

**HOMFIX**  
CREATING BETTER SPACE EVERYDAY.

A project by

Creating Better Space Everyday



**BROOKSIDE**  
**VALLEY**

RAJNAGAR EXTN. GHAZIABAD

**"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.

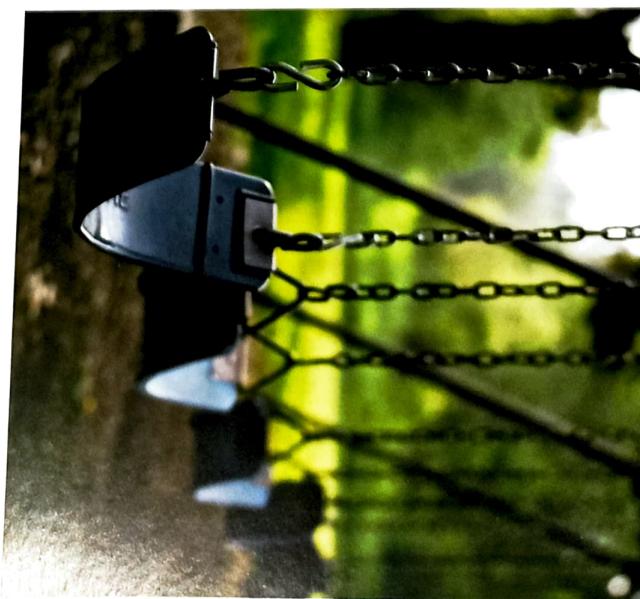




## A PLACE TO CUSTOMIZE

*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 symbiotic relationship with the environment and the 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

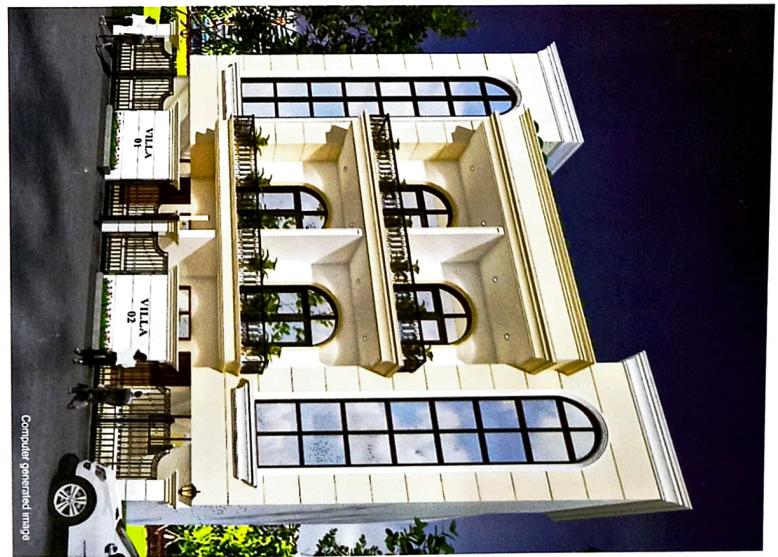
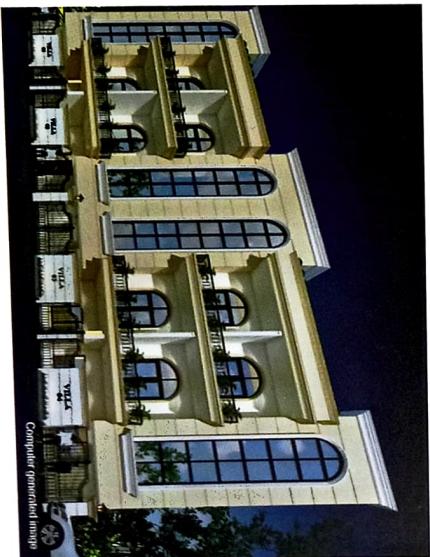
*a sense of history*

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 is a sunroom.

Brookside Valley reflects Indian heritage in its design, using a mix of traditional materials such as brick and familiar elements such as light wells, courtyards, patterned floors, and a sense of symmetry, re-interpretation of the Indian Jharokha. Careful consideration is given to the area's green open landscapes and nature-filled surroundings, adding at each turn, by creating a relaxed morphology with less strict edges, to the 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

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

*Facilities*



OUTDOOR GYM



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.

#### SOLAR LIGHT



Brookside Valley ensures the safety of pedestrians. 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-lit with solar power.



