



Live a little more



## A TOWNSHIP THAT OFFERS YOU MORE

Hilston by Urbtech, spread over 6 Acres, located in Sector 79, Noida, Sports City. Which is 180 acres of township built on the idea of holistic living. This unique blend of contemporary living and an energized sporty life, is an architectural masterpiece that serves as a perfect ground for passions, interests and hobbies to thrive.



Artistic Redering Image





PUSH YOUR BOUNDARIES  
A LITTLE FURTHER



The Sports City has been meticulously designed to cater to the increasing quest for a healthier and fitter lifestyle. Equipped with the best sports facilities as Hilston by Urbtech is part of Sports City, it will be having address to the Sports City. Hilston is perfectly capable to deliver a healthy and green lifestyle.

## Sports Amenities

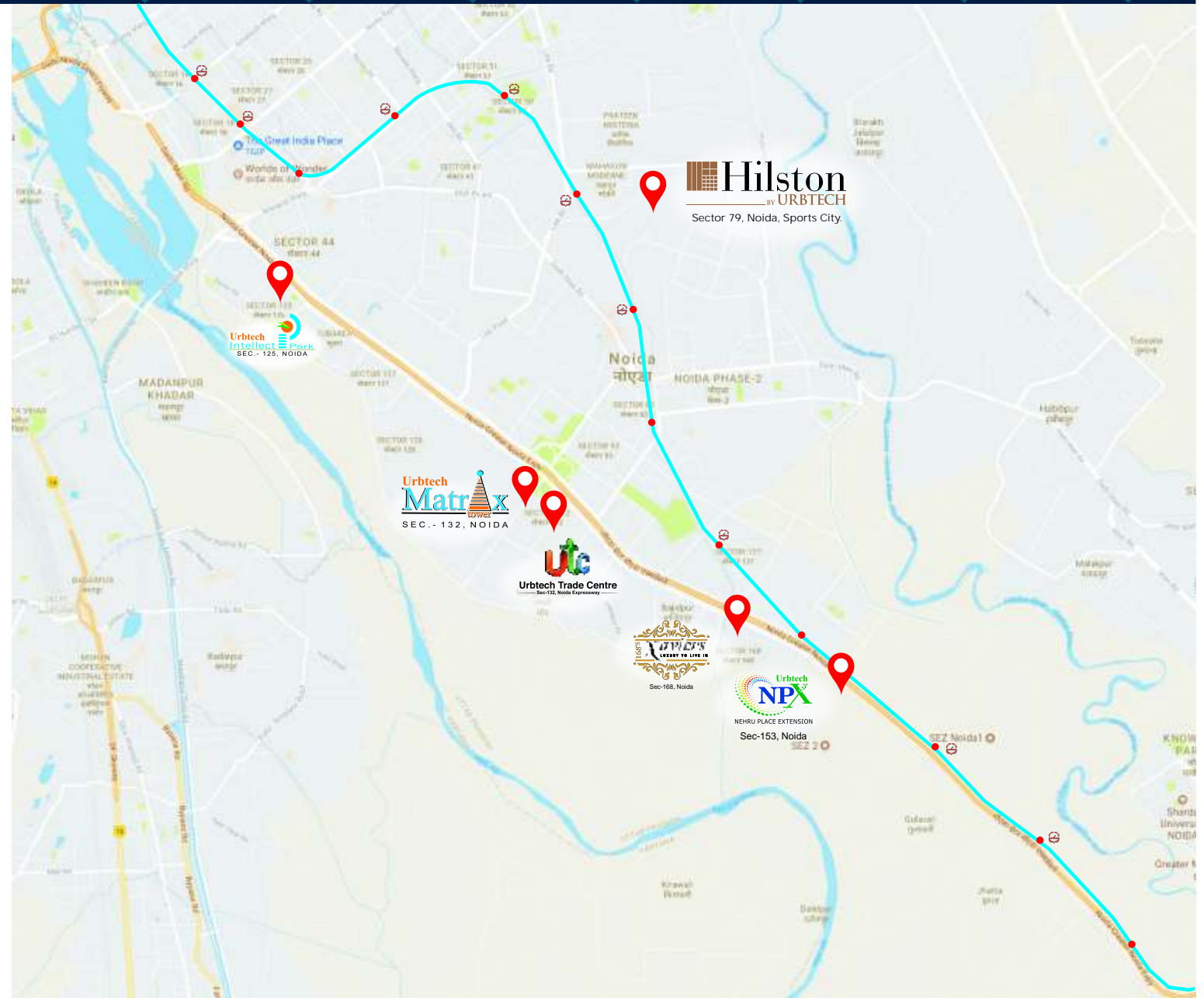
- Cricket Academy
- Tennis Centre
- Swimming Centre
- Gymnastics
- Badminton
- Multi-purpose Playfield
- 9 Hole Golf Course
- Table Tennis
- Squash
- Basket Ball
- Volley Ball
- Rock Climbing



