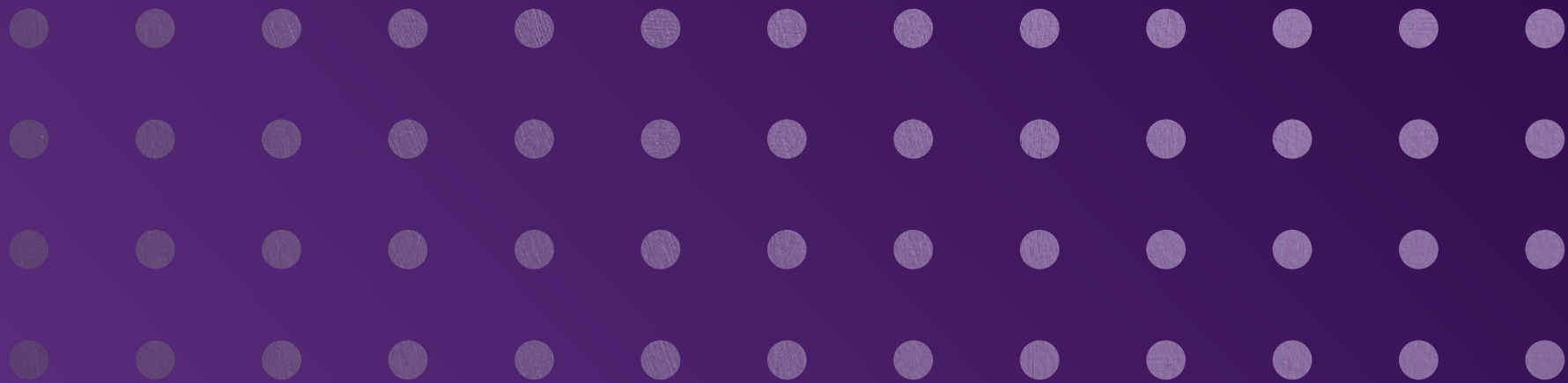




# GLOBAL CITY



a world within



**CORPORATE OFFICE:**  
1 Milestone, New Collectorate Road,  
Alkapuri, Gwalior 475002

**SITE ADDRESS:**  
Agra-Jhansi Bypass Road, Near Imperial Golf Resort,  
New City Centre, Gwalior 474002

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Scan for Site Location

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Elegance, Comfort, Luxury - All in One Place



## A lifestyle of a lifetime

Welcome to the emergence of a global lifestyle in Gwalior  
where tradition and modern living blend seamlessly

Global City is set to redefine global lifestyle bringing a unique fusion of  
international housing concepts to the heartland of India.

Our township embraces all aspects of global living  
offering top notch amenities, meticulously crafted residences and  
a vibrant community atmosphere. With our commitment to quality, sustainability  
and innovation The Global City goes beyond being a place to live;  
it represents an elevated standard of living. Immerse yourself  
in the essence of living here as we introduce a new era of comfort,  
convenience and cosmopolitan charm.





Beyond Expectations, Beyond Imagination



## A New Era of Living, Right at Your Doorstep

Step into the Global City. Embark, on a journey  
that goes beyond the ordinary.  
This lively neighborhood in Gwalior is more than a place to live;  
it's an invitation to explore a neighborhood full of possibilities.

With its planned layout, beautiful green spaces,  
modern infrastructure and a wide range of amenities  
that cater to every aspect of your lifestyle  
Global City sets a new benchmark for luxurious living.  
Whether you crave the serenity of nature or the convenience  
of a community this is where your dreams come true.  
So join us as we usher in an era in housing. Invite you to step  
into the Global City to redefine what home truly means.







