

Civitech
SANTONI
THE URBAN CENTRE

CORPORATE SUITES



ICONIC DESIGN

The grand facade of CIVITECH MALL, with wide open landscaped hang out spaces and a 33-floor modern tower is an architectural marvel such that the location is destined to be referred with its name.

UNOBSTRUCTED VISIBILITY

Being right on the Noida-Greater Noida 130 m wide link road, the structure enjoys easy recognition and attention from miles away.

SMOOTH AND SWIFT ACCESS

Located at the junction of major roads and in vicinity of the proposed metro station, this Mall is a sureshot winner.

With conveniently design for separate entry & exit points for Mall, High Street, Corporate Suites & Offices gives excellent access to all end users.



ONE STOP DESTINATION FOR YOUR ALL NEEDS



BLENDING YOUR IMAGINATION WITH REALITY



Disclaimer – The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offering.

BEYOND YOUR IMAGINATION

ASPIRATIONAL

- Land allotted from Greater Noida Authority
- All approvals obtained
- Security gate as a part of grand entrance
- Landscape court and entrance foyer in midst of very large water bodies and water feature
- Double height welcoming court as a reflection of grandeur
- 5 star entrance with valet facility and help desk and travel assistant
- Coffee shop and Business Centre with Conference facilities
- World-cuisine restaurants and ultra premium lounges
- Exclusive entrance zones for lift lobbies
- Club zone with health facility like spa, gym, recreation centre, swimming pool & relaxing cabanas
- Fine dining and sky lounge
- Mobile boosters

CONVENIENT

- Travel assistance for elderly and disabled
- Special assistance for old age and disabled people
- In-house Medical Room fitted with initial medical equipment for First Aid with a dedicated Nurse and Doctor on call
- In house hyper market salon, drycleaner and chemist
- In-house laundry
- F&B in room/dining facility
- Observatory deck/Viewing gallery at the sky floor
- Fitness centre/meditation/yoga on club zones
- Multilevel parking facility
- Landscape courts with sit out spaces
- Pedestrian paths
- Facilities like rest rooms with toilets for Domestic helps/drivers of the Residents
- Centralized intelligent BMS system
- Building Management and Security including emergency response

THE BEST OF THE WORLD, AT A WORLD CLASS LOCATION

- Heating and cooling of individual apartment using VRV System with outdoor AC equipment and indoor units shall be concealed type with wall/ceiling air outlets
- Each bedroom and living room with independent climate control
- Fresh air to each apartment as per international standards
- Mobile phones to control smart home

5 tier security system

Voice Evacuation System and integrate Fire Safety System
Fire telephones for two-way communication in each floor
Integrated smart home security system for fire alarms and fire checks

Structure designed as per seismic zone IV

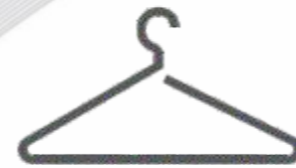
Intelligent touch control panels.
Dual based generator for 100% backup including air conditioning systems.
LED based energy conservation lighting
Lighting customization as per themes
IP based satellite antenna TV

LIFE WITH BALANCE - PROJECT OFFERINGS



01 - Corporate Suites

An iconic insignia of luxury, a soulful and regal experience to those who step in.



02 - Anchor Store

Multi-level International fashion anchor stores



03 - Hyper Market

Larger plate Hyper Market for everyone's daily needs.



04 - Multiplex

One of the largest Multiplex with 6 screens.



05 - Retail Spaces

A fusion of High Street and Mall shops



06 - Entertainment Zone

Larger than life family Entertainment zone and kids play zone.



07 - Restaurant cum Bar

Impressive list of restaurant with epicurean cuisines.



08 - Office Space

Premium Office blocks with strata spaces designed to accommodate both single and multiple occupancy format providing co-working space as well.



09 - Food Court

Cafes and lounges with open air seating



10 - Multi-level Parking

Underground Multi-level parking to accommodate upto 1300 cars.

