

**NORTH WIND**  
ESTATES

**NORTH WIND ESTATES PVT. LTD.**

Plot 07, Sector PI-1, Greater Noida, UP-201306

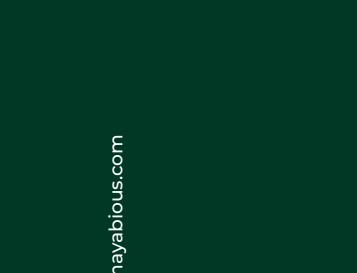
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RERA No.: UPRERAPRJ798312/05/2025

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Scan for RERA



Scan for Linktree

mayaibious.com

  
NorthWind  
**Sanctuary**  
LIVE RARE



Your rare living





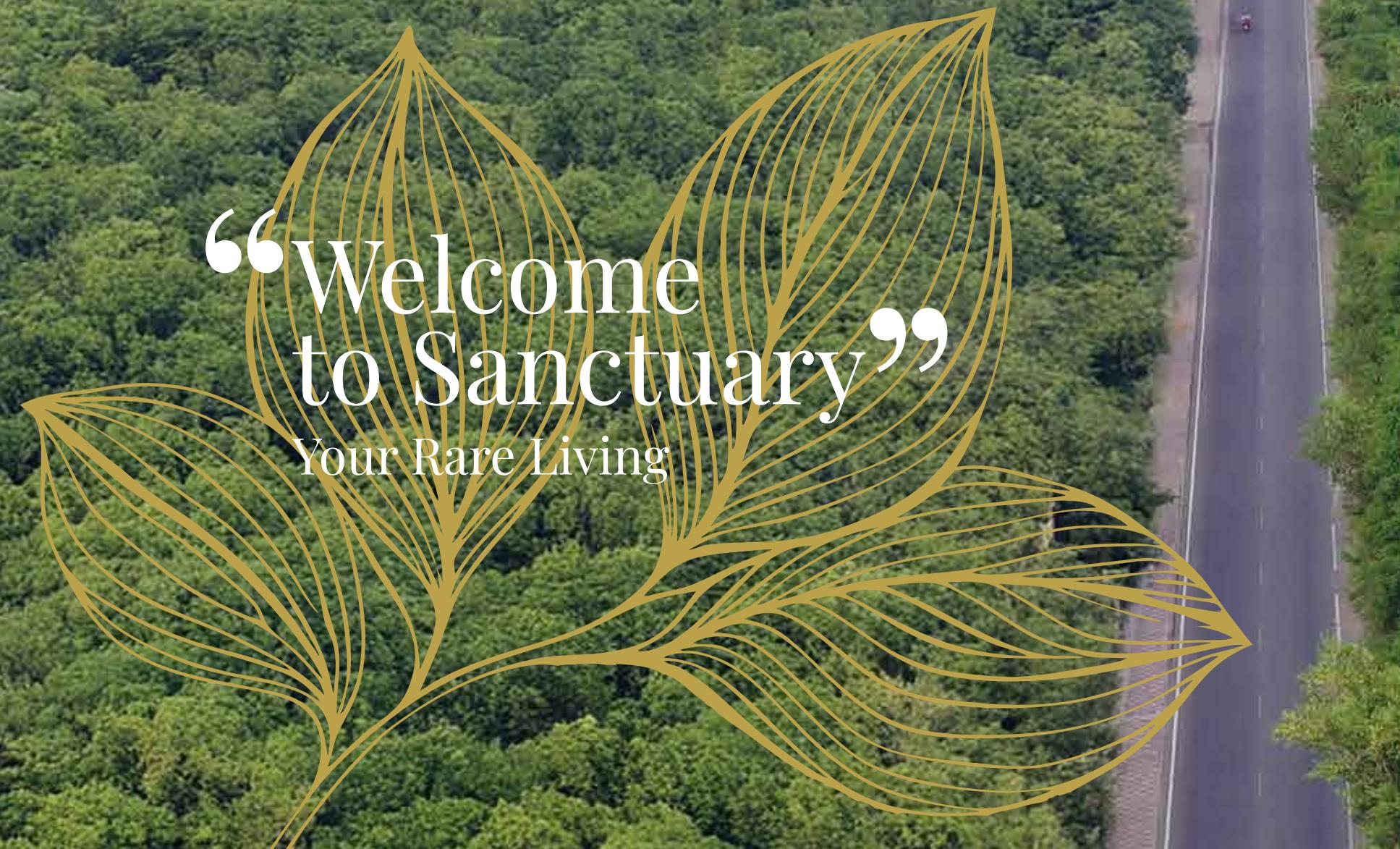
An impression to inspire

ELEVATION DUSK VIEW



“Welcome  
to Sanctuary”

Your Rare Living



In the heart of the city, yet a world apart,  
where everyday whispers—less is more.



4.48

ACRES

20

FLOORS

5

PENTHOUSES

3

TOWERS

180

LUXURY APARTMENTS

80%

LUSH GREEN LANDSCAPE

There's those

*thinking  
more or less, and there's you  
believing in less is more...*

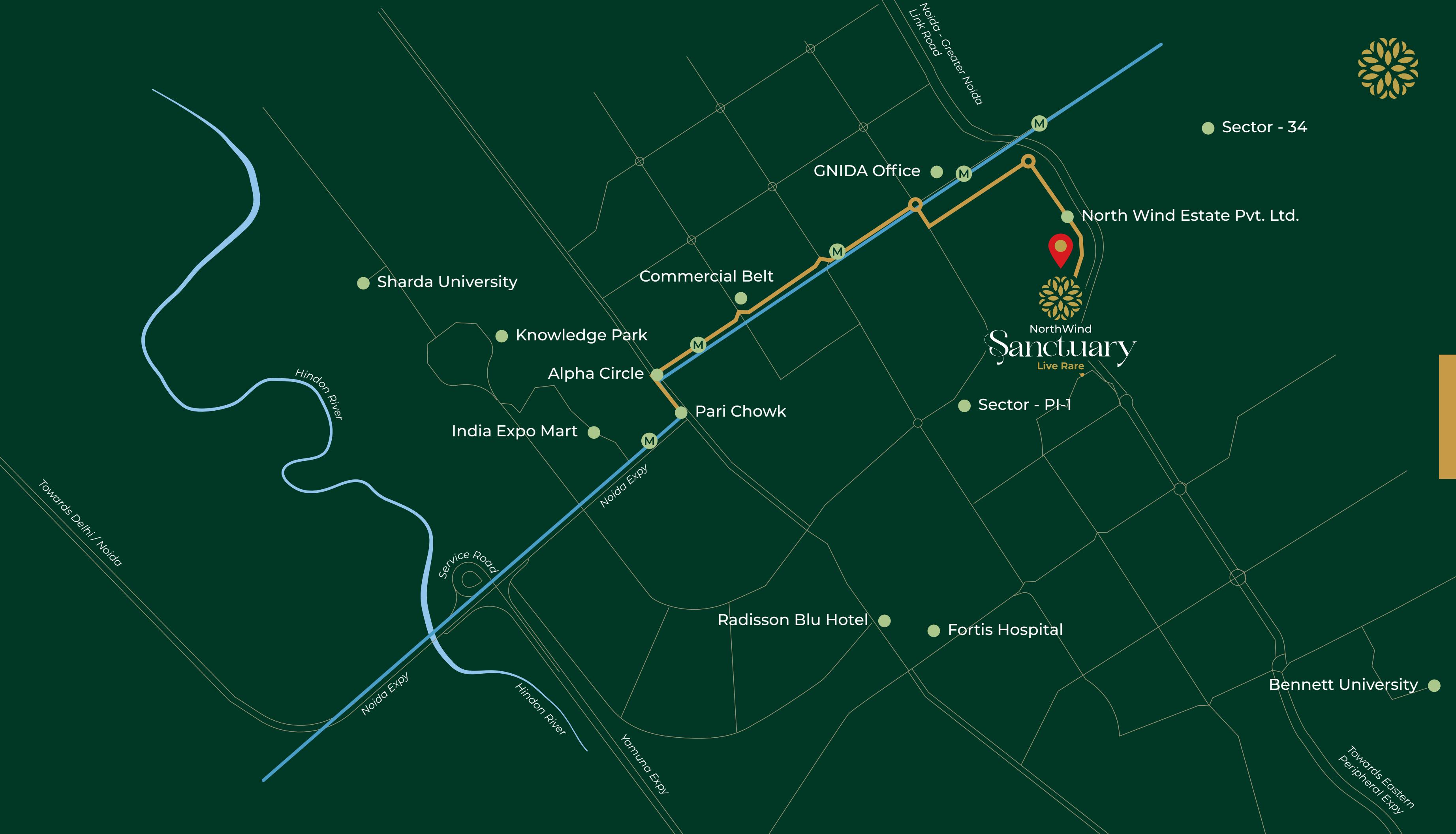


# Location Map

## DISTANCE & TIME CHART

|                             |       |        |
|-----------------------------|-------|--------|
| Noida International Airport | 30 km | 30 min |
| GNIDA Metro Station         | 02 km | 05 min |
| Pari Chowk                  | 05 km | 07 min |
| Fortis Hospital             | 05 km | 07 min |
| Delhi Public School         | 08 km | 10 min |
| Delhi                       | 30 km | 30 min |

