



Live a little more

A TOWNSHIP THAT OFFERS YOU MORE

Hilston by Urbtech, spread over 6 Acres, located in Sector 79, Noida, Sports City. Which is 180 acres of township built on the idea of holistic living. This unique blend of contemporary living and an energized sporty life, is an architectural masterpiece that serves as a perfect ground for passions, interests and hobbies to thrive.



Artistic Redering Image

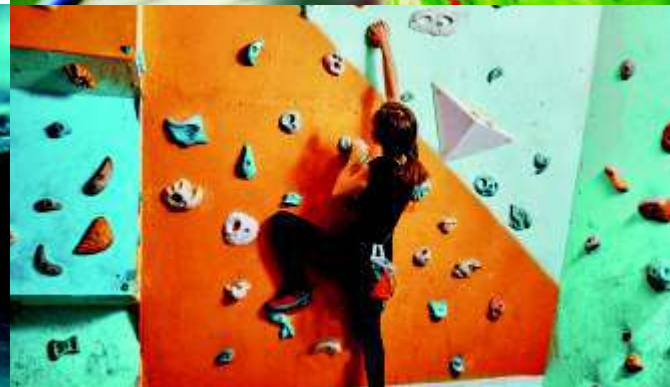
PUSH YOUR BOUNDARIES
A LITTLE FURTHER



The Sports City has been meticulously designed to cater to the increasing quest for a healthier and fitter lifestyle. Equipped with the best sports facilities as Hilston by Urbtech is part of Sports City, it will be having address to the Sports City. Hilston is perfectly capable to deliver a healthy and green lifestyle.

Sports Amenities

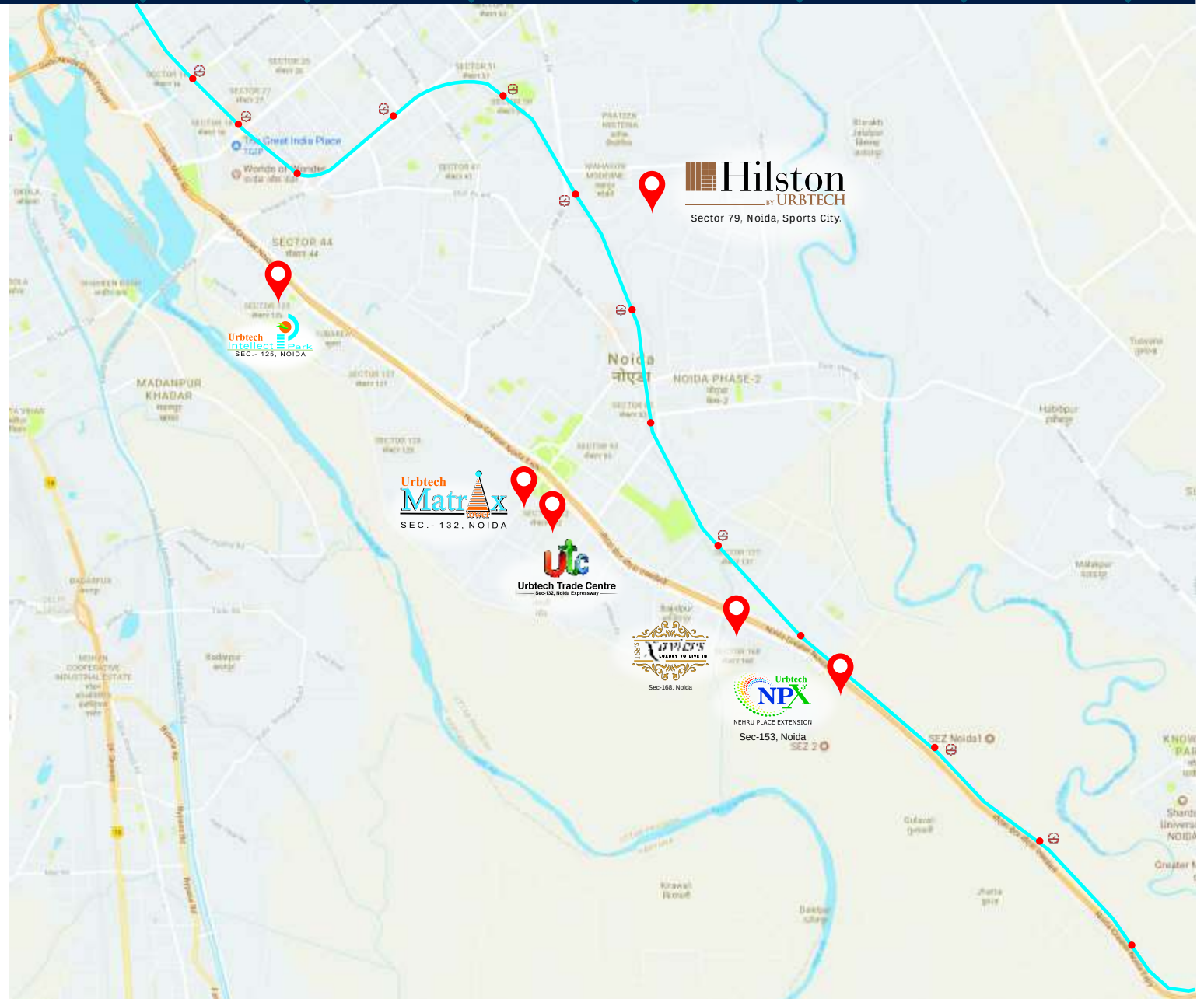
- Cricket Academy
- Tennis Centre
- Swimming Centre
- Gymnastics
- Badminton
- Multi-purpose Playfield
- 9 Hole Golf Course
- Table Tennis
- Squash
- Basket Ball
- Volley Ball
- Rock Climbing



