



Developers Pvt. Ltd. (formerly known as Shalimar Lakecity Pvt. Ltd.)
10, Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar, Lucknow - 226010
E: sales@shalimar.org • T: + 91 522 4030444 • W: shalimarcorp.com

The views shown in the brochure may vary in accordance with the final approved map and does not guarantee the same. All intending purchaser/s are bound to inspect all plans and approvals and visit project sites and apprise themselves of all plans and approvals and other relevant information and nothing in this brochure is intended to substitute to the intending purchaser the actual plans and approvals obtained from time to time. The relationship between the Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this Brochure. All designs are indicative only. The promoter shall clearly state in all the brochures, advertisements, promotions, application for allotment, allotment letter, agreement for sale and proforma conveyance deed relating to this project that the project land includes an area of 420 sq.mt. (Khasra No. 165 & 170) allotted to the promoter on a lease of 30 years vide lease dated 24-06-2015 by the state government through Lucknow Development Authority which can be renewed for further 60 years but not more than 30 years at one time. Thus the aggregate duration of this lease can be 90 years. No construction under this project is being constructed on the lease hold land. Entire lease hold land is under "open areas" of this project. The promoter undertakes to get the lease of the land renewed as per the terms of the lease deed before the expiry of the duration of the lease. This brochure is merely conceptual and is not a legal document. It cannot be treated as a part of the Annexure of final agreement/s that may be executed from time to time. The Developer reserves the right to change, amend, modify the contents of the brochure and architectural specifications during development stages. Finishing material might vary in project due to availability of material during the period of construction but specifications would remain same. Allotment(s) has to accept such condition(s). The Developer/Management holds no responsibility for its accuracy and shall not be liable to any intending purchaser or anyone for the changes/ alterations/improvements so made. This contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The landscape, water bodies, details of lobbies, features & facilities of the common club/ community centre/any other area, furniture, accessories, paintings, items, electronic goods, fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes etc. shown in the pictures are only indicative in nature and for illustrative purpose only and do not form a part of the standard specification. Recipients are advised to apprise themselves of the necessary and relevant information of the project/offer prior to making any purchase decisions. The sale is subject to terms of application form and agreement for sale. All specifications of the unit shall be as per the final agreement between the parties. Photographs/views are representative image only.