## Our Offerings:

### LONDON VILLA

Elegance Redefined in Every Corner

### BOSTON VILLA

A Home that Reflects Your Elite Choice

### NEW YORK VILLA

Luxury, Space, and Convenience Combined







## LONDON VILLA

Elegance Redefined in Every Corner

### 4 BHK VILLA

Plot Area: **1038 Sq.Ft.**

Built-up Area: **1798 Sq.Ft.**

Functional Area: **2670 Sq.Ft.**

The London Villa is your gateway to a 4BHK lifestyle in the heart of Global City, Gwalior. Tucked away amidst surroundings and equipped with modern amenities the London Villa offers a perfect combination of sophistication and comfort. With contemporary design and top notch finishes these villas provide a world-class living experience. Whether it's the designed interiors, the tranquil garden views or the convenience of a connected location, London Villa epitomizes lavish living. Step into a world of elegance. Create your home in Global City's London Villa where every day is an indulgence in luxury and style.





## BOSTON VILLA

A Home that Reflects Your Elite Choice

**4 BHK + Pooja Room**

Plot Area: **1221 Sq. Ft.**

Built-up Area: **2184 Sq. Ft.**

Functional Area: **3225 Sq. Ft.**

Experience the epitome of living with our Boston Villa. This luxurious 4 BHK with Pooja Room space in Global City Gwalior offers a blend of aesthetics and timeless comforts. Each villa is meticulously designed to provide living areas, posh interiors and even a dedicated pooja room for your spiritual needs. The Boston Villa is more than a home; it's a sanctuary where you can embrace the richness of life's moments. It's located in an area that seamlessly blends with the environment while providing tranquility. These villas redefine opulence and convenience.





## NEW YORK VILLA

Luxury, Space, and Convenience Combined

**5 BHK + Pooja Room + Store**

Plot Area: **1465 Sq. Ft.**

Built-up Area: **3157 Sq. Ft.**

Functional Area: **4725 Sq. Ft.**

These magnificent 5 BHK villas offer a pooja room and a convenient store ensuring that every aspect of your lifestyle is carefully taken care of. With a commitment to spaciousness, design and exceptional detailing, the New York Villa presents a lifestyle of sheer opulence. Whether you desire a corner for your pursuits, extra storage space or simply a home that reflects your aspirations these villas provide it all. Nestled within a community and boasting of the international standard amenities, the New York Villa is your access to cosmopolitan living in Gwalior. Welcome to a world of grandeur where your dreams find their sanctuary in the New York Villa.



