

niho

Scottish  
Castle

Royale Villa



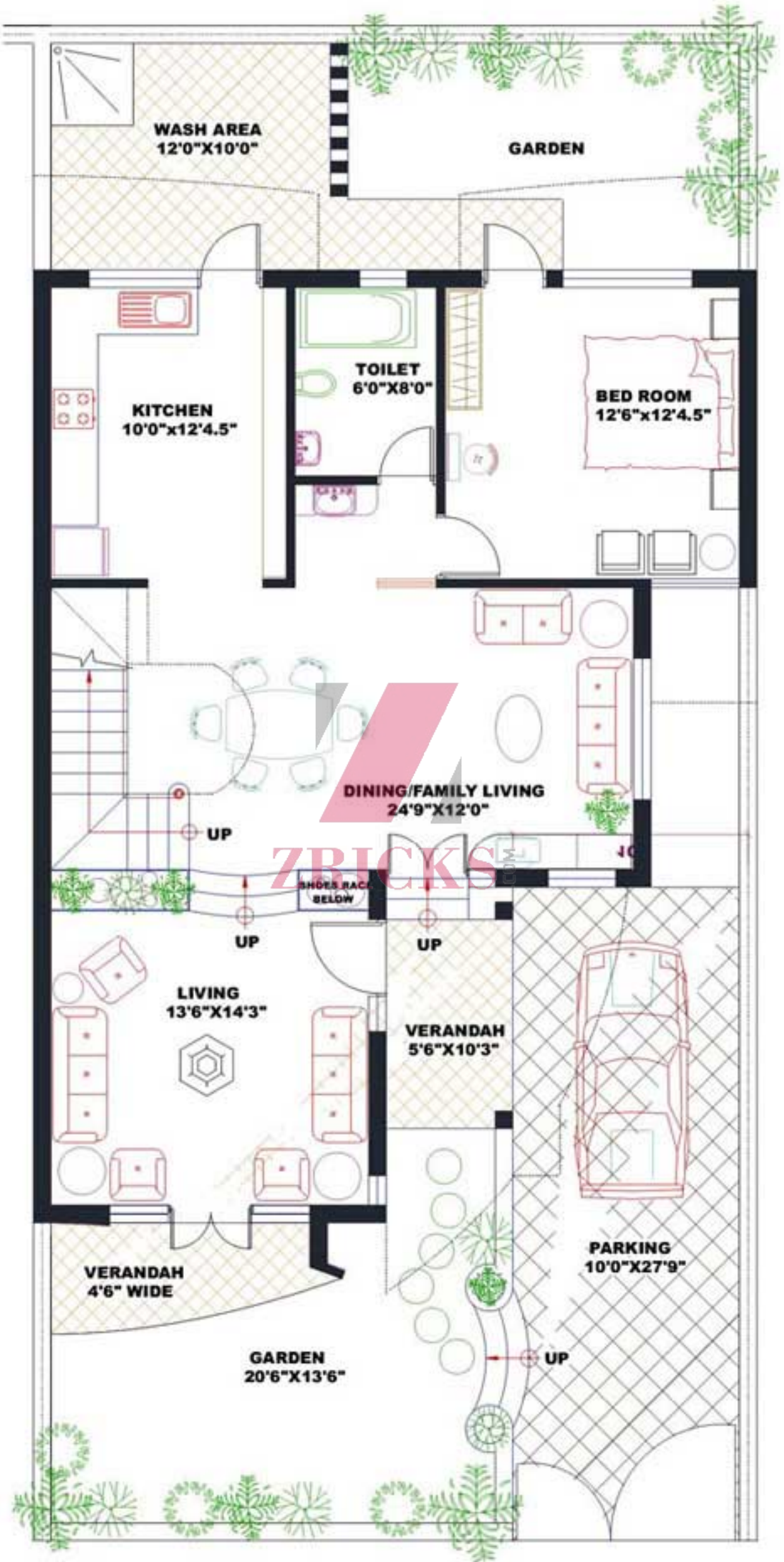
Niho Scottish Royale Villa is a residential project that is located in Gurgaon. This project offers expansive independent villas that are built on a total plot area of approximately 215 sq. yards and has been designed in a highly flexible manner in varying configurations. Niho Scottish Royale Villa is an extremely well known project in Gurgaon and is ready to move into.