## BRING EVERYTHING A LITTLE CLOSER

Situated in Sector- 79, Sports City is located in a blooming location looking towards a brighter and more prosperous future.

- Within 10 mins drive from Delhi.
- Walking distance from the upcoming metro station.
- A hub of residential complexes.
- Looking forward to a slew of luxury hotels, office spaces, retail outlets and shopping malls.



# BECAUSE YOU DESERVE A LITTLE MORE

PARAMETER	REGULAR GROUP HOUSING IN NOIDA	HILSTON BY URBTECH	BENEFITS
 Developer Background	Most developers have limited development track record	Delivered multiple residential & commercial projects in Noida	Professional and transparent customer dealing. Promise of timely delivery with quality.
 Connectivity	Connectivity Only few group housings are within walking distance of metro station	Bang opposite to metro station. Located between 75 M wide road connecting to Noida Expressway and 75 M wide FNG	Better connectivity with Delhi, Ghaziabad, Faridabad, Greater Noida and rest of Noida
 Payment Plan	Most plans are Down Payment, Construction linked or 40:30:30	Attractive and customised payment plan	Better ROI, Less initial exposure
 Sports Facilities	Limited to Badminton & Tennis Courts	Sports Academies, Cricket, Swimming and multiple other sports infrastructure	Availability of state-of-the-art sports infrastructure to promote active lifestyle
 Golf Course	Only in Select Projects	9-hole Golf Course is a part of Sports City	Premium project positioning
 Green Areas	Limited Green Spaces	Situated among 126 Acres of Sprawling Greens	Larger rejuvenating spaces
 Club	A single 10,000 - 25,000 sq. ft.	The entire integrated township is focused on sports facilities & amenities. This sector is much larger in comparison to a GH	Numerous sports options to choose from and wider community engagement opportunities

Identifying with the rising concern  
and desire of a healthy lifestyle, the Sports City  
has come up with a unique residential concept that  
equips you to live in your dream home, perfected with  
all the state of the art sports and health facilities for a  
PERFECTLY BALANCED LIFE.





# Hilston

BY URBTECH

Hilston is a residential complex that sets new benchmarks in town planning. Spread over 2 Million sq. ft., Hilston has 8 luxury towers and an iconic tower, offering a variety of living arrangements in the form of 2/3/4 BHK apartments.

Hilston Residences complements the essence of the Sports City with the spacious and luxurious apartments in a likeminded neighbourhood.





Artistic Redering Image





Artistic Redering Image



Artistic Redering Image



## BE A LITTLE MORE

Indulgent comfort, abundant space and maximum privacy awaits you within these meticulously designed retreats. These generous-sized living areas designed for precious intimate moments as well as an exuberant and entertaining lifestyle.

Curvy and spacious balconies  
Double height lobbies  
Swimming pool





## BELONG A LITTLE MORE

Every aspect of this carefully designed residential complex is built keeping in mind the evolving needs of an audience that is concerned about their health and at the same time has an eye for perfection. Located in the Sports City, Hilston Residences has access with state of the art facilities that include a 9 hole golf course, cricket stadium, swimming centre, tennis centre, multi purpose play field, gymnasium, basket ball court and a lot more.





## CONNECT A LITTLE MORE

Let all your passions and interests find a place to flourish. Let your kids develop hobbies that later will serve as a ground for a prosperous future. Let the wise ones of the family reconnect with nature with the yoga and meditation centre. Bring your loved ones closer in an environment that oozes exclusivity and luxury from every nook and corner.





