

RECREATING A LANDMARK DESTINATION

NIRVANA *Courtyard* 2



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NIRVANA *Courtyard 2*

Nirvana Courtyard 2 offers quality shopping combined with world-class office spaces. The building is a mixed-use development that entails open-air convenience retail including hi-street retail, clinics, health club, restaurants and cafes. For convenient consumer access the complex is connected to the housing community with access from all sides.

SOHO format for efficiency and flexibility. Efficient design features for cost effective uncompromising quality.



Unitech Commercial Towers, Gurgaon

Established in 1972, Unitech today is one of India's leading real estate company with projects across the country. Unitech is an established market leader in Delhi NCR & Kolkata and endeavors to attain leadership in every market that it operates in. Unitech has the most diversified product mix comprising of Residential, Commercial/Information Technology (IT) Parks, Retail, Amusement Parks, Hotels and SEZs. Unitech is known for the quality it delivers and is the first real estate developer to attain ISO 9001 : 2000 certification in North India.

Unitech has an experience of developing and leasing more than 10 million sq. ft. of commercial and IT/ITES spaces in its world-class office complexes like Cyber Park, Signature Towers, Global Business Park, Unitech Business Park, Unitech Trade Centre, Millennium Plaza and Infocity. Unitech has partnered with Internationally acclaimed architects and design consultants like Callison Inc. (USA), RMJM (UK), SWA, HOK (USA) and many others.



