



  
**GRANDE**  
Live the bigger life



**unitech**



See what life can be.



Welcome to Unitech Grande.

Spread across 347 acres of prime land in Noida, at one of the most superior locations that Delhi NCR has to offer, this integrated township offers an upscale residential lifestyle, overlooking a magnificent Golf Course.

Unitech Grande is one of the lowest density projects in the entire region with large lush green open spaces. It offers its residents picturesque and tranquil surroundings along with top-of-the-line amenities.

Cluster-I of Unitech Grande has 7 sky scraping towers with large 3 & 4 bedroom luxury apartments, in sizes from 2230 - 3799 sq. ft. overlooking the golf course, lush greens and water bodies.



Karma Lakelands, Gurgaon

# unitech

Established in 1972, Unitech today is India's leading real estate company with projects across the country. Unitech has a pan-India footprint with projects in Delhi NCR, West Bengal, Punjab and Maharashtra, with an endeavor to attain leadership in every market it operates in. Unitech's developments have the most diversified product mix comprising of Residential, Commercial, Retail, IT Parks, SEZs, Hotels, Schools & Amusement Parks. Unitech is known for the quality it delivers and is the first real estate developer to attain ISO 9001:2008 certification in North India.

Our well-managed architectural and engineering teams have closely worked and partnered with internationally acclaimed architects such as Callison (USA), RMJM (UK), SWA, HOK (USA) and many others, to achieve both aesthetic and efficient design and adopting best practices that exude superior quality of construction in our developments.

At present, Unitech has more than 22 major ongoing residential projects in cities such as Delhi NCR, Mumbai, Kolkata, Chennai, Bangalore, Mohali and Lucknow.



Signature Towers, Gurgaon



The Great India Place, Noida



Heights, Greater Noida

*Most of our projects are conceived and designed by international architects like RMJM, JTC Intl., HOK and Callison.*



