





# unitech

Is it the feeling? Is it the beauty? Is it the fragrance?

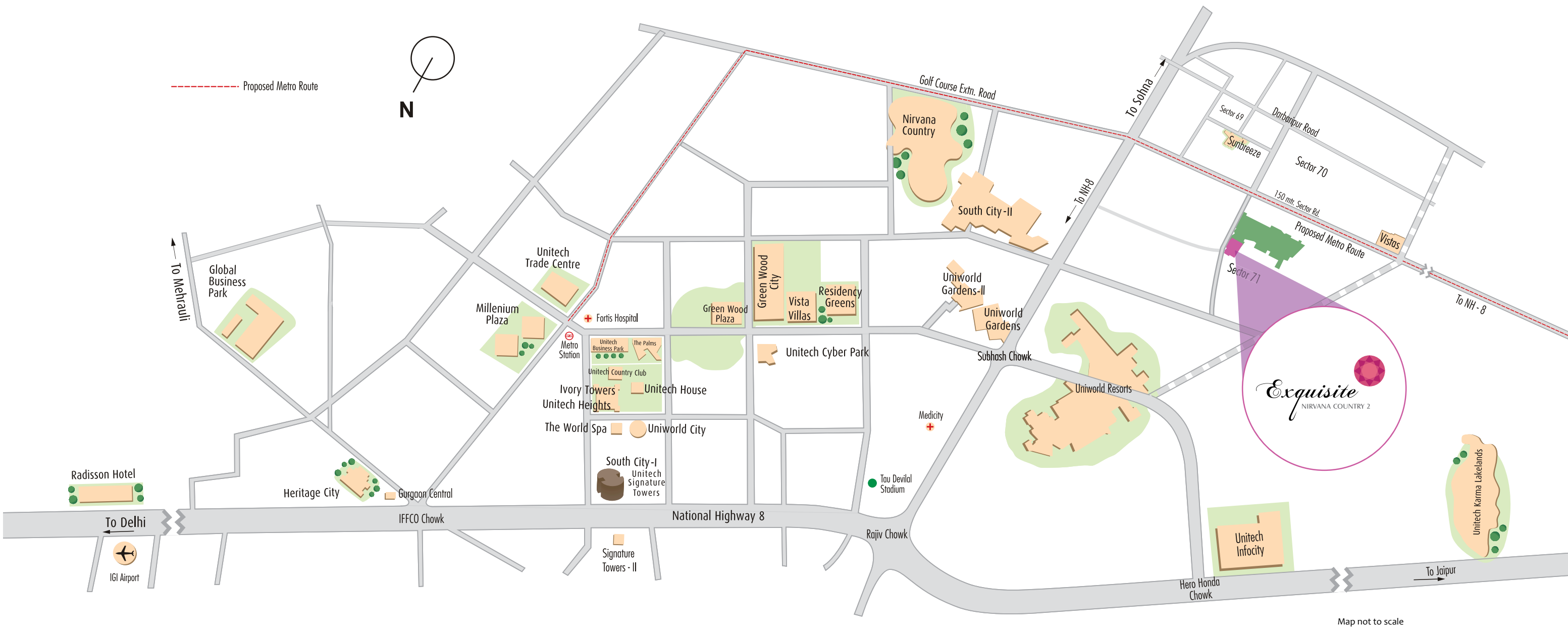
Is it possible to capture the essence of the exquisite through mere words?

A jewel set amongst the myriad shades of Nirvana Country 2, Gurgaon, **Exquisite** will reach the magical crescendo of acclaimed landscape designers synchronizing their efforts with those of world renowned architects. It is designed to give an unprecedented high to its select 312 resident families, and leave others spellbound. After all there is so much to admire – 3 bedroom apartments and duplex penthouses of luxurious specifications, large open terraces, extensive landscaping and absolutely the best in lifestyle amenities. View the various facets of this exquisite gem and get enchanted!



# Get enchanted





- Well connected to N.H. 8 and the Golf Course Extension Road • Close proximity to the residential, retail and commercial development on Sohna Road & Nirvana Country • World class schools – Shikshantar, The Shri Ram School, DPS, Heritage, Pathways and GD Goenka within 20 mintues driving distance
- Leading hospitals – Medicity, Artemis, Max, Fortis, Apollo, Sir Gangaram and Batra Hospital within 20 minutes driving distance

## Location





## Legend

- 1 | Entry/ exit
- 2 | Club
- 3 | Swimming pool
- 4 | Kid's splash pool
- 5 | Theme garden with water bodies & sculpture
- 6 | Kid's play area
- 7 | Putting green
- 8 | Outdoor sports facilities
- 9 | Social housing
- 10 | Nursery school
- 11 | Landscaped central green with basement parking
- 12 | Surface parking
- 13 | Services area
- 14 | Yoga garden
- 15 | Party lawn

*Amethyst*

Masterplan



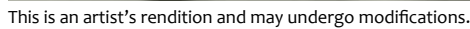


This is an artist's rendition and may undergo modifications.



Morning view

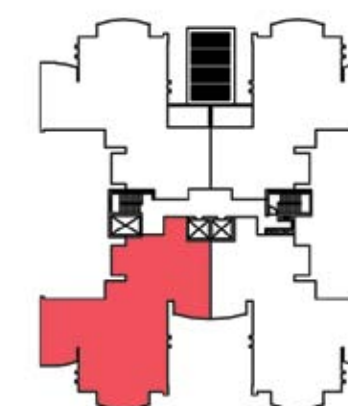
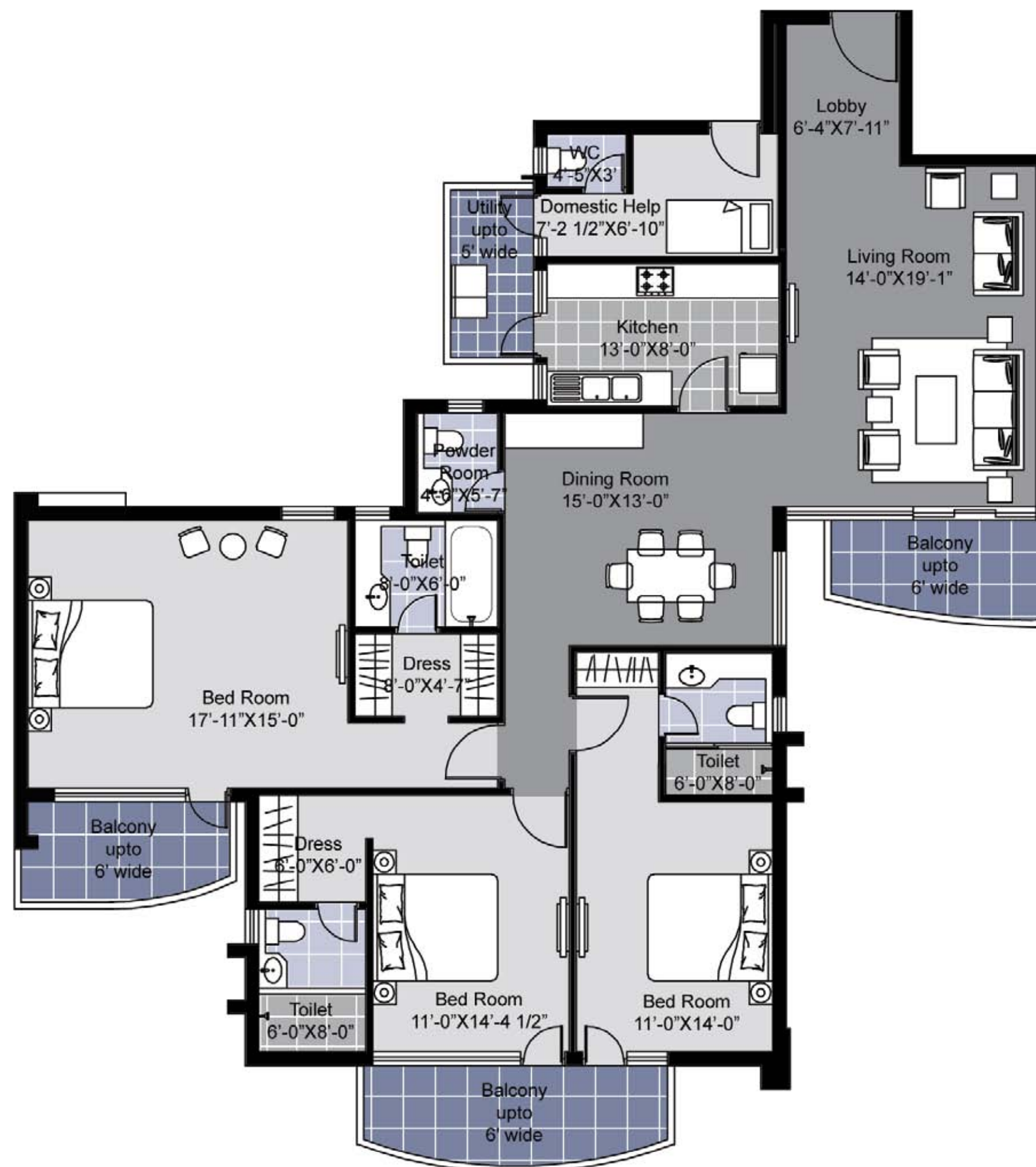






# Type X1 3BR3TSQ

Saleable Area = 2475 sq. ft.



