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Project RERA Registration No.: UPRERAPRJ460592/05/2024

Promoter RERA Registration No.: UPRERAPRM10813 | U.P. RERA WEBSITE ADDRESS - www.up-rera.in

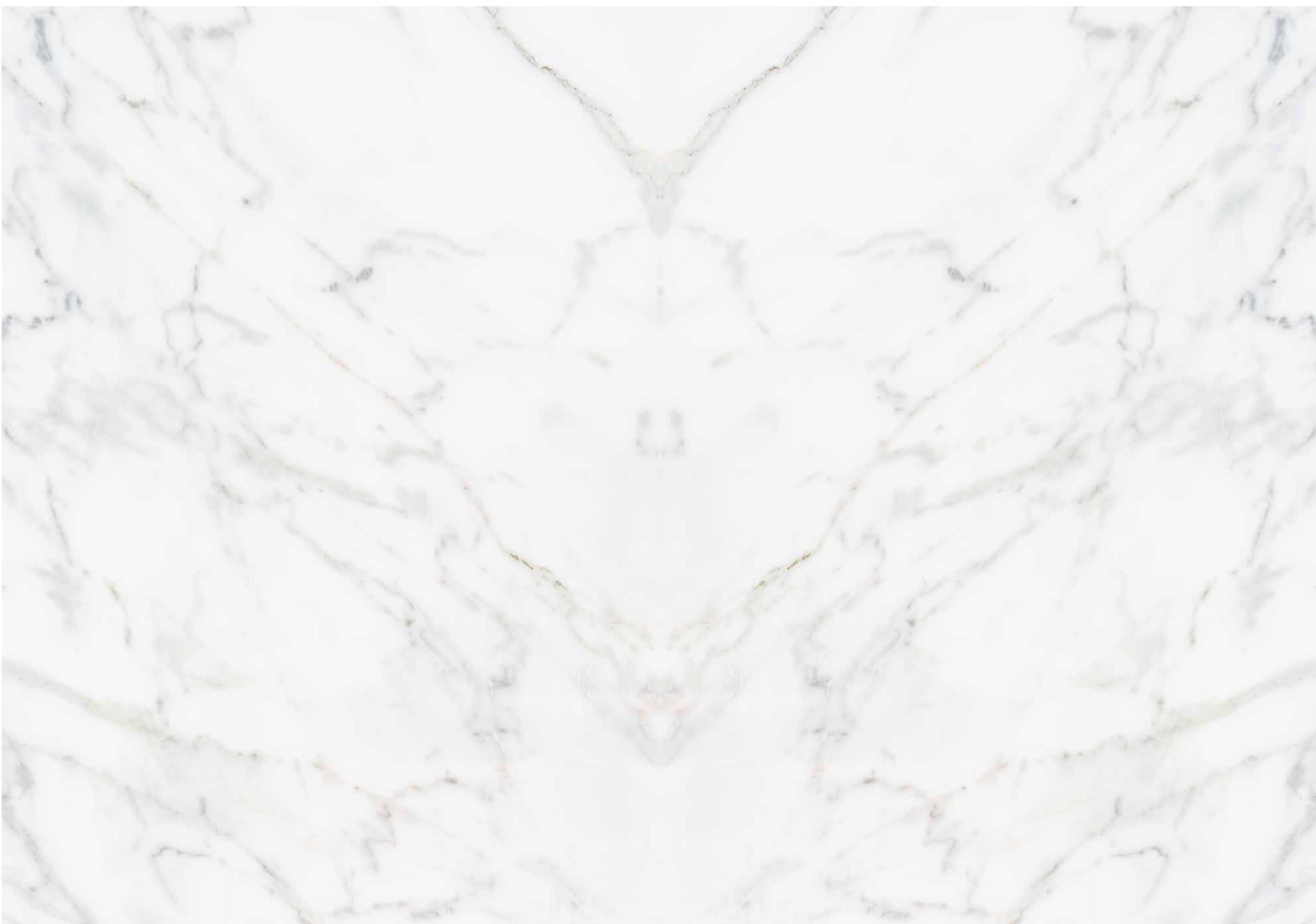
STATE BANK OF INDIA, Bank Account No. 42952561777, IFCI Code: SBIN0004166, Branch: Commercial Branch Lucknow

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DESIGN BY-ANOTHER IDEA







A dream to live
the life you want,
In a place where
bliss resides.





So let us take
you on a journey,
Where a
finer life resides.

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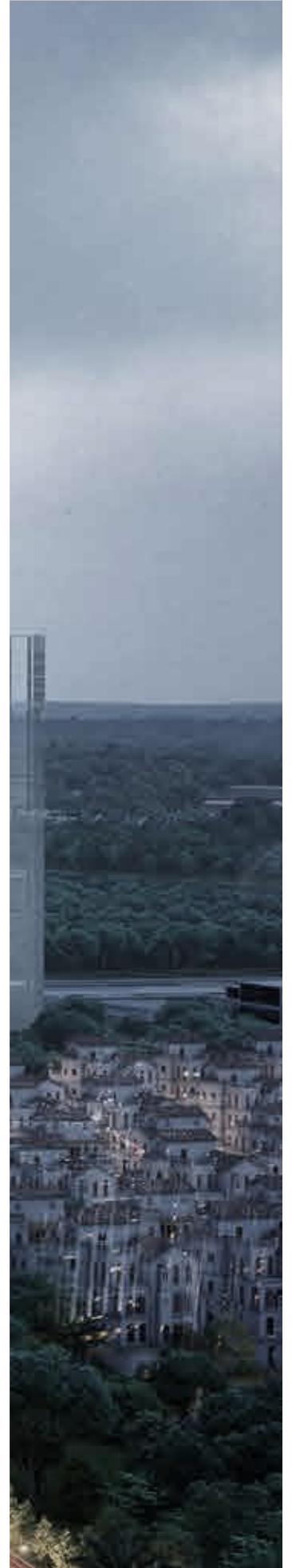


Artist's Impression

Welcome to
one-of-a-kind life

SHALIMAR
ONEWORLD
MARBELLA

Where your
golden days
reside.



Where you always wake up on the good side of bed.
Coffee tastes better at your private deck.
Tough days bow down to the best.
Winding up is orchestrated by blues and greens.
Family time spills over to every day.
Kids have a story to share beyond screens.

Where life unfolds, as dreamed.



Reference Image



Sophisticated. Suave. Serene.
Where exclusive experiences reside.

- Four exclusive towers each comprising 33 floors.
- Luxurious residences ranging from expansive 2BHK + Study to lavish 3 BHK apartments, including options with small to medium-sized servant quarters.
- Four apartments per floor
- Ground level landscape with 10 amenities.
- Residents have access to an elite club on the ground floor offering 11 amenities.



Artist's Impression



Oneworld is an icon in the making,
Sitting at the banks of river Gomti,
turning into the new pride of lucknow.
Planned by the best minds,
Structured by the best hands,
Matching up to the wonders of the world

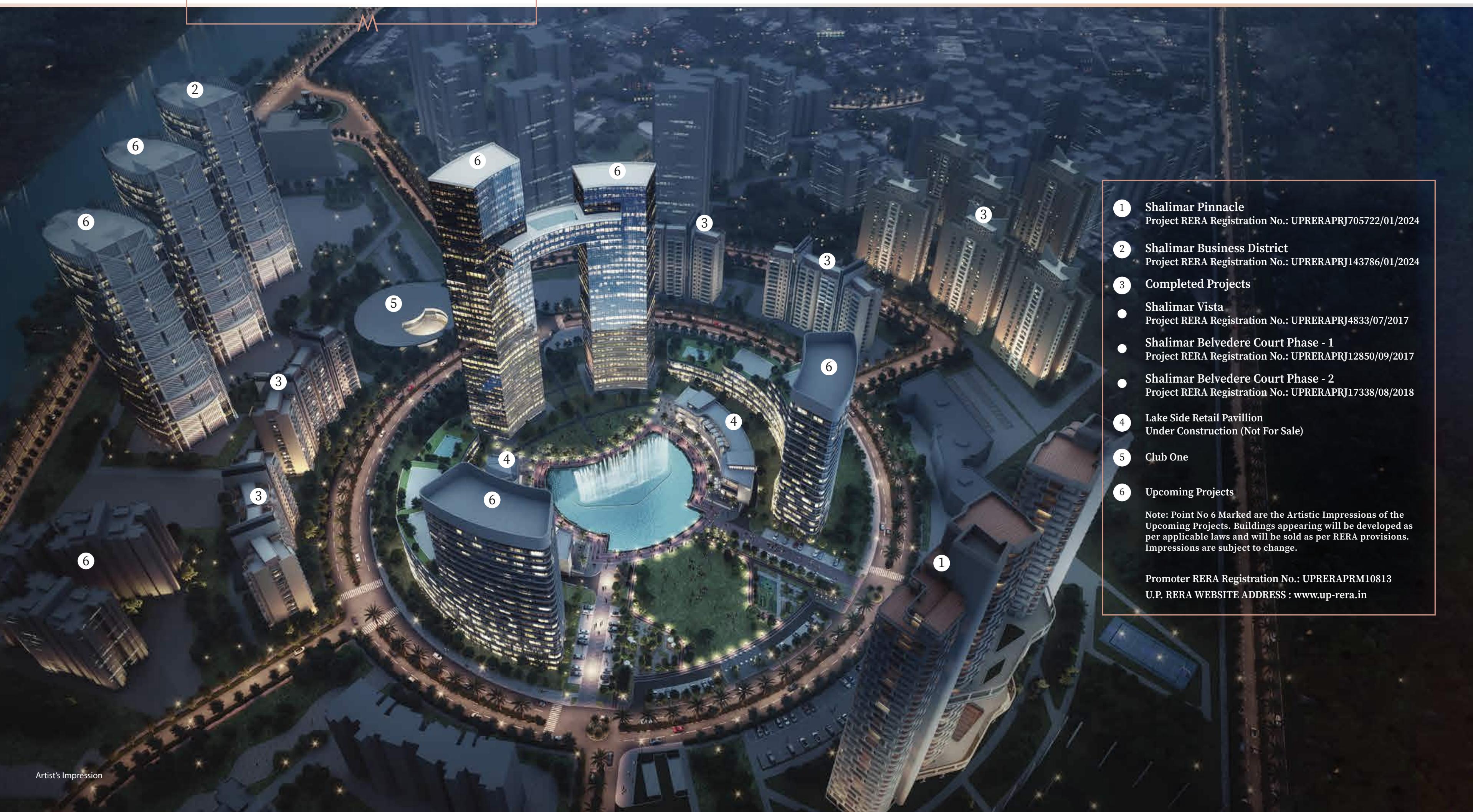
One world is that
One stop for
many visionaries.
A place where
a global landmark
resides.