Air, Kolkata



Infospace, Kolkata

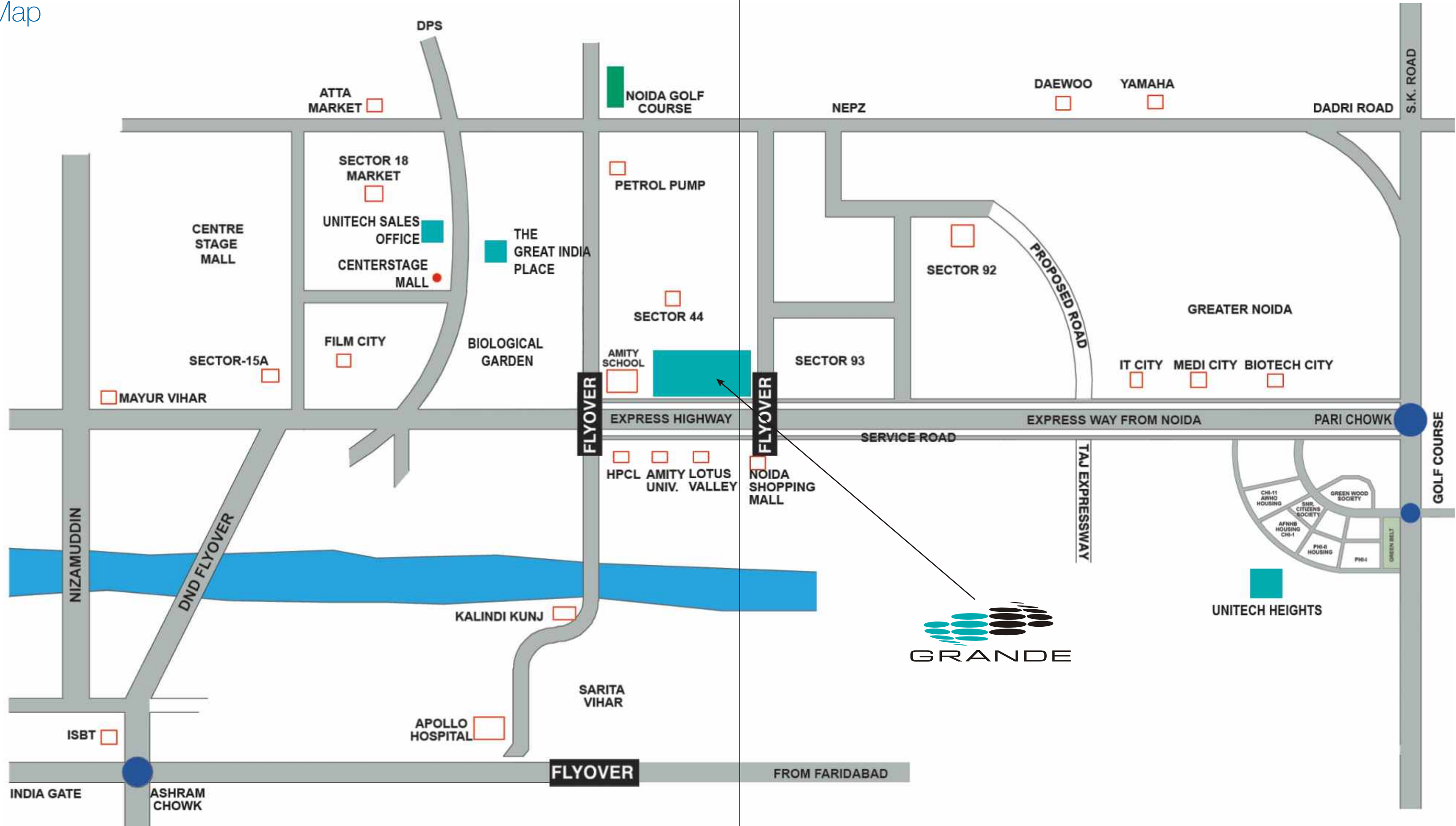


The Close, Gurgaon



Harmony, Kolkata

# Location Map



# Master Plan



Unitech Grande Cluster-I

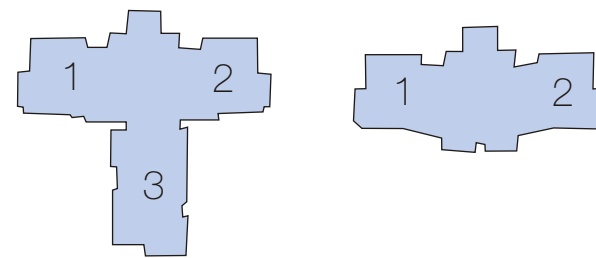


# Key Plan

Cluster - I



TOWER	TYPE	LEVELS	UNIT NOS
T - 01	B	31	101 - 3001, 102 - 3002, 103 - 2903
T - 02	C	28	101 - 2701, 102 - 2702
T - 03	A	29	101 - 2801, 102 - 2802, 103 - 2803
T - 04	A	26	101 - 2501, 102 - 2502
T - 05	B	22	101 - 2101, 102 - 2102, 103 - 2003
T - 06	A	23	101 - 2201, 102 - 2202
T - 07	A	20	101 - 1901, 102 - 1902, 103 - 1903



Perspective view of Unitech Grande  
 This is an artist's rendition & may undergo modifications.



Perspective view of Unitech Grande  
*This is an artist's rendition & may undergo modifications.*





Imagine  
the ability to be one with nature  
in the middle of the city

Strewn around each cluster of Unitech Grande, are the gardens, resplendent with exotic species of matured trees, palm bosques, waterfalls, pristine meadows and water bodies.

Designed to enthrall and delight, soothe and heal, the Gardens are an invitation to walk, to contemplate, to become one with nature, forgetting everything else, to see it all in perspective.

## Imagine your own golf course

Imagine designing a community fit for kings. What could be more natural than to build it around a Golf Course? We visualized Unitech Grande as India's premier residential destination with a magnificent golf course as it's centerpiece.

Imagine that the golf course comes with an exclusive Golf Club - having some of the best pro shops in the city, exquisitely appointed locker rooms and showers, a restaurant and a spacious dining verandah reaching out to the first tee.





