



**8BOUNDARIES**  
BUILDERS

Jammu Office

8 Boundaries Builders Private Limited  
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BUILDERS

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Uttar Pradesh  
INDIA



# SAFA VALLEY

RESIDENTIAL APARTMENTS

BATHINDI - JAMMU



Life,  
beyond boundaries!



# Passion, beyond boundaries!

For a life that goes beyond all boundaries!

The blooming of a flower signifies life in all its beauty and fragrance. Likewise, when a new lifestyle flowers, it brings in a lot of freshness, hopes and dreams to life. And when what blossoms is a unique way of life like no other, the joy and delight scales beyond all boundaries. A special lifestyle is taking shape in the heart of Jammu that will indeed tower beyond all hopes and expectations.

SAFA VALLEY a one-of -its-kind venture that is all set to revolutionize the concepts of fine living.







## The Home that you always wanted to own!

A home is where the heart is. It is made up of not just bricks and concrete, but our dreams, fantasies, likes, and many cute little things that we treasure. That is why everyone will want their homes to be masterpieces; just like Safa Valley. Everything about Safa Valley is simply amazing. It's a project of a kind the city of Jammu has never ever seen before. Located in a sprawling spot in the Bathindi area, close to the residences of High profile Dignitaries, Safa Valley boasts of a prime location, contemporary architectural brilliance, a host of premium amenities, proximity to the happening centres and more. Indeed, Safa Valley will be an address you can proudly flaunt.





Joy,  
beyond boundaries!





Nestled in a fast-emerging spot in the most happening centre in Jammu, at Safa Valley, life ascends to its bustling best. All the advantages of an urban lifestyle are at a stone's-throw-away-distance. All the little luxuries that you wish to indulge in comes right to your doorsteps. All the little dreams that you always wanted to make real would wait for you to materialize them. You just need to live them, joyously.





Fascination,  
beyond boundaries!







'Heaven on Earth'; Jammu & Kashmir is often referred to by travelers from across the globe with this tag. Not without reason though. Or in fact, the reasons are many. Such is the sheer beauty that these hills and valleys offer. A visual spectacle to the eyes, what these sights evoke is a soothing sensation deep within our hearts. Apart from the pluses of a premium lifestyle, Safa Valley also brings in to your life the poetic charm and elegance of the region.





Dreams,  
beyond boundaries!









# Specifications



## MASTER BEDROOM

- Walls : Acrylic emulsion paint in pastel colors on walls and ceiling
- Floor : Wooden Flooring
- Electric : Modular Switches



## BEDROOM

- Walls : Acrylic emulsion paint in pastel colors on walls and ceiling
- Floor : Wooden Flooring
- Electric : Modular Switches



## LIVING DINING

- Walls : Acrylic emulsion paint in pastel colors on walls and ceiling
- Floor : Flooring of vitrified tiles / Marble or similar
- Doors : All doors and windows Chaukhat in Salwood or similar
- Main Door : Decorative main entrance doors with door fittings
- Electric : Modular Switches



## MODULAR KITCHEN

- Kitchen : Modular Kitchen , with Chimney
- Floor : Anti-skid ceramic tiles / marble or similar
- Counter : Granite / Marble counter or similar
- Sink : Stainless steel sink
- Tiles : Tiles up to 2ft. height above counter
- Paint : Acrylic emulsion paint



## TOILETS

- Anti-skid tiles flooring or similar
- Quality chinaware and CP fittings
- Glazed tiles up to 6ft. Height
- Acrylic emulsion paint on the walls and ceiling



## BALCONIES

- Anti-skid tiles flooring or similar
- Weather proof paint finish
- Lights

# Amenities for your convenience!

Life is all about living to the fullest. That is why at Safa Valley, you will be provided with all the latest & modern provisions and state-of-the-art amenities that will make life all the more comfortable and convenient. Safa Valley is in itself a unique high-rise that makes it stand out.

