THE Sephyra

LIVE BEYOND ORDINARY



Imperia
Presents

Spacious Residences
For Grand Living

Discover a new standard of living at
The Sephyra residences, Greater Noida

THE Sephyra

A *Legacy* of Luxury

Right by the BUDDH INTERNATIONAL CIRCUIT TRACK

Crown of sector-25 connected by 3 MAJOR EXPRESSWAYS

The Sephyra presents spacious

2BHK, 4BHK & 5BHK duplex penthouse

Luxurious residences where light, air, and elegance shape every corner.




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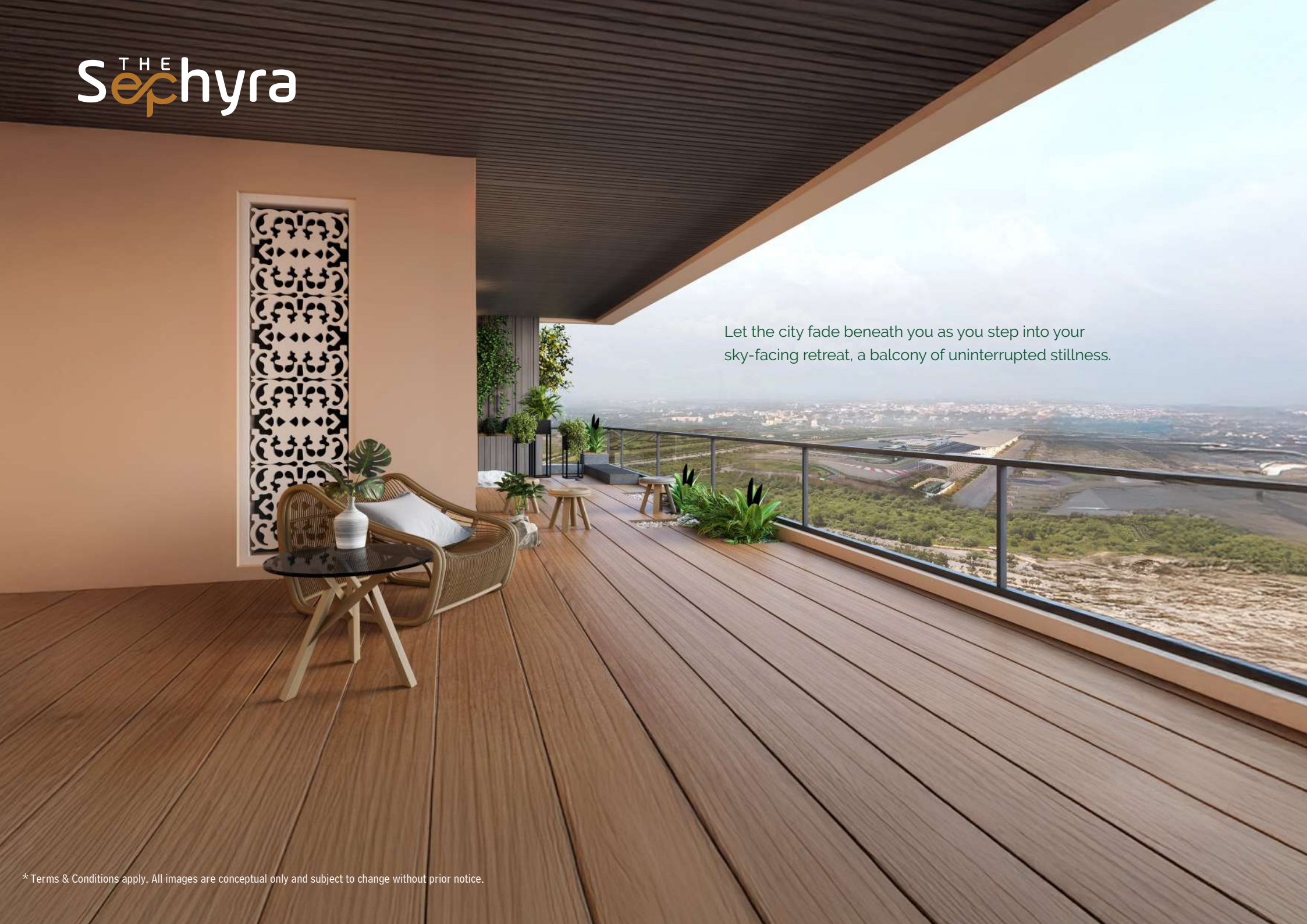
Your Grand Deck

Your Personal Horizon.

Step into your private sanctuary in the sky, an expansive grand deck that redefines outdoor living. With rich wooden flooring, ambient lighting, and acoustic privacy, each balcony extends your living space into a calm, light-filled retreat. Framed by double-height glass balustrades, it blends indoor comfort with outdoor elegance.

Facing the iconic Buddh International Circuit, the grand deck offers a one-of-a-kind view — lush green landscapes by day and the quiet sunset feel at dusk. Every moment spent here becomes a pause worth savoring, elevated by design and embraced by serenity.

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Let the city fade beneath you as you step into your sky-facing retreat, a balcony of uninterrupted stillness.

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Live Beyond
Ordinary.

Step into thoughtfully designed 2 & 4 BHK residences that celebrate space, serenity, and smart living. Full-height glass windows flood each room with natural light, while soft-toned interiors create a calm, airy aesthetic.

