



*Welcome to an
Extraordinary Lifestyle*



SUN VILLAS

LUXURY *Residences*





About Chaudhry Groups

Chaudhry Groups is a well known and well respected name in the Ghaziabad business community since the past 50 years. The group has a diversified range of interest in various businesses. The group has interests in Real estate, Manufacturing, Cinema and Education. Headed by Mr Niraj Chaudhry, the group has grown tremendously and is expanding into new opportunities.

Amrit Steel Compound Amrit Steel Compound is the largest ever subdivision undertaken in a UPSIDC plot comprising of 450 plots, the compound is fully sold and occupied.(Situating opposite Bulandshahr Road Industrial Area)

NCR Industrial Estate Chaudhry Groups has also recently developed a freehold industrial park comprising of 42 plots. This project was recently fully sold.(Situating near Prakash Industrial Estate, Main GT Road, near Durga Industrial Park)

Krishna Enclave Chaudhry groups has also developed the only residential plotted colony in Raj Nagar extension comprising of residential and commercial plots. The project is fully sold and was a resounding success
(Situating near MGI Gharaunda, Raj nagar Extension)

SunVillas Sunvillas is an Upcoming Residential Villas and commercial project in Raj Nagar Extension, Ghaziabad comprising of 110 Villas and 34 commercial shops. Development of this project is fast underway and bookings are open.
(Situating opposite Ajnara Fragrance, Raj Nagar Extension)





Thoughts that sparked a new creation.

At Sun Villas, right from choosing the location to building and designing the layouts, everything has been about you. We have taken care that we deliver our promise of trust and honesty. Our journey began with a detailed survey of the changing needs and aspirations of a modern and pragmatic would-be home owners which eventually became our yardstick by which we measured up to your expectations. The right insights followed up with the conception of a detailed township offering well planned infrastructure equipped with amenities catering to your needs. The upcoming location where Sun Villas is situated was chosen for its evocative features such as majestic tree lines that dominate the landscape, surrounded by green expanse of land contours which add that much needed tinge of freshness.

Located on the Delhi Meerut Road Highway Sun Villas has an advantage of being few minutes away from World class Hospitals & 20 minutes away from Delhi.

We inspired to build homes that had your uninhibited dreams as their foundation. Unique designs, an array of amenities and more such features helped us achieve this goal.





Other villas are designed Around plans. Ours are around trees

The Sun Villas at Raj Nagar Extn. have been created to respect the earth and the environment.

Designed around trees and gardens, they flow smoothly into airy spaces that draw in light.





Sun Villas

A community development as unique as you are.

We understand your need of a home that evolves with you. Keeping in mind the needs of a modern day, well traveled and internationally groomed persona, the architecture was kept contemporary with a clean design. The landscaping has been done tastefully outlined with manicured lawns, rows of green trees and flower beds which complement nature's own contours of land, bringing out a feel of authenticity in sync with Nature.

Blended carefully with nature's contours of land, these features bring about a feel of authenticity and a harmony with the Nature. A complete experience of a home that reflects your own personality.


- 5.5 acres integrated gated community
- Commercial Plaza
- 110 Villas
- 2,80000 Sq.ft for recreational activities
- Landscaped parks and open spaces
- Tree lined wide road with street lights
- Rain water harvesting
- 24-60 ft. wide internal road
- Entrance from 80 ft. road



Amenities that satisfy your active lifestyle.

Life is to be lived in smallest moments. Time spent in entertainment zone threads together such precious memories with loved ones that are to be cherished for the lifetime. Imbibe the sense of community in Sun Villa's Social Zone designed especially for meeting your neighbors and enjoying the pleasure of their company. It features a main clubhouse, pool and a multi-purpose open area.



A young girl with her eyes closed rests her head on a woman's shoulder. Both are wearing denim overalls. They are in a field of white flowers, possibly cherry blossoms, with a soft, warm light filtering through the scene.

An elevated experience in a lifestyle that spans unparalleled advantages; with uber sense of design finesse, the luxe factor throughout Sun Villas is unseen anywhere else.



WHEN FITNESS IS ON YOUR MIND



WHEN PEACE IS ON YOUR MIND



SPECIAL OCCASION DESERVE SPECIAL SETTINGS



PLAY AREA FOR KIDS



Ground Floor



First Floor



Regal

Super Area : 2450 sq.ft.

Second Floor



Terrace



Regal

Super Area : 2450 sq.ft.

Ground Floor



First Floor



Prestige

Super Area : 2650 sq.ft.

Second Floor



Terrace



Prestige

Super Area : 2650 sq.ft.

Ground Floor



First Floor



Majestic
 Super Area : 2850 sq.ft.

Second Floor



Terrace



Majestic

Super Area : 2850 sq.ft.



