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RERA Registration No.: UPRERAPRJ284035



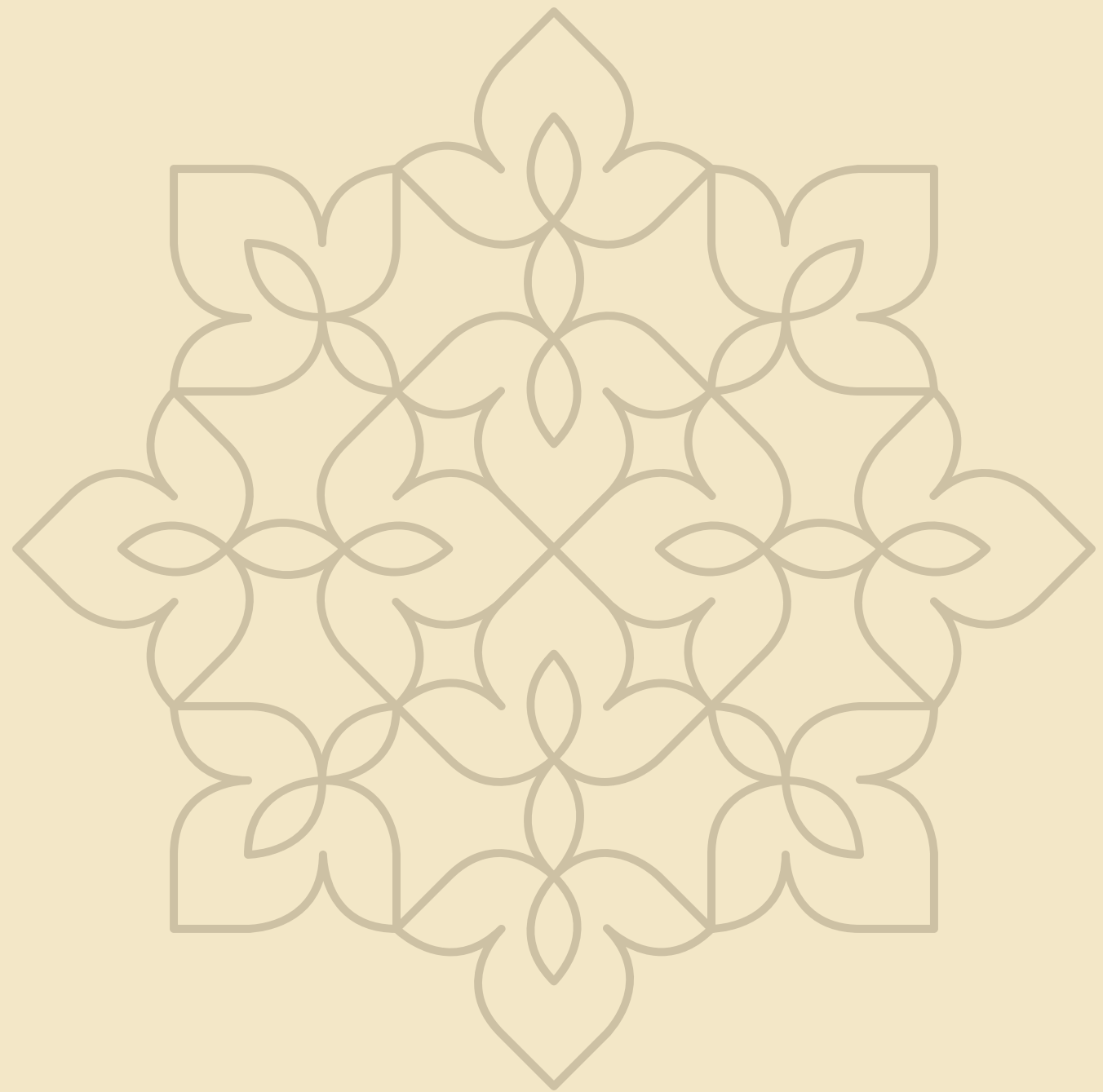
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NOBILITY

Sector-4, Greater Noida (W)

THE PLACE TO BE



# NOBILITY THE PLACE TO BE

Every place has its own goodness quotient, some has convenience, some has exclusivity, some turn out to be peaceful yet isolated, and some are buzzing with activities. In today's fast paced world, we need a peaceful place, a place that has it all. Wouldn't it be welcoming if there actually existed a place described like above? A living experience, conceptualised, created and crafted just for you. Nobility is the place that has it all.



