

# FAB LUXE

RESIDENCES





FORBES CLEAN AIR RESIDENCES

# FAB LUXE

RESIDENCES

FORBES CLEAN-AIR RESIDENCES

**Forbes**  
GLOBAL PROPERTIES

Sector 4, Greater Noida West

Image is an artistic Impression

FORBES CLEAN AIR RESIDENCES



# CONVERGENCE OF AUTHORITY & LUXURY

## FAB LUXE RESIDENCES

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Hon'ble Supreme Court Monitored Project | Executed by NBCC (India) Ltd – Navratna CPSE





# Forbes

## A CENTURY OF AUTHORITY

### 100+ YEARS OF EXCELLENCE

For over a century, the name Forbes has been synonymous with success, wealth and achievement. It is the definitive chronicler of the world's most influential people and companies.

More than a media brand, it is a global symbol of economic power and discernment.





**CURATING THE WORLD'S FINEST  
A CENTURY OF INFLUENCE. A WORLD  
OF LEADERSHIP.**

- Forbes Global Properties is the exclusive worldwide real estate partner of Forbes.
- Showcases exceptional residential and high-end properties across premier international markets.
- Collaborates exclusively with select local partners who embody Forbes' standards of quality, credibility and distinction.
- Delivers trusted insights, premium exposure, and unmatched global reach for discerning property buyers and investors.



# SEAL OF ABSOLUTE TRUST

Amid an unpredictable market landscape, Fab-Luxe delivers confidence through sovereign guarantees and robust judicial oversight.



## SUPREME COURT MONITORED.

The project operates under the direct supervision of the Hon'ble Supreme Court of India ensuring complete transparency, legal sanctity and zero risk for the buyer.



## EXECUTED BY NBCC.

Monitored by NBCC, a Navratna CPSE. This guarantees court-monitored quality standard and timely delivery.



# OUR PARTNERS

together building legacies



# EPC PARTNER- VARINDERA CONSTRUCTIONS LTD

Varindera Constructions Ltd (VCL Group) is a long-established EPC contractor with over 30 years of experience delivering residential, institutional, defence, airport and infrastructure projects across India.

Acts as NBCC's on-ground EPC partner for towers, basements, podium and common areas at Fab Luxe Residences.

Portfolio of High-End Residential & Landmark Developments Across India and Overseas

- Luxury High-Rise: M3M Altitude, Gurugram
- Lifestyle Township: Kingswood, Greater Noida
- Diplomatic Luxury Residences: Puri Diplomatic Greens, Gurugram
- International Ultra-Luxury: Blue Lagoon Residences, Maldives
- Defence & Institutional Housing: AWHO Development, Bengaluru



VARINDERA CONSTRUCTIONS

**37+**  
Years of  
Experience

**31+**  
Projects  
completed in 10  
Years

**22+**  
Active  
Projects

**3**  
Countries  
present in

# PROJECT ARCHITECT

- Chapman Taylor is a multi-award-winning global architecture and masterplanning practice with studios across Europe, Asia and the Middle East.
- Known for large-scale mixed-use, retail, residential and hospitality projects worldwide, including landmark schemes in India.
- Brings international design thinking, efficient planning and strong façade and public-realm experience.
- Ensures the master plan, tower design and amenity layouts are aligned with contemporary global standards of liveability and aesthetics.

**3000+**  
Projects

**100+**  
Countries

**300+**  
Awards



City Plaza - Wuppertal, Germany



Image is an artistic Impression

## PROJECT MANAGEMENT CONSULTANT

# COLLAB ADVISORY SERVICES

- Ensures all on-site work meets approved drawings, technical specifications, IS codes, and quality benchmarks through continuous inspections and QA/QC checks.
- Tracks the construction schedule closely, identifies delays or bottlenecks early, and coordinates with contractors to maintain timely progress and milestone completion.
- Reviews quality of materials and tests workmanship.
- Synchronises architects, EPC, vendors, and site teams while ensuring regulatory compliance and safety standards throughout the construction cycle.

COLLAB ADVISO HAVE WORKED WITH INDIA'S LEADING REAL ESTATE DEVELOPERS. SOME KEY ASSOCIATIONS INCLUDE:

- M3M Golf Estate
- M3M Trump Tower
- Godrej Miraya
- Elan Mercado
- IREO The Corridors
- Silver Spring Township, Indore
- Emmar MGF Jaipur Greens
- Jindal Realty, Sonipat
- Bharti Realty, Kolkata
- M3M Cosmopolitan
- Elan Miracle, Gurgaon
- IREO SEZ

FORBES CLEAN AIR RESIDENCES

# GREATER NOIDA WEST

A HUB REDEFINING CONNECTIVITY & LIFESTYLE.



# INFRASTRUCTURE PIPELINE

KEY DEVELOPMENTS POISED TO TRANSFORM THE REGION.

- The Greater Noida Authority board has approved the Rs 400-crore elevated road project in March 2025. The road is proposed to have six lanes and start from Ek Murti roundabout in Greater Noida West's Sector 4 on the 130-metre-wide road, cross Shahberi and Ghaziabad's Crossings Republik, and connect with the Delhi-Meerut Expressway and NH-9.
- With 70% of the underpass already built, Gaur Chowk is on track to become congestion-free.
- Existing access is via the Greater Noida West Link Road, NH-24 and key Noida arterial roads.
- Proposed 11 stations and 17.4 km Aqua Line Metro Extension from Sector-51 to Knowledge Park-V improving connectivity. Expected to be completed by Dec 2029.

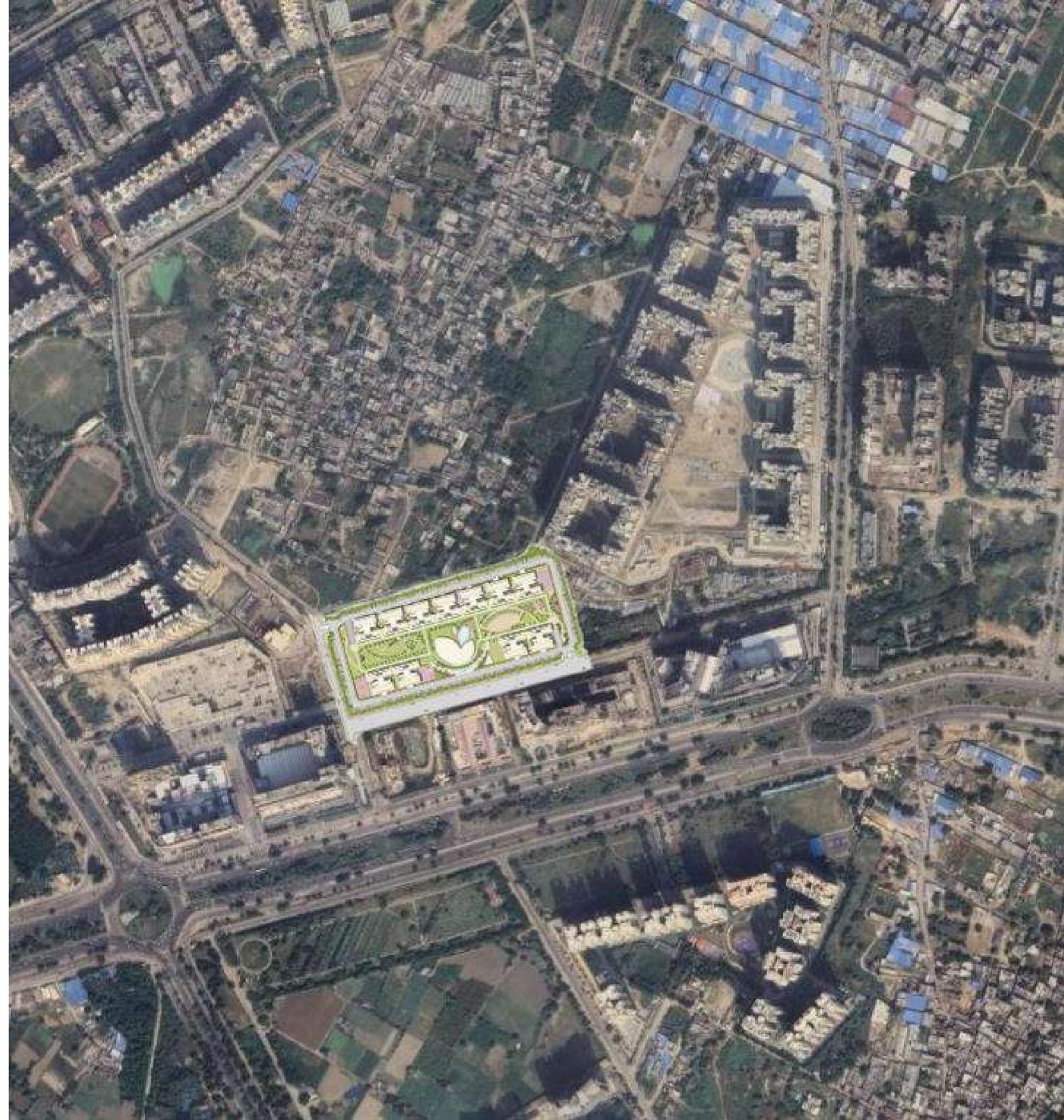
# FAB LUXE

RESIDENCES

## STRATEGIC LOCATION

### Sector 4

- Located in the heart of **Greater Noida West, Sector 4.**
- **Prime arterial access** to major link roads leading to Noida City Centre & NH-24.
- **Vibrant Neighbourhood:** Surrounded by operational housing societies and expanding commercial hubs.
- **Gateway Positioning:** The perfect entry point to the Greater Noida region from Central Noida.



