



ANS Developers Pvt. Ltd. (formerly known as Shalimar Lakecity Pvt. Ltd.)
Titanium, Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar, Lucknow - 226010
E: sales@shalimar.org • T: + 91 522 4030444 • W: shalimar.corp.com

Project RERA Registration No.: UPRERAPRJ705722/01/2024 | Promoter RERA Registration No.: UPRERAPRM10813 | U.P. RERA WEBSITE - www.up-rera.in Bank Account No. 42417395776, STATE BANK OF INDIA, Branch: Commercial Branch Lucknow

Disclaimer: Visual representations shown in this brochure are purely conceptual. Elevations, Specifications, Site plans etc of the township are tentative and subject to variation and modification by the company at its sole discretion. The project land includes an area of 59 sq.mt. (Khasra No. 325 & 328) allotted to the promoter on a lease of 30 years vide lease deed dated 24-06-2015 by the state government through Lucknow Development Authority which can be renewed for further 60 years but not more than 30 years at one time. Thus the aggregate duration of this lease can be 90 years. No construction under this project is being constructed on the lease hold land. Entire lease hold land is under "open areas" of this project. The promoter undertakes to get the lease of the land renewed as per the terms of the lease deed before the expiry of the duration of the lease.













Every project constructed by us takes excellence to a whole new altitude and introduces lifestyles that transcend Lucknow's bygone culture of glory into a modern and progressive era.

With Shalimar Pinnacle – the crown jewel amidst Lucknow's finest ode to extreme luxury – Shalimar OneWorld, we're raising the benchmark to a league that will not only make city and country but even the world take notice of a dynamic and world-class Lucknow.

Welcome to the most exceptional luxury living lifestyle created by the visionary house of Shalimar.

Mr. Khalid Masood Whole Time Director







TRULY, AN
EXCEPTIONAL
WORLD!



CCS Airport Metro Chaudhary Charan Singh International Airport (3) Chaudhary Charan Singh Domestic Airport Manak Nagar Phoenix United Base Hospital Lohia Path Lucknow City LUCKNOW Command Hospital Vishwavidyalaya Medanta Medicity Cancer Hospital IT College Lulu Mall 📜 Phoenix Palassio Badshah Nagar Renaissance Hotel Police **Head Quarter** Tender Palm Hospital Gomti Hyatt Nagar Hyatt Regency Ekana Sports Complex Indira Nagar High Court SHALIMAR TITANIUM (Head Office) ONEWORLD PINNACLE

BE SURROUNDED BY THE PROMINENT.

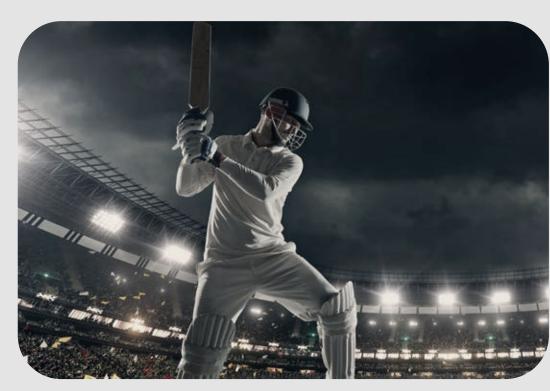
Lucknow's greatest ode to a luxuriant lifestyle begins with an unmatched location. Situated adjacent to the Gomti River and a short drive from every major city landmark, Shalimar OneWorld is a haven of unprecedented grandeur, surrounded by a rich tapestry of unparalleled choices.











EVERYTHING FOR AN EXEMPLARY LIFE, COMES RIGHT AROUND.

Where exceptional style unfolds.

- Phoenix Palassio 3.5 Km
- Ekana Mall 4.2 km
- Singapore Mall 7.1 km Lulu Mall 9.2 km
- Wave Mall 9.7 km

Where exceptional visions soar

- Chaudhary Charan Singh International Airport 20 km
- New International Airport 22 km

Where exceptional tastes mingle

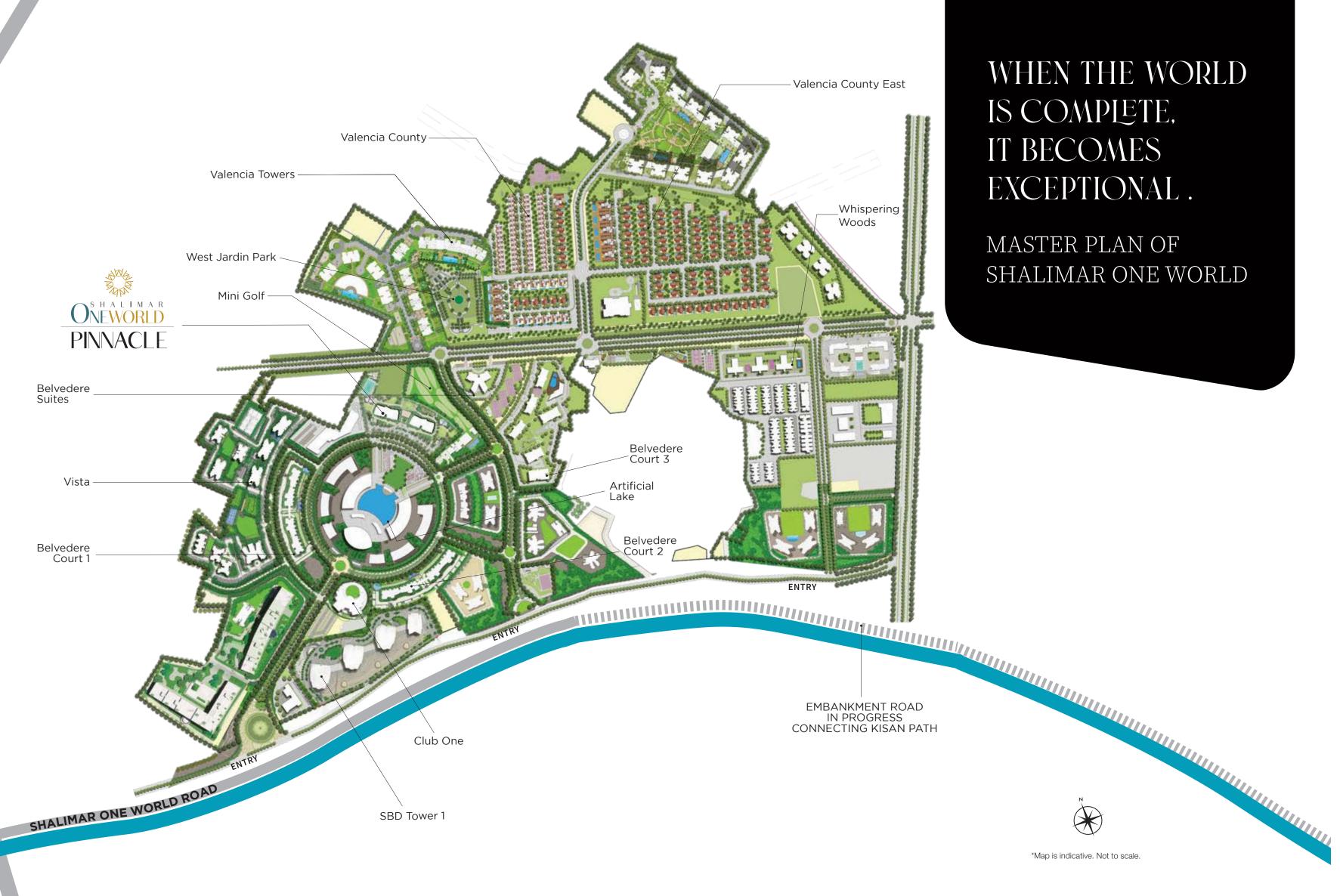
- Fairfield by Marriott 7.1km
- Hyatt Regency 7.5km
- Taj Mahal 8.7km
- Renaissance Lucknow Hotel 8.9km