- Grand living rooms with floor-to-ceiling windows
- Imported marble flooring in drawing & dining areas
- Elegant foyers and lobbies
- Luxurious clubhouse, multi-sports arena, and landscaped open greens
- Dedicated car parking, EV charging stations & Wi-Fi zones
- 24x7 surveillance, video door with biometric access & professional security
- Biophilic design with topiary gardens, open kids' play area, and scenic green zones



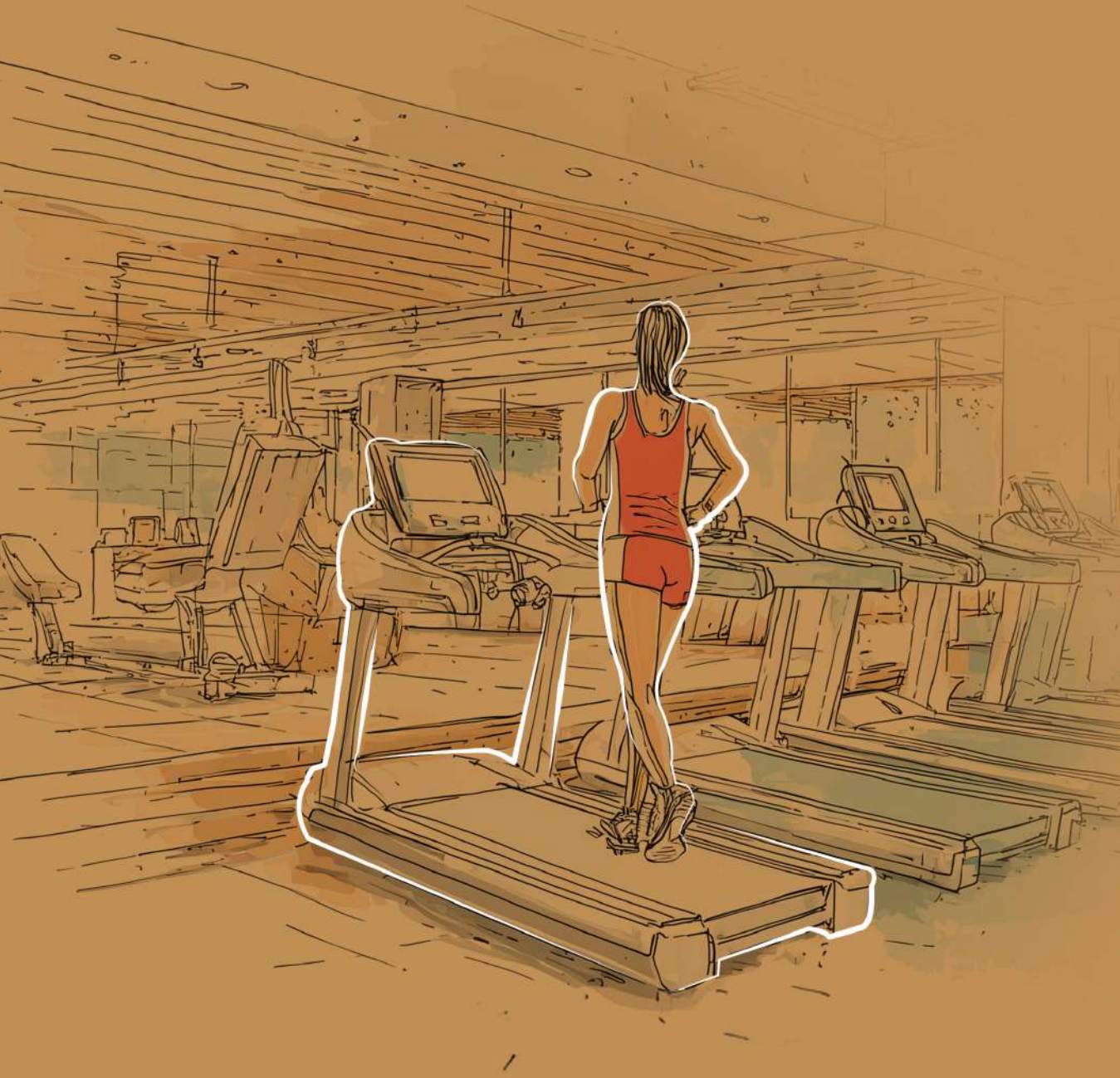


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- Spacious balconies & grand deck with stunning views of the Buddh International
- Smart automation for effortless comfort.
- Kitchen with soothing hues and full-glass doors.
- Secure, sustainable, and elegantly detailed living.



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Life, *Reimagined.*

Fitness, Play & Recharge

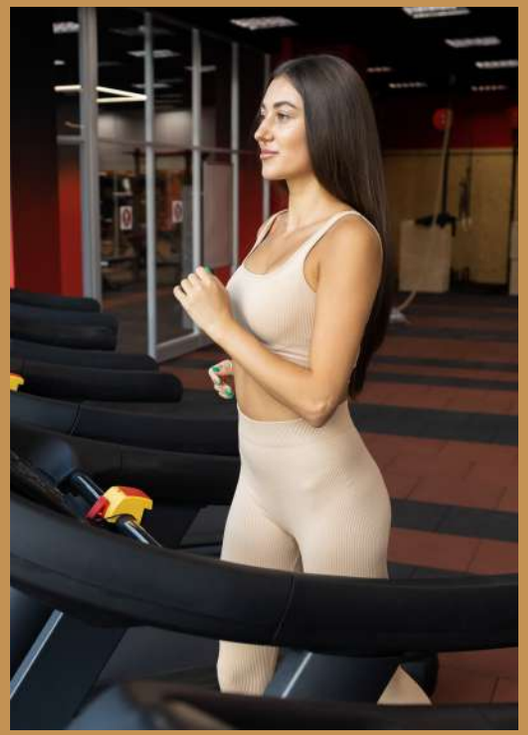
- Indoor games - squash, billiards, pickleball
- Outdoor games – badminton, tennis & squash courts, cricket nets
- Jogging & cycling tracks
- Yoga & meditation lawn
- Shaded walkways and a pavilion
- Kids' play zones

