





*From a
glorious past,* *comes a
brilliant future*



NOOR-US-SABAH RESIDENCY BHOPAL



In a city famous for its palaces and royal heritage, it was only fitting that this glorious past is succeeded by a brilliant future.

This is why we started the Noor-Us-Sabah Residency. Not only do we evoke the very essence of royal luxury for our customers, but we do so with a twenty first century twist.

NOOR-US-SABAH RESIDENCY : INTRODUCTION

Situated on the VIP Road, these luxury apartments and villas spread over 17.57 acres of lush green surroundings, are built to exacting architectural standards. It's a rare ownership opportunity that blends unsurpassed luxury, breathtaking views and modern amenities.

Photos



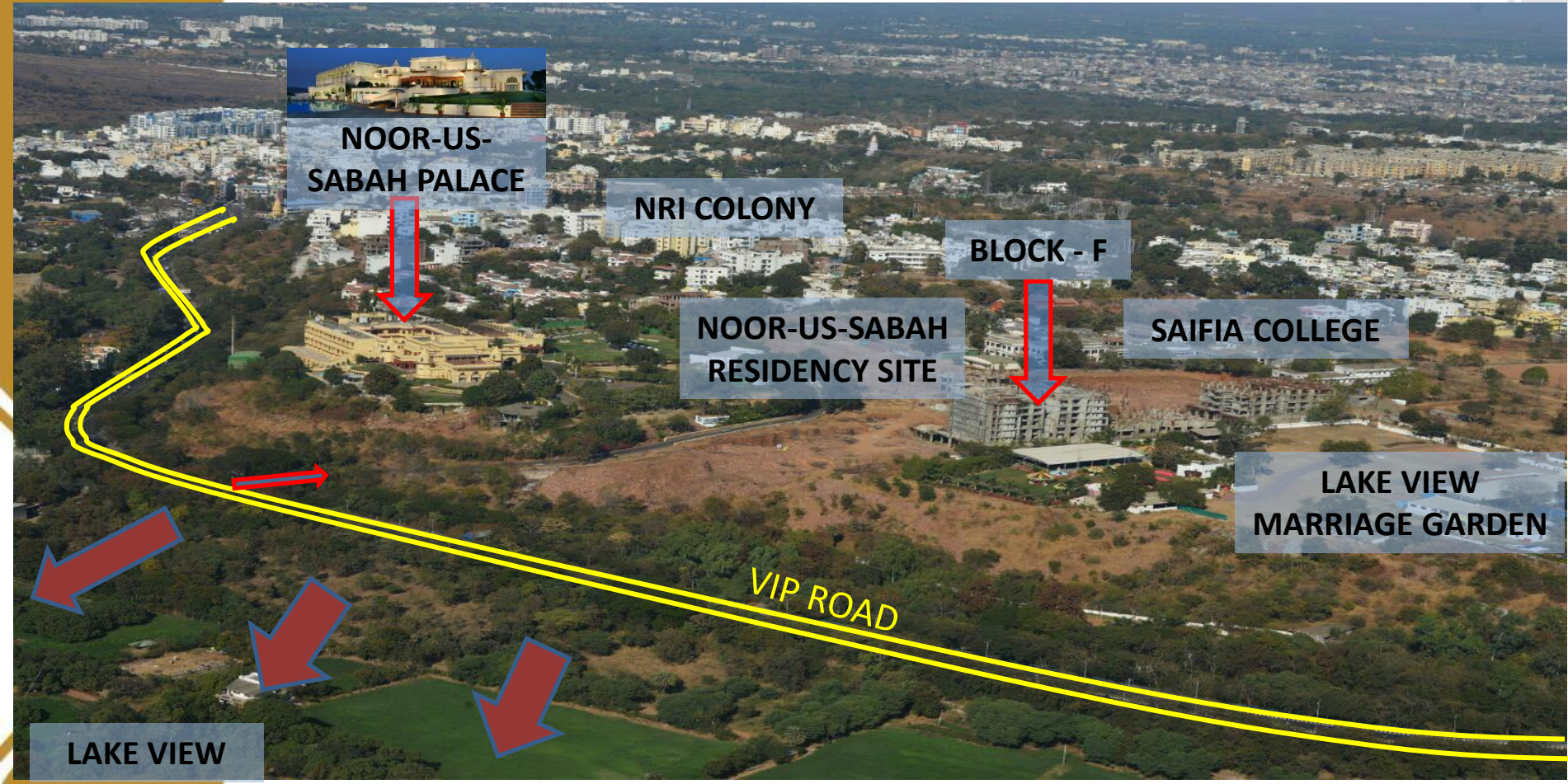
LOCATION MAP



LOCATION MAP



LOCATION MAP



NOOR-US-SABAH PALACE

NRI COLONY

BLOCK - F

NOOR-US-SABAH RESIDENCY SITE

SAIFIA COLLEGE

LAKE VIEW MARRIAGE GARDEN

VIP ROAD

LAKE VIEW

Concept:

- Optimizing the use of the site in response to current requirements, without compromising on the existing ambience of the Palace and grounds.
- To optimize the use of the site through the introduction of a high-end residential component. while respecting and preserving the existing views, grounds, lawns, history and ambience of the Palace.
- Central landscaping with efficient Circulation in the site.
- Neo-Classical Architectural Style
- Lighting and Ventilation
- Lush Green environment
- Breath-taking views and world class amenities.

