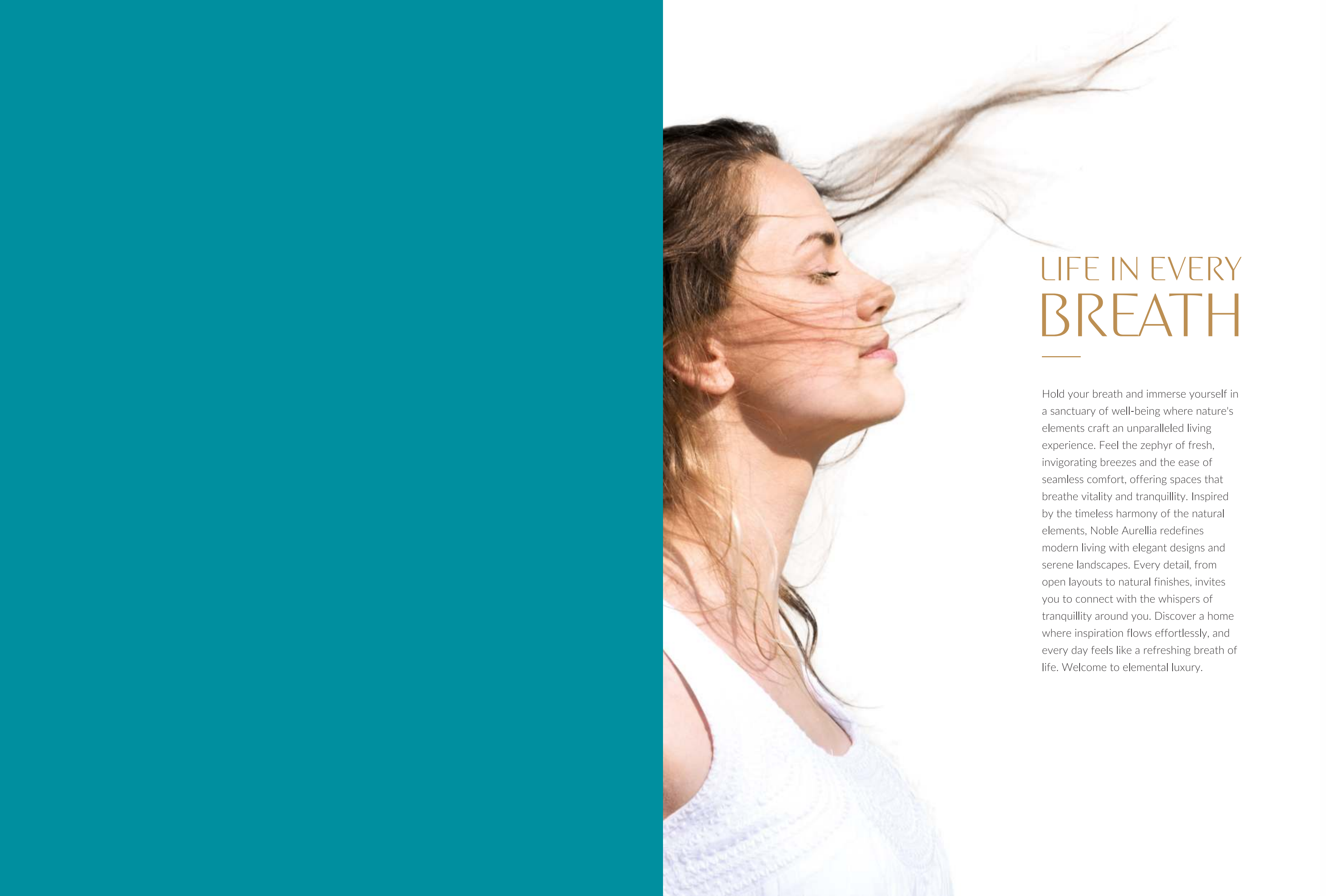


NOBLE
AURELLIA
ABODE OF HAPPINESS

BREATHE



LIFE IN EVERY BREATH

Hold your breath and immerse yourself in a sanctuary of well-being where nature's elements craft an unparalleled living experience. Feel the zephyr of fresh, invigorating breezes and the ease of seamless comfort, offering spaces that breathe vitality and tranquillity. Inspired by the timeless harmony of the natural elements, Noble Aurellia redefines modern living with elegant designs and serene landscapes. Every detail, from open layouts to natural finishes, invites you to connect with the whispers of tranquillity around you. Discover a home where inspiration flows effortlessly, and every day feels like a refreshing breath of life. Welcome to elemental luxury.



55+
YEARS OF
CONSTRUCTION
EXPERIENCE

160+
REPUTED PROJECTS

BRINGING TO LIFE BREATHING EDIFICES

Noble Ventures is built on the pillars of integrity, foresight, and unwavering commitment towards responsible business. Ethical stewardship and resilience are at the heart of our vision, driving us to exceed expectations with every project. For over 55 years, our experienced leaders have championed sustainable planning, development, and timely execution across civil, commercial, industrial, infrastructural, and luxury residential projects. Recognised nationwide for our impactful contributions, we've partnered with global giants like Larsen & Toubro, Maire Tecnimont, Oiltanking, Toyo, Samsung, and Naftogaz. At Noble Ventures, we create lasting value through responsible innovation and principled leadership.