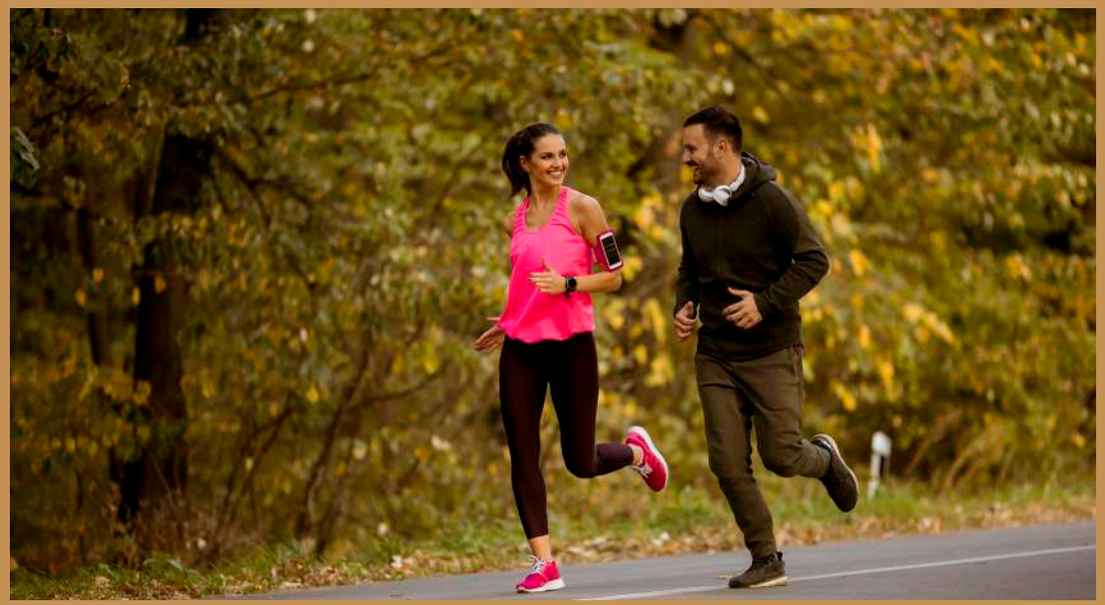
Resort Lifestyle

- Indoor & outdoor pools.
- Wellness gym, spa with zen courtyards
- Salon, Banquet hall with guest suites.
- Fine dining, cafés & co-working lounges.
- Library & music studios.

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Fuel Your *Passion* for Play.

- From the Buddh International Circuit to a world-class cricket stadium, all just moments away.
- Golf course and hockey stadium add a sporting edge to luxury living.











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The Boulevard of life

- A 15 km green promenade with walkways, cycling and jogging tracks, water bodies & shaded seating zones.
- Lifestyle meets leisure with pocket parks, open-air cafés, fitness stations, and recreational plazas.
- Seamless and safe movement with dedicated lanes for pedestrians, cyclists, and vehicles.



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THE Sephyra

Nestled in quiet *Landscapes,*

yet just moments from the city's rhythm.

- Just minutes away from the upcoming Noida International Airport
- 5 mins to the proposed metro at Galgotias University.
- Connected by 3 major expressways.



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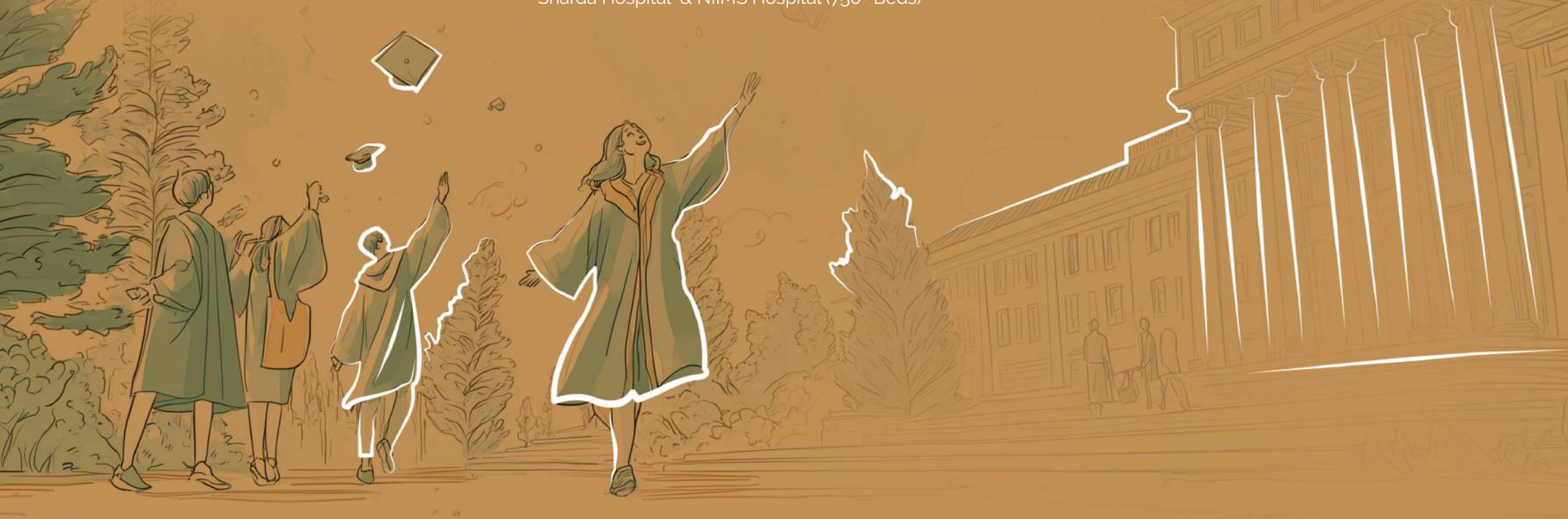




