



  
**Espace**  
NirvanaCountry  
Individual homes for independent minds







## Make the leap

Espace is brought to you jointly by Unitech Ltd and Pioneer Profin Ltd. Ranked among the top 50 real estate companies of the world, Unitech Ltd is one of India's largest and most innovative developers. Unitech has helped many thousands of customers find their perfect homes both in Gurgaon and other major cities.

A part of the Kolkata based Periwai Group, Pioneer Profin Ltd develops both residential and commercial complexes. Today it is the name behind some of the most successful real estate projects in the NCR.

**Make the leap and talk to us today.**

### GURGAON

Unitech Limited  
Unitech Signature Towers  
South City-I, NH-8, Gurgaon - 122001  
Tel: (0124) 5082020, (0124) 5086677  
Fax: (0124) 5083355

### DELHI SALES OFFICE

Unitech Limited  
6, Community Centre  
Saket, New Delhi - 110017  
Tel: (011) 51664040  
Fax: (011) 26857338

www.unitechgroup.com  
email: nirvana@unitechgroup.com

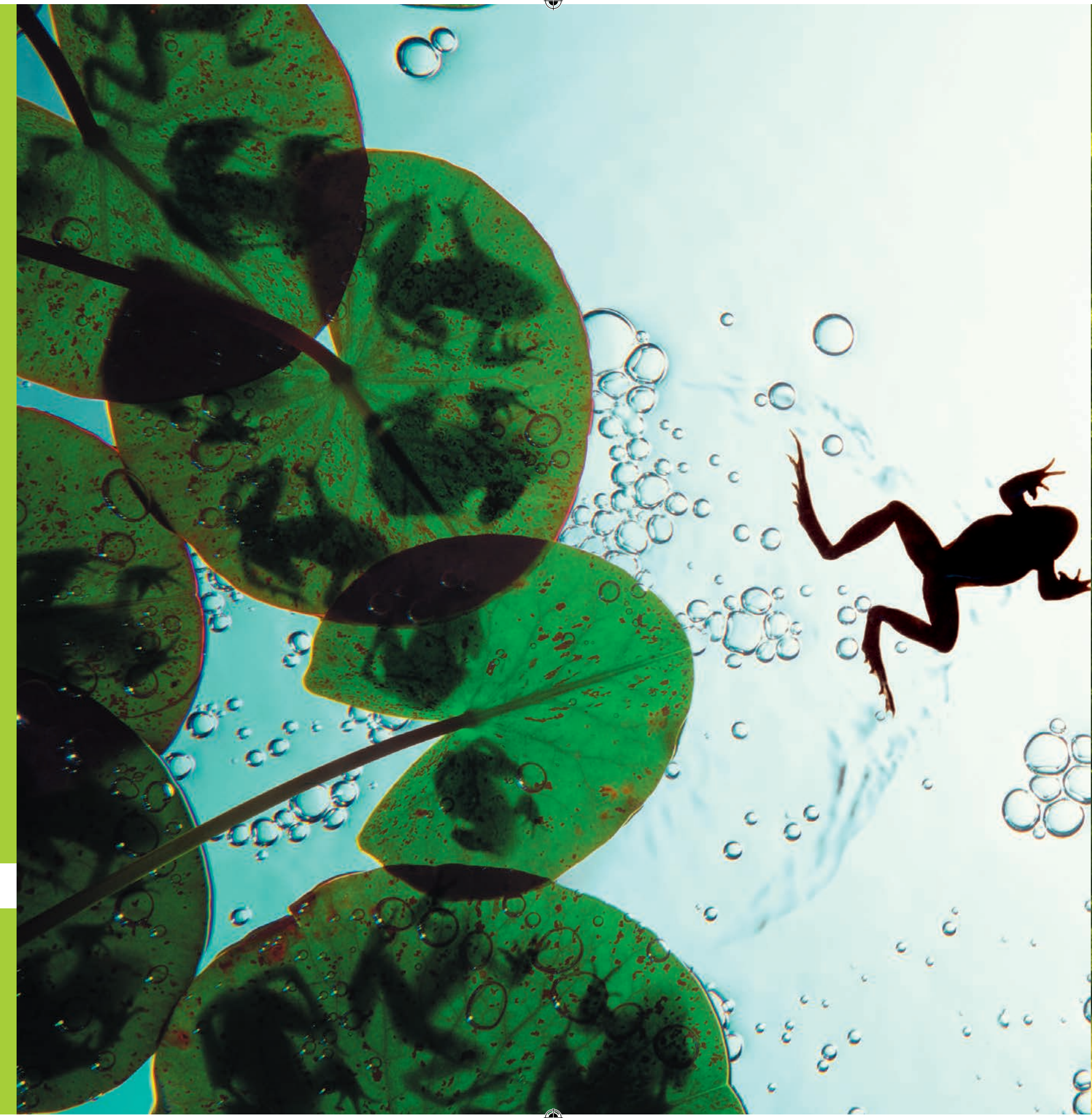






Floor Layout

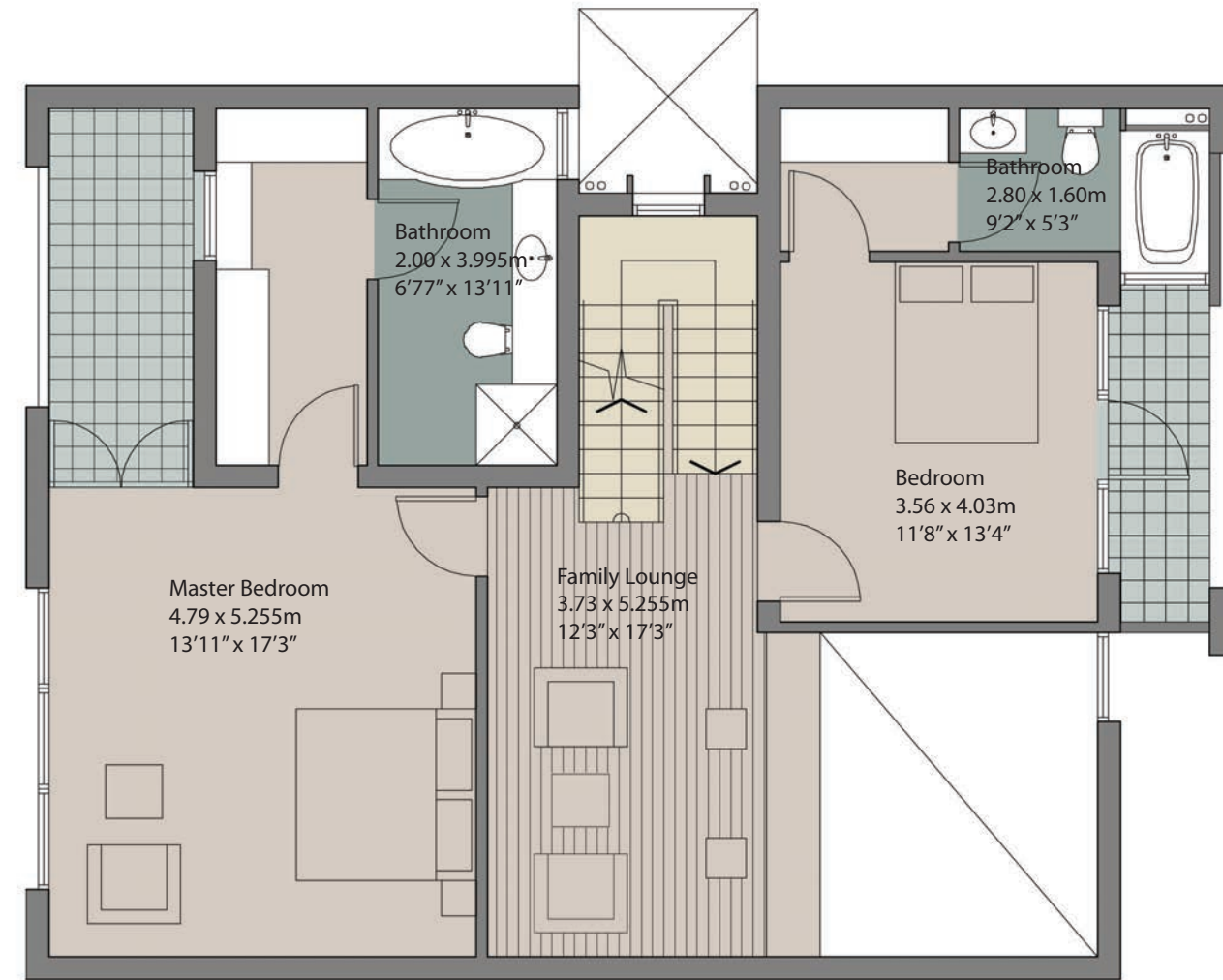
Villa Type D | 200 sqm



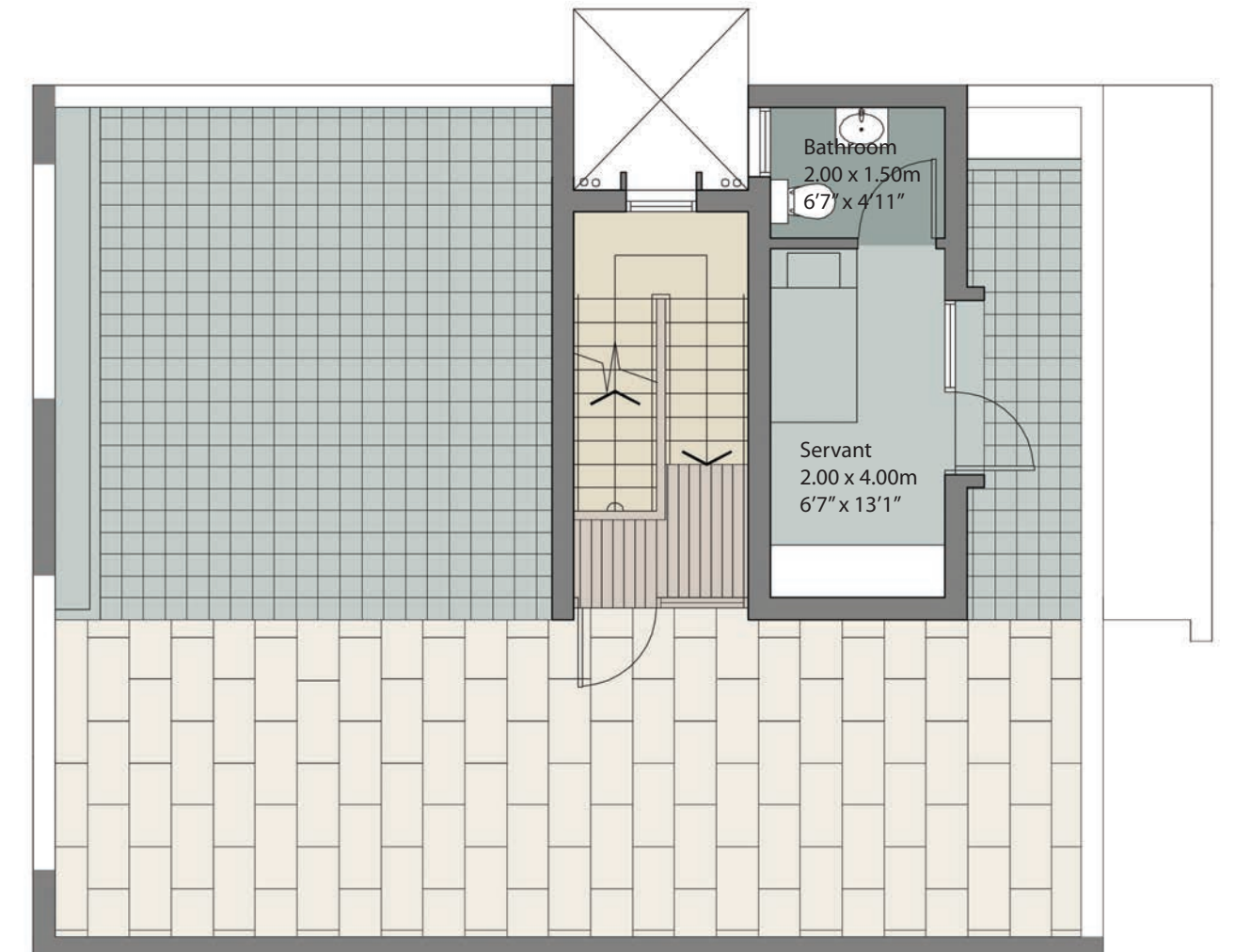
There comes a time when we all need more from life. Space to think. Room to grow. The opportunity to enjoy our independence and mature as individuals. That moment has now arrived. Welcome to Espace at Nirvana Country.