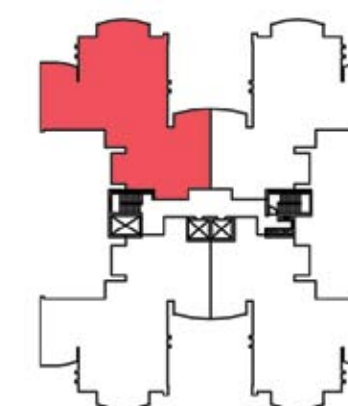
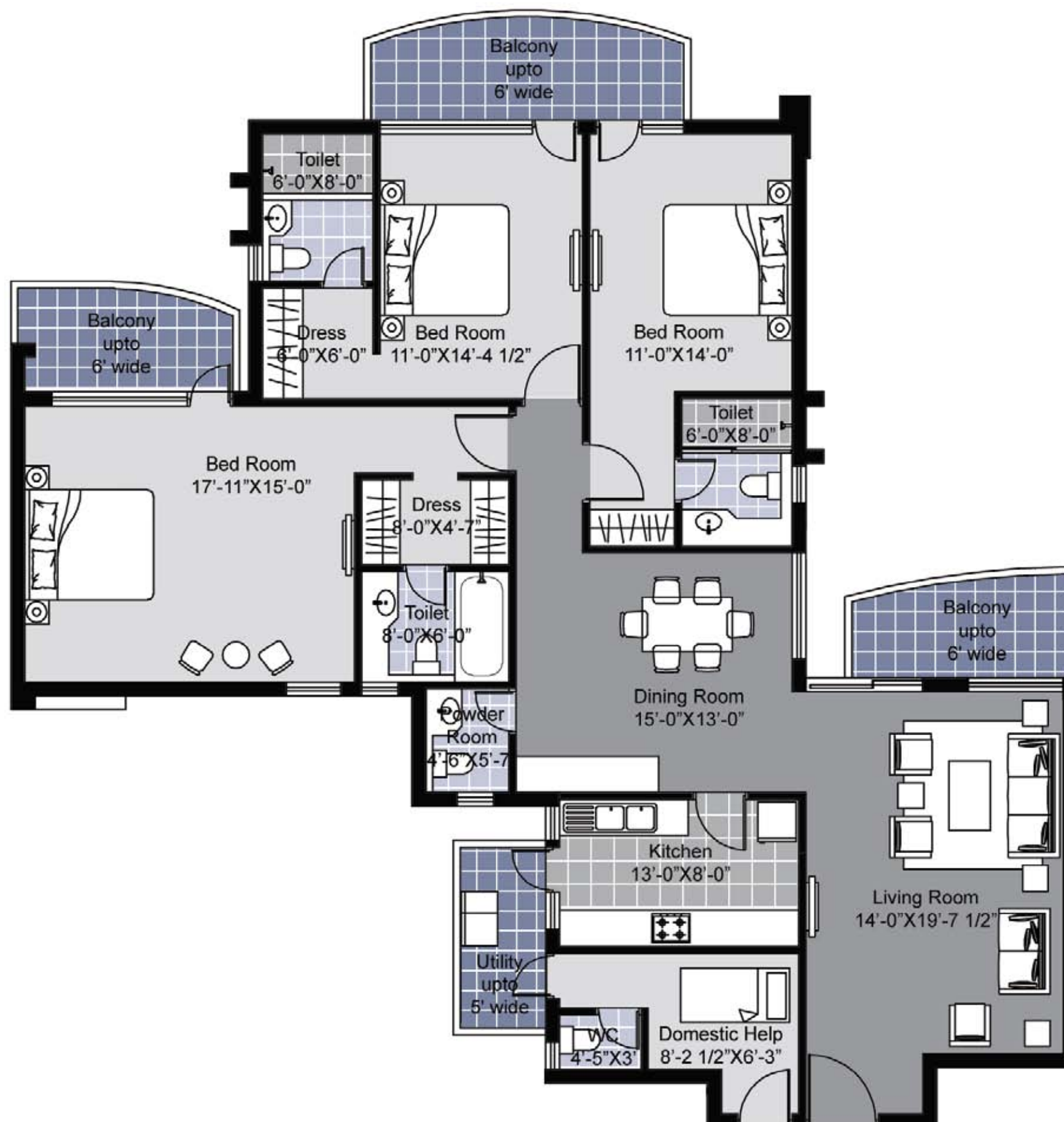
A1: 201\*-301\*

A2: 202-302

Please note: \* indicates mirror image

# Type X2 3BR3TSQ

Saleable Area = 2450 sq. ft.



A1: 304\*

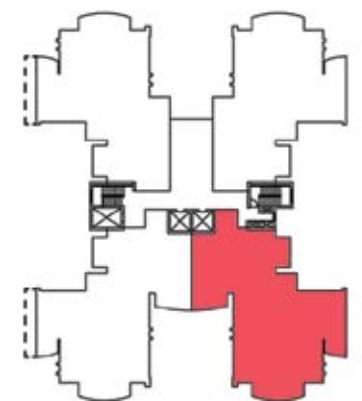
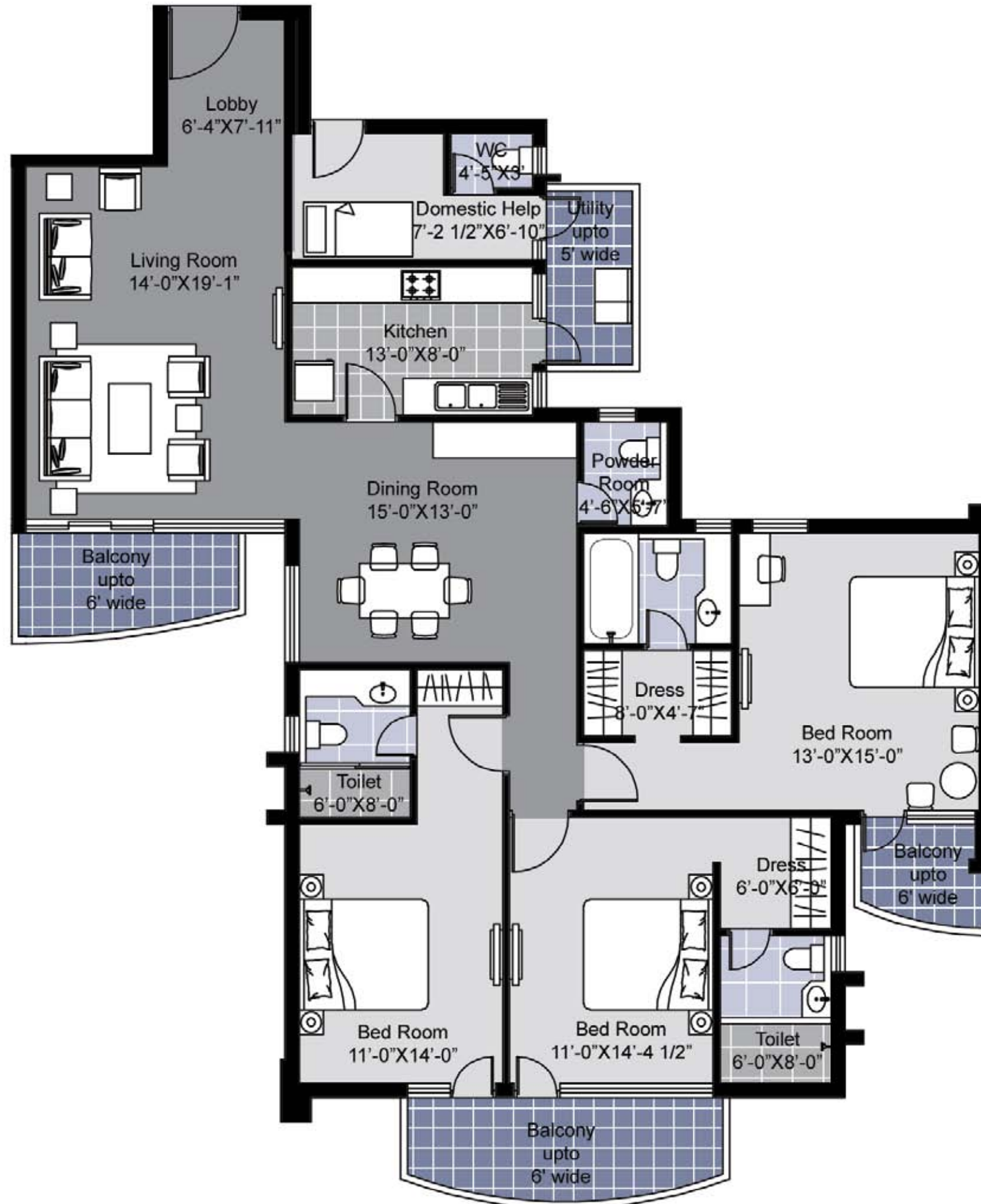
A2: 303

Please note: \* indicates mirror image



# Type X3 3BR3TSQ

Saleable Area = 2350 sq. ft.