Where exceptional talent scores

- Ekana International Cricket Stadium Road 3.9km
- Ekana Sports Academy 4.2km

Where exceptional health prevails

- Sahara Hospital 6.5km
- Health City Trauma Centre & Superspeciality Hospital 6.5km
- Super Speciality Cancer Institute and Hospital 7.4km
- Medanta Hospital 9.6km















AN EXCEPTIONAL
TOWNSHIP:
UNITING IUXURY
IIVING,
ENTERTAINMENT,
NATURE,
AND BUSINESS IN
PERFECT HARMONY.

Exquisite 1.5 acre AquaCentre

Adorned with charming French-style cafes, bistros, and restaurants, creating an enchanting oasis of relaxation and culinary delight.

Expansive green areas

Discover the extensive greenery within our thoughtfully designed township.

Retail Arenas

Experience ultimate shopping satisfaction in an environment crafted for luxury and convenience.









International School

Creating a top-tier global school with advanced facilities and diverse programs

Luxury Hotel

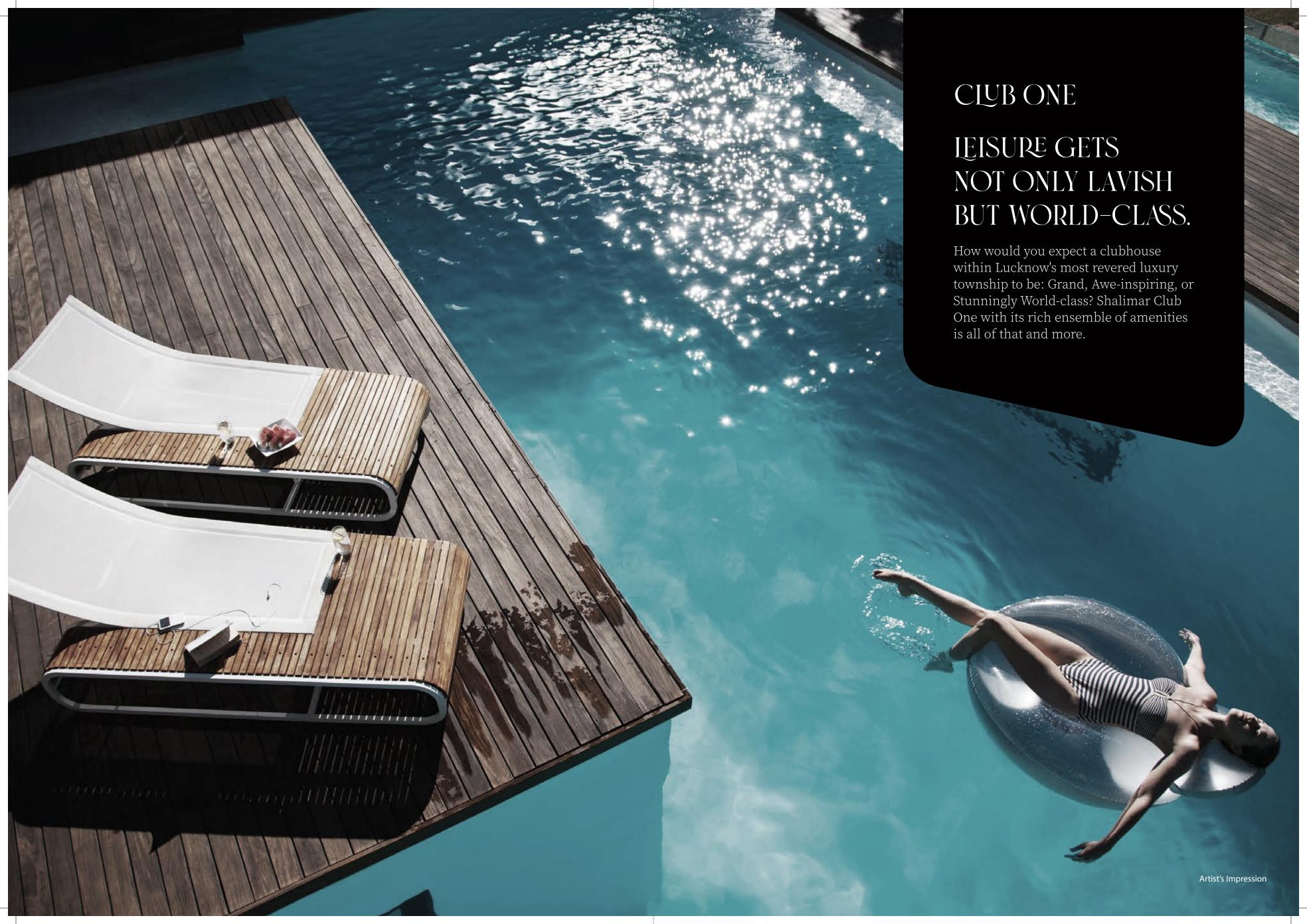
Luxurious hotel experience with opulent decor, high-end amenities, personalized services, and meticulous attention to details.