# A NOBLE LEGACY

HomeKraft is an aspirational home venture of  
ATS Group, positioned to offer quality homes at prices  
easy on pocket. HomeKraft, since its inception, has  
garnered significant impression in the real estate sector  
with its advanced and aspirational living concepts.  
Dedicated to the philosophy of urban living, HomeKraft's  
latest project Nobility offers premium homes at an equally  
prominent location of Greater Noida (W). These are  
spacious 3-Bedroom with Study residences of 1675 sq. ft.  
(155.6 sq. m) with detailed and inspiring Art Deco  
architecture by Architect Hafeez Contractor. Just two  
apartments per floor means you have only one neighbour  
and you can have all your privacy.







# THE LOCATION SECOND TO NONE

The modern day nobles have an elegant way of life. And Nobility understands that nuance. Totally. Located at one of the conveniently located hubs in Greater Noida (W), Nobility towers above the skyline with its S+32 residential apartment blocks, with two spacious apartments per floor, centred around sprawling greens.

It has all the characteristic charm of a living experience, meant for the privileged few.





# TWO IS COMPANY

Own a piece of calm at Nobility, where you'll find just one neighbour on each floor. Each apartment faces a verdant green view, with manicured lawns and central parks at the heart of the gated community. So, let your days wake up to natural light, your nights sleep under the stars and your eyes feast on the surrounding from the world of your two-side open apartment.



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







# GREENS THAT TURN THINGS INTO ENVY

A barefoot morning walk on the grass or simply a glance over the lush greens, can be truly soul soothing.

The beautiful greens at Nobility bring nature to your door-step, so you can have ample conversations with it, all day long. Step into the shoes of a jogger, have a chit-chat with the neighbours or simply watch time lazily go by as the kids frolic and huddle at the ground.





# IT'S AN ACTIVE WORLD

Kick start your morning with a refreshing dip in pool or enjoy a game of pool or table tennis with your loved ones at the clubhouse. And there is plenty to choose from. A world of state-of-the-art amenities exist at the heart of Nobility, so you stay active and on the roll, all year long.

Outdoors: Tennis court | Basketball court  
Badminton court | Skating rink | Jogging track  
Children's play area | Swimming pool