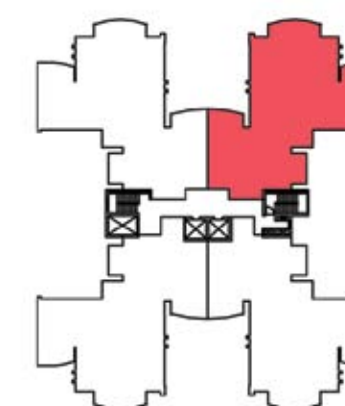
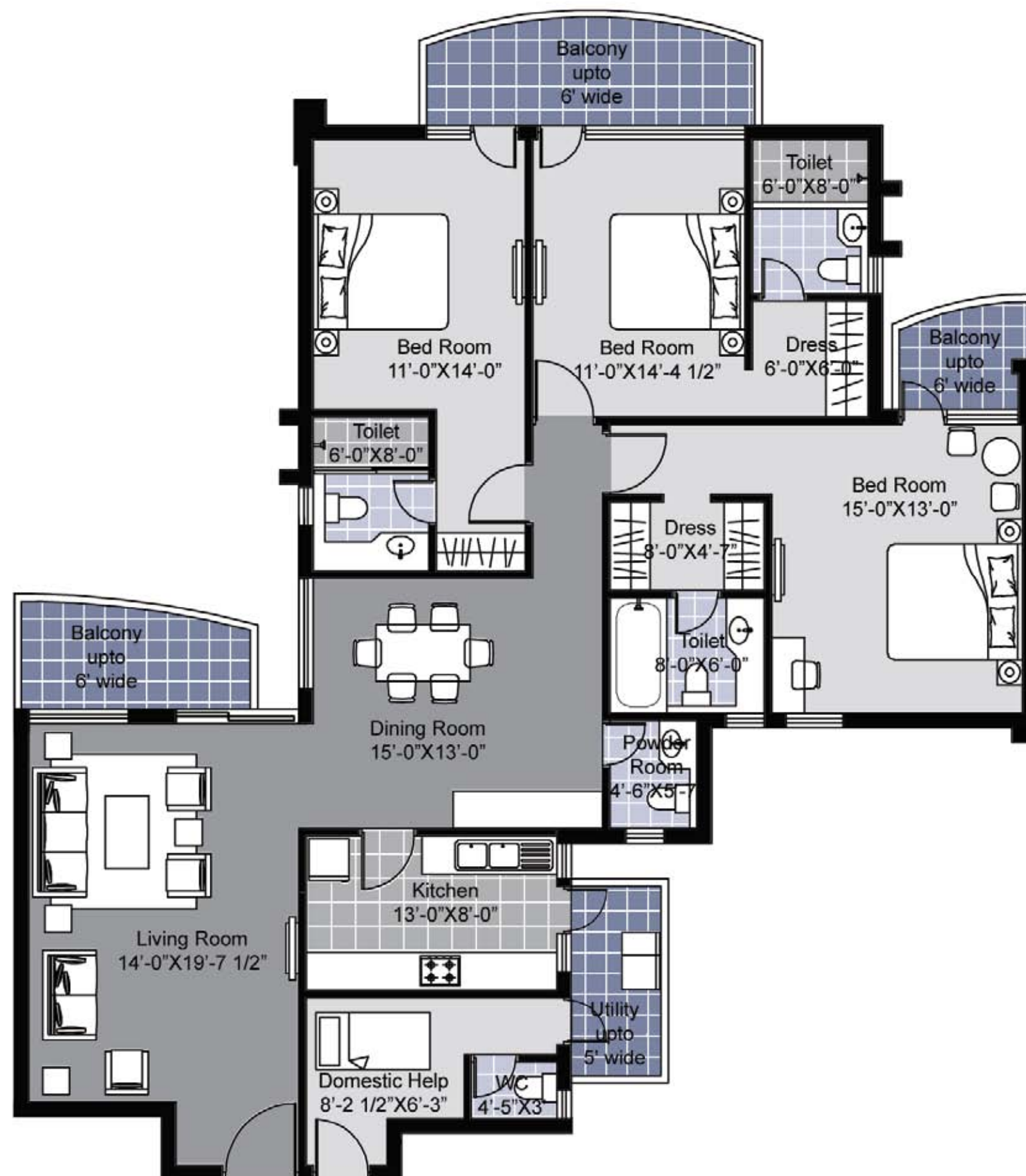
A1: G01, G02\*, 101, 501-1101, 102\*-1102\*  
A2: G01, G02\*, 101-1101, 102\*, 502\*-1102\*

Please note: \* indicates mirror image



# Type X4 3BR3TSQ

Saleable Area = 2320 sq. ft.



A1: 504-1104, 303\*-1103\*

A2: 304-1104, 503\*-1103\*

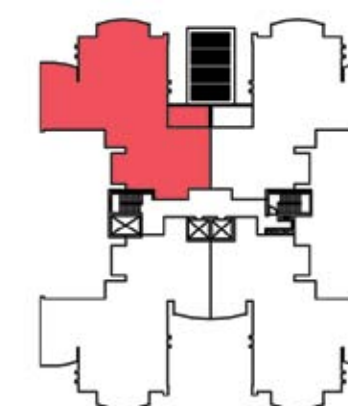
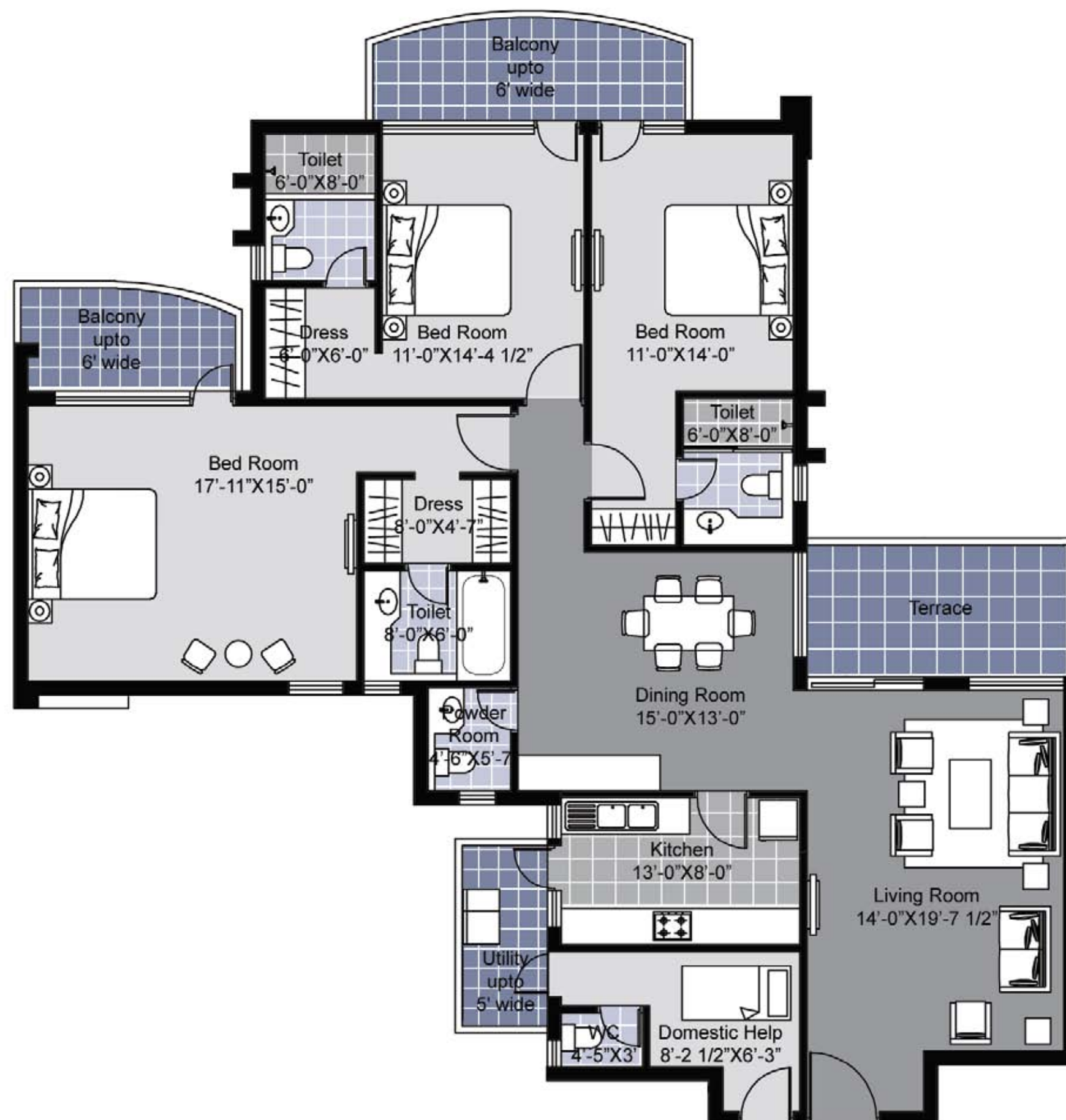
Please note: \* indicates mirror image



# Type Y1 3BR3TSQ

Saleable Area = 2375 sq. ft. + terrace

Terrace Area = 106 sq. ft.



