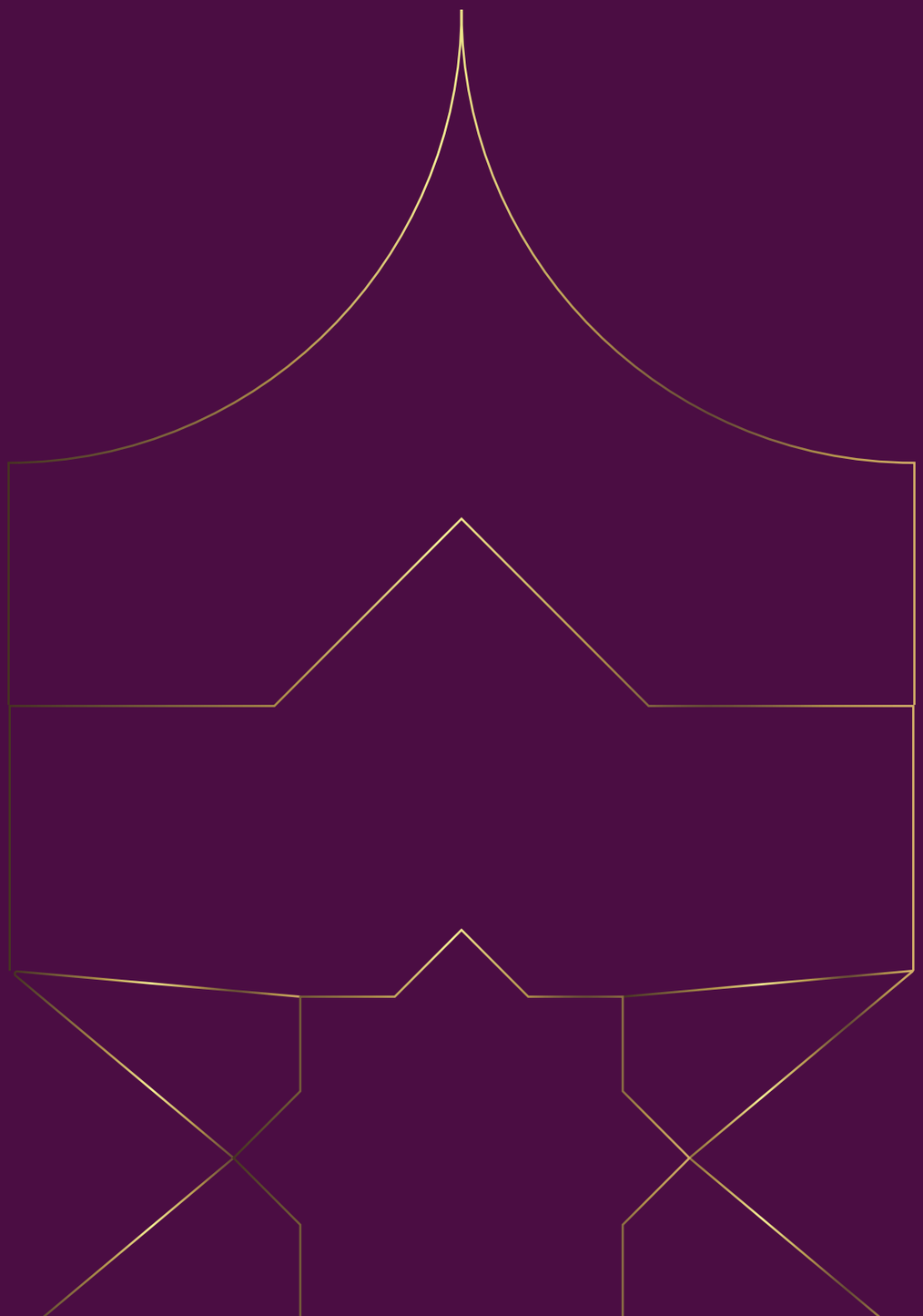
SAYBA

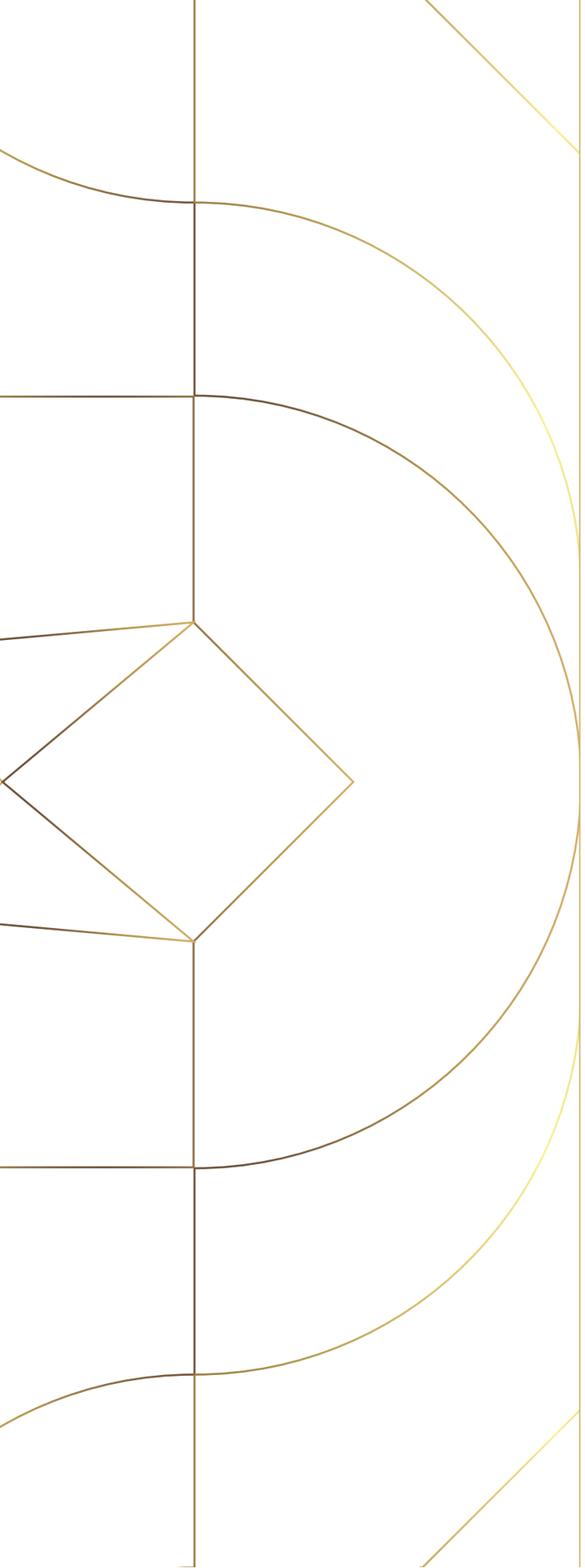
NOOR

LIVE BRIGHTER, LIVE BETTER



LIVE BRIGHTER,
LIVE BETTER

A thoughtfully designed residence in Jogeshwari,
where faith, family, and modernity come together.



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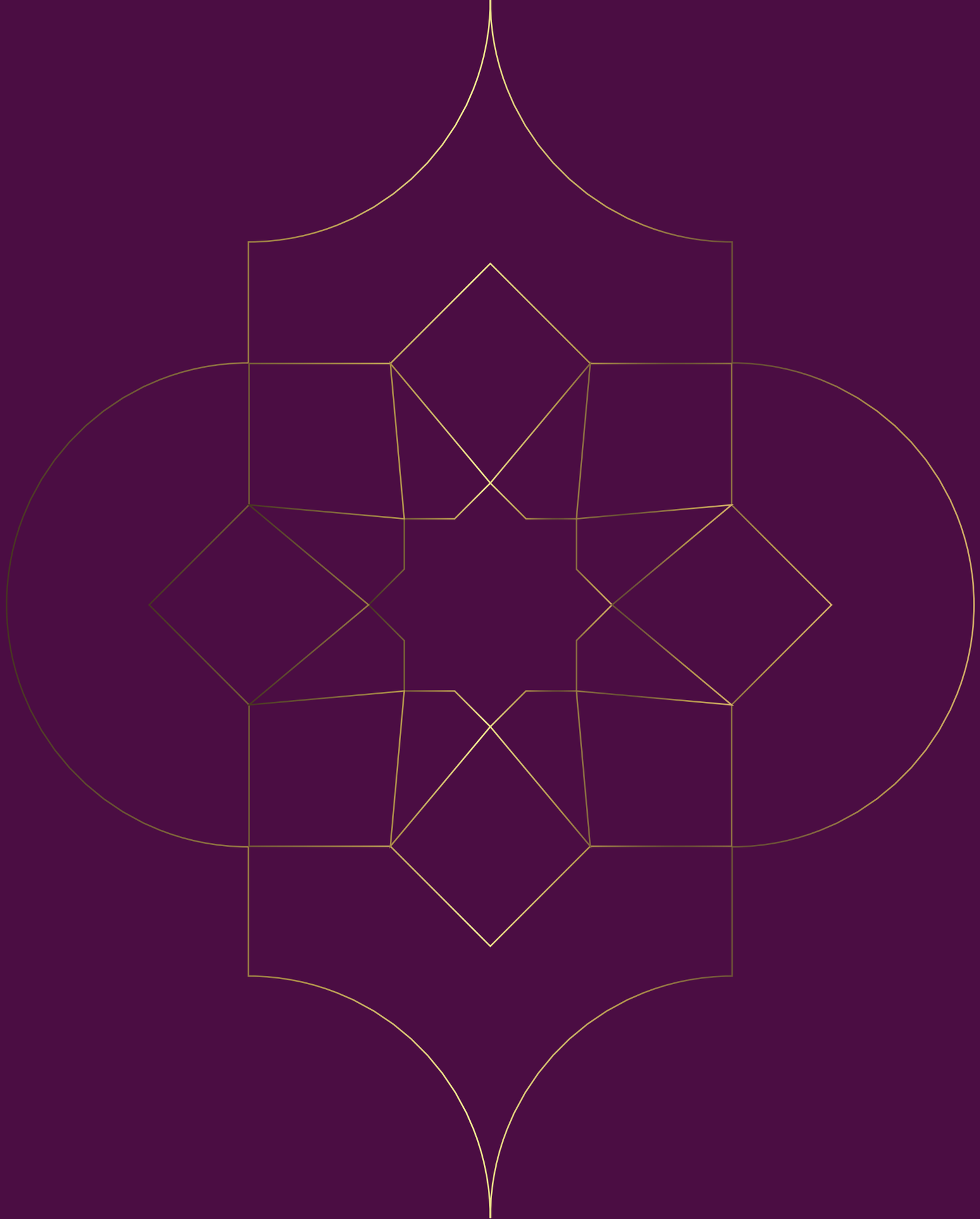


INTRODUCTION

Nestled in the heart of Jogeshwari, Sayba Noor is designed with the values, traditions, and aspirations of the local community in mind. More than just a home, it is a sanctuary where faith, family, and modern comforts come together in perfect harmony. Thoughtfully crafted to honour your way of life, it offers a space where you can flourish, celebrate togetherness, and embrace a brighter, better future—rooted in tradition, yet designed for tomorrow.

Welcome to

SAYBA NOOR
LIVE BRIGHTER, LIVE BETTER

Live with pride. Live with purpose. Live Noor.


INTERIORS
IT'S NOT HOW GOOD YOU ARE, IT'S HOW GOOD YOU WANT TO BE.
The world's best-selling book by PAUL ARDEN.
PHAIDON

PROJECT OVERVIEW

Live Brighter, Live Better In a Home That Truly Reflects You



Rooted in tradition and crafted with care, Sayba Noor is where modern comfort meets cultural values—a place designed for those who seek peace, privacy, and a strong sense of belonging. Here, every detail is thoughtfully planned to enrich your everyday life, nurture your aspirations, and illuminate your future.

