



-DESIGNED BY-  
"HAFEEZ CONTRACTOR"



# CHERISH THE PERFECT BLEND OF ROYAL AND MODERN LIFESTYLE



**100+**  
APARTMENT  
KEYS HANDED OVER

STUDIO / 3 / 4 / 5 BHK APARTMENTS / DUPLEX / LUXURY PENTHOUSES AT SECTOR-168, NOIDA

A Project By Sunworld Residency Pvt. Ltd.



[www.thegrandarista.com](http://www.thegrandarista.com)



8604406044

Regd. No. UPRERAPRJ11587

# The Grand ARISTA

[www.thegrandarista.com](http://www.thegrandarista.com)

STUDIO / 3 / 4 / 5 BHK APARTMENTS  
DUPLEX / LUXURY PENTHOUSES

**FINEST CLASSICAL  
BRITISH ARCHITECTURE**

COMES ALIVE IN SECTOR 168, NOIDA



/The-Grand-Arista



/The-Grand-Arista



/The-Grand-Arista

Disclaimer: This is not an offer, an invitation to offer and/or commitment of any nature. This contains artistic impressions and no warranty is expressly or implicitly given that the completed development will comply in any degree with such an artist's impression as depicted. All specifications of the unit shall be as per the final agreement between the Parties.  
Legal Disclaimer: All Content of this document with respect to flat/unit of Sunworld Residency Pvt Ltd. are subject to The Real Estate (Regulation & Development) Act 2016, rules framed and implemented thereof.



# *The Grand* ARISTA

3 / 4 / 5 BHK APARTMENTS  
SECTOR 168, NOIDA EXPRESSWAY





# PREMIUM CLUBHOUSE

Feel the essence of a plush lifestyle in our artistic clubhouse featuring endless amenities  
[22,000 sq.ft. meticulously designed club house]

- Spa Studio
- Cafeteria
- Conference Room
- Virtual Golf Arena
- Banquet Hall
- Billiards & Pool Table
- Table Tennis
- Carrom Room
- Squash Court
- Well-Equipped Gym
- Kids Play Area
- Air Hockey



★★★★★

*The Grand*  
**ARISTA**  
Sector 168, Noida



# WELCOME TO THE GRAND ARISTA

THE GRAND ARISTA IS YOUR GATEWAY TO A BEATIFIC LIFE CLOSE TO EVERYTHING THAT YOUR HEART WISHES. DISCOVER AN INTENSELY SERVICED RESIDENTIAL COMPLEX WHERE THE BEST IN CONTEMPORARY LIVING BLENDS HARMONIOUSLY WITH SERENADING NATURAL SURROUNDINGS. LIVE CLOSE TO MNC OFFICES, SCHOOLS, COLLEGES AND RETREATS OF LEISURE AND PLEASURE. BASK IN THE FREEDOM OF AN URBAN SANCTUARY THAT HOUSES SPACIOUS APARTMENTS IN A SPACE MEANT FOR TWICE AS MANY. LIVE REFRESHED, AT THE GRAND ARISTA.

LET YOUR LIFE SAIL EVER SO SMOOTHLY, IN AN INTENSELY SERVICED RESIDENTIAL COMPLEX THAT SETS NEW BENCHMARKS IN TOWN PLANNING AND ACCESSIBILITY MANAGEMENT. SECURE YOUR PEACE OF MIND WITH STATE OF THE ART ELECTRONIC SURVEILLANCE. FIND EVERY WHIM AND FANCY DELIVERED TO YOU ON A PLATTER. LIVE REFRESHED, IN THE GLORIOUS TRINITY OF SERENITY, LUXURY AND CONVENIENCE.

*A classical residential masterpiece by Architect*

**HAFEEZ CONTRACTOR**  
Padma Bhushan Awardee



## LOCATION MAP

Close to the expressway, schools, Colleges, MNC OFFICES & IT SEZ's.  
**AND CLOSER STILL TO NATURE.**



Achieve the perfect blend of fast paced city life on one hand and tranquility of nature on the other. Strategically located on the Noida Expressway in Sector 168. The Grand Arista offers prime accessibility to civic amenities and crucial facilities. Now find every destination, far and near, Welcome you with open arms.

