



RERA No.: UPRERAPRJ564201
Website : www.omegabuildersindia.com



Welcome to
OMEGA SUNCITY

Omega Builders stand as pioneers, blending innovative techniques, advanced engineering, and visionary practices to consistently provide our clients with timely possessions and unparalleled value. Our commitment extends to the greater good of the environment and society, while our primary goal is to lead the real estate sector in economic and infrastructural growth and development. Omega Suncity exemplifies our dedication to crafting complete lifestyles, complemented by an array of value-added services that guide our clients through every step of their property ownership journey. For Omega Builders, change is a driving force, reshaping the real estate landscape with a vision of excellence.



SECURE, SERENE, AND COMMUNITY-CENTRIC LIVING

Discover security, privacy, and tranquility in our gated community, offering Safety and peace of mind for you and your family. The main entrance gate of Omega Sun City is a unique design of Classical Contemporary Architecture adorning green landscaped environment. Paved pathways, 40 feet wide main road, stylish street light would mesmerize you as soon as you enter the township. Main gate is wrapped by artistic landscaping with round the clock security at entry/exit points. Living within these secure walls means more than just safety; it means forging lasting connections with like-minded neighbors.



“FOR PEOPLE WHO HAVE A SENSE OF FREEDOM”

Omega Builders present approx 11 Acres acres of modern township – OMEGA SUN CITY near Ayodhya road, right behind Shalimar Mannat. A Vibrant township in the making and within close proximity to Lucknow, Omega Sun City offers all the modern amenities for your comfortable and healthy living amidst lots of natural and landscaped green environment and that too at an astonishingly affordable price.

Once fully developed Omega Sun City would comprise of Plots, Villas, Shops and Apartments that will give you a dream lifestyle in an ideal environment. "Omega Sun City" Township is a gated community with 24 hours security adorning beautifully landscaped lush green parks, club house, swimming pool, shopping centre, yoga centre and ample of parking space for Sun City residents and their guests.

Phase I – Omega Sun City Plots is complete and few residents have already moved in their houses.

Phase II – Omega Sun City Apartments – Construction is in Full Swing and would be ready for occupation by 2025.

Future Extension – In coming years future phases will be added to the Township to cater to the burgeoning needs of housing in and around Lucknow.



*Arial View of
Omega Suncity Township*

EXPERIENCE A NEW WORLD OF EXTRAVAGANCE

Omega Builders Have Launched Phase – li Group Housing Project In Sun City Township Named 'sun City Apartments' That Offers You Splendid And Spacious Residential Options In The Form Of 1bhk , 2bhk, And 3bhk Apartments. Sun City Apartments Would Have 2 Towers With Each Tower Having Ground + 6 Floors. There Would Be 4 Flats On Ground Floor And 10 Flats From 1st Floor To 6th Floors. With An Inspiring Exterior These Imposing Blocks Stand Tall Amidst Beautifully Landscaped Parks And Greenery, Enough To Give You A Feel Of Comfortable And Luxurious Living.

- **Contemporary Design**
- **Panoramic Views**
- **Convenient Location**
- **Green Initiatives**
- **Premium Finishes**
- **Lifestyle Amenities**
- **Security And Privacy**
- **Professional Management**



ELEGANCE REDEFINED: LUXURY ROW HOUSES AT OMEGA SUNCITY

Welcome to Omega Suncity's Row Houses, where classic charm meets contemporary luxury in our exquisite Row Houses. Nestled in a serene neighbourhood, our thoughtfully designed homes offer the perfect blend of sophistication, comfort and convenience. Discover the joy of owning a piece of timeless elegance.

- **Architectural Marvel**
- **Spacious Interiors**
- **Premium Finishes**
- **Security And Privacy**
- **Prime Location**



A HOME WHERE COMMUNITY LIFE SHINES

The Grandeur of township downs upon you as soon as you enter the main attraction of the township – The Sun City Club. Club house would host numerous facilities like swimming pool, gym, pool table, card room, kids play room and party hall where you can invite your near and dear one's and have memorable moments with them.