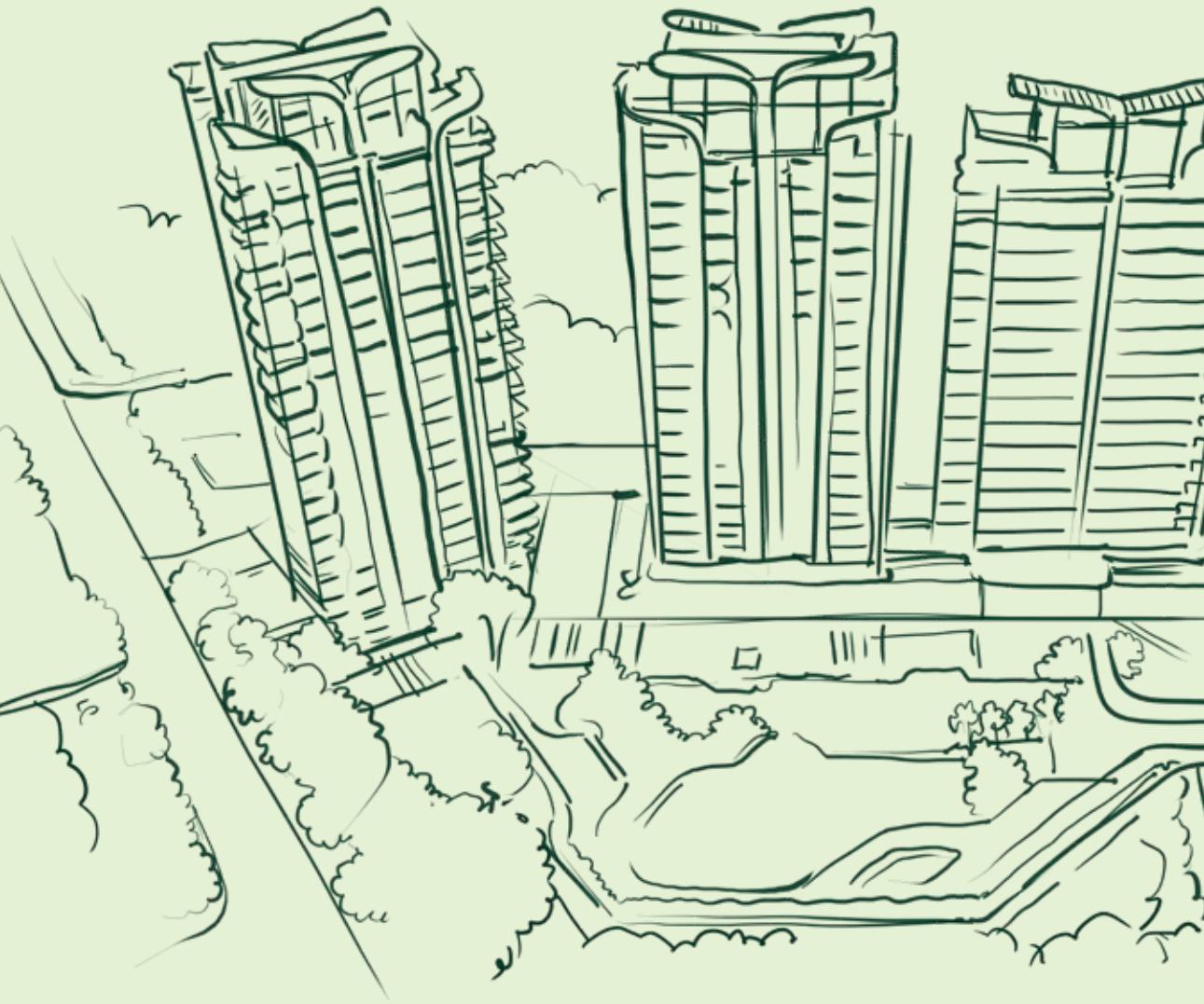
Map not to scale.  
Approximate Distance & Time.





AERIAL VIEW WITH TOTAL LANDSCAPE

THE CALM BEGINS HERE





# Master Plan

## LEGENDS

### Zone 1: The Arrival Zone:

1. Entrance Plaza
2. Club Drop-off
3. Commercial Plaza
4. Tower - A Drop-off
5. Tower - B Drop-off
6. Tower - C Drop-off
7. Surface Parking
8. Ramp to the Basement
9. Palmetum
10. Feature Wall Flaunted with Water Feature

### Zone 2: The Recreational Zone:

11. Banquet Lawn
12. Café Spill Over Space
13. Central Lawn
14. Callistemon Garden
15. Bamboo Walk
16. Reflexology Pathway
17. Sculpture Court & Reading Area

### Zone 3: The Active Zone:

18. Exercise Station
19. Hedge Garden
20. Yoga / Dance Deck

### Zone 4: The Fun & Entertainment Zone:

21. Main Pool
22. Party Pool
23. Kids' Pool
24. Shallow Pool
25. Parasols
26. Water Fall from Sky Bridge
27. Party Deck – F&B

### Zone 5: Sports Zone:

28. Skating Rink
29. Badminton Court
30. Pickleball Court
31. Cricket Pitch
32. Multi Purpose Play Court
33. Putting Golf
34. Jogging Track
35. Kids' Play Arena
- 35a. Tree Court with Pet Park

### Zone 6: The Serenity Walk:

36. The Serenity Walk
37. Tree House
38. Waterfall
39. Tree Orchard
40. Pet Park
41. Sky Gazing Deck

### Zone 7: Under the Serenity Walk:

42. Hopscotch
43. Musical Garden
44. Outdoor Gym
45. Table Tennis
46. Swings
47. Chaupal with Seating

Residential & Club

Commercial



## THE QUIET REFLECTIONS OF LIFE

At Sanctuary, every amenity is more than a feature, it's a feeling. Every space you tread is crafted with care and intention. These spaces add warmth to your everyday, offering moments of joy and connection. Here, leisure embraces lifestyle, wellness

meets wonder and every path leads you closer to what truly matters. Tucked within the city's embrace, Sanctuary is a tranquil retreat where recreation, reflection, and togetherness find their perfect rhythm.



