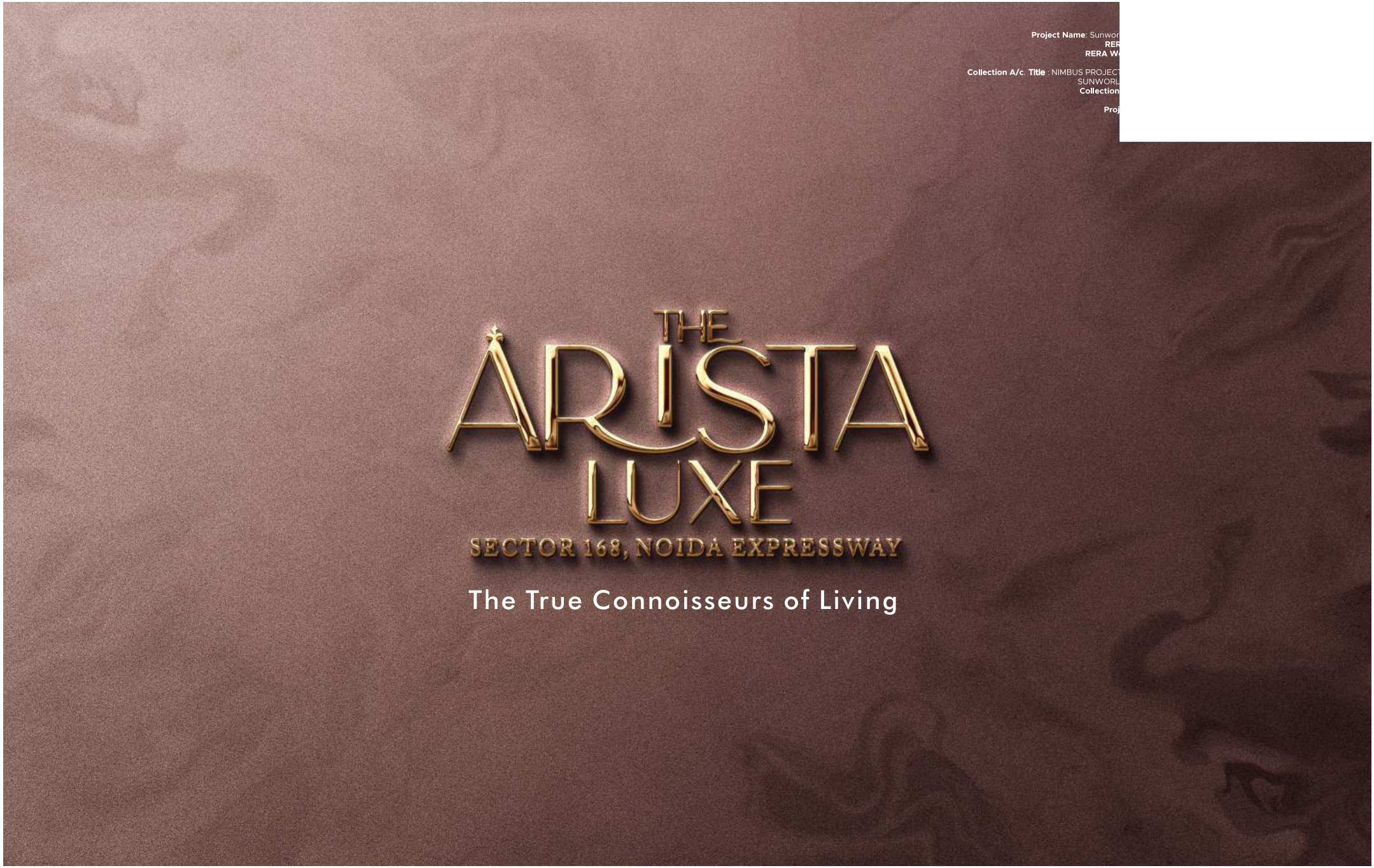
Project Name: Sunwor
RER
RERA W

Collection A/c. Title : NIMBUS PROJECT
SUNWORL
Collection

Proj



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

342* 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

7 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

Mary Kom

NIMBUS®
REALTY
LISTED REAL ESTATE DEVELOPER

LEGACY OF NIMBUS REALTY

12 Million Sq. ft. Area | 12 Projects | 8500+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
RENDERED IMAGE

PERFECTLY POSITIONED

Nestled in Noida's most coveted enclave, The Arista Luxe offers seamless access to corporate hubs, elite schools, and leisure destinations—a 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



Near by IT Companies

Infosys Limited
Pixel Cryons
Adobe Systems
Congnizant
Oracle
TechMatrix IT Consulting Pvt. Ltd.



