

FIND YOURSELF ALL OVER AGAIN





Alder Grove

Alder Grove, luxurious private villas at Nirvana Country 2 give you the space you always yearned for. The exclusive lifestyle which will appeal to your finer senses.



Kick-off your shoes, let your hair down, close your eyes and let your surroundings take over. Discover the peace and tranquility in the lap of luxury.



Well connected to N.H. 8 and the Golf Course Extension Road • Close proximity to the residential, retail and commercial development on Sohna Road & Nirvana Country • World class schools – Shikshantar, The Shri Ram School, DPS, Heritage, Pathways and GD Goenka within 20 minutes driving distance • Leading hospitals – Medicity, Artemis, Max, Fortis, Apollo, Sir Gangaram and Batra Hospital within 20 minutes driving distance



Location

Alder Grove



- B - 500 sq. yd. duplex
- B - 500 sq. yd. simplex
- C - 360 sq. yd. duplex
- C - 360 sq. yd. simplex
- D - 240 sq. yd. duplex
- D - 240 sq. yd. simplex
- E - 192 sq. yd. duplex
- (H) Plots on hold

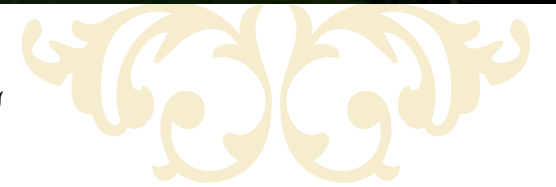


Site plan



This is an artist's rendition and may undergo modifications.

420 sq. mts. (502.32 sq. yds.) villas





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300 sq. mts. (358.8 sq. yds.) villas





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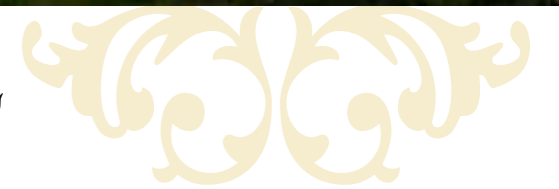
200 sq. mts. (239.2 sq. yds.) villas





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160 sq. mts. (191.36 sq. yds.) villas





Type B 420 sq. mts. (502.32 sq. yds.) duplex

Super Area = 487.85 sq. mt. (5252 sq. ft.)

Terrace = 16.62 sq. mt. (179 sq. ft.)



Ground Floor
204.105 sq. mt. (2197 sq. ft.)

First Floor
189.305 sq. mt. (2038 sq. ft.)

Second Floor
94.44 sq. mt. (1017 sq. ft.)



Type B 420 sq. mts. (502.32 sq. yds.) *simplex*

Super Area = 244.13 sq. mt. (2628 sq. ft.)



Ground Floor
217.55 sq. mt. (2342 sq. ft.)



First Floor
26.58 sq. mt. (286 sq. ft.)

