

NORTH WIND
ESTATES

Northwind Estates Pvt. Ltd.
Plot 07, Sector Pi-1, Greater Noida, UP-201306

mayabious.com

Your rare living



NorthWind

Sanctuary

LIVE RARE



An impression to inspire

ELEVATION DUSK VIEW



“Welcome to Sanctuary”

Your Rare Living

n 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

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

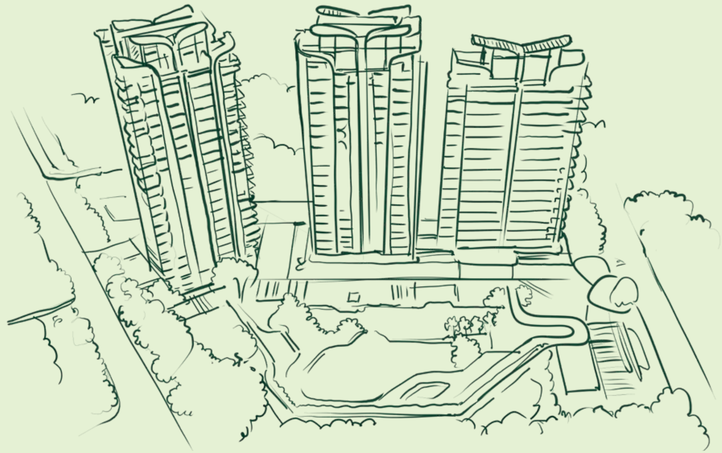
Map not to scale.
Approximate Distance & Time.





AERIAL WITH TOTAL LANDSCAPE

THE CALM BEGINS HERE





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. Pickle Ball 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 theirperfect rhythm.



The arrival zone

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

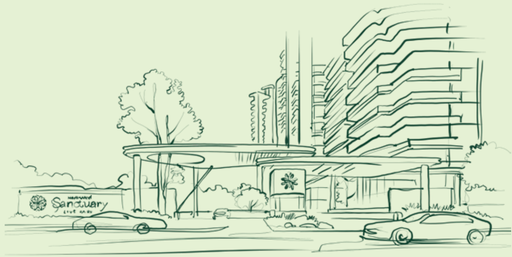


- Entrance Plaza
- Club Drop Off
- Commercial Plaza
- Tower - A Drop Off
- Tower - B Drop Off
- Tower - C Drop Off
- Surface Parking
- Ramp to the Basement
- Palmetum
- Feature Wall Flaunted with Water Feature



