



A GLORIOUS CANVAS  
FOR THE STORY OF YOUR LIFE

“If Luxury Isn't Comfortable,  
It Isn't Luxury At All.  
At Sublimis, You Can Experience  
The Perfect Blend of Luxury & Leisure”

*Come Embrace the Perfect Lifestyle!*





Craft your story in Sublimis...

The image shown is for demonstrative purpose only and is subject to change.



## ADDRESS THAT'S PERFECT FOR YOUR DESIRES



Imagine a life where you live in complete serenity with close proximity to all the things that you require. Sublimis has been planned to give residents a complete peace of mind. The below mentioned vantages are surely going to impress you. Sector 1, Greater Noida West is in proximity to NOIDA. The residential project is surrounded by the best and high-end projects of Greater Noida West. Close to schools like Lotus Valley, Gaur International, Indo Global, Sapphire International, The Wisdom Tree, St. John School, DPS, etc. and many more. The property is also in close vicinity to IT offices and manufacturing hub of Noida, Greater Noida, Dadri & IBM Campus.

### Location Advantages:

- 2 minutes drive to FNG Expressway (under construction)
- 3 Minutes drive to nearest upcoming hospital Yartharth
- 5 minutes drive to the nearest metro station in Sector 78
- 5 minutes drive to upcoming City Center Mall at Kisan Chowk
- 10 minutes drive to NH-24
- 15 Minutes drive to Fortis hospital and upcoming Kailash Hospital



A man and a woman are seen from behind, standing on a balcony with a decorative metal railing. They are looking out over a large, modern apartment complex with several tall, beige-colored towers. The complex features balconies with glass railings and some have small plants. In the foreground, there is a lush green lawn with palm trees and a small, curved swimming pool. The sky is blue with some white clouds.

Bringing you the  
perfect impression



# SPACE THAT'S ONE OF A KIND

## TOWERS

- ▲ Each tower at Sublimis has been planned with individual drop-off zone
- ▲ The lobby is open from two sides with central green area
- ▲ All units are at the corner of each tower
- ▲ One tower consists of 6 apartments per floor
- ▲ 3 Lifts per tower, with 2 being passenger and 1 service lift
- ▲ Tower faces 60 m road & low density prominent projects
- ▲ Wide lift lobby, common areas and waiting area in front of each apartment
- ▲ Optimum natural light

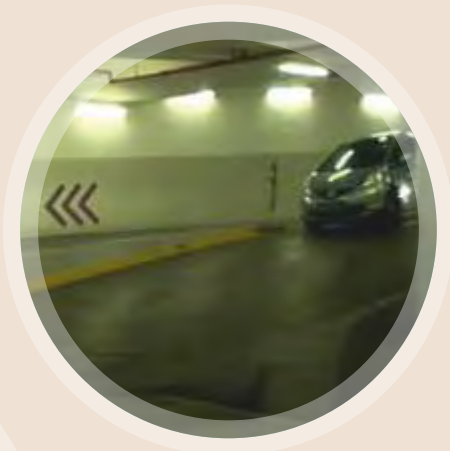


## INDIVIDUAL APARTMENTS

- ▲ Spacious living & dining room with balconies facing the green landscape
- ▲ Contemporary kitchen ensuring maximum privacy & minimum sound. Large utility balcony for convenience of washing clothes & other household work
- ▲ Cross ventilation inside each apartment
- ▲ Maximum privacy assured
- ▲ Vaastu friendly layouts with maximum natural light
- ▲ Utility & toilet shaft placed in way that provides unobstructed view, openness to even utility balconies







## COMFORT THAT'S BEYOND IMAGINATION

Experience an unrestraint lifestyle and embark on a journey of true luxury living. Sublimis has been designed in a way that no apartment overlooks each other. Furthermore, one can enjoy all the leisure with the commercial space right in front of the presidential project. Some of the features that are worth mentioning are as follows:

