NORTH WIND

ESTATES

Northwind Estates Pvt. Ltd.
Plot 07, Sector Pi-1, Greater Noida, UP-201306

mayabious.com

Your rare living

NorthWind

Sanctuary

LIVE RARE

AERIAL VIEW

n the heart of the city,
yet a world apart,
Where everyday
whispers—less is more.
Welcome to Sanctuary,
your rare living.

Sanctuary is not just an address—it is a statement. Designed for the discerning few, this ultra-luxury residential enclave redefines exclusivity with the lowest density in Noida's prime locale.
With only 185 residences spread across 4.48 acres, Sanctuary offers an unhurried, uncluttered lifestyle, where grandeur meets serenity.

Location Map

DISTANCE CHART

Jewar Airport	30 km
Boraki Railway Station	5.6 km
GNIDA Metro Station	1.3 km
The Hope Hospital	3.7 km

Map not to scale.
Approximate Distance.

MASTER PLAN

LEGENDS

Zone 1: the arrival zone:
1. Entrance plaza
2. Club dropp 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. Pickle ball court
31. Cricket pitch
32. Multi purpose play court
33. Putting golf
34. Jogging track
35. Kids play arena

Zone 6: the serenity walk:
36. The serenity walk
37. Tree house
38. Water fall
39. Tree orchard.
40. Pet park
41. Sky gazzing deck

Zone 7: under the serenity walk:
42. Hopscotch
43. Musical garden
44. Outdoor gym
45. Table tennis
46. Swings

Residential

Club & Commercial

AERIAL WITH TOTAL LANDSCAPE

THE CALM BEGINS HERE

MAIN ENTRANCE

YOUR
GATEWAY
TO PEACE

BALCONY

The art of *Fine living*

At Sanctuary, each residence is an exquisite masterpiece, designed to elevate your living experience. With grand layouts, expansive balconies, and impeccable interiors, these homes are crafted for those who appreciate the art of fine living.

BEGIN WHERE THE WORLD PAUSES

MAIN DROP OFF

TOTAL LANDSCAPE AREA

An address of

Pleasure

World apart
Club

A retreat within a retreat, the Sanctuary Club 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.

Only **185 exclusive residences** across **three iconic towers**

4.48 acres of sprawling site area

5-star luxury club with world-class amenities

IGBC Platinum-rated green building for sustainable living

SKYBRIDGE TO POOL

LUXURY LIVING NATURALLY

TOTAL SKYWALK

BASEMENT WATERFALL

THE CASCADING HAPPINESS

CLUB DROP OFF

THE QUITE REFLECTIONS OF LIFE

At Sanctuary, every amenity is more than just a feature it’s a feeling. every space you tread is rafted with care and intention. These are spaces that adds 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. At its center, the Crowning Sky Bridge rise an elegant divide between play and pause, adorned with sky-walks, orchards, and green serenity.

As dusk settles, the space awakens—children’s laughter echoes, parents unwind, and nature hums in harmony with human joy. A sacred temple invites quiet reflection, while lush lawns welcome gatherings under open skies. Here, nature is not just admired—it’s experienced. A sanctuary where spirit, community, and serenity flow as one.

Amenities

- Entrance Plaza
- Club Drop-Off
- Entrance Plaza Commercial
- Waterbody
- Feature Wall
- Driveway
- Pathway
- Parking
- Banquet Lawn
- To/From Basement Ramp
- Reflexology
- Mini Golf
- Sculpture Court
- Open Gym
- Deck
- Wooden Deck
- Main Pool
- Kids' Pool
- Shallow Pool
- Party Deck
- Private Pool
- Jacuzzi
- Lawn
- Amphitheatre
- Tree Court
- Skating Rink
- Kids' Play Area
- Tot-Lot
- Tennis Court
- Cricket Pitch
- Basketball Court
- Sit-Out
- Jogging Track
- Temple

MAIN SWIMMING POOL

FLOAT WHERE THE WORLD FADES

PICKLEBALL COURT

RECEPTION

AV ROOM

RESTAURANT WAITING AREA

CHRONICLING CONVERSATIONS

RESTAURANT

GAMES 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.

