



Northwind Estates Pvt. Ltd.

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RERA No.: UPRERAPRJ798312/05/2025

mayabious.com





Your rare living



An impression to inspire

SPEED
LIMIT
25

ELEVATION DUSK VIEW



“Welcome
to Sanctuary”
Your Rare Living

In the heart of the
city, yet a world apart,
where everyday
whispers—less is more.

4.48
ACRE

03
TOWERS

20
FLOORS

180
LUXURY APARTMENTS

05
PENTHOUSES

80%
LUSH GREEN LANDSCAPE

There's those

thinking
more or less, and there's you
believing in less is more...

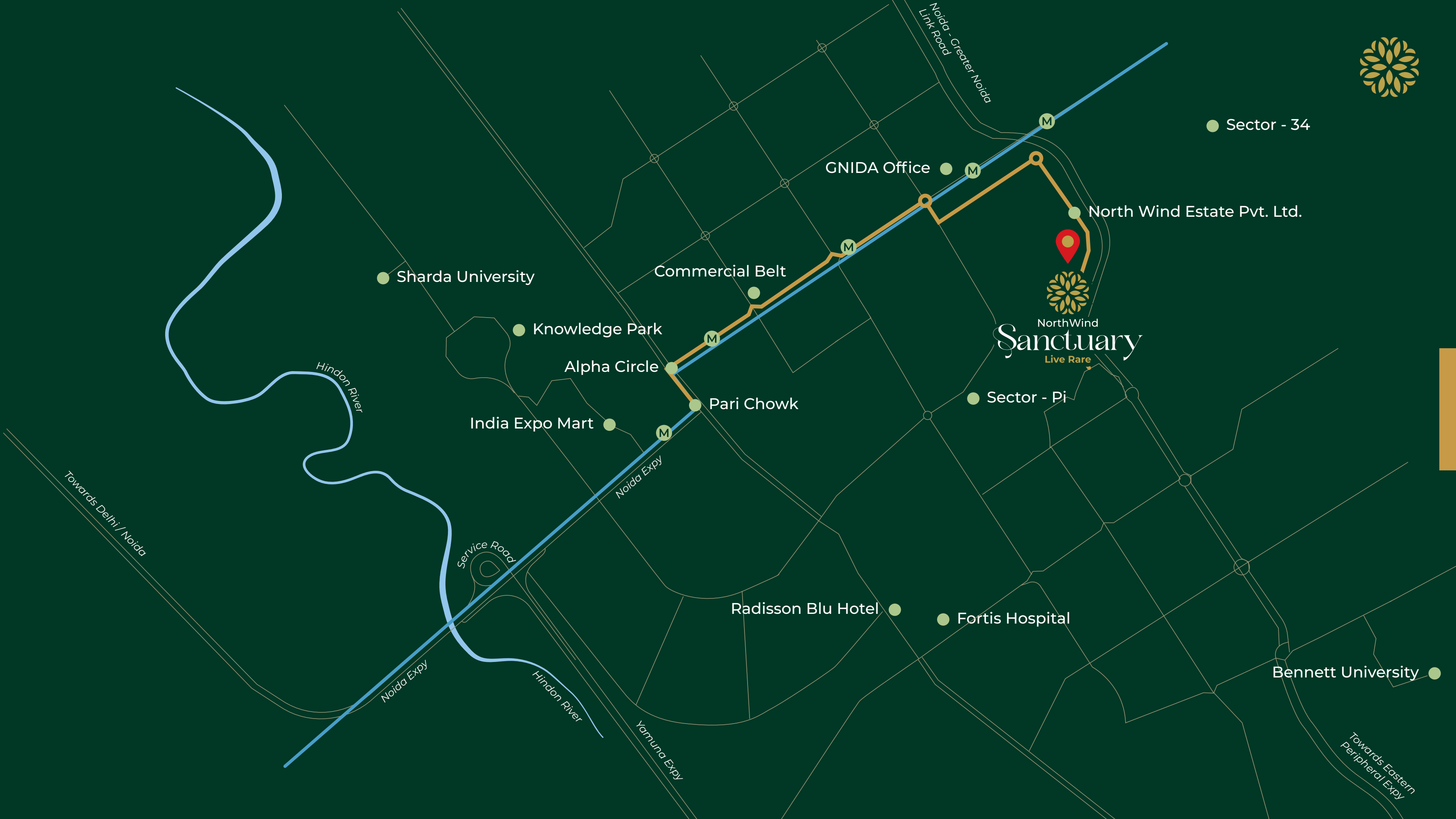


Location Map

DISTANCE & TIME CHART

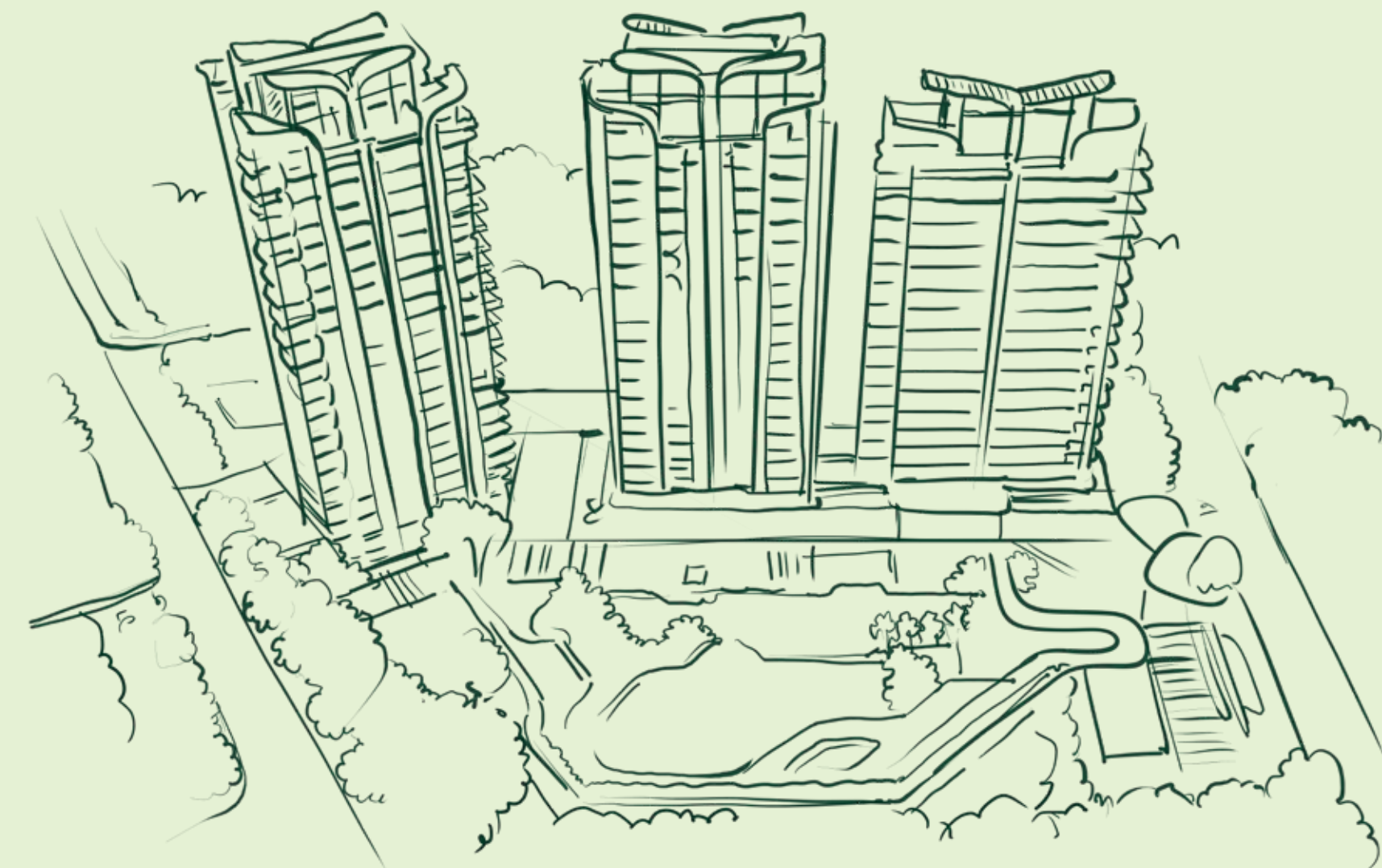
Noida International Airport	30 km	30 min
GNIDA Metro Station	02 km	05 min
Pari Chowk	05 km	07 min
Fortis Hospital	05 km	07 min
Delhi Public School	08 km	10 min
Delhi	30 km	30 min

Map not to scale.
Approximate Distance & Time.