- Efficiently planned and designed by **Architect Hafeez Contractor**
- Landscape design from internationally renowned landscape consultant – **Integral Designs**
- Aesthetically designed area for elderly & children
- Direct access to green area from drop off zone
- Independent drop off for each tower
- Separate window in master bedroom
- Provision for video door phone
- All the apartments are designed to allow maximum sunlight indoors
- Beautifully designed landscape with nature's abundance
- Privacy in each apartment
- Most services have been placed in the basement to give unhindered spaces of organised parking like D.G. sets, etc.
- Ample room spaces, excluding the in-built wardrobe
- One basement with 4.5m height, with provision for mechanical parking

For The Love Of Life





# PERFECTION THAT'S WELL PLANNED

Homes at Sublimis are perfectly crafted to give you the space to thrive. Every corner of the homes defines elegance that is blended with comfort. Get that beautiful space for you and your family and jot down the wonderful memories of your life.

- Beautifully planned foyer entrance
- Wide spaced bedrooms
- Efficient carpet area
- Wide open balconies
- All corner apartments
- All the homes receive maximum sunlight
- Well planned cross ventilation for comfortable living
- All the rooms in each apartment are park facing
- A double height grand entrance lobby
- Each home is planned to give the residents an independent feeling
- On call verified maid service
- On-call laundry
- Best in class wardrobe sizes
- IGBC Gold Rated Green Building







## An Arena For Your Leisure

Feel the lavishness and let every corner at Sublimis give you a feeling of elevated living. The Clubhouse at Sublimis is strategically crafted to give you the true indulgence that you deserve. Stay relaxed and stay stress-free.

- Wonderfully designed club entrance
- Magnificently designed fountain
- Multi-purpose hall cum banquet adjoining green landscape
- Perfect space for parties and functions
- Indoor Badminton & Squash Court

- Table tennis, Lawn Tennis & billiards
- Library, reading room & elder's area
- Café & lounge
- Ampitheatre
- Board, carrom & chess room
- Golf simulate room

- Sauna & Health spa
- Swimming pool with kids pool area along with rain dance
- Indoor children play area & covered activity area
- Crèche for children
- Handicap ramp & toilets
- Dance & yoga room





Personal Bike Escort/Escort Guard\*

## MODERN-AGE SECURITY



\*To be pre-booked at Sublimis to any point at Delhi/NCR.



# LEGEND

1. Entry / Exit  
2. Commercial Entry  
3. Stramp  
4. Commercial Plaza  
5. Parking

6. Drop Off  
7. Driveway  
8. Entry To Garden  
9. Pathway  
10. Peace Lawn

11. Seating Garden  
12. Pebble Garden  
13. Youth Garden  
14. Chit Chat Plaza  
15. Celebration Lawn

16. Mini Golf  
17. Half Basket Ball Court  
18. Swimming Pool  
19. Kids Pool  
20. Jacuzzi

21. Deck  
22. Tree Grove  
23. Congregational Lawn  
24. Yoga / Meditation Lawn  
25. Party Lawn

26. Amphitheater  
27. Reflexology  
28. Kids Play Area  
29. Sand Pit  
30. Elderly Park  
31. Fitness Court  
32. Paved Plaza  
33. Indoor Multi-purpose Activity Space  
34. Chess Board  
35. Leisure Seating Court

