

**NOBLE**

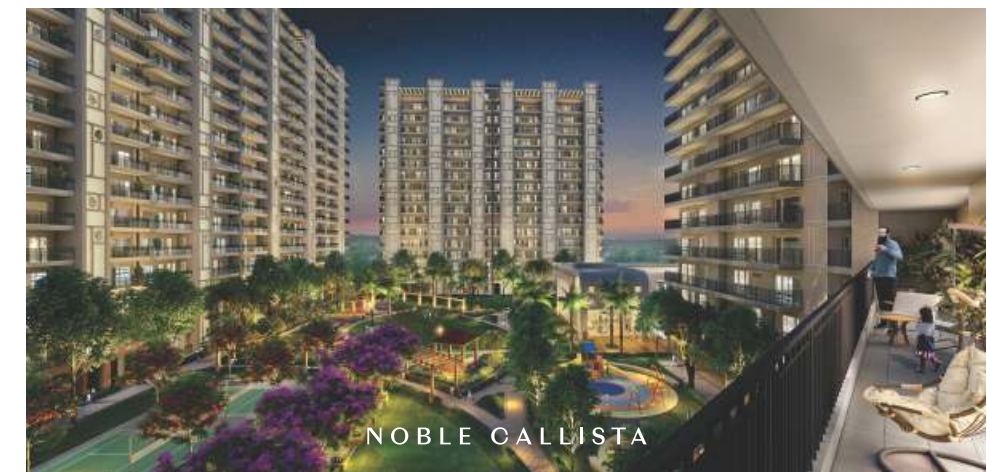


**WILLASA**

LIVE AN ENRICHED LIFE

NOBLE   
WILLASA  
LIVE AN ENRICHED LIFE

—  
ANOTHER THOUGHTFUL  
DEVELOPMENT  
FROM THE MAKERS OF  
NOBLE CALLISTA





## JOY OF INDEPENDENT LIVING IN MOHALI'S MOST COVETED LANDMARK

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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.

A CHARM  
OF PRESTIGE  
AWAITS

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EXPERIENCE  
AN ELEVATED  
LIFESTYLE



EMBRACE A  
HARMONIOUS BLEND  
OF ELEGANCE  
& ARCHITECTURAL  
GRACE

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ROAD TO YOUR  
DREAM HOME

# DINING ROOM

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





# KITCHEN

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



# 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

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# 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.



# 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

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## WAVE ESTATE CLUB (PROPOSED)

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- |   |                    |   |               |   |                                   |
|---|--------------------|---|---------------|---|-----------------------------------|
|   | VIP Waiting Lounge |   | Cafeteria     |   | Gym                               |
|  | Card Room          |  | Mini Theatre  |  | Banquet Hall                      |
|  | Library            |  | Swimming Pool |  | Restaurant & Private Dining Space |

## OUTDOOR GAMES

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- |   |                  |   |                 |
|---|------------------|---|-----------------|
|  | Basketball Court |  | Badminton Court |
|---|------------------|---|-----------------|