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

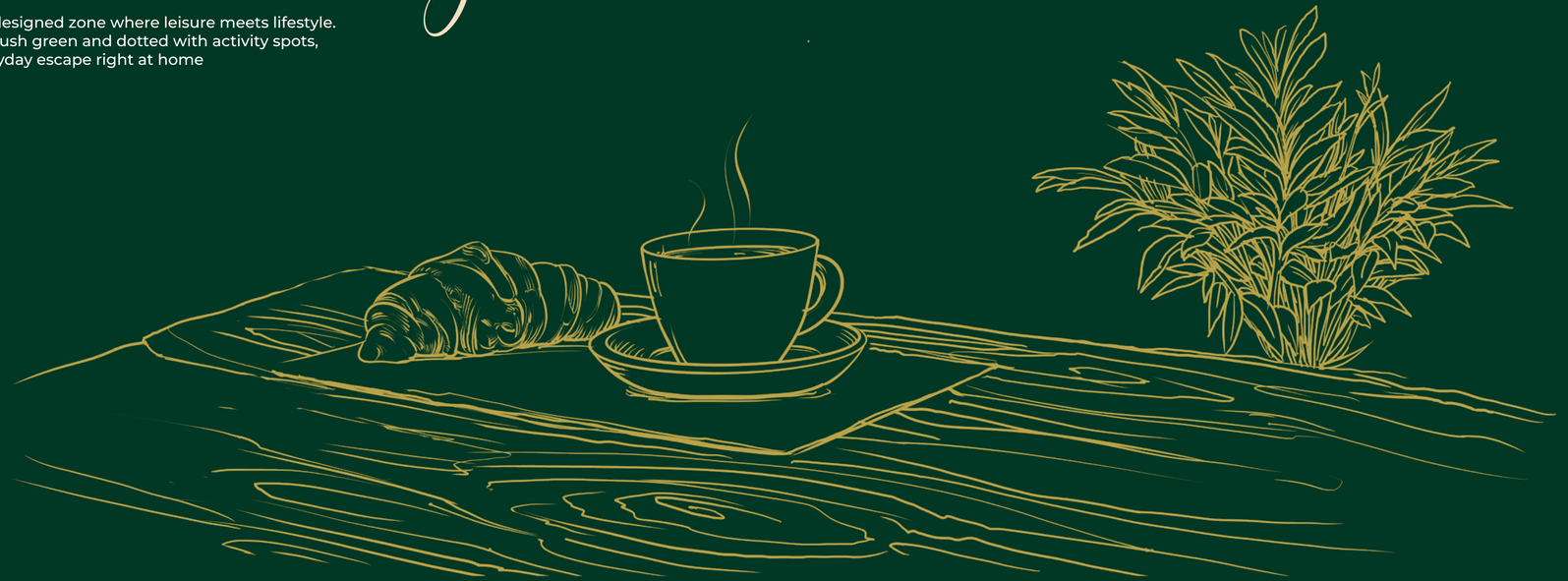
YOUR VIEW TO THE WORLD



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



TOTAL LANDSCAPE AREA

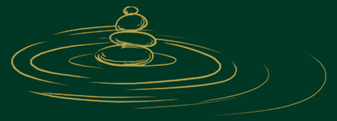


OPEN AMPHITHEATRE

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



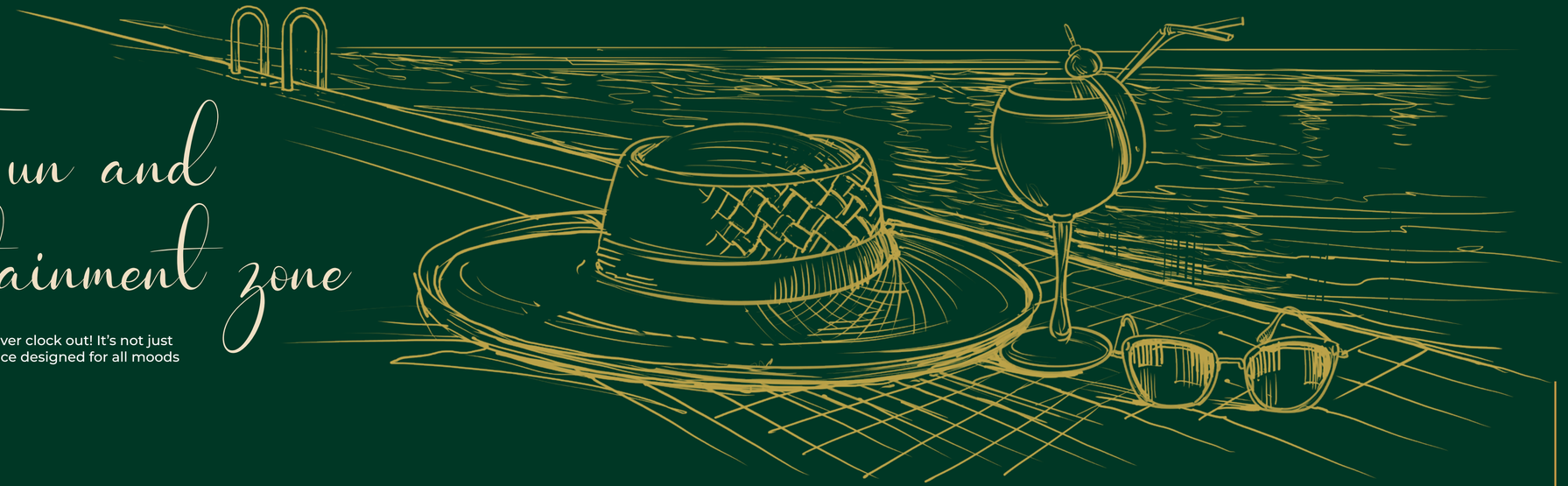
GYM

KEEP NO WEIGHT UNTURNED



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.

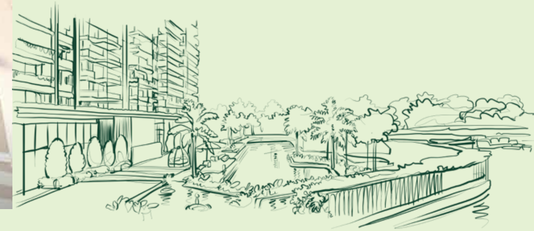


- Main Pool
- Party Pool
- Kids' Pool
- Shallow Pool
- Parasols
- Water Fall from Sky Bridge
- Party Deck – F&B