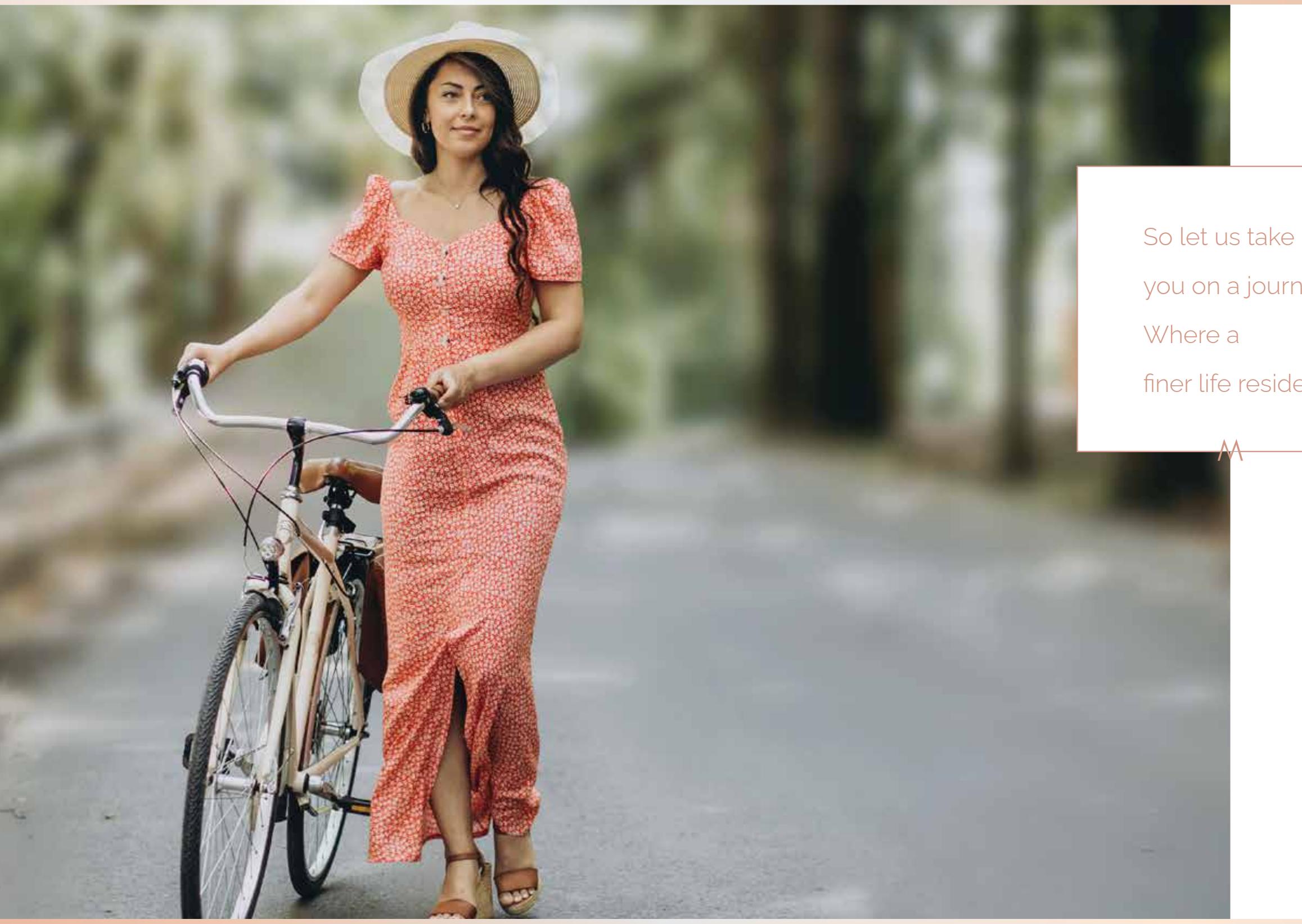
project RERA Registration No.: UPRERAPRJ460592/05/2024, Promoter RERA Registration No.: UPRERAPRM10813 | U.P. RERA WEBSITE ADDRESS - www.up-rera.in
STATE BANK OF INDIA, Bank Account No. 42952561777, IFCI Code: SBIN0004166, Branch: Commercial Branch Lucknow





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

M



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

M



Welcome to
one-of-a-kind life



Where your
golden days
reside.



Sophisticated. Suave. Serene.
Where exclusive experiences reside.





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.

- 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.

