



*Spanish Villa*  
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nino

Niho Spanish Villa is a residential project that is located in Gurgaon, close to NH 8. This project offers extremely spacious and elegant villas that vary in configurations and sizes. Inspired by Spanish architecture, Niho Spanish Villa is a project that embodies tranquility and passion all at the same time, providing residents with some of the best features and amenities in Gurgaon and luxury living at their finger tips. This project 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 throughout the complex 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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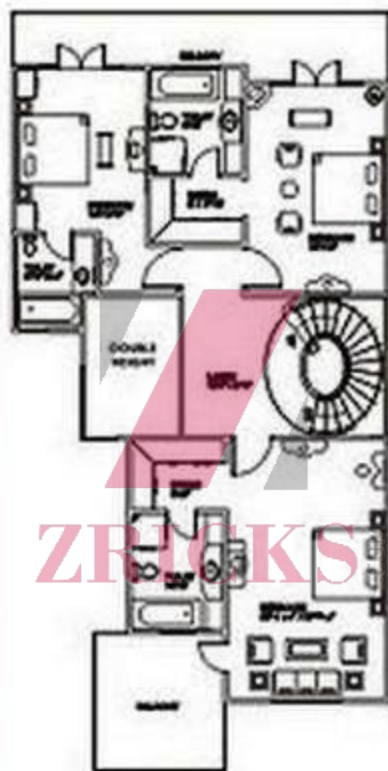


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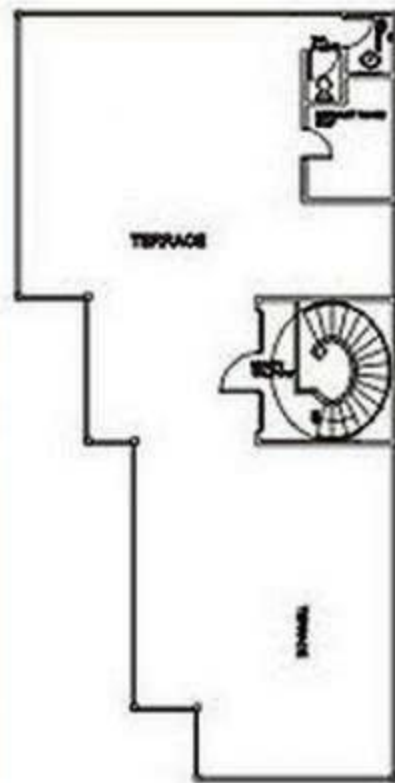
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**Ground Floor**



**First Floor**



**Second Floor**



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S City Rd

S City Rd

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G Block Park

Hilton Garden Inn  
Gurgaon Bani Square



Unitech Opulence

13

ABC Buildcon Private Limited

SECTOR 47

BLOCK A

SECTOR 51

SAMASPUR VILLAGE

BLOCK H

Gatta Road

JALVAYU TOWERS

RAIL VIHAR

Haiderpur

SECTOR 55

SECTOR 56

Sanskriti Engineers Apartments

Sukh Shanti Apartm

Shamshpur

SECTOR 57

BLOCK G

MALIBU TOWN

NIRVANA

BLOCK J

BLOCK F

BLOCK G

BLOCK F

JDA Sewage Treatment Plant

TIKRI

POCKET H POCKET I

SUSHANT LOK III EXTENSION

BLOCK E

VIGYAN VIHAR

Ghata

Shri Ganesh CGHS

SOUTH CITY II

Adampur

BLOCK D

TIGRA

BLOCK A

SECTOR 50

Property4NCR

ZRICKS

SECTOR 58

CD Marg

SECTOR 48

SISPAL VIHAR

Vikas Marg

Antriksh Zeal Gurgaon

Golf Course Extension Road

CRPF Road

SECTOR 71

CD Marg

SECTOR 61

ROSEWOOD CITY

TATVAM VILLAS

SECTOR 65

SECTOR 62

ALAHAWAS

BLOCK W

DHANI

SECTOR 60

SECTOR 69

SECTOR 66

<b>Plot Area:</b>	300 Sq. Yds. (Approx.)
<b>Structure:</b>	RCC structure with compliance of prevailing earthquake design codes to take care of proper stability and ductility of the structure and brick masonry.
<b>Water Supply:</b>	One under ground water tank as well as one overhead tank.
<b>Flooring:</b>	<ul style="list-style-type: none"> <li>▶ <b>Drawing room</b> - Italian Marble with mirror finish.</li> <li>▶ <b>Kitchen/Kitchen</b> - Italino/white designer marble with Border Mirror finish.</li> <li>▶ <b>Living Room</b> - Wooden/Marble flooring.</li> <li>▶ <b>Bed Rooms</b> - White marble with border Mirror Finish.</li> <li>▶ <b>Stair/Lounge</b> - White marble/granite.</li> <li>▶ <b>Kitchen Platform</b> - Granite Platform with lintel height dedo.</li> <li>▶ <b>Parking</b> - Designer Paver.</li> </ul>
<b>Toilet :</b>	<ul style="list-style-type: none"> <li>▶ <b>Master Bedroom</b> - Jacuzzi bath, WC, WB with counter top. Granite/Ceramic/Vitrified. Bath fittings of good quality.</li> <li>▶ <b>Other Bed Rooms</b> - WC, WB with counter top.</li> </ul> <p>Granite/Ceramic/Vitrified flooring with lintel height dedo. Bath fittings of standard brand.</p>
<b>Stair Railing :</b>	Decorative stair railing as per architect suggestions.
<b>Wood Work :</b>	<ul style="list-style-type: none"> <li>▶ All frame of hard wood.</li> <li>▶ Drawing room &amp; all balcony doors fully glazed with grill.</li> <li>▶ Main door - Teak panel door.</li> <li>▶ Wardrobe in dress area.</li> <li>▶ Kitchen Cabinet with modular accessories.</li> <li>▶ Internal door - Flush-door Teak</li> <li>▶ Good quality brass hardware fittings.</li> </ul>
<b>Electrification :</b>	<ul style="list-style-type: none"> <li>▶ Copper concealed wiring.</li> <li>▶ Modular Switches.</li> <li>▶ Adequate A.C./T.V./Telephone points in all rooms as per the requirements.</li> <li>▶ Geysers in all bathrooms/Kitchen.</li> <li>▶ Decorative fixtures in drawing, dining &amp; bedrooms.</li> </ul>
<b>Wall finish :</b>	Internal walls plastered and painted in oil bound distemper of pastel shades.
<b>Terrace :</b>	China mosaic/marble crazy.

