

Project Name: ARISTA LUXE
Noida
Collection: ARISTA LUXE
BUILT FOR THE ARISTOCRATS
Call us now: 011-26101010
100% Cash
Launch Date: 2017/2018



THE ARISTA LUXE

SECTOR 168, NOIDA EXPRESSWAY
THE TRUE CONNOISSEURS OF LIVING



IMAGE FOR REPRESENTATION PURPOSE ONLY

Inspired by Heritage.
DESIGNED FOR TOMORROW.

The Arista Luxe brings British architectural elegance into the heart of Noida
featuring stately facades, intricate detailing, all blended with modern-day functionality





THE TRUE
CONNOISSEURS
OF LIVING
IN THE HEART OF NOIDA

10 Acres Total Project
Area Consisting 10 Towers

An Exclusive, luxuriously
curated club area

1.6 Lakh (Sq. Ft.)
Landscape

Air Conditioned
Double Height Lobby

Dedicated Drop Off
for Each Tower

Fully Decked Up
Residences

Expansive Balconies with
Yamuna and Forest View

340' Exclusive Luxe
Residences Phase 2

11 Ft. Floor To
Floor Height

High Speed Lifts
In Each Tower

Theater In
Dedicated Tower

Home
Automation

65% of the Project Dedicated
to Open Areas

5 Conceptualized
Pools



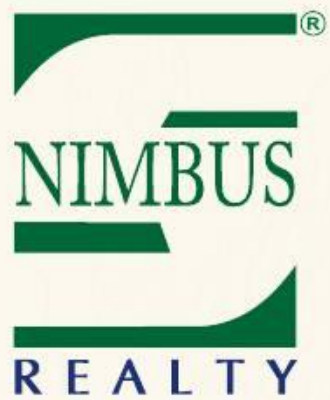


HELLO

Mary Kom, the iconic Indian boxer and Olympic medallist, embodies resilience, determination, and excellence—values that resonate deeply with Nimbus Realty.

As our brand ambassador, she symbolises the spirit of perseverance and the pursuit of greatness, which define our vision in the luxury real estate space. Just as Mary Kom has consistently raised the bar in her sport, Nimbus Realty is committed to setting new benchmarks in quality, integrity, and innovation

A stylized, handwritten signature of Mary Kom in black ink. The signature is written in a cursive, flowing style with a long horizontal line underneath the name.



LISTED REAL ESTATE
DEVELOPER



LEGACY OF NIMBUS REALTY

15 Million Sq. ft. Area | 13 Projects | 10,000 Happy Customers

3 DECADES OF TRUST



Unveiling

THE
ARISTA
LUXE

Comprises of

DUPLEX | PENTHOUSES
3+1, 4+1 & 5+2 BHK LUXE RESIDENCES

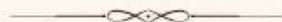


ABOVE THE WORLD.
BEYOND THE EXPECTED



PERFECTLY POSITIONED

Nestled in Noida's most coveted enclave, The Arista Luxe offers seamless access to corporate hubs, elite schools, and leisure destinations—an address that speaks of privilege and convenience.



DISTANCE

NOIDA INTERNATIONAL AIRPORT	51 MIN	NOIDA GOLF COURSE	24 MIN
BUDDH INTERNATIONAL CIRCUIT	20 MIN	NOIDA CITY CENTER	27 MIN
PARI CHOWK	16 MIN	DND FLYOVER	18 MIN
AMITY CHOWK	15 MIN	KALINDI KUNJ	20 MIN





WHY SECTOR 168 NOIDA

Noida's Sector 168 is fast becoming a byword for elevated urban living. With its panoramic green corridors, seamless metro access, and an evolving skyline, it is not just a location—it is a destination for those who belong ahead of their time.

UNIVERSITIES

AMITY UNIVERSITY
SECTOR 125 | 15 MIN

BIMTECH
KNOWLEDGE PARK 22
GREATER NOIDA | 15 MIN

GAUTAM BUDDHA UNIVERSITY
YAMUNA EXPRESSWAY | 20 MIN

SHARDA UNIVERSITY
YAMUNA EXPRESSWAY | 20 MIN

NOIDA INTERNATIONAL UNIVERSITY
SECTOR 17 A,
YAMUNA EXPRESSWAY | 25 MIN

HOSPITALS

JAYPEE HOSPITAL
SECTOR 128 | 15 MIN

FORTIS HOSPITAL
SECTOR 62 | 35 MIN

APOLLO HOSPITAL
SECTOR 26 | 30 MIN

SCHOOLS

SHIV NADAR SCHOOL
SECTOR 168 | 2-3 MIN

THE SHRIRAM MILLENNIUM SCHOOL
SECTOR 135 | 2-3 MIN

GENESIS GLOBAL SCHOOL
SECTOR 132 | 10 MIN

DPS NOIDA
SECTOR 132 | 10 MIN

JBM INTERNATIONAL SCHOOL
SECTOR 132 | 20 MIN

LOTUS VALLEY SCHOOL
SECTOR 126 | 20 MIN

PATHWAYS SCHOOLS
SECTOR 100 | 20 MIN



CONNECTIVITY

DND FLYWAY | 18 MIN
FNG EXPRESSWAY | 5 MIN
YAMUNA EXPRESSWAY | 5 MIN
NOIDA INTERNATIONAL AIRPORT | 51 MIN
HINDON AIRPORT | 70 MIN
INDIRA GANDHI INTERNATIONAL AIRPORT | 70 MIN

HOTEL & LIFESTYLE DISTRICT

LODHI HOTEL | 23 MIN
TAJ MAN SINGH | 24 MIN
OBEROI HOTEL | 25 MIN
JAYPEE GREENS GOLF COURSE, GREATER NOIDA | 20 MIN
NOIDA GOLF COURSE, SECTOR 43 | 25 MIN

SHOPPING

MALL OF INDIA
SECTOR 18 NOIDA | 20 MIN

GREAT INDIA PLACE
SECTOR 18 NOIDA | 20 MIN

GARDENS GALLERIA
SECTOR 18 | 20 MIN

GRAND VENICE
GREATER NOIDA | 25 MIN

LOGIX CITY CENTRE MALL
SECTOR 31 NOIDA | 25 MIN

MULTIPLEXES

PVR
MALL OF INDIA
SECTOR 18 NOIDA | 20 MIN

PVR SUPERPLEX
LOGIX CITY MALL
SECTOR 32, NOIDA | 25 MIN

CARNIVAL CINEMAS
GREAT INDIA PLACE
SECTOR 18, NOIDA | 20 MIN





THE MINDS BEHIND THE ART

SBOSE

Landscape Architects

MS. SANJU BOSE THE ARCHITECT OF SERENITY

A landscape specialist with a passion for nature-infused design, Sanju Bose crafts serene green spaces that enrich the soul of Arista Luxe. Her thoughtful artistry turns every garden into a tranquil escape.