Business district

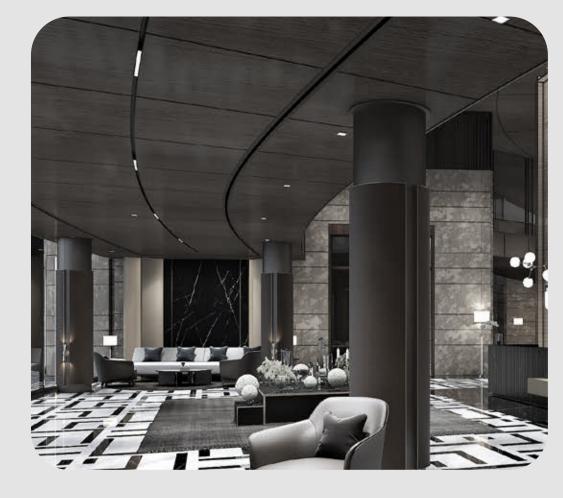
The epicenter of progress, where innovation meets ambition, and success unfolds in every endeavor.

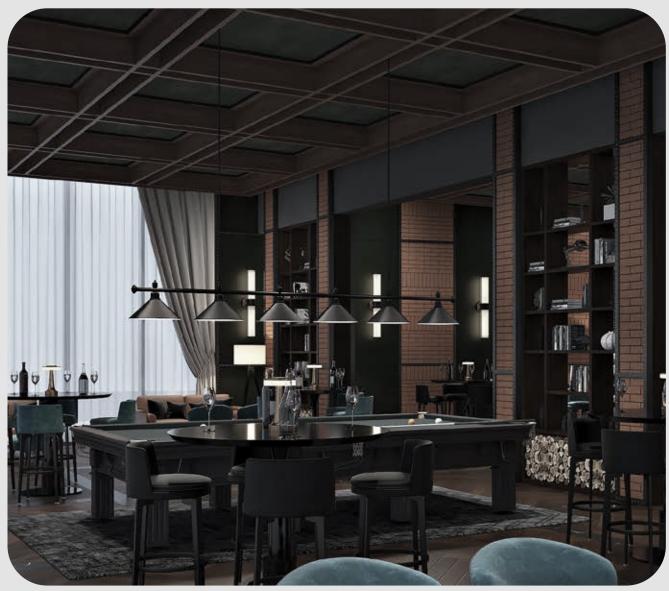
Residential Spaces

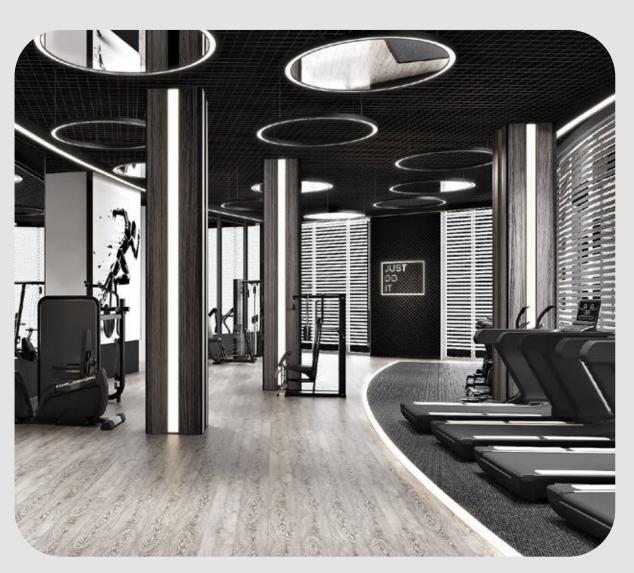
Discover the allure of our residential spaces, where contemporary architecture harmonizes with a sense of community.











- Multipurpose Hall
- Multipurpose Lawn
- Private Seating Zones
- Indoor Games
- Lush Green Entrance
- Gymnasium
- Spa
- Swimming pool for adults and kids
- Deck area with seating
- Changing Rooms
- Communal Seating Accommodation
- Home Theatre
- Entertainment Area
- Restaurants & Bar
- Card Room
- Lounge







EXCEPTIONAL
EXPERIENCES
BEGIN HERE,
FROM THE
GROUND UP.



- Banquet Hall /Party Hall with Kitchen
- Retail Store & Café
- Guest Waiting Lounge Area
- Event Lawn with Pavilion & Seating
- Pocket Garden with reading space

- Seating with Butterfly
- Garden/Sensory Garden
- Family BBQ with mini-event lawn
- Seating & deck with kid's play lawn
- Play area with shade

- Water Wall
- Multi use -Games Area (Muga court)
- Cricket Practice Court







IET YOUR CEIEBRATIONS BE LARGER-THAN-LIFE.

Banquet hall/party hall with kitchen

WHERE THE WORLD PERFORMS TO DELIGHT YOU.

Event lawn with pavilion & seating

INDULGE YOURSELF WITH CHOICES AND FLAVORS.

Retail store & café

EXTEND A GRACIOUS WELCOME TO VISITORS.

Guest waiting lounge area













SETTLE BLISSFULLY WITH THE NEWEST BESTSELLER.

Pocket garden with reading space

REGAIN YOUR CALM AND MINDFULNESS, INSTANTLY.

Seating with a butterfly / sensory garden

GIVE FAMILY TIME A BRAND-NEW FLAVOUR.

Family BBQ with mini-event lawn

MIX ME-TIME AND PLAYTIME EFFORTLESSLY.

Seating & deck with kids play lawn





SEE YOUR LITTLE ONES FROLIC WITHOUT WORRYING.

Play area with shade

CHILL AND ENERGIZE AT THE SAME TIME.

Water wall

UNLEASH YOUR SPORTY SIDE.

Multi-use games area (MUGA court)

EMULATE YOUR FAVORITE STAR STROKE BY STROKE.

Cricket practice court







SPRAWLING GREENS
FOR THAT
EXCEPTIONAL
FEELING
CALLED PEACE.







ELEVATE YOUR
INDULGENCE
TO EXCEPTIONAL
HEIGHTS.

SKY BRIDGE LEVEL PLAN



- GymnasiumSteam & Sauna
- Changing RoomsIndoor Pool with deck
- Indoor Gaming Zone

- Kid's Nursery with Play Area
 Adult Pool with pool deck (Outdoor)
 Pergola with Cabana
 Children's Pool with play area
 Seating / Lounging Areas









MORE PLAY TIME MEANS LESS SCREEN TIME.