# // MASTER PLAN

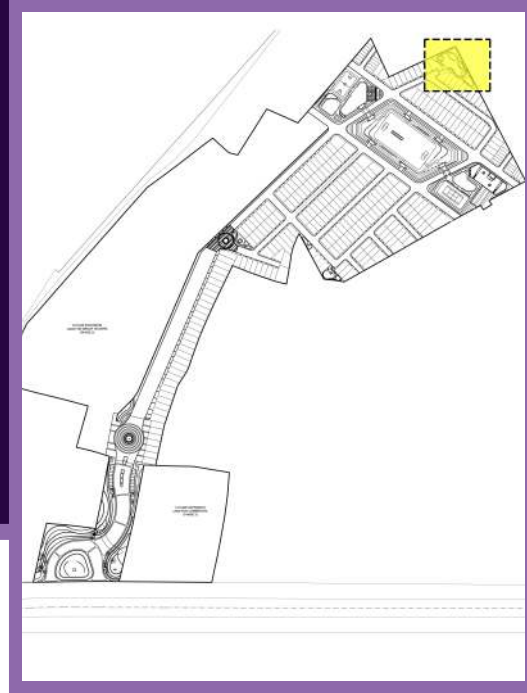


## LEGEND: RESIDENTIAL AREA

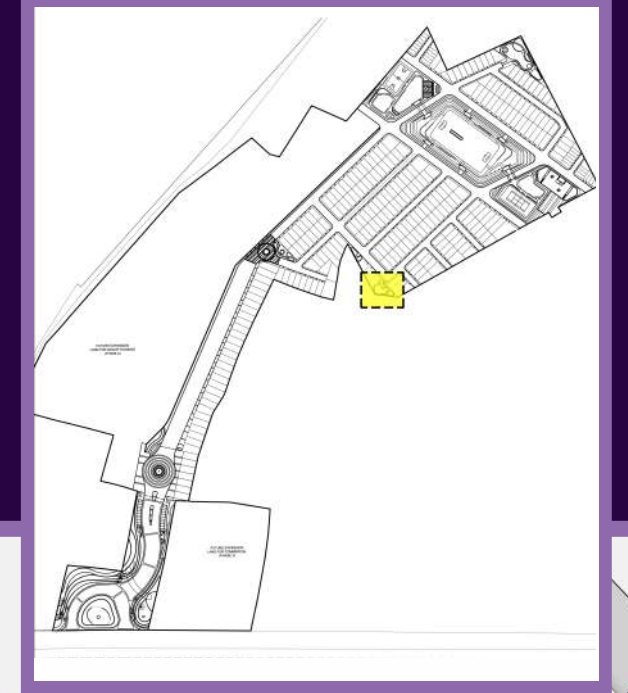
1	ISLAND VISUAL GREEN
2	SIGNAGE WAVE MALLS
3	SIGNAGE PYLON
4	EXPERIMENTAL FORE COURT
5	GRAND ENTRY BOULEVARD
6	CITY SCALE (ART WORK)
7	RAISED CLUB WALK
8	RAISED VISUAL TERRACES
9	MS. CANOPY STRUCTURE
10	PARKING
11	CLUB DROP OFF COURT
12	CENTRAL WATER FOUNTAIN
13	WATER FEATURE
14	ARRIVAL PLAZA LANDSCAPE CIRCLE
15	STATELY SPECIMEN TREE COURT
16	HEALTH / FITNESS PARK
