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ESPACE *Première*

at NIRVANA COUNTRY 2, GURGAON

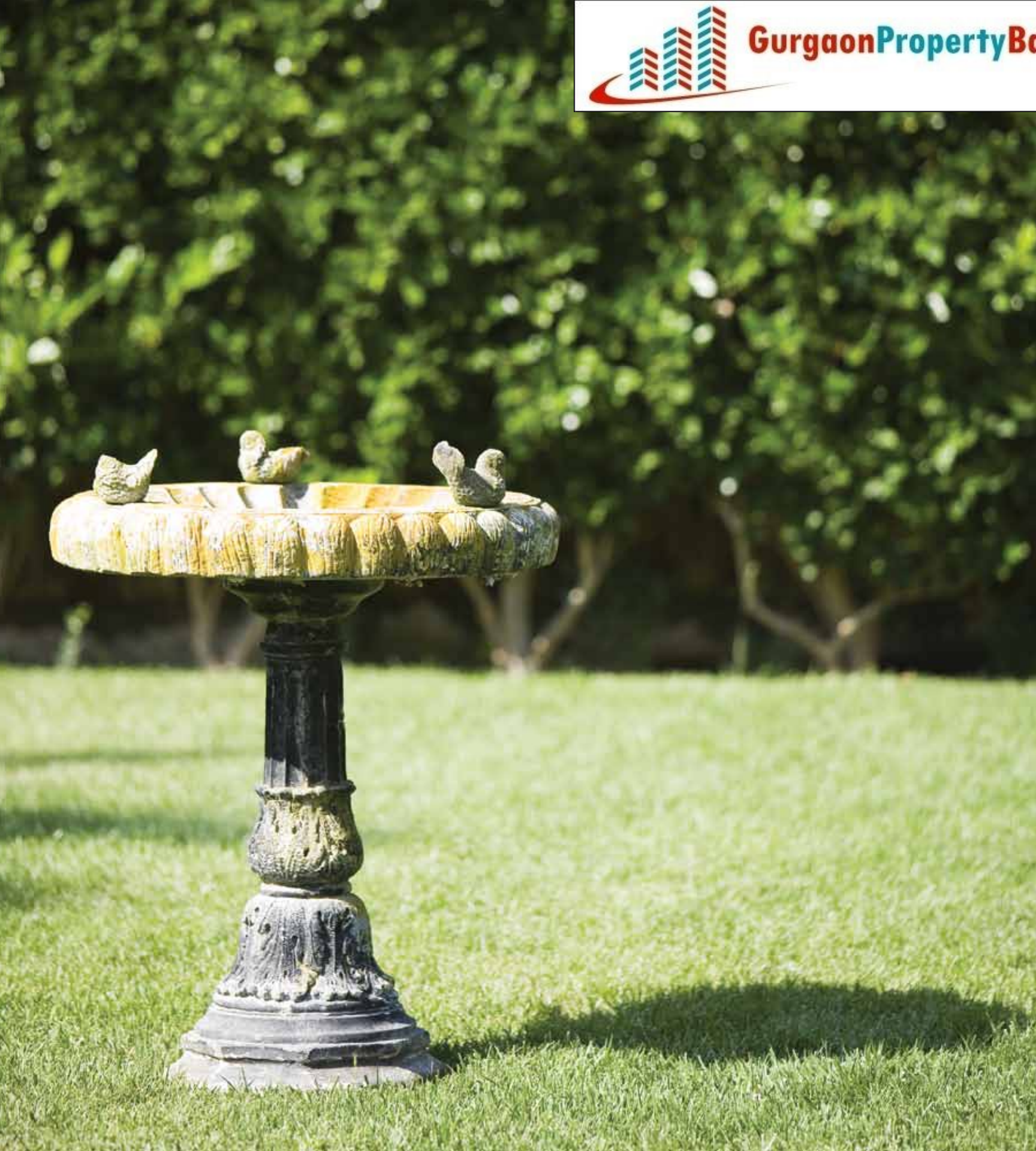


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ESPACE *Première*



Choosing between nature and modernity can be rather difficult. Not anymore.

'Espace Première' skillfully infuses both, to create Eden in the heart of the city. Get spellbound with the picturesque scenic beauty of the environs along with the luxury and convenience of modern living.

It's truly, Heaven on Earth!

Each villa gives you the sense of space with much grandeur and style. Tread barefoot on lush green gardens with pristine blue sky above.





The Architects

10 Design is an international firm of architects, that offer a bouquet of services including architecture, urban design, sustainable research, landscape design, interior design and branding. Their expertise lies in large scale master planning, mixed use developments, civic and public buildings, hospitality and high-end residential developments.

The three partners Scott Findley, Gordon Affleck and Ted Givens are pioneers in their field. Scott was directly responsible for leading design of award winning developments like Shenzhen University Library and The Yanlord Peninsula in Suzhou. Affleck's masterpieces include Beijing Olympic Games Multi-purpose Arena, Yas Island Marina District, Abu Dhabi and the Shizimen Business District in Zhuhai. Givens too is an award winning lead designer, his latest designs begin the Afro-American Cultural Center, North Carolina and Rennick School of Education at North Carolina Agriculture and Technology University amongst others.



Mont Orchid, Shenzhen, China

Lighting Design

Bo Steiber Lighting Design, Singapore, provides specialist lighting services. The Firm has diverse experience and expertise in many part of the world from as far as the Middle East, China, South East Asia and Australia.

Their work has covered many types of applications in various fields, including hotel and resorts, residential communities, clubs and restaurants, food courts, shopping complexes, landscape and streetscape, commercial offices, institutional buildings including school, libraries, theatres etc.