THE CALM BEGINS HERE



AERIAL WITH TOTAL LANDSCAPE





Master Plan

LEGENDS

Zone 1: The Arrival Zone:

1. Entrance Plaza
2. Club Drop-off
3. Commercial Plaza
4. Tower - A Drop-off
5. Tower - B Drop-off
6. Tower - C Drop-off
7. Surface Parking
8. Ramp to the Basement
9. Palmetum
10. Feature Wall Flaunted with Water Feature

Zone 2: The Recreational Zone:

11. Banquet Lawn
12. Café Spill Over Space
13. Central Lawn
14. Callistemon Garden
15. Bamboo Walk
16. Reflexology Pathway
17. Sculpture Court & Reading Area

Zone 3: The Active Zone:

18. Exercise Station
19. Hedge Garden
20. Yoga / Dance Deck

Zone 4: The Fun & Entertainment Zone:

21. Main Pool
22. Party Pool
23. Kids' Pool
24. Shallow Pool
25. Parasols
26. Water Fall from Sky Bridge
27. Party Deck - F&B

Zone 5: Sports Zone:

28. Skating Rink
29. Badminton Court
30. Pickleball Court
31. Cricket Pitch
32. Multi Purpose Play Court
33. Putting Golf
34. Jogging Track
35. Kids' Play Arena
- 35 a. Tree Court with Pet Park

Zone 6: The Serenity Walk:

36. The Serenity Walk
37. Tree House
38. Waterfall
39. Tree Orchard
40. Pet Park
41. Sky Gazing Deck

Zone 7: Under The Serenity Walk:

42. Hopscotch
43. Musical Garden
44. Outdoor Gym
45. Table Tennis
46. Swings
47. Chaupal with Seating



Residential & Club



Commercial





THE QUIET REFLECTIONS OF LIFE

At Sanctuary, every amenity is more than a feature, it's a feeling. Every space you tread is crafted with care and intention. These spaces add warmth to your everyday, offering moments of joy and connection. Here, leisure embraces lifestyle,

wellness meets wonder and every path leads you closer to what truly matters. Tucked within the city's embrace, Sanctuary is a tranquil retreat where recreation, reflection, and togetherness find their perfect rhythm.





The arrival zone

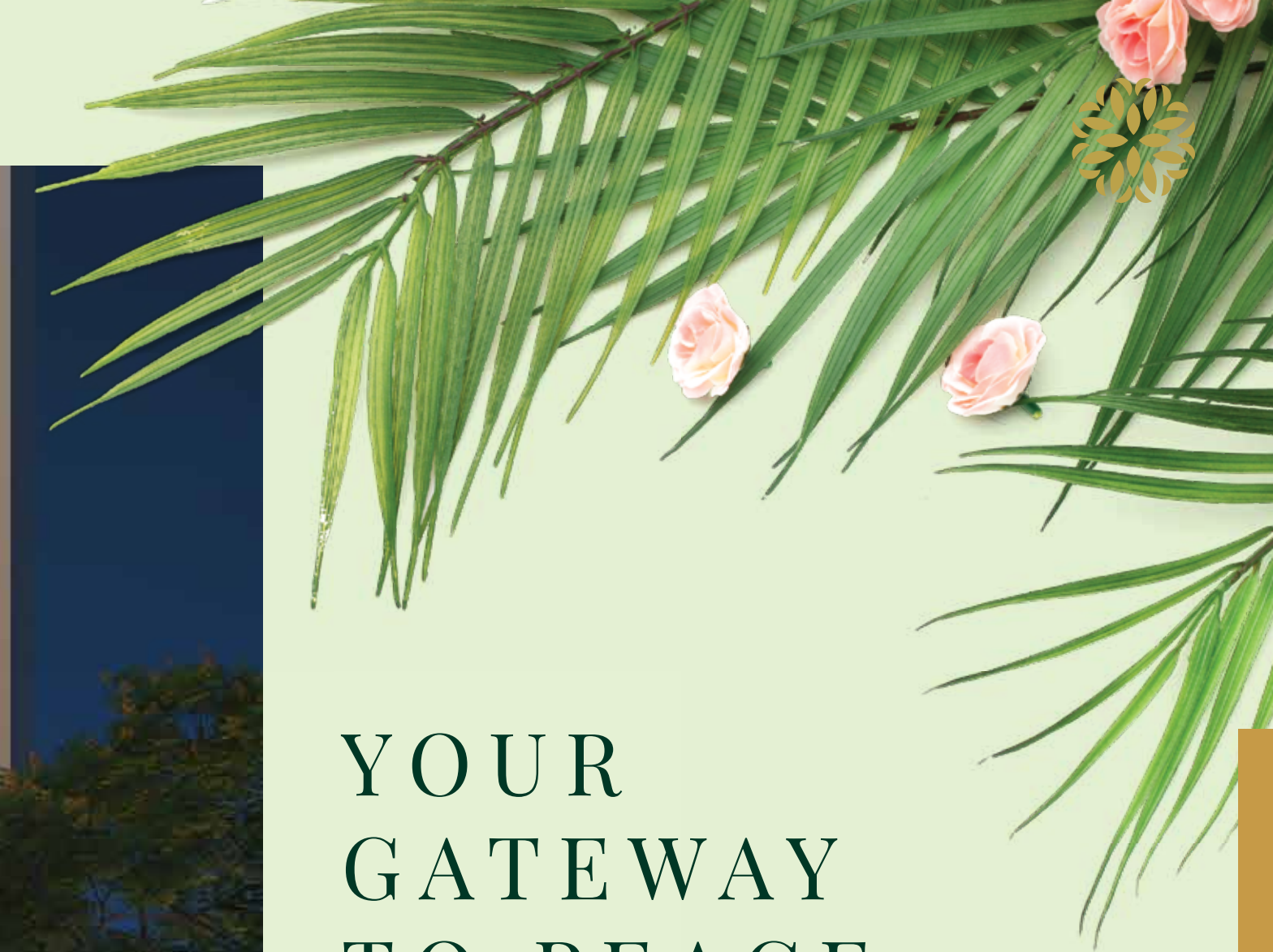
At Sanctuary, your arrival is more than just an entrance, it's your first step into a world of elegance.



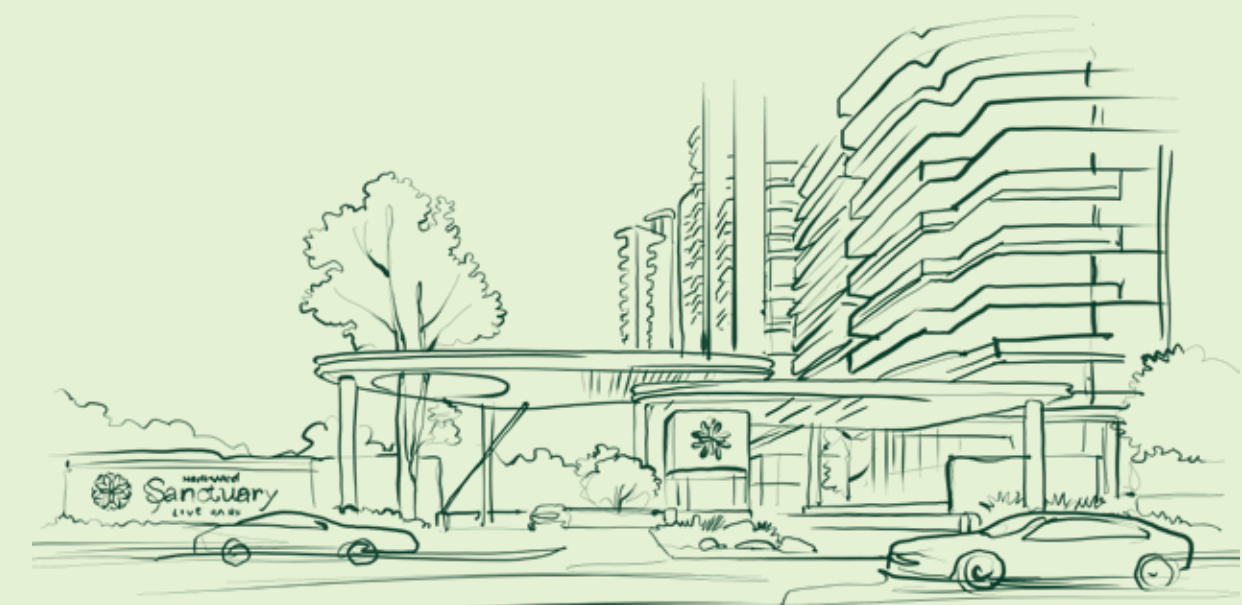
- Entrance Plaza
- Club Drop Off
- Commercial Plaza
- Tower - A Drop Off
- Tower - B Drop Off
- Tower - C Drop Off
- Surface Parking
- Ramp to the Basement
- Palmetum
- Feature Wall Flaunted with Water Feature