17	SITTING PAVILION
18	OPEN GYM AREA
19	LEISURE DECK
20	POCKET LAWN
21	SITTING PLAZA
22	CHILDREN'S SWINGS PARK (FOR TODDLERS & TEENAGERS)
23	SAND PIT
24	MULTIPURPOSE PLAY HUB
25	JOGGING TRACK
26	CYCLE TRACK
27	YOGA DECK
28	MEDITATION LAWN
29	BASKET BALL COURT
30	SENIOR CITIZEN LAWN
31	SITTING / VIEW GALLERY
32	TENNIS COURT
33	YOUTH ACTIVITY PARK
34	SKATING PARK
35	COMMUNITY PARK



## // COMMUNITY PARK



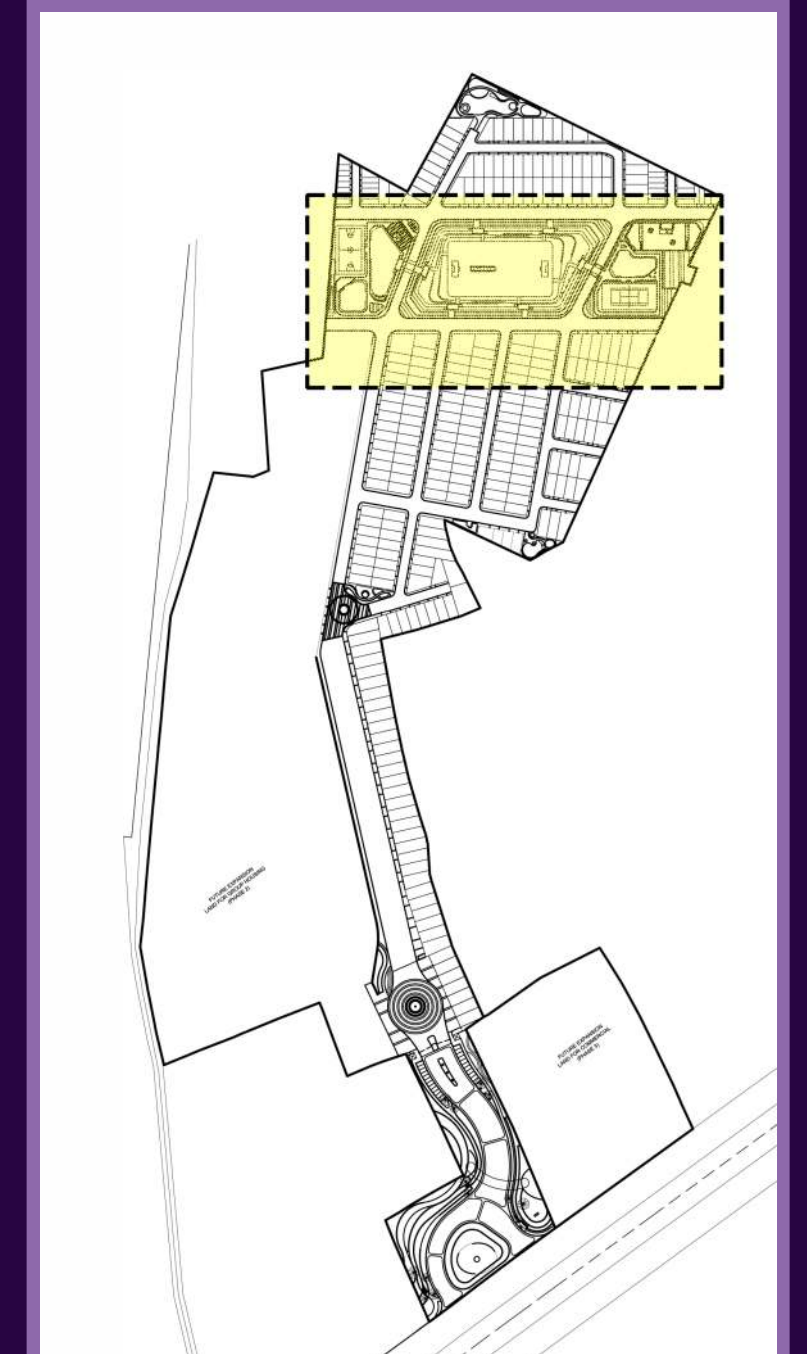
## // CHILDREN'S SWINGS PARK (FOR TODDLERS & TEENAGERS)





