VVIP

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

Email: info@vvipspaces.com, Website: www.vvipgroup.in

RERA No. UPRERAPRJ677791/02/2026 | www.up-rera.in

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VVIP

GS REALTY

VVIP yamuna



Stock Image

VVIP

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



Stock Image

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.



Stock Image

LOCATION MAP





ARRIVE INTO SERENE ELEGANCE

Artistic Impressions

CHERISH IN THE *Grace* OF GRANDEUR

VVIP yamuna
The Graceful Life

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.



Artistic Impressions



Artistic Impressions

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.



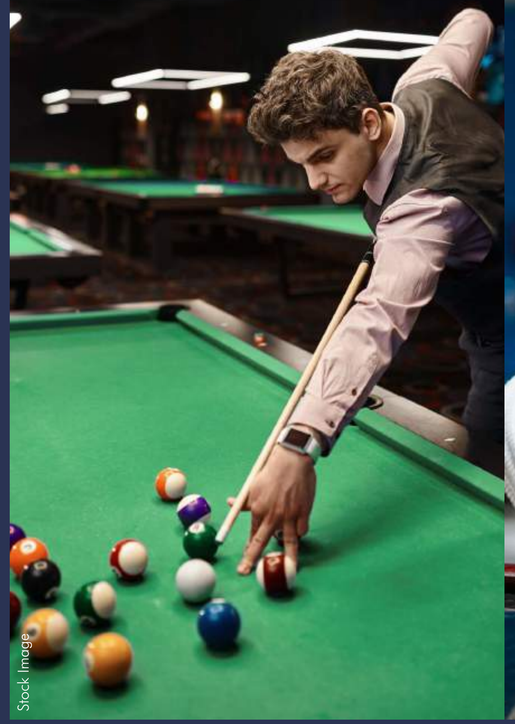
WHERE TIME FLOWS SLOW AND STEADY

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.

Stock Image

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.



Stock Image

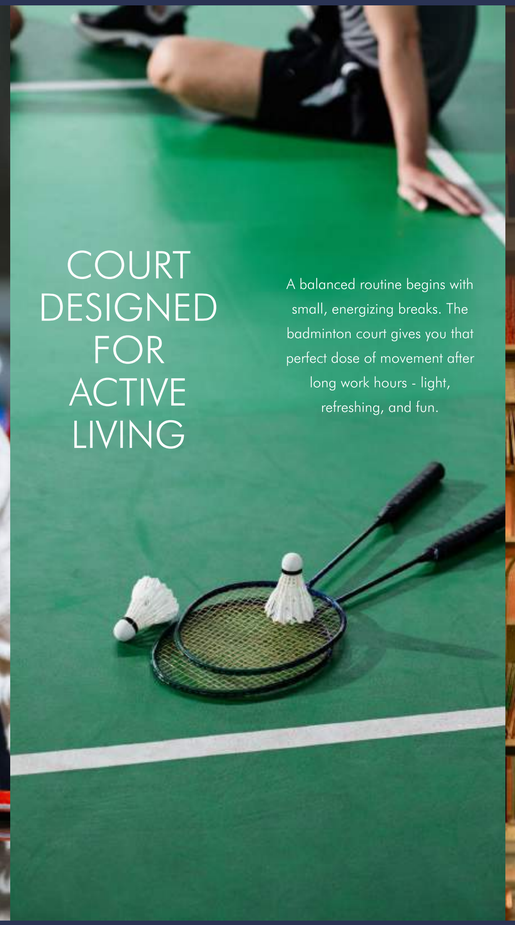
MOMENTS MADE FOR FRIENDLY RIVALRIES

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.



