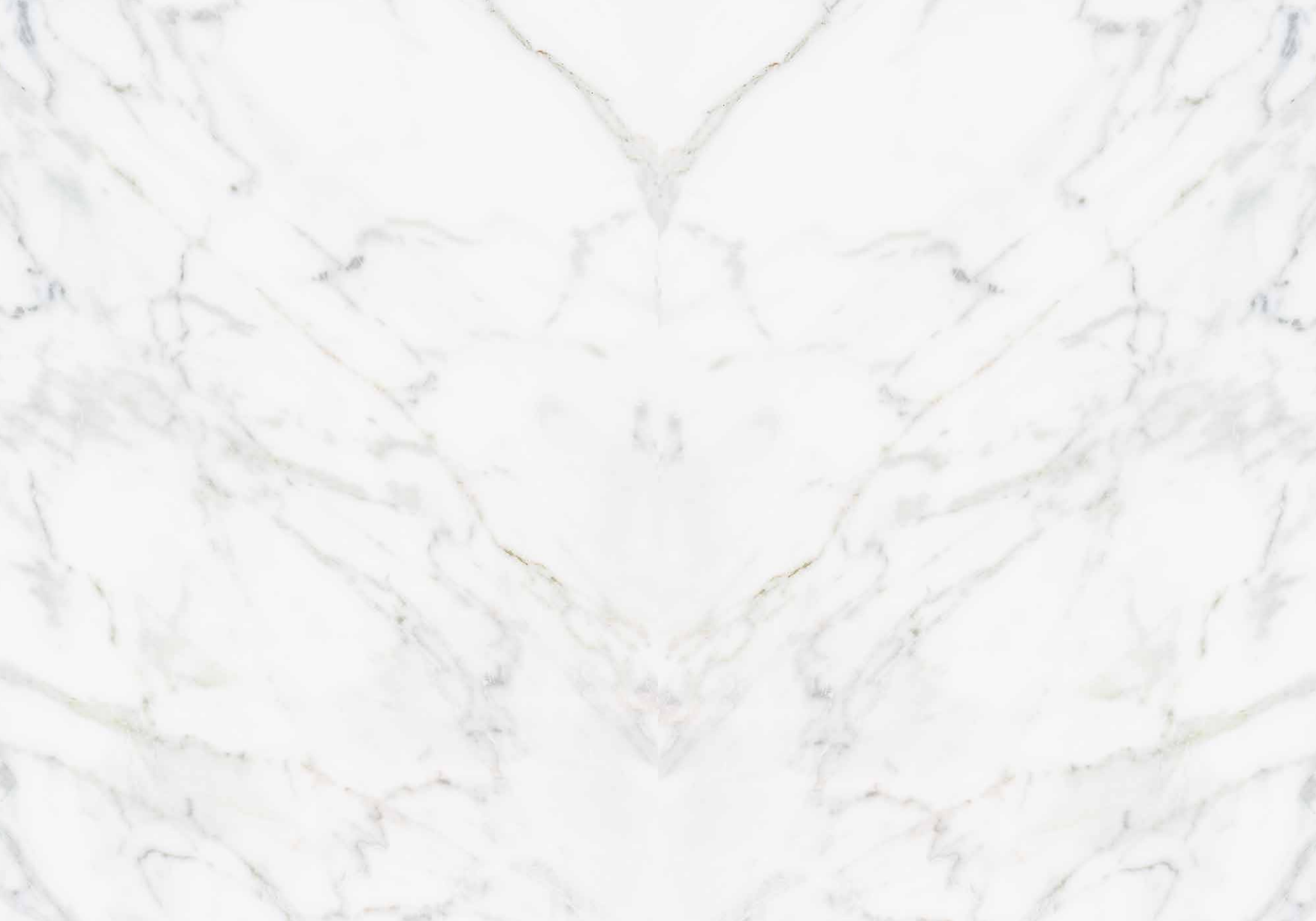




SHALIMAR
ONEWORLD
MARBELLA

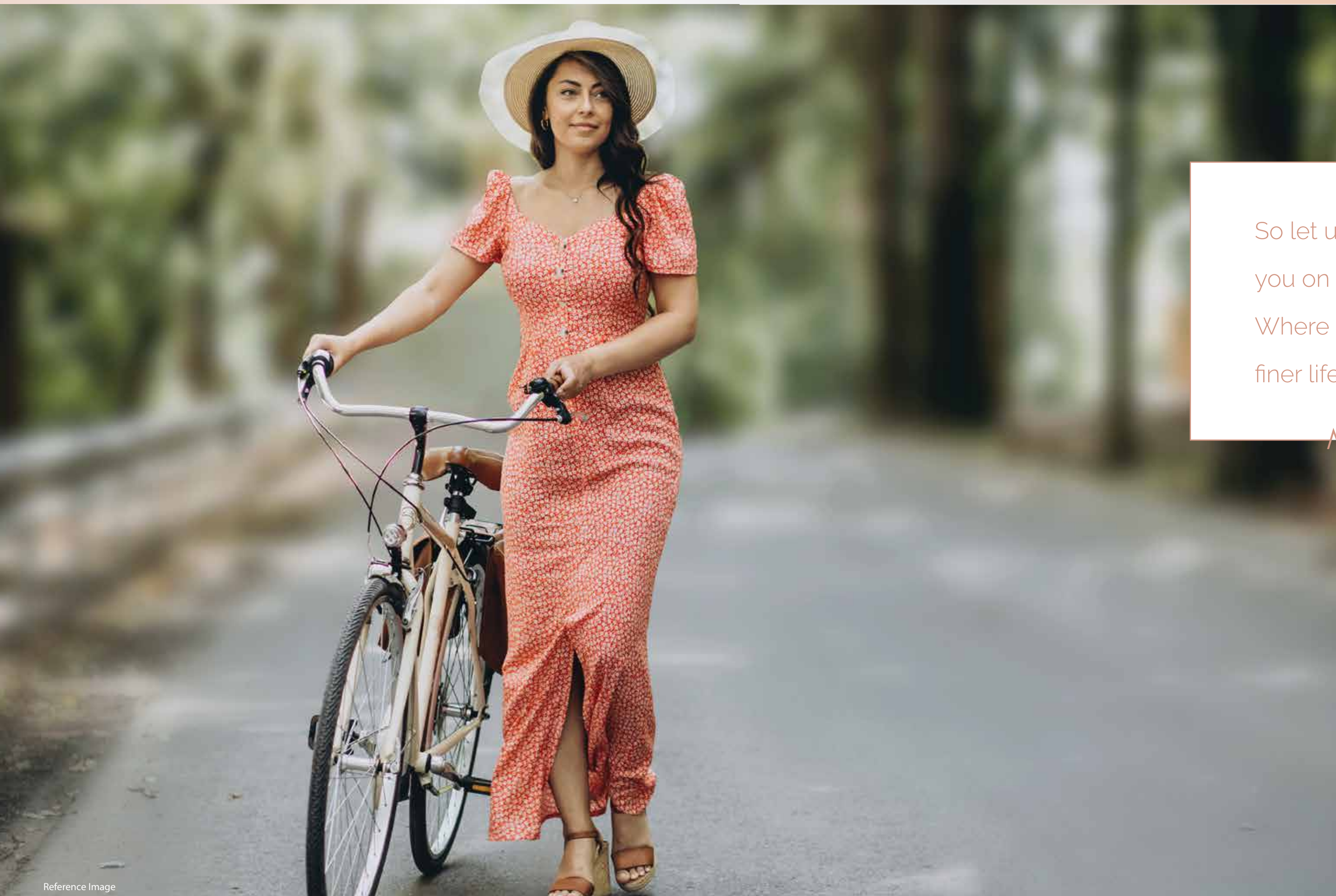






A dream to live
the life you want,
In a place where
bliss resides.





Reference Image

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





Welcome to
one-of-a-kind life

SHALIMAR
ONEWORLD
MARBELLA

Where your
golden days
reside.



Where you always wake up on the good side of bed.
Coffee tastes better at your private deck.
Tough days bow down to the best.
Winding up is orchestrated by blues and greens.
Family time spills over to every day.
Kids have a story to share beyond screens.
Where life unfolds, as dreamed.



Reference Image

Sophisticated. Suave. Serene.
Where exclusive experiences reside.



- 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.



Oneworld is an icon in the making,
Sitting at the banks of river Gomti,
turning into the new pride of lucknow.
Planned by the best minds,
Structured by the best hands,
Matching up to the wonders of the world