A1: 204\*

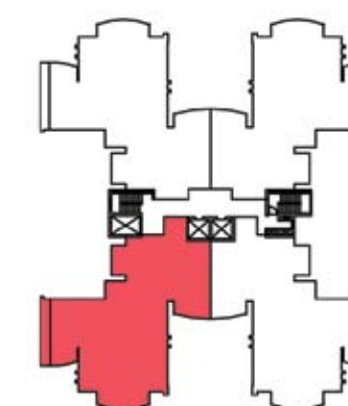
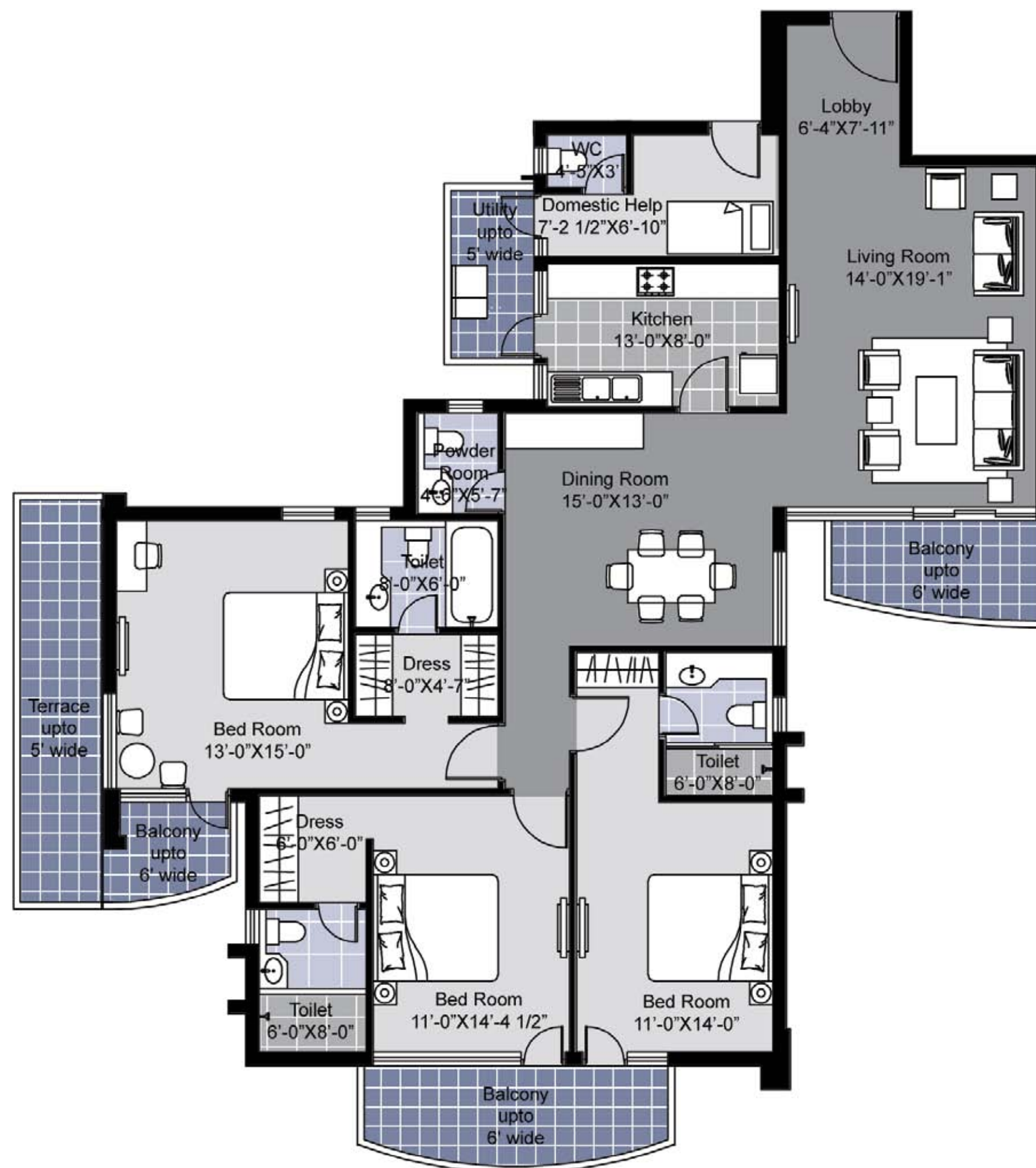
A2: 203

Please note: \* indicates mirror image



# Type Y2 3BR3TSQ

Saleable Area = 2350 sq. ft. + Terrace  
Terrace Area = 115 sq. ft.



A1: 401\*  
A2: 402

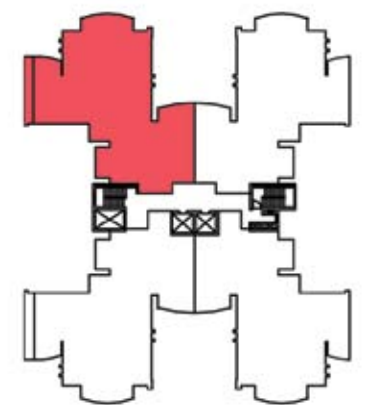
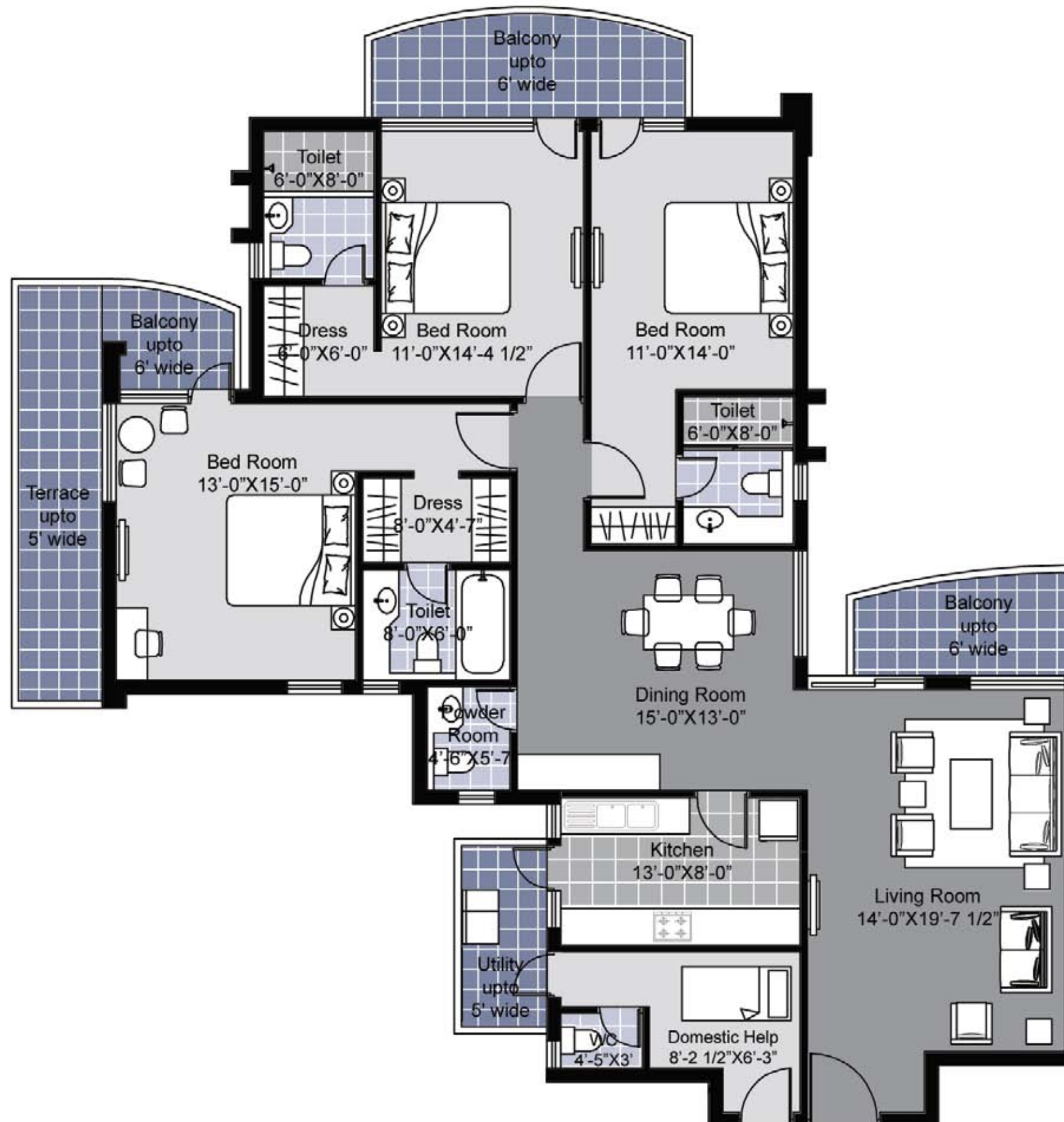
Please note: \* indicates mirror image



