



Lead Promoter: Nimbus Projects Limited
Project Name: Sunworld Aristo (Ph-2 T.S. 7, 8, 9), Club
Project RERA Reg. no.: UPRERAPJ1625
Lead Promoter RERA Reg. no.: UPRERAPHA2700990
RERA Website: <https://www.uprera.in>
Collection Account No.: 777735570708
Collection A/c. Title: NIMBUS PROJECTS LTD COLLECTION A/C FOR
SUNWORLD ARISTA PH2 T.S. 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
Aristo, Sector 168, Expressway Noida, G8 Nagar, Noida, Uttar Pradesh, 201305
Project Launch Date: 25/07/2023





NIMBUS

REALTY

LISTED REAL ESTATE
DEVELOPER



ARTISTIC IMAGE



NIMBUS REALTY

15 MILLION SQ. FT. AREA | 13 PROJECTS | 10,000+ HAPPY CUSTOMERS



NOIDA, YAMUNA EXPRESSWAY

3 DECADES OF TRUST

OUR PROJECTS

RESIDENTIAL

 **THE HYDE PARK**
SECTOR 78, NOIDA


CHI-V, GREATER NOIDA
LOCATED AT YAMUNA EXPRESSWAY
APARTMENTS


THE GOLDEN PALMS
SECTOR 168, NOIDA


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


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

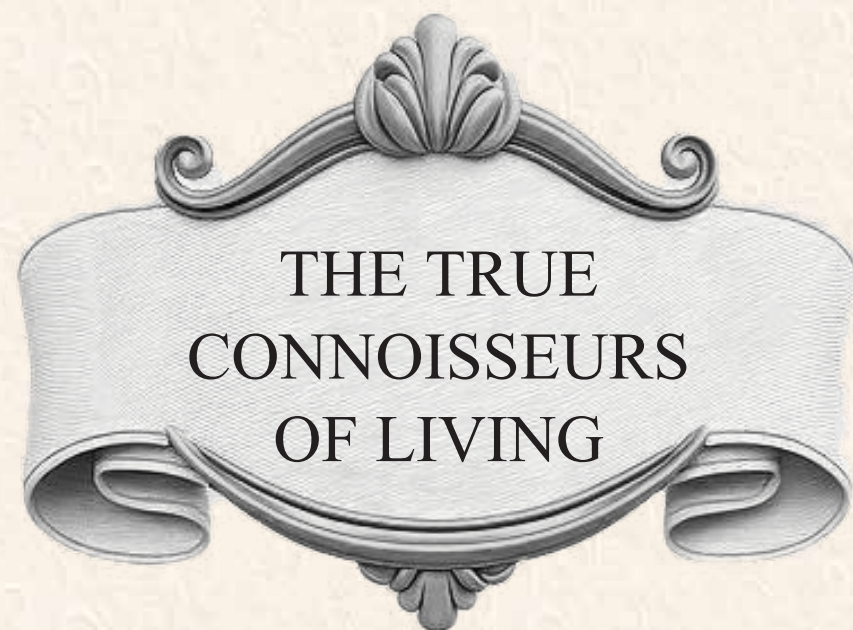
The Palm
Street

A dark grey archway frames the central text. Below the text is a classical column with an Ionic capital. The background is a dark, textured surface.

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
& LOW AQI



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

5 Conceptualized
Pools



AQI
BELOW 50
AT NOIDA EXPRESSWAY

**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.

bobby mukherji
architects

**MR. BOBBY MUKHERRJI
THE CONNOISSEUR OF ELEGANCE**

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

PMC BY :



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.