Children's pool with shade

MASTER THE
ART OF WATCHING
THE WORLD GO BY.

Seating/lounging area

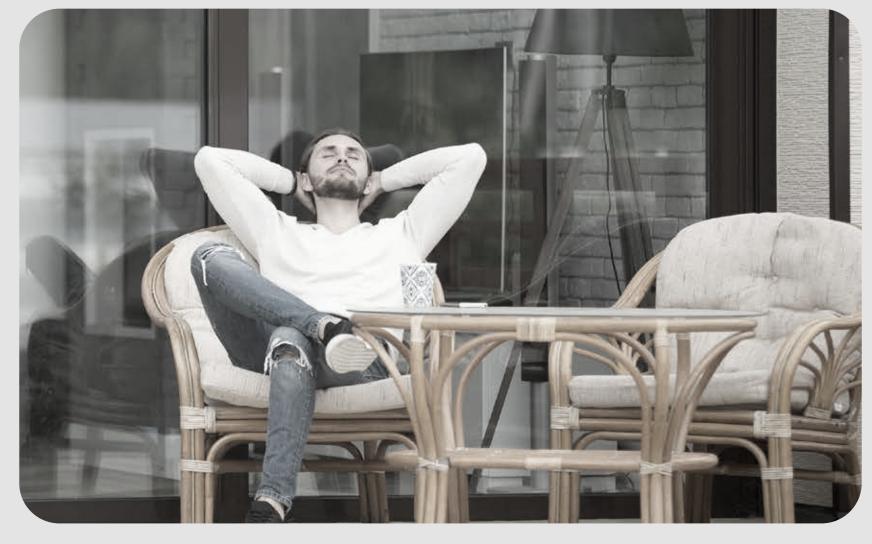
TIME YOUR LAPS OR JUST WHILE AWAY TIME, LUXURIOUSLY.

Adult pool with pool deck

B@K YOURSELF INTO A TROPICAL PARADISE.

Pergola with cabana













THE CLOSEST YOU'LL GET TO WALKING AMONGST THE CLOUDS.

Connection path with planting arches

REJUVENATE AND REFRESH TO CONQUER YET AGAIN.

Massage room + Spa

IUXURY IS BEST ENJOYED WITH HEALTH ON YOUR SIDE.

Gymnasium

GETTING YOUR KIDS OUTIOORS WON'T BE A CHALIENGE.

Kids play area









A SAFE AND LUXURIOUS HAVEN FOR YOUR KIDS.

Kids nursery

IJKE YOUR BENCHMARKS.
SET SCORES THAT ARE
UNBEATABLE.

Arcade Gaming

IMMERSE YOURSELF IN LEISURE INSTEAD OF WORK.