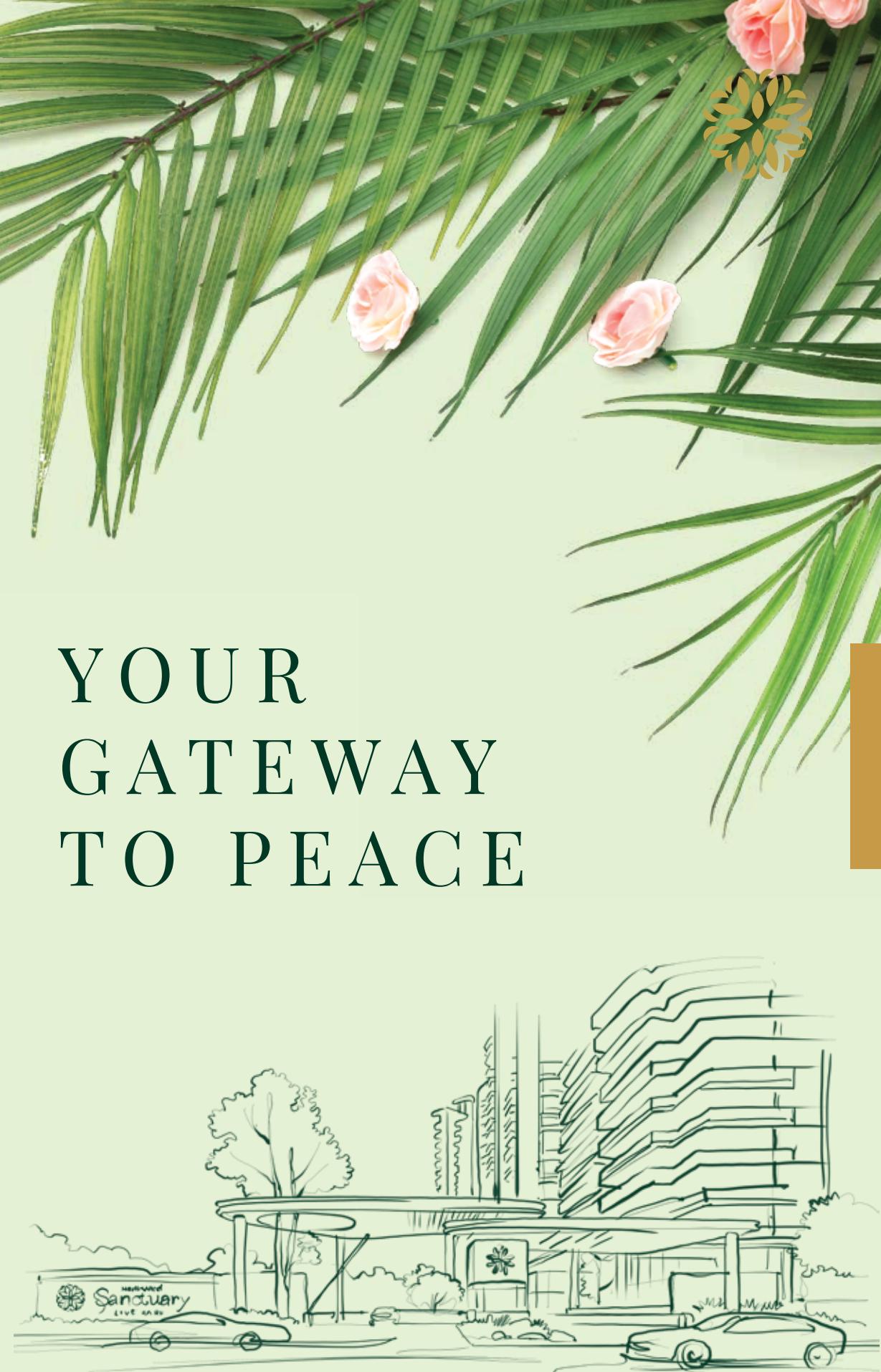
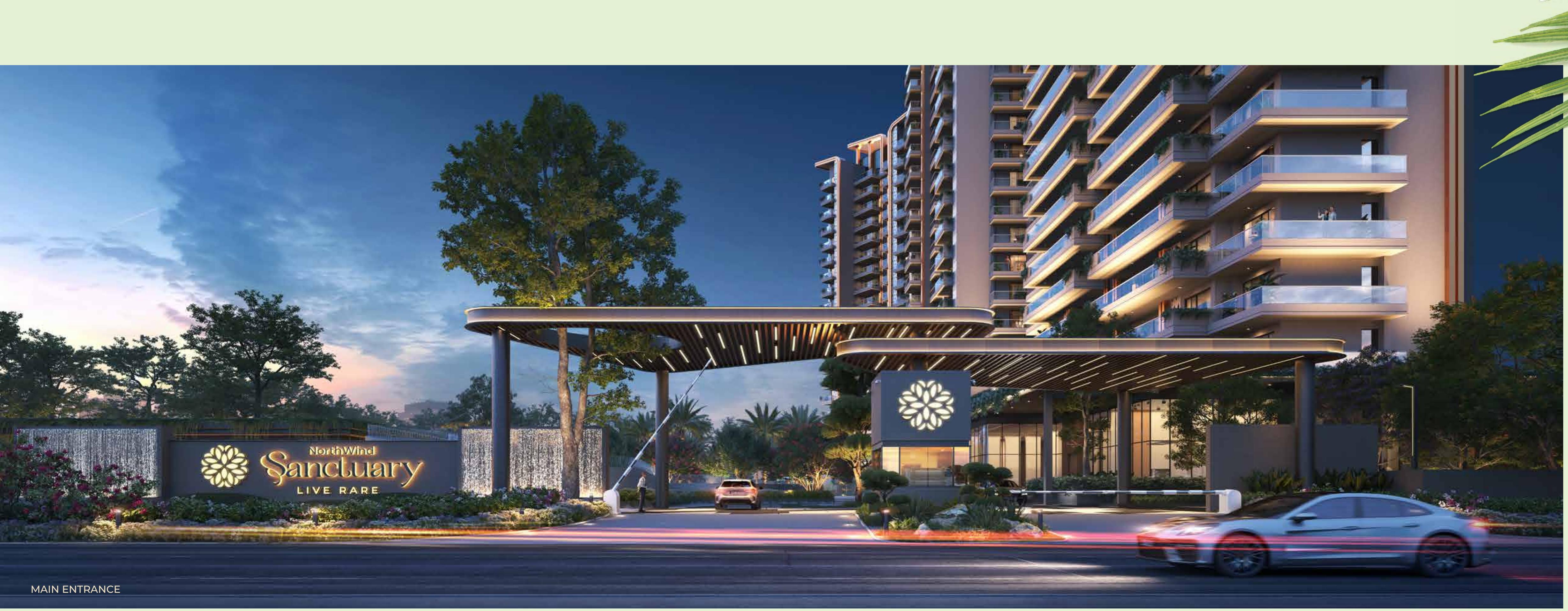


# The arrival zone

At Sanctuary, your arrival is more than just an entrance, it's your first step into a world of elegance.



- Entrance Plaza
- Club Drop Off
- Commercial Plaza
- Tower - A Drop Off
- Tower - B Drop Off
- Tower - C Drop Off
- Surface Parking
- Ramp to the Basement
- Palmetum
- Feature Wall Flaunted with Water Feature





STEP INTO  
EXTRAVAGANCE

CLUB DROP OFF

BEGIN  
WHERE THE  
WORLD  
PAUSES



TOWER DROP-OFF LOBBY



A WELCOME  
WRAPPED  
IN WARMTH



RECEPTION





YOUR VIEW TO THE WORLD

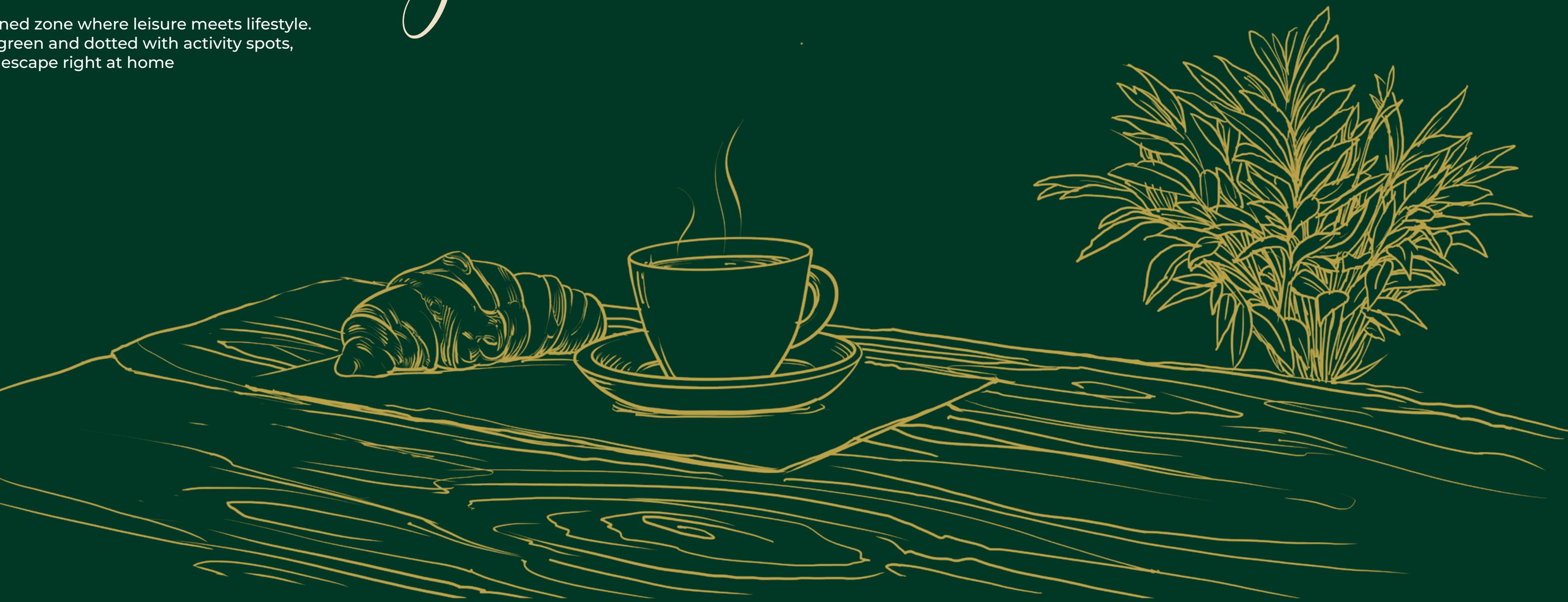


BALCONY VIEW



# The recreational zone

A thoughtfully designed zone where leisure meets lifestyle.  
Surrounded by lush green and dotted with activity spots,  
this is your everyday escape right at home



Banquet Lawn  
Café Spill Over Space  
Central Lawn  
Callistemon Garden  
Bamboo Walk  
Reflexology Pathway  
Sculpture Court & Reading Area



THE MOST SURREAL LIVING

TOTAL LANDSCAPE AREA





YOUR EVERYDAY  
GREEN ESCAPE

OPEN AMPHITHEATRE



# The active zone

Get moving in the active zone. Designed to keep you on your feet and fit! It's where movement meets motivation.



