



OPEN. OCCUPY. OUTSMART



KST URBAN
UNIVERSE

A DATE WITH SUCCESS

If you want to be a part of crowd, carry on! If you still keep waiting, keep it on!

This is for those who are above the rest, who differ from the crowd, having fire in the belly and a habit to exploit unique opportunities. KST brings for them another piece of brilliance - Urban Universe. Master-planned as an innovative multi-utility hub, it will keep you way ahead of the ordinary, with a unique integration of business, shopping, stay, recreation, food and fun.

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PLANNED AT SEC 114, GURGAON

Mixed-use development

Sec-114, Dwarka Expressway

Business, Shopping, Stay, Recreation, Food & Fun

Contemporary infrastructure

Ultra-modern facilities under one roof



KST URBAN UNIVERSE



- Modern business spaces
- Flexible layouts with multiple budgets
- Wi-Fi enabled building
- Conference room for meetings, seminars etc.
- Communication facilities
- Friendly corporate atmosphere



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5 mins. drive from Delhi



AN OPPORTUNITY WORTH INVESTING IN

Urban Universe will help gen-next entrepreneurs build high-profit companies. The spaces are uniquely planned to uncover hidden opportunities for future growth and increased profitability.

Welcome to aesthetically-conceived layouts that are custom designed to meet the specific needs of your business objectives.



KST URBAN UNIVERSE

Ultimate shopping arena
Massive display of brands
Enthralling ambiance
Convenient utility services
Hypermarkets, outlets etc.
Perfect choice for retailers



5 mins. drive from Delhi



THE AURA WORTH DYING FOR

At Urban Universe, shoppers will get whatsoever they want. It's designed to feature a broad selection of local, national and international outlets offering everything for every age group.

A huge range of celebrated brands in a welcoming climate-controlled indoors offers you the most engaging shopping experience.



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PALATES WORTH INDULGING IN

- Wide variety of cuisines
- Fascinating atmosphere
- Restaurants & fast food centres
- Spacious food court
- Fine dining options
- Coffee & ice cream parlours



Enjoy an eclectic choice of cuisines at Urban Universe. It is designed to serve a variety of exciting dining options from sit-down restaurants to grab-and-go choices with exceptional service.

Taste, sip and indulge in your way to experience an exclusive dining in company of your friends and loved ones.

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Top-notch club facilities

Pampering recreation & sports

Gymnasium & swimming pool

An array of indoor games

Dedicated gaming area for kids

Refreshingly exotic moments



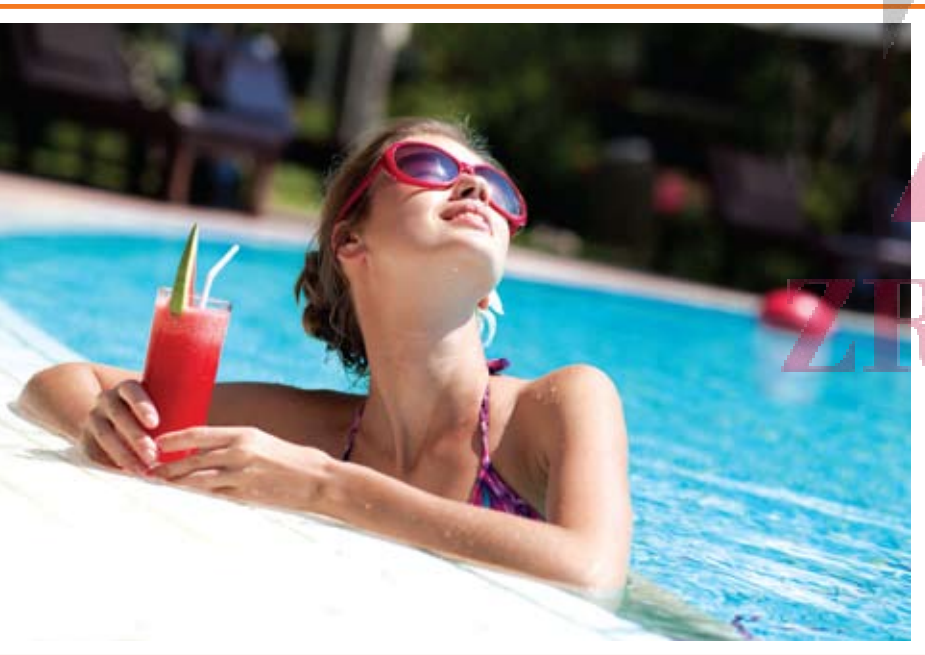
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5 mins. drive from Delhi



THE FRESHNESS WORTH REVELING IN



A state-of-the-art clubhouse is conceived for a relaxed atmosphere where you can relish the best of sports, recreation and entertainment facilities.