BRING EVERYTHING A LITTLE CLOSER

Situated in Sector- 79, Sports City is located in a blooming location looking towards a brighter and more prosperous future.

- Within 10 mins drive from Delhi.
- Walking distance from the upcoming metro station.
- A hub of residential complexes.
- Looking forward to a slew of luxury hotels, office spaces, retail outlets and shopping malls.



BECAUSE YOU DESERVE A LITTLE MORE

PARAMETER		REGULAR GROUP HOUSING IN NOIDA	HILSTON BY URBTECH	BENEFITS
	Developer Background	Most developers have limited development track record	Delivered multiple residential & commercial projects in Noida	Professional and transparent customer dealing. Promise of timely delivery with quality.
	Connectivity	Connectivity Only few group housings are within walking distance of metro station	Bang opposite to metro station. Located between 75 M wide road connecting to Noida Expressway and 75 M wide FNG	Better connectivity with Delhi, Ghaziabad, Faridabad, Greater Noida and rest of Noida
	Payment Plan	Most plans are Down Payment, Construction linked or 40:30:30	Attractive and customised payment plan	Better ROI, Less initial exposure
	Sports Facilities	Limited to Badminton & Tennis Courts	Sports Academies, Cricket, Swimming and multiple other sports infrastructure	Availability of state-of-the-art sports infrastructure to promote active lifestyle
	Golf Course	Only in Select Projects	9-hole Golf Course is a part of Sports City	Premium project positioning
	Green Areas	Limited Green Spaces	Situated among 126 Acres of Sprawling Greens	Larger rejuvenating spaces
	Club	A single 10,000 – 25,000 sq. ft.	The entire integrated township is focused on sports facilities & amenities. This sector is much larger in comparison to a GH	Numerous sports options to choose from and wider community engagement opportunities

Identifying with the rising concern
and desire of a healthy lifestyle, the Sports City
has come up with a unique residential concept that
equips you to live in your dream home, perfected with
all the state of the art sports and health facilities for a
PERFECTLY BALANCED LIFE.



Hilston

BY URBTECH

Hilston is a residential complex that sets new benchmarks in town planning. Spread over 2 Million sq. ft., Hilston has 8 luxury towers and an iconic tower, offering a variety of living arrangements in the form of 2/3/4 BHK apartments.

Hilston Residences complements the essence of the Sports City with the spacious and luxurious apartments in a likeminded neighbourhood.





Artistic Redering Image



Artistic Redering Image

BE A LITTLE MORE

Indulgent comfort, abundant space and maximum privacy awaits you within these meticulously designed retreats. These generous-sized living areas designed for precious intimate moments as well as an exuberant and entertaining lifestyle.

