



# LUXE RESIDENCES



MEMBER OF  
**CREDAI**

MEMBER OF **CII**

 **NAREDCO**  
National Real Estate Development Council

# TRUSTED. PROVEN. VISIONARY.

Over 3 decades of  
delivering landmark  
developments

Strong presence  
across Noida, Greater  
Noida & Delhi

Known for timely  
delivery, transparency,  
and quality

Building homes  
that stand the  
test of time



## OUR PROJECTS & RECOGNITION

TRACK RECORD  
THAT INSPIRES CONFIDENCE



Successfully delivered residential  
& commercial assets

Recognized for design, execution,  
and value delivery

Awarded and appreciated by industry bodies  
and customers alike

# Why Sector 168 Epicenter of Growth Luxe Residences

## Location That Commands Attention



Strategically located on Noida Expressway

Proximity to IT corridors, schools, hospitals, and MNCs

High-growth potential and rising end-user & investor demand

Ideal for premium urban living



# WHY SECTOR 168 NOIDA

## SCHOOLS

**SHIV NADAR SCHOOL**  
SECTOR 168 | **2-3 MIN**

**THE SHRI RAM MILLENNIUM SCHOOL**  
SECTOR 135 | **2-3 MIN**

**GENESIS GLOBAL SCHOOL**  
SECTOR 132 | **10 MIN**

**DPS NOIDA**  
SECTOR 132 | **10 MIN**

**JBM INTERNATIONAL SCHOOL**  
SECTOR 132 | **20 MIN**

**LOTUS VALLEY SCHOOL**  
SECTOR 126 | **20 MIN**

**PATHWAYS SCHOOLS**  
SECTOR 100 | **20 MIN**

## HOSPITALS

**JAYPEE HOSPITAL**  
SECTOR 128 | **15 MIN**

**FORTIS HOSPITAL**  
SECTOR 62 | **35 MIN**

**APOLLO HOSPITAL**  
SECTOR 26 | **30 MIN**

## HOTEL & LIFESTYLE DISTRICT

LODHI HOTEL | **23 MIN**  
TAJ MAN SINGH | **24 MIN**

OBEROI HOTEL | **25 MIN**

JAYPEE GREENS GOLF COURSE, GREATER NOIDA | **20 MIN**  
NOIDA GOLF COURSE, SECTOR 43 | **25 MIN**

## UNIVERSITIES

**AMITY UNIVERSITY**  
SECTOR 125 | **15 MIN**

**BIMTECH**  
KNOWLEDGE PARK 22  
GREATER NOIDA | **15 MIN**

**GAUTAM BUDDHA UNIVERSITY**  
YAMUNA EXPRESSWAY | **20 MIN**

**SHARDA UNIVERSITY**  
YAMUNA EXPRESSWAY | **20 MIN**

**NOIDA INTERNATIONAL UNIVERSITY**  
SECTOR 17 A,  
YAMUNA EXPRESSWAY | **25 MIN**

## CONNECTIVITY

DND FLYWAY | **18 MIN**  
FNG EXPRESSWAY | **8 KM**  
YAMUNA EXPRESSWAY | **30 KM**

## SHOPPING

**MALL OF INDIA**  
SECTOR 18 NOIDA | **20 MIN**

**GREAT INDIA PLACE**  
SECTOR 18 NOIDA | **20 MIN**

**GARDENS GALLERIA**  
SECTOR 18 | **20 MIN**

**GRAND VENICE**  
GREATER NOIDA | **25 MIN**

**LOGIX CITY CENTRE MALL**  
SECTOR 31 NOIDA | **25 MIN**

## MULTIPLEXES

**PVR**  
MALL OF INDIA  
SECTOR 18 NOIDA | **20 MIN**

**PVR SUPERPLEX**  
LOGIX CITY MALL  
SECTOR 32, NOIDA | **25 MIN**

**CARNIVAL CINEMAS**  
GREAT INDIA PLACE  
SECTOR 18, NOIDA | **20 MIN**



# FUTURE-READY CONNECTIVITY

PLUGGED INTO TOMORROW

FNG Expressway:  
Seamless tri-city access

Metro station:  
Just minutes away

Elevated corridor for direct access  
to Delhi & Greater Noida

Fast-developing infrastructure driving  
real estate momentum

Proximity to Noida International Airport  
Future-ready location, enhancing  
regional connectivity and growth

MNC & IT Hubs Nearby  
Surrounded by prominent corporates,  
business parks, and tech campuses



# A MASTERPIECE IN THE MAKING

Luxe Residences  
CRAFTED FOR THE SELECT FEW

Elegant towers rising in Sector 168



Premium 3+1, 4+1 & 5+ 2 BHK and limited edition  
Duplex and Penthouses with thoughtful layouts