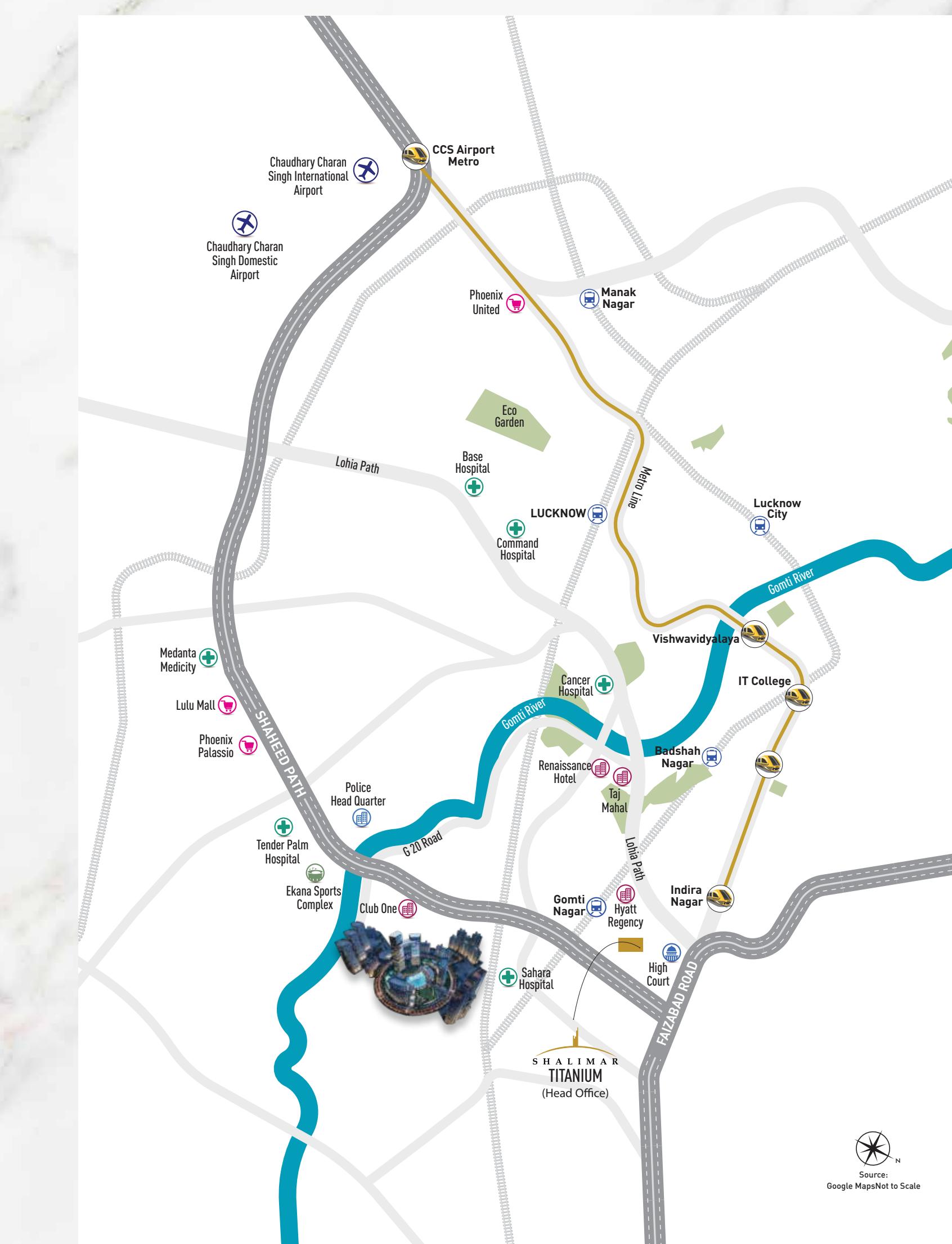
The one place, where
exclusive experiences reside.



At One World, we are building a world for you to fall in love with, every day. Brimming with experiences, amenities, indulgence and all things that are worthy of your praise. One world that is built to match your class and aspirations, One world which is growing at the speed of your dreams, One world which embodies the life you were destined to lead.



Enveloped by
breathtaking vistas,
Anchored amidst
renowned getaways,
Where vision and immersion
harmoniously reside.



Where the world of entertainment resides

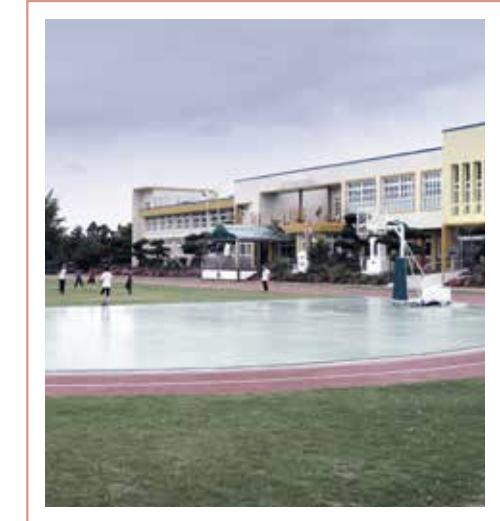
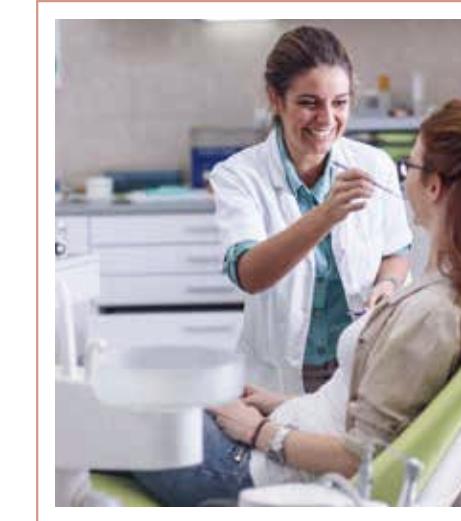
Where wellness resides

Where the spirit of never settling resides

Where skies of limitless possibilities reside

Where future and knowledge reside

On one side, the serene Gomti River envelops us in tranquillity, while on the other, the pulse of the urban landscape beats close by. Surrounded by the city's key landmarks, One World seamlessly blends peaceful retreat with urban convenience, offering the perfect synthesis of calm and comfort.



All Reference Images

Shopping & Entertainment

Phoenix Palassio	1.7 km
Ekana Mall	2.3 km
Lulu Mall	5.7 km

Hospitals

Sahara Hospital	8.5 km
Medanta Hospital	6.5 km

Stadium

Ekana International Cricket Stadium Road	2.5 km
Ekana Sports Academy	2.4 km

Hotels

Fairfield by Marriott	8.4 km
Hyatt Regency	9.7 km
Taj Hotel	11.4 km
Renaissance Lucknow Hotel	11.3 km
Airport	18.5 km

Education

City Montessori School	1 km
Yash Raj Institute of Education	2.3 km
Babu Yugraj Singh Ayurvedic Medical College and Hospital	2.3 km

Designed to meet the
present and the future,
A place where
master strokes of
true geniuses reside.



Home to a vibrant community of
15,000 families

LDA approved Integrated Township,
Spanning **223.52** acres

Lush greenery across **31.775** acres of
vibrant landscapes

An Exquisite **1.5** acre
aqua center

Extensive road network, covering
6.052 acres for efficient connectivity

A spacious residential district
covering **140.347** acres

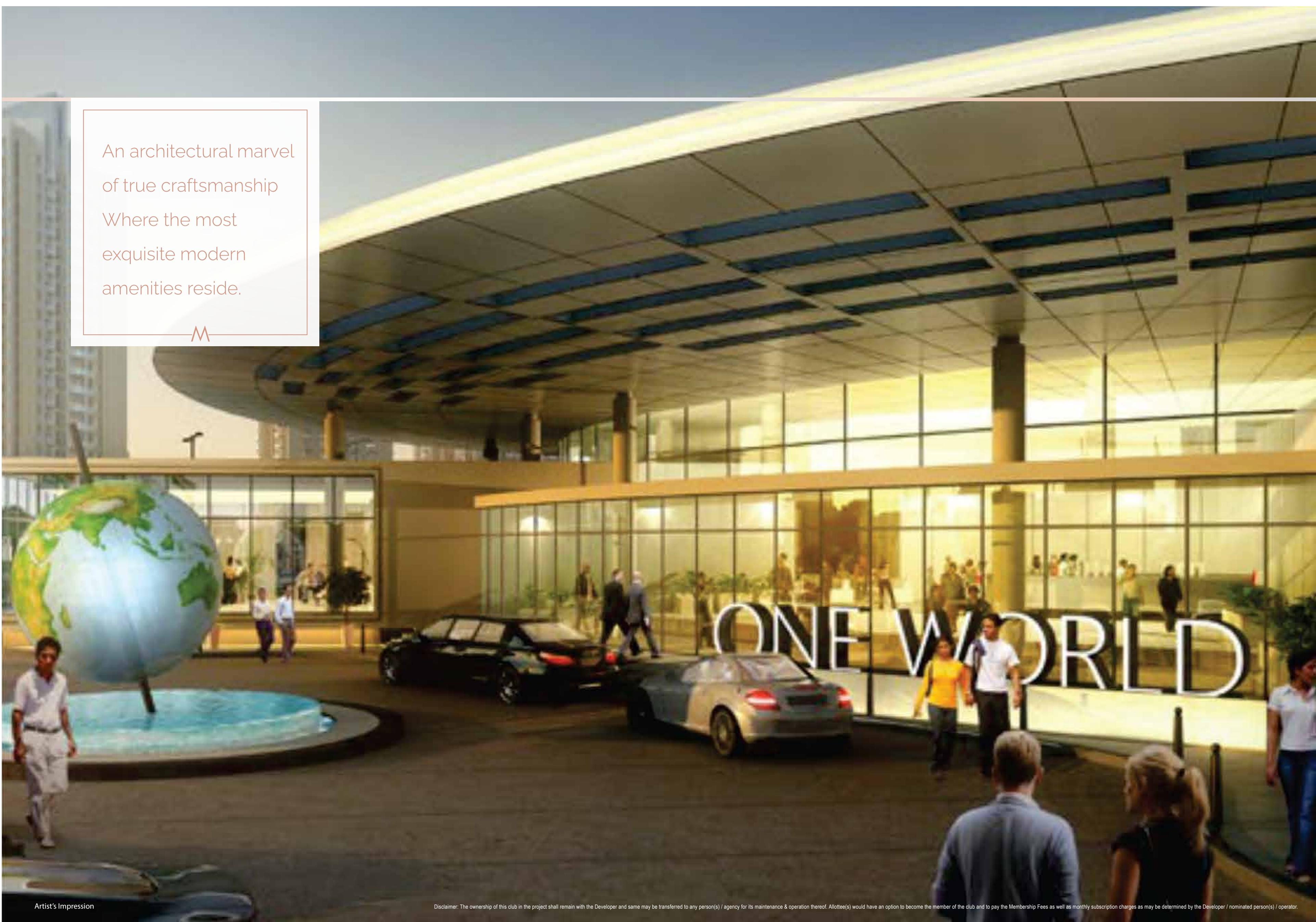
10.715 acres dedicated
to dynamic business and retail districts

World class hotel and International
School within the township



*Map is indicative. Not to scale.

An architectural marvel
of true craftsmanship
Where the most
exquisite modern
amenities reside.



Where experience thrives,
Is where joyful living resides.



We believe in the art of balance - where harmonising personal and social spheres creates the recipe for a truly blissful existence. Enter our meticulously curated ClubOne, a sanctuary where top-tier amenities await to both rejuvenate your spirit and foster meaningful connections. It's a haven meticulously designed to nourish both body and mind, ensuring every moment spent within its walls is one of pure serenity and fulfilment.



Artist's Impression



- Multipurpose hall
- Multipurpose lawn
- Private seating zones
- Indoor games
- Lush green entrance
- Gymnasium
- Spa
- Swimming pool for adults and kids
- Deck area with seating
- Changing rooms
- Home theatre
- Entertainment area
- Restaurant area
- Restaurant & bar
- Card room
- Lounge

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For doers and dreamers,
Always ready to expand,
We have created a haven,
Where aspirations reside.

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For those who dare to take the leap.
We've crafted a sanctuary.



Built meticulously with the urban pioneer in mind, Marbella embodies the spirit of those who shatter glass ceilings. From trailblazers to go-getters, we're dedicated to those who don't just chase dreams, but actively build them each day. At Marbella, we celebrate the self-made, offering a world where you can revel in your successes and embrace the life you've earned.



LIST OF AMENITIES

- Entrance Foyer/welcoming Foyer
- Coffee Shop
- Meeting /conference Room
- Multipurpose Hall
- Library
- Indoor Kids Play Area
- Indoor Games Zone
- Muga Court
- Swimming Pool with change room
In Separate Block
- Kids Pool
- Jaccuzzi
- Deck Area With Seating Near Pool
- Isolated Gymnasium
- Kids Play Area(Outdoor)
- Yoga Space
- Steam & Massage Room
- Jogging Track / Walkway
- Green Area With Seating
- Fountain Court



*Map is indicative. Not to scale.

AT MARBELLA
WE HAVE CREATED

A place that can
match up to the size
of your dreams.
An abode where a
sense of calm resides.