Exercise Station  
Hedge Garden  
Yoga / Dance Deck



Where peace beckons

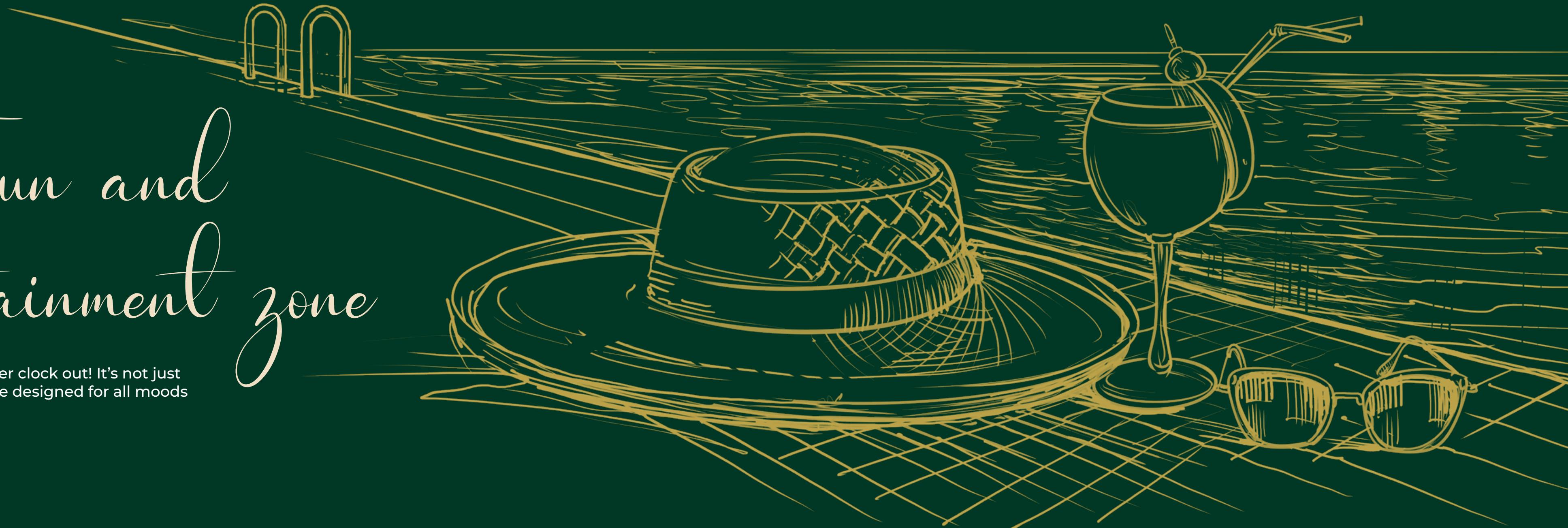






# Fun and Entertainment zone

Where the good times never clock out! It's not just a zone, it's your happy place designed for all moods and age group.



- Main Pool
- Party Pool
- Kids' Pool
- Shallow Pool
- Parasols
- Water Fall from Sky Bridge
- Party Deck – F&B



SKYBRIDGE TO POOL

LUXURY  
LIVING  
NATURALLY





YOUR CURE FOR THE BLUES



MAIN SWIMMING POOL



# Sports Zone

Fuel your passion for the play.  
A unique zone designed for action,  
competition and community.



Skating Rink  
Badminton Court  
Pickleball Court  
Cricket Pitch  
Multi Purpose Play Court  
Putting Golf  
Jogging Track Outdoor  
Gym  
Kids' Play Arena  
Tree Court with Pet Park



Sweat Naturally





PLAY IT LIKE A PRO



PICKLEBALL COURT



# The Serenity Walk

A peaceful retreat designed for quite moments  
and gentle unwinding. A space where time  
slows down and mind hits the refresh button.

- The Serenity Walk Way
- Tree House
- Waterfall
- Tree Orchard
- Pet Park
- Sky Gazing Deck
- Hopscotch
- Musical Garden
- Table Tennis
- Swings
- Chaupal with Seating

FIND YOUR CALM  
IN THE CLOUDS



TOTAL SKYWALK

# THE CASCADING HAPPINESS



CASCADE COURT





CLUB  
**ROOTS**

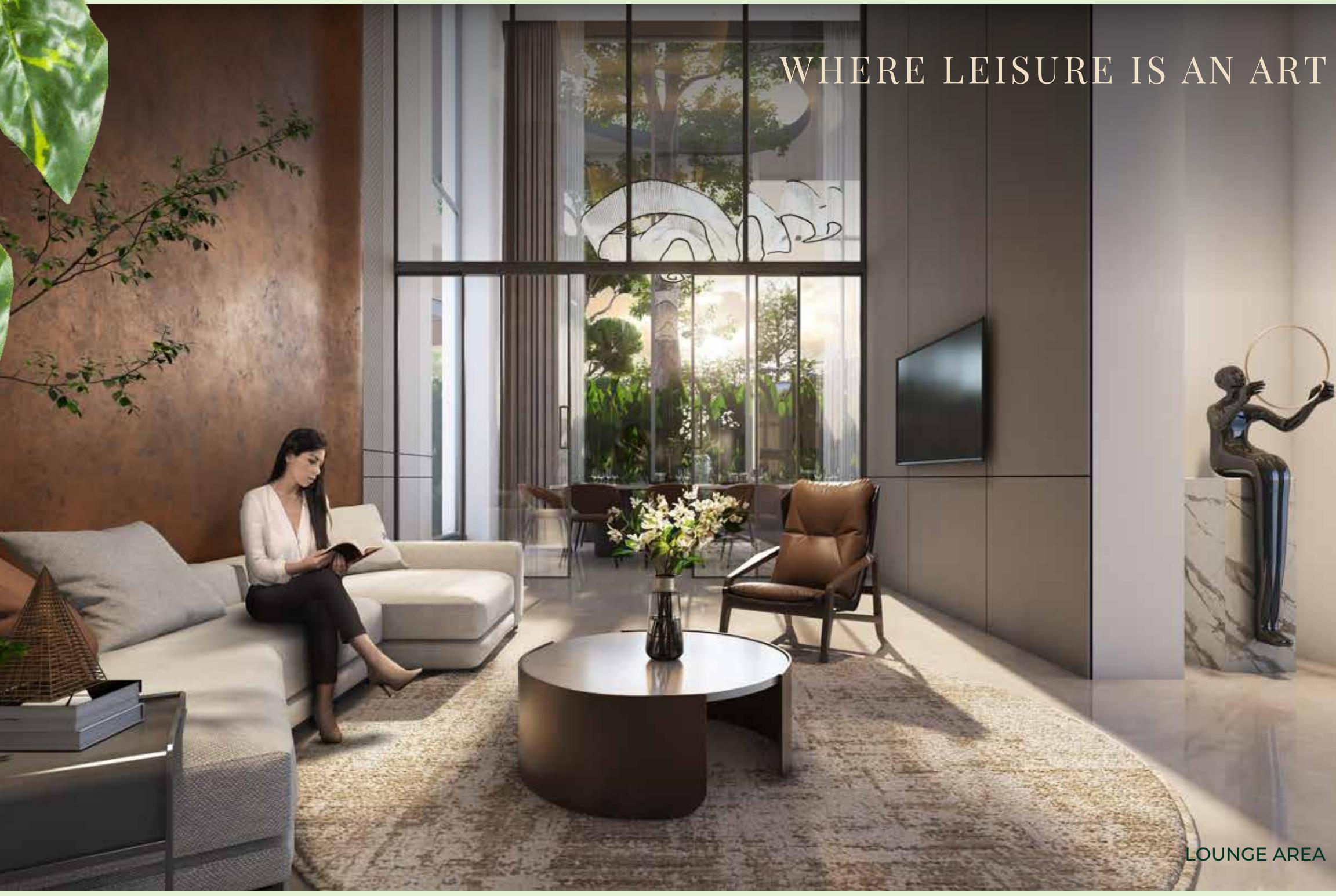
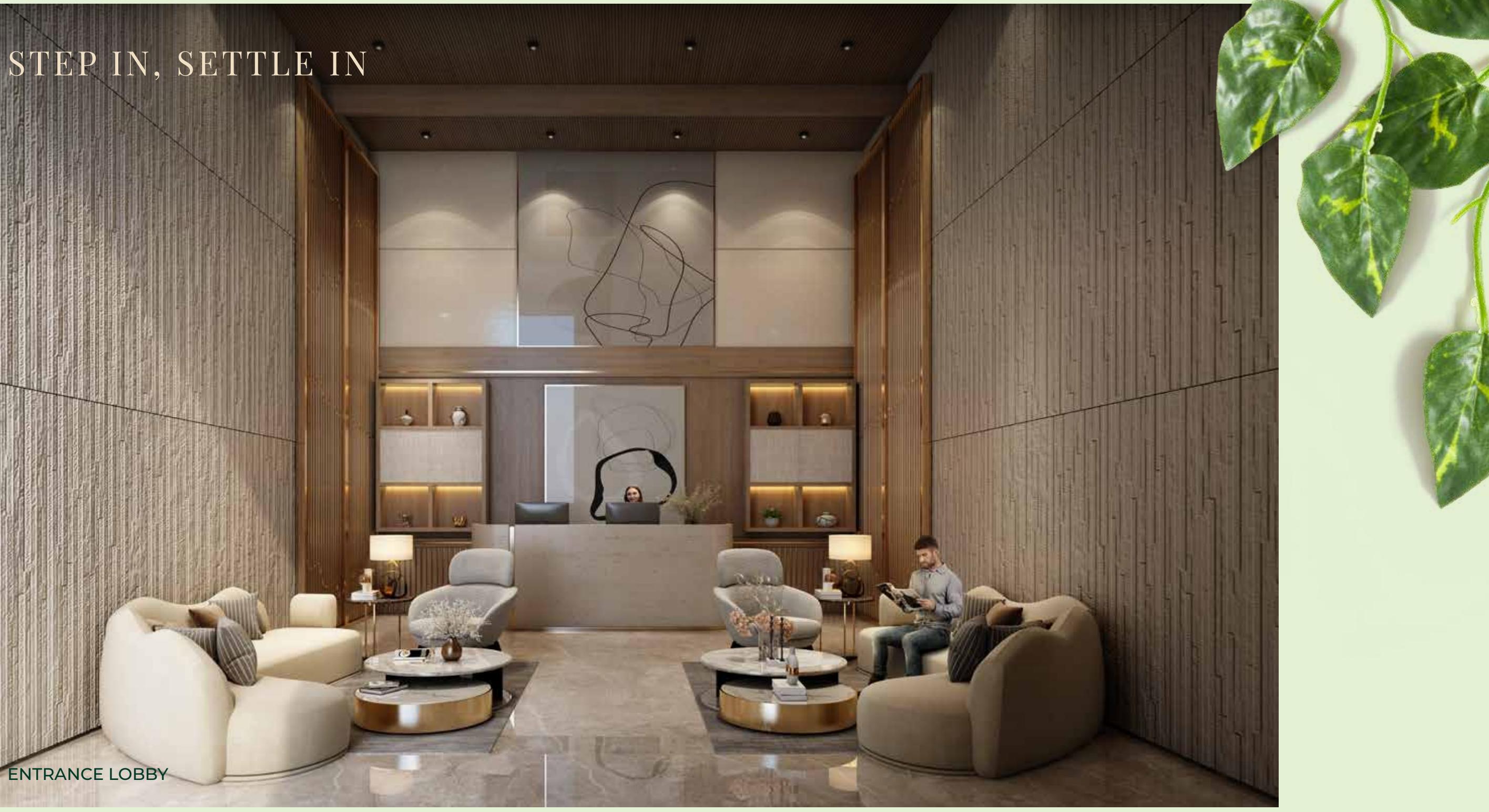


