



JOY OF INDEPENDENT LIVING IN MOHALI'S MOST COVETED LANDMARK

Immerse in the luxurious embrace of our discerning Residential Floors, offering spacious layouts that cater to your desire for freedom and tranquility. Your safety is our priority, and we provide a secure and serene environment for you and your loved ones. Indulge in a life of conveniences, enriched with leisure with our meticulously curated amenities. Introducing you to the epitome of refined living in an exclusive residential project.



ANOTHER THOUGHTFUL DEVELOPMENT FROM THE MAKERS OF

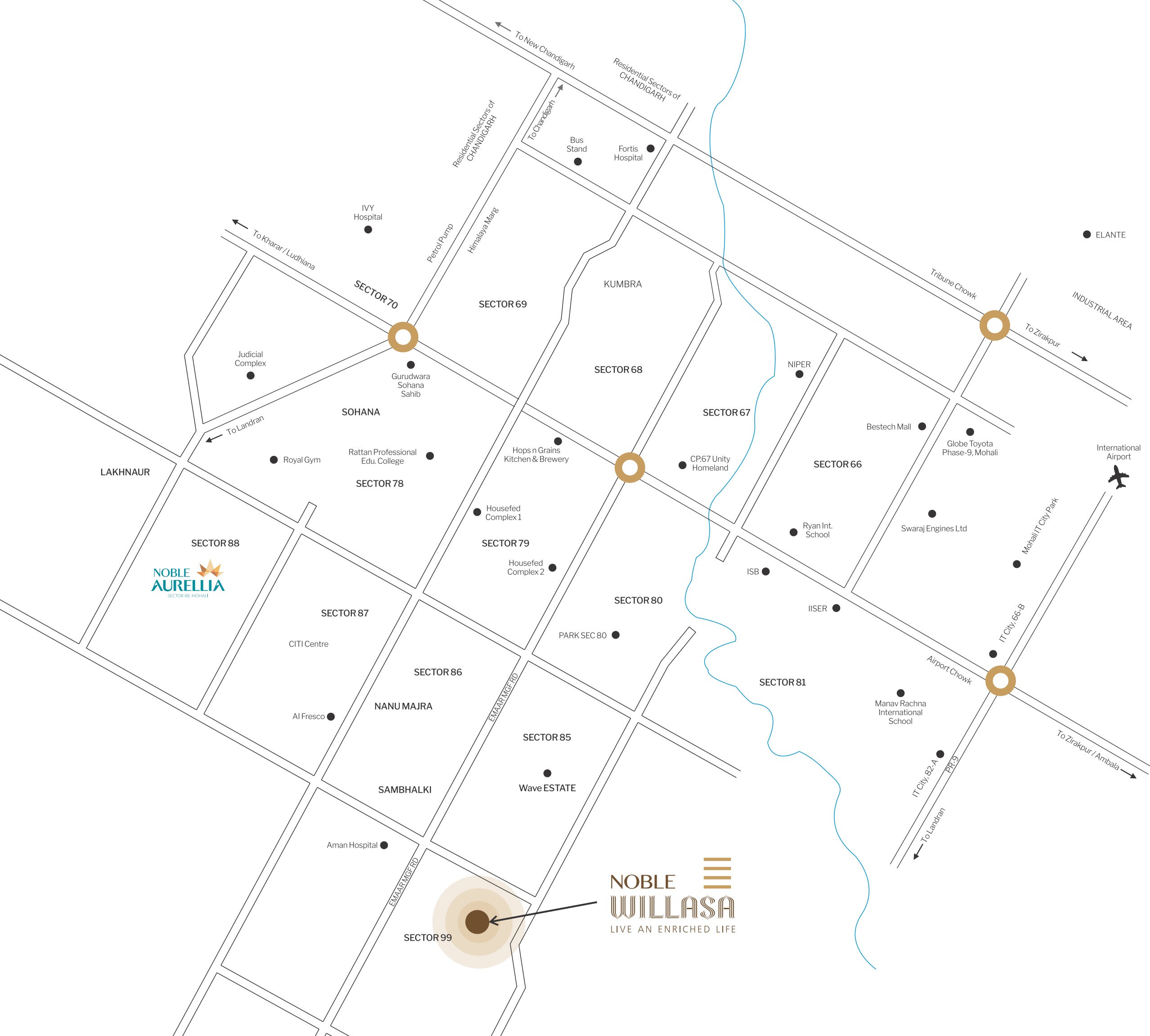
NOBLE
CALLISTA
Blissful Privé Lifestyle

Proudly established under the principles of a strong foundation, strong thinking, and strong determination, strength and valour are the two characteristics we deeply associate with ourselves. Our everyday beliefs and inspirations are drawn from these principles, motivating us to surpass the ordinary. We are consistently recognised and rewarded for our contribution and timely implementation of projects. With a legacy of the past 50 years, Noble Ventures is promoted by highly experienced individuals who have been responsible for the planning, development, execution, and on-time delivery of a diverse range of vital projects ranging from civil, commercial, industrial, infrastructural, luxury residential and various other multidisciplinary developments.

