

HOMFIX'S
BROOKSIDE
VALLEY
RAJ NAGAR EXTN. GHAZIABAD

Creating Better Space Everyday

A project by

HOMFIX
CREATING BETTER SPACE EVERYDAY..

"Real estate is an imperishable asset, ever increasing in value. It is the most solid security that human ingenuity has devised."
- **Russell Sage**

Brookside Valley is an exciting new neighbourhood of innovative modern row houses with pleasant greened shared spaces between the houses. The use of MIVAN echoes a homely aesthetic.

It's your opportunity to be a part of this ambitious and unique community of Raj Nagar Extn. in Ghaziabad and write your own chapter.

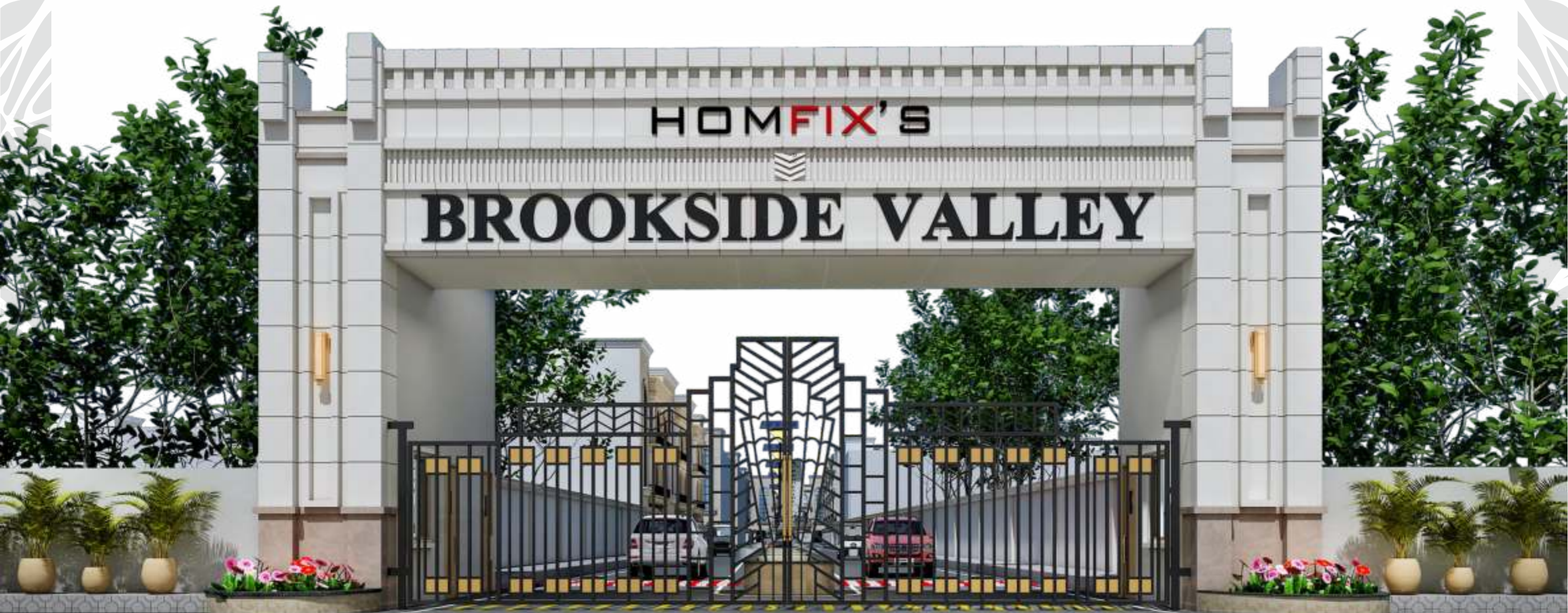


A THRIVING AND

uplifting growing lifestyle

Connected with **Delhi - Meerut Rapid Metro Route**. It brings sustainable living to beautifully crafted homes, and a welcoming, exclusive lifestyle to all members of the community. Raj Nagar Extn. is already developed and flourished with green spaces and comfortable living ecosystem. It's a unique and stunning new place to call home.

Notable buildings in the town and nearby amenities, located in 600 meters from the **Rapid Metro Station**. Pedestrian Crossings with full fledged AI Cameras.





A PLACE TO CUSTOMIZE

your dream home

The layout of the land with rich greenery all around and its proximity to scenic views and natural habitats has inspired Brookside Valley. Hence the project has been conceptualized and designed for the people who wish to dwell in complete harmony with a sympathetically planned neighbourhood.