# REGIONAL CONNECTIVITY OVERVIEW

Seamless Mobility



## Key Distances

- Gaur City Mall: ~0 km (adjacent)
- Sector 52 Metro (Blue Line): ~8 km
- All Major Schools (GD Goenka School, Amity International School): ~4-5 km
- Hospitals (Sarvodaya Hospital): ~2.5 km
- IGI Airport: ~40 km (~60 mins)
- Jewar Airport: ~65 km (~75 mins)



## Route Network

- **Direct Approach:** Via Vikas Marg and Noida-Greater Noida Link Road.
- **NH-24 Access:** Seamless entry through Gaur Chowk.
- **Metro Connectivity:** Shuttle access to Aqua Line (Sec 51) and Blue Line (Sec 52).
- **Future Ready:** The proposed 17.4 km Aqua Line extension will further strengthen the GNW connectivity grid.

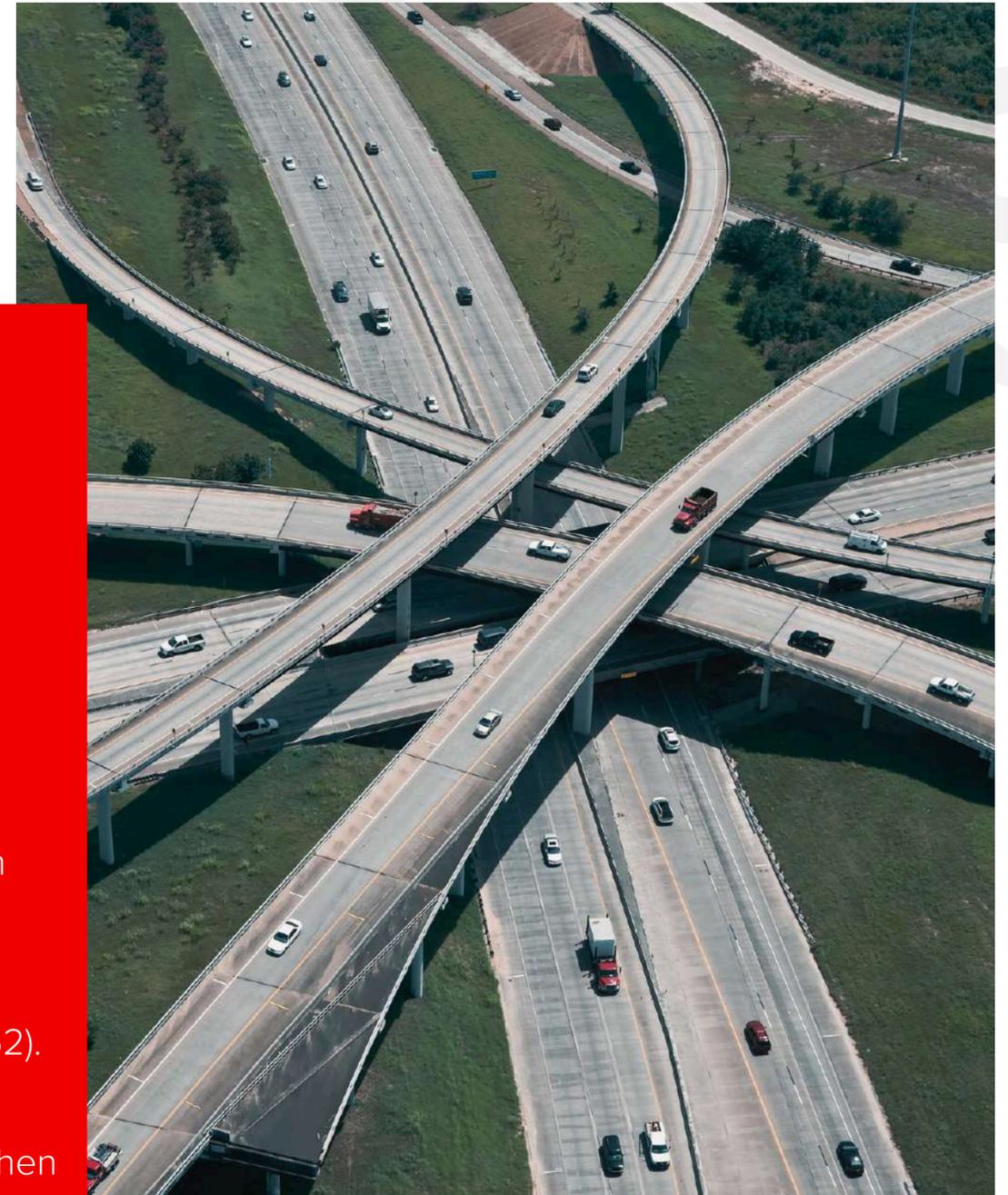


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# Four Dimensions of Elevated Living

— Core Aspects of FAB-LUXE



## AQI MANAGED

A scientifically regulated clean-air ecosystem engineered to deliver healthier, high-quality everyday living (outdoor & indoor).



## LUXURY LIVING

Refined architecture with generous ceiling heights, expansive balconies and low-loading layouts creating spacious residences crafted for true elegance.



## SERVICED LIVING

A curated suite of nine essential services—from daily support to well-being, mobility and family care—integrated seamlessly to elevate everyday living.



## WELLNESS

A resort-grade wellbeing environment designed for holistic living — a sanctuary for mind-body balance and restorative comfort.

