

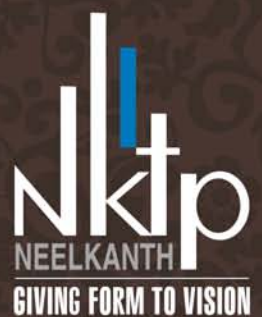
OURANIA

One of a kind

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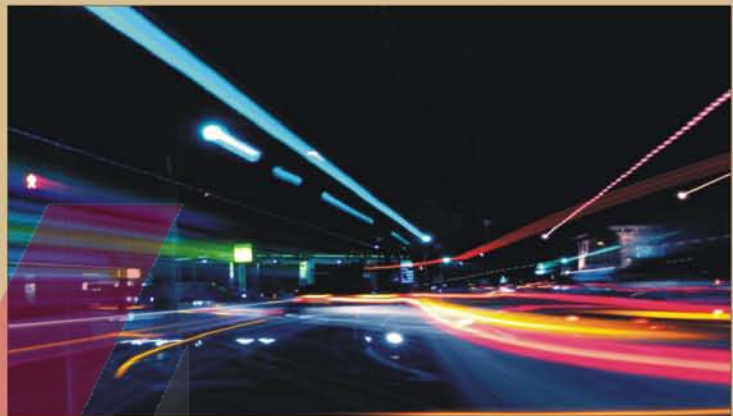


OURANIA

One of a kind

NKTP presents OURANIA, one of a kind, a premium address on Golf Course Road, Gurgaon. Luxury condominiums with modern amenities and aesthetically landscaped gardens, specially designed for elite and a selected few. Located amidst serene surroundings to shower you with comforts and unparalleled lifestyle.

Come live your dream to own a home at an exclusive address.



GURGAON

Be a part of BOOM TOWN !

- Just 10 Kms. from Indira Gandhi International Airport, Gurgaon is the most rapidly expanding township in NCR
- Unmatched connectivity with NCT of Delhi through NH-8 and Delhi Metro
- Most sought after residential address in NCR
- Boasts a number of residential sectors with state of the art premium residential projects
- Houses a number of Commercial Malls, Industries, Educational Institutions, Hospitals, Hotels, Restaurants and various recreational facilities

NKTP

Share the dream with the leader !

- NKTP brings to you finest living space with quality construction and rich specifications
- NKTP with TDI offers unique and luxury condominium at prime location of Gurgaon - Golf Course Road



GOLF COURSE ROAD

Be at the premium location of Gurgaon !

- Golf Course Road is the best location in Gurgaon which houses top notch premium projects, be it residential or commercial
- The location is considered as the Golf Links of New Delhi
- Throbbing with huge Commercial Malls / Shopping Arcades & Business Centres
- Home to number of Branded and Luxury Hotels
- Presence of MNC majors like American Express, Genpact, Hewitt, DELL, Ernst & Young etc.
- DLF Golf Course, the highlight of the road, is the country's first night golf course and is ranked amongst top ten in Asia
- DMRC Metro Station in close proximity
- Adjoining International standard Educational Institutions and Schools, Hospitals etc.