MAIN ENTRANCE



YOUR
GATEWAY
TO PEACE





STEP INTO
EXTRAVAGANCE

CLUB DROP OFF

BEGIN
WHERE THE
WORLD
PAUSES



TOWER DROP-OFF LOBBY

A WELCOME
WRAPPED
IN WARMTH



RECEPTION

YOUR VIEW TO THE WORLD



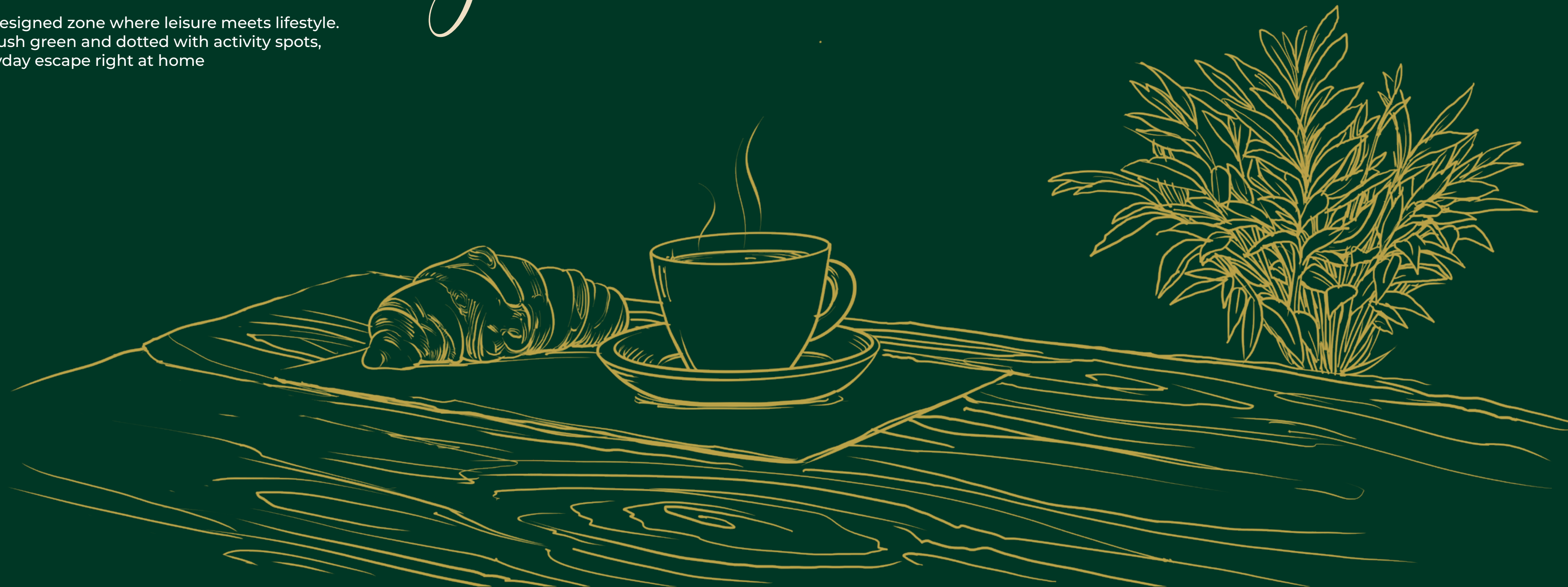
BALCONY VIEW





The recreational zone

A thoughtfully designed zone where leisure meets lifestyle.
Surrounded by lush green and dotted with activity spots,
this is your everyday escape right at home



Banquet Lawn
Café Spill Over Space
Central Lawn
Callistemon Garden
Bamboo Walk
Reflexology Pathway
Sculpture Court & Reading Area



THE MOST SURREAL LIVING

TOTAL LANDSCAPE AREA



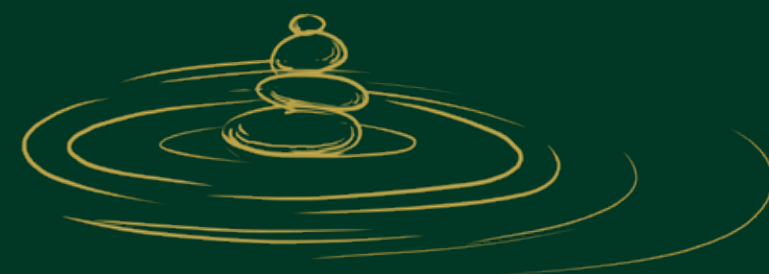
YOUR EVERYDAY
GREEN ESCAPE

OPEN AMPHITHEATRE



The active zone

Get moving in active zone. Designed to keep you on your feet and fit! It's where movement meets motivation



Exercise Station
Hedge Garden
Yoga / Dance Deck



Where peace beckons



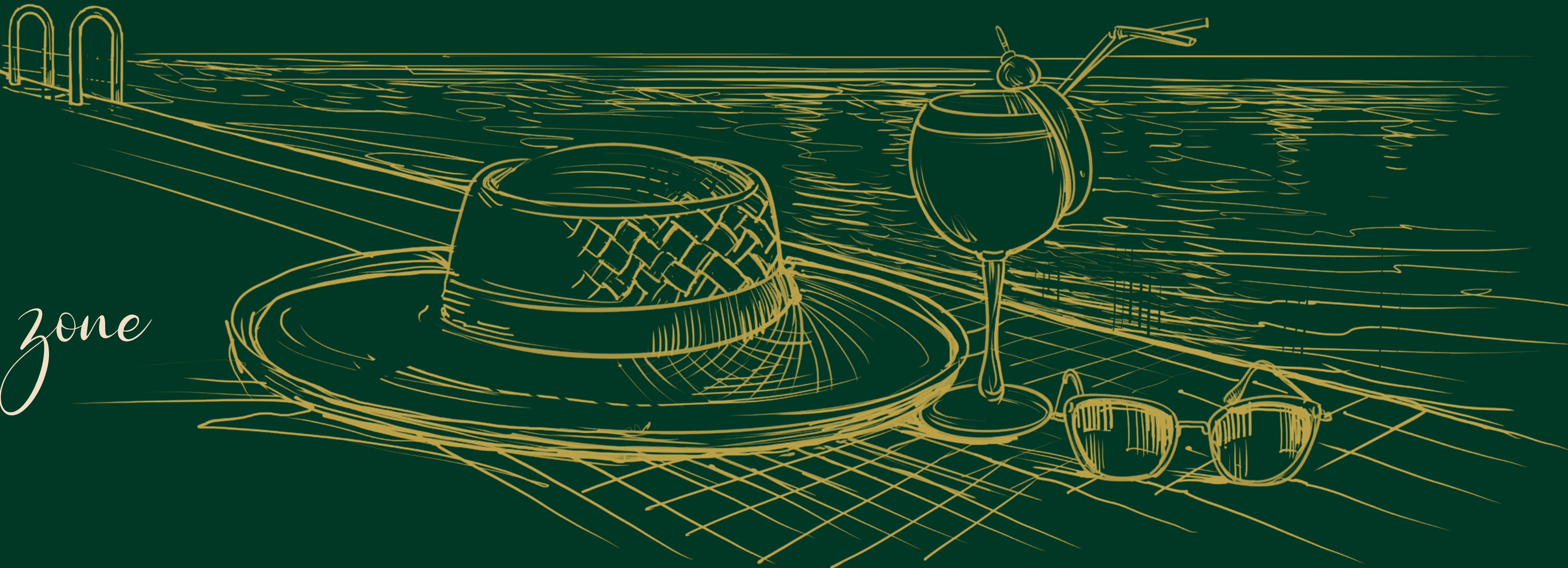
KEEP NO WEIGHT
UNTURNUED





Fun and Entertainment zone

Where the good times never clock out! It's not just a zone, it's your happy place designed for all moods and age group.