Thoughtfully Designed Spaces for Every Stage of Life

1 BHK – Approx. 450 sq. ft. (RERA Carpet Area)	2 BHK – Approx. 648 sq. ft. (RERA Carpet Area)	3 BHK – Approx. 800 sq. ft. (RERA Carpet Area)

PROJECT OVERVIEW

22 Habitable Floors with spacious, airy residences
3-Level Podium Parking ensuring convenience & security

Two Dedicated Amenity Levels:

Podium Level: Family-centric features for comfort, connection, and recreation

Terrace Level: A serene retreat above the city, designed to help you unwind under the open sky



At Sayba Noor, every element reflects a deep respect for tradition from its culturally considerate design and separate gym and pool facilities for men and women, to its Qibla-oriented spaces that foster faith, family, and fulfilment.

This isn't just a residence— it's a lifestyle that allows you to truly live brighter, live better, and thrive together.

CONNECTIVITY & LIFESTYLE



Live Brighter. Live Better. Stay Connected.

At Sayba Noor, you're not just well-placed—you're perfectly positioned for a seamless, fulfilling lifestyle. Nestled on SV Road in Jogeshwari (West), this vibrant community offers effortless access to everything that matters—spirituality, education, daily essentials, and city-wide connectivity.

A Location That Brings Everything Closer

Located on SV Road—a prime address in a thriving neighborhood



- 7 minutes from Link Road, connecting you to key city hubs
- A short walk from Jogeshwari Railway Station for easy commuting
- 3 minutes to the upcoming Metro Station, enhancing connectivity
- 5 minutes to Jogeshwari East Metro Station
- Quick access to the Western Express Highway for smooth travel
- 30 minutes to BKC, Mumbai's business epicenter
- 20 minutes to the International Airport



A Community That Feels Like Home

Masjids: Daily prayers made easy with several mosques nearby

Schools & Madrasas: Quality education and religious learning within reach

Healthcare: Trusted hospitals and clinics for complete peace of mind

Markets & Shopping: Vibrant bazaars and essential stores at your doorstep

Dining & Gathering Spaces: Halal restaurants and cafés that bring people together

At Sayba Noor, everything you need to live brighter and live better from faith and family to modern conveniences is right here, exactly where it should be.

LEGENDS

CONNECTIVITY

Jogeshwarl Railway Station	750 m
Balasaheb Thackeray Flyover	1.9 km
Veera Desai Road	2.1 km
Jogeshwari Metro Station	2.2 km
Andheri Railway Station	2.4 km
Lokhandwala Complex	2.6 km
Western Express Highway	2.7 km
Lower Oshiwara Metro Station	2.9 km
DN Nagar Metro Station	3.7 km
International Airport	7.4 km

MALLS & ENTERTAINMENT

Infinity Mall	2.1 km
PVR Theater	2.4 km
Fun Republic (Cinépolis)	2.7 km
Star Bazar	3 km
Citi Mall	3.1 km
D Mart	3.3 km
The Club	4.3 km
4 Bungalow Market	4 km

EDUCATION INSTITUTIONS

Billabong International School	2.5 km
Bhavan's College	2.5 km
St. John's Universal School	2.6 km
Rajhans Vidyalaya	3.2 km
Valia College Bhavnagar	3.4 km
Mithibai College	4.8 km
NMIMS College	5 km

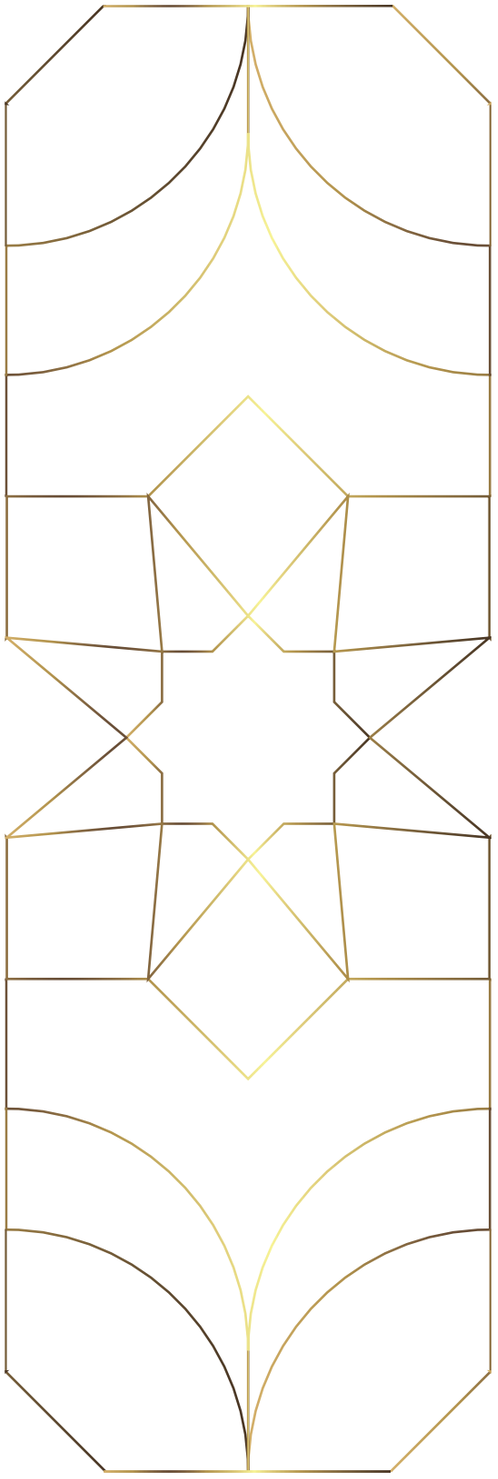
HEALTHCARE

BSES MG Hospital	3.1 km
Bellevue Hospital	3.2 km
Kokilaben Hospital	3.3 km

RESTAURANTS

McDonald's	350m
Jaffer Bhai's Delhi Darbar	500 m
Markaz Restaurant	1.4 km
FOO	2 km
Mainland China	2 km
Barbeque Nation	2.6 km
Òsteria	2.6 km
Rasotsav	6 km
Cream Centre	2.7 km


