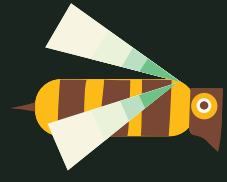


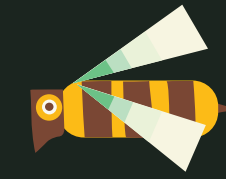
# Nandakā

STATELY APARTMENTS AND PENTHOUSES

४५



Up amidst the clouds stood the Kailasha,  
the centre of all life.



This mountain was home to gods, men,  
flora and fauna alike. Pure was the life here,  
and complete with the six great elations.





## Happiness is easier to find.

When the roads are wide open and everything closer to home, you find more time at your happy place, to do what you love.

**02** minutes  
Dwarka Expressway

**03** minutes  
Cloverleaf flyover

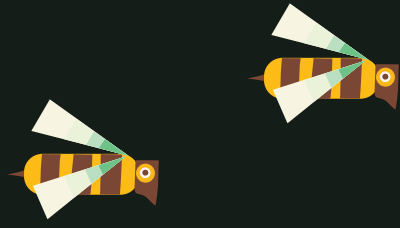
**04** minutes  
National Highway 48

**15** minutes  
Rajeev Chowk

**25** minutes  
Cyberhub

**40** minutes  
IGI Airport





G+45 Floors

Tower Club

Apartment Configuration

- 3BHK + Servant + Utility
- 4BHK + Servant + Utility
- Penthouse

Club at 7th Floor

3BHK  
Tower

4BHK  
Tower

4BHK  
Tower

3BHK  
Tower

Artistic Impression



# NANDAKA

SITE LAYOUT  
(TOWERS & UNIT TYPOLOGIES)



**TOWER-01**

3A  
(TYPICAL UNITS)  
5A  
(PENTHOUSE)

3B  
(TYPICAL UNITS)  
5B  
(PENTHOUSE)

**TOWER-02**

4A  
(TYPICAL UNITS)  
6A  
(TYPICAL UNIT)  
6B  
(TYPICAL UNIT)

4A  
(TYPICAL UNITS)  
6A  
(TYPICAL UNIT)  
6B  
(TYPICAL UNIT)

**TOWER-03**

4A  
(TYPICAL UNITS)  
6A  
(TYPICAL UNIT)  
6B  
(TYPICAL UNIT)

4A  
(TYPICAL UNITS)  
6A  
(TYPICAL UNIT)  
6B  
(TYPICAL UNIT)

**TOWER-04**

3B  
(TYPICAL UNITS)  
5B  
(PENTHOUSE)

3A  
(TYPICAL UNITS)  
5A  
(PENTHOUSE)





# The Drop Off

Artistic Impression



# The Quadruple Lobby

Artistic Impression





# The Club

Artistic Impression



The Social Club



The Business Club



The Sports Club



Floating Cabanas

Artistic Impression

The image depicts a luxurious rooftop lounge, 'The Sky Deck', set against a clear blue sky. The architecture is modern and sleek, featuring a large, dark, curved overhang that frames the view. In the foreground, a rectangular swimming pool with a glowing blue light at the bottom is surrounded by lush greenery, including tall trees and various plants. To the left of the pool, a woman in a white dress stands near a white, curved structure. In the background, a bar area with a white counter and stools is visible through large glass windows. The overall atmosphere is sophisticated and serene, with a view of a city and hills in the distance.

The Sky Deck

Artistic Impression

A modern, high-ceilinged living room with large windows, a white sofa, a white piano, and a fireplace. The room features a minimalist design with light wood paneling, a large white sectional sofa, and a white Fazioli piano. A long, low coffee table sits in front of the sofa. The room is illuminated by recessed ceiling lights and a modern chandelier. Large windows offer a view of a balcony with a dining table and lush greenery. A woman is seen working on a laptop on the balcony. The text "3.6 m floor to floor height" is overlaid on the image.

3.6 m floor to floor height



Master Bedroom



Kitchen



Living Area



Dining Area



**3 BHK**  
**UNIT 3A**

**We have a few plans to make your life happier.**

We understand that your needs are just as unique as your ways of elation. That is why, Nandaka 84 offers multiple spacious layouts, planned to welcome and nurture joy.