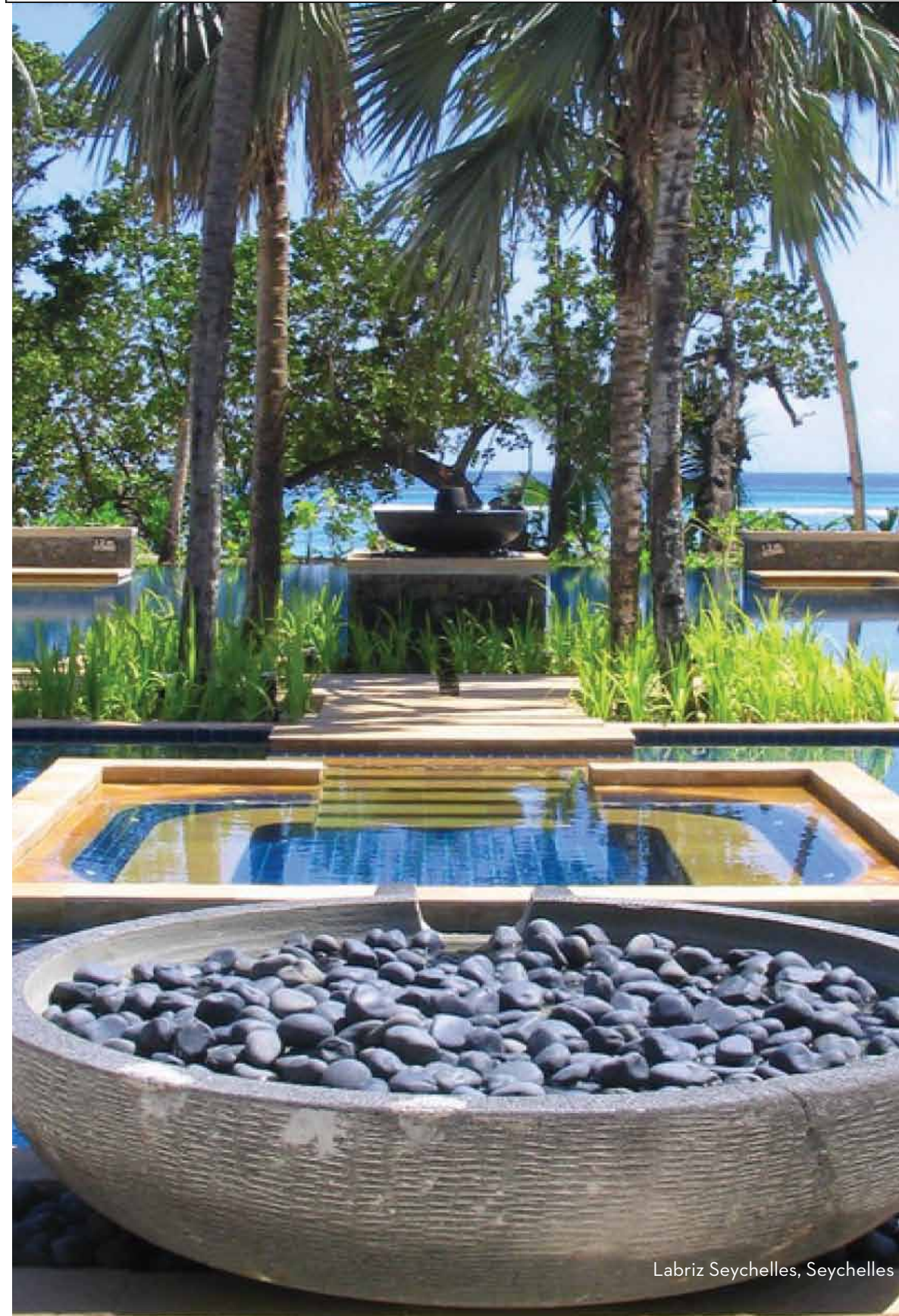
In recent years Bo Steiber has been awarded six certificates of commendation by the Illuminating Engineering Society of Australia and New Zealand for outstanding lighting design.



Signage Consultants

Founded by Scott Cuyler and Mike Moore in 1996, **Square Peg Design** is an award-winning environmental graphic design firm specializing in the development of wayfinding, signing and branding programs, marketing communications and print design. With offices in California, Singapore and Dubai, their projects range from hospitality, residential, retail, corporate, campus and entertainment venues to citywide programs.

Amongst their most prestigious projects is Burj Khalifa in Dubai wherein they designed the way finding and signing program and also coordinated the fabrication and installation for over 9,000 signs. Some of their recent accolades are SEG D Merit Award - 2009 for their work at the Dubai Mall.



Labriz Seychelles, Seychelles

Landscape Architects

Belt Collins was started by Walter K. Collins and Robert M. Belt in Honolulu more than 55 years ago. Belt Collins was the first firm in the Pacific and Asia region to combine urban and land planning, civil engineering, landscape architecture and environmental consulting within one professional organisation. Several factors have led to these achievements. Firstly, an enlightened leadership that spends an enormous amount of time developing and mentoring upcoming talent. Secondly, Belt Collins' sensitivity to local cultures, customs and natural environments. Third is the firm's work on seminal studies that have created whole new ways of looking at large land parcels and their uses.

Belt Collins International, Singapore has provided landscape architectural, master planning & urban design services for many of Asia's premier hotel, resort, residential, commercial, recreational and infrastructure developments.

Since their foundation, they have completed more than 16,000 projects across 70 countries around the world and have received over 350 awards, honours, and accolades for their projects, practice and people.





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Your glorious abode
502 sq. yd. duplex



GROUND FLOOR

Enjoy a lunch underneath the sky in your private courtyard

Villas that offer generous living spaces, which spills seamlessly from inside into the outdoors. Walk pass your private parking space for the cars and step into your expansive villa. Make your way towards the elegant marble floored living room overlooking the verandah and front lawn, carpeted with exotic foliage. Sip your daily morning tea as the cool breeze ushers into your room. Spacious, yet warm and inviting, it is the perfect place to entertain family and friends or relax after a tiring day.

Share special mealtimes in the palatial dining room flanked by an open courtyard. Enter the adjoining ample spaced kitchen area, fitted with attractive granite counters with extensive workspace.

Choose to use the front bedroom on the ground floor as a comfortable guest room or turn it to home office or perhaps a study. With wooden flooring that adds its own charm, the room has delightful view of the front lawn. The other en-suite bedroom is an ideal place for some quiet reflection. Flanked by the rear lawn, the aesthetic curtains play the game of light and shadow to create a tranquil environ and soften the summer sun.

Luxurious bedrooms, with private spacious balconies

FIRST FLOOR

As you reach the first floor, you arrive at the well segregated living space, affording you and your family with enhanced privacy. Entertain your guests in the charming family lounge or simply turn it into a TV lounge to catch your favourite sitcom or some cricket action.

All the three bedrooms are bright, airy, welcoming and bathed in natural sunlight. Rest and recharge in the enviable master bedroom, with its impeccable wooden flooring, and large windows with a private balcony to bask in the sun. Pamper yourself at your own dressing room and en-suite bath facilities.

Sit back and sip your morning cup of tea in your private balcony or the terrace overlooking the greens. Indulge yourself in the luxury of soaking in the bath tub or let your body slide into the jacuzzi.

The front façades enlivens the balconies and terrace to create a cosy nook for you to unwind and relax.