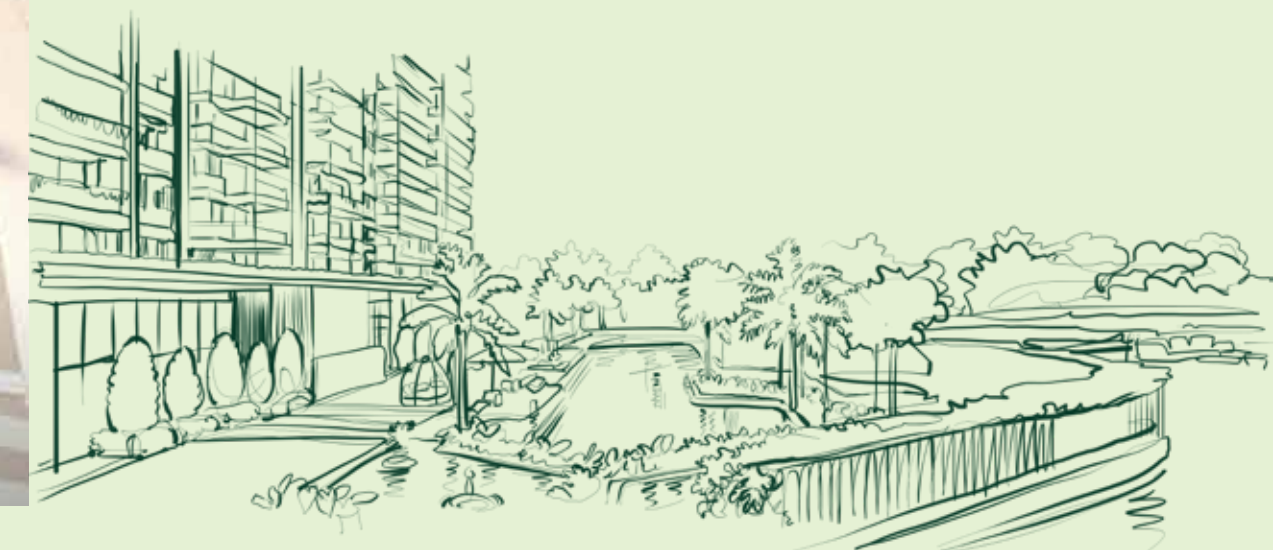


Main Pool
Party Pool
Kids' Pool
Shallow Pool
Parasols
Water Fall from Sky Bridge
Party Deck – F&B



SKYBRIDGE TO POOL

LUXURY
LIVING
NATURALLY





YOUR CURE FOR THE BLUES



MAIN SWIMMING POOL



Sports zone

Fuel your passion for the play.
A unique zone designed for
action, competition and community.

- Skating Rink
- Badminton Court
- Pickleball Court
- Cricket Pitch
- Multi Purpose Play Court
- Putting Golf
- Jogging Track Outdoor
- Gym
- Kids' Play Arena
- Tree Court with Pet Park



Sweat Naturally



PLAY IT LIKE A PRO

PICKLEBALL COURT



The Serenity Walk

A peaceful retreat designed for quite moments and gentle unwinding. A space where time slows down and mind hits the refresh button.

- The Serenity Walk Way
- Tree House
- Waterfall
- Tree Orchard
- Pet Park
- Sky Gazing Deck
- Hopscotch
- Musical Garden
- Table Tennis
- Swings
- Chaupal with Seating

FIND YOUR CALM
IN THE CLOUDS



THE CASCADING HAPPINESS





CLUB
ROOTS

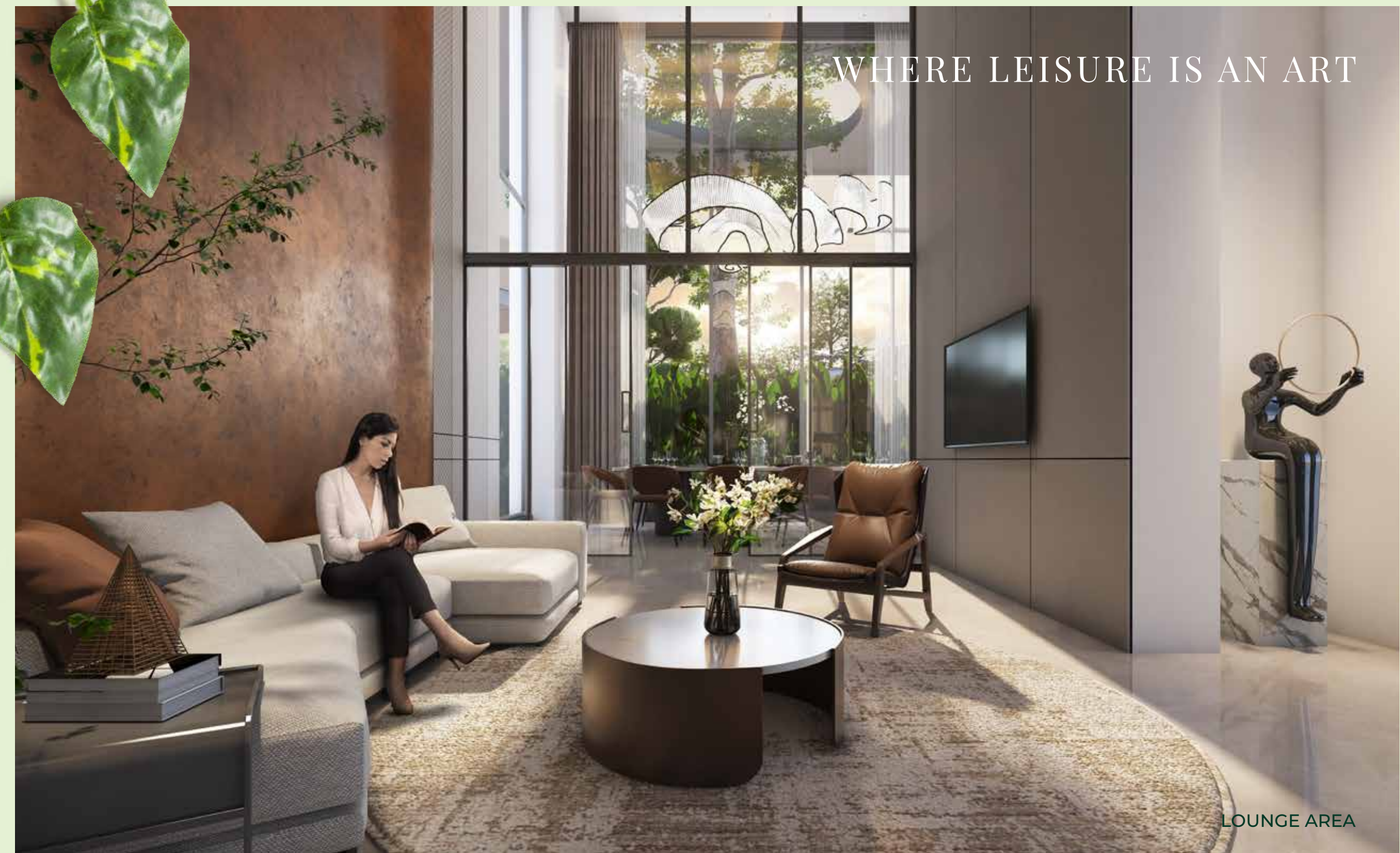
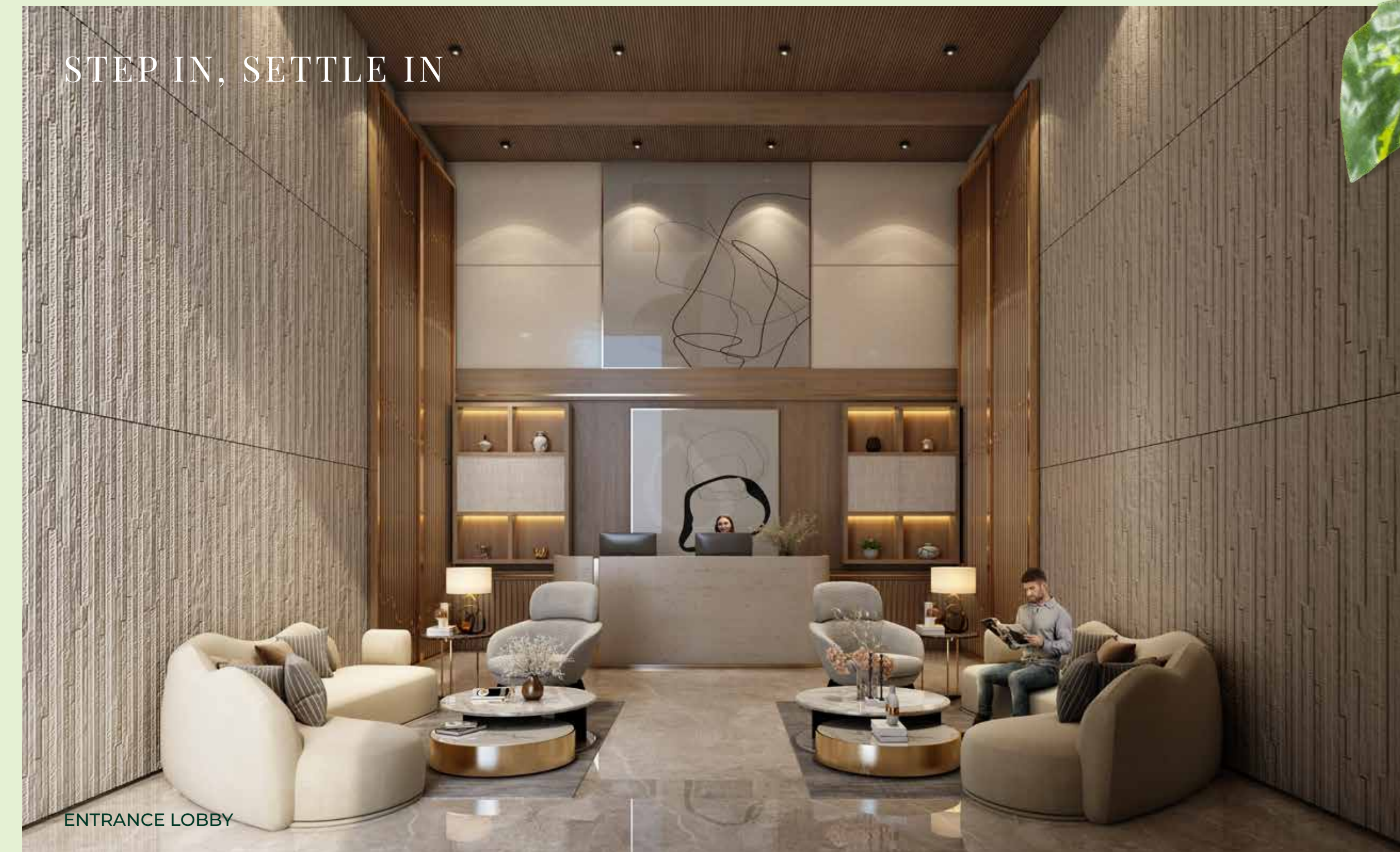


