




Espace
NirvanaCountry
Individual homes for independent minds

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Make the leap

Espace is brought to you jointly by Unitech Ltd and Pioneer Profin Ltd. Ranked among the top 50 real estate companies of the world, Unitech Ltd is one of India's largest and most innovative developers. Unitech has helped many thousands of customers find their perfect homes both in Gurgaon and other major cities.

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

Make the leap and talk to us today.

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Fax: (011) 26857338

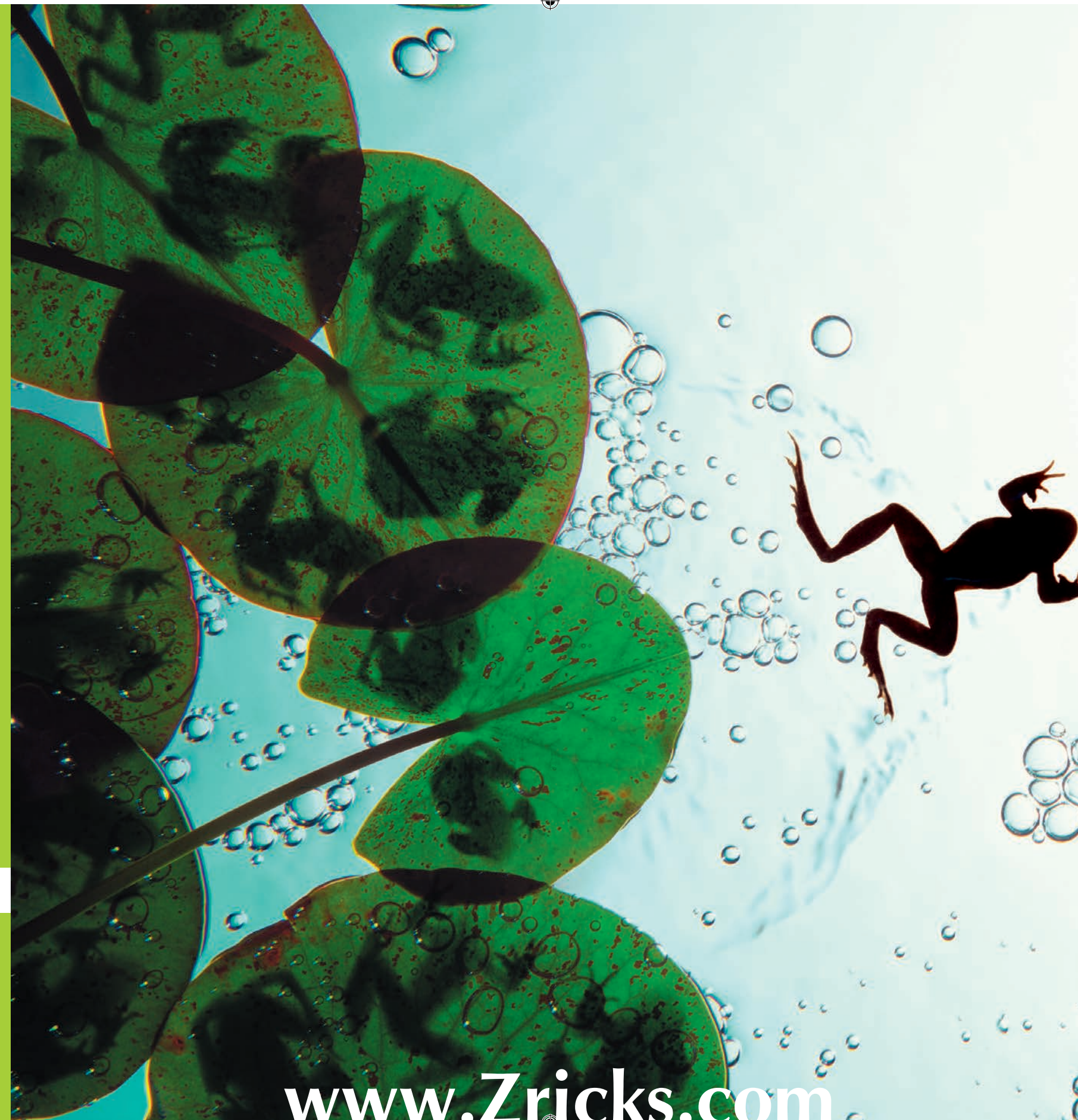
www.unitechgroup.com
email: nirvana@unitechgroup.com