# SPECIFICATIONS

## LIVING / DINING

Flooring - Vitrified Tiles | Wall - Oil Bound Distemper |  
Ceiling - Oil Bound Distemper | Door - Main Entrance Door - Veneer Finish |  
Windows - UPVC / Aluminium Glazing

## MASTER BEDROOM

Flooring - Vitrified Tiles | Wall - Oil Bound Distemper |  
Ceiling - Oil Bound Distemper | Door - Skin Doors |  
Windows - UPVC / Aluminium Glazing

## BEDROOMS

Flooring - Vitrified Tiles | Wall - Oil Bound Distemper |  
Ceiling - Oil Bound Distemper | Door - Skin Doors |  
Windows - UPVC / Aluminium Glazing

## STUDY

Flooring - Vitrified Tiles | Wall - Oil Bound Distemper |  
Ceiling - Oil Bound Distemper | Door - Skin Doors |  
Windows - UPVC / Aluminium Glazing

## KITCHEN

Flooring - Vitrified Tiles | Kitchen - Stone Counter with SS Sink |  
Wall - Oil Bound Distemper with 2' high Tile Dado above counter |  
Ceiling - Oil Bound Distemper | Windows - UPVC / Aluminium Glazing

## BATHROOMS

Flooring - Antiskid Ceramic Tiles | Wall - Designer Ceramic Tiles |  
Fittings & Fixtures - Branded Bathroom Fittings | Ceiling - Painted Moisture  
Resistant Board | Door - Skin Doors

## BALCONY

Flooring - Matt Finish Ceramic Tiles | Wall - External Weatherproof Paint |  
Ceiling - Oil Bound Distemper | Railing - MS/Concrete Railing | Door - UPVC /  
Aluminium Glazing

## SERVANT ROOM

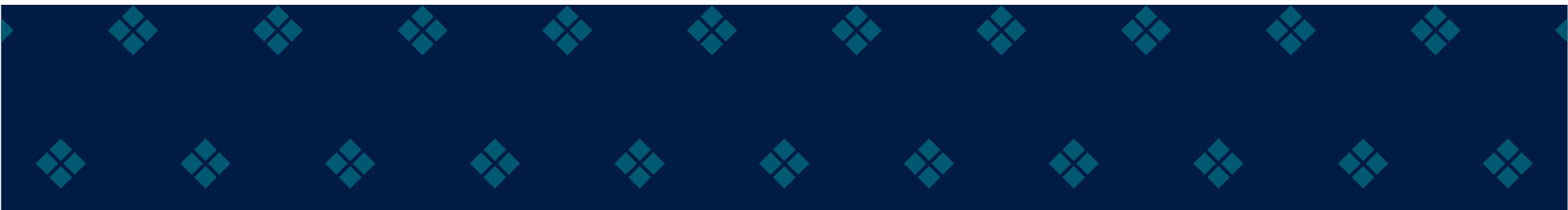
Flooring - Ceramic Tiles | Wall - Oil Bound Distemper | Ceiling - Oil Bound  
Distemper | Door - Skin Doors | Windows - UPVC / Aluminium Glazing

## GENERAL

HVAC - Low Side Provisioning with Drain Pipe & Sleeves for Split unit |  
DG - "24 x 7 Power Backup, 4 KVA - 2BHK & Above (Mandatory), 5 KVA - 3BHK &  
Above (Mandatory), 6 KVA - 4BHK & Above (Mandatory)" |  
External Painting - Weatherproof

## Texture Paint

Club - Double Height Entrance Foyer, Gym, Restaurant, Banquet hall, Pool / billiards,  
Café, Table Tennis, Card Room, Library. Swimming Pool, Squash Courtt





# MASTER PLAN



## LEGEND

- |                               |                           |
|-------------------------------|---------------------------|
| 1. Entry                      | 17. Terraced Lawn / OAT   |
| 2. Exit                       | 18. Pool Deck             |
| 3. Guard Room                 | 19. Trellis               |
| 4. Entrance Water Feature     | 20. Kid's Play Area       |
| 5. Iconic Tower - Drop off    | 21. Lawn                  |
| 6. Drive way                  | 22. Arrival Court         |
| 7. Tower Drop off             | 23. Services              |
| 8. Drop off Feature           | 24. Feature Mound         |
| 9. Parking                    | 25. Outdoor Exercise Area |
| 10. Basement Ramp             | 26. Pavilion              |
| 11. Club Drop off             | 27. Commercial Plaza      |
| 12. Swimming Pool             | 28. Shops                 |
| 13. Kid's Pool                | 29. Stage                 |
| 14. Club Terrace - Yoga Court | 30. Buffer Plantation     |
| 15. Restaurant Terrace        | 31. Club Entry Plaza      |
| 16. Terrace Party Court       | 32. Accent Tree           |