Indoors: Club | Multi-purpose hall  
Squash court | Gym | Indoor sports hall

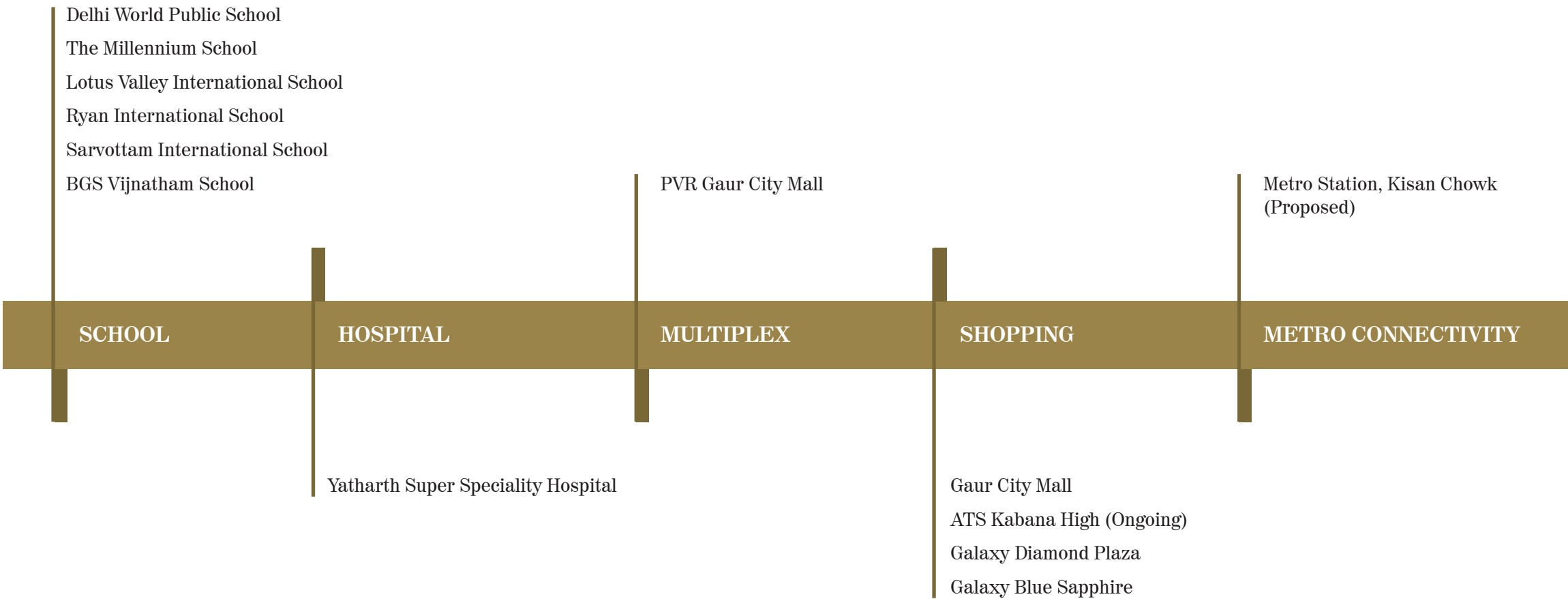


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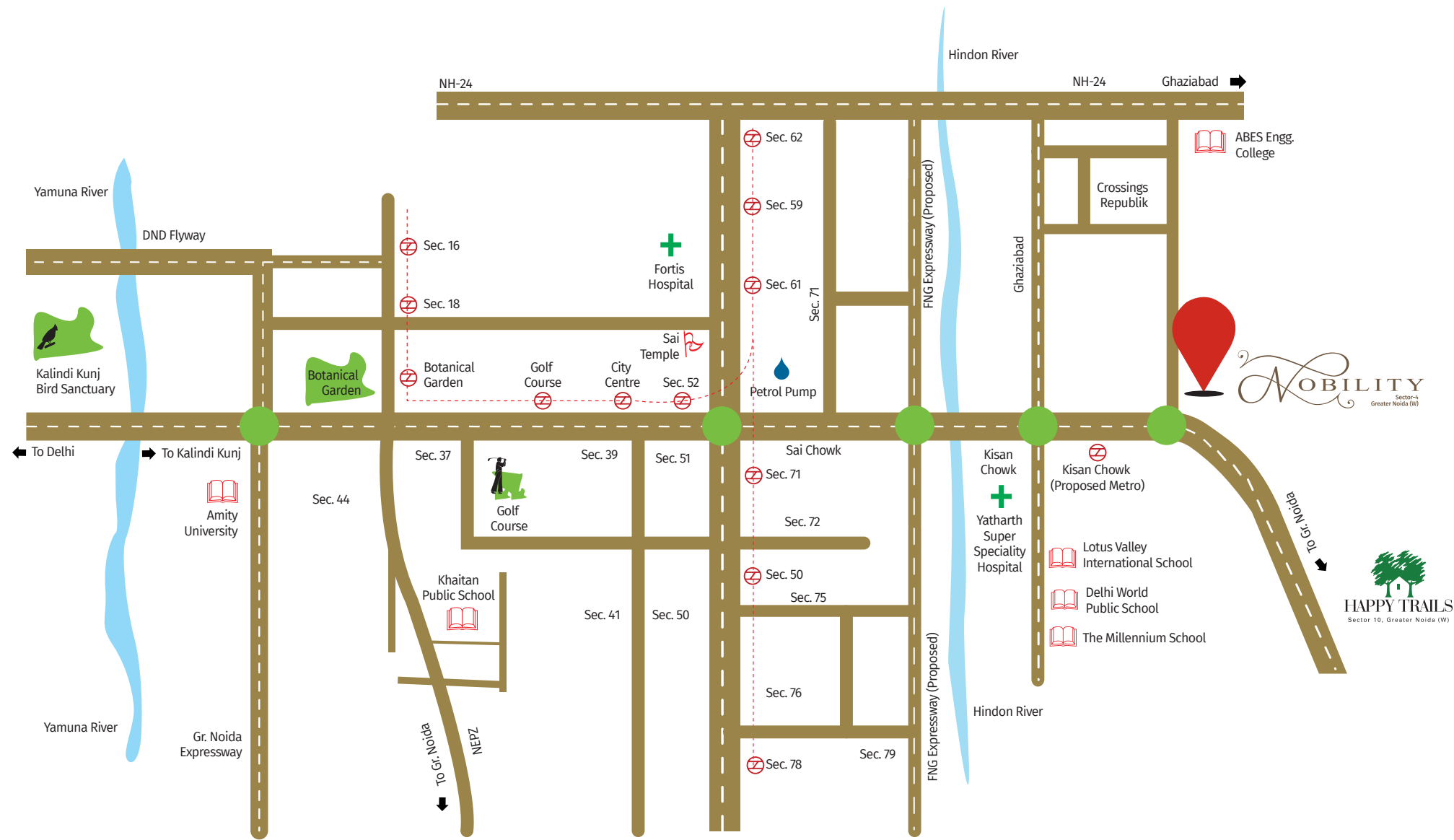




