

unitech

THE *Villas*

UNIWORLD RESORTS
Sector - 33 & 48, Gurgaon

Just close your eyes

Hold your breath in for a moment

now exhale as slowly as possible

Relax your mind body and soul

And let everything else go



Welcome to sprawling acres of comfort and relaxation

Welcome to Uniworld Resorts

Location Map

Just minutes away from the National Highway - 8, near Rajiv Chowk, yet miles away from madness, Uniworld Resorts is nestled in the heart of bustling development of Gurgaon at Sector - 33 & 48, off the Sohna Road. It is only 25 minutes away from IGI Airport. In addition to excellent connectivity via road, Uniworld Resorts is minutes away from the existing Metro route. Also, within 15 min driving distance are world class Schools such as Shikshantar, The Shri Ram School, DPS, Amity International, GD Goenka; and Hospitals such as Medicity, Max, Fortis & Artemis.





Personal Jacuzzi with Party Terrace



Step into the World of Luxury and Style



Dining Area



The ultimate villa living - The villas at Uniworld Resort

The perfect place to be at peace with yourself and with those about whom you care the most. Surrounded by features to make every moment a pleasure to live and enjoy life in a 154 acre gated complex with state-of-the-art security. It will make you wonder that you are living in a resort, called home.



Living spaces that breathe

- 4 floors of spacious living
- Private elevator in each villa
- Centralized VRV air-conditioning system (cooling & heating)
- Home automation



Enjoy the privacy of your lavish bedroom

- Spacious bedrooms with wooden flooring
- Automated lights and curtains
- 5 fixtures master bathroom with his & her basin and jacuzzi