Millennium Plaza, Gurgaon



Global Business Park, Gurgaon



Unitech Business Park, Gurgaon

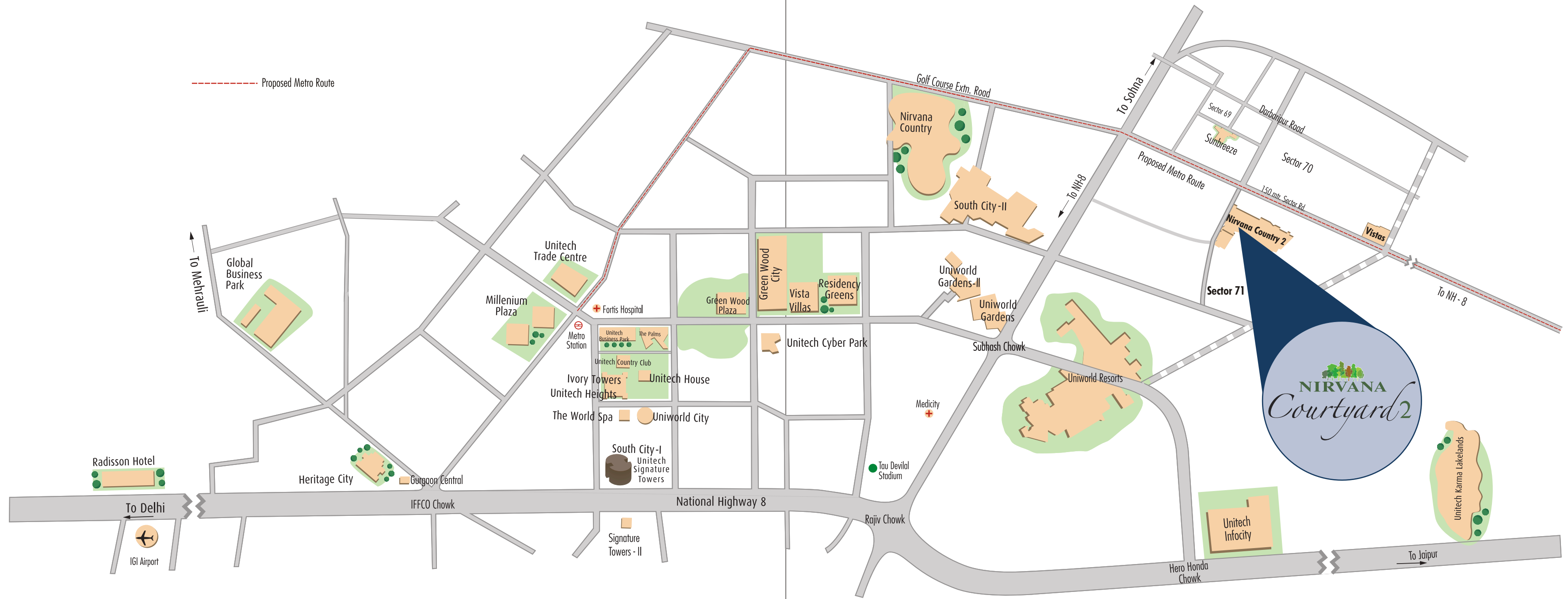


Signature Towers, Gurgaon

LOCATION MAP

LOCATION ADVANTAGES

- Project is located on 60 mtr. wide road. 200 mtr. from Southern Periphery Road.
- Excellent connectivity via NH-8 Expressway and proposed Metro route.
- Promotes "walk to work" with many hi-end Residential, Retail & Commercial developments in the immediate vicinity.





STATE-OF-THE-ART OFFICE SPACES

The office block has been planned with spacious lobbies and common areas, independent access to the office block and a well laidout parking to enhance the ambience and encourage productivity.

KEY FEATURES

- Ready to move in office suits with false ceiling & lighting, flooring and wet points with drainage.
- Furnished common toilets
- Sizes starting from 486 sq.ft.
- Provision for water supply and drainage in all units
- Split ACs provided in all units
- 100% power back-up for uninterrupted business experience
- Road access from 3 sides with frontage on 60 mt road



MODERN RETAIL OUTLETS

With its choice of convenience retail options such as health clubs, beauty clinics, restaurants, cafés, boutiques, the retail spaces at the Nirvana Courtyard 2 will cater to the discerning shopper, primarily from the adjacent premium residential community.

KEY FEATURES

- Shopping complex for the entire residential population of Nirvana Country 2
- Sizes starting from 300 sq.ft.
- Will cater to 2000+ families in the near future
- Dedicated restaurant spaces with common open terrace & seating for a fine dining experience
- High visibility for all shops
- Provision for water supply and drainage in all units
- Split ACs provided in all units
- 100% power back-up for uninterrupted retail experience

