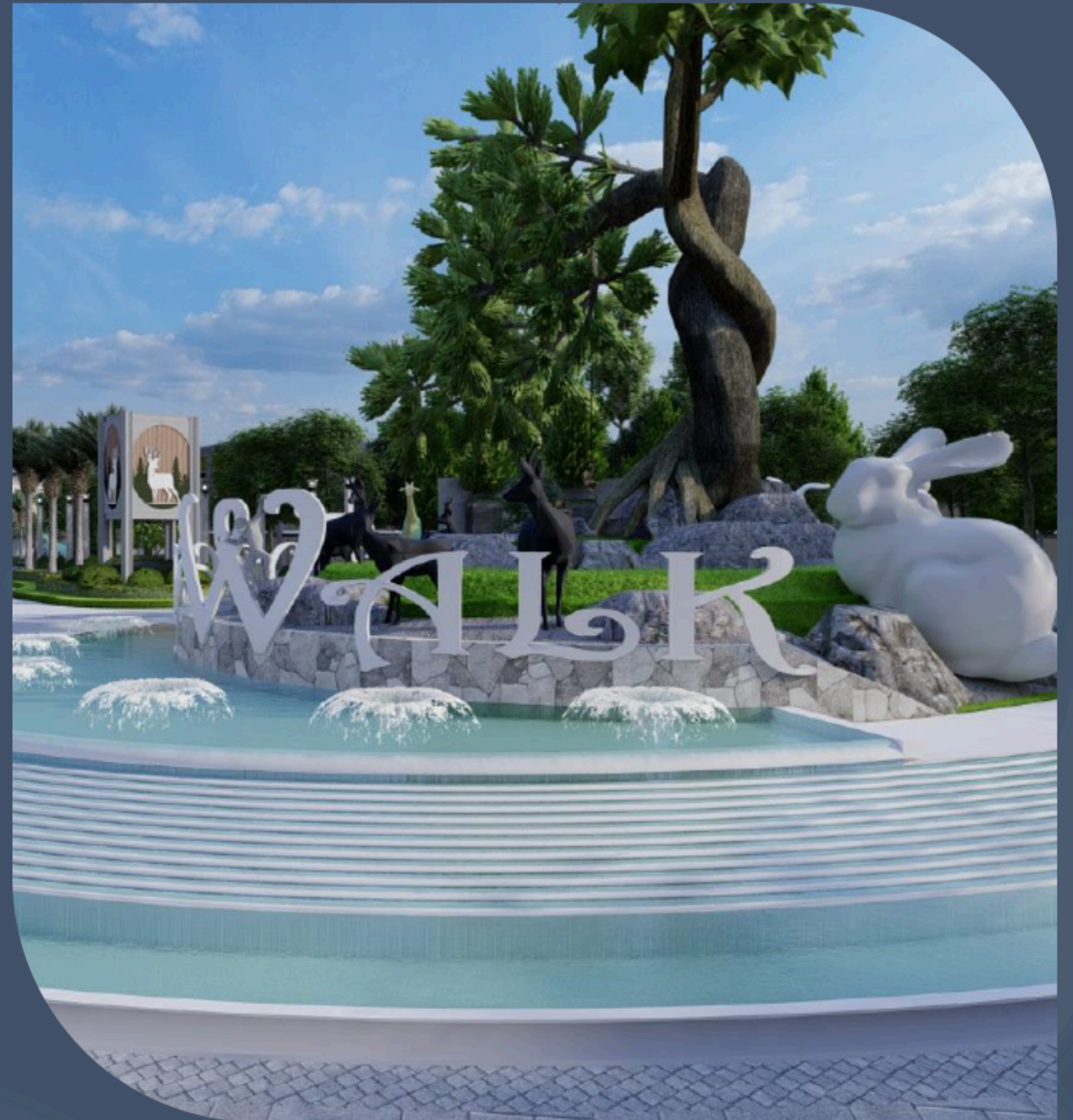


Welcome to DASNA FORESTWALK – Ghaziabad's Green Landmark

Imagine a place where every breath brings calm, every step takes you closer to nature, and every investment grows in value. A nature-immersed township crafted for serenity and growth.