The perfect venue for every celebration

- Private terrace
- Party area with serving counter in rear lawn

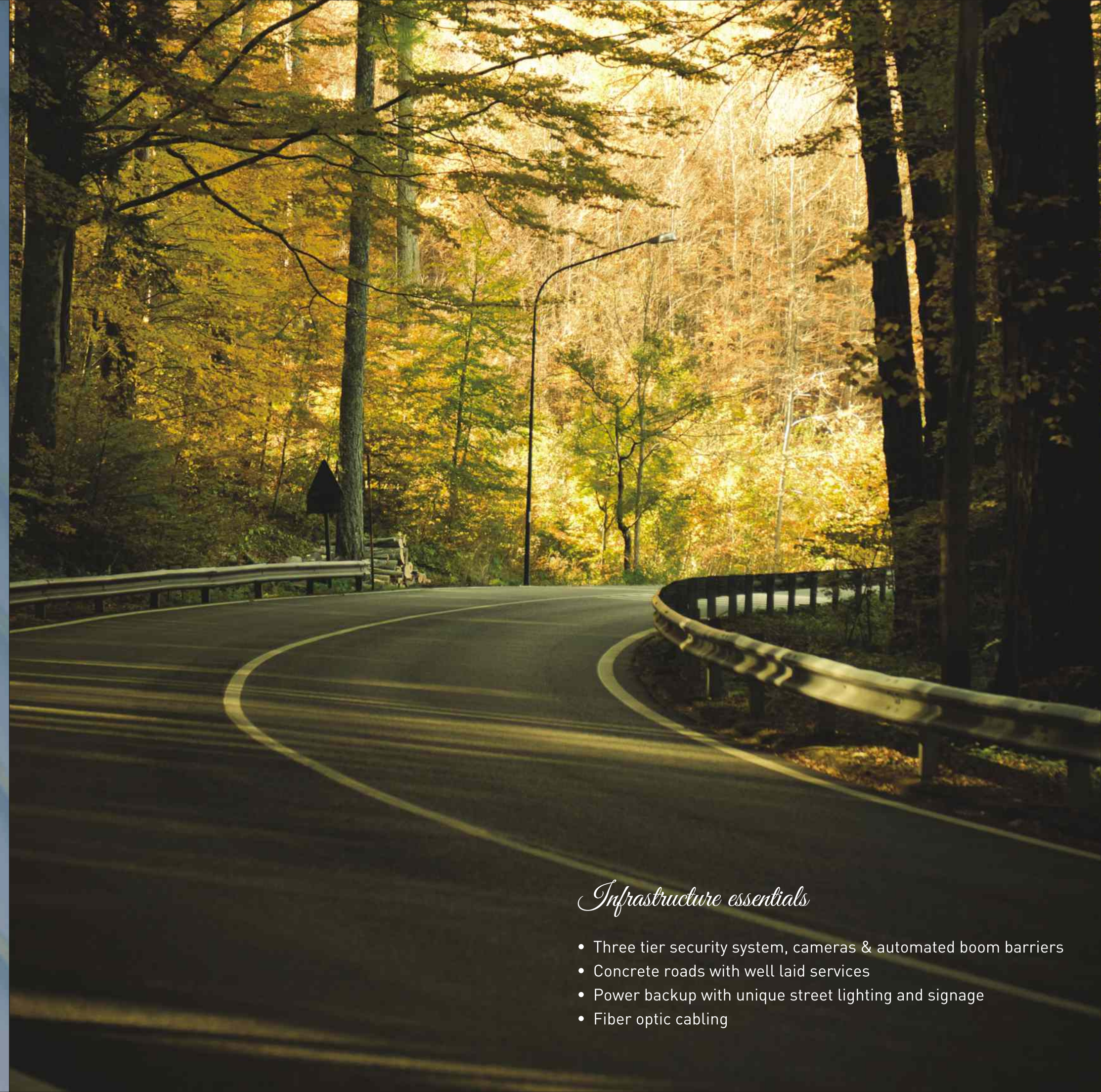
Enjoy a rendezvous with your loved ones

- Combined basement with space for home theatre
- Provision for Wi-fi / plug-n-play for cable TV, telephone & internet



Experience the bliss of rejuvenation in your own home

- Space for gym / yoga / billiards room and your own private bar



Infrastructure essentials

- Three tier security system, cameras & automated boom barriers
- Concrete roads with well laid services
- Power backup with unique street lighting and signage
- Fiber optic cabling



Unveil the secret joys of living

- 4 acre landscaped park with 6 hole golf putting greens
- Sports facilities like Tennis, Basket Ball, Badminton Court etc.
- Re-creation of bio-diverse environmentally sustainable habitat for flora and fauna
- Illuminated walking/jogging track



Home Automation

Lifestyle

Let Light Caress Your Senses.

Programmable Wireless Lighting System to bring you to another level of inspired living.

This system gives you the freedom to create your own light setting in your home at the touch of a button, letting you change lighting scenes for every ambience and every event. Stay in the luxury of wirelessly/remote controlled lights and curtains with pre-programmed scenes.

Create an ambience for a romantic dinner or an elegant evening of entertainment. At a single touch, every light will be at your command to bring the occasion to life. Aesthetically designed glass switches equipped with an LED, emits a soothing light to help you locate them in the dark.

Security

Feel safe and secure in your home through video door phone at villa entrance. Based on European design, this system will protect you and your family from any intrusion. The colour camera and screen will allow you to view and talk to the person at the gate before you let them in.

Green Living

Say goodbye to needless energy consumption with the help of motion sensors. Leave behind the worries about remembering to switch off the lights and fans. With the help of a single switch on the master panel now you can control the lights and fans of your entire home.

Motion sensors are used in selected areas in the house to save energy conveniently and reliably. Say goodbye to wasted energy consumption because of unnecessary usage of lights without having to worry about remembering to switch off the lights when leaving the room.

Switch on/off lights, fan of your entire house by one switch on master panel.