6 Towers | 13 Floors | 403 Apartments | Stilt Parking | Lush Green Hills

- Green, Clean and Calm Vicinity
- Masjid at walking distance
- Main Reception with Lounge
- Health Club - Gymnasium, Sauna / Steam
- Recreational Lounge - Billiards, Table Tennis, Chess, Carrom
- Sitting Lounge / Library
- Community Hall for Functions
- Landscaped Flower Gar den
- Ampitheatre
- Swimming Pool
- Jogging Park & Cycling Track
- Kids Play Area
- Ample Parking Area
- Supermarket inside the gate
- 24 hrs Power Backup
- 24 hrs Water Supply
- Fire Protection System with Smoke Detectors
- Laminated Wood Flooring in Master Bedroom
- Kitchen & Bathrooms with Contemporary Modern Fittings

## Upcoming Facilities

- International Islamic School - Preference for Society Members
- Cricket Coaching under supervision of Parvez Rasool, star cricketer of J & K





# Safa Club House

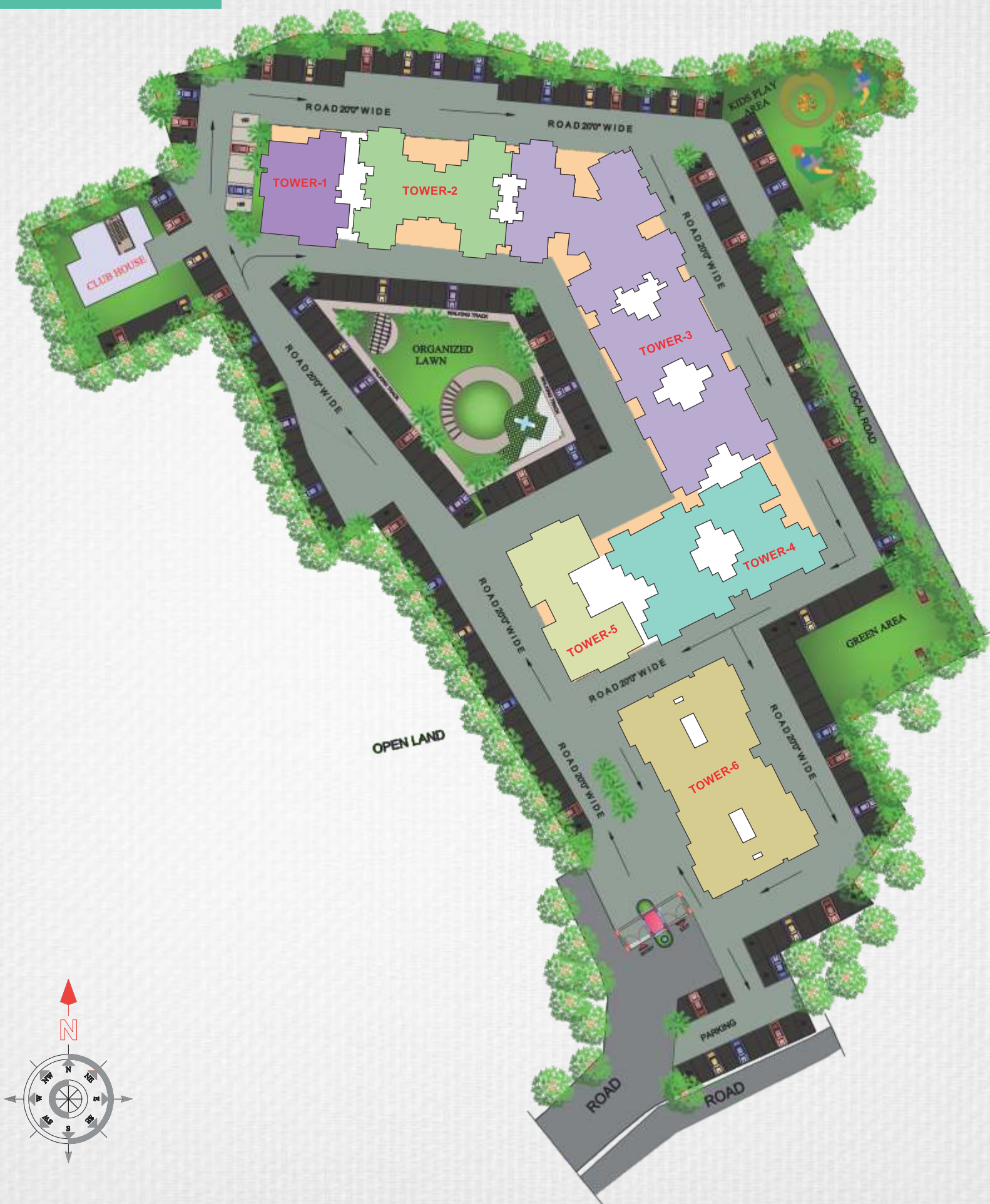
Embracing a rewarding lifestyle..  
Step in to the new world of Amenities

