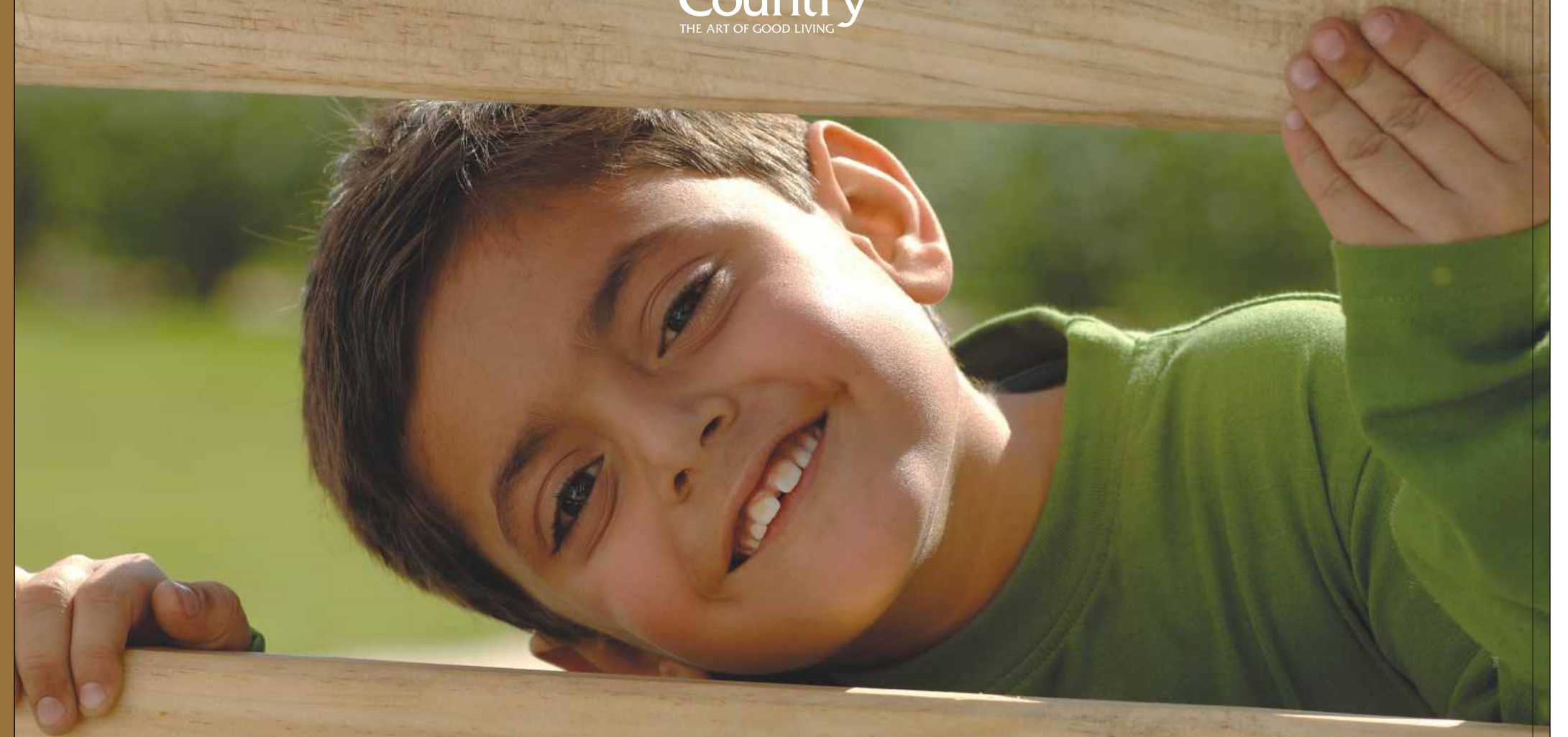
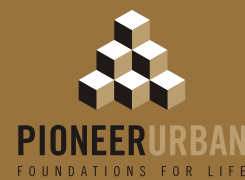


*Independent Floors at*



*Welcome to a world of affordable Independence*

unitech®





Espace



Cedar Crest



WOODSTOCK  
FLOORS



Nirvana  
Country  
THE ART OF GOOD LIVING

After a hard day's work, you need space.

Lots of space.

To unwind, to reconnect with nature.

A place where peace of mind is supreme ...

Where uncalled hassles have been excluded

And nature is but a window away.

A place where you can get your full share of sunlight and air.

A place where the sky above and the earth below

Belong only to you.

A place that celebrates this wide and wonderful world.

An experience to rejuvenate your senses

...and that's just the beginning.

Welcome to Independent Floors at Nirvana Country !



Heights, Kolkata

Most of our projects are conceived and designed by international architects like RMJM, JTC Intl., HOK, RKA, Callison.



Air, Kolkata



Infospace, Kolkata



The Close, Gurgaon

# unitech<sup>®</sup>

Established in 1972, Unitech today is India's leading real estate company with projects across the country. Unitech has a pan-India footprint with projects in Delhi NCR, West Bengal, Punjab and Maharashtra, with an endeavor to attain leadership in every market it operates in. Unitech's developments have the most diversified product mix comprising of Residential, Commercial, IT Parks, SEZs, Hotels, Schools & Amusement parks. Unitech is known for the quality it delivers and is the first real estate developer to attain ISO 9001:2000 certification in North India.

Our well-managed architectural & engineering teams have closely worked & partnered with internationally acclaimed architects like Callison (USA), RMJM (UK), SWA, HOK (USA) and many others, to achieve both aesthetic and efficient design and adopting best practices that exude superior quality of construction in our developments.

At present, Unitech has more than 22 major ongoing residential projects in cities like Delhi NCR, Mumbai, Kolkata, Chennai, Mysore, Mohali and Lucknow.

Residential Projects - Delhi & NCR			
South City 1 - Gurgaon	300 acres	Unitech Karma Lakelands - Gurgaon	272 acres
South City 2 - Gurgaon	225 acres	Unitech Heights - Greater Noida	8 acres
Greenwood City - Gurgaon	130 acres	Unitech Horizon - Greater Noida	25 acres
Heritage City - Gurgaon	23 acres	Unitech Cascades - Greater Noida	9 acres
Palms - Gurgaon	11 acres	Unitech Habitat - Greater Noida	23 acres
Ivory Towers - Gurgaon	10 acres	Unitech Verve - Greater Noida	8.35 acres
UniWorld City - Gurgaon	17 acres	UniWorld City - Greater Noida	100 acres
UniWorld Gardens - Gurgaon	13 acres	Unitech Grande - Noida	347 acres
Nirvana Country - Gurgaon	317 acres	Sunbreeze Towers - Ghaziabad	3 acres
World Spa - Gurgaon	20 acres	Silver Arch - Delhi	1 acre

Independent Floors  
is brought to you jointly by  
Unitech Limited  
and  
Pioneer Urban Land & Infrastructure Ltd.



A part of the Kolkata based Periwal Group, Pioneer Urban Land & Infrastructure Ltd. develops both residential and commercial complexes. Today it is the name behind some of the most successful real estate projects in the NCR.

