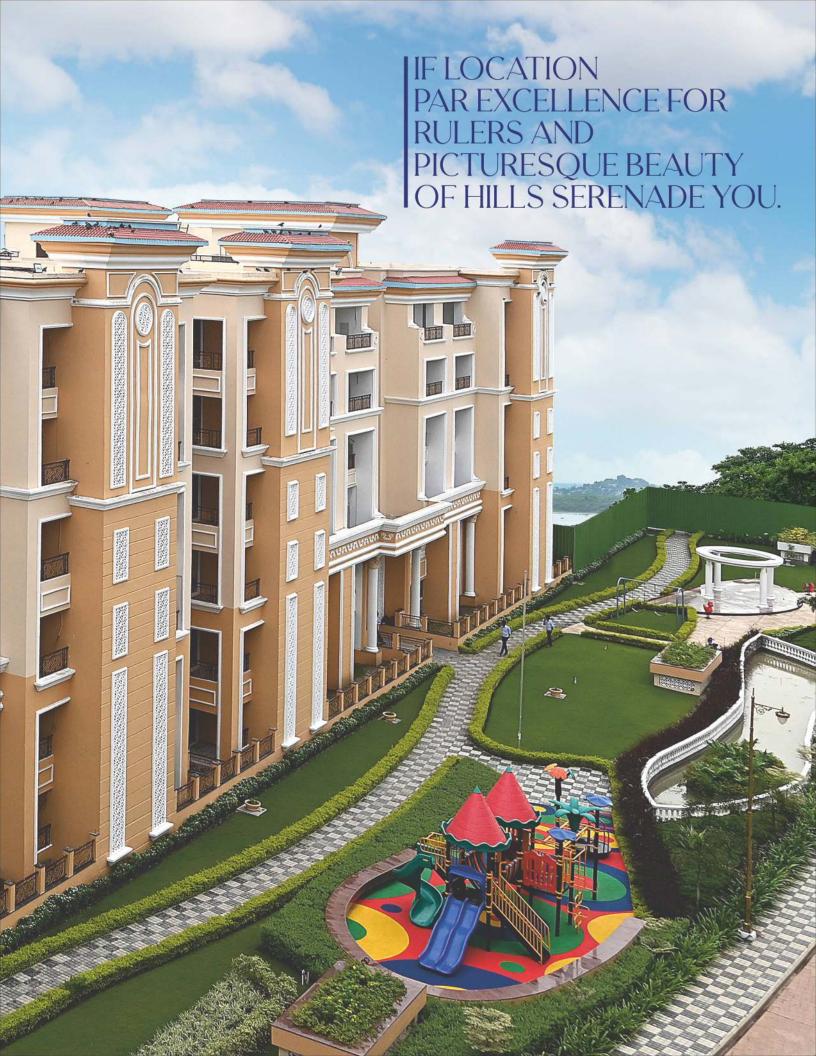
A ROYAL NEIGHBORHOOD AWAITS YOU!









IF YOU FEEL YOU DESERVE DIFFERENT, WE ARE HERE WITH WHAT SUITS YOUR MAJESTY. Imagine sprawling landscapes fit for a king and a palace that surpasses all expectations. This is your chance to live amid the blend of neo-classical architecture and unparalleled luxury. Noor-us-Sabah is a meticulously designed township that offers top-tier amenities and seamless connectivity while experiencing the convenience of a city with the tranquility of paradise living.



PLANNING THAT EXUDES GRANDEUR. A VIP ADDRESS THAT BLURS LINES BETWEEN CITY AND PARADISE LIVING. Heralded as a location fit for royalty, this township offers unparalleled access and breathtaking scenery. Imagine stepping out your door and being serenaded by the majestic beauty of rolling hills. Here, exclusivity meets convenience, placing you at the heart of a thriving community while offering a tranquil escape.



## THE SITE

With everything within reach, it's passionately curated for royals. A sprawling 17.57-acre canvas, crafted to redefine luxury living. Here, amidst the rolling hills and unparalleled access on VIP Road, discover a world crafted for those who appreciate the finer things.

## THE LANDSCAPING

Unfold a life etched in serenity, an engaging clubhouse, a vibrant retail haven, and lush gardens bursting with life, all nestled around your private sanctuary. Witness breathtaking views that greet you each morning, and captivating sunsets every night.

## THE RESIDENCES

These ultra-luxurious residences range from 3.5 to 4.5 BHKs divided into plots and apartments crafted with exquisite and intelligible designs, comfort, and sophistication. Wake up to breathtaking views that grace your expansive windows.

#### THE AMENITIES

Immerse yourself in the grandeur of large, meticulously landscaped gardens, perfect for strolls or grand gatherings. Unwind in the haven of our luxurious spa, or invigorate yourself in the state-of-the-art gym. Every detail is carefully curated to cater to your every desire.





SPACES CURATED FOR THE ROYALS THAT WILL LEAVE YOU SPOILT FOR CHOICES. A piece of land on VIP Road, that reflects the tales of the Nawab Era. The township boasts exquisite architecture, stone claddings, and intricate details that pay homage to a bygone era, while contemporary design ensures timeless elegance. Here, you'll live a life worthy of royalty, surrounded by beauty, luxury, and a sense of belonging.



# LUXURIOUS AMENITIES

World-class equipped tracks, parking spaces, stunning avenues, class-apart regal architecture, and top fittings.

## LAVISH SPA AND POOL

Best-in-class swimming pool with poolside amenities and lavish spa with steam and sauna.

# SPORTS AND RECREATION

Equipped jogging track, Tennis court, skating ring, running track etc

## KIDS FRIENDLY ZONE

Various kids swings. Play area, sand area, and other fun activities.



3BHK+SR - Typical Layout (Rera Built-up Area: 1730 Sq. Ft.)



4BHK+SR - Typical Floor Layout





4BHK+SR - Typical Layout (Rera Built-up Area: 2247 Sq. Ft.)

