Lead Promoter: Nimbus Projects Limited
Project Name: Sunworld Arista (Ph-2 T-5,7,8,9), Club
Project RERA Reg. no. : UPRERAPRJ11625
Lead Promoter RERA Reg. no.: UPRERAPRM370090
RERA Website: https://www.up-rera.in
Collection Account No.: 777705570708
Collection A/c. Title: NIMBUS PROJECTS LTD COLLECTION A/C FOR SUNWORLD ARISTA PH2 T5,7,8,9, CLUB
Name of the Bank: ICICI Bank
IFSC Code: ICIC0005707
Branch Name: ICICI Bank, Sector-168, Noida
Branch Address: ICICI Bank Ltd., GH-1C, Ground Floor, Tower-10, Sunworld Arista, Sector 168, Expressway Noida, GB Nagar, Noida, Uttar Pradesh, 201305
Project Launch Date: 25/07/2025

NIMBUS®
REALTY
LISTED REAL ESTATE
DEVELOPER

NIMBUS REALTY

12 MILLION SQ. FT. AREA | 12 PROJECTS | 8500+ HAPPY CUSTOMERS

NOIDA, YAMUNA EXPRESSWAY

3 DECADES OF TRUST

OUR PROJECTS

RESIDENTIAL

THE HYDE PARK
SECTOR 78, NOIDA

Express Park View-II
CHI-V, GREATER NOIDA
LOCATED AT YAMUNA EXPRESSWAY
Low Rise APARTMENTS

GP
THE GOLDEN PALMS
SECTOR 168, NOIDA

Express Park View-I
CHI-V, GREATER NOIDA
LOCATED 1st ON YAMUNA EXPRESSWAY
in close proximity to finest malls, hospitals, golf course and institutes

Express Park View-II
CHI-V, GREATER NOIDA
LOCATED 1st ON YAMUNA EXPRESSWAY
in close proximity to finest malls, hospitals, golf course and institutes

NIMBUS
THE PALM VILLAGE
YAMUNA EXPRESSWAY
SECTOR 22A

COMMERCIAL

The Golden Palms Downtown

HYDE PARK CROWN

Pearls Business Park

THE PARK STREET

The Palm Street

UNVEILING
THE
ARISTA
LUXE
COMPRISES OF HIGH-END
PREMIUM 3.5, 4.5 & 5 BHK
AND EXCLUSIVE LIMITED-
EDITION DUPLEX AND
PENTHOUSES WITH
THOUGHTFUL LAYOUTS

THE TRUE CONNOISSEURS OF LIVING

IN THE HEART OF NOIDA

10 Acres Total Project Area Consisting 10 Towers

342* Exclusive Luxe Residences Phase 2

An Exclusive, Luxuriously Curated Club Area

11 Ft. Floor To Floor Height

1.6 Lakh (Sq. Ft.) Landscape

High Speed Lifts In Each Tower

Air Conditioned Double Height Lobby

Theater In Dedicated Tower

Dedicated Drop Off for Each Tower

Home Automation

Fully Decked Up Residences

65% of the Project Dedicated to Open Areas

Expansive Balconies with Yamuna and Forest View

7 Conceptualized Pools

INSPIRATION BEHIND THESE PILLARS

Meticulously crafted, The Arista Luxe harmonizes British architectural heritage with contemporary brilliance. Soaring arches, regal columns, and bespoke finishes come together to create a living testament to timeless elegance.

THE MINDS BEHIND THE ART

SBOSE
Landscape Architects

MS. SANJU BOSE
THE ARCHITECT OF SERENITY

A landscape specialist with a passion for nature-infused design, Sanju Bose crafts serene green spaces that enrich the soul of Arista Luxe. Her thoughtful artistry turns every garden into a tranquil escape.

Architect Hafeez Contractor

MR. HAFEEZ CONTRACTOR
THE MAESTRO OF SKYLINES

India's most celebrated architect, Hafeez Contractor brings a legacy of iconic designs that blend grandeur with purposeful living. His visionary approach redefines urban luxury with timeless elegance.

bobbymukherrji architects

MR. BOBBY MUKHERRJI
THE CONNOISSEUR OF ELEGANCE

Globally acclaimed for luxury interiors, Bobby Mukherrji brings refined sophistication to every corner of Arista Luxe. His designs elevate living into an immersive, indulgent experience.