**SAFA VALLEY**  
RESIDENTIAL APARTMENTS  
BATHINDI - JAMMU





SITE PLAN



GROUND FLOOR PLAN

Tower 1,2,3,4,5,6

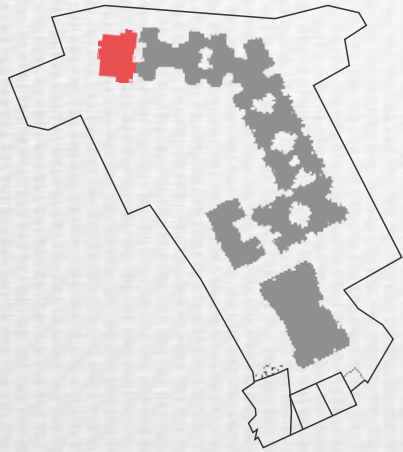




TOWER - 1 | TYPICAL FLOOR PLAN (PENTHOUSE)

FLAT NO. 101  
13 FLOOR | 13 APARTMENTS | 4 BHK + SERVANT ROOM +MAJLIS ROOM +TERRACE

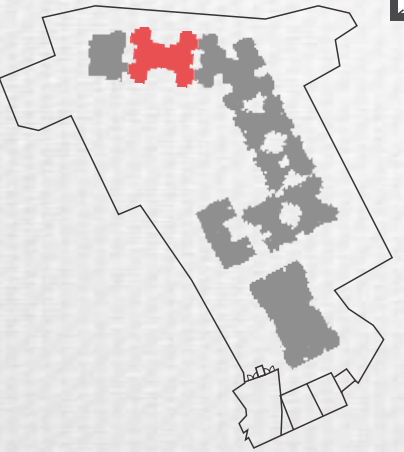
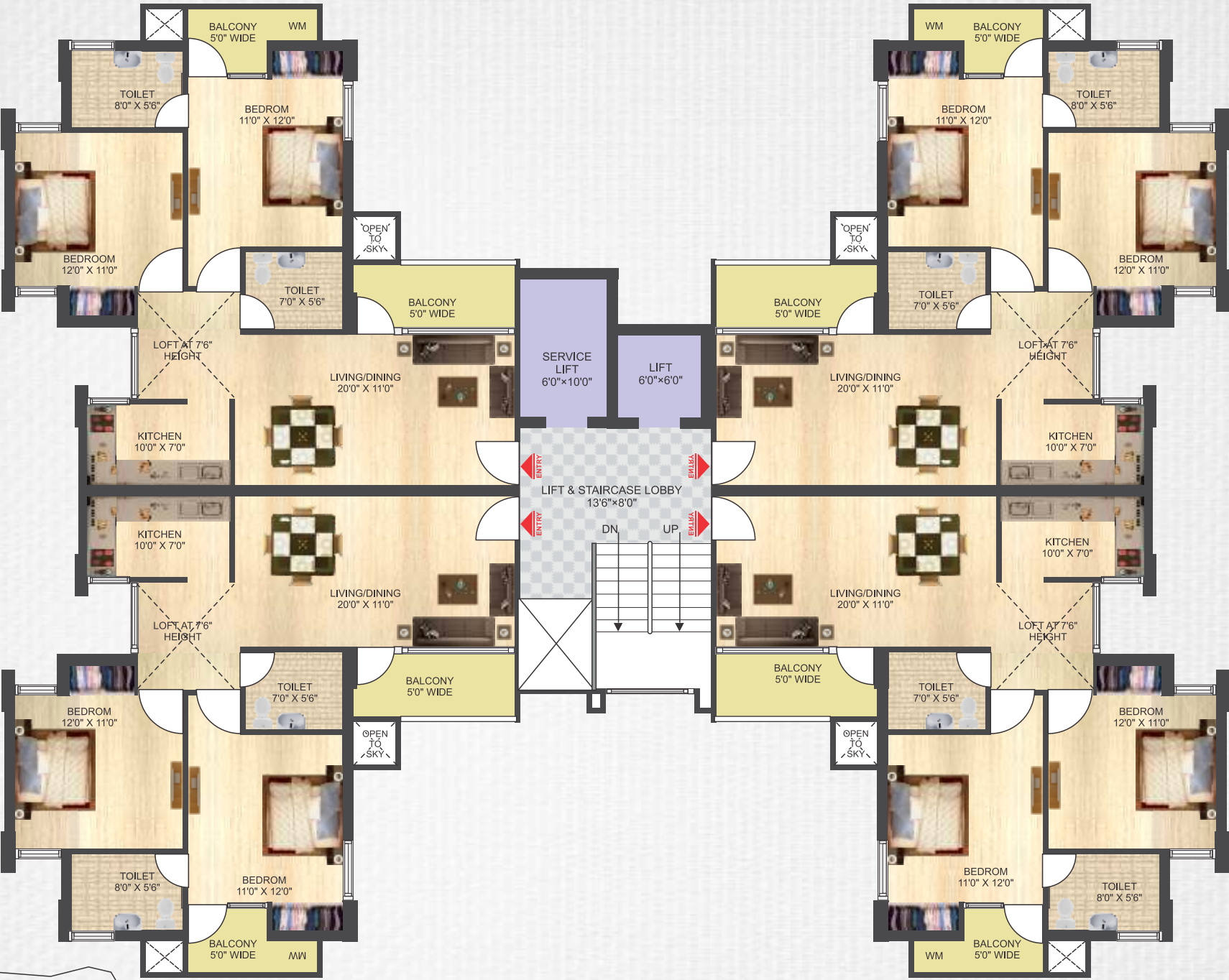
AREA : 2940 SQ. FT.