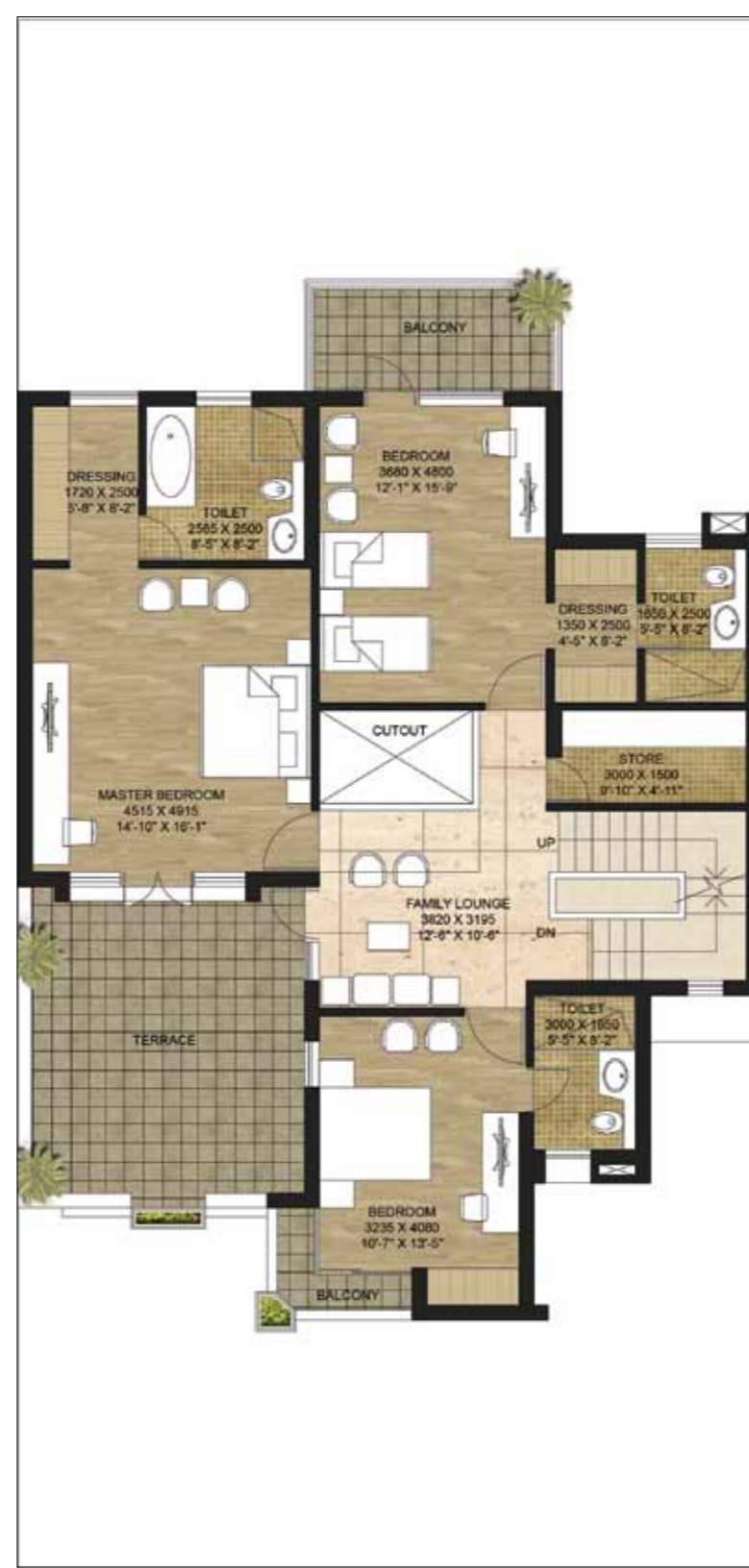


Type C 300 sq. mt. (358.8 sq. yds.) duplex

Super Area = 340.165 sq. mt. (3661 sq. ft.)
 Terrace = 15.88 sq. mt. (171 sq. ft.)



Ground Floor
 165.678 sq. mt. (1783 sq. ft.)



First Floor
 143.048 sq. mt. (1540 sq. ft.)