Architect Hafeez Contractor

MR. HAFEEZ CONTRACTOR THE MAESTRO OF SKYLINES

India's most celebrated architect, Hafeez Contractor brings a legacy of iconic designs that blend grandeur with purposeful living. His visionary approach redefines urban luxury with timeless elegance.

bobby mukherji architects

MR. BOBBY MUKHERRJI THE CONNOISSEUR OF ELEGANCE

Globally acclaimed for luxury interiors, Bobby Mukherji brings refined sophistication to every corner of Arista Luxe. His designs elevate living into an immersive, indulgent experience.

B.L. GUPTA BLOC

MR. B.L. GUPTA TRUSTED CRAFTSMANSHIP

B. L. Gupta Construction (P) Ltd. is a well-established Private Limited Company based in New Delhi and engaged in the construction activities as a prime contractor. Led by the Managing Director, Ex. B. L. Gupta, it comprises a group of enterprising professionals with a corporate philosophy based on quality and efficiency.

ZHABITAT Zafar Habitat Architects

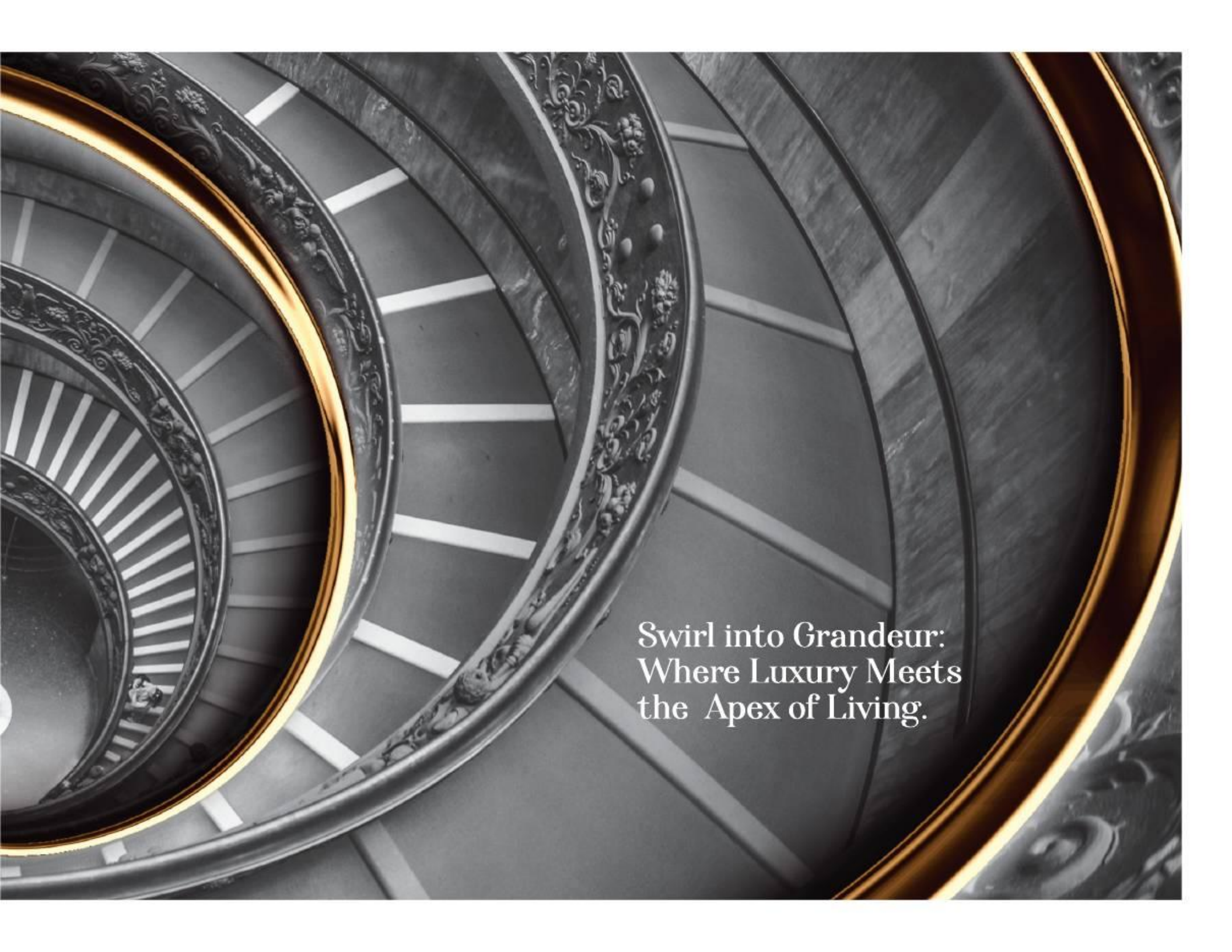
MR. ZAFAR CHOUDHARY

Zafar Choudhary is the visionary force behind Habitat Architects, celebrated for his ability to fuse innovation with timeless elegance in sustainable architecture. As CEO and Co-Founder, Zafar has established Habitat Architects' reputation as a leader in high-quality, environmentally conscious design across diverse sectors. His design philosophy is aesthetically striking and contextually responsive, balancing luxury with a profound respect for the environment.

CRAFTED BY RENOWNED ARCHITECTS



IMAGE FOR REPRESENTATION PURPOSE ONLY



Swirl into Grandeur:
Where Luxury Meets
the Apex of Living.



RENDERED IMAGE

LUXE—
RESIDENCES

SECTOR 168, NOIDA





Yamuna & Forest View from Balcony 8-10 Ft Sky Deck

Awaken to the tranquil flow of the Yamuna, where every sunrise paints the sky and every sunset whispers serenity. This balcony is not just a space—it's a front-row seat to nature's masterpiece.







INSPIRATION BEHIND THESE PILLARS

Meticulously crafted, The Arista Luxe harmonizes British architectural heritage with contemporary brilliance. Soaring arches, regal columns, and bespoke finishes come together to create a living testament to timeless elegance.

The iconic columns draw inspiration from classical Greek design, later embraced and refined in British architecture during the Georgian and Neoclassical eras. Symbolizing wisdom, order, and civic pride, these columns became defining features of esteemed institutions such as courthouses, museums, and universities. In the British context, they represent not just aesthetic harmony, but enduring values tradition, learning, and enlightened governance.