 **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

DESIGN BY:-
**HAFEEZ
CONTRACTOR**





PREMIUM AMENITIES



DAY VIEW



RENDERED IMAGE

DROP OFF AREA



DAY VIEW

TOWER LOBBY BY:
**BOBBY
MUKHERRJI**





RENDERED IMAGE

AIR CONDITIONED DOUBLE HEIGHT LOBBY

**CLUB
ARISTAIRE**





LAP POOL



RENDERED IMAGE

GRAND LOBBY



RENDERED IMAGE

CLUB HOUSE ENTRANCE

65+

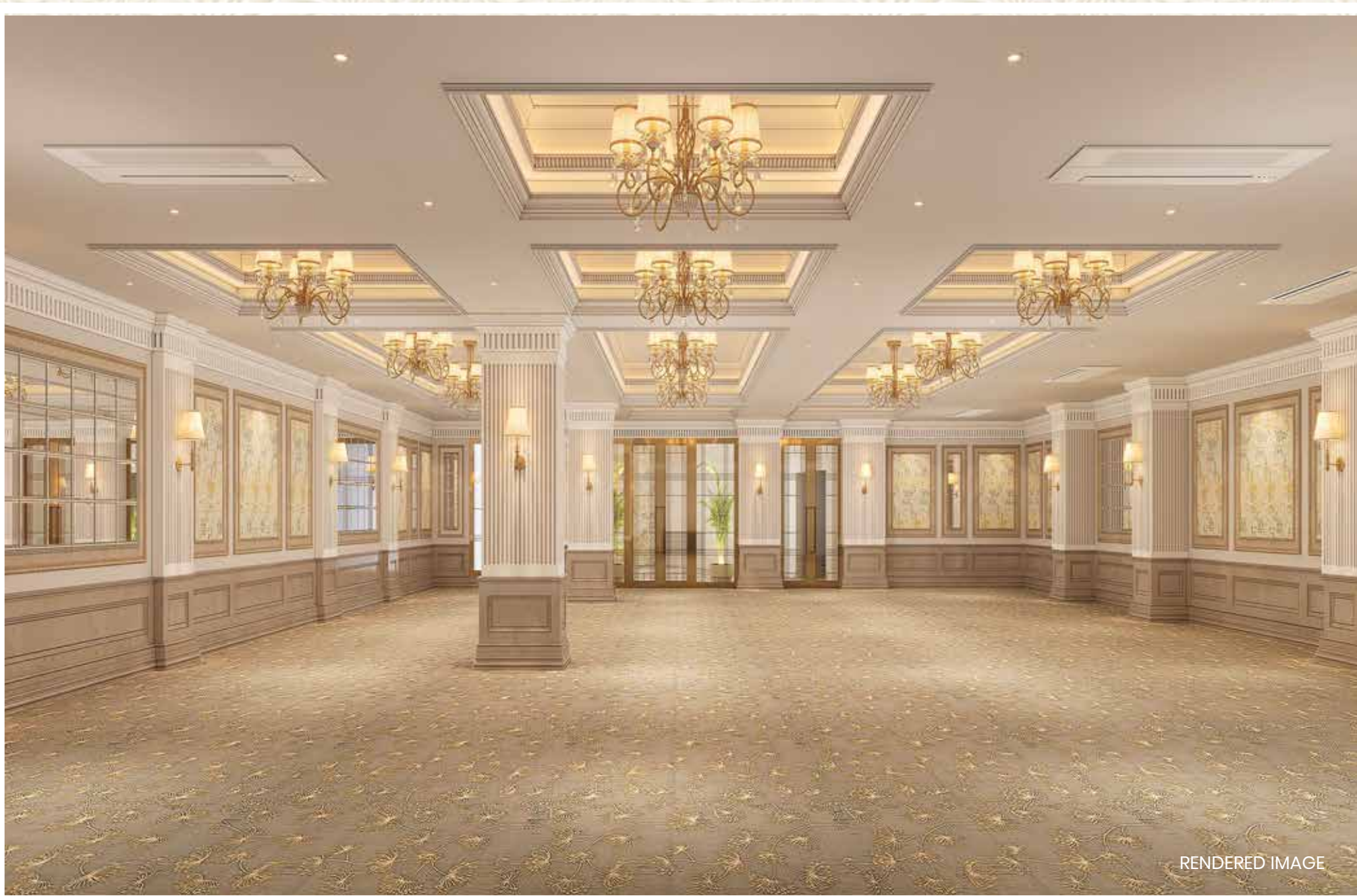
PREMIUM AMENITIES

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 BASKETBALL COURT
SIT OUT AREA