MASTER PLAN

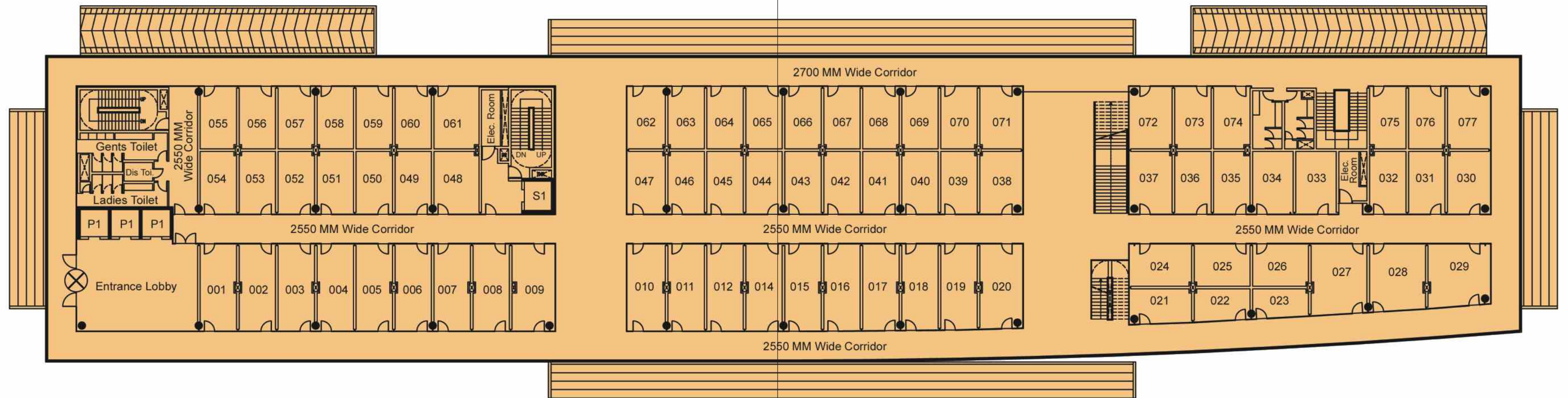


Perspective View of Courtyard 2

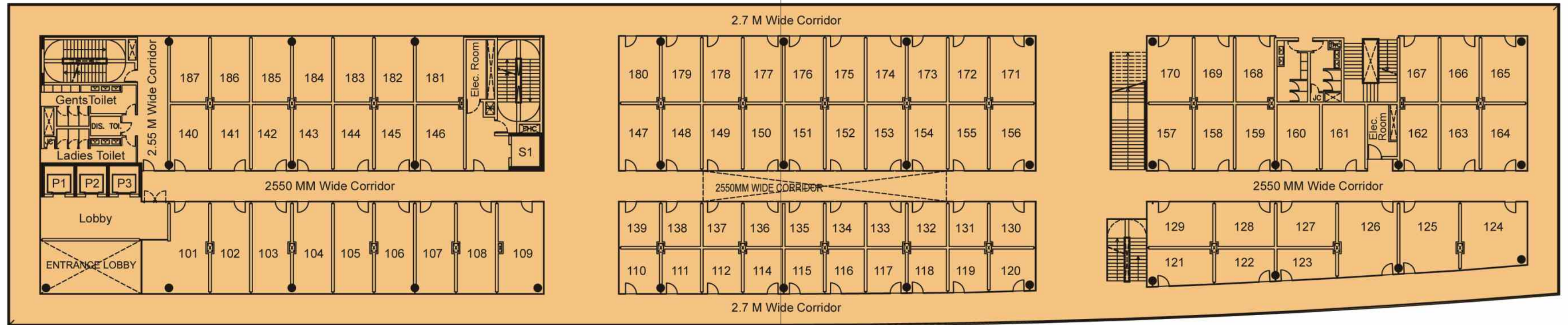


This is an artist's rendition, may undergo modification.