RENDERED IMAGE

*a grand canvas of life,
curated in luxury*



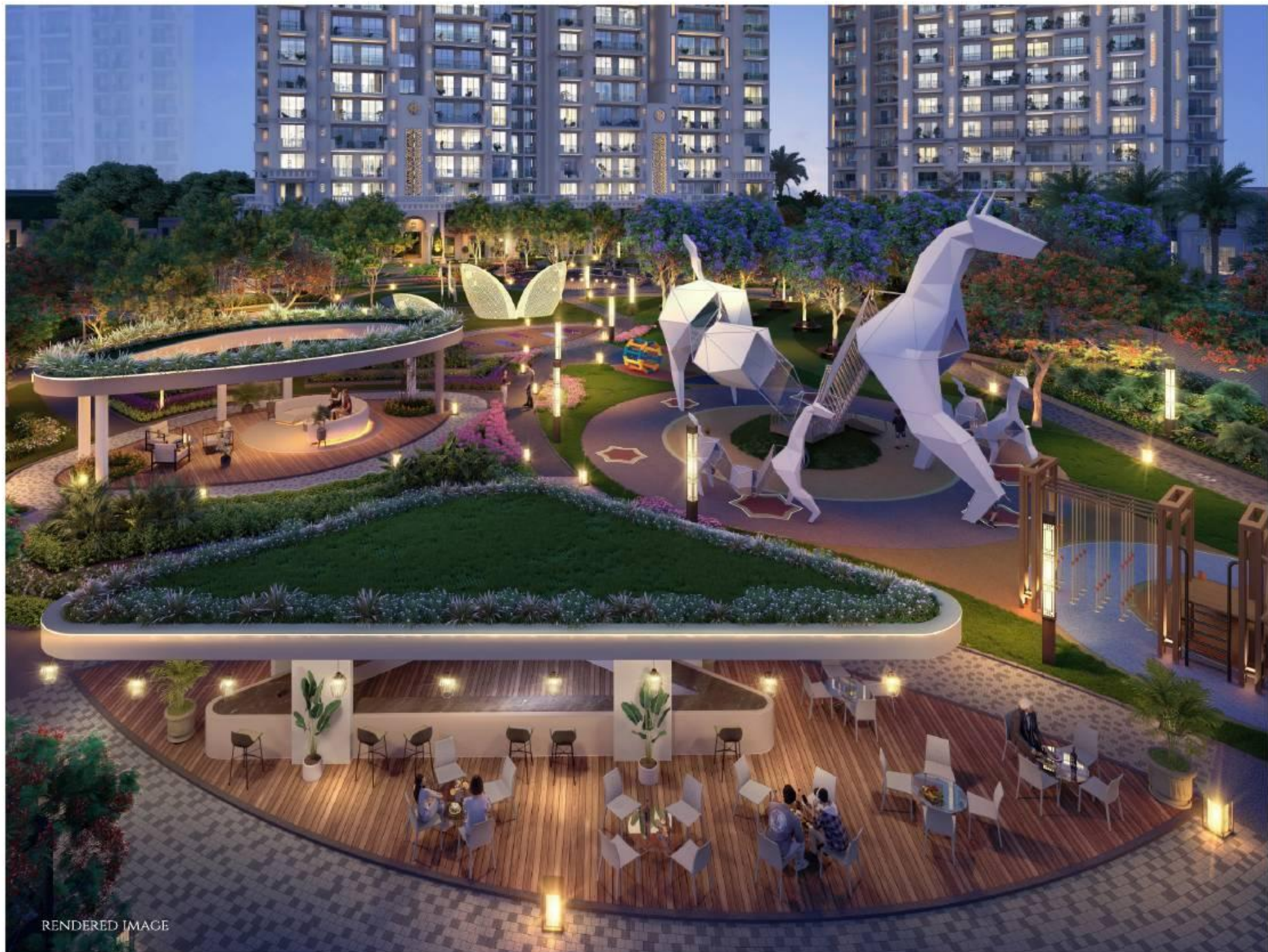


RENDERED IMAGE



Club Aristaire

—  —



RENDERED IMAGE



RENDERED IMAGE

AN UNMATCHED —
JUXTAPOSITION OF
VIVACITY AND BEAUTY

RENDERED IMAGE







RENDERED IMAGE

65+ PREMIUM AMENITIES

- Ball Room
- Virtual Golf Arena
- Mini Theater
- Spa
- Squash Facility Double Height G+1
- Cafeteria
- Kids' Zone
- Gym
- Library
- Yoga Room
- Table Tennis
- Games Room
- Pool Table
- Foos ball
- Billiards
- Padel Court
- Pickleball Court
- Badminton Court
- Kids' Play Area
- Senior Citizen Area
- Dedicated Club Drop-Off
- Tree & Sculpture Court
- Juice Bar
- Dog Play Area
- Alfresco Plaza
- Stepped Garden

- Picnic Lawn
- Orchard & Seating Nodes
- Amphitheater
- Preteen Area
- Yoga & Meditation Area
- Mounds
- Tot-Lot Area
- Festival Court
- Wet Play Area
- Shrub Beds
- Open Seating Area
- Jacuzzi Area

- **5 Conceptualized Pools**

- Lap Pool
- Family/Lounge Pool
- Beach Pool
- Kids' Pool
- Shallow Pool











RENDERED IMAGES



RENDERED IMAGES



TOWER LOBBY

From curated greens to sculpted serenity, every amenity at The Arista Luxe is a pause from the ordinary. It is a life that flows effortlessly from rejuvenation to revelry stitched together by design, drenched in elegance.

Welcoming you first is the grand double-height, air-conditioned lobby a timeless statement of arrival.