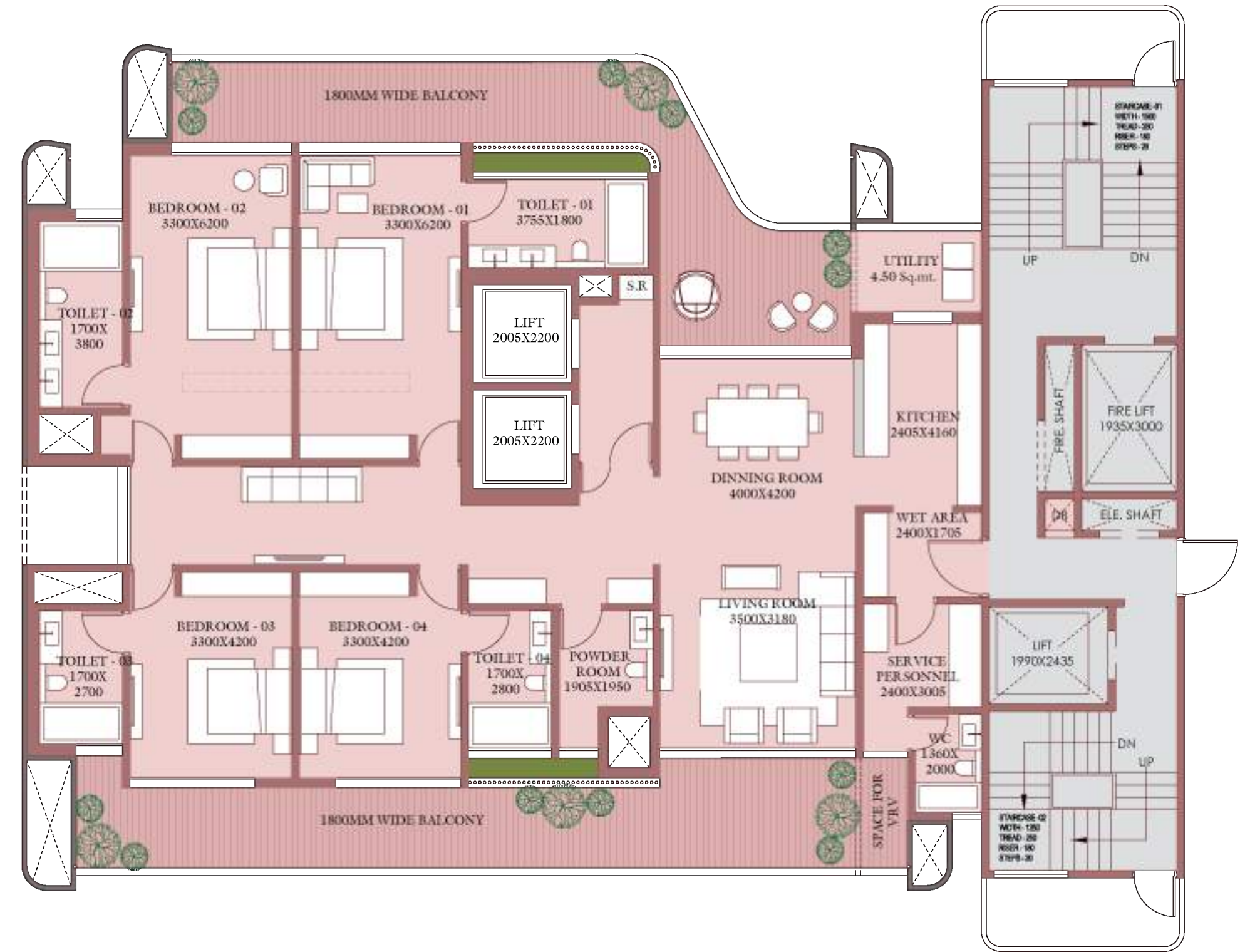
Covered area	Balcony area	Carpet area	Super builtup area
2086.600 sq. ft	572.209 sq. ft	1722.209 sq. ft	3050.710 sq. ft