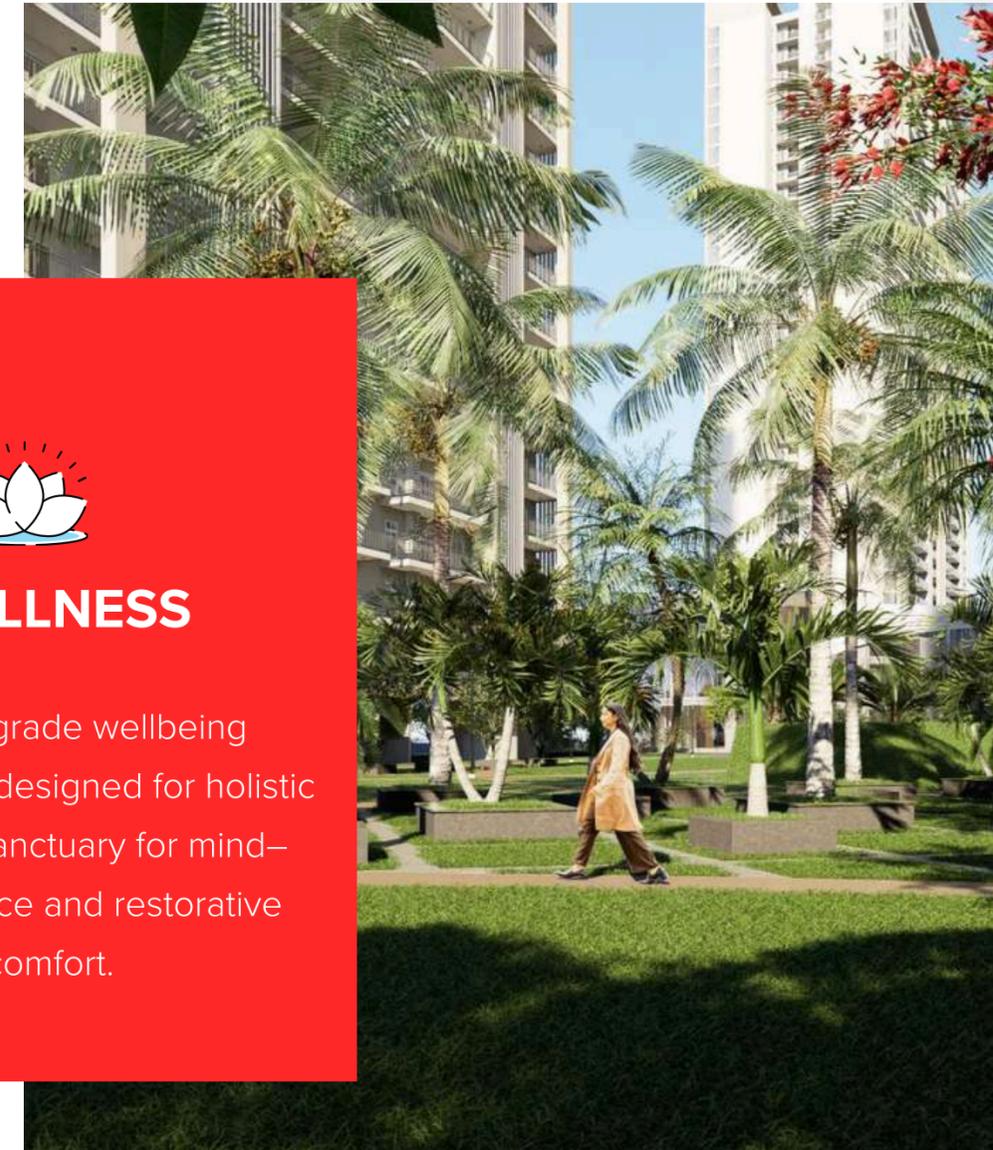


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FORBES CLEAN AIR RESIDENCES

# FAB-LUXE

is built around a  
core philosophy :

CLEAN  
BREATHING  
EXPERIENCE

**Forbes**  
GLOBAL PROPERTIES



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# NCR's Pollution Crisis —

- 🕒 AQI averages 280–400 for 6 months/year.
- 🕒 NCR ranks among the world's most polluted regions.
- 🕒 PM2.5 levels far above global safety limits.

Delhi–NCR faces hazardous air quality for much of the year, creating an urgent need for healthier living environments.

COME HOME  
TO CLEAN AIR

COME HOME  
TO FAB-LUXE

 CLEAN BREATHING EXPERIENCES

Fab-Luxe is thoughtfully designed to offer cleaner, healthier air across the entire community. With dedicated green zones and advanced fresh-air planning, the environment—both indoors and outdoors—is crafted to support enhanced well-being and everyday comfort.



## OUTDOOR AQI MANAGEMENT

Reimagining open-air environments with science-led, resort-grade clean-air engineering.

### A. Oxygen Parks & Botanical Zones

- Oxygen Parks
- Dense, layered plantations
- Botanical belts
- Micro-forests

### B. Climate & Dust Reduction Systems

- High-pressure mist-cooling corridors
- Fine-particle neutralising sprays
- Heat-island reduction landscaping

### C. Air-Filtration & Dust-Free Zones for Kids & Residents

- Filtered enclosed common areas
- Air-shower gates
- Anti-dust pavements & landscaping materials
- AQI-shielded play zones

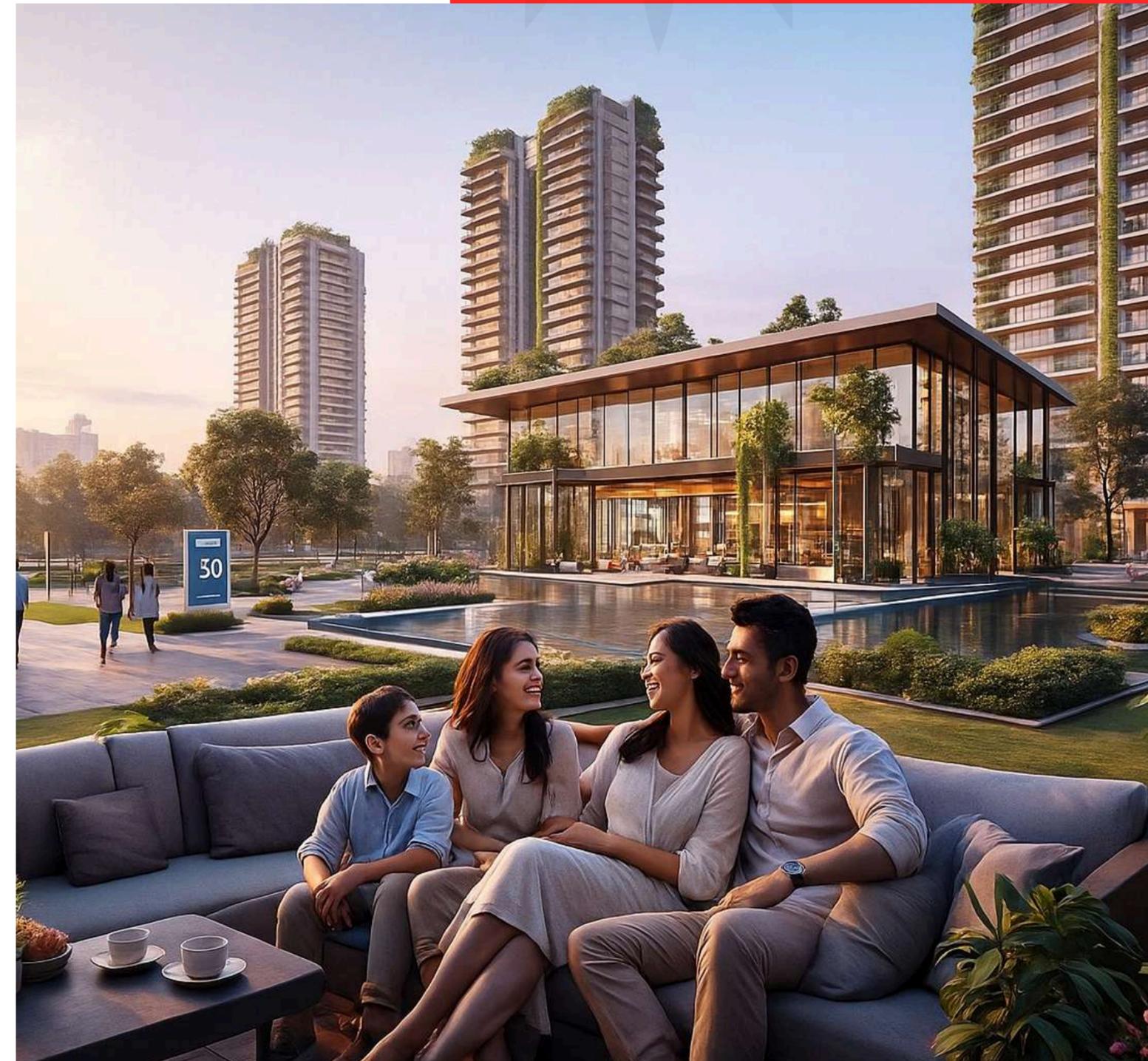


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## INDOOR AQI MANAGEMENT

### A. Fresh Air Systems in Every Room

- Goes beyond regular air purifiers—it brings in filtered outdoor air, not just recycled air
- Dual modes: fresh-air intake + recirculation
- Continuous ventilation to avoid suffocation and stale indoor air
- PM2.5 / PM10 filtration for cleaner breathing
- Auto-switching based on real-time indoor AQI
- Bedside sensor for accurate, breathing-level monitoring
- Low-noise operation for night-time comfort

### B. uPVC & Insulated Windows

- Blocks external dust and pollutants
- Minimises air infiltration
- Enhances thermal and acoustic sealing

### C Indoor Greenery

- Strategic placement of air-purifying plants
- Supports natural air refreshment and wellbeing



# NCR's Hard Water Crisis

- 🌀 Very High TDS: Many NCR areas have TDS 500–1,500+ mg/L, making water extremely hard.
- 🌀 Skin Impact: Hard water strips natural oils, leading to dryness, hair fall, and dull skin.
- 🌀 Scale & Damage: Hard water causes rapid scaling in geysers, RO filters, taps, and tiles.