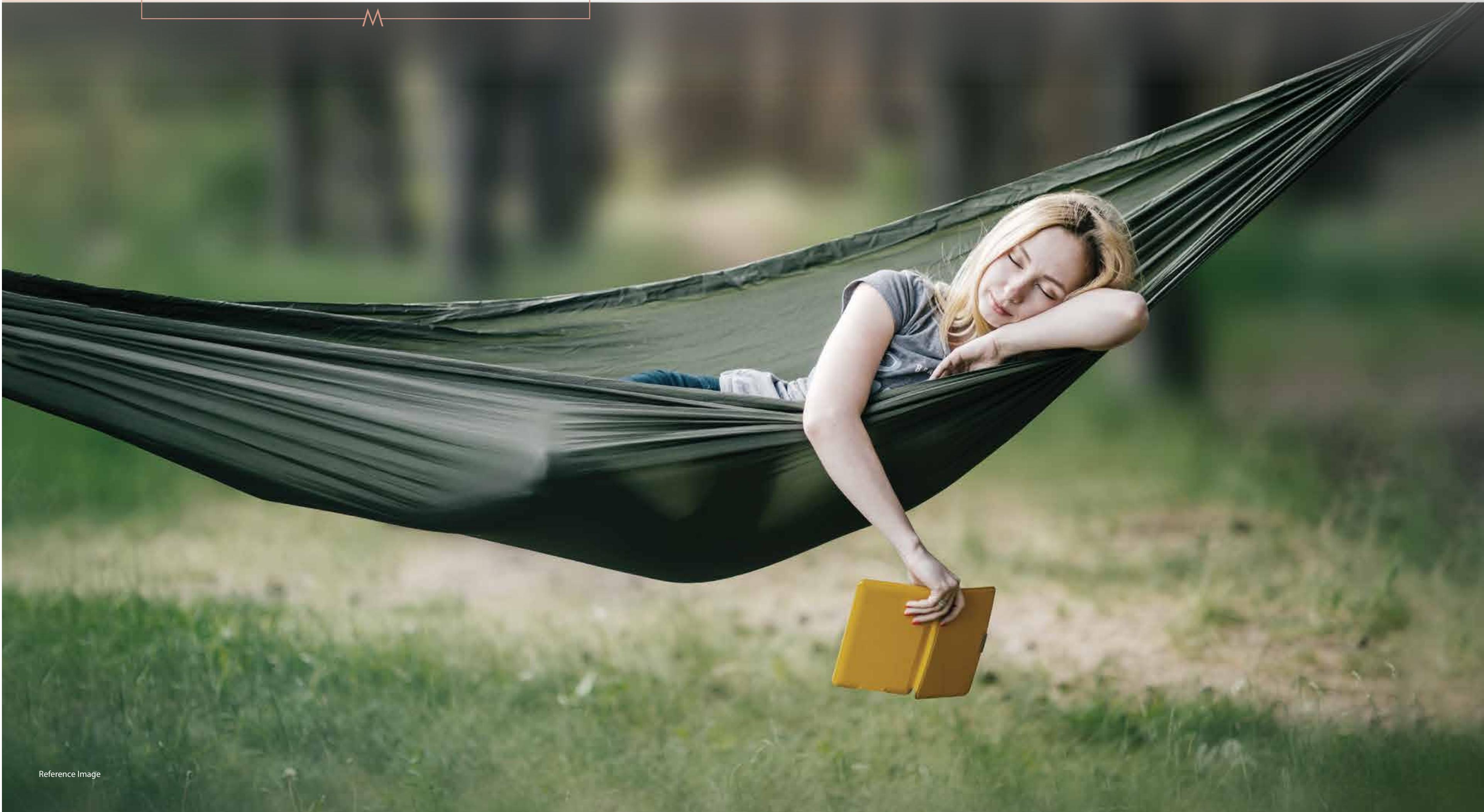
Disclaimer: Visual representations shown in this brochure are purely conceptual. Elevations, Specifications, Site plans etc of the township are tentative and subject to variation and modification by the company at its sole discretion.
The Central green area can be used by residents and non residents as well.



*Map is indicative. Not to scale.

Where the world resides at your feet.
Step down to the expansive outdoors that
make you feel every day is a staycation.

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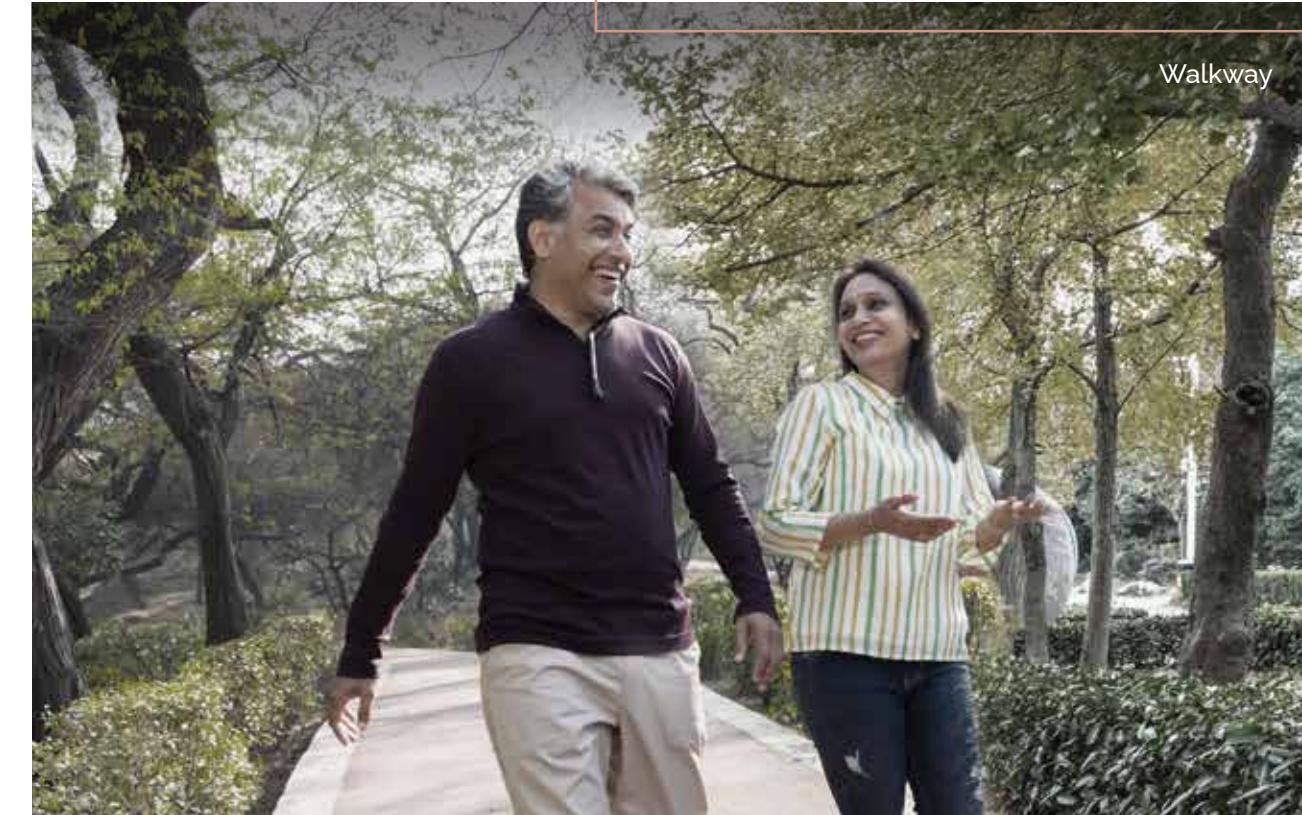


Something for you to awe at as you pass through and remind yourself how you are living the dream.

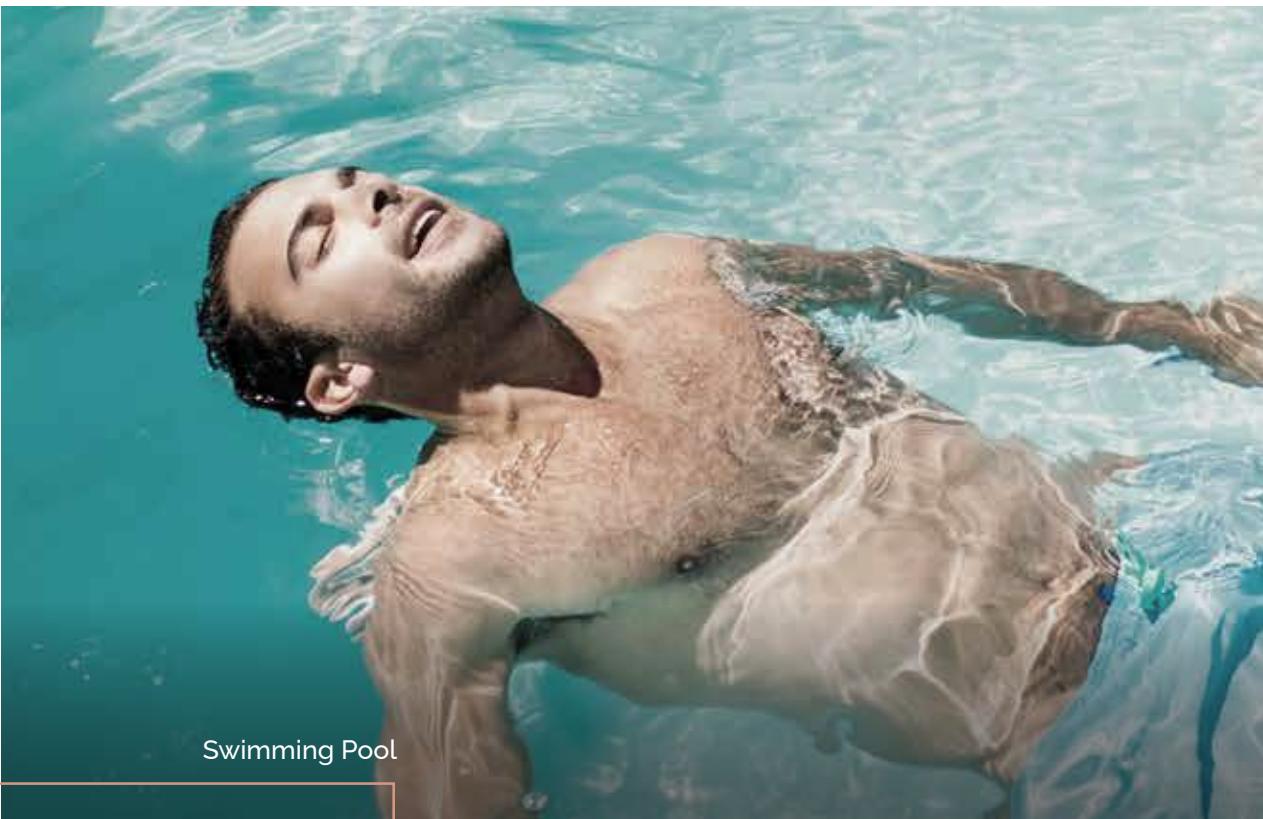


Landscaped Garden

Walk through the good times soaking in the best days of your life.

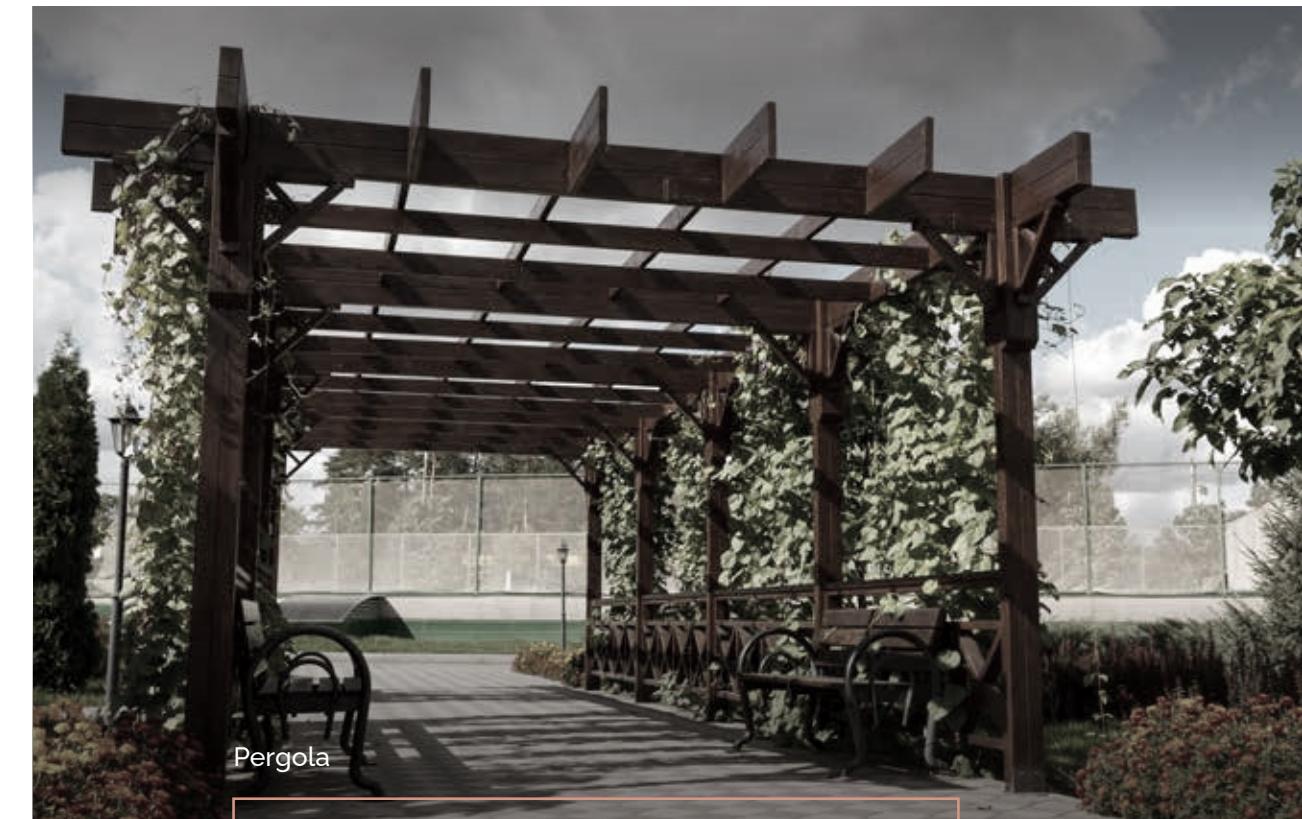


Walkway



Swimming Pool

Dip in the blues to shake off after a power-packed day.



