

*The ultimate in luxury living*



UNI✓WORLD  
RESORTS  
BENGALURU



Just Close your eyes,

Hold your breath in for a moment

now exhale as slowly as possible.

Relax your mind, body and soul,

And let everything else go.



Welcome to sprawling acres of comfort and relaxation

**Welcome to Uniworld Resorts**

## 🌿 Welcome to blissful living! 🌿

Spread across 20 acres of serenity and calmness Uniworld Resorts, situated at the heart of Electronic City, Bangalore is your idyllic abode. These select spacious and plush homes, comprise vastu compliant duplex & simplex units, with a choice of 3 & 4 bedroom in sizes ranging from 1811 - 3894 sq.ft., to ensure you have luxury of space for all your priceless collections.

With a slew of environment friendly features like solar heating and lighting, rainwater harvesting these low rise simplex and duplex premium apartments also have 24 x 7 power back-up, lifts, basement car parking, video door phones, etc., which provides a luxurious living style for your loved ones.

Being just a minutes drive from major IT campuses like Infosys, Wipro, HP, etc., and 1 km from the elevated Hosur Expressway, the location is ideal for walk-to-work culture as well as a fabulous investment destination.

Ensnconced in a secure gated community, with minimum surface vehicular movement ensures you have complete peace of mind.

Come home to your very own luxurious abode!

UNI<sup>WORLD</sup>  
RESORTS

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 ISO 9001:2000 in North India and offers the most diversified product mix comprising residential, commercial/IT parks, retail, hotels, amusement parks and SEZs.



Infospace - Kolkata

Global Business Park - Gurgaon

Air - Kolkata

The well-recognised 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 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.