ROOFTOP

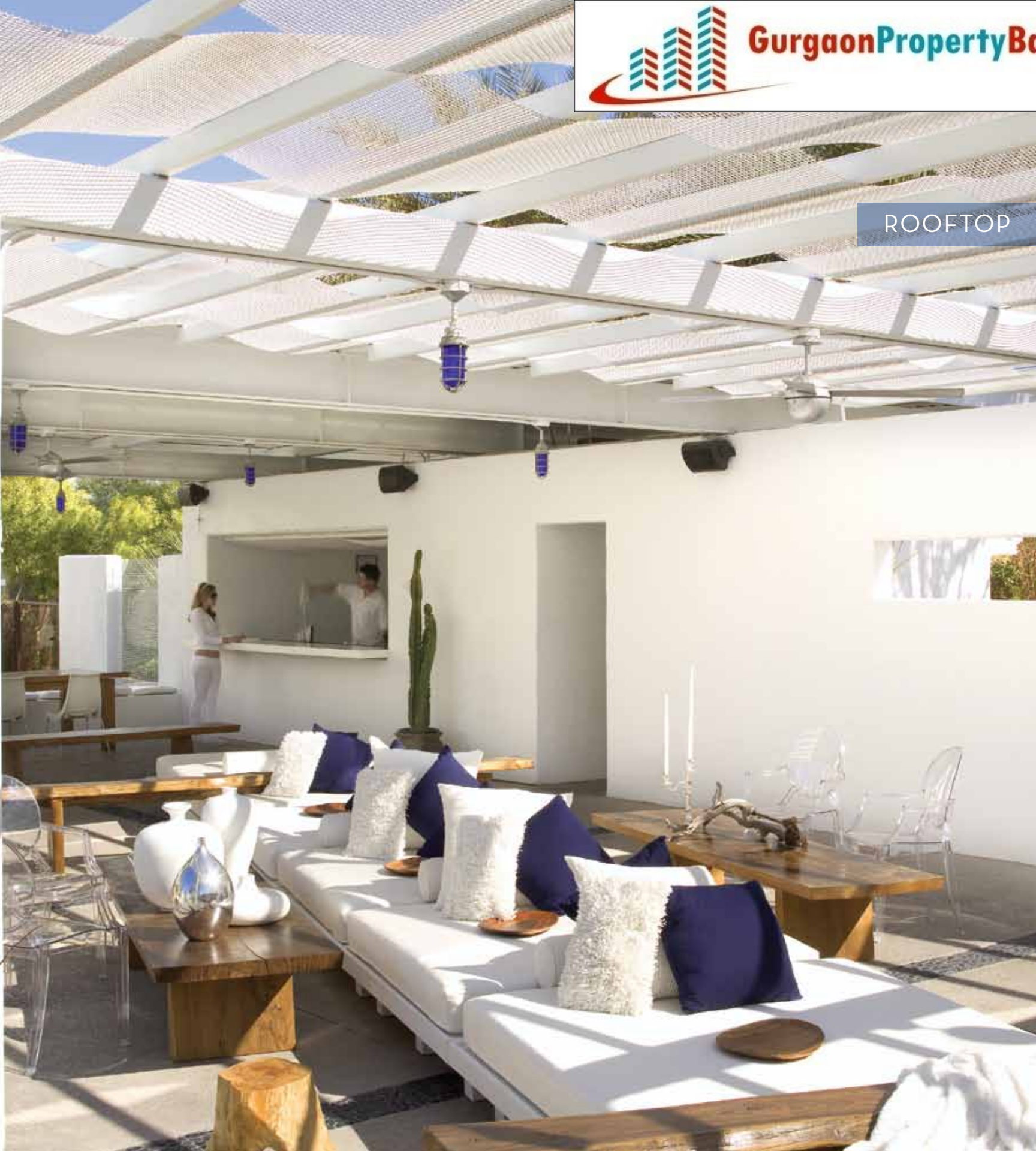
Private den or multi-purpose room with large patio and barbecue terrace area

Host a winter barbecue on the wonderful rooftop terrace. Or retire to your den. Or turn the multipurpose room into a games room. Or shake a leg to your favourite music under the azure sky.

The party terrace is the perfect place to unwind, be it in solitude or with friends and family. In keeping with the attention to little details in the home, the terrace has both hard and soft landscape with a utility room for extra space.

It is said that the little joys of life are sometimes the hardest to find. You could watch a little sparrow hop cheerily into a pretty birdbath in your terrace garden. Or sit-out in the terrace on a full moon night; enjoy the quietness of the night interspersed by the sounds of crickets.

Paradise seems closer to home now.





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Luxurious spaces

Amplify your lifestyle and simplify your life.

HOME AUTOMATION

Revolutionise the way you live. It's time to make your living hassle free. Home automation systems assure that you don't fret over small things before leaving home. Come home to luxurious and hi-tech living amidst the beauty of nature

Customized Home Scenarios

Control multiple devices with a touch by creating customized scenarios for your house. Like *leaving the house* scenario where all electronic devices get switched off or *arriving home* scenario where lights turn up, air-conditioning gets switched on and your favourite music welcomes you to your home. Make your life simpler, multi-task with ease!

Lights

Whether you lie low or are completely ecstatic, there are times you wish your surroundings would reflect your mood. At the click of a button, you can now control the lights and fans. Instantly change the ambience of your living, dining and family lounge. Dim the lights for a quiet dinner or turn them up if you wish to read or paint.

Motion sensors

Don't grope about in the dark for the switch any longer. Your bathrooms, dress area and staircase light up as soon as you step in.

Curtains

Free yourself from the task of drawing the curtains, like a magician let the sun stream in without having to move from the comfort of your bed.

VRV air-conditioning

You have the flexibility to cool or heat your home according to your need with the help of the all-weather climate control AC. You can now also set different temperatures for each room.

Keyless entry

Don't fret any longer about leaving behind your keys. Step out carefree with the keyless entry feature.





Automation control via internet

Now your home is under control, even while you're out. Control the entire automation system online or from your mobile phone.

Self timers

Simply oversee gadgets at the press of a button, without having to manually run them. Now, set a time for your devices according to your convenience and get things done.

Remote door unlock

Gone are the days, when you made unending trips to the main door. Watch your favourite sitcom or match without any breaks, as you unlock the main door from the comfort of your sofa or bed.

Fire & gas alarm alerts

Live peacefully without having to worry about emergencies like fire and gas leakage at home. You now receive an alarm alert on mobile and can take the required action immediately.

Intruder alarm & emergency button

The intruder alarm system is installed in your home, in case of an intrusion or any other crisis the emergency button triggers the alarm which is also linked to the central guard room. Be rest assured that in case of crisis, help is just a button away.

Video intercom

New age communication is here. Now connect with neighbours or schedule a gym appointment all with the help of the video intercom within the community.

IP camera surveillance

Live life carefree, see who's at the door on your control panel at your convenience from anywhere in the world via internet.

Master automation panel

Installed at the entry foyer, the master panel helps you control electrical settings across all floors.

Backup

In case of a system breakdown you need not be hassled, all the controls and gadgets can be manually operated as well.

Located at Nirvana Country 2 - a premium residential development nestled in the heart of Gurgaon.

Nestled in the heart of bustling development in Gurgaon's Sector 71, Espace Première at Nirvana Country 2 has excellent connectivity to the NH8 and the Golf Course Extension Road, and is just minutes away from the proposed Metro route.