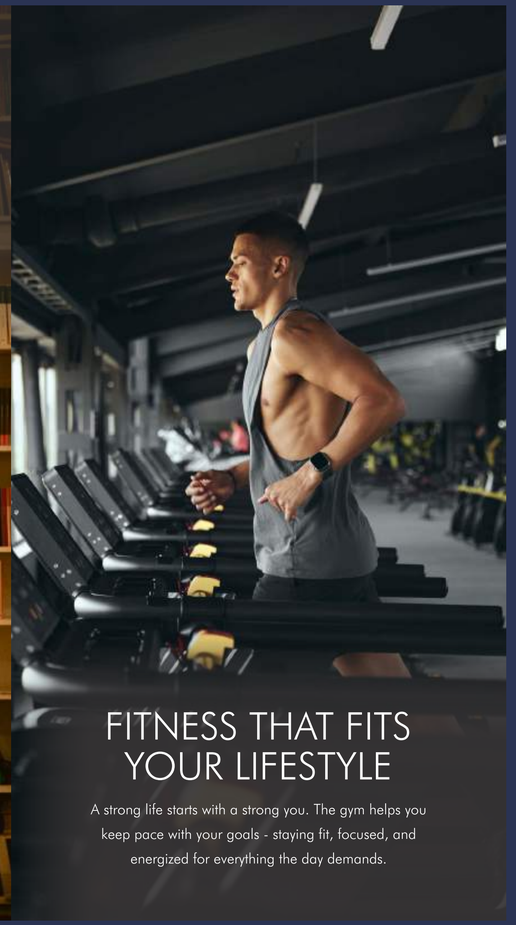
QUIET THAT SPEAKS

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

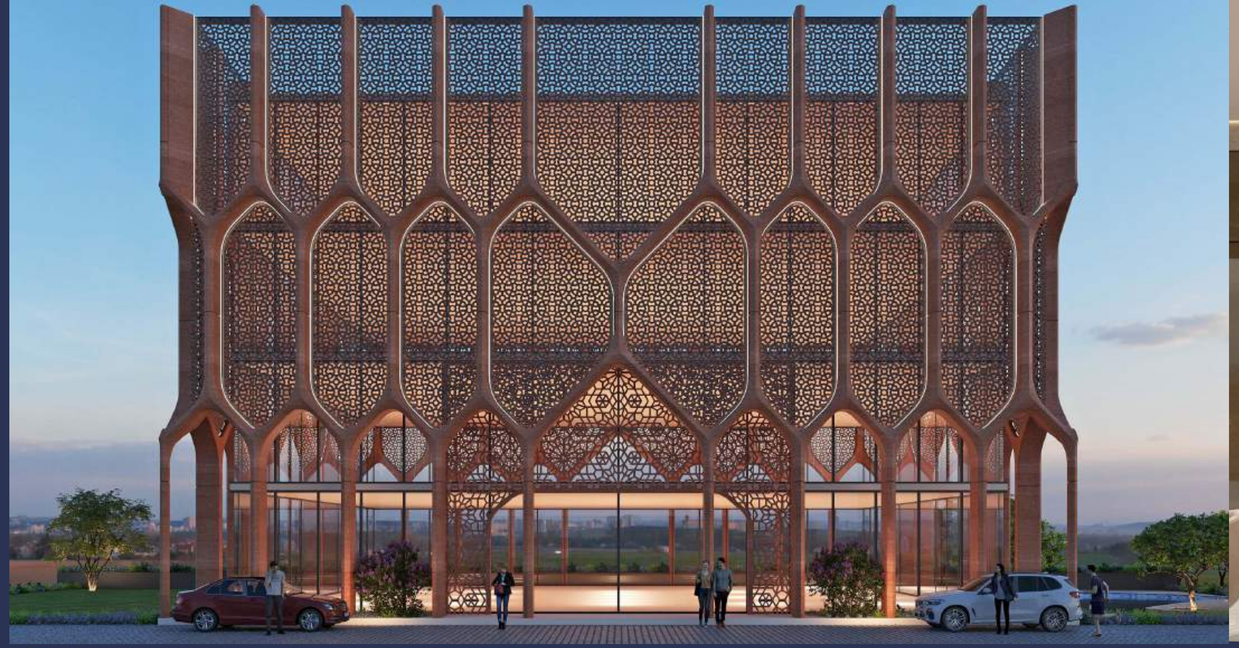
Splashing, laughing, learning - the kids' pool keeps their little adventures nearby. More time to supervise, more time to enjoy, and more time to bond. Because when everything your child loves is within reach, the day flows beautifully.