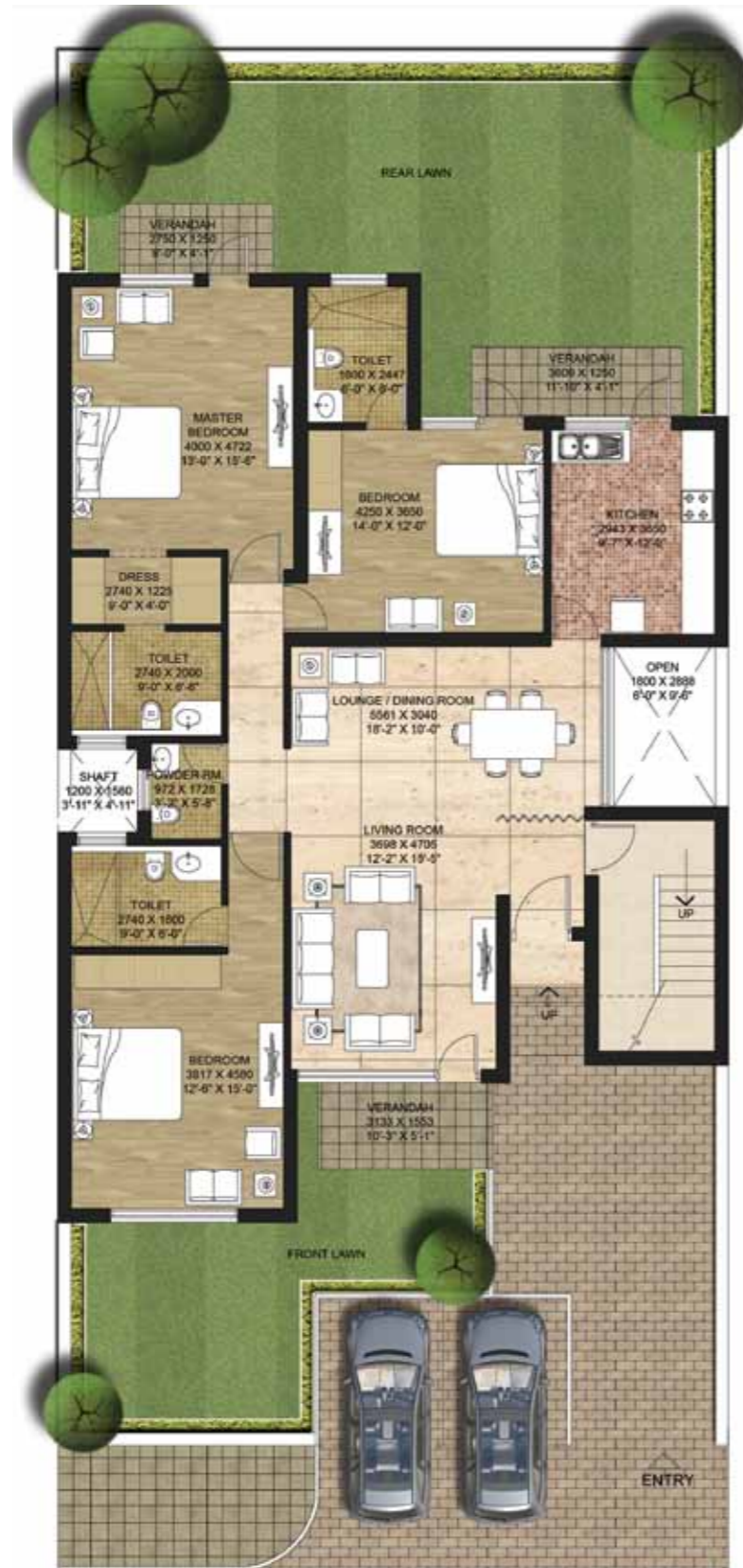


Second Floor
 31.439 sq. mt. (338 sq. ft.)



Type C 300 sq. mts. (358.8 sq. yds.) *simplex*

Super Area = 196.293 sq. mt. (2112 sq. ft.)



Ground Floor
174.91 sq. mt. (1882 sq. ft.)



First Floor
21.383 sq. mt. (230 sq. ft.)