Floor Layout

Villa Type D | 200 sqm

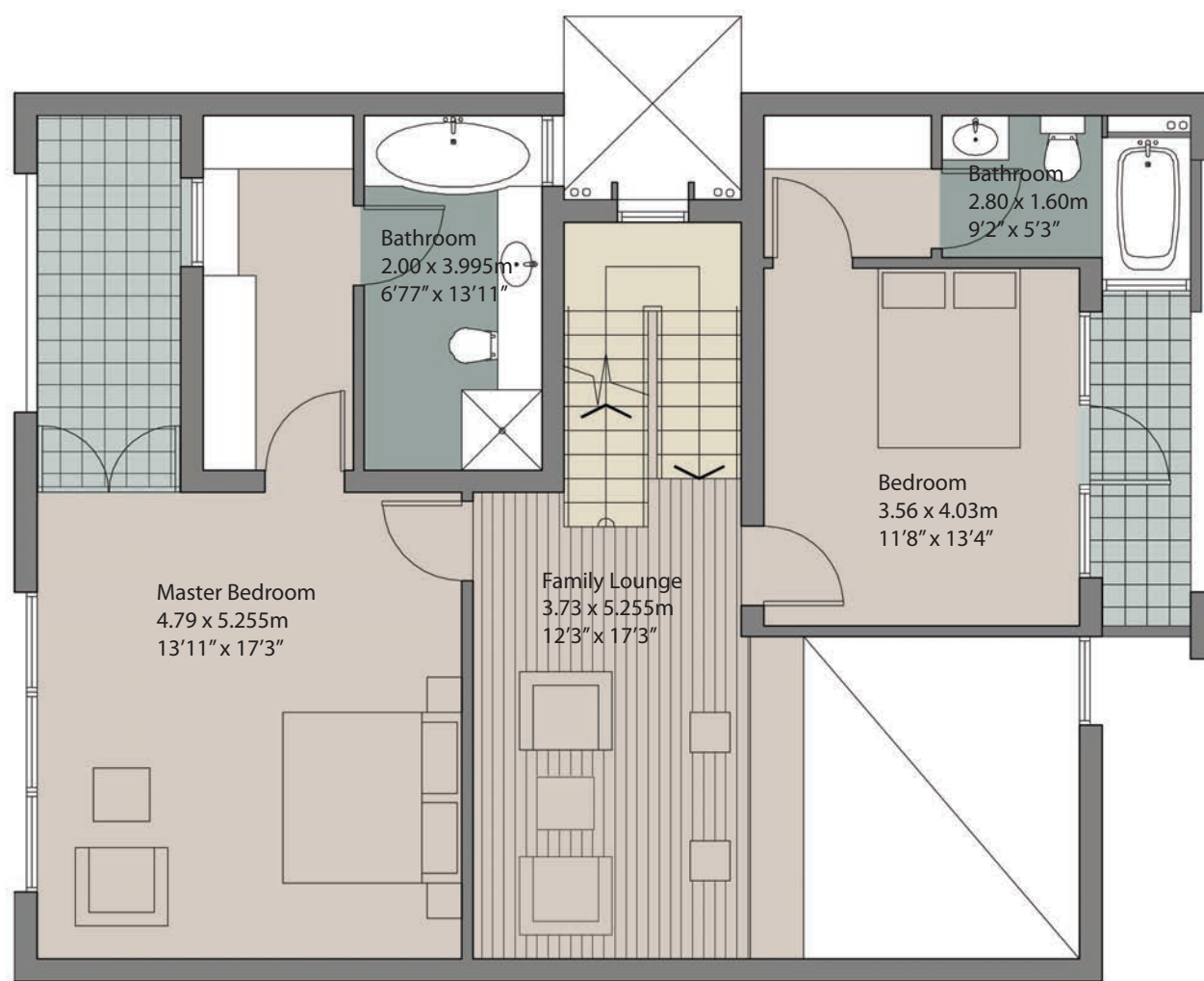


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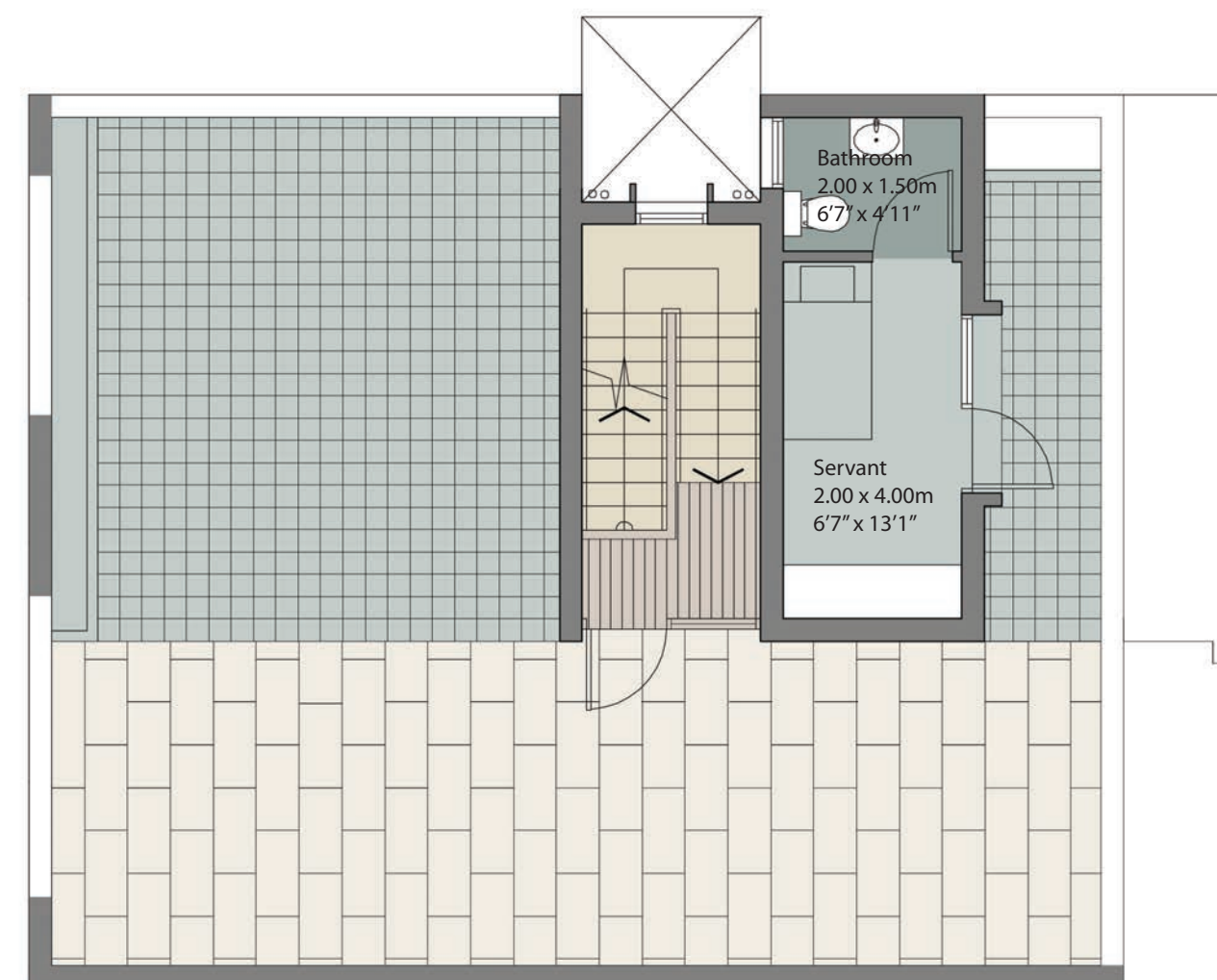


There comes a time when we all need more from life.
Space to think. Room to grow. The opportunity to
enjoy our independence and mature as individuals.
That moment has now arrived.
Welcome to Espace at Nirvana Country.