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 mukherrji
architects

MR. BOBBY MUKHERJI
THE CONNOISSEUR OF ELEGANCE

Globally acclaimed for luxury interiors, Bobby Mukher ji brings refined sophisti-cation to every corner of Arista Luxe. His designs elevate living into an immersive, indulgent experience.

BLGC B. L. GUPTA

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, Er. B. L. Gupta, it comprises a group of enterprising professionals with a corporate philosophy based on quality and efficiency.

CRAFTED BY RENOWNED ARCHITECTS


Swirl into Grandeur:
Where Luxury Meets
the Apex of Living.
IMAGE FOR REPRESENTATION PURPOSE ONLY


LUXE
RESIDENCES
SECTOR 168, NOIDA
RENDERED IMAGE



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 Ionic columns draw inspiration from classical Greek design, later embraced and refined in British architecture

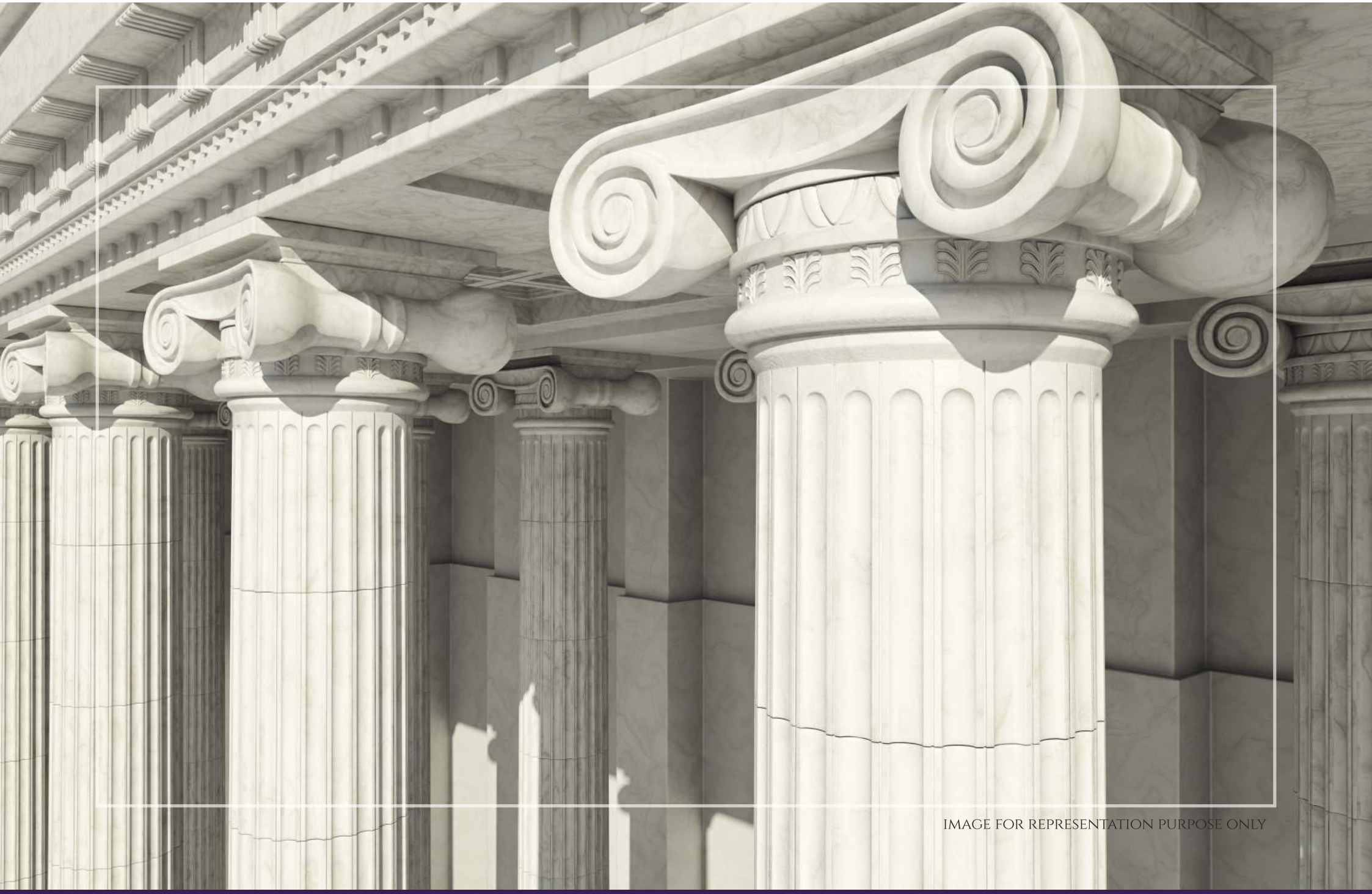


IMAGE FOR REPRESENTATION PURPOSE ONLY


a grand canvas of life,
curated in luxury


Club
Aristaire


RENDERED IMAGE



RENDERED IMAGE



RENDERED IMAGE


RENDERED IMAGE



RENDERED IMAGE

65+

PREMIUM AMENITIES

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.



- 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
- **7 Conceptualized Pools**
  - Lap Pool
  - Family Pool
  - Lounge Pool
  - Beach Pool
  - Kids' Pool
  - Shallow Pool
  - Jacuzzi Area




UNLEASHED JOY
for furry friends




SMASH THE FUN,
one serve at a time

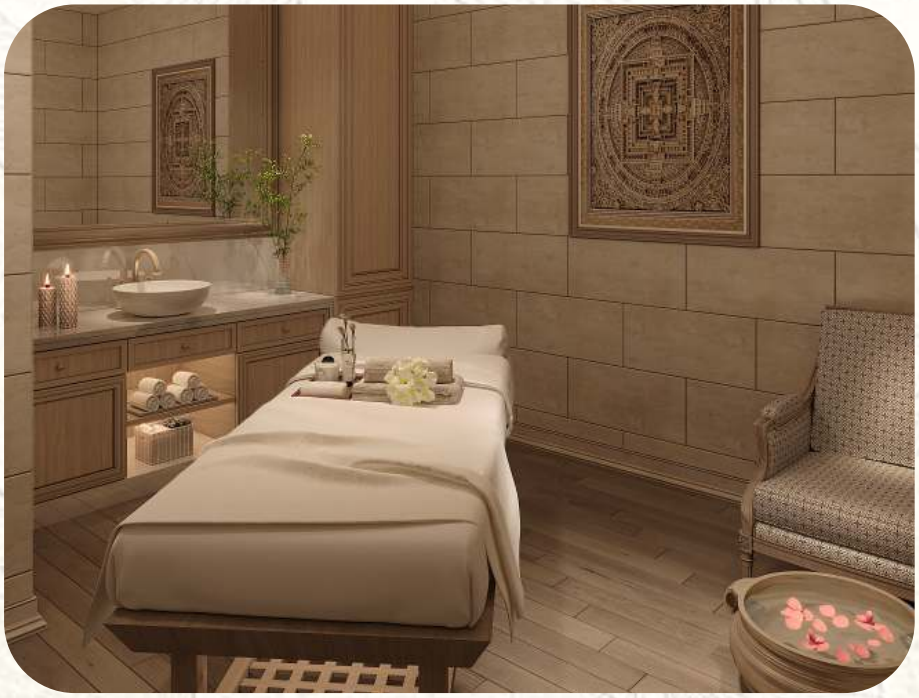

RENDERED IMAGES







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.



RENDERED IMAGES



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 IMAGE

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.