PEACEFUL ACCESSIBLE AND WELL-CONNECTED LOCATION

Located advantageously at the heart of Mohali in Sector 99, Wave Estate also stands amongst the vicinity of unmatched landmarks like the Mohali Cricket Stadium, Fortis Hospital, Indian School of Business (ISB) and the upcoming Mohali City Centre. Wave Estate, one of the finest residential gated community is in close proximity to Chandigarh/Mohali International Airport.

- 13.2 KM Chd./Mohali International Airport
- 10.8 KM ISBT Mohali
- 7.4 KM IVY Hospital
- 6.4 KM Bestech Mall
- 6.5 KM Fortis Hospital
- 5.8 KM PCA Stadium, Phase-9
- 5.7 KM Indian School of Business (ISB)
- 13.3 KM Elante Mall



**NOBLE
WILLASA**
LIVE AN ENRICHED LIFE

**CHOOSE A HOME
AS VERSATILE AS YOU ARE**



EMBRACE A HARMONIOUS BLEND OF
**ELEGANCE &
ARCHITECTURAL
GRACE**





ROAD TO YOUR DREAM HOME

EXPERIENCE
AN ELEVATED
LIFESTYLE



LIVING ROOM

Where cherished memories unfold, and love fills the air with warmth, laughter, and togetherness in a treasured family lounge.



YOUR SANCTUARY
OF COMFORT



DINING ROOM

Uniting hearts and appetites, fostering a sense of shared joy with a symphony of flavours.



GUEST BEDROOM

Make every stay extraordinary with thoughtfully curated guest bedroom, ensuring comfort and style.





KIDS BEDROOM

Spark imagination and create cherished memories. Make bedtime magical and dreams come true!



MASTER BEDROOM

Surrender to dreams within the lavish delight of exquisitely designed bedrooms, where comfort and fulfilment intertwine.





KITCHEN

A masterful fusion of style and functionality,
a modular space to unleash culinary creativity amidst
seamless beauty.



WASHROOM

A truly refined experience combining intuitive features and exceptional versatility. Add a touch of sophistication with the vanity's effortless aesthetics for a timeless appeal and craftsmanship.



AMENITIES

WAVE ESTATE CLUB (PROPOSED)