5 CONCEPTUALISED POOLS
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



GAMING ZONE

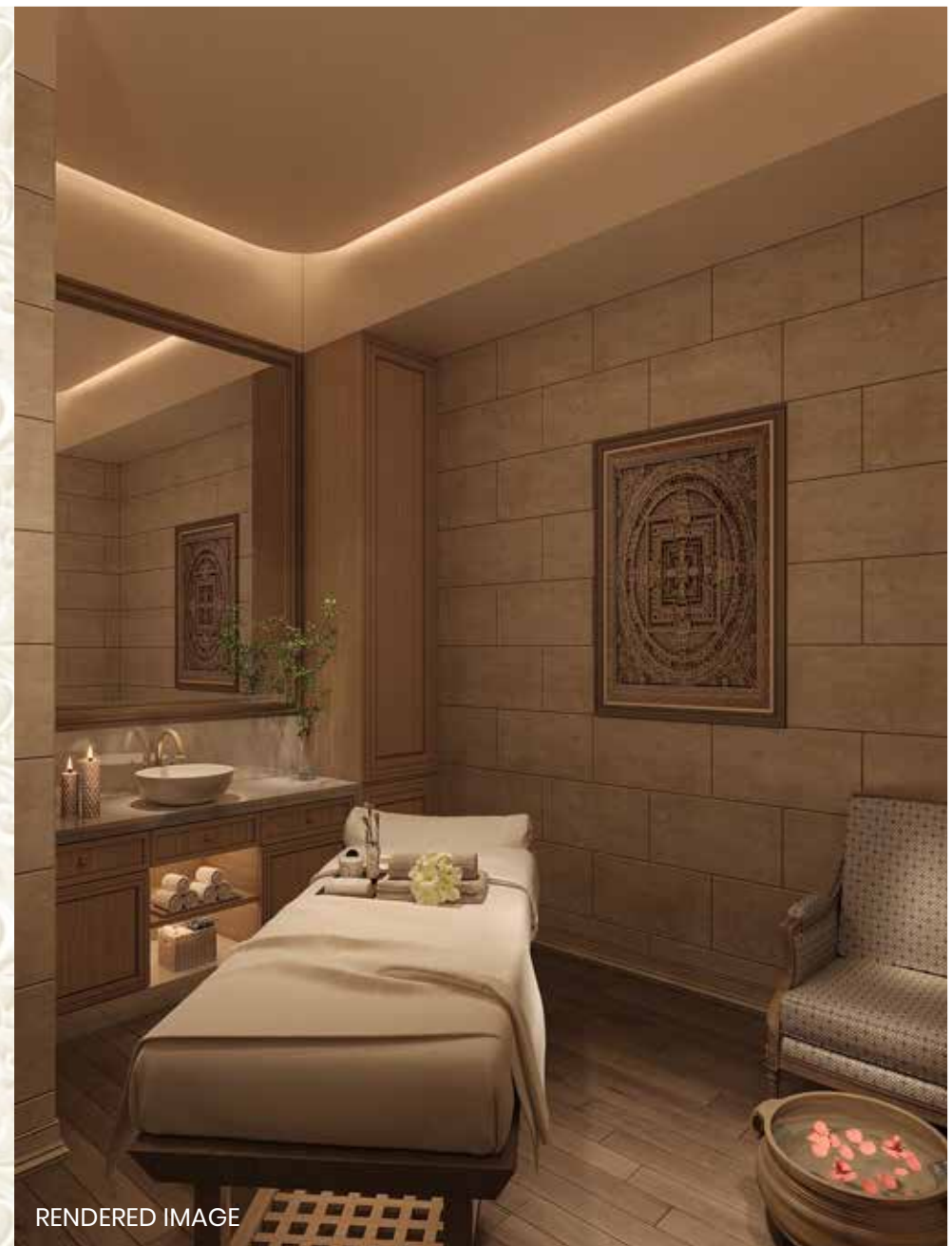


RENDERED IMAGE

MINI THEATRE



RENDERED IMAGE



RENDERED IMAGE

SPA



RENDERED IMAGE

YOGA ROOM



RENDERED IMAGE

CAFETERIA



RENDERED IMAGE

KIDS' ZONE



RENDERED IMAGE

GYMNASIUM



LIBRARY



INFINITY VIEW FROM BALCONY 8-10 FT SKY DECK

LANDSCAPE BY:
**MS. SANJU
BOSE**





RENDERED IMAGE

SIT OUT AREA



CLUB DROP OFF



RENDERED IMAGE

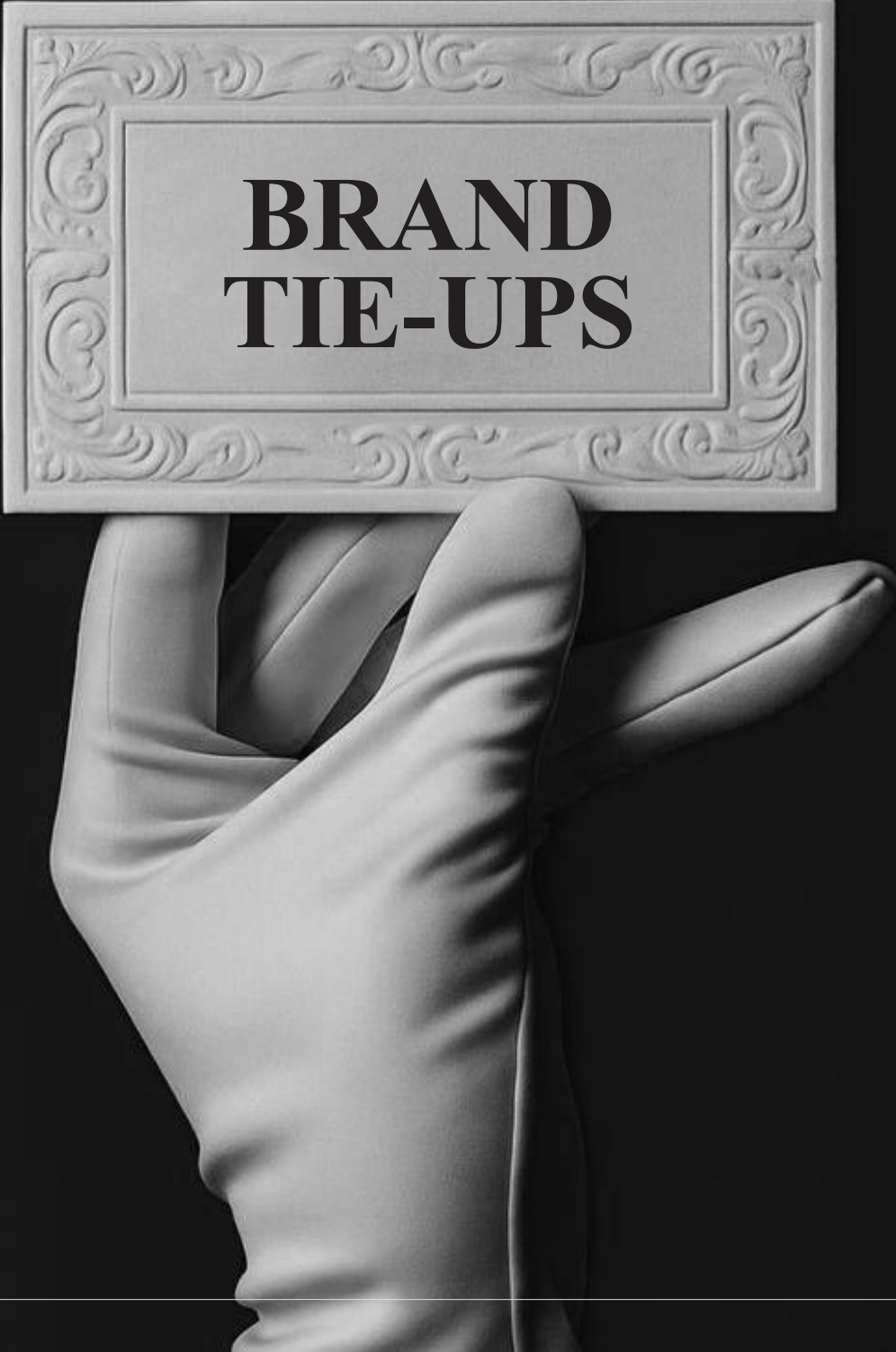


RENDERED IMAGE

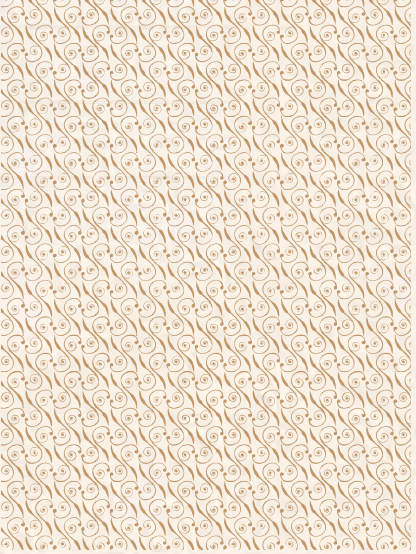
AMPHITHEATER



KIDS' PLAY AREA

A black and white photograph featuring a white-gloved hand holding a rectangular decorative frame. The frame has an ornate, carved border. Inside the frame, the words "BRAND" and "TIE-UPS" are written in a bold, serif font, stacked vertically. The background is a solid dark color.