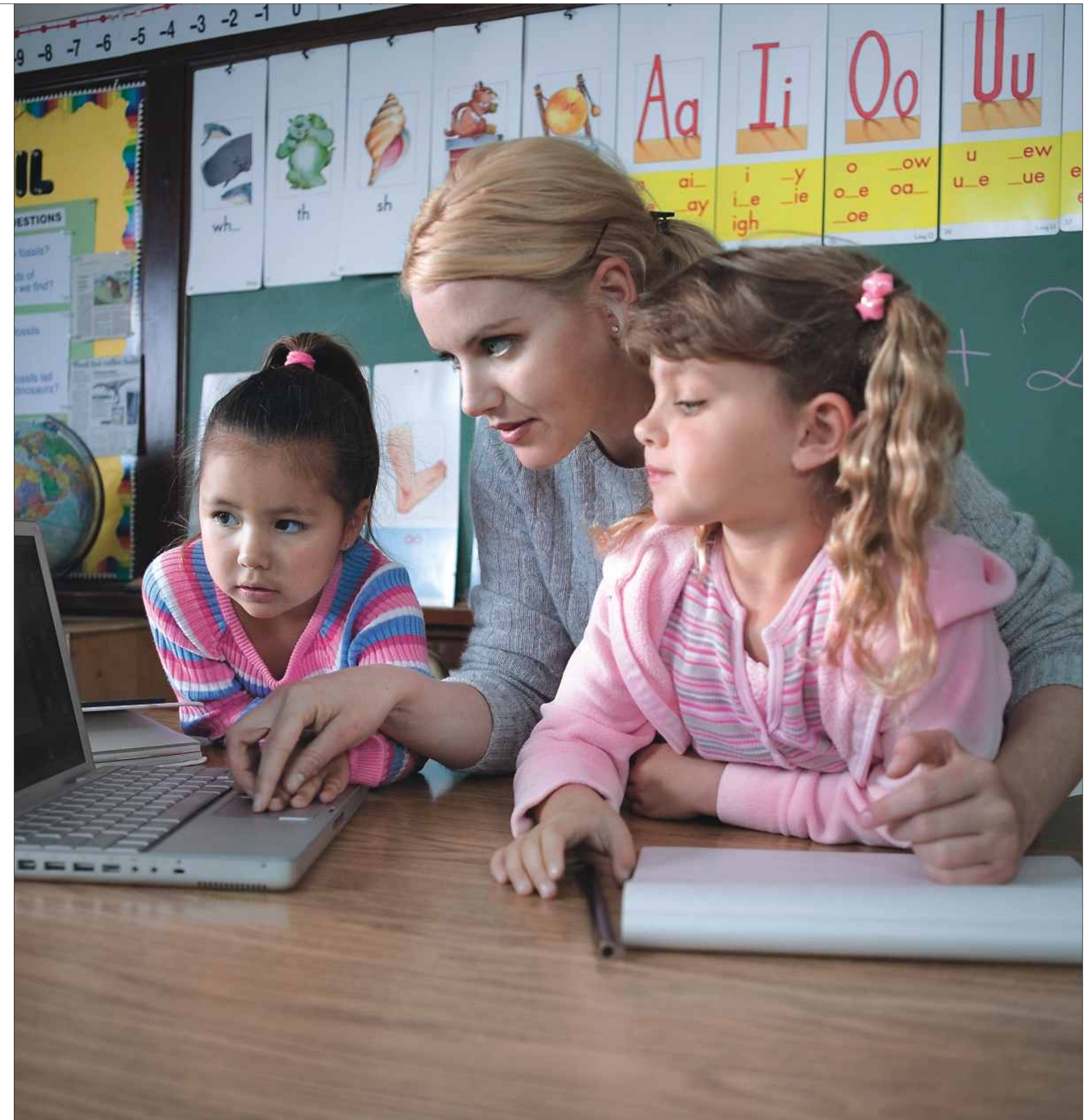
Imagine  
**sleeping like a baby**

Unitech Grande will be a gated secure community with CCTV surveillance at strategic locations in the township. All service personnel will be screened at the main entry & exit points. There will be direct communication from the central security office to every apartment.

Grande will also have 100% power back-up for essential services as well as for individual apartments.

## At the heart of it all

Imagine a neighbourhood with exclusive schools, world class medical facility with hospital and clinics. These are just some of Unitech Grande's varied facets which, when combined, form a sum much greater than its parts.



## Type - C3

4BR2SQ - 3799 sq. ft.



Note: \* Indicates Mirror Image

T-02 - 501-601, 1501-1601, 2401-2501

## Type - C4

4BR2SQ - 3473 sq. ft.  
Additional Terrace Area - 317 sq. ft.



Note: \* Indicates Mirror Image

T-02 - 701, 1701, 2601

## Type - C2

4BR2SQ - 3473 sq. ft.



Note: \* Indicates Mirror Image

T-02 - 301-401, 801-1401, 1801-2301, 302\*-2702\*

## Type - C1

4BRSQ - 3272 sq. ft.



Note: \* Indicates Mirror Image

T-02 - 101-201, 102\*-202\*

## Type - B3

3BRSQ - 2810 sq. ft.



Note: \* Indicates Mirror Image

T-01 - 502\*-602\*, 1502\*-1602\*, 2402\*-2502\*  
 T-05 - 801-901, 1801-1901

## Type - B4

3BRSQ - 2557 sq. ft.  
 Additional Terrace Area - 245 sq. ft.



Note: \* Indicates Mirror Image

T-01 - 702\*, 1702\*, 2602\*  
 T-05 - 1001, 2001

## Type - A3

3BRSQ - 2625 sq. ft.

