



RERA REGISTRATION NO. - UPRERAPRJ12850

E

EXCLUSIVE • STYLE



D

OWNTOWN•STYLE



R

EXPANSIVE • STYLE




SHALIMAR
ONEWORLD
BELVEDERE
COURT

NOT JUST A LIFE
—A LIFESTYLE—





THE BELVEDERE COURT LIFE



Belvedere Court offers well-connected living alongside the central lake which is laced with the township's best entertainment and hospitality hotspots. The location ensures you are just a few steps away from the classic French-style baristas by the lake, just around the corner from exclusive retail avenues and Lucknow's most prestigious clubhouse, ClubOne. Moreover, life at the Belvedere Court has ethereal lake views and is reserved only for a privileged few.

G

GLAMOROUS • STYLE

Iconic Location





IN THE HEART OF ONEWORLD



Occupying one of the most sought after locations in OneWorld, the Belvedere Court is truly at the heart of the township. It is optimally located to provide easy access to all the finest facilities of OneWorld and the plethora of conveniences that the township offers. It stands as the icon of sophistication, synonymous with lives that don't just define living but redefine lifestyles.

LOCATION



SHALIMAR ONEWORLD BELVEDERE COURT

In Lucknow's premier Gomti Nagar Extension Colony

Most ideally situated amongst all the townships

On Amar Shaheed Path - Lucknow's main ring road

Riverfront of 1.5 Kms

Located in Gomti Nagar Extension & close proximity to - the International Cricket Stadium, the upcoming IT City, Medanta Awadh Hospital, the airport, numerous reputed schools, Lucknow's most premium brands of hotels, Connaught Place, cancer hospital, Ambedkar Udyan and Jeneshwar Mishra Park.

Easy access from Lucknow - Gorakhpur, Lucknow - Varanasi, Lucknow - Raibareily and Lucknow - Kanpur Highways.