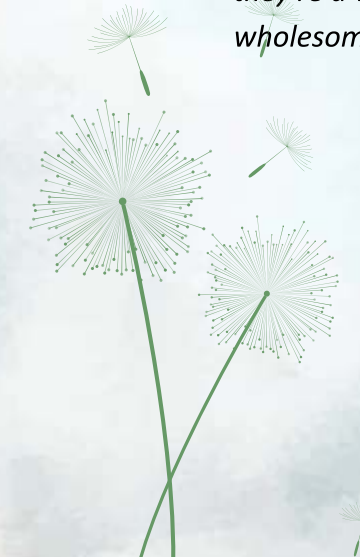
- Party hall
- Indoor kids' Play Area
- Table Tennis
- Gym
- Board Games
- Toddlers' Pool
- Swimming Pool
- Card Room





GET RECHARGED IN NATURE'S EMBRACE

Omega Sun City is not just a place to live; it's a place to play, relax, and to feel the serenity wash over you. Immerse yourself in the embrace of nature and let the greenery rejuvenates the soul. We take pride in maintaining our parks and play areas, ensuring they are always in excellent condition. Your family can enjoy these spaces year-round. At Omega Sun City, the park and play areas aren't just spaces; they're a way of life. It's where moments of joy and serenity unite to create a wholesome living experience for you and your family.



ELEGANCE IN EVERY DETAIL

Our interiors reflect sophistication and attention to detail. From the spacious living areas to the well-appointed kitchens and cozy bedrooms, every element exudes elegance.



ELEGANCE AND COMFORT, WOVEN INTO EVERY SPACE

Experience the convenience of modern amenities that enhance your lifestyle. From stylish fittings to energy-efficient features, every aspect of your interiors is designed for your well-being.



SPECIFICATIONS

Structure

- RCC framed structure

Common Area

- Lift Façade: Pattern cladding in Indian Marble / Tiles or similar.
- Staircases: Flooring in Tile / Granite treads and riser with MS railing or similar.

External Facade

- Weather-proof paint finish / texture work.

Door and Windows

- All Doors Chaukhats in Hardwood / R.C.C. / Ply .
- Main entrance door – Wooden Laminated Flush door with door fittings.
- Internal Doors – Flush doors / Moulded Panel Doors with enamel paints with door fittings.
- Balcony Door / Window– Aluminium/UPVC framed doors and windows with clear glass.

Electricals

- Concealed copper wiring in PVC conduits.
- Modular switches, TV and Telephone wiring.

Power Backup

- Backup facility in common areas.

Security System

- Intercom
- CCTV Cameras

Living and Dining

- Flooring of Tiles.
- Acrylic emulsion paint on wall and ceiling

Bedrooms

- Flooring of Tiles.
- Acrylic emulsion paint on wall and ceilings

Kitchen

- Granite / Marble counter or similar
- Stainless steel sink
- Tiles up to 2' ft. height above counter
- Anti-skid tiles.
- Acrylic emulsion paint

Bathroom

- Anti-skid tiles
- Quality chinaware and CP fittings
- Tiles up to False Ceiling height
- Acrylic emulsion paint on ceiling

Balconies

- Anti-skid tiles
- Weather proof paint finish
- M.S. railing / R.C.C. railing with enamel paint



EFFORTLESS LIVING, WITH THE FUTURE IN SIGHT

Omega Sun City artfully blends residences, green spaces, and amenities for a balanced living experience. Our well-connected road network ensures easy access to all parts of the community, while strategically placed green zones enhance aesthetics and well-being. Amenities are conveniently located, and the layout is designed for future expansion, promising a vibrant, ever-evolving community.



LAYOUT PLAN:
TOWER T1 + T2



LEGEND	SUPER BUILT-UP AREA	
①	(1225.00 Sq.Ft.)	2BHK
②	(1210.00 Sq.Ft.)	2BHK
③	(1581.00 Sq.Ft.)	3BHK

STILT /
GROUND
FLOOR
PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



**TYPICAL
PLAN
3RD TO 6TH
FLOOR**



Unit Plan:

Tower T1 + T2
1BHK
909 SQ.FT.

- CARPET AREA:
52.63 SQ.MT. / 566.5 SQ.FT.
- BALCONY AREA:
7.57 SQ.MT. / 81.48 SQ.FT.
- COVERED AREA:
65.36 SQ.MT. / 703.58 SQ.FT.
- SUPER AREA:
84.46 SQ.MT. / 909 SQ.FT.



Unit Plan:

Tower T1 + T2
2BHK TYPE 1
1210 SQ.FT.

- CARPET AREA:
70.92 SQ.MT. / 763.37 SQ.FT.
- BALCONY AREA:
11.75 SQ.MT. / 126.43 SQ.FT.
- COVERED AREA:
87.00 SQ.MT. / 936.46 SQ.FT.
- SUPER AREA:
112.43 SQ.MT. / 1210 SQ.FT.