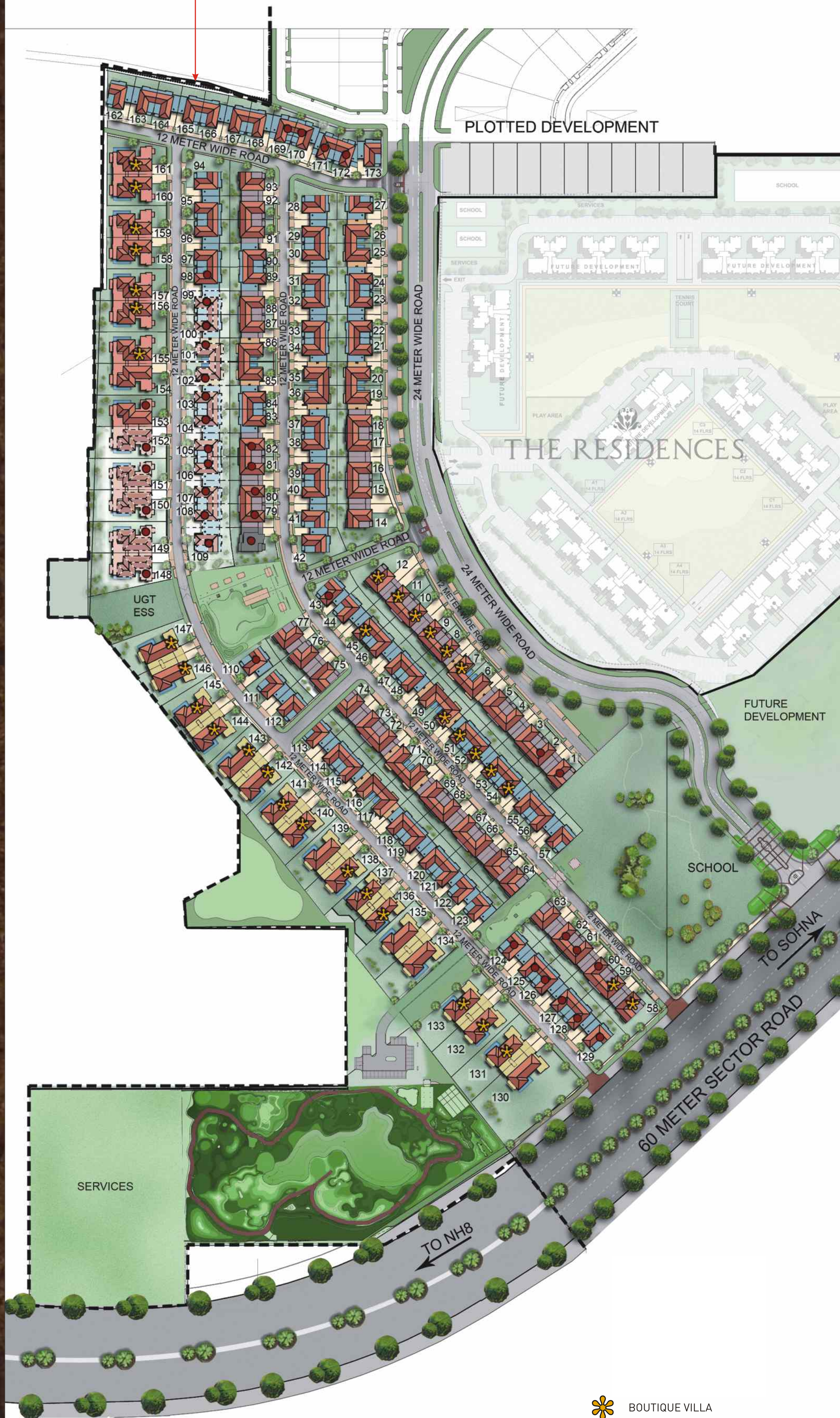


Exclusive Clubhouse

- Gymnasium
- Swimming pool with changing rooms
- Steam, sauna & jacuzzi
- Pool / billiard & table tennis
- Multipurpose hall for meditation, yoga & gatherings
- TV lounge
- Pantry
- Kid's play area
- Lawn tennis court
- Open basketball & badminton / squash court
- Bar-be-que counter with music system, party area & pool side party area
- Restrobar



THE
Villas



BOUTIQUE VILLA



VILLAS ARE ON HOLD

Master Plan

Step out in the best place to seek Tranquility

Uniworld Resorts brings together inspired design and sophisticated living. The result is a home accompanied by natural surroundings.



Villa - Type I (420 sqm.)

Basement



Ground Floor



First Floor



Second Floor



Total Saleable Area : 6869 sq. ft.
Total Terrace Area : 1312 sq. ft.

Villa - Type II (420 sqm.)

Basement



Ground Floor



First Floor



Second Floor



Total Saleable Area : 6664 sq. ft.
Total Terrace Area : 1178 sq. ft.

Villa - Type III (420 sqm.)

Basement



Ground Floor



First Floor



Second Floor



Total Saleable Area : 6760 sq. ft.
Total Terrace Area : 1026 sq. ft.



Actual Photo - The Villas, Gurgaon

Specifications



Structure

Earthquake resistant RCC framed structure



Wall Finish

External

Combination of texture paint and stone accent; wooden trellis; mangalore roof tiles for sloping roofs

Internal

Choice of acrylic emulsion on POP punning, ceilings in oil bound distemper



Staircase

Railing

Glass railing with wooden handrail

Tread & Riser

Imported marble / granite



Flooring

Living / Dining / Lounge on Ground Floor

Imported marble

Family Room / Lounge on other Floors

Imported marble

Bedrooms

Engineered / hardwood flooring

Lift Lobbies

Imported marble

Kitchen

Premium ceramic / porcelain tiles

Balcony & Terraces

Anti-skid tiles



False Ceiling

Full / partial POP false ceiling in living, dining, bedrooms, bathrooms & kitchen with concealed lights



Kitchen

Wall Finishes

Premium ceramic / porcelain wall tiles upto 2' height above work counter

Accessories

Working platform surface in granite with recessed double bowl sink and drainer



Jacuzzi

Villa - Type I & II (420 sqm.)