TOWER - 2 | TYPICAL FLOOR PLAN

FLAT NO. 101-104  
13 FLOOR | 52 APARTMENTS | TYPE A 2 BHK

AREA : 1140 SQ. FT.





TOWER -3 | TYPICAL FLOOR PLAN

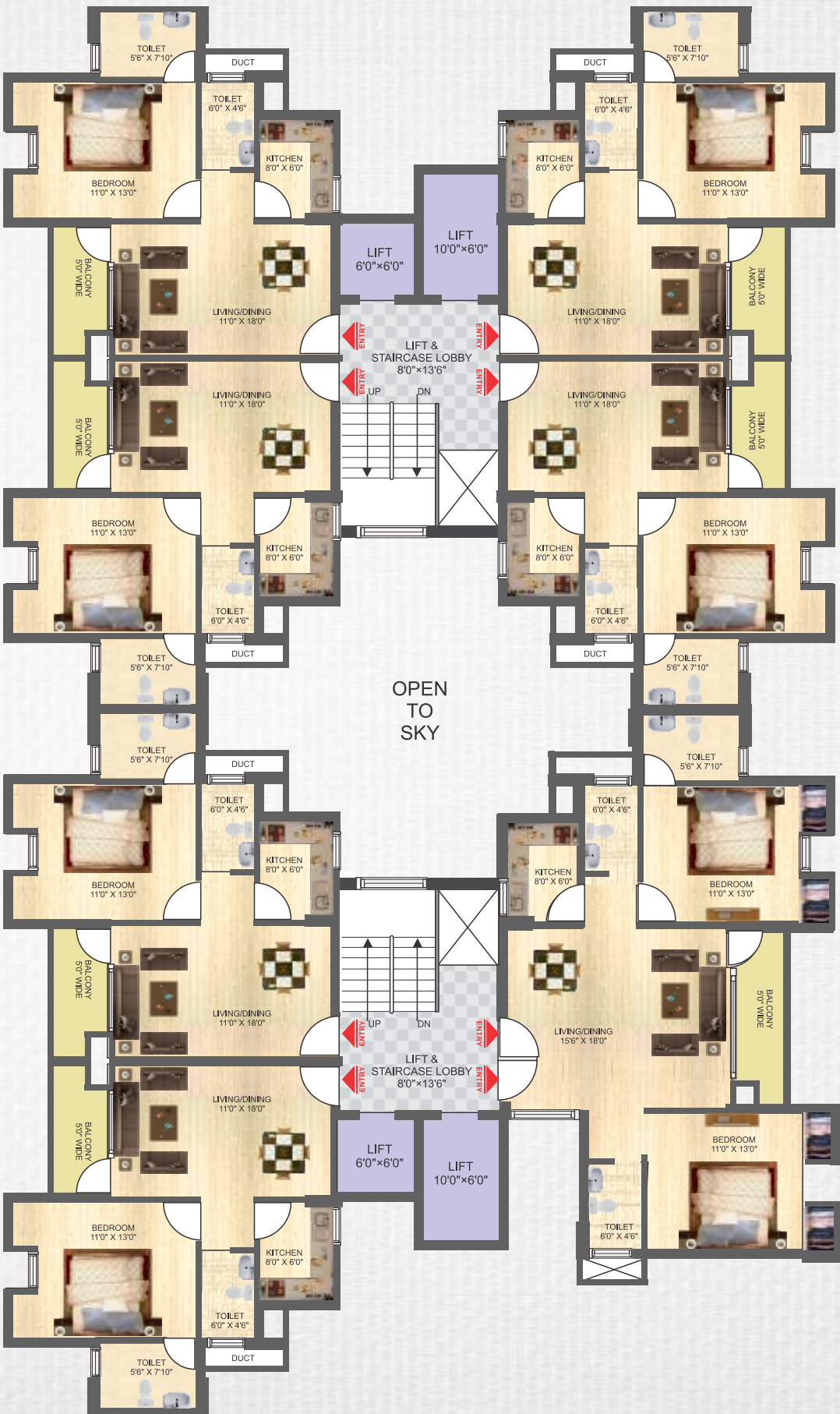
FLAT NO. 101, 102-105, 106-113  
TYPE B-1BHK, TYPE C-2 BHK, TYPE D-3BHK | 13 FLOOR | 169 APARTMENTS