Design Mastery

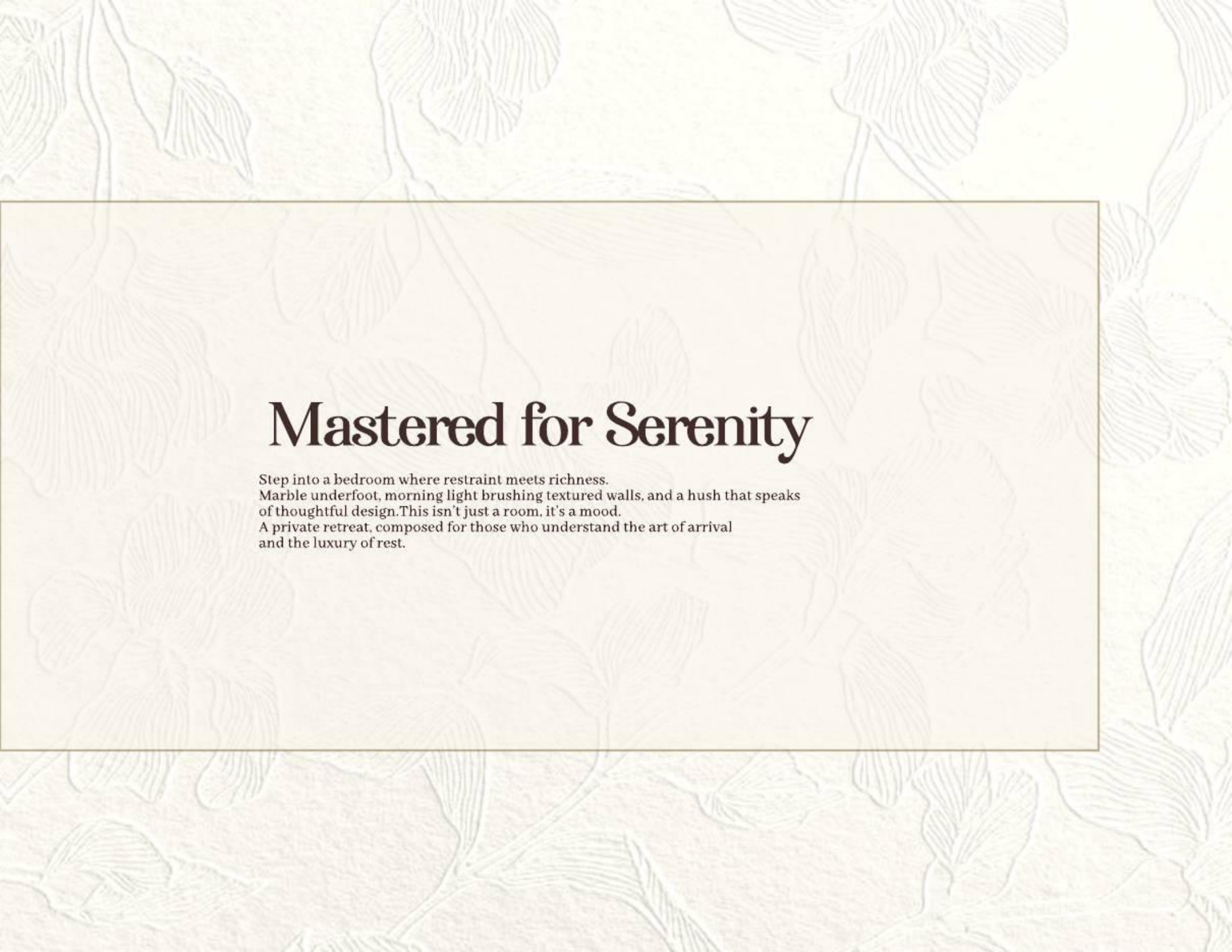
Step into interiors where restraint meets richness. Marble underfoot, sunlight draped across velvet walls, silence punctuated by design. These are not rooms. These are moods, composed for those who understand the art of arrival.



RENDERED IMAGES



RENDERED IMAGES



Mastered for Serenity

Step into a bedroom where restraint meets richness.
Marble underfoot, morning light brushing textured walls, and a hush that speaks
of thoughtful design. This isn't just a room, it's a mood.
A private retreat, composed for those who understand the art of arrival
and the luxury of rest.

MASTER LAYOUT



LEGEND

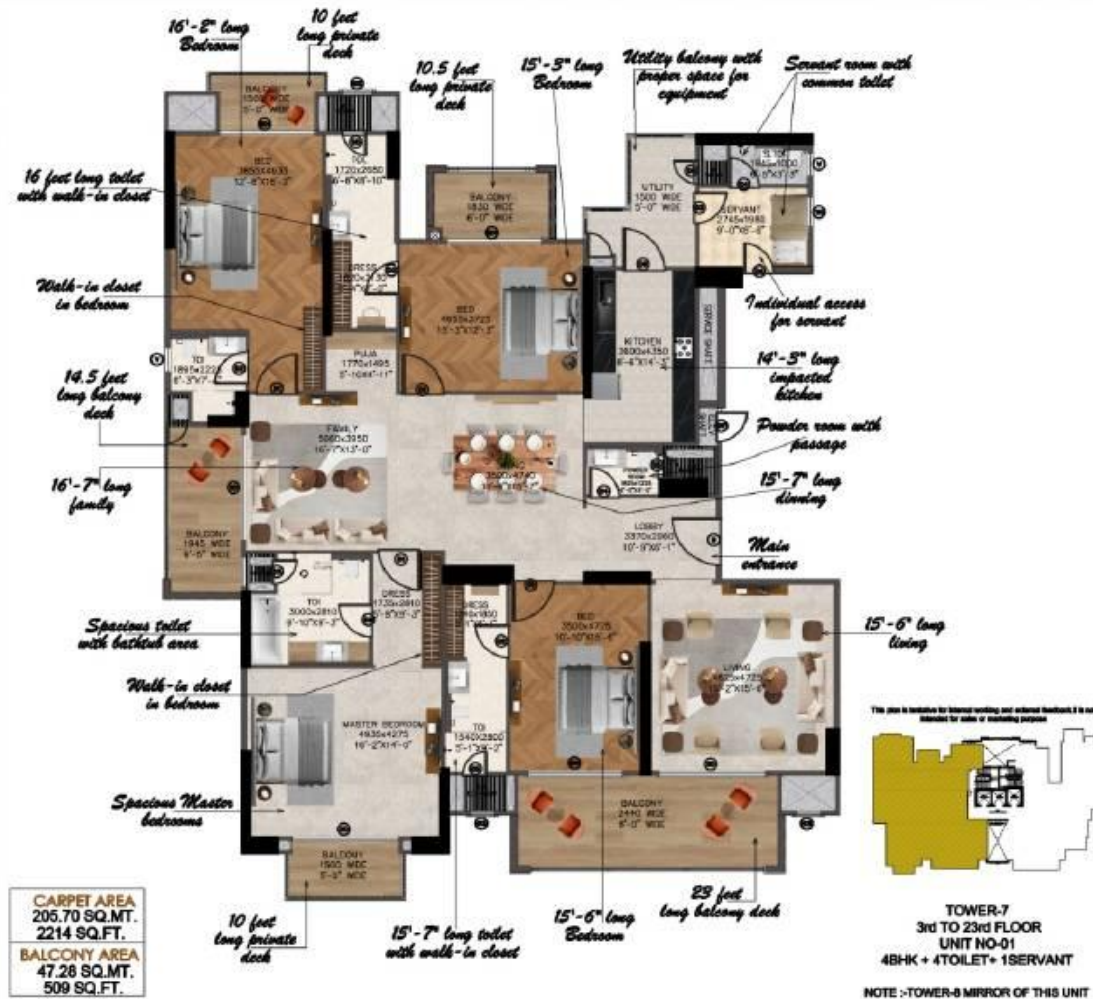
1. ENTRANCE PLAZA
2. PADEL COURT
3. PICKLEBALL
4. BADMINTON COURT
5. CLUB
6. KIDS PLAY AREA
7. LAP POOL AREA
8. SHALLOW POOL
9. FAMILY/LOUNGE POOL
10. BEACH POOL
11. KIDS POOL
12. JACUZZY AREA
13. SENIOR CITIZEN AREA
14. CLUB DROP OFF
15. TREE & SCULPTURE COURT
16. JUICE BAR
17. DOG PLAY AREA
18. ALFRESCO PLAZA
19. STEPPED GARDEN
20. PICNIC LAWN
21. ORCHARD & SEATING AREA
22. AMPHITHEATRE
23. PRE-TEEN AREA
24. YOGA & MEDITATION
25. TOT-LOT AREA
26. FESTIVAL COURT
27. WET PLAY AREA
28. SHRUB BEDS
29. OPEN SEATING AREA
30. JOGGING AREA