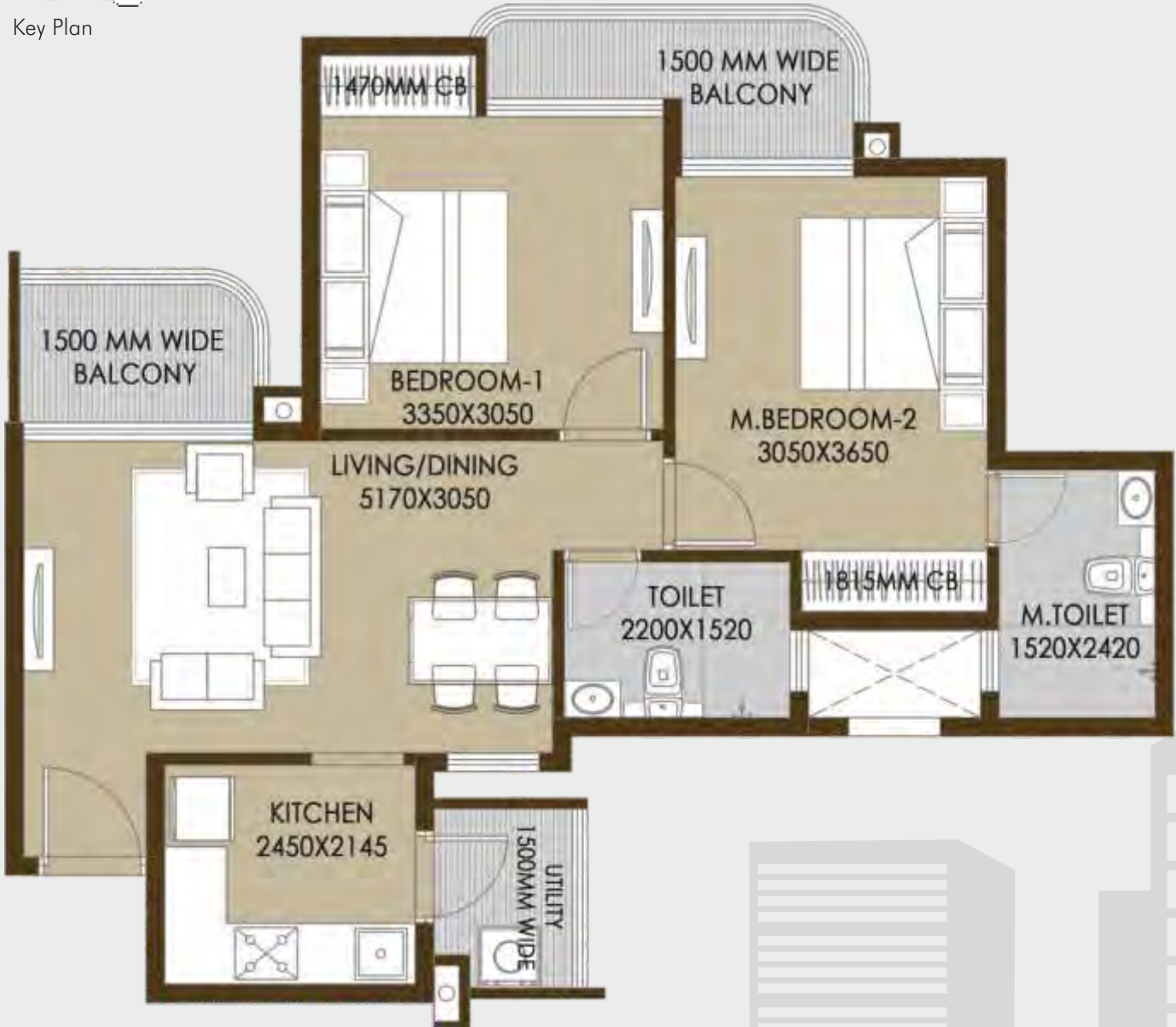
36. Pebble Garden With Potted Plants  
37. Pergola With Seating Below  
38. Palm Avenue  
39. Stepping Stones  
40. Tennis Court







Key Plan



Note : Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained.  
Architect reserves the right to add/delete any details/specifications/elevation mentioned

