



**NOBLE
CALLISTA**
Blissful Privé Lifestyle



Uber Luxury

designed for
24x7 living.

The only Maha-Vastu compliant 3 Side open site & only project with 3 entry / exit points

Ultra Luxurious, Low density
Approx. 400 Residences on
6.84 acres land & Open Green
Area of 3.5 acres (Approx.)

Ample parking in basement for
residents & Ample surface
parking for guests, Upto 3 car park
per apartment (EV & Non-EV)

Only project with 5 Clubs
including 4 mini tower clubs and a
Master Club House (Total area
80,000 Sq.ft.)

Half Olympic size all weather
swimming pool with Private Pool
Section for Women

Mivan Construction Technology

All weather Centrally air
conditioned apartments

Sanitization Hub Spot

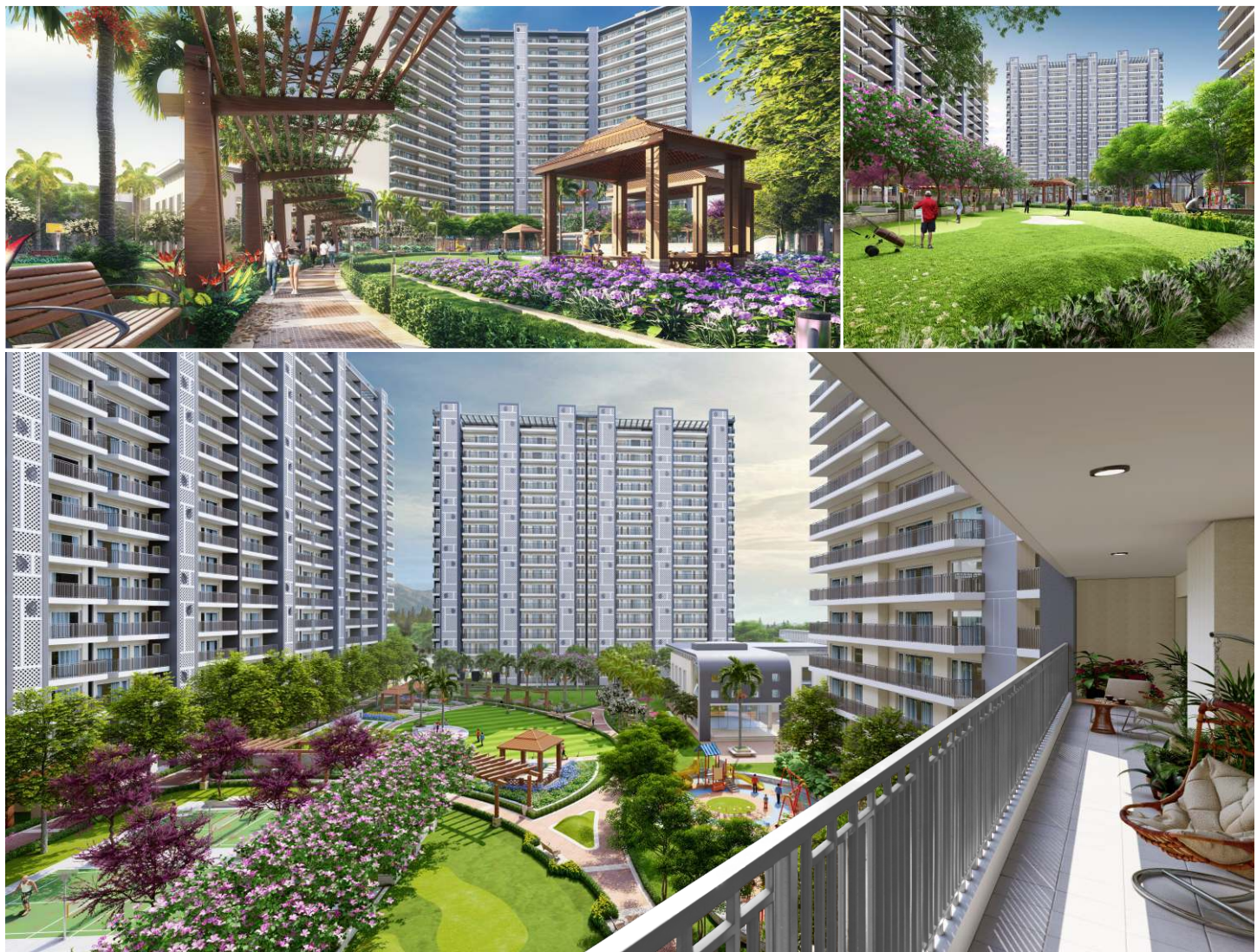
Smart Bike Station



A composition of sculptural beauty, open parkland & engaging spaces working together in harmony.