# SOCIAL CONNECTIONS



# LOCATION MAP





# SITE PLAN

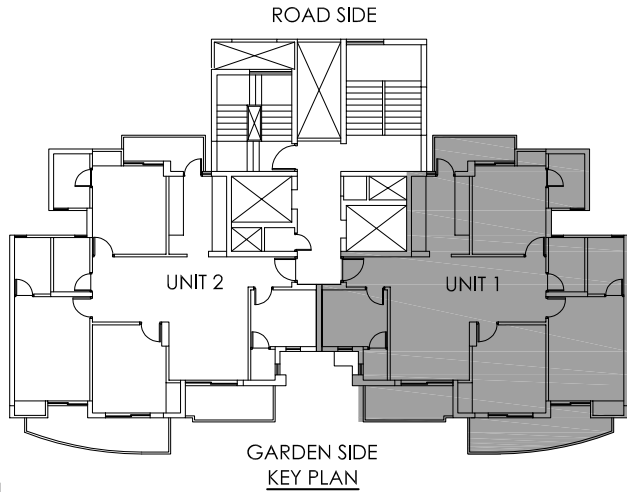
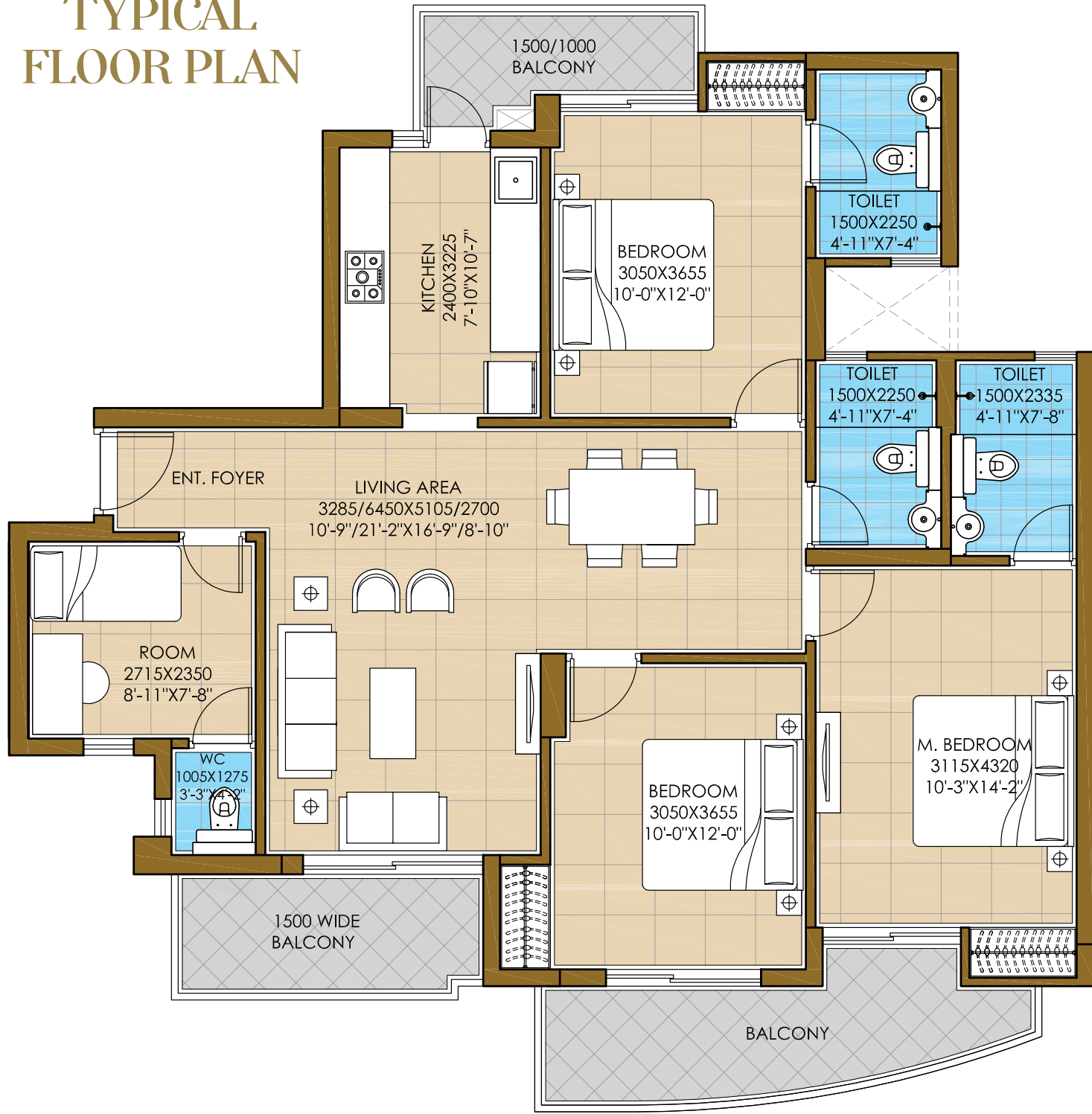