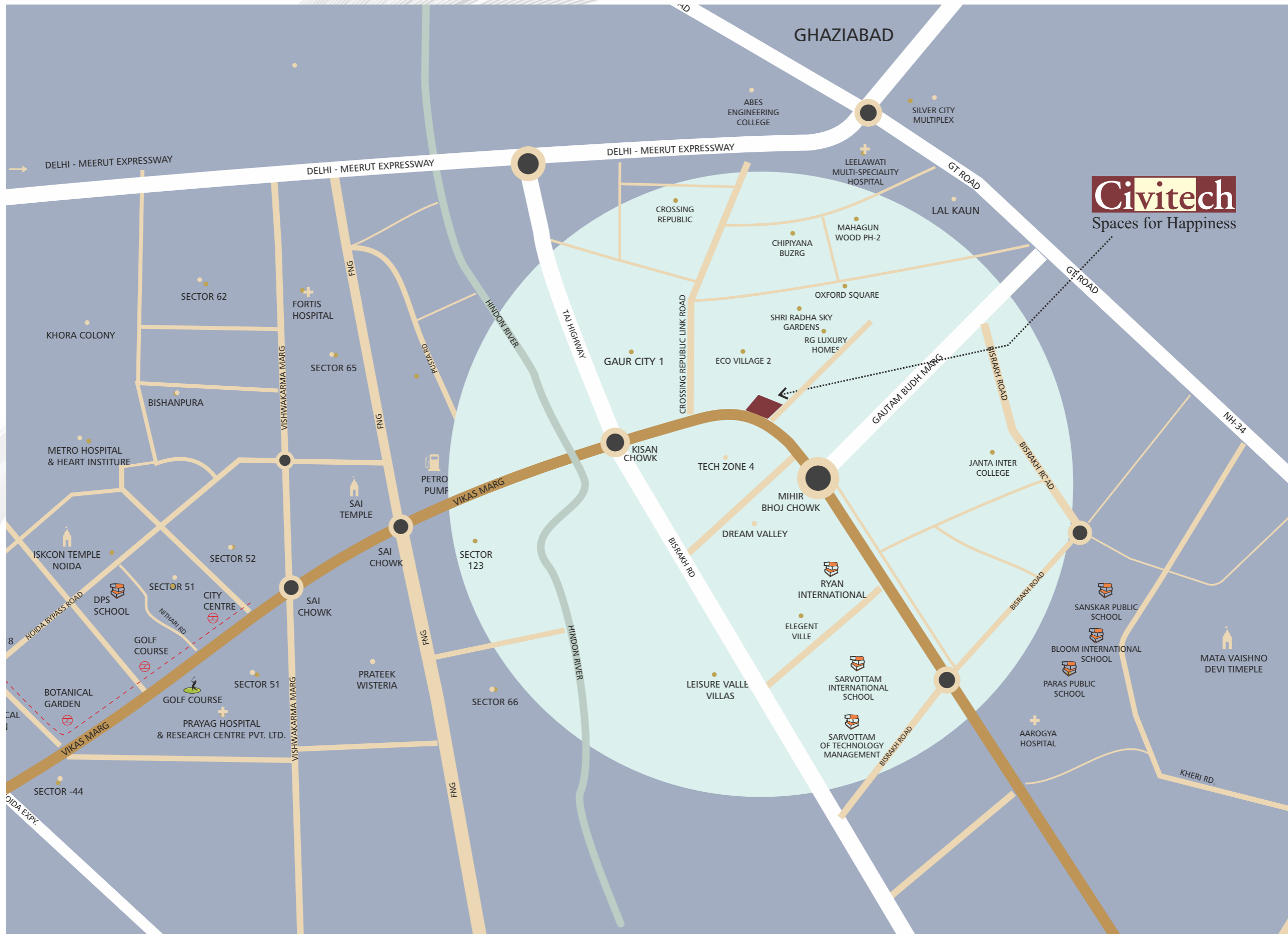
Spread across approx 4 Acres (15089 Sq. mtr.) the project is associated with India's finest consultants.

- Civitech Mall is a mixed land project with Retail, High Street, Offices & Premium Corporate Suites
- 3 side open Mall with panoramic views
- Easy to commute with 360 connectivity by Road & Metro
- National & International high-end brands
- 1300+ car parking space in 3 level parking zones.
- Ambitious location with High Profile gentry approx. 10 lakh residing in surrounding areas
- Designed on the pattern of environment friendly & awarded as 4 star GRIHA rated project with large open spaces & International Styled Landscaping designed by Singal Associates

AN ADDRESS THAT HAS IT ALL

Located in Greater Noida (West)

3-side open plot near the Kisan Chowk roundabout, facing 130 m Noida & Greater Noida West Link Road.