Noble Callista welcomes you to a sanctuary nestled in sophisticated urban luxury. Enclosed by a number of facilities, every corner promises a new discovery. The open green area of approximately 3.5 acres embraces you in its peaceful warmth. Whether you are enjoying a cup of coffee in the balcony or plan to go out for a walk in the evening, the expansive gardens and other flora and fauna will become a treat for your eyes. Kids will also have a safe and nurturing space to grow in. Whether you are an old school or a millennial, you are in for a bespoke lifestyle.

- Landscaped Gardens & Water Bodies
- Divine Pergola
- Open Air Amphitheatre
- 1 km Cycling / Jogging Track (Approx.)
- Open Air Garden Gym
- Senior Citizen Zone
- Basket Ball, Lawn Tennis, Badminton Court & Cricket Practice Net



Dynamic Lifestyle Spaces Designed with impeccable style & class.

Every unit at Noble Callista is designed to offer you a fine living experience. It is just the way you have imagined your home to be. As you walk into 3/4/5 BHK unit, the space will speak for itself from every nook and corner. High ceilings, spacious rooms, blended hues, intricate designs and the flow from one room to another is an epitome of stylish urbane living. With big, signature windows; your home will always have fresh air and plenty of natural light to brighten up the living space and warm your heart.

- Reception & Concierge
- Chemist Shop & First Aid Room
- Dance & Music Zone
- Open Air Meeting Zones
- On Call Housekeeping & Laundry
- Round the Clock Water & Electricity Supply
- Panic Button/App



First in India - 5 Club Houses for myriad of relaxation needs!

When you step into Noble Callista, recreation and relaxation gets a whole new meaning. The project has five impressive and impeccable Club Houses that are designed to meet your specific or community based needs. Residents can enjoy in the Club Houses in an exclusive manner, a classy start to Privé Lifestyle. The project welcomes you with 40000 sq. ft. Master Club House that is fully equipped with many more amenities and activities. Swimming area, gym, meditation area, yoga centre, kids' play area, games arena and more are all yours to explore and indulge in.

- Yoga & Mediation Room
- Restaurant & Bar
- Master Banquet
- Mini Cineplex
- Library & Cafeteria
- Jacuzzi, Steam & Sauna Bath
- Indoor Games
- Gym & Spa



Master Plan

- | | | | |
|----------------------------|-----------------------------|---------------------------------|-----------------------------|
| 01. Entry / Exit | 11. Kid's Play Area | 21. Meditation Area | 31. Ramp (Down to Basement) |
| 02. Block-A (3BHK+utility) | 12. Tot-Lot | 22. Senior Citizen Garden | 32. Cycle Track |
| 03. Block-B (4BHK+utility) | 13. Mini Golf Course | 23. Party Lawn | 33. VIP Lounge |
| 04. Block-C (5BHK) | 14. Lawn Tennis Court | 24. Football Court | 34. Yoga Deck |
| 05. Master Club | 15. Landscaped Sitting Area | 25. Basketball Court | 35. Barbeque Area |
| 06. Swimming Pool | 16. Gazebo | 26. Cricket Practice Pitch | 36. Theatre Lawn |
| 07. Surface Parking | 17. Jogging Track | 27. Pet Garden | 37. Hedges |
| 08. Proposed Retail Plaza | 18. Open Air Theatre | 28. Water Feature | 38. Green With Screen |
| 09. Pergola | 19. Central Plaza | 29. Drop-off Path | 39. Herb Garden |
| 10. Pedestrian Walkway | 20. Central Green | 30. E-cycle/ Smart Bike Station | 40. Rain Curtain |