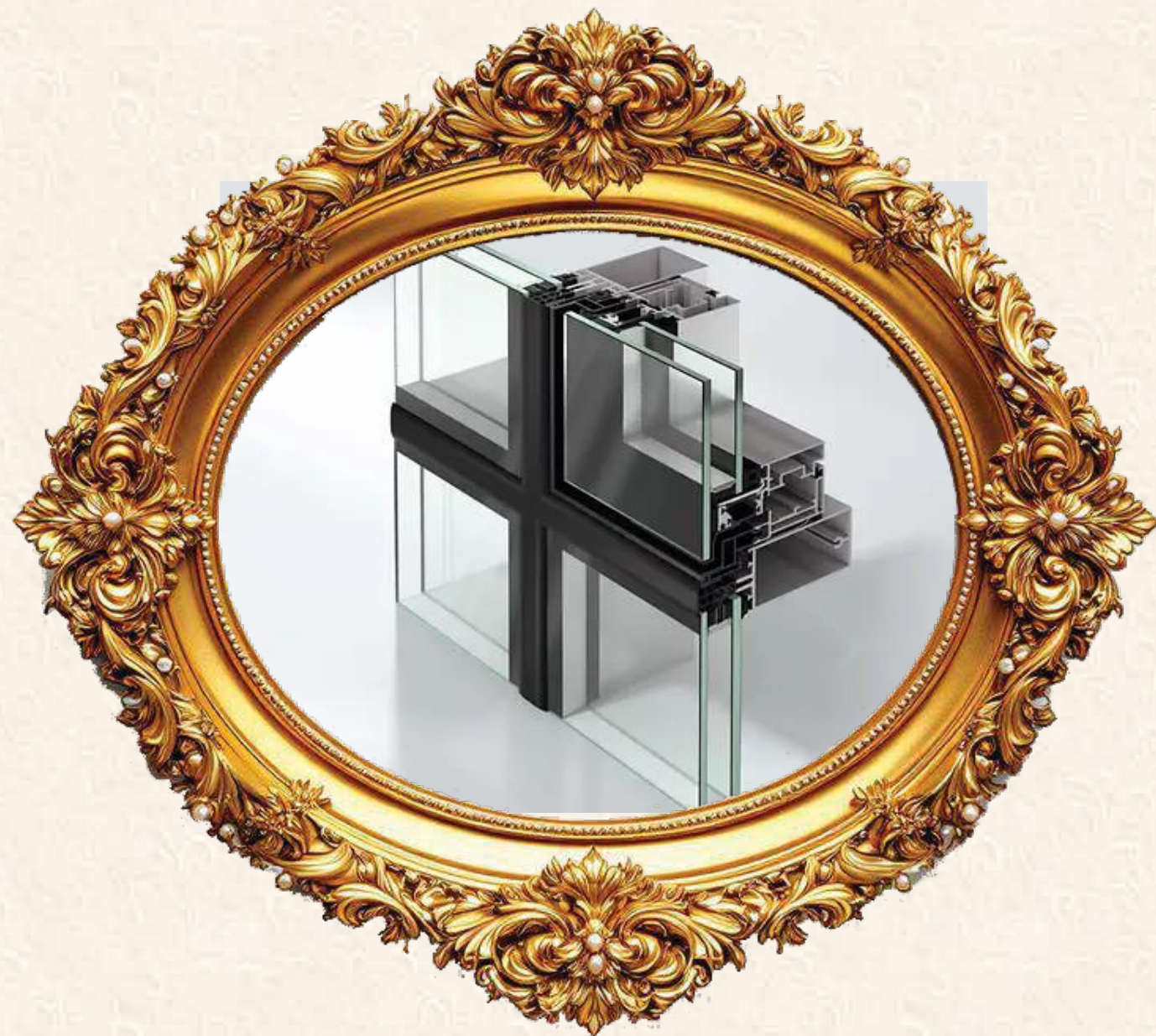
BRAND TIE-UPS



SCHÜCO

FROM GERMANY

ALUMINIUM WINDOW
SYSTEMS WITH DOUBLE
GLAZE GLASS

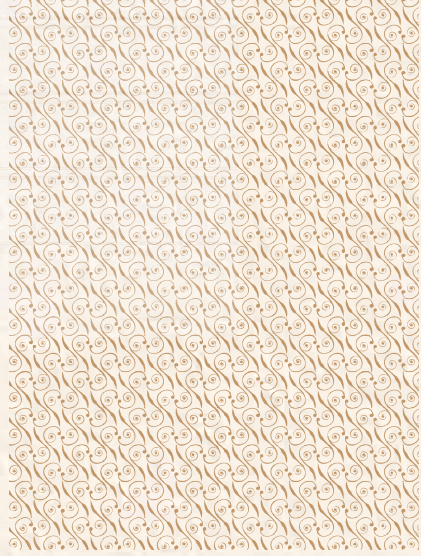




OR EQUIVALENT

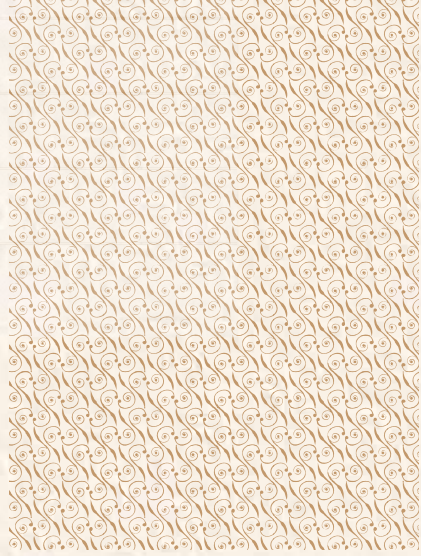
KITCHEN APPLIANCES





OR EQUIVALENT
**BATHROOM FITTINGS
AND FIXTURES**





 **SIGNATURE**

FROM MALAYSIA

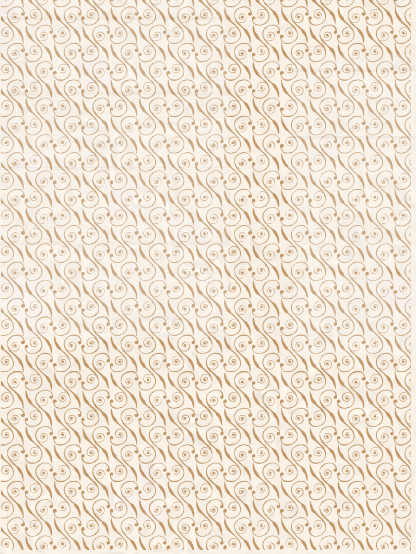
**IMPORTED KITCHEN
AND WARDROBE**



FROM MALAYSIA