### 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.



### ROAD CLEANING MACHINE

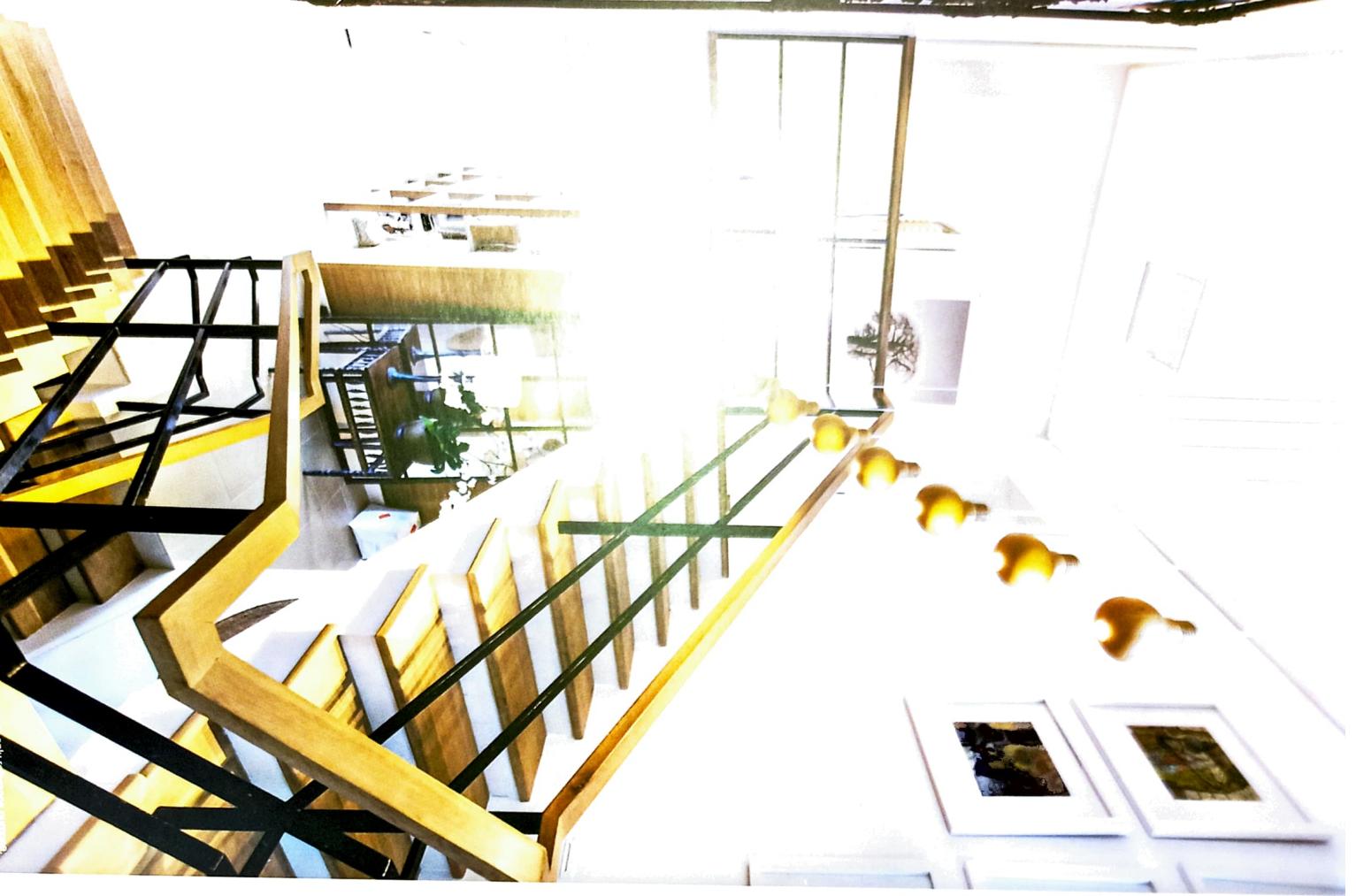
Regular road cleaning machines in society helps in maintaining clean and safe pedestrian environments to promote healthy and sustainable living at Brookside Valley.



### CALL FOR ACTION

Brookside Valley, provide emergency help line, to all its 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.



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.

*sustainable house*

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HOME FIX'S



## 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.



## ENERGY EFFICIENCY

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

Note: This photo is only reference purpose.

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**

## *specifications*

**HIF**  
HOME FIX'S  
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VALLEY



### GREEN SPACES

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



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.

## 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. Envisage yourself in these fragrant gardens, as residences designed to connect you and your experience with the natural environment.

#### LOW SOLAR GAIN



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.

