



# THE VALLEY

BY SANTIAMESTATES

## BUILDING HOMES FOR GENERATIONS

WHERE LUXURY, SUSTAINABILITY, AND OPPORTUNITY  
MEET THE BEAUTY OF THE OCEAN

ADJACENT TO AEROCITY, SELLING PLOTS/VILLAS

+91 8886661122 | [www.santiamestates.com](http://www.santiamestates.com)

# Welcome to The Valley

## Discover Elevated Living at The Valley

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A brief description of The Valley as a serene gated community in Visakhapatnam, offering ocean views from 260 feet above sea level. Perfectly located adjacent to the upcoming Bhogapuram International Airport and Aero City, The Valley is a blend of nature, innovation, and investment opportunities. It's where your future meets luxury and sustainability."



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# World-Class Amenities at The Valley

The Gated Community offers a Variety of Amenities to Enhance your Lifestyle -

- Quality Water Supply
- Greenhouse Excellence
- International Convention Centre
- Smart Streetlights
- 24/7 Security



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# The Perfect Location for Elevated Living

- 15 km from IIM Visakhapatnam
- Adjacent to Bhogapuram International Airport (opening June 2026)
- 5-star hotels within 3 km: Sunray Beach Front, Oberoi, MyFair Hotels & Resorts and GMR Airport Hotel
- 1 km from the 6-lane Bhimilee Road connecting Vizag city to the airport
- Within 10 km of international schools and medical colleges
- 6 km from Miracle Software Park



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# Your Investment in the Future

The Valley is not just a place to live; it's an investment in your future. With the Bhogapuram International Airport just around the corner and rapid infrastructure development, investing in plots in Visakhapatnam ensures excellent returns.

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# NRI Investment Opportunities

- India's real estate sector has seen a surge in NRI investments. With the depreciation of the Indian rupee and appreciation of real estate values, this is the perfect time for NRIs to invest in land for sale in Vizag.
- \$13.1 billion in NRI investments in 2022, expected to grow by 12% this year.
- Visakhapatnam is a hot spot for NRI real estate investments with its growing economy and coastal location.



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# Raja Varma (Raja Babu)

## A Visionary for Green Urban Spaces

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- Raja Varma is a renowned real estate leader known for creating sustainable and vibrant city landscapes. His projects, such as those on Visakhapatnam Beach Road, blend aesthetics with eco-conscious designs."
- Managing Director of Sunray Resorts Pvt. Ltd., Sunray Green Space Pvt. Ltd., and Santiam Estates Pvt. Ltd., Raja Varma is driven by his vision of creating real estate that nurtures the soul.



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# Why NRIs Should Invest in The Valley

- NRIs have the advantage of a weaker rupee and appreciating real estate values. Visakhapatnam offers attractive investment opportunities, with its growing economy, coastal location, and proximity to the Bhogapuram International Airport.
- List of required documents for NRIs to invest (PAN card, OCI/PIO card, passport, etc.)



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# Luxury Meets Sustainability

At The Valley, we are committed to greenhouse excellence, ensuring a sustainable and eco-friendly living environment.

With natural fencing and smart streetlights, we aim to provide an environmentally conscious lifestyle for generations to come.



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# Why The Valley is Your Best Investment

**Location:** Near the airport and key educational and tech hubs.

**Amenities:** World-class facilities that cater to luxury and sustainability.

**Future Growth:** Proximity to **Bhogapuram International Airport** ensures high returns on investment.

**Accessibility:** Prime location with easy connectivity to **Vizag city** and beyond.



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# Experience a Luxurious Lifestyle at The Valley

At The Valley, you'll enjoy a harmonious blend of comfort, luxury, and nature. From swimming pools to flower gardens, our community offers a peaceful retreat from the city while keeping you connected to everything you need."



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# SECURE YOUR FUTURE

WITH THE VALLEY BY SANTIAM ESTATES

Follow us on social media for the latest updates, community living inspiration, & exclusive offers



The Valley Kavuluvada Village, Bhogapuram Mandal,  
Visakhapatnam, 535216 adjacent to Bhogapuram International Airport

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