Whatever your fitness needs are, be assured that you will have more than the best within the safe and rejuvenating environment. Come, treasure delightful memories.

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5 mins. drive from Delhi



Whether you are travelling for business or pleasure, or temporarily relocating due to any reason, these serviced apartments are idyllic retreat for extended or short stays.

The high-end accommodations are tailored to needs of the residents, offering spacious living rooms, fully equipped kitchens, master bedrooms with king-sized beds and gratifying hospitality.

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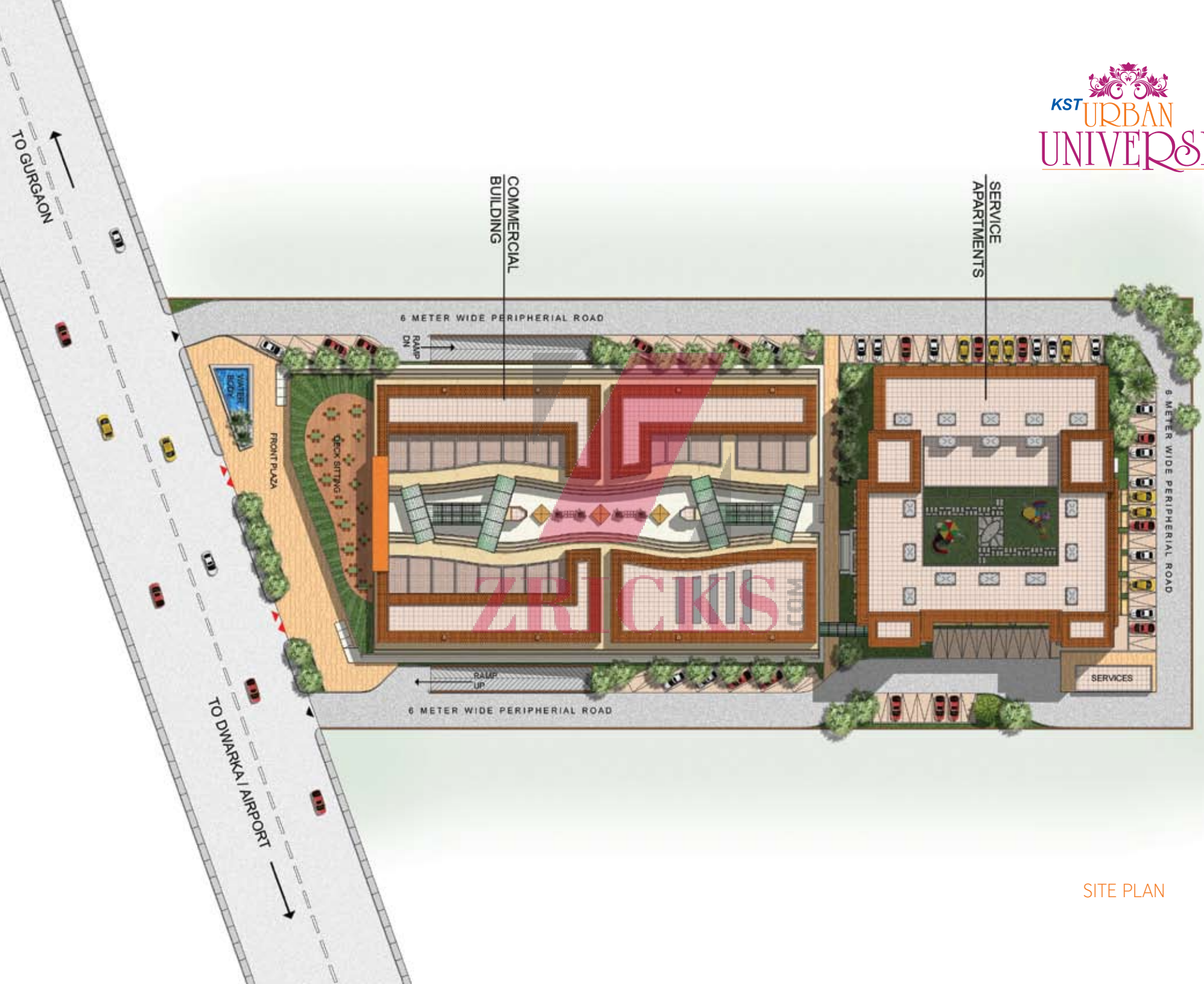