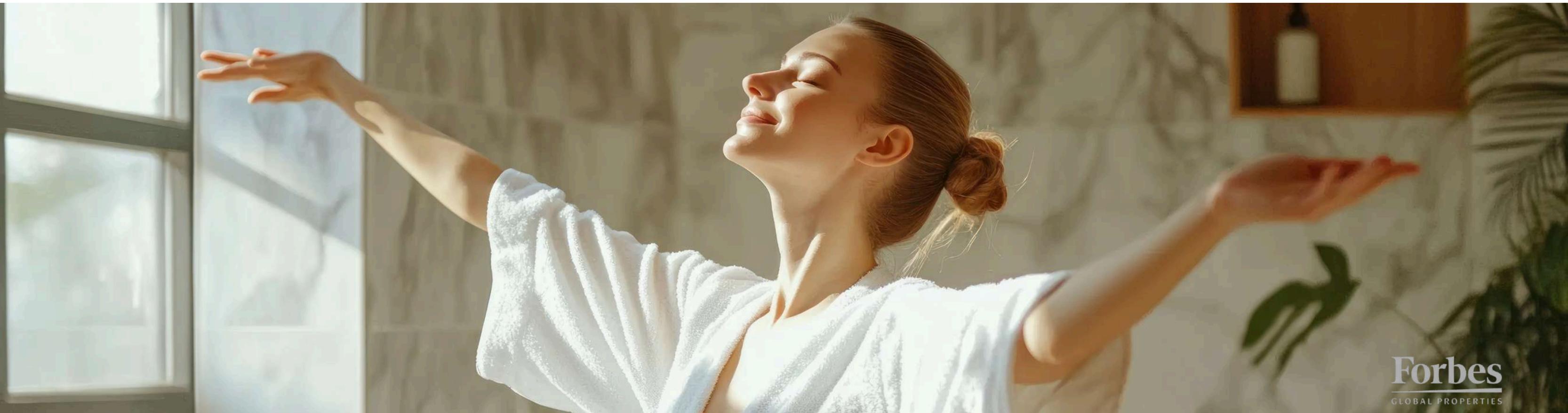
Delhi–NCR's severe hard-water quality makes improving daily living conditions more critical than ever.

# COME HOME TO WATER THAT CARES

COME HOME  
TO FAB-LUXE

## WATER THAT CARES FOR YOUR SKIN, HAIR, AND HOME

- NCR's hard water dries the skin, weakens hair, and affects overall bathing comfort.
- Our centralised softening system treats all water before it reaches your home.
- Enjoy softer water 24×7 for smoother skin, healthier hair, and a better daily shower experience.



Luxury is no longer about Italian  
Flooring.....

# Its the Air you Breathe and the Water you Use

———— For Healthier Living

- ⦿ Engineered Purity
- ⦿ Sustained Well-being
- ⦿ Forbes Promise
- ⦿ Ultimate Health Security

*The definition of true luxury has evolved beyond material displays, moving past Italian marble and exotic finishes. Today's ultimate status symbol is invisible: the assurance of health, purity, and longevity, delivered by the air you breathe and water you use within your home. Fab Luxe defines this new global standard.*



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# WELLNESS

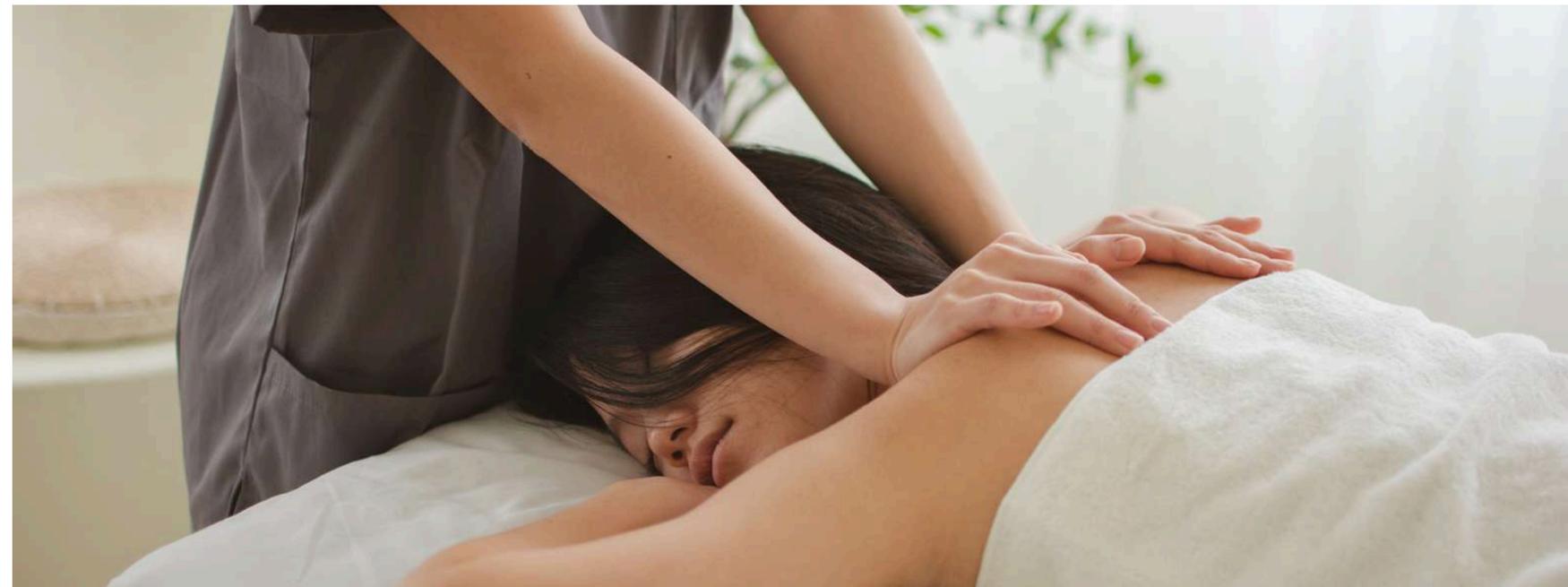
Crafted for a Calmer, Healthier You

# Resort-Style Well-Being

Discover Tranquility and Rejuvenation

From spa therapies and fitness studios to meditation decks and wellness programming, every amenity is created to enrich the mind, body, and soul. FAB-LUXE offers the calm and rejuvenation of a luxury retreat, right where you live.

- Signature Therapies & Relaxation Spaces
- Meditation Centers
- Fitness Centers



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# Signature Therapies

— Your Daily Escape Into Pure Wellness



## Himalayan Salt Detox

Warm salt stones to purify, release tension, and refresh.



## Herbal Steam

Detoxifying steam infused with healing herbs.



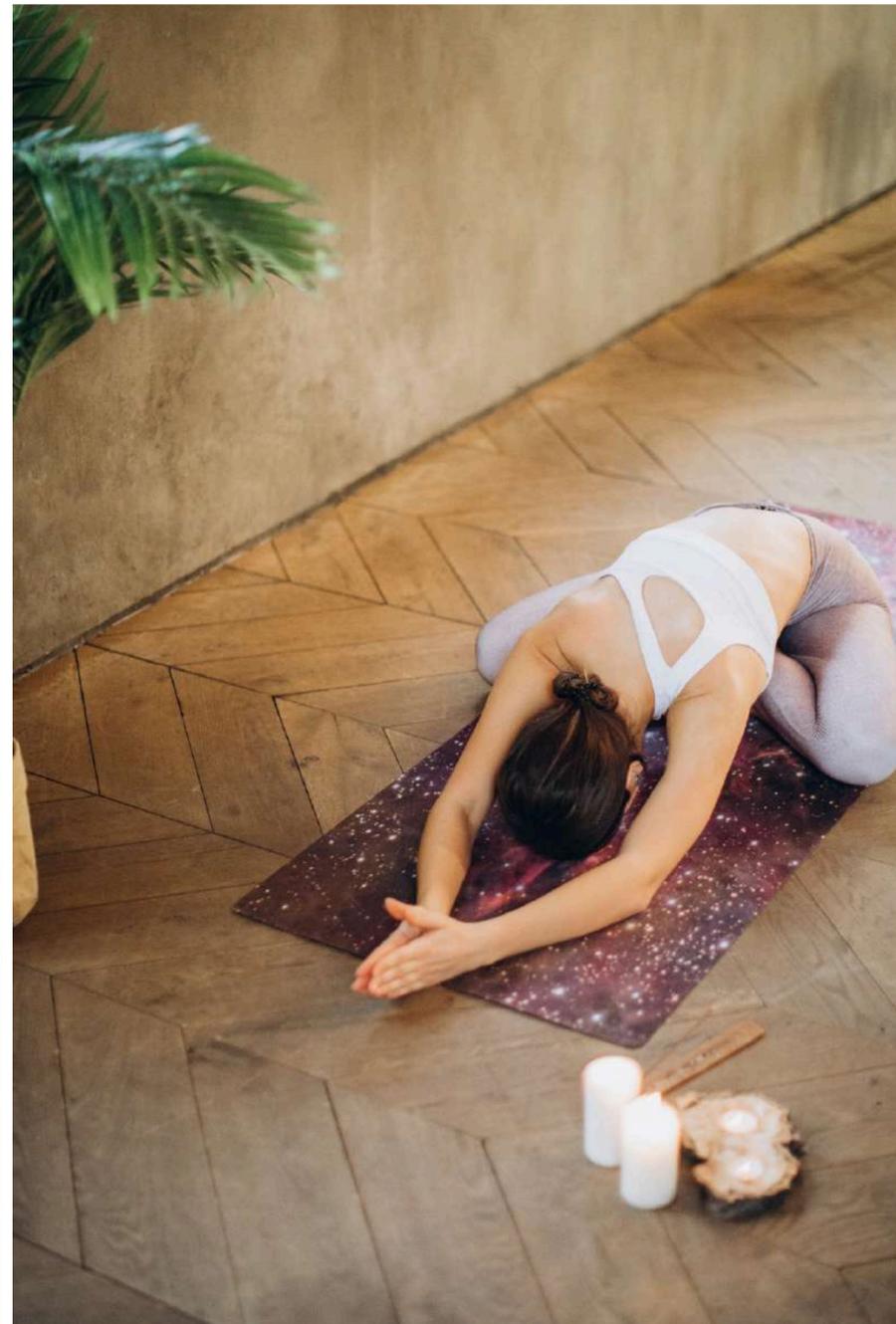
## Reflexology Boost

Pressure-point therapy to restore balance and energy.



