

FIND YOURSELF ALL OVER AGAIN





# *Alder Grove*

Alder Grove, luxurious private villas at Nirvana Country 2 give you the space you always yearned for. The exclusive lifestyle which will appeal to your finer senses.



Kick-off your  
shoes, let your hair down,  
close your eyes and let your  
surroundings take over.  
Discover the peace and  
tranquility in the  
lap of luxury.



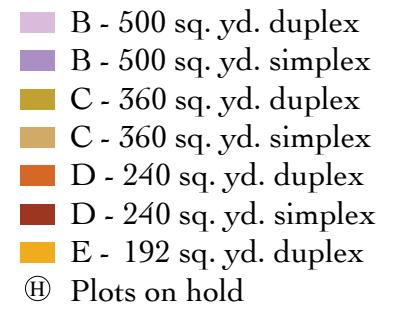


Well connected to N.H. 8 and the Golf Course Extension Road • Close proximity to the residential, retail and commercial development on Sohna Road & Nirvana Country • World class schools – Shikshantar, The Shri Ram School, DPS, Heritage, Pathways and GD Goenka within 20 minutes driving distance • Leading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



*Location*



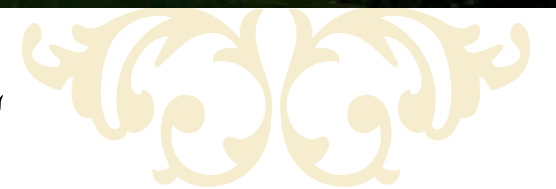






This is an artist's rendition and may undergo modifications.

*420 sq. mts. (502.32 sq. yds.) villas*







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*300 sq. mts. (358.8 sq. yds.) villas*



[www.Zricks.com](http://www.Zricks.com)





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*200 sq. mts. (239.2 sq. yds.) villas*

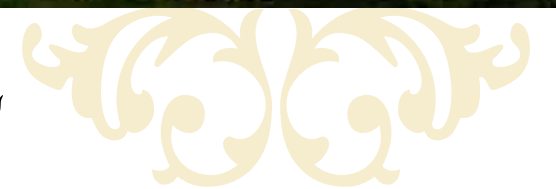






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*160 sq. mts. (191.36 sq. yds.) villas*



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# Type B 420 sq. mts. (502.32 sq. yds.) duplex

Super Area = 487.85 sq. mt. (5252 sq. ft.)

Terrace = 16.62 sq. mt. (179 sq. ft.)



**Ground Floor**  
204.105 sq. mt. (2197 sq. ft.)



**First Floor**  
189.305 sq. mt. (2038 sq. ft.)



**Second Floor**  
94.44 sq. mt. (1017 sq. ft.)





# Type B 420 sq. mts. (502.32 sq. yds.) *simplex*

Super Area = 244.13 sq. mt. (2628 sq. ft.)



**Ground Floor**  
217.55 sq. mt. (2342 sq. ft.)



**First Floor**  
26.58 sq. mt. (286 sq. ft.)





# Type C 300 sq. mts. (358.8 sq. yds.) duplex

Super Area = 340.165 sq. mt. (3661 sq. ft.)

Terrace = 15.88 sq. mt. (171 sq. ft.)



**Ground Floor**

165.678 sq. mt. (1783 sq. ft.)



**First Floor**

143.048 sq. mt. (1540 sq. ft.)



**Second Floor**

31.439 sq. mt. (338 sq. ft.)





*Type C* 300 sq. mts. (358.8 sq. yds.) *simplex*

Super Area = 196.293 sq. mt. (2112 sq. ft.)



**Ground Floor**

174.91 sq. mt. (1882 sq. ft.)



**First Floor**

21.383 sq. mt. (230 sq. ft.)