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NOBLE WILLASA, MOHALI
DELIVERED



WHITE LILLY, SONIPAT
DELIVERED



NOBLE CALLISTA, MOHALI
POSSESSION STARTED



NOBLE AYRA 1 & 2, NEW DELHI
ONGOING



NOBLE AURELLIA, MOHALI
ONGOING



NOBLE MAGNOLIA
ONGOING



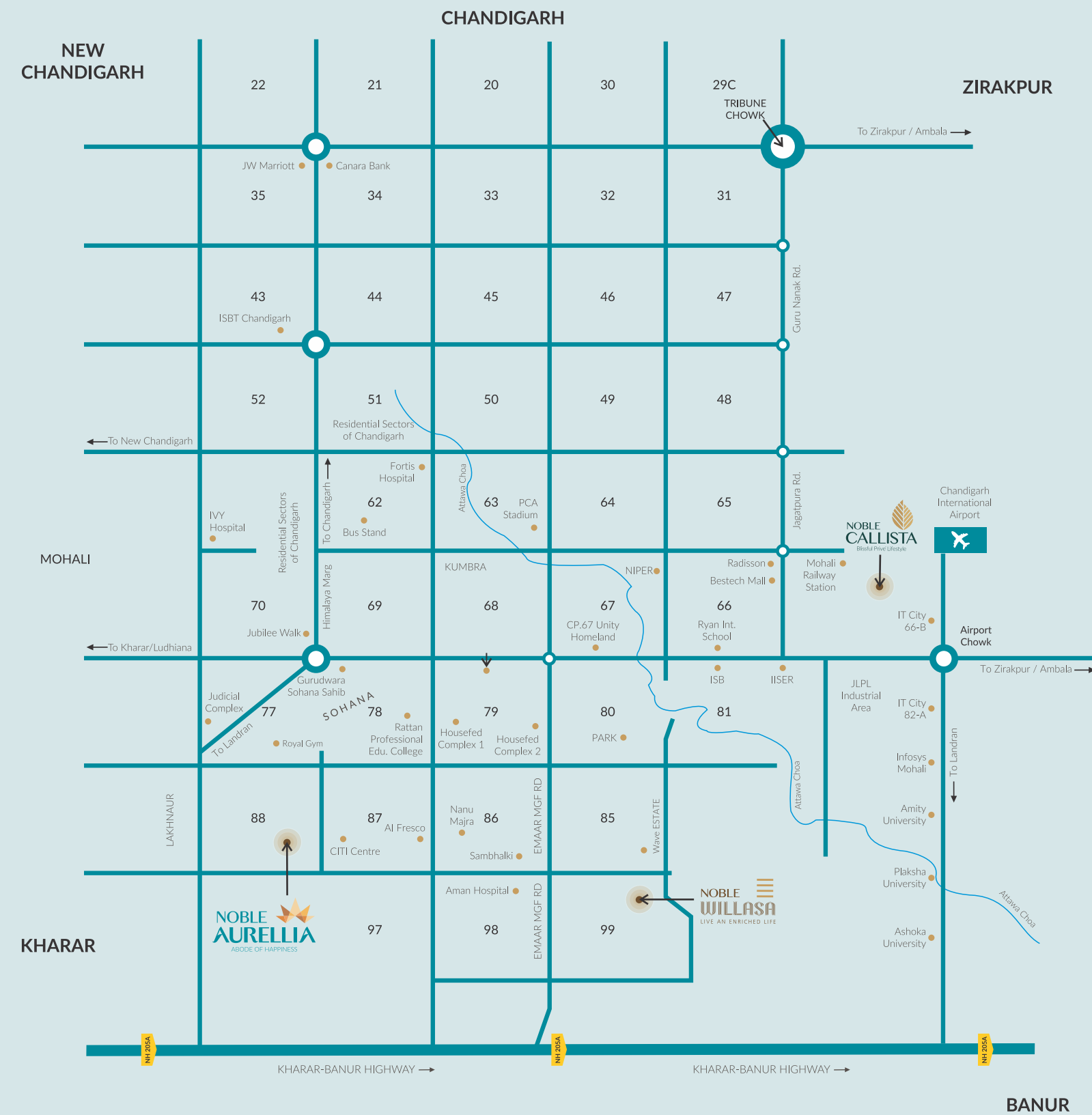
NOBLE EMPIRE
UPCOMING

WHIFF OF INDULGENCE

GROUND ZERO OF MOHALI WHERE LIFE'S ALWAYS A BREEZE

SECTOR 88, MOHALI

Nestled at the vibrant heart of Mohali, Noble Aurellia is the epicentre of convenience and connectivity. Strategically located, it offers seamless access to bustling city hubs, top-tier schools, healthcare, and entertainment, ensuring every necessity is just moments away. Here, the tranquillity of fresh air and the ease of urban living converge, creating a serene yet dynamic lifestyle. Designed for those who crave a perfect blend of accessibility and serenity, this is Ground Zero—where Mohali's pulse meets effortless comfort, making every day a refreshing experience.



* Map not to scale



Artistic Impressions Only

INHALE THE FRESH VIEW DAY AFTER DAY

Noble Aurellia redefines urban living at Mohali's vibrant core, seamlessly blending community, architecture, and nature. Inspired by the fluid elegance of rivers and the lightness of bubbles, its dynamic design fosters wellness, interaction, and serenity through flowing forms, shared green spaces, and vibrant recreational zones. Spanning 7.8 acres, the premier residential haven offers breathtaking views of Mohali's first centralised aquatic landscape. Perfectly attuned to daily rhythms, every space transforms with the changing light, sparking new perspectives and experiences. At Noble Aurellia, responsible design meets prime connectivity, ensuring life at Ground Zero is always a refreshing breeze.



BREATHE

IN CONTEMPLATION

Welcome to Noble Aurellia, where timeless serenity meets architectural finesse. Discover your dream home in a breathtaking oasis that redefines upscale living, creating a harmonious sanctuary that nurtures connection, elegance, and joy.



TOWERING
MAGNIFICENCE

Artistic Impressions Only

CURVED TO CARVE
A PANORAMIC VIEW



Artistic Impressions Only



Artistic Impressions Only

BUOYANCY
OF AN
ELEVATED
LIFE



FLUID VIEW THAT
FLAUNTS FRESHNESS

Artistic Impressions Only

INFINITE CERULEAN HORIZONS



Artistic Impressions Only



HAUTE COUTURE
PAR EXCELLENCE

Artistic Impressions Only



BREATHE

IN TRANQUILLITY

Immerse yourself in the freshness of a lifestyle of undisturbed calm, where every moment feels like a rejuvenating breath of tranquillity. The lush green landscapes thrive as a serene retreat in a nature-inspired community, adapting to every season's charm.