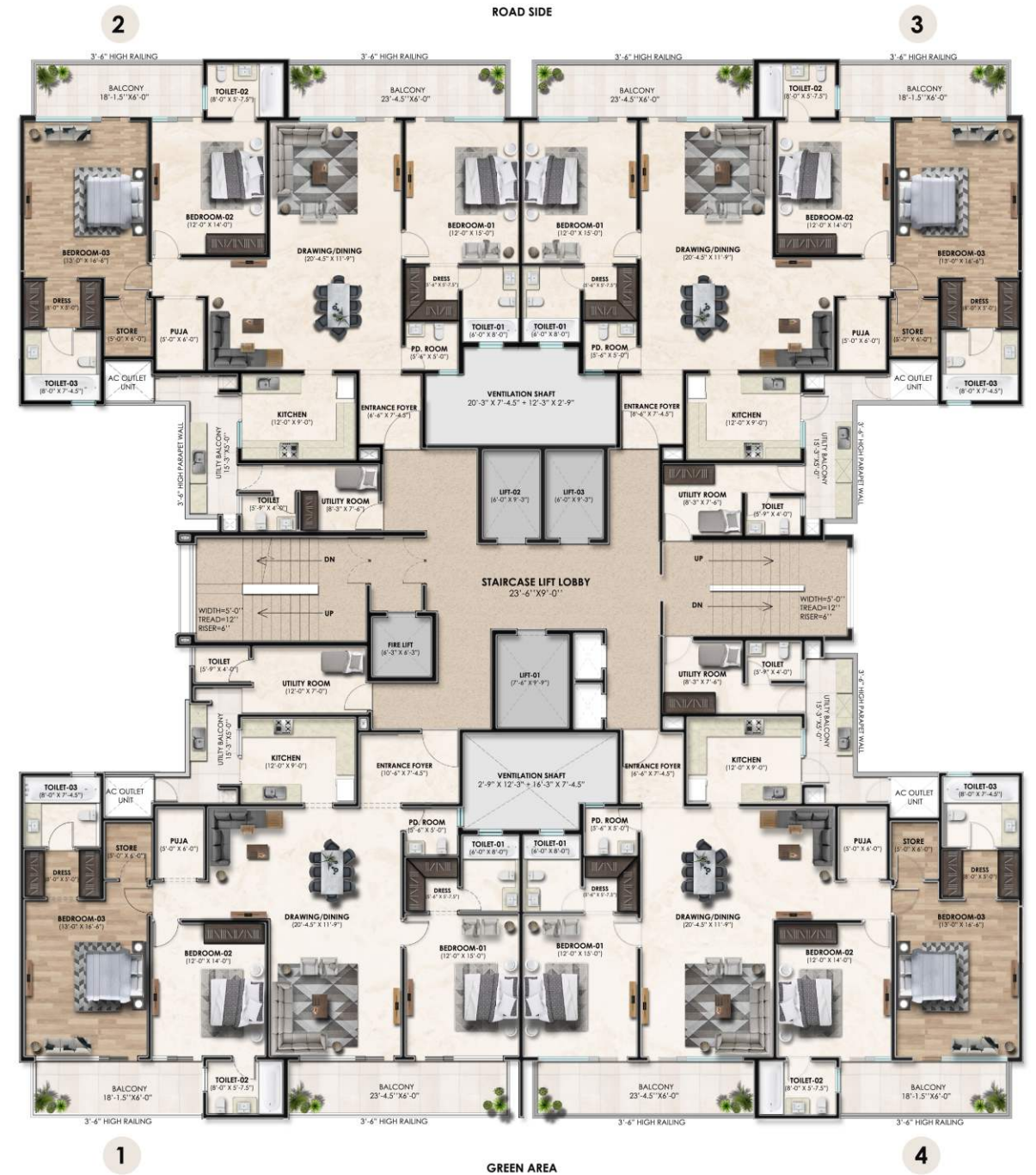
3+1 BHK Typical Floor Plan

Carpet Area - 1751 Sq. ft.
Builtup Area - 2295 Sq. ft.
Super Builtup Area - 2850 Sq.Ft.



3+1 BHK Cluster Floor Plan

Carpet Area - 1751 Sq. ft.
Builtup Area - 2295 Sq. ft.
Super Builtup Area - 2850 Sq.Ft.



4+1 BHK Typical Floor Plan

Carpet Area - 2122 Sq. ft.
Builtup Area - 2805 Sq. ft.
Super Builtup Area - 3500 Sq.Ft.