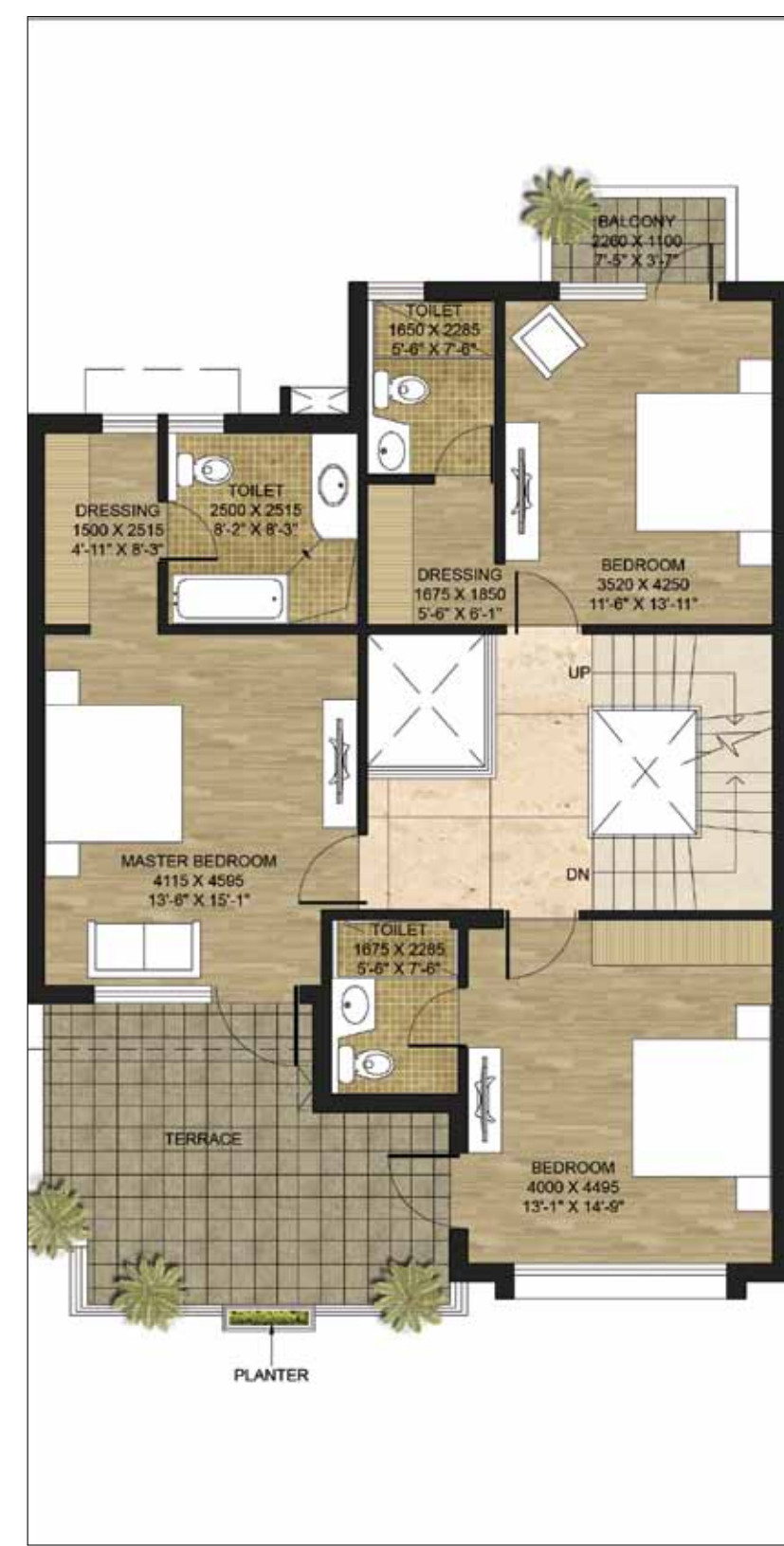


# Type D 200 sq. mt. (239.2 sq. yds.) duplex

Super Area = 258.09 sq. mt. (2778 sq. ft.)  
Terrace = 17.78 sq. mt. (191 sq. ft.)



Ground Floor  
123.79 sq. mt. (1332 sq. ft.)



First Floor  
108.83 sq. mt. (1172 sq. ft.)



Second Floor  
25.47 sq. mt. (274 sq. ft.)





# Type D 200 sq. mts. (239.2 sq. yds.) *simplex*

Super Area = 141.49 sq. mt. (1523 sq. ft.)



**Ground Floor**  
117.64 sq. mt. (1266 sq. ft.)



**First Floor**  
23.85 sq. mt. (257 sq. ft.)





# Type E 160 sq. mts. (191.36 sq. yds.) duplex

Super Area = 245.86 sq. mt. (2646 sq. ft.)

Terrace = 11.22 sq. mt. (121 sq. ft.)



**Ground Floor**  
101.98 sq. mt. (1098 sq. ft.)



**First Floor**  
89.12 sq. mt. (959 sq. ft.)



**Second Floor**  
54.76 sq. mt. (589 sq. ft.)





# *Specifications*



## Wall finish

Internal	Acrylic emulsion on POP base, ceiling in oil bound distemper
External	Texture paint finish & brick cladding
Domestic help room	Oil bound distemper

## Flooring

Living & dining	Imported marble
Bedrooms	Laminated wood flooring
Kitchen & toilets	Porcelain / ceramic tiles
Balconies & terraces	Anti-skid ceramic tiles
Staircase	Green marble
Domestic help room	Ceramic tiles

## Kitchen

Dado	Porcelain / ceramic tiles upto 600 mm above counter and 1400 mm from floor finish on other walls
Fittings	Working platform surface in granite with recessed double bowl stainless steel sink & drainer

## Toilets

Dado	Select porcelain / ceramic tiles upto ceiling
Fixture & Fittings	White sanitary fixtures, single lever CP fittings

## Doors & windows

Main Door	Polished teakwood frame with panelled door shutters
Internal Doors	Seasoned hardwood frame with melamine wenge finished European style moulded shutter
Windows & External Doors	Powder coated / anodized aluminum frame with glazed shutters

## Electrical

Copper electrical wiring in concealed conduits; telephone and TV outlets in all bedrooms and the living room; moulded modular plastic switches with protective MCBs, ELCB for additional safety

## Air-Conditioning

Provision for split airconditioning

## Power back-up

100% backup

## Elevator

1 exclusive elevator for 500 sq. yd. duplex villa





## *Club house facilities*



Gymnasium

Multipurpose hall for meditation,  
yoga & gatherings

Swimming Pool

Kids Play Area

Changing Rooms

Pantry

Open Lawn Tennis Court

Open Badminton Court

Half Basketball Court