Espace is for those who distinguish themselves from the masses. Independent, family homes on three floors set in a generous, magnificently landscaped environment. It's the natural choice for a more individual way of life.



First Floor



Second Floor with Terrace

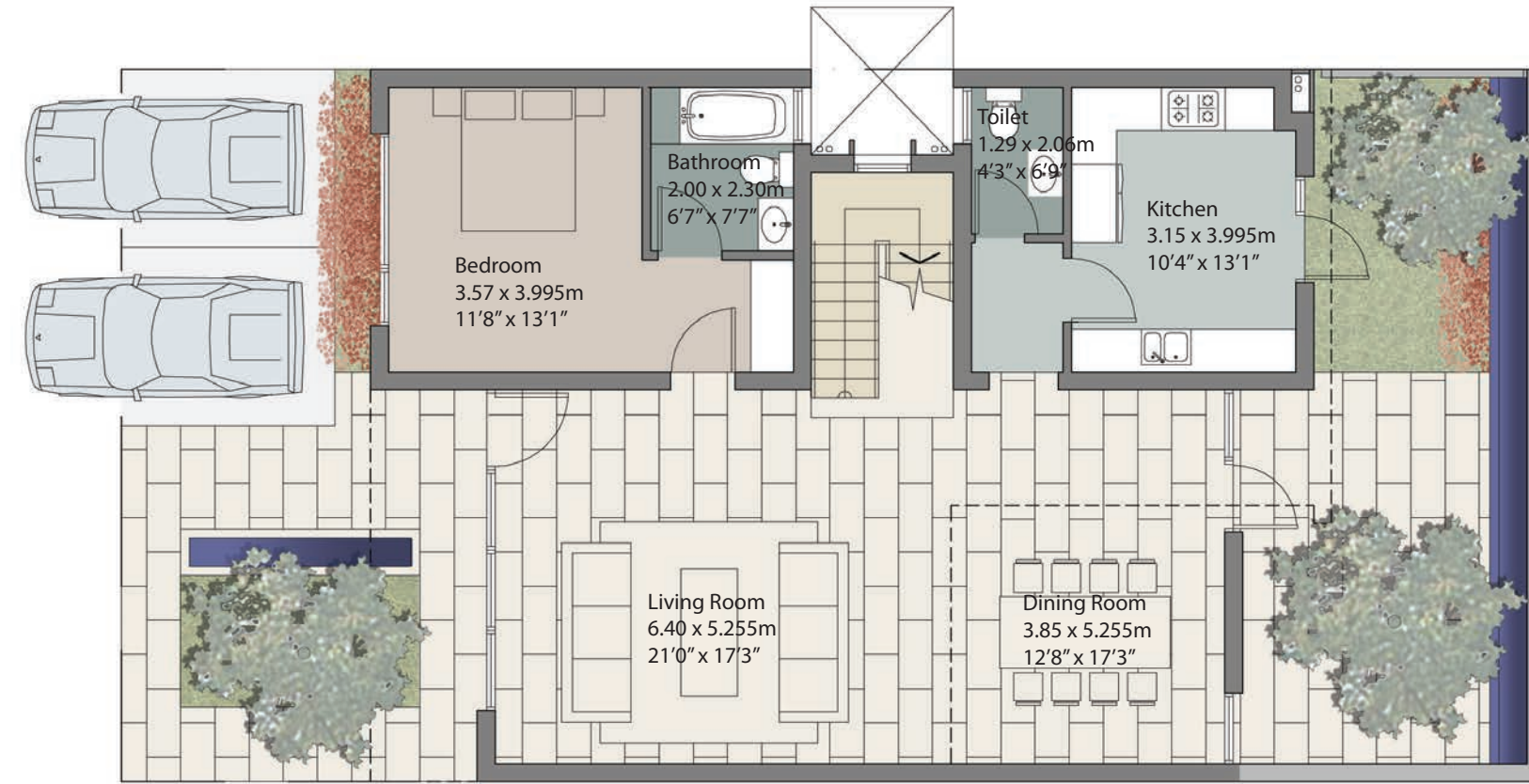
All specifications are tentative in nature and are subject to change.

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Floor Layout

Villa Type DC | 240 sqm



Ground Floor with fully landscaped front garden

Plot area: 200 sqm
Super area: 2928 sqft

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All specifications are tentative in nature and are subject to change.



Features

- Independent villas
- Meditation gardens
- Spa Club
- Yoga Atrium
- Power back-up
- Secured Environment
- Close to Gurgaon Malls

Club Facilities

- Swimming pool
- Gymnasium
- Jacuzzi
- Steam room
- Squash court
- Tennis court
- Indoor games
- Television lounge
- Business centre
- Multi-purpose hall with facilities for banquet, dining hall etc.