Pergola

Greens intertwining at an open and sturdy lattice makes for dreamy settings every evening.

All Reference Images

A hotspot for all activities
Where the true meaning of
indulgence resides.



GROUND FLOOR AMENITIES

Where luxuries take stride, Where nature abides,
Where your address becomes your pride,
Marbella, where abundance resides.



Marbella is an all encompassing masterpiece in an expansive area where space and stress, the two looming thoughts of the modern times are taken care of seamlessly. It welcomes you to indulge in the artistry of design, where every element is thoughtfully curated for the discerning few. Every curve and space calls out the true essence of what it feels like to live a life full of exquisite experiences.

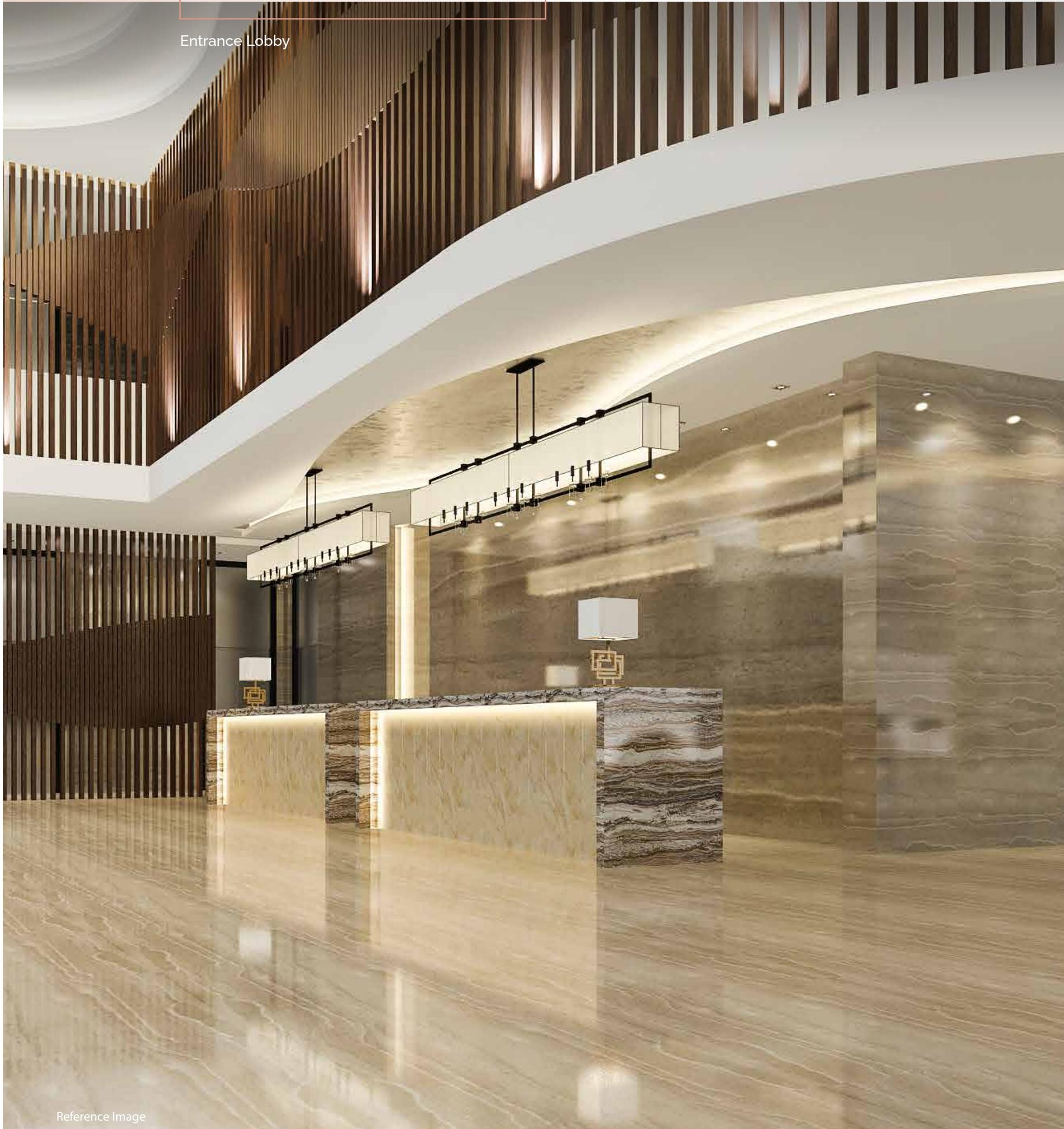
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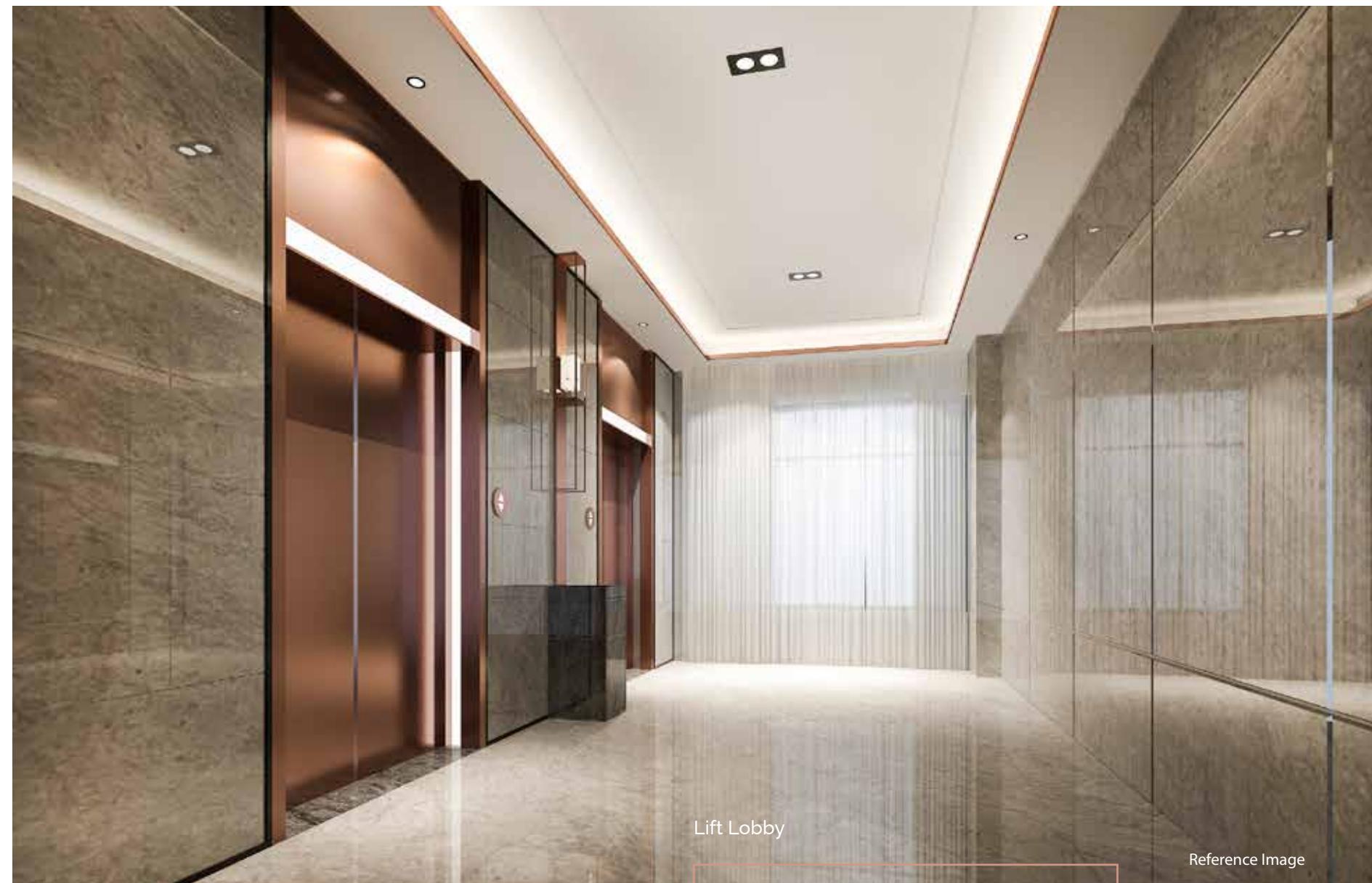
Artist's Impression

A snippet of the marvellous
world that lies ahead

Entrance Lobby



Reference Image



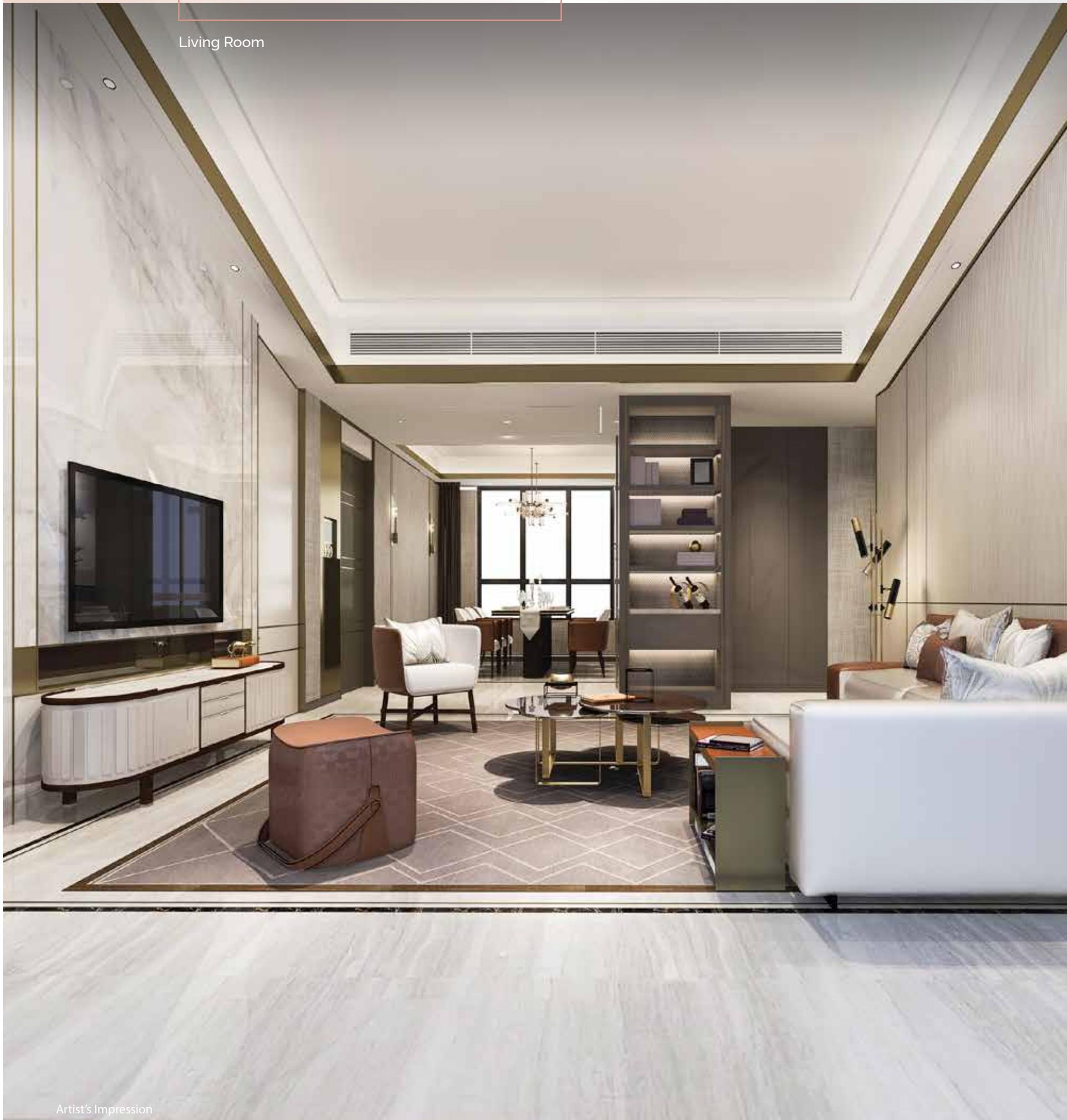
Lift Lobby

Reference Image

Ascend to new heights
and new possibilities

luxurious spacious areas
where laughter echoes freely.