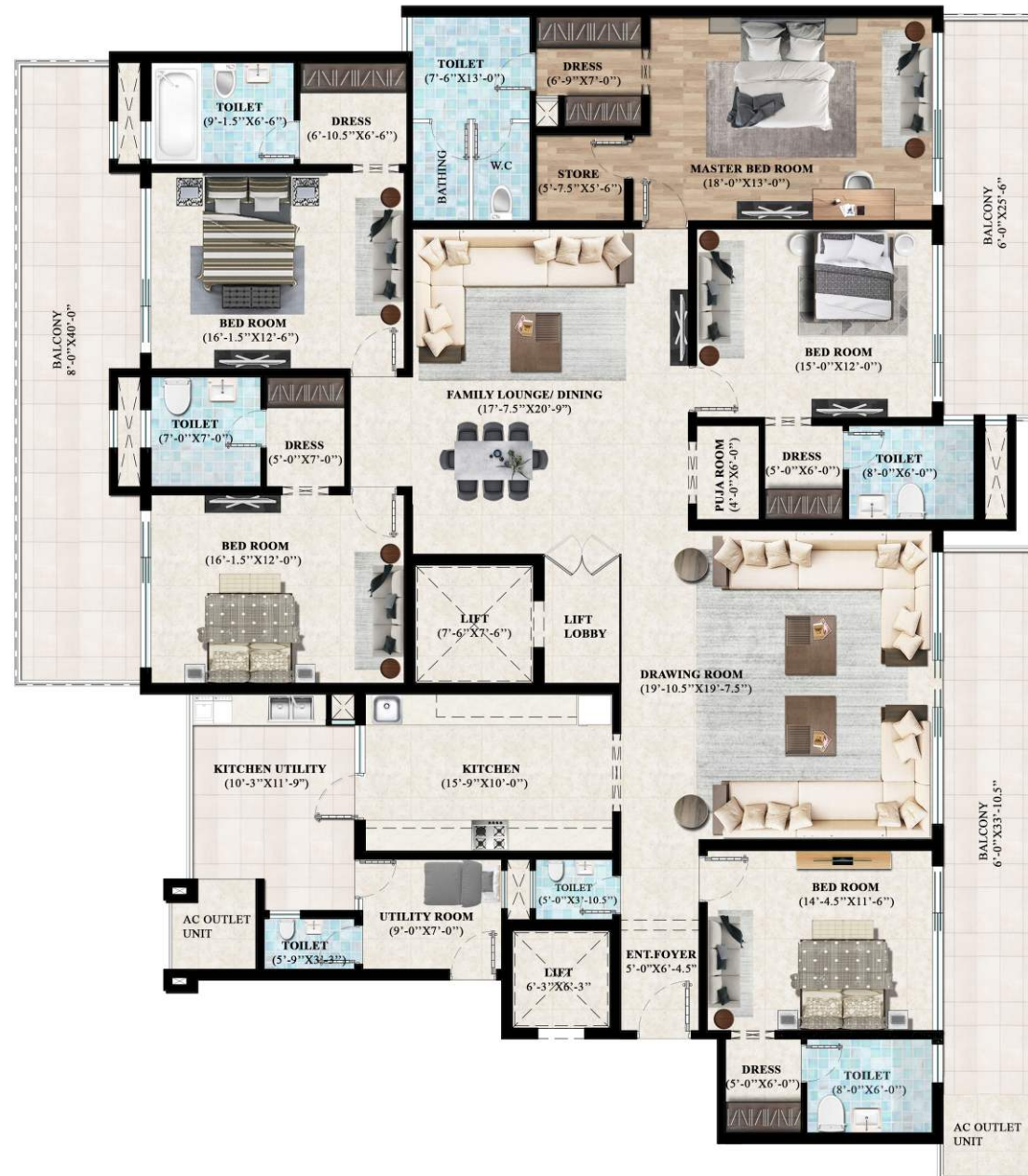
4+1 BHK Cluster Floor Plan

Carpet Area - 2122 Sq. ft.
Builtup Area - 2805 Sq. ft.
Super Builtup Area - 3500 Sq.Ft.



5+1BHK Typical Floor Plan

Carpet Area - 2968 Sq. ft.
Builtup Area - 3955 Sq. ft.
Super Builtup Area - 5000 Sq.Ft.



5+1BHK Cluster Layout Plan

Carpet Area - 2968 Sq. ft.
Builtup Area - 3955 Sq. ft.
Super Builtup Area - 5000 Sq.Ft.





NOBLE CALLISTA
Blissful Prime Lifestyle



150 ft. Rd.

150 ft. Rd.

IT City, 82-A

PR-9

IT City, 66-B

Mohali IT City Park

Manav Rachna International School

ISB

IISER

200 ft. International Airport Road

Fortis Hospital

Bestech Mall

Ryan Int. School

To Chandigarh

To New Chandigarh

To Zirakpur

Sector 70

Sector 69

To Zirakpur / Ambala

To Landran

Judicial Complex

To Kharar / Ludhiana

Noble Dream Projects Pvt Ltd

Project Site: Plot No. 1, Sector 66 Beta
IT City, Mohali (Pb.) - 160062

Corp. Office: Plot No. 1535, First Floor
JLPL, Sector 82, Mohali (Pb.) - 140308

www.nobleventures.in

Scan for the project location



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