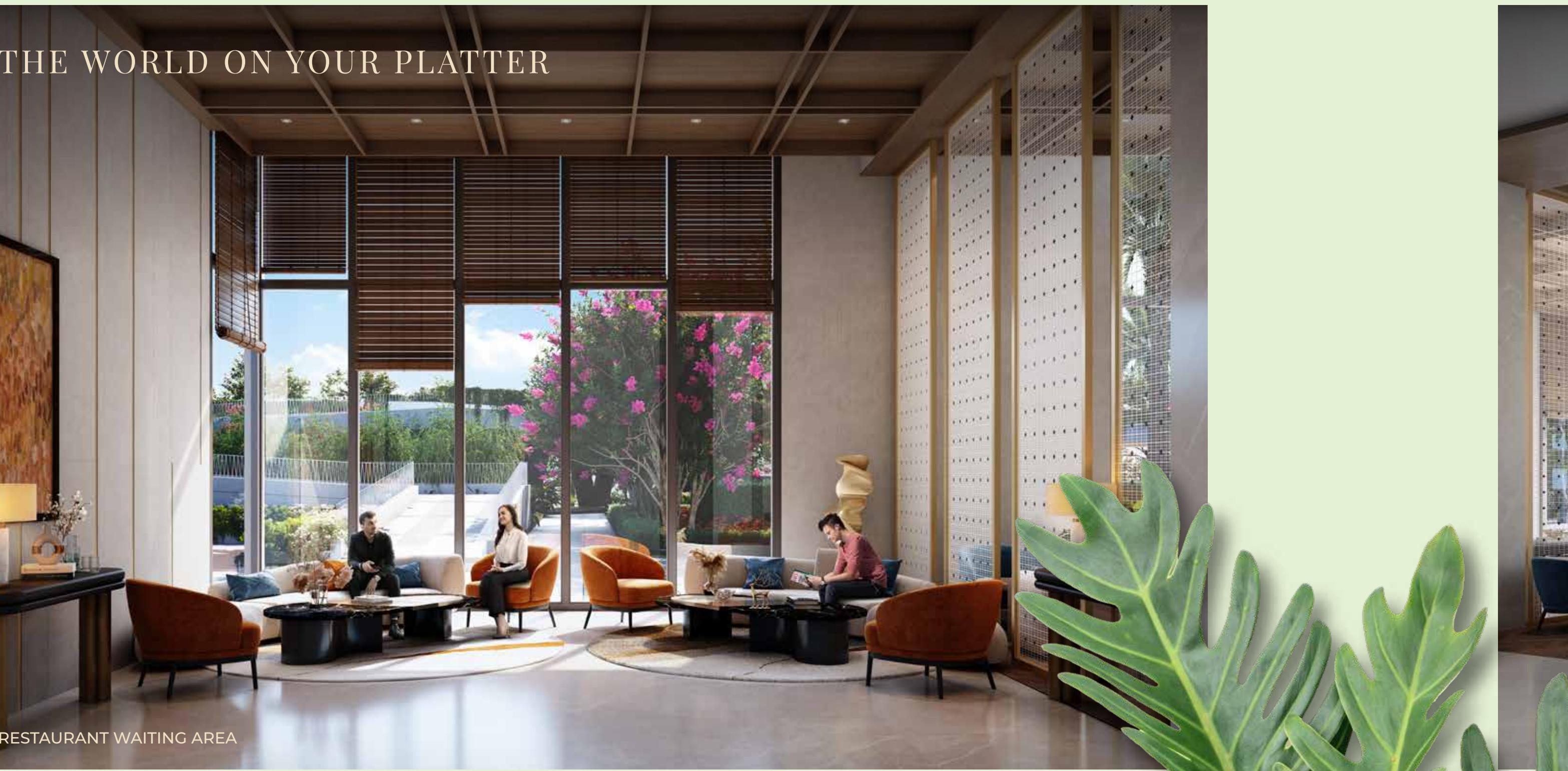
CLUB BANQUET HALL

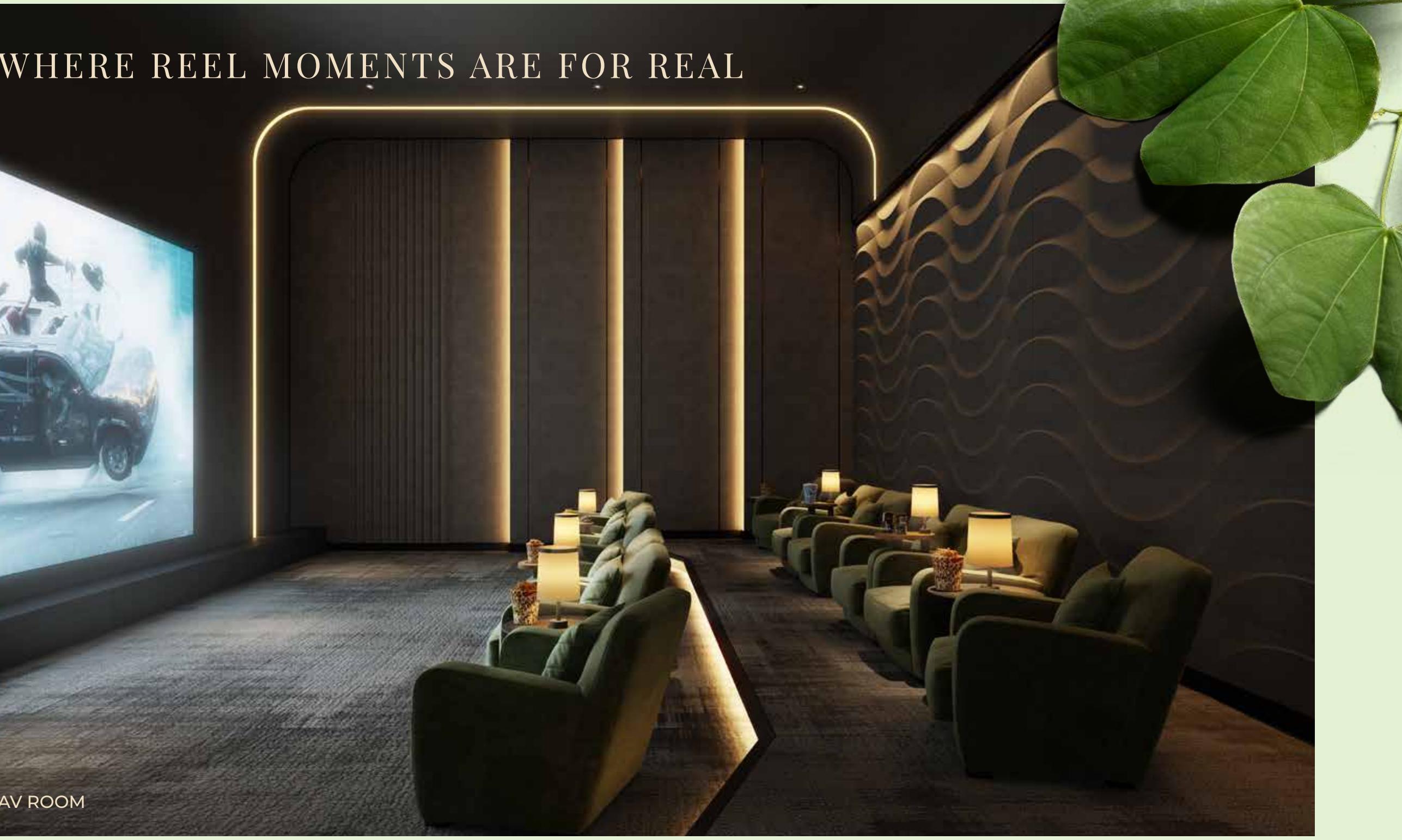
## WHERE CELEBRATIONS CLINK

A retreat within a retreat, Club Roots is designed for those who seek the finest in life. Thoughtfully curated to provide an elite lifestyle, it is a space where indulgence meets sophistication, offering an array of world-class experiences at your doorstep.











# Interiors

The Expansive

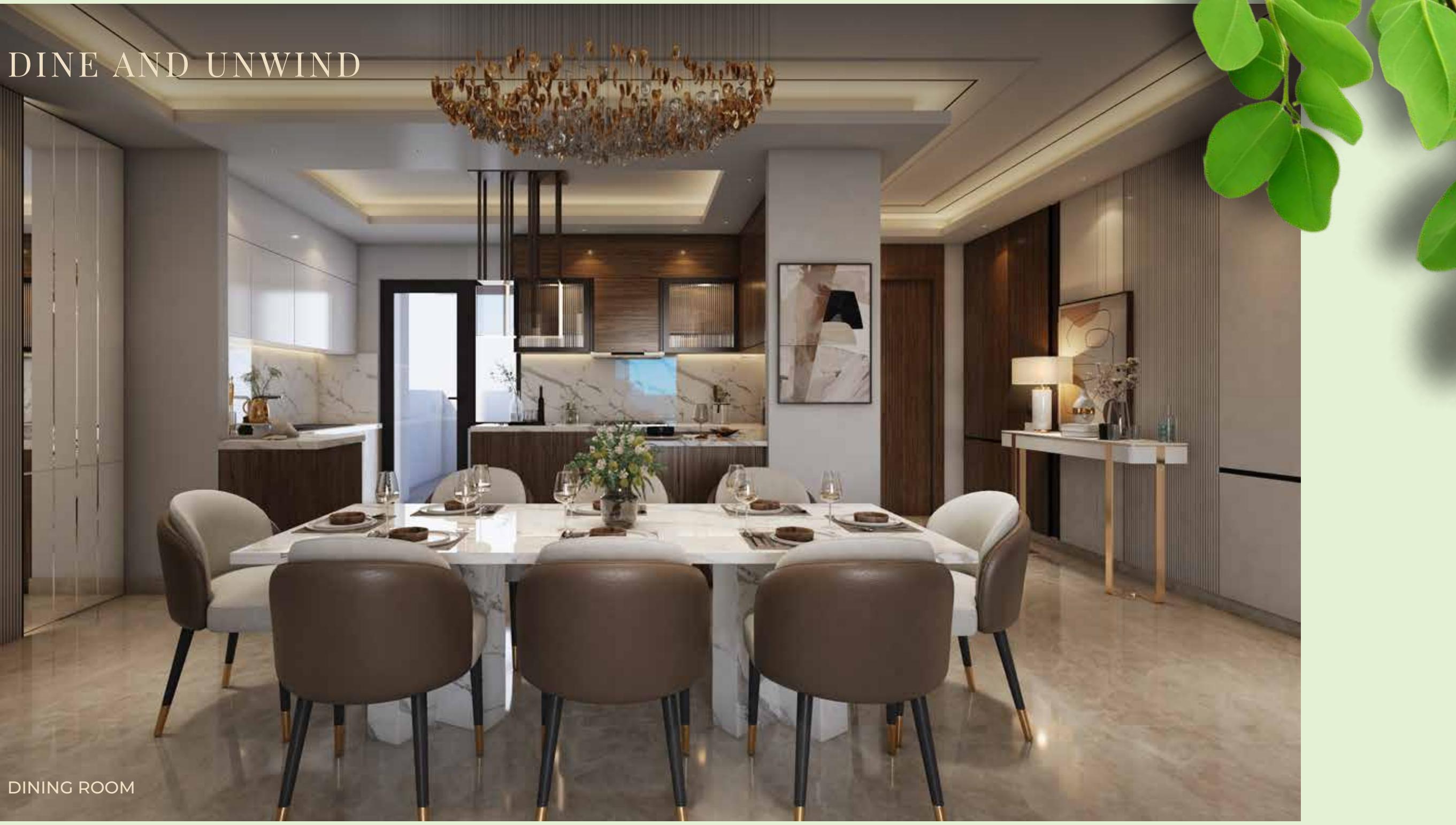




LIVING ROOM

## LET YOUR INNER SOUL FEEL THE SOOTHE

When pacifying nature is accompanied by extraordinary interiors, living here has to be different. Smooth interiors to give you the feel of comfort and ease. Every corner plays a melody to remember.