Healthy work-leisure balance
 Committed to green building policies
 Delightful landscapes & streetscapes
 Tranquil & salubrious surroundings
 Well-lit & well-ventilated interiors

TRANQUILITY WORTH A BILLION DOLLARS

Urban Universe is designed in an ecological and resource-friendly manner, to meet green objectives such as nourishing health, improving employee productivity, using energy, water and other resources more efficiently, reducing cost and preserving nature. Feel blessed to be a part of this remarkable milestone.





SITE PLAN

FLOOR PLANS

Ground Floor (commercial)



1st Floor (commercial)



FLOOR PLANS

2nd Floor (commercial)

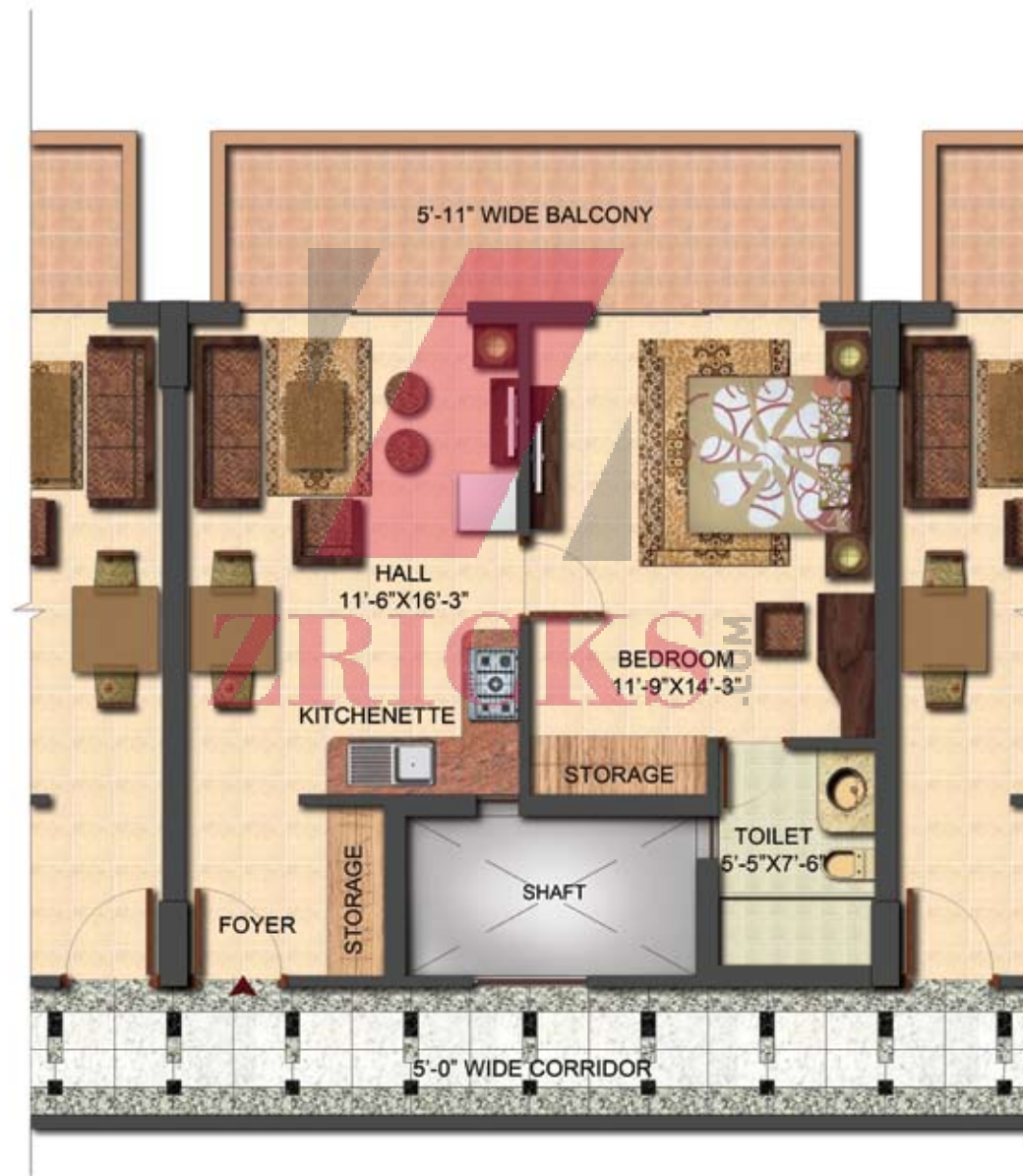


3rd Floor (commercial)