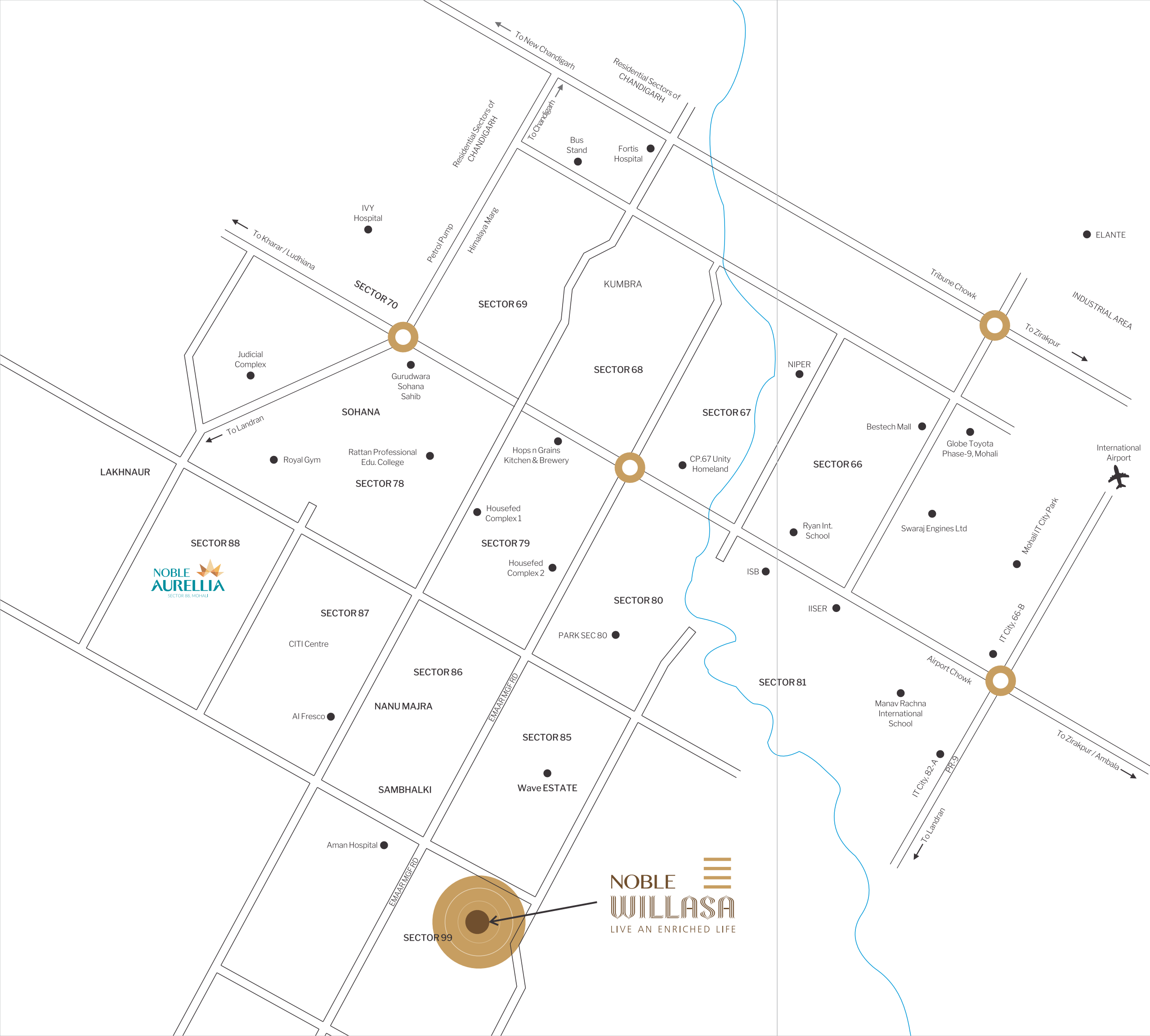
## PLAY ZONE

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- |   |            |   |              |
|---|------------|---|--------------|
|  | Pool Table |  | Table Tennis |
|  | Air Hockey |  | Carrom       |