SKYBRIDGE TO POOL

LUXURY LIVING NATURALLY



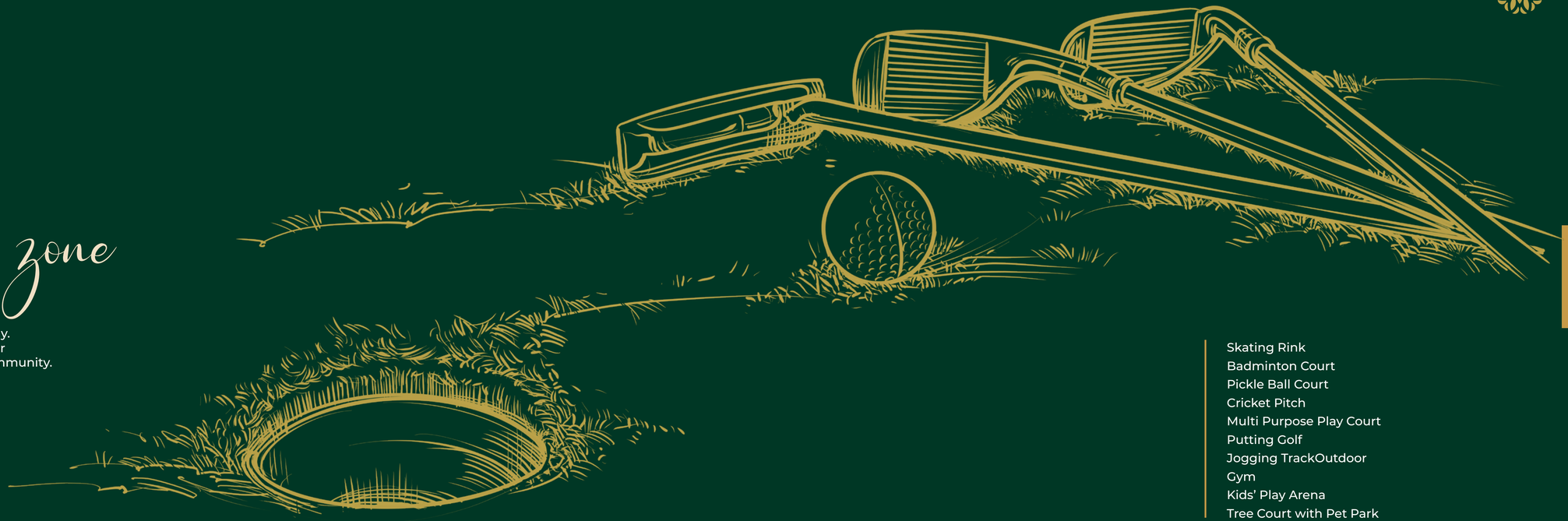
YOUR CURE FOR THE BLUES



MAIN SWIMMING POOL

Sports zone

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



- Skating Rink
- Badminton Court
- Pickle Ball Court
- Cricket Pitch
- Multi Purpose Play Court
- Putting Golf
- Jogging TrackOutdoor
- Gym
- Kids' Play Arena
- Tree Court with Pet Park


Sweat Naturally



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



TOTAL SKYWALK

THE CASCADING HAPPINESS



CASCADE COURT


CLUB
ROOTS



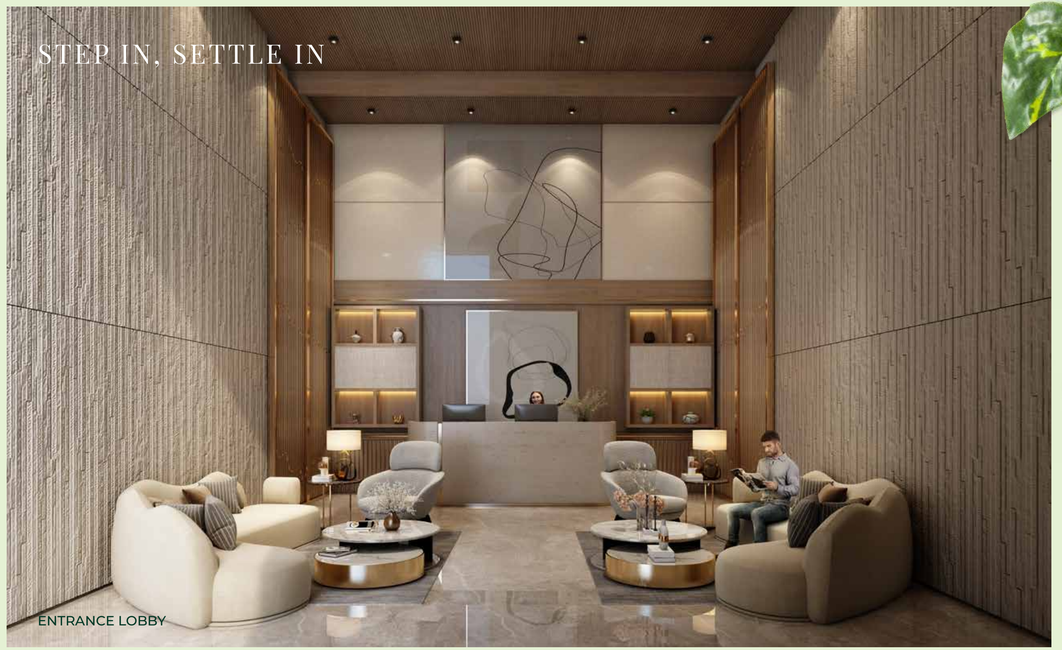
CLUB BANQUET HALL

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.