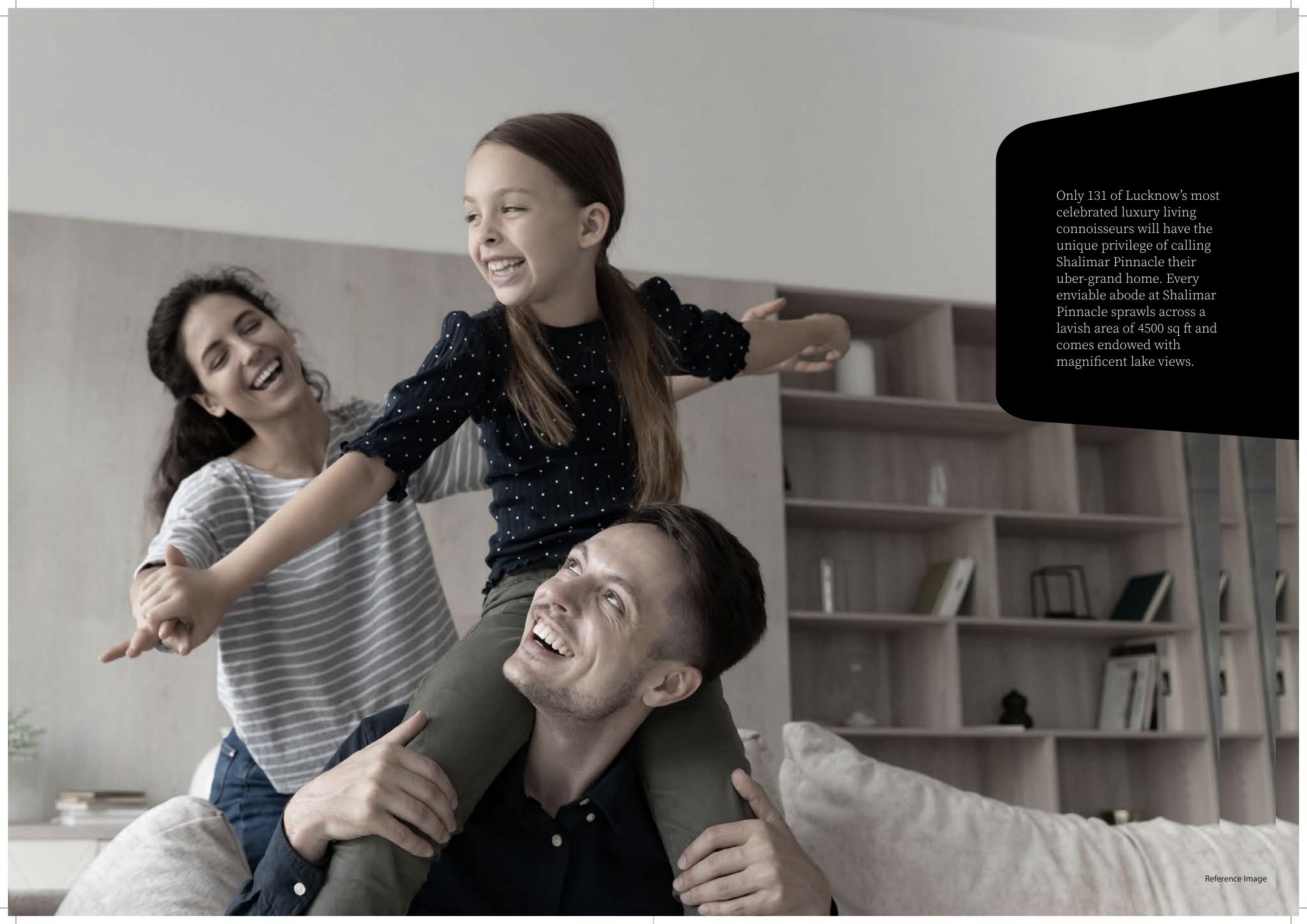
Indoor pool with deck

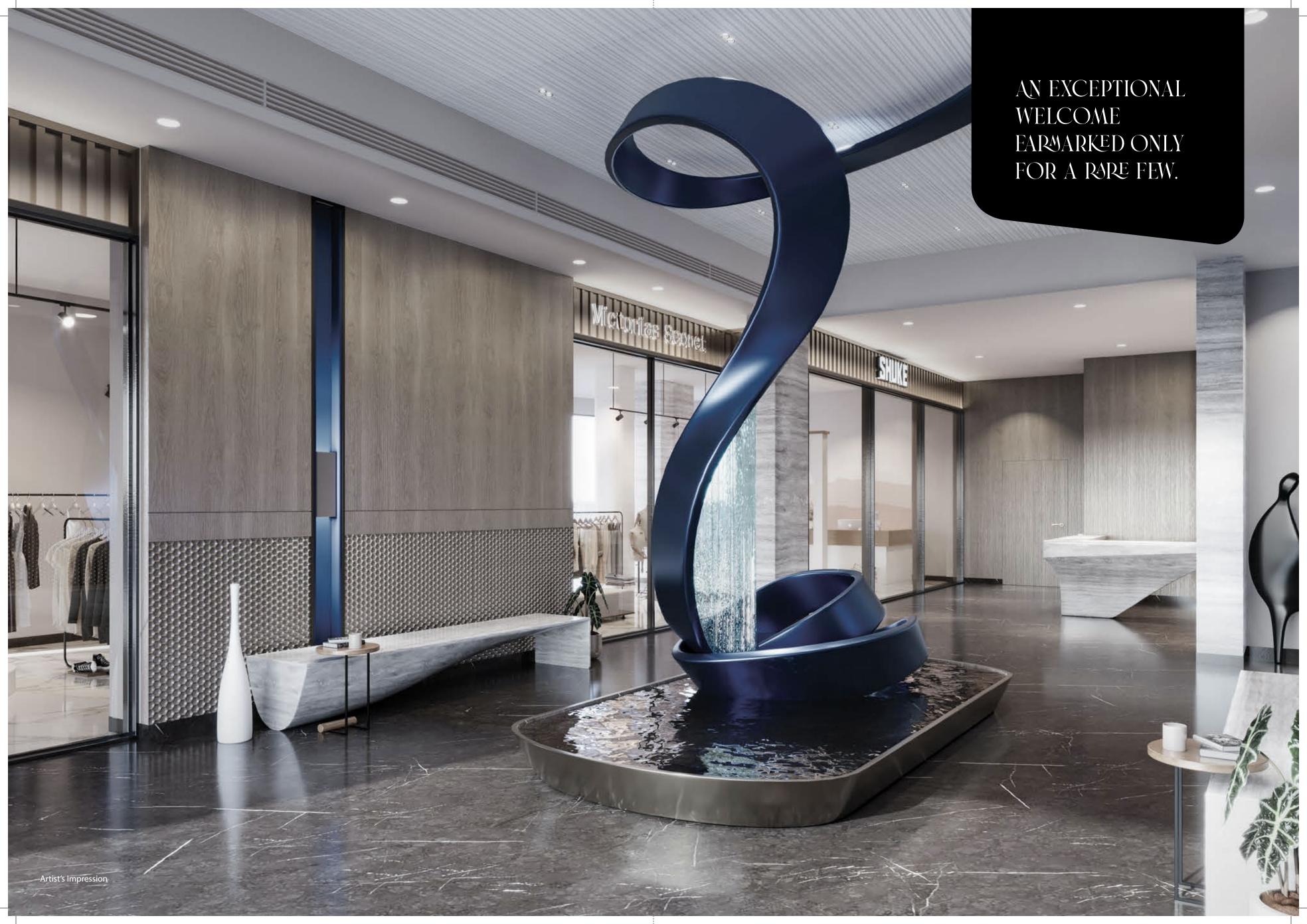
GIVE YOUR COMPETITIVE SPIRIT A FUN ARENA.