OURANIA *One of a kind* **ZRICKS**.COM

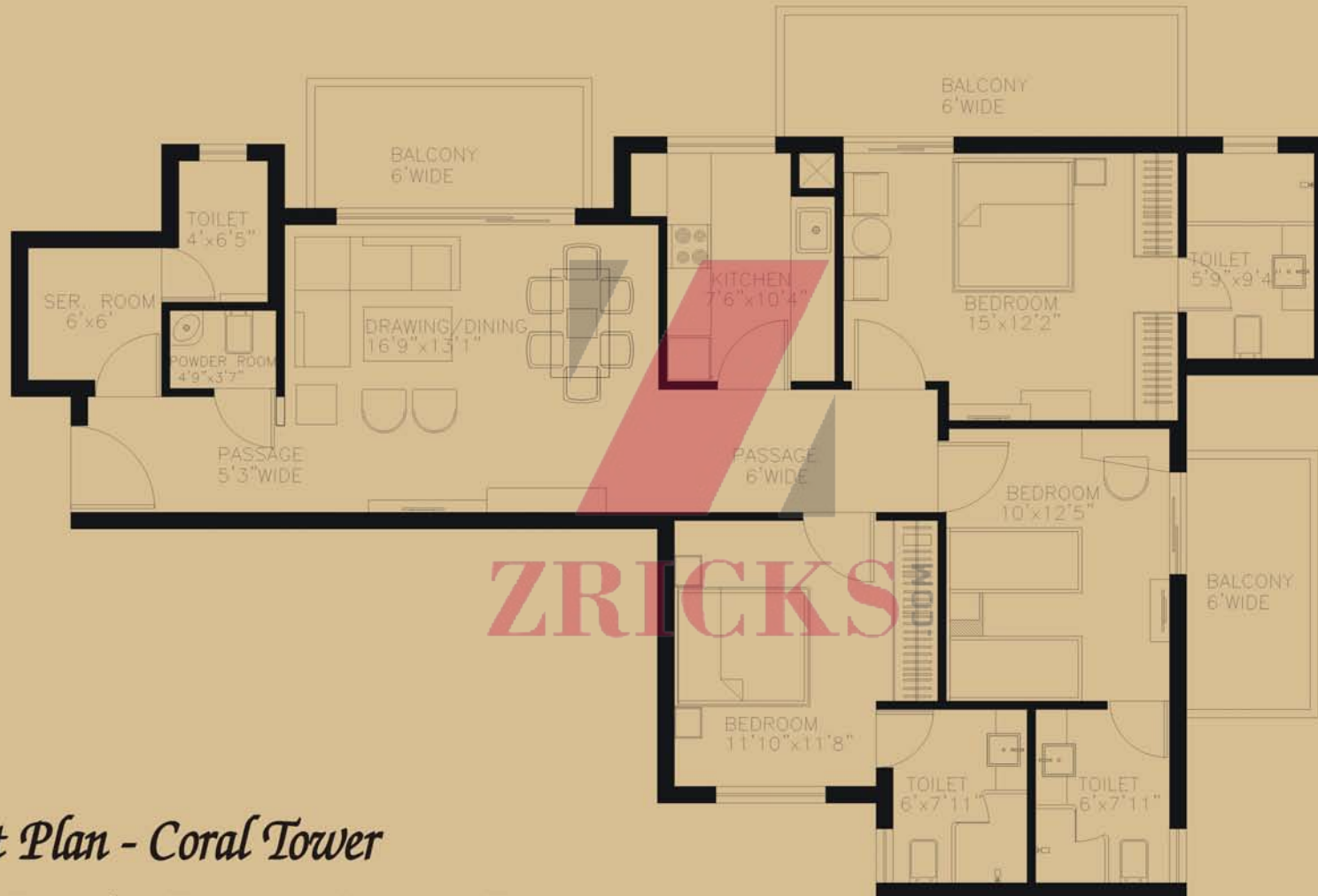
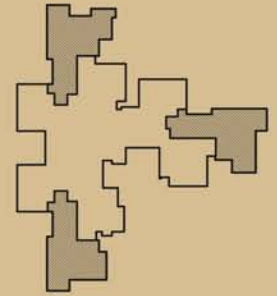
Come, live in luxury !

- Located within 3 Kms. from Metro Station, just 1 Km. from DLF Golf Course, 300 mts. from Hotel IBIS, 300 mts. from DLF South Point Mall and 100 mts. from Lancers International School



- Different layout options available to suite your needs
- Aesthetically landscaped gardens
- Basement car parking with driver's waiting area
- Grand Double Height Entrance Lobby in each tower
- Swimming pool, Wi-fi enabled Club House and CCTV Security System
- 24 Hr. water supply
- 24 Hr. power back-up