Civitech
Spaces for Happiness

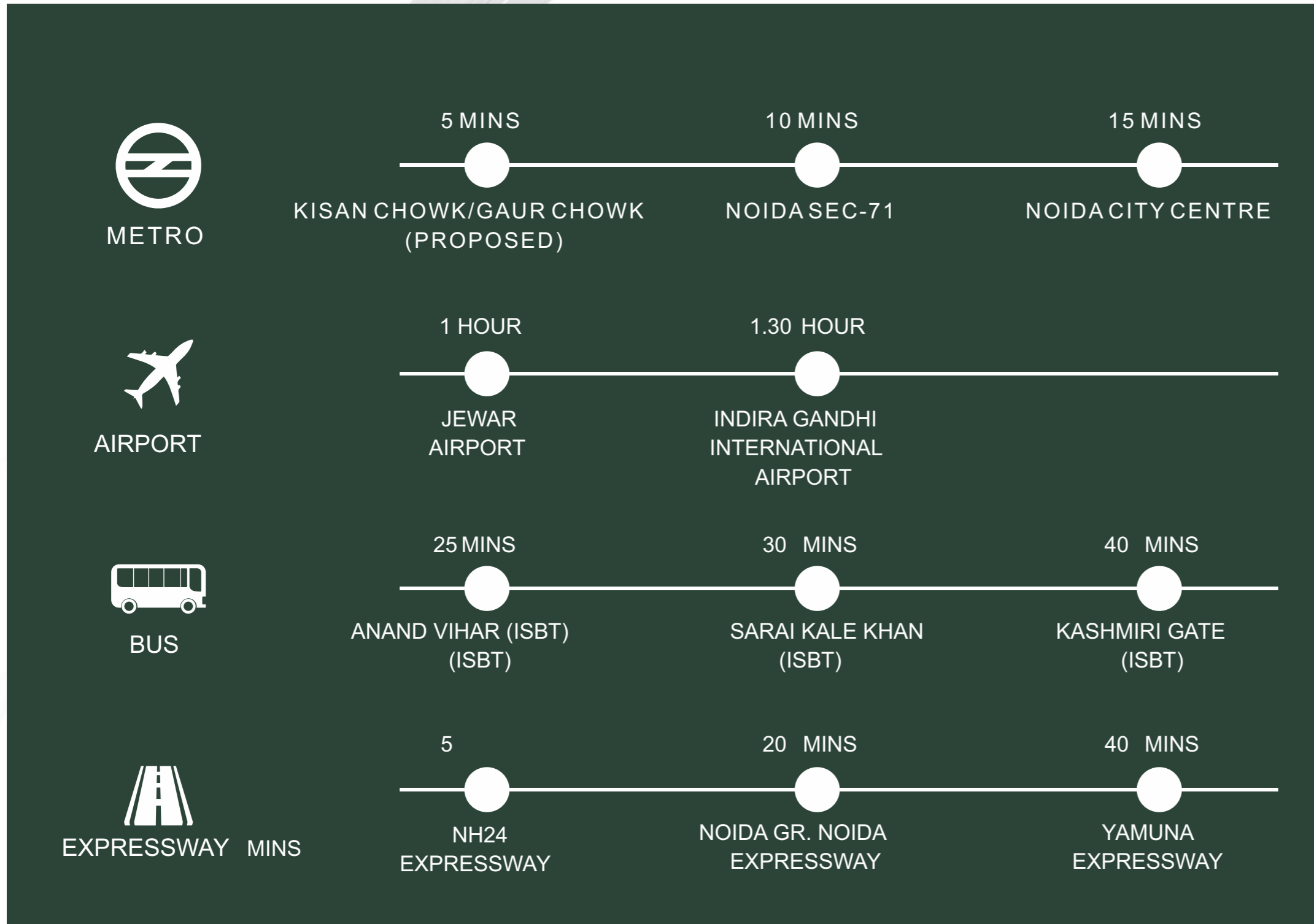
CATCHMENT OF OVER 5 LAKH FAMILIES WITHIN 6 KM

🕒 5 MINUTES

- NH 24
- SECTOR-120, NOIDA
- WISDOM TREE SCHOOL
- RYAN INTERNATIONAL SCHOOL
- CROSSING REPUBLIC RESIDENTIAL DEVELOPMENT

🕒 5-10 MINUTES

- DPS, LOTUS VALLEY SCHOOL, GD GOENKA
- NOIDA-GR.NOIDA EXPRESSWAY
- FORTIS HOSPITAL
- SAI TEMPLE SECTOR 52
- SHIV NADAR UNIVERSITY
- MAX SUPER SPECIALTY HOSPITAL
- NOIDA CITY CENTER METRO STATION