THE Sephyra

In the Heart of everything.

- Witness the thrill of Buddh International Circuit right from your balcony.
- Access world-class leisure at a 222-acre PGA Golf Course.
- India Expo Centre is a premier venue for global expos and business events.
- Seamless access to upscale stays and premier shopping destinations.
- Experience cinema, creativity, and community at Noida Film City.
- Reputed schools and universities nearby like DPS, Shiv Nadar and Galgotias University.
- Close to top hospitals like Yatharth, Kailash, Sharda Hospital & NIIMS Hospital (750+ Beds)



THE Sephyra











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Club *Facilities*



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Swimming Pool


Indoor Games


Gym


Art Studio


Spa+Salon


Spanish Court


Multipurpose Hall


Pre Function Area


Pottery Studio


Creche

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Project *Facilities*



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Grand entry/exit gate complex,
Grand tiered fountain at the entrance, Water feature with sculpture


Kids Play Area


Outdoor Jacuzzi, Party Lawn, Outdoor Lounge, Gazebo


Half Basketball court


Banquet Entrance Pergola


Floating Deck with Alfresco Dining

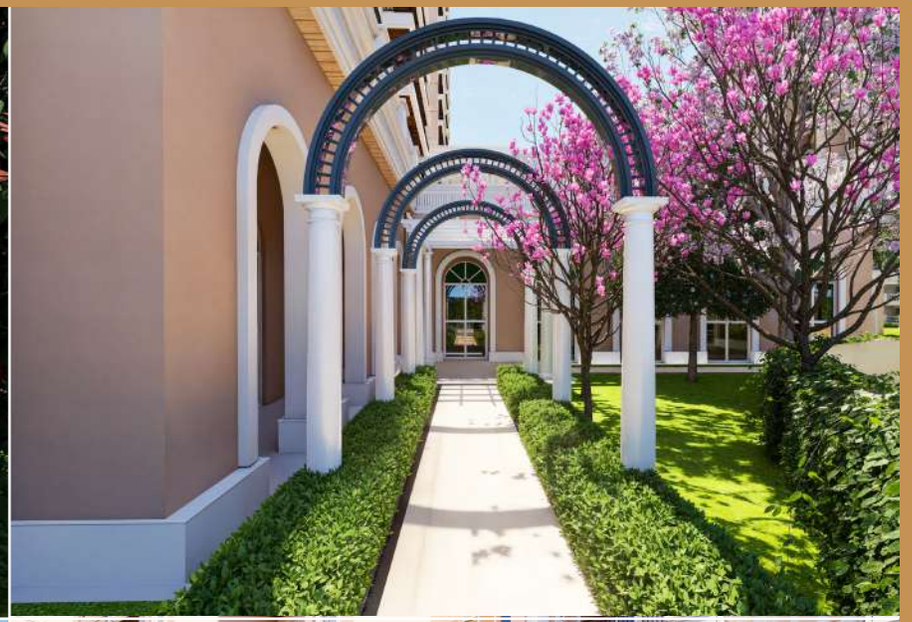

Pickel Ball Court, Barbeque Deck and Pool Deck with Loungers


Car Parking with Grass Pavers


Open Shower in Pebble Bed


1.8M Wide Pathway / Jogging Track

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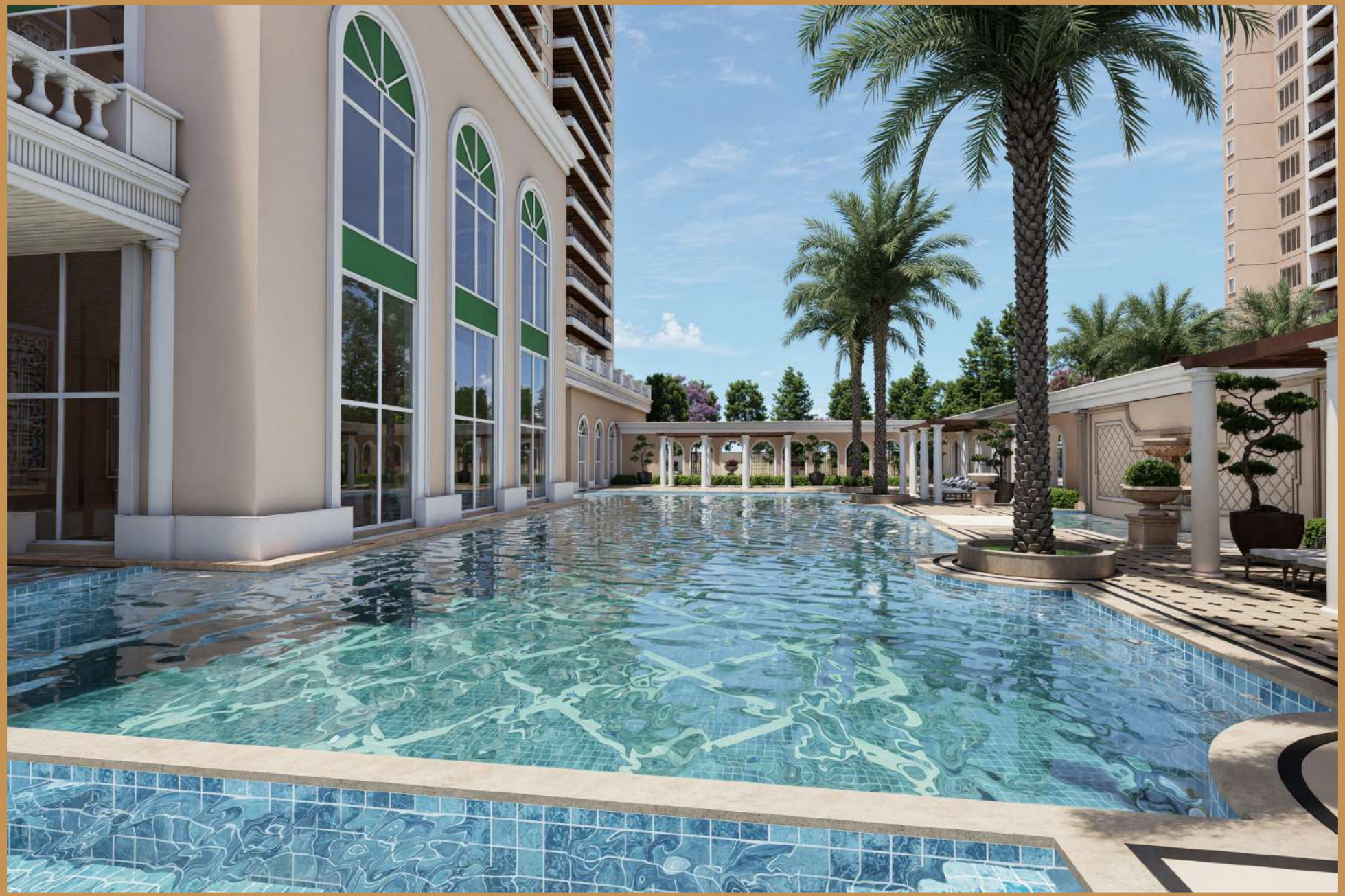
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NIIMS
MEDICAL
COLLEGE (750 BEDS)
Helipad
The Sephyra
Galgotias
University
Boulevard
Prideville
Buddh
International
Circuit
Live Where the
FUTURE
OF SPORTS
Meets the Future of Living