Disclaimer: The Site Plan shown is tentative. The overall layout may vary because of statutory/design reasons.

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



# TYPICAL FLOOR PLAN



# ISOMETRIC VIEW



Saleable Area: 155.60 sq. m.  
121.23 sq. m. (Built-up Area) + 34.37 sq. m.  
(Common Circulation + Services)  
Carpet Area: 94.76 sq. m.

Saleable Area: 1675 sq. ft.  
1305 sq. ft. (Built-up Area) + 370 sq. ft.  
(Common Circulation + Services)  
Carpet Area: 1020 sq. ft.

# 1sq. m. = 10.764 sq. ft.

- Note:
1. The window size/its location in rooms may change because of elevational features.
  2. The overall layout may vary because of statutory reasons, in case required.
  3. Column location & sizes may vary as per structure.
  4. Layout shown is for illustration purpose only, for specific unit floor plan please contact sales.
  5. 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/elevations mentioned.

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



# SPECIFICATIONS

Apartment Specifications		
FLOORING	Vitrified tiles flooring in living, dining & lobby. Laminated wooden /vitrified tile flooring in bedrooms. Vitrified tiles in kitchen, ceramic tiles in toilets. Staircase & landings to be provided in marble/kota, terrazzo flooring. Balconies will be in anti-skid ceramic flooring.	
DADO	Ceramic tiles of required height in toilets & 600mm high above kitchen counter slab.	
PAINTING	Oil bound distemper of appropriate color on internal walls & ceilings.	
RAILINGS	All railings will be in MS as per design of architect.	
KITCHEN	All Kitchen Counters in pre-polished Granite/ Marble/ Engineered Stone; Kitchen will be provided with modular cabinets of appropriate finish.	
DOORS & WINDOWS	Flush/Engineered doors-polished/enamel painted/laminated; Stainless steel/Brass finished hardware fittings for main door & aluminium powder coated hardware fitting and locks of branded makes. External Door Frames & window panels of aluminum or UPVC sections.	
TOILET	Branded sanitary fixtures, chrome plated fittings.	
ELECTRICAL	All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & TV outlets in Living and Master bedroom; molded modular plastic switches & protective MCB’s.	

Project Level Specifications		
EXTERIOR	Appropriate finish of exterior grade paint.	
PLUMBING	As per standard practice, all internal plumbing in GI/CPVC/Composite.	
LIFT	Lifts to be provided for access to all habitable floors.	
GENERATORS	Generator to be provided for 100% backup of emergency & safety facilities i.e. lifts & common areas with adequate diversity.	
CLUBHOUSE & SPORTS FACILITIES	Clubhouse with swimming pool to be provided with his/her change rooms, well equipped gym, indoor & outdoor games areas, multi-purpose hall and jogging Track.	
SECURITY & FTTH	Provision for optical fiber network; video surveillance system, perimeter security and entrance lobby security with CCTV cameras; fire prevention, suppression, detection & alarm system as per fire norms.	