SITE LAYOUT

LEGENDS

RETAIL

Lower Ground Floor to 2nd Floor

MULTIPLEX & ENTERTAINMENT ZONES

3rd & 4th Floor

FOOD COURT & RESTAURANTS

3rd & 4th Floor

OFFICE SPACE

6th to 9th Floor

CLUB

10th Floor

CORPORATE SUITES

12th to 33rd Floor

SERVICE FLOORS

11th & 32nd Floor





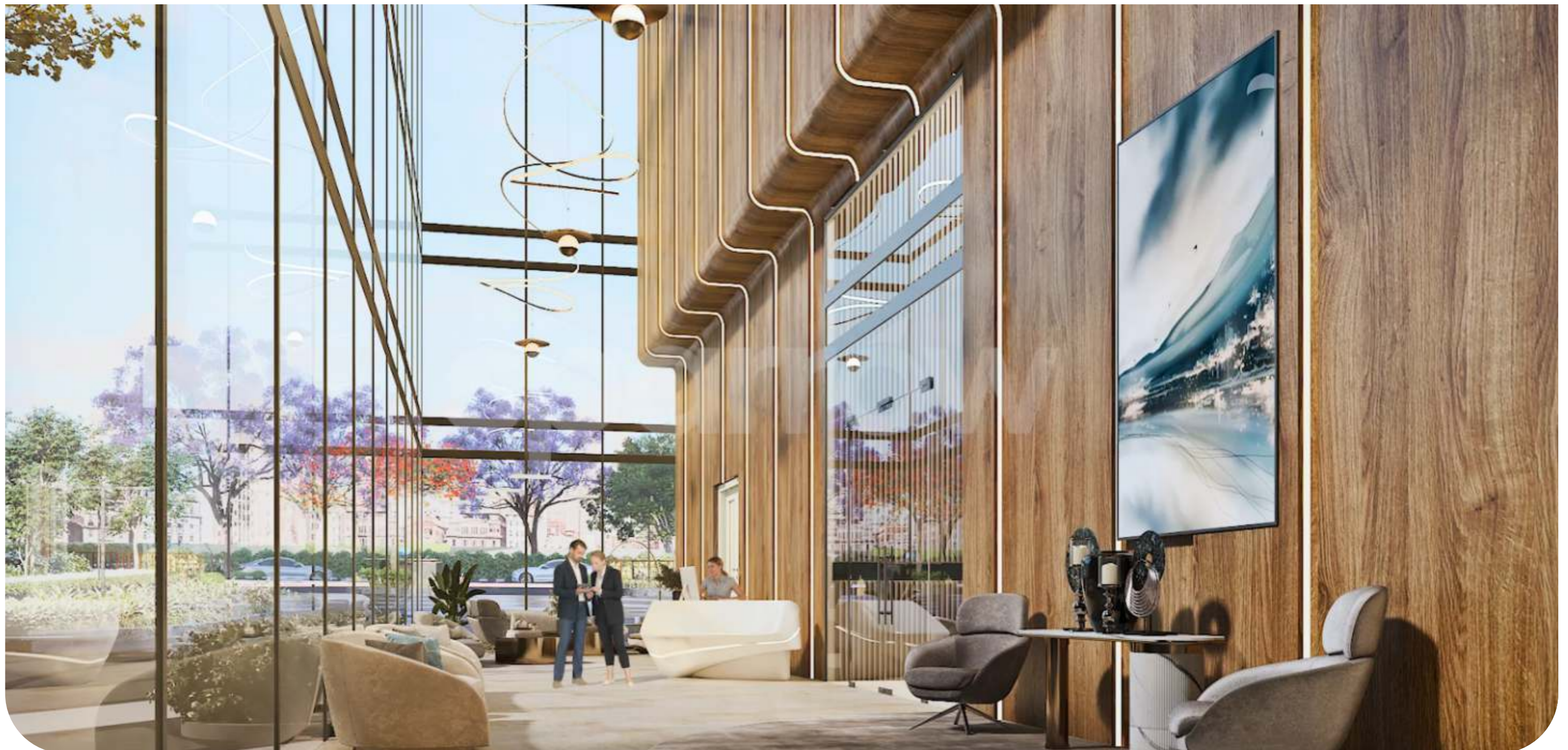
ELEVATING
FROM THE
FIRST SIGHT
CORPORATE SUITES



ENTER A REFRESHING ADDRESS

SEPARATE ENTRY FOR CORPORATE SUITES & OFFICE FLOORS

The gleaming triple-height entrance lobby is a welcome sight for both employees and visitors, leading into a well-lit concourse that features ample seating amidst modern interior studded with natural tones and plants. A cosy café serves quick relishes for those waiting, besides serving as a great place for a casual chat over a bite. With separate high speed elevators for Offices & Corporate Suites & entry only with card gives you a sense of exclusivity.