Espace is for those who distinguish themselves from the masses. Independent, family homes on three floors set in a generous, magnificently landscaped environment. It's the natural choice for a more individual way of life.





First Floor



Second Floor with Terrace

All specifications are tentative in nature and are subject to change.

All specifications are tentative in nature and are subject to change.

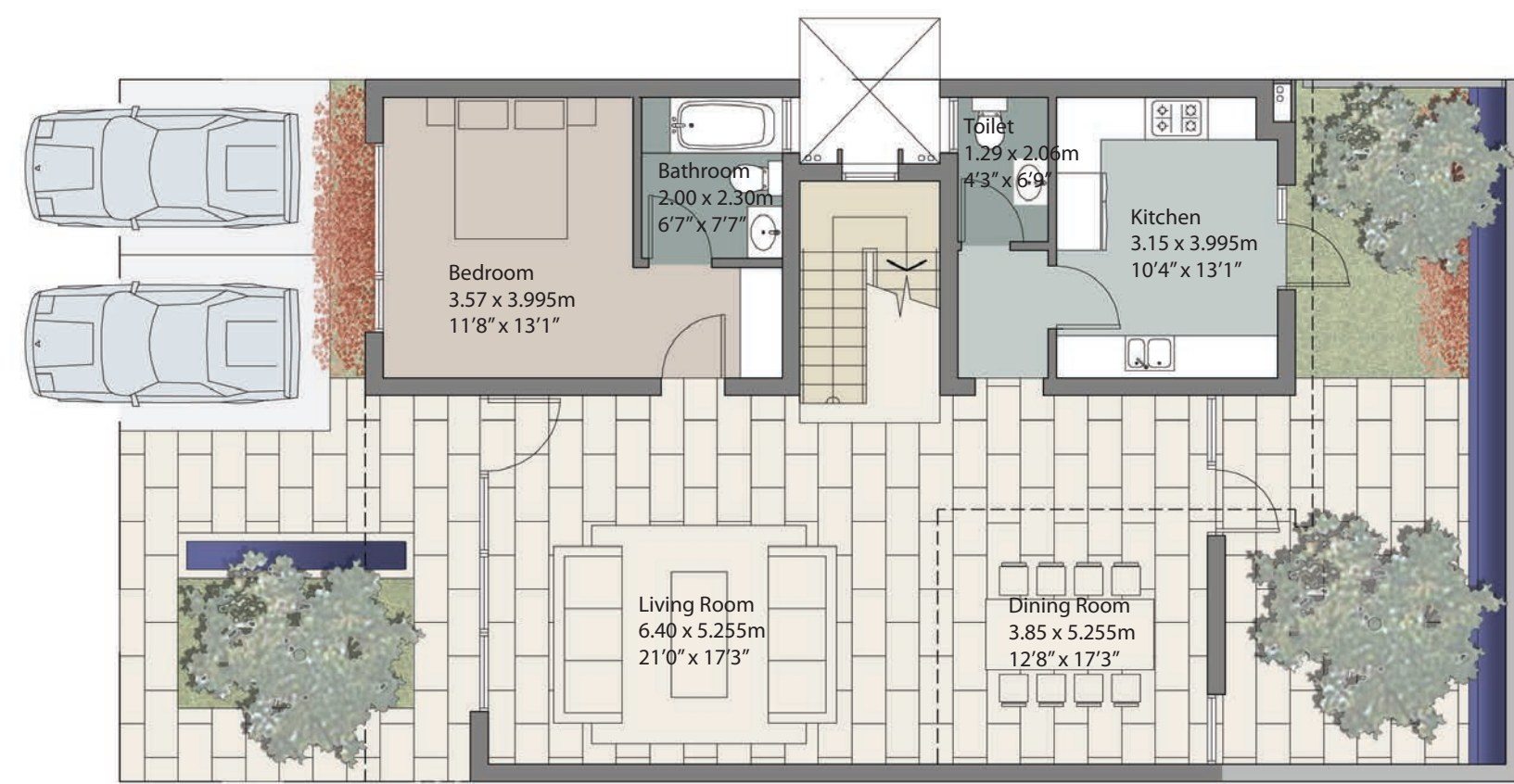


**Features**

- Independent villas
- Meditation gardens
- Spa Club
- Yoga Atrium
- Power back-up
- Secured Environment
- Close to Gurgaon Malls

**Club Facilities**

- Swimming pool
- Gymnasium
- Jacuzzi
- Steam room
- Squash court
- Tennis court
- Indoor games
- Television lounge
- Business centre
- Multi-purpose hall with facilities for banquet, dining hall etc.



Ground Floor with fully landscaped front garden

Plot area: 200 sqm  
Super area: 2928 sqft

All specifications are tentative in nature and are subject to change.