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Layout Plan - Coral Tower

3 BR + Powder Room + Servant Room

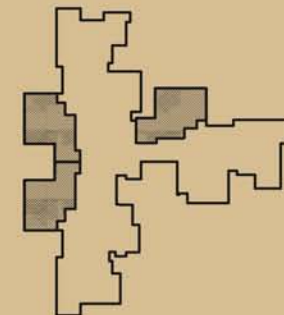
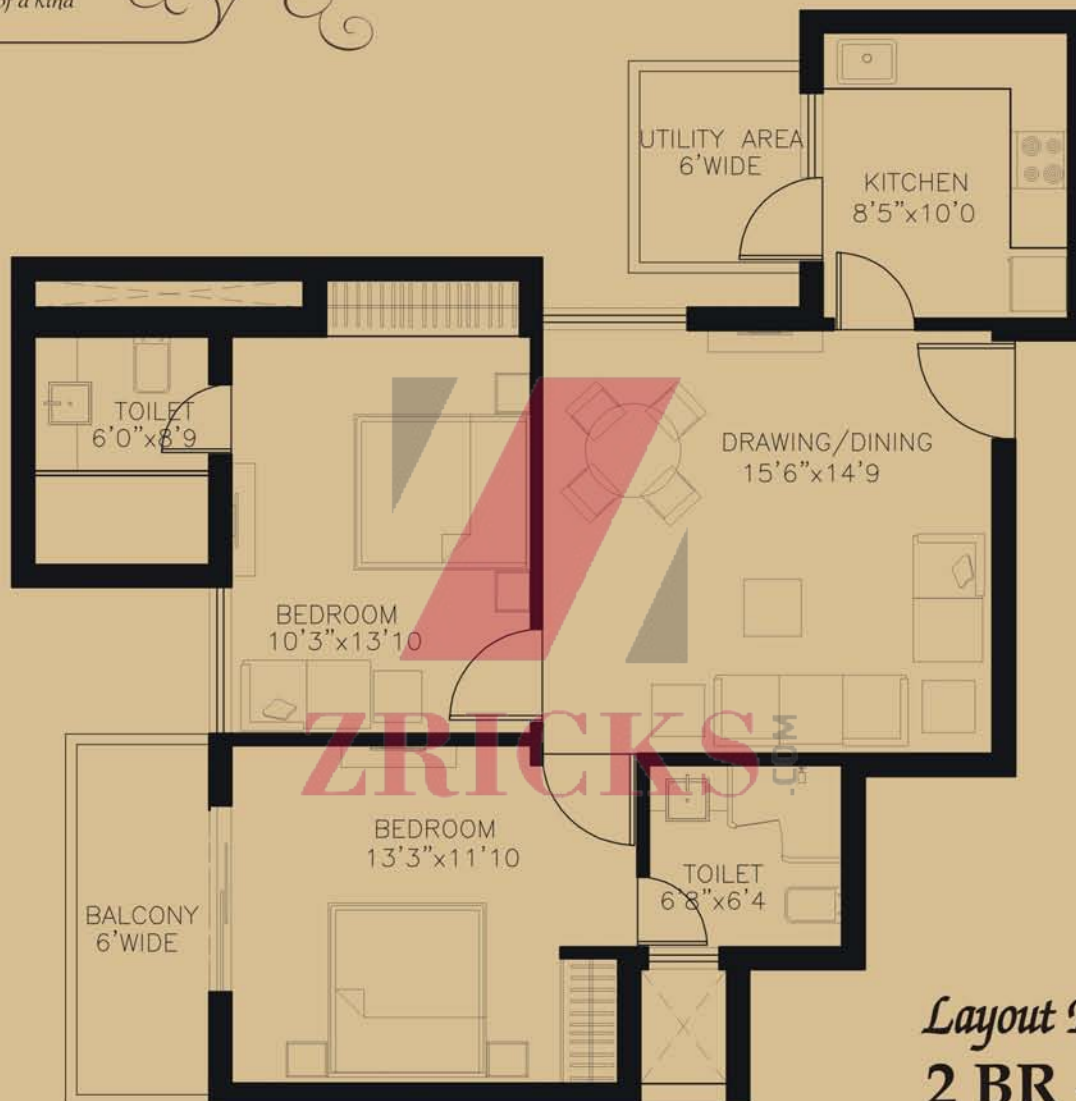
Saleable Area = 1980 Sq. Feet Approx.

- Layout Plan shown is indicative, not to scale and subject to change.
- Saleable area mentioned is indicative and shall be computed on pro-rata basis.