	5 BHK+5 TOI+2 SERV.- 489.07 SQM.
	4 BHK+4 TOI+1 SERV.- 373.93 SQM.
	4 BHK+4 TOI+1 SERV.- 287.81 SQM.
	3 BHK+3 TOI+1 SERV.- 222.33 SQM.
	3 BHK+3 TOI+1 SERV.- 219.87 SQM.
	3 BHK+3 TOI+1 SERV.- 218.62 SQM.





T-5, UNIT PLAN-01



T-7, UNIT PLAN-01

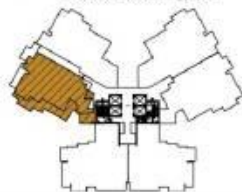


T-7, UNIT PLAN-02

T-9, UNIT PLAN-02



This plan is tentative for internal working and external feedback. It is not intended for sales or marketing purpose.



TOWER-9
3rd FLOOR TO 29th FLOOR
& 31st FLOOR
UNIT NO-03
3BHK + 3TOILET+ 1SERVANT
NOTE: UNIT NO 06 MIRROR OF UNIT NO-03

CARPET AREA
120.93 SQ.MT.
1302 SQ.FT.
BALCONY AREA
30.66 SQ.MT.
330 SQ.FT.

T-9, UNIT PLAN-03

T-9, UNIT PLAN-04

NIMBUS GROUP SUNWORLD ARISTA LUXE - TOWER 5, 7 & 8 SPECIFICATIONS

STRUCTURE

Earthquake resistant R.C.C. framed structure

Tower Construction Design On Imported Mivan Shuttering With Approx 11 Feet Floor To Floor Height Of Each Floor.

LIVING & DINING ROOM

LOCATION	MATERIALS SPECIFICATION	BRANDS /COLOUR/DESIGN OPTION
FLOORS	IMPORTED MARBLE (ITALIAN)	AS/ SELECTION
EXTERNAL DOORS & WINDOWS	DGU-ENERGY EFFICIENT GLASS/ TINTED/ REFLECTIVE/ CLEAR GLASS WITH ALLUMINIUM FRAMES	AS/ SELECTION
INTERNAL WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/ NEROLAC OR EQUIVALENT
CEILING	AS PER DESIGN WITH CONCEALED LED LIGHTS IN CEILING & COVES	AS/ SELECTION
EXTERNAL WALLS	EXTERNAL GRADE WEATHER RESISTANT PAINT	ASIAN PAINTS/BERGER/ NEROLAC OR EQUIVALENT
MAIN DOORS & FRAME	IMPORTED FLUSH DOOR , FINISHED WITH PU POLISH, HEIGHT -APPROX 9 FEET	AS/ SELECTION

BEDROOMS

LOCATION	MATERIALS SPECIFICATION	BRANDS /COLOUR/DESIGN OPTION
FLOORS	LAMINATED WOODEN FLOOR	AS/ SELECTION
EXTERNAL DOORS & WINDOWS	DGU-ENERGY EFFICIENT GLASS/ TINTED/ REFLECTIVE/ CLEAR GLASS WITH ALLUMINIUM FRAMES	AS/ SELECTION
EXTERNAL WALLS	EXTERNAL GRADE WEATHER RESISTANT PAINT	ASIAN PAINTS/BERGER/ NEROLAC OR EQUIVALENT
INTERNAL WALLS/CEILING	CORNICE +ACRYLIC EMULSION PAINT OF APPROPRIATE COLOUR	ASIAN PAINTS/BERGER/ NEROLAC OR EQUIVALENT
INTERNAL DOORS & FRAME	FLUSH DOOR, FINISHED WITH PU POLISH, HEIGHT APPROX-8 FEET	AS/ SELECTION
HARDWARE AND LOCKS	STAINLESS STEEL /BRASS FINISHED HARDWARE FITTINGS FOR DOORS AND LOCKS OF BRANDED MAKES	HETTICH/HAFFELY/YALE OR EQUIVALENT

TOILETS & POWDER ROOM		
LOCATION	MATERIALS SPECIFICATION	BRANDS /COLOUR/DESIGN OPTION
FLOORS	PREMIUM QUALITY ANTI SKID VITRIFIED TILE	KAJARIA/ SIMPOLO OR EQUIVALENT
EXTERNAL DOORS & WINDOWS	DGU-ENERGY EFFICIENT GLASS/ TINTED/ REFLECTIVE/ CLEAR GLASS WITH ALLUMINIUM FRAMES	AS/ SELECTION
TILE CLADDING	TILES 8'- 0" ON ALL SIDES	KAJARIA/ SIMPOLO OR EQUIVALENT
CEILING	ACRYLIC EMULSION PAINT ON CEILING/ MOISTURE - PROOF BOARD FALSE CEILING	ASIAN PAINTS/ BERGER/ NEROLAC OR EQUIVALENT
INTERNAL DOORS	FLUSH DOOR ,FINISHED WITH PU POLISH ,HEIGHT - APPROX 8 FEET	AS/ SELECTION
INTERNAL WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/ BERGER/ NEROLAC OR EQUIVALENT
FIXTURES & FITTINGS	PREMIUM QUALITY	GROHE/ KOHLER/ TOTO/ARTIES OR EQUIVALENT
COUNTER	GRANITE /ENGINEERED STONE	AS/ SELECTION
CARPENTRY	MIRROR WITH VANITY CABINET	AS/ SELECTION
BATH AREA	GLASS CUBICAL SHOWER AREA	