Legend

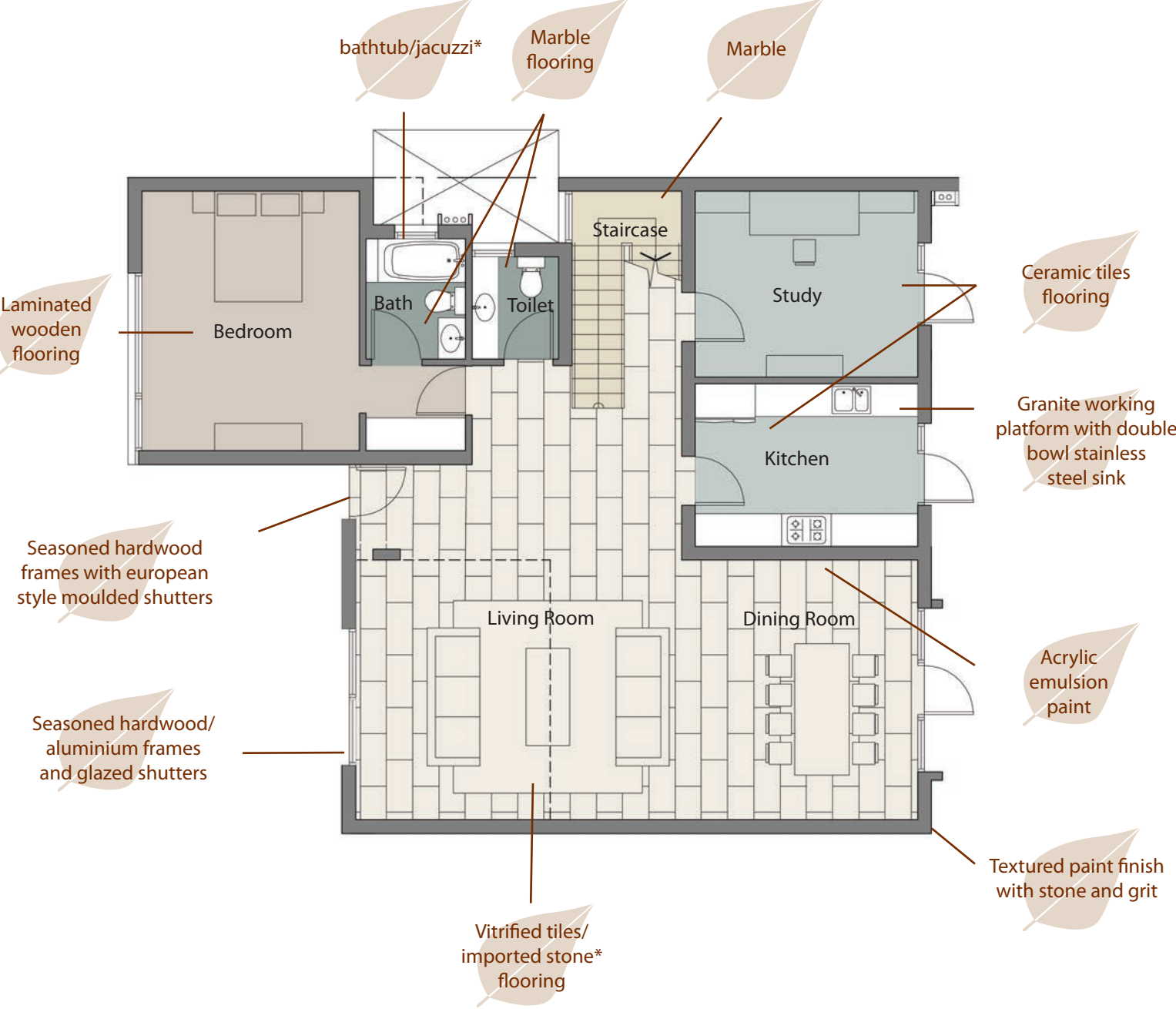
- Villa C 300 sqm
- Villa DC 240 sqm
- Villa D 200 sqm

Note:
Plot numbering may change.
Area of some plots may increase or decrease according to demarcation.

This site plan is tentative and subject to change.

