant ease - a place to relax, host, or just spend time the way you love.



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.



WHERE LIFE FINDS ITS NATURAL RHYTHM

At WIP Yamuna, life flows at a pace that feels just right. Thoughtfully designed spaces, abundant greenery, and carefully curated experiences come together to create a home that feels intuitive, effortless, and deeply personal.



GROW IN THE *Grace* OF CREATIVITY

Step into a life where tomorrow feels thoughtfully prepared. Where smart layouts, essential conveniences, and secure surroundings make family planning a journey of ease and confidence.

LITTLE MOMENTS PLANNED FOR BIG SMILES

A place where kids stay engaged, safe, and joyfully active - no matter the weather. 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.

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.





SHINE IN *Grace*

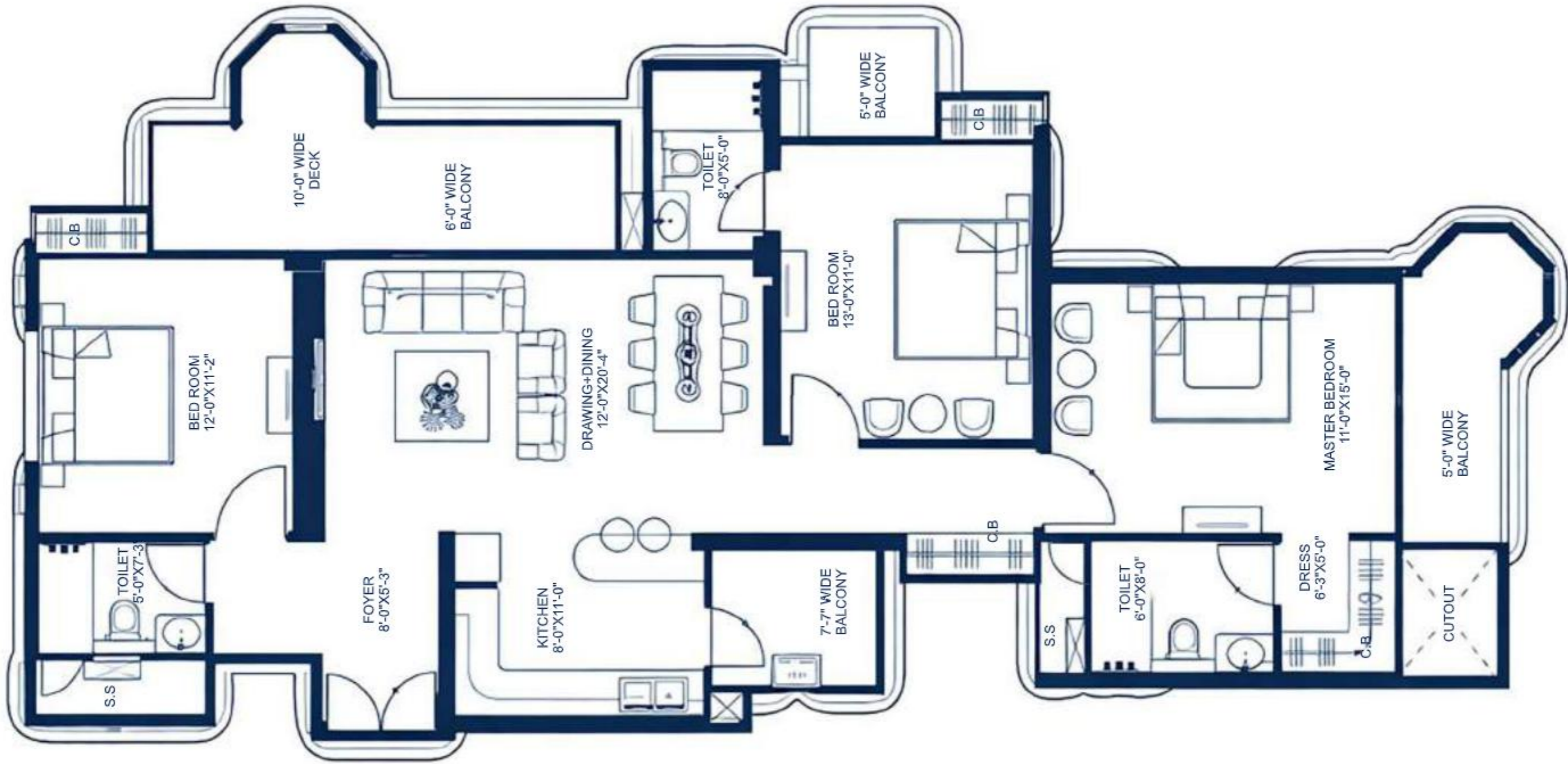
Experience the return on pride by owning a home that reflects discernment and foresight - one that stands as a testament to your refined taste and smart investment choices.