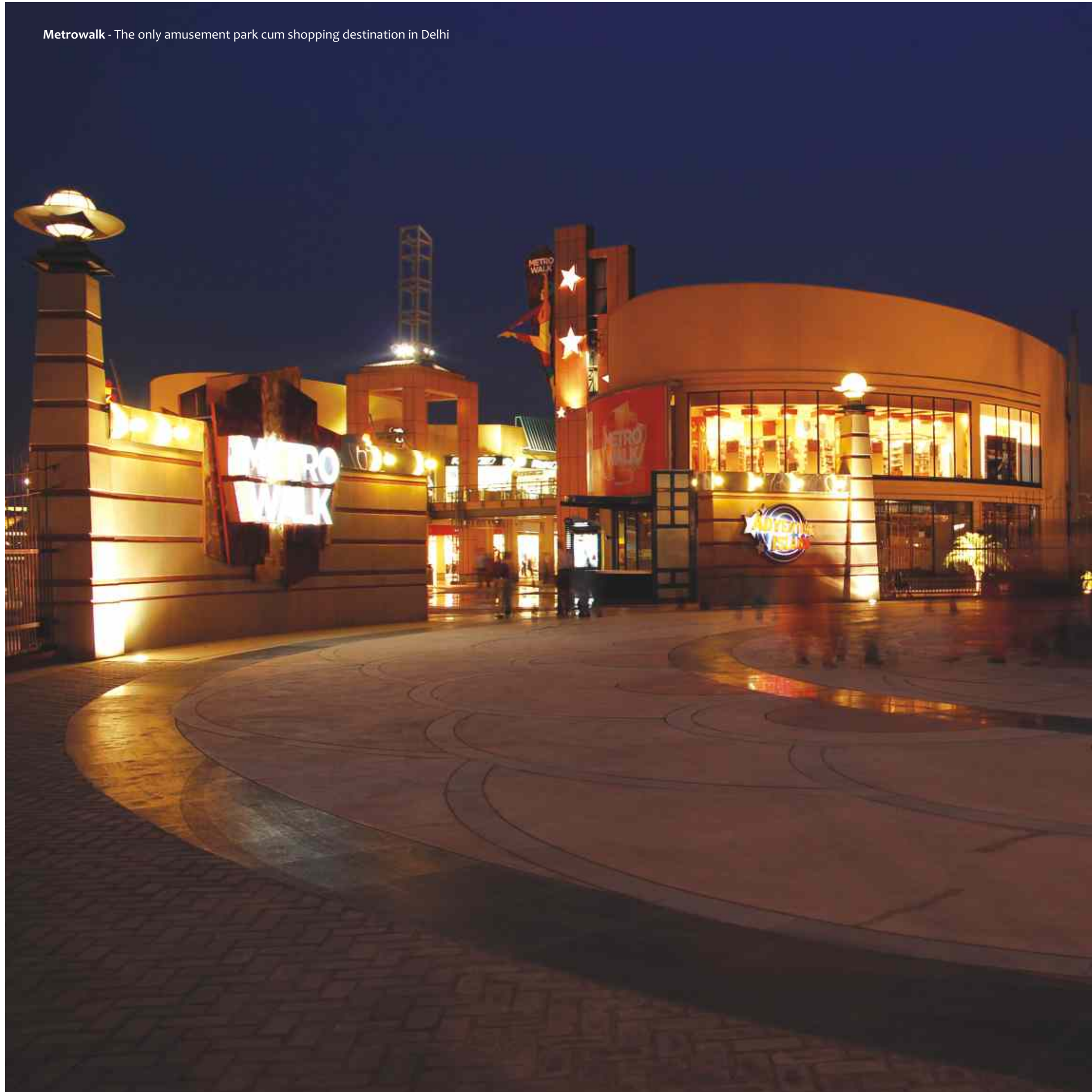


Actual Photo - World Spa, Gurgaon



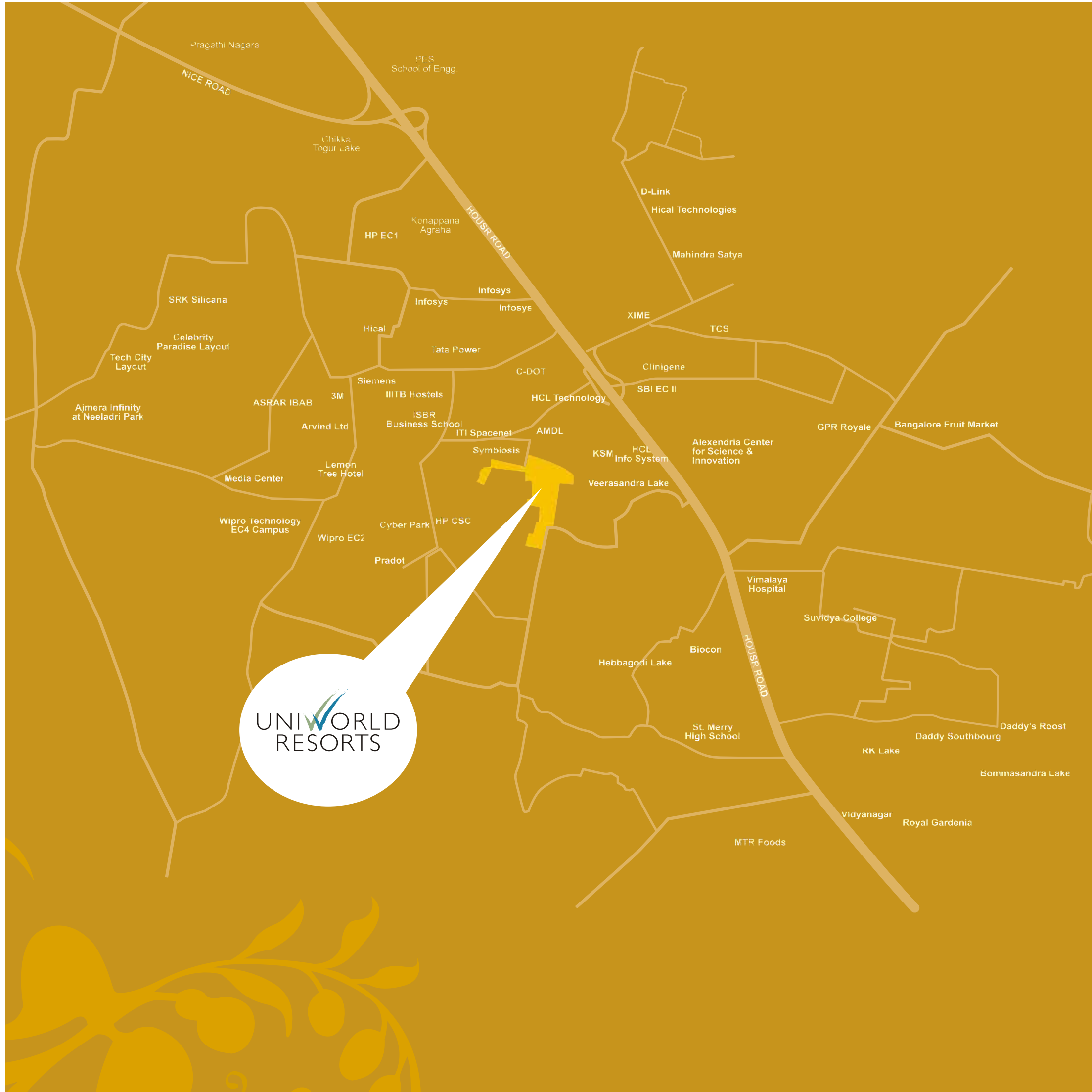
500 acre integrated township with quality homes & world class commercial and retails developments which co-exits with schools, hospitals, recreational clubs and sports complex.