INFINITY. MALL
LOWER OSHIWARA METRO STATION
FOO
MAINLAND CHINA
ÒSTERIA
FUN REPUBLIC
BARBEQUE NATION
CREAM CENTRE
NEW LINK ROAD
VEERA DESAL ROAD
KOKILABEN HOSPITAL
BELLEVUE HOSPITAL
MARKAZ RESTAURANT
SHALIMAR RESTAURANT
JAFFER BHAL'S DELHI DARBAR
PERSIA DARBAR
SAYBA NOOR
MCDONALD'S
S.V ROAD
JOGESHWARI METRO
BALASAHEB THACKERAY FLYOVER
JOGESHWARI RAILWAY STATION
WESTERN EXPRESS HIGHWAY



AMENITIES

Where Comfort Meets Culture.

At Sayba Noor, every amenity is thoughtfully curated to provide comfort, privacy, and a sense of belonging making your everyday life more meaningful and serene. From its culturally considerate design to vibrant communal areas, we've created a space where faith, family, and wellbeing are in perfect harmony.

FACILITIES

Sayba Noor thoughtfully blends modern living with deep-rooted cultural values.

A Dedicated Qurbani Facility within the premises ensures sacred rituals are observed with dignity, privacy, and ease just the way they're meant to be.

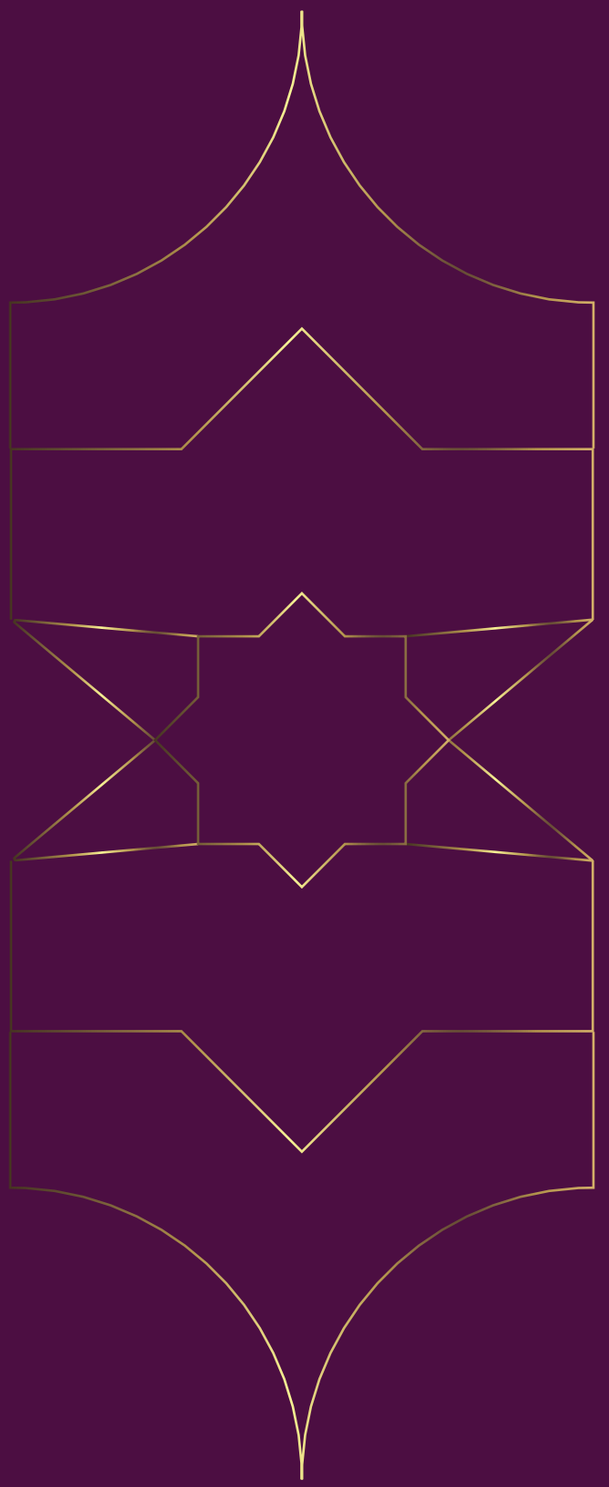
A Faith-sensitive Funeral Preparation Area has also been integrated into the design; reflecting a commitment to compassion, care, and community during life's most sensitive moments.

These meaningful inclusions are a testament to Sayba's attention to not just luxury, but also legacy

- **Separate Male & Female Gymnasiums**
  Fully equipped with modern fitness gear, maintaining privacy as per cultural sensitivities
- **Banquet Hall**
  Host family functions or community events with ease in a space dedicated exclusively for joy
- **Indoor Play Zone & Kids' Activity Area**
  A safe and lively space for children to play, learn, and make memories with peers
- **Senior Citizen Lounge**
  Peaceful seating areas designed for elderly residents to unwind, connect, and enjoy conversations
- **Reading & Learning Nook**
  A quiet corner to explore traditional literature, educational books, and lifelong learning

- **Separate Swimming Pools for Men & Women**
  Pools designed with privacy and modesty in mind, ensuring respectful recreation
- **Family Gazebo Zones**
  Relax under the stars with loved ones in shaded garden gazebos offering panoramic city views
- **Walking Track with High-Wall Safety Enclosure**
  Enjoy peaceful strolls at sunset in a secure, elevated setting above the city bustle.
- **Butterfly Garden & Green Spaces**
  Thoughtfully landscaped to bring nature closer to home ideal for morning reflection and family moments

Every detail reflects a deep understanding of our community's values designed not just for luxury, but for living a life of harmony, faith, and joy.