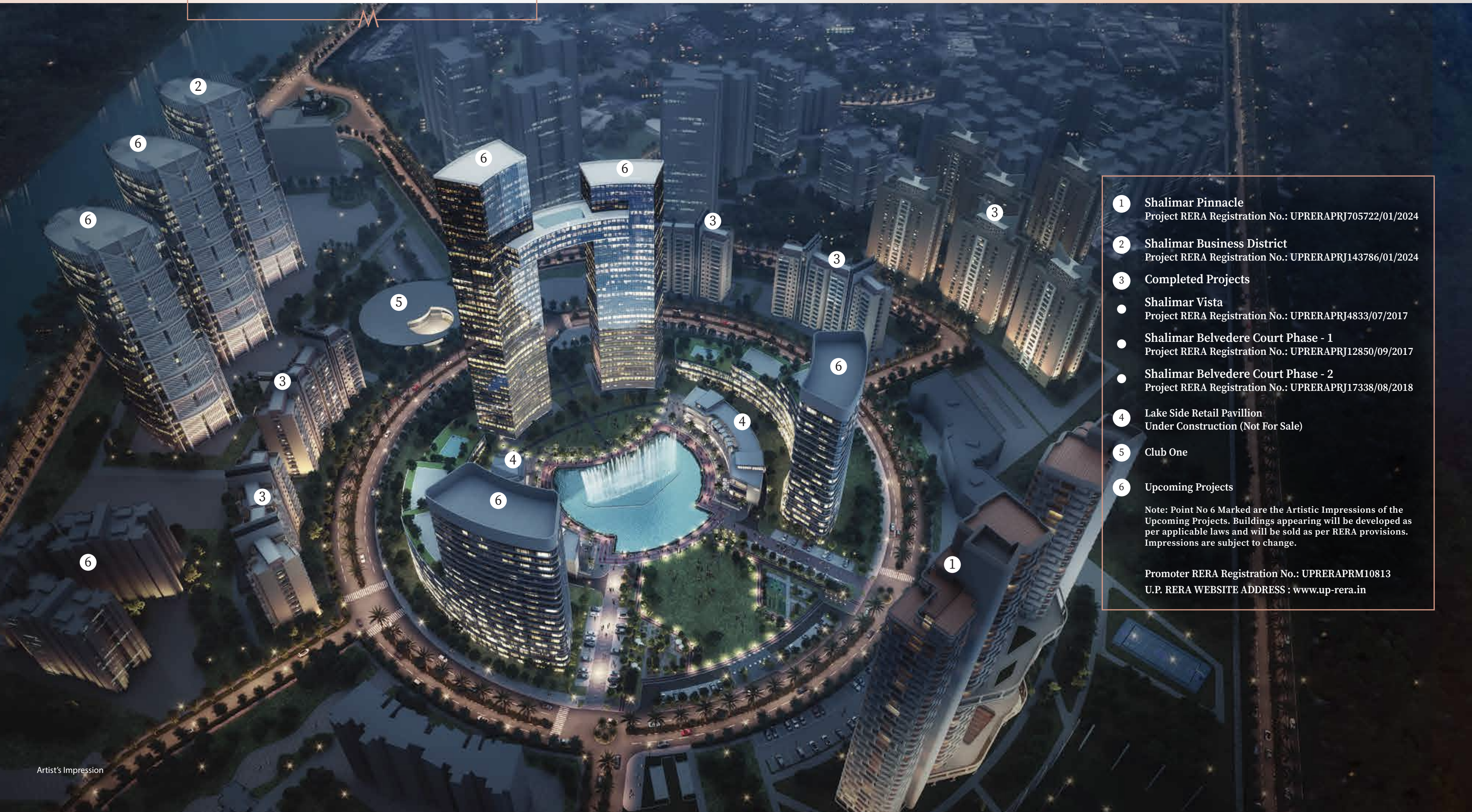
One world is that
One stop for
many visionaries.
A place where
a global landmark
resides.



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.

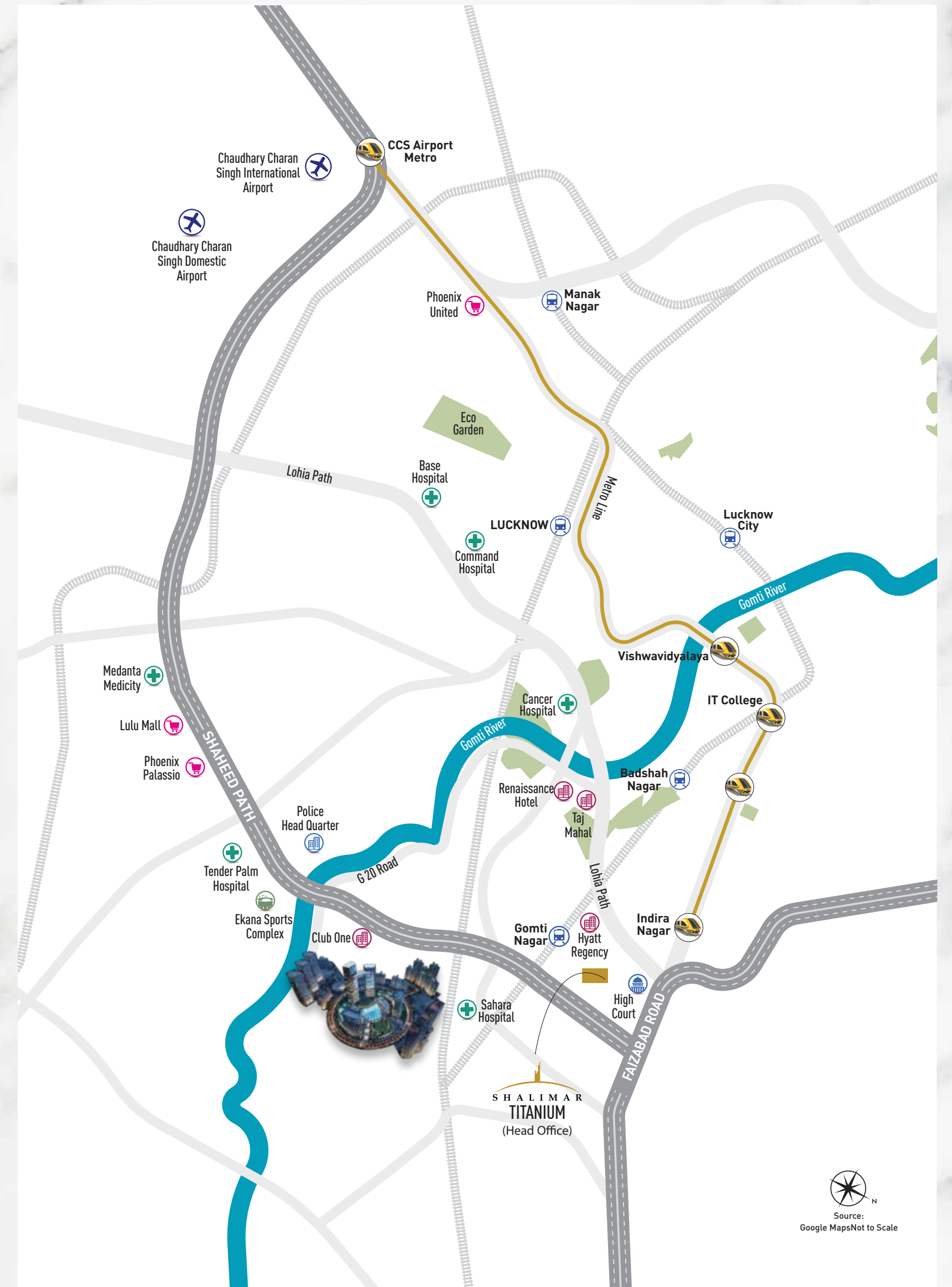


- 1 Shalimar Pinnacle
Project RERA Registration No.: UPRERAPRJ705722/01/2024
- 2 Shalimar Business District
Project RERA Registration No.: UPRERAPRJ143786/01/2024
- 3 Completed Projects
 - Shalimar Vista
Project RERA Registration No.: UPRERAPRJ4833/07/2017
 - Shalimar Belvedere Court Phase - 1
Project RERA Registration No.: UPRERAPRJ12850/09/2017
 - Shalimar Belvedere Court Phase - 2
Project RERA Registration No.: UPRERAPRJ17338/08/2018
- 4 Lake Side Retail Pavillion
Under Construction (Not For Sale)
- 5 Club One
- 6 Upcoming Projects

Note: Point No 6 Marked are the Artistic Impressions of the Upcoming Projects. Buildings appearing will be developed as per applicable laws and will be sold as per RERA provisions. Impressions are subject to change.

Promoter RERA Registration No.: UPRERAPRM10813
U.P. RERA WEBSITE ADDRESS : www.up-rera.in

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.

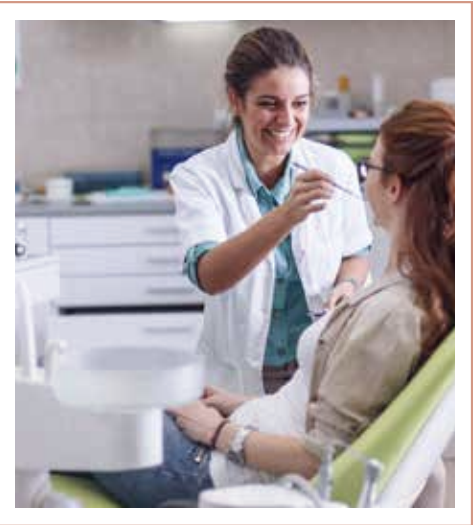
Where the world of entertainment resides



Shopping & Entertainment

Phoenix Palassio	1.7 km
Ekana Mall	2.3 km
Lulu Mall	5.7 km

Where wellness resides



Hospitals

Sahara Hospital	8.5 km
Medanta Hospital	6.5 km

Where the spirit of never settling resides



Stadium

Ekana International Cricket Stadium Road	2.5 km
Ekana Sports Academy	2.4 km

Where skies of limitless possibilities reside



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

Where future and knowledge reside



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

All Reference Images

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.



Where experience thrives,
Is where joyful living resides.



We believe in the art of balance - where harmonising personal and social spheres creates the recipe for a truly blissful existence. Enter our meticulously curated ClubOne, a sanctuary where top-tier amenities await to both rejuvenate your spirit and foster meaningful connections. It's a haven meticulously designed to nourish both body and mind, ensuring every moment spent within its walls is one of pure serenity and fulfilment.

M



Multipurpose hall

Multipurpose lawn

Private seating zones

Indoor games

Lush green entrance

Gymnasium

Spa

Swimming pool for adults and kids

Deck area with seating

Changing rooms

Home theatre

Entertainment area

Restaurant area

Restaurant & bar

Card room

Lounge



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



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



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.