VIP Waiting Lounge



Cafeteria



Gym



Card Room



Mini Theatre



Banquet Hall



Library



Swimming Pool



Restaurant & Private Dining Space

OUTDOOR GAMES



Basketball Court



Badminton Court

PLAY ZONE



Pool Table



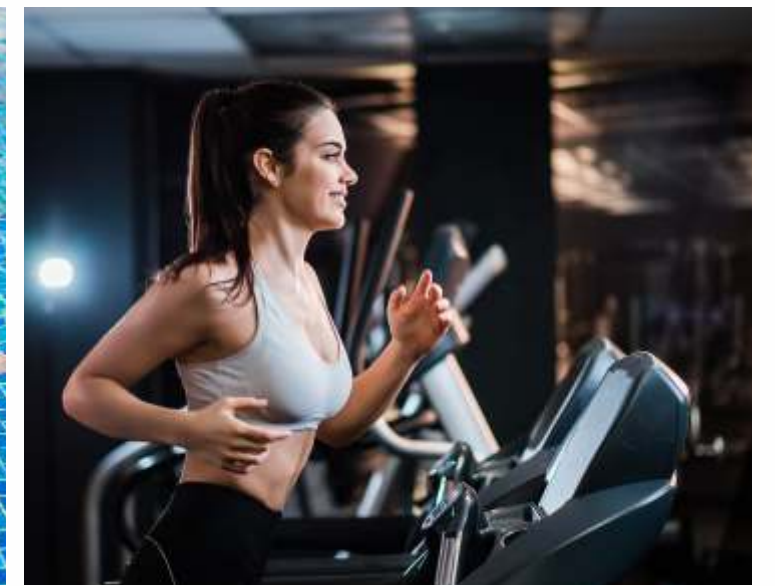
Table Tennis



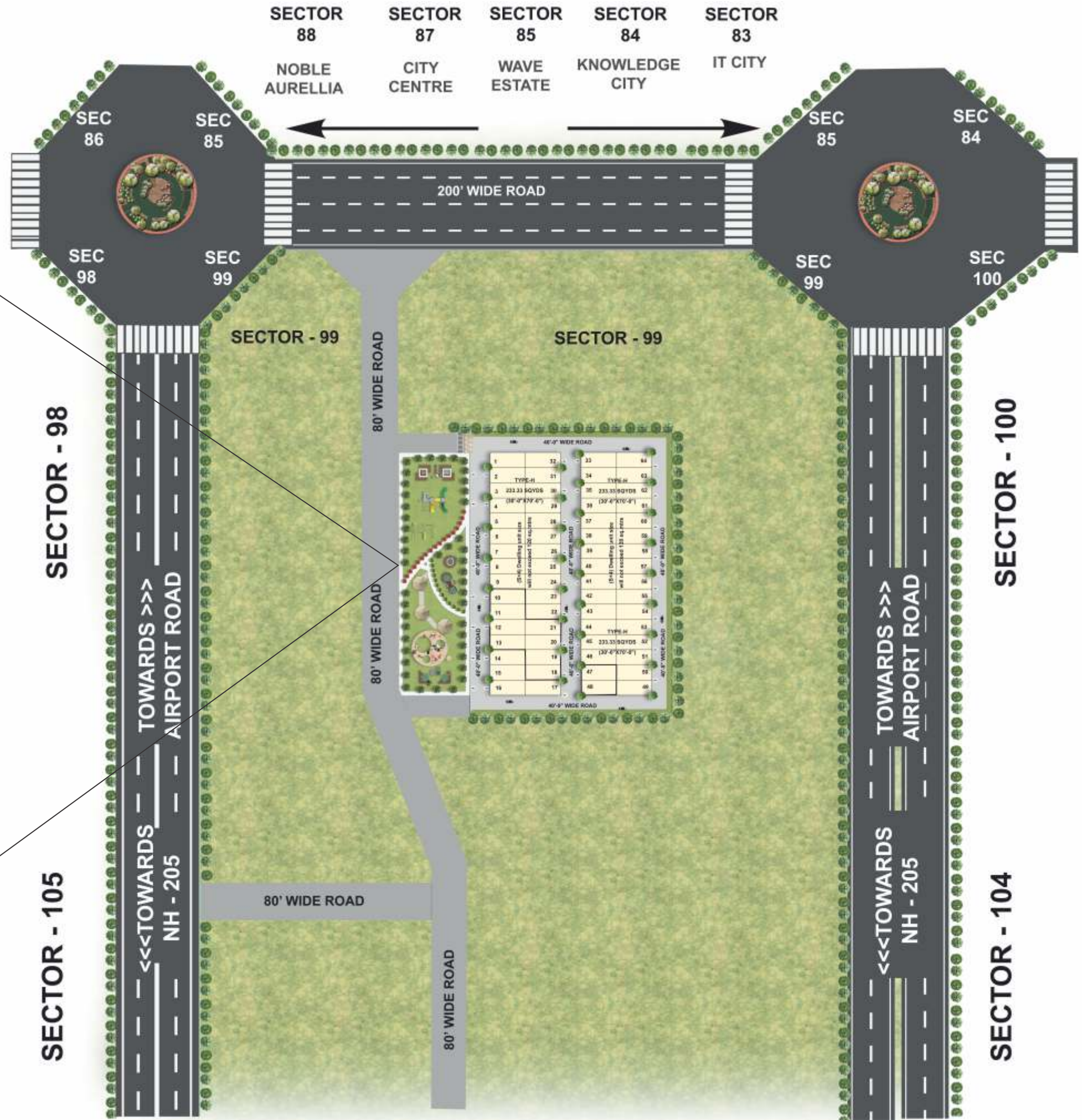
Air Hockey



Carrom



SITE PLAN (BLOCK-H)



FLOOR LAYOUT



CLUSTER PLAN



TECHNICAL SPECIFICATIONS

EXTERNAL SPECIFICATIONS

Structure: 4 Storied, Earthquake Resistant Aluminium Formwork System (Mivan, Malaysian Technology) RCC framed structure, Bricks only where needed.

External Finish: Textured Paint of exterior grade and M.S/S.S railing with toughened glass on specific sections.

Elevators: Elevators of THK/Kone/OTIS or equivalent brand.

Staircases: Upto 4 ft wide grand Staircases with risers & treads of Granite. Wall & Ceiling finishes with emulsion paint, handrail with mild steel/ Stainless Steel.