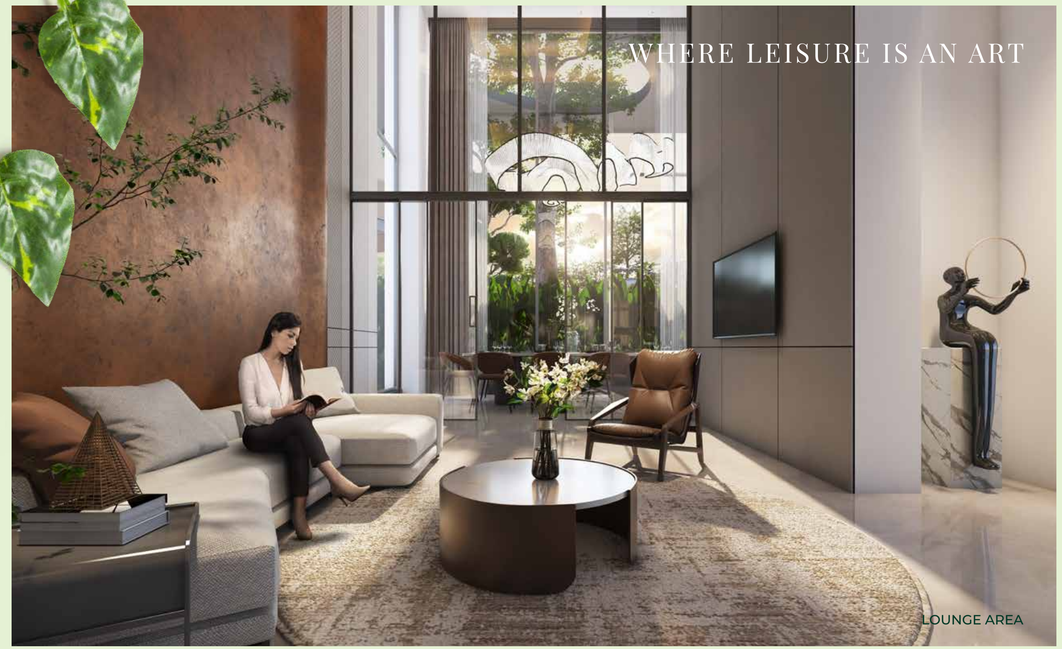


STEP IN, SETTLE IN

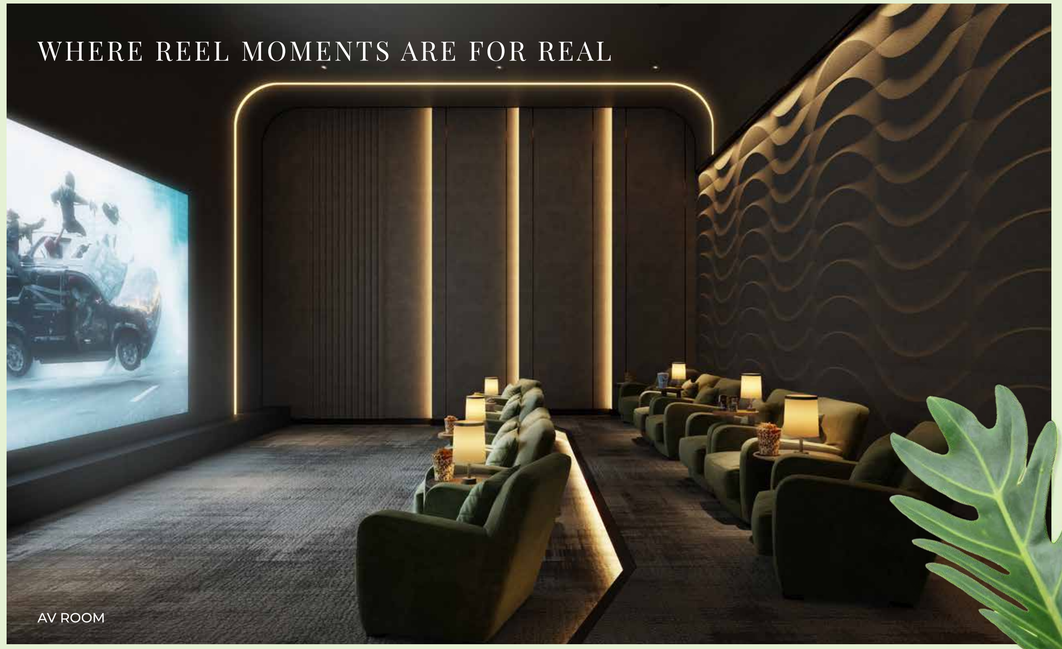


ENTRANCE LOBBY

WHERE LEISURE IS AN ART



LOUNGE AREA



AV ROOM



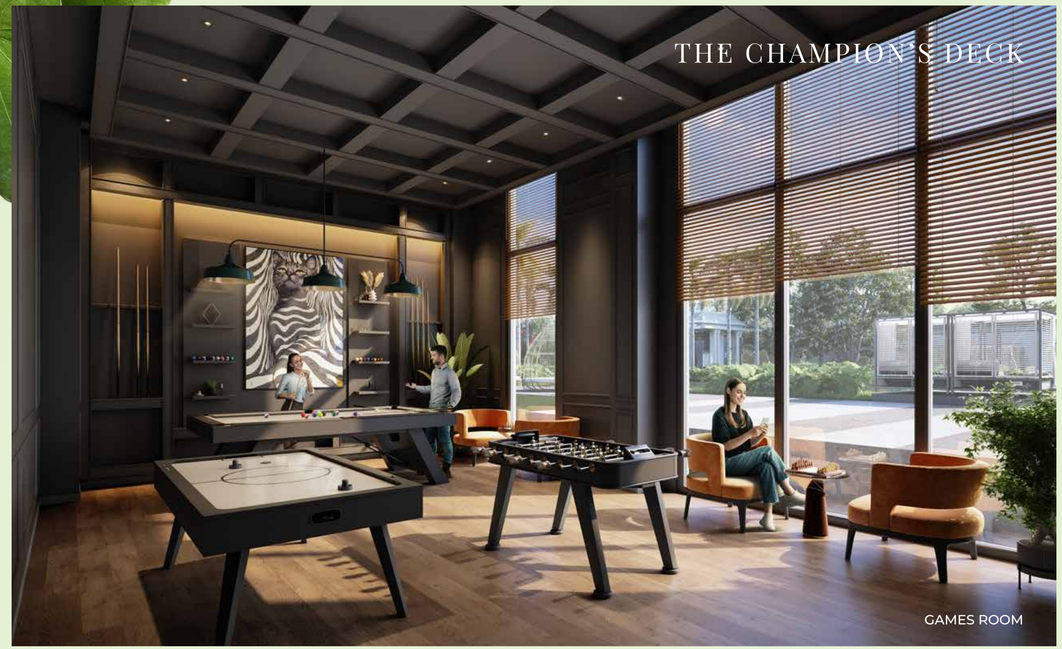