KITCHEN		
LOCATION	MATERIALS SPECIFICATION	BRANDS /COLOUR/DESIGN OPTION
FLOORS	PREMIUM QUALITY VITRIFIED TILES	KAJARIA/SIMPOLO OR EQUIVALENT
EXTERNAL DOORS & WINDOWS	DGU-ENERGY EFFICIENT GLASS/ TINTED/ REFLECTIVE/ CLEAR GLASS WITH ALLUMINIUM FRAMES	AS/ SELECTION
INTERNAL WALLS/CEILING	ENGINEERED STONE OR TILES 2'-0 ABOVE COUNTER + PLASTIC PAINT	ASIAN PAINTS/BERGER/ NEROLAC OR EQUIVALENT
FIXTURES & FITTINGS	MODULAR WITH ENGINEERED STONE ON TOP & STAINLESS - STEEL SINK (SS 304 1 MM THICK)	AS/ SELECTION
HARDWARE	BEST QUALITY	HETTICH/HAFFELY OR EQUIVALENT
DRAWERS & CABINETS	SOFT CLOSING BANK/SOFT CLOSE SHUTTERS	HATICH OR EQUIVALENT
MISCELLANEOUS	CHIMNEY, HOB, MICROWAVE, OTG	BOSCH/HAFFELY OR EQUIVALENT

BALCONY		
LOCATION	MATERIALS SPECIFICATION	BRANDS /COLOUR/DESIGN OPTION
FLOORS	ANTI SKID VITRIFIED TILES	KAJARIA/ SIMPOLO OR EQUIVALENT
EXTERNAL WALLS	EXTERIOR GRADE TEXTURE PAINT	ASIAN PAINTS/BERGER/ NEROLAC OR EQUIVALENT
RAILINGS	MS RAILING AS PER DESIGN	AS SELECTION
BALCONY WIDTH	APPROX 8 FEET IN TOWER-7 & 8 and 10 FEET IN TOWER 5 WITH LIVING ROOM	AS SELECTION

PUJA ROOM

LOCATION	MATERIAL SPECIFICATIONS	BRANDS /COLOUR/DESIGN OPTION
FLOORING & SKIRTING	IMPORTED MARBLE (ITALIAN)	AS/ SELECTION
WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/ NEROLAC OR EQUIVALENT
CEILING	ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/ NEROLAC OR EQUIVALENT

SERVANT ROOM

LOCATION	MATERIAL SPECIFICATIONS	BRANDS /COLOUR/DESIGN OPTION
FLOORING & SKIRTING	VITRIFIED TILES	KAJARIA/ ORIENT BELL/SOMANY OR EQUIVALENT
WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/ NEROLAC OR EQUIVALENT
CEILING	ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/ NEROLAC OR EQUIVALENT

SERVANT ROOM TOILET

LOCATION	MATERIAL SPECIFICATIONS	BRANDS /COLOUR/DESIGN OPTION
FLOORING & SKIRTING	ANTI - SKID VITRIFIED TILES	KAJARIA/ ORIENT BELL/ SOMANY OR EQUIVALENT
WALLS	VITRIFIED TILES UPTO CEILING HEIGHT	KAJARIA/ ORIENT BELL/SOMANY OR EQUIVALENT
CEILING	MOISTURE RESISTANT FALSE CEILING + ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/ NEROLAC OR EQUIVALENT
FITTING & FIXTURE	WASH BASIN WITH FAUCET, SHOWER DIVERTER	CERA/ ROCA /HINDWARE OR EQUIVALENT

OTHERS		
LOCATION	MATERIALS SPECIFICATION	BRANDS /COLOUR/DESIGN OPTION
HVAC	VRV/VRF /CASSETTE SYSTEM WITH HEAT AND COOL AND AIR PURIFIER TECHNOLOGY IN LIVING, DINING, AND ALL BEDROOMS	Daikin / Hitachi / Mitsubishi or Equivalent
ELECTRICAL	ALL ELECTRICAL WIRING IN CONCEALED CONDUITS PROVISION FOR ADEQUATE LIGHT AND POWER POINTS, TELEPHONE, AND TV OUTLETS IN LIVING, DINING AND BEDROOMS. MOLDED MODULAR PLASTIC SWITCHES AND PROTECTIVE MCBS.	Smart Keypad
	SMART KEYPAD IN APARTMENT AND NORMAL SWITCHES IN SERVANT ROOM, UTILITY ROOM AND TOILETS.	Normal Switches - Panasonic/ Legrand/ Havells or EQUIVALENT
WOODWORK	IMPORTED STYLISH MODULAR WARDROBE WITH HIGHEST STANDARD HARDWARE	As selection
PLUMBING	AS PER STANDARD PRACTICE , ALL INTERNAL PLUMBING IN CPVC/COMPOSITE. ALL EXTERNAL IN UPVC	As selection
HOME AUTOMATION	LIGHTS/FAN/AC AUTOMATION (AMC CHARGES WILL BE PAID BY CLIENT)	Branded system as selection
SECURITY	5 TIER - GATE/ PERIMETER/ PARKING/ LOBBY AND MAIN ENTRANCE DOOR WITH DIGITAL SMART LOCK WITH VIDEO DOOR PHONE IN MAIN ENTRANCE DOOR, SECURED ACCESS FOR LIFTS AND LIFT LOBBIES, ACCESS CONTROLLED RECEPTION AREA IN ALL TOWERS, CCTV SURVEILLANCE INCLUDING LIFTS, INTERCOM AND INTERNET FACILITY, FIRE DETECTION AND SPRINKLER SYSTEM AND GAS LEAKAGE DETECTORS IN APARTMENTS.	As selection
STAIRCASE AREA	M.S RAILING WITH APPROPRIATE PAINT, FLOOR WITH GRANITE AND WALL AND CEILING WITH OBD PAINT	
BASEMENT	TRIMIX FLOORING WITH OBD PAINT IN CEILING, LIFT LOBBY IN BASEMENT AREA WITH GRANITE FLOORING	
LIFT	HIGH SPEED PASSENGER LIFT	OTIS/ MITSUBISHU / TOSHIBA/HITACHI OR EQUIVALENT
	SERVICE LIFT	OTIS/ KONE/ TOSHIBA OR EQUIVALENT
LIFT LOBBIES	ENTRANCE LIFT LOBBY — GRAND DOUBLE HEIGHT LOBBY WITH AIR-CONDITION, INTERIOR DESIGNED BY INDIA'S RENOWNED ARCHITECT-UTILISING IMPORTED ITALIAN MARBLE FLOOR AND ACRYLIC EMULSION PAINT OF APPROPRIATE COLOUR AND PROVISION OF MUSIC SYSTEM.	
	TYPICAL LIFT LOBBY - AS DESIGNED BY INDIA'S RENOWNED ARCHITECT-UTILISING APPROPRIATE GRANITE FLOORS AND ACRYLIC EMULSION PAINT OF APPROPRIATE COLOR	
EXTRA RECREATIONAL ACTIVITY	1 AV ROOM,1 GYM & YOGA ROOM FOR TOWER 7 & 8, IN BASEMENT UNDER TOWER 1 AV ROOM,1 GYM & YOGA ROOM FOR TOWER 5, IN BASEMENT UNDER TOWER	

NIMBUS GROUP SUNWORLD ARISTA LUXE - TOWER 9 SPECIFICATIONS

Structure

Earthquake resistant R.C.C. framed structure
Tower Construction Design On Imported Mivan Shuttering With Approx 11 Feet Floor To Floor Height Of Each Floor.