**3 BHK  
UNIT 3B**



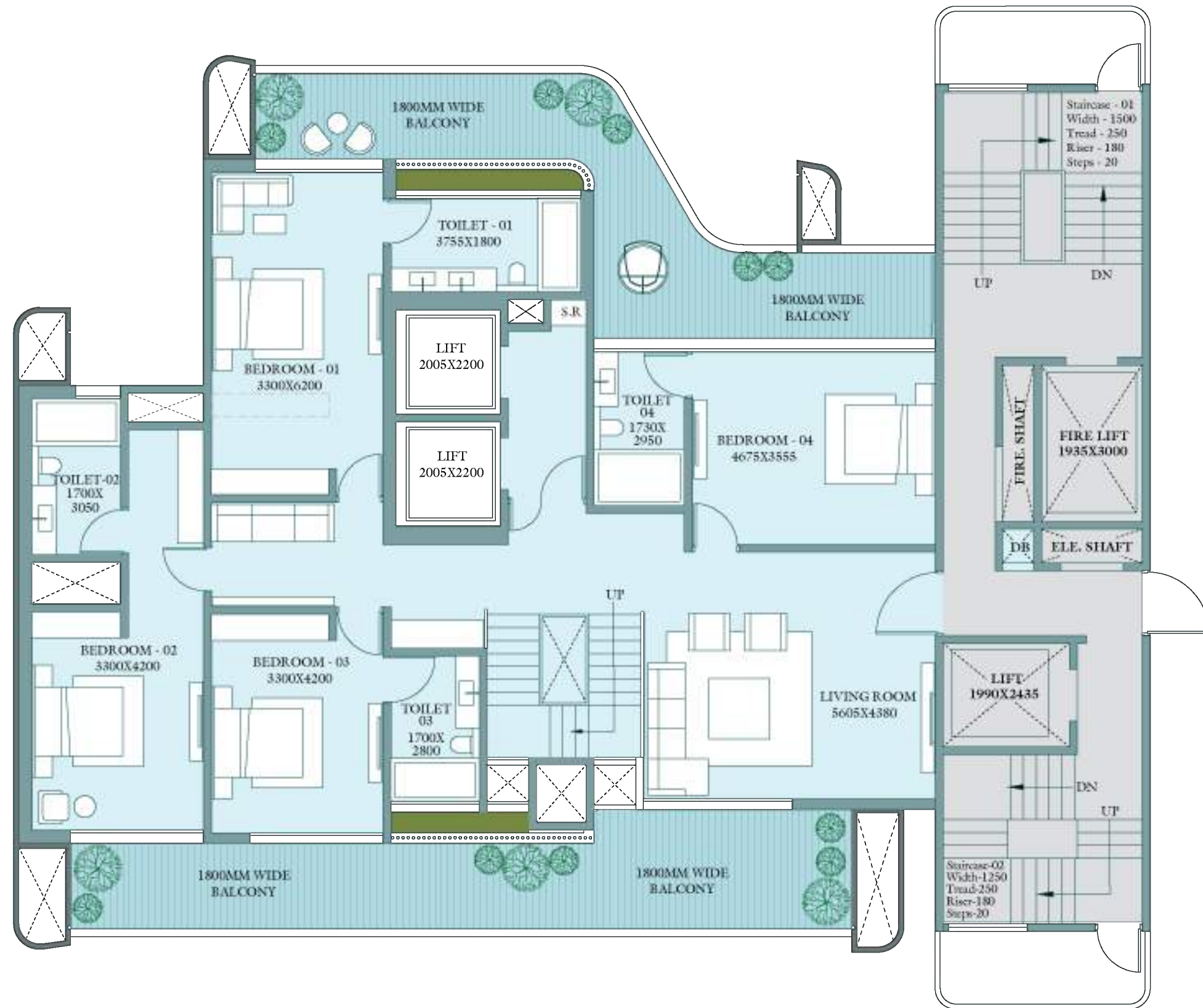
Covered area	Balcony area	Carpet area	Super builtup area
2086.600 sq. ft	572.209 sq. ft	1722.209 sq. ft	3050.710 sq. ft