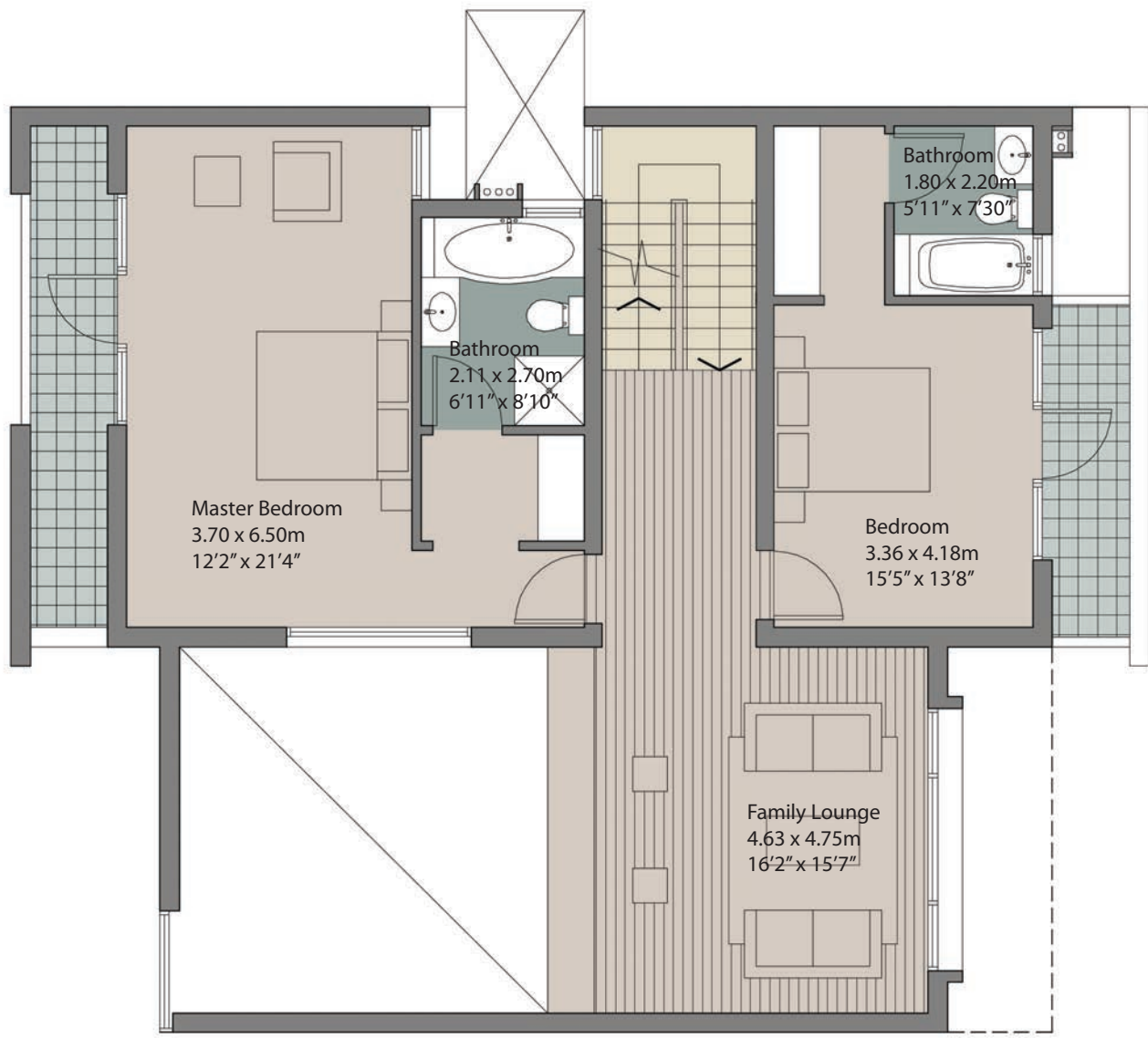


Typical Finishes



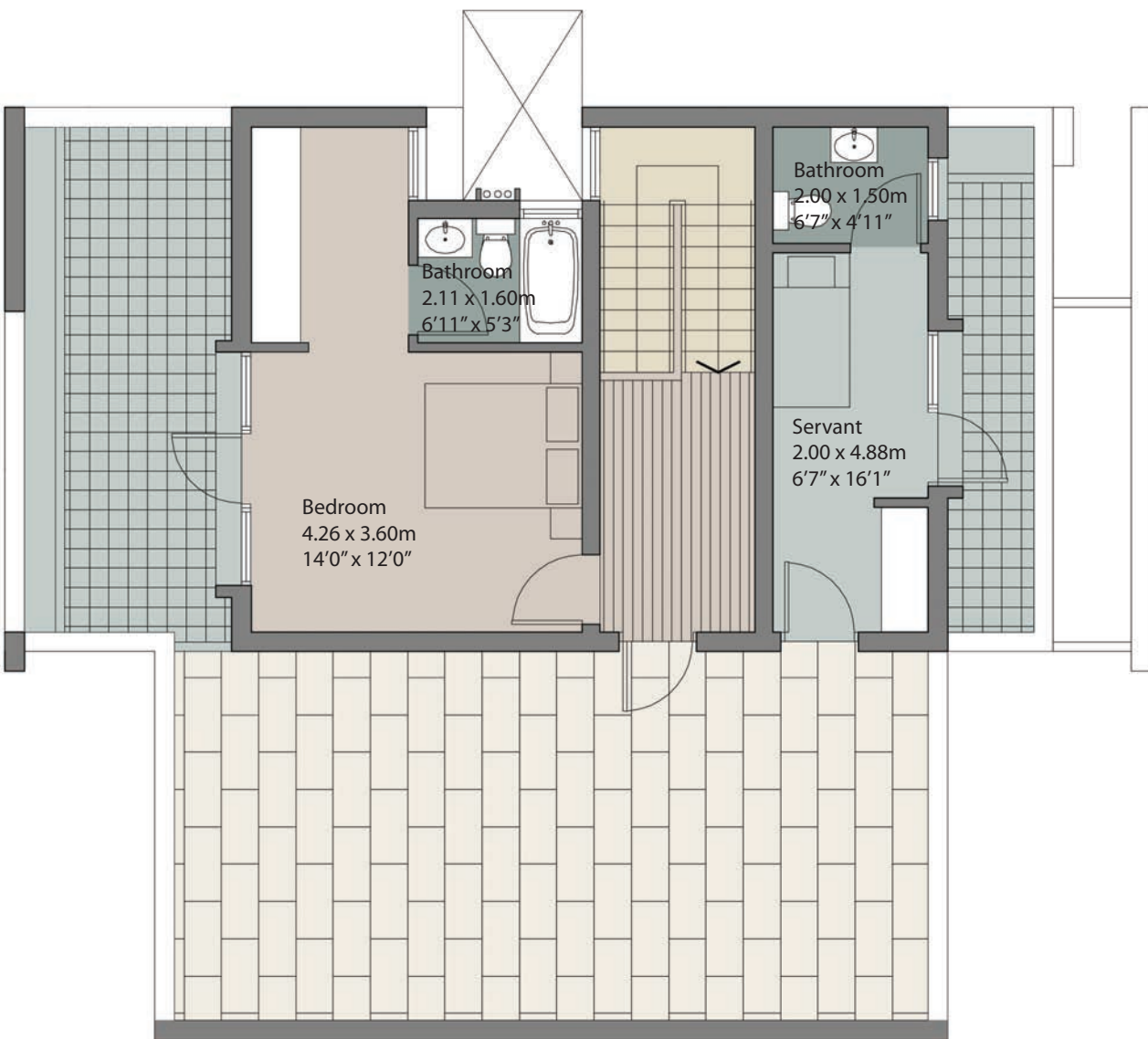
* For more information please refer to specification details.

All specifications are tentative in nature and are subject to change.