LIST OF AMENITIES

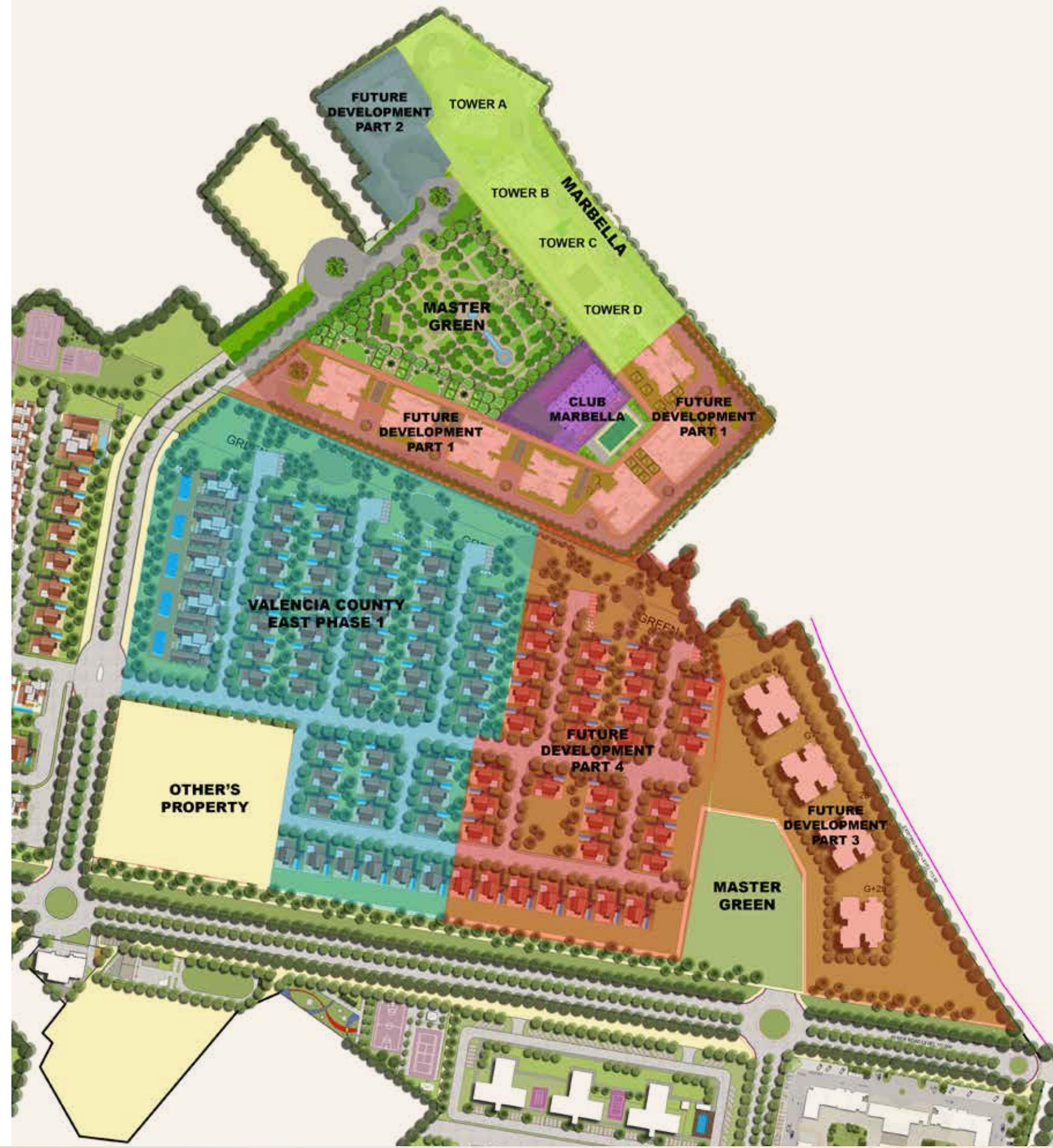
- Entrance Foyer/welcoming Foyer
- Coffee Shop
- Meeting /conference Room
- Multipurpose Hall
- Library
- Indoor Kids Play Area
- Indoor Games Zone
- Muga Court
- Swimming Pool with change room
In Separate Block
- Kids Pool
- Jaccuzzi
- Deck Area With Seating Near Pool
- Isolated Gymnasium
- Kids Play Area(Outdoor)
- Yoga Space
- Steam & Massage Room
- Jogging Track / Walkway
- Green Area With Seating
- Fountain Court



*Map is indicative. Not to scale.

AT MARBELLA WE HAVE CREATED

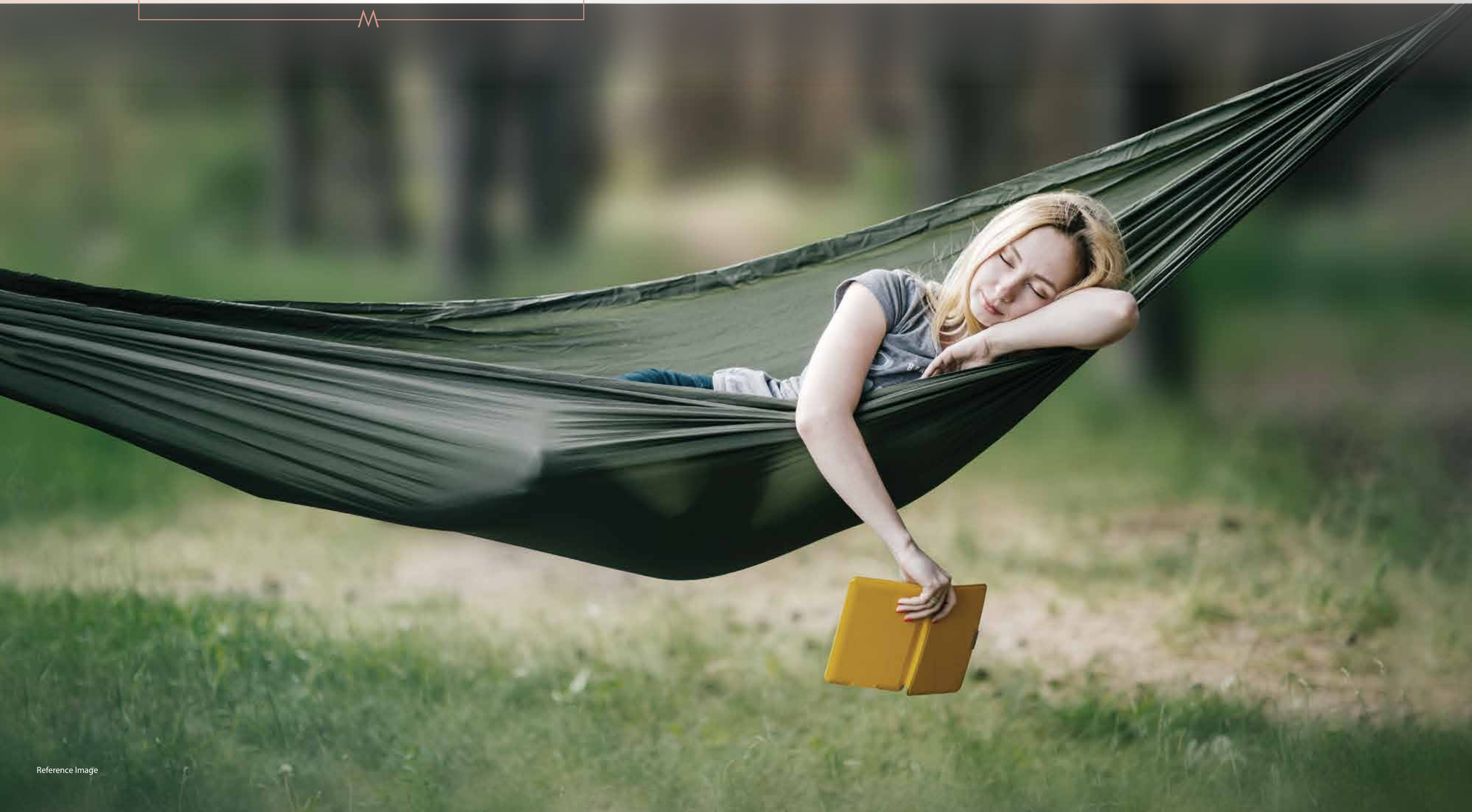
A place that can
match up to the size
of your dreams.
An abode where a
sense of calm resides.



*Map is indicative. Not to scale.

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.

Where the world resides at your feet.
Step down to the expansive outdoors that
make you feel every day is a staycation.

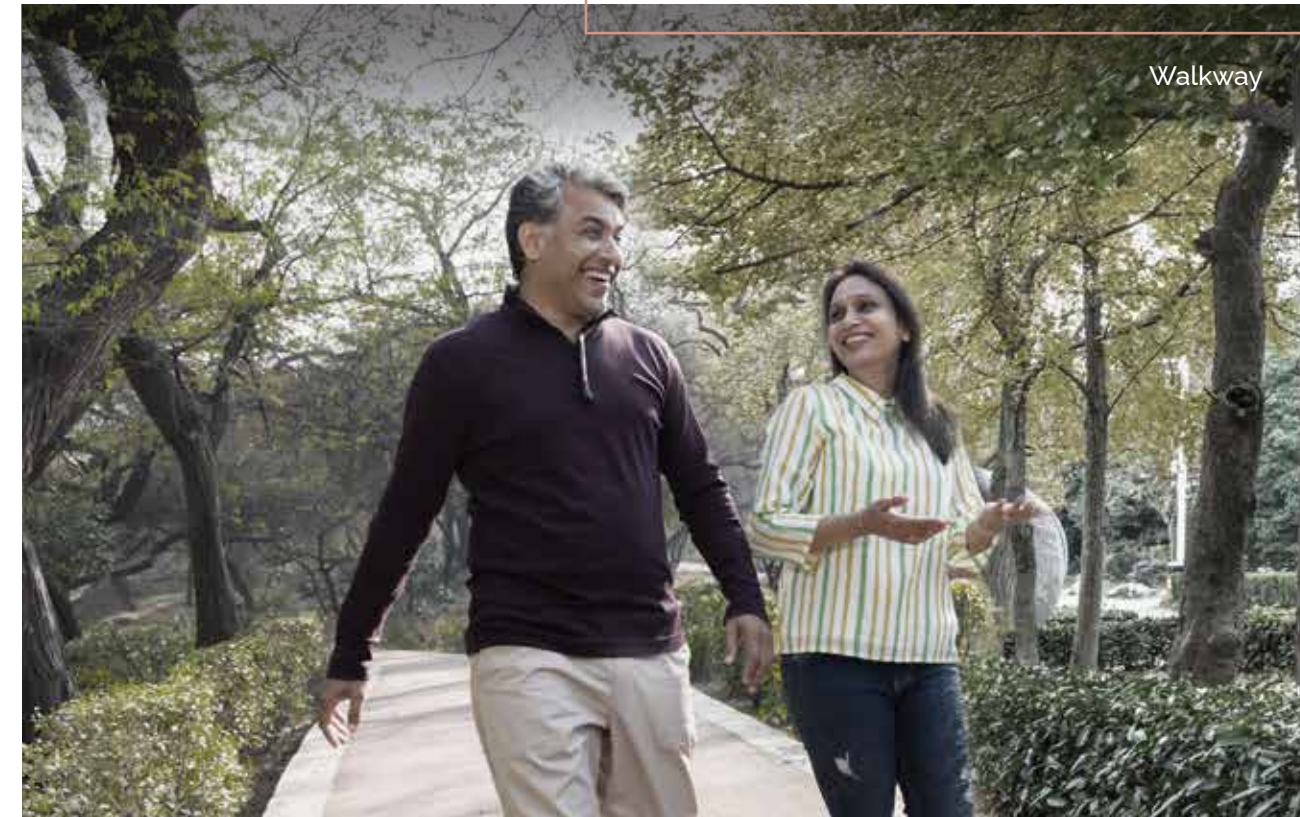


Something for you to awe at as you pass through and remind yourself how you are living the dream.

