

The joy of living
in the lap of nature



HUMAN PRESENCE IN NATURE'S BACKYARD

10 acres of world-class & self-sustaining housing society

Planned to perfection, it's where architectural excellence meets nature's exuberance and construction finds the impeccable harmony of aesthetics, sustainability and technological innovation. Step into your palatial abode, planned in the midst of nature's backyard.

Aesthetically designed luxury apartments
Premium penthouses with breathtaking views

Designed by multi-award winning team of CP Kukreja
(the prime architect of Ibiza Town) & Landscape by M/s. Design Cell



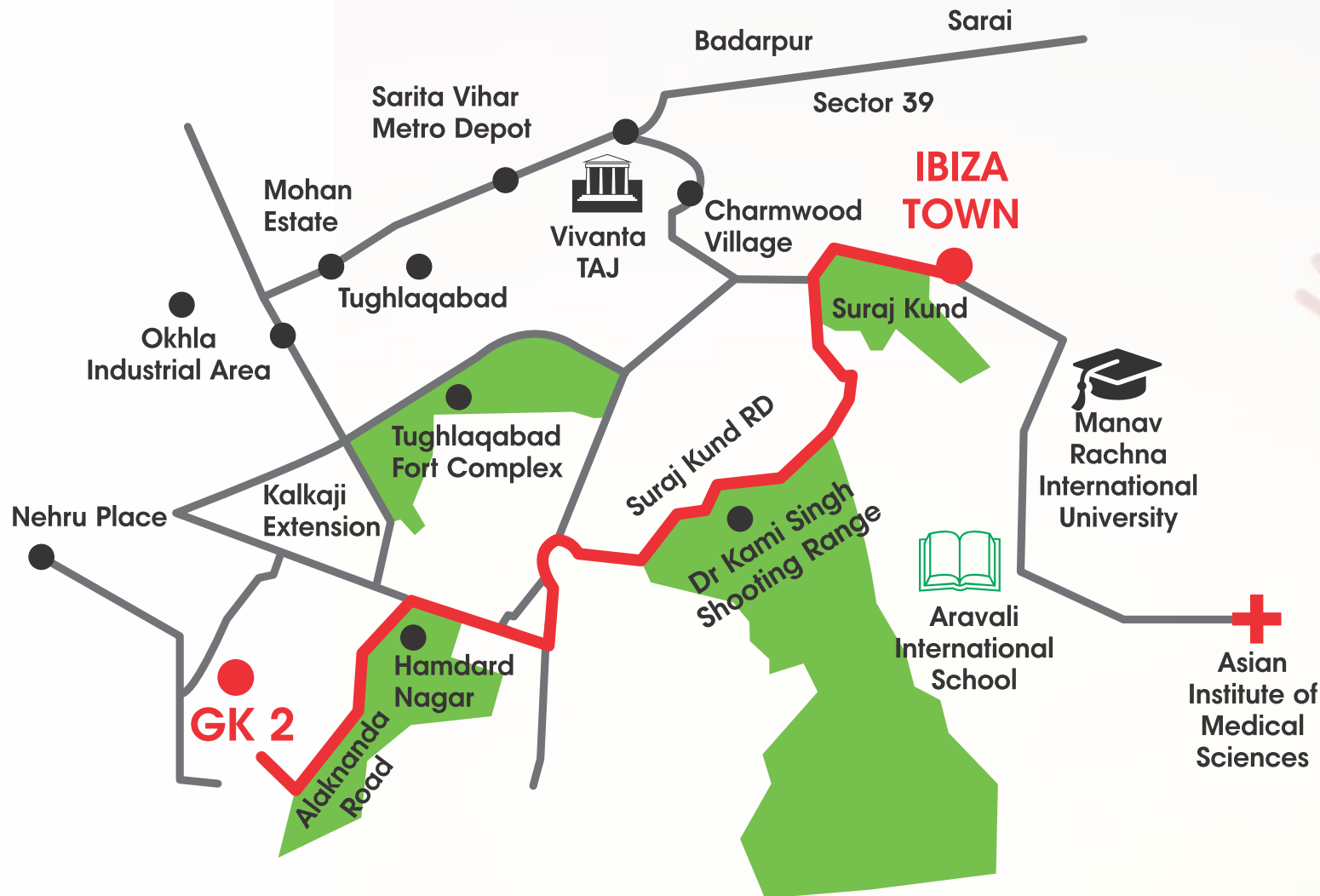


WELCOME TO NCR'S MOST
ENVIABLE NEIGHBOURHOOD



GREAT LOCATION

Magnificence of location is matched with the magic of greenery



Beautifully nestled amidst the heart of nature, the project enjoys seamless accessibility and robust infrastructure.