It is in close proximity to the residential, retail and commercial development on Sohna Road and Nirvana Country, and the shopping malls on MG Road are only a 10 minute drive away.

World class schools such as Shikshantar, The Shri Ram School, DPS, Heritage, Amity International, Pathways, GD Goenka; and state of the art hospitals such as Medicity, Artemis, Max and Fortis are within 20 minutes driving distance.



Location Map



MASTERPLAN Nirvana Country 2



Espace Première

Exquisite

Alder Grove



KEYPLAN Espace Première



Legend

- 502 sq. yd. Duplex Type B1
- 502 sq. yd. Duplex Type B2
- 502 sq. yd. Simplex Type B1
- 502 sq. yd. Simplex Type B2
- 360 sq. yd. Duplex Type C
- 360 sq. yd. Simplex Type C
- 240 sq. yd. Duplex Type D1
- 240 sq. yd. Duplex Type D2
- 240 sq. yd. Simplex Type D1
- 240 sq. yd. Simplex Type D2





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Main entrance, Nirvana Country 2

*Your path
to nirvana*



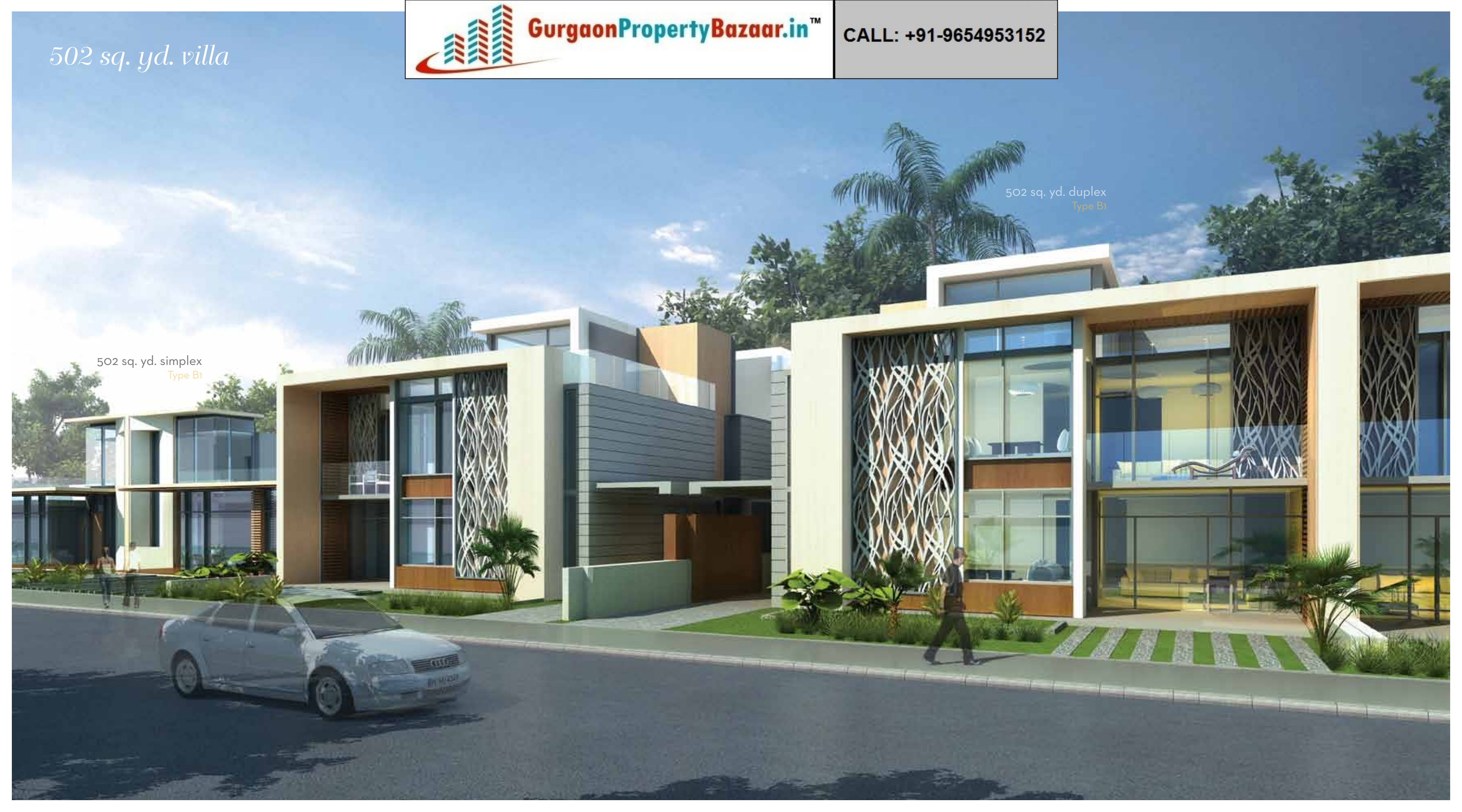
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502 sq. yd. villa

502 sq. yd. duplex
Type B1

502 sq. yd. simplex
Type B1



TYPE B1 502 sq. yd. (420 sq. mt.) Du



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GROUND FLOOR
Super Area = 2357 sq. ft.



FIRST FLOOR
Super Area = 2115 sq. ft
Terrace Area = 170 sq. ft.



SECOND FLOOR
Super Area = 1100 sq. ft
Terrace Area = 940 sq. ft.