Metrowalk - The only amusement park cum shopping destination in Delhi



Global Business Park - One of the largest commercial space in Gurgaon - with Indian head quarters for Fortune 500 companies like Gillette, HP and more.





## Location Map

Just minutes away from the Hosur Road, near all major IT campuses, yet miles away from madness, Uniworld Resorts is nestled in the heart of bustling development of Electronic City Phase-I, Bangalore.

In addition to excellent location Uniworld Resorts is minutes away from places like Koramangalam, JP Nagar, etc. Also, within few minutes driving distances are world class school such as Christ Academy, Sunrise International Residential School, Sheerwood High, Podar International Radcliffe School, NTF, IHMR & BTL Institute of Technology; and Hospital such as Narayana Hrudayalaya, Apollo Ecity, Ramakrishna Health Care, Swami Trauma Centre & Aggarwal National Hospital.

Also within close proximity you can find various shopping malls and convenient stores.



## *Tranquility at your doorstep* 🌿

Uniworld Resorts brings together inspired design and sophisticated living.

- Low density habitation
- Landscape design by International firm EDSA, UK
- Uncluttered living with zero surface parking





*The ultimate villa living - Uniworld Resort* 🌿

The perfect place to be at peace with yourself and with those about whom you care the most. Surrounded by features to make every moment a pleasure to live and enjoy life in a 20 acre gated complex with state-of-the-art security. It will make you wonder that you are living in a resort, called home.



*Living spaces that breathe* 🌿

Spacious simplex and duplex units usher in the sunlight and breeze.



*Enjoy the privacy of your lavish bedroom* 🌸

Ensuite master bedroom with access to private lawn / deck.



*Your home - new party destination* 🌿

Personal party terrace / lawn



A couple is shown from behind, sitting on a sofa in a living room. The man is wearing a blue shirt and the woman is wearing a grey t-shirt. They are both looking towards a television screen in the background. A large bowl of popcorn is on a table in front of them. The room is dimly lit, with a lamp visible on the left and a plant on the right. The overall atmosphere is cozy and relaxed.

*Features that redefine modern living 🌿*

- 24 x 7 power back-up
- Home automation system\*



## Specifications - Universal

Structure		Earthquake resistant RCC framed structure
Wall Finish	External Internal Ceiling	Exterior paint / natural stone cladding Plastic emulsion paint OBD
Flooring	Living / Dining / Bedrooms Master Bedroom Common Area / Staircase Balcony & Terraces	Vitrified tiles Laminated wooden flooring Indian Marble Vitrified anti-skid floor tiles
Kitchen	Flooring Dado Platform	Anti-skid vitrified tile Wall tiles up to 2' high granite cladding above work counter (limited area) Granite counter with stainless steel sink with R.O. unit
Toilets	Flooring Fittings	Anti-skid tiles Branded single lever CP fitting, granite counter, pipelines for geyser, Solar heating for kitchen & one toilet
Doors	External Internal Main Door	Anodized / powder coated aluminum frame with glazed shutters Inside Doors: Hard Wood frame with European Style door shutters Seasoned hardwood frames with moulded European style shutters
Windows		Anodized / powder coated aluminum frame with glazed shutters
Electrical		Provision for adequate light & power points; telephone and TV points in all bedrooms, copper wiring in concealed conduits, partial solar powered street lights
Power Backup		24 x 7 power back-up
Air-conditioning		Provision for split Air-conditioning in master bedroom & living area
Security		Gated community with CCTV / vigilance facility around the site, video calling phone

## Optional Specifications Upgrade Package

- Glass partitions & geysers in all bathrooms
- Split AC in living and master bedroom
- Basic home automation system
- Imported marble flooring in living and dining area
- Laminated wooden flooring in all bedrooms.
- Hob and chimney in the kitchen



## *Exclusive clubhouse* 🌿

- Billiards/Pool Table
- Table Tennis
- Game Rooms
- Kids Play Area
- Multi-purpose Gym
- Swimming Pool with Changing Room
- Tennis Court
- Badminton Court
- Basket Ball Court

## FAQ'S

### **Where is the proposed development?**

At Electronic City Phase 1, behind CGI office & Symbiosis International University, 0.5 km from Hosur Highway. Close to Infosys, Wipro, HCL & Siemens.