ELEVATION VIEW

IGBC

One of the First IGBC Platinum Rated
group housing society in Greater Noida

SPECIFICATIONS

TOWER A

	LOCATION	FLOORING	SKIRTING	CEILING	WALL	INTERNAL DOORS	"EXTERNAL DOOR / WINDOWS / RAILINGS"	CUPBOARD	LIGHT FIXTURES	AC	FIXTURES
1	ENTRANCE FOYER	Imported marble flooring	75 mm high, Same as Flooring	POP/Gypsum - Peripheral Ceiling Drop	P.O.P. Finish with Acrylic Emulsion paint.	Main Entrance 2450 mm High Polished Veener Flush Door as/design	-	-	Light Points with Concealed LED Lighting + FAN	-	Smart touch lock
2	DRAWING + DINING & PUJA AREA	Imported marble flooring	75 mm high, Same as Flooring	POP/Gypsum - Peripheral Ceiling Drop	P.O.P. Finish with Acrylic Emulsion paint.	-	2450 High UPVC Powder coated	-	Light Points with Concealed LED Lighting + FAN	VRV	Inter com
3	MASTER BEDROOM	Laminated Wood Flooring	75 mm high, Same as Flooring	POP/Gypsum - Peripheral Ceiling Drop	P.O.P. Finish with Acrylic Emulsion paint.	2450 High polished veneer	2450 High UPVC Powder coated	-	Light Points with Concealed LED Lighting + FAN	VRV	-
4	MASTER DRESSER	Laminated Wood Flooring	75 mm high, Same as Flooring	POP/Gypsum	P.O.P. Finish with Acrylic Emulsion paint.	-	-	Laminated Finish Modular Wardrobes with motion sensor lights	Light Points with Concealed LED Lighting	-	-
5	MASTER TOILET	Vitrified Tile	-	POP/Gypsum	Vitrified Tile upto Flase Ceiling	2450 High polished veneer	2450 High UPVC Powder coated	-	Light Points with Concealed LED Lighting	-	"Exhaust , Gyeser, Sanitary and c.p. fiitings (Kohler, Roca, Jaquar Or ,Hans Grove)"
6	ALL OTHER BEDROOMS	Vitrified Tile	75 mm high, Same as Flooring	POP/Gypsum - Peripheral Ceiling Drop	P.O.P. Finish with Acrylic Emulsion paint.	2450 High polished veneer	2450 High UPVC Powder coated	Laminated Finish Modular Wardrobes with motion sensor lights	Light Points with Concealed LED Lighting + FAN	VRV	-
7	ALL OTHER TOILETS	Vitrified Tile	-	Grid False Ceiling	Vitrified Tile upto Flase Ceiling	2450 High polished veneer	2450 High UPVC Powder coated	-	Light Points with Concealed LED Lighting	-	"Exhaust , Gyeser, Sanitary and c.p. fiitings (Kohler, Roca, Jaquar Or ,Hans Grove)"
8	KITCHEN	imported marble flooring	75mm high, Same as Flooring	POP/Gypsum - Peripheral Ceiling Drop	"Quartz 2' Above counter, rest P.O.P. Finish with Acrylic Emulsion."	-	2450 High UPVC Powder coated	Modular Kitchen & Quartz stone on Counter Top.	Light Points with Concealed LED Lighting	-	Stainless Steel Sink with drain board ,Hans Grove) , chimney+ exhaust
9	UTILITY BALCONY	ANTI SKID VITRIFIED PLANK LOOK-ALIKE TILE	75mm high, Same as Flooring	No false ceiling. Ceiling painted	External paint/finish as/façade design	-	Solid Parapet Wall	-	Light Points with Ceiling Mounted Lights	-	Point for Washing Machine
10	DRAWING ROOM BALCONY	ANTI SKID VITRIFIED PLANK LOOK-ALIKE TILE	75mm high, Same as Flooring	No false ceiling. Ceiling painted	External paint/finish as/façade design	-	Glass Railing	-	Light Points with Ceiling Mounted Lights	-	-
11	ALL OTHER BALCONY	ANTI SKID VITRIFIED PLANK LOOK-ALIKE TILE	75mm high, Same as Flooring	No false ceiling. Ceiling painted	External paint/finish as/façade design	-	Glass Railing	-	Light Points with Ceiling Mounted Lights	-	-
COMMON AREAS											
12	LIFT LOBBY	Granite Stone	75mm high, Same as Flooring	POP/Gypsum False Ceiling	Granite Stone on Lift Facia and texture paint on opposite wall	-	-	-	Light Points with Concealed LED Lighting	-	-
13	STAIRCASE	Granite Stone	75mm high, Same as Flooring	No false ceiling. Ceiling painted	P.O.P. Finish with Acrylic Emulsion paint.	-	SS RAILINGS / MS Railings	-	-	-	-

