



A royal destination



Endowing with unrivaled services

Shalimar has grown as a leading real estate company in the region. The projects accomplished by the company are in true sense a symbol of design and elegance. The group's portfolio has grown to more than 50 lacs sq. ft. and it's working relentlessly on the projects being developed on 75 lacs sq. ft. The group in a span of 24 years has successfully developed residential complexes, commercial destinations, family entertainment centers and IT parks. The group is also developing townships in area of about 250 acres in the city of Lucknow.

With a team of 600 highly skilled and professional people, Shalimar today has earned a high reputation and standing in the real estate market. The group aims to set milestones in the sector of real estate through the use of latest technology and effective management.



Listen to the melody

Where nature plays the soothing tunes emitting elements of inspirational living. Experience a natural lifestyle within a vibrant community atmosphere amidst Lucknow's most desired neighborhood. Find a natural respite from the hustle and bustle of suburban life and live in one of city's greenest locations and let nature's melody fill your life with joy.



Amidst a magnificent castle



Gateway to a dream

Get mesmerized by the breathtaking view of Shalimar Paradise. Designed in the finest Balinese style of architecture with modern facilities, it exhibits pleasant harmony of contemporary life and world-class living. Come, upgrade the quality of your life in a paradise that offers the ultimate in luxury living with high-grade parameters.



Flooded with opulence

Strategically located on Faizabad Road, Lucknow

Aesthetically designed villas & apartments

Excellent retail & leisure facilities

Ideally planned commercial space

Welcoming entrance with panoramic view

Regal-patterned water bodies

Exclusive gated master-planned community

Planned & efficient network of roads



Inspired by green environs

Extensive green surroundings

Well-decorated kids' play area

Enticing ambiance & picturesque outdoor settings

Sky-lit green avenues & pathways

Captivating landscapes & streetscapes





An iconic show



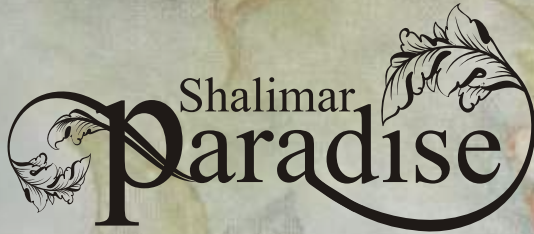
Beauty beyond words

Enjoy the lavish amenities in a pampered world and experience the privilege of elite living. Sate your every desire you ever imagined for an artful living. Let's unveil the enchanting world.



Feel the magnificence at luxury villas

Shalimar Paradise is all set to become a destination of exceptional villas. They are exclusive, stylish and luxurious which have been meticulously designed for a relaxed, comfortable and elite living. You are sure to find a living that strikes your fancy, captivates your mind, while relaxing your soul. So, introducing you to a new life soaked in luxury and gratification.



Crafted with immense care

Adequately lit & well-ventilated

Landscaped front & rear lawns

Private spaces oozing tranquility

Ravishing water bodies & fountains

Plenty of greens & sit-out areas



Embedding class & elegance

At Shalimar Paradise, there is nothing less than the Paradise. Where you witness a perfect amalgam of careful planning and creativity. Gracious indoors inspire to live a beautiful life and change your villa into a charming home. Come, cherish each moment and fulfill your aspirations for a beautiful life.



Interiors enhancing spaces
Sun-drenched & spacious balconies
Sleek & stimulating fixtures
Stylish & user friendly modular kitchen
Admirable space utilization
Breezy indoors in tune with frolicsome outdoors





Unwind in paradise

At Shalimar Paradise, relish endless pleasure that one can not resist in the wide array of amenities, vast assortment of benefits, great facilities and the unlimited views that one can ultimately enjoy while experiencing comfortable community living, coupled with a unique and vibrant lifestyle.



Get indulged in pleasure



Leave the clamour of everyday life behind to find solace in the lap of nature. An invigorating life is discovered when mind and body are in sync with soul. Relieve the stress and muscle tension and emerge drenched with pleasure, feeling sensuous and wonderfully aromatic. Endure the moments with your loved ones to feel the warmth of life.



Discover the amazing moments



At Shalimar Paradise, the thoughtfully designed club house ensures that there is always a place to relax, refresh and unwind. Feel rejuvenated amidst expansive greens, celebrate the bright moments in the awe-inspiring hall and add meaning to your life while mixing with like-minded people in a range of club activities.

A sumptuous retreat for the senses, the holistic spa also focuses on soothing mind and body. Luxuriate in a deep, hydrotherapy bath while exotic massage takes your body into total relaxation. Heal your mind with the sensual aromas.



State-of-the-art swimming pool
Modern gymnasium
Well-equipped spa with jacuzzi
Contemporary steam & sauna
Hydrotherapy bath
Yoga & meditation lawn
Jogging tracks
Indoor & outdoor games
Vivacious restaurant





Get more out of life












Shalimar Paradise is designed to house a contemporary retail complex offering you an array of daily utility products and services within a stone's throw from your home.