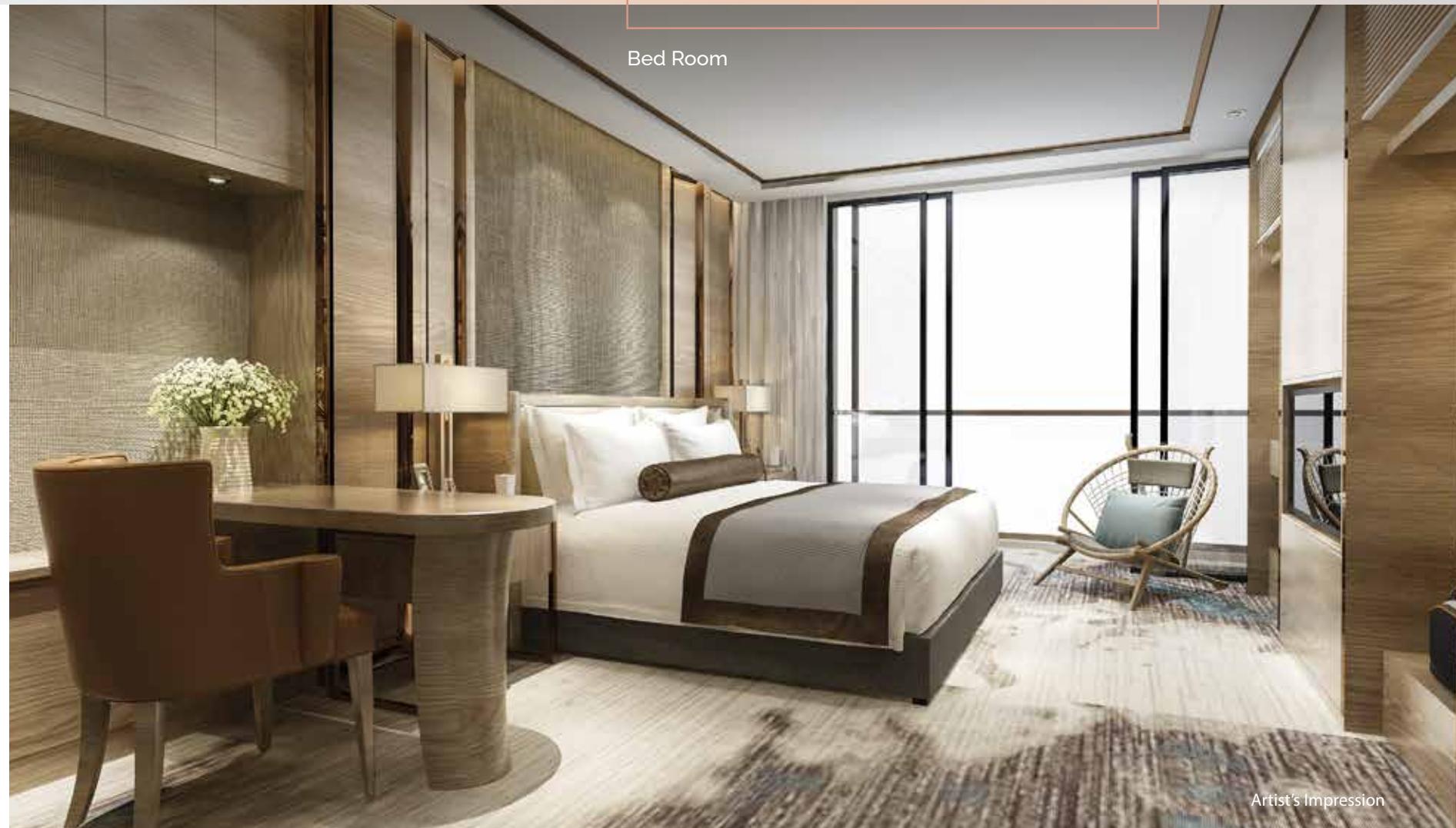
Living Room



Artist's Impression

So you can come back to
peace and wake up to smiles.

Bed Room



Artist's Impression

Indulge in the joy of
shared meals and
cherished moments.

Dining Area



Artist's Impression

Blueprint of a life,
Where the finest experiences reside.