TYPE B1 502 sq. yd. (420 sq. mt.) Sim



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GROUND FLOOR



FIRST FLOOR



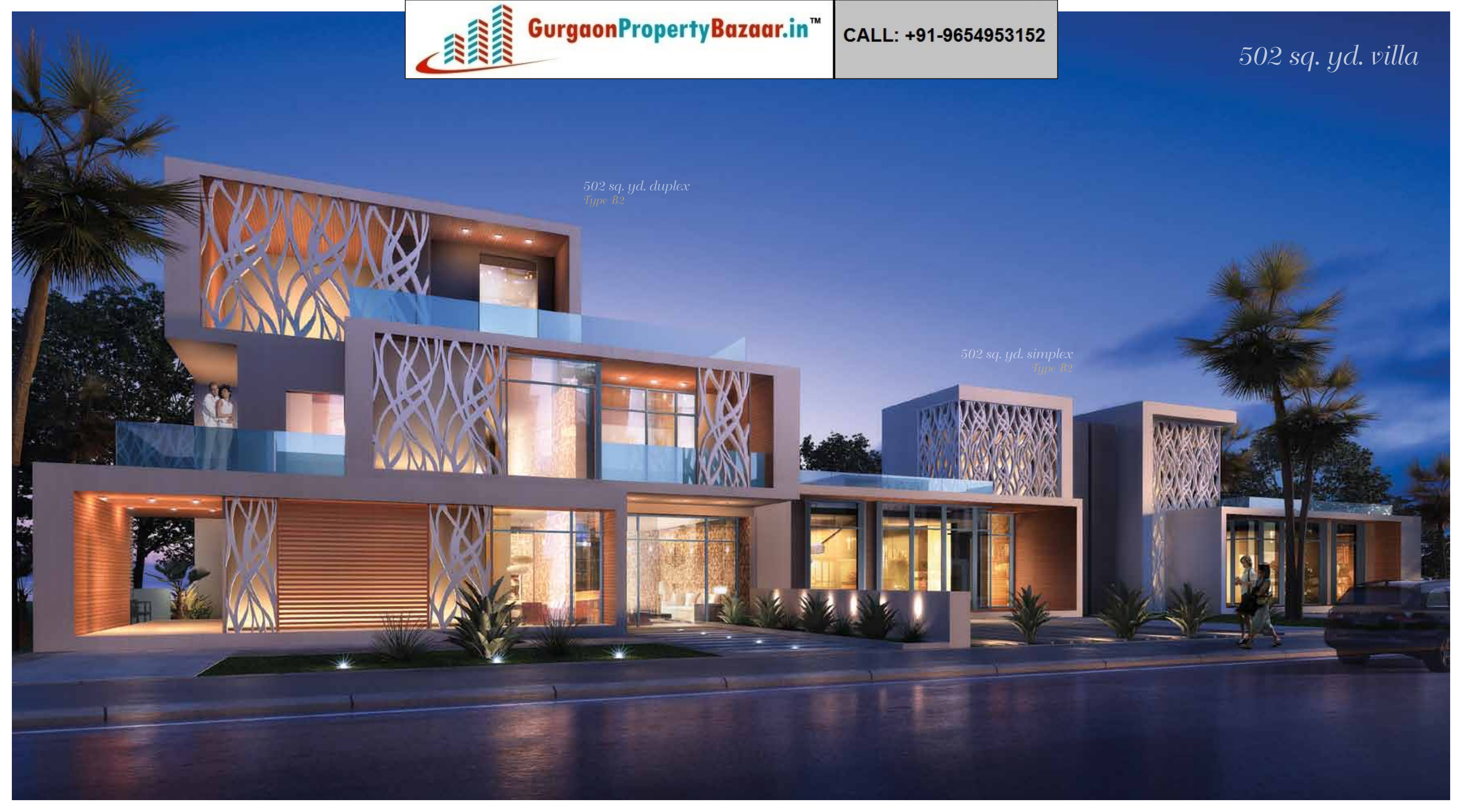
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502 sq. yd. villa

*502 sq. yd. duplex
Type B2*

*502 sq. yd. simplex
Type B2*



TYPE B2 502 sq. yd. (420 sq. mt.) Du



GROUND FLOOR
Super Area = 2406 sq. ft.



FIRST FLOOR
Super Area = 2085 sq. ft.
Terrace Area = 240 sq. ft.



SECOND FLOOR
Super Area = 1136 sq. ft.
Terrace Area = 970 sq. ft.

TYPE B2 502 sq. yd. (420 sq. mt.) Sir

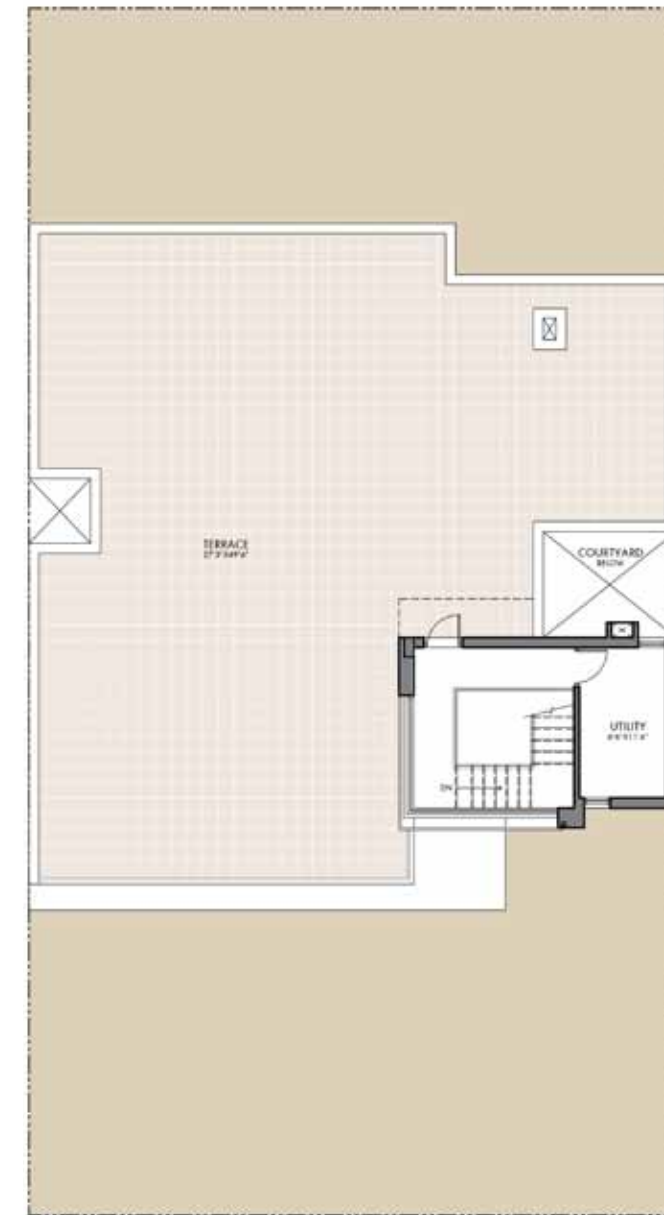


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GROUND FLOOR



FIRST FLOOR



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360 sq. yd. villa

*360 sq. yd. duplex
Type C*



TYPE C 360 sq. yd. (300 sq. mt.) Du



GROUND FLOOR
Super Area = 1725 sq. ft.



FIRST FLOOR
Super Area = 1515 sq. ft
Terrace Area = 190 sq. ft.



SECOND FLOOR
Super Area = 455 sq. ft
Terrace Area = 885 sq. ft.