Artistic Impressions Only

ECHOES OF
A JOYFUL LIFE

There's a whiff of everything nuanced at Noble Aurellia. It offers a vibrant mosaic of moments, from peaceful morning garden strolls to lively weekend picnics on expansive lawns. Unimaginable experiences await in the freshness of the curated spaces, ready to be savoured day after day.



LAZY RIVER

A meandering water feature inspired by natural streams, the Lazy River invites residents to relax or gently float, creating a serene, resort-like ambience that promotes tranquillity and leisure within the community.



LEISURE BEACH

This landscaped area mimics a beachside retreat with soft, sandy textures and seating zones, offering a unique space for relaxation, socialising, or quiet contemplation amidst the urban setting.



ELEVATED WALKWAY

These raised pathways connect different parts of the project, providing scenic views and safe, pedestrian-friendly routes. They enhance accessibility while encouraging outdoor exploration and interaction with the surrounding greenery.

REFLEXOLOGY

Featuring textured pathways designed to stimulate pressure points on the feet, the Reflexology zone promotes wellness and relaxation, encouraging residents to engage in therapeutic walks that enhance physical and mental health.



THE GREAT LAWN

A sprawling central green space, The Great Lawn serves as a communal hub for picnics, events, or leisurely strolls, fostering community bonding and offering a refreshing escape within the city.



TRELLIS SEATING

Shaded seating areas covered by decorative trellises offer cosy, intimate spots for relaxation or socialising. Adorned with climbing plants, they blend aesthetics with functionality, creating inviting nooks throughout the community.





Artistic Impressions Only

KIDS HAVE
A WORLD APART

A woman with curly hair, wearing a black one-piece swimsuit, is sitting on the edge of a swimming pool. She is looking towards the camera with a slight smile, her right hand resting on her head. The background features a thatched-roof hut and lush greenery. The entire image is overlaid with a semi-transparent teal color.

BREATHE

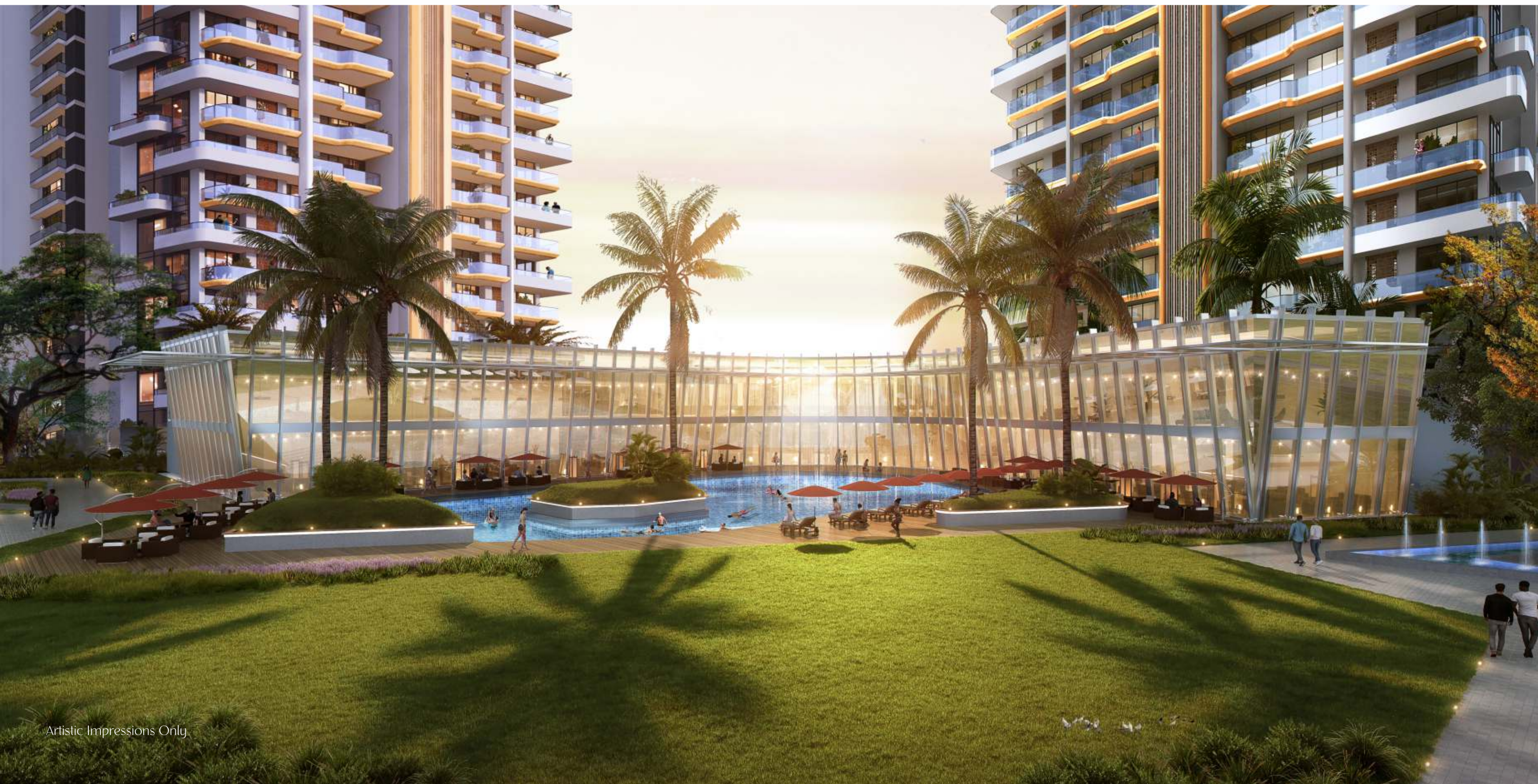
IN AMAZEMENT

With a state-of-the-art clubhouse featuring gourmet restaurants, sophisticated fitness facilities and indulgent recreational amenities, Noble Aurellia nurtures a lifestyle that discerns beyond the ordinary to take your breath away in amazement.