Curvy and spacious balconies
Double height lobbies
Swimming pool



BELONG A LITTLE MORE

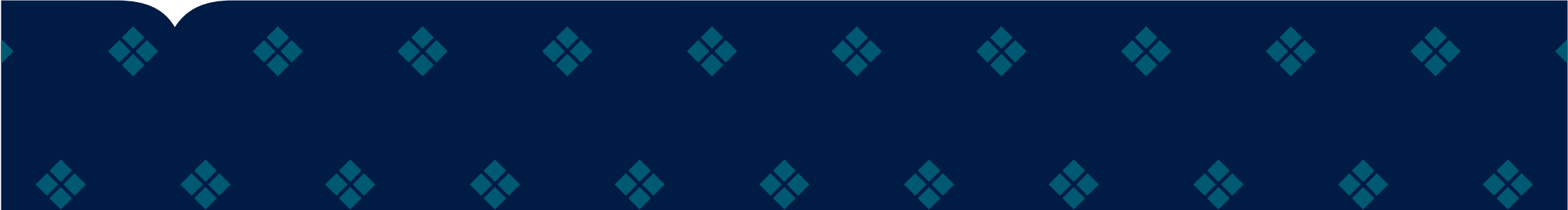
Every aspect of this carefully designed residential complex is built keeping in mind the evolving needs of an audience that is concerned about their health and at the same time has an eye for perfection. Located in the Sports City, Hilston Residences has access with state of the art facilities that include a 9 hole golf course, cricket stadium, swimming centre, tennis centre, multi purpose play field, gymnasium, basket ball court and a lot more.



CONNECT A LITTLE MORE

Let all your passions and interests find a place to flourish. Let your kids develop hobbies that later will serve as a ground for a prosperous future. Let the wise ones of the family reconnect with nature with the yoga and meditation centre. Bring your loved ones closer in an environment that oozes exclusivity and luxury from every nook and corner.





SPECIFICATIONS

LIVING / DINING

Flooring - Vitrified Tiles | Wall - Oil Bound Distemper |
Ceiling - Oil Bound Distemper | Door - Main Entrance Door - Veneer Finish |
Windows - UPVC / Aluminium Glazing

MASTER BEDROOM

Flooring - Vitrified Tiles | Wall - Oil Bound Distemper |
Ceiling - Oil Bound Distemper | Door - Skin Doors |
Windows - UPVC / Aluminium Glazing

BEDROOMS

Flooring - Vitrified Tiles | Wall - Oil Bound Distemper |
Ceiling - Oil Bound Distemper | Door - Skin Doors |
Windows - UPVC / Aluminium Glazing

STUDY

Flooring - Vitrified Tiles | Wall - Oil Bound Distemper |
Ceiling - Oil Bound Distemper | Door - Skin Doors
Windows - UPVC / Aluminium Glazing

KITCHEN

Flooring - Vitrified Tiles | Kitchen - Stone Counter with SS Sink |
Wall - Oil Bound Distemper with 2' high Tile Dado above counter |
Ceiling - Oil Bound Distemper | Windows - UPVC / Aluminium Glazing

BATHROOMS

Flooring - Antiskid Ceramic Tiles | Wall - Designer Ceramic Tiles |
Fittings & Fixtures - Branded Bathroom Fittings | Ceiling - Painted Moisture
Resistant Board | Door - Skin Doors

BALCONY

Flooring - Matt Finish Ceramic Tiles | Wall - External Weatherproof Paint |
Ceiling - Oil Bound Distemper | Railing - MS/Concrete Railing | Door - UPVC /
Aluminium Glazing

SERVANT ROOM

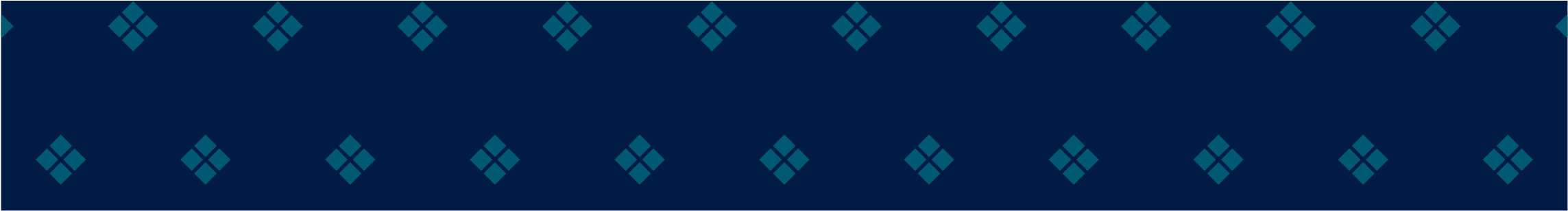
Flooring - Ceramic Tiles | Wall - Oil Bound Distemper | Ceiling - Oil Bound
Distemper | Door - Skin Doors | Windows - UPVC / Aluminium Glazing