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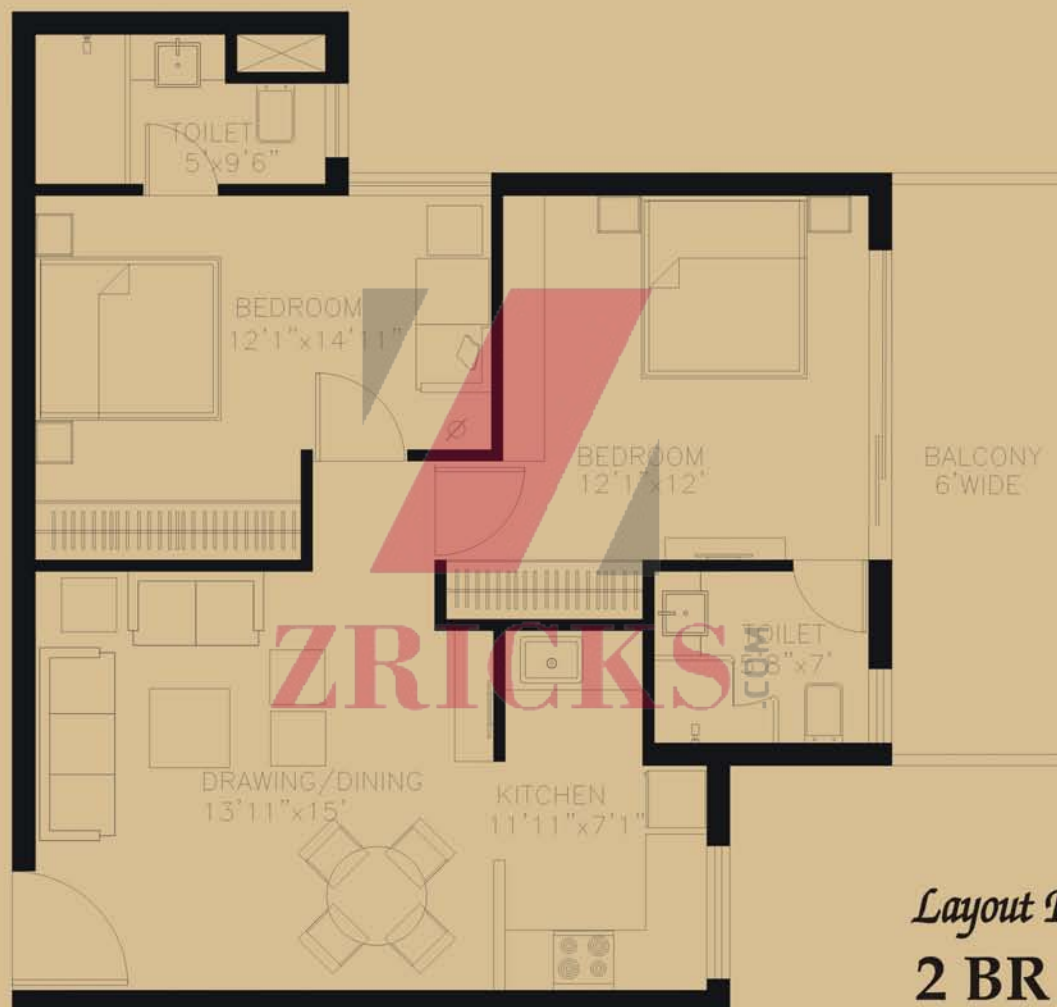
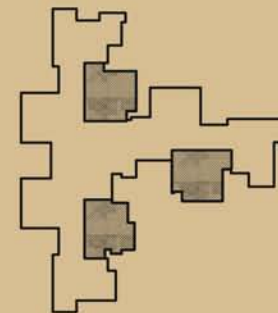
One of a kind



Layout Plan - Coral Tower **2 BR - Type 1**

Saleable Area = 1245 Sq. Feet Approx.

- Layout Plan shown is indicative, not to scale and subject to change.
- Saleable area mentioned is indicative and shall be computed on pro-rata basis.