MULTIDIMENSIONAL
UPSCALE LIVING

RUSTLING MEADOWS AND GURGLING BROOKS



A vibrant architectural rendering of a modern high-rise apartment complex. The scene is dominated by several tall, slender buildings with white facades and prominent yellow vertical accents. Each floor features a balcony with a glass railing and a small potted plant. In the foreground, a large, rectangular swimming pool with clear blue water is the centerpiece. Several people are depicted enjoying the pool: some are swimming, while others are relaxing on lounge chairs under white umbrellas. The pool area is surrounded by lush tropical landscaping, including numerous tall palm trees and dense greenery. The sky is a clear, bright blue, suggesting a sunny day. The overall atmosphere is one of luxury and exclusivity.

A REALM OF LUXURY
AND EXCLUSIVITY

Artistic Impressions Only



SOPHISTICATION ON FITNESS FRONT

The fitness and sports facilities at Noble Aurellia redefine luxury and innovation, seamlessly blending cutting-edge technology with world-class designs. The state-of-the-art fitness centre comes with smart workout equipment offering individual performance metrics, thus ensuring personalised training. Outdoor sports activities are no less of an attraction. Smart lighting and climate control create an elite ambience, elevating wellness to an unmatched level of sophistication and convenience.

- A choice of swimming pools for ladies, gents, kids & families.
- Well-equipped gym with world-class fitness & training facilities to bring out the champion in you.
- Sports ground with football facilities and provisions for other sports
- Multi-purpose sports court.
- Up to 2-km jogging & walking track.
- Putting green & more .

WHERE LEISURE IS A SERIOUS BUSINESS

Noble Aurellia's leisure and recreation facilities create a vibrant community hub blending luxury and versatility. The upscale venue features gourmet restaurants offering diverse culinary experiences, fostering social connections, a multipurpose court to host community events, from sports to festivals, and promoting engagement. A sophisticated business centre with modern meeting pods caters to professional needs, ensuring seamless work-life integration. The amphitheatre, a cultural gem, stages performances and events, enriching residents' experiences. Designed with elegance and functionality, the club elevates leisure, making Noble Aurellia a premier destination for wellness, socialising, and cultural enrichment.

- Restaurants.
- Business centre with meeting pods.
- Amphitheatre for cultural events and performances & more.



A woman with long, dark, curly hair is lying on a light-colored leather sofa. She is propped up on her left arm, resting her chin on her hand, and looking thoughtfully towards the left. In the background, a guitar is leaning against the sofa, and an open book lies on the cushion next to her. The entire scene is overlaid with a semi-transparent teal filter.

BREATHE

IN CONTENTMENT

Noble Aurellia offers an elevated experience with residences that feel effortlessly attuned to nature. A rare confluence of luxury and serenity, each residence is envisioned as a private retreat, where vast windows frame sunlit mornings, airy interiors breathe with freshness, and every season feels effortlessly curated for your comfort.



Artistic Impressions Only

SOLITUDE IN
COMPANY OF LUXURY
—

INDULGE IN YOUR
PRIVATE HAVEN





Artistic Impressions Only

MIRROR FOR
OPULENCE



FACTS AND FEATURES AT A GLANCE

7.58
ACRES
PROJECT AREA

02
UNIT PLANS
TO CHOOSE FROM

04
LUXURIOUS
TOWERS

UPTO 40K
SQUARE FT.
CLUB HOUSE

UPTO 468
RESIDENTIAL
UNITS

50+
LIFESTYLE
AMENITIES

3/3+1
BHK
CONFIGURATION

UPTO 5
TIER
SECURITY

PROJECT FEATURES

Elegant Facade with Striking Elevation
Arrival / Drop off Plaza
Grand Air-conditioned Main Entrance Lobby
Designer Floor Lift Lobbies

Each Wing with 4 Hi-speed Passenger Elevators
1 Separate Service Elevators/ Fire Elevators
Ample Basement & Surface Parking

LANDSCAPE FEATURES

Entrance Water Features
Centralised Aquatic Landscape
Lazy River with Crossing Bridge
Amphitheatre
Trellis with Beach

Seating Under Trellis
The Great Lawns
Elevated Walkway with Viewing Deck
Reflexology Path
Tree Court

LEISURE FEATURES

Upto 40,000 Sq.Ft. Club House
Choice of Swimming Pool Zones for
All Age Groups
World Class Luxury Spa Yoga / Meditation
Studio Common Playground

Multipurpose Sports Court
Kids' Play Park
Indoor Tot Lot Zone
Indoor Games Arena
Multi-cuisine Restaurant & Cafe

LIFESTYLE FEATURES

Well Equipped Fitness Centre
Sports Plaza
Basketball Court
Badminton Court Plaza

Outdoor Gymnasium
Cricket Practice Pitch
Jogging / Walking Trail
Skating Rink

THOUGHTFUL FEATURES

Retail Plaza
Senior Citizen Friendly Zone
Conference / Meeting Room

Multipurpose Party Hall
EV Charging Stations
Dedicated Car Washing Areas

SAFETY FEATURES

State-of-the-art Fire Fighting System
Security Access to Lobby and Lifts
Video Door Phone

CCTV Monitoring of Key Common Areas
Fire Sprinklers
Emergency Alarm in Each Residence

THE ULTIMATE LUXURIES AND AMENITIES

UPTO 3

Car Parks
Per Apartment

QUARTER

Olympic Size
Swimming Pool

65

Families Per Acre
Low Density Project

UPTO 5

Acres Open
Green Area

- Timeless Alluminium Formwork System (AFS)
- Ultra-Spacious Finished Bespoke Residences with All-Weather Hybrid Air-Conditioners.