# Type Y3 3BR3TSQ

Saleable Area = 2320 sq. ft. + Terrace

Terrace Area = 115 sq. ft.



A1: 404\*

A2: 403

Please note: \* indicates mirror image

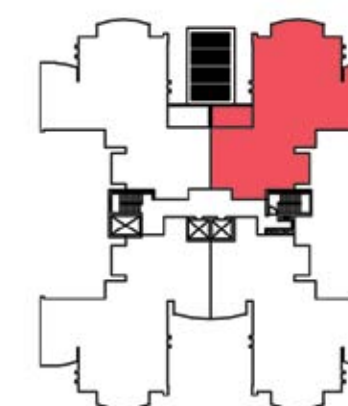
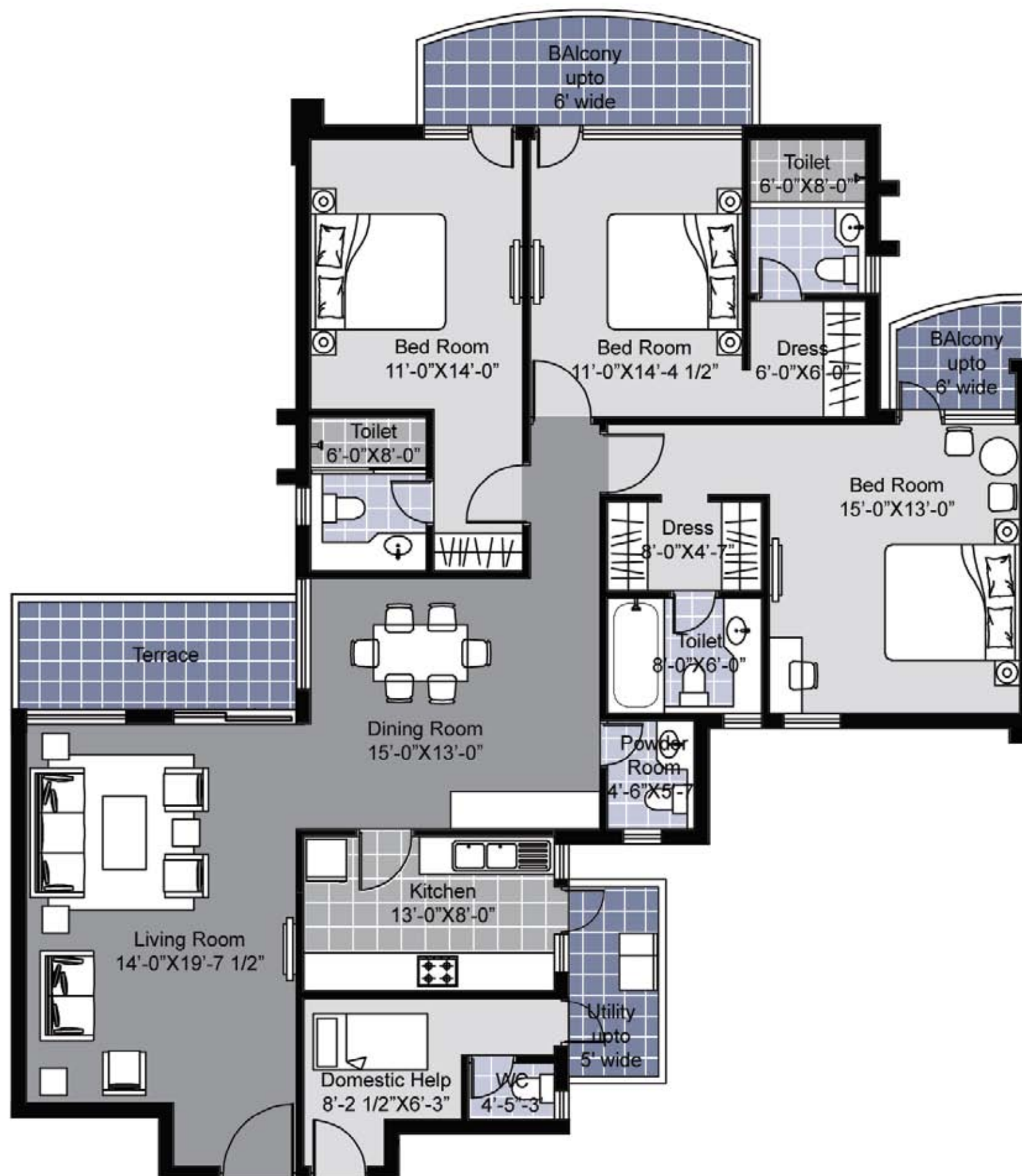


# Type Y4 3BR3TSQ

Saleable Area = 2250 sq. ft.

Terrace Area = 106 sq. ft.

+ Terrace



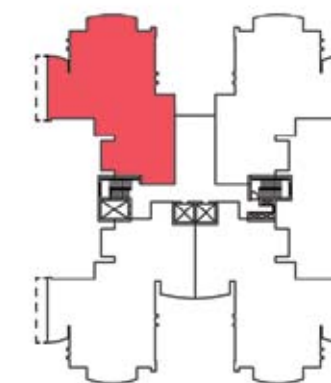
A1: 203\*

A2: 204

Please note: \* indicates mirror image



Saleable Area = 2130 sq. ft.