CLUB BANQUET HALL

WHERE CELEBRATIONS CLINK

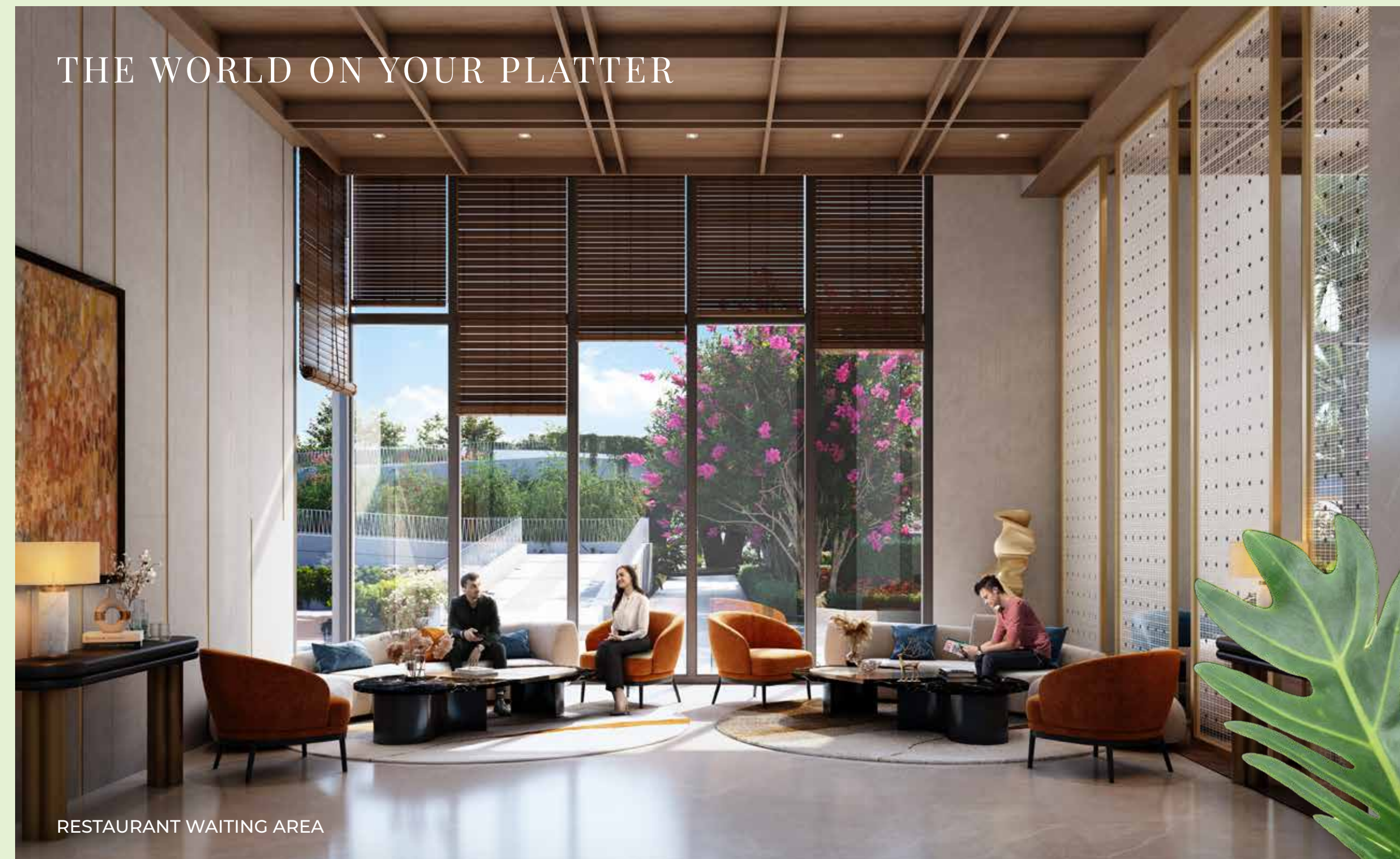
A retreat within a retreat, Club Roots is designed for those who seek the finest in life. Thoughtfully curated to provide an elite lifestyle, it is a space where indulgence meets sophistication, offering an array of world-class experiences at your doorstep.