Stock Image

INTRICATE

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

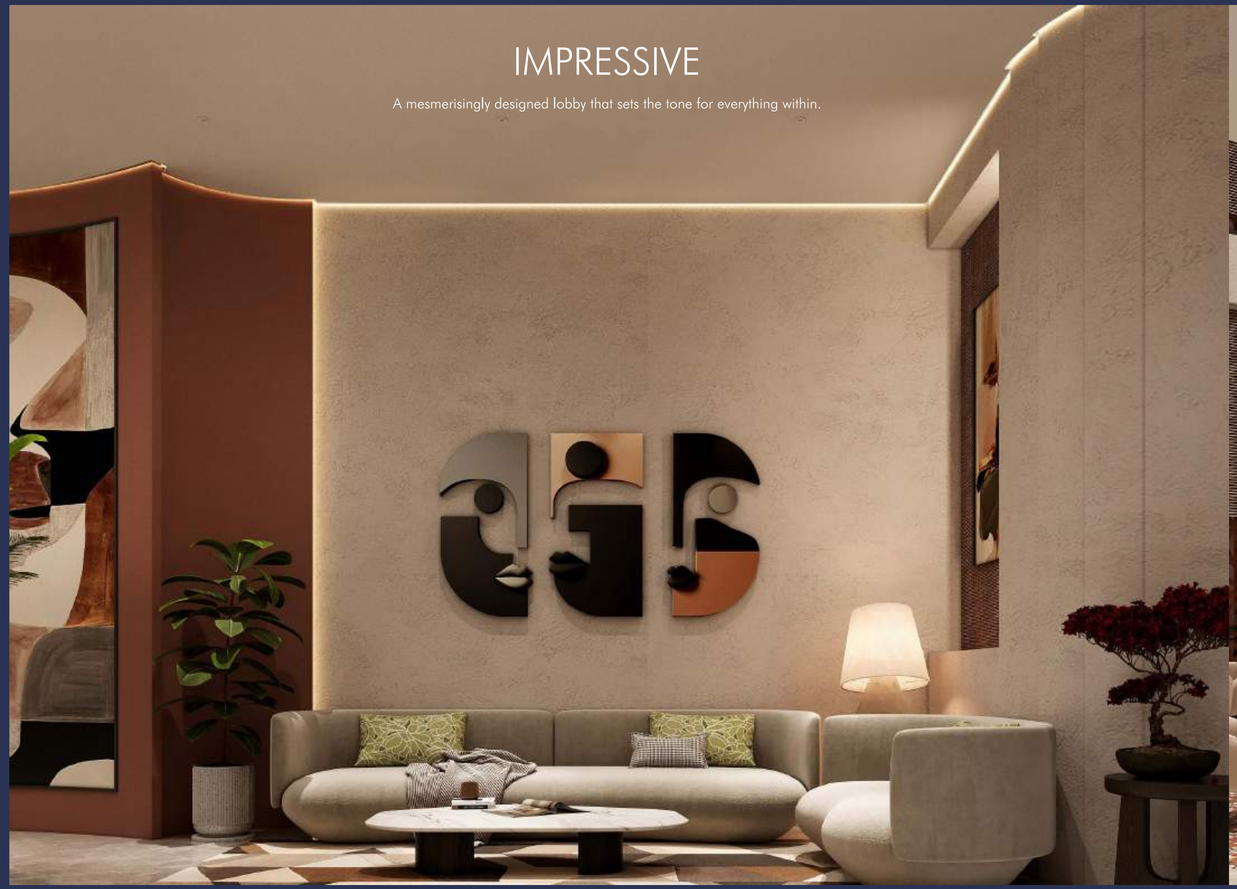


GRACEFUL

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

IMPRESSIVE

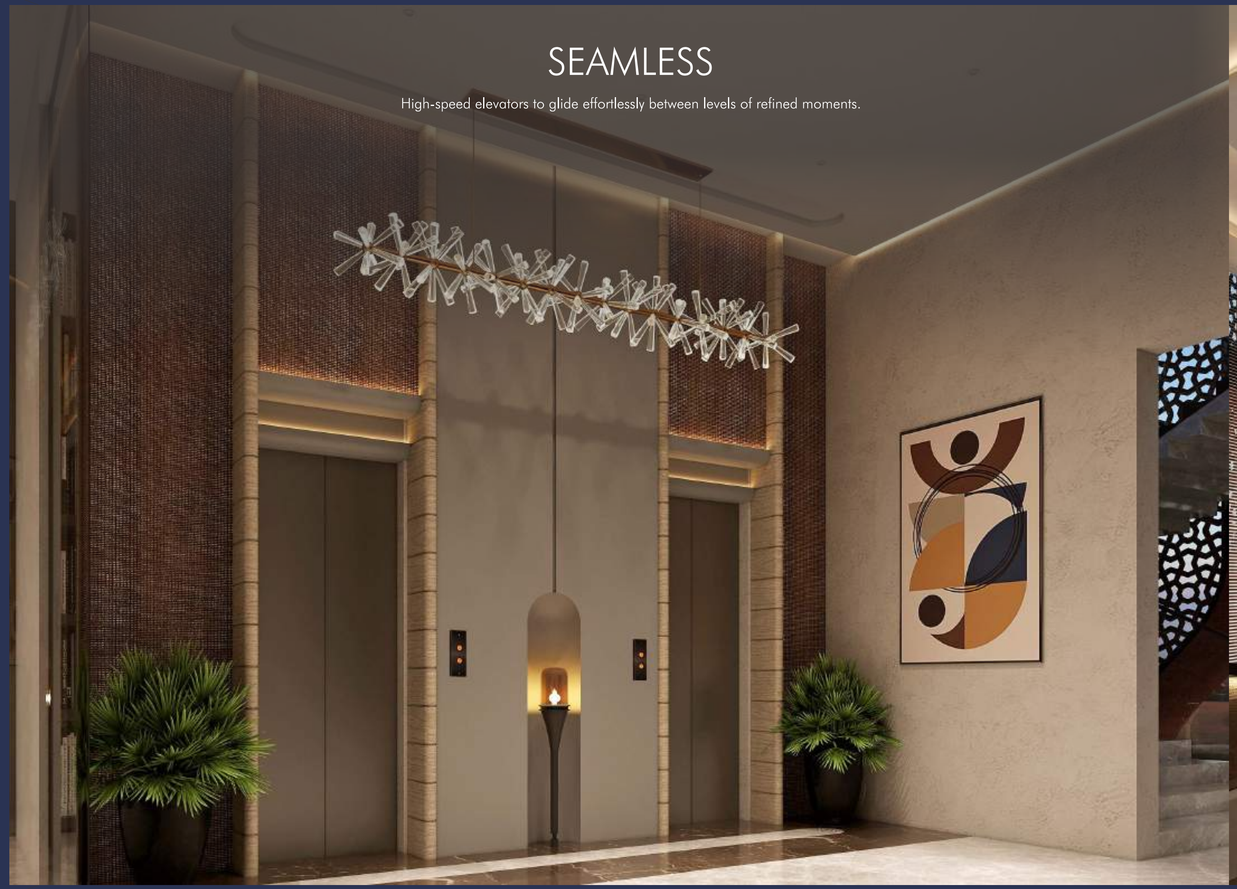
A mesmerisingly designed lobby that sets the tone for everything within.