The discerning residents will have smooth access to various facilities like healthcare, education, entertainment, fun and many more. Welcome to a signature location that is nature-rich and brilliantly linked to a world of conveniences.

- Strategically located at Surajkund-Badkhal Road
- Close to Badarpur Metro Station
- Few minutes drive from South Delhi, G.K.-2, Nehru Place
- In proximity to Asola Wildlife Sanctuary
- Close to Vivanta by Taj, a five star hotel
- Next to Eros Garden/ Charmwood Village
- Globally acclaimed Surajkund Mela ground at walking distance
- India's leading hospitals, educational institutes & prominent public schools in the vicinity

LOCATION MAP
NOT TO SCALE





THE DOOR TO TRUE
MEDITERRANEAN
ELEGANCE



BEAUTIFIED BY SCENIC VIEWS

- Surrounded by huge unspoiled green belt
- Beautiful landscapes & water bodies
- Landscaped sit-outs
- Tree-lined walkways
- Jogging track & play area



PLUSH INDOORS



A seamless blend of class, comfort & craftsmanship

Every inch of space is precisely designed to epitomize a new tradition of opulence, exclusivity and modernity.

The indoors are planned to offer a truly relaxing atmosphere for you and your loved ones. Come and live pampered in the privacy of your home.

- Wonderful space management
- Rich design & modern specifications
- Vastu-friendly & ventilated residences
- Sun-kissed balconies with panoramic views
- Super-sized living rooms & lavish bedrooms
- Well-appointed kitchens & bathrooms



Actual sample photographs

The project is an idyllic setting for those seeking the ultimate in construction, design, aesthetics and privacy or a place to celebrate life in the company of family and friends. A pampering retreat where space and time are truly yours.





