

NORTH WIND
ESTATES

Northwind Estates Pvt. Ltd.

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RERA No.: UPRERAPRJ798312/05/2025

mayabious.com



NorthWind
Sanctuary
LIVE RARE



Your rare living





An impression to inspire

SPEED
LIMIT
25

ELEVATION DUSK VIEW



“Welcome
to Sanctuary”
Your Rare Living

In 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

There's those

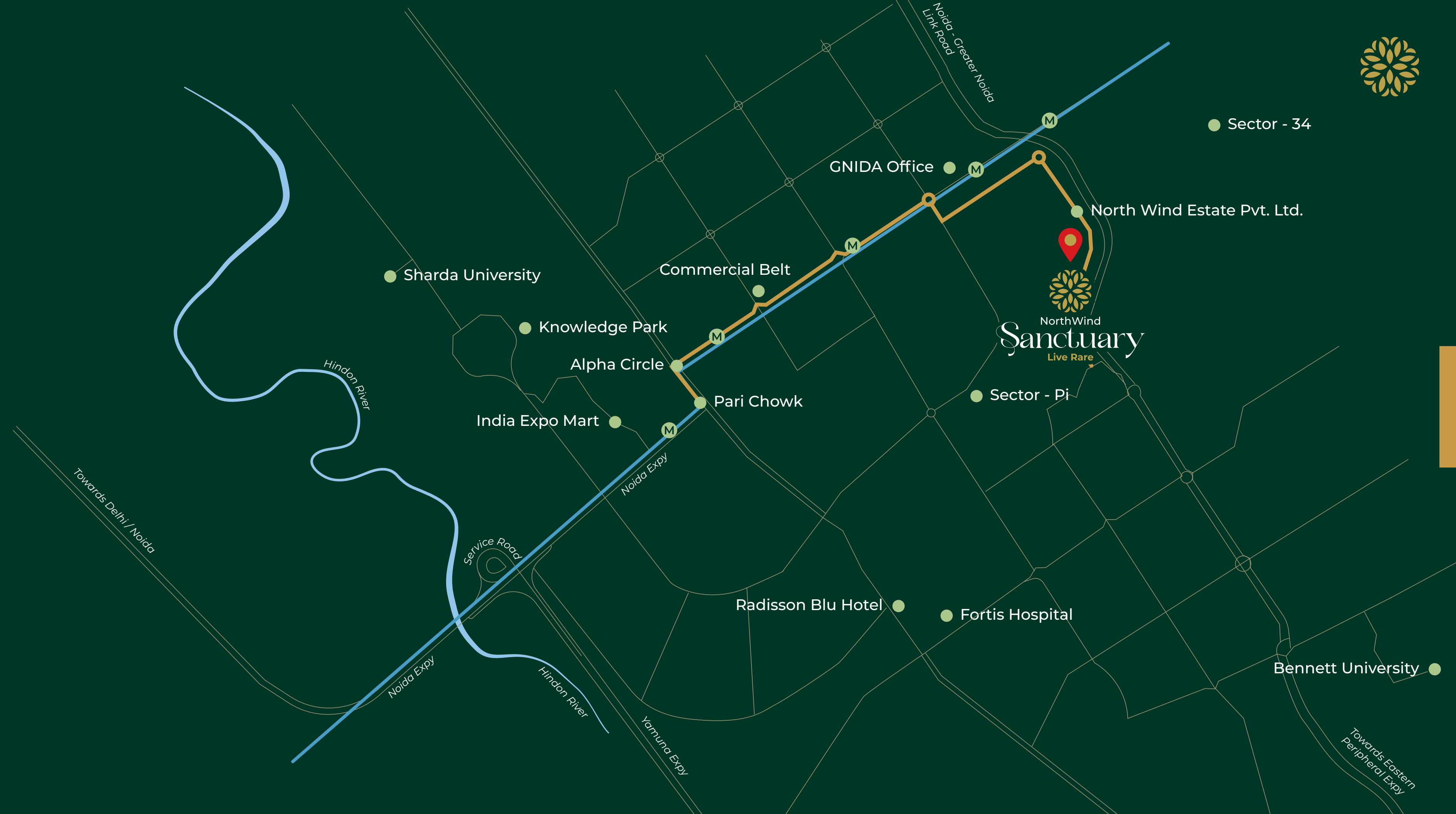
thinking
more or less, and there's you
believing in less is more...