RECREATIONAL OUTDOOR AMENITIES

- Quarter Olympic Sized Swimming Pool
- Ornamentally Designed & Landscaped Gardens Spread across 5 Acres
- Divine Pergola
- Open Air Amphitheater
- 1 Km Cycling Track (Approx.)
- 1 Km Jogging Track (Approx.)
- Open Air Garden Gym
- Senior Citizen Zone
- Open Air Meeting Zones
- Basket Ball Court
- Lawn Tennis Court
- Badminton Court
- Kids play area with slides, swings & Sandpit
- Water Bodies
- Gazebo
- Central Plaza/Central Greens

MASTER CLUB RECREATIONAL INDOOR AMENITIES

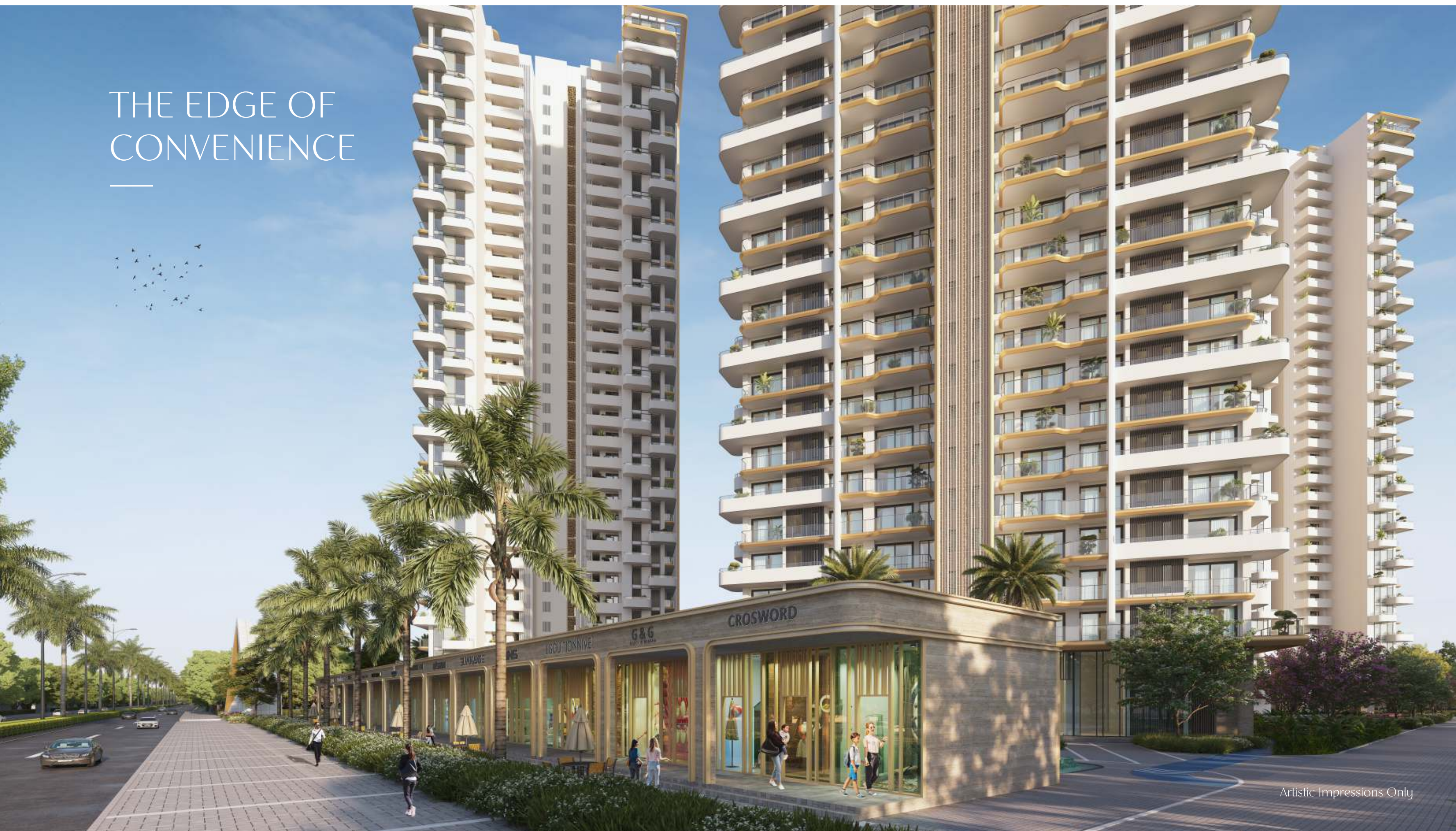
- Reception & Concierge
- Yoga & Meditation Room
- Restaurant & Bar
- Master Banquet- Open & Closed
- Mini Cineplex
- Library
- Cafeteria
- Salon & Spa
- Guest suites
- Conference room
- Jacuzzi
- Steam & Sauna Bath
- Squash Court (Optional)
- Billiards Room
- Carrom
- Chess
- Play Cards
- Table Tennis
- Gym & Spa
- Dance & Music Zone
- First Aid

OTHER FACILITIES

- Master Welcome Desk
- Shopping Arcade - 6,000 Sq.Ft. (Access from main road with security access from apartments)
- 5 - Tier Security
- Car Washing Area
- Cycle Hub Spot
- Pet's Zone
- On Call Housekeeping & Laundry
- Worship Zone
- Round the Clock Water & Electricity Supply
- Panic Button / App
- Ample Open Car Parking for visitors & covered Car Parking for residents.
- Upto 3 Car Parks Per Apartment
- Crèche
- Medical Emergency Vehicle
- Master Club "Club Aurellia" & other Lifestyle Amenities in 40,000 Sq. Ft.