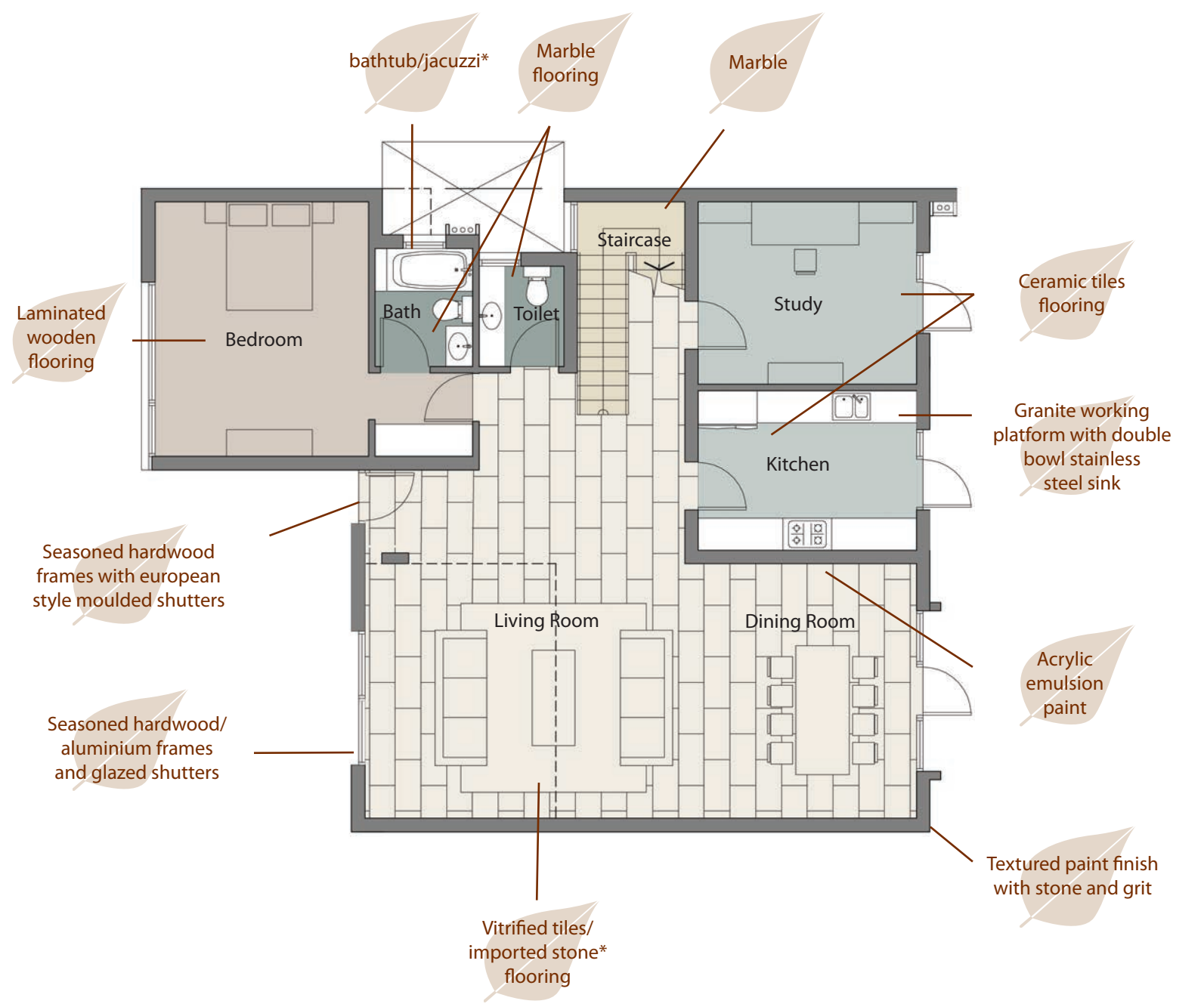
This site plan is tentative and subject to change.