GENERAL

HVAC - Low Side Provisioning with Drain Pipe & Sleeves for Split unit |
DG - "24 x 7 Power Backup, 4 KVA - 2BHK & Above (Mandatory), 5 KVA - 3BHK &
Above (Mandatory), 6 KVA - 4BHK & Above (Mandatory)" |
External Painting - Weatherproof

Texture Paint

Club - Double Height Entrance Foyer, Gym, Restaurant, Banquet hall, Pool / billiards,
Café, Table Tennis, Card Room, Library. Swimming Pool, Squash Courtt



MASTER PLAN



LEGEND

- | | |
|-------------------------------|---------------------------|
| 1. Entry | 17. Terraced Lawn / OAT |
| 2. Exit | 18. Pool Deck |
| 3. Guard Room | 19. Trellis |
| 4. Entrance Water Feature | 20. Kid's Play Area |
| 5. Iconic Tower - Drop off | 21. Lawn |
| 6. Drive way | 22. Arrival Court |
| 7. Tower Drop off | 23. Services |
| 8. Drop off Feature | 24. Feature Mound |
| 9. Parking | 25. Outdoor Exercise Area |
| 10. Basement Ramp | 26. Pavilion |
| 11. Club Drop off | 27. Commercial Plaza |
| 12. Swimming Pool | 28. Shops |
| 13. Kid's Pool | 29. Stage |
| 14. Club Terrace - Yoga Court | 30. Buffer Plantation |
| 15. Restaurant Terrace | 31. Club Entry Plaza |
| 16. Terrace Party Court | 32. Accent Tree |

FLOOR PLAN

Tower A, B, C - Eight To Nineteenth Floor
Tower D, E - Eight To Eighteen Floor



UNIT LAYOUT PLAN

2 BHK + STUDY + 2 TOILETS

SUPER AREA = 1310 SQFT.

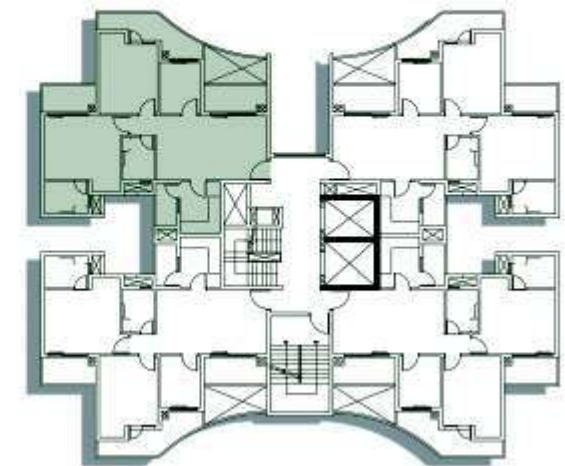
RERA CARPET = 734.26 SQFT. (68.24 SQMTR.)

SUPER BUILTUP AREA = 1041.00 SQFT. (96.747 SQMTR.)

TOWER A,B,C - EIGHTH TO NINETEENTH FLOOR

TOWER D,E - EIGHTH TO EIGHTEENTH FLOOR

Hilston
BY URBTECH



CLUSTER LAYOUT

FLOOR PLAN

Tower A, B, C, D, E - Seventh Floor



Hilston
BY URBTECH

UNIT LAYOUT PLAN

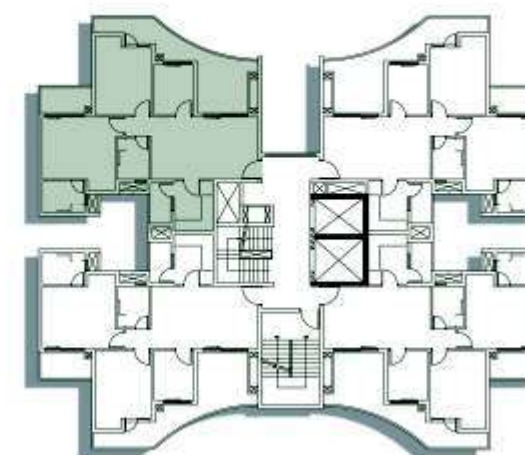
2 BHK + STUDY + 2 TOILETS

SUPER AREA = 1320 SQFT.

RERA CARPET = 734.26 SQFT. (68.24 SQMTR.)

SUPER BUILTUP AREA = 1100.61 SQFT. (102.287 SQMTR.)