So you need not leave the heavenly premises of Shalimar Paradise for retail requirements. It's an ideal living destination that you can't stop loving.

Bookshop | Convenience stores | Banks & ATM's



Township Legends

	Villa	Block - A 14000 X 25000
	Villa	Block - B 15000 X 25000
	Villa	Block - C 11500 X 22000
	Villa	Block - D 12000 X 22000
	Villa	Block - E 11000 X 22000
	Villa	Block - F 10000 X 22000
	Villa	Block - G 10000 X 20000
	Villa	Block - H 10000 X 18000
	Club House Block	
	Commercial Block	
	Shopping Block	



Site plan

Shalimar
Paradise



Delivering worry-free living

Shalimar Paradise is designed to ensure your peace of mind with its hi-tech security and is committed to keeping homes safe and secure. Live amidst 24 hour security that will guarantee your freedom and safety.

Ultra-modern security system | General / individual security features

Motion sensors at strategic locations inside the house

CCTV camera, GBD system, Panic button etc.





Get more than you imagined

Shalimar Paradise is delightfully conceived to satisfy any range of needs, wants, desires and the wealthy lifestyles one can look for a passionate life. Come, realize the dreams of life in bountiful abundance.

Scintillating lifestyle stores | Eclectic brand outlets

Hypermarket | Appetizing fast food zones | Multi-cuisine restaurant





SPECIFICATIONS



STRUCTURE

Structure designed for the Highest Seismic Considerations for zone as stipulated by the code and better safety

FOUNDATION

Reinforced Concrete Footings and Column with Raft

ALL BEDROOMS

Flooring/Skirting	:	Vitrified Tiles/Laminated Wooden Flooring
Wall Finishes	:	Acrylic Emulsion on POP Punning
Ceiling	:	Oil Bound Distemper



LIVING/DINING ROOM

Flooring/Skirting	:	Imported Marble/Superior Quality Vitrified Tiles
Wall Finishes	:	Acrylic Emulsion on POP Punning
Ceiling	:	Oil Bound Distemper

BALCONIES

Flooring	:	Tiles
Wall Finishes	:	Exterior Grade Paint on Plaster
Ceiling Finishes	:	Exterior Grade Paint on Plaster
Handrail and Parapets	:	Combination of Parapet Walls and M.S. Handrails as per the functional and elevation requirements



TOILETS

Flooring	:	Vitrified Tiles/Ceramic Tiles
Wall Finishes	:	Ceramic Wall Tiles up to Dado level (approximately 2100 mm). Oil Bound Distemper
Ceiling Finishes	:	Oil Bound Distemper
Vanity Counter	:	Granite
Sanitary Ware	:	Hindware or Parryware, or Equivalent Brands with Concealed Cisterns

KITCHEN

Flooring/Skirting	:	Vitrified Tiles/Ceramic Tiles/Marble Stone
Wall Finishes	:	Oil Bound Distemper on the Walls
Ceiling	:	Oil Bound Distemper and provision for installation of Geysers



C.P. FITTINGS AND ACCESSORIES

Grohe/Jaquar Toilet Fittings or Equivalent single lever Fittings in all Toilets. All Toilet floors provided with suitable and adequate water proofing treatment. Provision for installation of Geysers



SPECIFICATIONS



STAIRCASE

Flooring	:	Polished Indian Stone/Indian Marble on Treads, Risers and Landings
Railing	:	Painted M.S. Handrails and Balustrades
Wall Finishes	:	Oil Bound Distemper on Plaster

COMMON PASSAGE

Flooring	:	Vitrified Tiles/Imported Marble
Wall Finishes	:	Whitewash/Oil Bound Distemper on Plaster
Ceiling Finishes	:	Whitewash/Oil Bound Distemper on Plaster

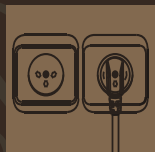


DOORS AND WINDOWS

Main Entrance Door	:	Painted Hardwood Frame with Flush Door Shutters
Internal Doors	:	Painted Hardwood Frame with Flush Doors
Hardware	:	Locks, Handles and Knobs (Mortise and Cylindrical Locks) from reputed makes and brands. High quality Steel/Brass Hardware.
Windows and External Glazing	:	Powder coated Aluminum Frame or UPVC Frame Windows with Clear Glass.

EXTERNAL WALL FINISHES

External Wall Finishes	:	External Grade Anti-fungal/Anti-algal Paint from reputed makes and brands
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ELECTRICAL WIRING AND INSTALLATIONS

Fixtures and Fittings	:	ISI Compliant Modular Switches/Sockets, Distribution Boxes and Circuit Breakers from standard makes and brands.
Wiring	:	ISI Compliant Copper Wiring in concealed conduits. Adequate provision for Light Points, Fan Points, Receptacles and Power Points in all rooms. Electrical Points for Exhaust Fans in Kitchens and Toilets.
Plumbing	:	ISI Compliant CPVC Water Supply Pipes with Standard Valves and Accessories. ISI Compliant PVC Waste Pipes and Traps
Security System	:	EPABX System or VDP System in the premises.
Recreational Facilities	:	Club House/Games Room Swimming Pool Functional Room Spa & Gymnasium Jogging Track Central Landscaped Garden Badminton Court/Squash Court

Note: Visual representations shown in this brochure are purely conceptual. Building plans, specifications, layout plans etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans.