## Botanical Massage

Plant-powered relaxation for deep renewal and restful sleep.



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## MEDITATION & YOGA CENTERS

— Crafted for Calm. Designed for Renewal.

At FAB-LUXE, the Meditation Center is a sanctuary designed to quiet the mind and elevate inner harmony. Surrounded by natural elements and calming acoustics, it offers a peaceful environment for mindfulness, breathwork and restorative practices

- 🕒 **Serene, nature-inspired spaces** designed for mindfulness, breathwork and quiet reflection.
- 🕒 **Dedicated zones** for guided meditation, personal practice and holistic wellness sessions.

# FITNESS CENTER

—— Train Smarter. Live Stronger.

The FAB-LUXE Fitness Center is a state-of-the-art training space designed for performance and total well-being. Equipped with modern machines, expert trainers and functional zones it delivers a dynamic environment for every level of fitness.



Image is an artistic Impression

## BRAND TIE-UP

Strategic tie-ups with leading fitness brands to offer expert-led, signature training experiences.

## CURATED FITNESS EXPERIENCES

State-of-the-art cardio, strength, and functional training zones designed for all fitness levels.

# SERVICED LIVING

Modern, tech-enabled and efficient living  
that covers conveniences





# FAB LUXE 3-YEAR ASSURANCE PROGRAM

## 3 YEARS OF COMPLIMENTARY SERVICE

All residents receive a curated bundle of services free for the first three years, designed to provide a hotel-like, professionally supported living experience from Day One.

Health & Emergency  
Services

Golf Carts

Air & Water Quality  
Management

Home Maintenance  
& Utility Care

Arts & Sports  
Academy

Senior Citizens  
Program

Co-working & WFH  
Support

Concierge Services

Pet & Eco-Friendly  
Program



**HEALTH & EMERGENCY SERVICES**



**GOLF CARTS**



**HOME MAINTENANCE & UTILITY CARE**



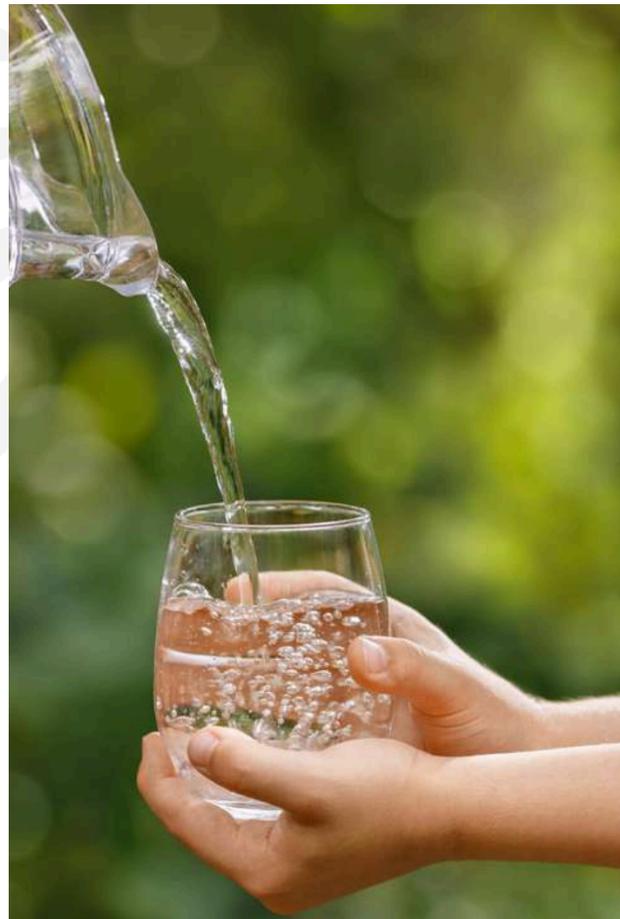
## CONCIERGE SERVICES

(VERIFIED SERVICES, SECURED AMAZON DELIVERY SYSTEM)

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# SERVICED LIVING, SEAMLESS COMFORT

A Life of Effortless Elegance



AIR & WATER QUALITY



ARTS & SPORTS  
ACADEMY



SENIOR CITIZENS  
PROGRAM



CO-WORKING & WFH  
SUPPORT



PET & ECO-FRIENDLY  
PROGRAM

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# SERVICED LIVING, SEAMLESS COMFORT

A Life of Effortless Elegance



### Smart Main Door Lock

Biometric + PIN + RFID +  
App control



### Video Door Phone / Smart Doorbell

Indoor screen + mobile  
integration



### Door Sensors (Main + Balcony)

Intrusion alerts through  
push notifications



### Panic Button

Installed in master  
bedroom, linked to guard  
room



### Indoor IP Camera

Night vision, app  
monitoring and two-way talk



### Smoke & Gas Sensors

Enhanced fire and  
gas safety

## A SMARTER, SAFER LIVING ENVIRONMENT

— A complete security ecosystem  
designed for modern families.

A robust, app-connected security framework that keeps  
your home monitored, protected, and always within reach.



### Smart Switches

App + voice control in  
Living, Dining and  
Master



### Smart Fan Modules

Smart fan control for  
living & master bedrooms



### Home Automation Gateway

Central hub to manage  
all devices via a single  
app



### Smart AC Controllers

Mobile-based control for  
all bedroom + living ACs

## INTELLIGENT CONTROL AT YOUR FINGERTIPS

Automation that enhances  
comfort and everyday efficiency.

This transforms every residence into an intuitive smart home where lights, fans, ACs and access can be managed effortlessly from your phone.

BRANDED  
CLUB HOUSE



# LUXURIOUS POOL

— Memories That Last a Lifetime

A serene, impeccably maintained swimming pool designed for elevated leisure and relaxation.

## 🌀 Year-Round Enjoyment

Expertly maintained water quality and ambience ensure a refreshing swim experience throughout the year.

## 🌀 Mineralized Wellness

Enhanced with gentle, non-chlorine water treatment that supports skin comfort and promotes a naturally soothing aquatic environment.