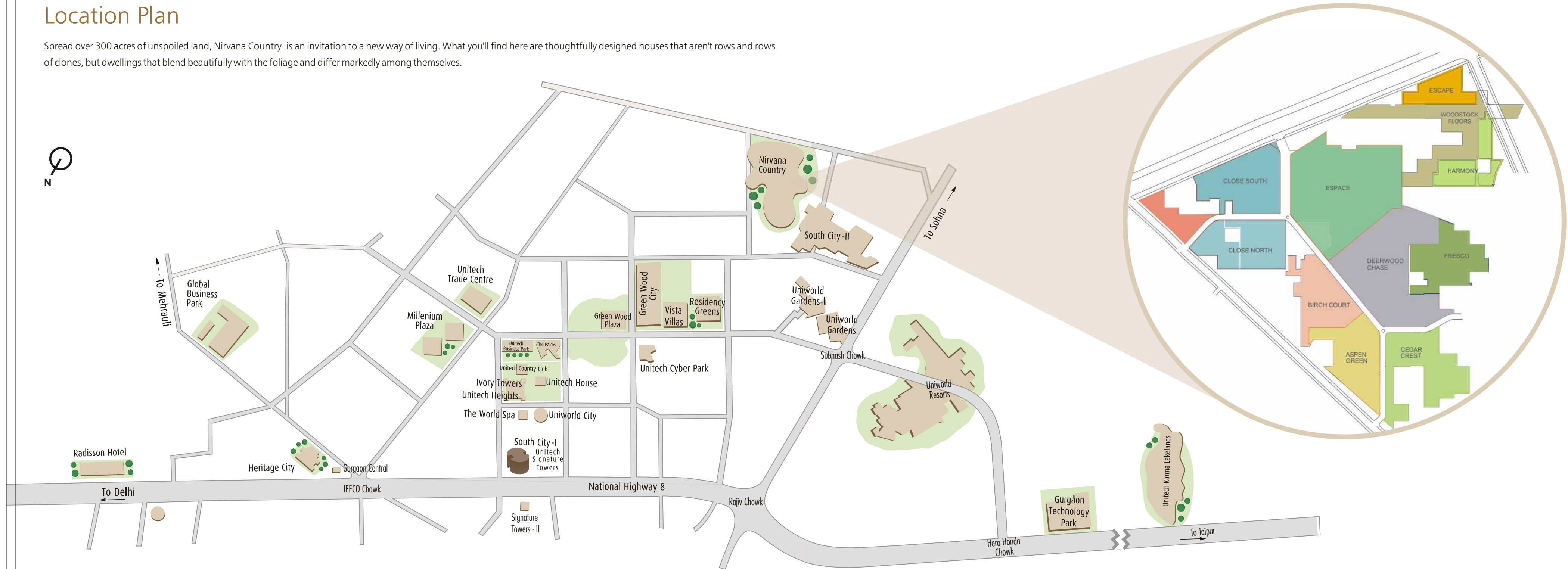
Unitech Ltd. & Pioneer Urban Land & Infrastructure Ltd. have together brought some marvellous residential projects in NCR, like Vista Villas, Greenwood City, South City II & Nirvana Country.



Vista Villa, Gurgaon

# Location Plan

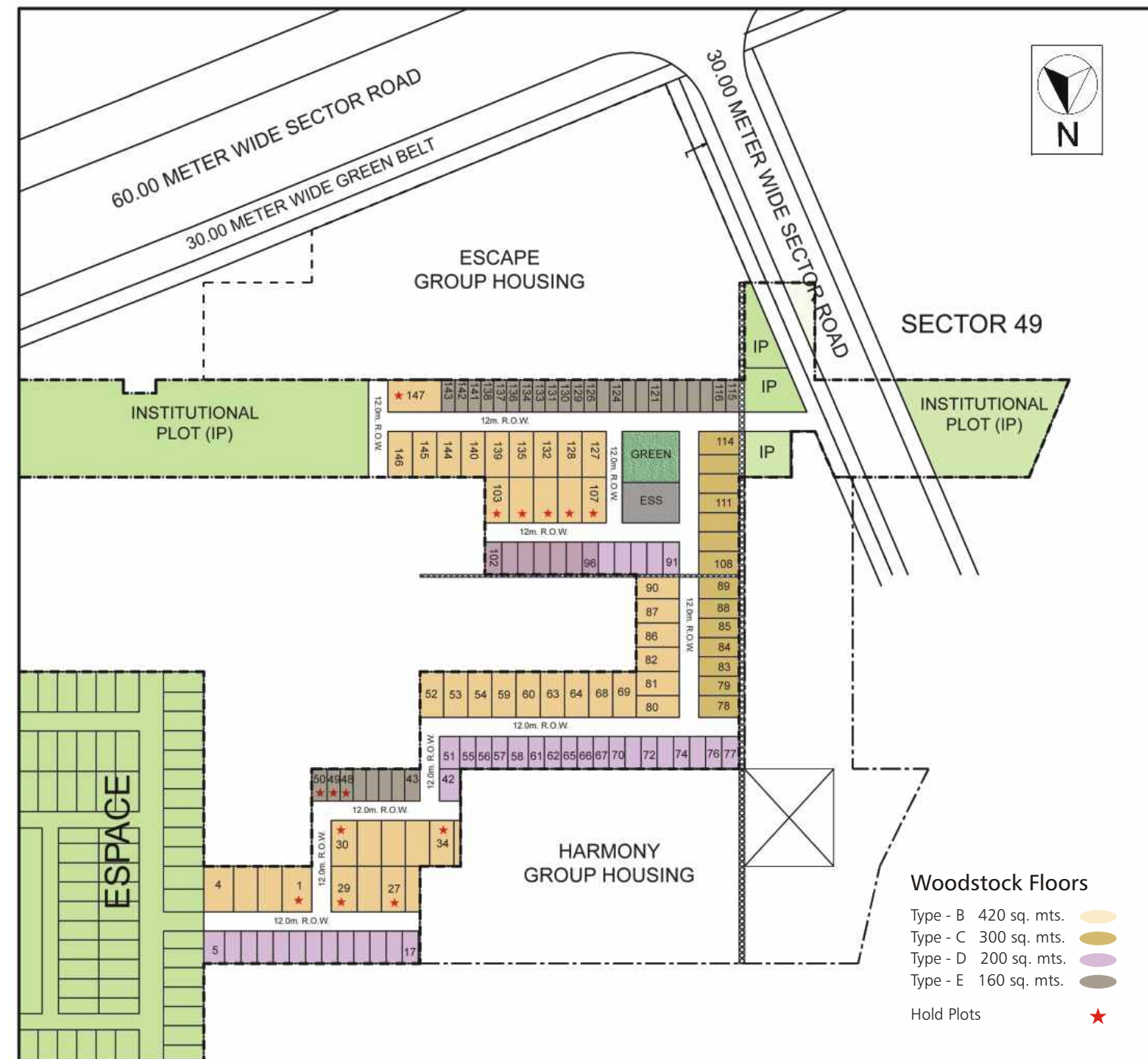
Spread over 300 acres of unspoiled land, Nirvana Country is an invitation to a new way of living. What you'll find here are thoughtfully designed houses that aren't rows and rows of clones, but dwellings that blend beautifully with the foliage and differ markedly among themselves.





Perspective view of the Independent Floors  
*This is an artist's rendition & may undergo modifications*