LAYOUTS

Thoughtfully Designed. Beautifully Aligned.

Homes at Sayba Noor are designed with your lifestyle, values, and future in mind. Whether you are starting a new journey or expanding your family, each layout offers optimal use of space, privacy for each member, and thoughtful planning — ensuring comfort, dignity, and functionality in every square foot.



1 BHK I Approx. 450 sq. ft. (RERA Carpet Area)

Ideal for nuclear families, young couples, or senior citizens looking for a compact yet complete home.

- **Optimized living & bedroom area**
- **Balcony for Natural Light and Air Flow**
- **Efficient Kitchen Layout with Two-sided dedicated dry area**

2 BHK I Approx. 648 sq. ft. (RERA Carpet Area)

Perfect for growing families seeking balance between space and affordability.



Two well-separated bedrooms for added privacy

Spacious living-dining zone for quality family time

Thoughtfully placed bathrooms for ease and modesty

Dedicated areas for both balcony and dry balcony

Dry Balcony & Balcony



3 BHK I Approx. 800 sq. ft. (RERA Carpet Area)

A spacious option for multi-generational families who value togetherness and independence.



Master bedroom with en-suite for privacy

Extra room for elders, guests, or study

Large windows for abundant natural light

Thoughtfully-designed balcony area for all your needs

Dry Balcony & Balcony

Every unit is designed with a strong focus on Qibla-compatibility and family-first spatial planning, ensuring both spiritual harmony and practical comfort in daily life.

Please refer to the actual floor plans for detailed dimensions and layout visualization.

WHY CHOOSE

SAYBA NOOR

LIVE BRIGHTER, LIVE BETTER

- **A Home That Reflects Your Identity**
  Designed for families who value tradition, togetherness, and thoughtful living. Every detail aligns with the lifestyle of the modern homeowner

- **Built for Community, Designed for You**
  Thoughtfully planned with culturally considerate layouts.
  Separate wellness and recreation spaces for men and women

- **Qibla-Compatible Homes**
  Designed for spiritual harmony with prayer-friendly spaces
  Ensures peace, reflection, and connection to faith

- **Separate Amenities for Men & Women**
  Exclusive gyms and swimming pools ensure privacy and well-being.
  Designed to maintain modesty without compromising on wellness



- **Spacious Layouts, Modern Comfort**
  Smartly designed 1, 2 & 3 BHK homes maximize light, ventilation, and space. Ideal for growing families and multi-generational living

- **Excellent Connectivity**
  Prime location with access to Eastern & Western suburbs. Minutes from Jogeshwari Station, Metro lines, top schools, and hospitals

- **A Community That Feels Like Home**
  A secure and vibrant environment for children, elders, and families. Spaces for social bonding, peaceful living, and cultural celebrations

- **Built by a Name You Can Trust**
  27+ completed projects with a reputation for transparency and timely delivery. Sayba Group's legacy of quality, commitment, and community-first development

Live with dignity. Grow with community.
Find your future here.

LIVE BRIGHTER, LIVE BETTER

At Sayba Noor, a home is more than just walls.
It's a promise.



A promise of comfort, dignity, security, and joy. A promise that your children will have space to dream. That your elders will find peace in cherished traditions. That you, and every member of your family, will feel proud to call it home.

With culturally considerate amenities, separate wellness spaces for men and women, and a prime location in Jogeshwari West Sayba Noor is a modern sanctuary built on timeless values.

Here, tradition meets aspiration. Spirituality blends with contemporary comfort. Community living shines its brightest.

A DAY IN THE LIFE AT SAYBA NOOR

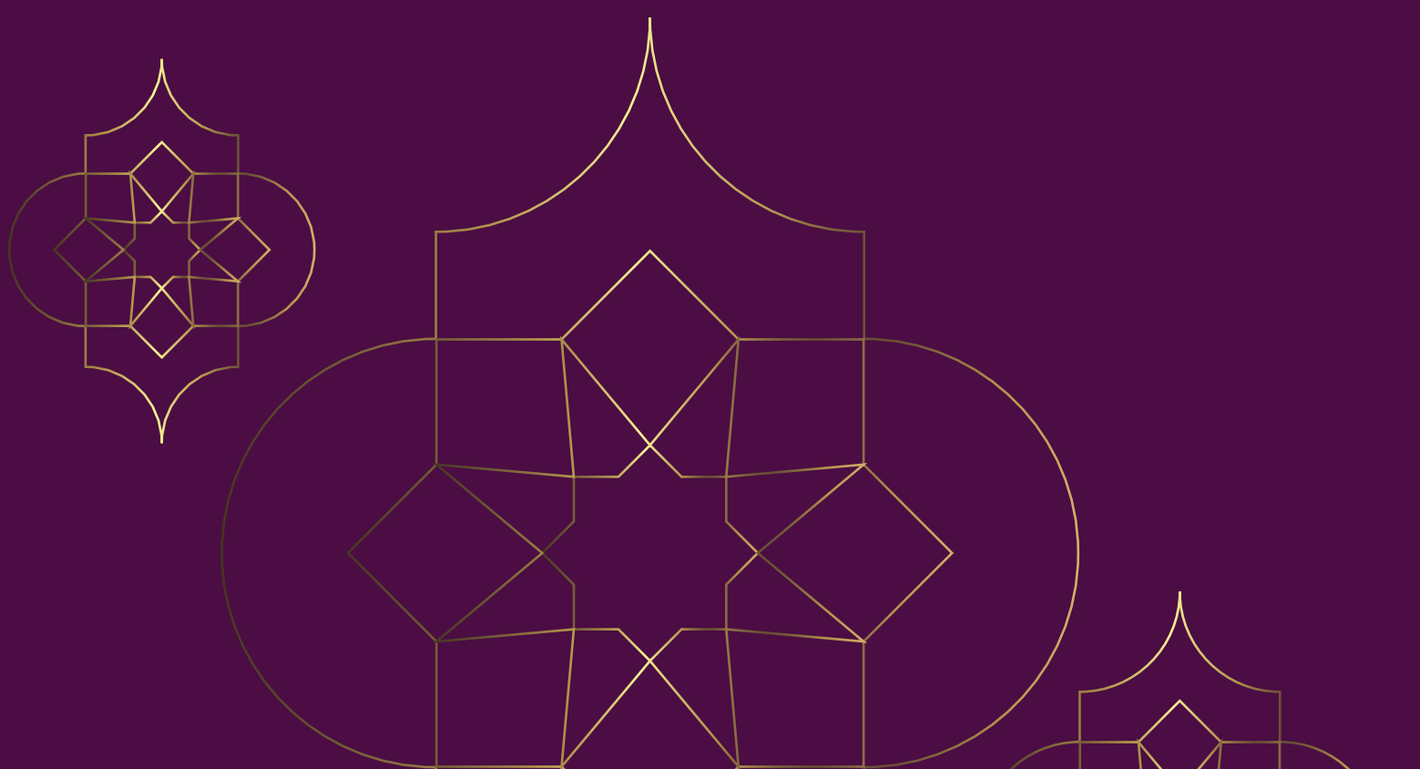
The Family Man starts his day with prayers in the podium garden, enjoys breakfast with family, and commutes effortlessly from a prime location. Evenings are for rooftop play with his children and peaceful moments under the night sky.