THE WORLD ON YOUR PLATTER

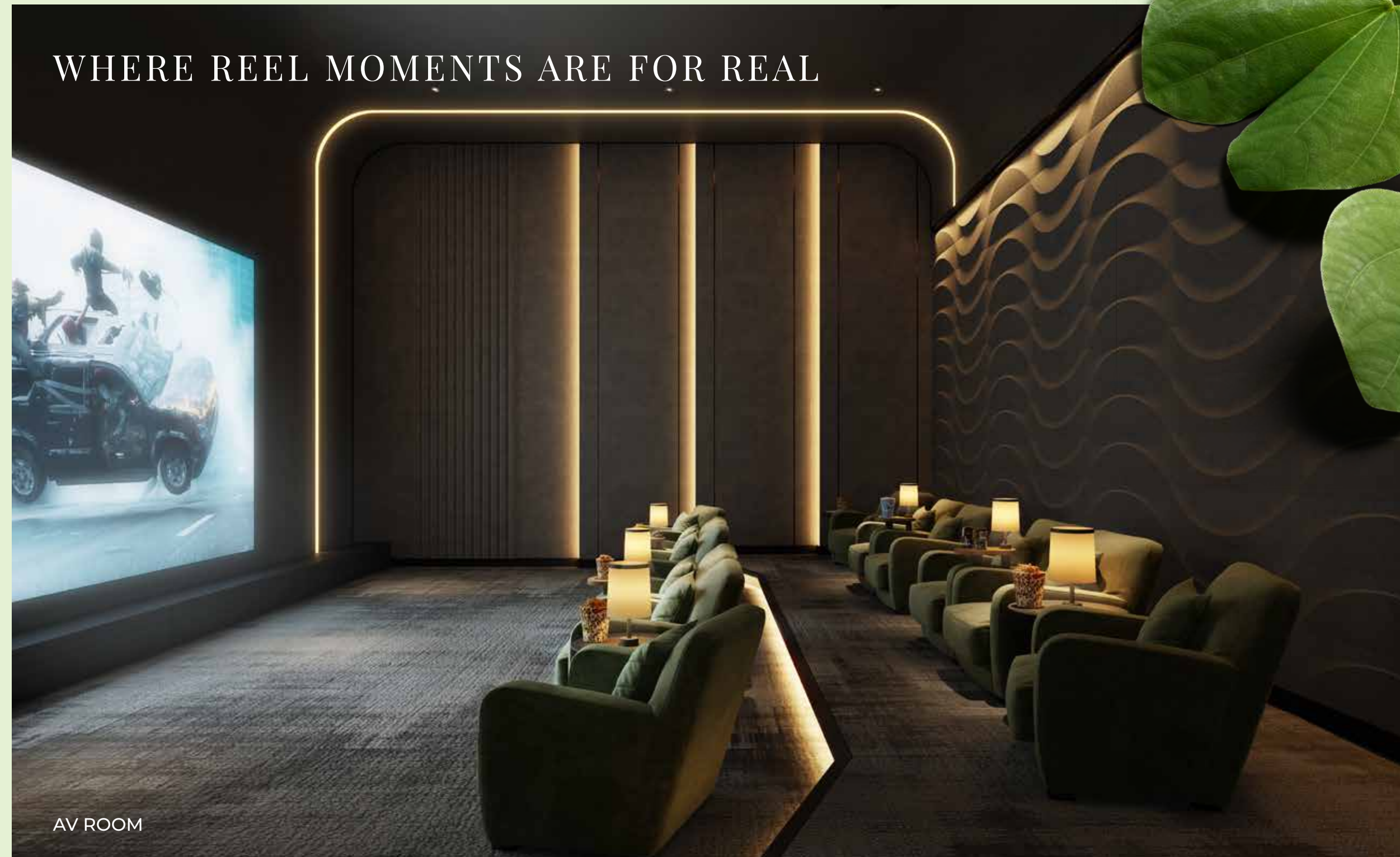


WHERE EVERY STEP RESTORES YOU





WHERE REEL MOMENTS ARE FOR REAL



AV ROOM

THE CHAMPION'S DECK



GAMES ROOM



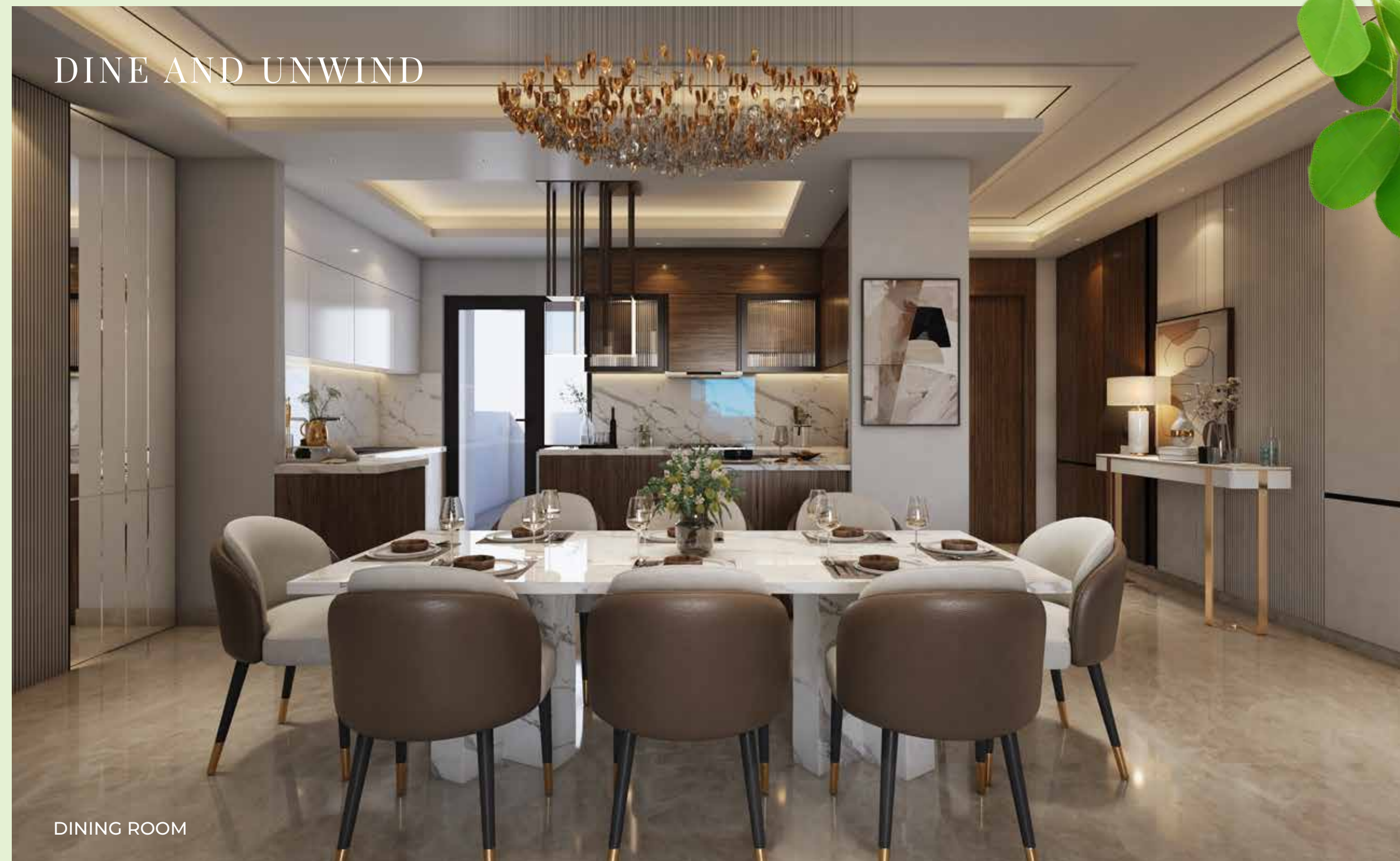
The Expansive
Interiors

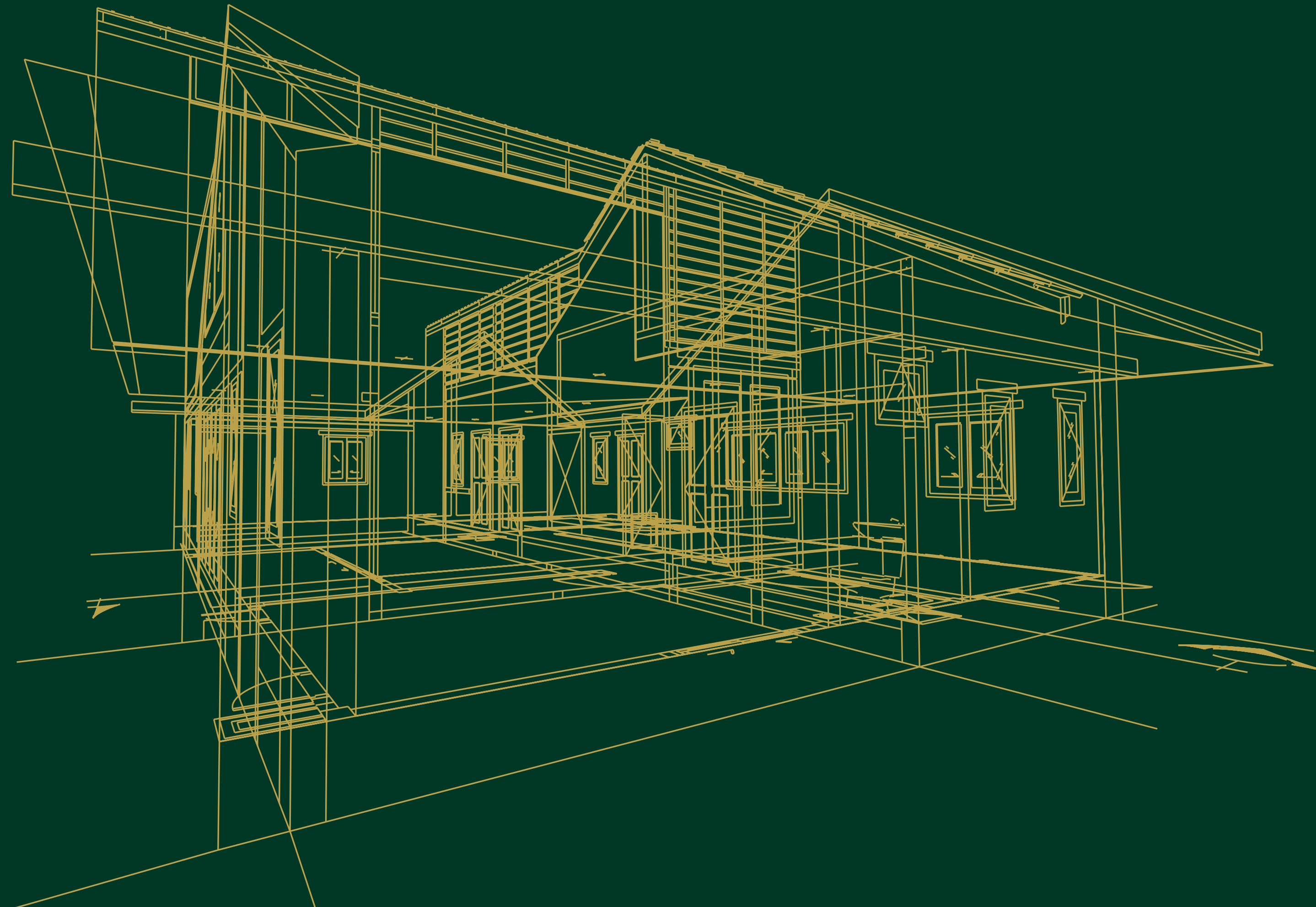


LIVING ROOM

LET YOUR INNER SOUL FEEL THE SOOTHE

When pacifying nature is accompanied
by extraordinary interiors, living here has to be different. Smooth interiors to give
you the feel of comfort and ease. Every corner plays a melody to remember.





Floor Plan





Tower A

Amaltas

17 Floors
31 Units
28 Luxury Apartments
1 Penthouse
2 Garden Villas

Tower B

Banyan

20 Floors
76 Units
72 Luxury Apartments
2 Penthouse
2 Garden Villas

Tower C

Cedar

20 Floors
78 Units
76 Luxury Apartments
2 Penthouse

Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice.