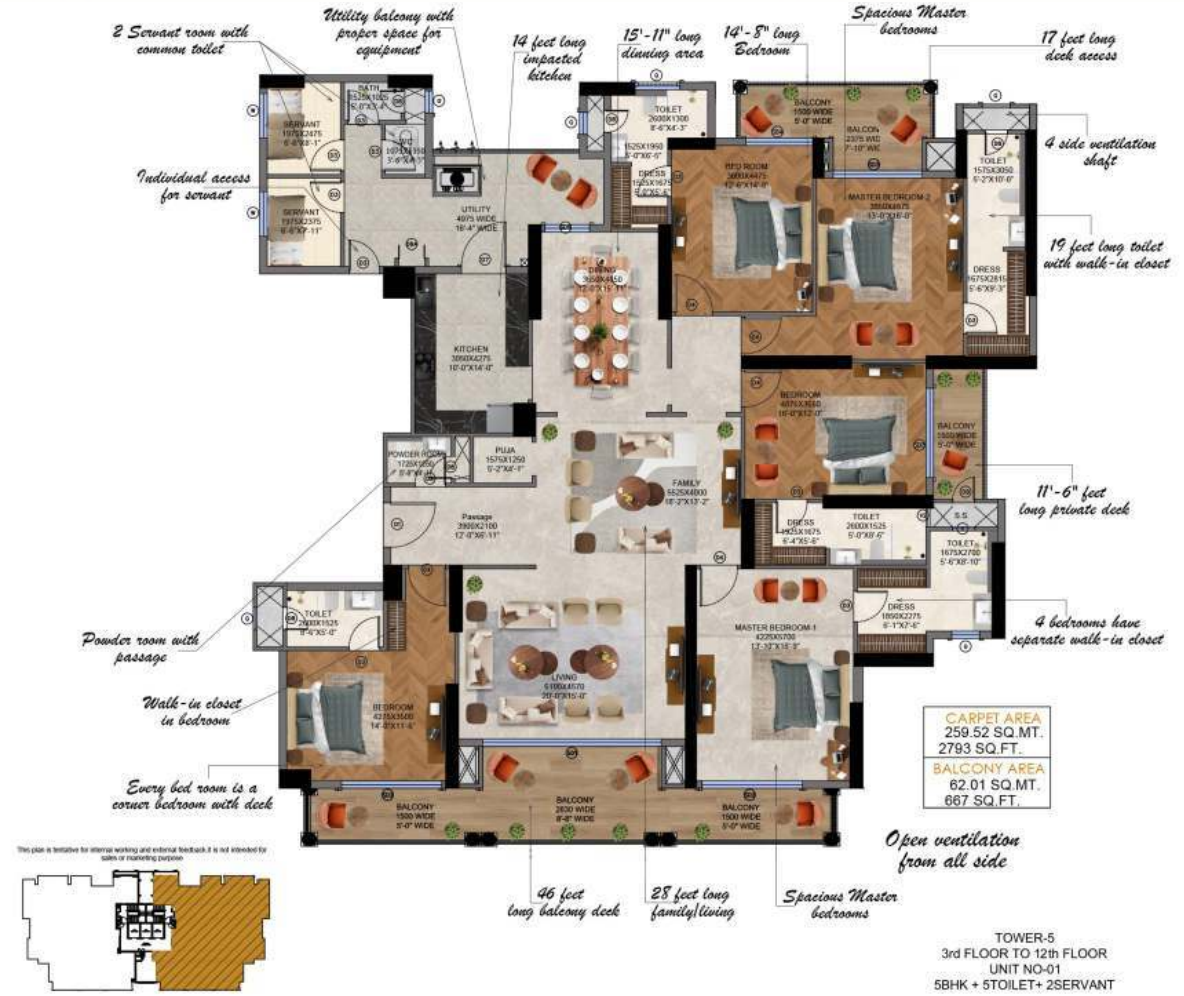
MASTER LAYOUT



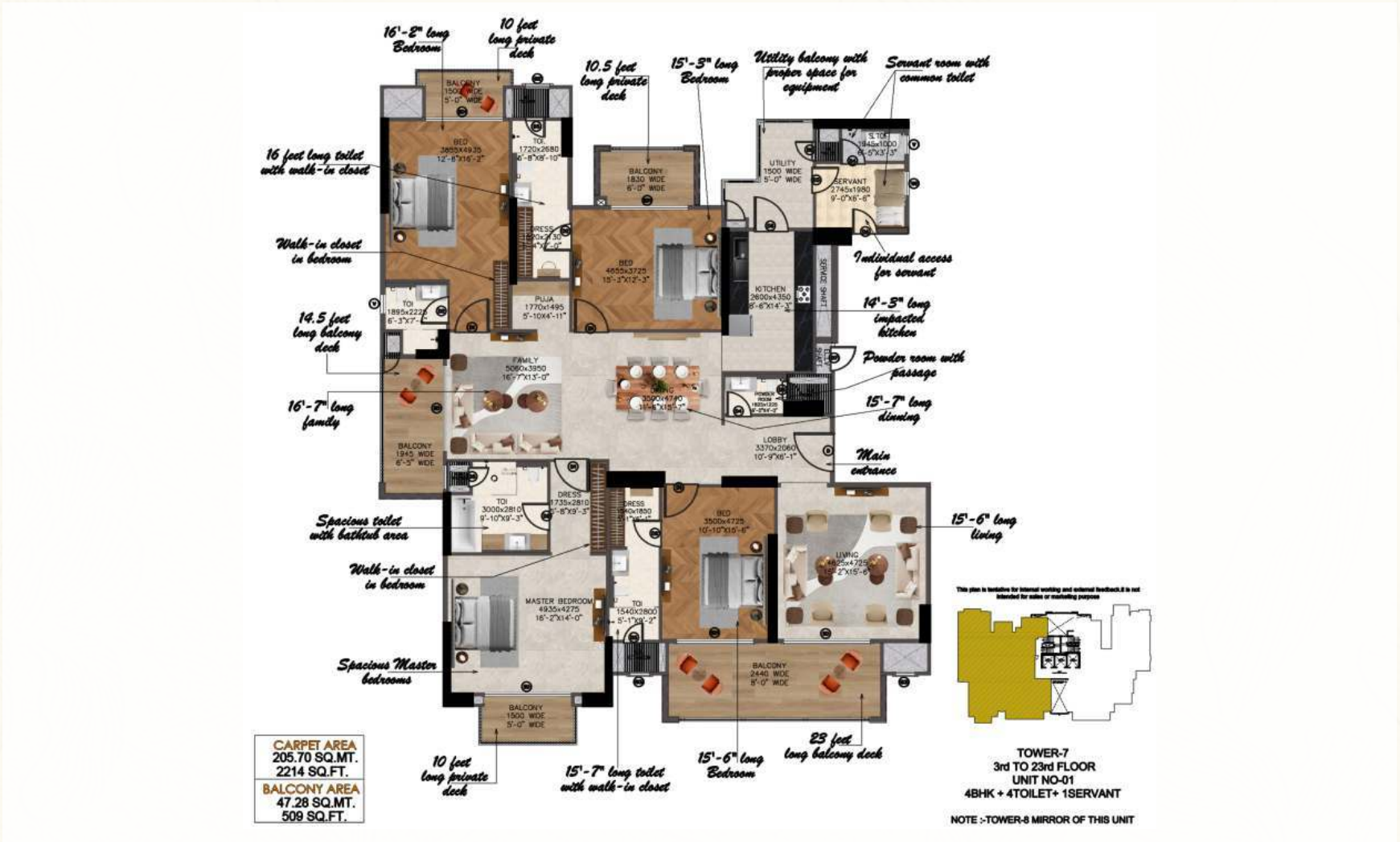
LEGEND

1. ENTRANCE PLAZA
2. PADDLE COURT
3. PICKLEBALL
4. BADMINTON COURT
5. CLUB
6. KIDS PLAY AREA
7. LAP POOL AREA
8. FAMILY POOL AREA
9. 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 NODES
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