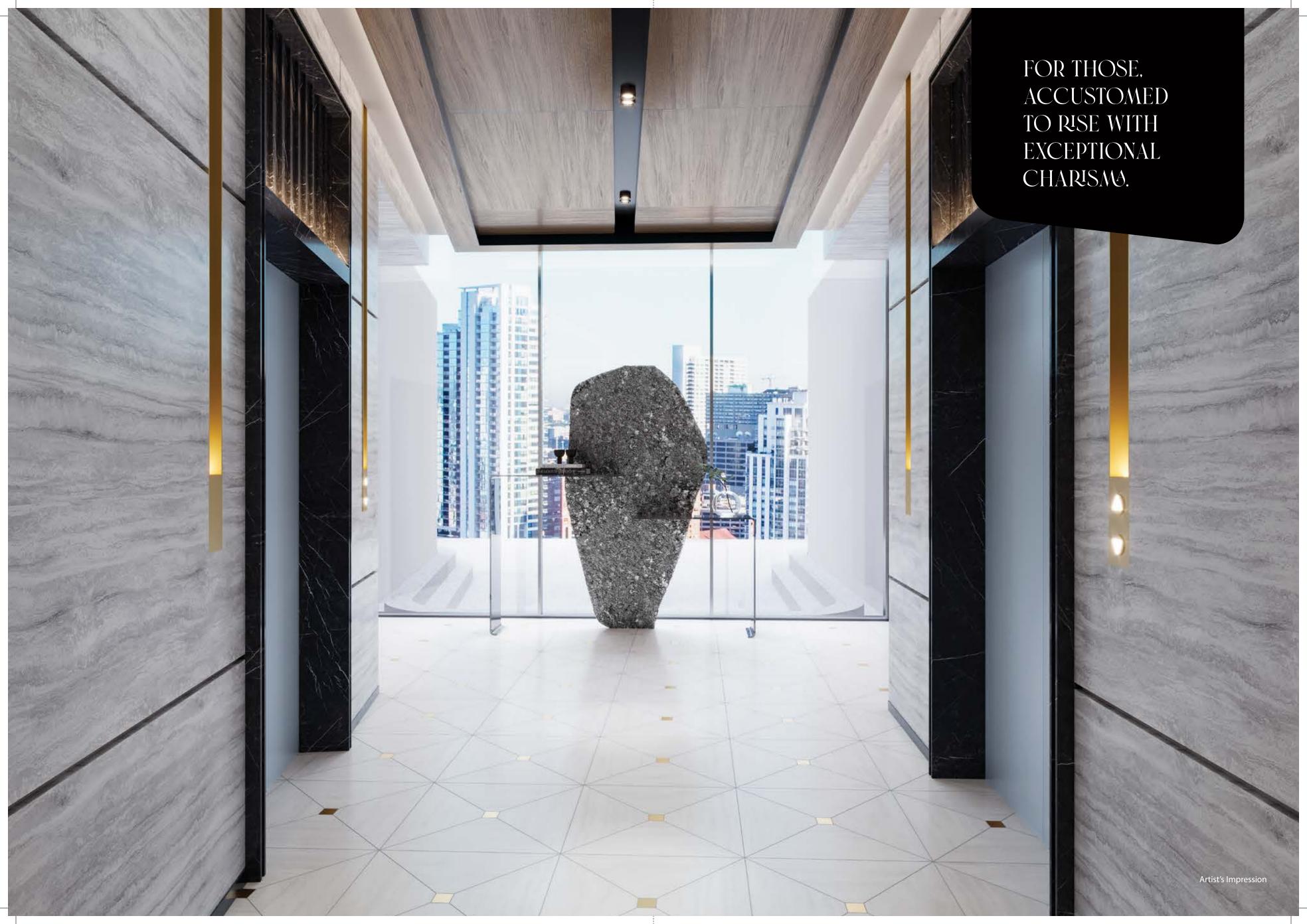
Indoor gaming zone



THE GRANDEST
LIVING SPACES
AT THE ELITEST
LIUXURY
COMMUNITY.

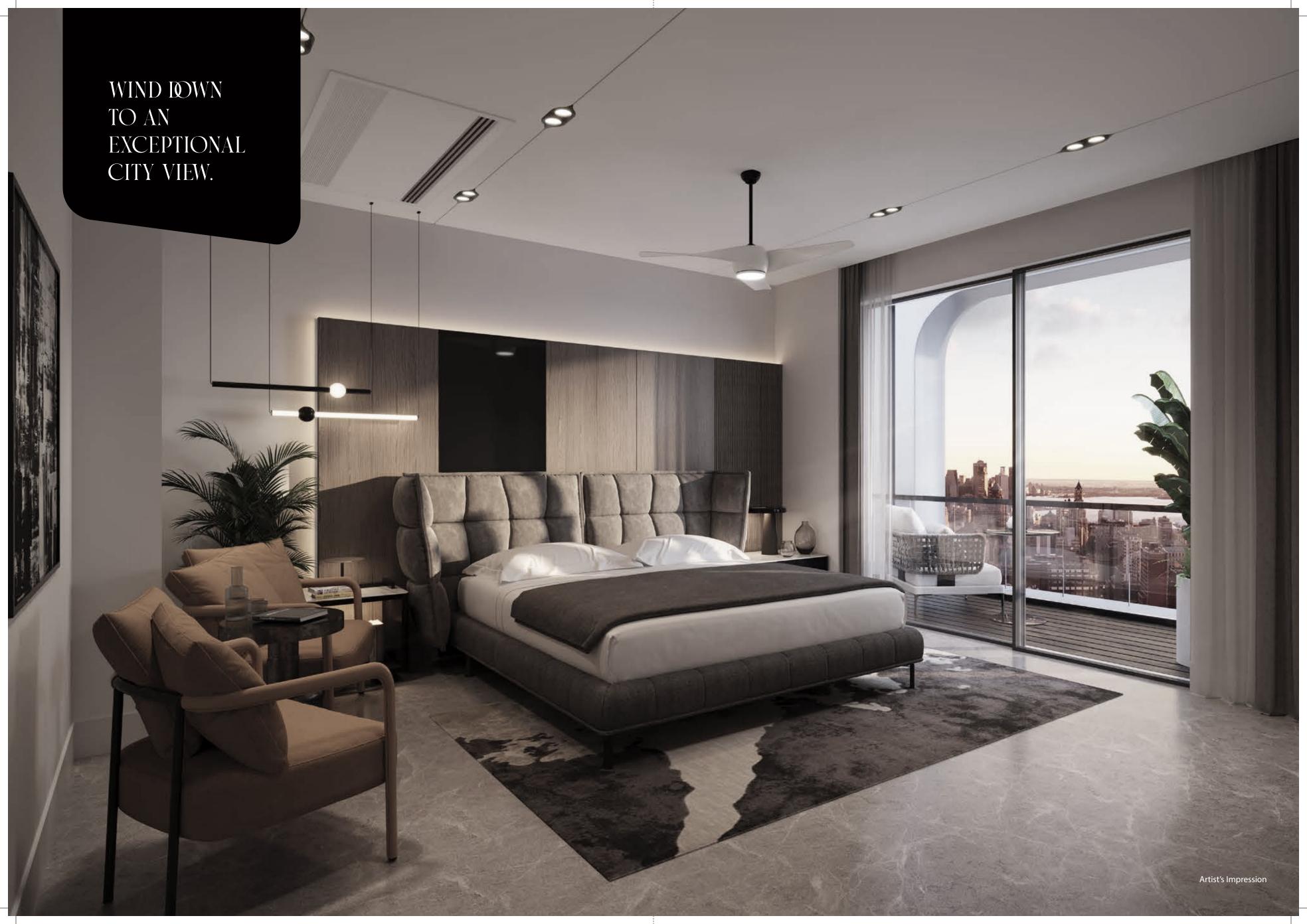










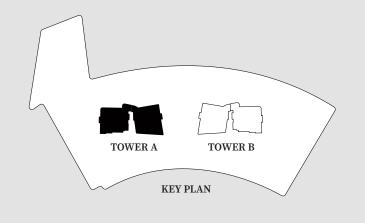






THE CITY'S MOST
EXTRAVAGANT
SPACES FOLIOW AN
EXCEPTIONAL PLAN.