TOWER A,B,C,D,E - SEVENTH FLOOR



CLUSTER LAYOUT

FLOOR PLAN

Tower A - First To Sixth Floor
Tower B, C, D, E - Ground To Sixth Floor



UNIT LAYOUT PLAN

2 BHK + STUDY + 2 TOILETS
SUPER AREA = 1390 SQFT.
RERA CARPET = 802.48 SQFT. (74.58 SQMTR.)
SUPER BUILTUP AREA = 1100.69 SQFT. (102.295 SQMTR.)

TOWER A - FIRST TO SIXTH FLOOR
TOWER B,C,D,E - GROUND TO SIXTH FLOOR

Hilston
BY URBTECH



CLUSTER LAYOUT

FLOOR PLAN

Tower F, G, H- Seventh
to Eighteen Floor



Hilston
BY URBTECH

UNIT LAYOUT PLAN

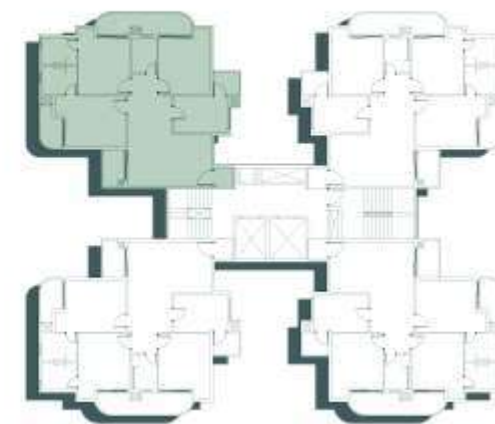
3 BHK + 3 TOILETS

SUPER AREA = 1650 SQFT.

RERA CARPET = 983.79 SQFT. (91.43 SQMTR.)

SUPER BUILTUP AREA = 1283.88 SQFT. (119.32 SQMTR.)

TOWER F,G,H - SEVENTH TO EIGHTEENTH FLOOR



CLUSTER LAYOUT

FLOOR PLAN

Tower F, G, H- Sixth Floor



UNIT LAYOUT PLAN

3 BHK + 3 TOILETS

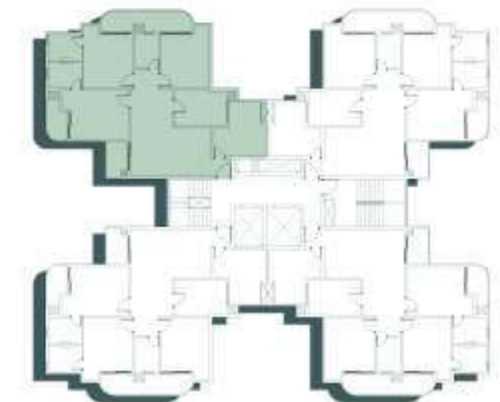
SUPER AREA = 1720 SQFT.

RERA CARPET = 1001.43 SQFT. (93.07 SQMTR.)

SUPER BUILTUP AREA = 1401.81 SQFT. (130.28 SQMTR.)

TOWER F,G,H - SIXTH FLOOR

Hilston
BY URBTECH



CLUSTER LAYOUT

FLOOR PLAN

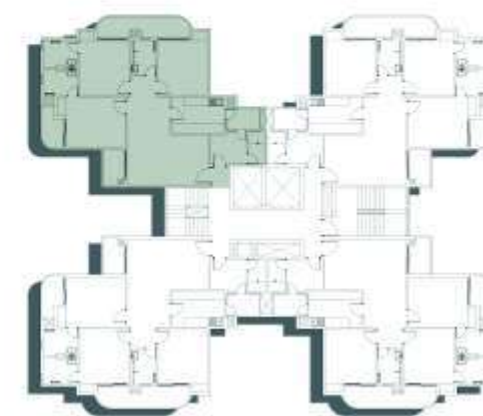
Tower F, G, - Ground To Fifth Floor
Tower H- First to Fifth Floor



UNIT LAYOUT PLAN

3 BHK + 3 TOILETS + SERVANT ROOM + SERVANT TOILET
 SUPER AREA = 1770 SQFT.
 RERA CARPET = 1069.76 SQFT. (99.42 SQMTR.)
 SUPER BUILTUP AREA = 1380.83 SQFT. (128.33 SQMTR.)