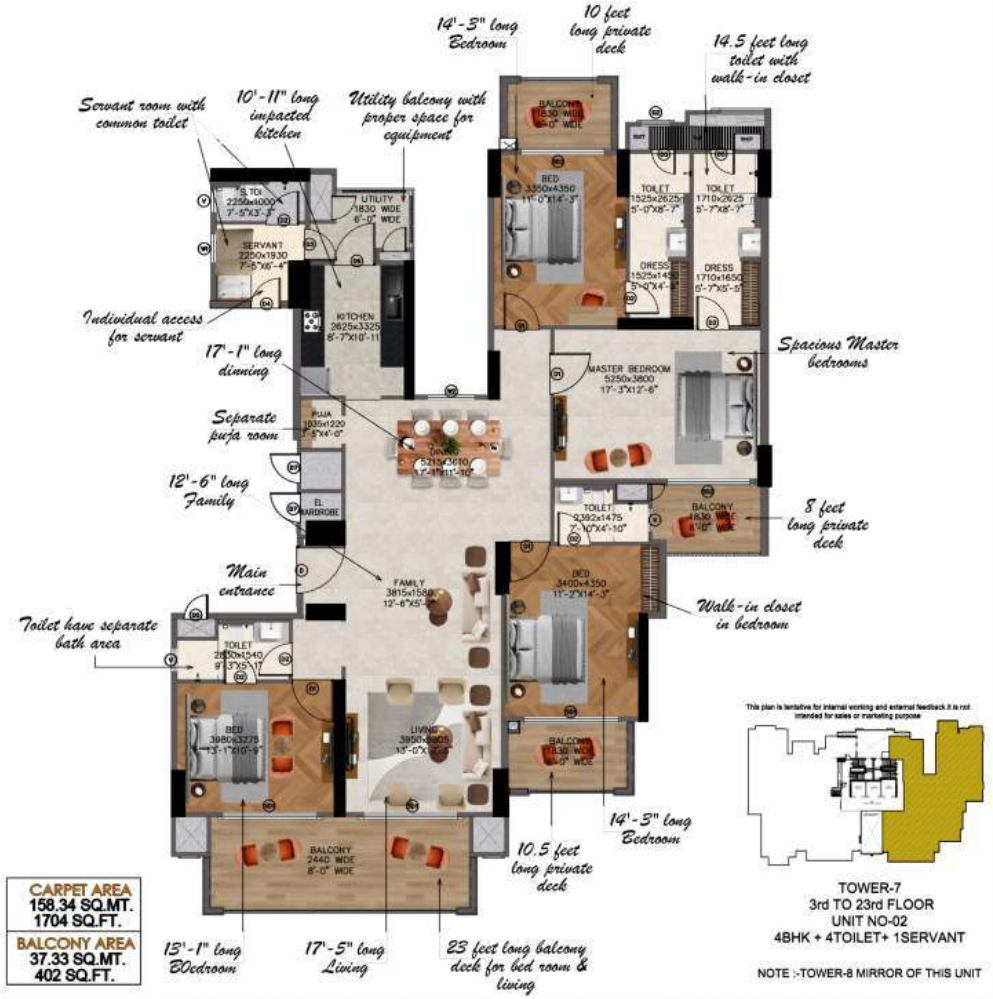
- 5 BHK + 5 TOI +2 SERV. - 471.85 SQM
- 4 BHK + 4 TOI + 1 SERV. - 373.93 SQM
- 4 BHK + 4 TOI + 1 SERV. - 287.81 SQM
- 3 BHK + 3 TOI + 1 SERV. - 222.33 SQM
- 3 BHK + 3 TOI + 1 SERV. - 219.87 SQM
- 3 BHK + 3 TOI + 1 SERV. - 218.62 SQM



T-5, UNIT PLAN-01



T-7, UNIT PLAN-01



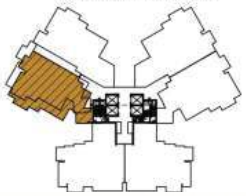
T-7, UNIT PLAN-02



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





TOWER-9
3rd FLOOR TO 29th FLOOR
& 31st FLOOR
UNIT NO-04
3BHK + 3TOILET+ 1SERVANT

NOTE: UNIT NO 05 MIRROR OF UNIT NO-04

CARPET AREA	120.24 SQ.MT. 1294 SQ.FT.
BALCONY AREA	33.83 SQ.MT. 364 SQ.FT.

T-9, UNIT PLAN-04

SUNWORLD ARISTA- 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	MATERIAL SPECIFICATIONS	BRANDS /COLOUR/DESIGN OPTION
FLOORS	IMPORTED MARBLE (ITALIAN)	AS/ SELECTION
EXTERNAL DOORS & WINDOWS	DGU-ENERGY EFFICENT 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 VENEER, HEIGHT -APPROX 9 FEET	AS/ SELECTION

BEDROOMS		
LOCATION	MATERIAL SPECIFICATIONS	BRANDS /COLOUR/DESIGN OPTION
FLOORS	ITALIAN MARBLE IN MASTER BED ROOM-1 & BRANDED WOODEN FLOOR IN OTHER BED ROOMS & MASTER BEDROOM-2 IN TOWER-5 AND ITALIAN MARBLE IN MASTER BED ROOM & BRANDED WOODEN FLOOR IN OTHER BED ROOMS IN TOWER-7,8	AS/ SELECTION
EXTERNAL DOORS & WINDOWS	DGU-ENERGY EFFICENT 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	LAMINATED FLUSH DOOR 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	MATERIAL SPECIFICATION	BRANDS /COLOUR/DESIGN OPTION
FLOORS	PREMIUM QUALITY ANTI SKID VITRIFIED TILE	KAJARIA/ SIMPOLO OR EQUIVALENT
EXTERNAL DOORS & WINDOWS	DGU-ENERGY EFFICENT 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	MIIROR WITH VANITY CABINET	AS/ SELECTION
BATH AREA	GLASS CUBICAL SHOWER AREA	