Floor Layout

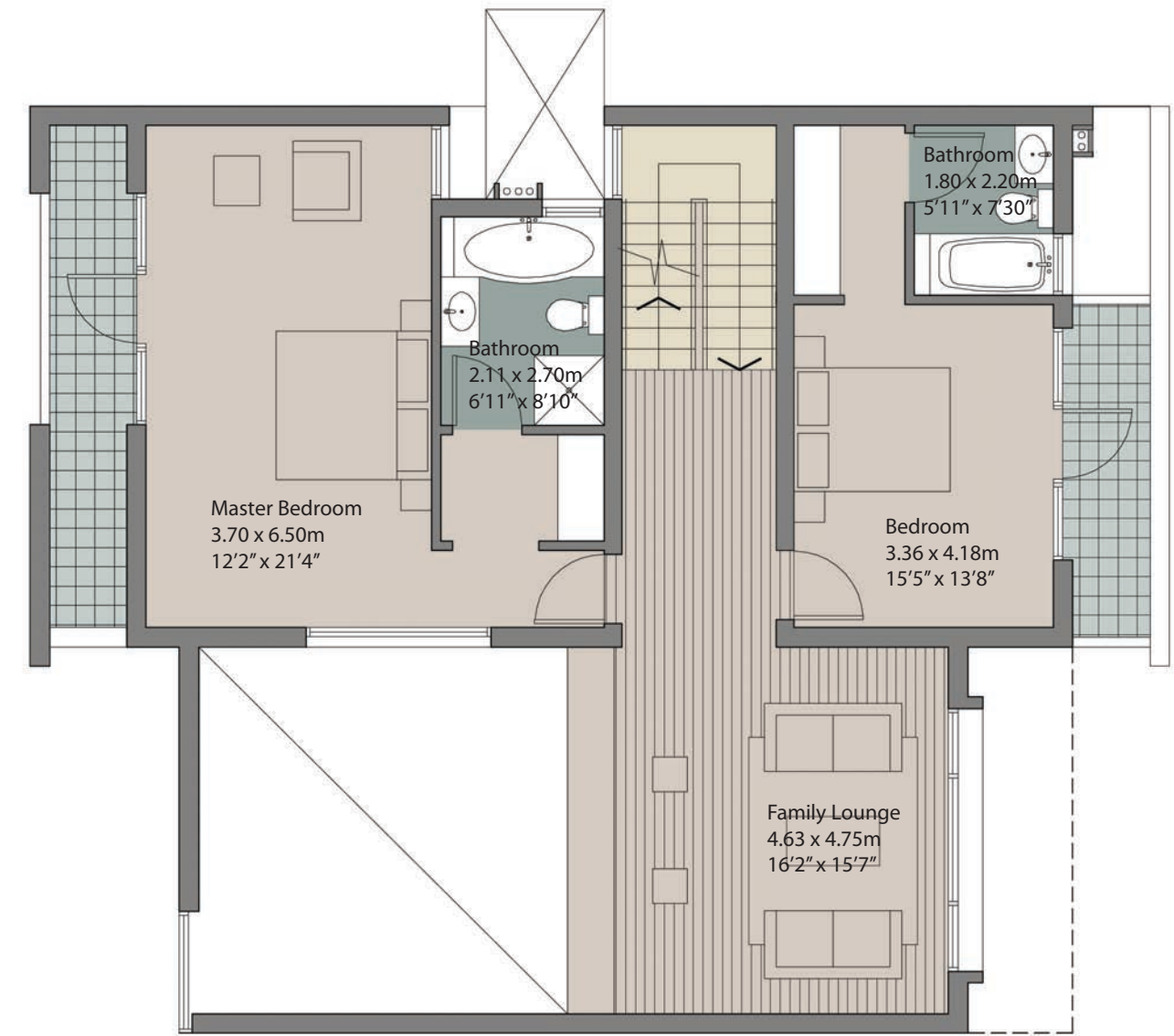
Villa Type DC | 240 sqm



# Typical Finishes

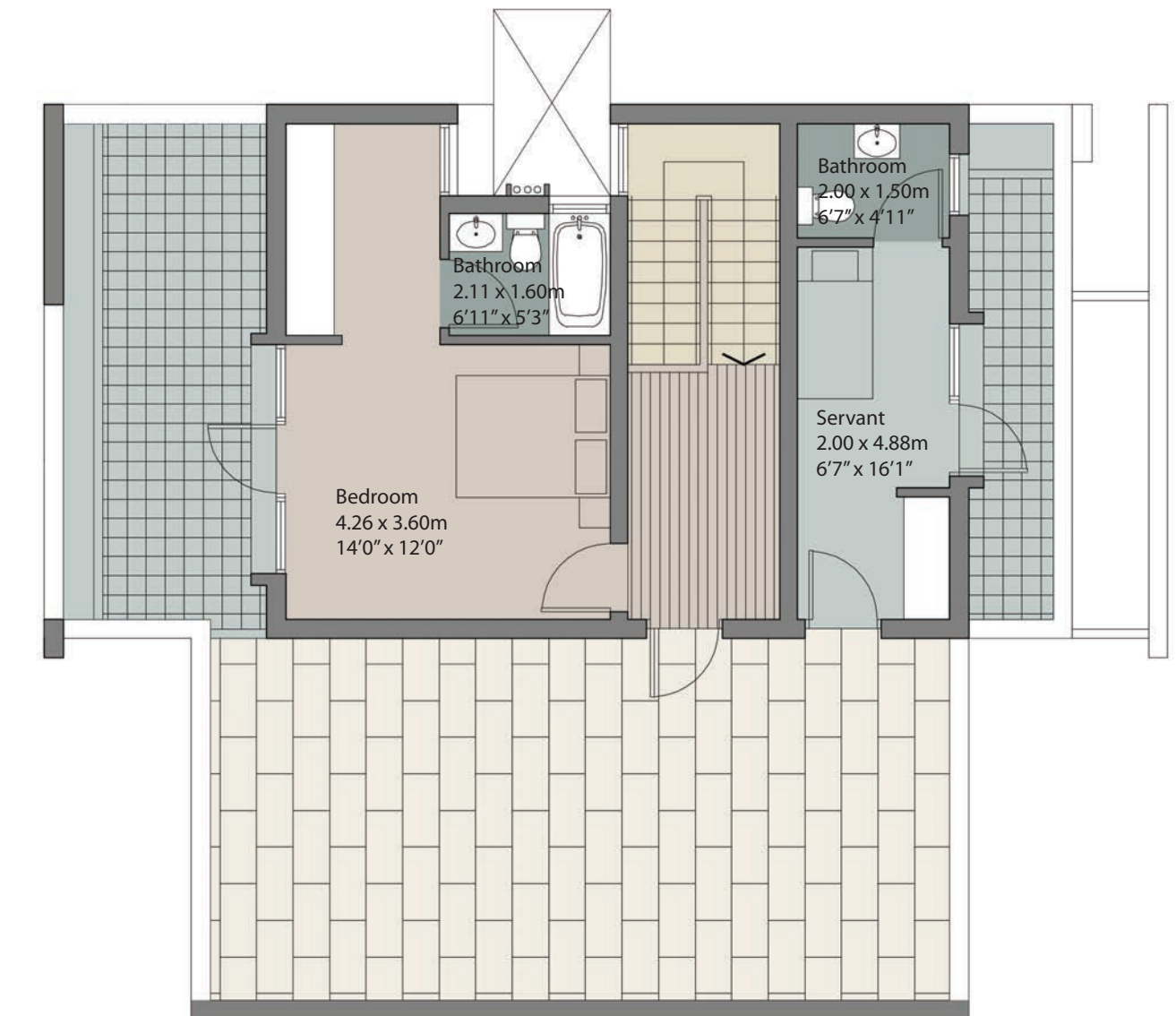


\* For more information please refer to specification details.  
 All specifications are tentative in nature and are subject to change.



First Floor

All specifications are tentative in nature and are subject to change.



Second Floor with Terrace

All specifications are tentative in nature and are subject to change.