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LOCATION ADVANTAGES



Hospitals

Apex Hospital - 2 KM
Yashoda Super Specialty Hospital - 3 KM
Vardhman Hospital - 1.5 KM
Shivam Hospital - 4 KM
Gargi Hospital - 5 KM
Sarvodaya Hospital - 6 KM



Colleges

Raj Kumar Goel Institute Of Technology - 1.7 KM
KIET Group of Institutions - 11.3 KM
SRM University - 19.2 KM
Inderprastha Engineering College - 14 KM
I.T.S College Mohan Nagar Ghaziabad - 9.4 KM



Schools

DPS, Ghaziabad - 4.1 KM
GD Goenka Public School - 2.6 KM
Narayana E Techno School - 3.3 KM
Presidium School - 3.4 KM
Parevartan School - 3.7 KM



Transport Facilities

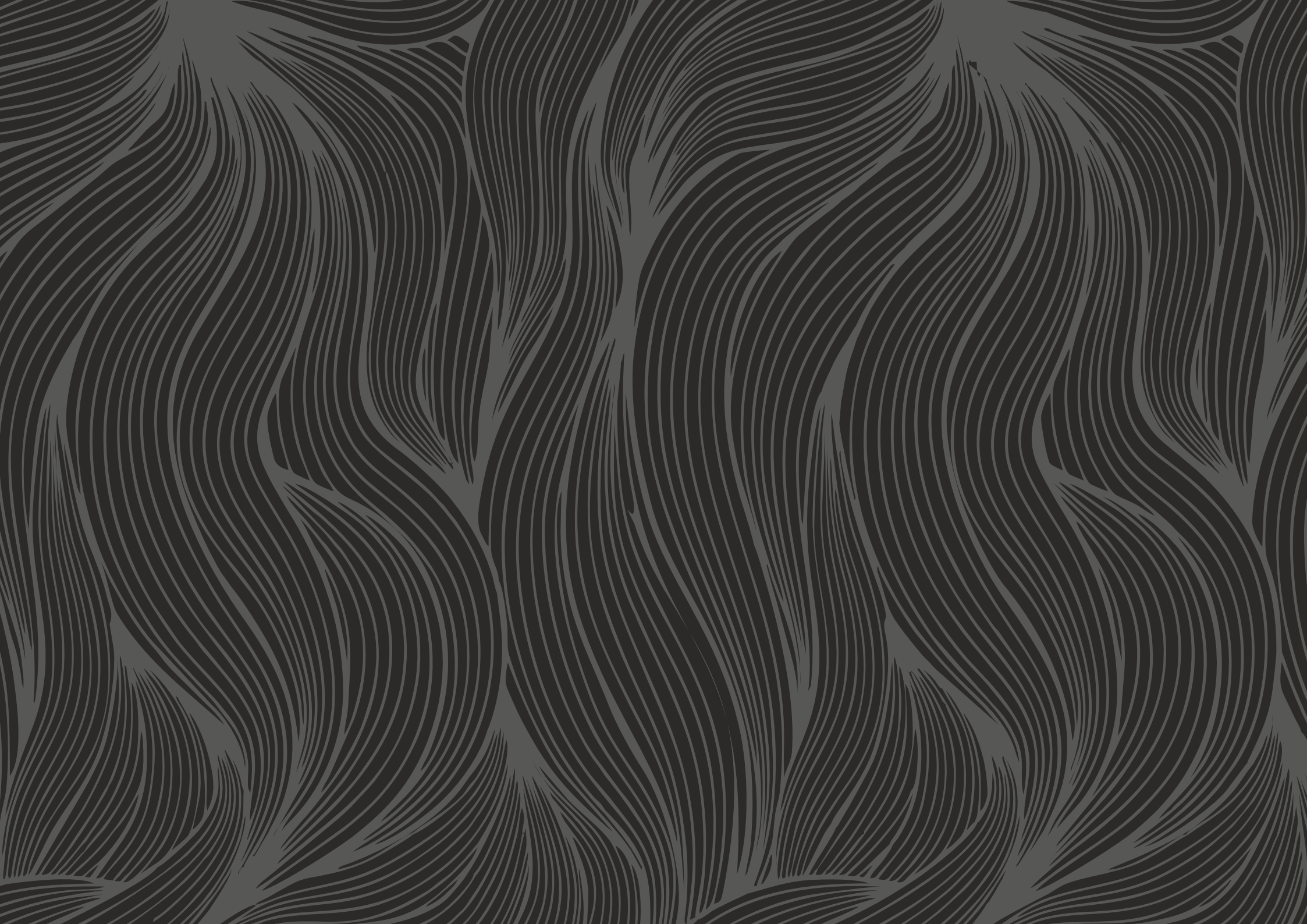
Old Bus Stand, Ghaziabad - 7.7 KM
Old Railway Station, Ghaziabad - 13.1 KM
Vaishali Metro Station - 14.6 KM
New Bus Stand Metro Station - 9 KM
Hindon Metro Station - 7.4 KM
Elevated Road, Gazipur (UP Gate) - 20 KM
Hindon Airport - 14 KM
IGI Airport - 43 KM



