

SMARTWORLD ES | UPRERAAPRJ300532/12/2025

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BLITZBAY DEVELOPERS PVT. LTD. | UPRERAPRM407936

COLLECTION A/C OF THE PROJECT: SPEC. COLLECTION ACCOUNT FOR SMARTWORLD ES. ACCOUNT NO. 3049717000.
KOTAK MAHINDRA BANK LTD., PLOT NO. 4 & 5, BLOCK F, SECTOR 18 NOIDA, UP - 201301 | HAVING IFSC CODE: K0BK000781



SMART WORLD RESIDENCES

BY

ELIE SAAB



ELIE SAAB

Founded in Lebanon in 1982, ELIE SAAB is one of the world's leading Haute Couture lifestyle brands. As one of the first international members of France's prestigious Chambre Syndicale, the House has established a global presence with flagship boutiques in major fashion capitals including Paris, London, Milan, Dubai, Beirut and other key cities around the world.

Sought after by A-list celebrities and royalty around the globe, the house offers Haute Couture, Ready-to-Wear, and Bridal collections, complemented by accessories, eyewear, childrenswear, watches, fragrances and furniture. The brand has also expanded into interior design partnering with leading developers worldwide.



ELIE SAAB

MAISON

The ELIE SAAB Maison furniture collection is the result of the creative collaboration between Elie Saab and Carlo Colombo, brought to life under license by Corporate Brand – A++ Group. It translates the Maison's distinctive aesthetic into the world of interiors, blending cultural heritage with contemporary design to create a refined and global vision of living.

Crafted in Italy, every piece reflects a continuous pursuit of excellence in craftsmanship, fabrics, textures, and finishes. With its organic shapes and harmonious proportions, the collection embodies ELIE SAAB's vision of the home as a living expression of elegance and emotion – a complete interior world that spans living and dining areas, bedrooms, offices, outdoor spaces, kitchens, wardrobes, rugs, and home décor.

Residents will have the privilege of working alongside the ELIE SAAB Maison team to configure and personalise their interiors, with dedicated access to the collection, bespoke consultation, and exclusive terms reserved for owners.



SECTOR 98, NOIDA

Centerstage in the Luxury Branded Residences hub of Noida

A location befitting world class branded residences, the spectacular views of scenic Golf Course on one side and tranquil and reflective Yamuna River on the other side add more to the luxury quotient

Approximately 45 minutes from IGI Airport

Direct access to Noida-Greater Noida Expressway

Approximately 45 minutes from Noida International Airport

Approximately 15 minutes from South Delhi

MAP IS FOR REPRESENTATIONAL PURPOSES ONLY. ACTUAL DISTANCES MAY VARY.



The architecture reflects a refined sense of elegance and balance, shaped by a thoughtful and contemporary approach. It embraces innovation through simplicity, where every element feels intentional and enduring. With a focus on timeless appeal and subtle sophistication, the overall expression conveys a sense of quiet luxury and considered refinement.

Residences enjoy expansive views across open landscapes,
including golf greens and the tranquil Yamuna river.

The setting offers a rare combination of openness and calm, where
light, greenery and distance define the experience of living.



A double-height lobby defines a premium, prestigious arrival experience. Finished in Italian marble with subtle metallic detailing, the space establishes a calm transition from the city into the residential environment. Scale, light and materiality are carefully controlled to create a sense of permanence and ease.





Interiors by ELIE SAAB reflect his vision of refined elegance and contemporary sophistication.

All common areas are exclusively furnished with ELIE SAAB Maison collection.



The Residences presents a curated suite of exquisite amenities, a vibrant kids' play area and pool, a rejuvenating wellness spa, a fully equipped fitness studio and tranquil swimming pools with cascading features, each crafted with artistry and elegance for a luxurious lifestyle.