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# DINING EXPERIENCE

— A Culinary Journey Like No Other

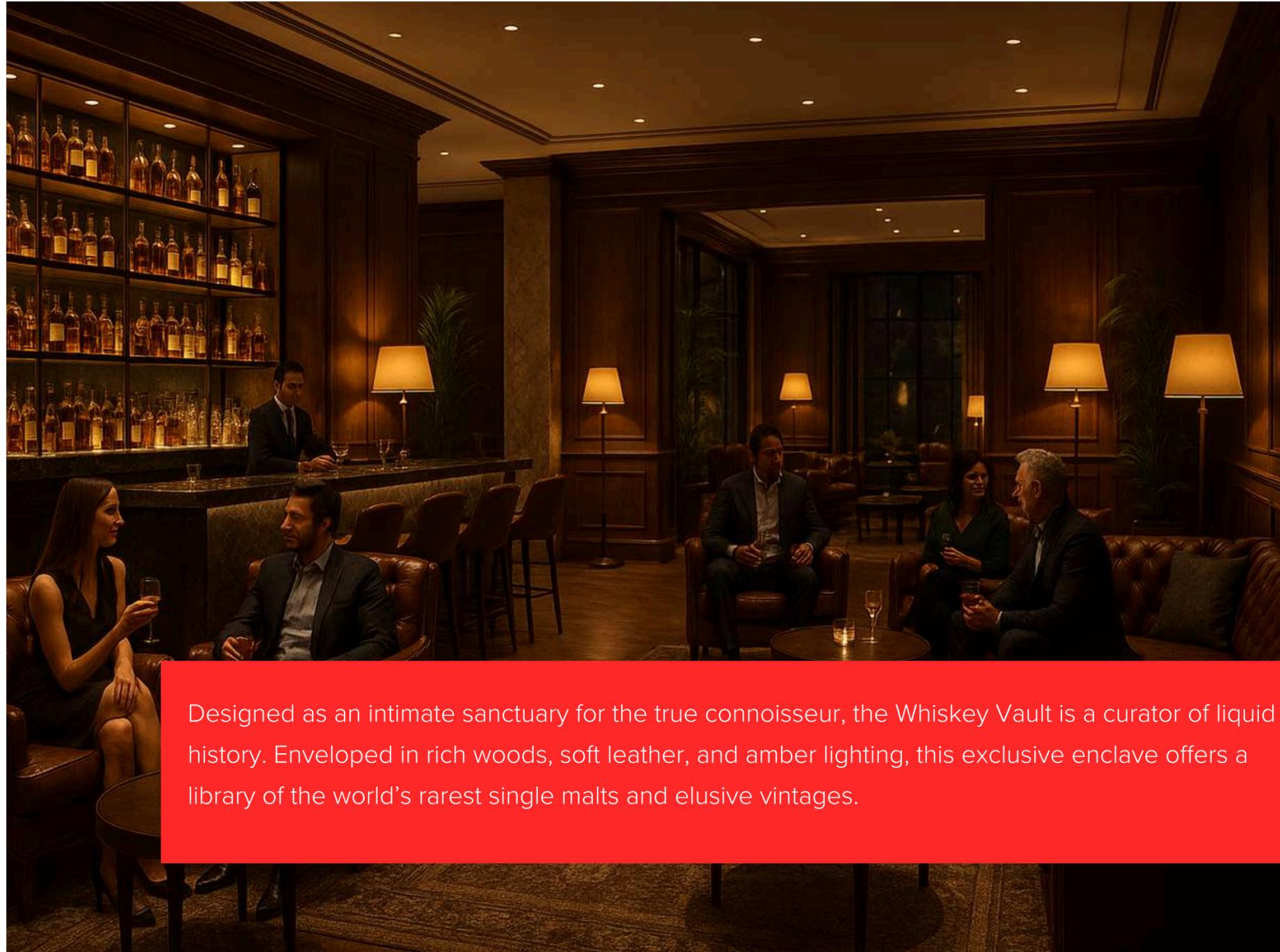


## Food & Brew Lounge

A signature restaurant and boutique café offering gourmet flavours, crafted brews, and a serene atmosphere to unwind. Savor refined cuisine and artisanal coffee in beautifully curated spaces designed for indulgence.

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Subject to License



Designed as an intimate sanctuary for the true connoisseur, the Whiskey Vault is a curator of liquid history. Enveloped in rich woods, soft leather, and amber lighting, this exclusive enclave offers a library of the world's rarest single malts and elusive vintages.

Image is an artistic Impression

# WISHKEY VAULT

—The ultimate sanctuary

## 🕒 Intimate Atmosphere

A speakeasy-inspired lounge featuring plush leather seating and moody lighting, designed specifically for private conversations and high-level networking.

## 🕒 Global Curation

Access a hand-picked selection of limited-edition single malts, aged reserves and rare vintages sourced globally.

## 🕒 Member-Only Access

Enjoy exclusive pouring rights to "liquid gold" bottles and allocated casks reserved strictly for residents and guests.

# CIGAR LOUNGE

— A timeless enclave of leather and cedar

## Advanced Air Systems

Cutting-edge ventilation technology continually refreshes the air, providing a smoke-free and comfortable ambiance for extended conversations

## Bespoke Pairings

A curated menu of aged cognacs and whiskies selected specifically to enhance the tasting notes of premium tobacco blends.



A timeless retreat designed for the modern aficionado, the Cigar Lounge blends old-world charm with cutting-edge air purification technology. Clad in warm Spanish cedar and rich mahogany, this dedicated space ensures absolute comfort and privacy.

## SMART SPACES FOR SMARTER LIVING

Fab Luxe offers thoughtfully planned co-working spaces that let you stay productive without leaving the comfort of your community. Designed for focus, convenience, and well-being, these modern work zones help you achieve a healthier work–life balance every day.



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# WORK SEAMLESSLY. LIVE FULLY.

Co-Working Spaces Designed for a Balanced Life

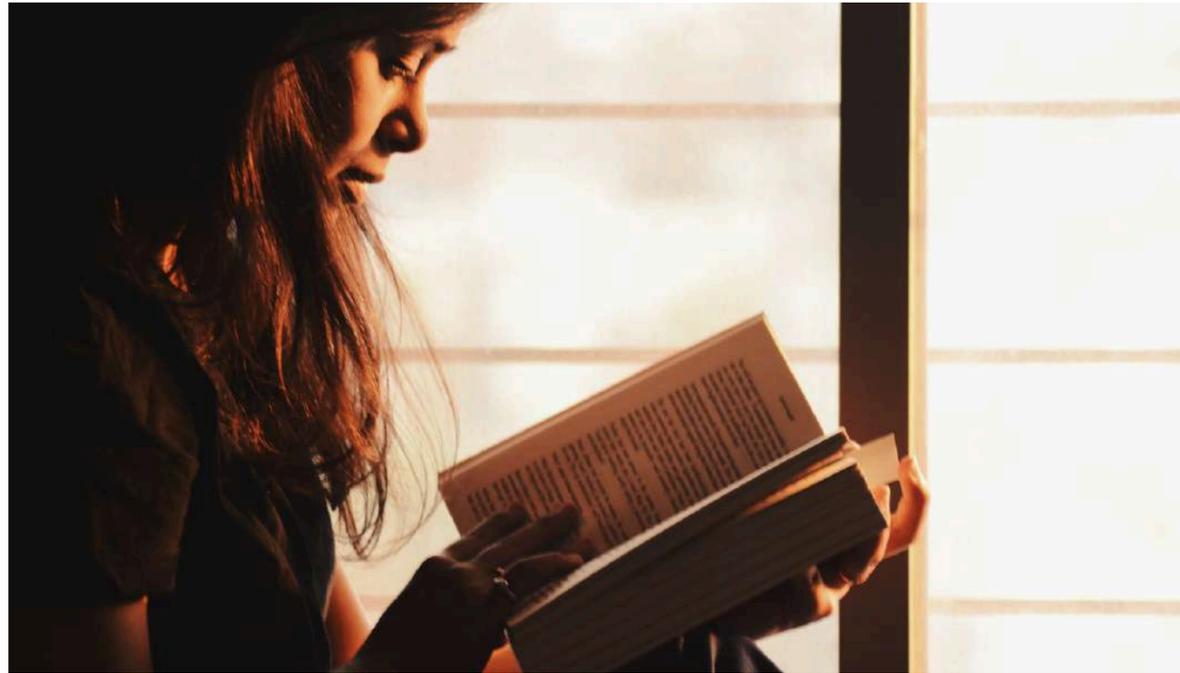
## Strategy Suite

State-of-the-art boardroom hosting global virtual meetings with secure biometric access.

## Focus Pods

Ergonomic stations and private soundproof pods for uninterrupted professional productivity and daily work.

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## Curated Collection

Bespoke literary library featuring rare first editions, global classics, and oversized art books for intellectual nourishment.

# THE READING HAVEN

— A Quiet Reading Corner

## THE LITERARY SANCTUARY

A tranquil, intimate space for quiet contemplation and the undisturbed pursuit of knowledge.

## Digital Detox Zone

Dedicated spaces ensure absolute silence, providing the ideal environment for focused thought and personal renewal, free from distraction.

# SPORTS & ART ACADEMY

Where Every Child Discovers Their Potential

Give your children the gift of world-class coaching across sports and creative arts — all at no added cost.  
A nurturing academy that helps them grow, explore, and shine in a safe, inspiring environment.