Eastern Peripheral Expressway
Cricket
Stadium
Golf course
Yamuna Expressway
Balaji Temple
Hockey
Stadium

THE Sephyra

At The Sephyra, every day offers balance between movement and stillness, global ambition and local comfort. You live beside a visionary sports and wellness ecosystem.

Budhha International Circuit

Enjoy race days just a stroll from home, where you can bond over high-octane excitement.

Golf Course

Cultivate new hobbies together on rolling fairways framed by lush greenery.

Elite sports academies for cricket, hockey, athletics

From cricket nets to hockey turfs and athletics tracks give your kids the camaraderie of team sport without

Jogging tracks, and Open Air fitness zones

Family runs along landscaped pathways and sunrise yoga in the fresh air.

Eco conscious planning with Zero Carbon urban design

Development engineered for sustainability. Solar corridors and eco-responsibility while enjoying

Professional training centers for children and young athletes

Dedicated facilities with certified coaches help nurture your child's potential within a supportive and



THE Sephyra

2BHK - Typical Unit Type 1

Saleable Area : 1200 Sq. Ft.
Carpet Area : 714 Sq. Ft.
Balcony Area : 107 Sq. Ft.
Unit BUA : 896 Sq. Ft.

1sq.mtr. = 10.764 sq.ft.





THE Sechyra

2BHK - Typical Unit Type 1

Saleable Area : 1200 Sq. Ft.
Carpet Area : 714 Sq. Ft.
Balcony Area : 107 Sq. Ft.
Unit BUA : 896 Sq. Ft.

1sq.mtr. = 10.764 sq.ft.



THE Sephyra

2BHK - Typical Unit Type 2

Saleable Area : 1200 Sq. Ft.
Carpet Area : 720 Sq. Ft.
Balcony Area : 116 Sq. Ft.
Unit BUA : 906 Sq. Ft.

1sq.mtr. = 10.764 sq.ft.





THE Sephyra

2BHK - Typical Unit Type 2

Saleable Area : 1200 Sq. Ft.
Carpet Area : 720 Sq. Ft.
Balcony Area : 116 Sq. Ft.
Unit BUA : 906 Sq. Ft.

1sq.mtr. = 10.764 sq.ft.