SAS Group Transforming Lucknow into a Global City

SAS Group, a pioneer real estate development organization, has been fuelling the infrastructural growth in sync with the holistic progress. Since its inception in the year 1985, it has been a continuous endeavour to converge with new technologies to offer value for money real estate solutions.

With a vision to make Lucknow a truly global city, SAS Group has not only created landmark destinations for residential and commercial activities but also ventured into integrated township projects.

Driven by passion, this dynamic group is enriched with a team of talented individuals who dare to dream.



Shalimar Grand



Shalimar Emerald



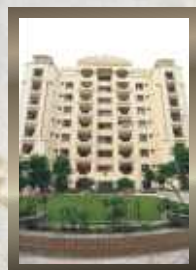
Shalimar Titanium



Shalimar Elldee Plaza



Shalimar Corporate Park



Shalimar Heights



Shalimar Grand Villa



Shalimar Estate



Shalimar Oel Estate



Shalimar Homes



Shalimar Logix



Shalimar Imperial



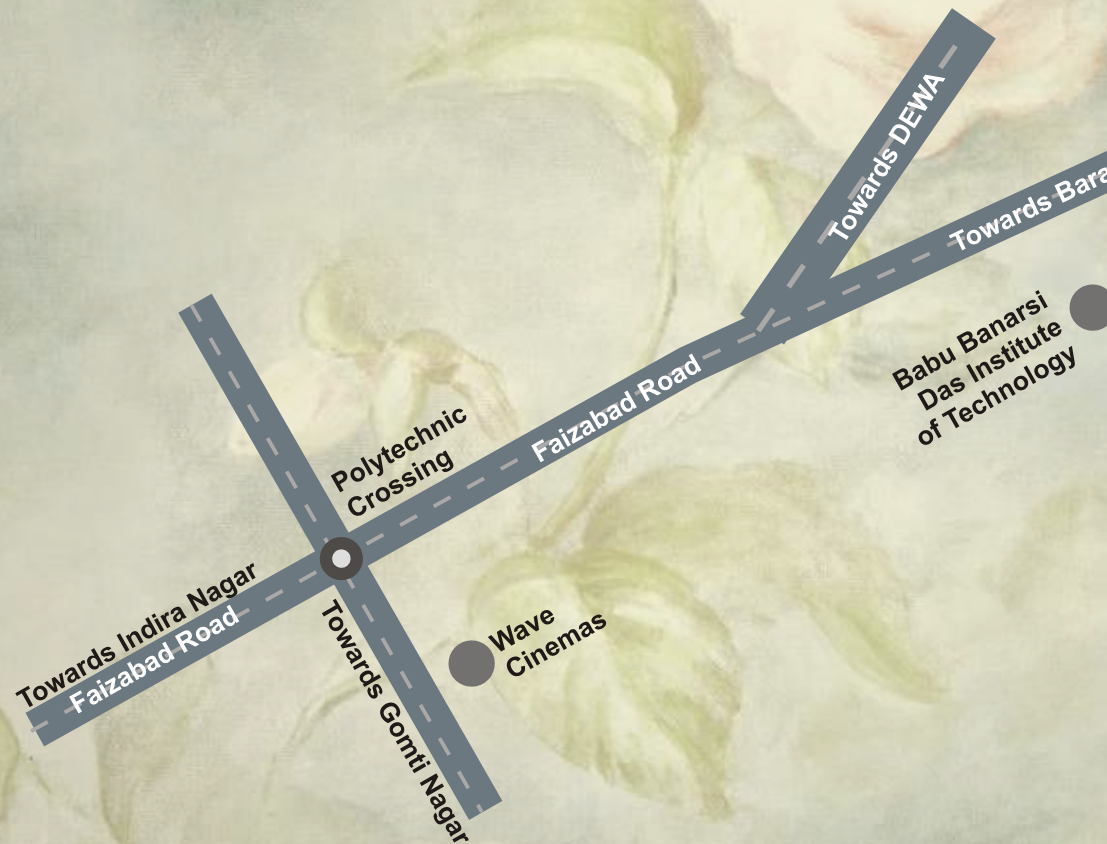
Shalimar Star



Shalimar Square

Location map

not to scale



Shalimar
Paradise

Drive From	Min (approx.)
Wave Mall	10 mins.
Taj Hotel, Gomti Nagar	15 mins.
Babu Banarasi Das University/Chinhut	05 mins.
Shaheed Path	10 mins.



SHALIMAR

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