Location Map

DISTANCE & TIME CHART

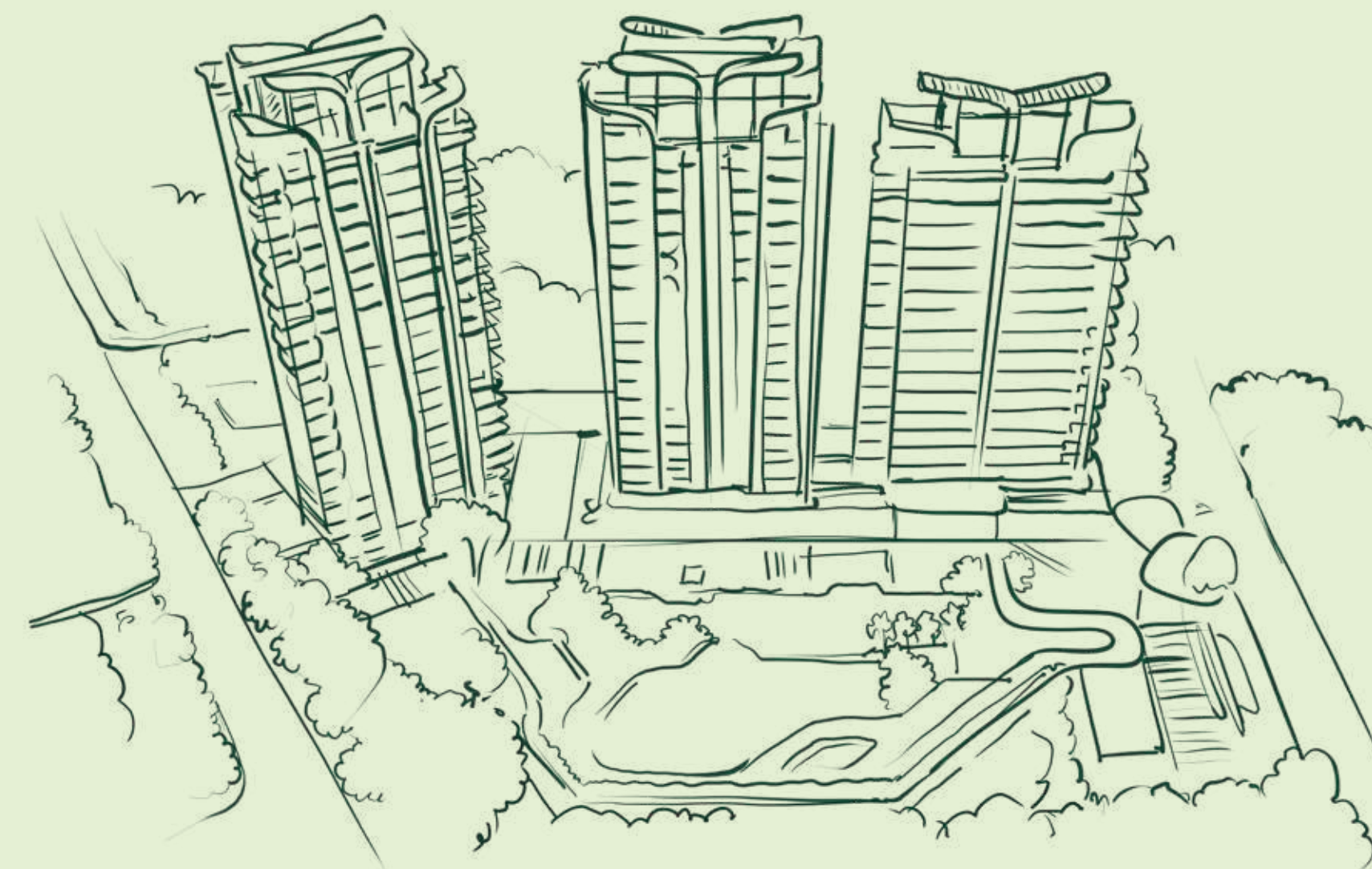
Noida International Airport	30 km	30 min
GNIDA Metro Station	02 km	05 min
Pari Chowk	05 km	07 min
Fortis Hospital	05 km	07 min
Delhi Public School	08 km	10 min
Delhi	30 km	30 min

Map not to scale.
Approximate Distance & Time.





THE CALM BEGINS HERE



AERIAL WITH TOTAL LANDSCAPE



Master Plan

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. Pickleball 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





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 their perfect rhythm.