RESTAURANT WAITING AREA

THE WORLD ON YOUR PLATTER



RESTAURANT

THE CHAMPION'S DECK



GAMES ROOM



The Expansive

Interiors

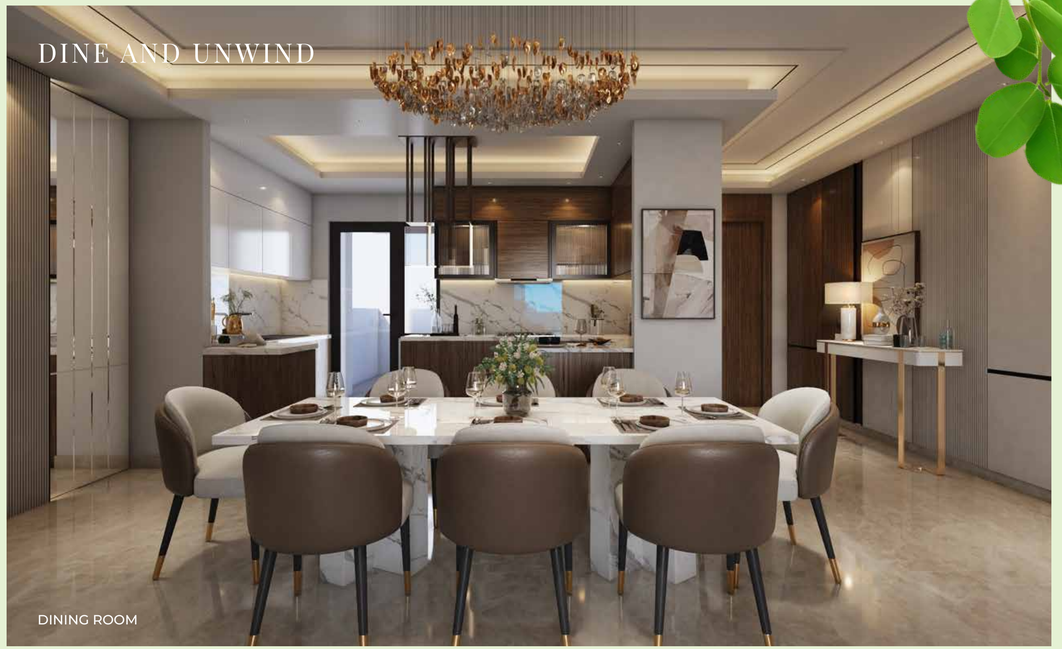


LIVING ROOM

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.