THE EDGE OF CONVENIENCE



Artistic Impressions Only

MASTER PLAN

- 1. ENTRY/EXIT GATE
- 2. ARRIVAL PLAZA
- 3. CLUB DROP OFF PLAZA
- 4. DROP OFF
- 5. SPORTS PLAZA
- 6. RETAILS TREE COURT
- 7. SWIMMING POOL AND DECK
- 8. KIDS PLAY
- 9. BASKETBALL COURT
- 10. BADMINTON COURT PLAZA
- 11. OUTDOOR GYM
- 12. LAZY RIVER WITH CROSSING BRIDGE
- 13. SEATING UNDER TRELLIS
- 14. CRICKET PITCH
- 15. AMPHITHEATRE
- 16. JOGGING TRAIL
- 17. BASEMENT RAMPS & More



CLUSTER PLAN
3 BHK ODD UNIT

TOWER B & C (A1 & A2)



3 BHK ODD UNIT

TOWER B & C (A1 & A2)

CARPET AREA - 1531 SQFT
BUILTUP AREA - 2203 SQFT
SUPER AREA - 2651 SQFT



CLUSTER PLAN
3 BHK EVEN UNIT

TOWER B & C (A1 & A2)



3 BHK EVEN UNIT

TOWER B & C (A1 & A2)

CARPET AREA - 1531 SQFT
BUILTUP AREA - 2203 SQFT
SUPER AREA - 2651 SQFT



3 BHK PENTHOUSE LOWER UNIT

TOWER B & C (A1 & A2)



3 BHK PENTHOUSE UPPER UNIT

TOWER B & C (A1 & A2)

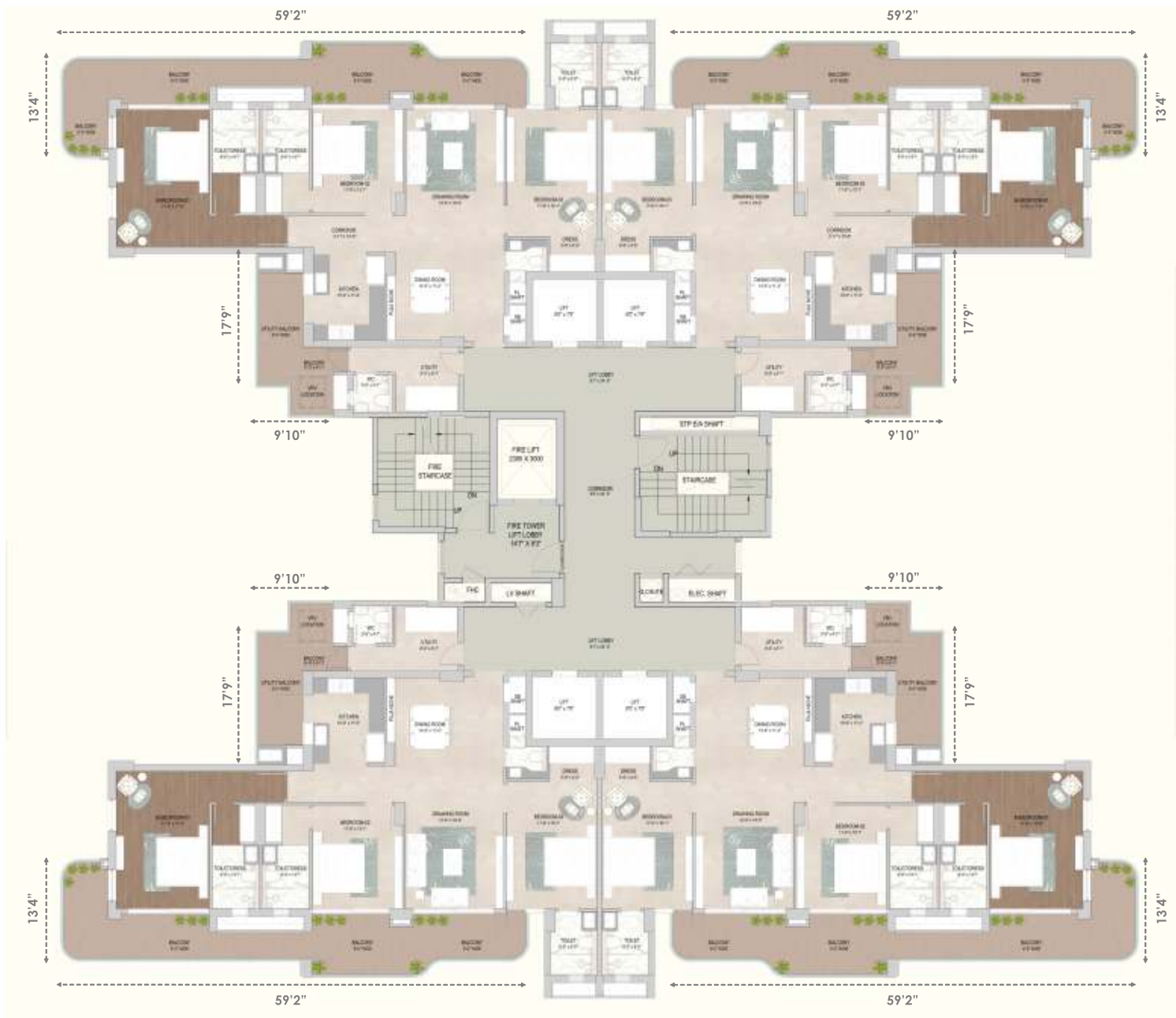
CARPET AREA – 3062 SQ.FT.
BUILTUP AREA – 4406 SQ.FT.
SUPER AREA – 5302 SQ.FT.