## Typical Interior

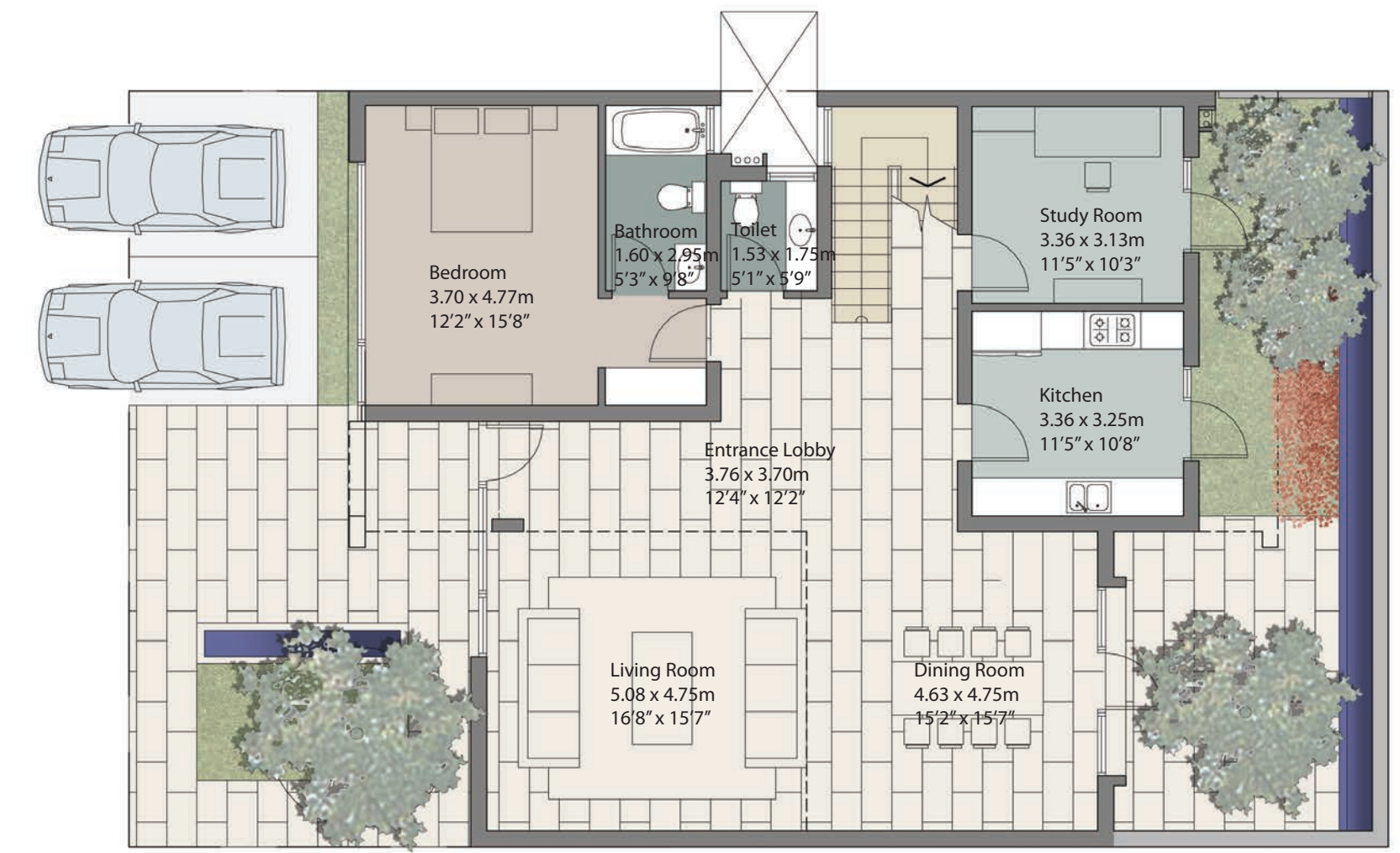


Suggested interiors only, not to be provided by Unitech.

## Specifications

	Universal	International
Wall finish	Internal	Acrylic emulsion paint on POP base
	External	Combination of textured paint finish with stone and grit
Flooring	Living/Dining	Vitrified tiles
	Bedrooms	Laminated wooden flooring
Kitchen	Flooring	Ceramic tiles
	Dado	Ceramic tiles up to 2 feet height above the working platform
Toilets	Platform	Working platform in granite with double bowl stainless steel sink
	Flooring	Marble
Dado	Flooring	Marble
	Fittings	Ceramic tiles up to ceiling level
Doors	Fittings	White sanitary fixtures, single lever CP fittings & geysers; master bedroom toilet with bathtub
	Fittings	Coloured sanitary fixtures, single lever CP fittings & geysers; master bedroom toilet with Jacuzzi (only in 300 sqm villa)
Windows	Fittings	White sanitary fixtures, single lever CP fittings & geysers; master bedroom toilet with bathtub
	Fittings	Coloured sanitary fixtures, single lever CP fittings & geysers; master bedroom toilet with Jacuzzi (only in 300 sqm villa)
Glass	Doors	Seasoned hardwood frames with European style moulded shutters
	Doors	Seasoned hardwood / aluminium frames and glazed shutter
Landscape	Windows	Seasoned hardwood / aluminium frames and glazed shutter
	Windows	Seasoned hardwood / aluminium frames and glazed shutter
Electrical	Glass	6mm thick toughened glass to enhance security
	Glass	6mm thick toughened glass to enhance security
Staircase	Landscape	Fully landscaped front garden
	Landscape	Fully landscaped front garden
Security	Electrical	All copper electrical wiring in concealed conduits; Provision for adequate light & power points; Telephone and TV outlets in all bedrooms and the living room; Moulded plastic switches with protective MCB's
	Electrical	All copper electrical wiring in concealed conduits; Provision for adequate light & power points; Telephone and TV outlets in all bedrooms and the living room; Moulded plastic switches with protective MCB's
Power Back-up	Staircase	Marble
	Staircase	Marble
Power Back-up	Security	Door phones
	Security	Door phones
Power Back-up	Power Back-up	100%
	Power Back-up	100%

All specifications are tentative in nature and are subject to change.



