



## SECTOR 35, SOUTH OF GURUGRAM

A PROJECT BY WHOLLY OWNED SUBSIDIARY OF  
**PYRAMID INFRATECH PVT. LTD.**



Designed by renowned architect

**VIVEK SINGH RAO**

RAO AND ASSOCIATE  
Architects and Planners  
374, Udyog Vihar 4, Gurugram

### CORPORATE OFFICE

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Project funded by Capital India



# Spring Valley

YOUR HOME. YOUR WAY.



**HRERA REGISTERED AFFORDABLE RESIDENTIAL PLOTS  
SECTOR 35, SOUTH OF GURUGRAM**

[PYRAMIDINFRATECH.COM](http://PYRAMIDINFRATECH.COM)



## PYRAMID INFRA TECH

Pyramid Infratech Group positions itself as the name of reliability in the real estate segment especially in affordable housing. Distinguishing features that make Pyramid unique within the industry are its in-house framework right from procurement of land to designing to construction including backward integration. Our in-house activities not only help to control the cost but also helps to deliver quality products at Affordable Rates. Pyramid has marked its footprints in reale state segment within a very short time - span demonstrating its construction quality, innovation, customer satisfaction and on time project implementation of its on-going affordable housing projects situated at Sector 70A , Sector 86 and Sector 67A at Gurugram, Haryana.

## ABOUT DDJAY

Deen Dayal Jan Awas Yojana (DDJAY) is an affordable housing scheme of Haryana Government launched under the Consolidated Licensing Policy 2015. Under Deen Dayal Jan Awas Yojana, Haryana Government aims to develop 2 lakh affordable housing units in low and medium level cities and towns in the state by the year 2022.



## PEOPLE CENTRIC COMMITMENT TO QUALITY

We at Pyramid Infratech have committed to providing unmatched quality and timely delivery to our customers. We promise reliability in land, material and money.

What truly distinguishes us from the rest in the industry is our constant endeavour to deliver innovation, unparalleled concepts, multi-dimensional realty solutions and high service standards.





Spring  
Valley

W E L C O M E T O  
S P R I N G V A L L E Y

## OWN THE SPRAWLING ACRES OF COMFORT AND RELAXATION

Sprawled across 9.0625 acres of lush greenery, Spring Valley is a premium township surrounded by breathtaking landscapes and mesmerizing flora and fauna. The convenient location ensures you are near enough to the city to maintain connectivity but far enough to stay away from all the chaos and stress.

Combining luxury and tranquility, Spring Valley offers exclusive amenities, while making certain that you have a peaceful and relaxing home awaiting.

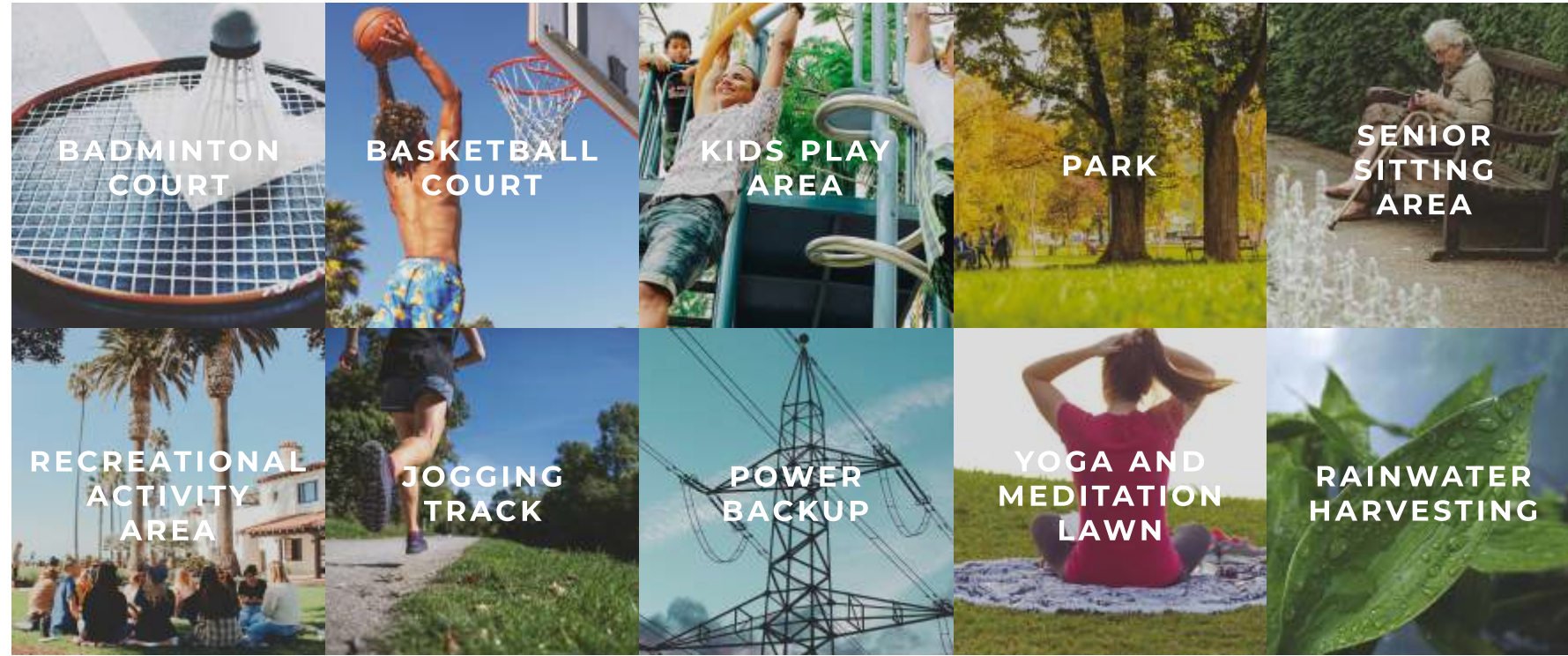
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## AMENITIES OFFERED