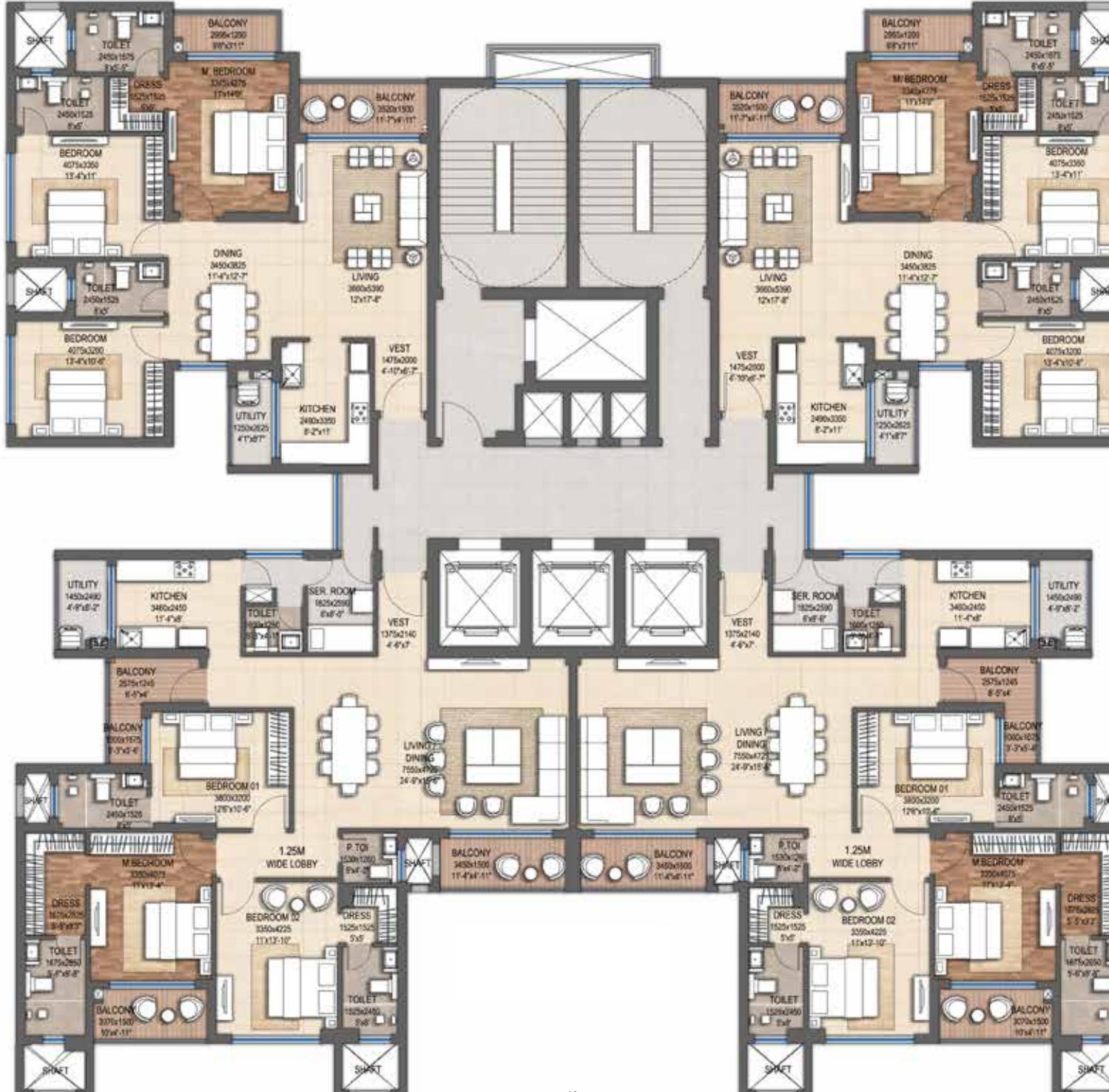
Typical Floor Plan

Tower A, B and D

No of Floor - 1 to 33

④

3 BHK



3 BHK + SERVANT QUARTER (TYPE II)

①

3 BHK

3 BHK + SERVANT QUARTER (TYPE II)

④

2 BHK + STUDY

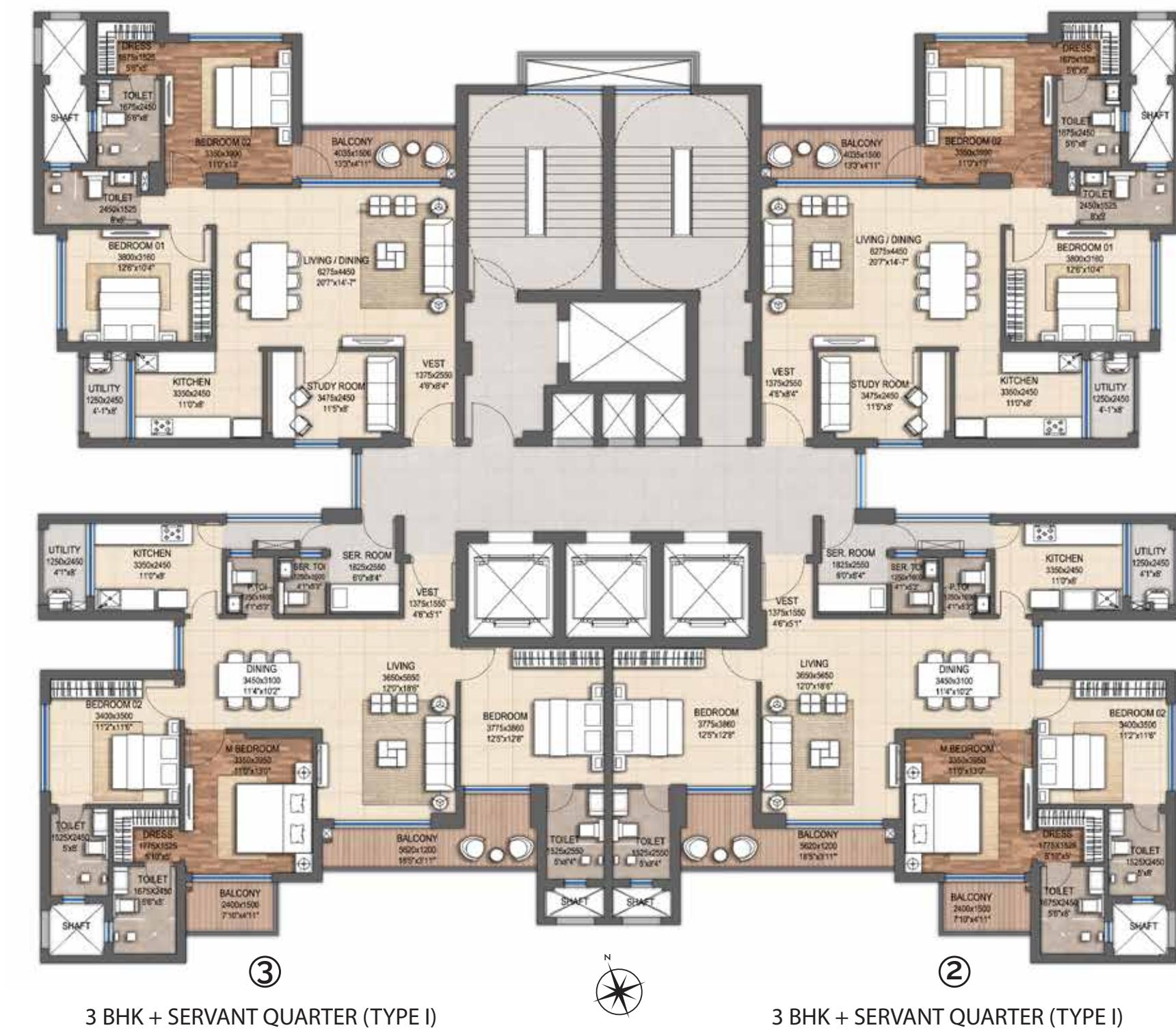
Typical Floor Plan

Tower C

No of Floor - 1 to 33

①

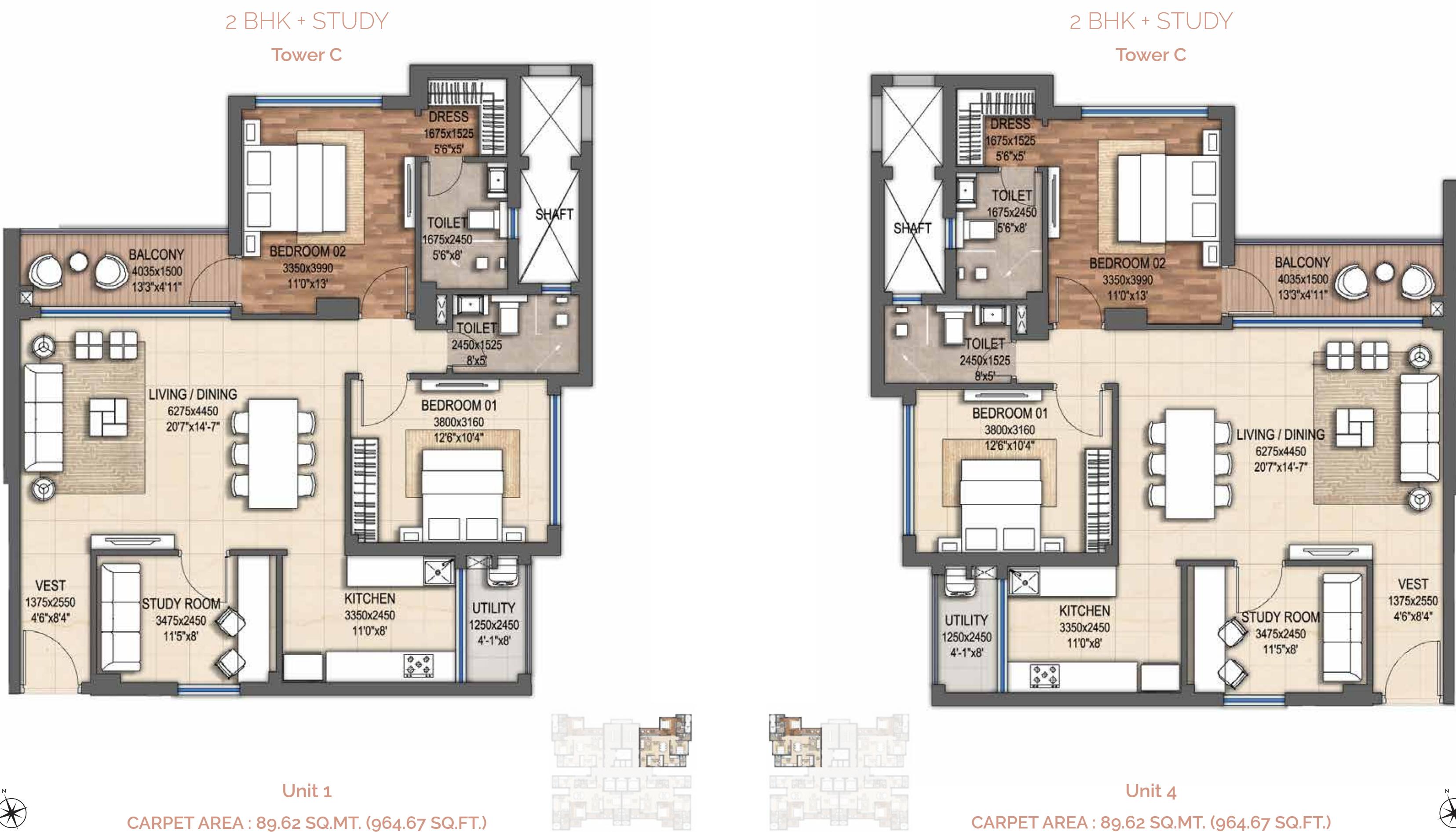
2 BHK + STUDY



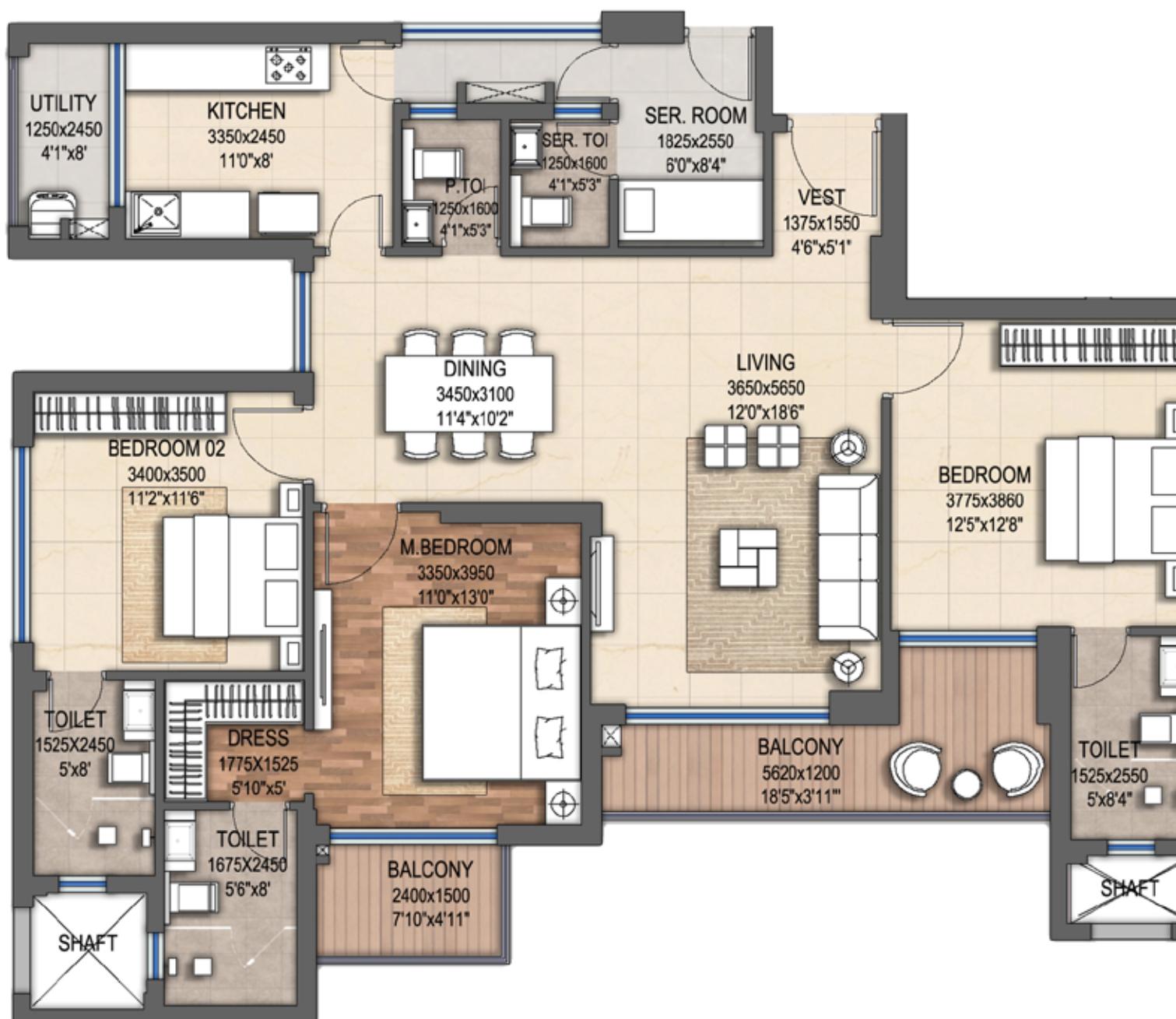
3 BHK + SERVANT QUARTER (TYPE I)

②

3 BHK + SERVANT QUARTER (TYPE I)

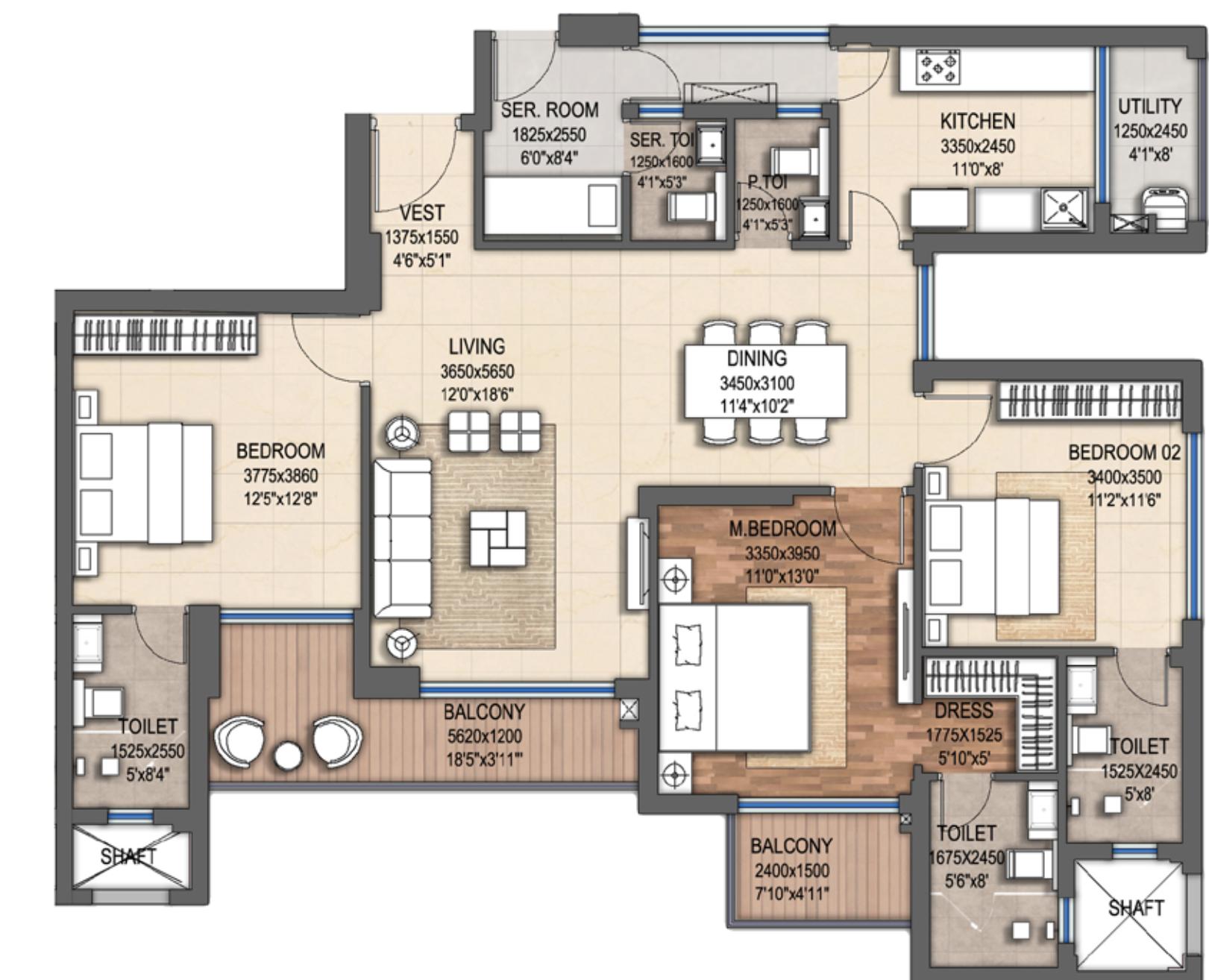


3 BHK + SERVANT QUARTER (TYPE I)
Tower C



Unit 3
CARPET AREA : 108.54 SQ.MT. (1168.32 SQ.FT.)