Inbuilt private jacuzzi with pergola ceiling, deckwood flooring & seating ledges on the second floor

Villa - Type III (420 sqm.)

Private jacuzzi with deckwood flooring on the ground floor



Balcony/Terrace

Toughened glass with infill stainless steel handrail in selected areas



Toilets

Walls






Premium ceramic / porcelain wall tiles full height upto ceiling

Flooring

Premium ceramic / porcelain / anti-skid tiles

Fittings

Premium Imported white sanitary fixtures and imported bath fittings
Five fixtures / fittings bathroom for master bedroom. Other bedrooms with 3 fixtures bathroom (except powder room and maids toilet)

	Doors	
	Main Entry	Seasoned teak wood frame; Veneer panelled shutter with melamine polish with stone paneling/inserts
	Internal Ironmongery	Seasoned teak wood frame; Veneered flush doors with melamine finish Brush stainless steel handles and latches / locks
	Windows / Glazing	Powder coated / anodized aluminium frame with toughened glass
	Electrical	
	Electrical	All copper electrical wiring in concealed conduits, provision for adequate light and power points; telephone and TV outlets in all bedrooms and the living room; intercom connectivity and provision for music; premium quality moulded modular plastic switches with protective MCBs. With electrical back-up on all villas roof; provision for geysers in toilets
	Solar Geysers	
	Home Automation	Mood lighting - switching and dimming lights - in living, dining, lounge & bedrooms - aesthetically designed switches mounted on wall or sleek remote control. Provision of automation of curtains/blinds and fans. Motion sensors in dress, bath and staircase. Master control panel at entrance lounge.
	Air-Conditioning	VRV technology air conditioning (heating and cooling)
	Security	Video door phone at main entrance, audio video connectivity with main gate. CCTV surveillance in the township
	Elevator	1 exclusive elevator to each villa (3/4 pax)
	Infrastructure Essentials	
	Power Back-up	100% power back-up
	Solar Panels	Solar panels on roof Provision for hydro pneumatic system
	Landscape	Marble / granite flooring with exclusive feature wall with concealed lights in niches and party area in rear lawn. Uniquely designed soft scape with adequate foliage and flora covered by boundary wall

All floorplans, sitemap, specifications, amenities, facilities and perspective views are tentative in nature and are subject to revision



Actual Photo - The Villas, Gurgaon



Also available

OPULENCE

bespoke villas

signature lifestyle villas ,
designed and crafted by
internationally acclaimed
architects.

Opulence revolutionizes
the concept of villas in
India that belong to the
select few. These villas
are uniquely designed by
world renowned architects,
sculptors, landscape
artists, lighting designers
for an individual with
discerning taste.

Other Unitech Landmark Creations



South City



Vista Villas



Nirvana Country



Karma Lakelands

Unitech has the most diversified product mix comprising Residential, Commercial/Information Technology (IT) Parks, Retail, Hotel, Amusement Parks and Special Economic Zones (SEZ).



Infospace - Kolkata

Unitech Commercial Towers - Gurgaon

Air - Kolkata

Established in 1972, Unitech today is India's leading real estate company with projects across the country. Unitech is known for the quality of its products and is the first real estate developer to have been certified ISO 9001:2000 certificate in North India. The Unitech brand is well recognised in India and was conferred with the title of iSuperbrand® by Superbrand India in October 2007.

The Company is also the recipient of the CW Architect and Builders Award, 2008 for being one of India's Top Ten Builders.

Unitech has long partnered with Internationally acclaimed architects and design consultants including SOM(USA), BDP(UK), Maunsell AECOM(HK), MEA Systra(France), Callison Inc.(USA), FORREC(Canada), SWA and HOK(USA) for various projects.

Unitech's clientele for commercial projects includes global leaders such as Fidelity, McKinsey, Bank of America, Ford Motors, Nike, EDS, Hewitt, Amdocs, Ernst & Young, Reebok, Keane, Seagrams, Perfetti, Exxon Mobile and AT Kearney.

Unitech scrip is one of the most liquid stocks in the Indian stock markets and was the first real estate company to be part of the National Stock Exchange's NIFTY 50 Index.



Our Associates



10 Design

10 Design is an international firm of architects based out of Hong Kong, that offers a bouquet of services including architecture, urban design, sustainable research, landscape design, interior design and branding. There is expertise lies in large scale master planning, mixed use developments, civic and public buildings, hospitality and high-end residential developments.