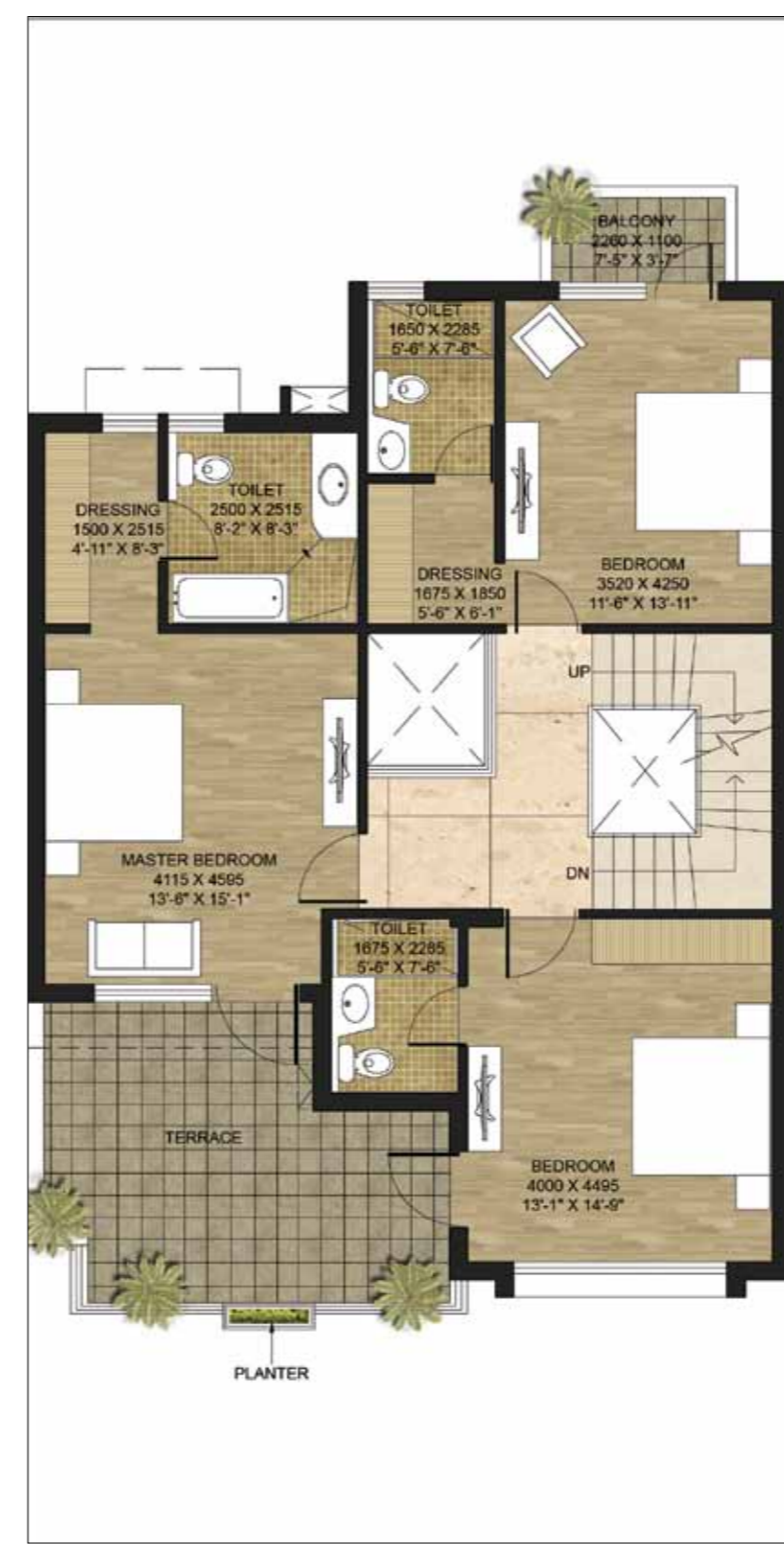
Type D 200 sq. mt. (239.2 sq. yds.) duplex

Super Area = 258.09 sq. mt. (2778 sq. ft.)

Terrace = 17.78 sq. mt. (191 sq. ft.)



Ground Floor
123.79 sq. mt. (1332 sq. ft.)



First Floor
108.83 sq. mt. (1172 sq. ft.)



Second Floor
25.47 sq. mt. (274 sq. ft.)



Type D 200 sq. mts. (239.2 sq. yds.) *simplex*

Super Area = 141.49 sq. mt. (1523 sq. ft.)



Ground Floor
117.64 sq. mt. (1266 sq. ft.)



First Floor
23.85 sq. mt. (257 sq. ft.)



Type E 160 sq. mts. (191.36 sq. yds.) duplex

Super Area = 245.86 sq. mt. (2646 sq. ft.)

Terrace = 11.22 sq. mt. (121 sq. ft.)



Ground Floor
101.98 sq. mt. (1098 sq. ft.)



First Floor
89.12 sq. mt. (959 sq. ft.)



Second Floor
54.76 sq. mt. (589 sq. ft.)



Specifications



Wall finish

Internal	Acrylic emulsion on POP base, ceiling in oil bound distemper
External	Texture paint finish & brick cladding
Domestic help room	Oil bound distemper

Flooring

Living & dining	Imported marble
Bedrooms	Laminated wood flooring
Kitchen & toilets	Porcelain / ceramic tiles
Balconies & terraces	Anti-skid ceramic tiles
Staircase	Green marble
Domestic help room	Ceramic tiles

Kitchen

Dado	Porcelain / ceramic tiles upto 600 mm above counter and 1400 mm from floor finish on other walls
Fittings	Working platform surface in granite with recessed double bowl stainless steel sink & drainer

Toilets

Dado	Select porcelain / ceramic tiles upto ceiling
Fixture & Fittings	White sanitary fixtures, single lever CP fittings

Doors & windows

Main Door	Polished teakwood frame with panelled door shutters
Internal Doors	Seasoned hardwood frame with melamine wenge 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

Provision for split airconditioning

Power back-up

100% backup

Elevator

1 exclusive elevator for 500 sq. yd. duplex villa



Club house facilities



Gymnasium

Multipurpose hall for meditation,
yoga & gatherings

Swimming Pool

Kids Play Area

Changing Rooms

Pantry

Open Lawn Tennis Court

Open Badminton Court

Half Basketball Court