The arrival zone

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



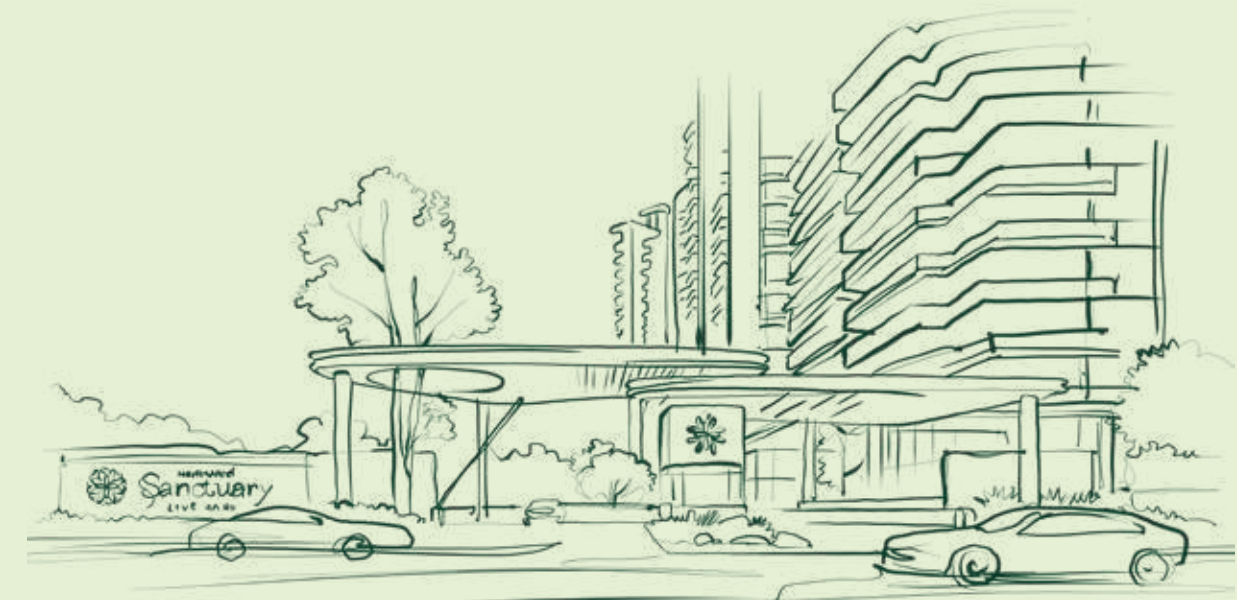
- Entrance Plaza
- Club Drop Off
- Commercial Plaza
- Tower - A Drop Off
- Tower - B Drop Off
- Tower - C Drop Off
- Surface Parking
- Ramp to the Basement
- Palmetum
- Feature Wall Flaunted with Water Feature