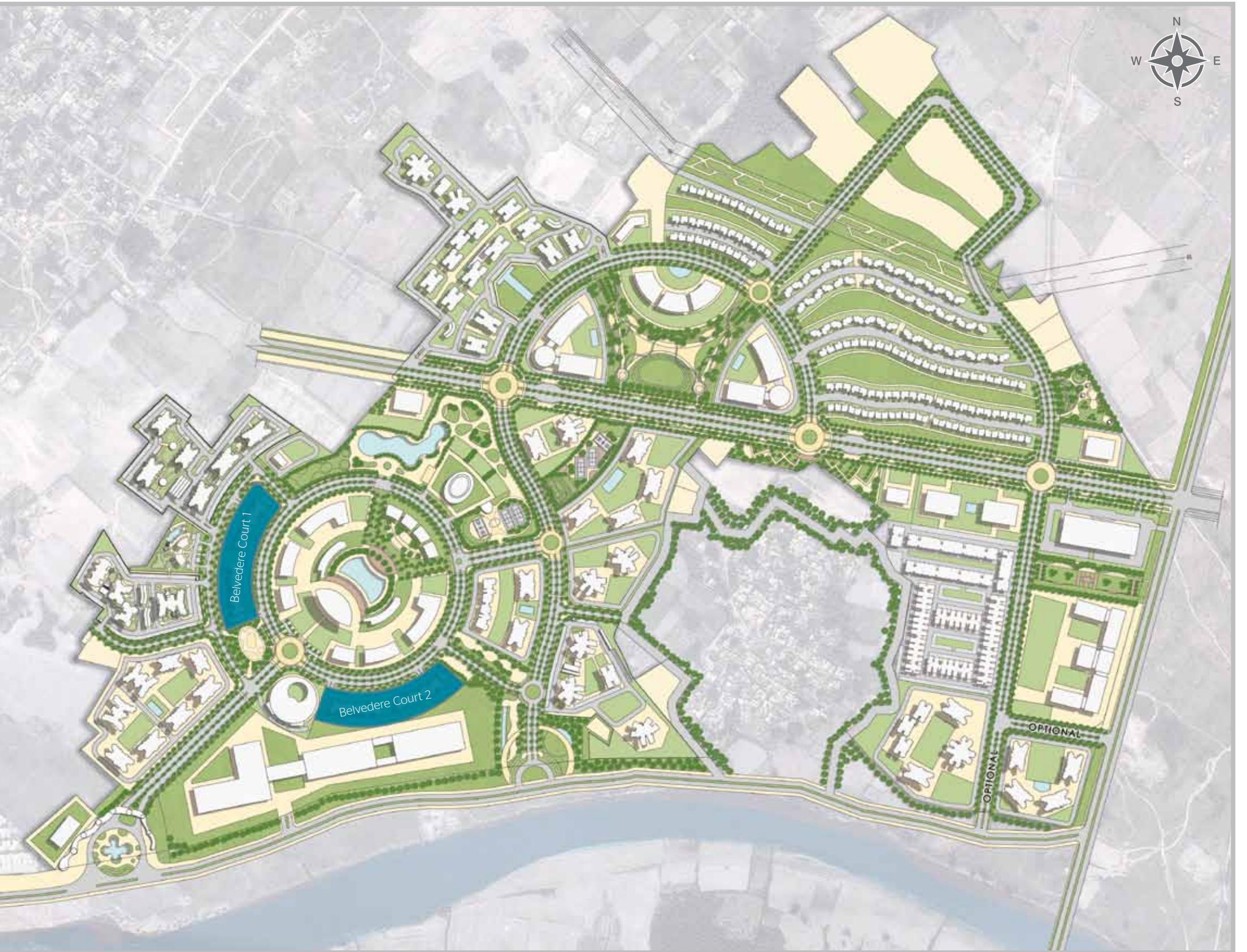


SHALIMAR
ONEWORLD
BELVEDERE
COURT

Location Map (Not to scale)

SITE PLAN

The Lake District is the crown jewel of the four precincts of OneWorld. It is the most buzzing centre of the city, housing the iconic 1.2 acre LakeOne, ClubOne, a host of hospitality and dining options, high-end retail plazas as well as recreational hubs, ensuring there's something for every member of the family. The Belvedere Court is located right beside the proposed iconic OneWorld tower that promises to be home to the crème-de-la-crème of the city.



O

PULENT • STYLE

Unmatched Accessibility & Amenities





DOWNTOWN DELUXE



Resonating an elite downtown lifestyle, the Belvedere Court presents expansive residences amidst Lucknow's iconic Shalimar OneWorld township. Situated in Lake District, the most premiere neighbourhood of OneWorld, Belvedere Court has been designed to fulfill your desire for the chic city-life.

LAKESIDE UNWIND

Cafés by The Lake





RETAIL THERAPY

Finest Shopping Avenues

INFINITE HORIZONS

Lake Views & Beyond





DECK FOR
A DIP

Refresh by The Terrace

WORKOUT WITH A VIEW

Fully Equipped Terrace Gym





SUNSET
SOIRÉES
Exquisite Terrace Banquet Hall

I

INTIMATE • STYLE

Premium Residences





PRIVATE & CONFIDENTIAL



A collection of four premium residential towers with the most striking elevation in the city. A striking façade complimented by an exquisite grand lobby are distinct attributes of unparalleled luxury that the Belvedere Court promises. In the heart of the city with the privacy of palaces. With just two luxurious residences on each floor, a home in Belvedere Court ensures your personal retreat is just for you. Your downtown serenity is further enhanced with the private lift lobbies in each tower.

THREE & FOUR BEDROOM RESIDENCES



Resplendent downtown luxury in expansive three and four bedroom residences is the signature of the Belvedere Court. The apartments are spacious, breezy and designed by one of the world's most renowned team of architects to make your fabulous life even better.





THE HIGH LIFE & HIGH-TEAS



Unwind and relax in your spacious living rooms and massive balconies on every side that overlook the lake and the dazzling skyline of Lucknow. The Belvedere Court lifestyle is also ideal for you to host grand evening soirees and for your busy social life.

SPECIFICATIONS

Proposed specifications for all units of Belvedere Court.

STRUCTURE

Structure designed with the highest seismic considerations for the zone as stipulated by the BIS code and for better safety.

FOUNDATION

Reinforced concrete footings & columns.

ALL BEDROOMS

• Flooring / Skirting: Vitrified tiles 600x600 mm
• Wall Finishes: Acrylic emulsion on POP punning
• Ceiling: Oil bound distemper

LIVING / DINING ROOM

• Flooring / Skirting: Superior quality vitrified tiles tiles 800x800 mm
• Wall Finishes: Acrylic emulsion on POP punning
• Ceiling: Oil bound distemper

TOILETS

- Flooring: Antiskid ceramic tiles
- Wall Finishes: Ceramic wall tiles upto dado level (approx. 2400 mm)
- Ceiling Finishes: Oil bound distemper with false ceiling
- Counter: Granite
- Sanitary Ware: Premium quality range
- Partition: Glass cubical
- Lights: Sensor Lights

STAIRCASE

- Flooring: Kota Stone / Indian Stone
- Railings: Painted M.S. railings
- Wall Finishes: Oil bound distemper on plaster

KITCHEN

- Flooring / Skirting: Antiskid ceramic tiles
- Wall Finishes: Tiles up to 600 mm above counter and acrylic emulsion paint in the balance area
- Ceiling: Oil bound distemper with part false ceiling

CP. FITTING AND ACCESSORIES

Grohe/Kohler/Roca or equivalent Toilet fittings / single lever fitting in all toilets. Provision for geyser installation. Rain shower in master toilet