**4 BHK  
UNIT 4A**

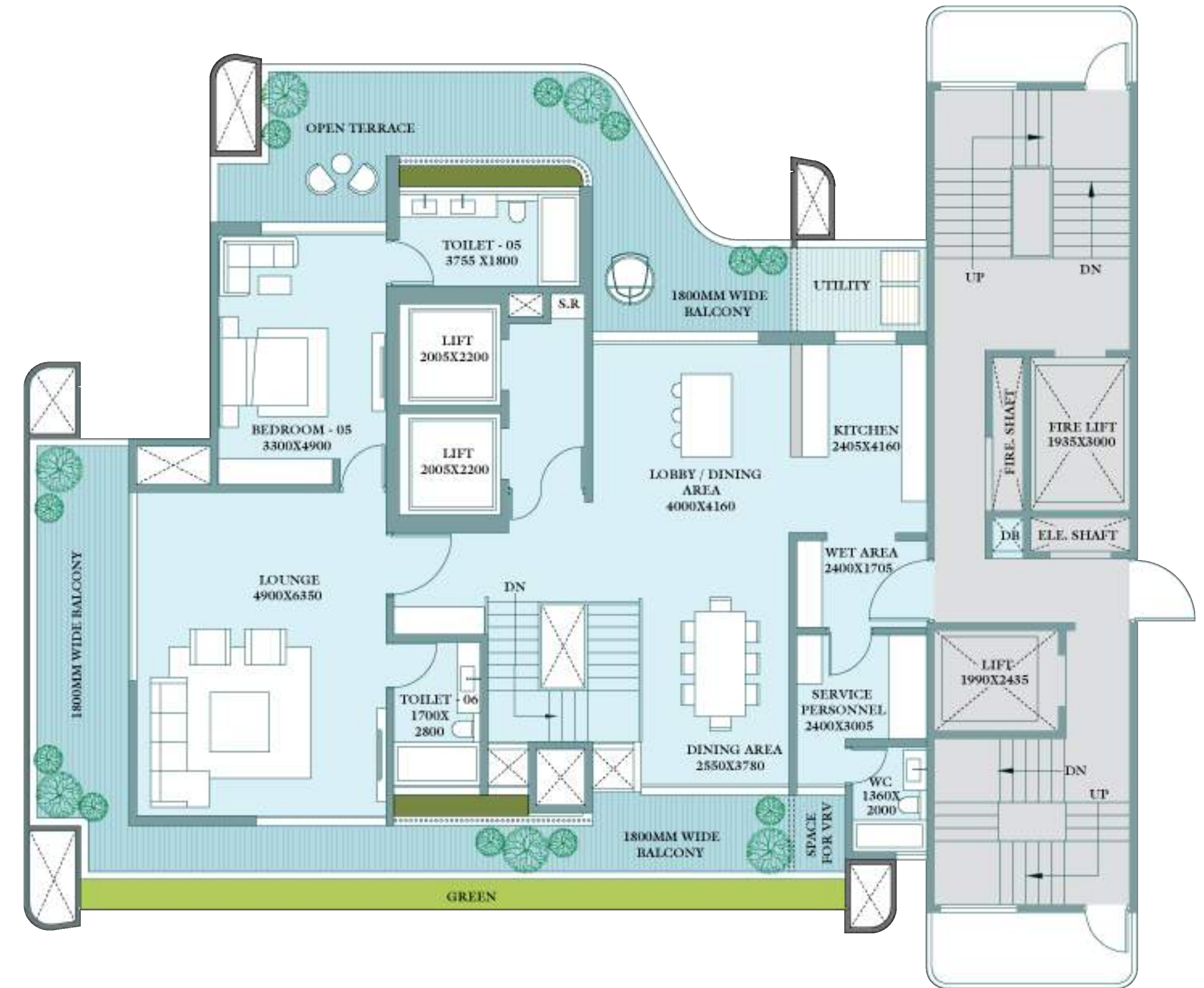


Covered area	Balcony area	Carpet area	Super builtup area
2481.860 sq. ft	684.790 sq. ft	2117.600 sq. ft	3850.180 sq. ft