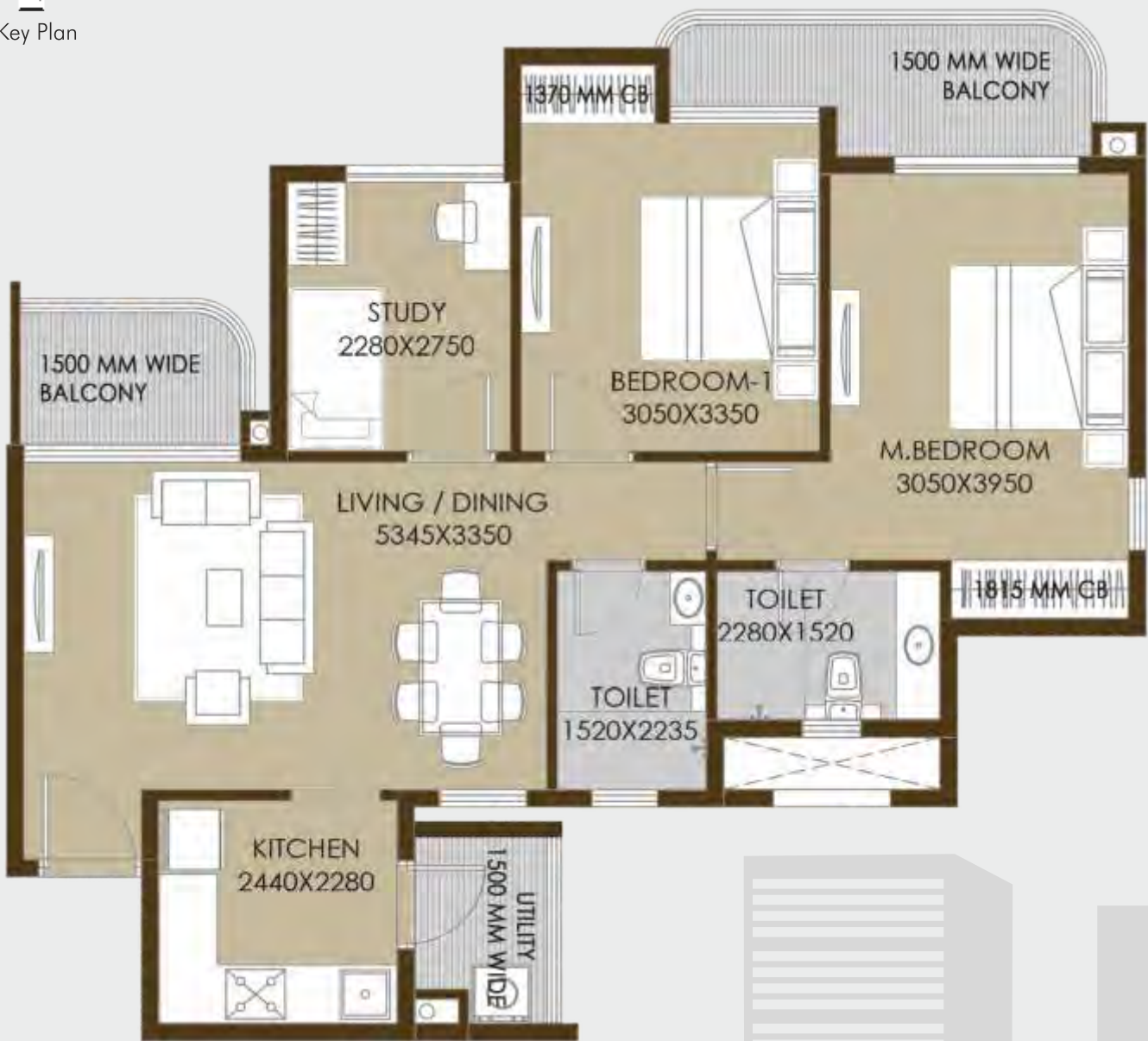
Total Sale Area = 982 sq. ft / 91.23 sq.mt  
Total Builtup Area = 799 sq.ft / 74.23 sq.mt  
Total Rera C.A. = 603 sq.ft / 56.02 sq.mt