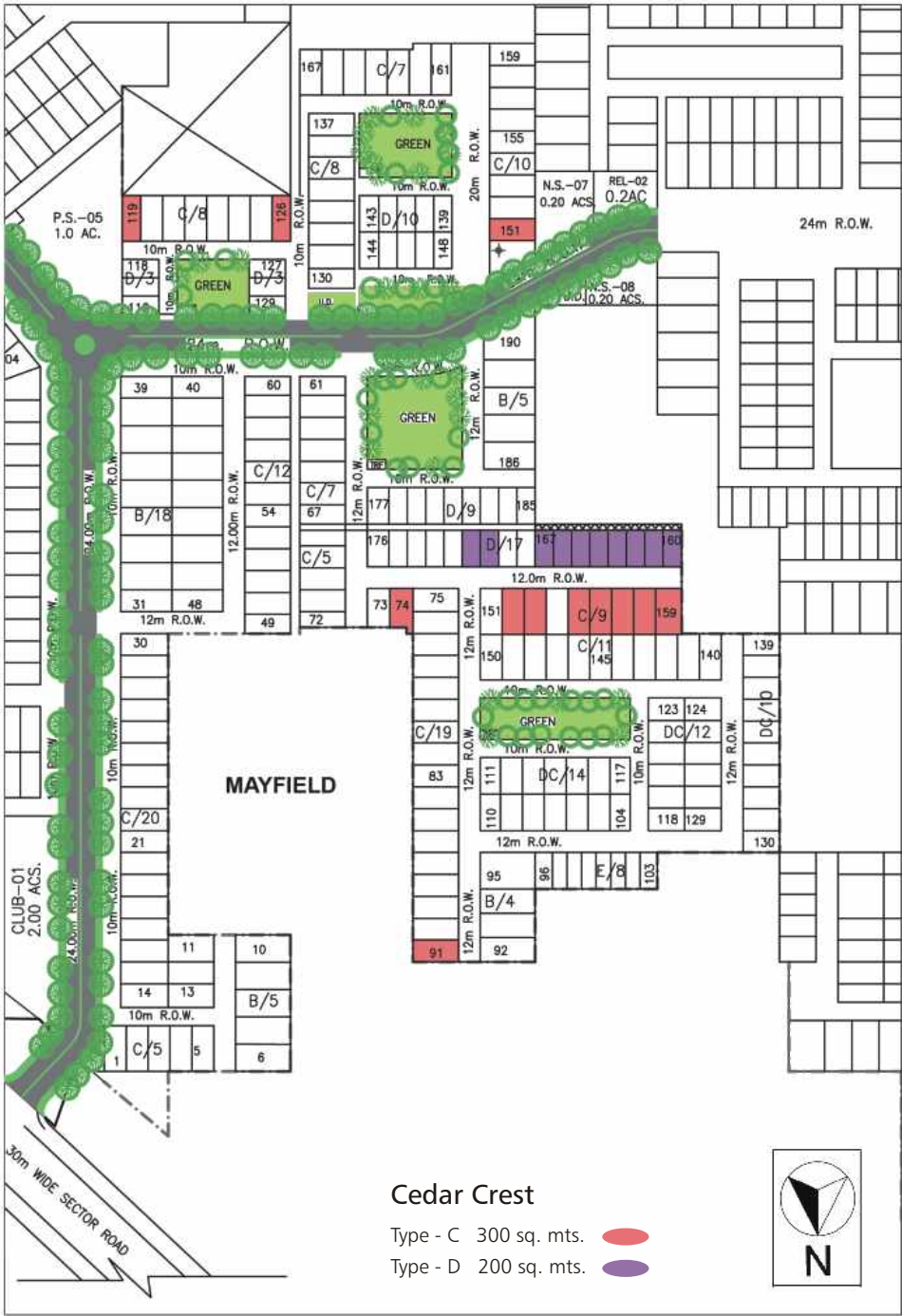
## Master Plan (Woodstock Floors)



## Master Plan (Espace)



Master Plan (Cedar Crest)



LIFE'S EVERYDAY RIGOURS WON'T BEND YOU OUT OF SHAPE



Keeping yourself in shape is part and parcel of living the good life at Nirvana Country. Indoors or out, there's so much to set your pulse racing that getting active will simply be a part of your everyday life. Workout at the gymnasium, go for a run in the beautifully designed jogging park or serve aces in the tennis court. And when you are in the mood to lay back and relax, you can unwind at the club!

Nirvana Country is all about the quality of life!

- Gymnasium
- Tennis court
- Jogging tracks
- Secure & gated community

MAKE THE MOST OF EVERY MOMENT

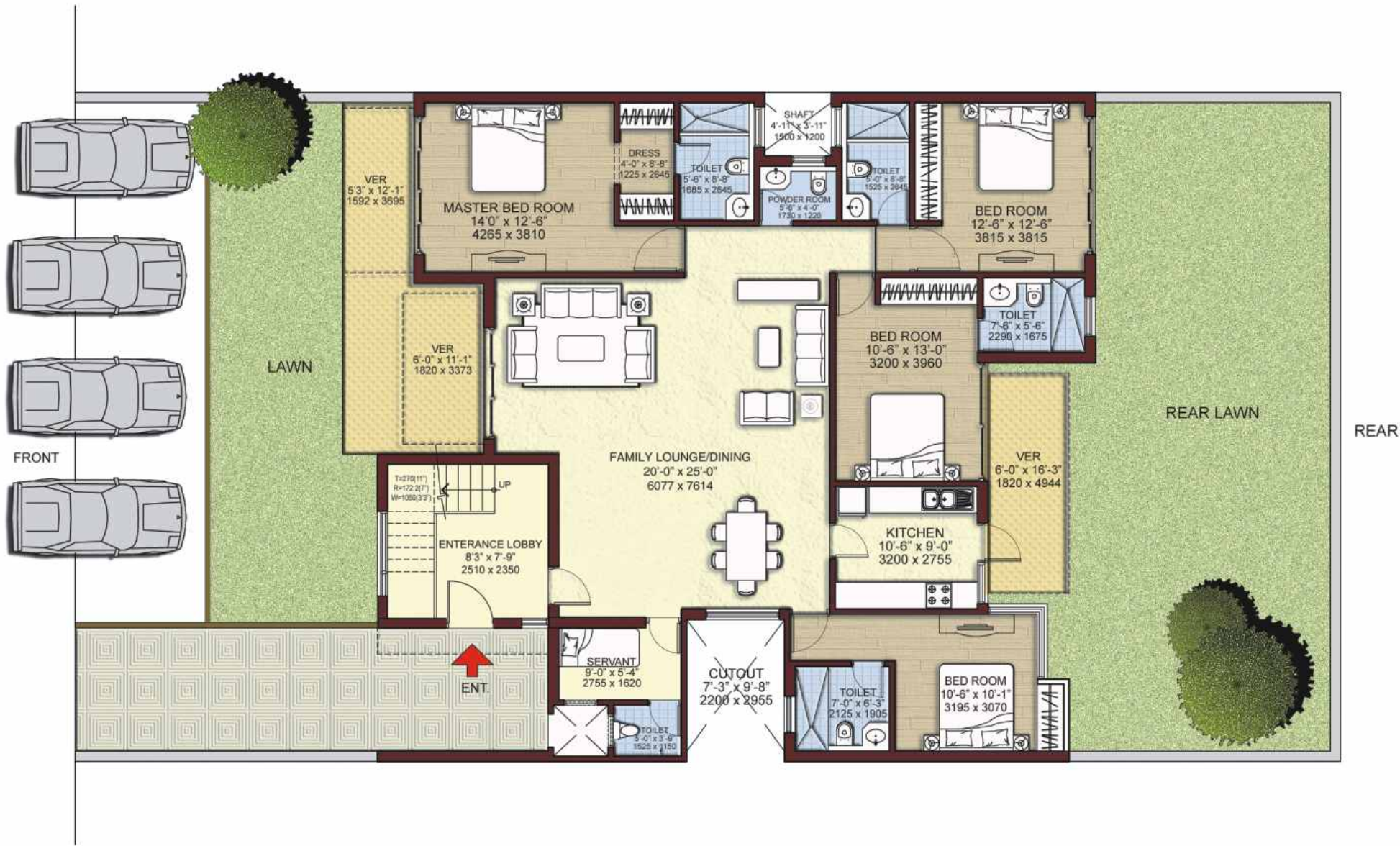
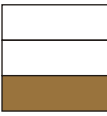


The club will be the heart of Nirvana Country social scene. With a host of venues and activities for you and your family, the club promises to be the perfect place for you to meet up, socialize and have fun. Here you can dive into the aqua pool for a refreshing few laps, take in the beautiful views as you dine by the poolside or simply enjoy quiet moments with your favourite book over a cup of coffee.

From the kid's play area, the clubhouse and cafes to shopping arcades and more; the community ensures that the spirits are high and the mood is joyous, perennially!