60 MM DOORS | 8 FT HEIGHT



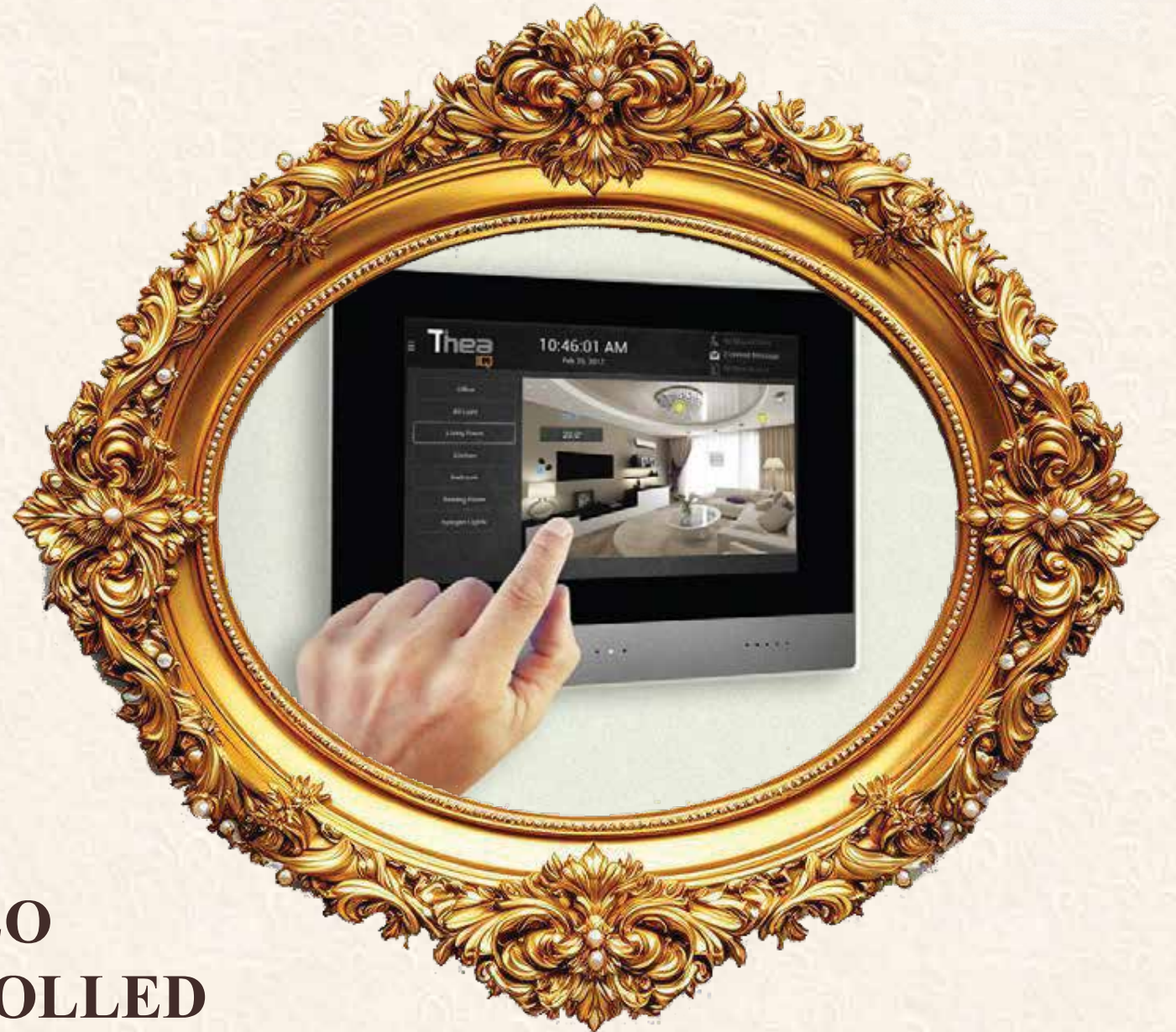


Panasonic



OR EQUIVALENT

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

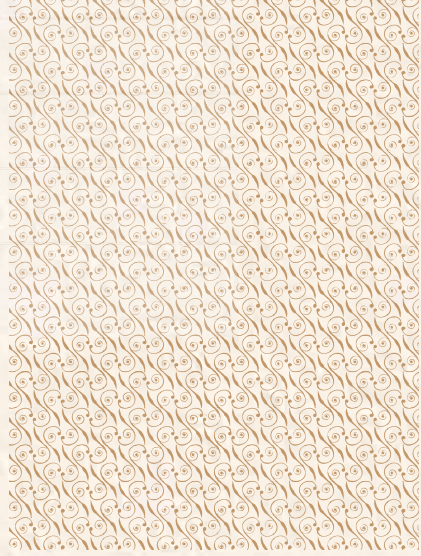




OR EQUIVALENT

**VRV AIRCON SYSTEMS
(HOT AND COLD)**





OR EQUIVALENT

HARDWARE & LOCKS



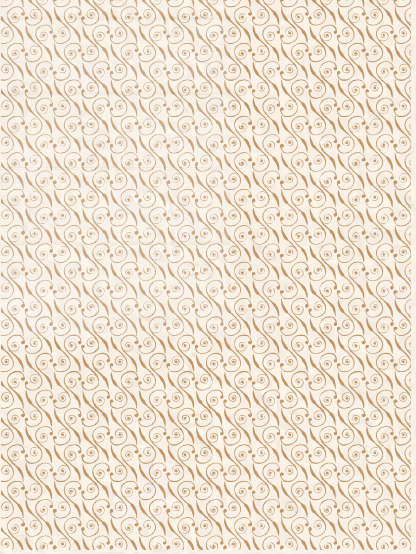
Panasonic

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