THE ART OF HOLISTIC WELLNESS

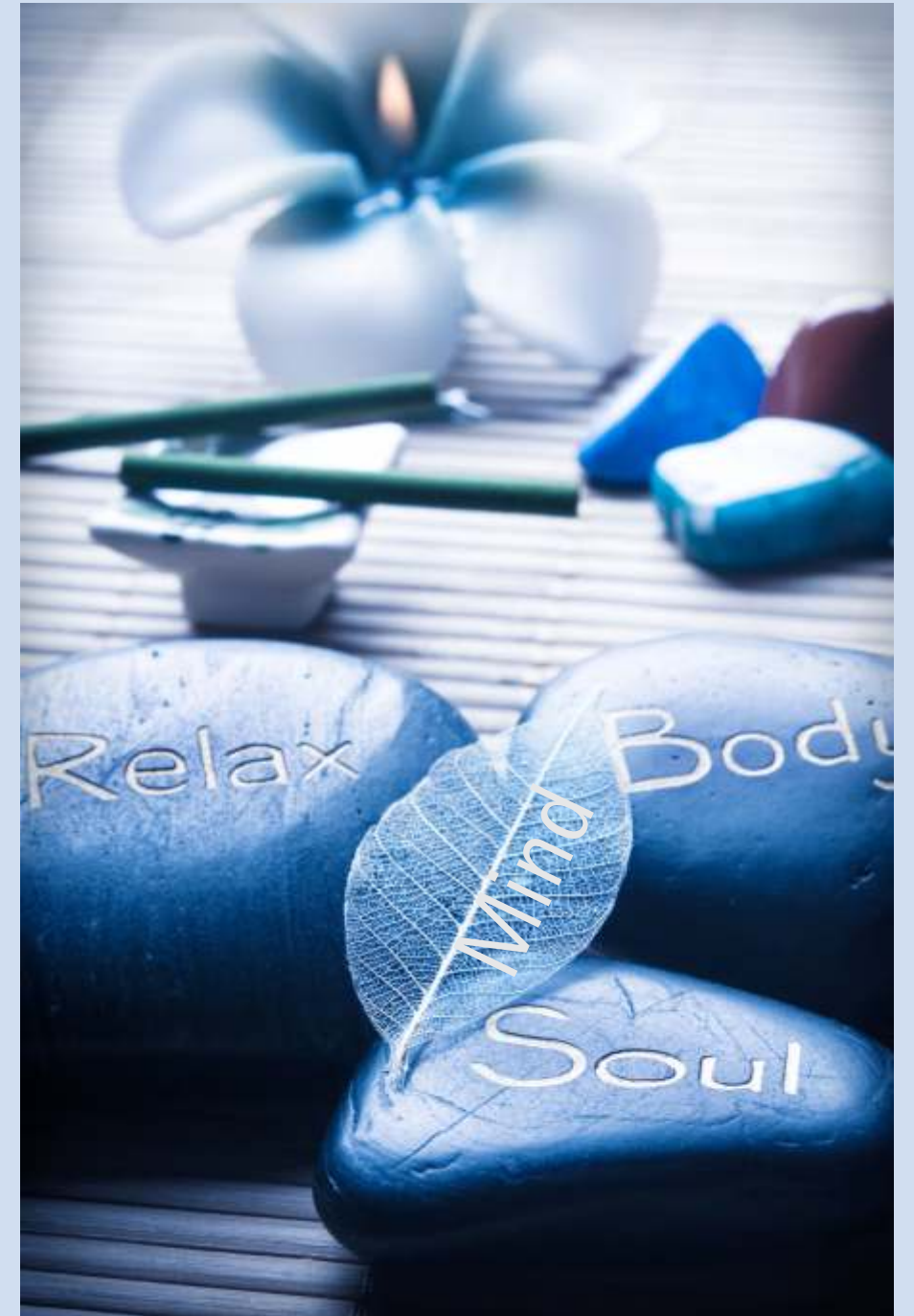
RELAX MIND, BODY & SOUL



Welcome to a world of recreation, leisure & fun.

Rejuvenate yourself from head to toe at state-of-the-art clubhouse where a broad assortment of facilities will offer you unforgettable experiences. Come and celebrate life!

- **Gymnasium**
- **Swimming pool (with changing rooms)**
- **Multi-purpose hall (with attached kitchen)**
- **Playing cards room**
- **Billiards & table tennis**
- **Badminton & basketball court**
- **Yoga/meditation centre**



KIDS' OWN KINGDOM

Idyllic arena for your loved ones to celebrate each moment of life

Come home to nature's backyard where peace, positive energy and joy can always be found. Where the sun glances through the water and water shines with all the colours of the rainbow. Set between verdant greens and lush landscaping, the project is planned with a playground for your little angels.

- **Landscaped kids playground**
- **Fully safe atmosphere**
- **A range of games & fun activities**



THE MODERN AMENITIES

Delivering peace of mind for a worry-free lifestyle

The project is uniquely planned to offer the residents with an incredible opportunity to live in a highly safe environment, while remaining as independent as possible. The project is planned to feature a range of amenities, while keeping your aspirations in mind.

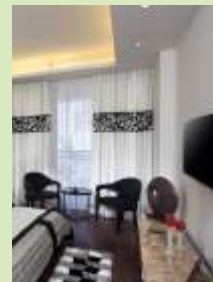


- Round-the-clock security
- CCTV surveillance
- 24x7 water supply
- Uninterrupted power back-up
- Ample area for parking
- Laundry service planned within the campus