**PENTHOUSE  
UNIT 5A (LOWER)**



**PENTHOUSE  
UNIT 5A (UPPER)**

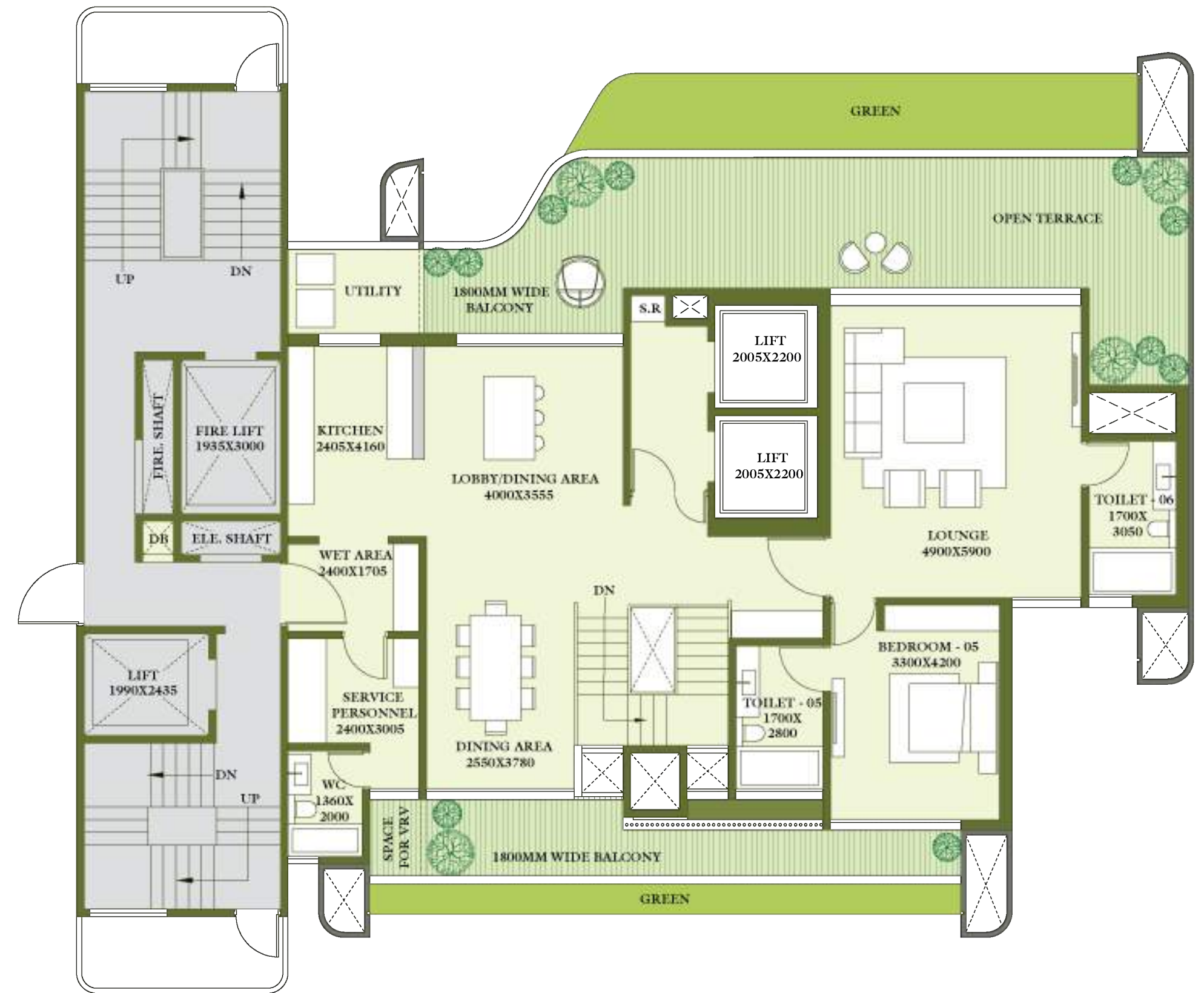


Covered area	Balcony area	Carpet area	Super builtup area
2086.600 sq. ft	1352.856 sq. ft	3097.987 sq. ft	5632.703 sq. ft

**PENTHOUSE  
UNIT 5B (LOWER)**



**PENTHOUSE  
UNIT 5B (UPPER)**



Covered area	Balcony area	Carpet area	Super builtup area
2086.600 sq. ft	1352.856 sq. ft	3097.987 sq. ft	5632.703 sq. ft