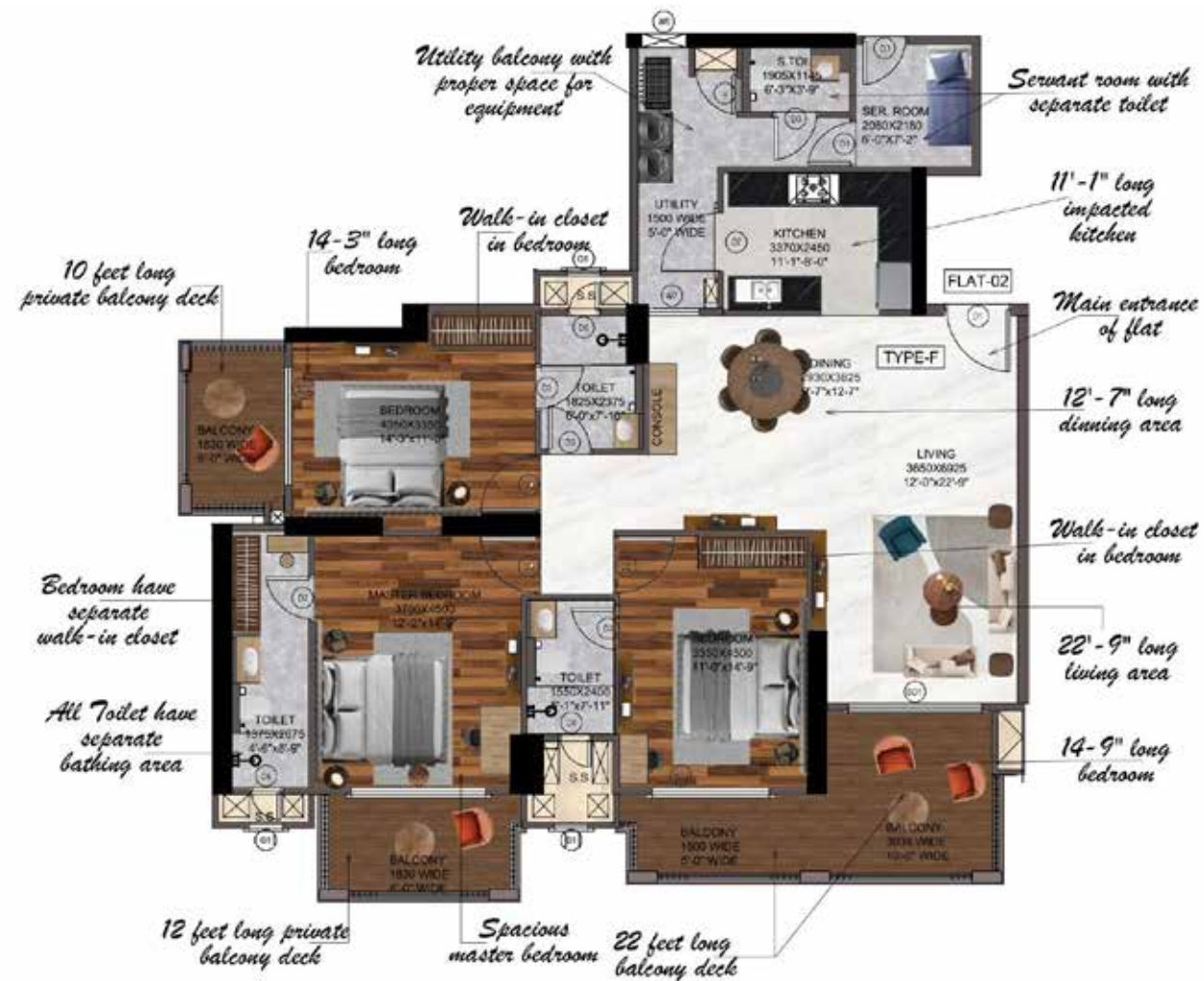


A hand wearing a white, elegant glove holds a rectangular plaque with an ornate, carved border. The plaque is centered in the upper half of the image against a dark background. The text on the plaque is in a bold, serif font.

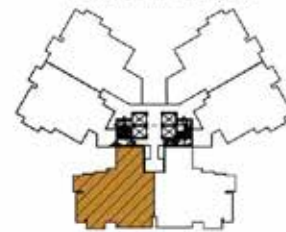
**UNIT
LAYOUTS**
(3.5, 4.5 & 5 BHK)

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

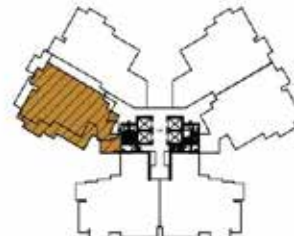
