



*Present*



**VENICE COUNTY**  
Your Key to Happiness





# Where Luxury Meets Affordability

## About The Project

Welcome to Venice County, where luxury and tranquility converge to create an extraordinary living experience. Venice County is the latest offering from Venice Group, a renowned name in the real estate industry, known for its commitment to excellence and innovation. Nestled in the heart of Greater Noida Sector-1, Venice County redefines the concept of semi-luxury living, offering a haven of comfort, style, and modern conveniences.

**Our Vision:** t Venice Group, we believe in transforming dreams into reality. Our vision is to create spaces that not only provide shelter but elevate the quality of life. Venice County is a testament to our unwavering commitment to this vision. Our goal is to provide our residents with a harmonious blend of urban living and natural serenity, where every square foot of the development is designed to inspire and delight.

**Prime Location:** Situated in Greater Noida Sector-1, Venice County enjoys a strategic location that ensures connectivity and convenience. The project is well-connected to major highways, schools, hospitals, shopping centers, and entertainment hubs. This prime location makes it an ideal choice for those who seek a serene retreat without sacrificing access to urban amenities.

**Semi-Luxury Living Redefined:** Venice County offers a unique concept of semi-luxury living. We believe that luxury is not just about opulence; it's about a lifestyle that suits your aspirations and budget. Our thoughtfully designed homes offer a perfect blend of elegance and affordability. With spacious and well-ventilated residences, Venice County ensures that you and your family have the space and comfort you deserve.

**Amenities and Facilities:** Venice County is not just a place to live; it's a destination for a fulfilling lifestyle. Our project boasts a range of world-class amenities and facilities that cater to your every need. From a well-equipped fitness center and a swimming pool to landscaped gardens and a clubhouse, Venice County provides an array of recreational options for every age group. We've created an environment that fosters community, recreation, and relaxation.

**Quality Assurance:** We, at Venice Group, understand that the dream of owning a home is one of the most significant investments in your life. That's why we place utmost importance on quality and reliability. We employ the best construction practices, use top-grade materials, and ensure that every corner of Venice County meets international quality standards. Your peace of mind and satisfaction are our top priorities.

# Amenities and Facilities

## STRUCTURE

- Earthquake resistant structure designed by highly experience engineers.

## ELECTRICAL

- Electrical (Copper) wiring to be as per I.S. code.
- Modular switches with switch plates.
- Circuits to have M.C.B. of approved.

## FLOORING

- Drawing/Dinning Vitrified Tiles.
- Wooden Flooring in Master Bedroom & Vitrified Tiles in other Bedrooms.
- Anti Skid Ceramic Tiles in kitchen, toilet & balcony.
- All staircase and common lending to be of Marble/Kota Stone/Tiles.

## WALL FINISH

- POP in Drawing/Dining, all Bedrooms & Kitchen.
- All wall surfaces with Plastic Paint or equivalent.
- Master bedroom one wall with wallpaper/texture finish.

## EXTERIOR

- Excellent weather proof and permanent finish of pleasing shades / texture.

## FIXTURE & FITTINGS

- Fan, Tube lights, LED lights in drawing/dining and all bedrooms.

## WATER SUPPLY

- Underground & over head water tank for adequate water supply in each block.

## KITCHEN

- Granite working platform.
- 2 ft. High glazed ceramic tiles, stainless steel sink.
- Modular Kitchen

## DOORS & WINDOWS

- Entrance Door – 8 ft high polished hard wood frame, laminated flush door.
- Internal Door – 8 ft high polished hard wood frame, European style door with polish.
- Kitchen Door & Window – UPVC / Wooden.
- Toilet Window – UPVC / Wooden along with additional one wire mesh panel.



## TOILETS

- Provision for hot & cold water system.
- Glazed Tiles in pleasing colours on wall upto roof level.
- Bathroom Accessories used by reputed brand.
- Vanity / washbasin in toilets.
- All taps to be chrome plated.
- False ceiling with E-board.



## Key Features:-

- ❖ Golden 2BHK | Diamond 3BHK
- ❖ Platinum Skyvilla 3BHK & 4BHK
- ❖ Every Unit With Widest Balconies
- ❖ Prime Location
- ❖ Heat Resistant Structure
- ❖ Hi-street Commercial
- ❖ Low Density Project
- ❖ Earthquake Resistant Structure
- ❖ Hi End Luxury Finish
- ❖ All Accessories are branded/trusted
- ❖ Lab Tested material used in construction
- ❖ Parking For All
- ❖ Well maintained Gated Society With 3 Tier Security
- ❖ Group Housing Maintenance By Reputed Agency
- ❖ 24 X 7 Treated Water Supply
- ❖ Upfront ATM Spaces
- ❖ Ramps Comfortable For Physically Challenged And Sr. Citizens



## Golden Floor - 2BHK



## Diamond Floor - 3BHK





# Platinum Skyvilla - 3BHK - Duplex



# Platinum Skyvilla - 3BHK - Duplex





# Platinum Skyvilla - 4BHK - Duplex



# Platinum Skyvilla - 4BHK - Duplex