	LIVING & DINING ROOM	
LOCATION	MATERIALS SPECIFICATION	BRANDS/COLOUR/DESIGN OPTION OR EQUIVALENT
FLOORS	IMPORTED MARBLE (ITALIAN)	AS/SELECTION
EXTERNAL DOORS & WINDOWS	DGU-ENERGY EFFICIENT GLASS/TINTED/ REFLECTIVE/ CLEAR GLASS WITH ALLUMINIUM FRAMES	AS/SELECTION
INTERNAL WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/NEROLAC OR EQUIVALENT
CEILING	AS PER DESIGN WITH CONCEALED LED LIGHTS IN CEILING & COVES	AS/SELECTION
EXTERNAL WALLS	EXTERNAL GRADE WEATHER RESISTANT PAINT	ASIAN PAINTS/BERGER/NEROLAC OR EQUIVALENT
MAIN DOORS & FRAME	IMPORTED FLUSH DOOR, FINISHED WITH PU POLISH, HEIGHT-APPROX 9 FEET	AS/SELECTION

	BEDROOMS	
LOCATION	MATERIALS SPECIFICATION	BRANDS/COLOUR/DESIGN OPTION OR EQUIVALENT
FLOORS	LAMINATED WOODEN FLOOR	AS/SELECTION
EXTERNAL DOORS & WINDOWS	DGU-ENERGY EFFICIENT GLASS/TINTED/REFLECTIVE/CLEAR GLASS WITH ALLUMINIUM FRAMES	AS/SELECTION
EXTERNAL WALLS	EXTERNAL GRADE WEATHER RESISTANT PAINT	ASIAN PAINTS/BERGER/NEROLAC OR EQUIVALENT
INTERNAL WALLS/CEILING	CORNICE +ACRYLIC EMULSION PAINT OF APPROPRIATE COLOUR	ASIAN PAINTS/BERGER/NEROLAC OR EQUIVALENT
INTERNAL DOORS & FRAME	FLUSH DOOR ,FINISHED WITH PU POLISH , HEIGHT -APPROX 8 FEET	AS/SELECTION
HARDWARE AND LOCKS	STAINLESS STEEL/BRASS FINISHED HARDWARE FITTINGS FOR DOORS AND LOCKS OF BRANDED MAKES	HETTICH/YALE OR EQUIVALENT

	TOILETS	
LOCATION	MATERIALS SPECIFICATION	BRANDS/COLOUR/DESIGN OPTION
FLOORS	PREMIUM QUALITY ANTI SKID VITRIFIED TILE	KAJARIA/ SIMPOLO OR EQUIVALENT
EXTERNAL DOORS & WINDOWS	DGU-ENERGY EFFICIENT GLASS/TINTED/REFLECTIVE/ CLEAR GLASS WITH ALLUMINIUM FRAMES	AS/SELECTION
TILE CLADDING	TILES 8'-0" ON ALL SIDES	KAJARIA/SIMPOLO OR EQUIVALENT
CEILING	ACRYLIC EMULSION PAINT ON CEILING/ MOISTURE-PROOF BOARD FALSE CEILING	ASIAN PAINTS/BERGER/NEROLAC OR EQUIVALENT
INTERNAL DOORS	FLUSH DOOR, FINISHED WITH PU POLISH, HEIGHT-APPROX 8 FEET	AS/SELECTION
INTERNAL WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/NEROLAC OR EQUIVALENT
FIXTURES & FITTINGS	PREMIUM QUALITY	KOHLER/JAQUAR/ROCA OR EQUIVALENT
COUNTER	GRANITE/ENGINEERED STONE	AS/SELECTION
CARPENTRY	MIRROR WITH VANITY CABINET	AS/SELECTION
BATH AREA	GLASS CUBICAL SHOWER AREA	

	KITCHEN	
LOCATION	MATERIALS SPECIFICATION	BRANDS/COLOUR/DESIGN OPTION
FLOORS	VITRIFIED TILES	KAJARIA/ SIMPOLO OR EQUIVALENT
EXTERNAL DOORS & WINDOWS	DGU-ENERGY EFFICIENT GLASS/TINTED/REFLECTIVE/ CLEAR GLASS WITH ALLUMINIUM FRAMES	AS/SELECTION
INTERNAL WALLS/CEILING	ENGINEERED STONE 2'-0 ABOVE COUNTER + PLASTIC PAINT	ASIAN PAINTS/BERGER/ NEROLAC OR EQUIVALENT
FIXTURES & FITTINGS	MODULAR WITH ENGINEERED STONE ON TOP & STAINLESS STEEL SINK (SS 304 1 MM THICK)	AS/SELECTION
HARDWARE	BEST QUALITY	HETTICH/HAFFLE OR EQUIVALENT
DRAWERS & CABINETS	SOFT CLOSING BANK/SOFT CLOSE SHUTTERS	HETTICH OR EQUIVALENT
MISCELLANEOUS	CHIMNEY, HOB, MICROWAVE, OTG	BOSCH/HAFFELY OR EQUIVALENT

	BALCONY	
LOCATION	MATERIALS SPECIFICATION	BRANDS/COLOUR/DESIGN OPTION
FLOORS	ANTI SKID VITRIFIED TILES	KAJARIA/SIMPOLO OR EQUIVALENT
EXTERNAL WALLS	EXTERIOR GRADE TEXTURE PAINT	ASIAN PAINTS/BERGER/NEROLAC OR EQUIVALENT
RAILINGS	MS RAILING AS PER DESIGN	AS SELECTION
BALCONY WIDTH	APPROX 10 FEET WITH LIVING ROOM	AS SELECTION

	SERVANT ROOM	
LOCATION	MATERIALS SPECIFICATION	BRANDS/COLOUR/DESIGN OPTION
FLOORING & SKIRTING	VITRIFIED TILES	KAJARIA/ORIENT BELL/SOMANY OR EQUIVALENT
WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/NEROLAC OR EQUIVALENT
CEILING	ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/NEROLAC OR EQUIVALENT