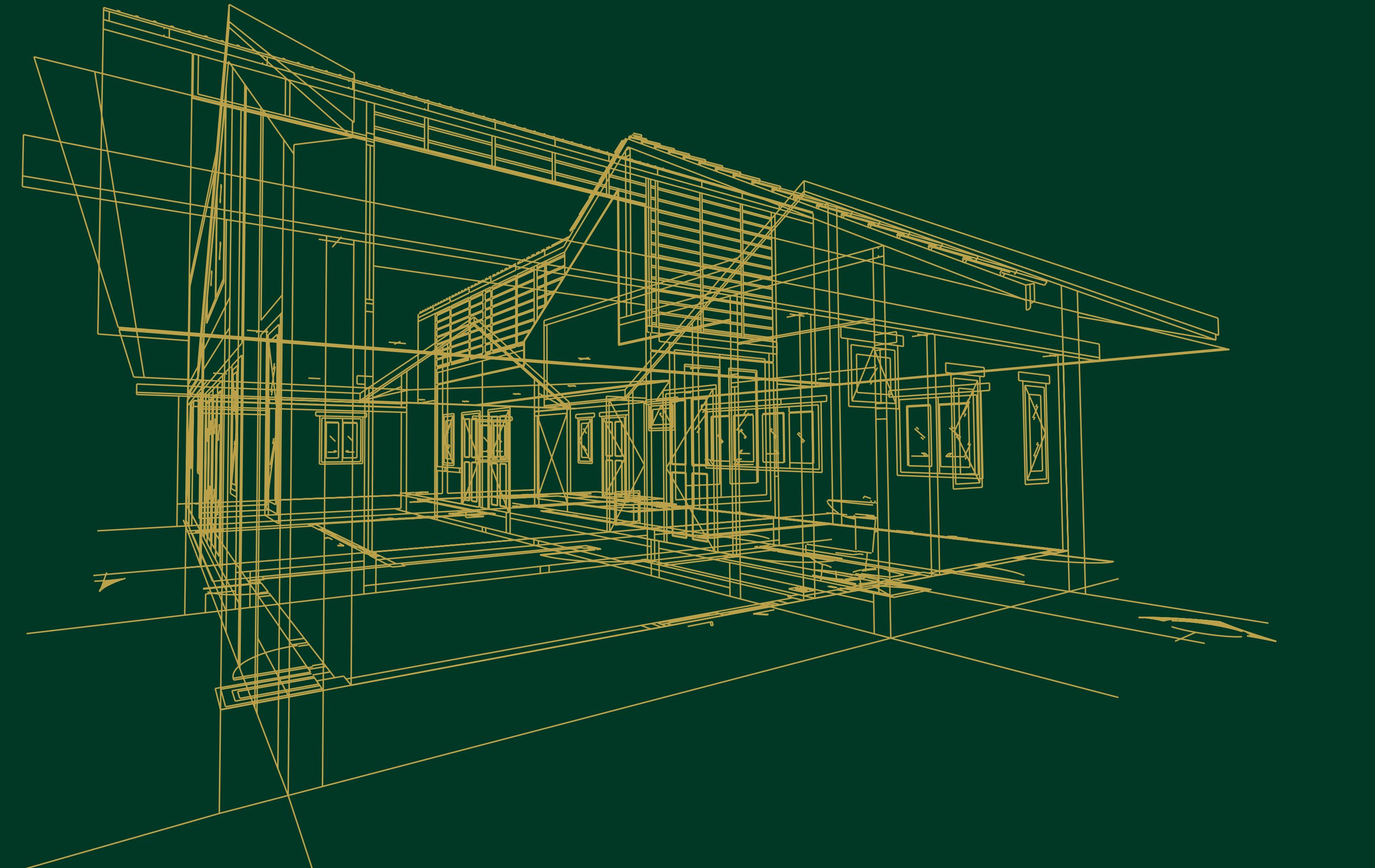
DINE AND UNWIND



WHERE DREAMS TAKE SHAPE

DINING ROOM

MASTER BEDROOM



Floor Plan





# TOWER-A

## Typical Cluster Plan



**Disclaimer:** While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. - Super Area: (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stilt, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc. - Built up Area: Built up area, as per CREDAI definition, shall mean the total Polyline(P-Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%. - Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment." - 1 sq. ft. = 0.0929 sq. mt, 1 sq. mt. = 10.764 sq. ft, 1 ft. = 0.305 mt and 1 mt = 3.281 ft.