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

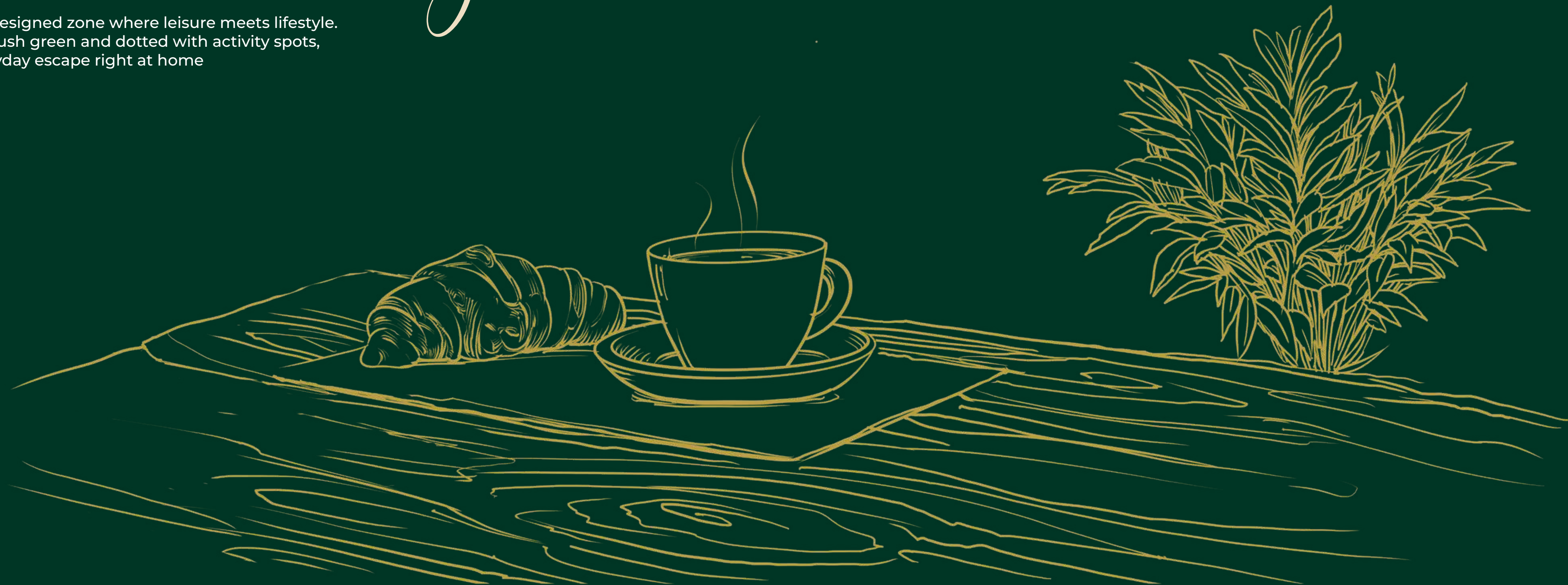


BALCONY VIEW



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



THE MOST SURREAL LIVING



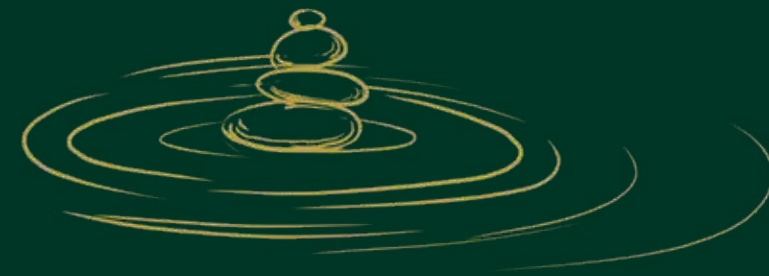
A wide-angle, high-quality architectural rendering of a modern residential complex's outdoor garden. The scene is set on a bright, sunny day with a clear blue sky and scattered white clouds. In the foreground, a lush green lawn is the center of activity. A man in a red shirt is playing soccer with a ball, while several children are running nearby. To the left, a woman in a white dress and hat is taking a photograph. In the middle ground, a group of people is sitting on a set of wide, light-colored stone steps. The garden is filled with diverse vegetation, including tall palm trees, flowering bushes with pink and red blooms, and various green shrubs. In the background, modern multi-story apartment buildings with balconies and large windows are visible. The overall atmosphere is one of a peaceful, well-maintained community space.

YOUR EVERYDAY
GREEN ESCAPE



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





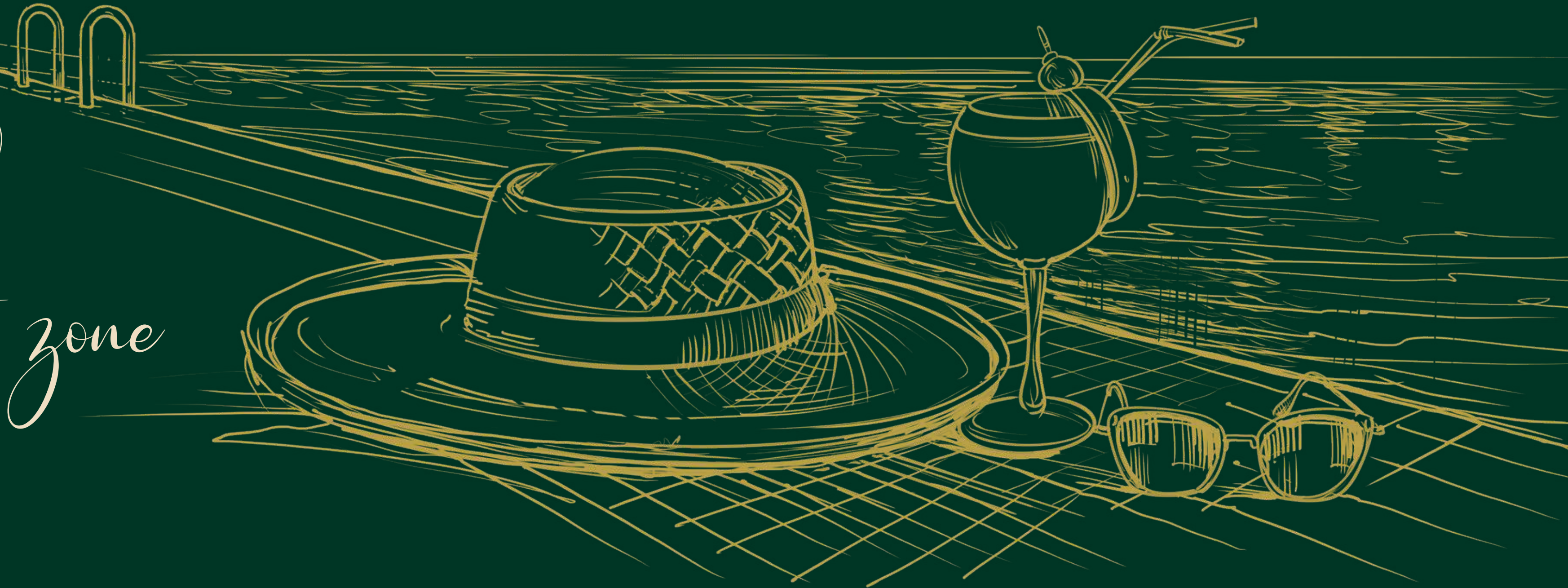
KEEP NO WEIGHT
UNTURNUED





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.