| FLAT NO. | ROOM  | TYPE | AREA         |
|----------|-------|------|--------------|
| 101      | 3 BHK | D    | 1480 SQ. FT. |
| 102-105  | 2 BHK | C    | 1170 SQ. FT. |
| 106-113  | 1 BHK | B    | 830 SQ. FT.  |

TOWER -4 | TYPICAL FLOOR PLAN

FLAT NO. 101, 102-107  
TYPE E-1BHK, TYPE F-2 BHK | 13 FLOOR | 91 APARTMENTS

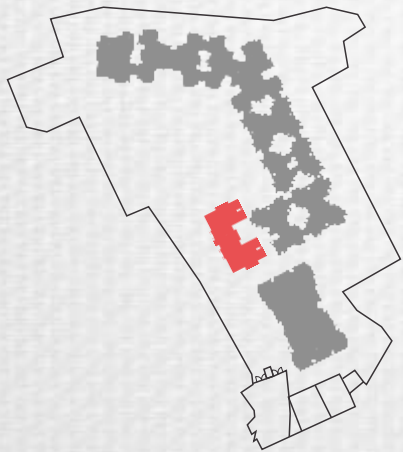
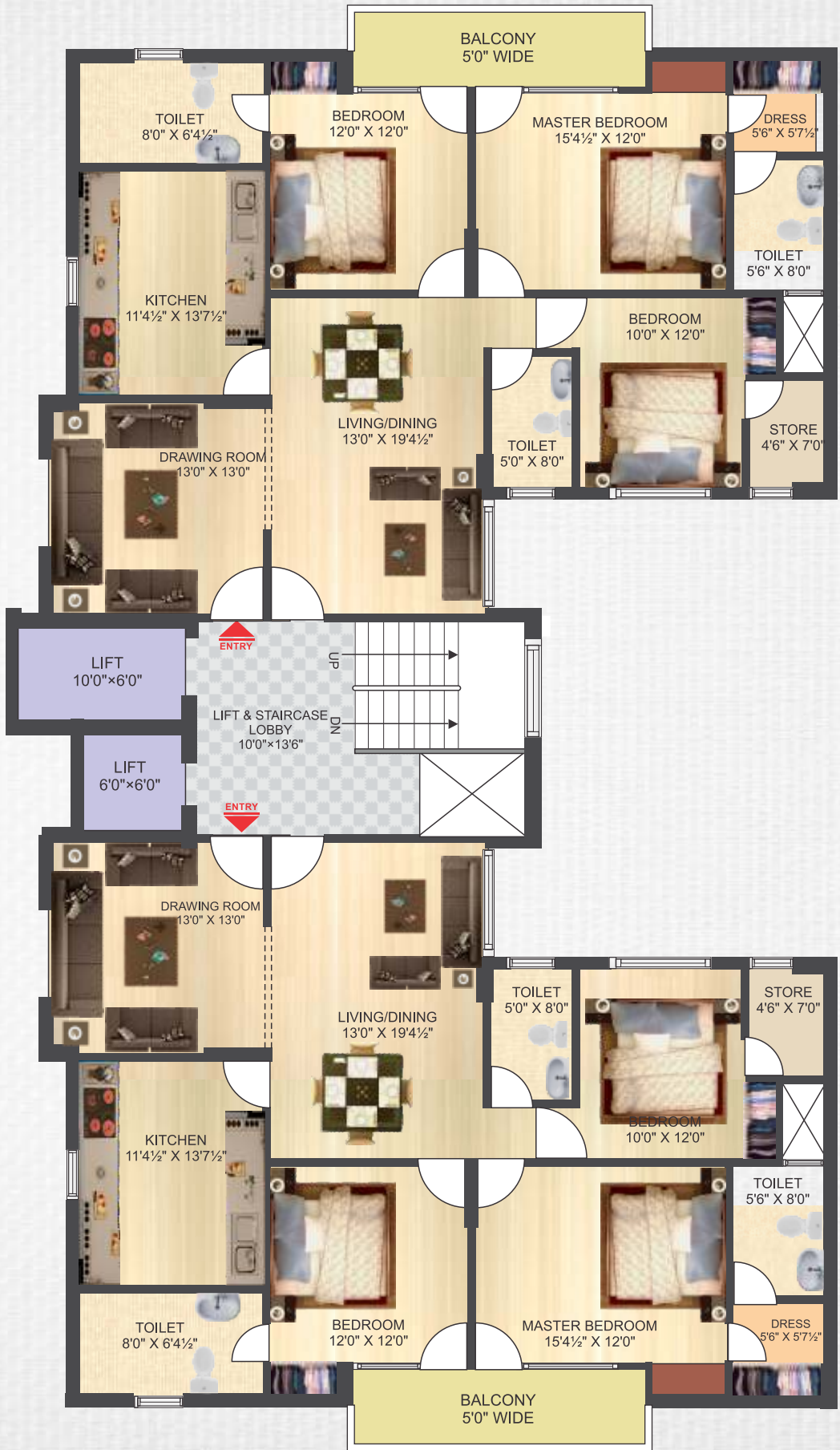