	SERVANT ROOM TOILET	
LOCATION	MATERIALS SPECIFICATION	BRANDS/COLOUR/DESIGN OPTION
FLOORING & SKIRTING	ANTI-SKID VITRIFIED TILES	KAJARIA/ORIENT BELL/SOMANY OR EQUIVALENT
WALLS	VITRIFIED TILES UPTO CEILING HEIGHT	KAJARIA/ ORIENT BELL/SOMANY OR EQUIVALENT
CEILING	MOISTURE RESISTANT FALSE CEILING + ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/NEROLAC OR EQUIVALENT
FITTING & FIXTURE	WASH BASIN WITH FAUCET, SHOWER DIVERTER	CERA/ROCA/HINDWARE OR EQUIVALENT

	OTHERS	
LOCATION	MATERIALS SPECIFICATION	BRANDS/COLOUR/ DESIGN OPTION
HVAC	CASSTE AC SYSTEM WITH HEAT AND COOL AND AIR PURIFIER TECHNOLOGY IN LIVING, DINING, AND ALL BEDROOMS	Daikin/Hitachi / Mitsubishi OR EQUIVALENT
ELECTRICAL	ALL ELECTRICAL WIRING IN CONCEALED CONDUITS PROVISION FOR ADEQUATE LIGHT AND POWER POINTS, TELEPHONE, AND TV OUTLETS IN LIVING, DINING AND BEDROOMS. MOLDED MODULAR PLASTIC SWITCHES AND PROTECTIVE MCBS.	Smart Keypad - Panasonic/Legrand/ Havells OR EQUIVALENT
	SMART KEYPAD IN APARTMENT AND NORMAL SWITCHES IN SERVANT ROOM, UTILITY ROOM AND TOILETS.	Normal Switches - Panasonic/Legrand/ Havells OR EQUIVALENT
WOODWORK	IMPORTED STYLISH MODULAR WARDROBE WITH HIGHEST STANDARD HARDWARE	As selection
PLUMBING	AS PER STANDARD PRACTICE, ALL INTERNAL PLUMBING IN CPVC/COMPOSITE. ALL EXTERNAL IN UPVC	As selection
HOME AUTOMATION	LIGHTS/FAN/AC AUTOMATION (AMC CHARGES WILL BE PAID BY CLIENT)	As selection
SECURITY	5 TIER-GATE/PERIMETER/PARKING/LOBBY AND MAIN ENTRANCE DOOR WITH DIGITAL SMART LOCK WITH VIDEO DOOR PHONE IN MAIN ENTRANCE DOOR, SECURED ACCESS FOR LIFTS AND LIFT LOBBIES, ACCESS CONTROLLED RECEPTION AREA IN ALL TOWERS, CCTV SURVEILLANCE INCLUDING LIFTS, INTERCOM AND INTERNET FACILITY, FIRE DETECTION AND SPRINKLER SYSTEM AND GAS LEAKAGE DETECTORS IN APARTMENTS.	As selection
STAIRCASE AREA	M.S RAILING WITH APPROPRIATE PAINT, FLOOR WITH GRANITE AND WALL AND CEILING WITH OBD PAINT	
BASEMENT	TRIMIX FLOORING WITH OBD PAINT IN CEILING, LIFT LOBBY IN BASEMENT AREA WITH GRANITE FLOORING	
LIFT	HIGH SPEED PASSENGER LIFT	OTIS/ MITSUBISHU/TOSHIBA OR EQUIVALENT
	SERVICE LIFT	OTIS/KONE/TOSHIBA OR EQUIVALENT
LIFT LOBBIES	ENTRANCE LIFT LOBBY - GRAND DOUBLE HEIGHT LOBBY WITH AIR-CONDITION, INTERIOR DESIGNED BY INDIA'S RENOWNED ARCHITECT-UTILISING IMPORTED ITALIAN MARBLE FLOOR AND ACRYLIC EMULSION PAINT OF APPROPRIATE COLOUR AND PROVISION OF MUSIC SYSTEM.	
	TYPICAL LIFT LOBBY - AS DESIGNED BY INDIA'S RENOWNED ARCHITECT-UTILISING APPROPRIATE GRANITE FLOORS AND ACRYLIC EMULSION PAINT OF APPROPRIATE COLOUR	

OUR PROJECTS



THE HYDE PARK

SECTOR 78, NOIDA

Express Park View-I

CHI-V, GREATER NOIDA

LOCATED 1st ON YAMUNA EXPRESSWAY
in close proximity to finest malls, hospitals, golf course and institutes

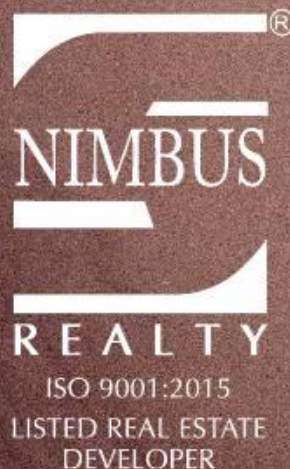
Express
Park View-II
CHI-V, GREATER NOIDA
Low Rise
APARTMENTS
LOCATED AT YAMUNA EXPRESSWAY


NIMBUS
THE PALM VILLAGE
YAMUNA EXPRESSWAY
SECTOR 22A

Express
Park View-II
CHI-V, GREATER NOIDA
LOCATED 1st ON YAMUNA EXPRESSWAY
in close proximity to finest malls, hospitals, golf course and institutes


THE GOLDEN PALMS
SECTOR 168, NOIDA

Project Name: Sunworld Arista
 RERA Reg. No. UP/RERA/2017/0012
 Project Address: Sector 168, Noida Expressway, Gh-1C, Noida, Uttar Pradesh, Pincode: 201305, India.
 Project Details: 10000 sq. ft. (approx.)
 Project Status: Under Construction
 Project Completion: 2020
 Project Developer: Nimbus Realty
 Project Manager: Mr. Anil Kumar
 Project Contact: 011-43020300



NIMBUS PROJECTS LIMITED

Registered Office : 1001-1006, 10th Floor, Narain Manzil,
 23, Barakhamba Road, New Delhi-110001, India.
 Phone: +91 11 43020300

Site Address : Sector 168, Noida Expressway
 GH-1C, Arista, Sector 168, Noida,
 Uttar Pradesh, Pincode: 201305, India.



Project is mortgaged with and funded by Aditya Birla Housing Finance Limited. No objection Certificate / Permission to Mortgage from Aditya Birla Housing Finance Limited will be provided for sale of flats.



Lead Promoter- Nimbus project Ltd | Project Name- Sunworld Arista (Ph- 2 T-5,7,8,9), Club
For Sale Queries Call: +91 8695 707070 | Email: info@nimbusgroup.net | www.nimbusrealty.in / www.nimbusgroup.net

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