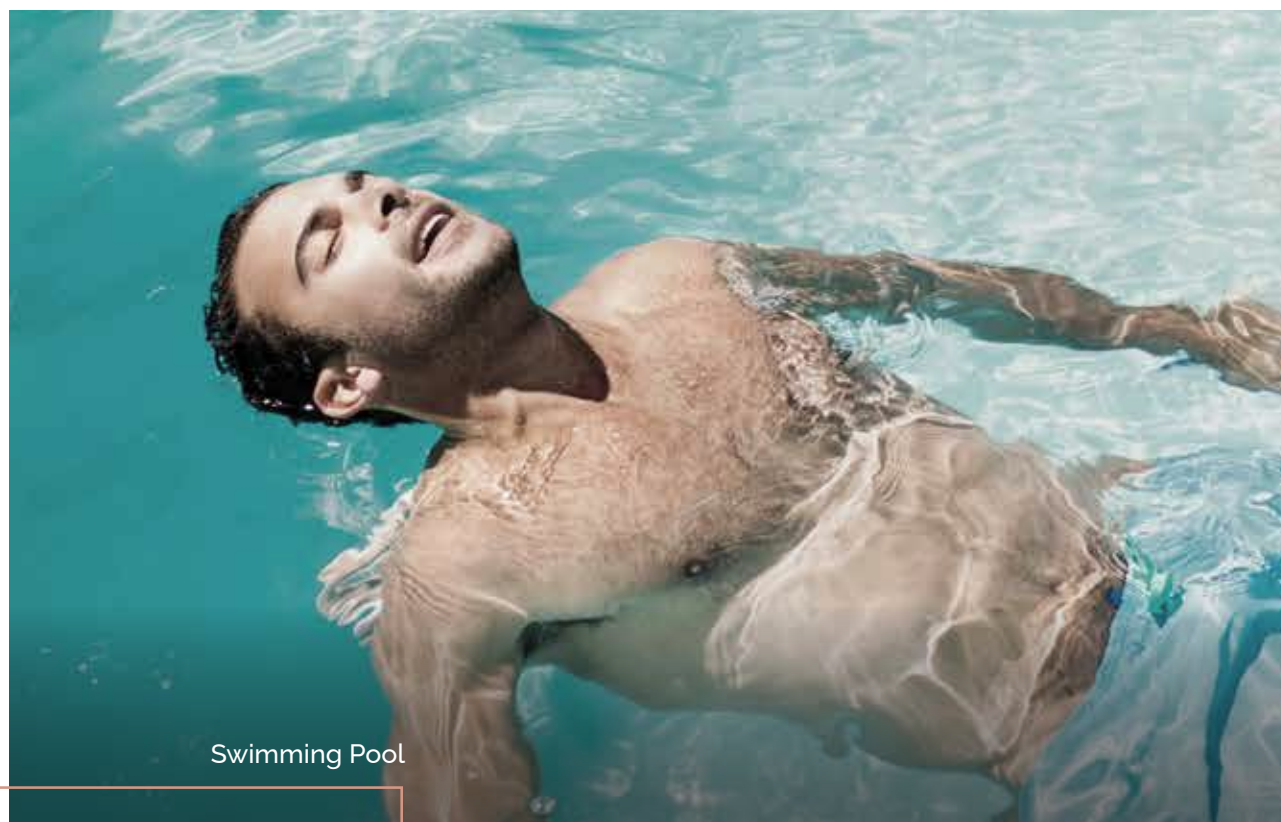


Landscaped Garden

Walk through the good times soaking in the best days of your life.



Walkway



Swimming Pool

Dip in the blues to shake off after a power-packed day.



Pergola

Greens intertwining at an open and sturdy lattice makes for dreamy settings every evening.

All Reference Images

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



GROUND FLOOR AMENITIES

Where luxuries take stride, Where nature abides,
Where your address becomes your pride,
Marbella, where abundance resides.



Marbella is an all encompassing masterpiece in an expansive area where space and stress, the two looming thoughts of the modern times are taken care of seamlessly. It welcomes you to indulge in the artistry of design, where every element is thoughtfully curated for the discerning few. Every curve and space calls out the true essence of what it feels like to live a life full of exquisite experiences.

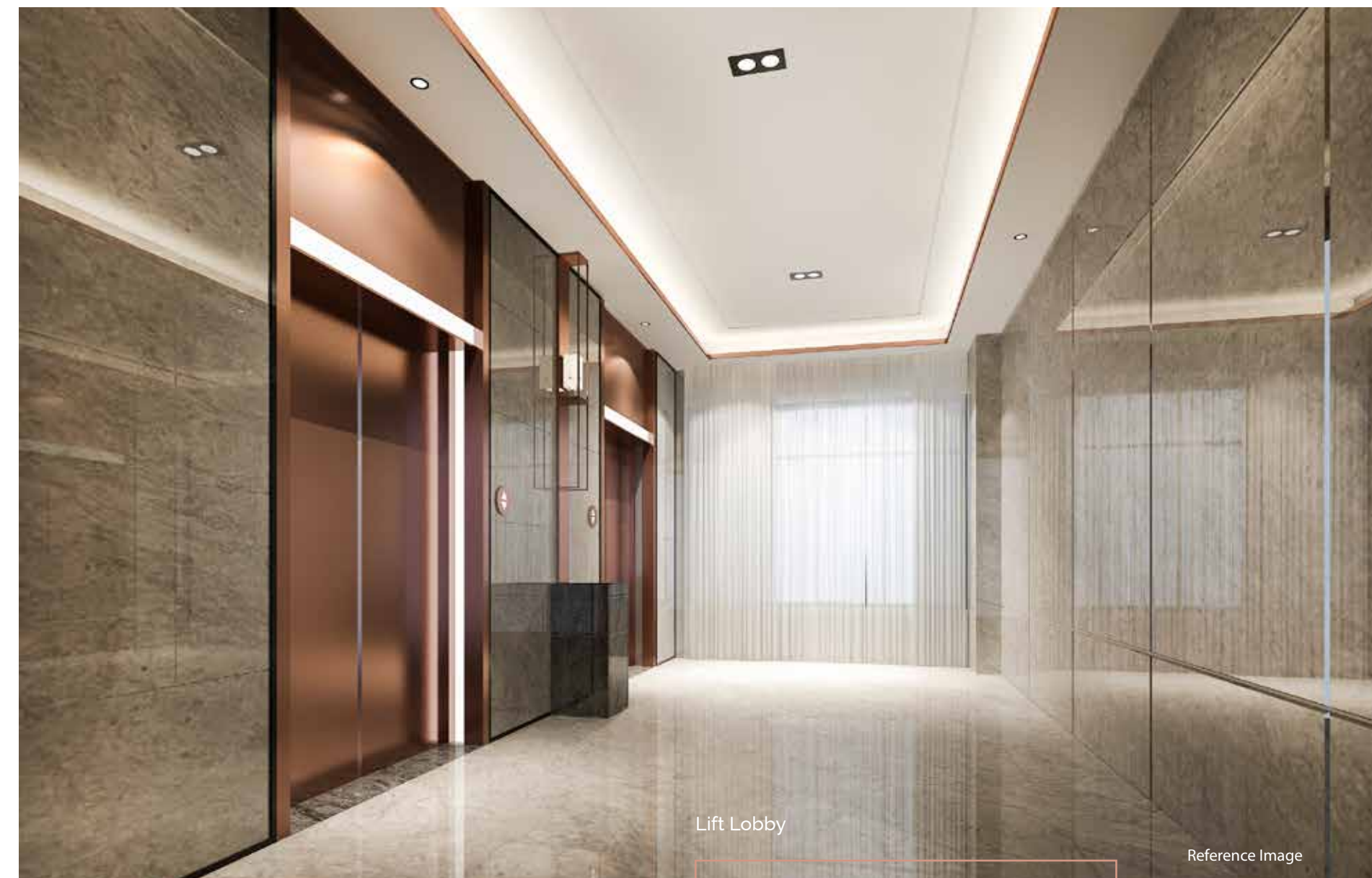


A snippet of the marvellous
world that lies ahead

Entrance Lobby



Reference Image



Lift Lobby

Reference Image

Ascend to new heights
and new possibilities

luxurious spacious areas
where laughter echoes freely.