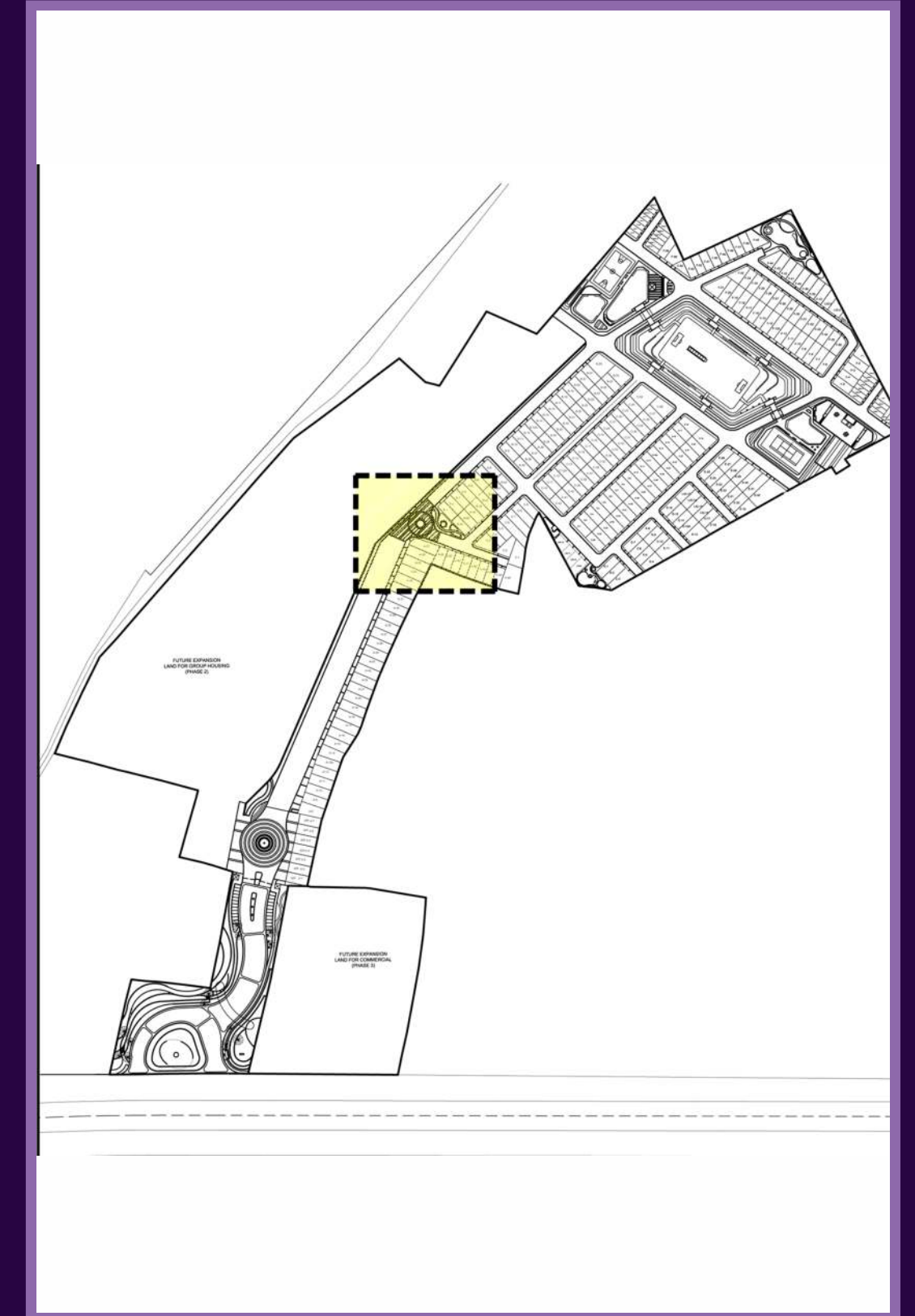
- // MULTI-PURPOSE PLAY HUB
- // MEDITATION LAWN
- // SENIOR CITIZEN LAWN

- // YOUTH ACTIVITY
- // SKATE ACTIVITY





# // HEALTH FITNESS PARK









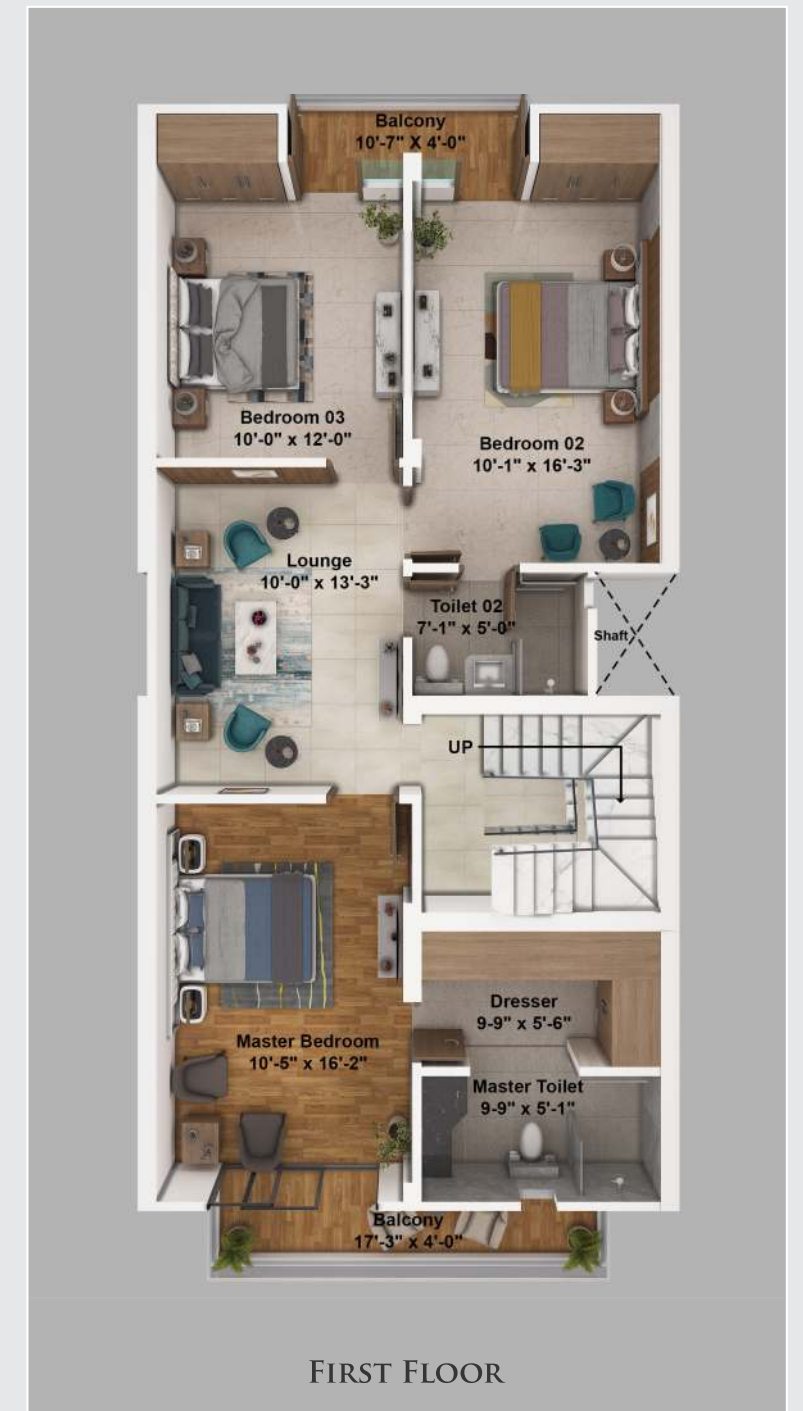
## LONDON VILLA - 4 BHK



Plot Area : 1038 Sqft  
 Built-up Area : 1798 Sqft  
 Functional Area : 2670 Sqft

All Floor Plans, Site Map, Amenities, Area, Specifications and Perspective Views are tentative in nature and are subject to revision. Furnitures, fixtures and car is only for representative purposes. It is not included in the offering.

## BOSTON VILLA - 4 BHK + POOJA ROOM



Plot Area : 1221 sqft  
 Built-up Area : 2184 sqft  
 Functional Area : 3225 sqft

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# NEW YORK VILLA

# 5 BHK + POOJA ROOM + STORE



Plot Area : 1465 sqft  
 Built-up Area : 3157 sqft  
 Functional Area : 4725 sqft

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## CENTRAL GREEN AREA

Nature's Heartbeat at the Center of It All

The Central Green Area in Global City holds a place in our community. This expansive green space, meticulously designed and well maintained serves as a haven where residents can gather, relax and make memories. It offers a respite from the city life with its lush surroundings and tranquil atmosphere. Whether you're taking a walk, organizing a picnic with loved ones or simply enjoying the serenity of nature the Central Green Area warmly invites you. With seating areas strategically placed amidst landscapes and an overall calm ambiance it's an ideal spot to recharge and connect with your fellow neighbors. Discover the wonders of the Central Green Area—a place where nature coexists harmoniously with our well-knit community within Global City.

## CHILDREN GREEN AREA

Where Playtime Meets Imagination

The Children Green Area in Global City is a place designed to spark the imagination and playful nature of our residents. Tucked away within our community this lively green oasis is a paradise for kids providing an exciting environment for them to discover, learn and build lasting friendships. Equipped with maintained play structures, interactive installations and child friendly landscaping the Children's Green Area promotes playtime, creativity and a strong bond with nature. Parents can relax knowing that their children have an enjoyable space to unleash their energy while fostering growth and creating cherished childhood memories. Come join us at the Children's Green Area and witness your children thrive in an environment where fun seamlessly intertwines with learning.