TOWER F,G - GROUND TO FIFTH FLOOR
 TOWER H - FIRST TO FIFTH FLOOR

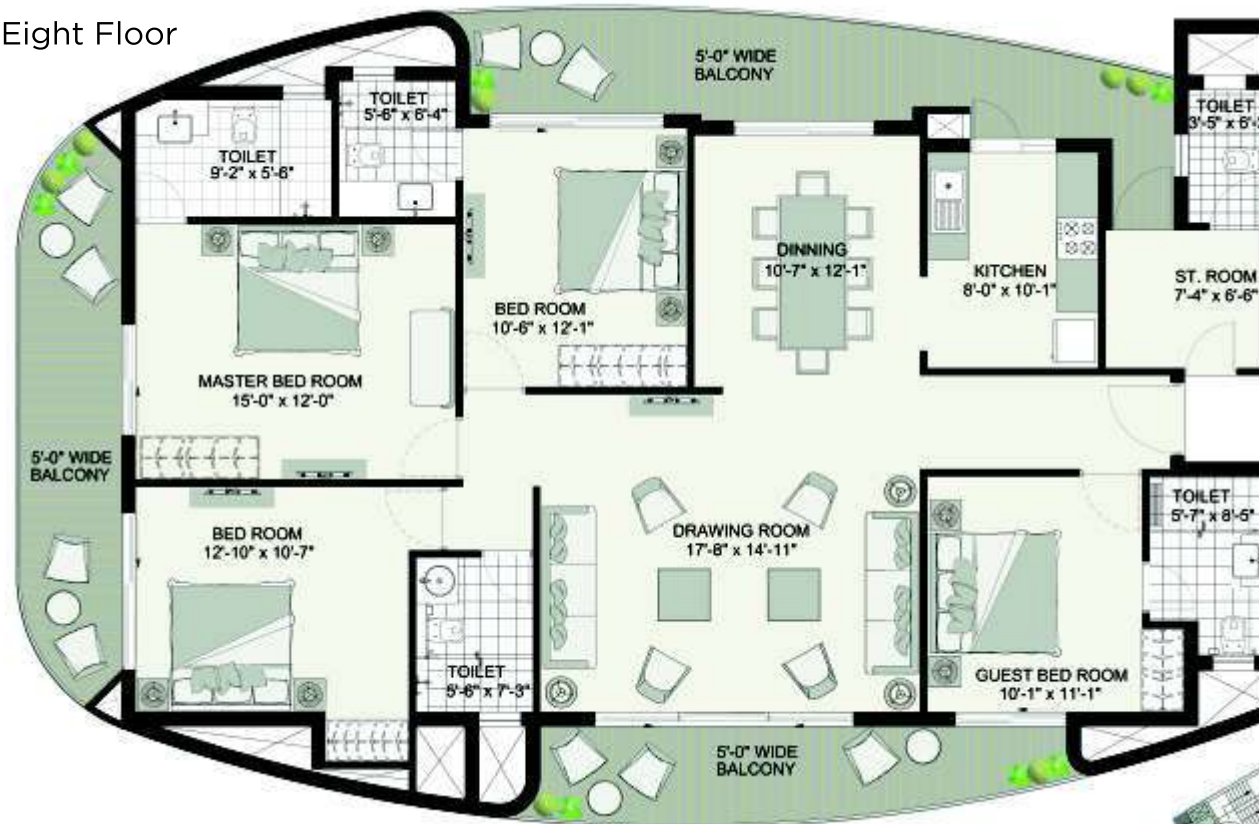


CLUSTER LAYOUT

FLOOR PLAN

Tower 1 - Ground to Twenty Eight Floor

Hilston
BY URBTECH



UNIT LAYOUT PLAN

4 BHK + 4 TOILETS + SERVANT ROOM

SUPER AREA = 2520 SQFT.

RERA CARPET = 1431.03 SQFT. (132.946 SQMTR.)

SUPER BUILTUP AREA = 1975.79 SQFT. (183.556 SQMTR.)

TOWER I - GROUND TO TWENTY EIGHTH FLOOR



CLUSTER LAYOUT

Hilston

BY URBTECH

Urbtech is marching ahead to raise the bar on quality and commitments through professionalism in the Residential, Commercial, Hospitality and Education sector.
The team has already delivered multiple Residential and Commercial Projects.





Marketing Office:
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1 Hectare = 2.471 Acres; 1 Acre = 4840 square yards or 4046.873 square meters; 1 square yard = 0.8361 square meters; 1 square meter = 10.76 square feet."

Lease deed executed and registered on 20/10/12. vide book no. 1/3550. page no. 285 to 338 on Serial no. 5076
Sanctioned Plan approved vide reference number: Noida/CPA/2013/IV-1409/692 Dated 04/09/2013



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