DINE AND UNWIND

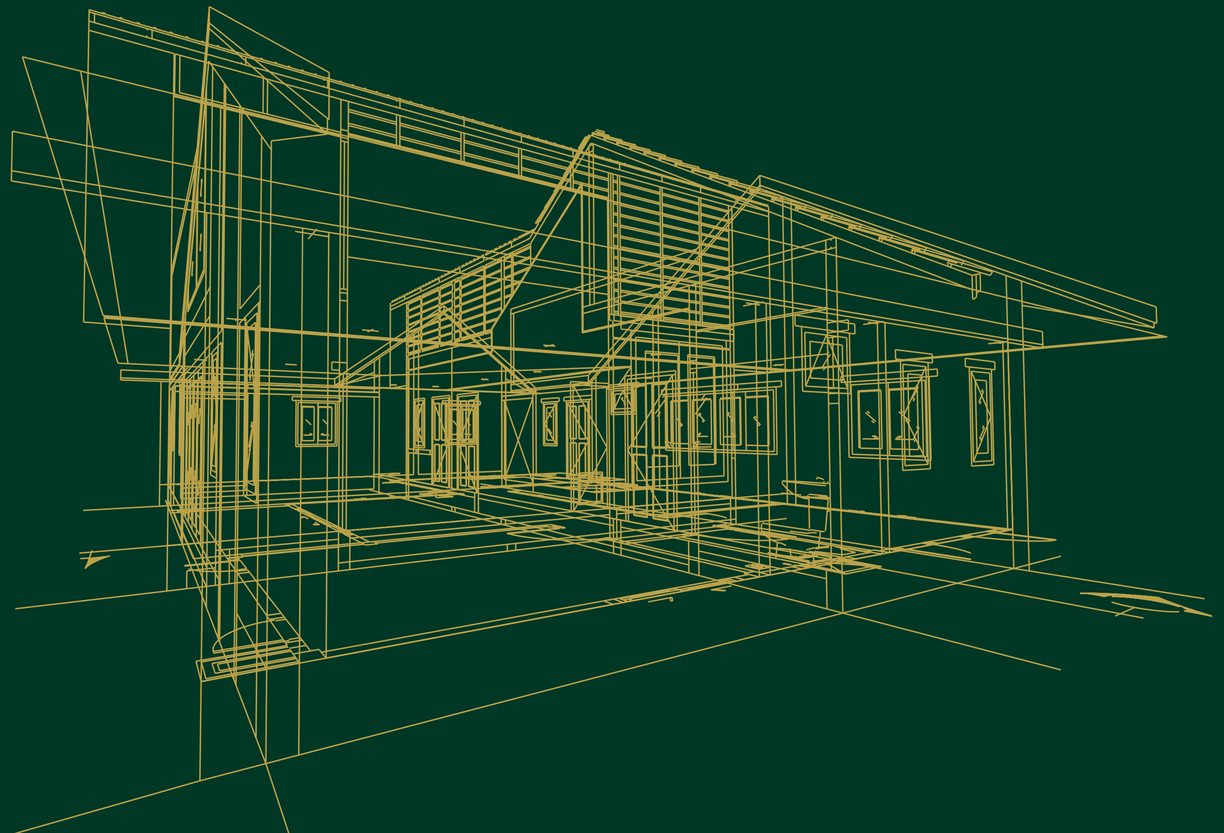


DINING ROOM

WHERE DREAMS TAKE SHAPE



MASTER BEDROOM



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, stilts, 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 /or 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

FLOORING	:	Imported marble flooring
SKIRTING	:	75 mm high, Same as Flooring
CEILING	:	POP/Gypsum - Peripheral Ceiling Drop
WALL	:	P.O.P. Finish with Acrylic Emulsion Paint
INTERNAL DOORS	:	Main Entrance 2450 mm High Polished Veneer Flush Door as/design
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting + FAN
AC	:	VRV
FIXTURES	:	Smart touch lock

MASTER BEDROOM

FLOORING	:	Wooden Flooring
SKIRTING	:	75 mm high, Same as Flooring
CEILING	:	POP/Gypsum - Peripheral Ceiling Drop
WALL	:	P.O.P. Finish with Acrylic Emulsion Paint
INTERNAL DOORS	:	High polished veneer
EXTERNAL DOOR / WINDOWS / RAILINGS	:	2450 High UPVC Powder Coated
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting + FAN
AC	:	VRV

ALL OTHER BEDROOMS

FLOORING	:	Wooden Flooring
SKIRTING	:	75 mm high, Same as Flooring
CEILING	:	POP/Gypsum - Peripheral Ceiling Drop
WALL	:	P.O.P. Finish with Acrylic Emulsion Paint
INTERNAL DOORS	:	2450 High polished veneer
EXTERNAL DOOR / WINDOWS / RAILINGS	:	2450 High UPVC Powder coated
CUPBOARD	:	Laminated Finish Modular Wardrobes with motion sensor Lights
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting + FAN
AC	:	VRV