## YOGA GREEN AREA

*Finding Serenity in Every Posture*

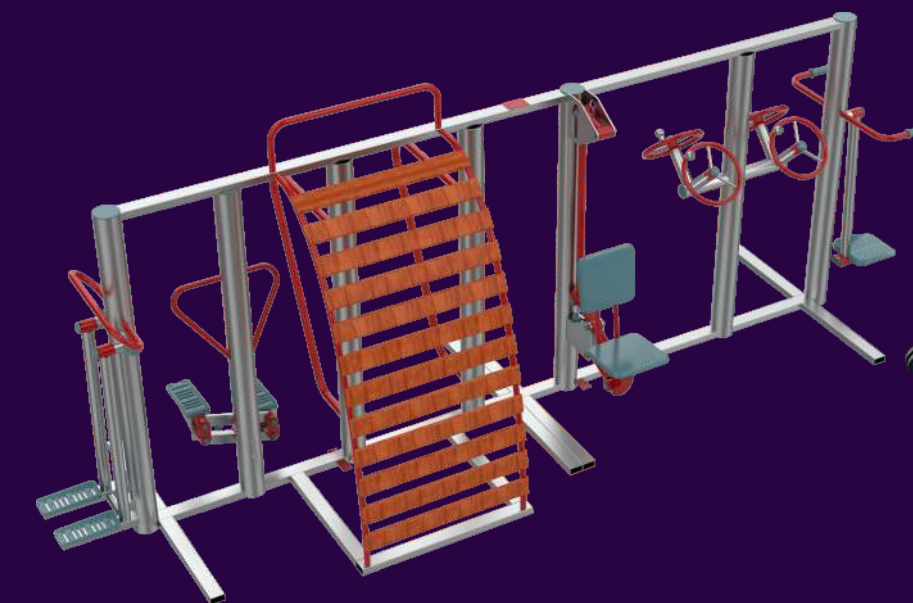
Welcome to the Yoga Green Area in Global City where tranquility and mindfulness blend harmoniously in a sanctuary devoted to your well-being. This serene haven nestled amidst greenery is thoughtfully designed to offer a retreat for yoga and meditation enthusiasts. The Yoga Green Area presents an escape from the hustle and bustle of city life providing a backdrop to spiritual and physical rejuvenation. With its maintained landscape designated spaces for yoga practice and an atmosphere of tranquility it serves as the setting for finding inner peace, equilibrium and serenity. Whether you love yoga or someone seeking solace, this dedicated space invites you on a journey of self-discovery and holistic well-being.



## FITNESS GREEN AREA

*Sculpt Your Health in the Lap of Nature*

The Fitness Green Area in Global City is an open gym situated amidst nature. We promote a lifestyle. Provide a unique fitness experience surrounded by lush greenery. This dedicated space offers a variety of exercise equipment strategically placed in an environment allowing you to work out while enjoying the embrace of nature. Whether you're passionate about fitness or aiming to start a routine, the Fitness Green Area provides an inviting and inspiring atmosphere to achieve your goals. It's more than exercise; it's about developing a connection with the outdoors and prioritizing your well-being.





# WORLD-CLASS AMENITIES

Crafting Convenience, Enriching Lives

Global City in Gwalior takes pride in offering an extensive array of world-class amenities designed to enhance your lifestyle and ensure your comfort and convenience. Here's a glimpse of what you can expect:

## SPORTS FACILITIES

Enjoy a lifestyle with our tennis courts, basketball courts and more catering to sports enthusiasts within the community.

## 24/7 SECURITY

Rest assured in our secure environment that ensures your peace of mind around the clock.

## CYCLING TRACKS

Take strolls or bike rides along scenic routes specially designed for residents' enjoyment.

## COMMUNITY SPACES

Thoughtfully planned gathering areas where residents can connect with one another while fostering a sense of belonging within the community.

## RETAIL CENTER

Enjoy shopping options within proximity as we bring various retail choices directly into our township for your convenience.

## GREEN INITIATIVES

Embracing landscaping practices and eco-friendly initiatives that contribute to preserving our environment.

## AMPLE PARKING

Hassle free parking spaces available for both residents and guests.

and many more...

At Global City, we're committed to ensuring that every aspect of your life is enriched, making it the ideal place to call home.





# ARCHITECTURE

## Where Beauty Meets Functionality

The arrangement of buildings and infrastructure in Global City beautifully blends design principles to create an inviting and enchanting environment.