CHIC

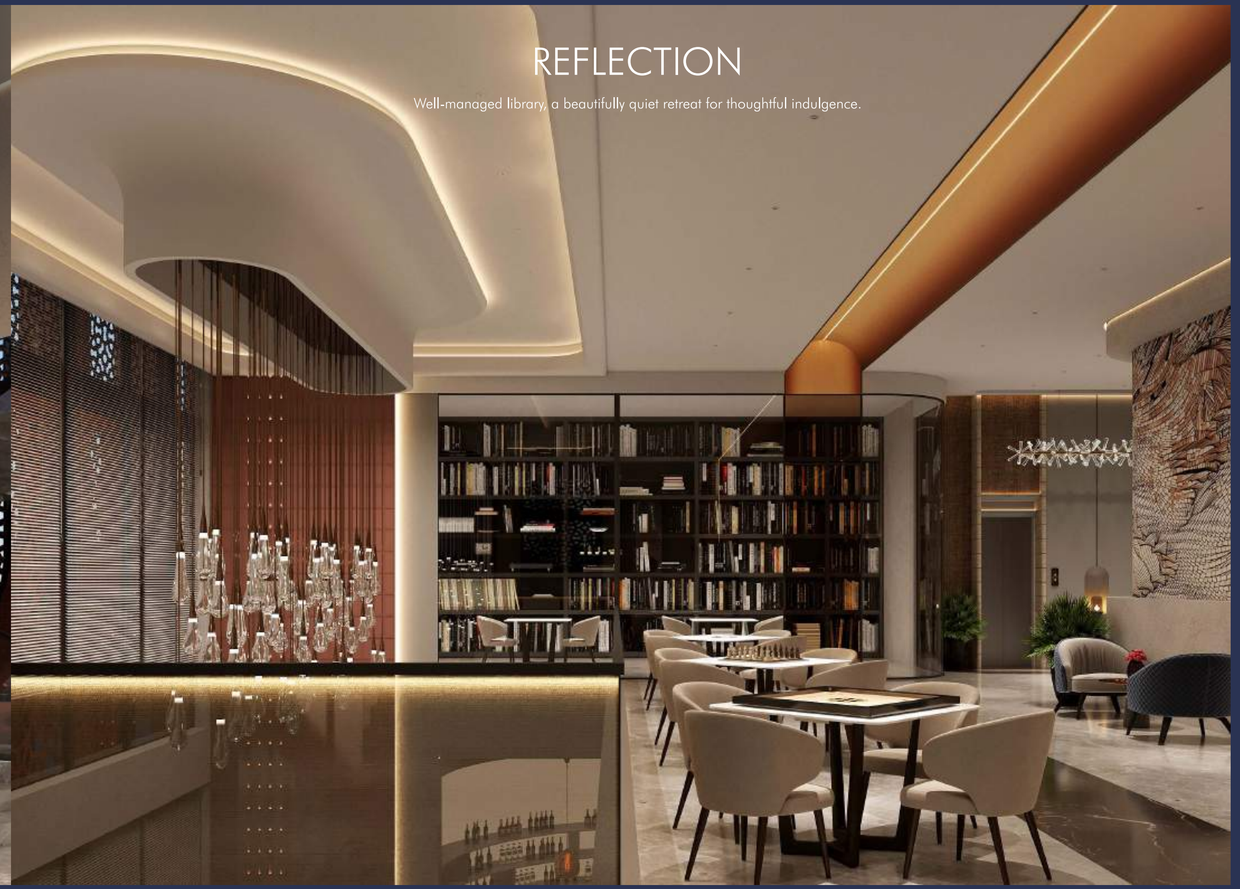
An elegant bar setting because every drink deserves a refined setting.