### Project USP

- Reserved parking spaces for cars with all apartments along with a separate space dedicated to guests
- A completely gated community that promotes a sense of community living along with privacy and adheres to stringent security measures such as 24x7 guard duty, CCTV surveillance and restricted entry for unknown people
- 100% automatic power back up for all homes in the complex to ensure convenience and comfort at all times
- Landscaped greens that help create a lush, green environment in the complex, bringing residents closer to nature
- This project adheres to international standards of architecture and design, creating a world that is not only beautiful but also has all the basic amenities that one could ask for



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WASH AREA  
12'0"X10'0"

GARDEN

KITCHEN  
10'0"X12'4.5"

TOILET  
6'0"X8'0"

BED ROOM  
12'6"X12'4.5"

DINING/FAMILY LIVING  
24'9"X12'0"

UP

SHOES RACK  
BELOW

UP

LIVING  
13'6"X14'3"

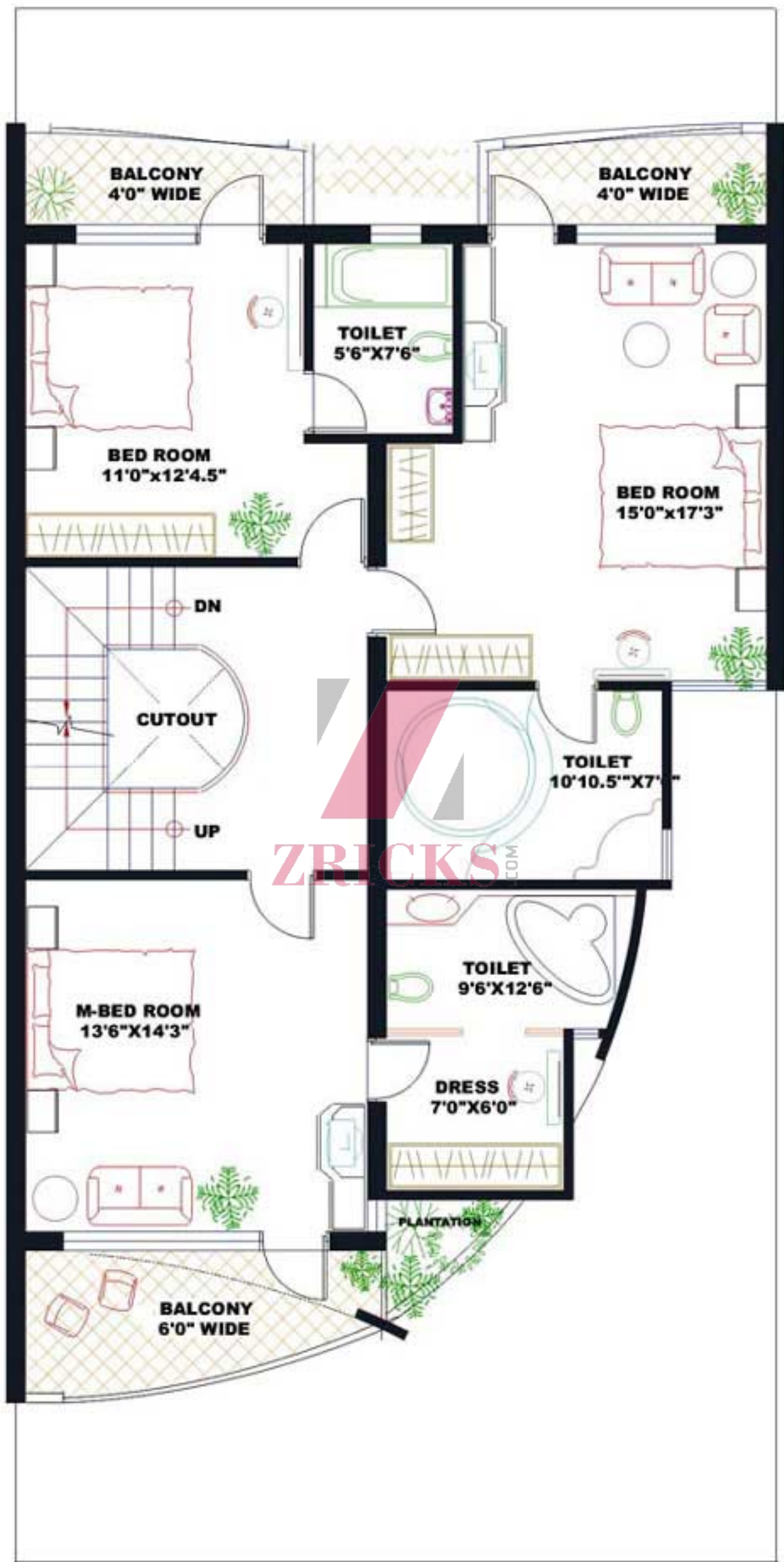
VERANDAH  
5'6"X10'3"