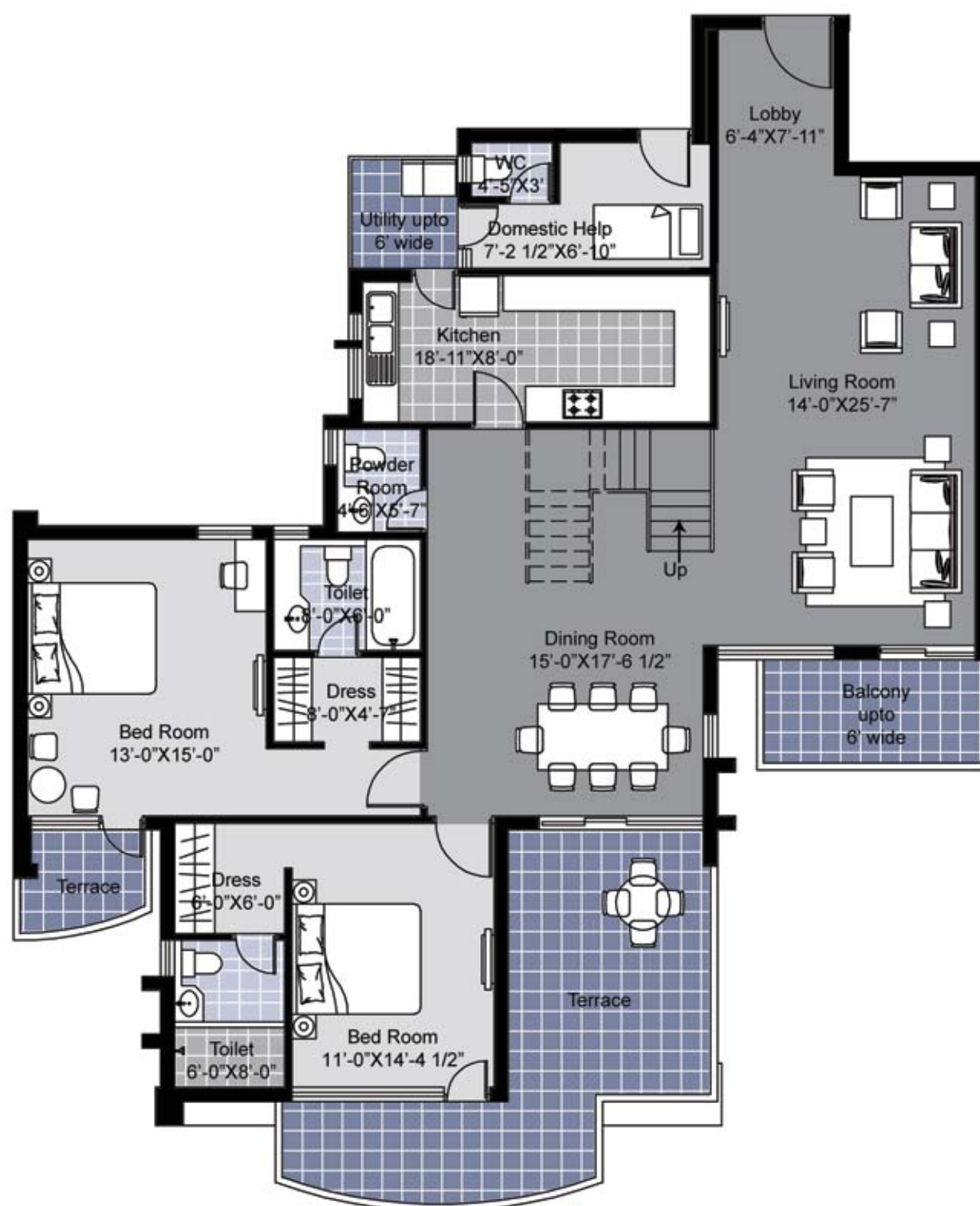
A2: G03, G04\*, 103, 104\*

Please note: \* indicates mirror image

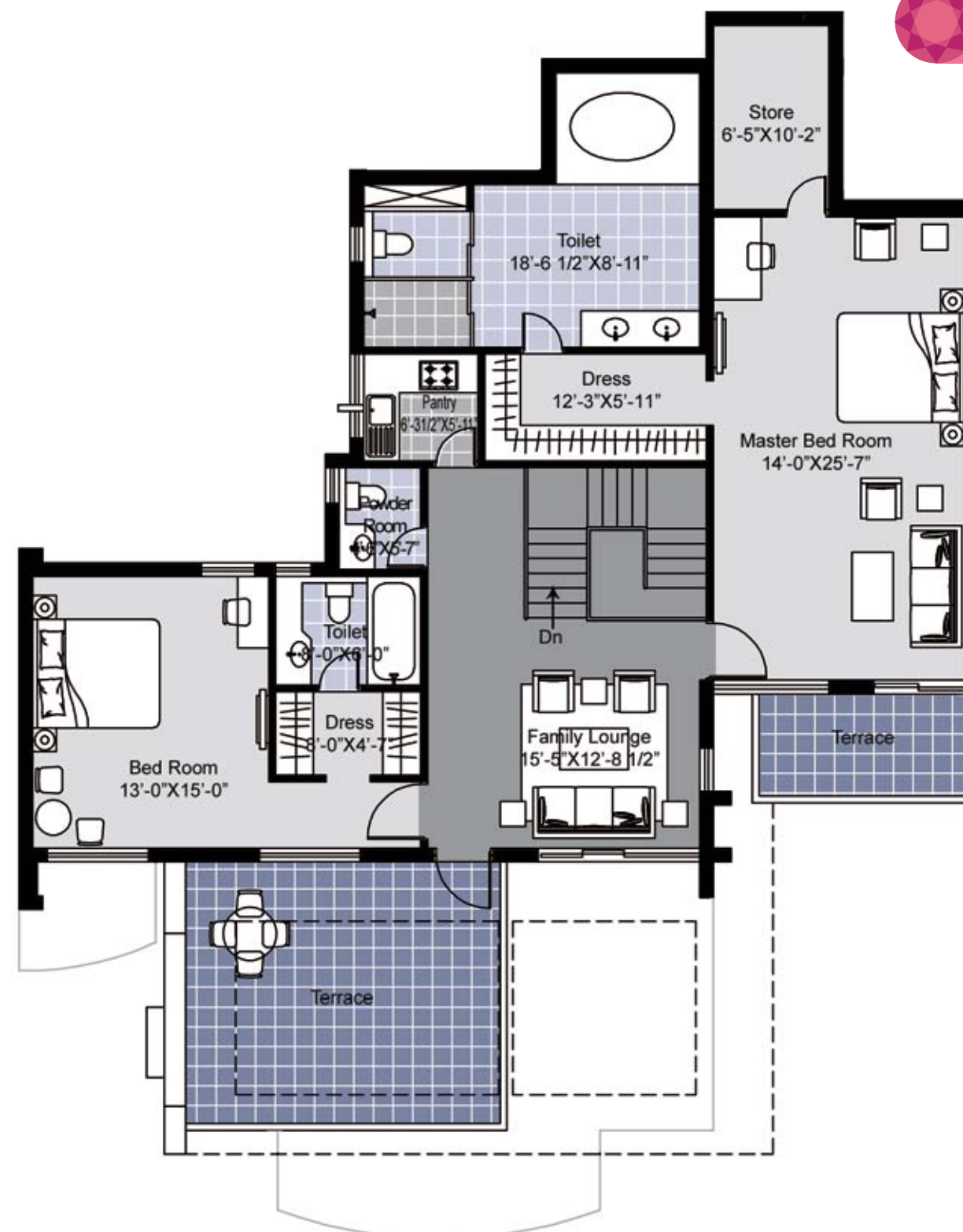


# Type P1 4BR4TSQ

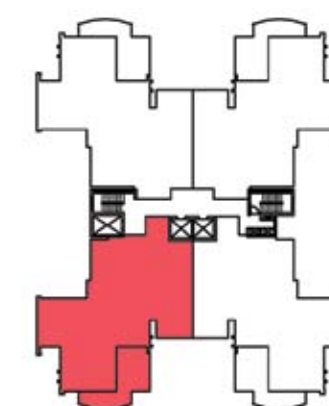
Saleable Area = 3990 sq. ft. + Store  
Terrace Area = 652 sq. ft. + Terrace