CARPET AREA
122.28 SQ.MT.
1316 SQ.FT.
BALCONY AREA
35.76 SQ.MT.
385 SQ.FT.

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

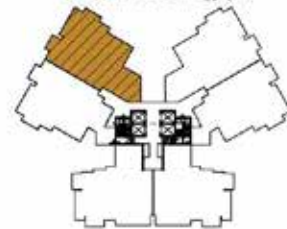
CARPET AREA
120.93 SQ.MT. 1302 SQ.FT.
BALCONY AREA
30.66 SQ.MT. 330 SQ.FT.

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.



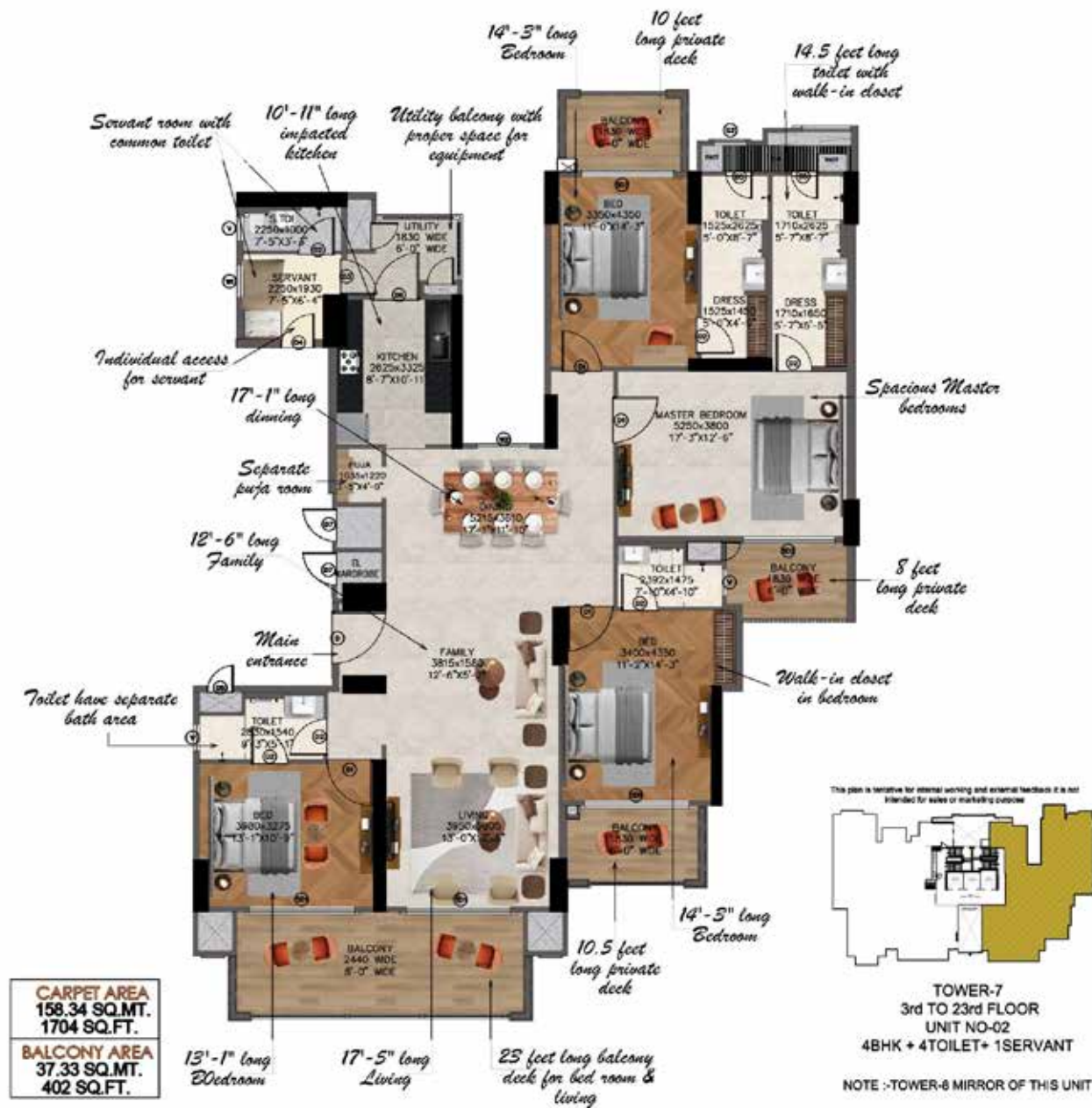
TOWER-9
3rd FLOOR TO 29th FLOOR
& 31st FLOOR
UNIT NO-04
3BHK + 3TOILET+ 1SERVANT