LIFT LOBBY

- Flooring: Granite / Marble
- Wall Finishes: Granite / Marble upto 2100 mm on lift side wall and acrylic emulsion paint in balance area
- Ceiling: Acrylic emulsion paint

COMMON PASSAGE

- Flooring: Granite /Indian Marble Wall
- Wall Finishes: Acrylic emulsion paint ceiling
- Ceiling Finishes: Acrylic emulsion paint

DOORS

- Main Entrance Door: Painted/Polished hardwood frame with skin moulded door shutters
- Internal Doors: Painted/Polished hardwood frame with skin moulded door shutters
- Hardware: Locks, Handles and knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel/brass hardware

WINDOWS AND EXTERNAL GLAZING

Powder coated aluminium frame or UPVC frame windows with clear glass

EXTERNAL WALL FINISH

Exterior grade paint from reputed makes and brands.

ELECTRICAL WIRING AND INSTALLATIONS

- Fixtures & Fittings: ISI mark switches / sockets, distribution boxes and circuit breakers from standard 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: CCTV surveillance, EPABX, Video Door Phones, Burglar Alert System.

Note: The above specifications are only indicative & some of these may be changed in consultation with the architect or equivalent, may be at the discretion of the company.

UNIT PLANS



FLOOR PLANS



TYPICAL FLOOR PLAN
4 BHK - Tower B (Type 01 & 04)



	AREA - IN SQ. FT	AREA - IN SQ. MTR
SUPER BUILT - UP AREA	2,700.00	250.93
CARPET AREA + BALCONY	2,347.29	218.15
CARPET AREA	1919.05	178.35

FLOOR PLANS



TYPICAL FLOOR PLAN
3 BHK - Tower A & B (Type 02 & 03)

	AREA - IN SQ. FT	AREA - IN SQ. MTR
SUPER BUILT - UP AREA	2,200.00	204.46
CARPET AREA + BALCONY	1954.66	181.66
CARPET AREA	1541.37	143.25



FLOOR PLANS



TYPICAL FLOOR PLAN
4 BHK PRIME - Tower A (Type 01 & 04)



	AREA - IN SQ. FT	AREA - IN SQ. MTR
SUPER BUILT - UP AREA	2,900.00	269.52
CARPET AREA + BALCONY	2,536.24	235.71
CARPET AREA	2,098.63	195.04



THE SHALIMAR GROUP

Established in 1985 and having developed nearly 6 million sq. ft. of residential and commercial spaces, the Shalimar Group is a diversified conglomerate headquartered in Lucknow. The Group's footprint spans across sectors such as Real Estate, Property Management, various Allied Services, Civil Construction, Imports & Exports and Glass Processing.

Built on the cornerstones of Knowledge, Efficient Management & Transparency, the Group's mission is to provide world class products & services in each of its areas of operations through the tenets of Experience & Expertise.

With upcoming projects of over 15 million sq. ft. area across major cities of UP and Delhi+NCR and a dedicated team of over 750 personnel, Shalimar Group is poised to become one of India's leading developers and its signature township, OneWorld is a big leap forward in this direction!

OUR LEGACY

Township



SHALIMAR MANNAT



GARDEN BAY



SHALIMAR PARADISE

Corporate



SHALIMAR ELLDEE PLAZA



SHALIMAR STAR



SHALIMAR LOGIX



SHALIMAR TITANIUM



SHALIMAR TCS
BUILDING



SHALIMAR MALL,
LUCKNOW



SHALIMAR SQUARE



SHALIMAR TOWER



CORAL MALL,
JALANDHAR

Residential



SHALIMAR
APARTMENTS



SHALIMAR HOMES



SHALIMAR ESTATE



SHALIMAR
COURTYARD



SHALIMAR HEIGHTS



SHALIMAR EMERALD



SHALIMAR
ROYALE



SHALIMAR IMPERIAL



SHALIMAR DWELLING



SHALIMAR GRAND



SHALIMAR NEST,
DELHI



SHALIMAR
GALLANT



SHALIMAR RETREAT,
DELHI

SHALIMAR PARADISE

SHALIMAR LOGIX

SHALIMAR MALL,
LUCKNOW

CORAL MALL,
JALANDHAR

SHALIMAR ESTATE

SHALIMAR EMERALD

SHALIMAR DWELLING

SHALIMAR
MEADOWS

IBIZA TOWN, NCR

Consultants & Associates

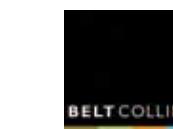
Master Planning:



Lead Architect:



Landscape Consultant:



Lead Architect:



Architect & Interior Designers:



Note: Visual representations shown in this brochure are purely conceptual. Elevations, specifications, site plan etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans.



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