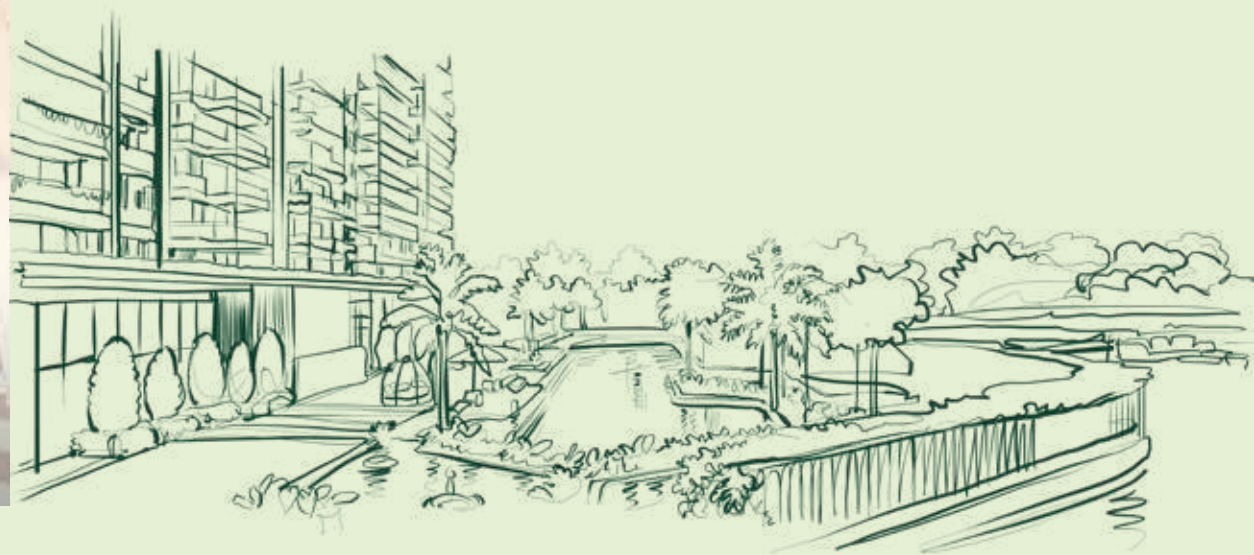


- Main Pool
- Party Pool
- Kids' Pool
- Shallow Pool
- Parasols
- Water Fall from Sky Bridge
- Party Deck – F&B



SKYBRIDGE TO POOL

LUXURY
LIVING
NATURALLY



YOUR CURE FOR THE BLUES



MAIN SWIMMING POOL



Sports zone

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

- Skating Rink
- Badminton Court
- Pickleball Court
- Cricket Pitch
- Multi Purpose Play Court
- Putting Golf
- Jogging Track Outdoor
- Gym
- Kids' Play Arena
- Tree Court with Pet Park



Sweat Naturally



PLAY IT LIKE A PRO

PICKLEBALL COURT





The Serenity Walk

A peaceful retreat designed for quiet 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