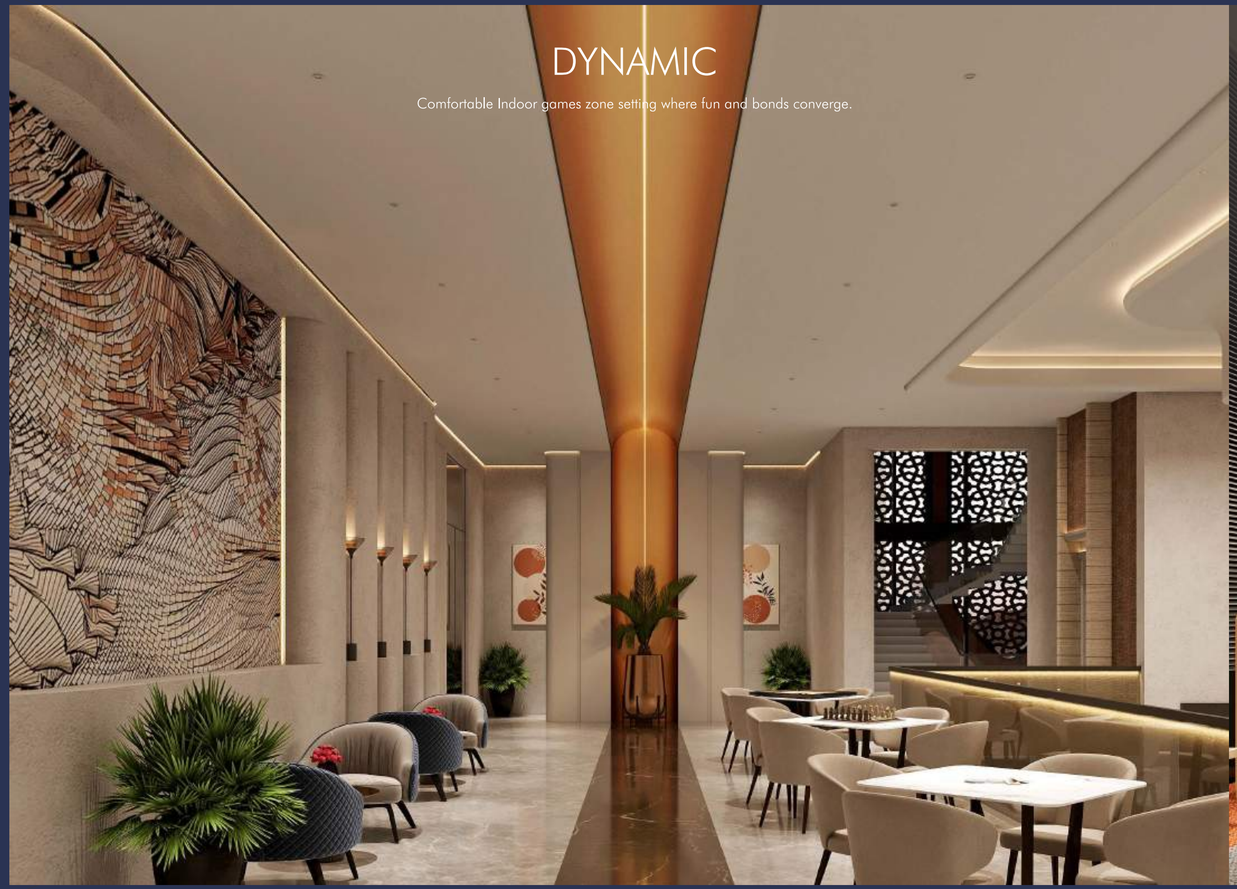
SEAMLESS

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.



Artistic Impressions

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.


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.

Stock Image

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.

Stock Image

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.