TOWER B & C

	LOCATION	FLOORING	SKIRTING	CEILING	WALL	INTERNAL DOORS	"EXTERNAL DOOR / WINDOWS / RAILINGS"	CUPBOARD	LIGHT FIXTURES	AC	FIXTURES
1	ENTRANCE FOYER	Imported marble Flooring	75 mm high, Same as Flooring	POP/Gypsum - Peripheral Ceiling Drop	P.O.P. Finish with Acrylic Emulsion paint.	Main Entrance 2450 mm High Polished Veener Flush Door as/design	-	-	Light Points with Concealed LED Lighting + FAN	-	Smart touch lock
2	DRAWING + DINING & PUJA AREA	Imported marble Flooring	75 mm high, Same as Flooring	POP/Gypsum - Peripheral Ceiling Drop	P.O.P. Finish with Acrylic Emulsion paint.	-	2450 High UPVC Powder coated	-	Light Points with Concealed LED Lighting + FAN	Split AC	Inter com
3	MASTER BEDROOM	Laminated Wood Flooring	75 mm high, Same as Flooring	POP/Gypsum - Peripheral Ceiling Drop	P.O.P. Finish with Acrylic Emulsion paint.	2450 High polished veneer	2450 High UPVC Powder coated	-	Light Points with Concealed LED Lighting + FAN	Split AC	-
4	MASTER DRESSER	Laminated Wood Flooring	75 mm high, Same as Flooring	POP/Gypsum	P.O.P. Finish with Acrylic Emulsion paint.	-	-	Laminated Finish Modular Wardrobes with motion sensor lights	Light Points with Concealed LED Lighting + FAN	-	-
5	MASTER TOILET	Vitrified Tile (600mm x 1200mm)	-	POP/Gypsum	Vitrified Tile upto Flase Ceiling	2450 High polished veneer	2450 High UPVC Powder coated	-	Light Points with Concealed LED Lighting	-	"Exhaust , Gyeser, Sanitary and c.p. fiitings (Kohler, Roca, Jaquar Or ,Hans Grove)"
6	ALL OTHER BEDROOMS	Vitrified Tile	75 mm high, Same as Flooring	POP/Gypsum - Peripheral Ceiling Drop	P.O.P. Finish with Acrylic Emulsion paint.	2450 High polished veneer	2450 High UPVC Powder coated	Laminated Finish Modular Wardrobes with motion sensor lights	Light Points with Concealed LED Lighting + FAN	Split AC	-
7	ALL OTHER TOILETS	Vitrified Tile	-	Grid False Ceiling	Vitrified Tile upto Flase Ceiling	2450 High polished veneer	2450 High UPVC Powder coated	-	Light Points with Concealed LED Lighting	-	"Exhaust , Gyeser, Sanitary and c.p. fiitings (Kohler, Roca, Jaquar Or ,Hans Grove)"
8	KITCHEN	Imported marble Flooring	75mm high, Same as Flooring	POP/Gypsum - Peripheral Ceiling Drop	"Quartz 2' Above counter, rest P.O.P. Finish with Acrylic Emulsion."	-	2450 High UPVC Powder coated	Modular Kitchen & Quartz stone on Counter Top.	Light Points with Concealed LED Lighting	-	Stainless Steel Sink with drain board ,Hans Grove) , chimney+ exhaust
9	UTILITY BALCONY	ANTI SKID VITRIFIED PLANK LOOK-ALIKE TILE	75mm high, Same as Flooring	No false ceiling. Ceiling painted	External paint/finish as/façade design	-	Solid Parapet Wall	-	Light Points with Ceiling Mounted Lights	-	Point for Washing Machine
10	DRAWING ROOM BALCONY	ANTI SKID VITRIFIED PLANK LOOK-ALIKE TILE	75mm high, Same as Flooring	No false ceiling. Ceiling painted	External paint/finish as/façade design	-	Glass Railing	-	Light Points with Ceiling Mounted Lights	-	-
11	ALL OTHER BALCONY	ANTI SKID VITRIFIED PLANK LOOK-ALIKE TILE	75mm high, Same as Flooring	No false ceiling. Ceiling painted	External paint/finish as/façade design	-	Glass Railing	-	Light Points with Ceiling Mounted Lights	-	-
COMMON AREAS											
12	LIFT LOBBY	Granite Stone	75mm high, Same as Flooring	POP/Gypsum False Ceiling	Granite Stone on Lift Facia and texture paint on opposite wall	-	-	-	Light Points with Concealed LED Lighting	-	-
13	STAIRCASE	Granite Stone	75mm high, Same as Flooring	No false ceiling. Ceiling painted	P.O.P. Finish with Acrylic Emulsion paint.	-	MS RAILING	-	-	-	-

Tower-A Penthouse Plan

Tower-A Typical Unit Plan

Tower-B First Floor Unit Plan

Tower-B Typical Unit Plan

Tower-B Penthouse Unit-Model

Tower-C First Floor Unit Plan

Tower-C Penthouse Unit Plan

About Creator

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, 180+ creative architects and designers with a strategic vision and a holistic and planned thought process.