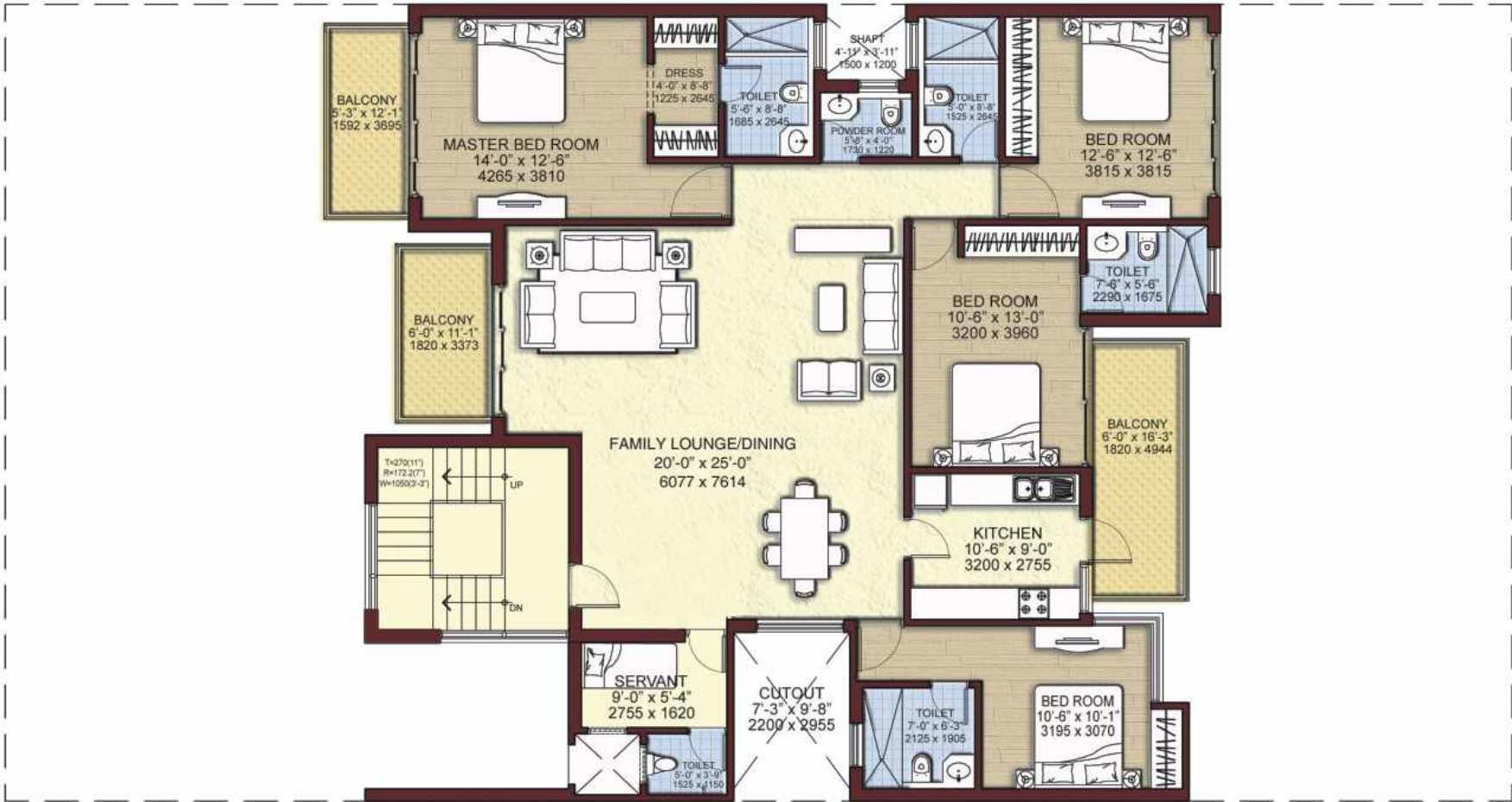
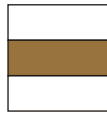
- Clubhouse
- Swimming pool
- Community centre
- Kid's play area
- Café
- Shopping arcades

Type - 1  
Ground Floor



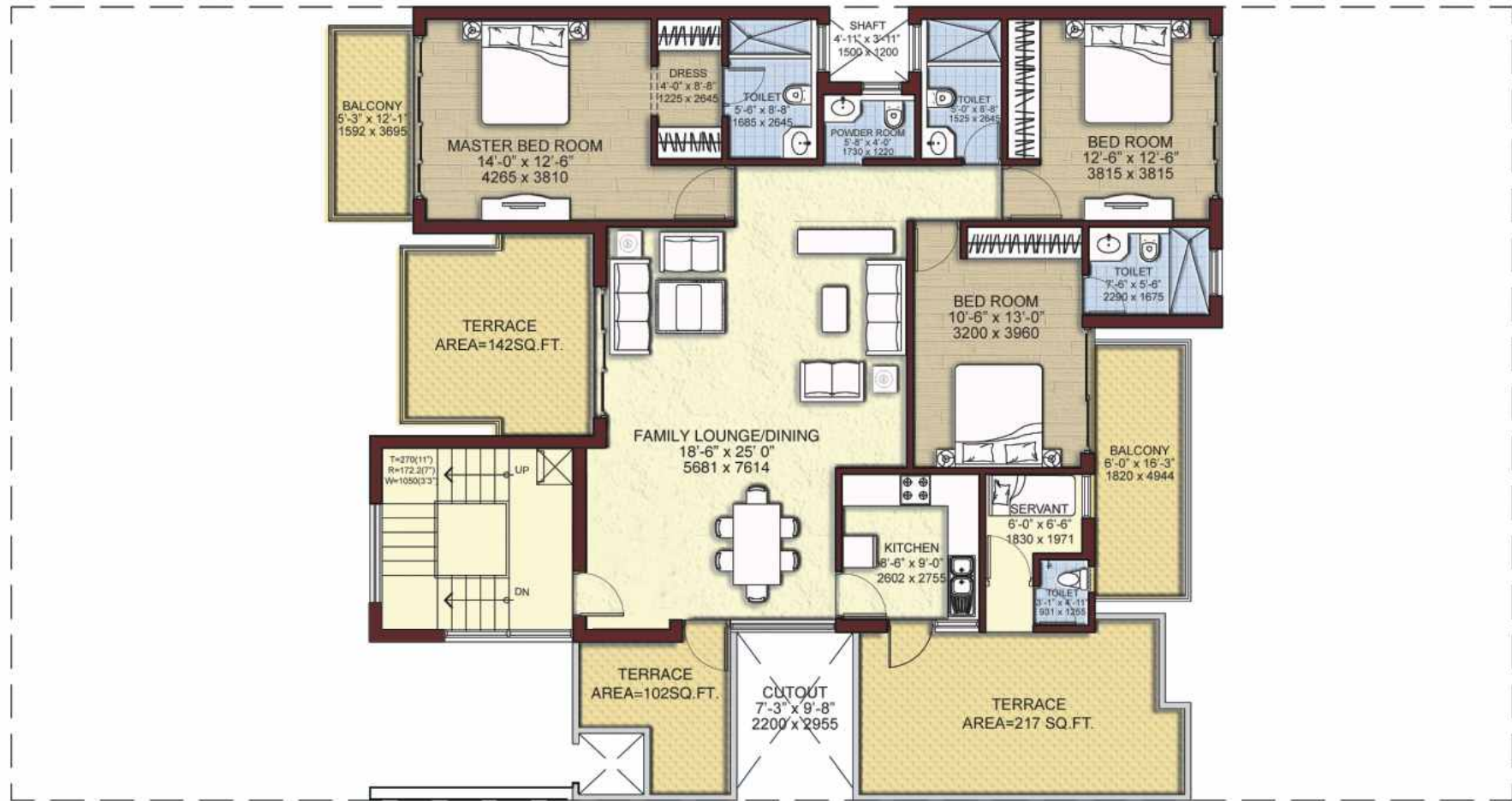
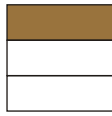
Plot Area = 425.550 sq. mts. (4580.58 sq.ft.)  
Super Area = 213.346 sq. mts. (2296 sq.ft.)