THE Sephyra

4BHK + SQ - Typical Unit



Saleable Area : 2680 Sq. Ft.
Carpet Area : 1472 Sq. Ft.
Balcony Area : 372 Sq. Ft.
Unit BUA : 1948 Sq. Ft.

1sq.mtr. = 10.764 sq.ft.

THE Sephyra

4BHK + SQ - Typical Unit



Saleable Area : 2680 Sq. Ft.
Carpet Area : 1472 Sq. Ft.
Balcony Area : 372 Sq. Ft.
Unit BUA : 1948 Sq. Ft.

1sq.mtr. = 10.764 sq.ft.



THE Sephyra

5BHK Duplex Penthouse - Lower Level - Typical Unit



Saleable Area : 5360 Sq. Ft.
Unit BUA : 3896 Sq. Ft.

1sq.mtr. = 10.764 sq.ft.

THE Sephyra

5BHK Duplex Penthouse - Lower Level - Typical Unit



Saleable Area : 5360 Sq. Ft.
Unit BUA : 3896 Sq. Ft.

1sq.mtr. = 10.764 sq.ft.

THE Sephyra

5BHK Duplex Penthouse - Upper Level - Typical Unit



Saleable Area : 5360 Sq. Ft.
Unit BUA : 3896 Sq. Ft.

1sq.mtr. = 10.764 sq.ft.

THE Sephyra

5BHK Duplex Penthouse - Upper Level - Typical Unit





Saleable Area : 5360 Sq. Ft.
Unit BUA : 3896 Sq. Ft.

1sq.mtr. = 10.764 sq.ft.

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2 BHK - Typical Floor

004

2 BHK- TYPE 02

Saleable Area : 1200 Sq. Ft.

001

2 BHK- TYPE 01

Saleable Area : 1200 Sq. Ft.



2 BHK- TYPE 02

Saleable Area : 1200 Sq. Ft.

003

2 BHK- TYPE 01

Saleable Area : 1200 Sq. Ft.

002



THE Sephyra

2 BHK - Typical Floor

003

2 BHK- TYPE 02

Saleable Area : 1200 Sq. Ft.

002

2 BHK- TYPE 01

Saleable Area : 1200 Sq. Ft.



2 BHK- TYPE 02

Saleable Area : 1200 Sq. Ft.

004

2 BHK- TYPE 01

Saleable Area : 1200 Sq. Ft.

001



THE Sephyra

4BHK+SQ - Typical Floor



4 BHK + SQ
Saleable Area : 2680 Sq. Ft.

4 BHK + SQ
Saleable Area : 2680 Sq. Ft.

4 BHK + SQ
Saleable Area : 2680 Sq. Ft.

4 BHK + SQ
Saleable Area : 2680 Sq. Ft.

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5BHK Duplex Penthouse - Lower Level - Typical Floor

002

003



5BHK - Penthouse
Saleable Area : 2680 Sq. Ft.

5BHK - Penthouse
Saleable Area : 2680 Sq. Ft.

5BHK - Penthouse
Saleable Area : 2680 Sq. Ft.

5BHK - Penthouse
Saleable Area : 2680 Sq. Ft.

001

004

THE Sechyra

5BHK Duplex Penthouse - Upper Level - Typical Floor

002

003

5BHK - Penthouse
Saleable Area : 2680 Sq. Ft.

5BHK - Penthouse
Saleable Area : 2680 Sq. Ft.



5BHK - Penthouse
Saleable Area : 2680 Sq. Ft.

5BHK - Penthouse
Saleable Area : 2680 Sq. Ft.

001

004

Site Plan

THE Sephyra

Number Of Tower- 6, Number Of Units 552, Area 4.7 Acres(19020.2 Sqmtr)



1. Grand entry/exit gate
2. Housing signage wall
3. Grand tiered fountain at the entrance
4. Spanish court with trellis covered walkway
5. Floating deck with alfresco dining
6. Water feature with sculpture
7. Grand swimming pool
8. Outdoor jacuzzi
9. Arcaded water feature
10. Pool Deck with loungers under trellis
11. Kids Pool
12. Barbeque deck under trellis
13. Open shower in pebble bed
14. Arcaded garden wall
15. Car parking with grass pavers
16. Spanish parterre garden
17. Pets Park
18. Arcaded tower signage wall
19. Drop-off accent flooring with sculptures flanking the entrance
20. Signature entry portal
21. Outdoor Lounge
22. Banquet entrance pergola
23. Party lawn
24. Treliss ramp covering with bougainvillea trained cover it
25. 1.8M Wide pathway / Jogging track
26. Half Basketball court
27. Arched metal fenced wall with bougainvillea trained over it
28. Gazebo
29. 1.8 Wide reflexology pathway
30. Central lawn
31. Kids play area
32. Pickle ball court
33. Decorative urn with hedges
34. Tree-lined promenade
35. Sculpture court
36. Driver's lounge
37. Golf cart parking under trellis

*1 Acre = 4046.86 Sqmtr.