First Floor

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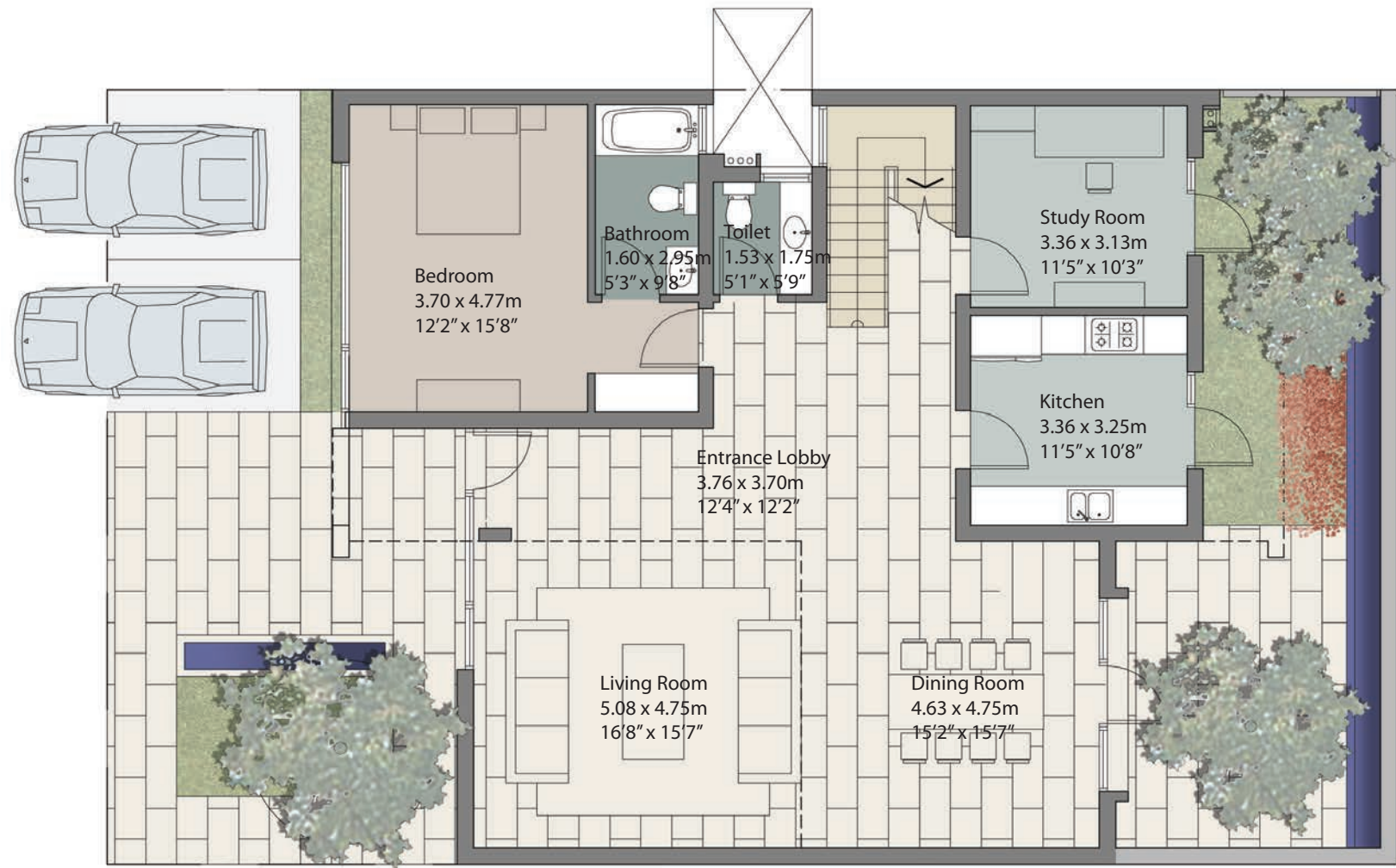
Second Floor with Terrace