BLOC B. L. GUPTA

MR. B.L. GUPTA
TRUSTED CRAFTSMANSHIP

B. L. Gupta Construction (P) Ltd. is a well established Private Limited Company based in New Delhi and engaged in the construction activities as a prime contractor. Led by the Managing Director, Er. B. L. Gupta, it comprises a group of enterprising professionals with a corporate philosophy based on quality and efficiency

PMC BY :

Colliers

DESIGN BY:-

HAFEEZ CONTRACTOR

PREMIUM AMENITIES

DAY VIEW

DROP OFF AREA

DAY VIEW

TOWER LOBBY BY:

BOBBY MUKHERRJI

AIR CONDITIONED DOUBLE HEIGHT LOBBY

CLUB
ARISTAIRE

LAP POOL

GRAND LOBBY

CLUB HOUSE ENTRANCE

65+

PREMIUM AMENITIES

From curated greens to sculpted serenity, every amenity at The Arista Luxe is a pause from the ordinary. It is a life that flows effortlessly from rejuvenation to revelry— stitched together by design, drenched in elegance.

BALL ROOM
VIRTUAL GOLF ARENA
MINI THEATER
SPA
SQUASH FACILITY
DOUBLE HEIGHT G+1
CAFETERIA
KIDS' ZONE
GYM
LIBRARY
YOGA ROOM
TABLE TENNIS
GAMES ROOM
POOL TABLE
BALL BILLIARDS
PADEL COURT
PICKLE BALL COURT
BADMINTON COURT
HALF BASKET BALL COURT
SIT OUT AREA

POOL AREA
SENIOR CITIZEN AREA
DEDICATED CLUB
DROP-OFF
TREE & SCULPTURE
COURT JUICE BAR
DOG PLAY AREA
ALFRESCO PLAZA
STEPPED GARDEN
PICNIC LAWN
ORCHARD & SEATING NODES
AMPHITHEATER
PRE-TEEN AREA
YOGA & MEDITATION
AREA MOUNDS
TOT-LOT AREA
FESTIVAL COURT
PLAY AREA
SHRUB BEDS
OPEN SEATING AREA

BALL ROOM

RENDERED IMAGE

GAMING ZONE

RENDERED IMAGE

MINI THEATRE

SPA

YOGA ROOM

CAFETERIA

KIDS' ZONE

GYMNASIUM

LIBRARY

INFINITY VIEW FROM BALCONY 8-10 FT SKY DECK

LANDSCAPE BY:

MS. SANJU BOSE

SIT OUT AREA

CLUB DROP OFF

RENDERED IMAGE

AMPHITHEATER

KIDS' PLAY AREA

BRAND
TIE-UPS

SCHÜCO

FROM GERMANY

ALUMINIUM WINDOW SYSTEMS WITH DOUBLE GLAZE GLASS

BOSCH

HÄFELE
Maximising
the value of space.
Together.

OR EQUIVALENT

KITCHEN APPLIANCES

TOTO
JAPAN

GROHE

KOHLER

OR EQUIVALENT

BATHROOM FITTINGS AND FIXTURES

SIGNATURE

FROM MALAYSIA

IMPORTED KITCHEN AND WARDROBE

Sandor®
Hallmark in Quality Door

FROM MALAYSIA

60 MM DOORS | 8 FT HEIGHT

Panasonic

Yale

KNX®

OR EQUIVALENT

HOME AUTOMATION AND VIDEO DOOR PHONES/ACCESS CONTROLLED LOBBIES AND DOOR HANDLES

DAIKIN

HITACHI

MITSUBISHI®

OR EQUIVALENT

VRV AIRCON SYSTEMS
(HOT AND COLD)

HITACHI

HÄFELE
Maximising
the value of space.
Together.

Yale

OR EQUIVALENT

HARDWARE & LOCKS

Panasonic

legrand®

OR EQUIVALENT

SMART KEYPAD AND SWITCHES

OTIS

HITACHI

MITSUBISHI®

KONE

OR EQUIVALENT

LIFTS

ITALIAN MARBLE IN LIVING & DINING AREA

MASTER LAYOUT

LEGEND

1. ENTRANCE PLAZA
2. PADDLE COURT
3. PICKLEBALL
4. BADMINTON COURT
5. CLUB
6. KIDS PLAY AREA
7. LAP POOL AREA
8. SHALLOW POOL
9. FAMILY POOL AREA
10. LOUNGE POOL
11. BEACH POOL
12. KIDS POOL
13. JACUZZY AREA
14. SENIOR CITIZEN AREA
15. CLUB DROP OFF
16. TREE & SCULPTURE COURT
17. JUICE BAR
18. DOG PLAY AREA
19. ALFRESCO PLAZA
20. STEPPED GARDEN
21. PICNIC LAWN
22. ORCHARD & SEATING NODES
23. AMPHITHEATRE
24. PRE-TEEN AREA
25. YOGA & MEDITATION
26. TOT - LOT AREA
27. FESTIVAL COURT
28. WET PLAY AREA
29. SHRUB BEDS
30. OPEN SEATING AREA
31. JOGGING TRACK