Artistic Impressions

WHERE TIME SOFTENS

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

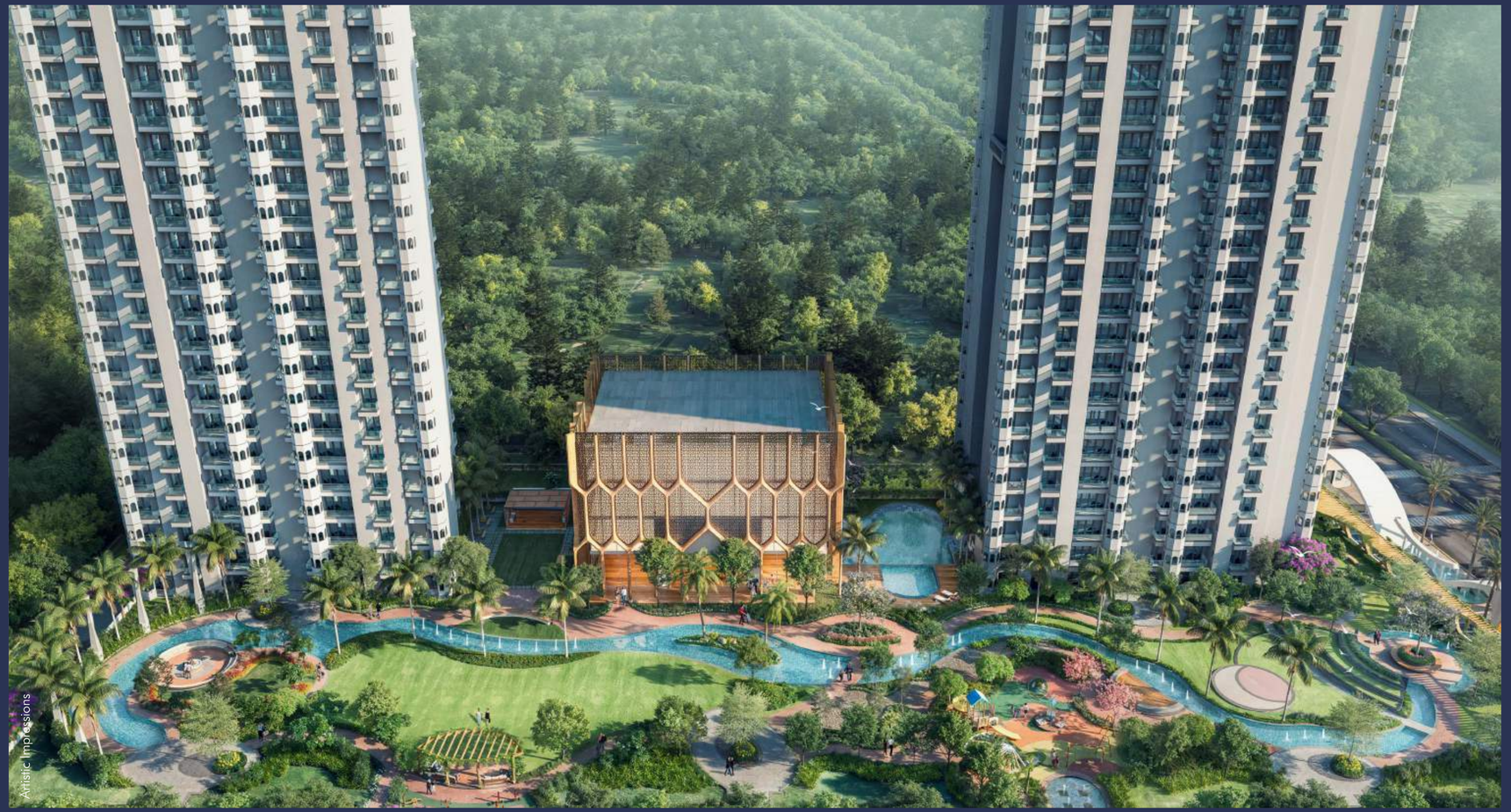

A LIFE DESIGNED AROUND YOUR Grace
Artistic Impressions



Artistic impressions

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.



Artistic Impressions

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.



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.