Lower Penthouse



Upper Penthouse



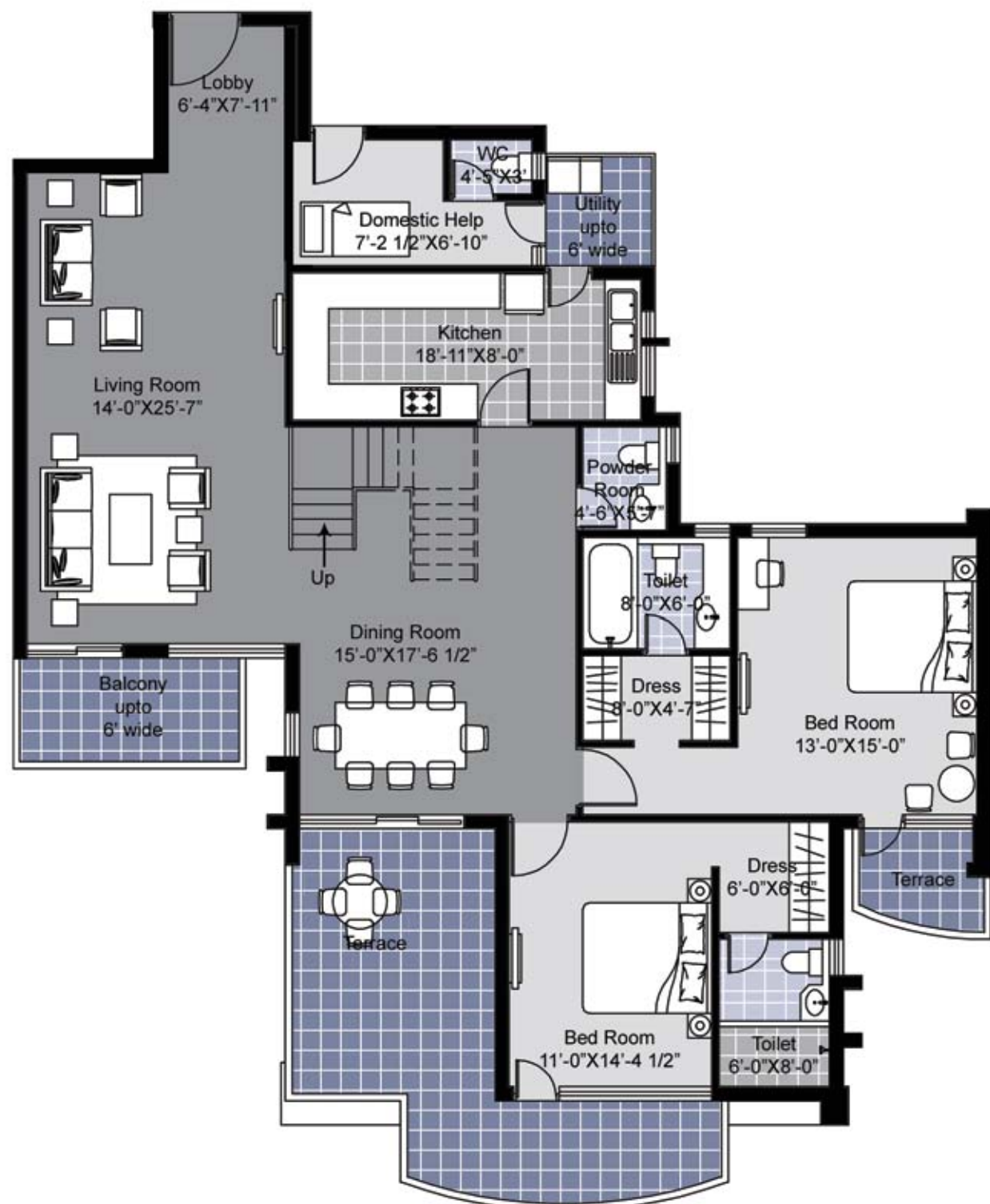
A1: 1201\*

A2: 1202

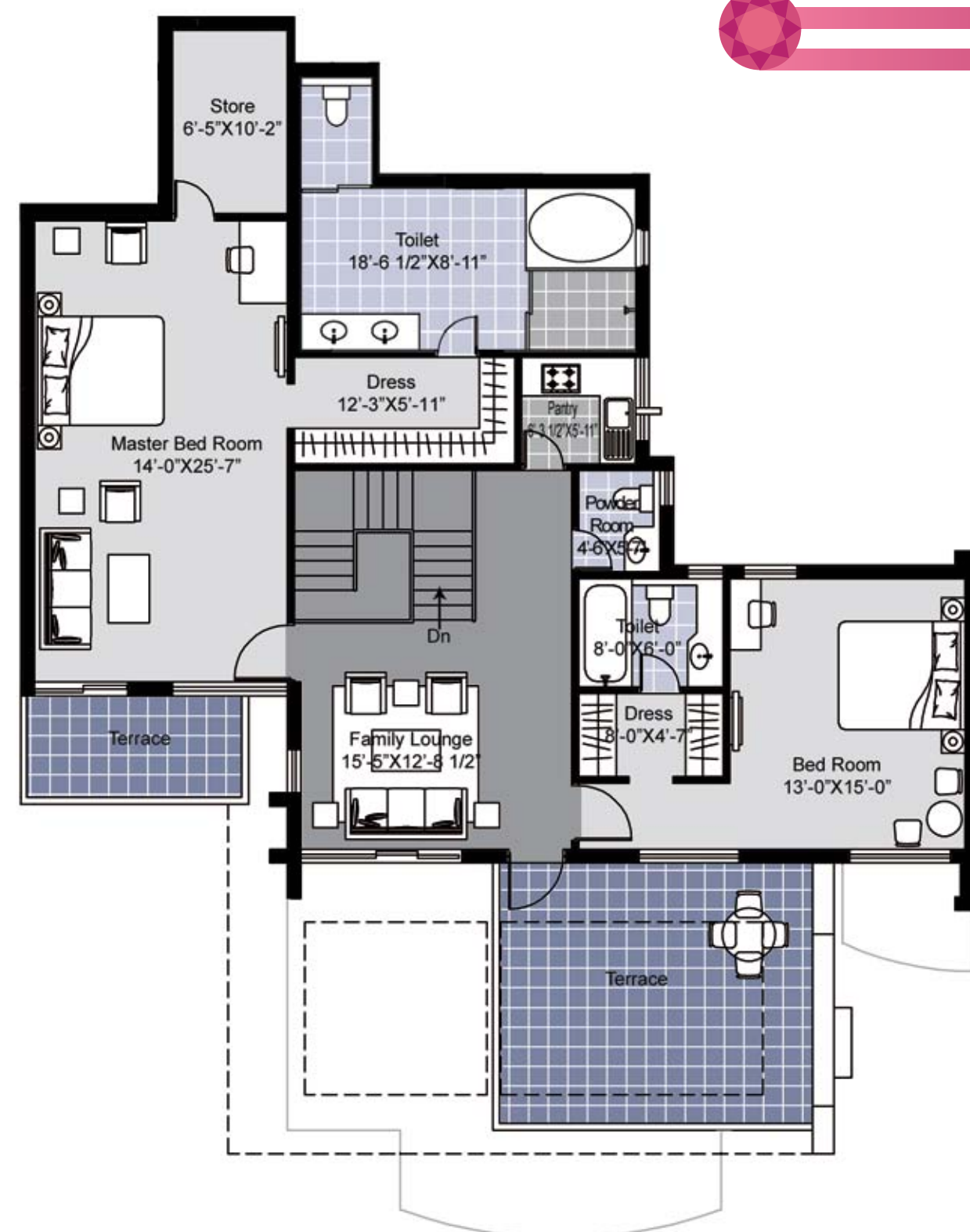
Please note: \* indicates mirror image

# Type P2 4BR4TSQ

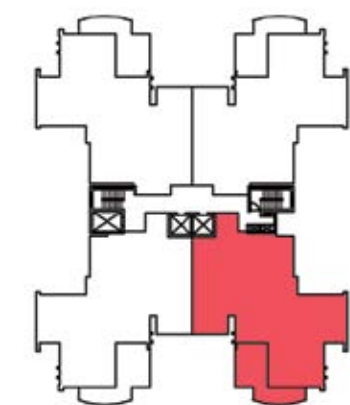
Saleable Area = 3960 sq. ft. + Store  
Terrace Area = 652 sq. ft. + Terrace



Lower Penthouse



Upper Penthouse



A1: 1202\*  
A2: 1201

Please note: \* indicates mirror image

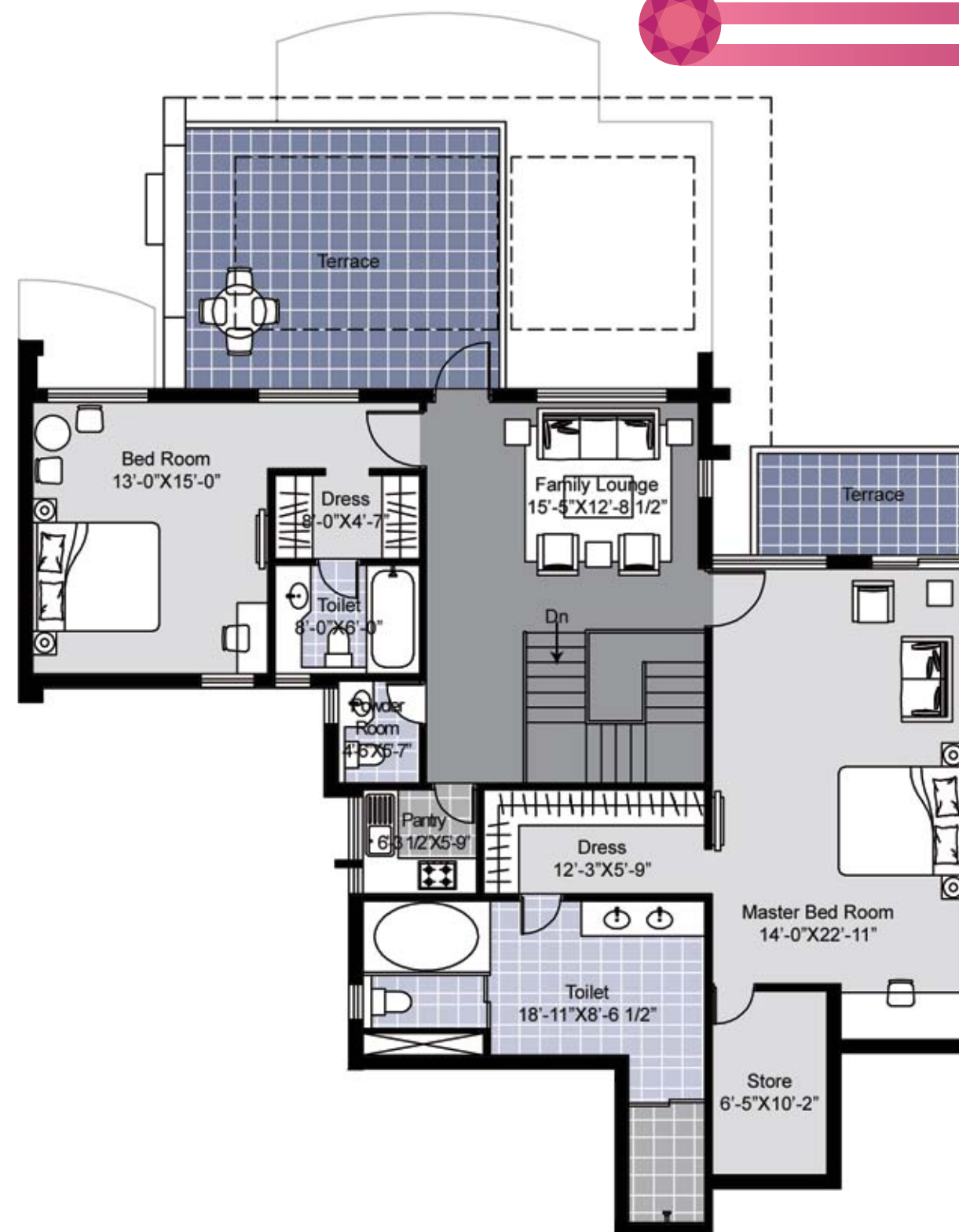


# Type P3 4BR4TSQ

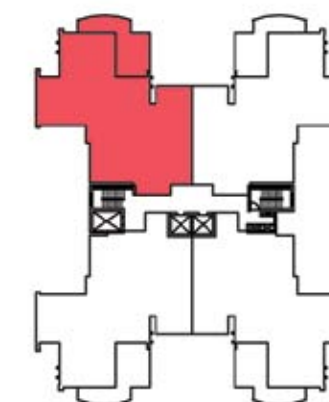
Saleable Area = 3915 sq. ft. + Store  
Terrace Area = 652 sq. ft. + Terrace