Type - 1  
First Floor



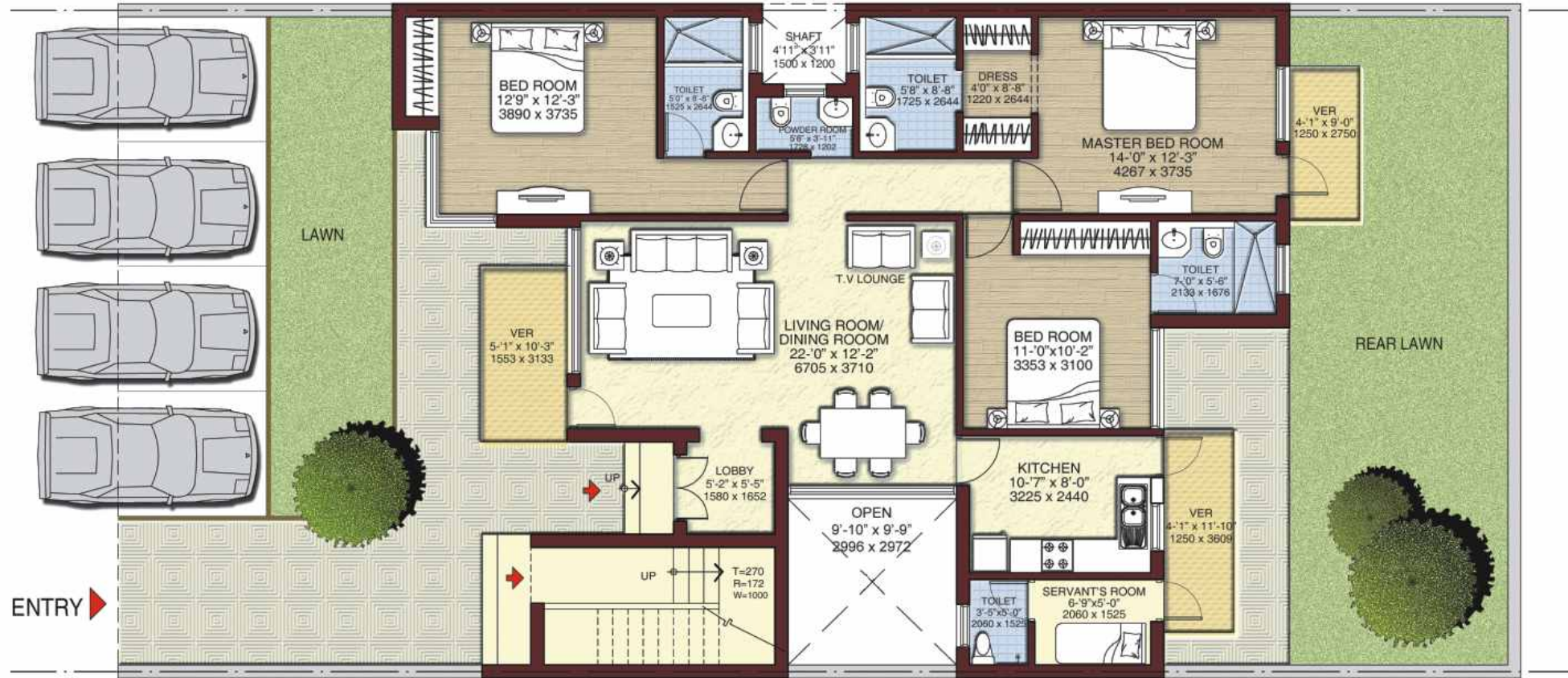
Plot Area = 425.550 sq. mts. (4580.58 sq.ft.)  
Super Area = 213.346 sq. mts. (2296 sq.ft.)

Type - 1  
Second Floor



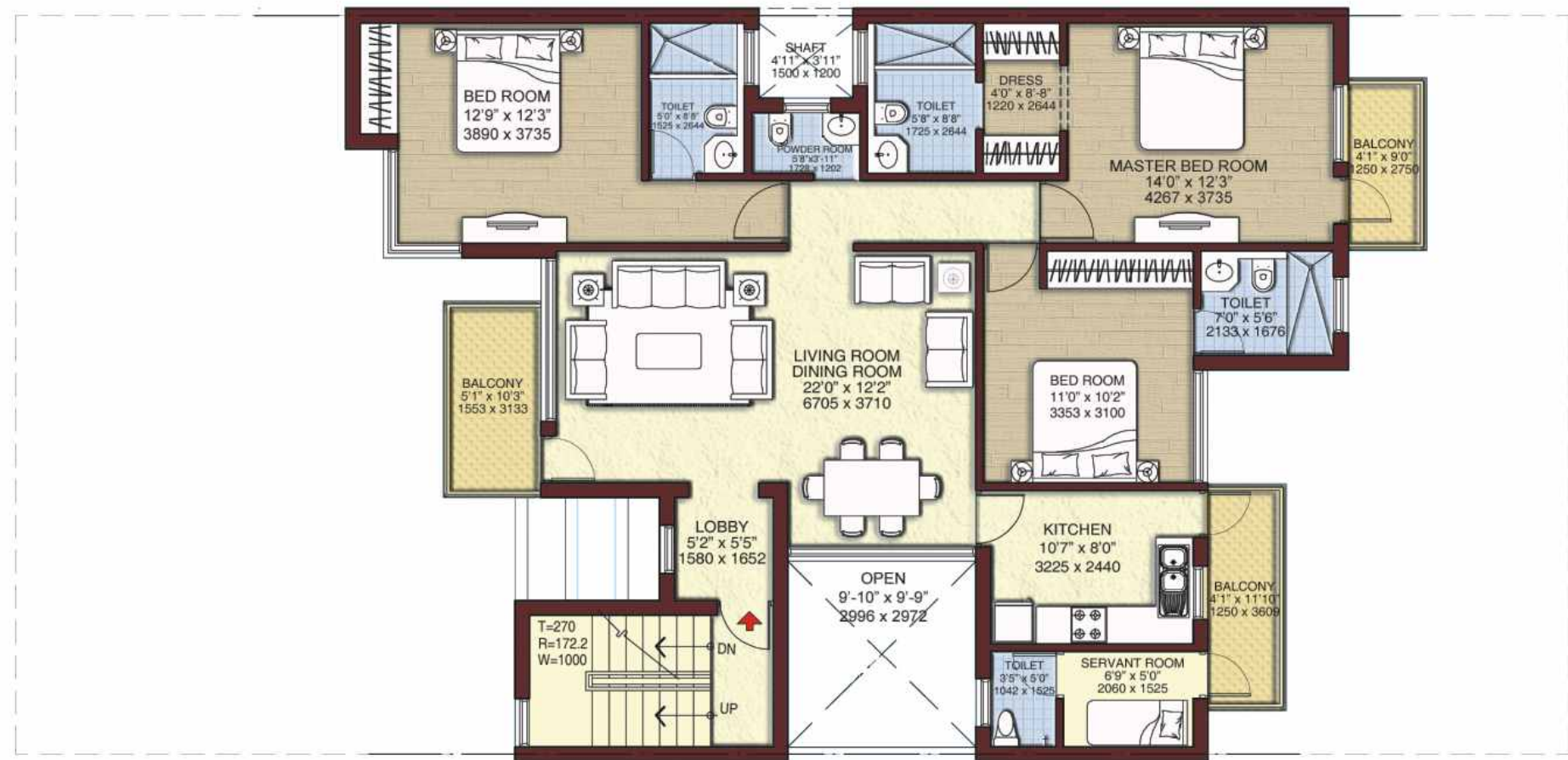
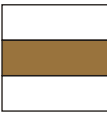
Plot Area = 425.550 sq. mts. (4580.58 sq.ft.)  
Super Area = 170.449 sq. mts. (1835 sq.ft.)  
Total Terrace Area = 41.155 sq. mts. (443 sq.ft.)