THE SPECIFICATIONS

Location	Flooring	Walls	Ceiling	Door	Misc.
Lift Lobby	Granite	Acrylic Emulsion	Acrylic Emulsion	-	Granite Dado on lift wall
Living/ Dining	Imported marble	Acrylic Emulsion	Acrylic Emulsion	Main Entrance: Flush Door with both side veneer	-
Master Bedroom	Laminated/ Wooden	Acrylic Emulsion	Acrylic Emulsion	Flush Door both side laminate	-
Other Bedroom	Imported Marble	Acrylic Emulsion	Acrylic Emulsion	Flush Door both side laminate	Wardrobe
Toilet with Master Bedroom	Designers Tile	Designers Tile	Acrylic Emulsion	Flush Door both side laminate	Good quality sanitary-ware, Roca or equivalent CP fittings, vanity and geyser
Toilet with Other Rooms	Vitrified Tile	Vitrified Tile as per design	Acrylic Emulsion	Flush Door both side laminate	Good quality sanitary-ware, Roca or equivalent CP fittings, vanity and geyser
Kitchen	Granite	Granite/ Tiles as per design	Acrylic Emulsion	Flush Door both side laminate	Modular kitchen, granite counter, double bowl sink with drain board, hove, chimney and geyser
Servant Room	Ceramic Tile	OBD	OBD	Flush Door one side veneer, other side paint	-
Servant Toilet	Ceramic Tile	Tile as per design	OBD	Flush Door one side veneer, other side paint	European seat, washbasin
Apartment Balcony	Vitrified Tile	Exterior Grade Paint	Exterior Grade Paint	-	MS/ SS Railing as per design
Dresser of Master Bedroom	Designers Tile	Acrylic Emulsion	Acrylic Emulsion	-	Dresser/ Wardrobe
Main Staircase	Granite	OBD	OBD	-	SS Railing as per design
Fire Staircase	Kota Stone	OBD	OBD	-	MS Railing as per design



Actual sample flat images

SITE PLAN



METICULOUS
PLANNING,
TRANQUIL
SURROUNDINGS

SETTING A NEW DIRECTION
IN REAL ESTATE
FOR OTHERS TO FOLLOW



THE PROJECTS



TOWNSHIPS



ONE WORLD
212 ACRE INTEGRATED TOWNSHIP



GARDEN BAY



SHALIMAR MANNAT



SHALIMAR PARADISE

CORPORATE



SHALIMAR
ELLDEE PLAZA



SHALIMAR STAR



SHALIMAR LOGIX



SHALIMAR TITANIUM



SHALIMAR TCS
BUILDING



SHALIMAR MALL,
LUCKNOW



SHALIMAR SQUARE



SHALIMAR TOWER



CORAL MALL,
JALANDHAR

RESIDENTIAL



SHALIMAR
APARTMENTS



SHALIMAR HOMES



SHALIMAR ESTATE



SHALIMAR COURTYARD



SHALIMAR HEIGHTS



SHALIMAR EMERALD



SHALIMAR ROYALE



SHALIMAR IMPERIAL



SHALIMAR DWELLING



SHALIMAR GRAND



SHALIMAR GALLANT



SHALIMAR MEADOWS



SHALIMAR NEST, DELHI



SHALIMAR RETREAT,
DELHI



IBIZA TOWN, NCR

SETTING NEW BENCHMARKS IN REAL ESTATE

With nearly 6 million sq. ft. of residential and commercial property successfully delivered, and an additional 15 million sq. ft. area being developed in major cities of UP & Delhi/ NCR in the next few years, The Shalimar Group is a diversified business house headquartered in Lucknow. Real Estate, Property Management, Various Allied Services, Civil Construction, Imports & Exports and Glass Processing, The Shalimar Group has created impressions across all these sectors. With a vision to change the lives of people and with a dedicated team spirit, The Shalimar Group is all set to create a mark by offering world class products and services in each of its areas of operations through the tenets of Knowledge & Expertise.

BUILDING A NEW ERA OF EXCELLENCE

ONGOING PROJECTS



The Krrish Group, has been creating expressions for more than three decades! From Breweries & Distilleries to splendidly crafted skylines Krrish Group over a span of three decades, is emerging as a dynamic, influential and distinguished enterprise. Thereby setting benchmarks and creating impressions for the world to look at. We are constantly diversifying, innovating and forging a signature of prime luxury, convenience, comfort, style and fashion brick by brick in various arenas. Projecting the glitz of The Krrish Group, following projects in Delhi/ NCR have made us proud.



Florence



Monde de Provence



Provence Estate



Monde de Provence

Joint Venture of



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