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**BASKETBALL TRAINING**



**LAWN TENNIS COACHING**



**PAINTING & CREATIVE ARTS**



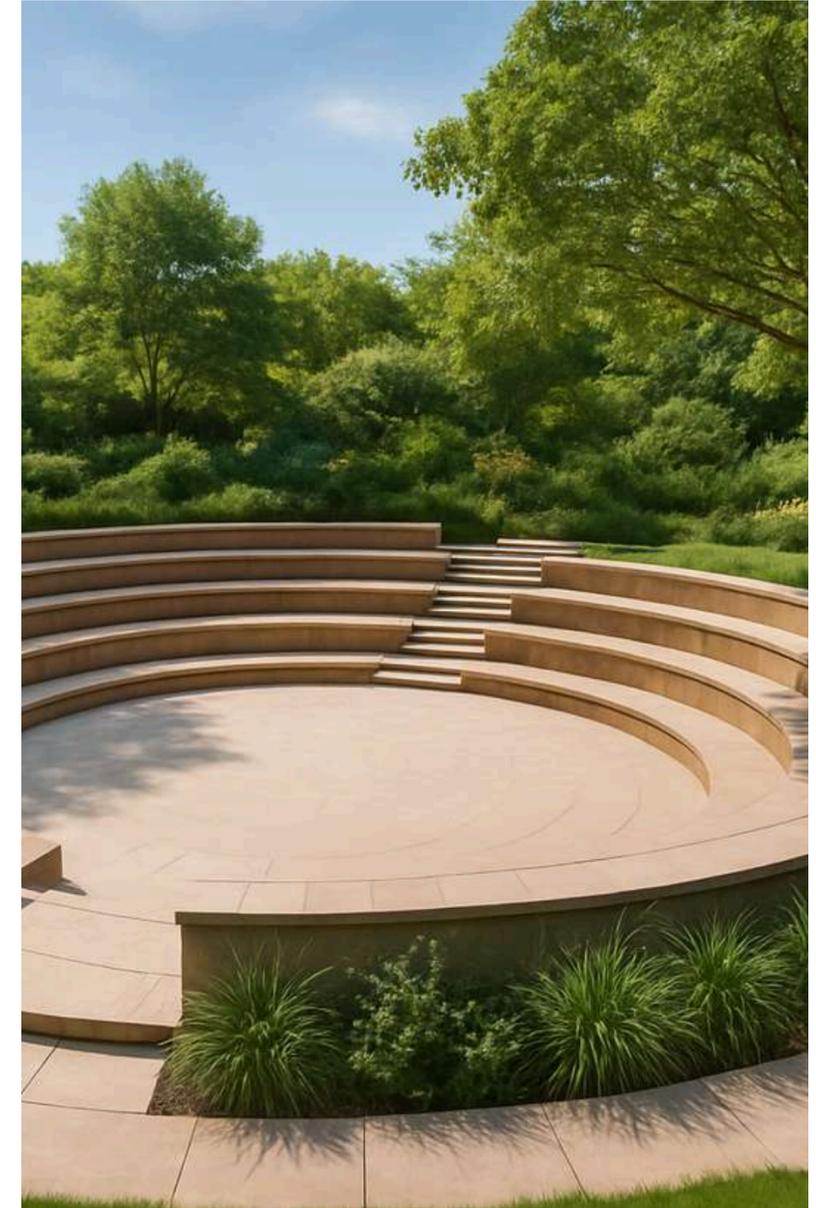
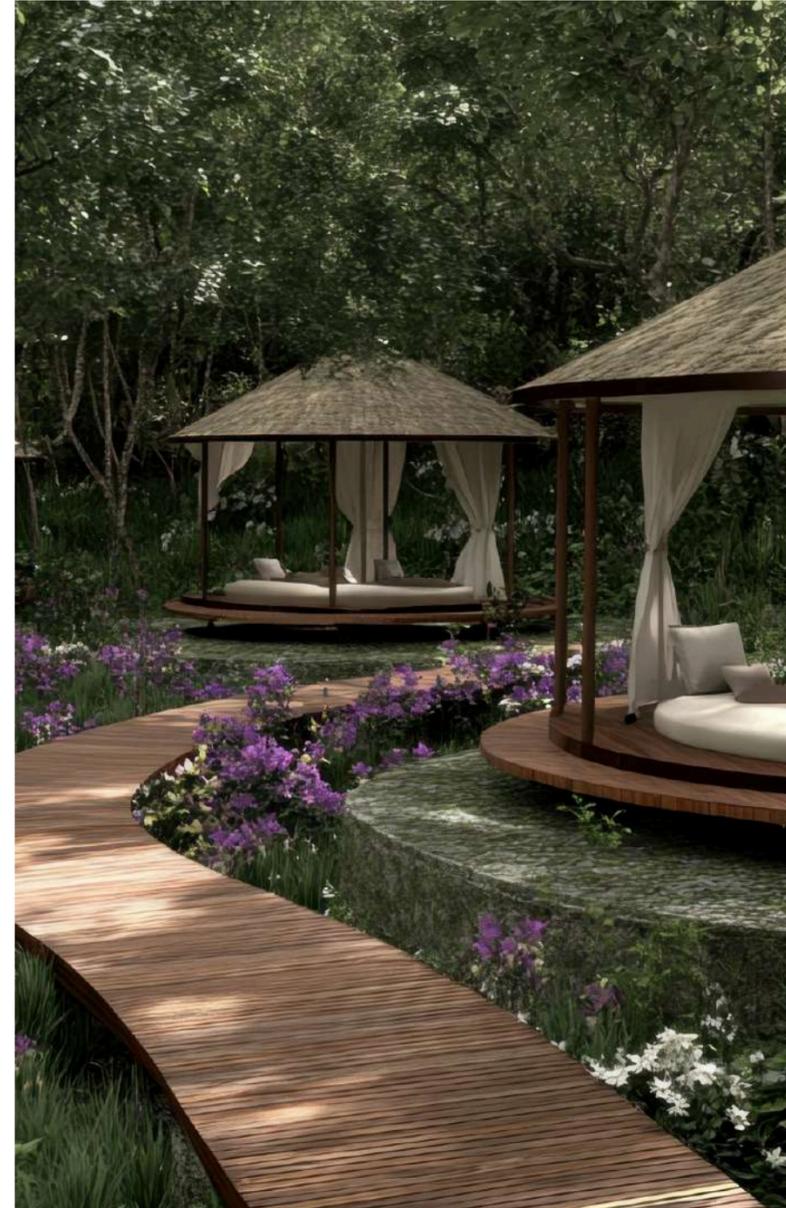
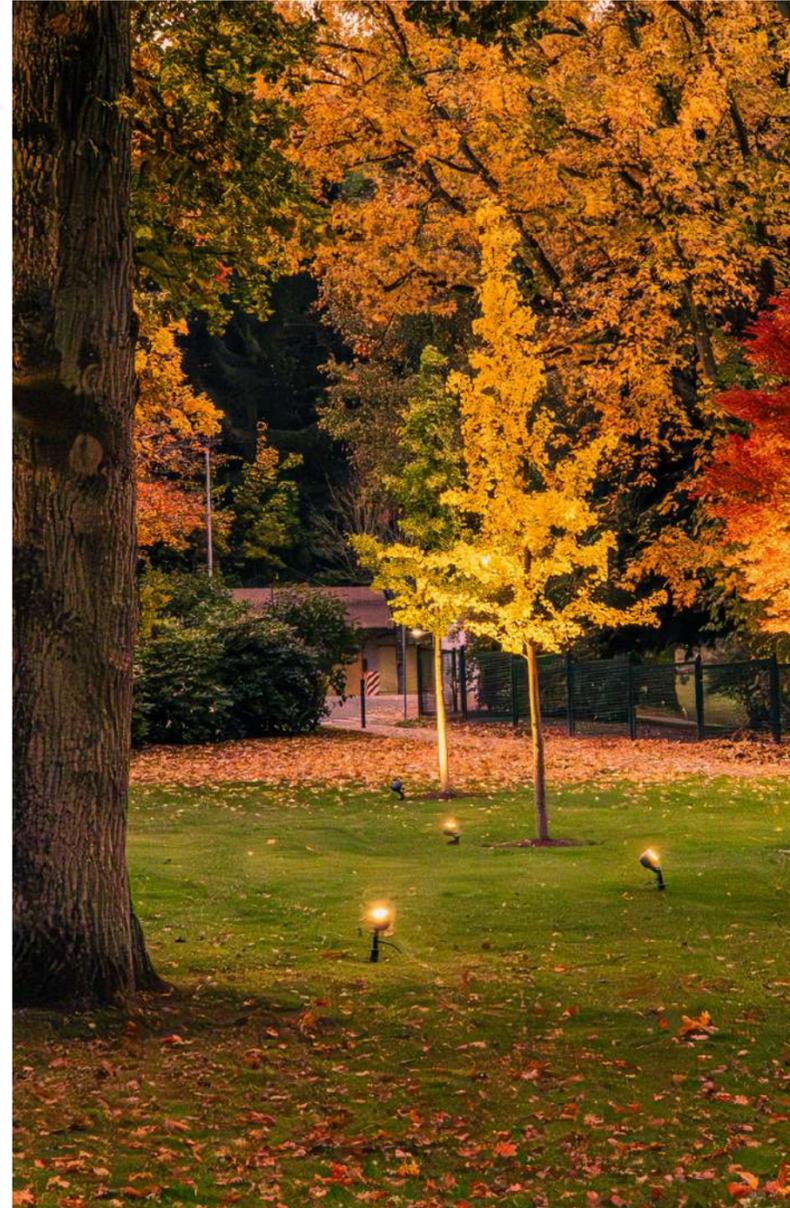
**COACHING FOR SPORTS & ARTS**  
(COMPLIMENTARY FOR 3 YEARS)

Trained specialists available

NURTURING TALENT, PASSION & GROWTH

# LANDSCAPES THAT INSPIRE

— Crafted for connection & recreation.