THE CASCADING HAPPINESS





CLUB
ROOTS



CLUB BANQUET HALL

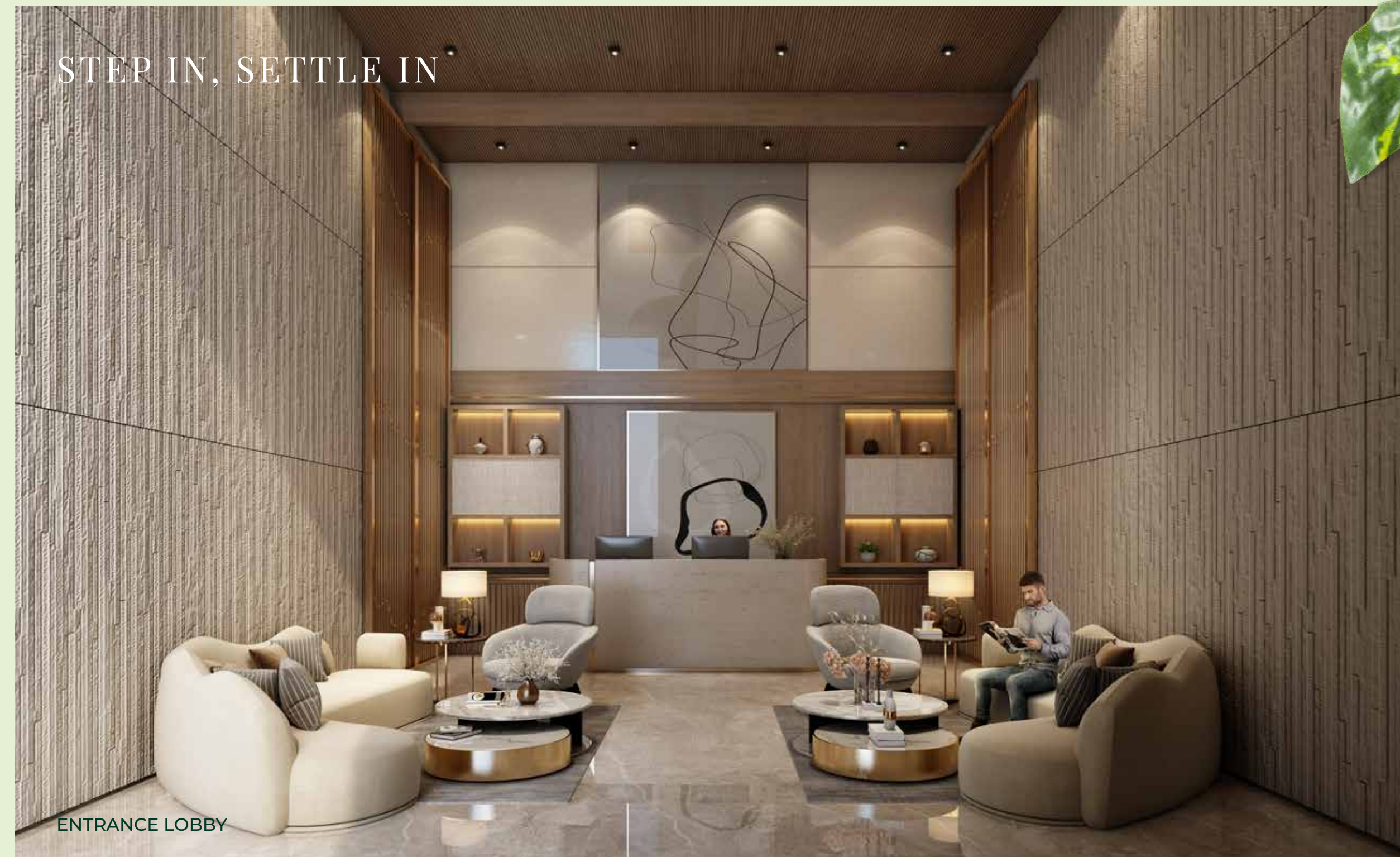
WHERE CELEBRATIONS CLINK

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.