VERANDAH  
4'6" WIDE

GARDEN  
20'6"X13'6"

PARKING  
10'0"X27'9"

UP



**BALCONY**  
4'0" WIDE

**BALCONY**  
4'0" WIDE

**TOILET**  
5'6" X 7'6"

**BED ROOM**  
11'0" X 12'4.5"

**BED ROOM**  
15'0" X 17'3"

**CUTOUT**

DN

UP

**TOILET**  
10'10.5" X 7'6"

**M-BED ROOM**  
13'6" X 14'3"

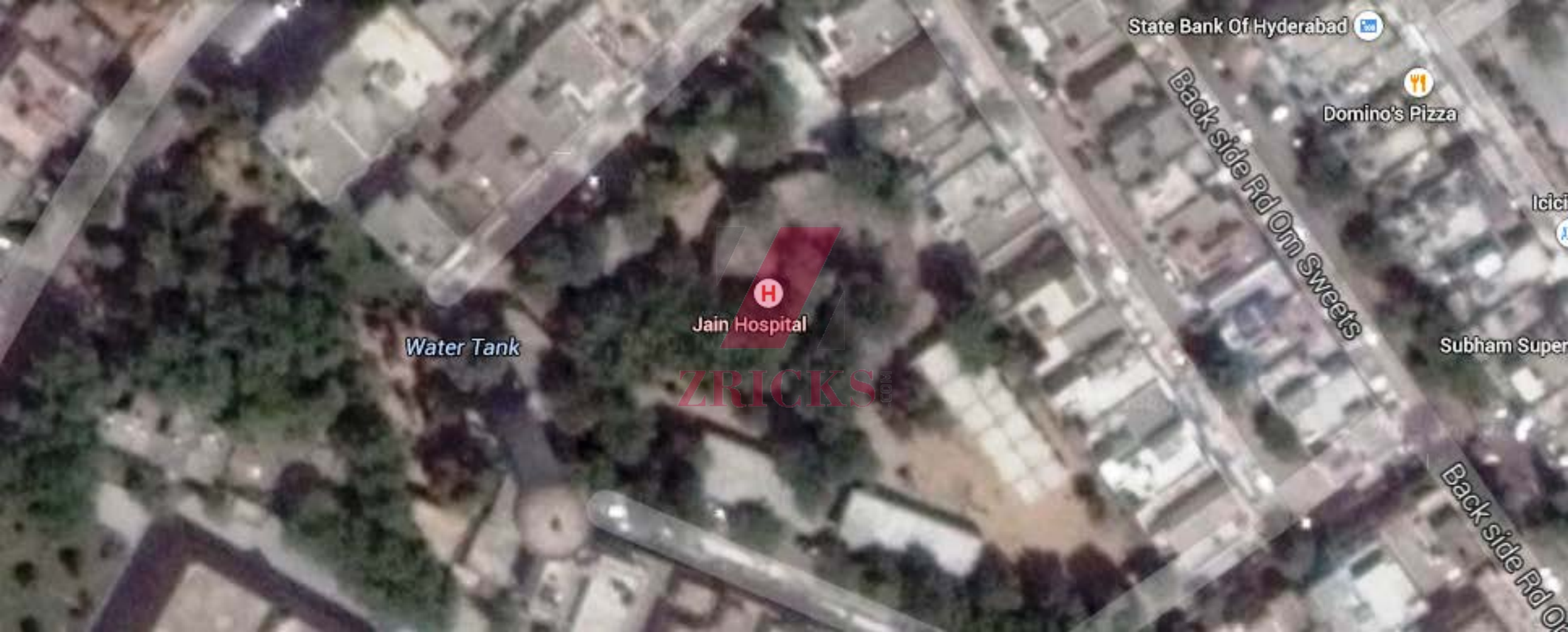
**TOILET**  
9'6" X 12'6"