- 5 BHK + 5 TOI +2 SERV. - 471.85 SQM
- 4 BHK + 4 TOI + 1 SERV. - 373.93 SQM
- 4 BHK + 4 TOI + 1 SERV. - 287.81 SQM
- 3 BHK + 3 TOI + 1 SERV. - 222.33 SQM
- 3 BHK + 3 TOI + 1 SERV. - 219.87 SQM
- 3 BHK + 3 TOI + 1 SERV. - 218.62 SQM

UNIT
LAYOUTS
(3.5, 4.5 & 5 BHK)

3.5 BHK Layout
Unit no 01 & 02

SALEABLE AREA
2393 SQ.FT

This plan is tentative for internal working and external feedback.it is not intended for sales or marketing purpose

TOWER-9
3rd FLOOR TO 29th FLOOR
& 31st FLOOR
UNIT NO-02
3BHK + 3TOILET+ 1SERVANT
NOTE: UNIT NO 01 MIRROR OF UNIT NO-02

CARPET AREA
122.28 SQ.MT.
1316 SQ.FT.
BALCONY AREA
35.76 SQ.MT.
385 SQ.FT.

3.5 BHK Layout
Unit no 03 & 06

SALEABLE AREA
2367 SQ.FT

This plan is tentative for internal working and external feedback.it is not intended for sales or marketing purpose

TOWER-9
3rd FLOOR TO 29th FLOOR
& 31st FLOOR
UNIT NO-03
3BHK + 3TOILET+ 1SERVANT

NOTE: UNIT NO 06 MIRROR OF UNIT NO-03

CARPET AREA
120.93 SQ.MT.
1302 SQ.FT.
BALCONY AREA
30.66 SQ.MT.
330 SQ.FT.

3.5 BHK Layout
Unit no 04 & 05

SALEABLE AREA
2353 SQ.FT

This plan is tentative for internal working and external feedback.it is not intended for sales or marketing purpose

TOWER-9
3rd FLOOR TO 29th FLOOR
& 31st FLOOR
UNIT NO-04
3BHK + 3TOILET+ 1SERVANT

NOTE: UNIT NO 05 MIRROR OF UNIT NO-04

CARPET AREA
120.24 SQ.MT.
1294 SQ.FT.
BALCONY AREA
33.83 SQ.MT.
364 SQ.FT.

4.5 BHK Layout
Unit Plan 02

SALEABLE AREA
3098 SQ.FT

CARPET AREA	158.34 SQ.MT. 1704 SQ.FT.
BALCONY AREA	37.33 SQ.MT. 402 SQ.FT.

TOWER-7
3rd TO 23rd FLOOR
UNIT NO-02
4BHK + 4TOILET+ 1SERVANT

NOTE :-TOWER-8 MIRROR OF THIS UNIT

4.5 BHK Layout
Unit Plan 01

SALEABLE AREA
4025 SQ.FT

CARPET AREA
205.70 SQ.MT.
2214 SQ.FT.
BALCONY AREA
47.28 SQ.MT.
509 SQ.FT.

This plan is tentative for internal working and external feedback.It is not intended for sales or marketing purpose

TOWER-7
3rd TO 23rd FLOOR
UNIT NO-01
4BHK + 4TOILET+ 1SERVANT

NOTE :-TOWER-8 MIRROR OF THIS UNIT

5 BHK
LAUNCHING SOON !

PAYMENT PLAN
25X4

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REALTY
LISTED REAL ESTATE DEVELOPER

Registered Office : 1001-1006, 10th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi-110001, India.
Phone: +91 11 43020300 | info@nimbusgroup.net | www.nimbusgroup.net | www.nimbusrealty.in

Site Address : Sector 168, Noida Expressway, GH-1C, Arista, Noida, Uttar Pradesh, Pincode: 201305, India.

MEMBER CREDAI

MEMBER OF CII

NAREDCO