Modern design, superior specs,  
and a lifestyle statement



Only 342\* Exclusive  
Luxe residences



Infinite open view from  
most of the apartments

*inspired by heritage.*



# TIMELINES RESPECTED, TRUST EARNED

Project Name: Express Park View I  
 Type: High Rise  
 Launch Year: 2009  
 Launch BSP: 1200  
 Current BSP: 6000  
 Percentage Increased: 400%  
 Total No. of Units: 666

Project Name: Express Park View II  
 Type: High Rise  
 Launch Year: 2011  
 Launch BSP: 2085  
 Current BSP: 8200  
 Percentage Increased: 357%  
 Total No. of Units: 1320

Project Name: Express Park View II  
 Type: Low Rise  
 Launch Year: 2021  
 Launch BSP: 3050  
 Current BSP: 9000  
 Percentage Increased: 180%  
 Total No. of Units: 310

Project Name: Nimbus The Palm Village  
 Type: Low Rise  
 Launch Year: 2024  
 Launch BSP: 2925  
 Current BSP: 8500  
 Percentage Increased: 197%  
 Total No. of Units: 470

Project Name: Nimbus The Palm Village  
 Type: High Rise  
 Launch Year: 2024  
 Launch BSP: 4762  
 Current BSP: 12000  
 Percentage Increased: 147%  
 Total No. of Units: 702

Project Name: The Golden Palms  
 Type: High Rise  
 Launch Year: 2011  
 Launch BSP: 3000  
 Current BSP: 13000  
 Percentage Increased: 333%  
 Total No. of Units: 1403

Project Name: The Hyde Park  
 Type: High Rise  
 Launch Year: 2010  
 Launch BSP: 3000  
 Current BSP: 13000  
 Percentage Increased: 300%  
 Total No. of Units: 2092



# COMMERCIAL PROJECTS

Project Name: The Golden Palms

Type: Commercial

Launch Year: 2013

Launch BSP: 7000

Current BSP: 20000

Percentage Increased: 185%

Total No. of Units: 53

Project Name: Express Park View II

Type: Commercial

Launch Year: 2020

Launch BSP: 6000

Current BSP: 50000

Percentage Increased: 733%

Total No. of Units: 40

Project Name: The Hyde Park

Type: Commercial

Launch Year: 2013

Launch BSP: 5000

Current BSP: 40000

Percentage Increased: 700%

Total No. of Units: 58



# STRONG BRAND COLLABORATIONS

## DETAILS OF ARCHITECTS AND PARTNERS ASSOCIATED

### QUALITY BACKED BY INDUSTRY LEADERS

Associated with top architects,  
engineers & consultants

Premium brand tie-ups for  
materials and services

Ensuring excellence from  
foundation to finish

LANDSCAPE CONSULTANT:



INTERIOR DESIGN BY :



ARCHITECTURAL DESIGN BY:



PMC BY:



CONSTRUCTION PARTNER:



# 65+

## PREMIUM AMENITIES

Beyond Expectations.  
Beyond Lifestyle.

WELLNESS | LEISURE |  
COMMUNITY | SECURITY  
SMART, GREEN, AND  
RESIDENT-CENTRIC DESIGN

DESIGNED TO OFFER  
A RESORT-LIKE  
LIVING EXPERIENCE



# AMENITIES

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  
Foos ball  
Billiards  
Padel Court  
Pickleball Court  
Badminton Court  
Kids' Play 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  
Preteen Area  
Yoga & Meditation Area  
Mounds  
Tot-Lot Area  
Festival Court  
Wet Play Area  
Shrub Beds  
Open Seating Area



LUXE  
RESIDENCES  
LAUNCHING SOON

Luxury Residences in Sector 168, Noida  
Pre-launch benefits for early channel partners  
Let's collaborate and grow together



REGISTER YOUR INTEREST  
AND SAVE MINIMUM

\*T&C APPLY

46  
LAKH\*

PRICE STARTING FROM

\*T&C APPLY

3.69  
CR\*  
ONWARDS





LISTED REAL ESTATE  
DEVELOPER

3 DECADES  
OF TRUST

#### NIMBUS PROJECTS LIMITED

Registered Office : 1001-1006, 10th Floor, Narain Manzil,  
23, Barakhamba Road, New Delhi-110001, India.  
Phone: +91 11 43020300

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

**For Sale Queries Call:** +91 8010 200 555 | Email: [info@nimbusgroup.net](mailto:info@nimbusgroup.net) | [www.nimbusrealty.in](http://www.nimbusrealty.in) / [www.nimbusgroup.net](http://www.nimbusgroup.net)

Disclaimer: This Document is purely conceptual and not a Legal offering. All rights reserved. The features are only indicative and some of these can be changed in consultation with the Architect at the direction of the Promoter.