# 13TH FLOOR PLAN (TOWER 1 & 4)



FSI Area:  
184.7 sq.m  
1989.0 sq.ft

FSI Area:  
184.7 sq.m  
1989.0 sq.ft

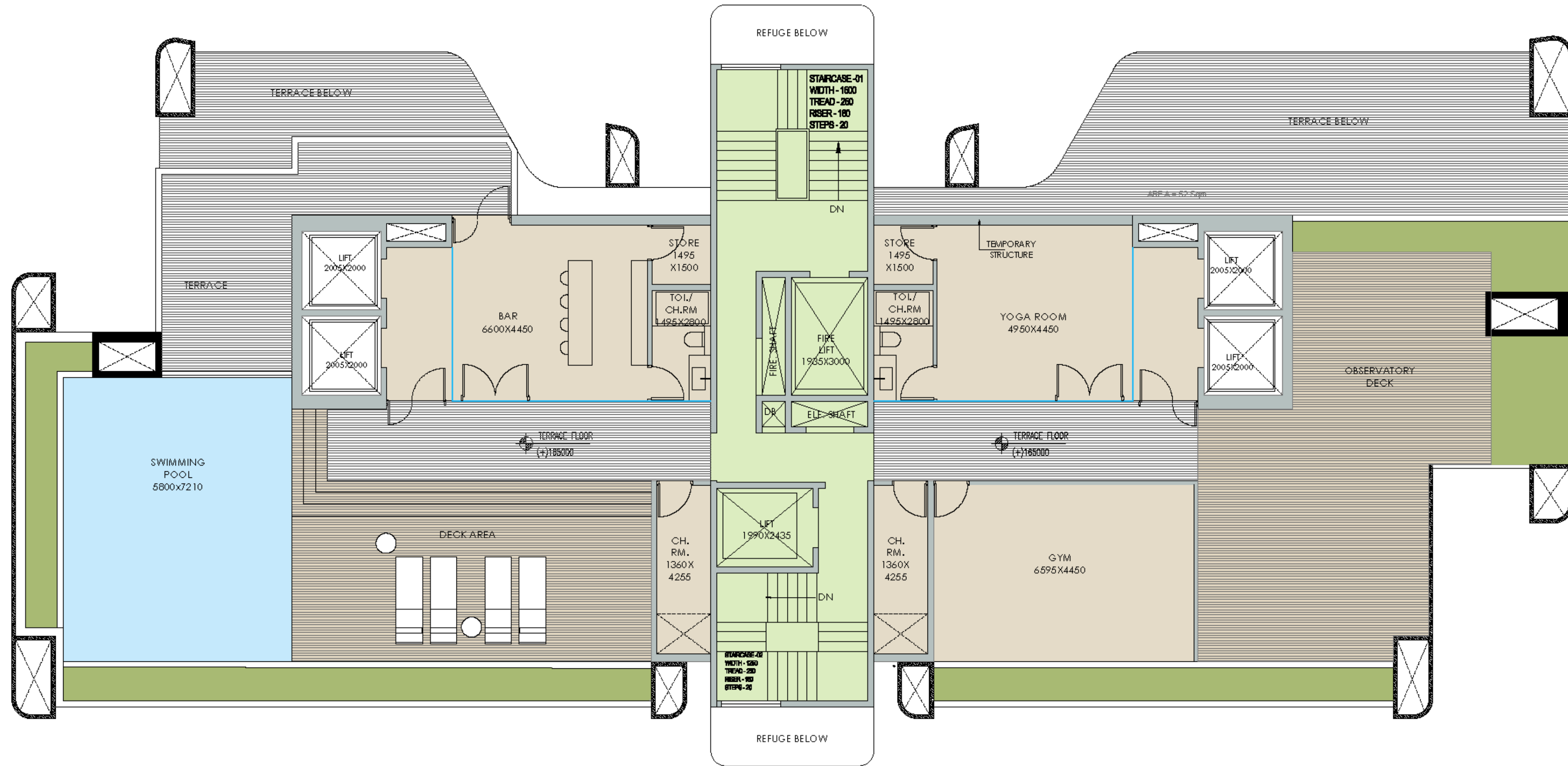
13TH FLOOR PLAN (TOWER 2 & 3)



FSI Area:  
163.7 sq.m  
1762.0 sq.ft

FSI Area:  
167.7 sq.m  
1805.6 sq.ft

# TERRACE FLOOR PLAN



# Specifications

## Master Bedroom

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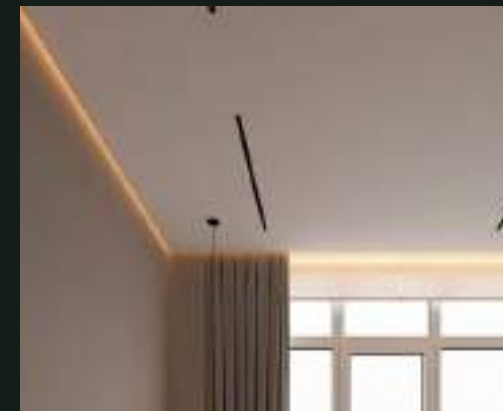
**Flooring**  
Wooden Flooring