Horizonplex Ventures Private Limited



Introduction to Forest Walk Villas

01 Strategic Location:

Situated near NH-24/NH-9, providing seamless connectivity to Delhi, Noida, and Greater Noida.

02 Proximity to Airports:

- Upcoming Noida International Airport (Jewar): Approximately 60 km via the Delhi-Meerut Expressway and Yamuna Expressway.
 - Indira Gandhi International Airport (IGI): Approximately 45 km via NH-24.
-

03 Educational Institutions Nearby:

Schools:

- o GD Goenka Public School
- o Delhi Public School (DPS) Indirapuram
- o Amity International School
- o GD Goenka Public School and more...

Colleges:

- o Jaipuria Institute of Management
 - o Institute of Management Technology
 - o IMS Ghaziabad
-

04 Healthcare Facilities:

- Fortis Hospital Noida
- Max Super Speciality Hospital Vaishali
- Yashoda Hospital Ghaziabad.



Why Choose Forest Walk Villas?

Comparative Advantage Over Wave City

Forest Walk Villas

- **Exclusive Villa Community:** Low-density development focusing on privacy and personalized spaces.
- **Nature Integration:** Emphasis on green spaces, with tree-lined avenues and landscaped gardens.
- **Premium Specifications:** High-end finishes, VRV air conditioning, and Italian marble flooring as standard.
- **Customization:** Options available for interior customization to suit individual preferences.

Wave City

- **Mixed-Use Development:** Combination of high-rise apartments, commercial spaces, and villas.
- **Higher Density:** More residents per acre, leading to a bustling environment.
- **Standard Specifications:** Basic fittings with limited customization options.



Villa Specifications & Amenities

Crafted for Comfort and Elegance

Air Conditioning:

VRV systems installed in all bedrooms and the drawing-dining area for optimal climate control.

Flooring:

- Ground floor entrance and drawing-dining area will feature elegant, high-grade Italian marble flooring.
- Master Bedroom: Elegant wooden flooring.

Kitchen

Fully loaded modular kitchen equipped with modern appliances and fittings.

Wardrobes

Built-in wardrobes in all bedrooms, offering ample storage space.

Water Purification:

Centralized RO system ensuring clean and safe drinking water throughout the villa.