Ground Floor with fully landscaped front garden  
 Plot area: 240 sqm  
 Super area: 3686 sqft

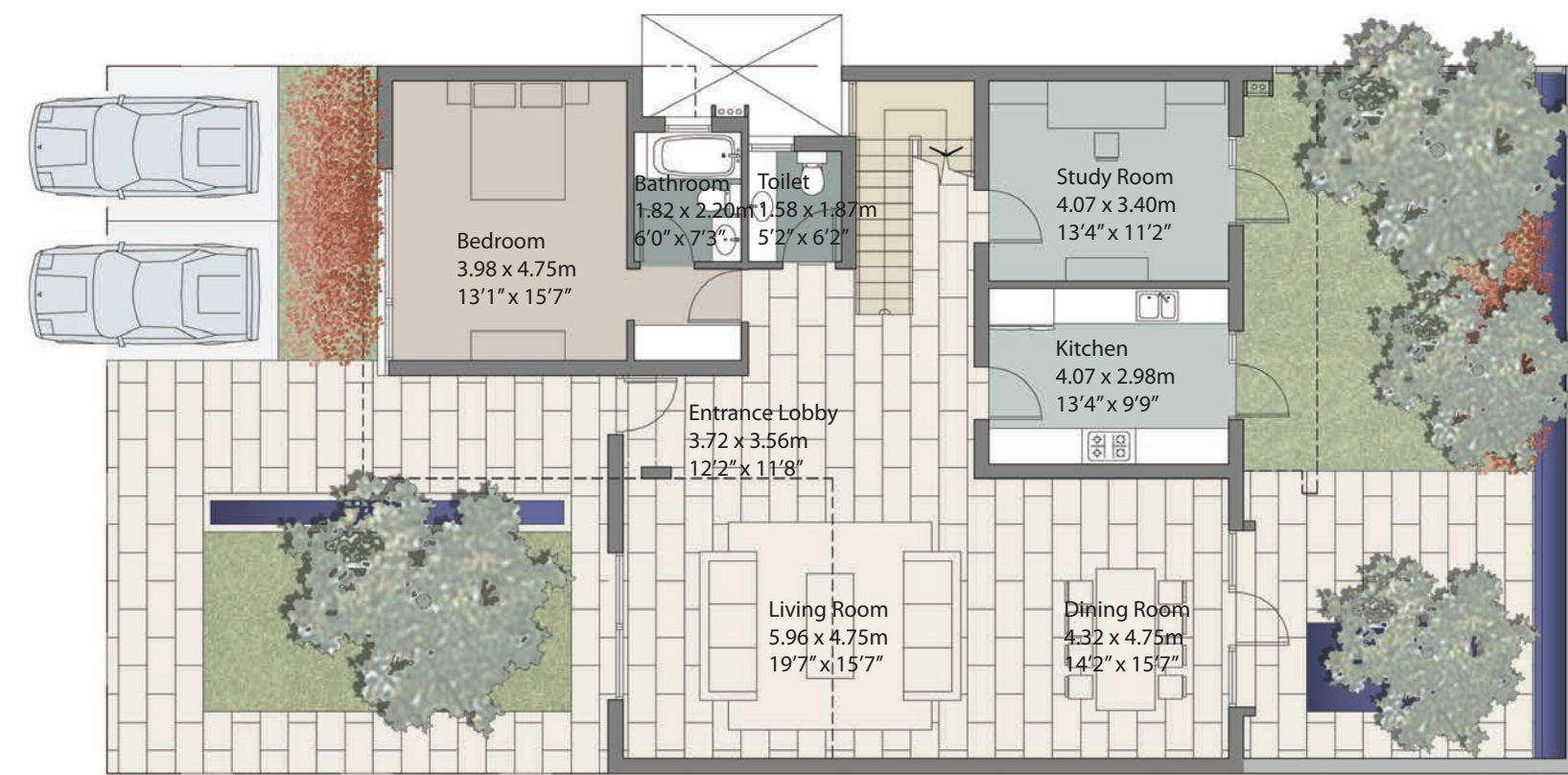
All specifications are tentative in nature and are subject to change.