The design of each house is conceived as a highly adaptable dwelling that allows rooms to be reconfigured or extended to suit the whole life cycle of the occupants; the evolving family. From the first-time buyer, right through to retirees, Brookside Valley is designed for all stages of life and offers a secure, healthy environment to everyone. The house can be split into two to three flats allowing to sub-let in future.

Brookside Valley will be using efficient construction methods such as **MIVAN** structure and simple components such as brick cladding and projecting balconies.



A wide range of character homes, typologies, enjoyment of daylight, and adaptable spaces make your dream of living a life filled with comfort & luxury a reality with Brookside Valley.



MODERN DESIGN WITH

a sense of history

Conscious efforts have been taken in offering well-designed living spaces for the comfort of residents. Carefully planned to ensure the enjoyment of daylight and efficient ventilation, so that every home can be enjoyed.

Brookside Valley reflects Indian heritage in many ways through the use of traditional materials such as brick and familiar architectural features such as light wells, courtyards, patterned floors, and projecting balconies a re interpretation of the Indian Jharokha. Careful consideration has been given to the area's green open landscapes and nature-filled countryside heritage at each turn, by creating a relaxed morphology with less than imposing housing and strong vistas creating a lasting neighbourhood and strong connection to the green surroundings.

Kerbs and steps are avoided to make all homes wheelchair accessible and landscaped pathways are designed between the houses to create 'green corridors' from the front to the back of the site. These quality shared spaces mean the street scape is inhabited, which helps to create a sense of place and community.

Brookside Valley offers a diverse and evolved mix of house typologies, ranging from villas and townhouses to mews and row houses, which have been carefully designed as a contemporary revival, and renewal of the much loved centuries-old Indian village.





FIVE STAR

Facilities

Discover Luxury Living
at Brookside Valley with
a five star facilities at
your fingertips.



ON STREET CHARGING POINTS

Our on-street charging infrastructure provides convenient and accessible charging solutions for EV owners, ensuring they can power up their vehicles while going about their daily routines.

Note : This photo is only reference purpose.



ELECTRICAL CAR PARKING

We have got you a smart villa with a parking zone to charge your electric vehicle. So, if you are doubtful of the existence of. One-size-fits-all facility then your expectation will get it all maxed out at Brookside Valley.

Note : This photo is only reference purpose.



OUTDOOR GYM

The gym is designed to provide space for individuals to exercise and train in natural environment improving sustainability.

They offer a unique and refreshing way to get fit while enjoying the fresh air and natural scenery.

Note : This photo is only reference purpose.



PEDESTRIAN WALKING

Brookside Valley ensures the safety of pedestrians safety, it is integral for us to create pedestrian-friendly environment that prioritize the safety of pedestrians. Pedestrian walk ways are accessible, well-maintained, and well-lighted with solar power.

Note : This photo is only reference purpose.



SOLAR LIGHT

Join us in embracing the power of solar energy and be a part of our journey towards a brighter, greener, and more sustainable future at Brookside Valley.

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INNOVATIVE DUSTBIN
Brookside Valley promotes innovative dustbins in society after regular intervals, we encourage people to dispose waste more responsibly and promote a greener environment. Additionally, these dustbins helps reduce littering and promote recycling, composting, and waste reduction. Encouraging a more sustainable environment for residence.

Note : This photo is only reference purpose.



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CALL FOR ACTION
Brookside Valley, provide emergency help line, to all it residents for assistance in case of domestic emergencies, accidents or medical emergencies. These help lines are operated by trained professionals who provide immediate assistance or dispatch emergency services as needed. It's at service 24/7



Note : This photo is only reference purpose.

ROAD CLEANING MACHINE
Regular road cleaning machines in society helps in maintaining clean and safe pedestrian environments to promotes healthy and sustainable living at Brookside Valley. Removal of debris, litter, and other hazards from pedestrian areas regularly, improves the overall hygiene and safety of the society.



Note : This photo is only reference purpose.



PASSIVE

sustainable house

Each house at Brookside Valley is created for connoisseur. Sustainable Passive Villa is designed to minimize its environmental impact while promoting a healthier lifestyle with seamless convenience. At Brookside Valley, we reconnect with and appreciate the natural world.



Note : This photo is only reference purpose.



NATURAL VENTILATION

The villas are carefully designed to maximize natural ventilation, a cross ventilation through intentional space planning reduced the need for air conditioning and promotes a healthier indoor environment.

Note : This photo is only reference purpose.



specifications

A better and life awaits you at Brookside Valley, a brand-new community of villas situated at the cutting edge of modern design.