• Super Area: (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stilt, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc. • Built up Area: Built up area, as per CREDAI definition, shall mean the total Polyline(P.Line) area measured on the outer line of the unit including balconies and for terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50%. Remaining Outer walls are computed at 100%. • Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment." • 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft, 1 ft. = 0.305 mt and 1 mt = 3.281 ft.

AMALTAS

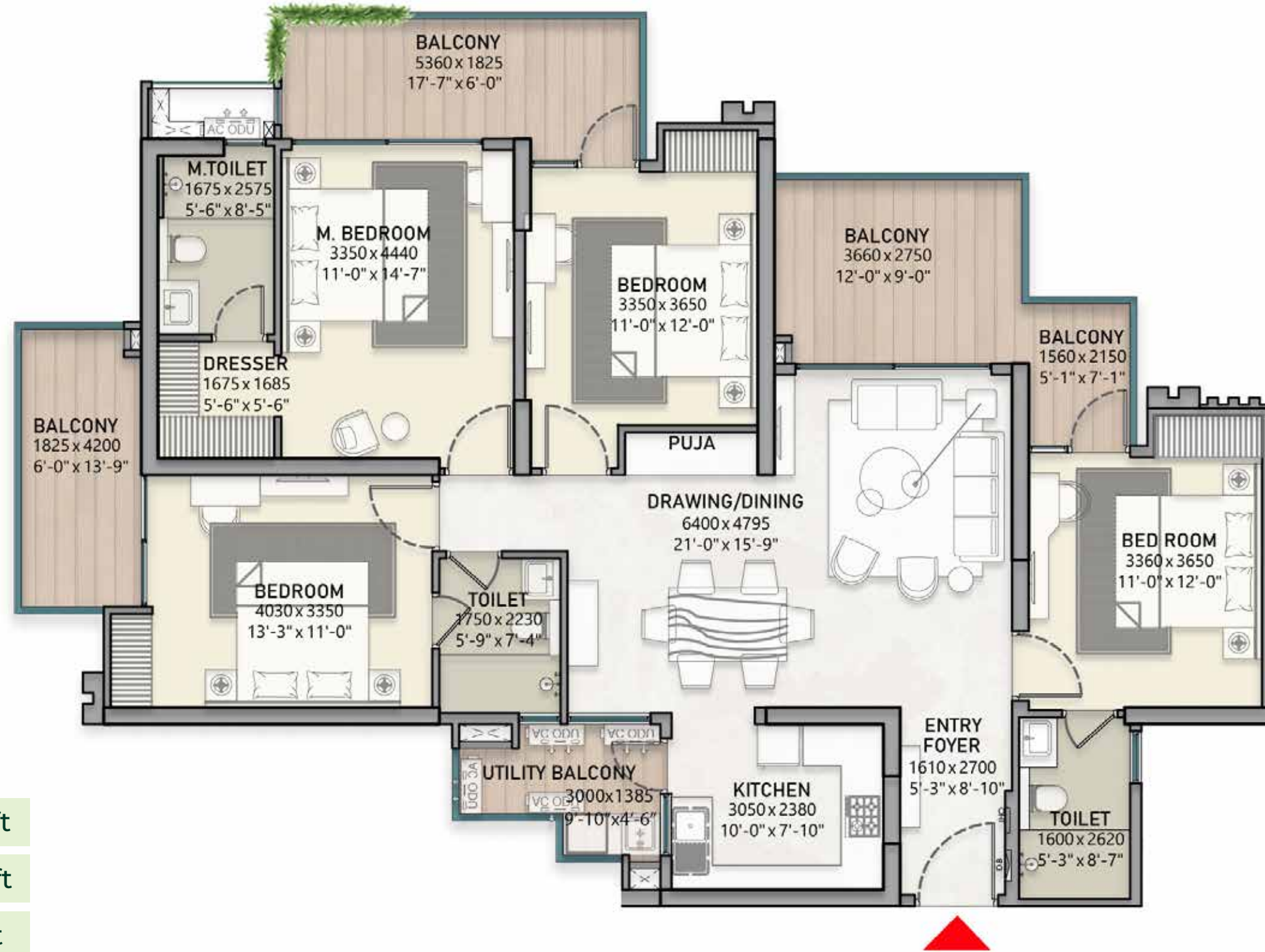
Typical Unit Plan

Saleable Area	3750 sq.ft
Carpet Area	1956 sq.ft
Balcony Area	705 sq.ft
Built-up Area	2839 sq.ft



Banyan

Typical Unit Plan



Saleable Area	2431 sq.ft
Carpet Area	1286 sq.ft
Balcony Area	394 sq.ft
Built-up Area	1800 sq.ft

Cedar

Typical Unit Plan



Saleable Area	1895 sq.ft
Carpet Area	957 sq.ft
Balcony Area	382 sq.ft
Built-up Area	1468 sq.ft