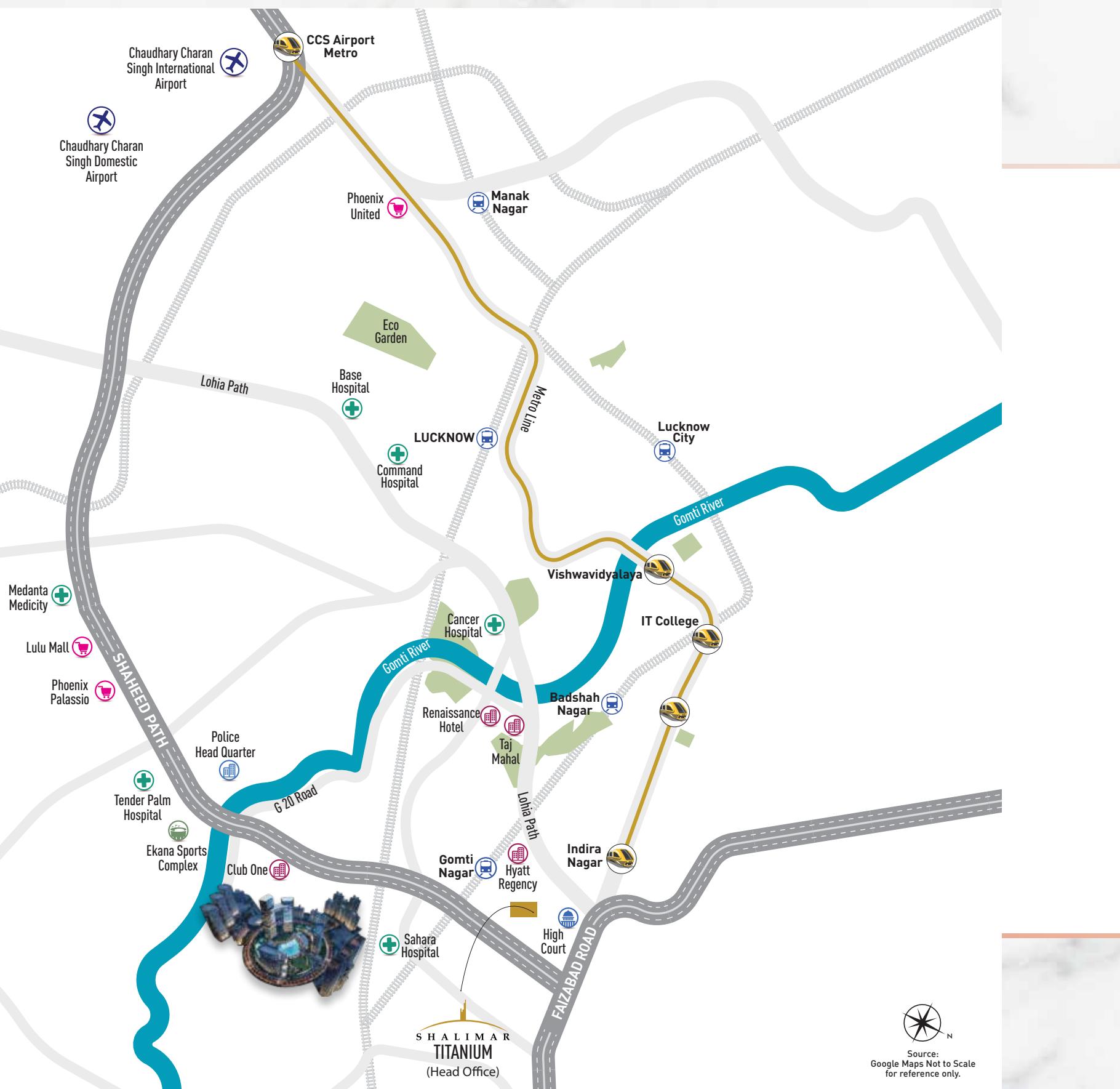


Enveloped by
breathtaking vistas,
Anchored amidst
renowned getaways,
Where vision and immersion
harmoniously reside.



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.

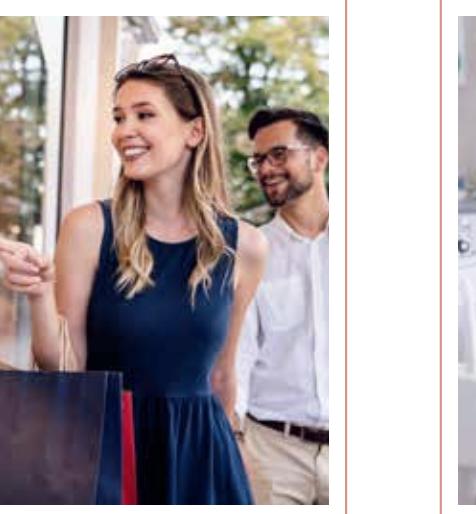
Artist's Impression



N

Source:
Google Maps Not to Scale
for reference only.

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



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
Taj Hotel	11.4 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



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



Artist's Impression



Disclaimer: The ownership of this club in the project shall remain with the Developer and same may be transferred to any person(s) / agency for its maintenance & operation thereto. Allottee(s) would have an option to become the member of the club and to pay the Membership Fees as well as monthly subscription charges as may be determined by the Developer / nominated person(s) / operator.



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.

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

M



Artist's Impression



Artist's Impression

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

M

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.

M



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.