**DRESS**  
7'0" X 6'0"

PLANTATION

**BALCONY**  
6'0" WIDE

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State Bank Of Hyderabad

Domino's Pizza

Back side Rd Om Sweets

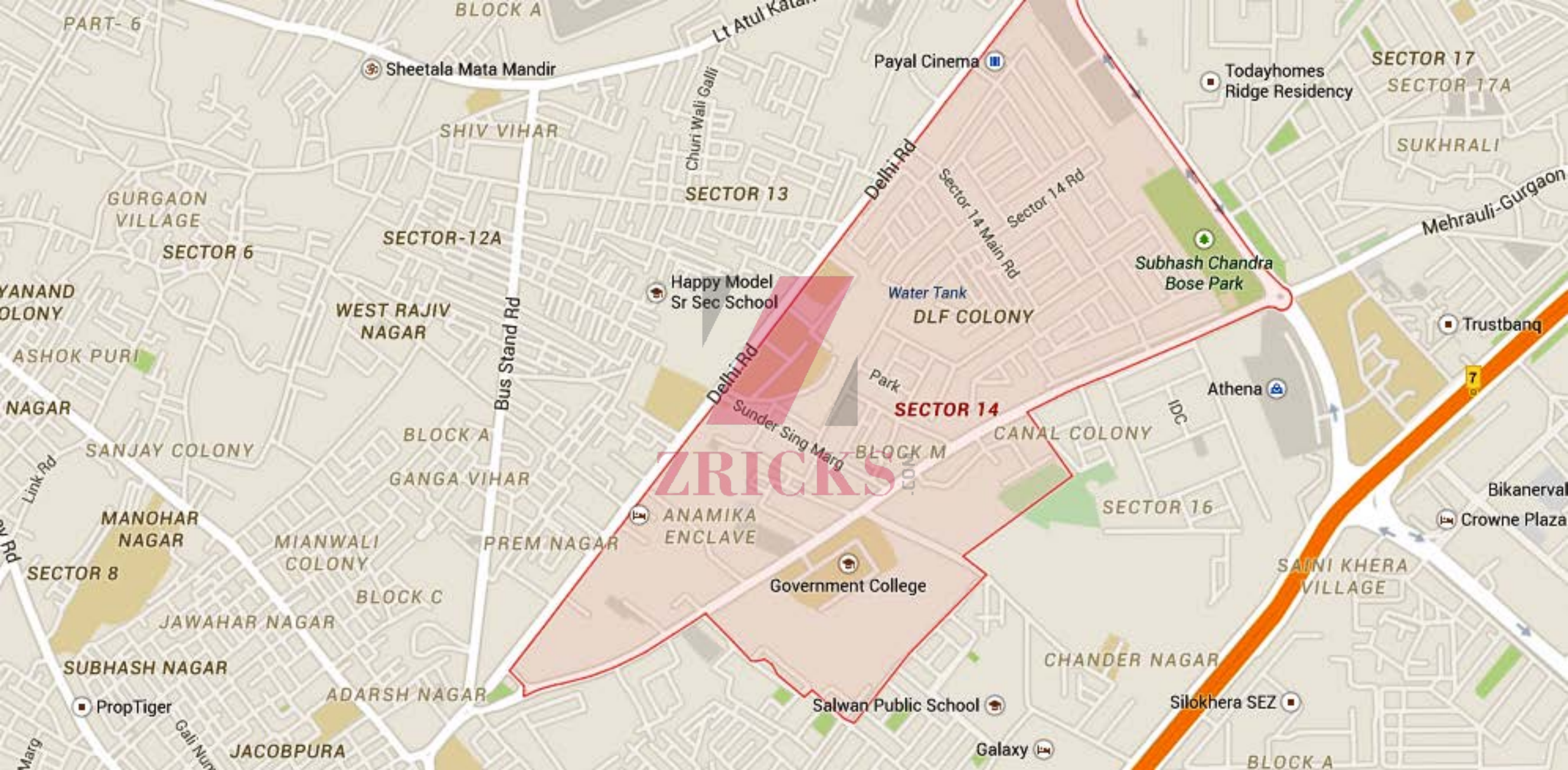
Subham Super

Jain Hospital

Water Tank

ZRICKS.COM

Back side Rd O



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SECTOR 14

Payal Cinema

Todayhomes Ridge Residency

SECTOR 17  
SECTOR 17A

SUKHRALI

SECTOR 13

SHIV VIHAR

SECTOR-12A

GURGAON VILLAGE

SECTOR 6

WEST RAJIV NAGAR

Happy Model Sr Sec School

Water Tank  
DLF COLONY

Subhash Chandra Bose Park

Mehrauli-Gurgaon

Trustbank

Athena

Park

Sunder Sing Marg

BLOCK M

CANAL COLONY

IDC

7

Bikanervala  
Crowne Plaza

SECTOR 14

SECTOR 16

SAINI KHERA VILLAGE

ANAMIKA ENCLAVE

Government College

CHANDER NAGAR

Salwan Public School

Silokhera SEZ

Galaxy

JACOB PURA

BLOCK A

ADARSH NAGAR

PREM NAGAR

GANGA VIHAR

BLOCK A

SANJAY COLONY

MANOHAR NAGAR

SECTOR 8

MIANWALI COLONY

BLOCK C

JAWAHAR NAGAR

SUBHASH NAGAR

PropTiger

ADARSH NAGAR

Marg

Galli Numb

SUBHASH NAGAR

NAGAR

ASHOK PURI

ANAND COLONY

PART- 6

BLOCK A

Lt Atul Kataria

Sheetala Mata Mandir

Churi Wali Galli

Delhi Rd

Sector 14 Main Rd

Sector 14 Rd

Bus Stand Rd

Link Rd

av Rd



## Specifications

Plot Area:	215 Sq. Yds. (Approx.)
Structure:	RCC structure with compliance of prevailing earthquake design codes to take care of proper stability and ductility of the structure and brick masonry.
Water Supply:	One under ground water tank as well as one overhead tank.