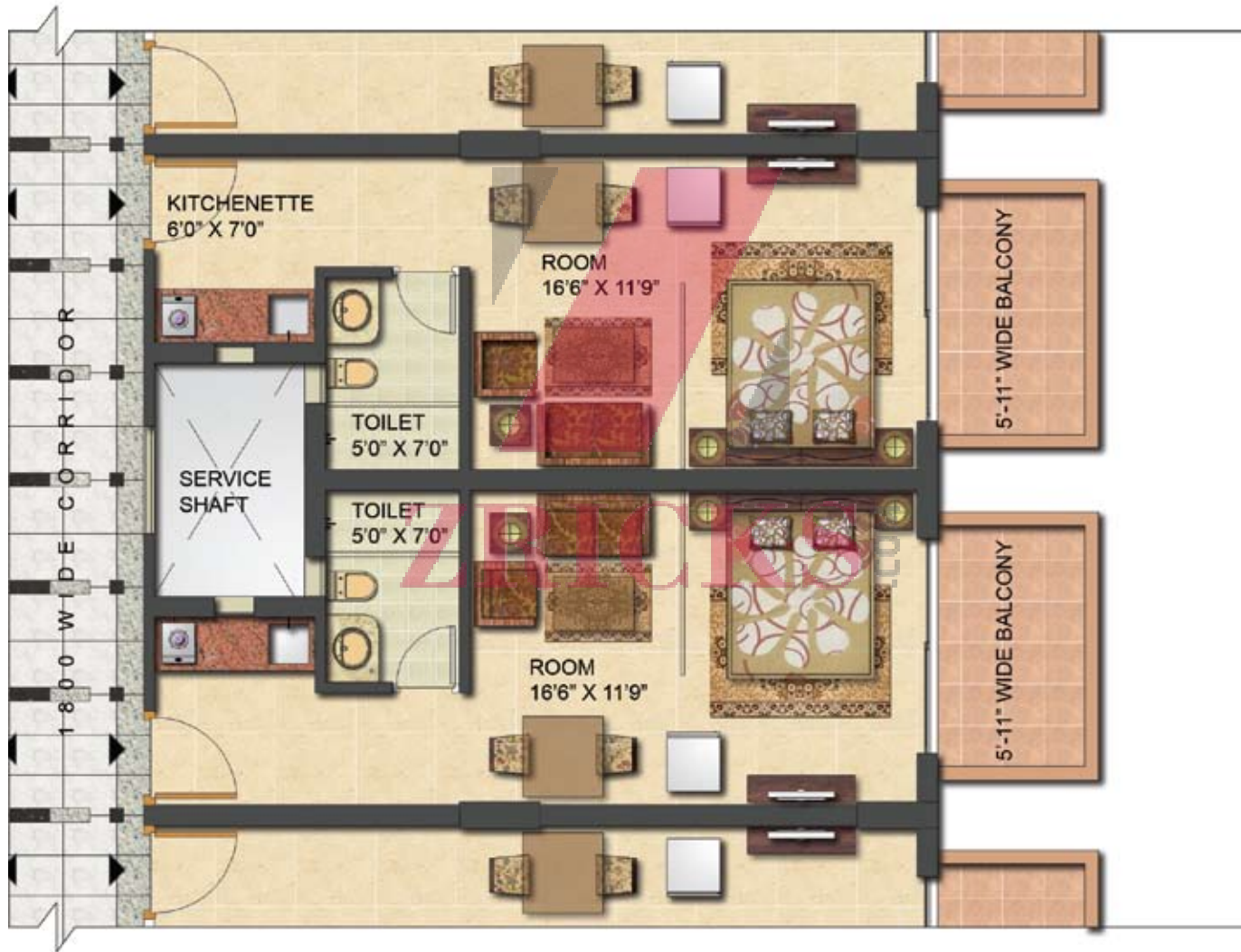


FLOOR PLANS

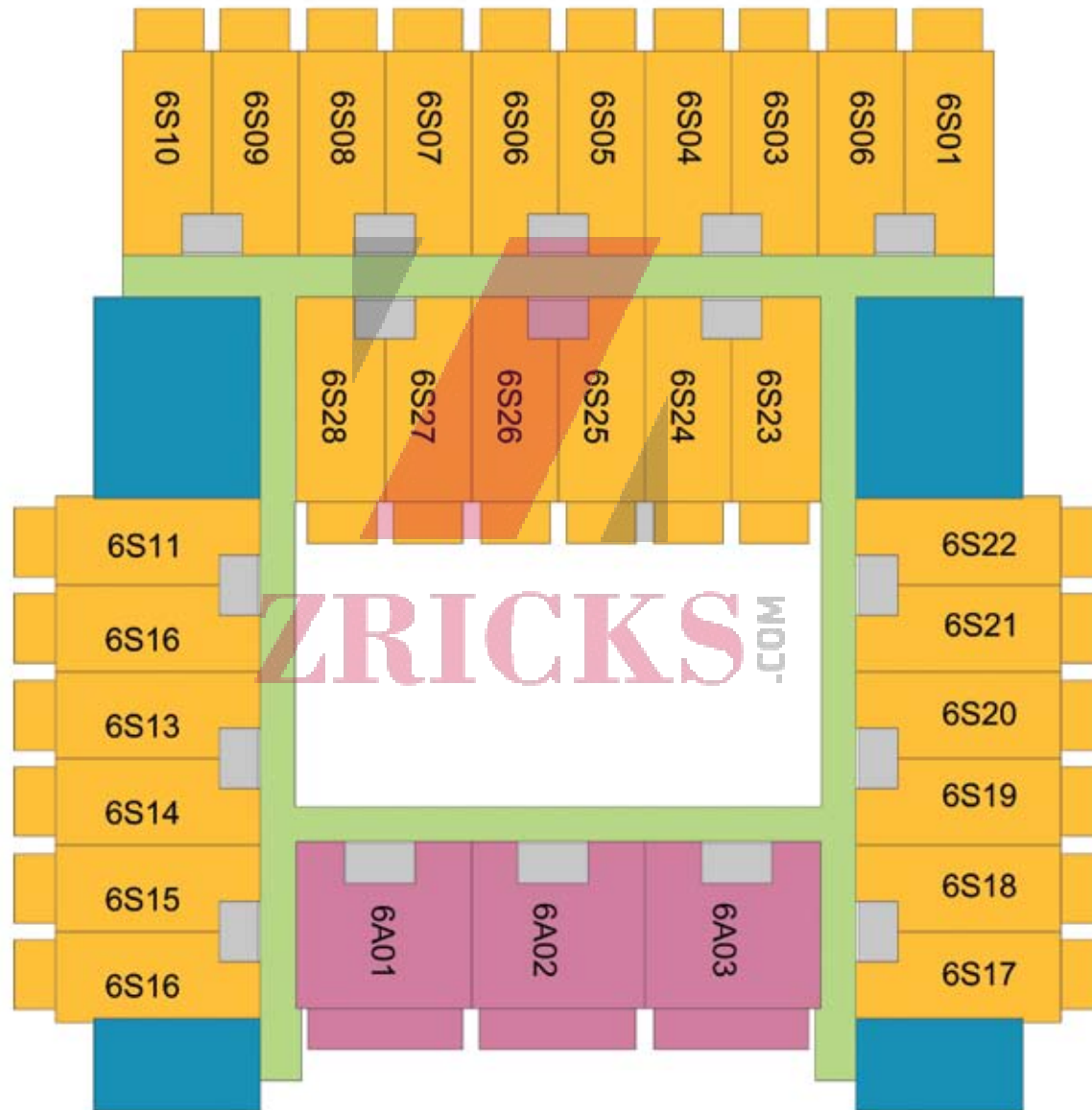
1 BHK (serviced apartments)
Area : 891 sq.ft. (tentative)



Studio (serviced apartments)
Area : 586 sq.ft. (tentative)



TYPICAL FLOOR PLAN
6th floor (serviced apartments)