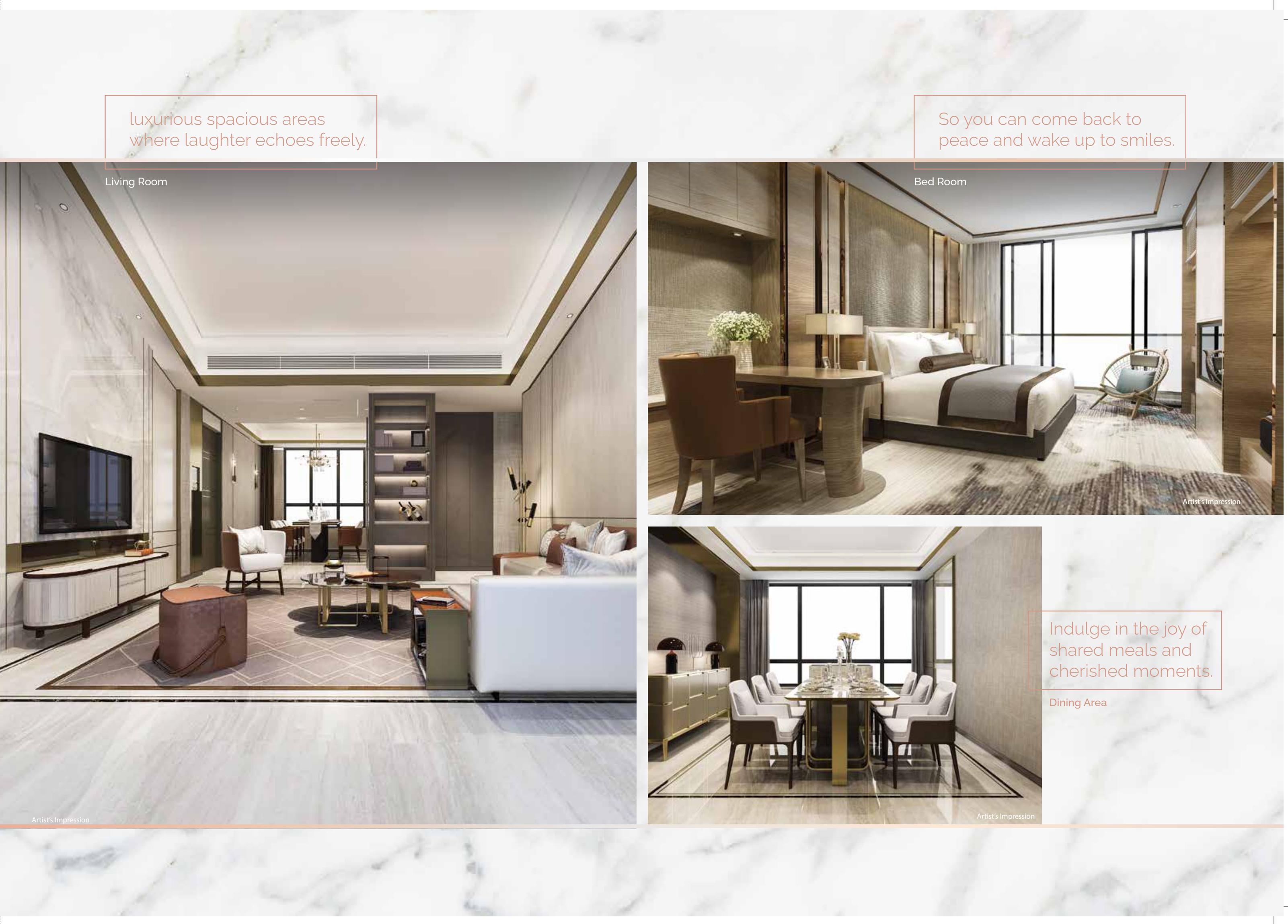
LIST OF
AMENITIES

- 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





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



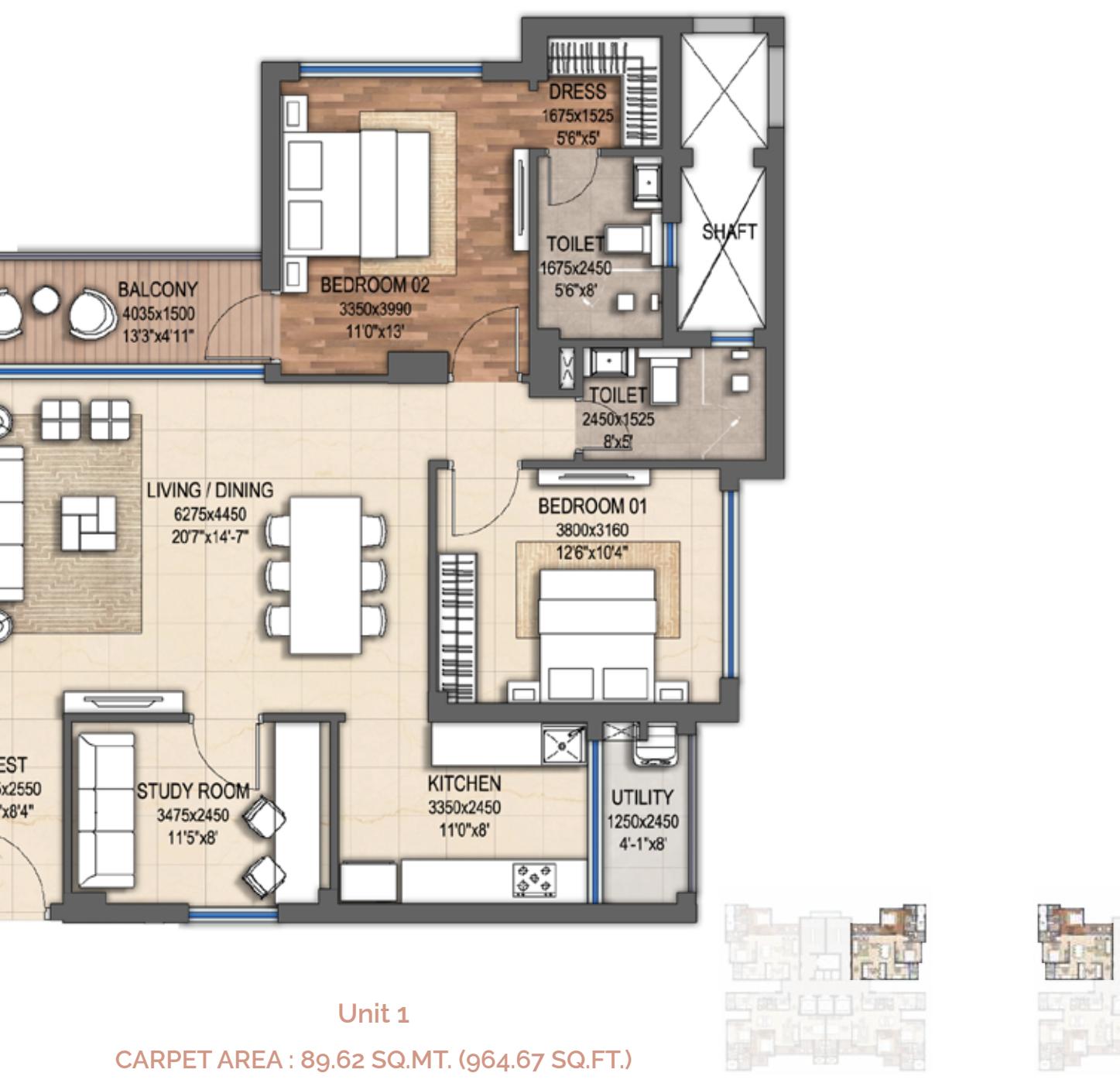
Typical Floor Plan
Tower A, B and D
No of Floor - 1 to 33



1 to 33



HK + STUDY
Tower C



2 BH



3 BHK + SERVANT QUARTER (TYPE I)
Tower C



Unit 3

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

TOWER C



: 108.54 SQ.MT. (1168.32 SQ.FT.)



and D



: 102.56 SQ.MT. (1103.96 SQ.FT.)



3
Tower



CARPET AREA : 102.56 SQ.MT. (1103.96)



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.



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

Acrylic emulsion on POP punning

Oil bound distemper

LIVING/DINING ROOM

Superior Quality Vitrified Tiles of minimum 800 X 800 mm size

Acrylic emulsion on POP punning

Oil bound distemper

TOILET

Ceramic tiles

Ceramic wall tiles up to dado level (approx. 2400mm)

OBD with false ceiling

Granite/tiles

Premium quality range

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.

Ceiling:

Gypsum false ceiling with 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.

Ceiling:

BALCONY

Tiles

Exterior grade paint on plaster

Ceiling:

Combination of wall & MS handrail as per functional & elevational requirements

STAIRCASE MAIN

Flooring

Wall Finishes:

Ceiling:

Hand rail & Railing:

Tiles

Exterior grade paint on plaster

Painted MS Railing

STAIRCASE FIRE

Flooring/Skirting:

Wall Finishes:

Railing:

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.

ISI mark concealed conduits with copper wire

ISI mark CPVC water supply pipes with standard valves and accessories

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.