KITCHEN		
LOCATION	MATERIAL SPECIFICATIONS	BRANDS /COLOUR/DESIGN OPTION
FLOORS	PREMIUM QUALITY VITRIFIED TILES	KAJARIA/SIMPOLO OR EQUIVALENT
EXTERNAL DOORS & WINDOWS	DGU-ENERGY EFFICENT 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	MATERIAL SPECIFICATIONS	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 CEILLING + ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/ NEROLAC OR EQUIVALENT
FITTING & FIXTURE	WASH BASIN WITH FAUCET, SHOWER DIVERTER	CERA/ ROCA /HINDWARE OR EQUIVALENT

OTHERS		
LOCATION	MATERIAL SPECIFICATIONS	BRANDS /COLOUR/DESIGN OPTION
HVAC	VRV/VRF SYSTEM WITH HEAT AND COOL AND AIR PURIFIER TECHNOLOGY IN LIVING, DINING, AND ALL BEDROOMS	Daikin / Hitachi / Mitshubishi 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)	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/ MITSHUBISHU / 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 COLOUR	
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	

SUNWORLD ARISTA- 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	**MATERIAL SPECIFICATIONS**	BRANDS/COLOUR/DESIGN OPTION OR EQUIVALENT
FLOORS	IMPORTED MARBLE (ITALIAN)	AS/SELECTION
EXTERNAL DOORS & WINDOWS	DGU-ENERGY EFFICENT 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	**MATERIAL SPECIFICATIONS**	BRANDS/COLOUR/DESIGN OPTION OR EQUIVALENT
FLOORS	LAMINATED WOODEN FLOOR	AS/SELECTION
EXTERNAL DOORS & WINDOWS	DGU-ENERGY EFFICENT 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	LAMINATED FLUSH DOOR, 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	MATERIAL SPECIFICATIONS	BRANDS/COLOUR/DESIGN OPTION
FLOORS	PREMIUM QUALITY ANTI SKID VITRIFIED TILE	KAJARIA/ SIMPOLO OR EQUIVALENT
EXTERNAL DOORS & WINDOWS	DGU-ENERGY EFFICENT 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	MIIROR WITH VANITY CABINET	AS/SELECTION
BATH AREA	GLASS CUBICAL SHOWER AREA	

KITCHEN		
LOCATION	MATERIAL SPECIFICATIONS	BRANDS/COLOUR/DESIGN OPTION
FLOORS	VITRIFIED TILES	KAJARIA/ SIMPOLOOR EQUIVALENT
EXTERNAL DOORS & WINDOWS	DGU-ENERGY EFFICENT 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	HETICH OR EQUIVALENT
MISCELLANEOUS	CHIMNEY, HOB, MICROWAVE, OTG	BOSCH/HAFFELY OR EQUIVALENT

BALCONY		
LOCATION	MATERIAL SPECIFICATIONS	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	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 CEILLING + ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/NEROLAC OR EQUIVALENT
FITTING & FIXTURE	WASH BASIN WITH FAUCET, SHOWER DIVERTER	CERA/ROCA/HINDWARE OR EQUIVALENT

	OTHERS	
LOCATION	**MATERIAL SPECIFICATIONS**	BRANDS/COLOUR/ DESIGN OPTION
HVAC	CASSTE AC SYSTEM WITH HEAT AND COOL AND AIR PURIFIER TECHNOLOGY IN LIVING, DINING, AND ALL BEDROOMS	Daikin/Hitachi / Mitshubishi 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)	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/ MITSHUBISHU/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-II
CHI-V, GREATER NOIDA
LOCATED AT YAMUNA EXPRESSWAY

Low Rise
APARTMENTS

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

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

NIMBUS
THE PALM VILLAGE
YAMUNA EXPRESSWAY
SECTOR 22A

GP
THE GOLDEN PALMS
SECTOR 168, NOIDA