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Floor Layout

Villa Type C | 300 sqm



Typical Interior



Specifications

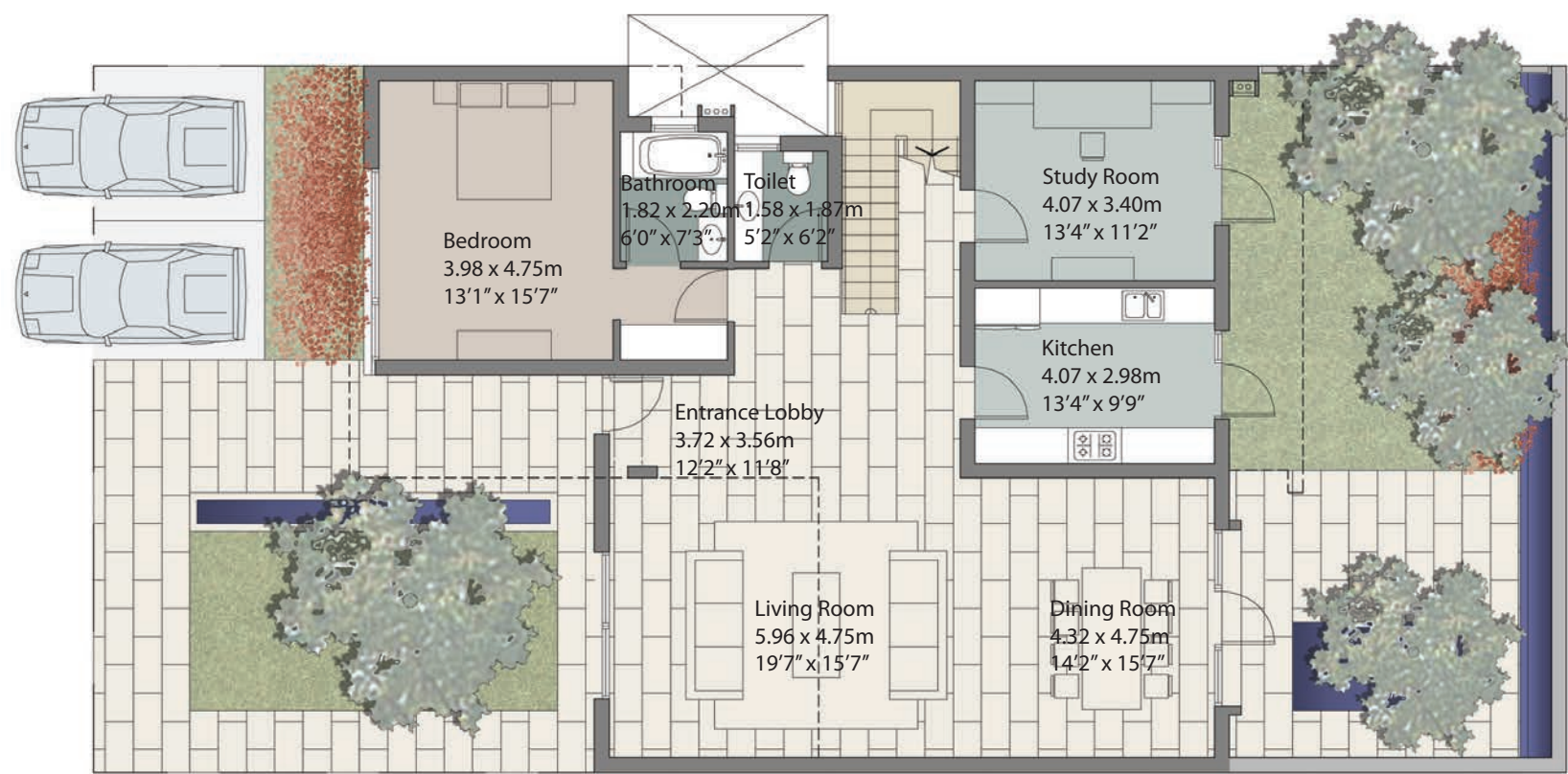
		Universal	International
Wall finish	Internal	Acrylic emulsion paint on POP base	Choice of acrylic emulsion paint on POP base
	External	Combination of textured paint finish with stone and grit	Combination of textured paint finish with stone and grit
Flooring	Living/Dining	Vitrified tiles	Imported stone
	Bedrooms	Laminated wooden flooring	Laminated wooden flooring
Kitchen	Flooring	Ceramic tiles	Ceramic tiles
	Dado	Ceramic tiles up to 2 feet height above the working platform	Ceramic tiles up to 2 feet height above the working platform
	Platform	Working platform in granite with double bowl stainless steel sink	Working platform in granite with double bowl stainless steel sink
Toilets	Flooring	Marble	Marble
	Dado	Ceramic tiles up to ceiling level	Ceramic tiles up to ceiling level
	Fittings	White sanitary fixtures, single lever CP fittings & geysers; master bedroom toilet with bathtub	Coloured sanitary fixtures, single lever CP fittings & geysers; master bedroom toilet with Jacuzzi (only in 300 sqm villa)
Doors		Seasoned hardwood frames with European style moulded shutters	Seasoned hardwood frames with European style moulded shutters. External doors to be glazed.
Windows		Seasoned hardwood / aluminium frames and glazed shutter	Seasoned hardwood / aluminium frames and glazed shutter
Glass		6mm thick toughened glass to enhance security	6mm thick toughened glass to enhance security
Landscape		Fully landscaped front garden	Fully landscaped front garden
Electrical		All copper electrical wiring in concealed conduits; Provision for adequate light & power points; Telephone and TV outlets in all bedrooms and the living room; Moulded plastic switches with protective MCB's	All copper electrical wiring in concealed conduits; Provision for adequate light & power points; Telephone and TV outlets in all bedrooms and the living room; Moulded plastic switches with protective MCB's
Staircase		Marble	Marble
Security		Door phones	Door phones
Power Back-up		100%	100%