Site Plan - Stilt Level

THE Sephyra

Number Of Tower- 6, Number Of Units 552, Area 4.7 Acres(19020.2 Sqmtr)



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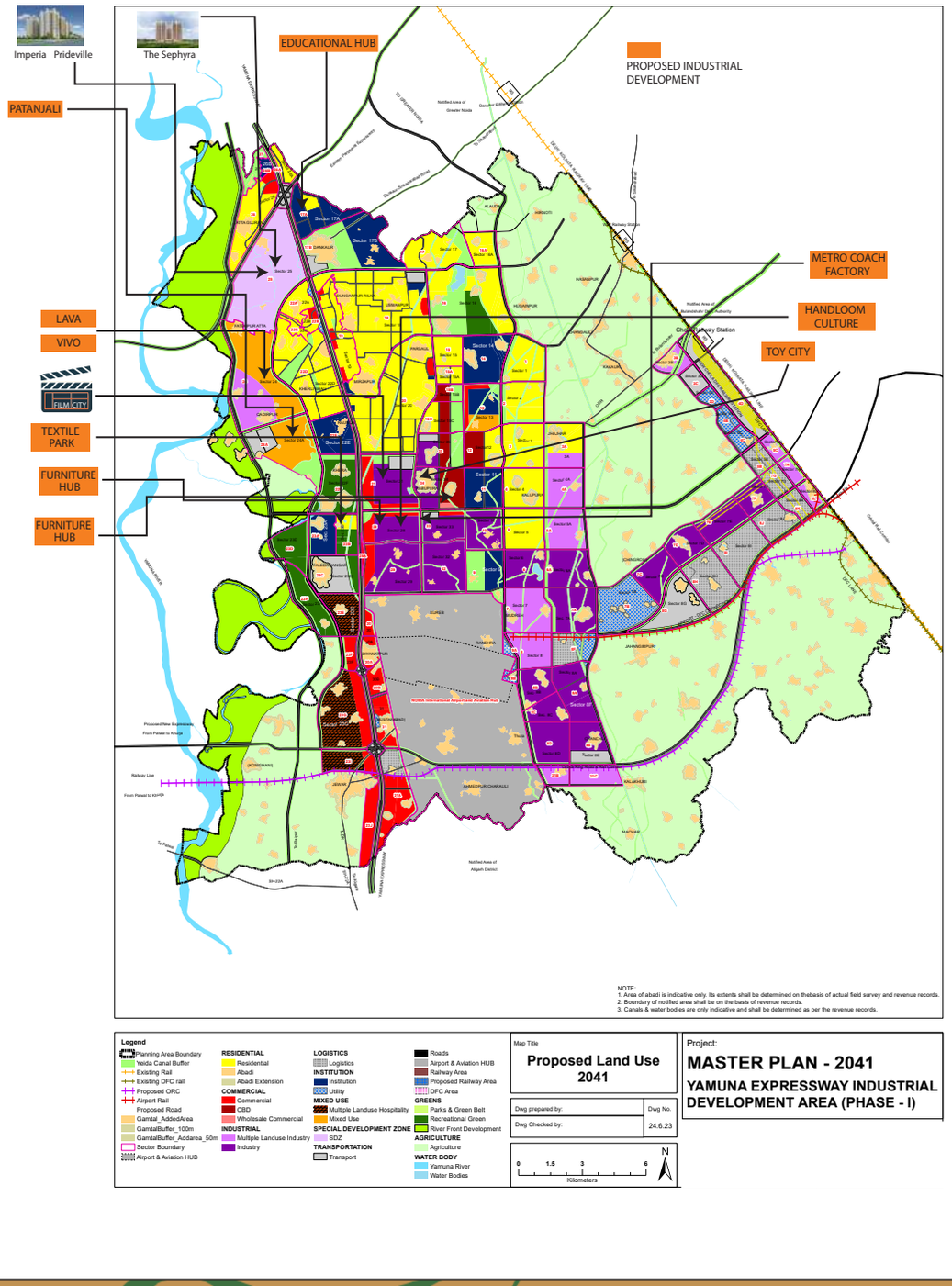
*1 Acre = 4046.86 Sqmtr.

THE Sechyra

Club

1. Swimming Pool
2. Kids Pool
3. Multipurpose Hall
4. Pre-Function Area
5. Indoor Games
6. Spanish Court
7. Lounge
8. Alfresco
9. GYM
10. SPA+SALON
11. Barbeque Pit
12. Reading Lounge
13. Pottery Studio
14. Creche
15. Art Studio
16. Dance Room
17. Music Room
18. Recording Room
19. Kitchen
20. Entrance Lobby
21. Washroom
22. Fire Control Room







JAYPEE SPORTS CITY AREA	
TOTAL AREA	5000 ACRES
RESIDENTIAL	775 ACRES
COMMERCIAL	300 ACRES
INSTITUTIONAL/EDUCATIONAL FACILITIES	180 ACRES
HEALTHCARE AND COMMUNITY UTILITIES	70 ACRES
GREEN BOULEVARD	14 KMS (480 ACRES)
LANDSCAPED GREENS AND LAKES	245 ACRES

Specifications



Area	Location	Specifications
INSIDE THE APARTMENT		
Living/Dining/Lobby	Flooring	Imported Marble
	Walls	Acrylic Emulsion
	Ceiling	Acrylic Emulsion
Master Bedroom	Flooring	Wooden Flooring
	Wall	Acrylic Emulsion
	Ceiling	Acrylic Emulsion
Other Bedroom	Flooring	Wooden Flooring
	Wall	Acrylic Emulsion
	Ceiling	Acrylic Emulsion
Kitchen	Wall	Tile up-to 2-0" above counter & Acrylic Emulsion paint in balance area
	Flooring	Anti-Skid Tiles
	Ceiling	Acrylic Emulsion
	Counter	Granite
	Fittings & Fixtures	CP Fittings, Single drainboard SS Sink, Dishwasher provision
	Kitchen Application	NA
Balcony	Flooring	Anti-Skid Ceremic Tiles
	Ceiling	Exterior Grade Paint
	Wall	Exterior Grade Paint
	Railing	MS railing as per Design