THE CLUB

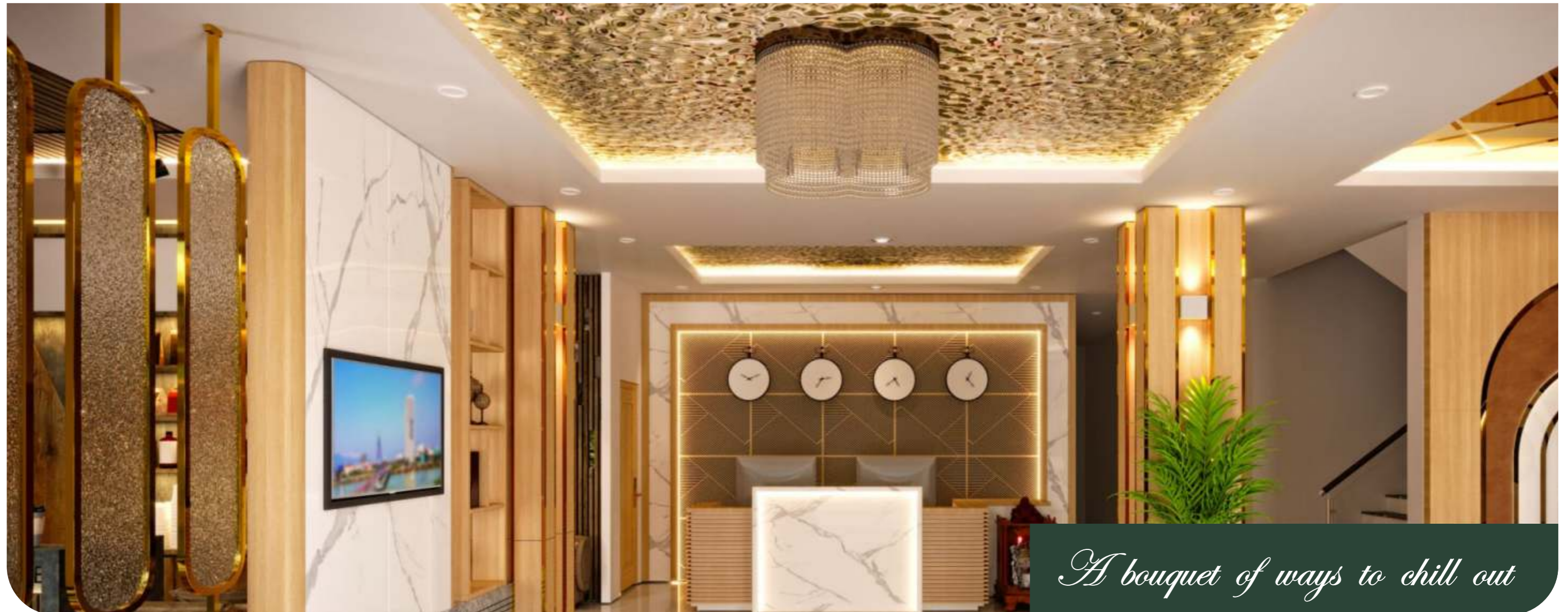
LOADED WITH ALL AMENITIES & LOCATED AT 10TH FLOOR WITH EXCLUSIVE ACCESS FOR CORPORATE SUITES & OFFICE ONLY

The Club has a luxurious decor and attentive staff for all your needs.

The Club has multi cuisine menu turn the joy of eating into a new art form. Add to that, the international pub for great conversations over some fine drinks from across the world.

For a work out or a spot of pampering, the club has be a state-of-the-art gym, a studio for personal training and a massage room. Pool tables for some great snooker shots. Indoor lounge for reading or relaxation. Dance/Yoga room for attaining moksha amidst stars. Steam, sauna and spa room for complete rejuvenation. Cigar rooms for responsible smoking.

Unwinding gets simpler than ever, with the leisure of taking your own sweet time. Step on to the deck by the poolside, hidden by a canopy of greens and enjoy fine-dining. There is a whole plethora of high ways to unwind. Outdoor terrace for enjoying fresh air, sunshine and viewing those desktop wallpapers for real.



A bouquet of ways to chill out

ENJOY YOUR EXCLUSIVE WAY TO UNWIND

HEALTHY MIND, SOUL & BODY

1. Library
2. Swimming Pool
3. Fully equipped Gym
4. Foosball Table
5. Snooker Table
6. Chesse Table
7. Cards Table
8. Table Tennis
9. Spa
10. Meditation Area

SLIP INTO CONVENIENCE

1. Meeting Rooms
2. Conference Hall
3. Banquet Halls
4. Covered Car Parking
5. Welcome Lobby of Club

DIVE INTO PURE INDULGENCE

1. Café
2. Bar
3. Restaurant



CORPORATE SUITES - FLOOR PLAN

12th Floor onwards



LEGEND		
SYMBOL	DESCRIPTION	
	CORPORATE SUITE	TYPE 3A
	CORPORATE SUITE	TYPE 3B
	CORPORATE SUITE OF 1+1	TYPE 1C

Disclaimer : The depiction of images of layout and features as mentioned above are based on artistic impression and some of these can be changed at the discretion of the builder/architect/authority.. The customers are advised to check and re-verify the layout and features as mentioned from the website of RERA and/or from the office of the Developer. 1Sq mtr. = 10.764 sq. ft.