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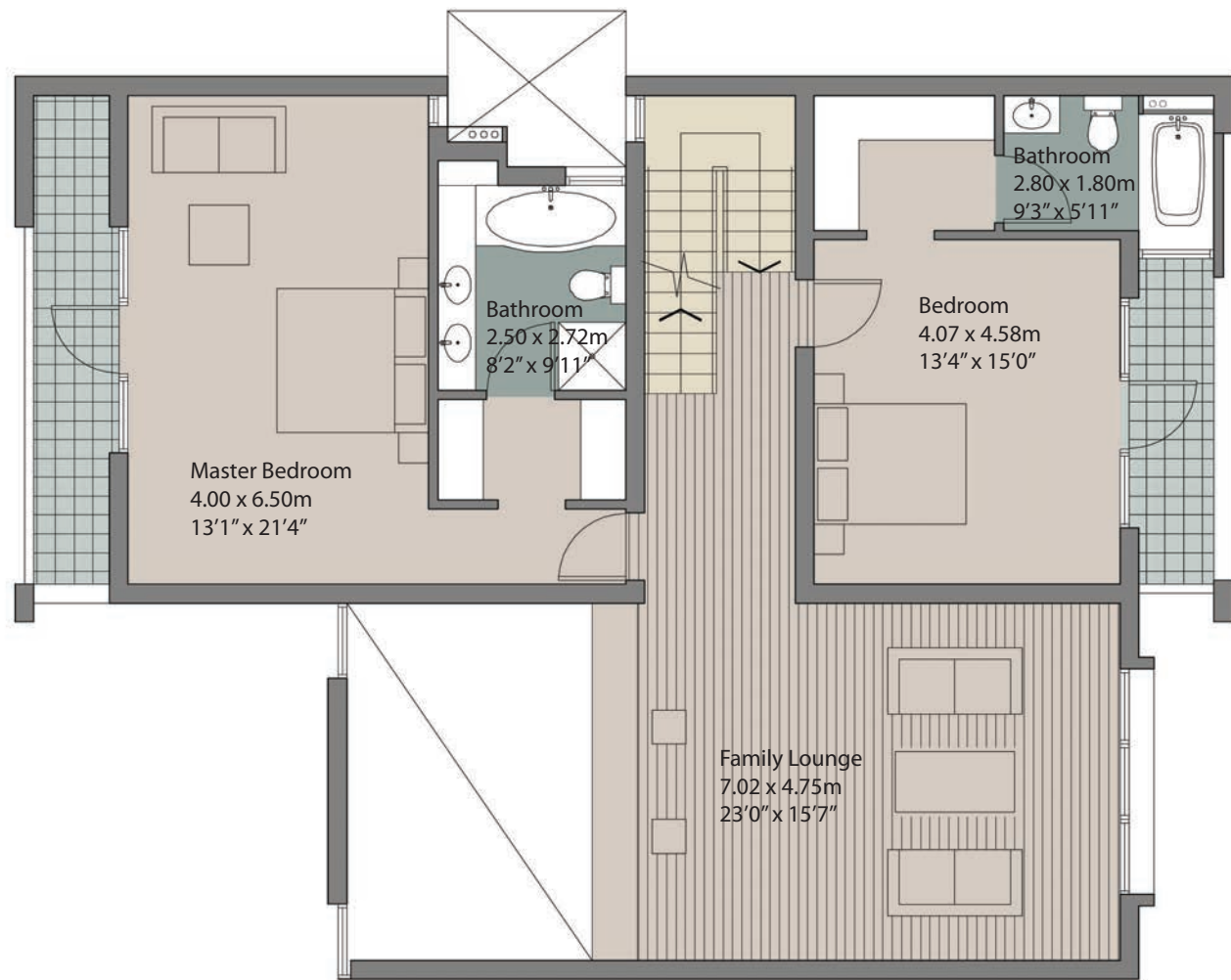
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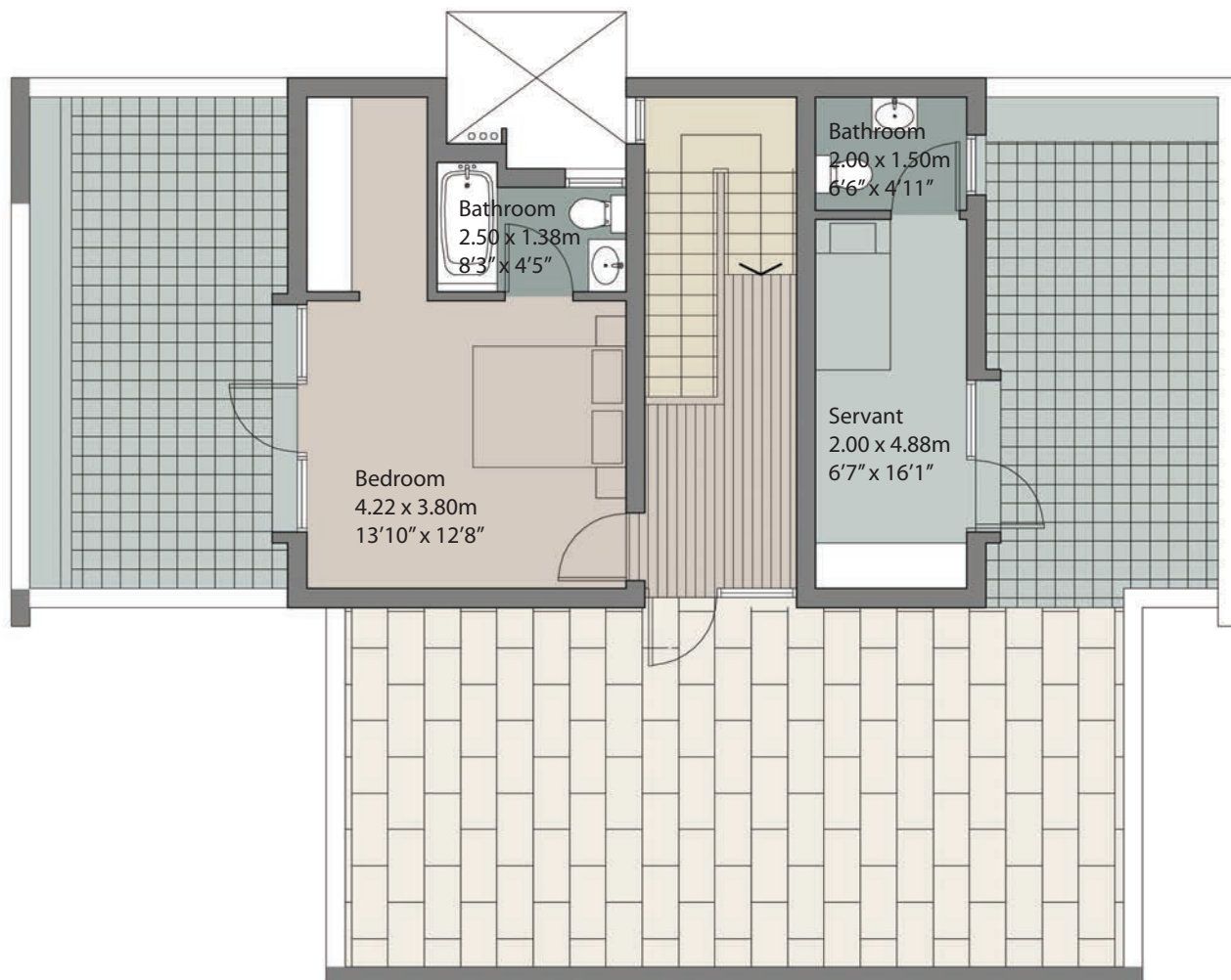
Specifications



Ground Floor with fully landscaped front garden
Plot area: 300 sqm
Super area: 4076 sqft



First Floor



Second Floor with Terrace

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