The Family Woman finds comfort in culturally mindful spaces, a private balcony for morning tea, and an exclusive women's gym.

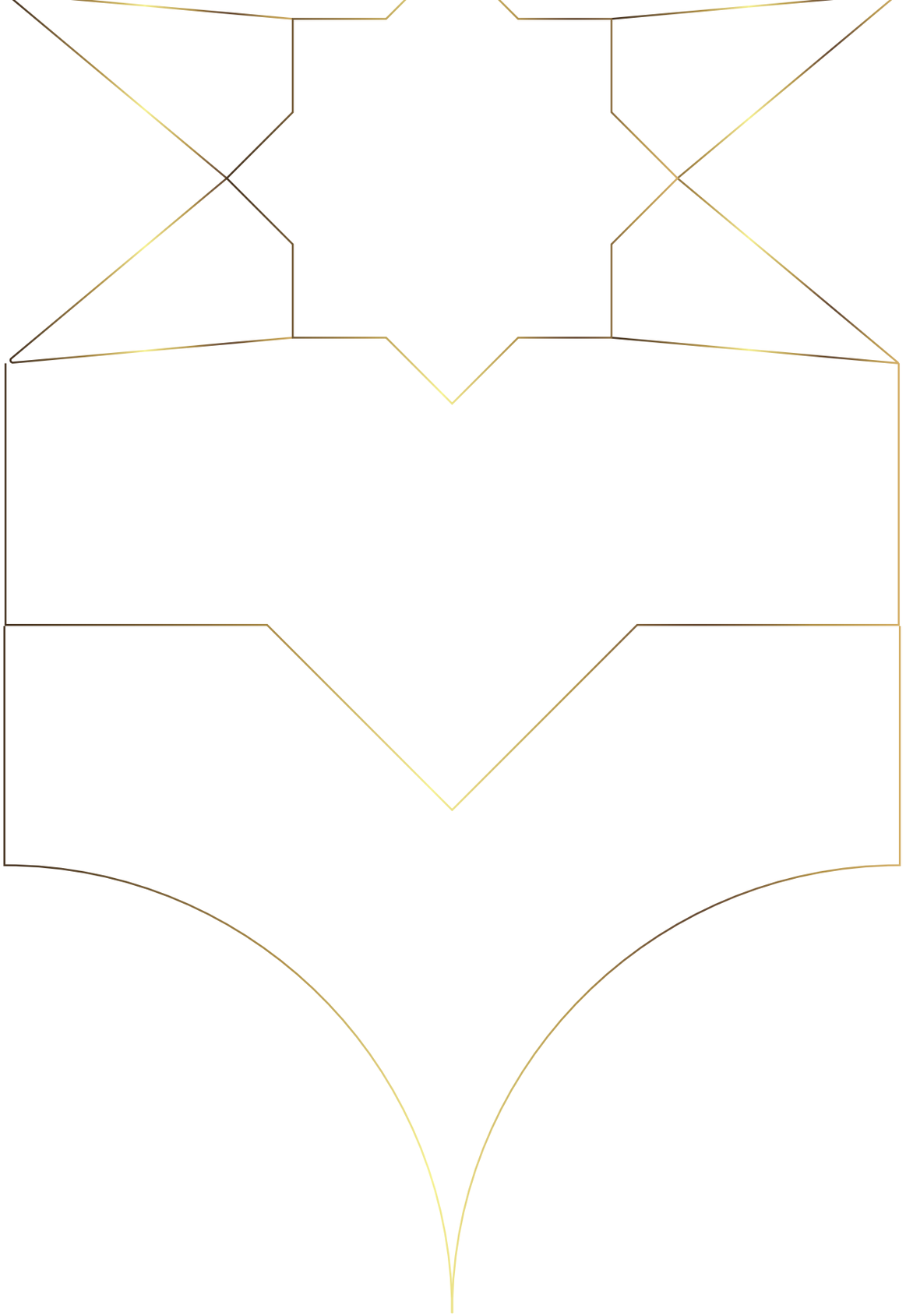
The Elders enjoy peaceful morning walks, afternoon tea in garden gazebos, and socializing in the senior seating zone. Thoughtful amenities ensure ease, dignity, and a strong sense of belonging.