SEZ IT PARK, Noida (03 MIN)	SHIV NADAR SCHOOL (05 MIN)	JAYPEE HOSPITAL (07 MIN)	SECTOR 142 (07 MIN)
AMITY UNIVERSITY (12 MIN)	DLF MALL OF INDIA (18 MIN)	DND FLYOVER (20 MIN)	JEWAR INTERNATIONAL AIRPORT (30 MIN)



## MAGNIFICENT ARCHITECTURE THAT CATCHES THE EYE

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## DISCOVER SOMETHING NEW EVERYDAY

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Let your life sail ever so smoothly, in an intensely serviced residential complex that sets new benchmarks in town planning and accessibility management. Secure your peace of mind with state of the art electronic surveillance. Find every whim and fancy delivered to you on a platter. Live refreshed, in the glorious trinity of serenity, luxury and convenience.



## AMENITIES & FACILITIES (35+)

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- ▶ Ample Covered Car Parking Space
- ▶ Separate Drop-off Areas for Each Tower
- ▶ Party Lawn | Banquet Hall
- ▶ Ultra Modern Club | Connecting Pathways
- ▶ Exclusive Club Lounge for Studio Apartments
- ▶ Elegantly Designed Central Promenade
- ▶ Commercial Areas | Convenience Shops | Bank ATMs
- ▶ Beautifully Designed Landscaped Areas
- ▶ Kids Play Area | Kids Splash Pool
- ▶ Swimming Pool | Tennis Court | Cricket Pitch
- ▶ Joggers Track | Badminton Court
- ▶ Well Equipped Gym | Indoor Games | Squash Facilities
- ▶ Best-in-Class Amenities & Facilities
- ▶ Sit-out Area for Senior Citizens

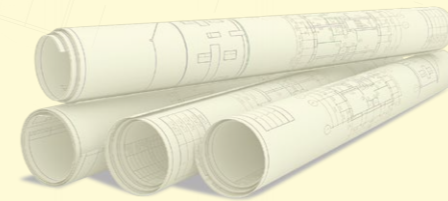




## THE GRASS IS NOW GREENER ON YOUR SIDE

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5 Acres of lush green landscapes in the central promenade is designed to facilitate physical activity and relaxation, and form a refuge from noise. This serene area is created in such a way that it is owned, enjoyed, cherished and lived by each member of the society.



## PROJECT HIGHLIGHTS

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- ▶ 2 Side Open Rectangular Corner Plot Spread Over 10 Acres
- ▶ Finest British Architecture Designed by Hafeez Contractor
- ▶ 10 Towers/Low-Density Project
- ▶ 5 Acres of Central Green Promenade
- ▶ Splendid Double Height Entrance Lobby of 25 ft.
- ▶ Separate Drop-off Area For All The Towers
- ▶ High-Speed Elevators in Each Tower
- ▶ Largest Apartment in its Class
- ▶ Gold Rated Green Building Accredited by IGBC
- ▶ Near by top MNCs like TCS, KPMG, Indiamart & Many More
- ▶ Eating Joints like McDonald's Across the Road
- ▶ International Standard Schools in Close Vicinity
- ▶ 22,000 Sq.ft. Meticulously Designed Clubhouse
- ▶ Dedicated Retails Shops for Daily Needs
- ▶ Naturally Ventilated Apartments With 270' View
- ▶ Apartment with Single Neighbour Lobby\*
- ▶ Installed State-of-the-art Sewage Treatment Plant (STP)
- ▶ Follow Sustainable & Environment-Friendly Best Practices
- ▶ Best-in-Class Amenities & Facilities
- ▶ Strategic Premium Location Amidst Nature





## RETAIL SPACE

Your chosen haven where every need is taken care of. A huge plaza with multiple stores and eating joints awaits the footsteps of you and your friends.