Type - 2  
Ground Floor



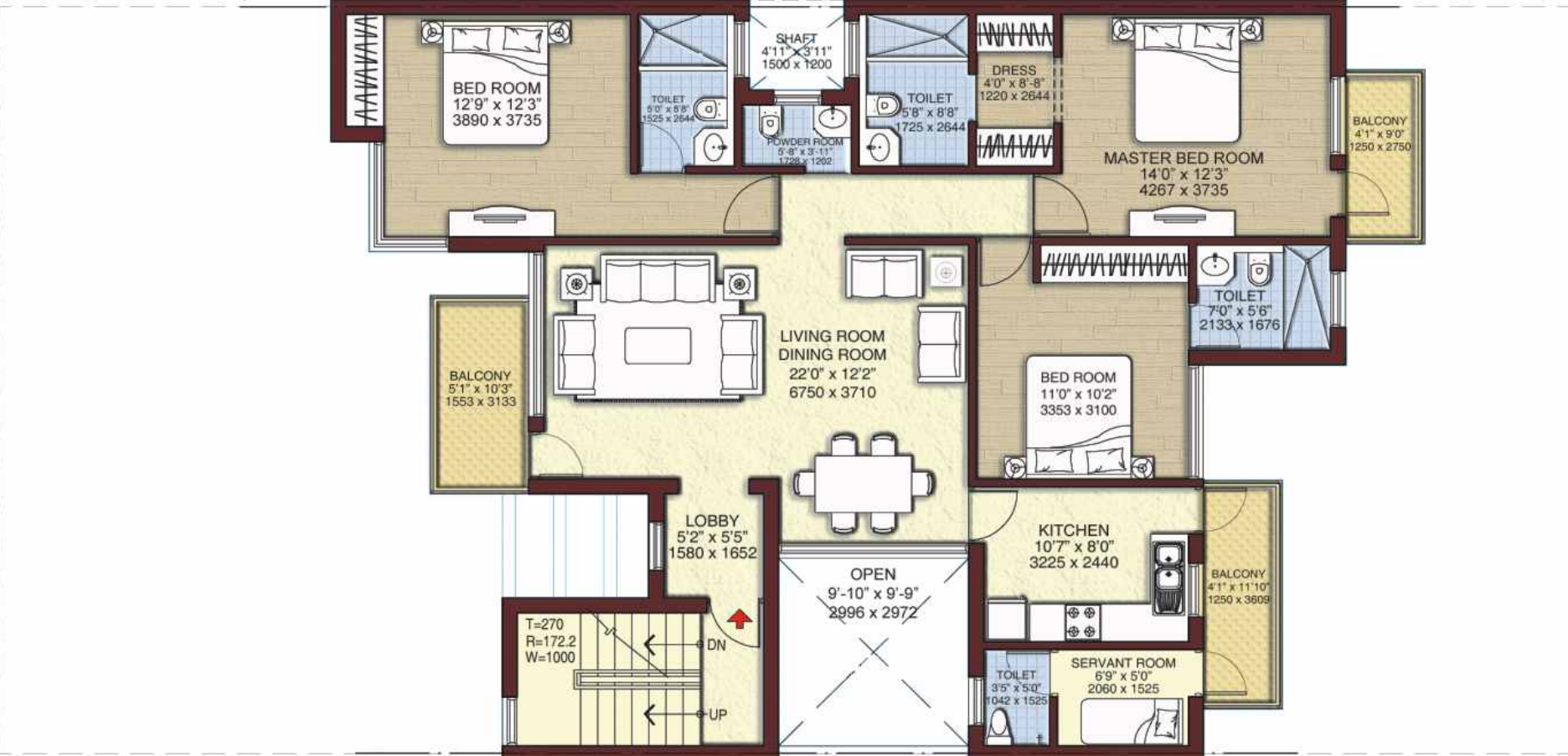
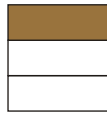
Plot Area = 300.00 sq. mts. (3229.2 sq.ft.)  
Super Area = 150.878 sq. mts. (1624 sq.ft.)

Type - 2  
First Floor



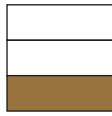
Plot Area = 300.00 sq. mts. (3229.2 sq.ft.)  
Super Area = 150.878 sq. mts. (1624 sq.ft.)

Type - 2  
Second Floor



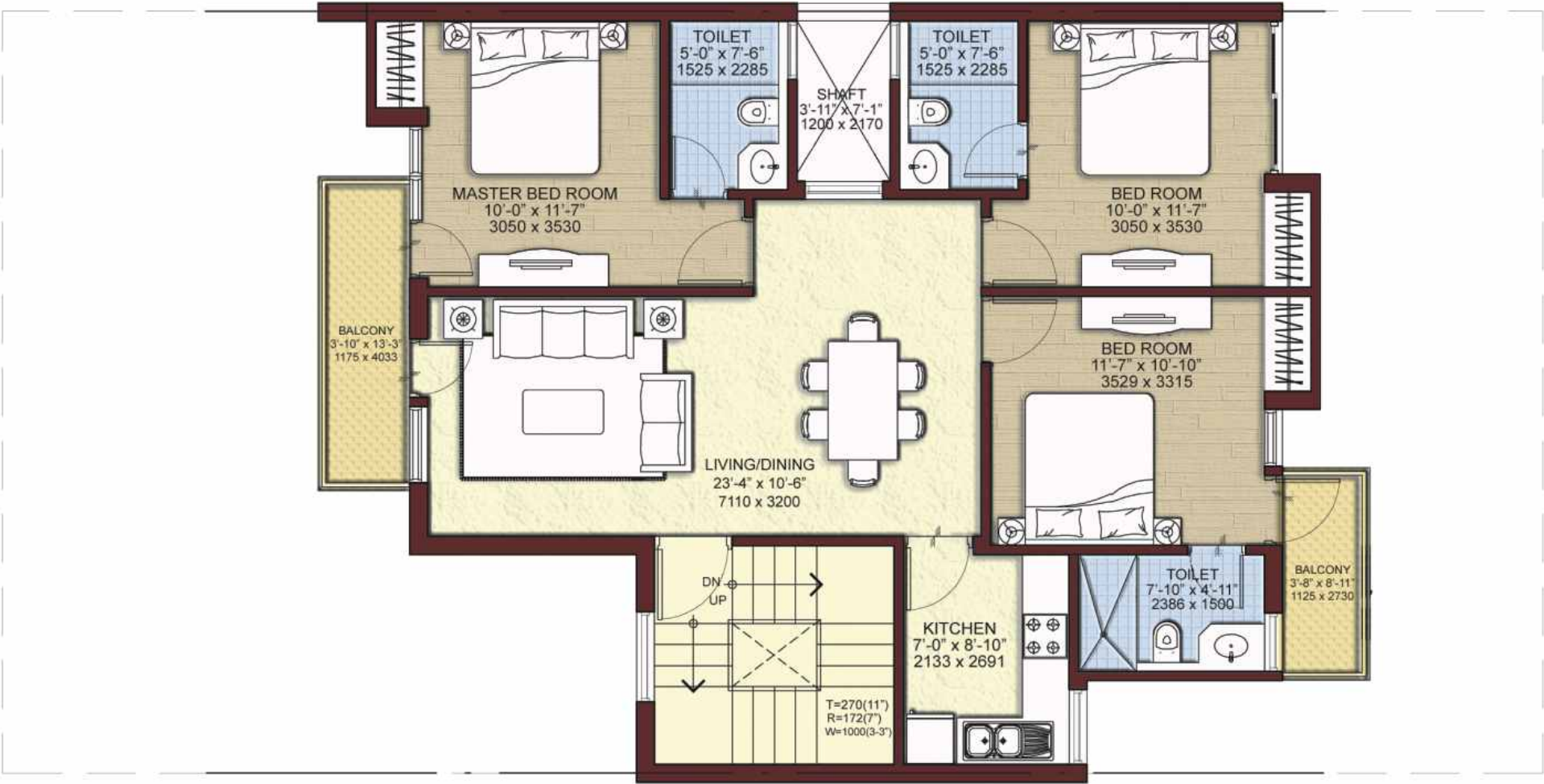
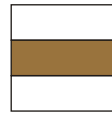
Plot Area = 300.00 sq. mts. (3229.2 sq.ft.)  
Super Area = 150.878 sq. mts. (1624 sq.ft.)

Type - 3  
Ground Floor



Plot Area = 200.00 sq. mts. (2158.8 sq.ft.)  
Super Area = 107.596 sq. mts. (1158 sq.ft.)