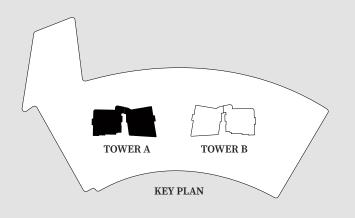


GROUND FLOOR



Unit 01
4BHK + STUDY + SERVANT
CARPET AREA: 3041.37 SQ.FT



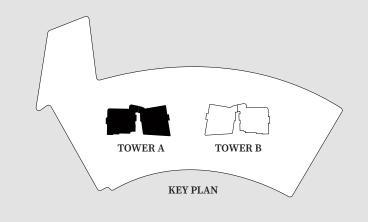


SKY BRIDGE (15TH FIQOR)



Unit 01 **4BHK + STUDY + SERVANT**CARPET AREA: 3041.37 SQ.FT.





TYPICAL FIOOR PIAN

PODIUM, 1ST TO 13TH, 15TH, 16TH, 18TH TO 29TH FLOOR

PODIUM, 1ST TO 14TH, 16TH TO 20TH,22ND, 23RD, 25TH TO 31ST FLOOR



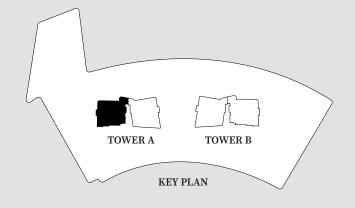
Unit 01 **4BHK+STUDY+SERVANT**CARPET AREA: 3041.37 SQ.FT.



Unit 02 **4BHK+STUDY+SERVANT**CARPET AREA: 3041.37 SQ.FT.





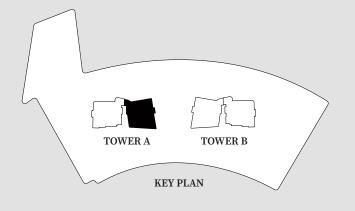


14TH & 17TH FIOOR PIAN - EXTENDED IEFT



UNIT - 1 **4BHK + STUDY + SERVANT (PRIME)**CARPET AREA: 3041.37 SQ.FT.





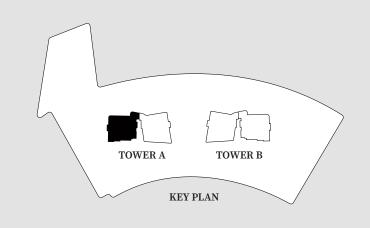
21ST & 24TH FIOOR PIAN - EXTENDED RIGHT



UNIT - 2 **4BHK + STUDY + SERVANT (PRIME)**CARPET AREA: 3041.37 SQ.FT.







30TH FLOOR



UNIT - 1 **DUPLEX (LOWER LEVEL)**CARPET AREA: 4566.09 SQ.FT.



31ST FLOOR

TOWER B

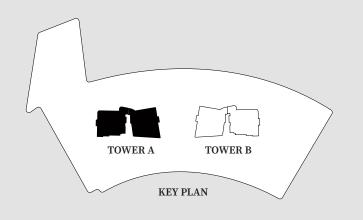
KEY PLAN











PENTHOUSE (32ND FLOOR)



PENTHOUSECARPET AREA: 3668.59 SQ.FT.





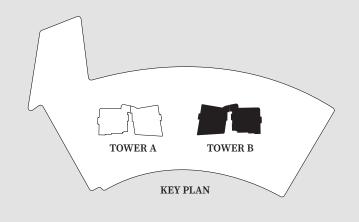
KEY PLAN



UNIT - 02 **4 BHK + STUDY + SERVANT**CARPET AREA: 3041.37 SQ.FT.



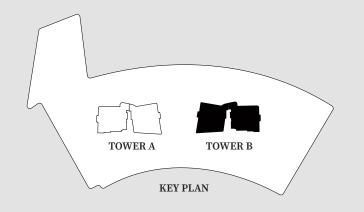




GROUND FLOOR



UNIT - 01 **4BHK+ STUDY + SERVANT** CARPET AREA: 3041.37 SQ.FT.



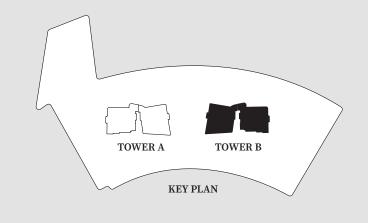
SKY BRIDGE (15th FIOOR)



UNIT - 01 **4BHK+ STUDY + SERVANT** CARPET AREA: 3041.37 SQ.FT.







TYPICAL FIOOR PIAN

PODIUM,1ST TO 14TH, 16TH TO 27TH, 29TH, 30TH, 32ND & 33RD FLOOR

PODIUM, 1ST TO 10TH, 12TH, 13TH, 15TH TO 31st FLOOR



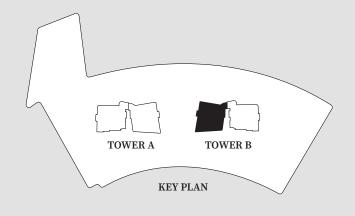
UNIT - 02 **4BHK + STUDY + SERVANT** CARPET AREA: 3041.37 SQ.FT.



UNIT - 01 **4BHK + STUDY + SERVANT** CARPET AREA: 3041.37 SQ.FT.





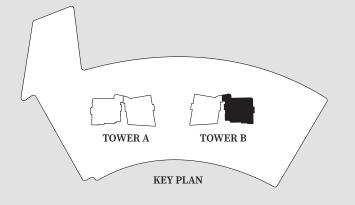


28TH & 31ST FIOOR PIAN- EXTENDED LEFT



UNIT - 02 **4BHK + STUDY + SERVANT (PRIME)** CARPET AREA: 3041.37 SQ.FT.





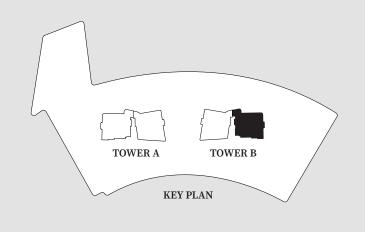
11TH & 14TH FIOOR - EXTENDED RIGHT



UNIT - 01 **4BHK + STUDY + SERVANT (PRIME)**CARPET AREA: 3041.37 SQ.FT.







32ND FLOOR



UNIT - 01 **DUPLEX LOWER LEVEL**CARPET AREA: 4566.09 SQ.FT.



33RD FLOOR

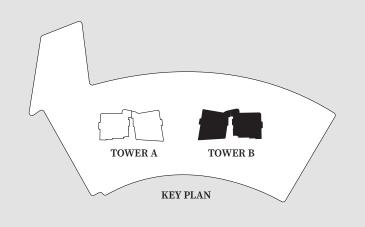
KEY PLAN



UNIT - 01 **DUPLEX UPPER LEVEL**





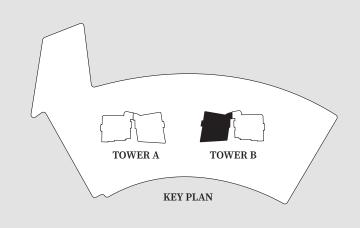


PENTHOUSE 34TH FIQOR



PENTHOUSECARPET AREA: 3668.59 SQ.FT.