# GREEN BUILDING SPECIFICATIONS

WATER CONSERVATION	Rain water harvesting. Efficient low flow plumbing fixtures. Reuse of harvested water for Flushing and Landscape to avoid potable or ground water usage.	
ENERGY EFFICIENCY	Roof with solar reflective material. Fly ash bricks for walls. LED/CFL based lighting in common areas.	
WASTE MANAGEMENT	Multi-colored bins for waste segregation at source. Organic waste composter to convert waste generated on site to compost.	
ARCHITECTURE	Placement and Sizing of Windows to allow daylight. Universal accessible designing and lifts with braille, audio assistance and handrails for all floor levels.	
MATERIAL	Low VOC paints to improve indoor air quality. Regional material to reduce emissions from transportation.	



Sector-4, Greater Noida (W)

Note : Company reserves its right to change the area and specifications without prior notice; if the area differs at the time of possession, cost would be adjusted upwards or downwards, as the case may be, variation in area shall not exceed 10%.



## DELIVERED PROJECTS



### ATS GREENS I

Sector 50, Noida



### ATS GREENS II

Sector 50, Noida



### ATS VILLAGE

Sector 93A, Noida Expressway



### ATS ONE HAMLET

Sector 104, Noida



### PARADISO

Sector Chi-04, Greater Noida



### Alire

Sector-22D  
Yamuna Expressway

RERA Reg No UPRERAPRJ918



### ATS bouquet

Sector 132, Noida Expressway

RERA Reg. No. UPRERAPRJ2612



### Tourmaline

Sector-109, Gurgaon

RERA Reg No 41/2017



### MARIGOLD

Sector-89A,  
Dwarka Expressway, Gurgaon

RERA Reg No 55/2017



### Pristine II

Sector 150, Sports City  
Noida Expressway

RERA Reg No UPRERAPRJ2875



Phase I & II, Indirapuram



Indirapuram, Ghaziabad



### GOLF MEADOWS ATS PRELUDE

Dera Bassi, Punjab



### KOGON

Sector 109, Gurgaon



### ATS VALLEY SCHOOL

Dera Bassi, Barwala Rd., Punjab



### GOLF MEADOWS LIFESTYLE

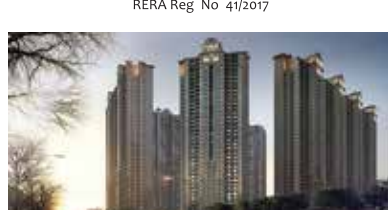
Dera Bassi, Punjab

RERA Reg No PBRERA-SAS79-PR0007



### PRAGYA

Gift City - SEZ, Gujarat



### PICTURESQUE REPRIEVES

Sector 152, Noida Expressway

RERA Reg No UPRERAPRJ631



### PICTURESQUE REPRIEVES

Phase II  
Sector 152, Noida Expressway

RERA Reg No UPRERAPRJ396176



### KINGHOOD DRIVE

Sector-152, Noida Expressway

RERA Reg No UPRERAPRJ2575



### CASA ESPAÑA

Phase I  
Mohali, Sector 121



### Pristine

Sector 150, Sports City,  
Noida Expressway



### Heavenly Foothills

Saasthradara Road, Dehradun



### DOLCE

Phase I  
Zeta 1, Greater Noida



### GOLF MEADOWS LIFESTYLE

Phase I  
Dera Bassi, Punjab



### Triumph

Dwarka Expressway  
Sector 104



### RHAPSODY

Sector-1, Greater Noida West

RERA Reg. No. UPRERAPRJ4115



### HAPPY TRAILS

Sector 152, Noida Expressway



### HAPPY TRAILS

Sector 10, Greater Noida (W)

RERA Reg. No. UPRERAPRJ5574



### ATS KABANA HIGH

RERA Reg. No. UPRERAAPRJ697894



### Pious Hideaways

RERA Reg. No. UPRERAAPRJ442430

## ONGOING PROJECTS



### CASA ESPAÑA

Mohali, Sector 121

RERA Reg. No. PBRERA-SAS80-PR0086



### KNIGHTSBRIDGE

Sector-124, Noida

RERA Reg. No. UPRERAPRJ3574



### PRISTINE Golf Villas

Sector-150, Noida

RERA Reg. No. UPRERAPRJ3796



### DOLCE

Phase II  
Zeta 1, Greater Noida

RERA Reg. No. UPRERAPRJ3774



### Le GRANDIOSE

Sector 150, Sports City,  
Noida Expressway

RERA Reg. No. UPRERAPRJ3250



RERA Reg. No. UPRERAPRJ904685

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