Phase 1st:



PROJECT VIEWS















LIVE THE LUXURY







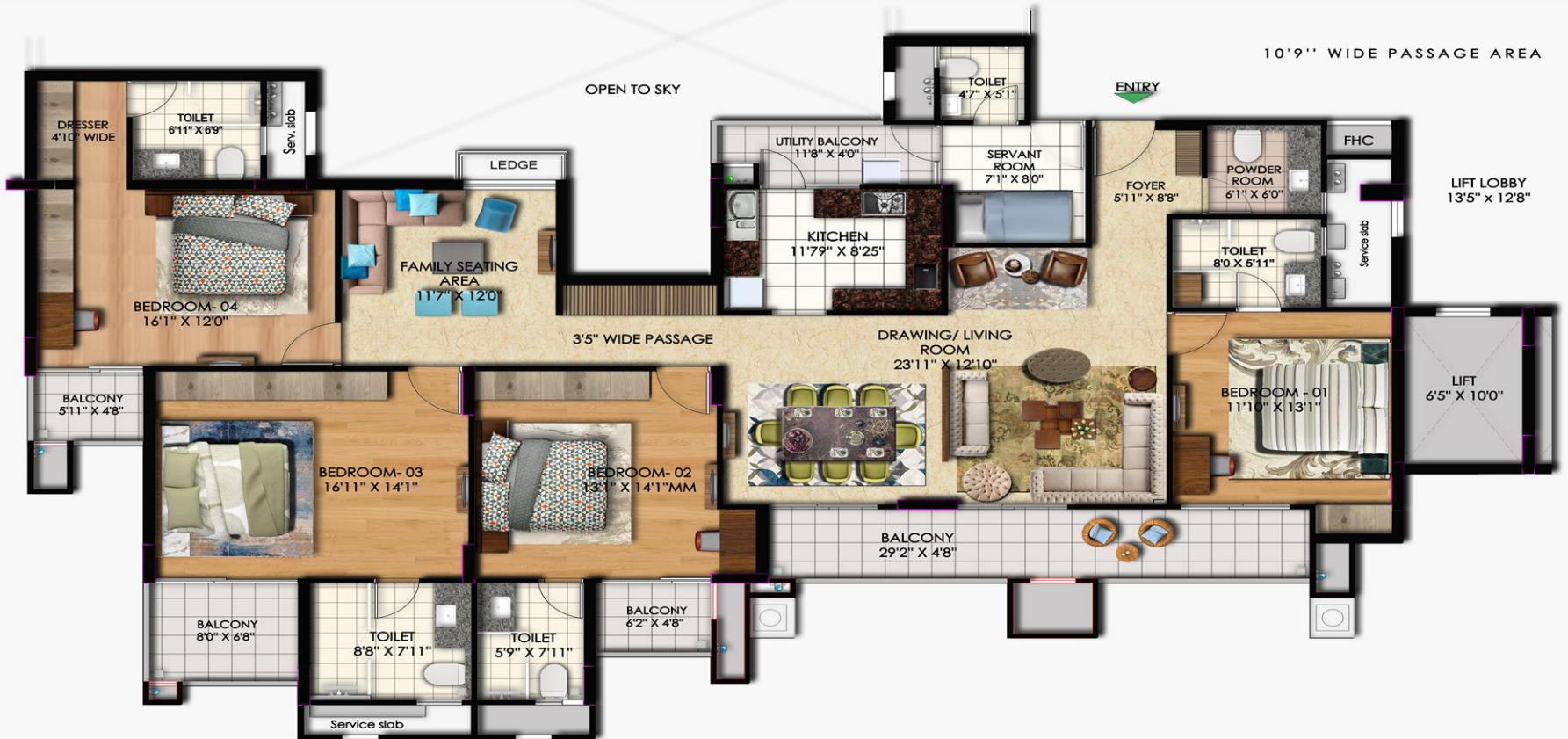




FLOOR & UNIT PLANS

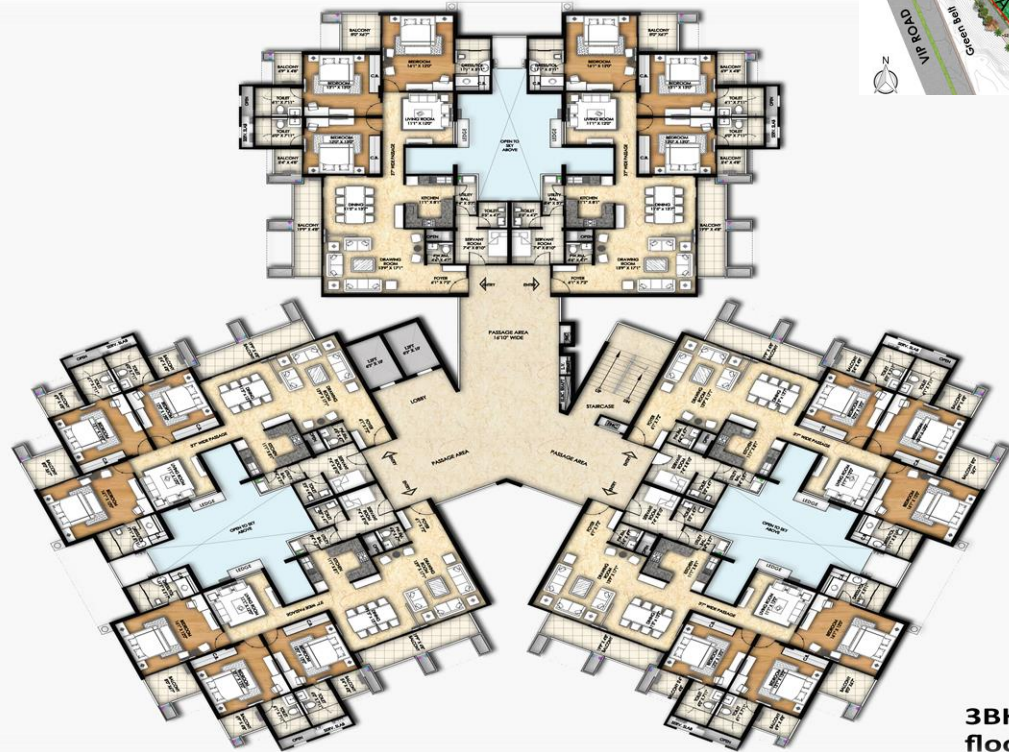


4BHK - Typical floor layout

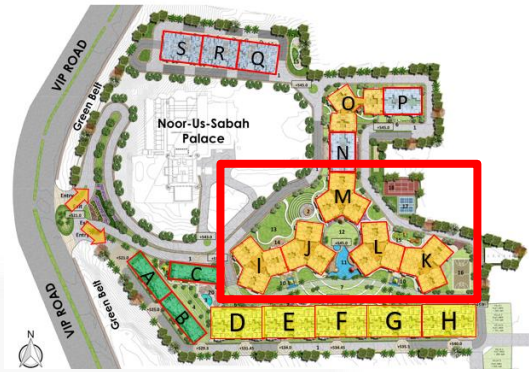


4BHK UNIT - TYPICAL LAYOUT

Noor-Us-Sabah Residency, Bhopal



3BHK - Typical floor layout





3BHK UNIT - TYPICAL LAYOUT

Noor-Us-Sabah Residency, Bhopal

INDICATIVE AMENITIES



GYMNASIUM



SWIMMING POOL



JOGGING TRACK



TENNIS COURT



KIDS PLAY AREA



SKATING RING



YOGA CENTER



SPA

SPECIFICATIONS

AIR CONDITIONING:

- All bedrooms, living and dining areas are filled with branded ACs

FLOORING:

- Italian marble / Italian Marble finish Large tile flooring in the foyer, living & dining rooms
- Wooden flooring- in all bedrooms
- Anti-skid Vitrified tiles in the utility areas and balconies.
- Anti-skid Vitrified tiles in the kitchen.

TOILETS:

- Anti-skid Vitrified tiles in bathroom floors
- Branded CP & sanitary fittings to suit the modern lifestyle of the day
- Granite counters in all bathrooms.
- DADO with selected ceramic tiles on the walls of all bathrooms.

KITCHENS:

- A contemporary design modular kitchen provided with
 - Variations in size and style for each apartment type.
 - Granite counter top.
 - Tiles up to 2' height above counter level.
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SPECIFICATIONS

DOORS & WINDOWS:

- The main entrance door of seasoned wood frames with teakwood finish and melamine polish.
- Other doors are high quality flush/paneled with high polished finish & wooden frames.
- All exterior doors and windows are of UPVC 3-tracks sliding systems.

ELECTRICALS:

- Modular electrical switches and plates
- Copper electricals wiring in concealed conduit

WALL FINISH:

- Elegant POP finishes with white paints in all rooms.

SECURITY SYSTEM:

- Multi-tier security system for apartments connected with the security of the development.

POWER BACK-UP:

- 100% power back-up
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Disclaimer:

- This presentation is intended to give general information about the project which we are building to assist potential customers who may be interested in acquiring one of those properties (subject to contract and availability). We take reasonable steps to ensure that information is correct but certain information is approximate and designs, features and facilities planned to be provided can often change during the development (for example, in response to market conditions).
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- Floor plans and layouts are approximate. Dimensions are taken from the architects' drawings, are given to the nearest and may differ in the as-built property.
- RERA Registration No: P-BPL-17-904
For More information : <http://www.rera.mp.gov.in/>



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