2 BHK + Study



Key Plan

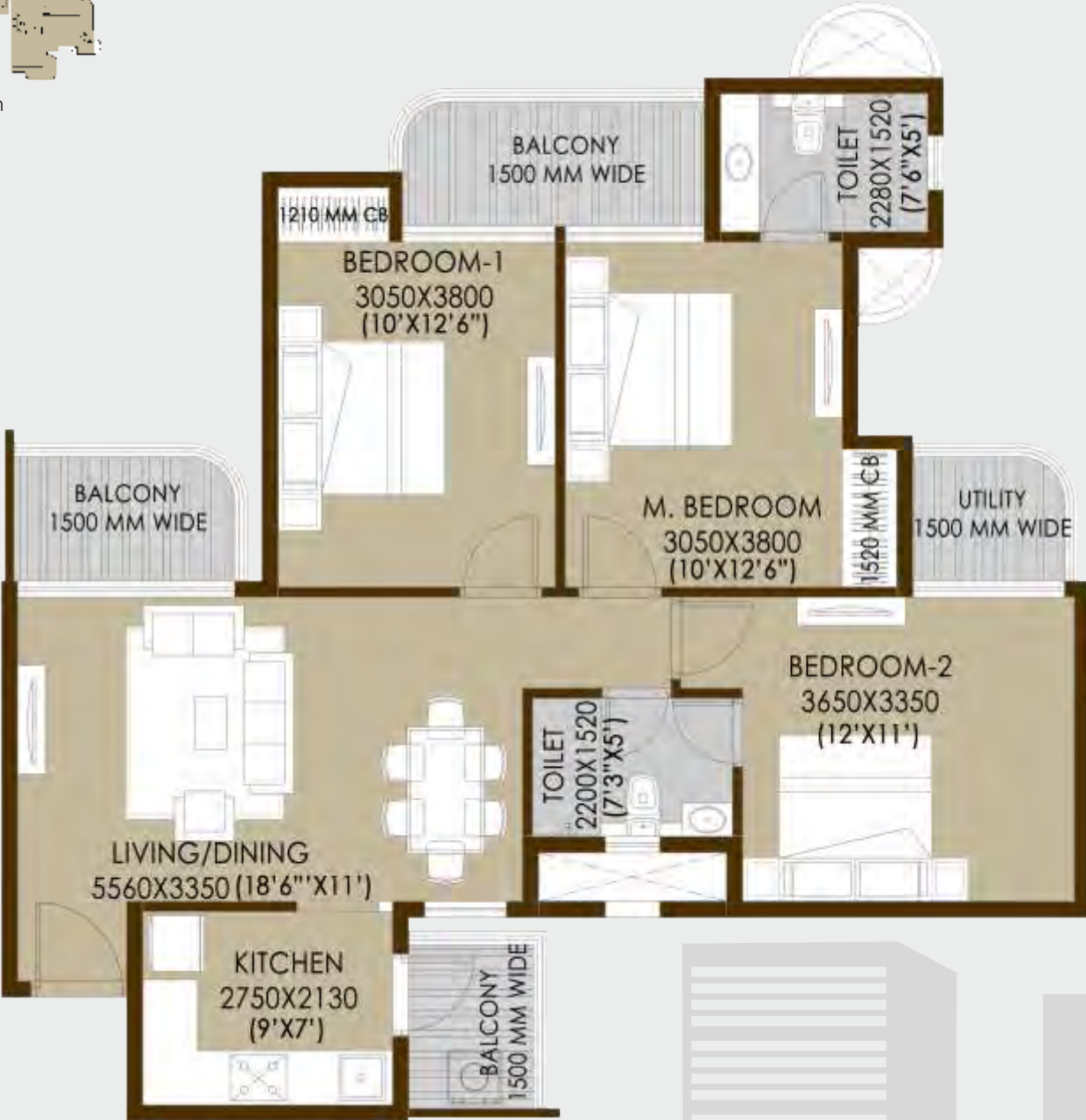


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Total Sale Area = 1170 sq. ft / 108.69 sq.mt  
Total Builtup Area = 940 sq.ft / 87.33 sq.mt  
Total Rera C.A. = 727 sq.ft / 67.54 sq.mt