# SPACIOUS LIVING ROOM

SPEND THE PERFECT FAMILY TIME



# MODULAR KITCHEN

BEST QUALITY ATTRACTIVE INTERIORS



# FINEST BATHROOMS

LADEN WITH MODERN FIXTURES & FITTINGS



# COSY BEDROOMS

LET COMFORT TAKE OVER YOUR DAILY TIREDNESS





# FOR YOUR LITTLE MUNCHKINS

## KIDS PLAY AREA

Kids play area: All work and no play makes Jack a dull boy. A unique play area for your little ones to enjoy their evenings, going down some slides and see-saws, will surely bring a smile on their face.



## KIDS SPLASH POOL

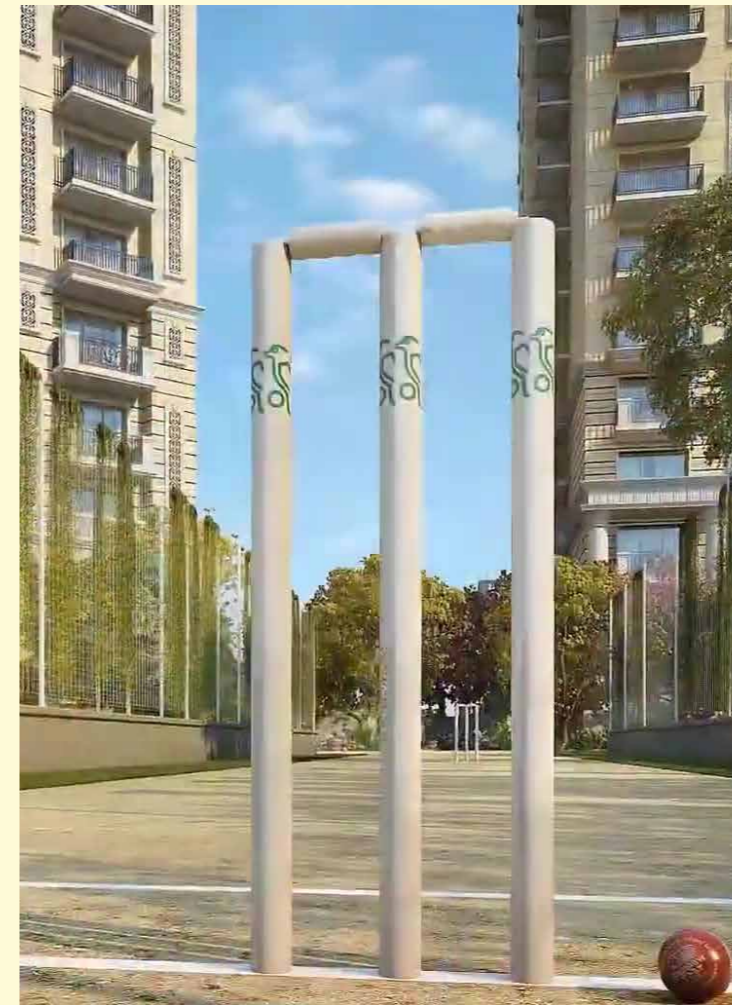
Let your little ones take a dip in splashing water and explore new adventures everyday. They will also learn the art of making friends around the complex.



## OUTDOOR SPORTS ZONES

Bring out the liveliness inside you. At The Grand Arista we have ample sports pitches for you to explore. Whether it is Cricket or Badminton, Squash or tennis, Football or Basketball, just get out there, throw some ball and stay fit and cheerful.

### CRICKET



HIT IT LIKE DHONI!