WELLNESS AND SPA



KIDS' PLAY AREA



SWIMMING POOL



POOL CASCADE



KIDS' POOL



FITNESS STUDIO



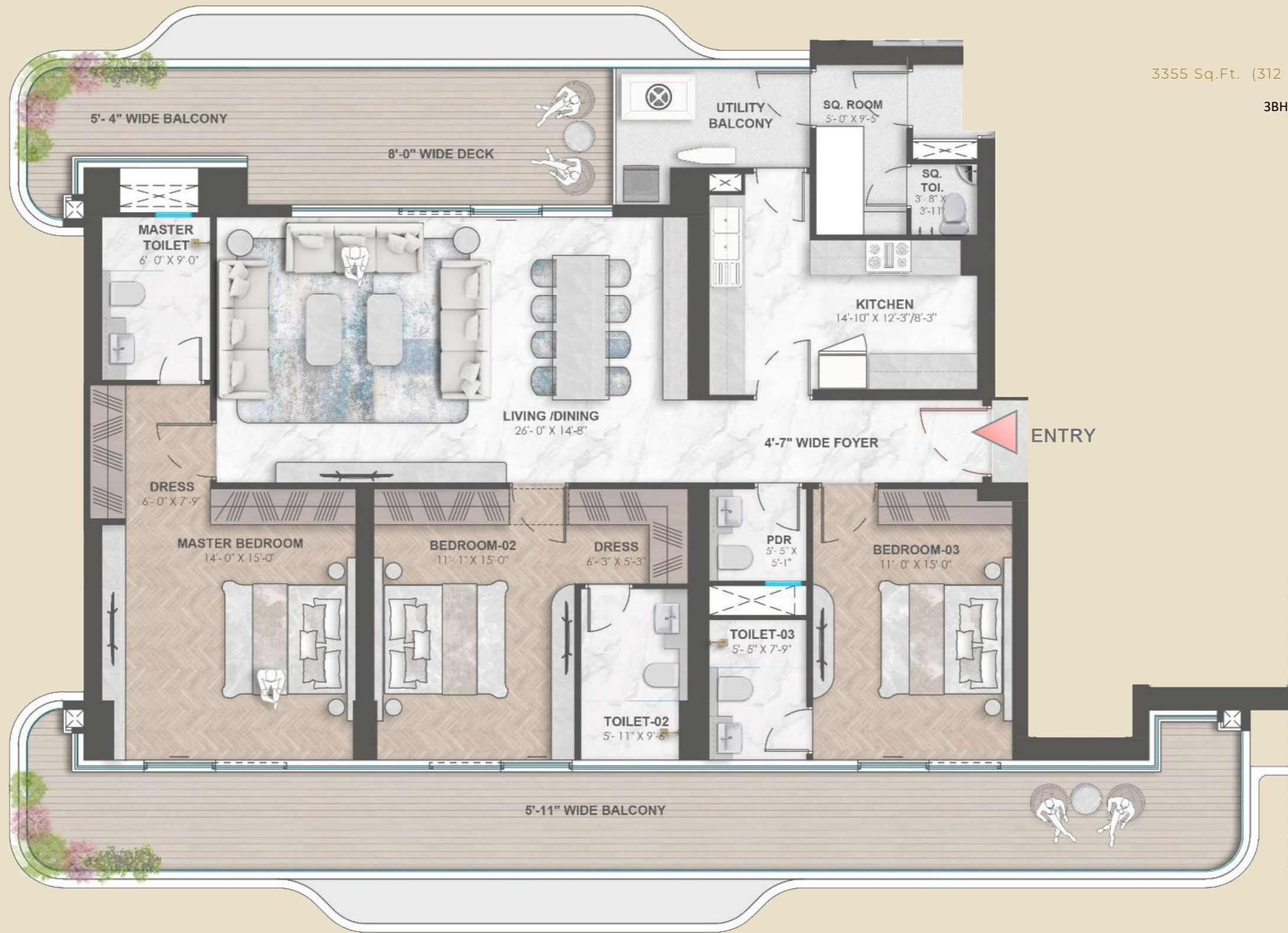
FLOOR PLANS

3810 Sq.Ft. (354 Sq. Mtr.)

4BHK + UTILITY



This does not constitute a legal offer. All dimensions/areas are tentative and subject to change till the final completion of the Project as permissible under applicable laws. For further details, please refer the agreement for sale. Soft furnishings, cupboards, furniture, and gadgets, etc. Are not part of the offering and are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specification/amenities/services to be provided. The above-mentioned sizes are for a typical floor plan, floor sizes may vary.



3355 Sq.Ft. (312 Sq. Mtr.)

3BHK + UTILITY

2850 Sq.Ft. (265 Sq. Mtr.)

3BHK + UTILITY



LANDSCAPING



A world leader in landscape architecture and master planning with over 40 years of experience creating award-winning urban designs and sustainable environments that connect people to nature.

ARCHITECT



A Global architecture and interior design studio renowned for creating integrated, performance-driven design solutions for sustainable and smart real estate projects.

ABOUT SMARTWORLD

Smartworld Developers is a next-gen real estate brand that has emerged among India's most influential luxury developers with its focus on scale, innovation, speed and delivery.

In just over 4 years, it has an impressive portfolio that includes refined low-rise developments, ultra-luxury high-rises, and international branded living.

Smartworld now brings its vision to Noida - a city poised for global lifestyle and retail experiences. With a track record of creating thriving communities and iconic projects, Smartworld is set to transform the way Noida lives, works and shops.

SMARTWORLD PORTFOLIO

BRANDED RESIDENCES

TRUMP[®]
RESIDENCES
GURGAON

HIGH RISE RESIDENCES

SMART WORLD
ONE OXP

SMART WORLD
THE EDITION
SECTOR - 66, GURUGRAM

SMART WORLD
SKYARC

LOW RISE RESIDENCES

SMART WORLD
GEMS

SMART WORLD
ORCHARD

RETAIL

SMART WORLD
ORCHARD STREET

SMART WORLD
ONE OXP
STREET

SMART WORLD RESIDENCES

BY

ELIE SAAB

BLITZBAY DEVELOPERS PVT. LTD.

REGISTERED ADDRESS: 12A FLOOR, TOWER-2, M3M IFC, SECTOR-66, BADSHAHPUR, GURGAON-122101, HARYANA.

PROJECT ADDRESS: SECTOR 98, NOIDA, UTTAR PRADESH - 201303

SALES OFFICE: SMARTWORLD GALLERY, 10TH FLOOR, TIRUPATI AKC TOWER, SECTOR - 126, NOIDA, UTTAR PRADESH - 201313

CIN: U68200HR2025PTC128551

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