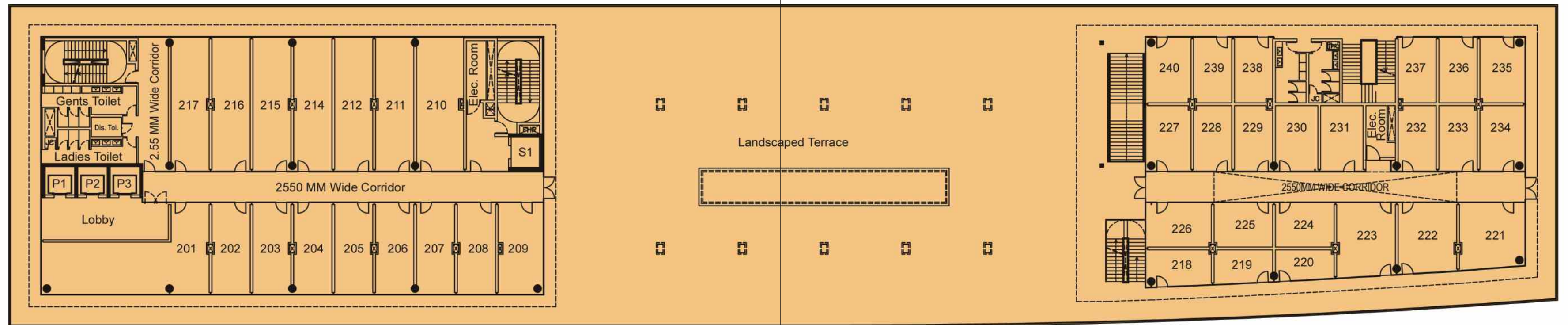
FLOOR PLANS - GROUND FLOOR



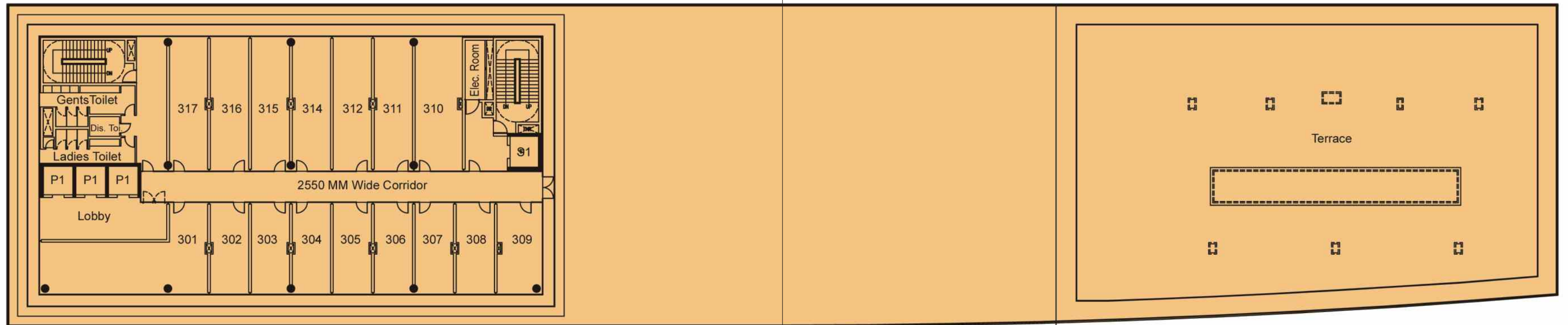
FLOOR PLANS - FIRST FLOOR



FLOOR PLANS - SECOND FLOOR



FLOOR PLANS - OFFICE SPACE



SPECIFICATIONS

STRUCTURE

RCC slab and column structure with masonry partitions. Escalators and staircases connecting Retail levels

LANDSCAPE

Richly landscaped vistas with paving and decorative features. Pedestrian plaza designed with seating areas. Dedicated drop-off zone and entrances for retail. On-site parking areas with lush canopy trees and landscape features

FINISHES

Exterior combination of glazing, windows and stone. Lobbies have a combination of stone and textured finish. Basement with abrasion resistant floors and permanent exterior finish. Occupant floors finished with stone/vitrified tiles. Common toilets finished with modern fittings and fixtures

PARKING

Multilevel basement for parking and services. Adequate surface parking. Provision of access control and video surveillance

SECURITY

Video surveillance for basement parking, basement & ground floor lobbies. Manned security and boom barrier at all vehicular entry & exit points

FIRE SAFETY

Wet Riser/ Hose Reels/ Sprinklers/ Fire extinguishers provided as per norms. External fire hydrants provided as per norms

HVAC

AC system with individual split AC units. Ventilation and exhaust provided for common toilets and basements as per design

ELECTRICAL

Provision of cable up to occupant's distribution board. Occupant's load will be metered. Lightning protection and earthing for common services provided. Emergency lighting in selected common area

POWER BACK-UP

100% automatic backup provided for lighting, power and AC. DGs provided with load management

SIGNAGE

Internal main lobby equipped with tenant directory and directional signs. Utility and emergency signage where appropriate. External Signage as per developers design and conditions





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All floorplans, specifications, amenities, facilities and perspective views are tentative in nature and are subject to revision / deletion as deemed appropriate by the Company or as directed by any competent authority. Dimensions given in the unit plans are masonry dimensions (excluding the plastic thickness). All dimensions are rounded off and marginal variations may occur in the process of construction as per Architects advice.