- Project Designed by CK Design, London



ENERGY EFFICIENCY

The villas are designed to minimize its energy consumption by incorporating features such as insulation, high-efficiency windows, and solar panels.

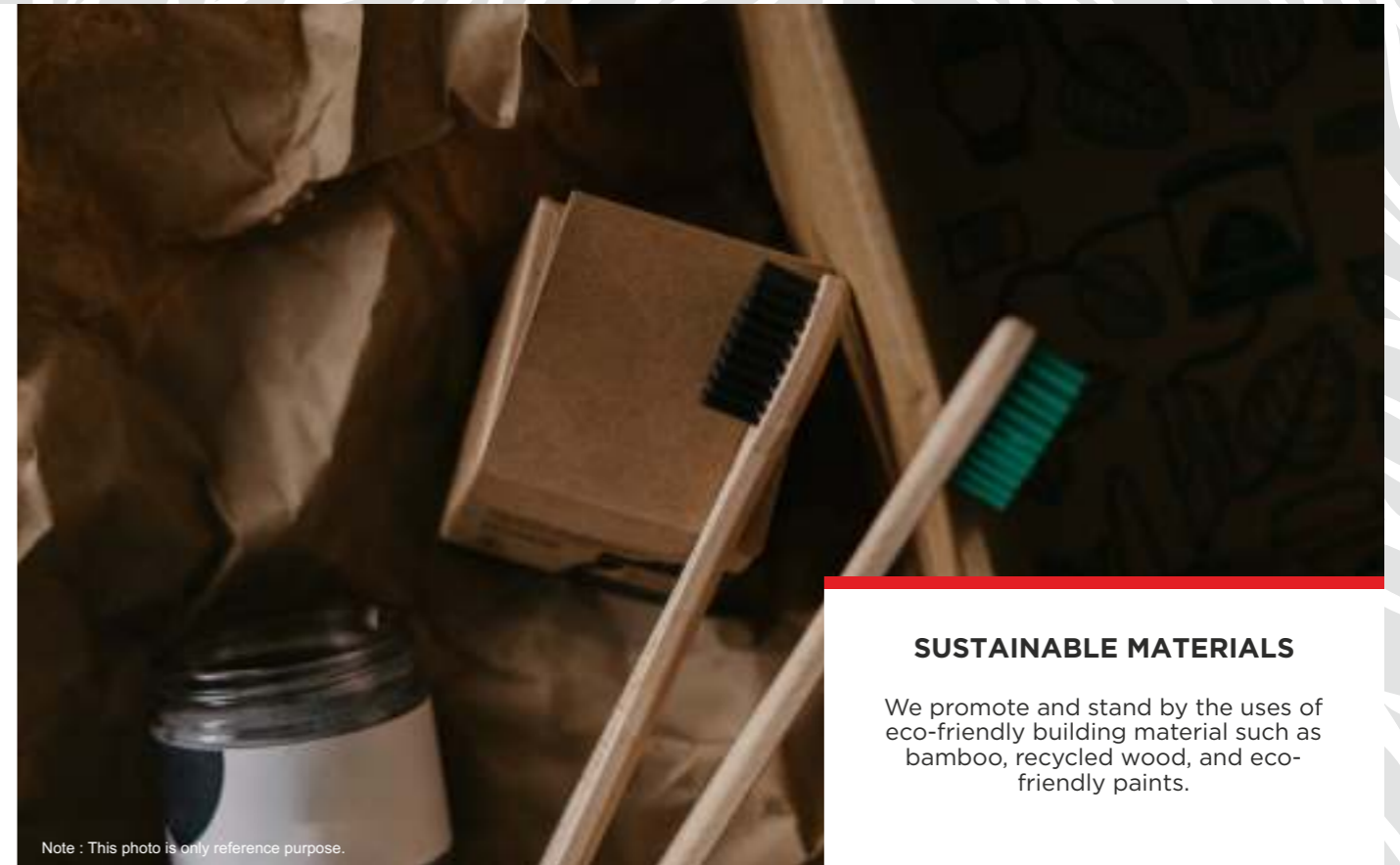
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WATER EFFICIENCY

The villas are designed to minimize its water consumption by incorporating features such as low-flow fixtures, rainwater harvesting and grey-water systems in society and at home as per user preferences.

Note : This photo is only reference purpose.



SUSTAINABLE MATERIALS

We promote and stand by the uses of eco-friendly building material such as bamboo, recycled wood, and eco-friendly paints.