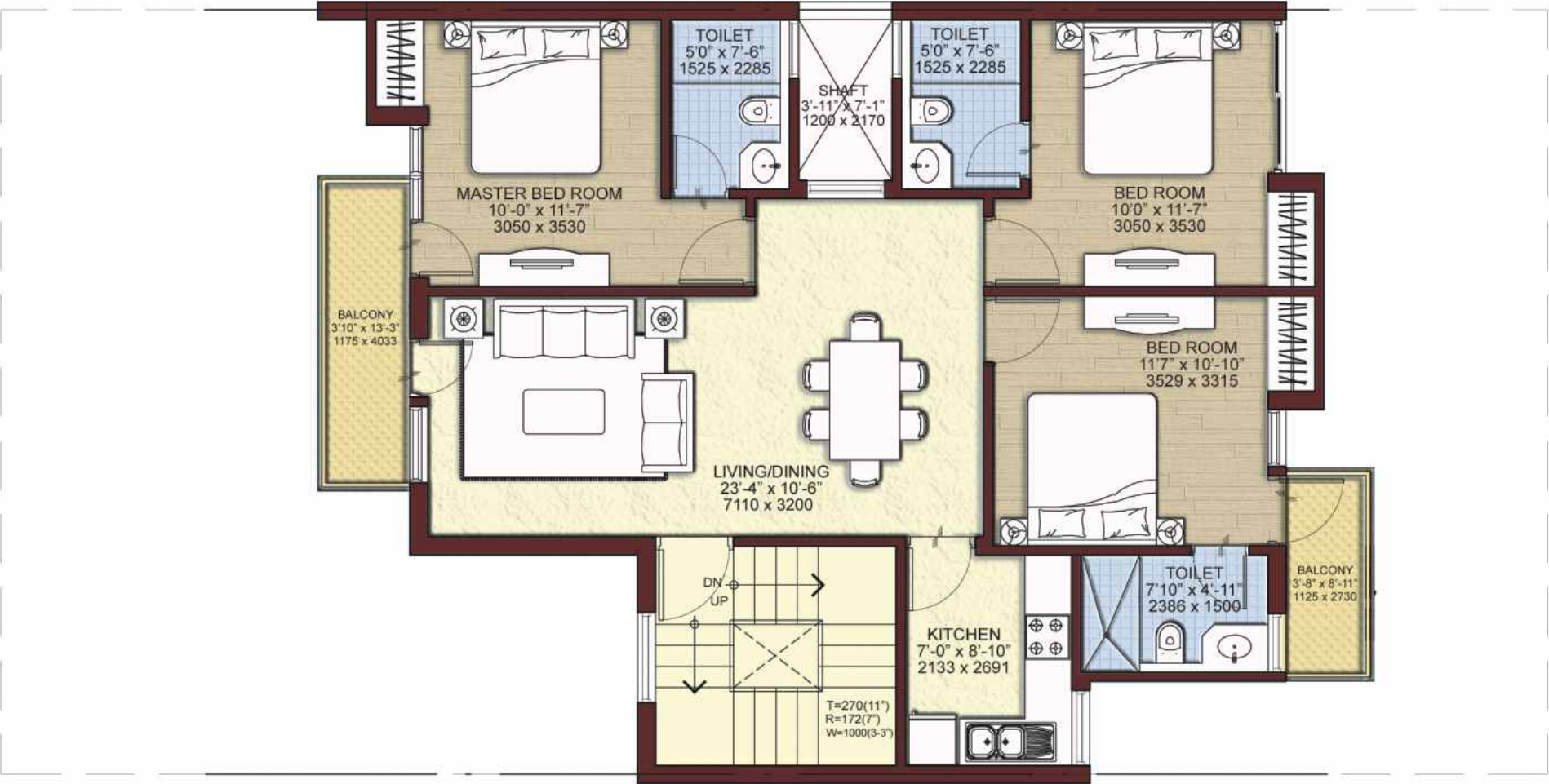
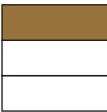
Type - 3  
First Floor



Plot Area = 200.00 sq. mts. (2158.8 sq.ft.)  
Super Area = 107.596 sq. mts. (1158 sq.ft.)

Type - 3

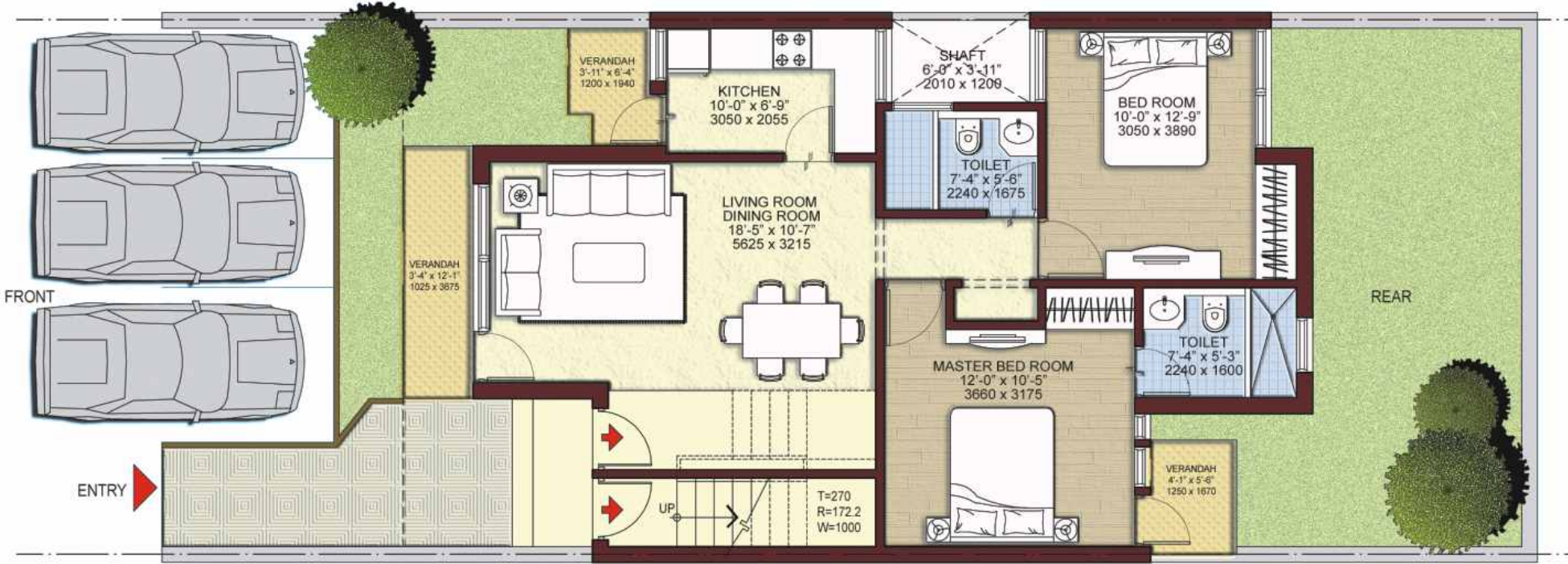
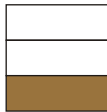
Second Floor



Plot Area = 200.00 sq. mts. (2158.8 sq.ft.)  
Super Area = 107.596 sq. mts. (1158 sq.ft.)