## Floor Layout

### Villa Type C | 300 sqm



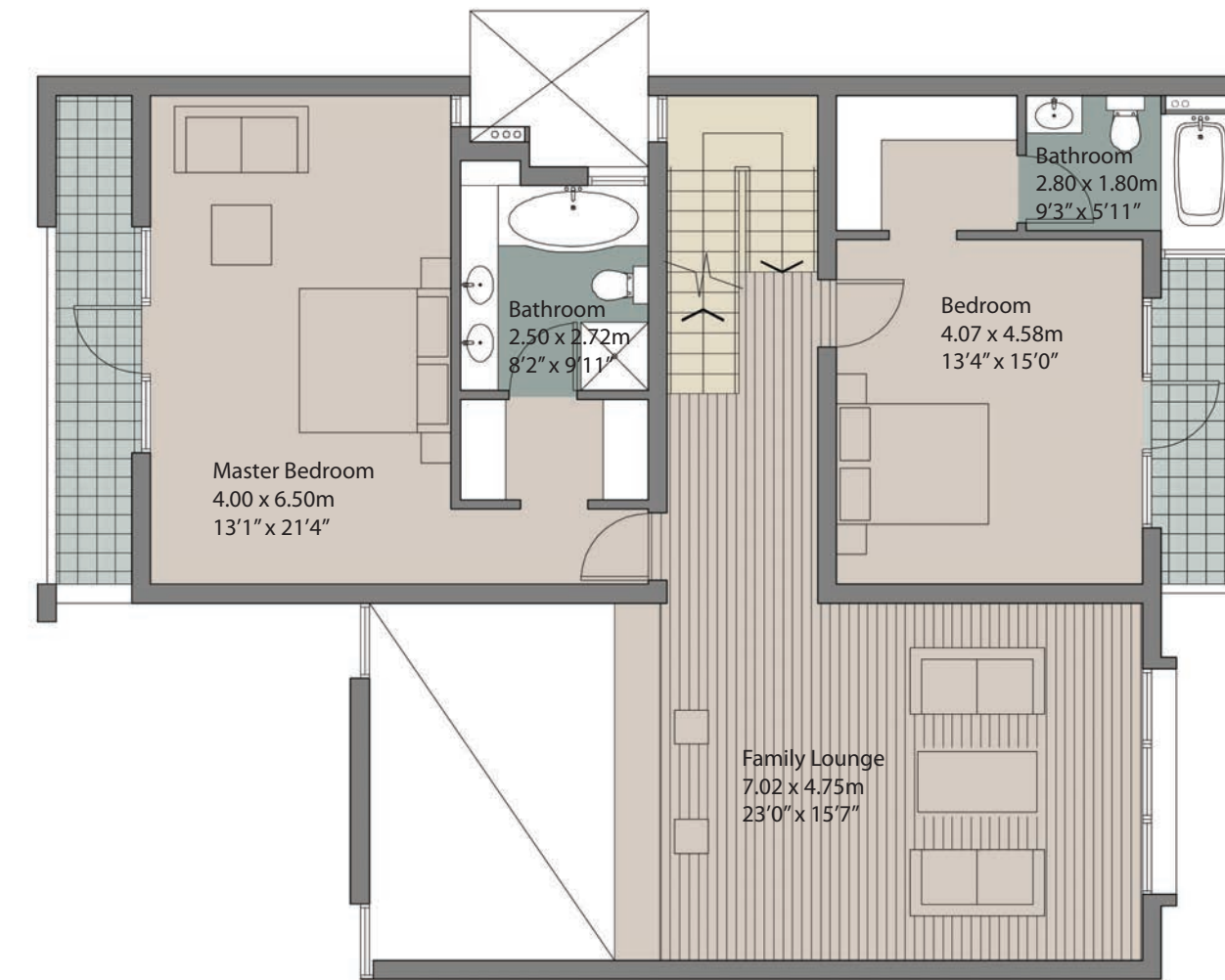
# Specifications



Ground Floor with fully landscaped front garden

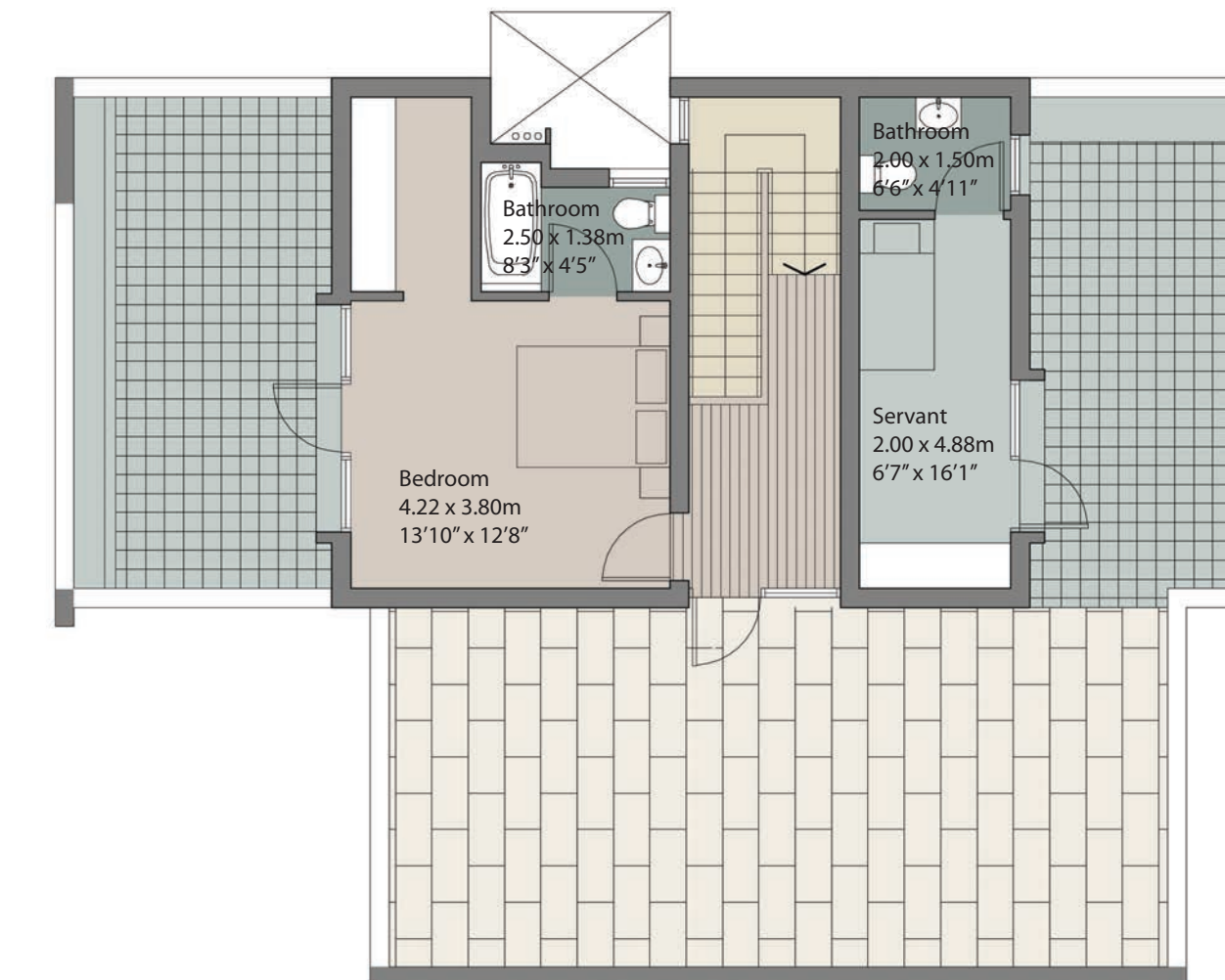
Plot area: 300 sqm  
Super area: 4076 sqft

All specifications are tentative in nature and are subject to change.



First Floor

All specifications are tentative in nature and are subject to change.



Second Floor with Terrace

All specifications are tentative in nature and are subject to change.