Stock Image

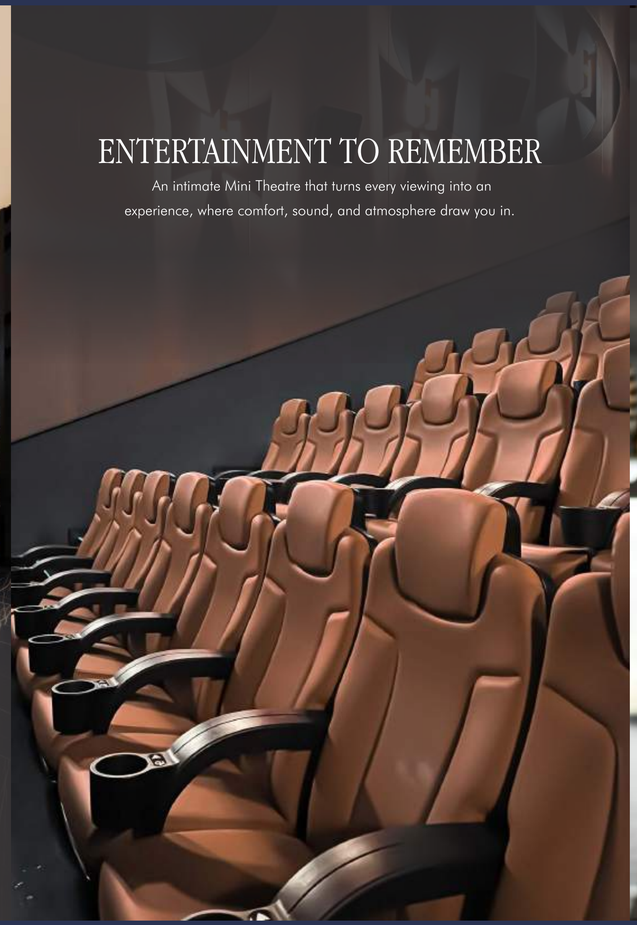


FOCUS ON PROGRESS

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

ENTERTAINMENT TO REMEMBER

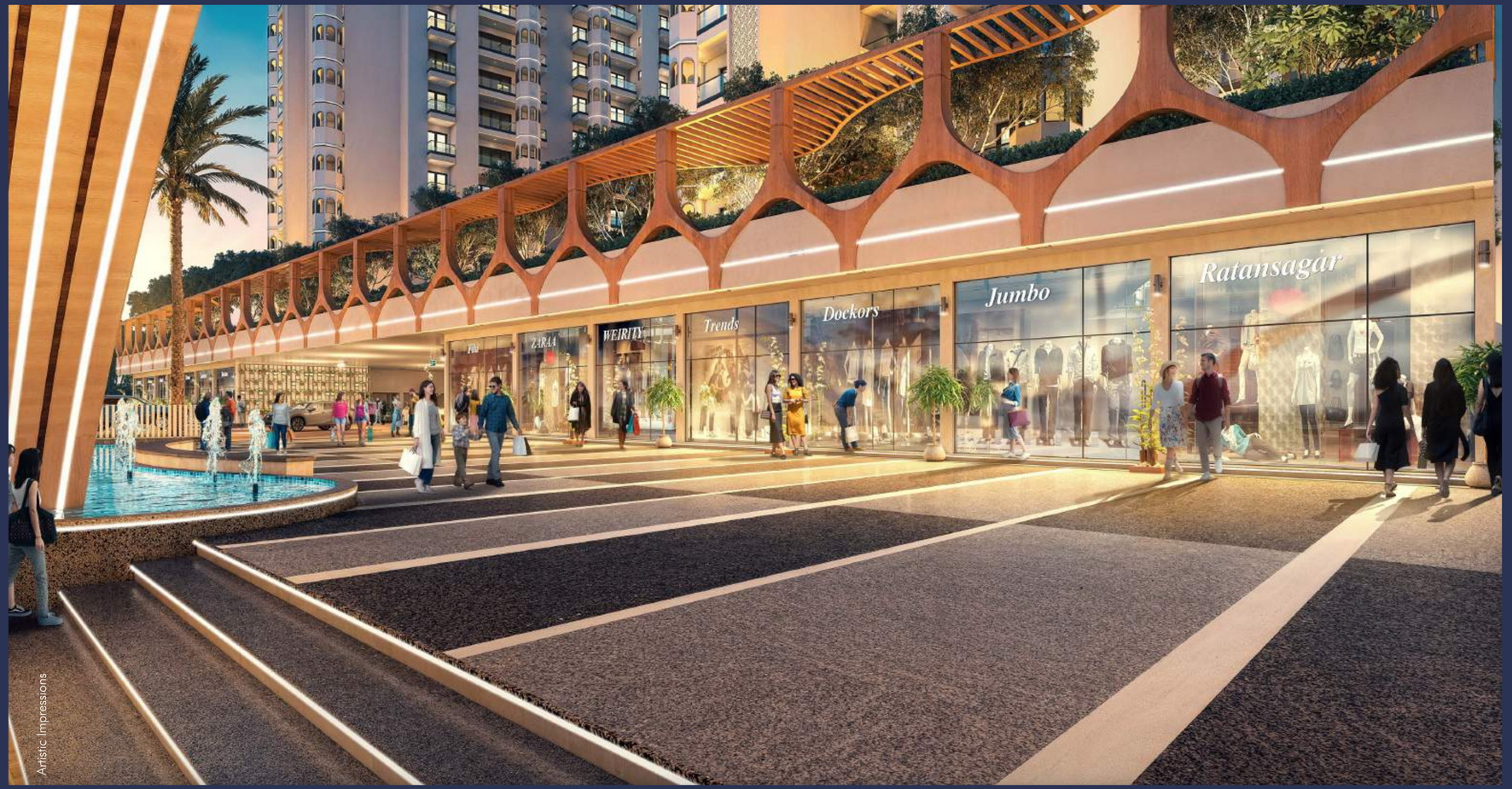
An intimate Mini Theatre that turns every viewing into an experience, where comfort, sound, and atmosphere draw you in.



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.





Artistic Impressions

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.