## SOHNA ROAD CONNECTIVITY

Sohna Road is the new real estate hotspot, thanks to its connectivity to all the major cities in Delhi NCR. Located 45 minutes from the airport, 40 minutes from the railway station, and 15 minutes from Rajeev Chowk, Sohna Road gives you a great opportunity to invest in real estate.

Huda City Center and Sikandarpur being the nearest metro stations, this spot has a number of schools, hospitals, grocery stores, restaurants, and banks in the near vicinity.

## LIVABILITY INDEX



### ACCESSIBILITY

Possessing a planned geographical location, south of Gurugram is easily reachable from all the major cities in Delhi NCR, like South Delhi, Faridabad, and Noida. Further, the location is in close proximity to offices and entertainment hubs.



### PREMIUM FACILITIES

Spring Valley aims to combine natural surrounding with modern lifestyle to provide you with premium amenities like recreational club, meditation lawn, badminton court, and so much more, all within the site.



### HEALTHCARE AND SCHOOLING

Quality education and healthcare is a necessity. Spring Valley is in close vicinity of more than 15 well-know educational institutions and 21 reputed hospitals.



### DEVELOPMENT

Sohna is considered to be the ideal location for real estate investment in Gurugram as it is expected to see rapid development in the next few years. With the large number of current and upcoming residential projects, Sohna promises a good quality of life and value appreciation.



### CONNECTIVITY

Spring Valley is located on main Sohna Road which has been recently granted a National Highway status. It is now NH248A. Gurgaon Railway Station: 40 minutes | IGI Airport: 45 minutes IMT Sohna: 12 minutes | Cyber City: 35 minutes | Sohna Road Office Hub: 10 minutes



### HEALTHY ENVIRONMENT

The township is full of flora and fauna, to provide a cleaner and fresher environment. With facilities like recycling of sewage water and rainwater harvesting, Spring Valley aims to contribute to sustainable development.



### OPTIMUM USE OF SPACE

Spring Valley aims to use it's space in the best way possible by incorporating expansive and open gardens, water bodies, parks, playgrounds and more. Here, you don't just move into a home, you move into an experience.

## LOCATION MAP



## LOCATION ADVANTAGE

### EDUCATIONAL INSTITUTIONS

Ryan International School  
 DPS Maruti Kunj  
 KIIT College of Engineering  
 JK Business School  
 KR Mangalam University  
 GD Goenka World School  
 Pathways World School

### LUXURY HOTELS

Hilton Garden Inn  
 Gateway Resort by Taj  
 Westin Resort  
 Country Inn  
 Lemon Tree

### HEALTHCARE

Max Hospital  
 Fortis Hospital  
 Artemis Hospital  
 Park Hospital  
 Medicity  
 Sanjeevani Hospital  
 Kabiliji Hospital

### RETAIL ZONES

Big Bazaar  
 Shopper's Stop  
 Aditya Birla More  
 Ascendas OneHub  
 Reach Airia Retail Mall  
 Omaxe Wedding Mall  
 Raheja Mall  
 Pyramid Square