The 10 Design partners are pioneers in their field responsible for leading design of developments like Shenzhen University Library, The Yanlord Peninsula in Suzhou, Beijing Olympic Games Multi-purpose Arena, Yas Island Marina District, Abu Dhabi, The Shizimen Business District in Zhuhai, The Afro-American Cultural Center, North Carolin and Rennick School of Education at North Carolina Agriculture and Technology University.



Callison Inc.

Since 1975, Callison's collaborative relationship with Nordstrom has delivered distinct shopping experiences in more than 155 new and remodeled stores. Callison's integration with Nordstrom's store planning team permits a high level of detail in every design phase, while also enabling efficient processes.

Callison collaborated with the Starwood Design Group to further refine the emerging brand and designed a modern high-rise that reflects the personality of place and the sophistication of the style. Callison's innovative plan for Flat Iron Crossing launched a new retail destination model, combining a two level enclosed mall and an open-air town center. The Pearl Qatar, a \$2.5 billion island community has won them accolades. Designed as the Riviera of the Middle East, Porto Arabia features a waterfront boardwalk with retail and restaurants, multifamily residential housing and entertainment activities.





Element Design Studio

Headed by Gregory Kunak, Element Design Studio was established in 2011 to provide full service high quality Landscape Master Planning and Landscape Architecture services for hotels, resorts, residential developments, urban projects, mixed-use developments and golf course landscapes throughout Asia. With a combined total of 47 years of experience in the design industry, Element is capable of providing solid design solutions for various landscape project. It claims its forte in concept design, schematic design, hardscape and softscape working drawings.

Tarik Currimbhoy

Currimbhoy & Co. is a New York based design firm founded by Tarik Currimbhoy in 1983. They have had a presence in India - building in Mumbai and Delhi - since 1995, and opened their own office in Mumbai in 2006. Their projects range from products to interiors to buildings.

They have built in the U.S. as well as in India. They have been extensively published in both countries.

Tarik Currimbhoy is not new to the worlds of design, architecture or sculpture. He has received his Master of Architecture from Pratt Institute, Master of Arts from Cornell University, and Bachelor of Fine Arts from Pratt Institute. He has taught at both universities.

Believing architecture to be an art form, they create sculpted spaces that are timeless. Their spaces are tranquil, simple and tactile, expressed with a purity of form and material.



LTDF

Founded by architects Prashaant Kochhar & Uphar Chibber, LTDF is a boutique architecture and interior design firm located in New Delhi, India. Since its inception in 1997, LTDF has expanded its diverse portfolio. Natasha Kochhar joined LTDF as a partner in 2009, further strengthening the creative dimensions of the young and dynamic firm. LTDF prides itself for designing unique projects of lasting significance. They aim at creating a harmony between artistic imagination and the boundaries imposed by the realities of the project.

The firm has now expanded into luxury retail segment throughout the world by associating with various International fashion brands such as Louis Vuitton, Christian Dior, Fendi, Marc by Marc Jacobs, Ermenegildo Zegna, Albertta Ferretti, Moschino, Volvo, Toyota, Kitsch, Diesel etc. LTDF also specialises in Retail Design and Brand Impressions, having worked with Kimaya, Mirari Jewellery, The Nature co.(Beauty), Giovani, Miss Jo etc.



PSA Studio

Pankaj Sangwan Associates is a multi-disciplinary architectural firm with expertise in urban design, architecture, landscape and interiors. The firm is committed to providing outstanding architectural design services with the focus on establishing and maintaining a clear communication with the client and understanding their needs.

The firm comes with extensive experience in commercial, high-end residential, hospitality, landscape, urban design, entertainment and amusement parks projects. In association with Unitech Limited, it is currently involved with the design of the office buildings for major corporations like Infosys and Google.

With a commitment towards environmentally conscious lifestyle, the firm pursues GREEN architecture with a carefully crafted approach in sustainable designs and building systems.



Sikka Associates

SAA was established in 1981 and today with over three decades of experience in successfully completed projects is how one of the leading design consultancies in India.

We offer comprehensive services for concept to completion and beyond including town planning and urban design, master planning, architecture, interior design and engineering services.

The firm is a reputed practice of over 75 skilled architects recognized for its contemporary, bold innovative and modern approach to architecture.

The vast nature of our portfolio reflects the wealth of experience and expertise developed by us over the years.

Over the last 30 years, Sikka Associates are proud to have worked across the length and breadth of the country and abroad as well. Working for diverse projects has helped the company earn not only experience but expertise which helps to complete projects with utmost details. Their projects span over countries like Bhutan, Shanghai, Beijing, Sri Lanka and more.





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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.

