

A ROYAL  
NEIGHBORHOOD  
AWAITS YOU!



NOOR-US-SABAH  
— RESIDENCY —



IF LOCATION  
PAR EXCELLENCE FOR  
RULERS AND  
PICTURESQUE BEAUTY  
OF HILLS SERENADE YOU.





IF YOU FEEL  
YOU DESERVE DIFFERENT,  
WE ARE HERE WITH WHAT  
SUITS YOUR MAJESTY.

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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.

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PLANNING THAT  
EXUDES GRANDEUR.  
A VIP ADDRESS THAT  
BLURS LINES BETWEEN CITY  
AND PARADISE LIVING.

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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.

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## 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.

Upper Lake

VIP Road

Upper Lake

24 M. WIDE ROAD

24 M. WIDE ROAD

Entry

Entry

Entry

Exit

Entry

Exit

Noor-Us-Sabah Palace

Bhopal  
By Hyatt

A21 A20 A19 A18 A17 A16 A15 A14 A13 A12

A1 A2 A3 A4 A5 A6 A7 A8 A9 A10 A11

B1 B2 B3 B4 B5 B6

B7 B8 B9 B10 B11 B12

B19 B18 B17 B16 B15 B14 B13

6

19

18 17 16

13

14

12

+545.0

15

10

10

7

+540.15

8

5

9

1

16

+545.0

+525.0

+521.0

+537.4

+529.3

+531.45

+534.0

+534.45

+535.5

+540.0

Entry

VILLA 1  
PLOT AREA  
= 226 SQM

VILLA 2  
PLOT AREA  
= 230 SQM

VILLA 3  
PLOT AREA  
= 234 SQM

VILLA 4  
PLOT AREA  
= 280 SQM

VILLA 5  
PLOT AREA  
= 256 SQM



SPACES CURATED  
FOR THE ROYALS  
THAT WILL LEAVE YOU  
SPOILT FOR CHOICES.

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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.

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## LUXURIOUS AMENITIES

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

## SPORTS AND RECREATION

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

## LAVISH SPA AND POOL

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

## KIDS FRIENDLY ZONE

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





**4BHK+SR - Typical Floor Layout**



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

IF YOU WANT YOUR  
IDENTITY CARVED IN STONE,  
**A ROYAL  
NEIGHBORHOOD  
AWAITS YOU!**



NOOR US SABAH  
RESIDENCY

**REMIGATE INFRADEVELOPERS  
PRIVATE LIMITED**

RERA REG. P-BPL-17-904

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