Elevator Provision

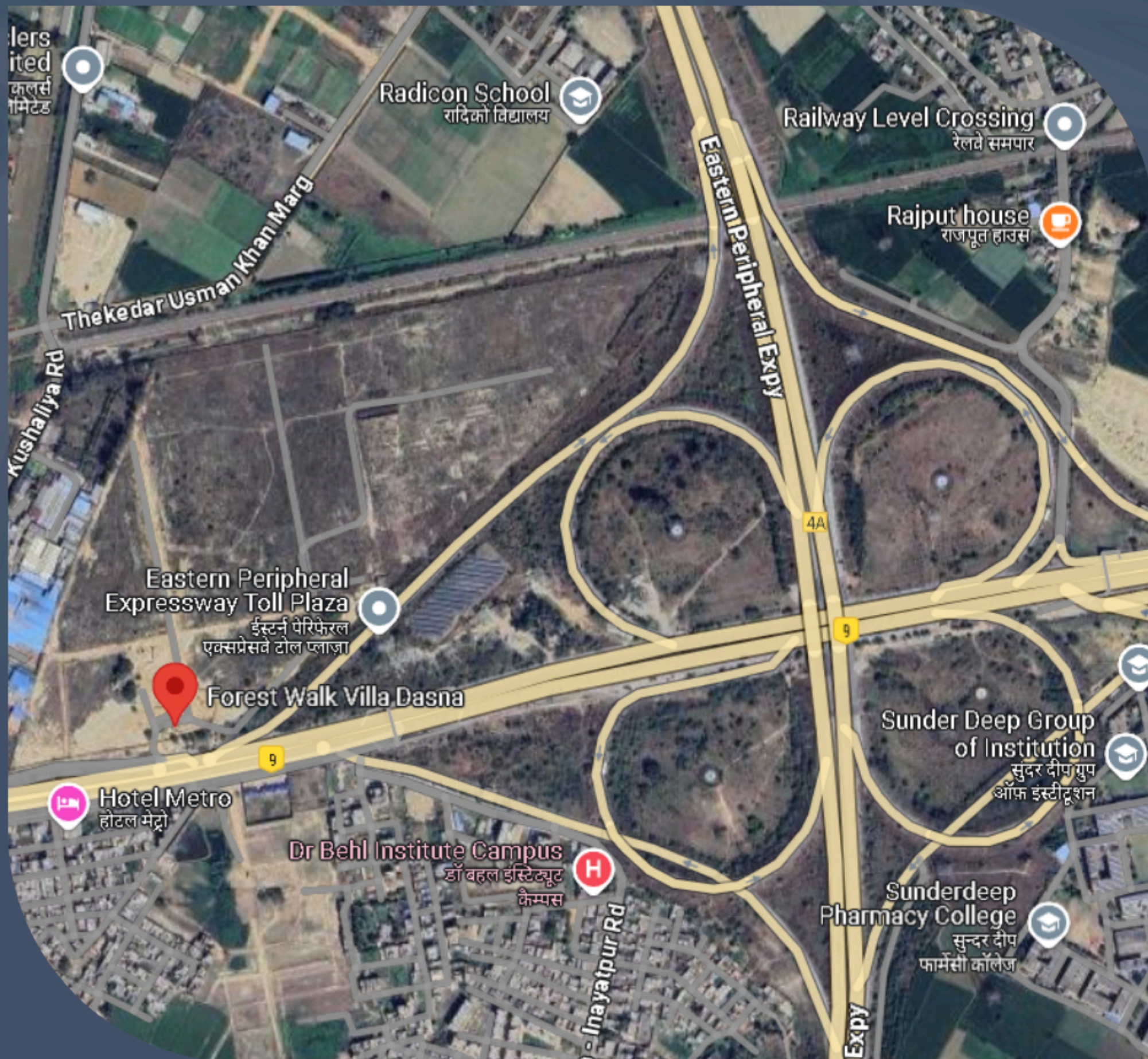
Space allocated for the installation of a personal lift within the villa.

Lighting & Fans

Basic lighting fixtures and ceiling fans provided in all rooms.

Outdoor Features

Private terrace garden with provisions for a barbecue setup, perfect for leisure and entertainment.



Investment Potential & Connectivity

A Wise Investment for a Promising Future

Investing in Forest Walk Villas is not just about owning a home; it's about securing a valuable asset in a rapidly developing region.

01 Connectivity:

- Road Networks: Easy access to NH-24/NH-9, Delhi-Meerut Expressway, and Eastern Peripheral Expressway.
- Public Transport: Proximity to upcoming metro stations and existing bus routes ensures seamless travel.

02 Appreciation Potential:

The Ghaziabad region has experienced an 8-12% annual increase in property values, driven by metro development, highway expansion, and proximity to key NCR hubs and is expected to go higher.

03 Rental Yield:

Luxury villas in well-connected zones of Ghaziabad offer rental yields between 3.5%-5.2%, exceeding NCR averages due to gated security, modern amenities and metro access.



Walk Into the Future

Forest Walk Villas presents an exceptional opportunity for both homeowners seeking a tranquil lifestyle and investors aiming for substantial returns. With its strategic location, premium features, and emphasis on nature, it stands as a testament to refined living in Ghaziabad.

Location

MGPF+7H7, Mayur Vihar Dasna, Dasna, Ghaziabad, Uttar Pradesh