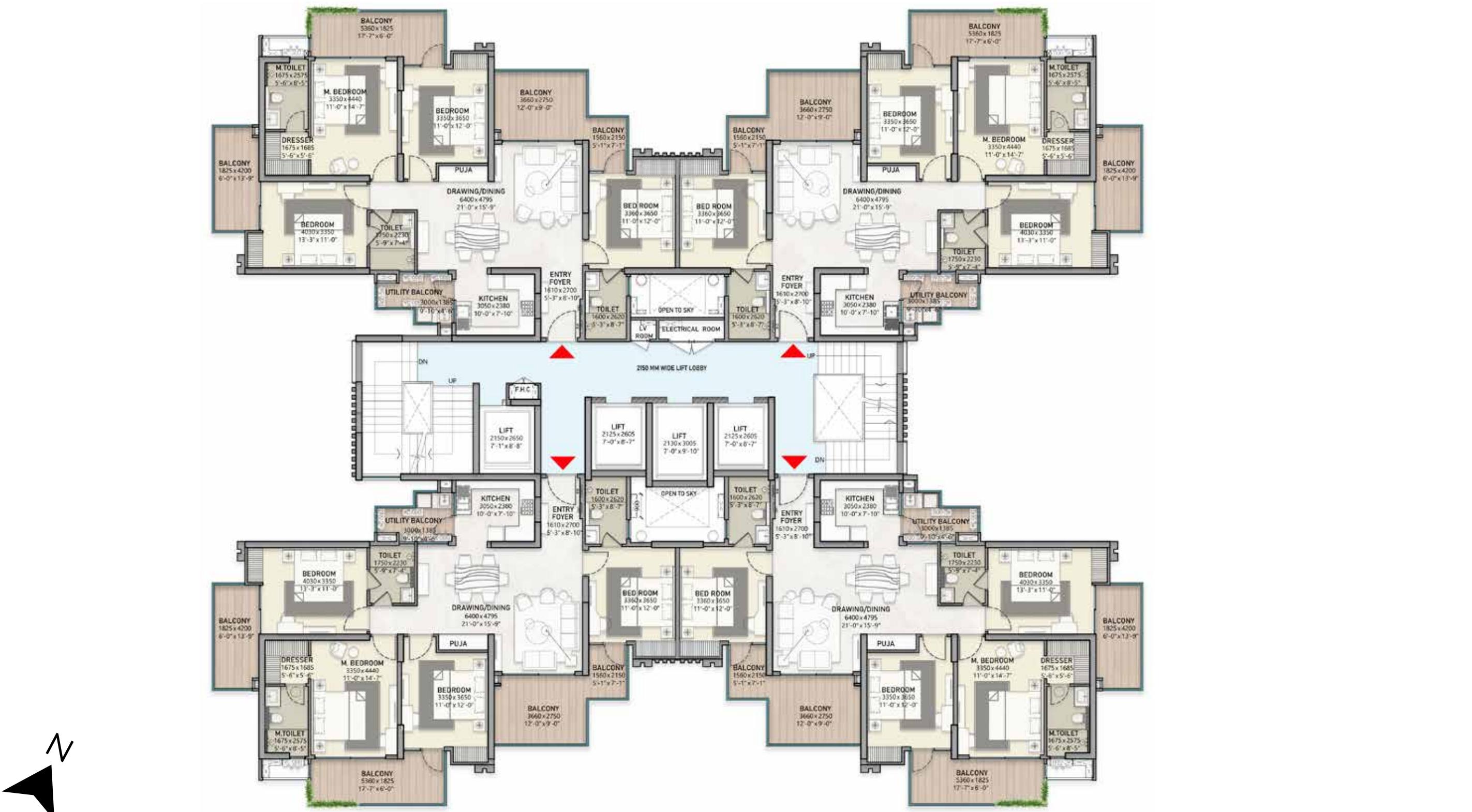
# AMALTAS

## Typical Unit Plan



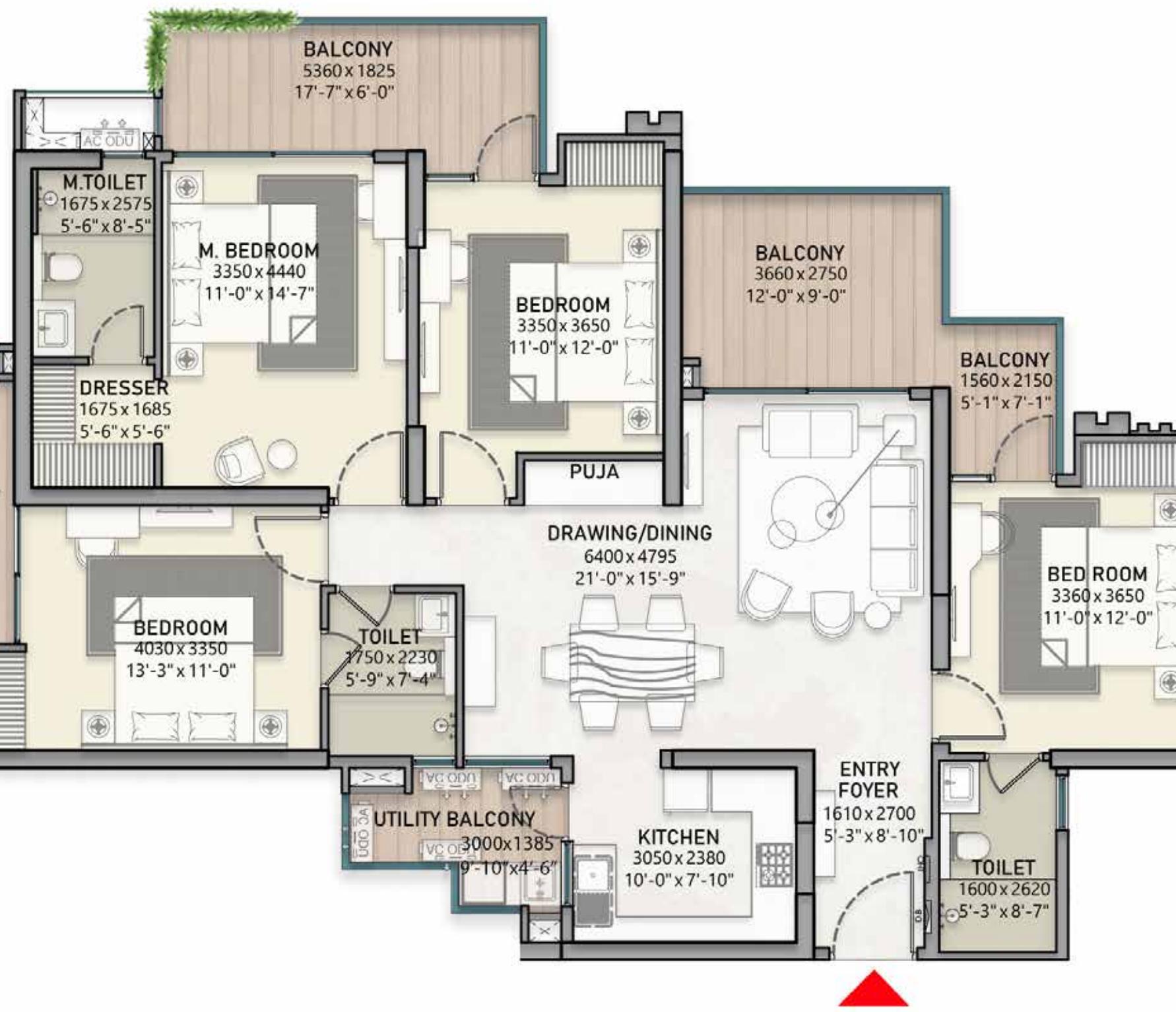
# TOWER-B

## Typical Cluster Plan



# Banyan

## Typical Unit Plan



|               |            |
|---------------|------------|
| Saleable Area | 2431 sq.ft |
| Carpet Area   | 1286 sq.ft |
| Balcony Area  | 394 sq.ft  |
| Built-up Area | 1800 sq.ft |