#### 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.

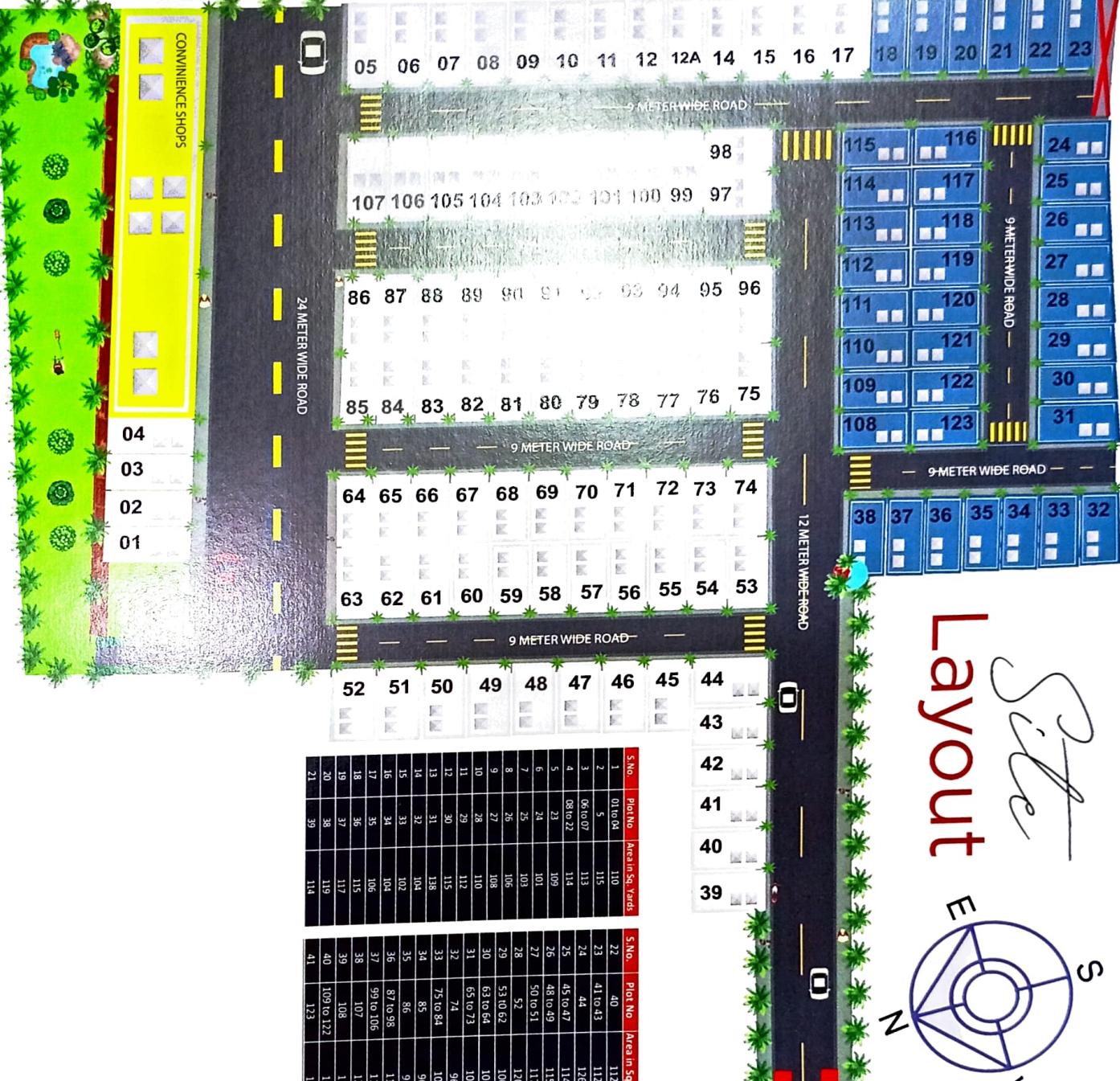
#### SMART METERS



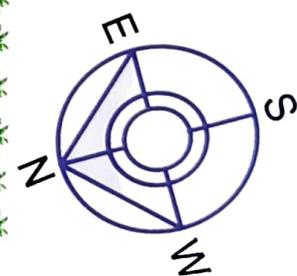
Smart meters are provided so you can keep an eye on your electrical consumption.



**VILLA**  
01



*Site*  
**Layout**



18 METER WIDE ROAD

S.No	Plot No	Area in Sq Yards
1	01 to 04	110
2	5	115
3	06 to 07	113
4	08 to 22	114
5	23	109
6	24	101
7	25	103
8	26	106
9	27	108
10	28	110
11	29	112
12	30	115
13	31	138
14	32	104
15	33	102
16	34	104
17	35	106
18	36	115
19	37	117
20	38	119
21	39	114
41	123	118

S.No	Plot No	Area in Sq Yards
22	40	112
23	41 to 43	112
24	44	126
25	45 to 47	114
26	48 to 49	115
27	50 to 51	117
28	52	120
29	53 to 62	100
30	63 to 64	103
31	65 to 73	100
32	74	96
33	75 to 84	100
34	85	90
35	86	93
36	87 to 98	111
37	99 to 106	118
38	107	122
39	108	118
40	109 to 122	100
41	123	118



*"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**



# **BROOKSIDE**

**VALLEY**

RAJ NAGAR EXTN. GHAZIABAD

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