### BASKETBALL

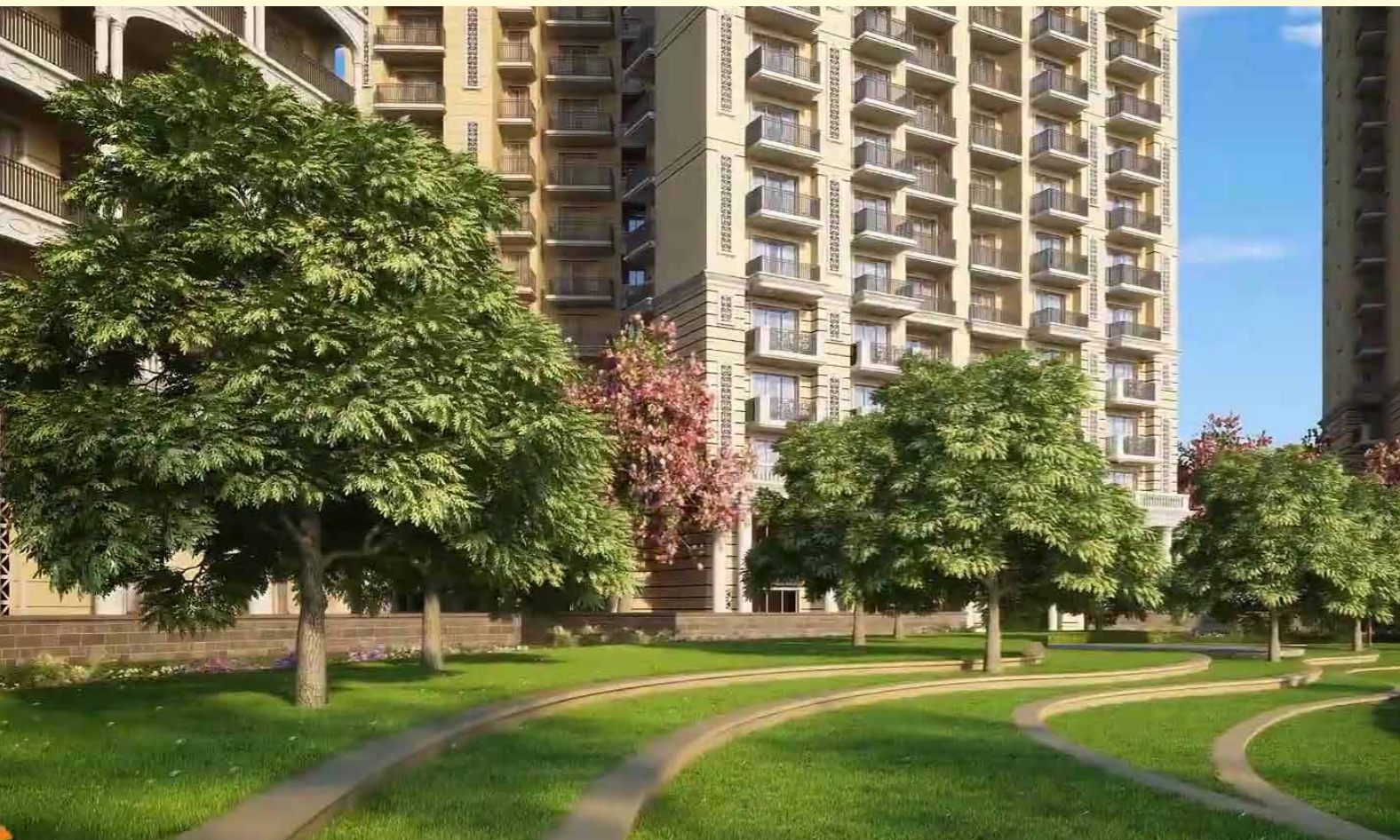


DUNK IT LIKE KOBE!



# SERENE GARDENS & PARKS

With ample of greenery, our 5 acres of huge central space has a number of flowery parks and gardens. Grab a bench, observe the morning breeze & evening sunsets and welcome positive living.



Utilize these open green spaces as you may. Meditate, sit out with your friends, listen to music or simply do nothing.

# CHERISH A BLISSFUL OUTDOOR EXPERIENCE

Let your little ones take a dip in splashing water and explore new adventures everyday. They will also learn the art of making friends around the complex.





## GYM

A well-equipped gym with all the modern facilities inside the society to keep your fitness bar high. Professional equipment and trainers will be there to assess your workout.



## SALON

Stay up-to-date with looks and style. The Salon at The Grand arista will pamper you with the modern beauty therapies, latest grooming styles and make sure you look smart and fresh just like your residence.



## BANQUET HALL

Host social gatherings at your spacious state-of-the-art banquet.