# FLOOR PLAN

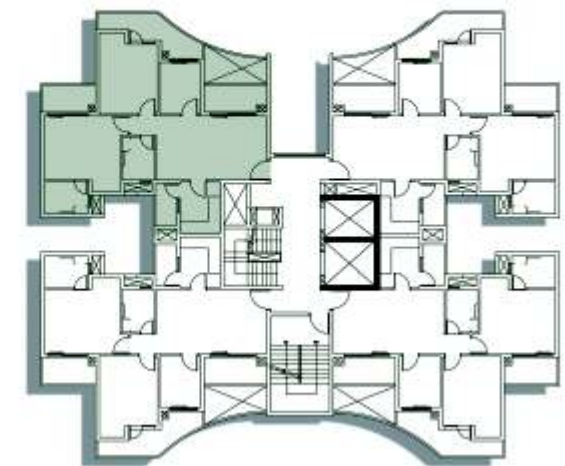
Tower A, B, C - Eight To Nineteenth Floor  
Tower D, E - Eight To Eighteen Floor



## UNIT LAYOUT PLAN

2 BHK + STUDY + 2 TOILETS  
SUPER AREA = 1310 SQFT.  
RERA CARPET = 734.26 SQFT. (68.24 SQMTR.)  
SUPER BUILTUP AREA = 1041.00 SQFT. (96.747 SQMTR.)