| FLAT NO. | ROOM  | TYPE | AREA         |
|----------|-------|------|--------------|
| 101      | 2 BHK | F    | 1360 SQ. FT. |
| 102-107  | 1 BHK | E    | 830 SQ. FT.  |



TOWER -5 | TYPICAL FLOOR PLAN

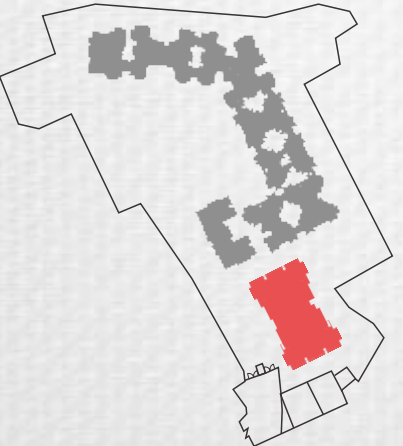
FLAT NO. 101-102  
13 FLOOR | 26 APARTMENTS | TYPE G-3 BHK + MAJLIS ROOM (S/E)



AREA : 1950 SQ. FT.

TOWER -6 | TYPICAL FLOOR PLAN

FLAT NO. 101-104  
13 FLOOR | 52 APARTMENTS | TYPE H-3 BHK + SERVANT ROOM + MAJLIS ROOM



AREA : 2075 SQ. FT.



# Location Highlights

- Masjid-50 m

➤ Madrassa-100m maeiful quran(mufti shahab)

➤ National highway-2.5 km (NH-1A)

➤ Wave mall-2.6 km
- Airport-11 km

➤ Railway station-6 km (JAMMU TAWI)