### **How far is the location from airport, railway station and bus terminus?**

Distance from the Airport is 50 kms, Railway Station & bus stand is 25 kms.

### **How far is the location from Central Business District?**

CBD is located 19 kms from the site.

### **Is there public transport available to other parts of the city?**

Yes, bus, auto and taxi are available very close to the site.

### **What is the extent of the overall complex?**

The project is spread over an area of approx 20 acres.

### **How much open green area would be there in the development?**

Approx 55% space would be dedicated to open areas in the development.

### **Is there a market/convenience store near the location?**

Yes, there are several convenience stores nearby the site, cater to your day-to-day shopping needs.

### **Are there any schools near the location?**

Yes, schools like Christ Academy, Sunrise International Residential School, Treamis World School, Candor International School, Podar International School, Sherwood High School, PES School of Engineering & Symbiosis International University are close to the site.

### **Are there any hospitals/medical centers near the location?**

Several hospitals such as Vimalalaya Hospital, Ramakrishna Health Centre, Apollo ECity, Narayana Hrudayalaya, ACTS health centre, Swami Trauma Centre & Aggarwal National Hospital are close to the project.

### **Are there bank branches/ATMs near the location?**

Yes, SBI, SBM, Corporation Bank, ICICI, Axis, HDFC, Canara Bank etc are located close by.

### **Can a group visit to the site be arranged?**

Yes, we will arrange for a site visit to the project.

### **What is the procedure to obtain the club membership?**

You will automatically become an esteemed member of the club on payment of club membership and club development charges, as per the agreement of sale and after taking possession of your flat.

### **How do I book my Flat at Uniworld Resorts?**

You can book your Flat by simply paying the booking charges, completing the application form and providing other related documents at our office. Kindly contact our office for further details.

### **What is the nature of the agreement to be signed by us?**

A Sales & Construction Agreement shall be entered into.

### **What is the provision for car parking for home owners?**

We have pre-designated parking at the basement of the apartments.

### **Are modifications permitted in the flats?**

Post possession the customer is free to modify the internal specifications as per his taste as long as there is no effect of the same on other occupants of the development. However, structural changes or external changes to the flat will not be permitted.

### **Is it possible to get housing finance on this project?**

Yes, we will help you get housing finance through our tie-ups with selected banks.

### **What is my responsibility for disbursement of installments in case of loan taken through banks?**

It is the flat owner's responsibility to ensure timely disbursement of installments from the bank, since the demand letter would be sent directly to the customer and no demand will be made by the developer to the bank. To facilitate smooth payments, customers are required to issue a consent letter to the institution well before due date or give standing instructions.

### **Whom do I contact in case of any more questions/clarifications?**

Please email us at: [sales@unitechgroup.com](mailto:sales@unitechgroup.com) or meet us at our office address mentioned overleaf.

# unitech

### **Bangalore:**

Unitech Limited, No.10/8,  
Umiya Landmark, Lavelle Road,  
Bangalore - 560001.  
Tel.: 080 - 22117772 / 3 / 4 Fax: 080 - 22117775

### **Gurgaon:**

Unitech Limited, Unitech Signature Towers,  
Level - 1, South City - 1, N.H. - 8,  
Gurgaon - 122001  
Tel.: +91 124 4552000 Fax: +91 124 408335

[sales@unitechgroup.com](mailto:sales@unitechgroup.com)

[www.unitechgroup.com](http://www.unitechgroup.com)

The layout, building plans, and specifications of buildings, complex and the apartments are tentative and subject to variation / deletion as deemed appropriate by the Company or as directed by any competent authority. Furniture is not being provided. Furniture layout shown in the Brochure is only indicative of how the Unit can be used. Dimensions given in the unit plans are masonry dimensions (excluding the plaster thickness). All dimensions are rounded off and marginal variations may occur in the process of construction as per Architect's advice.