Our community combines architectural elements which are visually appealing. The homes we offer are designed with care highlighting aesthetics, generous floor plans and premium materials.

The architecture of Global City showcases our dedication to offering residents an contemporary living space that effortlessly blends with the natural surroundings. It's a community where design and practicality come together resulting in a place to reside.

We fully support eco-friendly practices and integrate sustainable architecture to reduce our environmental footprint while optimizing energy efficiency.

Meticulous landscaping enhances the beauty of the surroundings, providing residents with serene views and inviting outdoor spaces.

## ELEMENTS THAT SPELL MAGNIFICENCE

CATEGORY	SPECIFICATIONS
<b>STRUCTURE</b>	<ul style="list-style-type: none"><li>- R.C.C. Structure</li></ul>
<b>FLOORING</b>	<ul style="list-style-type: none"><li>- Vitrified tiles in all the rooms.</li><li>- Anti Skid tiles in open area</li></ul>
<b>DOORS</b>	<ul style="list-style-type: none"><li>- Decorative main entrance door.</li><li>- Terrace door 3 track UPVC/Powder coated aluminium sliding.</li><li>- All other doors are of water resistant flush door.</li></ul>
<b>WINDOWS</b>	<ul style="list-style-type: none"><li>- UPVC/Powder Coated three track Aluminium sliding with Mosquito Net.</li><li>- Granite/Marble window sill.</li><li>- Aluminium Louvers/Fixed Glass with exhaust fan provision for washrooms.</li></ul>
<b>KITCHEN</b>	<ul style="list-style-type: none"><li>- Granite top Kitchen platform with stainless steel sink.</li><li>- Glazed/ceramic tiles dado up to 2" height above counter.</li><li>- Jaquar/Cera equivalent C.P fitting for kitchen.</li><li>- Provision of adequate points for water purifier &amp; exhaust fan in kitchen.</li></ul>
<b>WASHROOMS</b>	<ul style="list-style-type: none"><li>- Designer dado tiles upto 7 feet in all washrooms.</li><li>- Anti-skid flooring in all washrooms.</li><li>- Jaquar/equivalent chrome plated fittings for all washrooms.</li><li>- Jaquar/equivalent Sanitary ware in all washrooms.</li></ul>
<b>ELECTRIFICATION</b>	<ul style="list-style-type: none"><li>- Branded modular switches in entire apartment.</li><li>- T.V., T.P. Point in living room and master bedroom.</li><li>- Concealed electrification with branded copper wiring (Finolex or equivalent).</li><li>- MCB for each apartment.</li><li>- Provision for AC points in all bedrooms.</li><li>- 15 Amps power points for washing machine, microwave, AC, Refrigerator and water heater.</li><li>- Provision for Inverter line/space in each flat.</li></ul>
<b>PAINTING</b>	<ul style="list-style-type: none"><li>- Superior water resistant paint for external walls.</li><li>- Internal acrylic emulsion concept paint.</li></ul>
<b>NOTES:</b>	<ul style="list-style-type: none"><li># The colour and design of the tiles and motifs can be changed without any prior notice.</li><li># Variation in colour and size of vitrified tiles/granite may occur.</li></ul>

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## ABOUT THE BUILDER

### A Legacy of Excellence

Fenway Projects, a renowned name in the real estate industry of Central India is a part of the esteemed Goyal Group. The Goyal Group was founded by the visionary Late Shri Harishankar Goyal Ji in the 1960s. He is celebrated as a pioneer in developing Gwalior leaving behind a legacy of achievements. Today Fenway Projects proudly continues this heritage under the leadership of his son, Shri Yash Kumar Goyal.

At Fenway Projects we are dedicated to maintaining the standards of quality and ensuring that project timelines are strictly followed. We take pride in our ability to provide solutions that meet our clients' aspirations for living spaces while ensuring their utmost satisfaction. As we continue to expand our vision is to become India's top most developer contributing to the transformation and growth of the region's real estate landscape. With values rooted in ethics, expertise and innovation Fenway Projects is committed to creating a future for all our valued clients.

## OUR PROJECTS