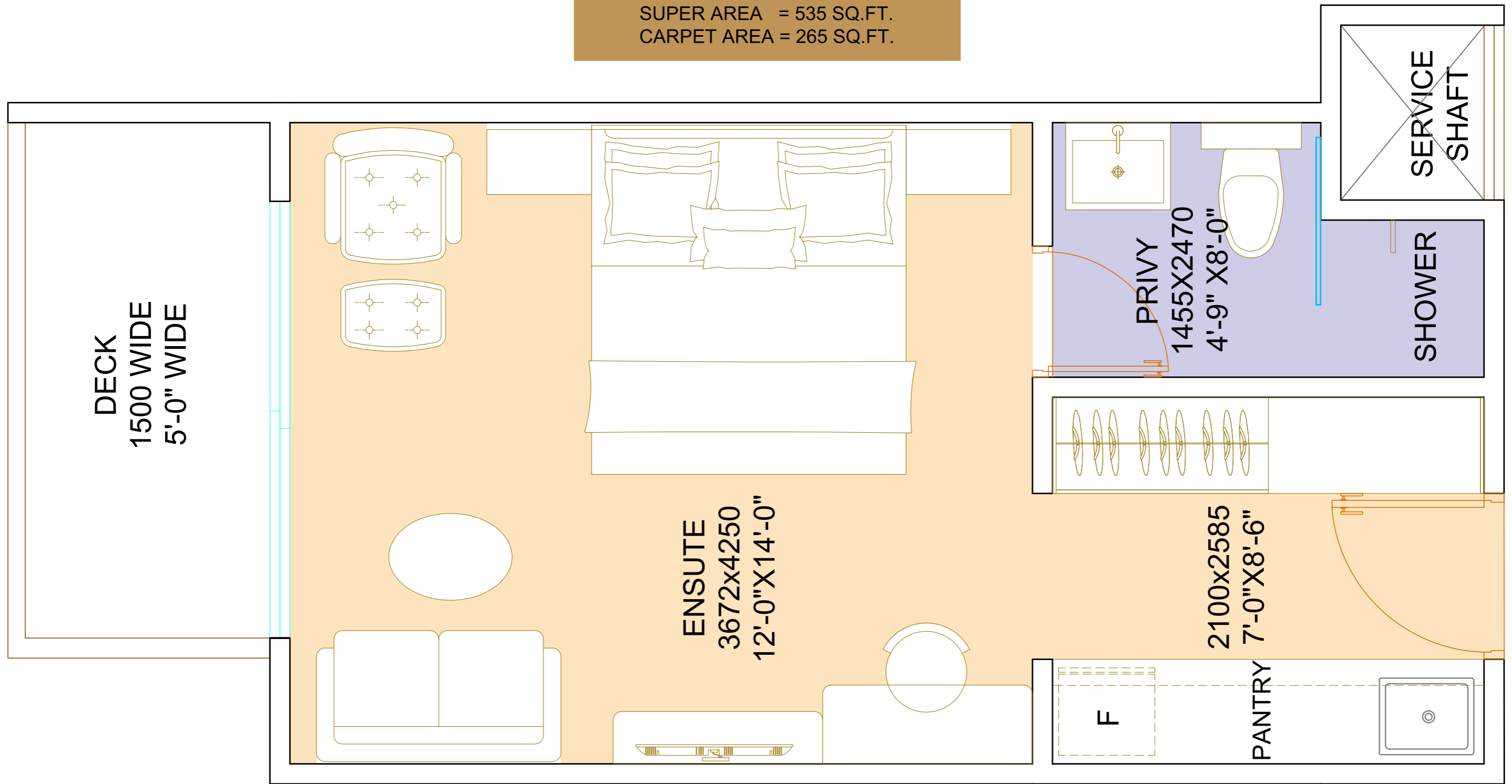
CORPORATE SUITES - UNIT PLAN

12TH TO 17TH FLOOR

THE SUITES
12TH-17TH FLOOR