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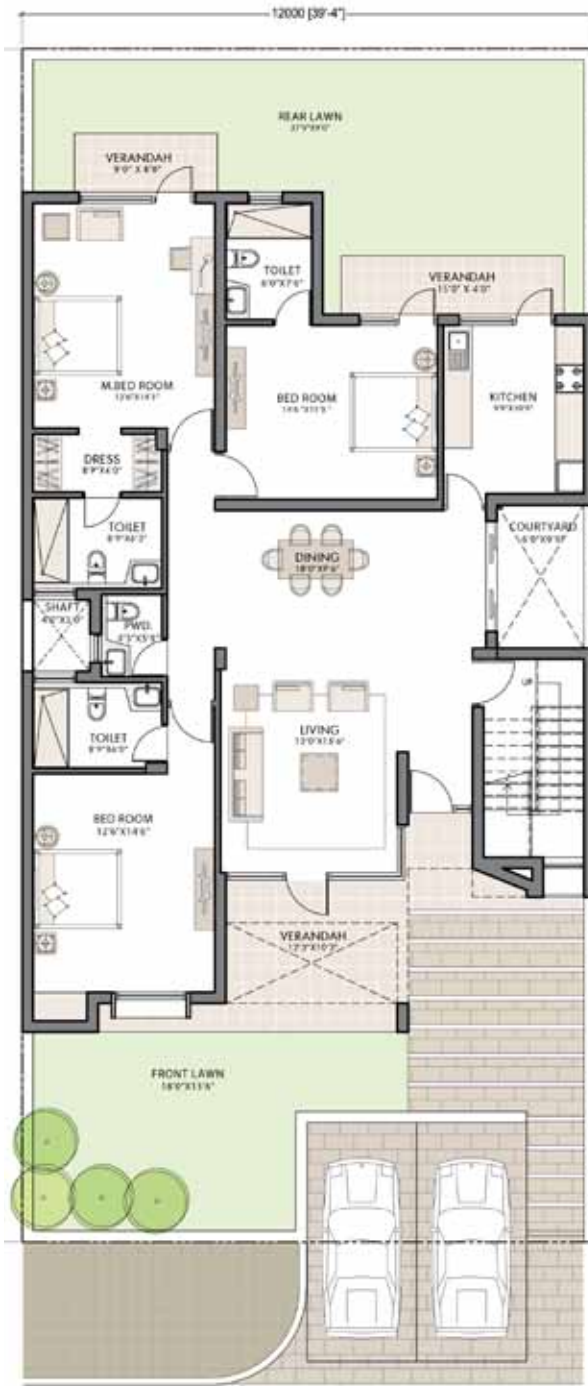
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360 sq. yd. villa

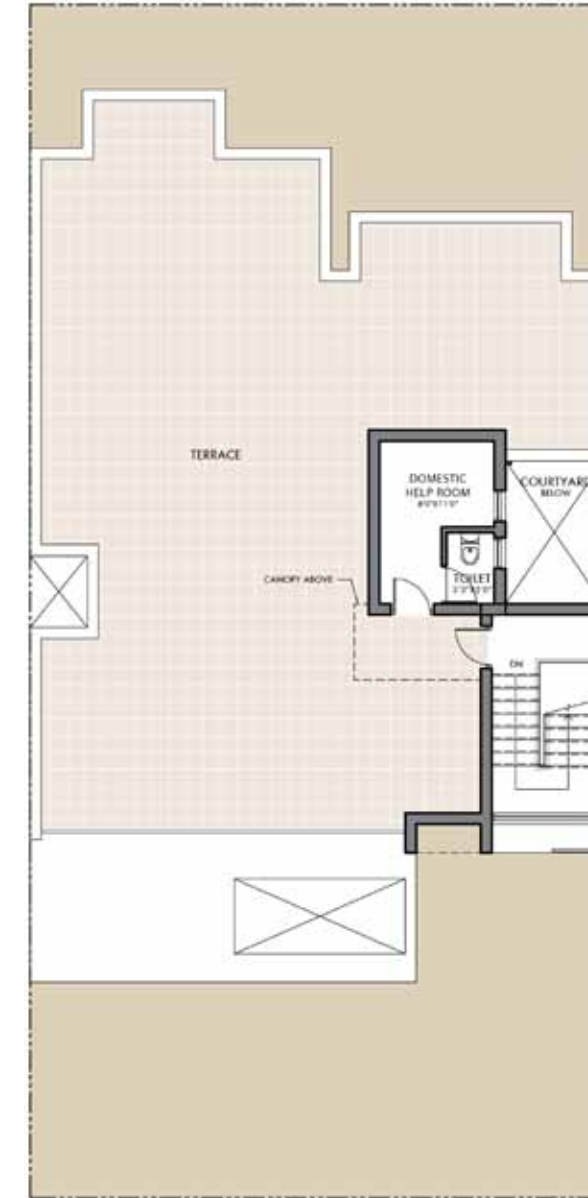
*360 sq. yd. simplex
Type C*



TYPE C 360 sq. yd. (300 sq. mt.) Sim



GROUND FLOOR



FIRST FLOOR



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240 sq. yd. villa

*240 sq. yd. simplex
Type D1*

*240 sq. yd. duplex
Type D1*



TYPE D1 240 sq. yd. (200 sq. mt.) Du



GROUND FLOOR
Super Area = 1291 sq. ft.



FIRST FLOOR
Super Area = 1141 sq. ft
Terrace Area = 145 sq. ft.



SECOND FLOOR
Super Area = 328 sq. ft
Terrace Area = 755 sq. ft.