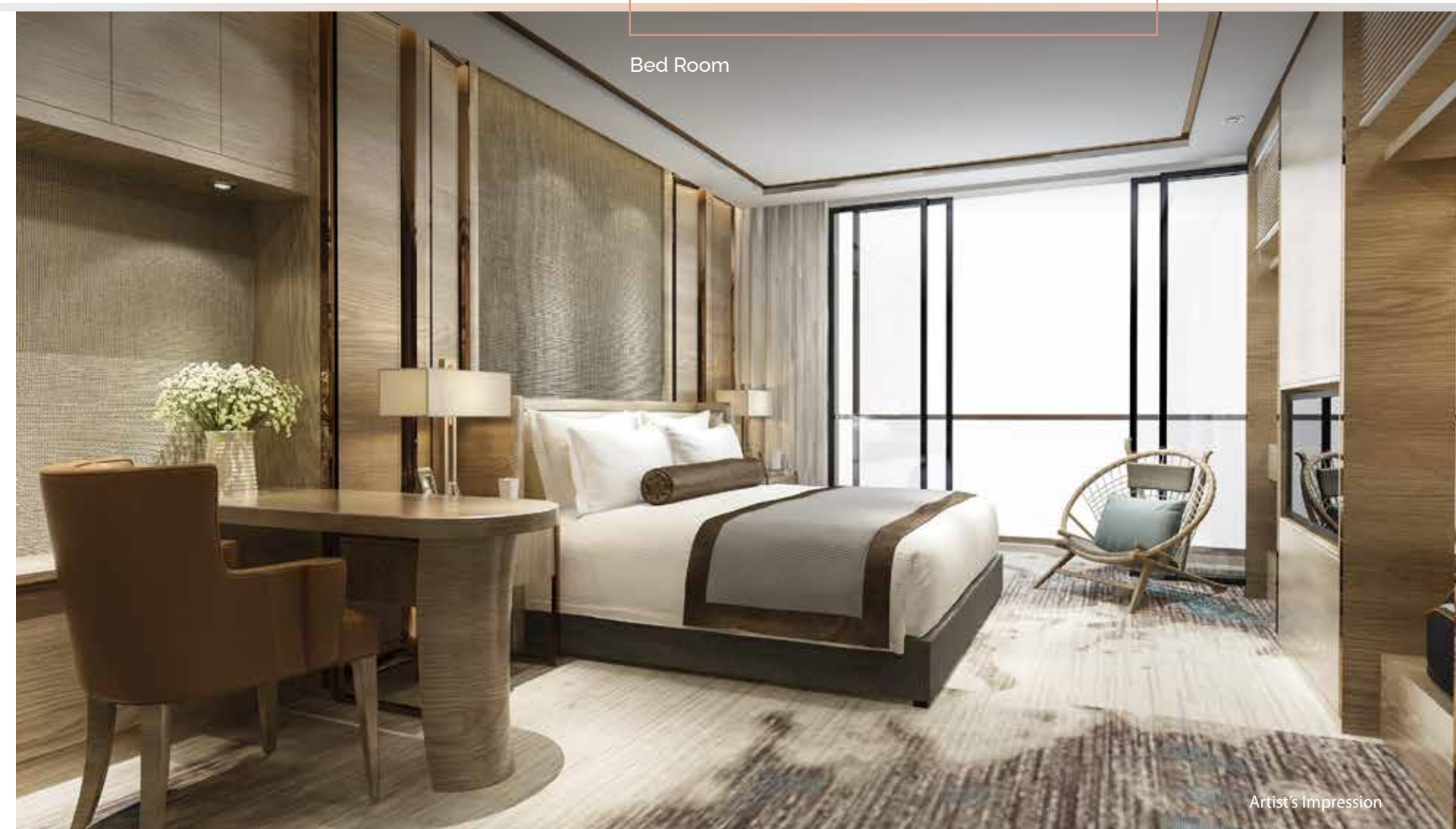
Living Room



Artist's Impression

So you can come back to
peace and wake up to smiles.

Bed Room



Artist's Impression

Indulge in the joy of
shared meals and
cherished moments.

Dining Area



Artist's Impression

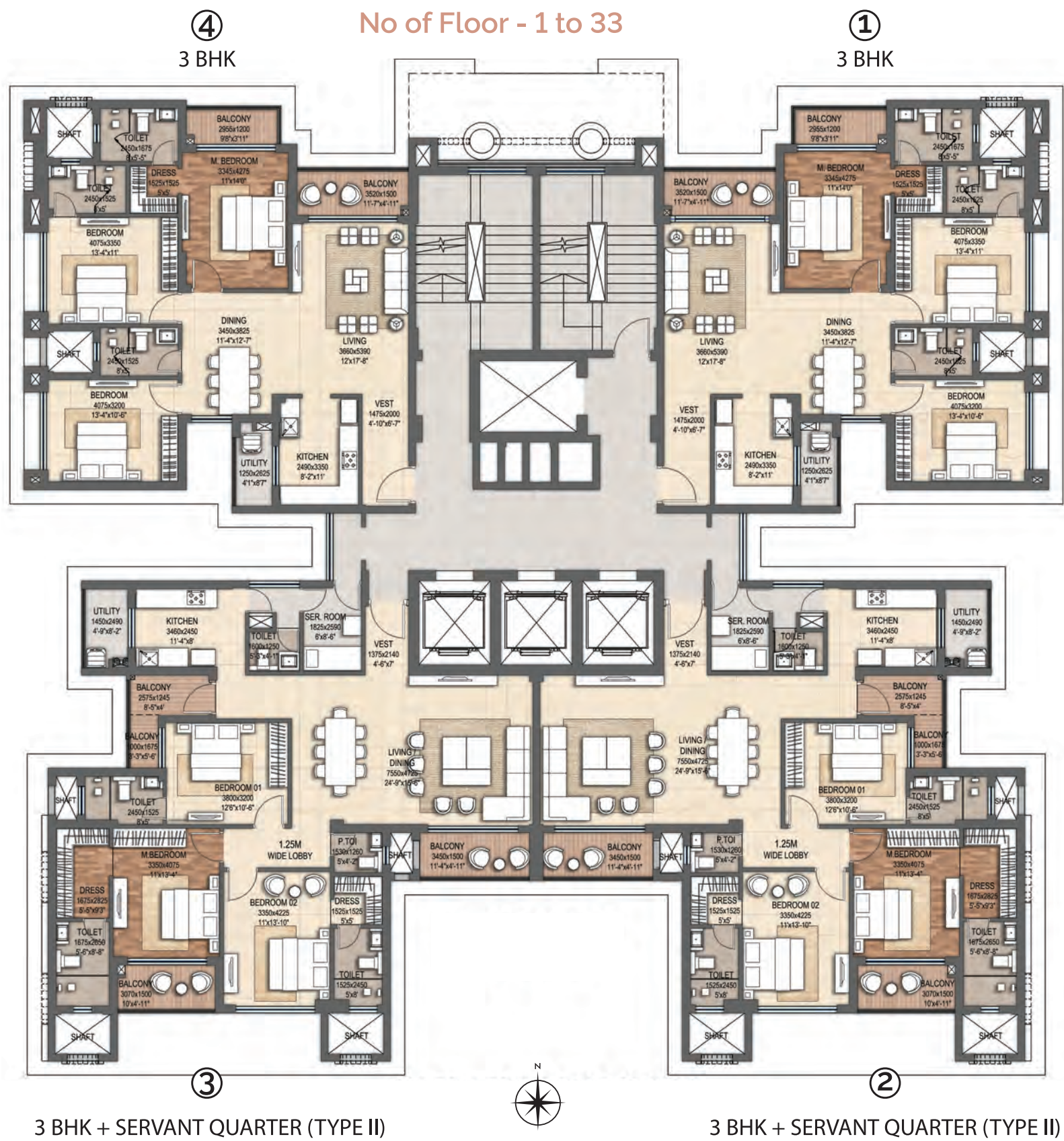
Blueprint of a life,
Where the finest experiences reside.



Typical Floor Plan

Tower A, B and D

No of Floor - 1 to 33



Typical Floor Plan

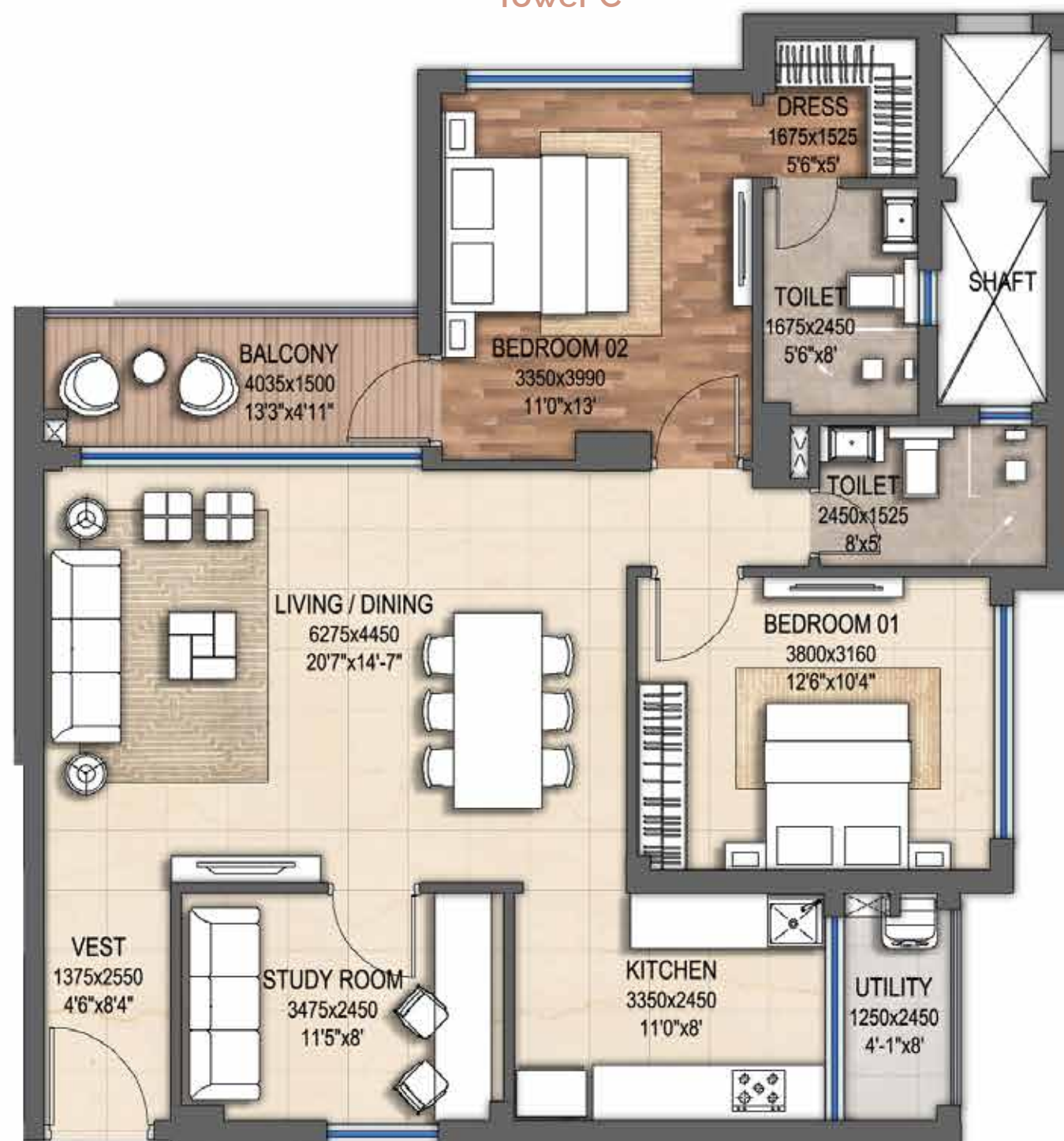
Tower C

No of Floor - 1 to 33



2 BHK + STUDY

Tower C



Unit 1

CARPET AREA : 89.62 SQ.MT. (964.67 SQ.FT.)