Artistic Impressions

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



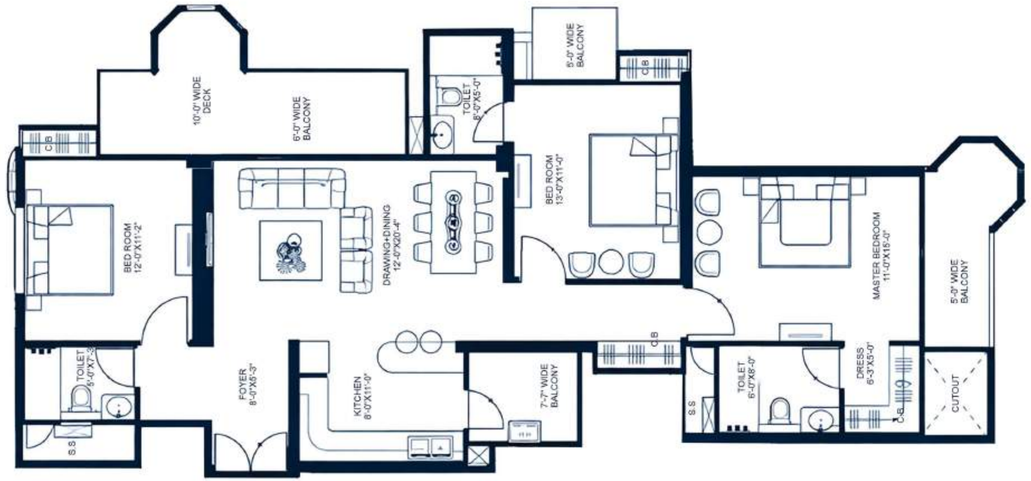
SITE LAYOUT PLAN

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

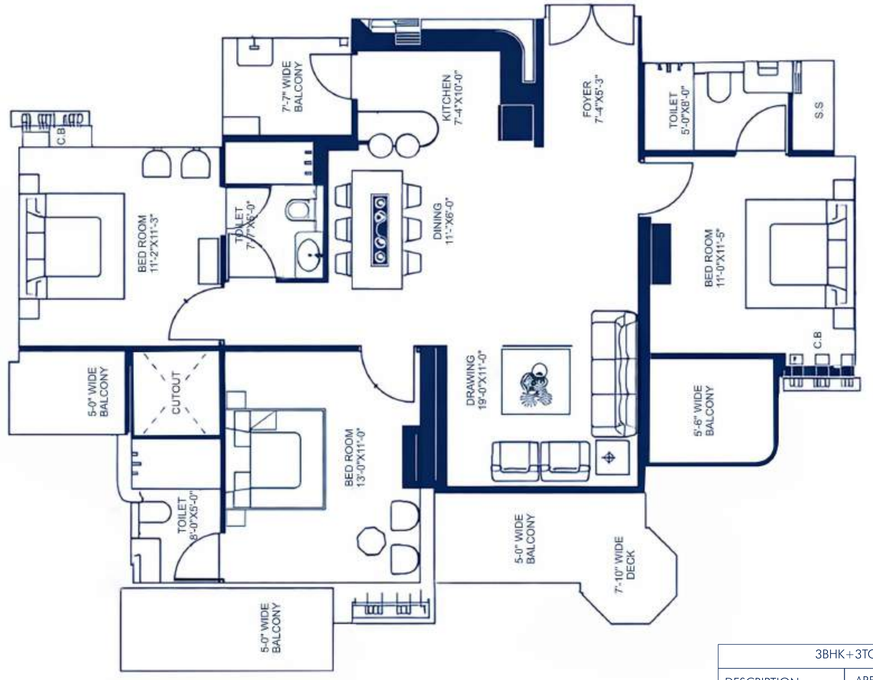
PODIUM FLOOR

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

Disclaimer: While every attempt has been made to ensure the accuracy of the pans shown, all measurements, positioning, fixture, 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, mis-statement 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, stilts, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc. Built up Area: Built up area, as per CREDAI definition, shall mean the total Polyfield(Pune) 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 units 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 areas 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.



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

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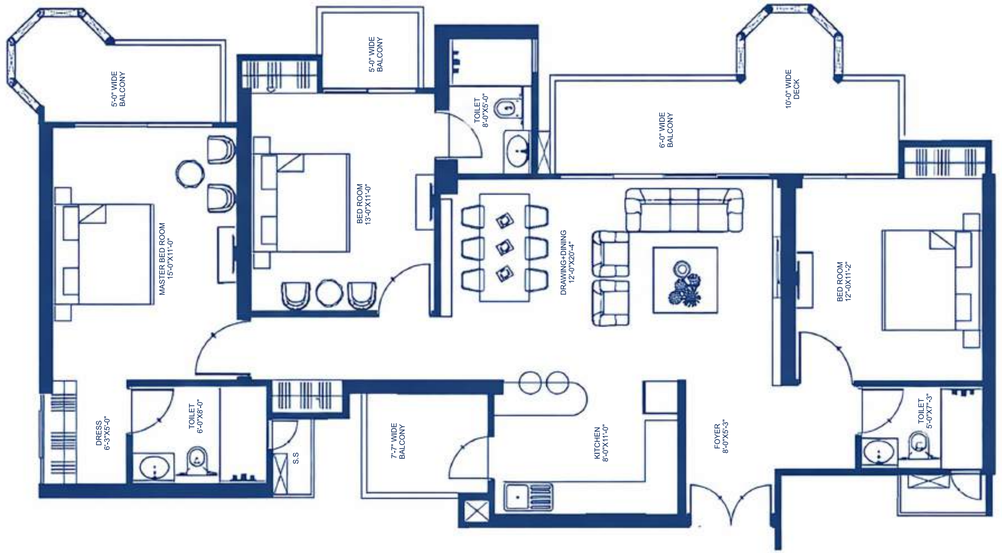

3BHK+3TOILET+DRESS+FOYER		
DESCRIPTION	AREA (sq.mt.)	AREA (sq.ft.)
CARPET AREA	103.10	1109.77
BALCONY AREA	27.22	293.00
BUILT-UP AREA	139.84	1505.24
SUPER AREA	196.02	2110.00

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Artist impression

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



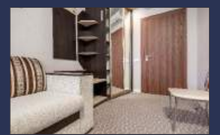
Toilets

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.

Note: Project is Mortgaged with and Funded by Bajaj Housing Finance Limited. No objection certificate/ permission to mortgage from Bajaj Housing Finance Limited will be provided for sale of Flats



OUR LANDMARK PROJECTS

VVIP ADDRESSES
GREATER NOIDA(WEST)

VVIP NAMAH
DELHI MEERUT EXPRESSWAY

VVIP Mangal
RAJ NAGAR EXTENSION, GHAZIABAD

VVIP Nest
RAJ NAGAR EXTENSION GHAZIABAD

VVIP Addresses
RAJ NAGAR EXTENSION GHAZIABAD

VVIP Homes
GREATER NOIDA WEST (NOIDA EXTENSION)

VVIP Assets
RAJ NAGAR EXTENSION GHAZIABAD

VVIP NIWAS
RAJ NAGAR EXTENSION GHAZIABAD

VVIP SUITES
RAJ NAGAR EXTENSION GHAZIABAD

VVIP Style
RAJ NAGAR EXTENSION GHAZIABAD

MERIDIAN TOWERS
NOIDA EXTENSION

Architects
Principal Architect: Space Designers International, Noida
Luxury & Club Architect: Conarch Architects, Delhi
Landscape Architect: AYAM- AALCINDIA

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

Name of Account : VVIP INFRAHOME PVT LTD. COLLECTION ACCOUNT 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