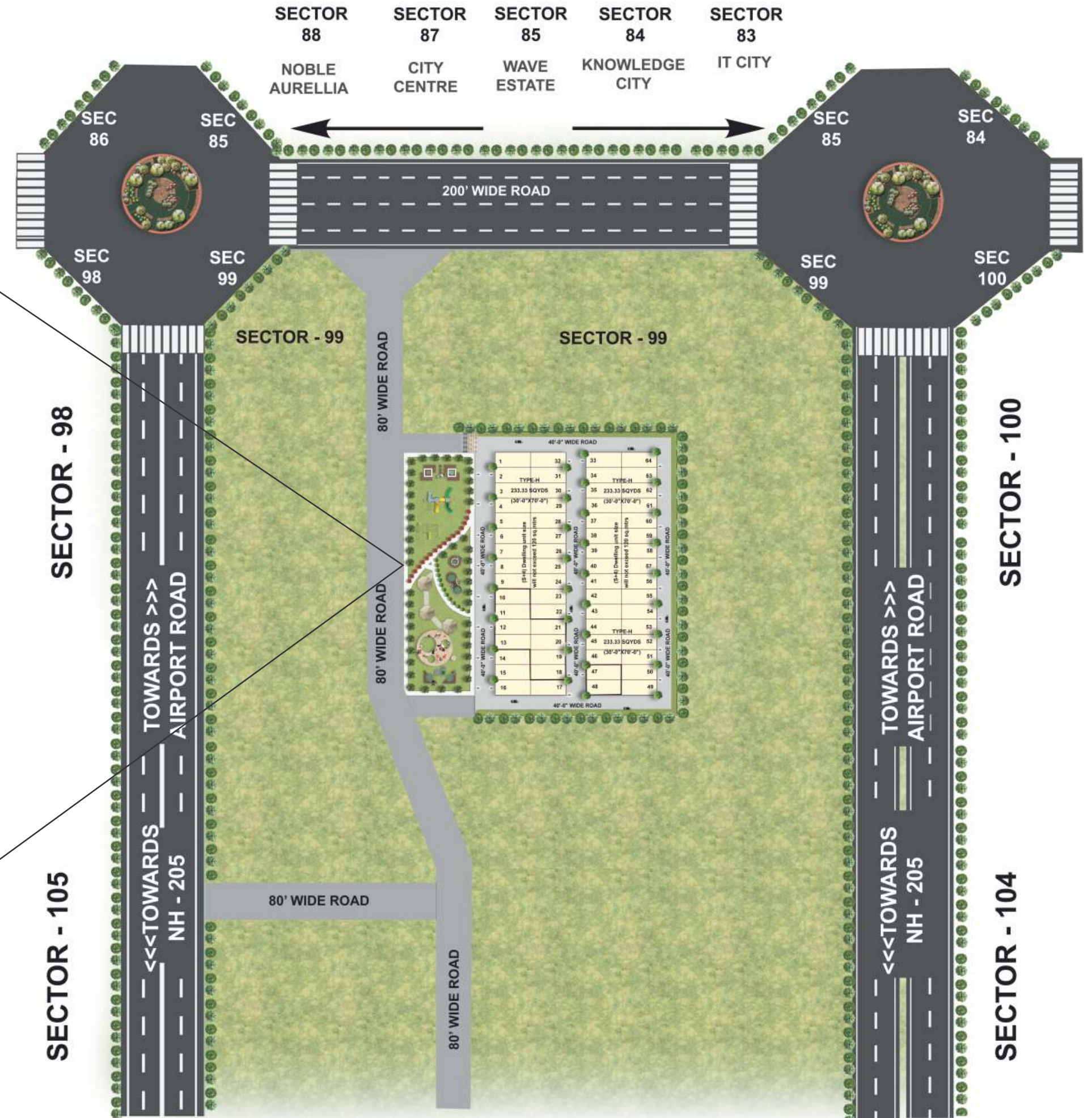
# PEACEFUL ACCESSIBLE & WELL CONNECTED LOCATION