TYPE - 1A

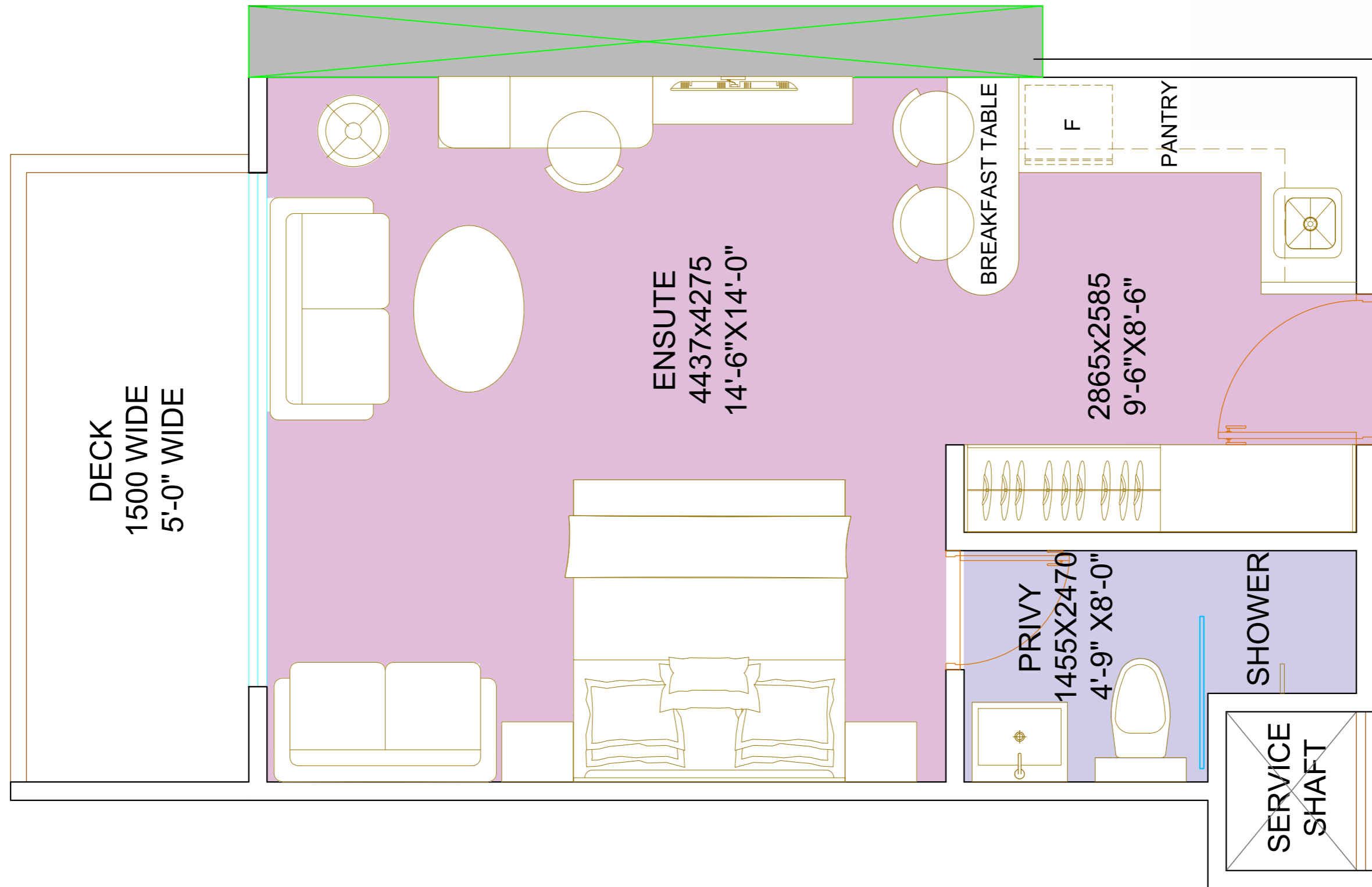
SUPER AREA = 535 SQ.FT.
CARPET AREA = 265 SQ.FT.