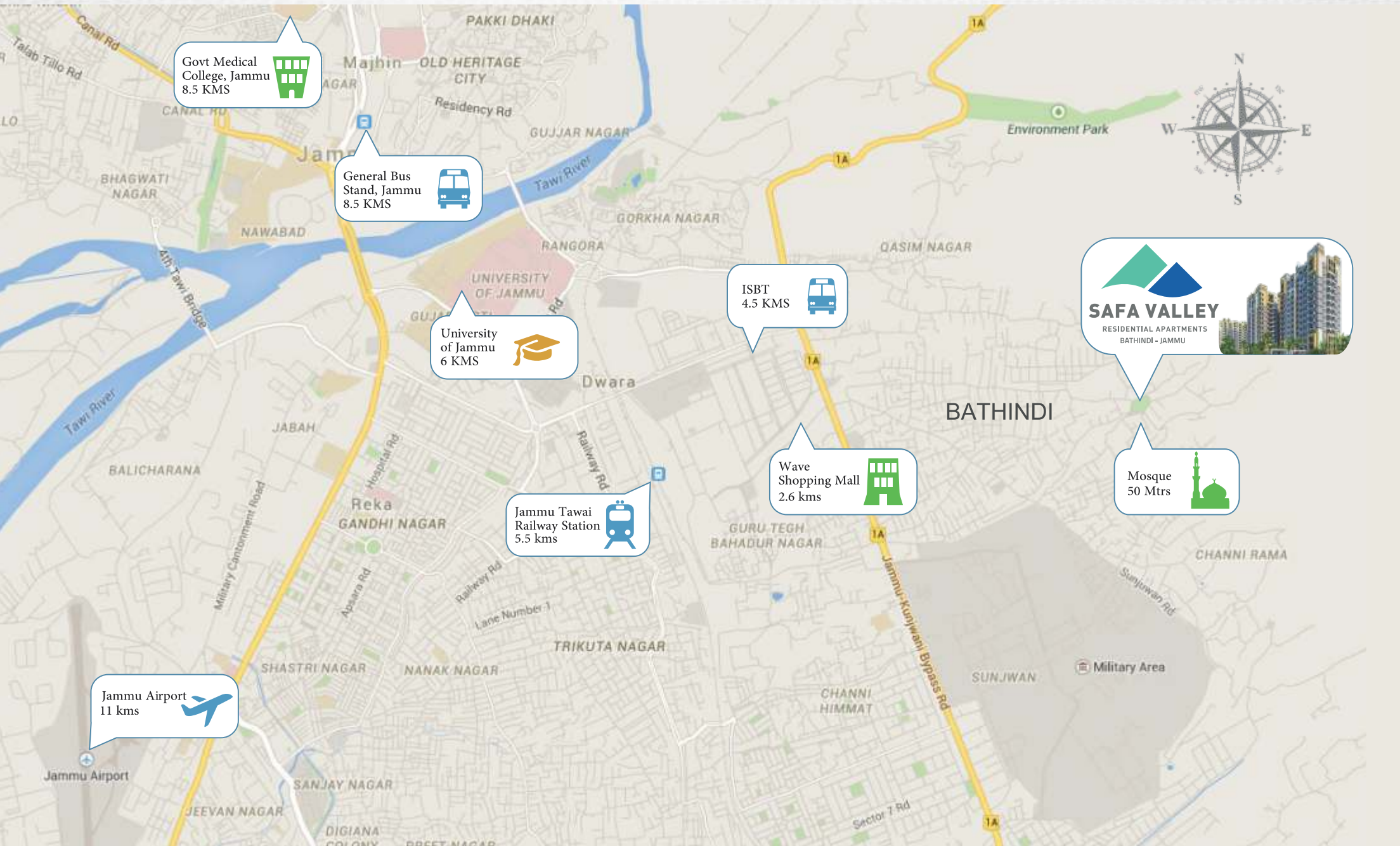
➤ Jammu Bus stand- 7 km (city)

➤ Vikram chowk-7 km
- Gandhi nagar- 6 km approx.

➤ Channi himmat-5 km approx.

➤ Sainik colony- 6 km

➤ Jewel chowk- 6.5 km



Safa Valley - Madina Hills, Nearby Madrasa Markaz - ul Maarif Bathindi, Jammu - 180015, Jammu and Kashmir



## O P CHAINS HOUSINGS GROUP

*"We are...the dream makers"*

OPCH began as a company committed to redefine the paranoia by which Real Estate Companies are judged. Though the ambitious goal of the company is still in its infancy, a decade and a half thence, the group has successfully proved its critics wrong by consummating new levels of professionalism, integrity, customer focus and an intransigent approach to quality.

Led by the very dynamic proficient, Mr. Shobhik Goyyal, the CEO of the OPCH, with a deep rooted commitment to quality

and creativity, OPCH feels pride in perfecting the residential real estate product to such a degree that it always end up delivering beyond what is promised, the quality that transcend through all the projects. However, what truly sets OPCH apart is the quality of life that it provides to customers through the boutique homes, a fact which has helped the group carve a place for itself in the hearts of many.

The customer counts on us not just for their splendid homes and hassle free lifestyle but also for the pleasant experience of dealing, buying and abiding as we are compassionate about our customers.