Service Balcony: Upto 4 ft wide Grand Balconies, Concrete/Brick wall along with wet point provision & points for Washing Machine, Cloth Dryer in service balcony. Anti-skid vitrified tiles in flooring. Wall & Ceiling finishes weather proof external Paint, Handrail with Mild Steel/Stainless steel Railing with toughened glass.

External Doors & Windows: Key Less Entry with Yale/Doorset or equivalent Door Lock, Honeywell or equivalent Video Door Phone. Upto 4 ft wide & 8 ft high main flush door & frame with Teakwood. Balcony access doors high grade aluminium with toughened glass & mesh.

INTERNAL SPECIFICATIONS

INTERNAL DOORS

Material & Size: Upto 3.6 ft wide & 8 ft high internal flush door & frame with Teakwood.

LIVING, DINING & FAMILY LOUNGE

Flooring: Italian Marble.

Walls: Emulsion paint.

Ceiling: False ceiling with ambient lighting and Emulsion Paint.

Air Conditioning: Air Conditioning with split units in all Bedrooms, Living Area. Toshiba/Daikin/Mitsubishi or equivalent. Number of AC split units will be five in each unit.

BEDROOM(S) FINISHES

Wardrobes: Upto full height Modular Wardrobes with laminate/mirror/Lacquered glass/glass on top of wardrobe shutters in all Bedrooms.

Flooring: Laminated wooden flooring in any one Bedroom (Tesa/Pergo or equivalent) & Premium vitrified tiles Simpolo, Somany, Kajaria, Qutone or equivalent (Upto 32" x 64") in other bedrooms.

Ceiling: Premium false ceiling with ambient lighting and Emulsion Paint.

KITCHEN FINISHES

Cabinets: Premium Modular Kitchen cabinets of appropriate finishes with Hafele/Blum/Hettich or Equivalent Fitting & Accessories.

Appliances & Equipment: Branded R.O, Chimney, Geyser, Built-in H.O.B, Built-in Microwave (25-35 Ltr.) & Refrigerator (250-350 Ltr.).

Ceiling: Illuminated False Ceiling and Emulsion Paint.

Flooring: Italian marble.

Counter Top: Full body Tiles upto 2ft. above counter & on counter top.

Wall Finishes: Vitrified tiles / emulsion paint.

WASHROOM(S) FINISHES

Fitment & Equipment: Fully equipped washrooms with branded cp & sanitary fittings (Grohe / Duravit or equivalent) also includes shower, vanity, looking mirror, one geyser each, exhaust fan(s) etc.

Flooring: Premium vitrified non skid tiles Simpolo/Somany/Kajaria/Qutone or equivalent (Upto 24" x 24")

Walls: Premium vitrified tiles upto full height (Upto 24" x 48")

Ceiling: False ceiling with ambient lighting and Emulsion paint.

OTHER SPECIFICATIONS

Electrical Fittings: All electrical wiring in concealed conduits, provision of adequate light and power points. Internet, DTH/Cable, dining and in all Bedrooms, Moulded modular plastic switches & Protective MCB's.(Havells/Schneider/Legrand Or Equivalent).

Home Automation: Basic smart home package.

Fans: 5 fans & 4 exhaust fans.



Noble Ventures is established under the principles of a strong foundation, strong thinking, and strong determination. Strength and valour are the two characteristics that are deeply embedded into our vision and mission. These two characteristics are at the very core of our beliefs and inspirations, motivating us at every step to surpass the ordinary.

Noble Ventures is promoted by highly experienced individuals who have been responsible for the planning, development, execution, and on-time delivery of a diverse range of vital projects ranging from civil, commercial, industrial, infrastructural, luxury residential and various other multidisciplinary developments for the past 50 years. We are consistently recognised and rewarded for our contribution and timely implementation of projects from all over the country.

The dynamic and enterprising directors have led various projects for international names like Larsen & Toubro, Maire Tecnimont from Italy, Oiltanking from Germany, Toyo from Japan, Samsung from Korea, and Naftogaz from Ukraine.



NOBLE WILLASA, MOHALI
ONGOING



NOBLE CALLISTA, MOHALI
ONGOING



WHITE LILLY, SONIPAT
DELIVERED



NOBLE AYRA, NEW DELHI
UPCOMING



NOBLE AURELLIA, MOHALI
UPCOMING

DISCLAIMER

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Project Site
Sector 99, Wave Estate,
SAS Nagar, Mohali (Pb.) - 140307

Corporate Office
Noble Dream Projects Pvt Ltd
Plot No. 1535, First Floor, JLPL
Sector 82, Mohali (Pb.) - 140308

www.nobleventures.in