Lower Penthouse



Upper Penthouse



A1: 1203, 1204\*

A2: 1203, 1204\*

Please note: \* indicates mirror image



# Specifications

## Wall finish

External	Paint and stone
Internal	Acrylic emulsion paint on POP punning, choice of colour schemes
Domestic help	Oil bound distemper

## Flooring

Living & dining	Imported marble
Bedrooms	Imported marble
Kitchen	Marble/ stone
Toilets & powder room	Imported marble
Balconies & terraces	Combination of granite/ stone/ wood with MS railing
Domestic help	Ceramic tiles

## Kitchen

Counter	Granite counter, SS double bowl sink with drain board
Dado	Select premium ceramic tiles up to 600mm above the counter, rest in acrylic emulsion paint
Fittings	CP fittings from Kohler/ Roca/ Jaquar or equivalent

## Toilets

Counter	Granite/Marble counter
Dado	Select premium ceramic/ vitrified/ porcelain tiles up to ceiling
Fixtures & fittings	White sanitary fixtures from Kohler/ Roca or equivalent, CP Fittings from Kohler/ Roca/ Jaquar or equivalent pipelines for geyser, toughened glass partition in shower areas, bathtub in master bedroom toilet, wall hung WCs

## Doors & windows

Main door	Teakwood frame with veneered melamine polished door shutters
Internal doors	Seasoned hardwood frame with European style moulded shutters
Windows & external doors	Anodized/ powder coated aluminium frame

## Electrical

Copper electrical wiring in concealed conduits & MCB with provision for TV and telephone outlets  
Modular switches from Legrand/ Schneider/ NorthWest or equivalent

## Air-conditioning

Split air-conditioning units (with heating and cooling facility) provided in living, dining & all bedrooms

## Lift lobbies

Ground Floor	Air-conditioned waiting area, select marble/ granite flooring, combination of stone and paint wall finish
Typical	Select marble/ granite flooring, textured paint wall finish



# Specifications

## Penthouse

### Wall finish

External	Paint and stone
Internal	Acrylic emulsion paint on POP punning, choice of colour schemes choice of two tone/ textured paint in living room and master bedroom
Domestic help/ Store	Oil bound distemper

### Flooring

Living, dining & lounge	Imported marble
Master bedroom	Hardwood/ composite wood
Bedrooms	Imported marble
Kitchen	Marble/ stone
Toilets & powder room	Imported marble
Balconies & terraces	Combination of granite/ stone/ wood with MS railing, wooden deck in living room balcony
Internal staircase	Imported marble, SS railing with teakwood/ SS hand rail
Domestic help/ Store	Ceramic tiles

### Kitchen

Counter	Granite counter, SS double bowl sink with drain board
Dado	Select premium ceramic tiles up to 600mm above the counter, rest in acrylic emulsion paint
Fittings	CP fittings from Kohler/ Roca/ Jaquar or equivalent

### Toilets

Counter	Granite/Marble counter
Dado	Select premium ceramic/ vitrified/ porcelain tiles up to ceiling
Fixtures & fittings	White sanitary fixtures from Kohler/ Roca or equivalent, CP Fittings from Kohler/ Roca/ Jaquar or equivalent pipelines for geyser, toughened glass partition in shower areas, jacuzzi in master bedroom toilet, wall hung WCs

### Doors & windows

Main door	Teakwood frame with veneered melamine polished door shutters
Internal doors	Seasoned hardwood frame with European style moulded shutters
Windows & external doors	Anodized/ powder coated aluminium frame

### Electrical

Copper electrical wiring in concealed conduits & MCB with provision for TV and telephone outlets  
Modular switches from Legrand/ Schneider/ NorthWest or equivalent

### Air-conditioning

Split air-conditioning units (with heating and cooling facility) provided in living, dining, lounge & all bedrooms





## Facilities

### Security

- Video door phone with 3-tier screening
  - at main entrance, tower entrance & apartment entrance
- Apartment entrance door unlock control from video door phone
- Audio communication from guard unit to each apartment
- Smart card access to lift lobby & basements
- Automatic boom barriers at main entrance & exit
- CCTV surveillance of complex periphery & tower entrance

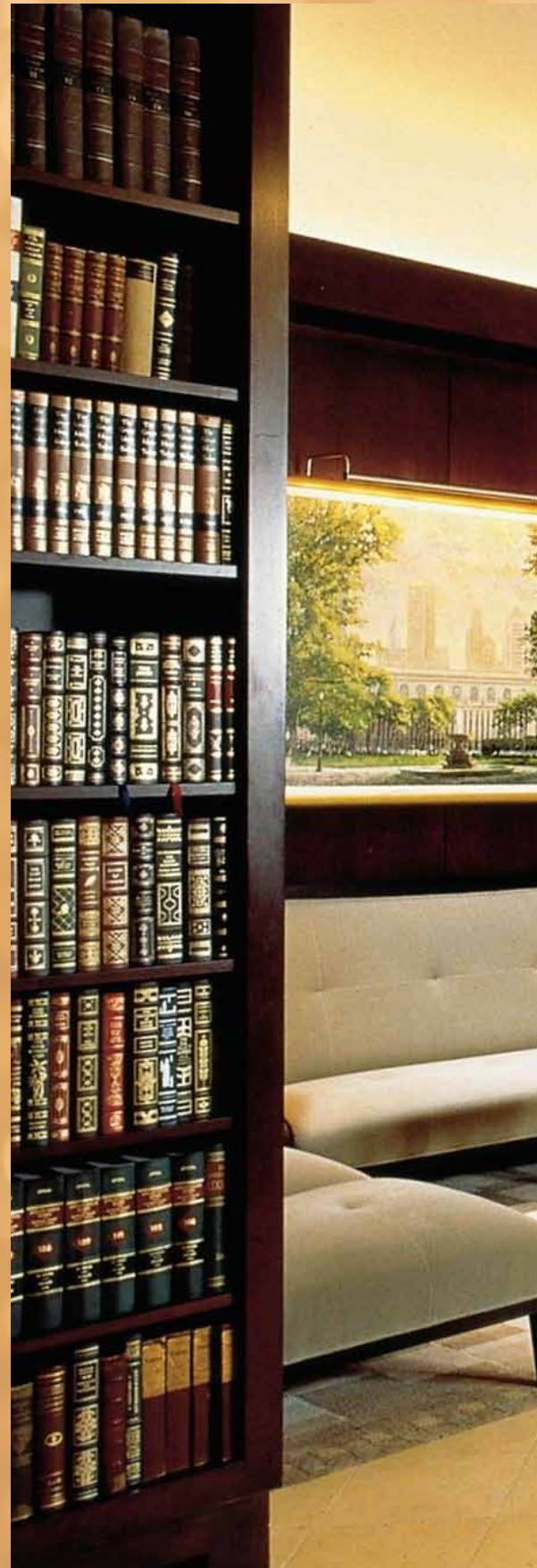
Wireless internet connectivity

### Ecological Commitment

- Sewage Treatment
- Rain Water Harvesting
- Solar Energy for limited areas

- 24x7 Power Backup
- Fire alarm system
- Provision for piped gas





## Club Amenities

Unisex gymnasium  
Steam & sauna rooms  
Multipurpose hall (yoga/ aerobics/ table tennis areas)  
Party lawn with barbecue counter & outdoor music  
Swimming pool  
Kid's splash pool  
Kitchenette  
Changing rooms & lockers  
Indoor games room with pool table & air hockey  
Cards room/ library  
TV lounge





## Outdoor Sports Facilities

Putting greens  
Soccer practice area  
Cricket pitch  
Badminton court  
Basketball practice court  
Yoga garden  
Themed garden with water body & sculptures  
Kid's play areas  
Skating area