Note : This photo is only reference purpose.



GREEN SPACES

Each villa incorporates a tranquil expanse of greenery beyond, such as gardens and rooftop greenery to promote aesthetic appeal and bio-diversity to provide a relaxing indoor-outdoor environment.

Note : This photo is only reference purpose.



SMART DESIGN TO PROTECT

the environment

AT BROOKSIDE VALLEY, SUSTAINABILITY IS NOT JUST AN ADD-ON. IT IS ONE OF THE ESSENTIAL PRINCIPLES ON WHICH THESE HOMES ARE BUILT.

Homes are designed to be energy efficient with eco-friendly features, which not only benefit the environment but also make them more comfortable for you to live in and cheaper to run. At Brookside valley homes, you can enjoy a beautifully designed modern home that is environmentally responsible, without compromising on comfort or style. Ensclosed within these fragrant gardens are residences designed to offer a living experience with the ideal balance.

LOW SOLAR GAIN GLAZING

Whilst lovely to have, large windows can make rooms hot. The glazing used in many of the windows at Brookside Valley helps to eradicate solar gain so the rooms don't get too hot in the summer.

ROOFLIGHT*

Rooflights installed in the roofs provide an extra source of daylight all year round, as well as a simple way of letting warm air escape during the height of summer. *Only on selected properties

EXTRA-LARGE WINDOWS

The large windows used throughout Brookside Valley let in plenty of natural light, reducing the need of switching the lights on. Aluminium composite windows are also highly durable and low maintenance.

SMART METERS

Smart meters are provided so you can keep an eye on your electrical consumption.

TOUGHENED GLAZING

Toughened glazing provides better insulation, noise reduction, security, condensation control, and UV protection compared to single glazing. These benefits contribute to improved energy efficiency, comfort, and well-being in your house.

ECO APPLIANCES

Energy efficient kitchen appliances, aerated showerheads and taps help keep electricity and water consumption low.

DOMESTIC RECYCLING

Kitchens have an integrated bin which are separated into sections for domestic recycling. Composting bins will also be provided to some houses.

CYCLE STORAGE

All homes have a secure parking place for bikes - one for every person.



AIRTIGHTNESS

All joining elements of the buildings are virtually sealed, and common air leakage problems, like letterboxes, have been solved through design. On most new build developments of more than 40 homes, only 5% of the properties would be tested for airtightness - at Knights Park, every home will be thoroughly tested.



WARM AND DRAUGHT-FREE

High levels of insulation and triple glazing keep homes warm and the heating turned down.



GREEN AND BROWN ROOFS

Benefit the local ecology and help to prevent flooding.



MECHANICAL VENTILATION HEAT RECOVERY (MVHR)

The MVHR ensures a constant flow of clean, fresh filtered air. It removes stale air from kitchens and bathrooms and uses the warmth from this to heat the fresh air supplied to bedrooms and living spaces



LOW ENERGY/LED LIGHTING

Because of the large windows in each property, the homes benefit from plenty of natural light, but as another simple way to reduce energy consumption, low energy lighting has been fitted throughout.



SOLAR PV PANELS

Create renewable energy for the homes.

18 METER WIDE ROAD



SITE LAYOUT PLAN






 RAJ NAGAR EXTN. GHAZIABAD

near by

Brookside Valley has some of Ghaziabad best Connectivity, Metro and Hotels as well as world-class School and Colleges/Institutions all within walking distance.

RAILWAY

- Duhai Station
- Guldhar Station
- New Ghaziabad Station
- Muradnagar Station
- Ghaziabad Junction

RAPID METRO STATION

- Duhai Rapid Metro
- Guldhar Rapid Metro
- Ghaziabad Rapid Metro
- Muradnagar Rapid Metro
- Muradnagar South Rapid Metro
- Muradnagar North Rapid Metro

SCHOOL / INSTITUTE

- Milestone Institute of Professional Studies
- Reliable Institute of LAW
- Sanfort International School
- Columbia Convent School
- St. Xavier's World School
- Trident Group of Institutions
- IMR College
- ITERC College of Management
- Amogha Institute of Professional Education
- St. Lawrence Green Field Convent School
- Radha Govind ITI

HOTELS

- Hotel The Skyland
- Hotel Drizzling Land
- VVIP Suits
- Hotel Rest IN
- The Hotel Nest
- The Tarang
- Fortune District Centre
- The Hotel Bird Nest

"Design is a business of trust. It is about how we feel when we walk into a room
and how we remember it when we leave."
- **Alexa Hampton**



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VALLEY

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