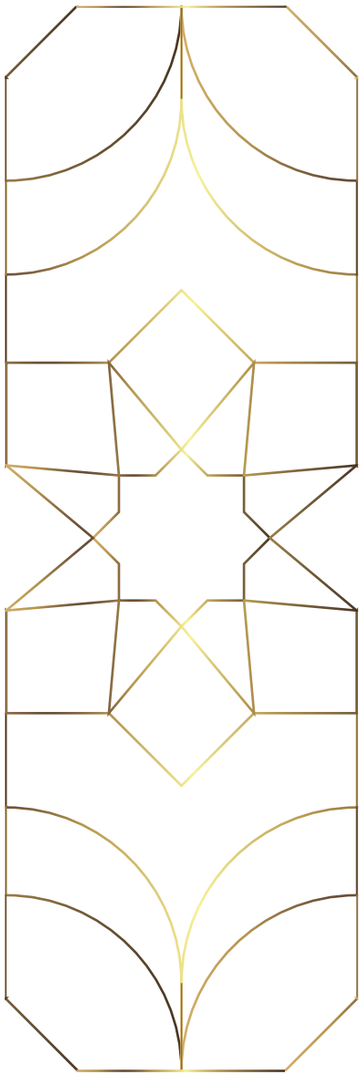
The Children grow up in a safe, vibrant community—football on the rooftop turf, playtime in the kids' zone, and friendships that last a lifetime.

Here, every generation thrives in a home built for togetherness, comfort, and joy.




SAYBA NOOR





QIBLA ORIENTATION & SMARTLY PLANNED HOMES

Faith-Centric Design:
Homes offer flexibility for Qibla-oriented prayer spaces, ensuring spiritual harmony

Bright & Airy Interiors:
Thoughtful window placements maximize natural light, ventilation, and privacy

Efficient Layouts:
Zero-wastage designs with spacious living areas, well-defined kitchens, and ample storage

Privacy Matters:
Smart floor plans separate living and sleeping zones for a balanced home life

Future-Ready Comfort:
High-speed internet provisions, modular kitchen-ready spaces, and home automation options

A home designed to respect your faith, enhance your comfort, and brighten your life

ABOUT SAYBA GROUP

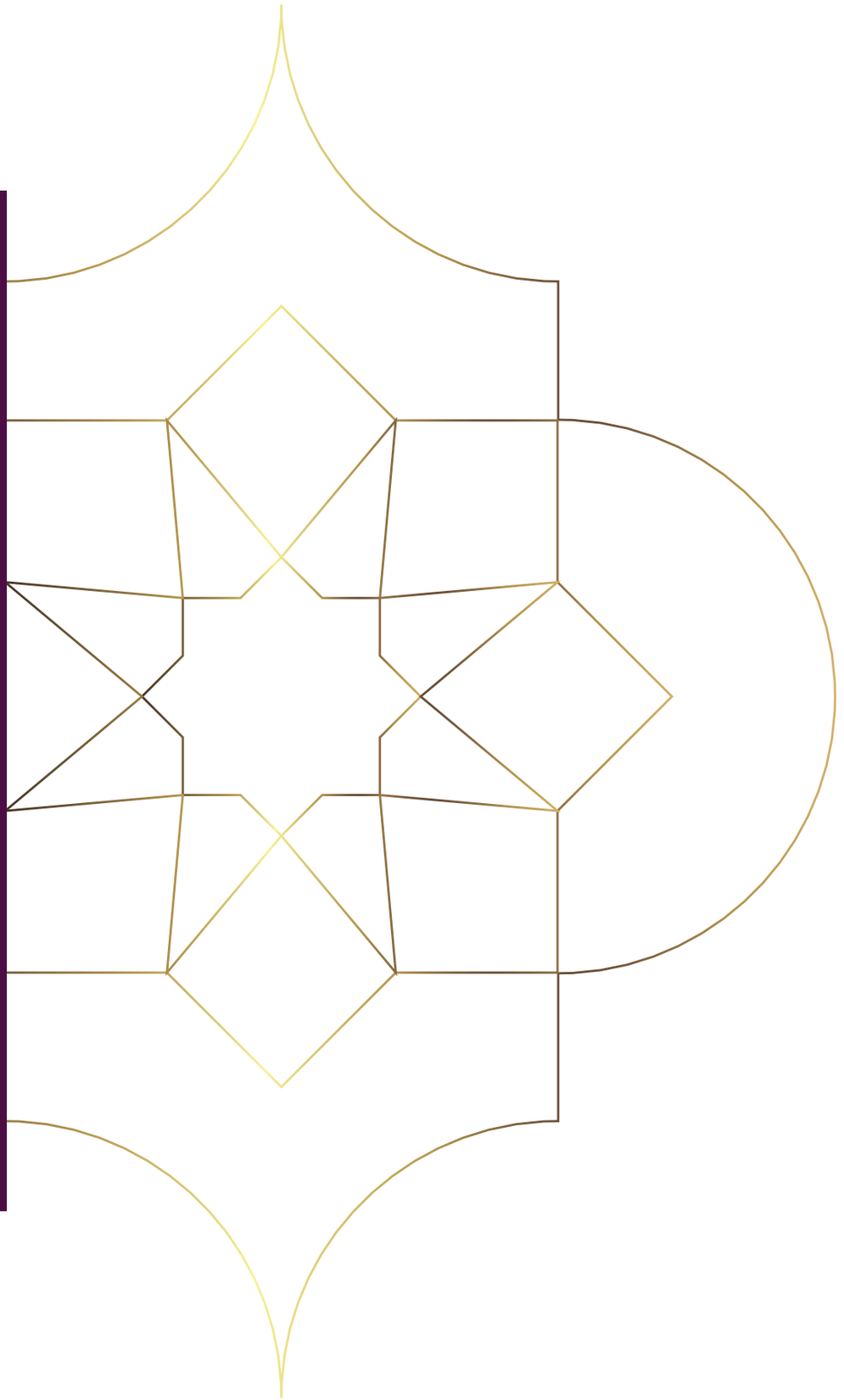
Legacy of Excellence
31 Lakh+ sq. ft. developed across 25+ completed projects with 'Occupation Certificate' received.

3,400 homes delivered in over 15 years earning the trust of Mumbai's homebuyers.