TYPE D1 240 sq. yd. (200 sq. mt.) Sir

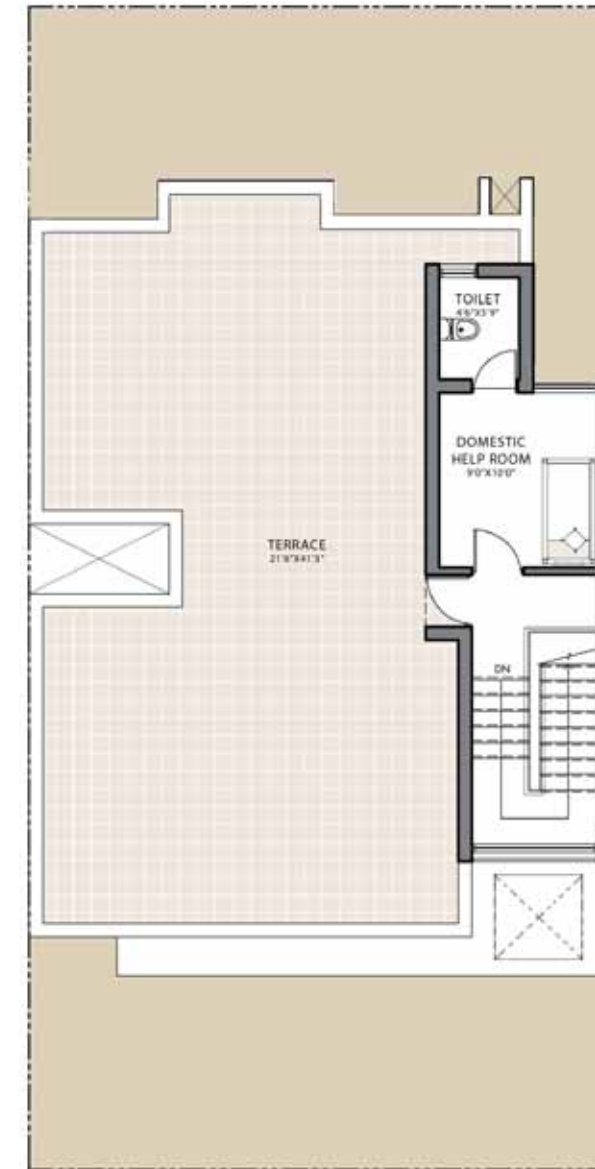


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GROUND FLOOR



FIRST FLOOR



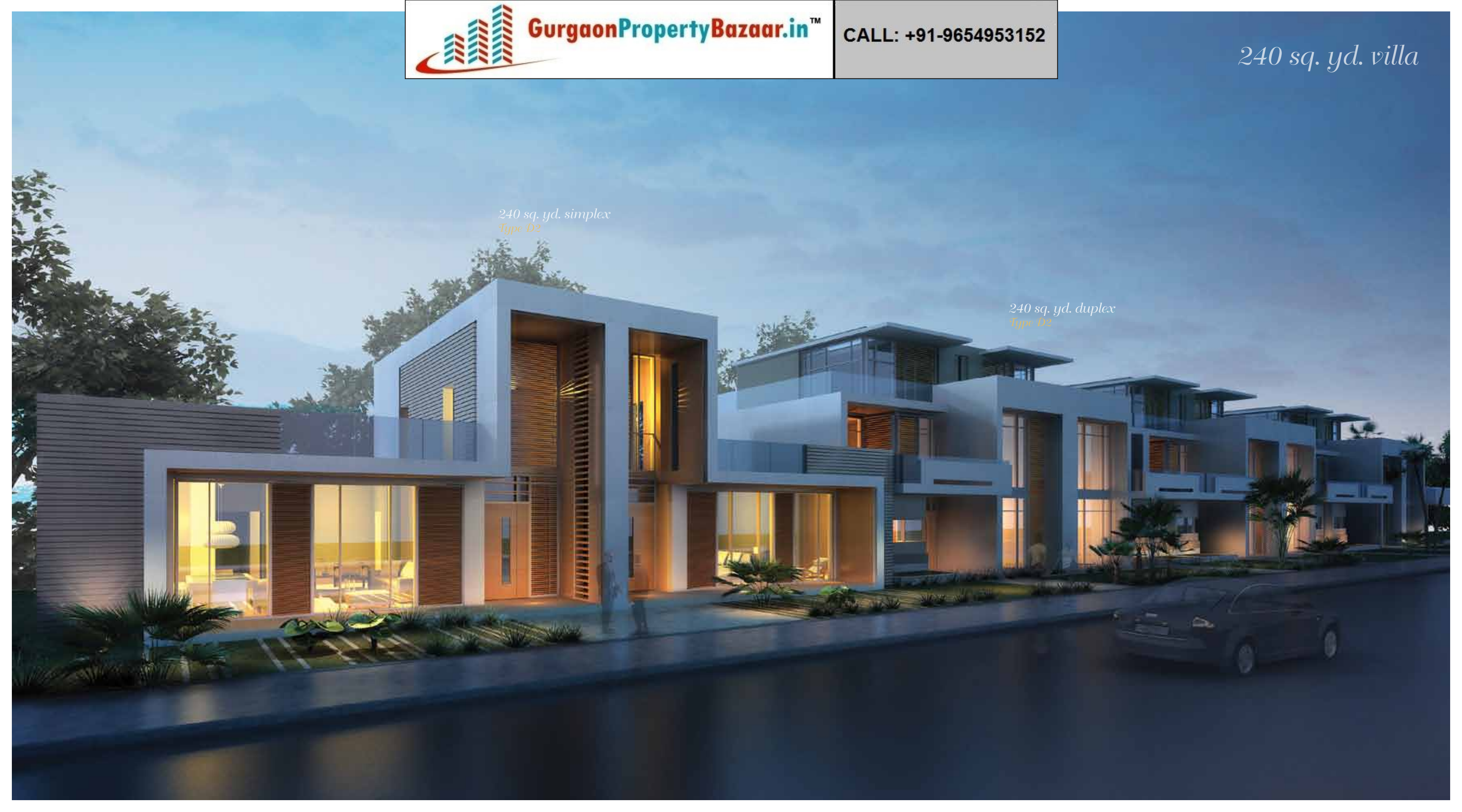
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240 sq. yd. villa

*240 sq. yd. simplex
Type D2*

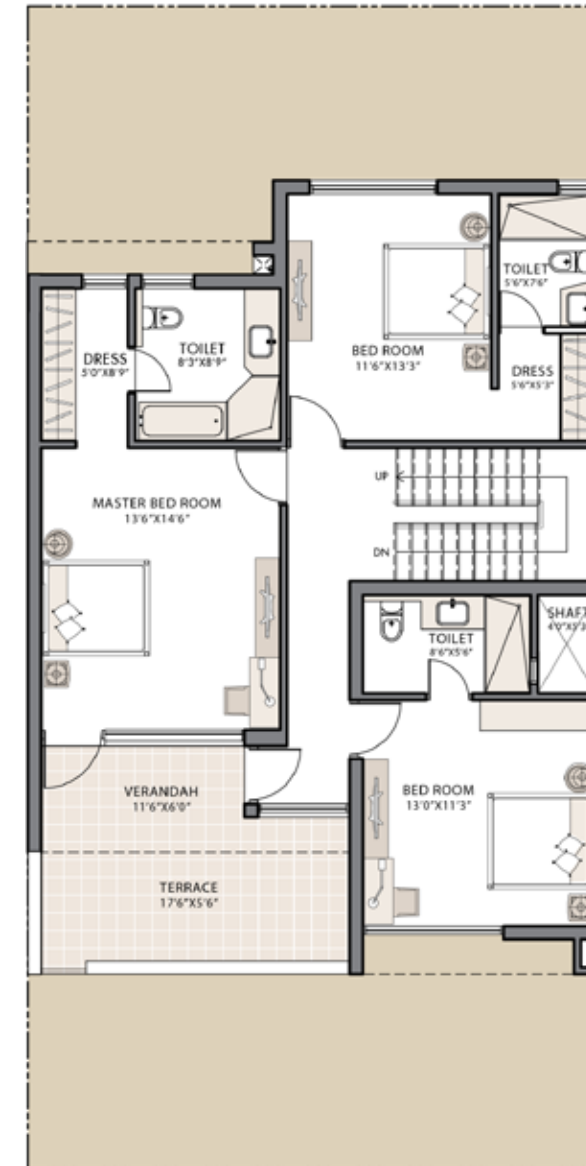
*240 sq. yd. duplex
Type D2*



TYPE D2 240 sq. yd. (200 sq. mt.) D



GROUND FLOOR
Super Area = 1291 sq. ft.



FIRST FLOOR
Super Area = 1191 sq. ft.