**Wall**  
Acrylic Emulsion



**Internal Doors**  
Veneered Polish Door



**Ceiling**  
POP False Ceiling



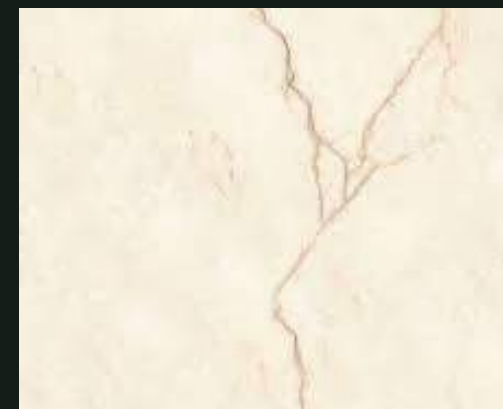
**External Doors & Windows**  
Powder Coated UPVC & Glass



**AC**  
VRV/VRF Hi-wall

## Living Room

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**Flooring**  
Italian Flooring



**Wall**  
Acrylic Emulsion



**Main Door**  
Veneered Polish Door



**Ceiling**  
POP False Ceiling



**External Doors & Windows**  
Powder Coated UPVC & Glass



**AC**  
VRV/VRF Hi Wall

\*The images shown above are being used here only for reference and in no manner, whatsoever, the actual product/development shall differ from differ from the images shown above.

Artistic Impression



# Specifications

## Kitchen

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**Flooring**  
Italian Marble



**Wall**  
International



**Modular Kitchen**  
Imported Fittings



**Fixtures and Faucets**  
NSF Certified



**Hob & Chimney**  
International

## Washroom

---



**Flooring**  
Vitrified Tiles



**Wall**  
Tiles



**External Doors & Windows**  
Powder Coated UPVC and Glass



**Plumbing Fixtures**  
Branded CP Fittings

## Structure

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**Earthquake Resistant**  
Immediate occupancy  
Performance based Analysis

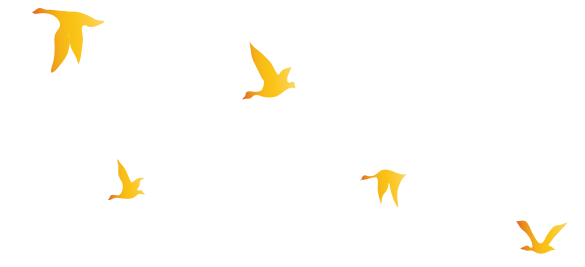
\*The images shown above are being used here only for reference and in no manner, whatsoever, the actual product/development shall differ from the images shown above.

## Site Connectivity

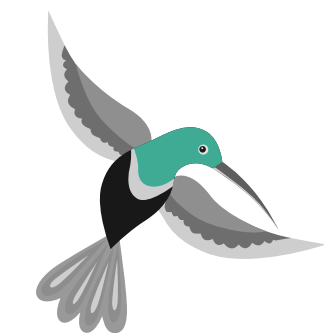
The site is accessible from three different roads: a 60.0-meter wide road in Sector 84, a 24.0-meter wide road, and a 14.0-meter wide road. These multiple access points enhance the site's connectivity and ease of entry.



# Payment Plan



S.No	Installment	Percentage of Total Consideration
1	Booking Amount	10 Lacs
2	Within 15 Days of the Booking Amount (Including Booking Amount)	10 %
3	Within 90 Days of the Booking Amount	20 %
4	On Completion of the Superstructure (Respective Tower)	40 %
5	On Offer of Possession	30 %
	Total Payable	100 %



## Home is where purity meets global excellence.

To create this quintessential global address, we have partnered with internationally acclaimed design and development houses.

### Architecture Partner



One of the world's most revered architecture house, UHA is known for their novel designs that break monotony of urban skylines. They have partnered with us to bring sophistication into this project, adding global ingenuity to the idea, life is pure.

### Sustainability Partner



As the founding members of the IGBC, we strive for responsible development. This isn't just about the surface measures towards environmental conservation, but advance innovation in planning, design and operations to minimise carbon footprint.

### Technical Partner



### Landscaping Partner



### Facade Partner



### Knowledge Partner



### Design Partner



**T h a n k i n g y o u**

S e c t o r 84, G u r u g r a m