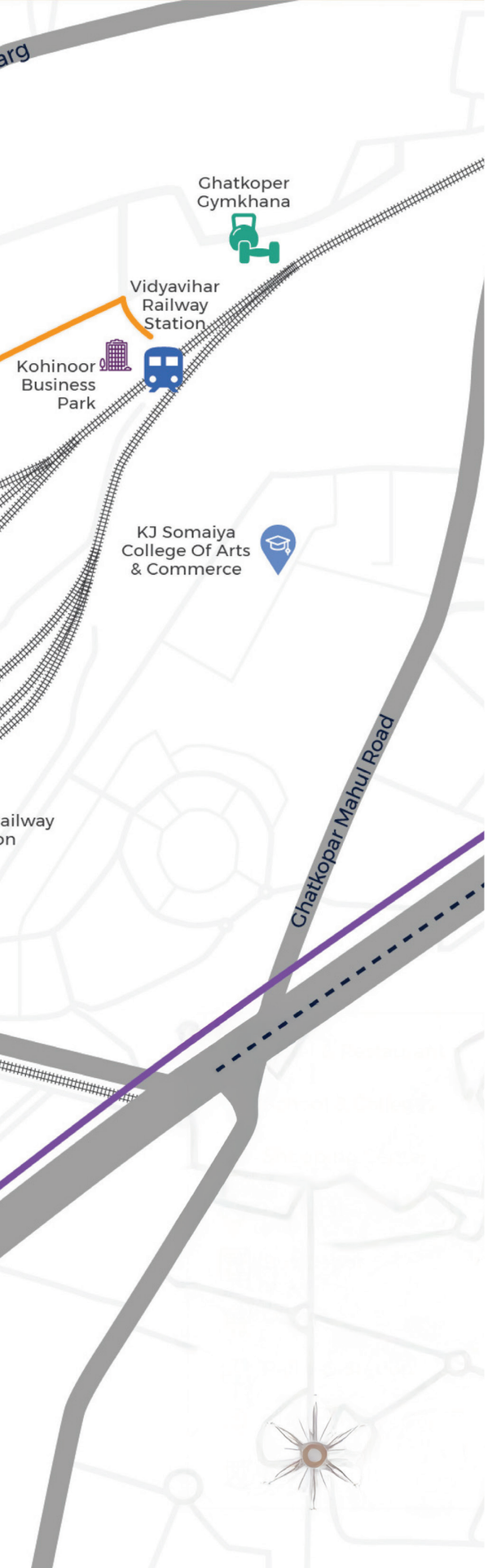
Commitment to Quality & Integrity
Thoughtfully designed, purpose-driven homes catering to today's needs and tomorrow's aspirations.
On-time delivery, transparency, and lasting construction quality are at the core of every project.

Building Communities, Not Just Homes
Family-centric layouts and amenities that support multi-generational living.
A strong emphasis on cultural values, privacy, and fostering a sense of belonging.

Sayba Noor is an exclusive creation by Sayba Group, upholding our legacy of trust and excellence. We invite you to be part of a thoughtfully planned community built on tradition and modern comfort.




INTERNATIONAL AIRPORT
Airport Metro Station
Pheonix Market City
LBS Marg
Sayba Pearl Hans
Marceline School
Fauziya Hospital
D-Mart
MENEZES Apartment
Kartika School
HANS Residency
Noor Hospital
Criticare Asia Hospital
Sayba Arcadia
AL Barkaat High School
Santacruz Metro Station
Bullet Train
2B Metro
3 Metro
IFC
Vidyanagri Metro Station
SCLR Bridge
Persian Darbar
Kanakia Zillion
McDonald's
Sayba Kalina
Proposed Metro Line B
MTNL Metro Station
SG Barve Marg Metro Station
Anjuman School
Santacruz Chembur Link Road
Equinox Business Park
Sayba Palace
Sayba Elysia
Sayba Olympia
Asian Heart Institute
Bullet Train
Sunteck Upgrad
Jilani Heights
Star Heights (HO)
ORCHIDS International School
Kurla(W) Bus Depot
Kurla(E) Bus Depot
Kurla Metro Station
Sofitel Mumbai BKC
Dhirubhai Ambani International School
Trident Hotel
Sayba Icon
Sayba Sapphire
Chistiya Heights
Mithi River
LBS Marg
Sayba Heights
Kurla Railway Station
KFC
Sayba Opal
Sayba Gagan
Tilaknagar Railway Station
Way to Sayba Emerald
Star Deluxe
Metro 2B
Sayba Residency
Capital SOCIAL
Proposed Mumbai - Pune Hyperloop
Sayba Annex
Sayba Heritage
Jio World Convention Centre
Baba Hospital
Sayba Swarna
Sayba Tulip
Sayba Royal
Sayba Crystal
Sayba Elegant
Sayba Orchid
MCA Bandra Club
Metro Line 4
Eastern Express Highway
Eastern Express Highway Metro Station
Club Emerald
Way To Colaba
Sushrut Hospital



- HOTEL & RESTAURANT
- SCHOOL & COLLEGES
- SHOPPING CENTER
- HOSPITAL
- BUS DEPOT
- OFFICES
- RAILWAY STATION
- UPCOMING METRO
- RESIDENTIALS




SAYBA NOOR

LET’S GET YOU A HOME THAT FEELS RIGHT.
A FUTURE THAT FEELS BRIGHT.

If you’re ready to take the next step toward owning a home where comfort, community, and culture come together seamlessly, we’re here to help.

Address

Sayba Noor
S.V. Road, Near Jogeshwari Railway Station
Jogeshwari (West), Mumbai - 400102

Contact Us

Phone: +91 86575 72922
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Website: www.saybagroup.com

Site Visit Timings

Monday to Sunday: 10:00 AM – 8:00 PM
Walk-ins welcome.
Prior appointments recommended.

Stay Connected

Be the first to know about updates, availability,
and exclusive offers:

(@saybagroup)

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