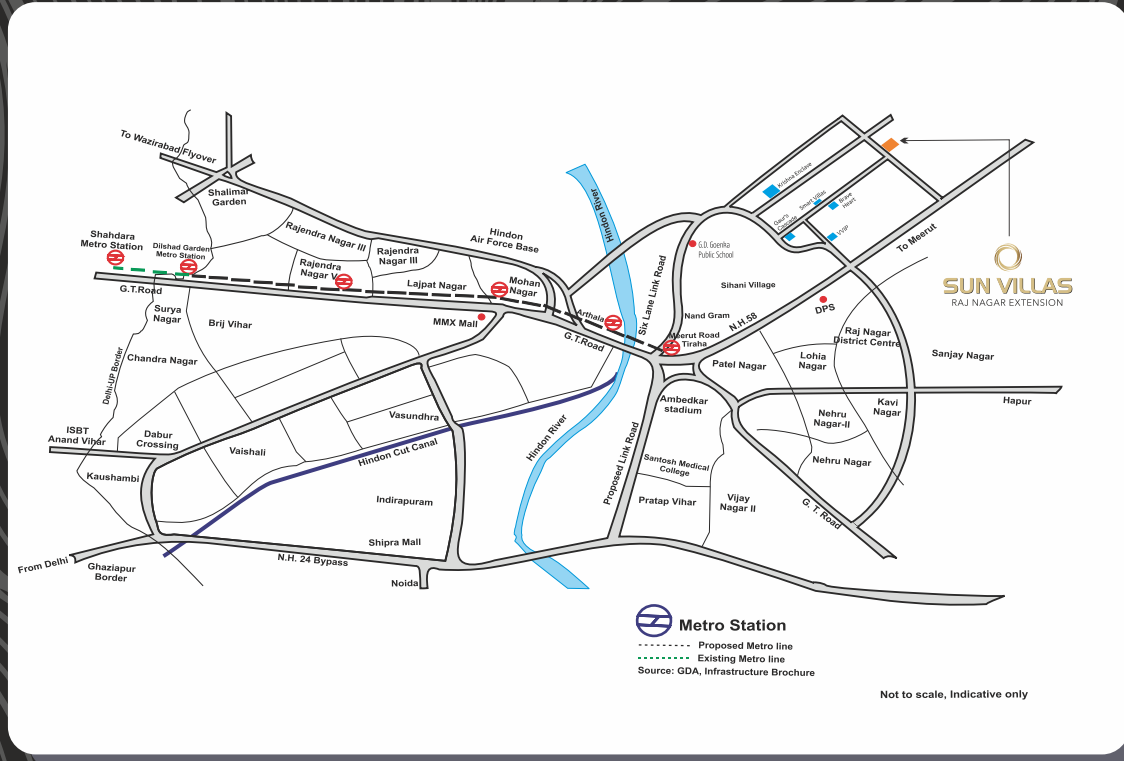
Nearby Places

RDC, Raj Nagar - 6 KM
Kavi Nagar - 6.5 KM
Murad Nagar - 12 KM
Modi Nagar - 21.5 KM
Meerut - 58 KM
Mohan Nagar - 10 KM
Anand Vihar - 18 KM
Proposed BCCI International Cricket Stadium - 5 KM
Proposed Rapid Rail (NCRTC) - 2 KM

Across Hindon, Proximity to Delhi
Easy access by signal free elevated road from UP Gate
Easy approach to Eastern Peripheral Expressways
Near Metro Station and proposed high speed RRTS Train Station
Schools, Colleges, Malls within easy reach
43 km from IGI Airport and 14km from Hindon Airport



LOCATION PLAN



HIMGIRI HOTELS PRIVATE LIMITED

Site Office: Khasra no. 1280, 1281, Opposite Ajnara Fragrance,
Raj Nagar Extension, Ghaziabad (U.P.) 201017

Contact : 9891313838

Head Office: 11/209, Raj Nagar, Ghaziabad(U.P.) 201002

Email : sunvillasgz@gmail.com

www.cgsunvillas.com

UP RERA NO.: UPRERAPRJ949107

This brochure is purely conceptual, not a legal document of offer. All floor plans, site layout plans, specifications and features are conceptual and indicative, and are subjected to revision at the discretion of the company/architects or any other competent authority. 1 Sq. mtr.= 10.764 Sq. Ft