# TOWER-C

## Typical Cluster Plan



# Cedar

## Typical Unit Plan





# SPECIFICATIONS

| ENTRANCE FOYER               |   | MASTER BEDROOM     |   | ALL OTHER BEDROOMS   |  | KITCHEN            |   |
|------------------------------|---|--------------------|---|----------------------|--|--------------------|---|
| FLOORING                     | : Imported Marble Flooring  | FLOORING           | : Wooden Flooring   | FLOORING             | : Wooden Flooring  | FLOORING           | : Imported Marble Flooring  |
| SKIRTING                     | : 75 mm High, Same as Flooring                                    | SKIRTING           | : 75 mm High, Same as Flooring  | SKIRTING             | : 75 mm High, Same as Flooring                                 | SKIRTING           | : 75 mm High, Same as Flooring                                      |
| CEILING                      | : POP / Gypsum - Peripheral Ceiling Drop                          | CEILING            | : POP / Gypsum - Peripheral Ceiling Drop  | CEILING              | : POP/Gypsum - Peripheral Ceiling Drop                         | CEILING            | : POP/Gypsum - Peripheral Ceiling Drop                              |
| WALL                         | : P.O.P. Finish with Acrylic Emulsion Paint                       | WALL               | : P.O.P. Finish with Acrylic Emulsion Paint   | WALL                 | : P.O.P. Finish with Acrylic Emulsion Paint                    | WALL               | : Quartz 2' Above Counter, Rest P.O.P. Finish with Acrylic Emulsion |
| INTERNAL DOORS               | Main Entrance 2450 mm High Polished Veneer Flush Door as / Design |                    |   |                      | INTERNAL DOORS   | EXTERNAL DOOR /    | 2450 High Polished Veneer   |
| LIGHT FIXTURES               | : Light Points with Concealed LED Lighting + FAN                  | INTERNAL DOORS     | : High Polished Veneer  | EXTERNAL DOOR /      | : 2450 High UPVC Powder Coated                                 | WINDOWS / RAILINGS | : 2450 High UPVC Powder Coated                                      |
| AC                           | : VRV (Tower A) / Split AC (Tower B&C)                            | EXTERNAL DOOR /    | : 2450 High UPVC Powder Coated  | WINDOWS / RAILINGS   | : 2450 High UPVC Powder Coated                                 | CUPBOARD           | : Modular Kitchen & Quartz Stone on Counter Top                     |
| FIXTURES                     | : Smart Touch Lock  | WINDOWS / RAILINGS | : Light Points with Concealed LED Lighting + FAN                                    | CUPBOARD             | : Laminated Finish Modular Wardrobes with Motion Sensor Lights | LIGHT FIXTURES     | : Light Points with Concealed LED Lighting                          |
|                              |   | LIGHT FIXTURES     | : VRV (Tower A) / Split AC (Tower B&C)  | LIGHT FIXTURES       | : Light Points with Concealed LED Lighting + FAN               | FIXTURES           | : Stainless Steel Sink with Drain Board, Chimney + Exhaust          |
|                              |   | AC                 |   | AC                   |  | AC                 | : VRV (Tower A) / Split AC (Tower B&C)                              |
| DRAWING + DINING & PUJA AREA |   | MASTER DRESSER     |   | UTILITY BALCONY      |  | ALL OTHER BALCONY  |   |
| FLOORING                     | : Imported Marble Flooring  | FLOORING           | : Laminated Wood Flooring   | FLOORING             | : Anti-skid Vitrified Plank Look-alike Tile                    | FLOORING           | : Anti-skid Vitrified Plank Look-alike Tile                         |
| SKIRTING                     | : 75 mm High, Same as Flooring                                    | SKIRTING           | : 75 mm High, Same as Flooring  | SKIRTING             | : 75 mm High, Same as Flooring                                 | SKIRTING           | : 75mm High, Same as Flooring                                       |
| CEILING                      | : POP / Gypsum - Peripheral Ceiling Drop                          | CEILING            | : POP / Gypsum - Peripheral Ceiling Drop  | CEILING              | : No False Ceiling, Ceiling Painted                            | CEILING            | : No False Ceiling, Ceiling Painted                                 |
| WALL                         | : P.O.P. Finish with Acrylic Emulsion Paint                       | WALL               | : P.O.P. Finish with Acrylic Emulsion Paint   | WALL                 | : External Paint / Finish as / Façade Design                   | WALL               | : External Paint / Finish as / Façade Design                        |
| EXTERNAL DOOR /              | 2450 High UPVC Powder Coated                                      |                    |   |                      | EXTERNAL DOOR /  | SOLID PARAPET WALL | SOLID PARAPET WALL  |
| WINDOWS / RAILINGS           | : Light Points with Concealed LED Lighting + FAN                  | CUPBOARD           | : Laminated Finish Modular Wardrobes with Motion Sensor Lights                      | WINDOWS / RAILINGS   | : Light Points with Concealed LED Lighting + FAN               | WINDOWS / RAILINGS | : Light Points with Concealed LED Lighting                          |
| LIGHT FIXTURES               | : VRV (Tower A) / Split AC (Tower B&C)                            | LIGHT FIXTURES     | : Light Points with Concealed LED Lighting + Fan                                    | LIGHT FIXTURES       | : Point for Washing Machine                                    | LIGHT FIXTURES     | : Light Points with Concealed LED Lighting                          |
| AC                           |   |                    |   | FIXTURES             |  |                    |   |
| FIXTURES                     | : Intercom  |                    |   |                      |  |                    |   |
| MASTER TOILET                |   | ALL OTHER TOILETS  |   | DRAWING ROOM BALCONY |  | LIFT LOBBY         |   |
| FLOORING                     | : Vitrified Tile  | FLOORING           | : Vitrified Tile  | FLOORING             | : Anti-skid Vitrified Plank Look-alike Tile                    | FLOORING           | : Granite Stone   |
| CEILING                      | : POP / Gypsum  | CEILING            | : Grid False Ceiling  | SKIRTING             | : 75mm High, Same as Flooring                                  | SKIRTING           | : 75mm High, Same as Flooring                                       |
| WALL                         | : Vitrified Tile upto False Ceiling                               | WALL               | : Vitrified Tile upto False Ceiling   | CEILING              | : No False Ceiling, Ceiling Painted                            | CEILING            | : POP / Gypsum False Ceiling  |
| INTERNAL DOORS               | : 2450 High Polished Veneer                                       | INTERNAL DOORS     | : 2450 High Polished Veneer   | WALL                 | : External Paint / Finish as / Façade Design                   | WALL               | : Granite Stone on Lift Facia and Texture Paint on Opposite Wall    |
| EXTERNAL DOOR /              | 2450 High UPVC Powder Coated                                      |                    |   |                      | EXTERNAL DOOR /  | SOLID PARAPET WALL | LIGHT FIXTURES  |
| WINDOWS / RAILINGS           | : Light Points with Concealed LED Lighting + FAN                  | WINDOWS / RAILINGS | : 2450 High UPVC Powder Coated  | WINDOWS / RAILINGS   | : Light Points with Concealed LED Lighting                     | LIGHT FIXTURES     | : Light Points with Concealed LED Lighting                          |
| LIGHT FIXTURES               | : Exhaust, Geyser, Sanitary, and C.P. Fittings                    | LIGHT FIXTURES     | : Light Points with Concealed LED Lighting  | LIGHT FIXTURES       | : Light Points with Concealed LED Lighting                     |                    |   |
| FIXTURES                     | (Kohler, Roca, Jaquar or Equivalent)                              | FIXTURES           | : Exhaust, Geyser, Sanitary, and C.P. Fittings (Kohler, Roca, Jaquar or Equivalent) |                      |  |                    |   |

## ABOUT DEVELOPER

North Wind Estates is a refined expression of modern living, rooted in over two decades of real estate legacy. With an unwavering focus on design integrity, sustainability, and transparency, the brand is shaping elevated spaces that resonate with purpose and elegance. Their flagship development in Greater Noida offers a thoughtfully crafted lifestyle amidst expansive greens—where architecture meets harmony, and every detail is designed to enrich the way you live.



# NORTH WIND ESTATES



## ABOUT ARCHITECT

### Confluence

Confluence is an award-winning, multidisciplinary design firm with over 25 years of experience in implementing the best architectural, interior design, and landscape practices, ensuring unparalleled client satisfaction. Driven by a dedication to elevate design through revolutionary approaches, the firm specialises in reshaping the fabric of built environments at both macro and micro levels, such as Residential, Commercial, Institutional, Transport and Infrastructure, Offices & IT parks, Hospitality, Boutique Interiors, and Innovative Artistry. Established in 1999 by visionary founders Vineeta and Vishal, over 200 creative architects and designers with a strategic vision and a holistic and planned thought process.





AERIAL VIEW



One of the First IGBC Pre-Certified Platinum Rated  
Group Housing Society in Greater Noida

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