2 BHK + STUDY

Tower C



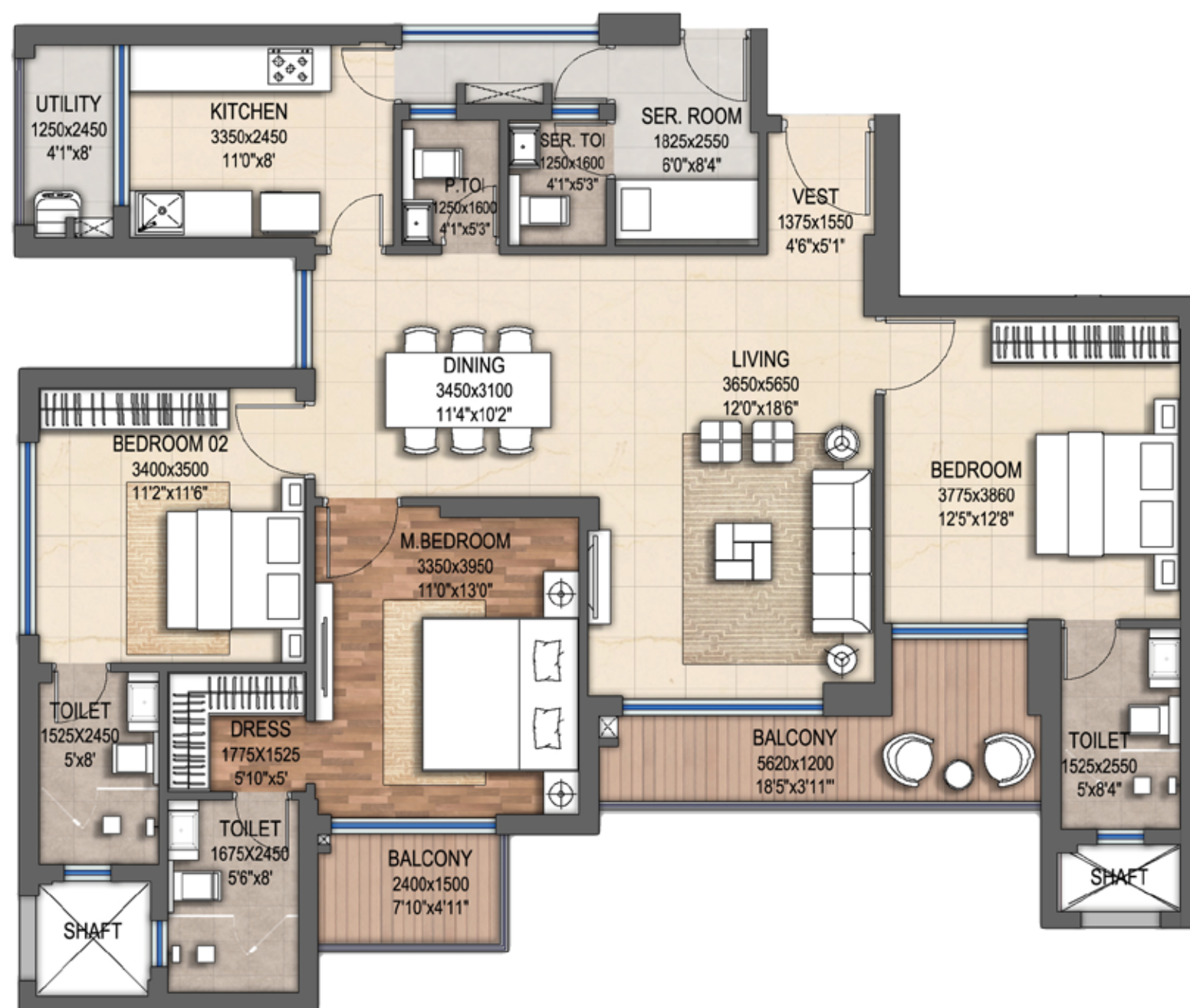
Unit 4

CARPET AREA : 89.62 SQ.MT. (964.67 SQ.FT.)