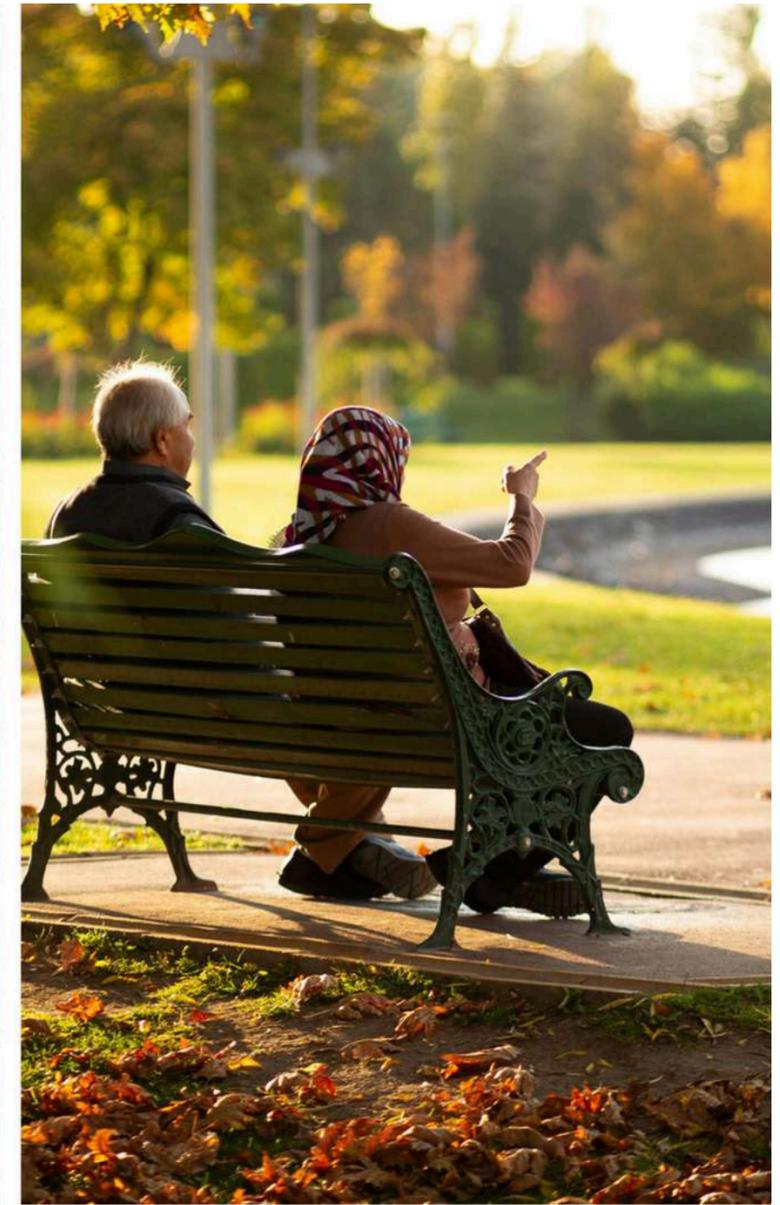
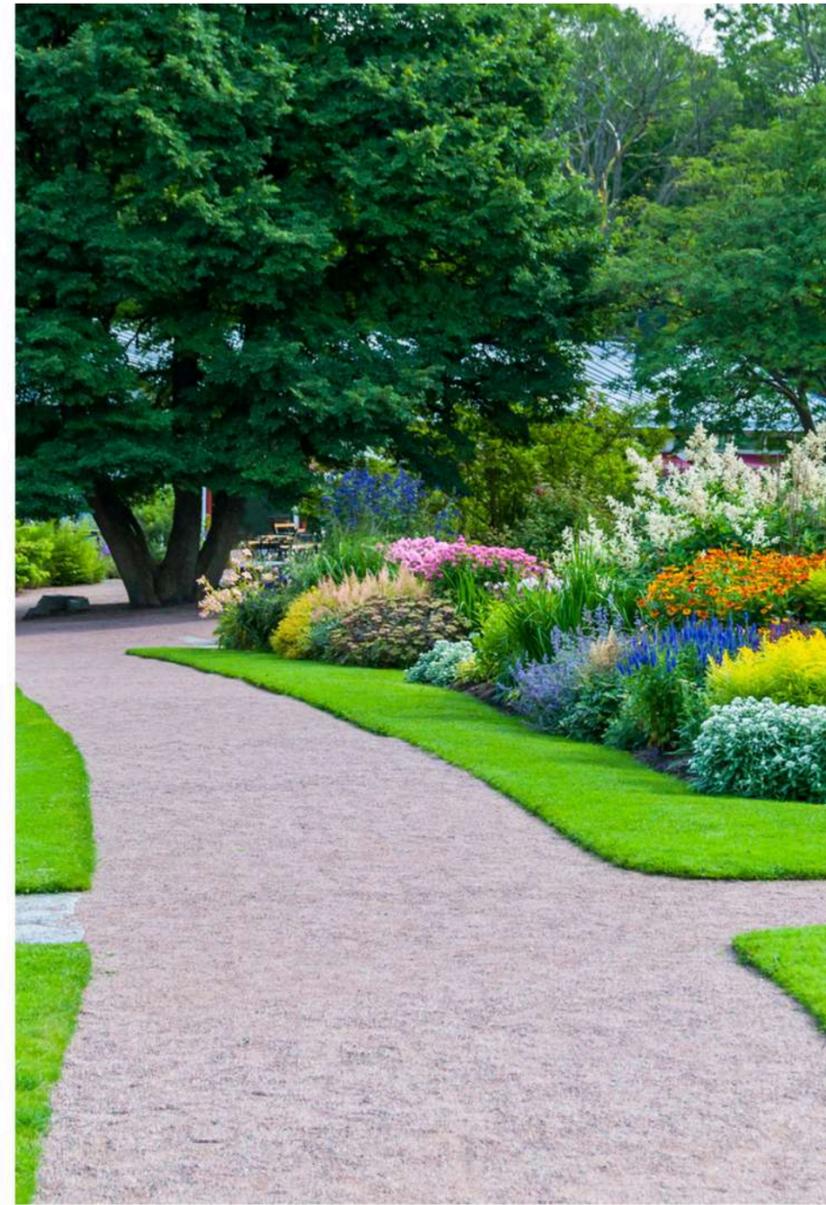


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Fab-Luxe offers expansive central greens, nature trails, and thoughtfully themed gardens—herbal, flowering, butterfly, and reflexology. Complemented by an amphitheatre, serene water features and shaded cabanas, the outdoor environment encourages relaxation, exploration, and community bonding.

# THEMED INTERACTIVE LANDSCAPES

—— Zones designed for nature, play & mindful movement.



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Thoughtfully designed outdoor environments including adventure play area, butterfly gardens, senior citizen park, maze runner, lily ponds, zen gardens that elevate wellness, leisure and community engagement.

# EXCLUSIVE AMPHITHEATRE

— Memories That Last a Lifetime

## 🕒 First-Class Comfort

Enjoy generous personal space, designed for relaxed open-air gatherings and immersive performances.

## 🕒 Event Concierge

Dedicated support offering curated refreshments and seamless assistance during shows, community events, or private celebrations.

## 🕒 A Multi-Purpose Amphitheatre Experience

A versatile open-air venue that transforms effortlessly for cultural performances, live screenings, community events, festive celebrations, or intimate evening gatherings.



Designed to rival professional studios, this private amphitheatre offers residents the ability to host exclusive premieres, watch championship sporting events, or enjoy family classics.



FORBES CLEAN AIR RESIDENCES

*Welcome to*

## India's First & Only **AQI-Managed Luxury Project**



*THE FAB LUXE PROMISE: Secure your family's health and future in a world-class sanctuary where every breath is pure, setting the new global standard for wellness luxury.*

**Forbes**  
GLOBAL PROPERTIES

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