Flooring:	Drawing room - Italiano or equivalent Marble with designer border & mirror finish. Dining /Kitchen - Marble with designer borders and mirror finish/vitrified tiels. Living Room - Marble with designer borders and mirror finish/vitrified tiels. Bed Rooms - Marble with border Mirror Finish. Stair/Lounge - Marble with mirror finish. Kitchen Platform - Granite Platform with 2' height dedo.
Toilet :	Master Bedroom - Jacuzzi bath, WC, WB with counter top. Granite Marble flooring with full height dedo, bath fittings by leading brand names. Other Bed Rooms - Bath Tub, WC, WB with counter top. Marble,Ceramic flooring with full height dedo. Bath fittings of standard brand.
Stair Railing :	Master Bedroom - Jacuzzi bath, WC, WB with counter top. Granite Marble flooring with full height dedo, bath fittings by leading brand names. Other Bed Rooms - Bath Tub, WC, WB with counter top. Marble,Ceramic flooring with full height dedo. Bath fittings of standard brand.
Wood Work :	All frame of hard wood. Drawing room & all balcony doors fully glazed with grill. Main door - Teak panel door. Kitchen Cabinet with modular accessories. Internal door - Flush-door Teak Good quality brass hardware fittings.
Electrification :	Copper concealed wiring. Modular Switches. Adequate A.C./T.V./Telephone points in all rooms as per the requirments. Geysers in all bathrooms/Kitchen. Decorative fixtures in drawing, dining & bedrooms.
Wall finish :	Internal walls plastered finish with POP and painted in acrylic emulsion paint.
External Wall Finish:	Exterior emulsion paint/Texture paint
Terrace :	China mosaic/marble crazy.
Security System :	Video Phone Security System.