CORPORATE SUITES - UNIT PLAN

12TH TO 17TH FLOOR

THE SUITES
12TH-17TH FLOOR

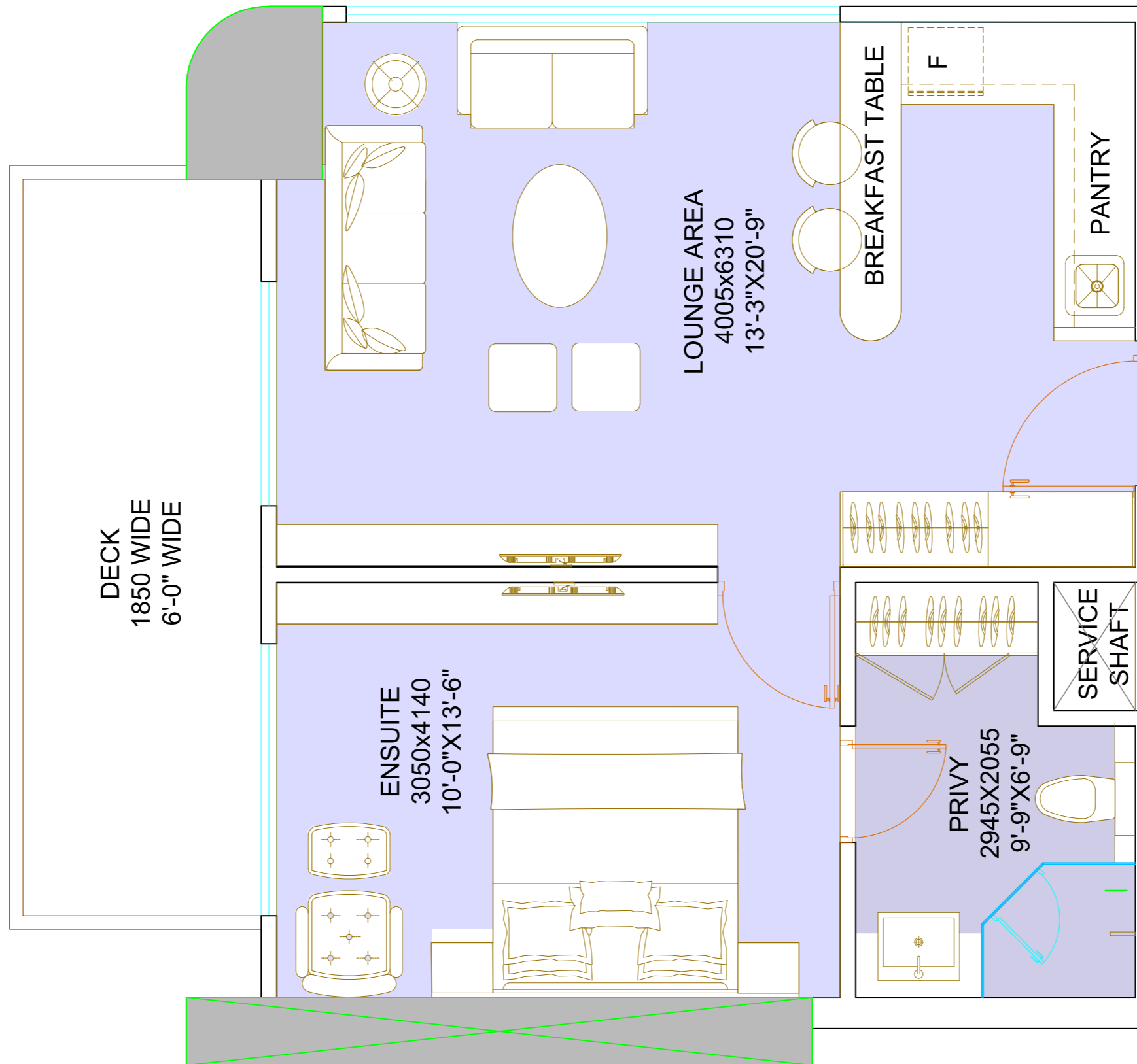


Disclaimer : The depiction of images of layout and features as mentioned above are based on artistic impression and some of these can be changed at the discretion of the builder/architect/authority.. The customers are advised to check and re-verify the layout and features as mentioned from the website of RERA and/or from the office of the Developer. 1Sq mtr. = 10.764 sq. ft.

CORPORATE SUITES - UNIT PLAN

12TH TO 17TH FLOOR

THE SUITES
12TH-17TH FLOOR



TYPE 1 C
SUPER AREA = 950 SQ.FT.
CARPET AREA = 474 SQ.FT.

LIVING SPACES FLOW ELEGANTLY AND NATURALLY

A truly contemporary living spaces incorporates neutral palette and minimalist style that seeks to enhance residents' lifestyle. The high-ceiling glass windows optimize natural ventilation and light penetration to promote energy efficiency, while offering beautiful view .



Disclaimer – The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offering.

MASTER ENSUITE

FOR MASTER COMFORTS

A luxurious and timeless master ensuite offers the remarkable comforts of the top-of-the-range finishes, home-like proportions and truly extraordinary views from an attached balcony that are an essential part of an upper-floor living.



Disclaimer – The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offering.

QUALITY & ELEGANCE COUPLED TOGETHER WITH GREAT AMBIENCE & IMPECCABLE SERVICES

For those looking for an extra touch of exceptional luxury, the lounge attached to your living/ dining areas is the perfect place to entertain guests or simply to relax with the beautiful views from the comfort and privacy of your own home.



Disclaimer – The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offering.

1. Designer VRV Air Conditioning
2. High ceiling windows for a well lit vibrant home
3. Imported marble in the living, dining & kitchen
4. Optimum size balconies overlooking the designer landscaping outdoors/ club.

5. Sleek finished bathrooms with premium fittings and fixtures
6. Spacious terrace with attached optimum size balcony
7. High-end fittings and fixtures
8. Dedicated Car Parking Space



Disclaimer – The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offering.

5 PINNACLES OF SUCCESS



CIVITECH GROUP - Built on values :

Civitech Developers is a well know trusted real estate company dedicated to realizing dreams and providing exceptional value.

Established in 1995, the Group has experience over the past twenty nine years in development & delivery of unique, innovative, high quality and modern real estate projects in Delhi NCR region.

With one the remarkable group housing in the region some of notable delivered projects includes Civitech Florencia, Civitech Sampriti, Civitech Stadia to name a few.

Civitech has experienced remarkable expansion, supported by three decades of visionary leadership from Mr. Subodh Goel, whose unwavering commitment has been to establish a new standard for excellence in construction. The Group is committed towards developing state-of-the-art real estate masterpieces.

10 DELIVERED PROJECTS	5000+ HAPPY FAMILIES	29 YEARS OF EXCELLENCE	40 LAKH+ BUILD UP AREA DELIVERED
---------------------------------	--------------------------------	----------------------------------	--

CIVITECH BUILDCON PRIVATE LIMITED

SITE : C-1B, SECTOR - 16, GREATER NOIDA WEST, (UP) | www.civitech.in | RERA REG NO. : UPRERAPRJ364474 | www.up-rera.in