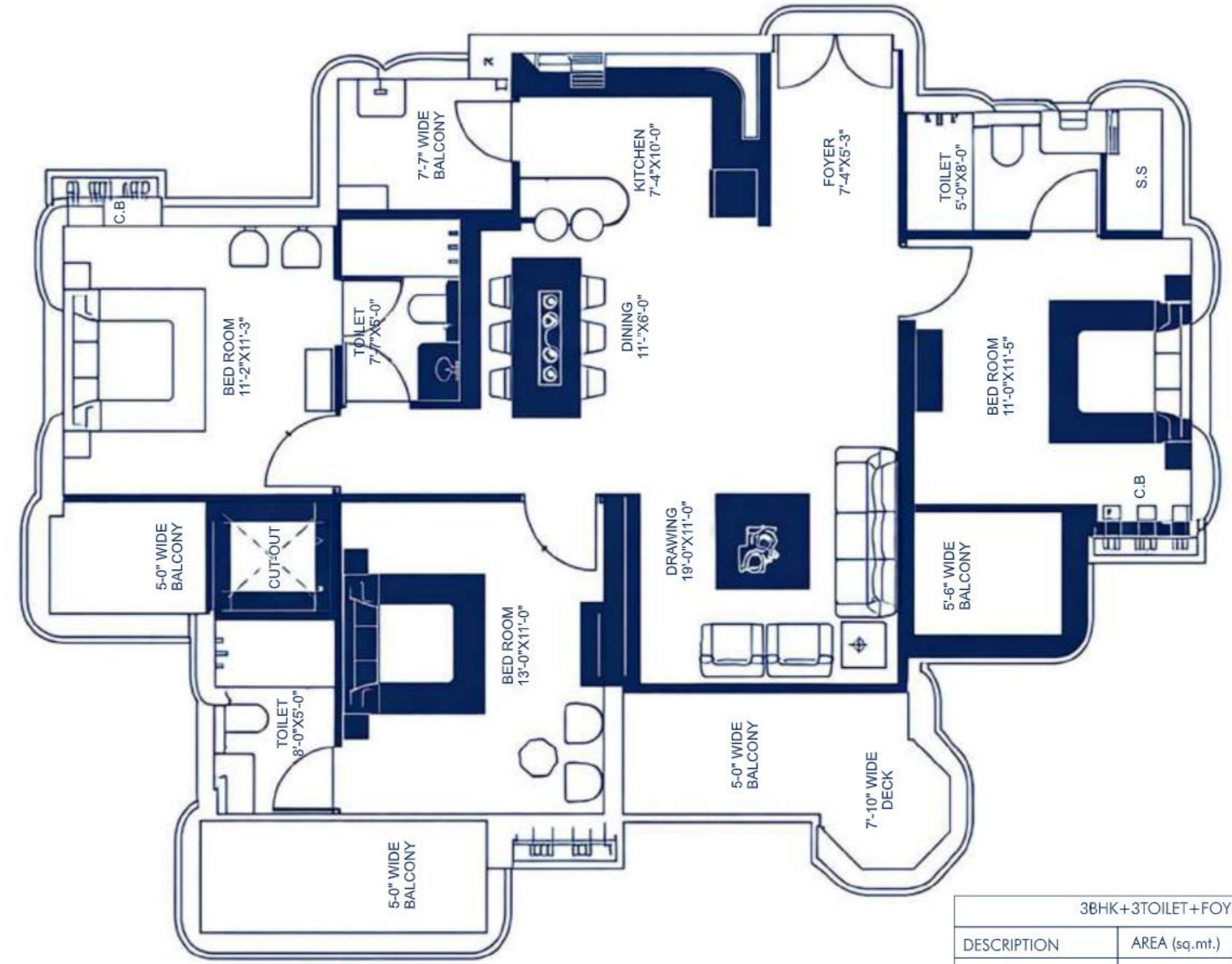
Grace

A LIFE DESIGNED AROUND YOUR

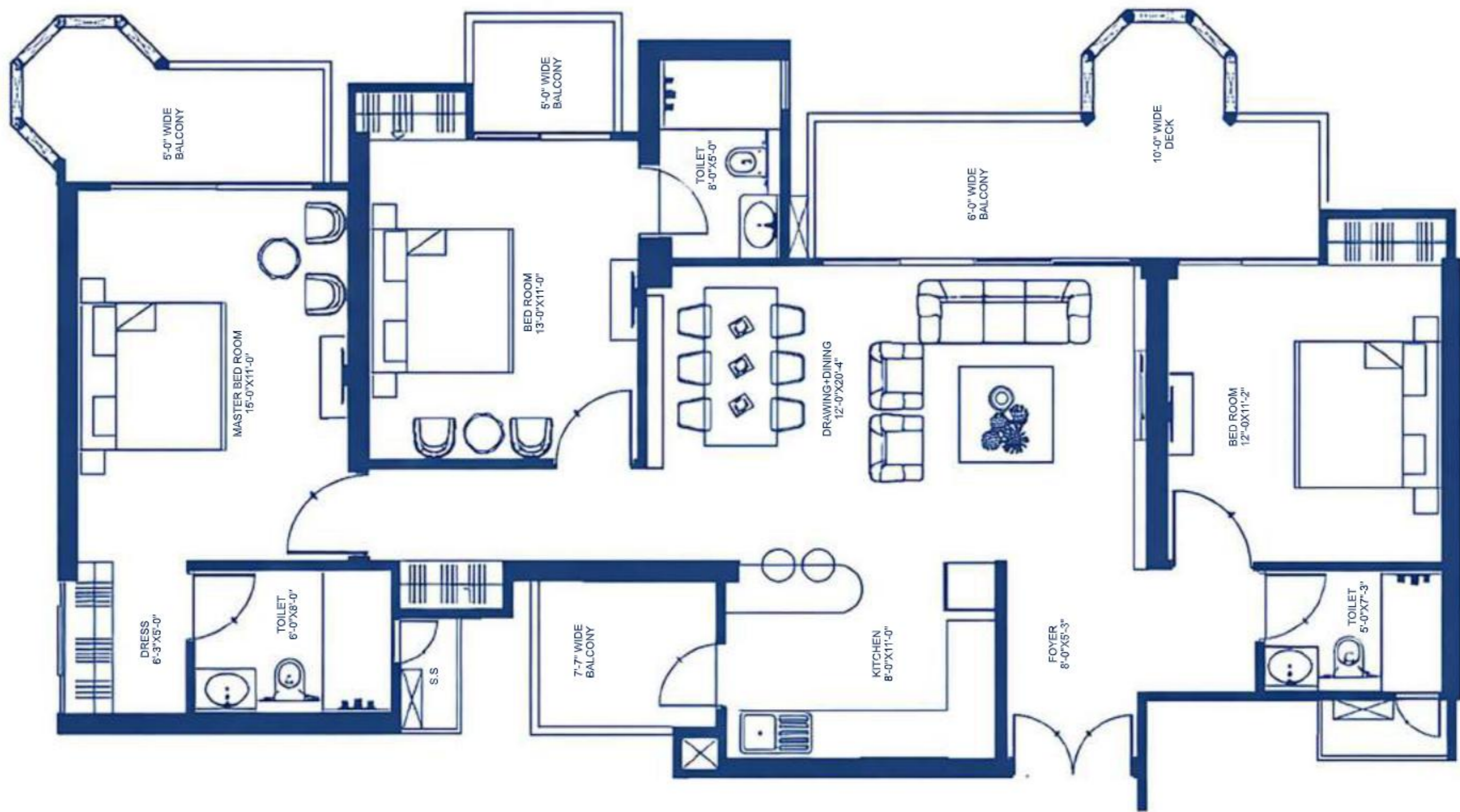




3BHK+3TOILET+DRESS+FOYER		
DESCRIPTION	AREA (sq.mt.)	AREA (sq.ft.)
CARPET AREA	102.97	1108.37
BALCONY AREA	27.97	301.07
BUILT-UP AREA	141.62	1524.40
SUPER AREA	198.35	2135.00



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



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.



Flooring (Overall)

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



Structure

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



Toilets

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



Walls

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



Kitchen

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



Door Frame

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



Internal Door Shutters

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



External door & Window

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



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.



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

OUR LANDMARK PROJECTS



Architects

Principal Architect: Space Designers International, Noida

Luxury & Club Architect: Conarch Architects, Delhi

Landscape Architect: SBOSE Landscape Architects, Delhi

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

Name of Account : VVIP INFRAHOME PVT LTD. COLLECTION ACCCOUNT FOR VVIP 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