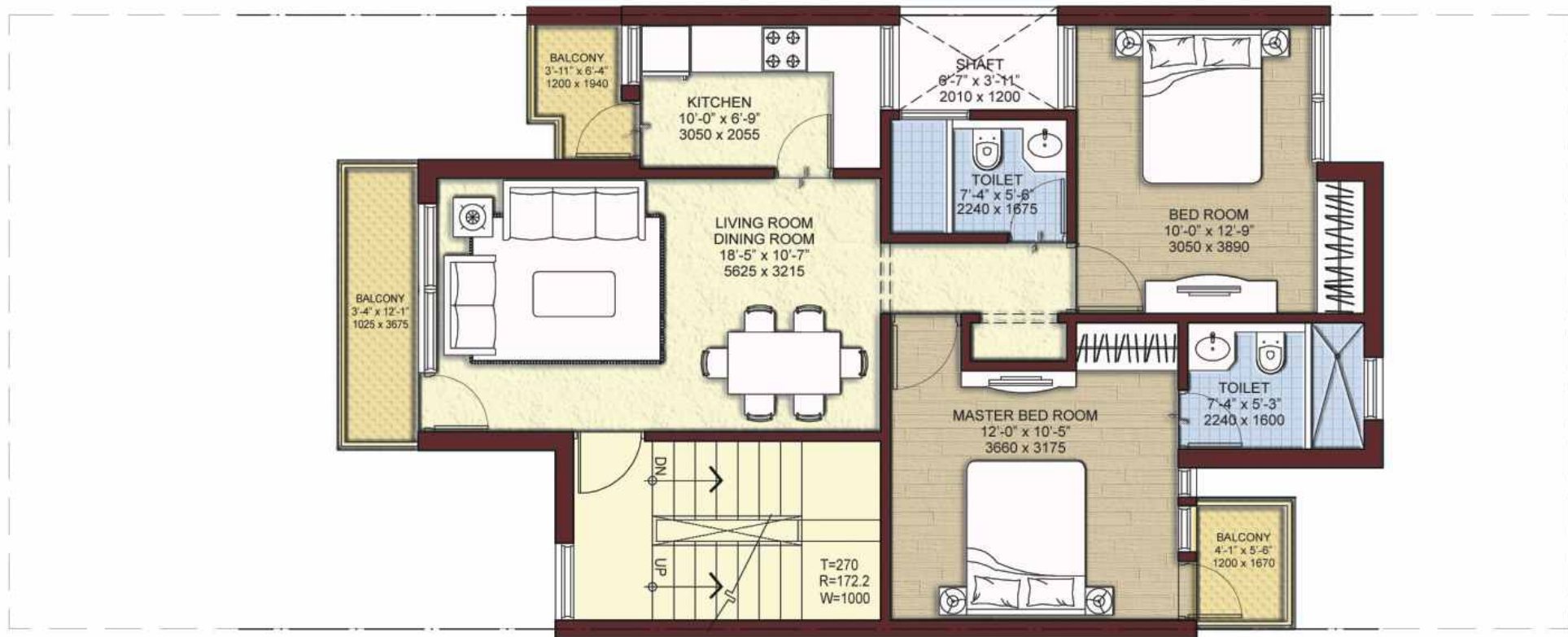
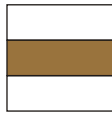
Type - 4

Ground Floor



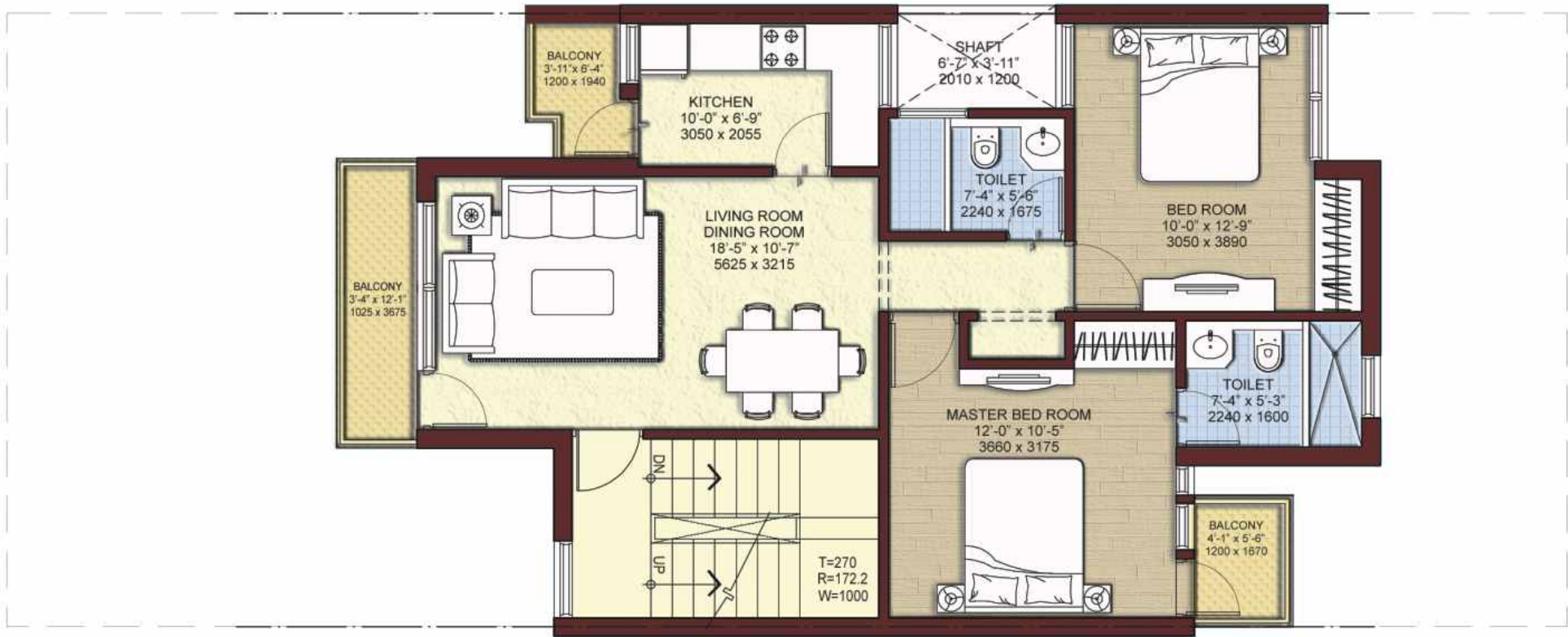
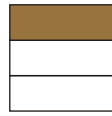
Plot Area = 160.00 sq. mts. (1722.2 sq.ft.)  
Super Area = 87.470 sq. mts. (942 sq.ft.)

Type - 4  
First Floor





Plot Area = 160.00 sq. mts. (1722.2 sq.ft.)  
Super Area = 87.470 sq. mts. (942 sq.ft.)

Type - 4  
Second Floor



Plot Area = 160.00 sq. mts. (1722.2 sq.ft.)  
Super Area = 87.470 sq. mts. (942 sq.ft.)

# Project Specifications

		Wall finish	Internal External Servant Room / Study	Oil bound distemper Combination of Marble/Sandstone grit/stone Oil bound distemper
		Flooring	Living / Dining Bed Rooms Stair Case Servant Room / Study	Vitrified tiles Vitrified tiles Marble Ceramic tiles
		Kitchen	Flooring Dado Platform	Ceramic tiles Ceramic tiles 600 above counter Granite counter with stainless steel sink, drain board with C.P. fittings
		Toilets	Flooring Dado Counter Fixtures Fittings	Ceramic tiles Select ceramic tiles upto 2100 mm above floor Marble White Chinaware Single lever C.P. fittings
		Doors	Internal Main Entry External	Seasoned hardwood frames with European style moulded shutters Seasoned hardwood frames with European style moulded shutters Powder coated / anodized aluminium
		Windows		Powder coated / anodized aluminum with M.S. grill
		Electricals		Copper wiring in concealed conduits, modular moulded switches and MCBs
		Power back-up		24 x 7 power back-up
All floorplans, sitemap, specifications, amenities, facilities and perspective views are tentative in nature and are subject to revision				



## Club House Facilities

- Lounge / Hall
- Children’s Room
- Indoor Games Room
- Restaurant
- Swimming Pool
- Tennis Court
- Gymnasium
- Squash Court



**GURGAON :**

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E-mail: [sales@unitechgroup.com](mailto:sales@unitechgroup.com)  
Website: [www.unitechgroup.com](http://www.unitechgroup.com)

The layout, building plans, and specifications of buildings, complex and the apartments are tentative and subject to variation / deletion as deemed appropriate by the Company or as directed by any competent authority. Furniture is not being provided. Furniture layout shown in the Brochure is only indicative of how the Unit can be used. Dimensions given in the unit plans are masonry dimensions (excluding the plaster thickness). All dimensions are rounded off and marginal variations may occur in the process of construction as per Architect's advice.