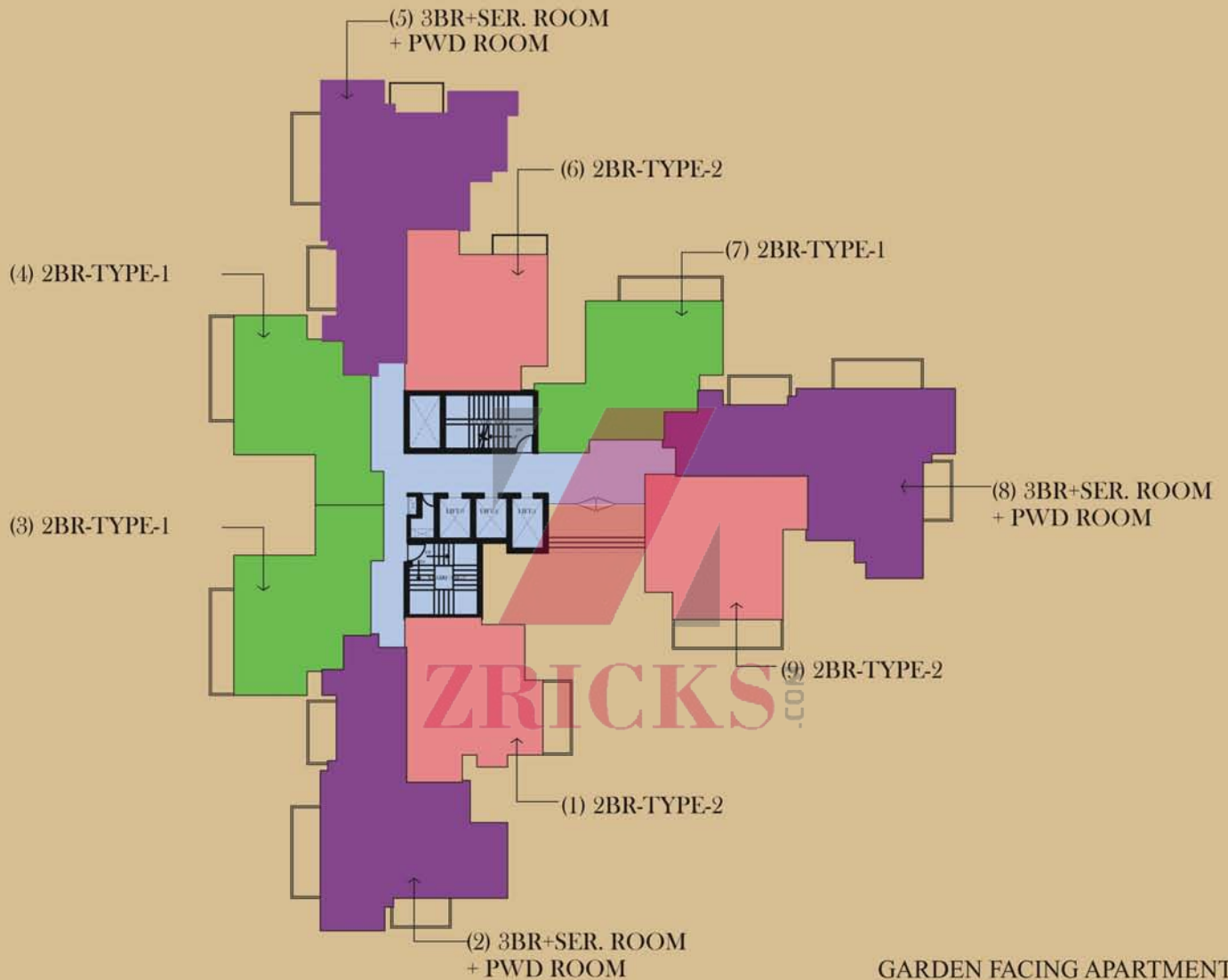


Layout Plan - Coral Tower

2 BR - Type 2

Saleable Area = 1165 Sq. Feet Approx.

- Layout Plan shown is indicative, not to scale and subject to change.
- Saleable area mentioned is indicative and shall be computed on pro-rata basis.



GARDEN FACING APARTMENT
(2), (3), (4), (5)

COURT FACING APARTMENT
(1), (8), (9)



Flooring	Living / dining / bedrooms Balconies Common areas & staircase Lift lobby	Vitrified tile flooring, Laminated wooden flooring in bedrooms Ceramic Tiles Stone / marble /tiles Stone / vitrified tiles
Wall	External Internal Lift lobby	Exterior paint Oil bound destemper Combination of stone & paint
Kitchen	Kitchen counter Wall finishes Flooring	Granite counter with stainless steel sink with drain board Ceramic tiles up to 2 feet above the counter Ceramic tile flooring
Doors	Internal External Main Doors	Seasoned hardwood frames with moulded European style shutters Anodized / powder coated aluminium doors Seasoned hardwood frames with moulded European style shutters
Toilet fittings	Wall Flooring Fittings	Ceramic tiles up to 7 feet height Ceramic tile flooring EWC & wash basin in white colour, single lever CP fitting, granite counters
Windows		Anodised / powder coated aluminium Windows
Telephone		One telephone jack each in living room and master bedroom, intercom facility to each flat in living room
Air Conditioning		Air-conditioned apartment
Power back-up		24x7 power back-up



Flooring	Living / dining / bedrooms Balconies Common areas & staircase Lift lobby	Laminated wooden flooring in bedrooms, Marble flooring in living & dining areas Ceramic Tiles Stone / marble /tiles Stone / vitrified tiles
Wall	External Internal Lift lobby	Exterior paint Acrylic Emulsion paint on POP Punning Combination of stone & paint
Kitchen	Kitchen counter Wall finishes Flooring	Internationally styled modular kitchen Granite counter with stainless steel sink with drain board Ceramic tiles up to 2 feet above the counter Ceramic tile flooring
Doors	Internal External Main Doors	Seasoned hardwood frames with moulded European style shutters Anodized / powder coated aluminium doors Seasoned hardwood frames with moulded European style shutters
Toilet fittings	Wall Flooring Fittings	Ceramic tiles up to 7 feet height Antiskid ceramic tile flooring EWC & wash basin in white colour, single lever CP fitting of Jaquar make or equivalent, granite counter, pipelines for geyser
Windows		Anodised / powder coated aluminium Windows
Telephone		One telephone jack each in living room and master bedroom, intercom facility to each flat in living room
Air Conditioning		Air-conditioned apartment
Power back-up		24x7 power back-up

Location Map



Giving form to vision

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