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SERVICED APARTMENTS

Flooring Bedroom	Laminated wooden flooring/vitrified tiles/marble
Drawing Room	Laminated wooden flooring/marble/vitrified tiles
Kitchen	Marble/vitrified tiles/anti-skid ceramic tiles
Toilet	Anti-skid ceramic tiles
Balcony	Anti-skid ceramic tiles
Corridor	Marble/vitrified tiles
Lift lobby	Marble/vitrified tiles

Wall Finish Bedroom/Drawing Room	Oil bound distemper/plastic emulsion
Kitchen	Ceramic tiles above working counter and OBD
Toilet	Ceramic tiles of Kajaria, Orient, Bell, Somani etc.
Corridor	OBD of Asian, J&N, ICI etc.
Ceiling	Oil bound distemper

Fixtures & Fittings Bedroom	Air conditioned
Drawing room	Air conditioned
Kitchen	Granite/marble slab with sink
Toilet	CP fittings of Jaquar, Gem, Laurent etc., WC & Washbasin of Hindware or Equivalent

Doors, Windows/Shutter	Flush/glazed/panel
Doors, Windows/Chaukhat	Red marandi/aluminium

Electrical switches	Electrical wiring for lights, power points with PVC pipe modular sheet &
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External Facade/Balcony	Weather shield of Berger, Asian, J&N, ICI etc.
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Others* pool table,	In-house club, pool, gym with steam & sauna bath/in-house restaurant,
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for surveillance back-up	table tennis, kids hangouts, CCTV in basement and main entrance lobby security system, high speed elevator/reputed brand lifts & power
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RETAIL

SCO/SCF/Shop/Office/ Restaurant/Food Court etc.	Concrete
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Wall Finish	Whitewash
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Electrical	Electrical wiring for lights, power points with PVC modular sheet & switches and provision for air-conditioner
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OPTIONAL SPECIFICATIONS

Fixtures & Fittings

Kitchen Granite/marble slab with stainless steel sink, refrigerator, microwave, geyser, electrical kettle, hub, exhaust fan, cook top, RO, crockery

*T&C apply

Toilet Premium CP/sanitary fittings of Jaquar/Gem/Laurent shower, geyser, exhaust fan

Lounge/Business Area Sofa set with center table, AC, TV (32" LCD), DVD player, dining table and chair, decorative glass, fancy electrical light, flower vase & curtains

Relaxing Area Bed with mattress and linen, wooden almirah, fancy lights and fan, coffee table/ working desk with chair, alarm clock, iron and iron board

Doors Seasoned hardwood frames with European style moulded shutters on main doors

Media Connectivity Intercom security video/audio, sky TV/cable/DTH connection, Wi-Fi enabled

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Architect/Company/Developer reserves the right to alter the specifications. The various options of specifications mentioned above may have combination of one or more of the above.



A NAME WORTH RELYING ON

KST Infrastructure Ltd. is the brainchild of Mr. Kuldeep Singh Tanwar, a visionary par excellence. KST Group and its Associate Company under Mr. Tanwar's able guidance have more than 30 years of experience in Construction, Real Estate & Infrastructure sector.

The company aims to build world-class projects that reflect our core values - Innovation, Excellence and Affordability. We believe in developing and constructing aesthetically designed, economically viable residential and commercial complexes of international quality.

With its wide and impressive portfolio, the group is committed to surpass customers' expectations and nurture long-term relationships with them.



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Shaping the future today!



ZTRICKS.COM A LOCALE WORTH VYING FOR

Urban Universe enjoys a super-prime location of Dwarka Expressway, providing the best returns to investors and attracting more shoppers and fun-enthusiasts everyday. Positioned in front of a bustling expressway and adjacent to an international airport, the complex is strategically positioned to enjoy maximum footfall. It affords close proximity to many key destinations and offers panoramic views.

LOCATION MAP

not to scale



Residential Zone
Commercial Zone



DISTANCE

0 km from Delhi border

3 kms from Dwarka sector 29 & 30 (Fully developed area)

4 kms from Indira Gandhi International Airport, Delhi

1.5 kms from proposed model railway station at Bijwasan

6 kms from Gurgaon toll

Close to 150 meters Dwarka Expressway & Dwarka Metro station

(All distances are approximate)





Shaping the future today!

KST Infrastructure Ltd.

Promoters & Developers

(An ISO 9001-2008 Certified Company)

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Note: Visual representations shown in this brochure are purely conceptual. Elevations, specifications, layout plans etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans.