35TH & 36TH FIOOR PIAN



UNIT - 02 **4BHK + STUDY + SERVANT** CARPET AREA: 3041.37 SQ.FT.



GH-13 SPECIFICATION

LIVING / DINING / FOYER / FAMILY LOUNGE

Floor : Premium Quality Tiles/Marble
Walls : Acrylic Emulsion on POP Punning
Ceilings : Acrylic Emulsion on POP Punning

MASTER BEDROOM / DRESS ROOM

Floor : Wooden Laminated Flooring in Master Bedroom

Walls : Acrylic Emulsion on POP Punning Ceilings : Acrylic Emulsion on POP Punning

MASTER TOILET / OTHER TOILETS

Floor : Premium Quality Tiles Walls : Premium Quality Tiles

Ceilings : Acrylic Emulsion with False Ceiling
Counters : Marble / Granite / Synthetic Stone / Tiles
Sanitary Ware / CP Fittings : Single lever premium CP Fittings, Premium

Sanitary Ware, Shower Partitions &

Thermostatic Rain Shower.

Light Sensor : Sensors would be provided in all toilets.

BEDROOMS

Floors : Vitrified Tiles

Walls : Acrylic Emulsion on POP Punning Ceilings : Acrylic Emulsion on POP Punning

DOORS

Main Door : Premium Quality Door & Frames with Biometric Lock

Internal Doors : Premium Quality Doors & Frames

KITCHEN

Floor : Premium Quality Tiles

Walls : Acrylic Emulsion Paint on POP Punning Ceiling : Acrylic Emulsion Paint on ceiling

UTILITY ROOM / TOILET

Floors : Tiles of Standard make

Walls & ceiling : Oil bound paint on POP Punning

Toilet / Sanitary Ware : Tiles on the walls up to dado level with CP Fittings & Chinaware

EXTERIORS / EXTERNAL GLAZING

Balconies : Tiles on the floor & Glass Railings with

S.S. members

Windows/Glazing : Premium Aluminum frames with Glass &

Mosquito Net in all habitable areas.

LIFT LOBBY

Walls : Acrylic Emulsion on POP Punning

Floor : Tiles/ Granite/ Marble

Lift fascia/cladding Marble / Granite / Tiles

ENTRANCE LOBBY

Walls : Acrylic Emulsion on POP Punning Floor : Tile / Granite / Imported Marble

AUTOMATION/SURVEILLANCE

Automation/Surveillance : Electronic surveillance in common areas, lifts,

entrances and basement entrance lobbies.

Access controlled elevators

Access controlled basement lobbies

COMMON FACILITIES

Project : Movement lighting sensors in basement

to save energy.

: 2 nos. of High Speed elevators in all towers along with One Service elevator will be available. Provision for Electric vehicle (EV) charging in

basement.

PARKING

Covered Parking(s) : 3 covered car parking(s) available for each flat.

AIR CONDITIONING

Air conditioning : VRV based Air Conditioning in entire flat

without false ceiling.

WHAT SEPARATES
GOOD FROM
GRAND IS
EXCEPTIONAL
ATTENTION TO
FINESSE.



SHAPING SPACES
WITH UNPARALIELED
MASTERY AND
EXCEPTIONAL DESIGN.







ICONS THAT ARE RAISING THE BAR OF IUXURY IIVING

COMPLETED PROJECTS



BELVEDERE COURT 1
UPRERAPRJ12850

BELVEDERE COURT 2
UPRERAPRJ243983





VISTA
UPRERAPRJ4833

ONGOING PROJECTS







VALENCIA TOWERS
UPRERAPRJ496663

VALENCIA COUNTY
UPRERAPRJ612919





WHISPERING WOODS
UPRERAPRJ380751

BELVEDERE COURT 3
UPRERAPRJ260653



COMPLETED PROJECTS OF SHALIMAR IN LUCKNOW



SHALIMAR APARTMENTS
P. N ROAD



SHALIMAR HOMES ASHOK MARG



SHALIMAR ESTATE NEW HYDERABAD



SHALIMAR COURTYARD SITAPUR ROAD



SHALIMAR HEIGHTS JOPLING ROAD



SHALIMAR EMERALD JOPLING ROAD



SHALIMAR ROYALE MALL AVENUE



SHALIMAR IMPERIAL GOKHALE MARG



SHALIMAR DWELLING AP SEN ROAD



SHALIMAR GRAND JOPLING ROAD



SHALIMAR GALLANT MAHANAGAR UPRERAPRJ3168



GARDEN BAY IIM ROAD UPRERAPRJ9256 UPRERAPRJ9203



SHALIMAR MEADOWS GOKHALE MARG



MULTILEVEL PARKING HAZRATGANJ



OEL SHALIMAR NEW HYDERABAD



SHALIMAR PARADISE LUCKNOW - FAIZABAD ROAD UPRERAPRJ9777



SHALIMAR ELLDEE PLAZA BHOOTNATH MARKET



TITANIUM GOMTI NAGAR



SHALIMAR STAR, HAZRATGANJ



SHALIMAR LOGIX RANA PRATAP MARG

COMPLETED PROJECTS OF SHALIMAR IN LUCKNOW



SHALIMAR SQUARE LALBAGH



SHALIMAR CORPORATE PARK VIBHUTI KHAND



JPNIC GOMTI NAGAR



SHALIMAR TOWER VIBHUTI KHAND



SHALIMAR COURT RANI LAKSHMIBAI MARG



SAS HOUSE SAPRU MARG



IRIDIUM GOMTI NAGAR UPRERAPRJ17421



SHALIMAR CORPORATE PARK VIBHUTI KHAND



MANNAT EXTENSION LUCKNOW - FAIZABAD ROAD UPRERAPRJ243983



SHALIMAR MANNAT LUCKNOW - FAIZABAD ROAD UPRERAPRJ8345

COMPLETED PROJECTS OF SHALIMAR IN DELHI NCR



SHALIMAR NEST VASANT KUNJ DELHI / NCR



SHALIMAR RETREAT DELHI NCR



IBIZA TOWN DELHI NCR