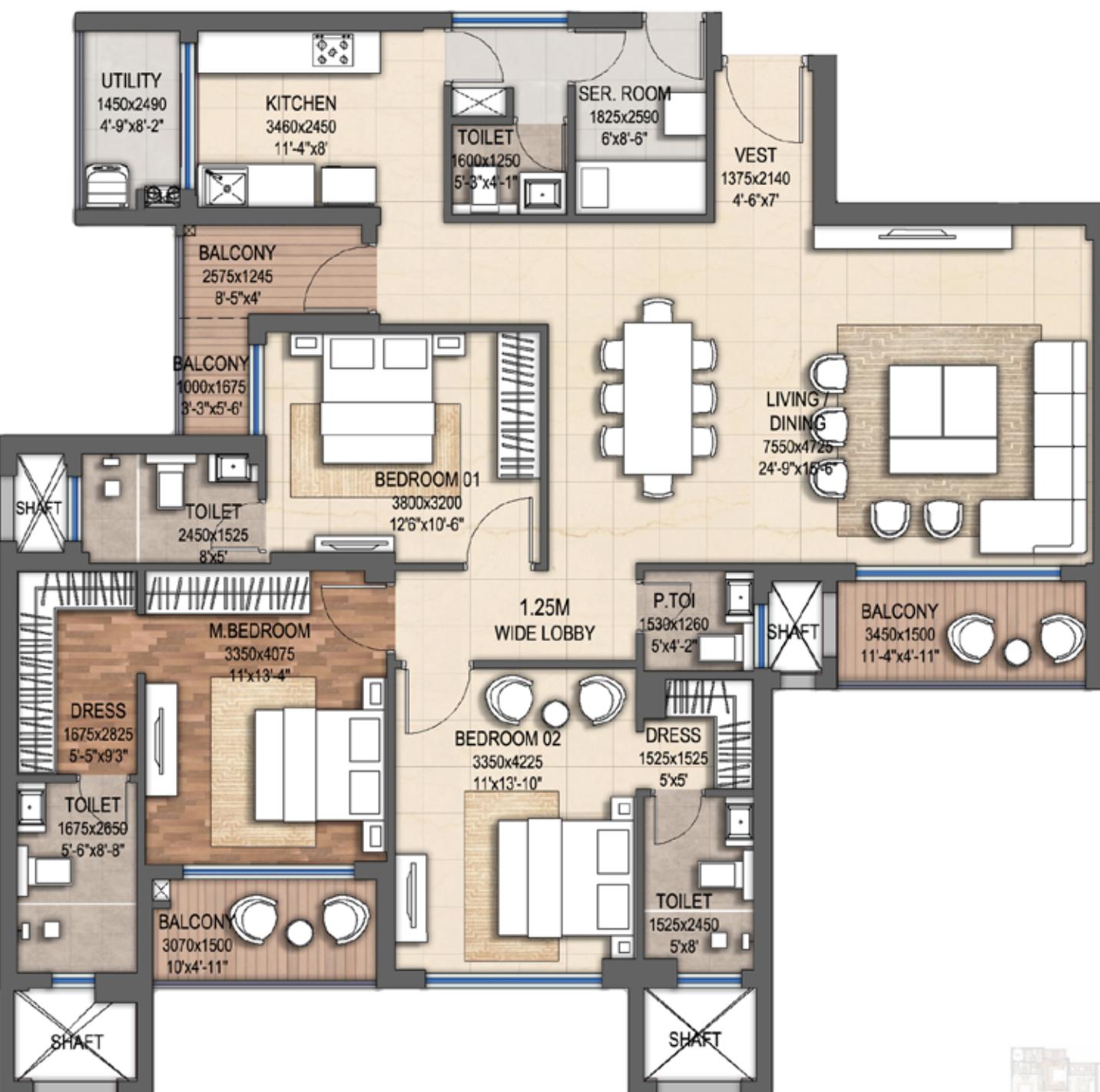
3 BHK + SERVANT QUARTER (TYPE I)
Tower C



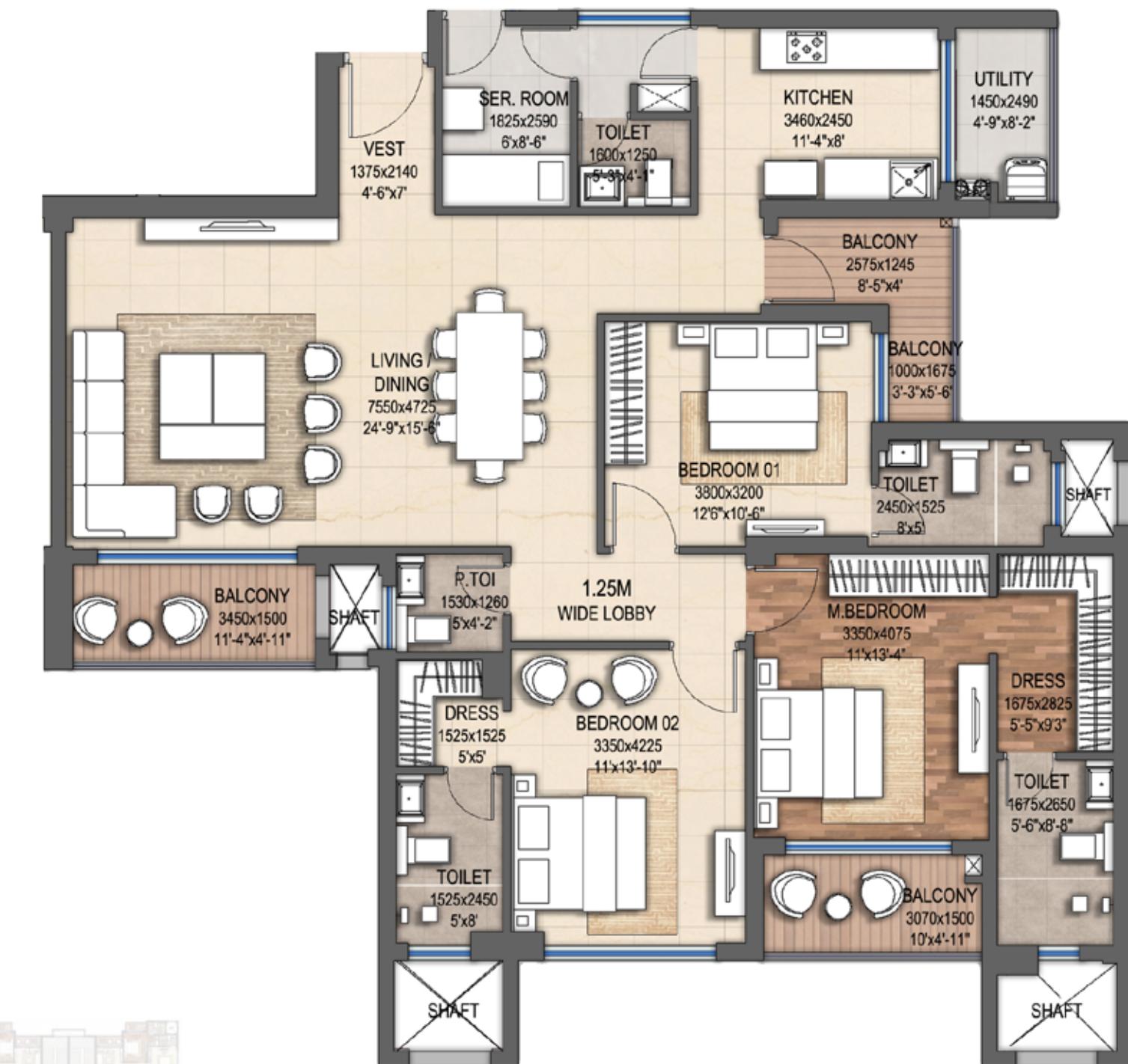
Unit 2
CARPET AREA : 108.54 SQ.MT. (1168.32 SQ.FT.)



3 BHK + SERVANT QUARTER (TYPE II)
Tower A, B and D

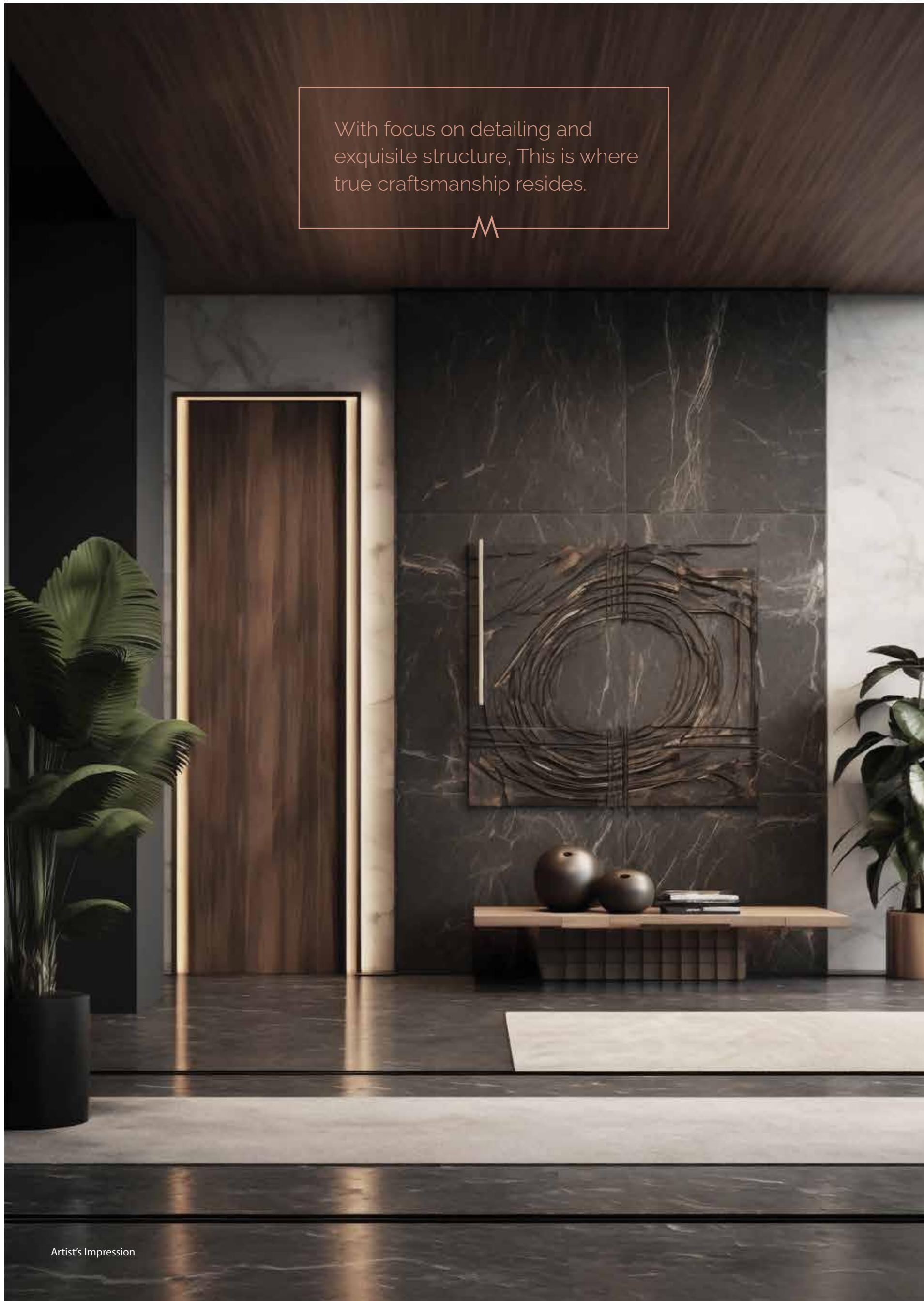


3 BHK + SERVANT QUARTER (TYPE II)
Tower A, B and D



With focus on detailing and exquisite structure, This is where true craftsmanship resides.