Specifications



Area	Location	Specifications
INSIDE THE APARTMENT		
Toilets	Wall	Combination of Tiles, Stone, Acrylic Emulsion Paint & Mirror
	Flooring	Anti-Skid Tiles
	Ceiling	Acrylic Emulsion Paint
	Counter	Imported Marble/Granite
	Sanitary ware/ CP fittings	C P fittings, Wash Basin, Wall-hung WCs of Toto/Kohler/Grohe or equivalent
Plumbing		CPVC piping for water supply & UPVC piping for RWP,Soil waste & Vent
Doors	Internal Doors	Veneered (both sides) Flush door
	Entrance Doors	Solid Wood Veneered (both sides) door
External Glazing	Windows/External Glazing	UPVC /Aluminium frames with double glass unit shutters in habitable rooms. UPVC /Aluminium frames with frosted glass shutters in toilet and utility.
Electrical Fixtures / Fittings		Modular touch switches with copper wiring, standard ceiling fans in all rooms (except toilets) Exhaust Fan in Toilet & Kitchen & ceiling light fixtures in Balconies.
Electric Power & Power Backup (EP & PB)	For (2BHK / Utility)	**POWER BACKUP** 3KVA
	For (4BHK + SQ / Utility)	7KVA
	For (Penthouse)	10KVA

Specifications



Area	Location	Specifications
COMMON AREA IN THE BUILDING		
Passenger Lift Lobby	Flooring	Tile/ Granite
	Wall	Combination of marble / Acrylic Emulsion Paint/Wallpaper
	Ceiling	Acrylic Emulsion, False ceiling only at Ground Floor
Service Lift Lobby	Flooring	Tile/ Stone
	Wall	Acrylic
	Ceiling	Acrylic Emulsion/OBD
Staircase	Flooring	Stone
	Wall	Acrylic Emulsion/OBD
	Railing	MS Railing as per Design
Basement	Flooring	VDF
	Wall	Whitewash
	Ceiling	Whitewash
	Door	Painted Flush Door as per fire specifications
Stilt	Flooring	Granite / Tiles/ Pavers
	Wall	External Waterproof Paint
	Ceiling	Acrylic Emulsion/OBD
Security System		Security gated community with access control at entrances. CCTV surveillance
Conversion Scale		One Feet = 304.8 mm
General	HVAC	Provision for Air-Conditioned Apartment excluding Toilets.
		Air-Conditioned in Entrance Lobby
	Electrical Fixtures	Switch Sockets only. Fittings in common areas & balconies only. Legrand/Schneider or equivalent

A Legacy of Delivering Landmark Projects

Imperia Structures Ltd. has been operating for decades to transform blueprints into benchmarks. We are a business of consistent innovation, meticulous planning, and attention to quality. In Delhi-NCR, we have executed 23+ landmark commercial and residential projects. With new definitions of urban living environments and business infrastructure, this is a glimpse into some of the projects we have built with pride.



Prideville, Sports City, Yamuna Expressway



Imperia Bandhan, KP-V, Greater Noida West



H2O Residency, KP-V, Greater Noida West



Esfera, 37C Gurugram



Imperia Cyber, KP-V, Greater Noida West



Imperia MindSpace, Sec 62, Gurugram

Imperia

Securing Smiles

For over four decades, Imperia Structures has been more than a name — it's been a force transforming the skyline of Delhi-NCR with distinction, trust, and a forward-thinking spirit. With a portfolio of 23+ delivered projects and over 2 million sq. ft. of high-value commercial real estate, we have consistently built more than spaces — we've built confidence.

Each Imperia project is a reflection of our core belief: real estate is not just about construction, it's about creating experiences that endure. From upscale residences to thriving business destinations, our developments are designed to inspire, uplift, and deliver lasting value for generations.

Driven by innovation and powered by purpose, Imperia blends cutting-edge design, meticulous planning, and an uncompromising focus on quality. Our reputation as one of the most respected and trusted names in real estate stems from a relentless pursuit of excellence and a passion for crafting environments where people live, grow, and thrive.

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A PROJECT BY

imperia

Securing Smiles

THE Sephyra

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Email: thesephyra@imperiastructures.com

Site Office: The Sephyra, Plot No. GH A-4, Sector 25, SDZ JP Sports City, Yamuna Expressway, Greater Noida (U.P.)

Sales Office: Plot No. A - 59, Riana Perito Tower, First Floor, Sector - 136, Noida - 201304 (U.P)

RERA: UPRERAPRJ761382/10/2025

www.up-rera.in

Disclaimer: This Brochure is purely conceptual and is not a legal offering. All visuals, images, and specifications are for representational purposes only and subject to change as per the architect's discretion and statutory approvals. The developer reserves the right to amend plans without prior notice. The project is registered with the Uttar Pradesh Real Estate Regulatory Authority under Registration No. UPRERAPRJ761382/10/2025. For complete details, please visit www.up-rera.in or contact our sales office.

*Terms & Conditions apply. 1sq.mtr. = 10.764 sq.ft. | Valid from 30th Dec 2025.