3 BHK (2 toilets) Type A



Note : Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained.  
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Total Sale Area = 1305 sq. ft / 121.24 sq.mt  
Total Built-up Area = 1092 sq.ft / 101.45 sq.mt  
Total Rera C.A. = 801 sq.ft / 74.42 sq.mt



3 BHK (3 toilets)



Note : Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained.  
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|                     |                              |
|---------------------|------------------------------|
| Total Sale Area     | = 1485 sq. ft / 137.96 sq.mt |
| Total Built-up Area | = 1198 sq.ft / 111.29 sq.mt  |
| Total Rera C.A.     | = 936 sq.ft / 86.95 sq.mt    |



# SPECIFICATIONS



**FLOORING** :- Vitrified tiles flooring in living, dining & wooden/vitrified tile flooring in bedrooms vitrified tiles in kitchen & toilets in ceramic tiles. Staircase & landings to be provided in kota flooring/marble or equivalent balconies will be in anti-skid ceramic flooring.

**DADO** :- Ceramic tiles of required height in toilets & 600mm height above kitchen counters slab in appropriate color & paint.

**EXTERIOR** :- Appropriate finish of texture paint of exterior grade or equivalent.

**Painting** :- Plastic emulsion of appropriate color on interior walls & ceilings.

**Kitchen** :- All kitchen counters in pre-polished granite / premium marble stone, electrical points for kitchen chimney & hob. Stainless steel sink, premium cp fitting.

**Doors & windows** :- Entrance door- 8 feet high polished hard wood frame, laminated flush door. internal door high polished-hard wood frame, laminated flush door. External door-upvc / powder coated aluminum. Window-aluminum composite powder coated with anodized aluminum hardware along with additional one wire mesh panel in toilets.



**Plumbing** :- As per standard practice, all internal plumbing in gi / cpvc / composite.

**Toilet** :- Premium sanitary fixtures. Premium chrome plated fittings.

**Electrical** :- All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & t.v outlets and drawing, dining and all bedrooms; molded modular plastic switches & protective mcb's.



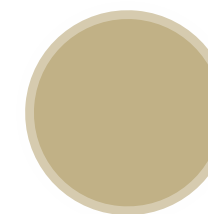
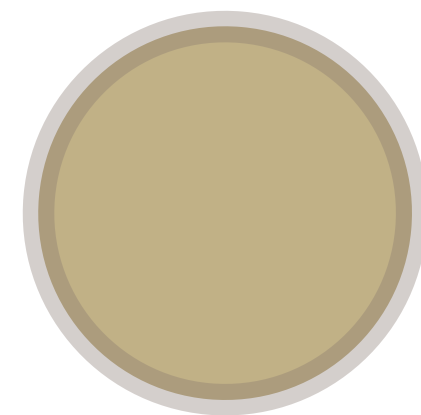
**Lift** :- 2 Passenger lifts and 1 service lift.

**Generators** :- Generator to be provided for 100% backup of emergency & safety facility, lifts & common areas.

**Clubhouse & sports facilities** :- Clubhouse with swimming pool to be provide with changing rooms for both males-females, well equipped gym, indoor & outdoor games areas, multi-purpose hall, utility shops, table tennis, children's play area, badminton court, jogging track, sauna, billiards, long tennis, squash court, half basket ball court, mini golf.

**Security & fetch** :- Provision for network wire, perimeter security and entrance lobby security with cctv cameras, fire prevention, suppression, detection & alarm system as /per fire norms.

**Structure** :- Earthquake resistance rcc framed structure as per applicable seismic zone.





*Marketed by:*



**Madhyam.com**

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