CLUSTER PLAN

3 BHK+S ODD UNIT

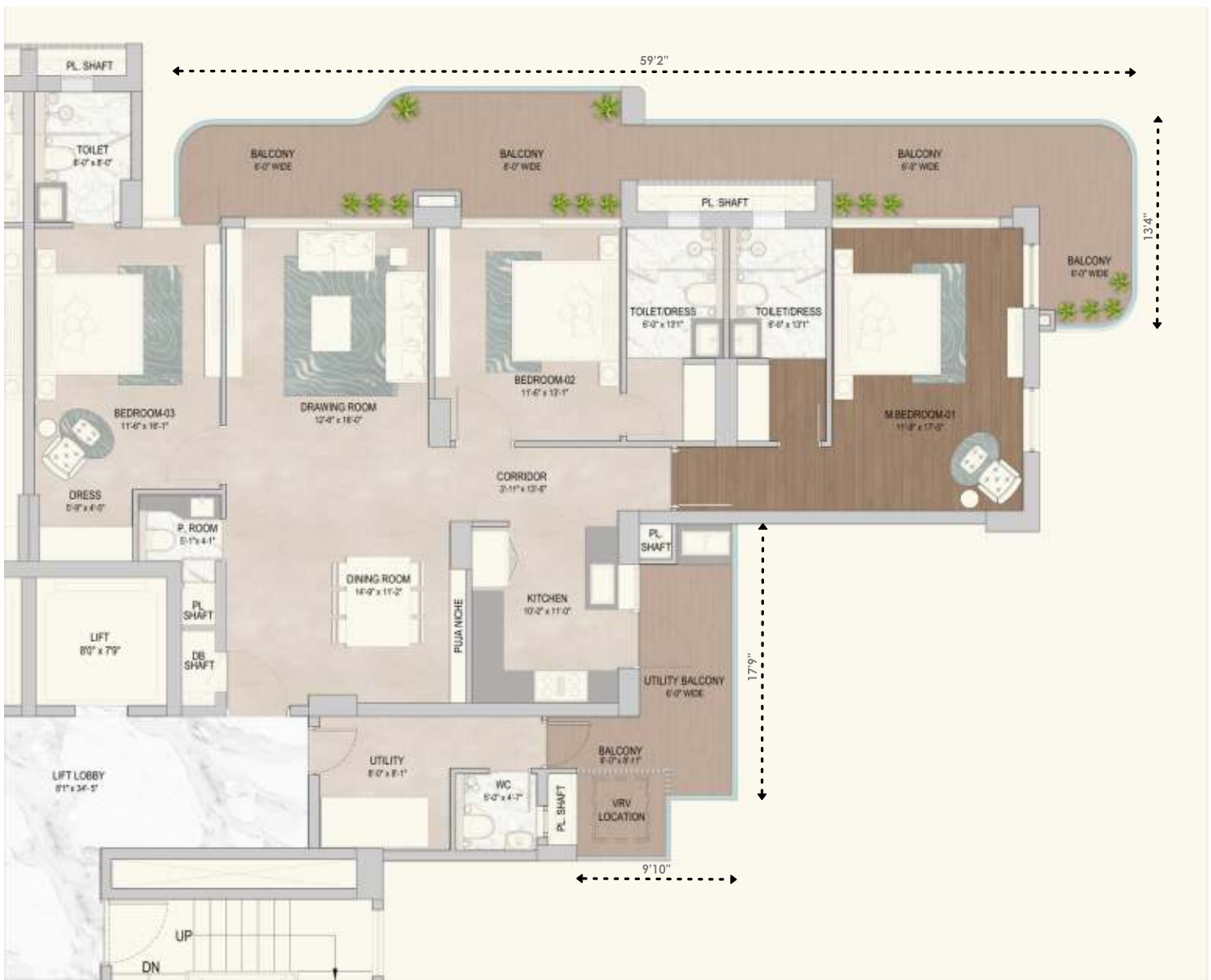
TOWER A & D (B1 & B2)



3 BHK+S ODD UNIT

TOWER A & D (B1 & B2)

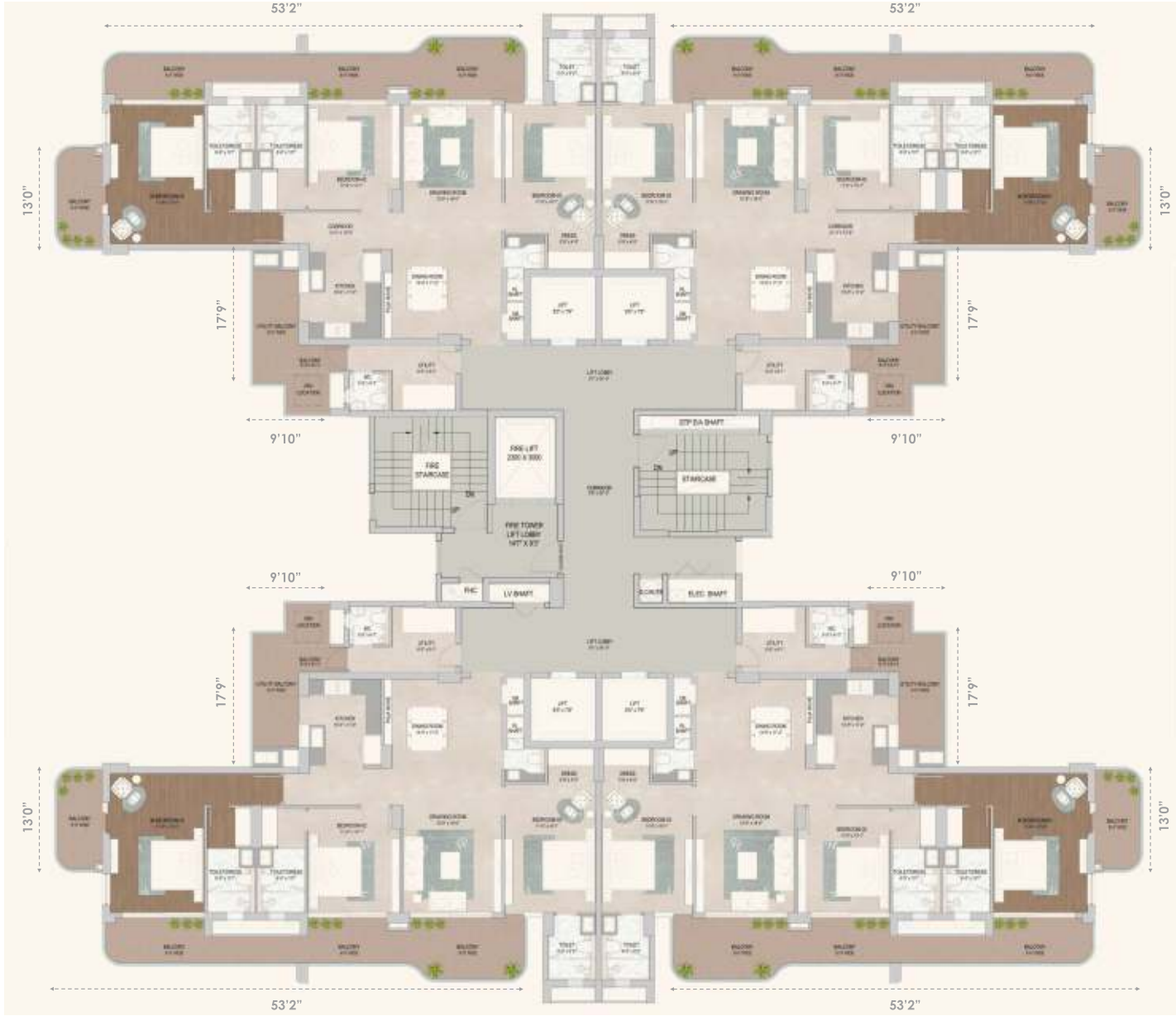
CARPET AREA - 1601 SQFT
BUILTUP AREA - 2385 SQFT
SUPER AREA - 2901 SQFT