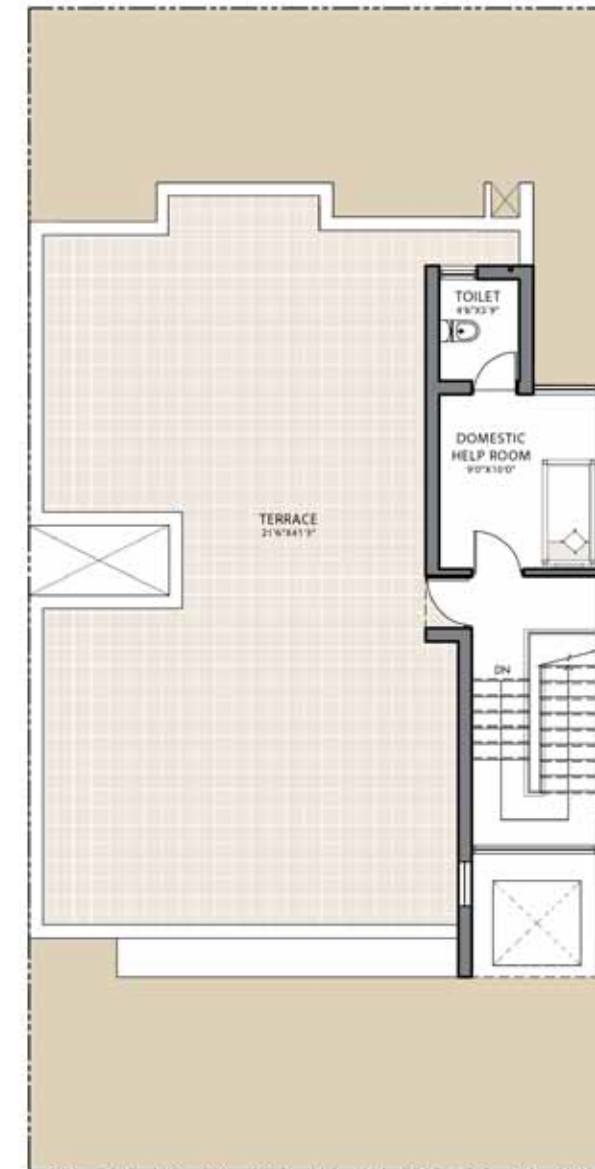


SECOND FLOOR
Super Area = 328 sq. ft.
Terrace Area = 818 sq. ft.

TYPE D2 240 sq. yd. (200 sq. mt.) Si



GROUND FLOOR



FIRST FLOOR



SPECIFICATIONS

The details that speak volumes about your villa

Wall finish

External

Designer elevations with a combination of high-end finishes such as composite wood, imported marble, toughened glass, stucco and texture paint

Internal

Acrylic emulsion on POP base

Flooring

Living & dining & family lounge

Imported marble

Bedrooms

Laminated wood from Pergo or equivalent

Kitchen & bathrooms

Premium anti-skid tiles

Balconies & terraces

Premium anti-skid tiles

Staircase

Marble

Domestic help room/utility

Vitrified tiles

Kitchen

Dado

Select Porcelain/ceramic tiles upto 600 mm above counter and 1400 mm from floor finish on other walls

Fittings

Granite counter with recessed double bowl stainless steel sink & drainer CP fittings from Kohler/Roca/Jaquar or equivalent

Toilets

Dado

Select porcelain/ceramic tiles upto ceiling

Fixture & fittings

White sanitary fixtures from Kohler/Roca or equivalent, CP fittings from Kohler/Roca/Jaquar or equivalent, glass partition in shower areas, wall hung WCs, Indian WC in domestic help/utility toilet, pipeline for geyser

Doors & windows

Main door

Polished teakwood frame with panelled door shutters

Internal doors

Seasoned hardwood frame with melamine finished European style moulded shutter

Windows & external doors

Powder coated/anodized aluminum frame with glazed shutters

Electrical

Copper electrical wiring in concealed conduits, telephone and TV outlets in all bedrooms and the living room, moulded modular plastic switches with protective MCBs, ELCB for additional safety

Air-conditioning

All-weather VRV air-conditioning from Daikin or equivalent, false ceiling in limited areas for indoor units

Power back-up

100% back-up

Elevator

1 exclusive elevator for 500 sq. yd. duplex villa

Rejuvenate your soul

Unwind and relax after a hectic day, at the modern clubhouse. With hoards of amenities, you have yet another opportunity to spend quality time with yourself and your loved ones. Within your vicinity is a state-of-the-art clubhouse, so wrap yourself in complete luxury.

Elegant

A close-up photograph of an elegantly set dining table. The table is covered with a light-colored, textured tablecloth. In the foreground, a white plate with a gold rim is set with a folded purple napkin secured by a silver metal ring. To the left, a silver fork and knife are neatly placed. In the background, a large purple pillar candle sits on a silver platter, surrounded by smaller lit candles in glass holders and scattered purple and gold confetti. The overall atmosphere is warm and sophisticated.



CLUB HOUSE

Space for you to converse, share, indulge and celebrate

Gymnasium

Swimming pool with changing rooms

Steam, sauna & jacuzzi

Pool/billiards table, table tennis

Multipurpose hall for yoga, meditation and gatherings

TV lounge

Pantry

Kids' play area

Pool side party area

Sports Facilities

Squash court

Tennis court

Open badminton courts

Open basketball court



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*Bountiful
landscape to
soothe your
mind*



Themed gardens

Unitech

Established in 1972, Unitech is today a leading real estate developer in India. Known for the quality of its products, it is the first developer to have been certified with ISO 9001:2000 in North India and offers the most diversified product mix comprising of residential, commercial/IT parks, retail, hotels, amusement parks and SEZs.

The most coveted brand was yet again conferred with the title of 'Superbrand' by Superbrands India in 2009. The Company is also the recipient of the CW Architect and Builders Award, 2008 for being one of India's Top Ten Builders.

Unitech has long partnered with internationally acclaimed architects and design consultants, including SOM (USA), BDP (UK), Maunsell AECOM (HK), MEA Systra (France), Callison Inc. (USA), FORREC (Canada), SWA and HOK (USA) for various projects.

It has an enviable clientele for commercial projects including Fidelity, McKinsey, Bank of America, Ford Motors, Nike, EDS, Hewitt, Amdocs, Ernst & Young, Reebok, Keane, Seagrams, Perfetti, Exxon Mobil and AT Kearney.





Unitech Commercial Towers, Gurgaon



By launching Unitech Infra, the Company has ventured into the infrastructure business, thus leveraging its decades of experience and expertise in real estate.

Unitech Scrip is one of the most liquid stocks in the Indian stock markets and was the first real estate company to be part of the National Stock Exchange's NIFTY 50 Index. The company has over 600,000 shareholders.

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Homes

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infra



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