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STRUCTURE	Structure Designed with seismic consideration for the zone as stipulated by the BIS Code and for better safety
FOUNDATION	Reinforced concrete footing & columns
ALL BEDROOMS	Vitrified tiles of minimum 600 X 600 mm size in all Bed Rooms Wall Finishes: Acrylic emulsion on POP punning Oil bound distemper
LIVING/DINING ROOM	Superior Quality Vitrified Tiles of minimum 800 X 800 mm size Wall Finishes: Acrylic emulsion on POP punning Oil bound distemper
TOILET	Ceramic tiles Ceramic wall tiles up to dado level (approx. 2400mm) OBD with false ceiling Counter: Granite/tiles Sanitary Ware: Premium quality range Partition: Glass Partition
UTILITY ROOM/TOILET	Tiles of Standard Make Oil bound distemper Tile on the wall up to dado level with CP Fitting & Chinaware
KITCHEN	Ceramic/ Vitrified tiles Acrylic emulsion paint on walls Oil bound distemper
CP FITTINGS AND ACCESSORIES	Grohe /Jaquar / Roca or equivalent Toilet fittings / single lever fitting in all toilets. Provision for geyser installation Rain shower in master toilet & Normal shower in all other toilets
LIFT LOBBY TYPICAL FLOOR	Tiles/Granite/Marble Tiles/Granite/Marble upto 2100 MM on Lift Wall & Acrylic Emulsion Paint in balance area Acrylic Emulsion paint.
GROUND FLOOR ENTRANCE LOBBY	Tiles/Granite/Marble. Tiles/Granite/Marble upto 2100 MM on Lift Wall & Acrylic Emulsion Paint in balance area Gypsum false ceiling with Acrylic Emulsion paint.
BALCONY	Tiles Exterior grade paint on plaster Exterior grade paint on plaster Combination of wall & MS handrail as per functional & elevational requirements
STAIRCASE MAIN	Indian Stone/Granite Oil bound distemper on plaster Painted MS Railing
STAIRCASE FIRE	Indian stone / Granite Oil bound distemper on plaster Painted MS Railing
LIFT	Center opening 3 passenger lift & 1 service lift in each tower
DOORS	Main Entrance Door: Engineered laminated frame with laminated door shutters Internal: Engineered laminated frame with laminated door shutters Hardware: Digital Lock on Main Door & Locks, Handles and knobs (Mortise and cylindrical locks) from reputed makes and brands on all other doors. High quality steel/brass hardware
WINDOWS AND EXTERNAL GLAZING	Powder coated aluminum frame or UPVC frame windows with clear glass
ELECTRICAL & PLUMBING AND INSTALLATION:	Electrical Fixtures & fittings: ISI mark switches/sockets, distribution boxes and circuit breakers from standards makes and brands. Wiring: ISI mark concealed conduits with copper wire Plumbing: ISI mark CPVC water supply pipes with standard valves and accessories Security System for Project: Video Door Phone & CCTV electronic surveillance would be provided for security and internal communication system.
EV CHARGING:	Provision for EV Charging
HVAC:	Provision for Air conditioning

DISCLAIMER:

The above specifications are only indicative & some of these may be changed in consultation with the Architect or equivalent may be provided at the sole discretion of the Company.

Building a landmark for the
aspirational Lucknow to reside





Since 1985, Shalimar Group has been a leading luxury developer in Lucknow, crafting homes that resonate with residents. With astute management and unwavering excellence, we redefine real estate, creating environments where experiences thrive and ambitions flourish.



Where iconic landmarks reside

COMPLETED PROJECTS



BELVEDERE COURT 1
GOMTI NAGAR EXTENSION
LUCKNOW - UPRERAPRJ12850



BELVEDERE COURT 2,
GOMTI NAGAR EXTENSION,
LUCKNOW
UPRERAPRJ243983



VISTA
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ4833

ONGOING PROJECTS



SHALIMAR BUSINESS DISTRICT
GOMTI NAGAR EXTENSION,
LUCKNOW
UPRERAPRJ143786/01/2024

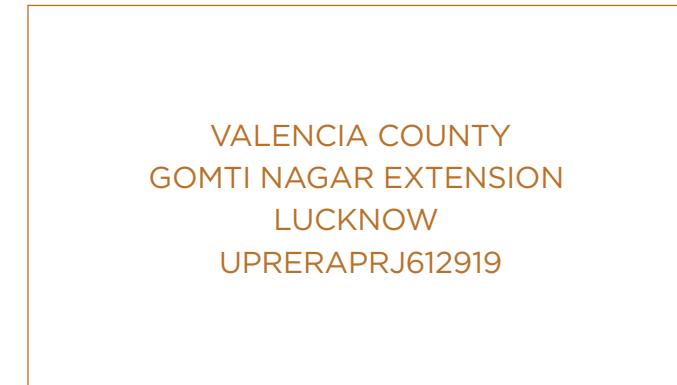


PINNACLE
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ705722/01/2024

ONGOING PROJECTS



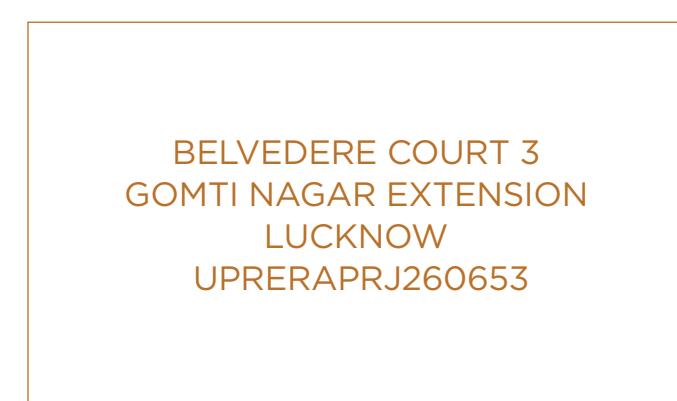
VALENCIA TOWERS
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ496663



VALENCIA COUNTY
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ612919



WHISPERING WOODS
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ380751



BELVEDERE COURT 3
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ260653



BELVEDERE SUITES
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ263280

**COMPLETED PROJECTS
OF SHALIMAR**



SHALIMAR APARTMENTS
P. N ROAD
LUCKNOW



SHALIMAR HEIGHTS
JOPLING ROAD
LUCKNOW



SHALIMAR RETREAT
DEHLI NCR



SHALIMAR ROYALE
MALL AVENUE
LUCKNOW



MULTILEVEL PARKING
HAZRATGANJ LUCKNOW



IBIZA TOWN
DELHI NCR



MANNAT EXTENSION
FAIZABAD ROAD - LUCKNOW
UPRERAPRJ243983



SHALIMAR MANNAT
LUCKNOW - FAIZABAD ROAD
UPRERAPRJ8345



SHALIMAR COURTYARD
SITAPUR ROAD
LUCKNOW



SHALIMAR EMERALD
JOPLING ROAD
LUCKNOW



SHALIMAR ESTATE
NEW HYDERABAD
LUCKNOW



SHALIMAR COURT
RANI LAKSHMIBAI MARG
LUCKNOW



SAS HOUSE SAPRU MARG
LUCKNOW



IRIDIUM GOMTI NAGAR
LUCKNOW - UPRERAPRJ17421



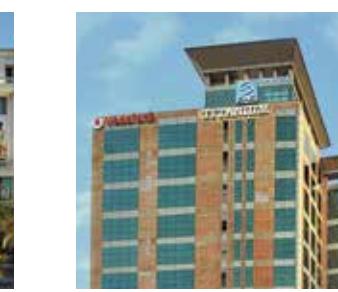
SHALIMAR CORPORATE PARK
VIBHUTI KHAND
LUCKNOW



SHALIMAR MEADOWS
GOKHALE MARG LUCKNOW



SHALIMAR ELLDEE PLAZA
BHOOTNATH MARKET
LUCKNOW



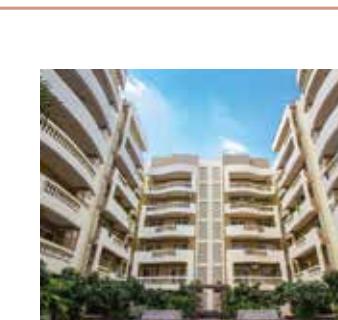
TITANIUM GOMTI NAGAR
LUCKNOW



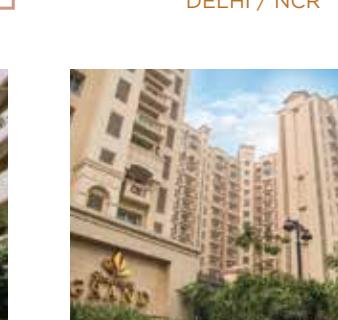
SHALIMAR STAR,
HAZRATGANJ, LUCKNOW



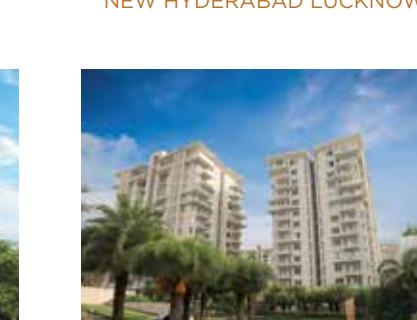
SHALIMAR LOGIX
RANA PRATAP MARG
LUCKNOW



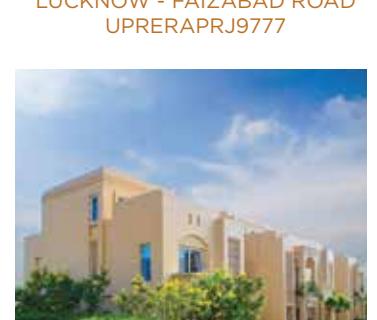
SHALIMAR DWELLING
AP SEN ROAD
LUCKNOW



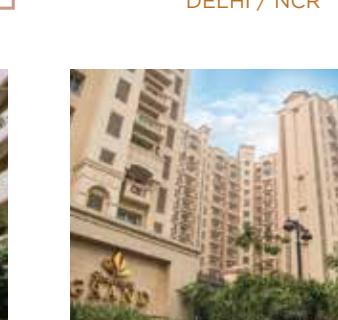
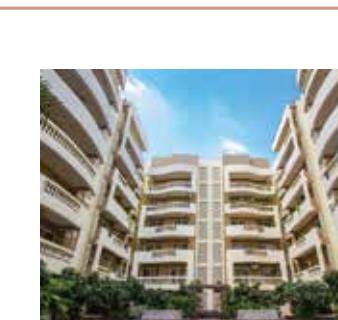
SHALIMAR GRAND
JOPLING ROAD
LUCKNOW



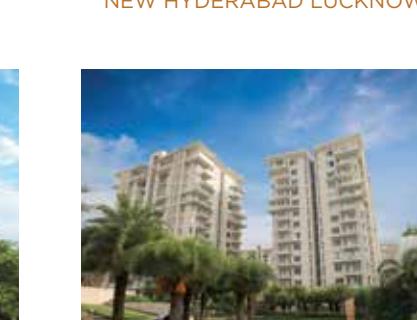
SHALIMAR GALLANT
MAHANAGAR LUCKNOW
UPRERAPRJ3168



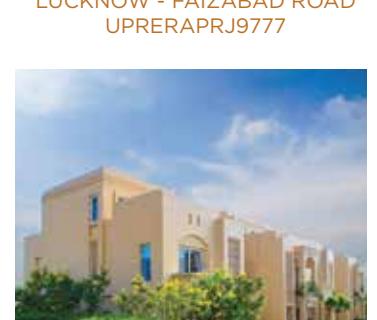
GARDEN BAY IIM ROAD LUCKNOW
UPRERAPRJ9256
UPRERAPRJ9203



SHALIMAR NEST VASANT KUNJ
DELHI / NCR



OEL SHALIMAR
NEW HYDERABAD LUCKNOW



SHALIMAR PARADISE
LUCKNOW - FAIZABAD ROAD
UPRERAPRJ9777