Unit Plan:

Tower T1 + T2
2BHK TYPE 2
1210 SQ.FT.



- CARPET AREA:**
70.92 SQ.MT. / 763.37 SQ.FT.
- BALCONY AREA:**
11.75 SQ.MT. / 126.43 SQ.FT.
- COVERED AREA:**
87.00 SQ.MT. / 936.46 SQ.FT.
- SUPER AREA:**
112.43 SQ.MT. / 1210 SQ.FT.

Unit Plan:

Tower T1 + T2
2BHK
1225 SQ.FT.



- CARPET AREA:**
70.92 SQ.MT. / 763.37 SQ.FT.
- BALCONY AREA:**
15.68 SQ.MT. / 168.78 SQ.FT.
- COVERED AREA:**
87.56 SQ.MT. / 942.48 SQ.FT.
- SUPER AREA:**
113.81 SQ.MT. / 1225 SQ.FT.

Unit Plan:

Tower T1 + T2
3BHK
1581 SQ.FT.

CARPET AREA:
91.04 SQ.MT. / 979.94 SQ.FT.

BALCONY AREA:
25.56 SQ.MT. / 275.12 SQ.FT.

COVERED AREA:
113.65 SQ.MT. / 1223.31 SQ.FT.

SUPER AREA:
146.88 SQ.MT. / 1581.00 SQ.FT.



DISCOVER THE PERFECT LOCATION

Prime Accessibility:

Enjoy seamless access to major highways and roads, ensuring that you're always well-connected to the city's most important destinations. Whether it's commuting to work, visiting shopping centers, or exploring entertainment hubs, you're just a stone's throw away.

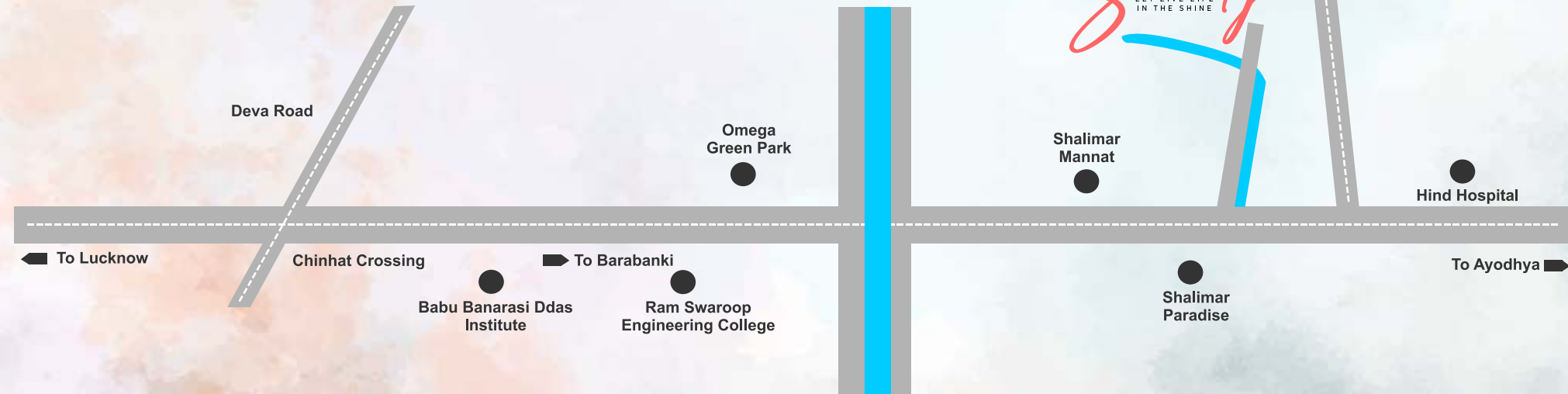
Urban Tranquility:

Experience the best of both worlds – the serenity of a suburban setting combined with the vibrancy of urban life. Our township is strategically situated to provide you with a peaceful oasis away from the hustle and bustle, while still granting you quick access to the city's amenities.

Future Growth Potential:

Investing in our township not only guarantees a luxurious lifestyle but also secures your financial future. As the area continues to develop and appreciate, your property value is poised to soar.

- 05 mins. drive from Outer Ring Road
- 10 mins. from Matiyari Chauraha
- 15 mins. drive from Amar Shaheed Path
- 20 mins. drive from Lulu Mall
- 35 mins. drive from Airport
- 35 mins. drive from Hazratganj





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