### RUNNING PROJECT

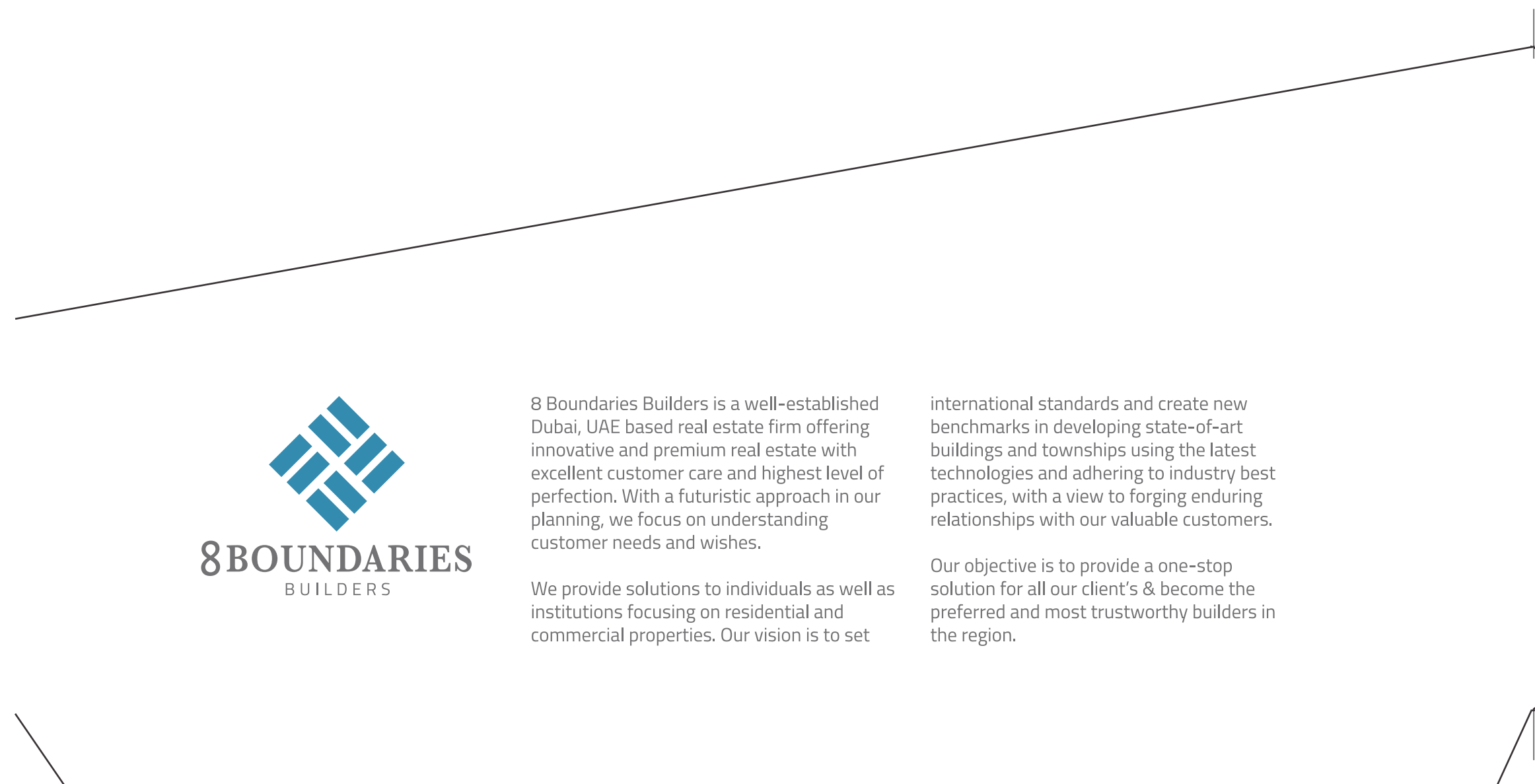


PLOT NO. 614-4, SECTOR-82, TAJ NAGAR, FATEHABAD ROAD, AGRA

### COMPLETED PROJECTS







**8 BOUNDARIES**  
BUILDERS

8 Boundaries Builders is a well-established Dubai, UAE based real estate firm offering innovative and premium real estate with excellent customer care and highest level of perfection. With a futuristic approach in our planning, we focus on understanding customer needs and wishes.

We provide solutions to individuals as well as institutions focusing on residential and commercial properties. Our vision is to set

international standards and create new benchmarks in developing state-of-art buildings and townships using the latest technologies and adhering to industry best practices, with a view to forging enduring relationships with our valuable customers.

Our objective is to provide a one-stop solution for all our client's & become the preferred and most trustworthy builders in the region.