KITCHEN

FLOORING	:	Imported marble flooring
SKIRTING	:	75 mm high, Same as Flooring
CEILING	:	POP/Gypsum - Peripheral Ceiling Drop
WALL	:	Quartz 2' Above counter, rest P.O.P. Finish with Acrylic Emulsion
EXTERNAL DOOR / WINDOWS / RAILINGS	:	2450 High UPVC Powder coated
CUPBOARD	:	Modular Kitchen & Quartz stone on Counter Top
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting
FIXTURES	:	Stainless Steel Sink with drain board , chimney+ exhaust

DRAWING + DINING & PUJA AREA

FLOORING	:	Importedmarble flooring
SKIRTING	:	75 mm high, Same as Flooring
CEILING	:	POP/Gypsum - Peripheral Ceiling Drop
WALL	:	P.O.P. Finish with Acrylic Emulsion Paint
EXTERNAL DOOR / WINDOWS / RAILINGS	:	2450 High UPVC Powder coated
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting + FAN
AC	:	VRV
FIXTURES	:	Inter com

MASTER DRESSER

FLOORING	:	Laminated Wood Flooring
SKIRTING	:	75 mm high, Same as Flooring
CEILING	:	POP/Gypsum - Peripheral Ceiling Drop
WALL	:	P.O.P. Finish with Acrylic Emulsion Paint
CUPBOARD	:	Laminated Finish Modular Wardrobes with motion sensor Lights
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting + Fan

UTILITY BALCONY

FLOORING	:	Anti Skid Vitrified Plank Look-Alike Tile
SKIRTING	:	75 mm high, Same as Flooring
CEILING	:	No false ceiling, Ceiling Painted
WALL	:	External Paint / finish as / façade design
EXTERNAL DOOR / WINDOWS / RAILINGS	:	Solid Parapet Wall
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting + FAN
FIXTURES	:	Point for Washing Machine

ALL OTHER BALCONY

FLOORING	:	Anti Skid Vitrified Plank Look-Alike Tile
SKIRTING	:	75mm high, Same as Flooring
CEILING	:	No false ceiling, Ceiling Painted
WALL	:	External Paint / finish as / façade design
EXTERNAL DOOR / WINDOWS / RAILINGS	:	Solid Parapet Wall
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting

MASTER TOILET

FLOORING	:	Vitrified Tile
CEILING	:	POP / Gypsum
WALL	:	Vitrified Tile upto False Ceiling
INTERNAL DOORS	:	2450 High Polished Veneer
EXTERNAL DOOR / WINDOWS / RAILINGS	:	2450 High UPVC Powder coated
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting + FAN
FIXTURES	:	Exhaust, Geyser, Sanitary, and C.P. Fittings (Kohler, Roca, Jaquar or Equivalent)

ALL OTHER TOILETS

FLOORING	:	Vitrified Tile
CEILING	:	Grid False Ceiling
WALL	:	Vitrified Tile upto False Ceiling
INTERNAL DOORS	:	2450 High Polished Veneer
EXTERNAL DOOR / WINDOWS / RAILINGS	:	2450 High UPVC Powder coated
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting
FIXTURES	:	Exhaust, Geyser, Sanitary, and C.P. Fittings (Kohler, Roca, Jaquar or Equivalent)

DRAWING ROOM BALCONY

FLOORING	:	Anti Skid Vitrified Plank Look-Alike Tile
SKIRTING	:	75mm High, Same as Flooring
CEILING	:	No False Ceiling, Ceiling Painted
WALL	:	External Paint / Finish as / Façade Design
EXTERNAL DOOR / WINDOWS / RAILINGS	:	Solid Parapet Wall
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting

LIFT LOBBY

FLOORING	:	Granite Stone
SKIRTING	:	75mm High, Same as Flooring
CEILING	:	POP / Gypsum False Ceiling
WALL	:	Granite Stone on Lift Facia and Texture Paint on Opposite Wall
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting

SPECIFICATIONS

TOWER B & C

ENTRANCE FOYER

FLOORING	:	Imported Marble Flooring
SKIRTING	:	75 mm High, Same as Flooring
CEILING	:	POP/Gypsum - Peripheral Ceiling Drop
WALL	:	P.O.P. Finish with Acrylic Emulsion Paint
INTERNAL DOORS	:	Main Entrance 2450 mm High Polished Veneer Flush Door as / Design
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting + FAN
AC	:	Split AC
FIXTURES	:	Smart Touch Lock

MASTER BEDROOM

FLOORING	:	Wooden Flooring
SKIRTING	:	75 mm high, Same as Flooring
CEILING	:	POP/Gypsum - Peripheral Ceiling Drop
WALL	:	P.O.P. Finish with Acrylic Emulsion Paint
INTERNAL DOORS	:	High Polished Veneer
EXTERNAL DOOR / WINDOWS / RAILINGS	:	2450 High UPVC Powder Coated
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting + FAN
AC	:	Split AC