CLUSTER PLAN

3 BHK+S EVEN UNIT

TOWER A & D (B1 & B2)



3 BHK+S EVEN UNIT

TOWER A & D (B1 & B2)

CARPET AREA - 1601 SQFT
BUILTUP AREA - 2385 SQFT
SUPER AREA - 2901 SQFT



3 BHK+S PENTHOUSE LOWER UNIT

TOWER A & D (B1 & B2)



3 BHK+S PENTHOUSE UPPER UNIT

TOWER A & D (B1 & B2)

CARPET AREA – 3202 SQ.FT.
BUILTUP AREA – 4770 SQ.FT.
SUPER AREA – 5802 SQ.FT.



TECHNICAL SPECIFICATIONS

STRUCTURE

Earthquake resistant RCC framed structure

EXTERNAL FINISH

Textured Paint of exterior grade and Glass on specific sections

ENTRANCE LOBBY

Flooring would be of appropriate Mix of Marble/Granite, walls and ceiling would be of Plastic emulsion paint and use of other products for decor as per architect views.

LIVING / DINING ROOM / FAMILY ROOM

Flooring - Premium / Vitrified Tiles

Walls - Plastic Emulsion Paint

Ceiling - Plastic Emulsion on False Ceiling

BEDROOMS

Wardrobe - Upto Full Height Wall-to-Wall Modular Wardrobes in All Bedrooms

Flooring - Laminated wooden flooring in Any One Bedroom & Premium / Vitrified

Tiles in the other Bedrooms

Wall Finishes - Plastic Emulsion Paint

Ceiling - Plastic Emulsion Paint on False Ceiling

KITCHEN

Fully Equipped Modular Kitchen with Branded Chimney, Built-in HOB

Built-in Microwave (25-35 ltr.), Built-in OTG (25-35 Ltr.)

**Air Conditioning Provision*

Cabinets - Premium Modular Kitchen Cabinets of Appropriate Finish

Flooring - Vitrified Tiles

Dado - Premium Vitrified Tiles/ Granite up to 2ft. above counter

Wall Finishes - Vitrified Tiles / Plastic Emulsion Paint

Ceiling - Plastic Emulsion Paint on False Ceiling

Counter - Pre Polish Premium Granite/ Premium Vitrified Tiles

TOILETS

Flooring - Premium Anti Skid Vitrified Tiles

Wall - Premium Vitrified Tiles

Ceiling - Plastic Emulsion on False Ceiling

Fittings - Premium Sanitary fixtures of Jaquar/Duravit/Grohe/Kohler or equivalent,

Mirror, Other CP Fittings of Duravit/Grohe/Kohler or equivalent including Showers,

Vanity, Looking Mirror, Glass Shower Enclosures/Partition

BALCONY

Flooring - Anti Skid Vitrified Tiles

Wall - Finishes Water proof external paint

Ceiling - Water proof external paint

Handrail - MS Railing / Toughened Glass

DOORS & WINDOWS

Doors - Keyless Entry, Video Door Phone, Flush Doors with Mica/Veneer

& Teakwood Frames/Chowkat

Windows - High Grade Aluminum Windows with Toughened Glass & Mesh Door

LIFTS

One Service/Fire Lift (6 ft. x 10 ft.) and Four regular

Lift (6 ft. x 6 ft.) of Otis / Kone or equivalent brand to be provided in each tower

STAIRCASES

Risers & Treads - Granite Stone/Vitrified Tile

Wall Finishes - Plastic Emulsion Paint

Ceiling - Plastic Emulsion Paint I OBD

Handrail - MS Railing

ELECTRICAL FITTINGS

All electrical wiring in concealed conduits, provision of power points. Telephone and TV outlets in Drawing, Dining and all Bedrooms, Moulded Modular Plastic Switches & protective MCB's.

Disclaimer: This brochure is purely conceptual and do not constitute a legally binding offer. All images are artist's impressions and not necessarily fully representative. In the interest of maintaining high standards, the contents herein, including all services, infrastructure, products, designs, amenities, facilities, site plans, layout plans, floor plans, areas, dimension, specifications, elevations, and perspectives views are tentative in nature and are subject to variations and modifications, without notice, till the final completion of the project, at the sole discretion of Competent, Statutory Authorities or the Company. Architectural features may differ in different apartments. Soft Furniture, furniture, and gadgets are not part of the offering. All images are an artistic conceptualization and does not purport to replicate the exact products. Noble Aurellia is a government approved group housing project.

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