SPECIFICATIONS

TOWER A

ENTRANCE FOYER		MASTER BEDROOM		ALL OTHER BEDROOMS		KITCHEN	
FLOORING	: Imported Marble Flooring	FLOORING	: Wooden Flooring	FLOORING	: Wooden Flooring	FLOORING	: Imported Marble Flooring
SKIRTING	: 75 mm High, Same as Flooring	SKIRTING	: 75 mm High, Same as Flooring	SKIRTING	: 75 mm High, Same as Flooring	SKIRTING	: 75 mm High, Same as Flooring
CEILING	: POP / Gypsum - Peripheral Ceiling Drop	CEILING	: POP / Gypsum - Peripheral Ceiling Drop	CEILING	: POP/Gypsum - Peripheral Ceiling Drop	CEILING	: POP/Gypsum - Peripheral Ceiling Drop
WALL	: P.O.P. Finish with Acrylic Emulsion Paint	WALL	: P.O.P. Finish with Acrylic Emulsion Paint	WALL	: P.O.P. Finish with Acrylic Emulsion Paint	WALL	: Quartz 2' Above Counter, Rest P.O.P. Finish with Acrylic Emulsion
INTERNAL DOORS	: Main Entrance 2450 mm High Polished Veneer Flush Door as / design	INTERNAL DOORS	: High Polished Veneer	INTERNAL DOORS	: 2450 High Polished Veneer	EXTERNAL DOOR / WINDOWS / RAILINGS	: 2450 High UPVC Powder Coated
LIGHT FIXTURES	: Light Points with Concealed LED Lighting + FAN	EXTERNAL DOOR / WINDOWS / RAILINGS	: 2450 High UPVC Powder Coated	EXTERNAL DOOR / WINDOWS / RAILINGS	: 2450 High UPVC Powder Coated	CUPBOARD	: Modular Kitchen & Quartz Stone on Counter Top
AC	: VRV	LIGHT FIXTURES	: Light Points with Concealed LED Lighting + FAN	CUPBOARD	: Laminated Finish Modular Wardrobes with Motion Sensor Lights	LIGHT FIXTURES	: Light Points with Concealed LED Lighting
FIXTURES	: Smart Touch Lock	AC	: VRV	LIGHT FIXTURES	: Light Points with Concealed LED Lighting + FAN	FIXTURES	: Stainless Steel Sink with Drain Board, Chimney + Exhaust
AC				AC	: VRV		

DRAWING + DINING & PUJA AREA		MASTER DRESSER		UTILITY BALCONY		ALL OTHER BALCONY	
FLOORING	: Imported Marble Flooring	FLOORING	: Laminated Wood Flooring	FLOORING	: Anti-skid Vitrified Plank Look-alike Tile	FLOORING	: Anti-skid Vitrified Plank Look-alike Tile
SKIRTING	: 75 mm High, Same as Flooring	SKIRTING	: 75 mm High, Same as Flooring	SKIRTING	: 75 mm High, Same as Flooring	SKIRTING	: 75mm High, Same as Flooring
CEILING	: POP / Gypsum - Peripheral Ceiling Drop	CEILING	: POP / Gypsum - Peripheral Ceiling Drop	CEILING	: No Ffalse Cceiling, Ceiling Painted	CEILING	: No False Ceiling, Ceiling Painted
WALL	: P.O.P. Finish with Acrylic Emulsion Paint	WALL	: P.O.P. Finish with Acrylic Emulsion Paint	WALL	: External Paint / Finish as / Façade Design	WALL	: External Paint / Finish as / Façade Design
EXTERNAL DOOR / WINDOWS / RAILINGS	: 2450 High UPVC Powder Coated	CUPBOARD	: Laminated Finish Modular Wardrobes with Motion Sensor Lights	EXTERNAL DOOR / WINDOWS / RAILINGS	: Solid Parapet Wall	EXTERNAL DOOR / WINDOWS / RAILINGS	: Solid Parapet Wall
LIGHT FIXTURES	: Light Points with Concealed LED Lighting + FAN	LIGHT FIXTURES	: Light Points with Concealed LED Lighting + Fan	LIGHT FIXTURES	: Light Points with Concealed LED Lighting + FAN	LIGHT FIXTURES	: Light Points with Concealed LED Lighting
AC	: VRV			FIXTURES	: Point for Washing Machine		
FIXTURES	: Intercom						

MASTER TOILET		ALL OTHER TOILETS		DRAWING ROOM BALCONY		LIFT LOBBY	
FLOORING	: Vitrified Tile	FLOORING	: Vitrified Tile	FLOORING	: Anti-skid Vitrified Plank Look-alike Tile	FLOORING	: Granite Stone
CEILING	: POP / Gypsum	CEILING	: Grid False Ceiling	SKIRTING	: 75mm High, Same as Flooring	SKIRTING	: 75mm High, Same as Flooring
WALL	: Vitrified Tile upto False Ceiling	WALL	: Vitrified Tile upto False Ceiling	CEILING	: No False Ceiling, Ceiling Painted	CEILING	: POP / Gypsum False Ceiling
INTERNAL DOORS	: 2450 High Polished Veneer	INTERNAL DOORS	: 2450 High Polished Veneer	WALL	: External Paint / Finish as / Façade Design	WALL	: Granite Stone on Lift Facia and Texture Paint on Opposite Wall
EXTERNAL DOOR / WINDOWS / RAILINGS	: 2450 High UPVC Powder Coated	EXTERNAL DOOR / WINDOWS / RAILINGS	: 2450 High UPVC Powder Coated	EXTERNAL DOOR / WINDOWS / RAILINGS	: Solid Parapet Wall	LIGHT FIXTURES	: Light Points with Concealed LED Lighting
LIGHT FIXTURES	: Light Points with Concealed LED Lighting + FAN	LIGHT FIXTURES	: Light Points with Concealed LED Lighting	LIGHT FIXTURES	: Light Points with Concealed LED Lighting		
FIXTURES	: Exhaust, Geyser, Sanitary, and C.P. Fittings (Kohler, Roca, Jaquar or Equivalent)	FIXTURES	: Exhaust, Geyser, Sanitary, and C.P. Fittings (Kohler, Roca, Jaquar or Equivalent)				



SPECIFICATIONS

TOWER B & C

ENTRANCE FOYER		MASTER BEDROOM		ALL OTHER BEDROOMS		KITCHEN	
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AC	: Split AC	LIGHT FIXTURES	: Light Points with Concealed LED Lighting + FAN	CUPBOARD	: Laminated Finish Modular Wardrobes with Motion Sensor Lights	LIGHT FIXTURES	: Light Points with Concealed LED Lighting
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AC				AC	: Split AC		

DRAWING + DINING & PUJA AREA		MASTER BEDROOM		UTILITY BALCONY		ALL OTHER BALCONY	
FLOORING	: Imported Marble Flooring	FLOORING	: Laminated Wood Flooring	FLOORING	: Anti-skid Vitrified Plank Look-alike Tile	FLOORING	: Anti-skid Vitrified Plank Look-alike Tile
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LIGHT FIXTURES	: Light Points with Concealed LED Lighting + FAN	LIGHT FIXTURES	: Light Points with Concealed LED Lighting	LIGHT FIXTURES	: Light Points with Concealed LED Lighting		
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ABOUT DEVELOPER

North Wind Estates is a refined expression of modern living, rooted in over two decades of real estate legacy. With an unwavering focus on design integrity, sustainability, and transparency, the brand is shaping elevated spaces that resonate with purpose and elegance. Their flagship development in Greater Noida offers a thoughtfully crafted lifestyle amidst expansive greens—where architecture meets harmony, and every detail is designed to enrich the way you live.

The logo for North Wind Estates features the words "NORTH WIND" in a large, dark blue, serif font. The letter "O" in "NORTH" is replaced by a circular emblem composed of concentric, slightly irregular lines, suggesting a stylized sun or a wind vortex. Below "NORTH WIND", the word "ESTATES" is written in a smaller, dark blue, sans-serif font, with wide letter spacing.

NORTH WIND
ESTATES

ABOUT ARCHITECT

Confluence is an award-winning, multidisciplinary design firm with over 25 years of experience in implementing the best architectural, interior design, and landscape practices, ensuring unparalleled client satisfaction. Driven by a dedication to elevate design through revolutionary approaches, the firm specialises in reshaping the fabric of built environments at both macro and micro levels, such as Residential, Commercial, Institutional, Transport and Infrastructure, Offices & IT parks, Hospitality, Boutique Interiors, and Innovative Artistry. Established in 1999 by visionary founders Vineeta and Vishal, over 200 creative architects and designers with a strategic vision and a holistic and planned thought process.

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AERIAL VIEW



One of the First IGBC Pre-Certified Platinum Rated
group housing society in Greater Noida

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