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

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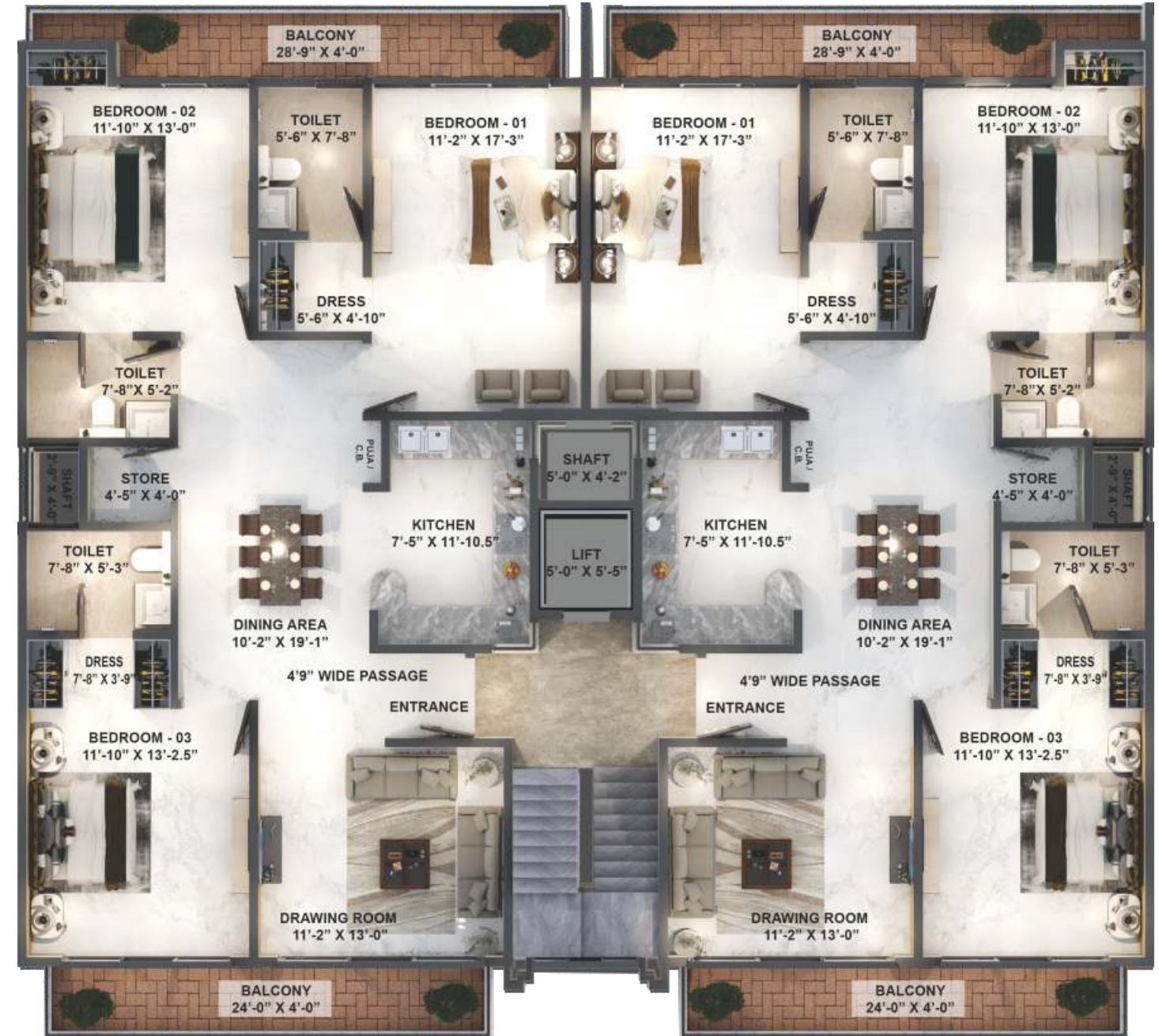
# SITE PLAN (BLOCK-H)



# 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.
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### 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, Geysers, 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.

# THE DEVELOPER

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DRIVING DREAMS INTO REALITY

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

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NOBLE CALLISTA, MOHALI  
ONGOING

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WHITE LILLY, SONIPAT  
DELIVERED

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NOBLE AYRA, NEW DELHI  
UPCOMING

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NOBLE AURELLIA, MOHALI  
UPCOMING

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## 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](http://www.nobleventures.in)