TOWER A,B,C - EIGHTH TO NINETEENTH FLOOR  
TOWER D,E - EIGHTH TO EIGHTEENTH FLOOR

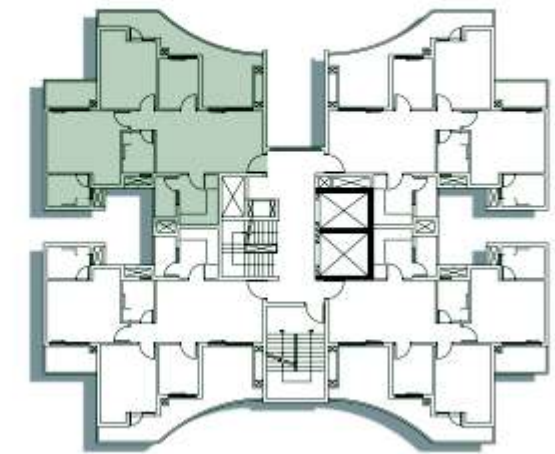


CLUSTER LAYOUT



# FLOOR PLAN

Tower A, B, C, D, E - Seventh Floor



## UNIT LAYOUT PLAN

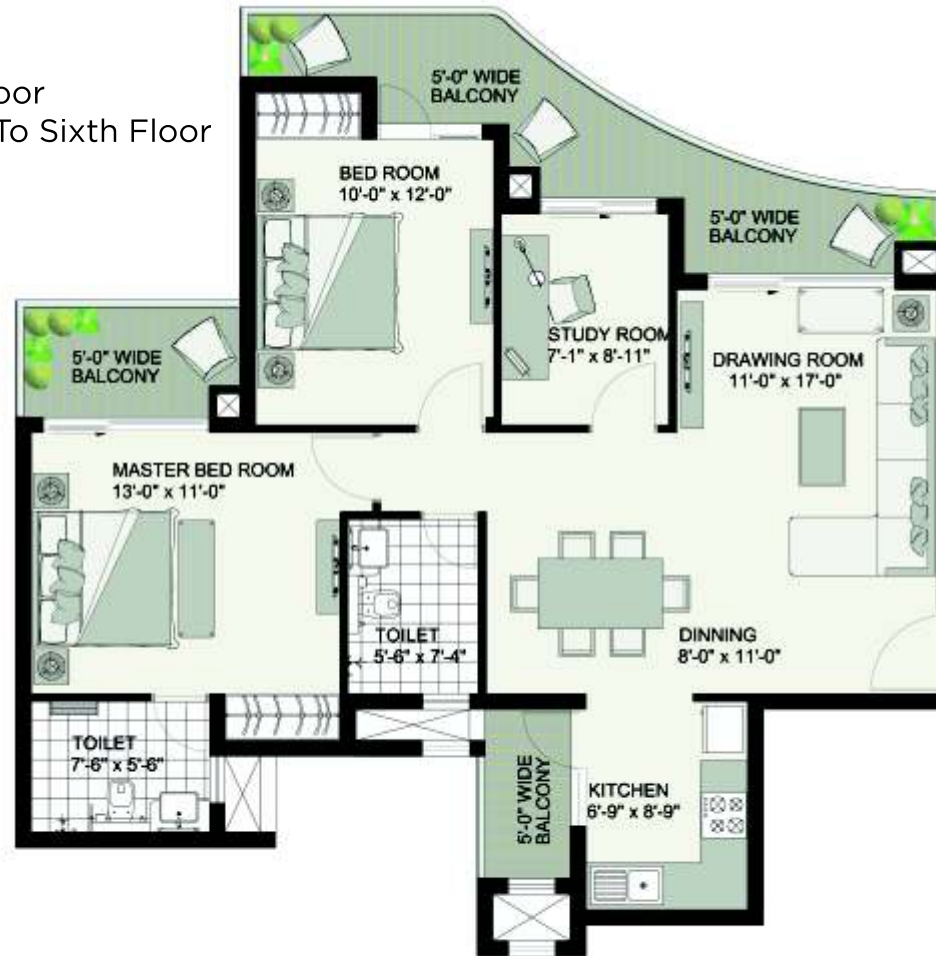
2 BHK + STUDY + 2 TOILETS  
SUPER AREA = 1320 SQFT.  
RERA CARPET = 734.26 SQFT. (68.24 SQMTR.)  
SUPER BUILTUP AREA = 1100.61 SQFT. (102.287 SQMTR.)

TOWER A,B,C,D,E - SEVENTH FLOOR

CLUSTER LAYOUT

# FLOOR PLAN

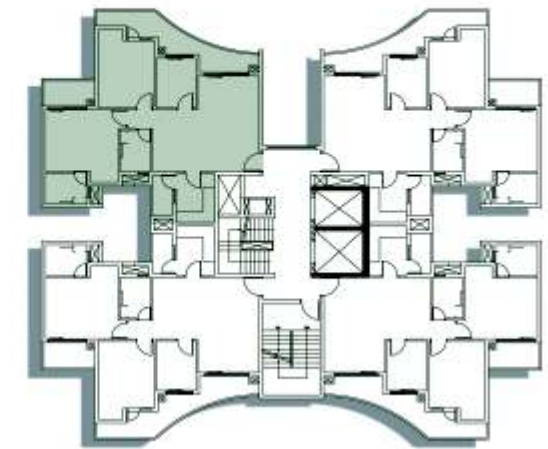
Tower A - First To Sixth Floor  
Tower B, C, D, E - Ground To Sixth Floor



## UNIT LAYOUT PLAN

2 BHK + STUDY + 2 TOILETS  
SUPER AREA = 1390 SQFT.  
RERA CARPET = 802.48 SQFT. (74.58 SQMTR.)  
SUPER BUILTUP AREA = 1100.69 SQFT. (102.295 SQMTR.)

TOWER A - FIRST TO SIXTH FLOOR  
TOWER B,C,D,E - GROUND TO SIXTH FLOOR



CLUSTER LAYOUT



# FLOOR PLAN

Tower F, G, H- Seventh to Eighteen Floor



## UNIT LAYOUT PLAN

3 BHK + 3 TOILETS  
SUPER AREA = 1650 SQFT.  
RERA CARPET = 983.79 SQFT. (91.43 SQMTR.)  
SUPER BUILTUP AREA = 1283.88 SQFT. (119.32 SQMTR.)