ALL OTHER BEDROOMS

FLOORING	:	Wooden Flooring / Premium Vitrified Tile
SKIRTING	:	75 mm High, Same as Flooring
CEILING	:	POP / Gypsum - Peripheral Ceiling Drop
WALL	:	P.O.P. Finish with Acrylic Emulsion Paint
INTERNAL DOORS	:	2450 High Polished Veneer
EXTERNAL DOOR / WINDOWS / RAILINGS	:	2450 High UPVC Powder Coated
CUPBOARD	:	Laminated Finish Modular Wardrobes with Motion Sensor Lights
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting + FAN
AC	:	Split AC

KITCHEN

FLOORING	:	Imported Marble Flooring
SKIRTING	:	75 mm High, Same as Flooring
CEILING	:	POP / Gypsum - Peripheral Ceiling Drop
WALL	:	Quartz 2' Above Counter, Rest P.O.P. Finish with Acrylic Emulsion
EXTERNAL DOOR / WINDOWS / RAILINGS	:	2450 High UPVC Powder Coated
CUPBOARD	:	Modular Kitchen & Quartz Stone on Counter Top
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting
FIXTURES	:	Stainless Steel Sink with drain board, Chimney + Exhaust

DRAWING + DINING & PUJA AREA

FLOORING	:	Imported Marble Flooring
SKIRTING	:	75 mm High, Same as Flooring
CEILING	:	POP / Gypsum - Peripheral Ceiling Drop
WALL	:	P.O.P. Finish with Acrylic Emulsion Paint
EXTERNAL DOOR / WINDOWS / RAILINGS	:	2450 High UPVC Powder Coated
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting + FAN
AC	:	Split AC
FIXTURES	:	Intercom

MASTER BEDROOM

FLOORING	:	Laminated Wood Flooring
SKIRTING	:	75 mm High, Same as Flooring
CEILING	:	POP / Gypsum - Peripheral Ceiling Drop
WALL	:	P.O.P. Finish with Acrylic Emulsion Paint
CUPBOARD	:	Laminated Finish Modular Wardrobes with Motion Sensor Lights
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting + Fan

UTILITY BALCONY

FLOORING	:	Anti Skid Vitrified Plank Look-Alike Tile
SKIRTING	:	75 mm High, Same as Flooring
CEILING	:	No False Ceiling, Ceiling Painted
WALL	:	External Paint / Finish as / Façade Design
EXTERNAL DOOR / WINDOWS / RAILINGS	:	Solid Parapet Wall
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting + FAN
FIXTURES	:	Point for Washing Machine

ALL OTHER BALCONY

FLOORING	:	Anti Skid Vitrified Plank Look-Alike Tile
SKIRTING	:	75mm High, Same as Flooring
CEILING	:	No False Ceiling, Ceiling Painted
WALL	:	External Paint / Finish as / Façade design
EXTERNAL DOOR / WINDOWS / RAILINGS	:	Solid Parapet Wall
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting

MASTER TOILET

FLOORING	:	Vitrified Tile
CEILING	:	POP / Gypsum
WALL	:	Vitrified Tile upto False Ceiling
INTERNAL DOORS	:	2450 High Polished Veneer
EXTERNAL DOOR / WINDOWS / RAILINGS	:	2450 High UPVC Powder Coated
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting + FAN
FIXTURES	:	Exhaust, Geyser, Sanitary, and C.P. Fittings (Kohler, Roca, Jaquar or Equivalent)

ALL OTHER TOILETS

FLOORING	:	Vitrified Tile
CEILING	:	Grid False Ceiling
WALL	:	Vitrified Tile upto False Ceiling
INTERNAL DOORS	:	2450 High Polished Veneer
EXTERNAL DOOR / WINDOWS / RAILINGS	:	2450 High UPVC Powder Coated
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting
FIXTURES	:	Exhaust, Geyser, Sanitary, and C.P. Fittings (Kohler, Roca, Jaquar or Equivalent)

DRAWING ROOM BALCONY

FLOORING	:	Anti Skid Vitrified Plank Look-Alike Tile
SKIRTING	:	75mm High, Same as Flooring
CEILING	:	No False Ceiling, Ceiling Painted
WALL	:	External Paint / Finish as / Façade Design
EXTERNAL DOOR / WINDOWS / RAILINGS	:	Glass Railing
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting

LIFT LOBBY

FLOORING	:	Granite Stone
SKIRTING	:	75mm High, Same as Flooring
CEILING	:	POP / Gypsum False Ceiling
WALL	:	Granite Stone on Lift Facia and Texture Paint on Opposite Wall
LIGHT FIXTURES	:	Light Points with Concealed LED Lighting

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.

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.





AERIAL VIEW

Indian Green Building Council

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