NOTE: UNIT NO 05 MIRROR OF UNIT NO-04

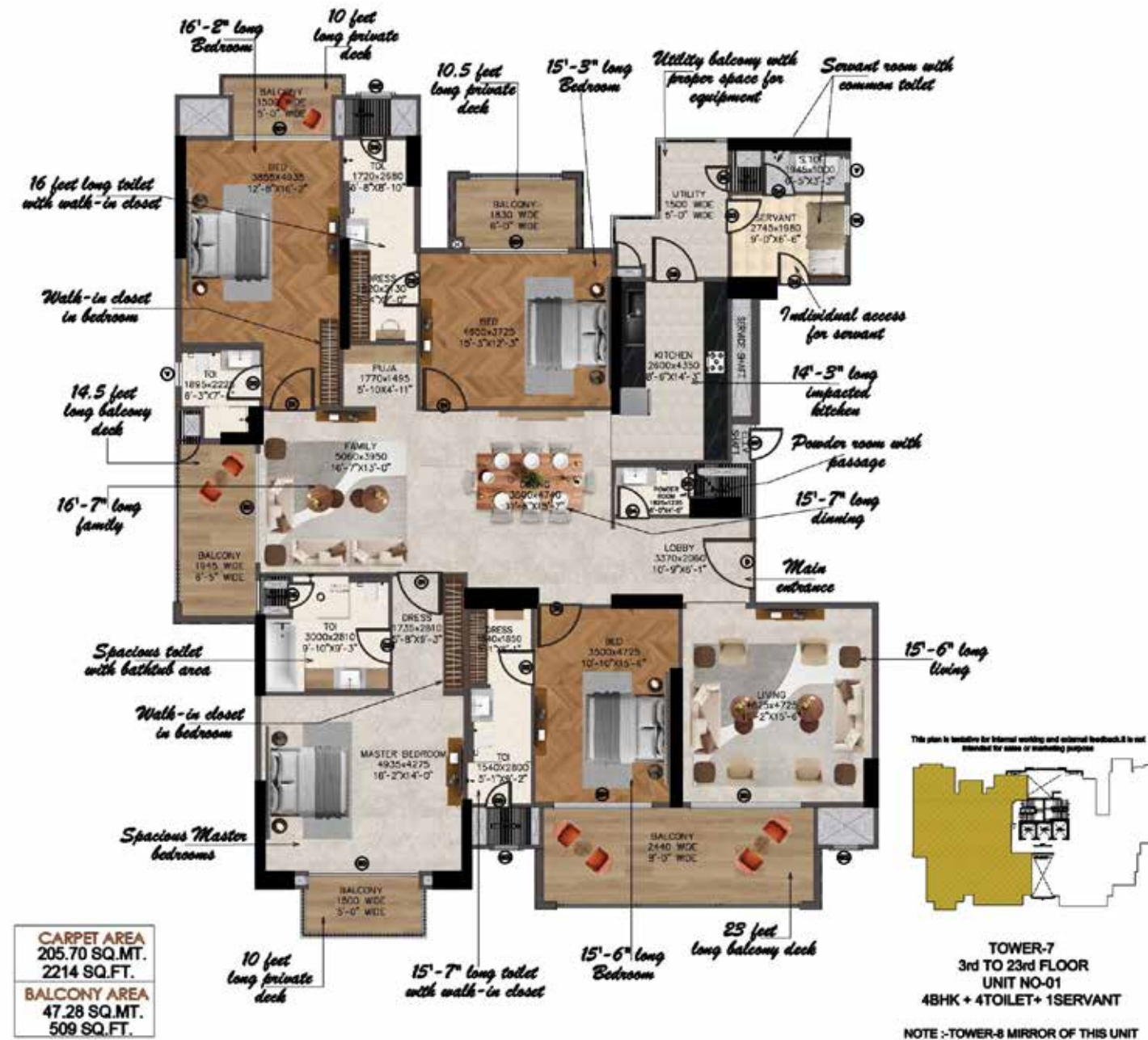
CARPET AREA
120.24 SQ.MT.
1294 SQ.FT.
BALCONY AREA
33.83 SQ.MT.
364 SQ.FT.

4.5 BHK Layout Unit Plan 02

**SALEABLE AREA
3098 SQ.FT**



SALEABLE AREA
4025 SQ.FT





5 BHK
LAUNCHING SOON !

Lead Promoter: Nimbus Projects Limited
Project Name: Sunworld Arista (Ph-2 T-5, 7, 8, 9), Club
Project RERA Reg. no.: UPRERA/PM/25
Lead Promoter RERA Reg. no.: UPRERA/PM/370090
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



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



NAREDCO