## PREVIOUS PROJECTS



URBAN HOMES  
SECTOR 70A



URBAN HOMES -II  
SECTOR 86



URBAN-67A  
SECTOR 67A



FUSION HOMES  
SECTOR-70A



PYRAMID ELITE  
SECTOR-86



PYRAMID HEIGHTS  
SEC-85

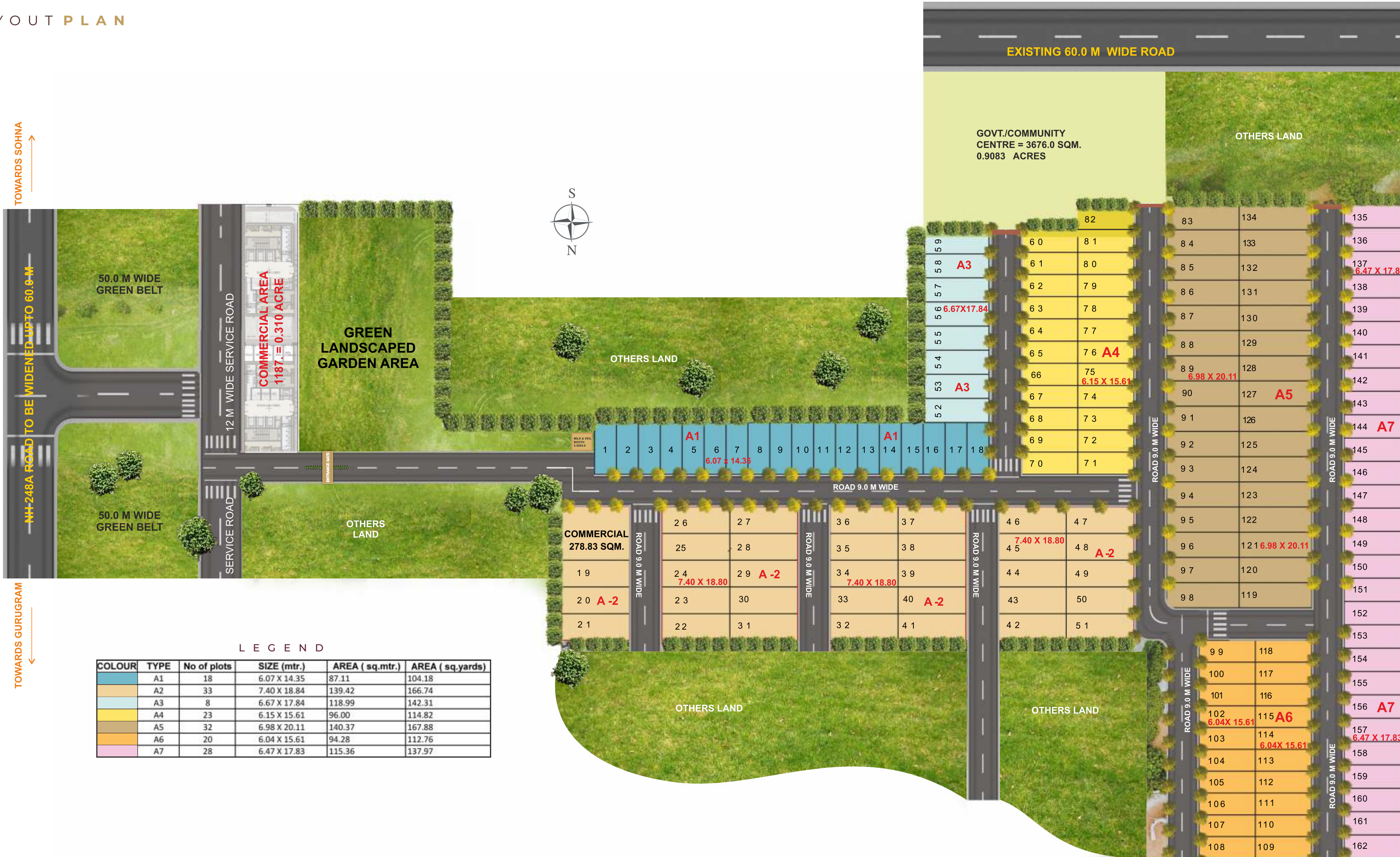


PYRAMID PRIDE  
SECTOR 76

TOWARDS SOHNA

NH-248A ROAD TO BE WIDENED UPTO 60.0 M

TOWARDS GURUGRAM



LEGEND

COLOUR	TYPE	No of plots	SIZE (mtr.)	AREA ( sq.mtr.)	AREA ( sq.yards)
Blue	A1	18	6.07 X 14.35	87.11	104.18
Orange	A2	33	7.40 X 18.84	139.42	166.74
Light Blue	A3	8	6.67 X 17.84	118.99	142.31
Yellow	A4	23	6.15 X 15.61	96.00	114.82
Light Green	A5	32	6.98 X 20.11	140.37	167.88
Light Orange	A6	20	6.04 X 15.61	94.28	112.76
Pink	A7	28	6.47 X 17.83	115.36	137.97

EXISTING 60.0 M WIDE ROAD

GOVT./COMMUNITY CENTRE = 3676.0 SQM. 0.9083 ACRES

OTHERS LAND



AMENITIES

- Entrance gate complex
- Pathway along road
- Classical themed garden
- Pathway along green
- Half basketball court
- Outdoor sitting with decorative urns
- Garden entry through trellis
- Decorative stone spouts
- Badminton court
- Yoga meditation lawn