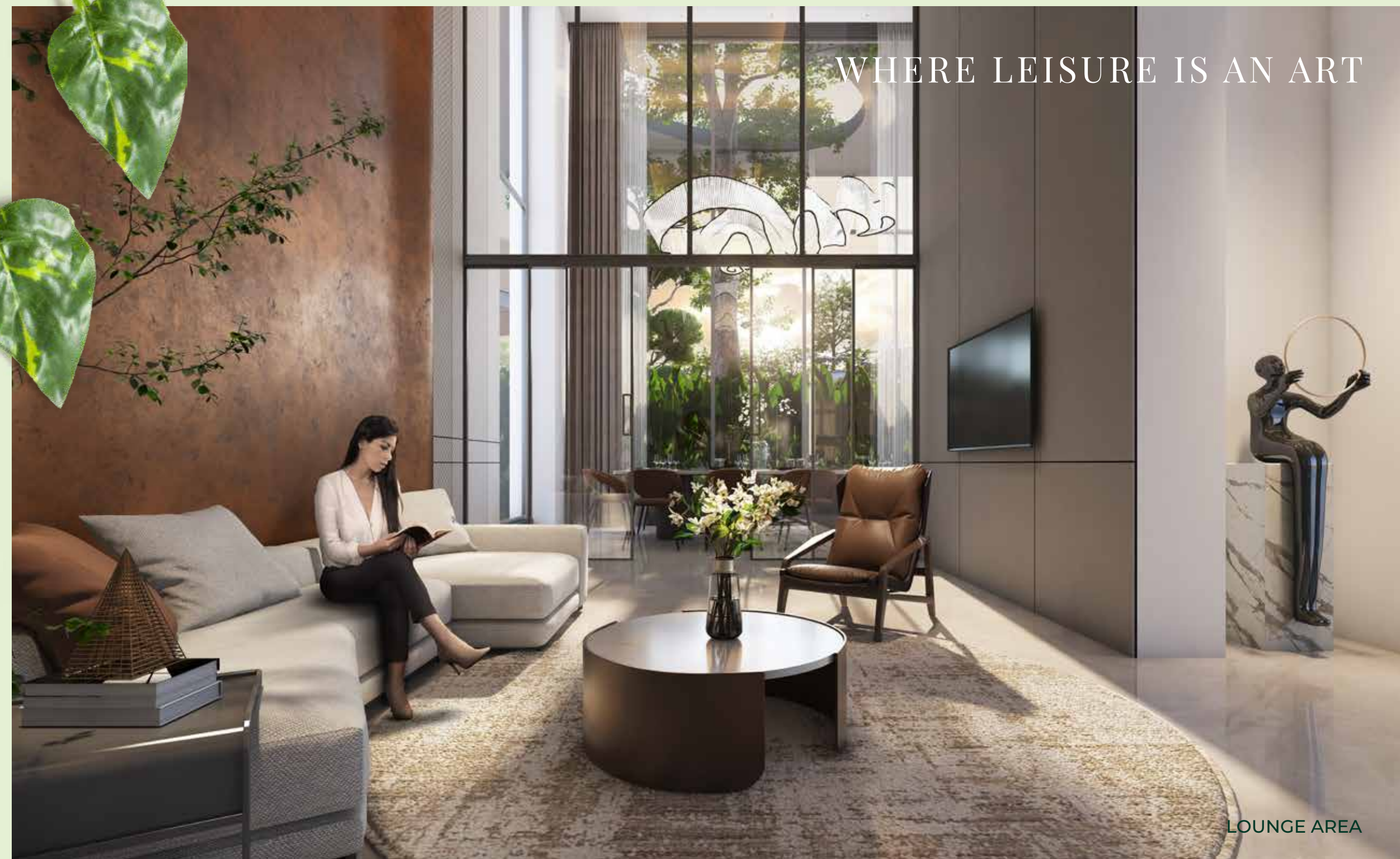




STEP IN, SETTLE IN



WHERE LEISURE IS AN ART





THE WORLD ON YOUR PLATTER



RESTAURANT WAITING AREA

WHERE EVERY STEP RESTORES YOU



RESTAURANT





WHERE REEL MOMENTS ARE FOR REAL



AV ROOM

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



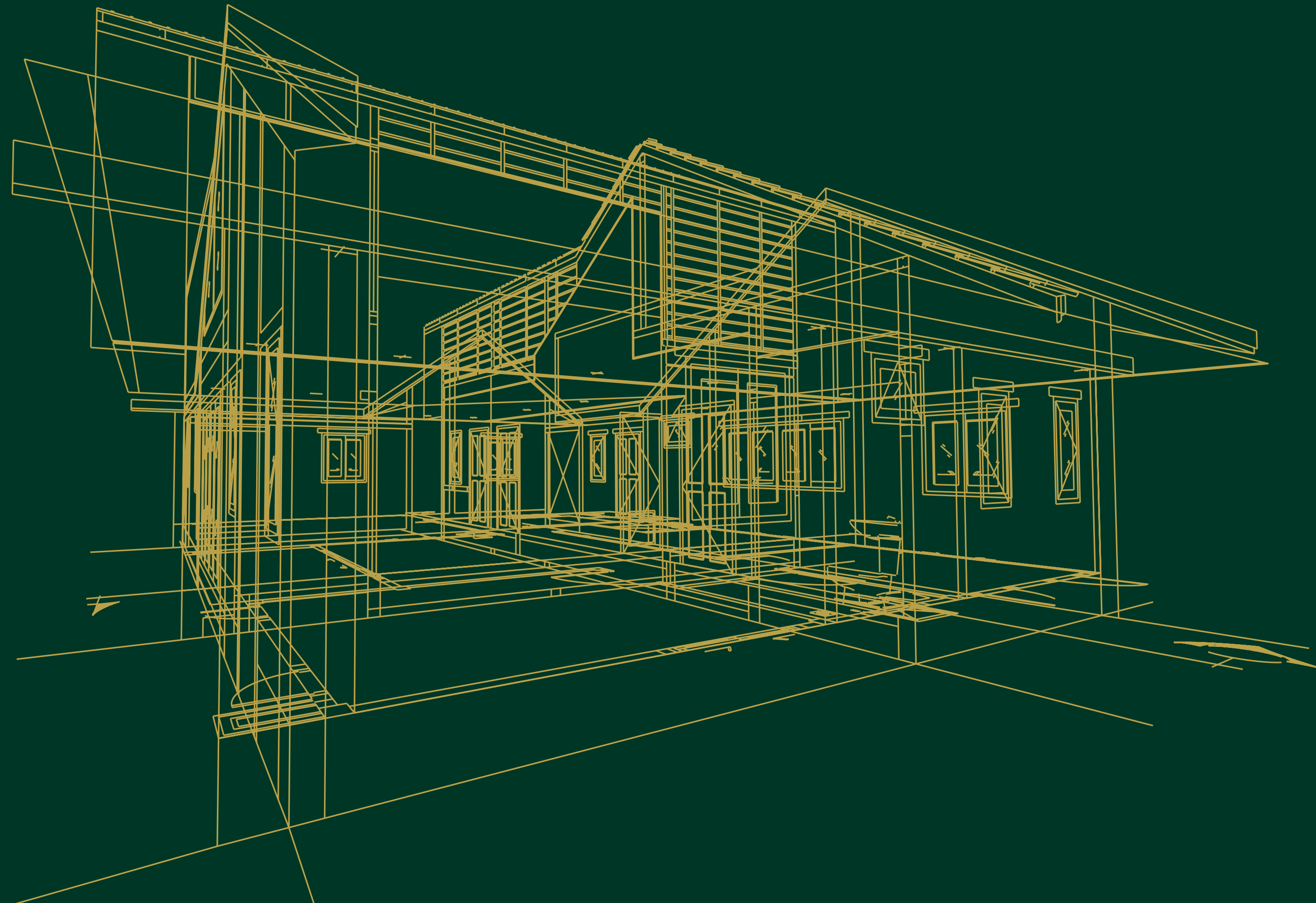
DINING ROOM

WHERE DREAMS TAKE SHAPE



MASTER BEDROOM





Floor Plan





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

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

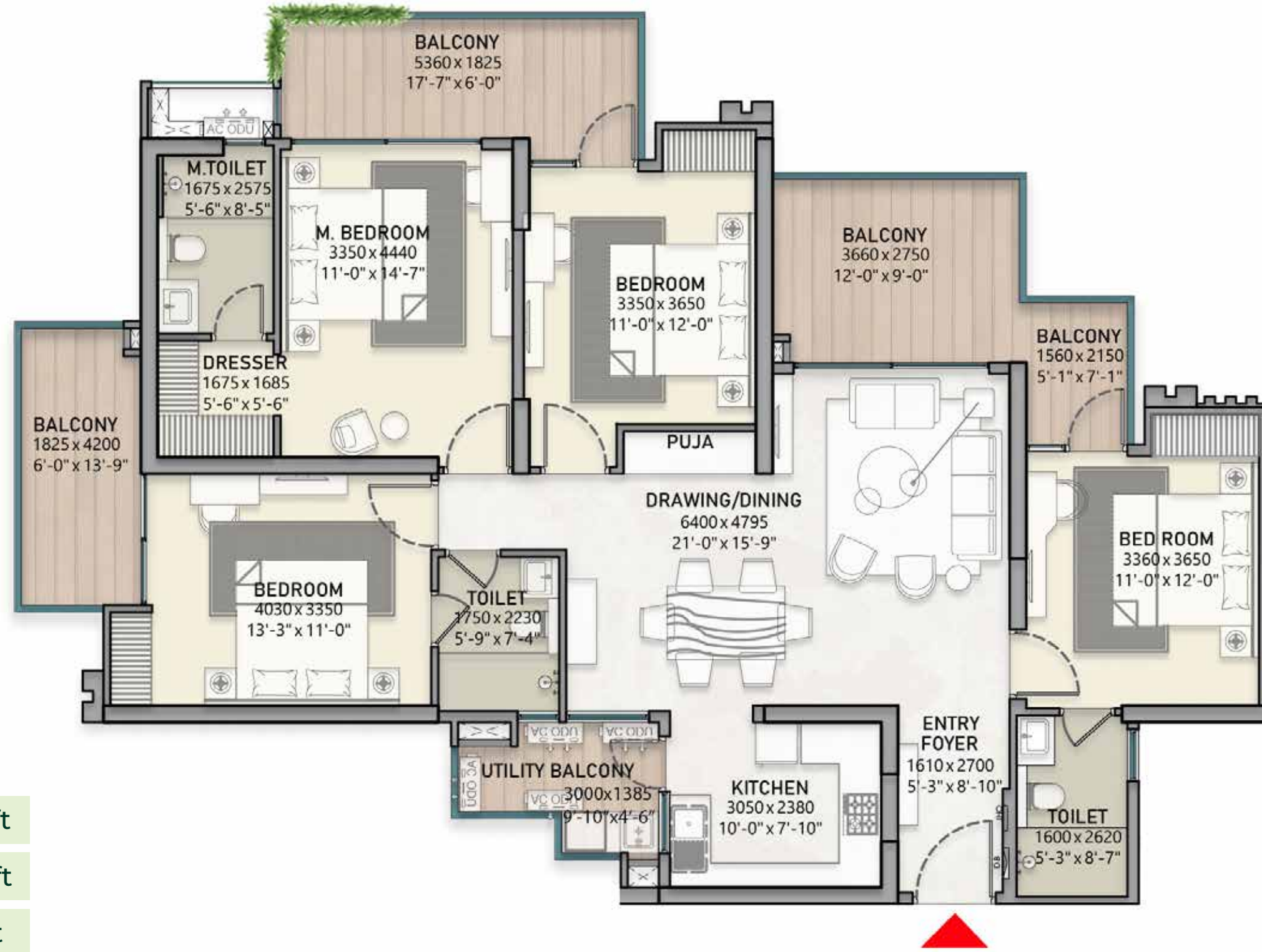
Tower C

- 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, stairs, 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.

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 MASTER BEDROOM ALL OTHER BEDROOMS KITCHEN

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

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

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

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 MASTER DRESSER UTILITY BALCONY ALL OTHER BALCONY

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 : VRV
FIXTURES : Intercom

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

FLOORING : Anti-skid Vitrified Plank Look-alike Tile
SKIRTING : 75 mm High, Same as Flooring
CEILING : No Ffalse Cceiling, 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

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 ALL OTHER TOILETS DRAWING ROOM BALCONY LIFT LOBBY

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)

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)

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

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 MASTER BEDROOM ALL OTHER BEDROOMS KITCHEN

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

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

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

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 MASTER BEDROOM UTILITY BALCONY ALL OTHER BALCONY

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

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

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

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 ALL OTHER TOILETS DRAWING ROOM BALCONY LIFT LOBBY

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)

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)

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

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.

The logo for North Wind Estates features the word "NORTH WIND" in a dark teal, serif font. The letter "O" in "NORTH" is replaced by a circular graphic composed of multiple concentric, slightly irregular lines, creating a sense of motion or a stylized sun/wind symbol. Below "NORTH WIND", the word "ESTATES" is written in a smaller, dark teal, all-caps, sans-serif font with wide letter spacing.

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.

Confluence	 Confluence Consultancy Service			
	F-1, First Floor Mira Corporate Suites Ishwar Nagar New Delhi-110065	+91 1141684508 +91 1141635305	www.confluenceworld.in	ccs@inconfluence.com





AERIAL VIEW



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

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