TOWER F,G,H - SEVENTH TO EIGHTEENTH FLOOR



CLUSTER LAYOUT

# FLOOR PLAN

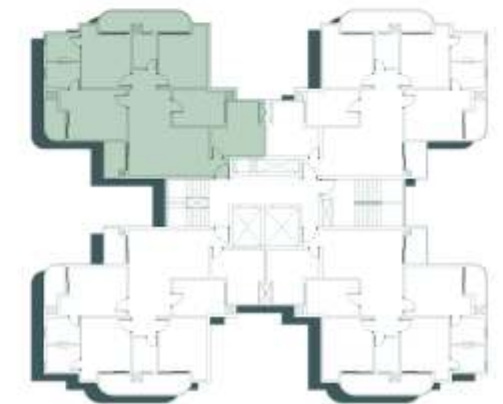
Tower F, G, H- Sixth Floor



## UNIT LAYOUT PLAN

3 BHK + 3 TOILETS  
SUPER AREA = 1720 SQFT.  
RERA CARPET = 1001.43 SQFT. (93.07 SQMTR.)  
SUPER BUILTUP AREA = 1401.81 SQFT. (130.28 SQMTR.)

TOWER F,G,H - SIXTH FLOOR



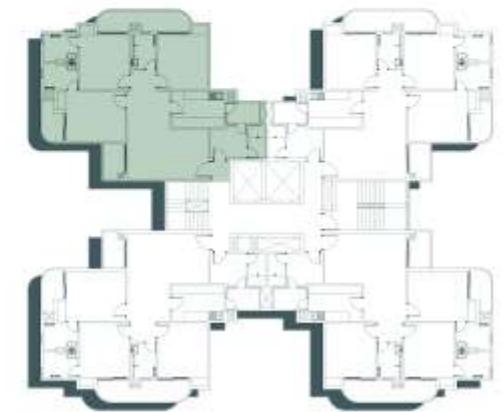
CLUSTER LAYOUT



# FLOOR PLAN



Tower F, G, - Ground To Fifth Floor  
 Tower H- First to Fifth Floor



CLUSTER LAYOUT

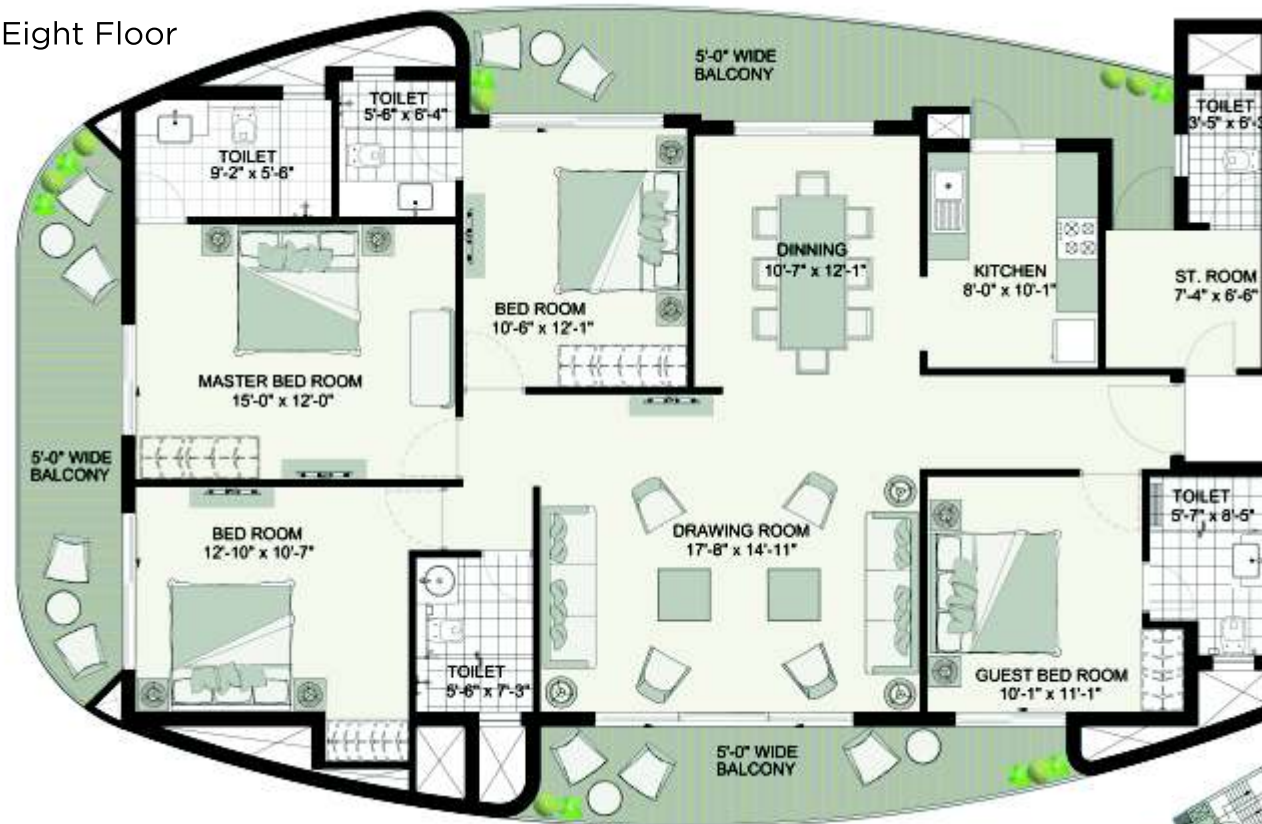
## UNIT LAYOUT PLAN

3 BHK + 3 TOILETS + SERVANT ROOM + SERVANT TOILET  
 SUPER AREA = 1770 SQFT.  
 RERA CARPET = 1069.76 SQFT. (99.42 SQMTR.)  
 SUPER BUILTUP AREA = 1380.83 SQFT. (128.33 SQMTR.)

TOWER F,G - GROUND TO FIFTH FLOOR  
 TOWER H - FIRST TO FIFTH FLOOR

# FLOOR PLAN

Tower 1 - Ground to Twenty Eight Floor



## UNIT LAYOUT PLAN

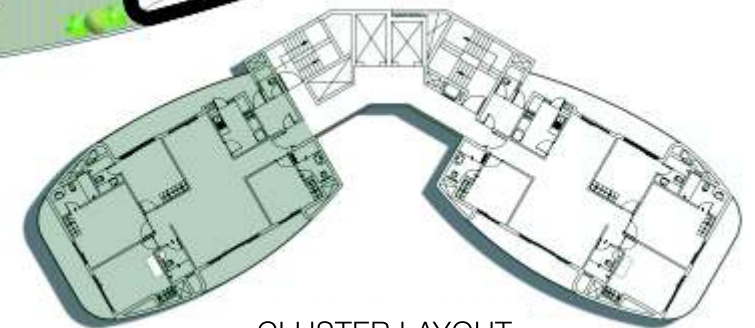
4 BHK + 4 TOILETS + SERVANT ROOM

SUPER AREA = 2520 SQFT.

RERA CARPET = 1431.03 SQFT. (132.946 SQMTR.)

SUPER BUILTUP AREA = 1975.79 SQFT. (183.556 SQMTR.)

TOWER I - GROUND TO TWENTY EIGHTH FLOOR



CLUSTER LAYOUT



# Hilston

BY URBTECH

Urbtech is marching ahead to raise the bar on quality and commitments through professionalism in the Residential, Commercial, Hospitality and Education sector. The team has already delivered multiple Residential and Commercial Projects.



Urbtech  
**NPX**  
NEHRU PLACE EXTENSION  
Sec-153, Noida



Matrix  
Tower  
SEC.- 132, NOIDA



Xaviers  
LUXURY TO LIVE IN  
Sec-168, Noida



Urbtech  
**Intellect Park**  
SEC - 125, NOIDA  
*The Ambience that motivates*

Urbtech  
**UTC**  
Urbtech Trade Centre  
Sec-132, Noida Expressway



# Hilston

BY URBTECH

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1 Hectare = 2.471 Acres; 1 Acre = 4840 square yards or 4046.873 square meters; 1 square yard = 0.8361 square meters; 1 square meter = 10.76 square feet."

Lease deed executed and registered on 20/10/12. vide book no. 1/3550. page no. 285 to 338 on Serial no. 5076  
Sanctioned Plan approved vide reference number: Noida/CPA/2013/IV-1409/692 Dated 04/09/2013





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