3 BHK + SERVANT QUARTER (TYPE I)

Tower C



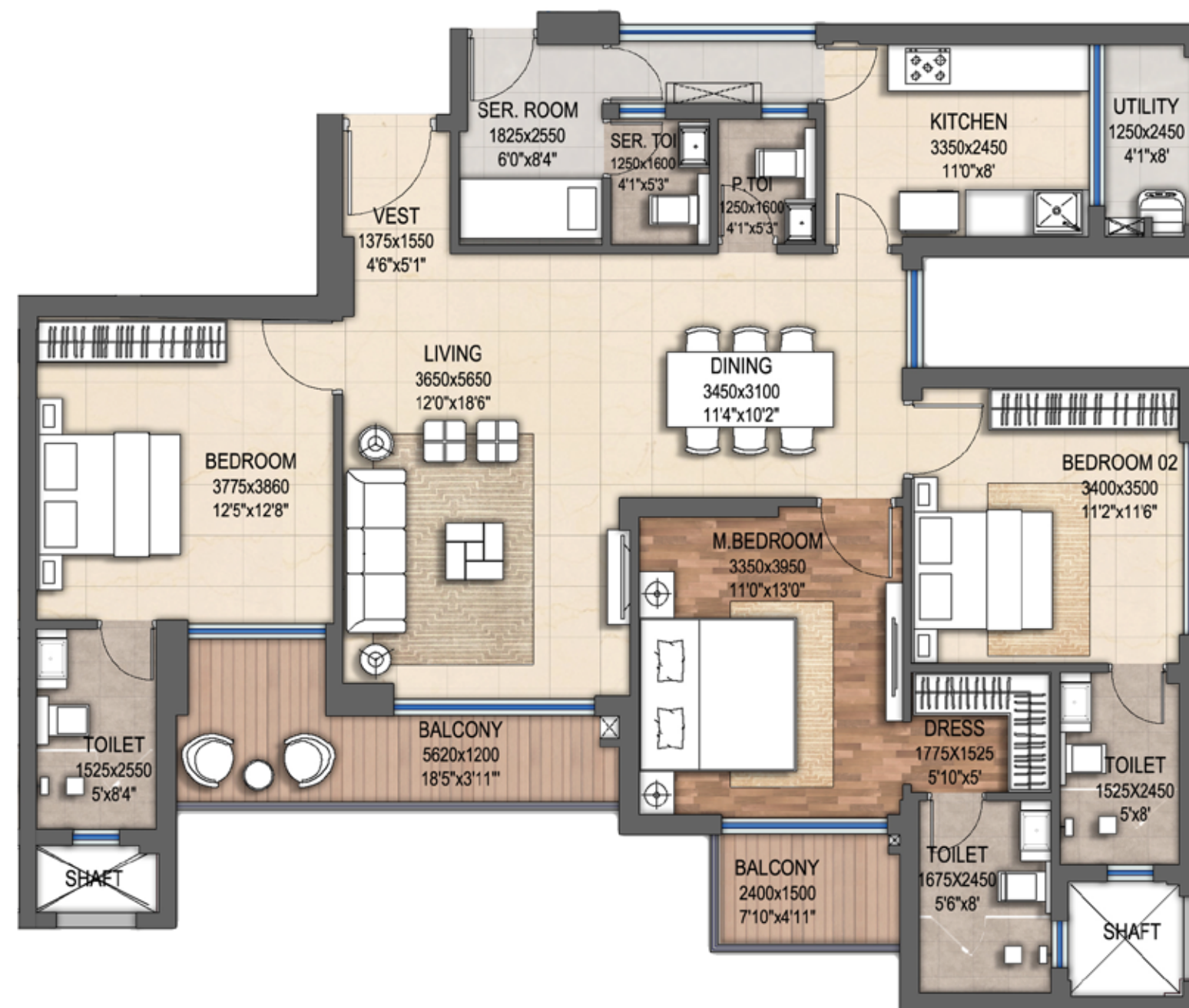
Unit 3

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



3 BHK + SERVANT QUARTER (TYPE I)

Tower C

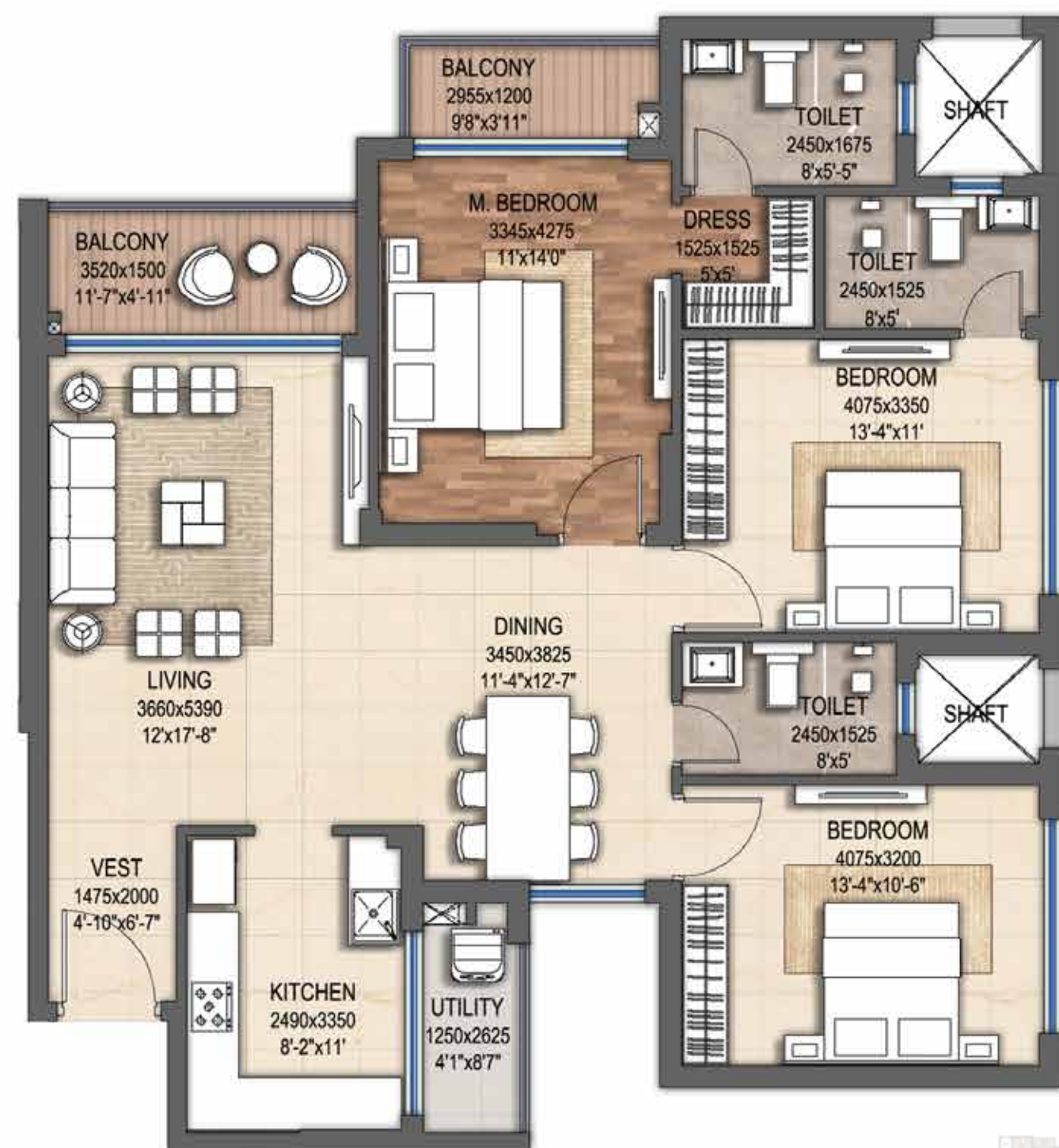


Unit 2

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



3 BHK
Tower A, B and D



Unit 1

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

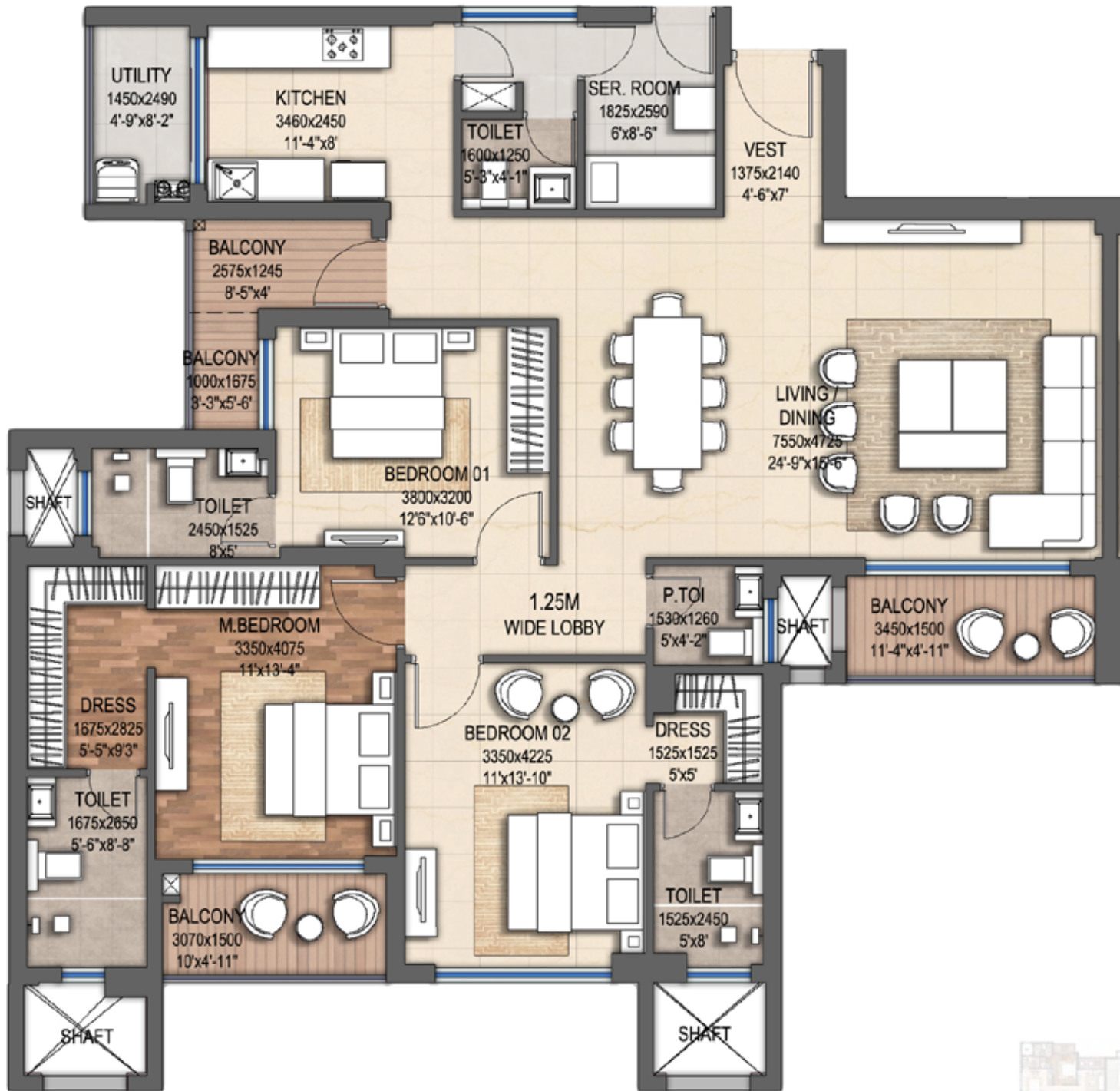
3 BHK
Tower A, B and D



Unit 4

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

3 BHK + SERVANT QUARTER (TYPE II)
Tower A, B and D

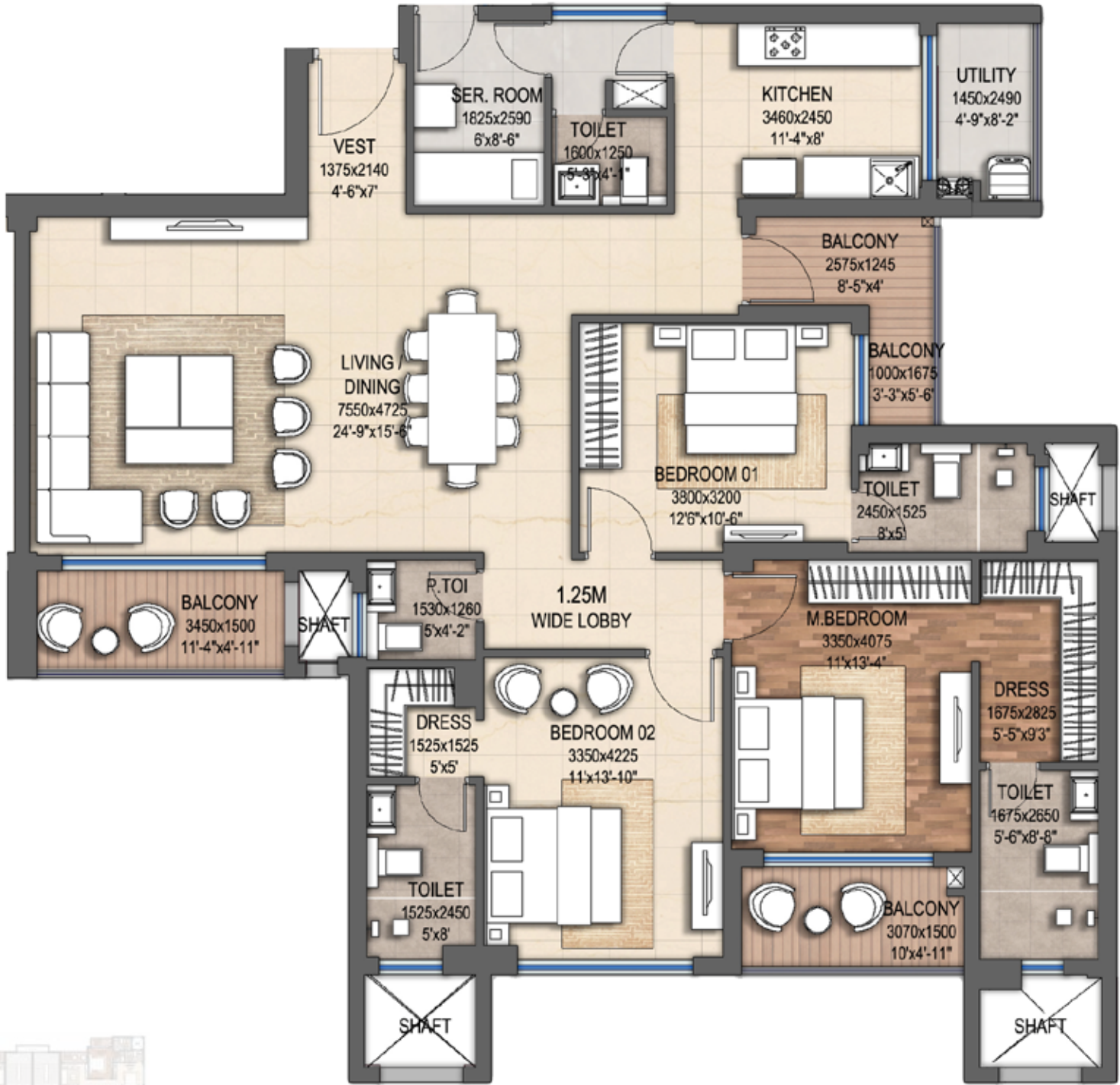


Unit 3

CARPET AREA : 128.15 SQ.MT. (1379.41 SQ.FT.)



3 BHK + SERVANT QUARTER (TYPE II)
Tower A, B and D



Unit 2

CARPET AREA : 128.15 SQ.MT. (1379.41 SQ.FT.)



With focus on detailing and exquisite structure, This is where true craftsmanship resides.



Artist's Impression

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	
Flooring/Skirting:	Vitrified tiles of minimum 600 X 600 mm size in all Bed Rooms
Wall Finishes:	Acrylic emulsion on POP punning
Ceiling:	Oil bound distemper
LIVING/DINING ROOM	
Flooring/Skirting:	Superior Quality Vitrified Tiles of minimum 800 X 800 mm size
Wall Finishes:	Acrylic emulsion on POP punning
Ceiling:	Oil bound distemper
TOILET	
Flooring/Skirting:	Ceramic tiles
Wall Finishes:	Ceramic wall tiles up to dado level (approx. 2400mm)
Ceiling Finishes:	OBD with false ceiling
Counter:	Granite/tiles
Sanitary Ware:	Premium quality range
Partition:	Glass Partition
UTILITY ROOM/TOILET	
Flooring/Skirting	Tiles of Standard Make
Wall & Ceiling	Oil bound distemper
Toilet/Sanitary	Tile on the wall up to dado level with CP Fitting & Chinaware
KITCHEN	
Flooring/Skirting:	Ceramic/ Vitrified tiles
Wall Finishes:	Acrylic emulsion paint on walls
Ceiling:	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	
Flooring:	Tiles/Granite/Marble
Wall Finishes:	Tiles/Granite/Marble upto 2100 MM on Lift Wall & Acrylic Emulsion Paint in balance area
Ceiling:	Acrylic Emulsion paint.
GROUND FLOOR ENTRANCE LOBBY	
Flooring/Skirting:	Tiles/Granite/Marble.
Wall Finishes:	Tiles/Granite/Marble upto 2100 MM on Lift Wall & Acrylic Emulsion Paint in balance area
Ceiling:	Gypsum false ceiling with Acrylic Emulsion paint.
BALCONY	
Flooring:	Tiles
Wall Finishes:	Exterior grade paint on plaster
Ceiling:	Exterior grade paint on plaster
Hand rail & Railing:	Combination of wall & MS handrail as per functional & elevational requirements
STAIRCASE MAIN	
Flooring	Indian Stone/Granite
Wall Finishes:	Oil bound distemper on plaster
Railing:	Painted MS Railing
STAIRCASE FIRE	
Flooring/Skirting:	Indian stone / Granite
Wall Finishes:	Oil bound distemper on plaster
Railing:	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.
Wiring:	ISI mark concealed conduits with copper wire
Plumbing:	ISI mark CPVC water supply pipes with standard valves and accessories
Security System for Project:	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.

Building a landmark for the
aspirational Lucknow to reside





Since 1985, Shalimar Group has been a leading luxury developer in Lucknow, crafting homes that resonate with residents. With astute management and unwavering excellence, we redefine real estate, creating environments where experiences thrive and ambitions flourish.



Reference Image

Where iconic landmarks reside

COMPLETED PROJECTS



BELVEDERE COURT 1
GOMTI NAGAR EXTENSION
LUCKNOW - UPRERAPRJ12850

BELVEDERE COURT 2,
GOMTI NAGAR EXTENSION,
LUCKNOW
UPRERAPRJ243983



VISTA
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ4833



ONGOING PROJECTS

SHALIMAR BUSINESS DISTRICT
GOMTI NAGAR EXTENSION,
LUCKNOW
UPRERAPRJ143786/01/2024



PINNACLE
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ705722/01/2024



ONGOING PROJECTS



VALENCIA TOWERS
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ496663

VALENCIA COUNTY
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ612919



WHISPERING WOODS
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ380751



BELVEDERE COURT 3
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ260653



BELVEDERE SUITES
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ263280



COMPLETED PROJECTS
OF SHALIMAR



SHALIMAR NEST VASANT KUNJ
DELHI / NCR



OEL SHALIMAR
NEW HYDERABAD LUCKNOW



SHALIMAR PARADISE
LUCKNOW - FAIZABAD ROAD
UPRERAPRJ9777



SHALIMAR DWELLING
AP SEN ROAD
LUCKNOW



SHALIMAR GRAND
JOPLING ROAD
LUCKNOW



SHALIMAR GALLANT
MAHANAGAR LUCKNOW
UPRERAPRJ3168



GARDEN BAY IIM ROAD LUCKNOW
UPRERAPRJ9256
UPRERAPRJ9203



SHALIMAR MEADOWS
GOKHALE MARG LUCKNOW



SHALIMAR ELLDEE PLAZA
BHOOTNATH MARKET
LUCKNOW



TITANIUM GOMTI NAGAR
LUCKNOW



SHALIMAR STAR,
HAZRATGANJ, LUCKNOW



SHALIMAR LOGIX
RANA PRATAP MARG
LUCKNOW



SHALIMAR COURTYARD
SITAPUR ROAD
LUCKNOW



SHALIMAR EMERALD
JOPLING ROAD
LUCKNOW



SHALIMAR SQUARE
LALBAGH LUCKNOW



SHALIMAR CORPORATE PARK
VIBHUTI KHAND
LUCKNOW



JPNIC GOMTI NAGAR
LUCKNOW



SHALIMAR TOWER
VIBHUTI KHAND
LUCKNOW



SHALIMAR HOMES
ASHOK MARG
LUCKNOW



SHALIMAR IMPERIAL
GOKHALE MARG
LUCKNOW



SHALIMAR ESTATE
NEW HYDERABAD
LUCKNOW



SHALIMAR COURT
RANI LAKSHMIBAI MARG
LUCKNOW



SAS HOUSE SAPRU MARG
LUCKNOW



IRIDIUM GOMTI NAGAR
LUCKNOW - UPRERAPRJ17421



SHALIMAR CORPORATE PARK
VIBHUTI KHAND
LUCKNOW



SHALIMAR APARTMENTS
P. N ROAD
LUCKNOW



SHALIMAR HEIGHTS
JOPLING ROAD
LUCKNOW



SHALIMAR RETREAT
DELHI NCR



SHALIMAR ROYALE
MALL AVENUE
LUCKNOW



MULTILEVEL PARKING
HAZRATGANJ LUCKNOW



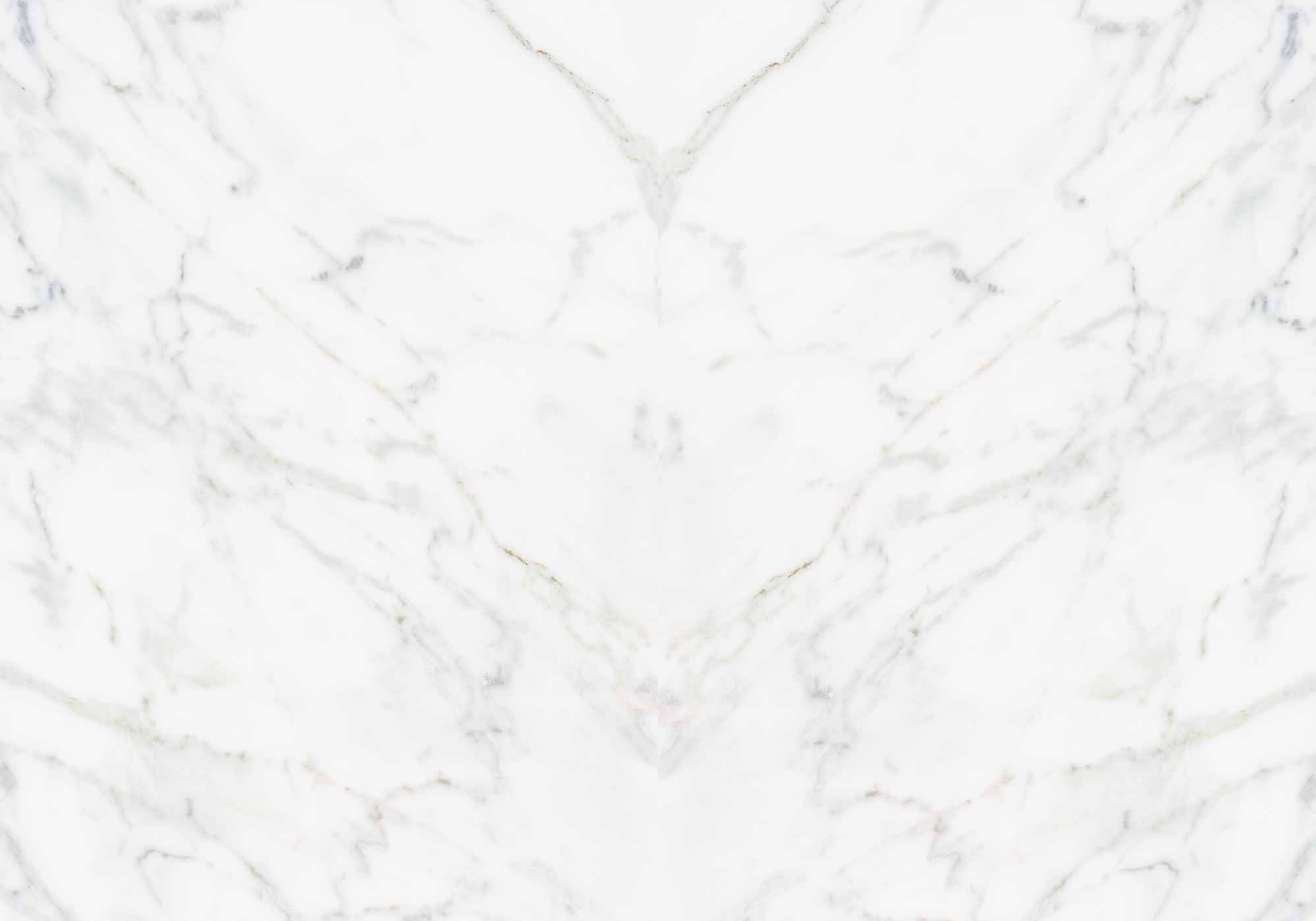
IBIZA TOWN
DELHI NCR



MANNAT EXTENSION
FAIZABAD ROAD - LUCKNOW
UPRERAPRJ243983



SHALIMAR MANNAT
LUCKNOW - FAIZABAD ROAD
UPRERAPRJ8345





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

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, IFSC Code: SBIN0004166, Branch: Commercial Branch Lucknow

RERA
website QR



Note: 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 deed 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. Allottee(s) has to accept such variation(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.