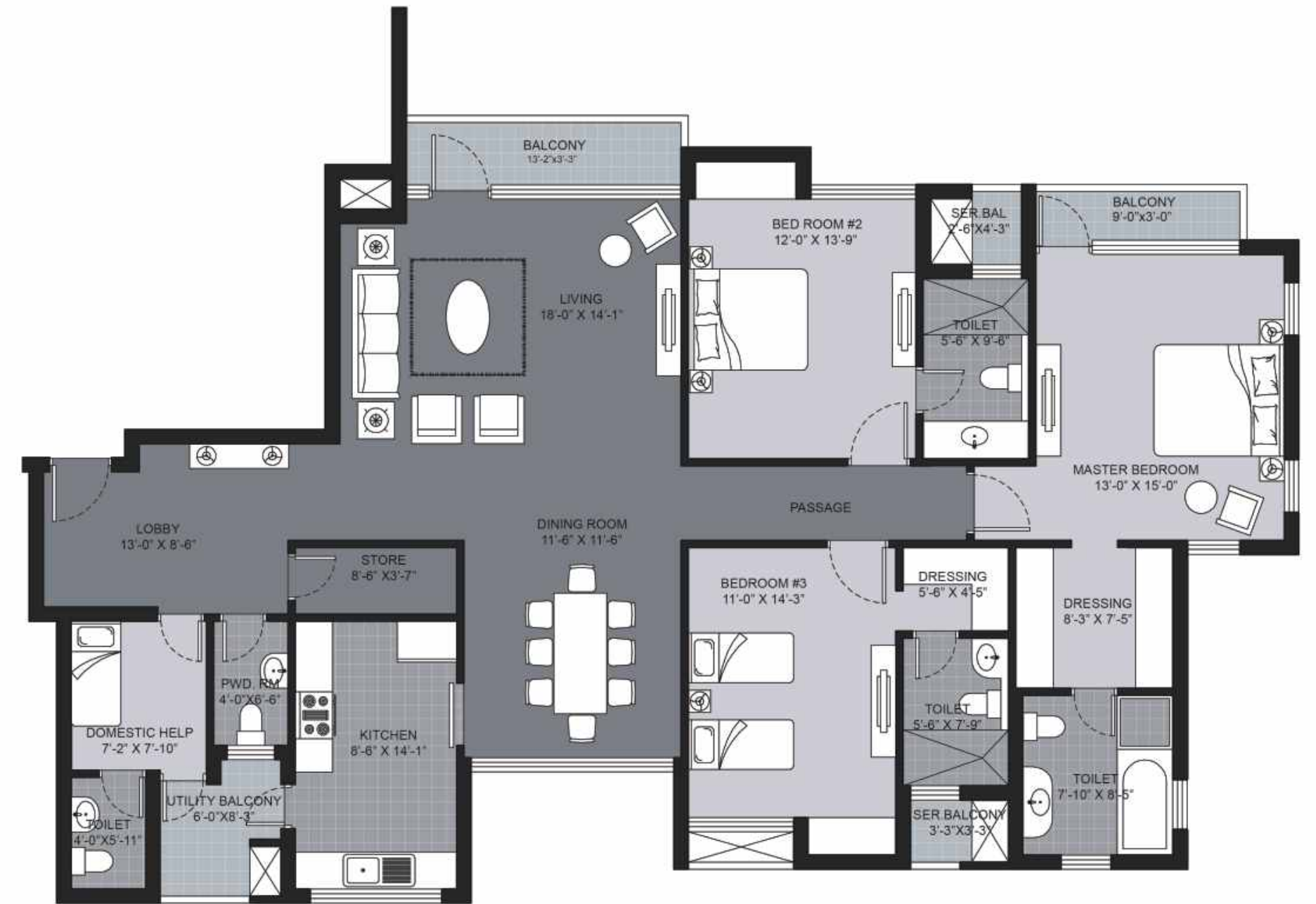


Note: \* Indicates Mirror Image

T-03 - 402\*-502\*, 1402\*-1502\*, 2302\*-2402\*  
 T-04 - 401-501, 1401-1501, 2301-2401, 802\*-902\*, 1802\*-1902\*  
 T-06 - 702\*-802\*, 1702\*-1802\*,  
 T-07 - 701-801, 1701-1801

## Type - B2

3BRSQ - 2557 sq. ft.



Note: \* Indicates Mirror Image

T-01 - 301-2901, 302\*-402\*, 802\*-1402\*, 1802\*-2302\*, 2702\*-3002\*  
 T-05 - 301-701, 1101-1701, 302\*-2102\*



## Type - B6

3BRSQ - 2516 sq. ft.



Note: \* Indicates Mirror Image

T-01 - 103-2803  
T-05 - 103-1903

## Type - A4

3BRSQ - 2372 sq. ft.  
Additional Terrace Area - 245 sq. ft.



Note: \* Indicates Mirror Image

T-03 - 602\*, 1602\*, 2502\*  
T-04 - 601, 1601, 1002\*, 2002\*  
T-06 - 902\*, 1902\*  
T-07 - 901

## Type - B1

3BRSQ - 2488 sq. ft.

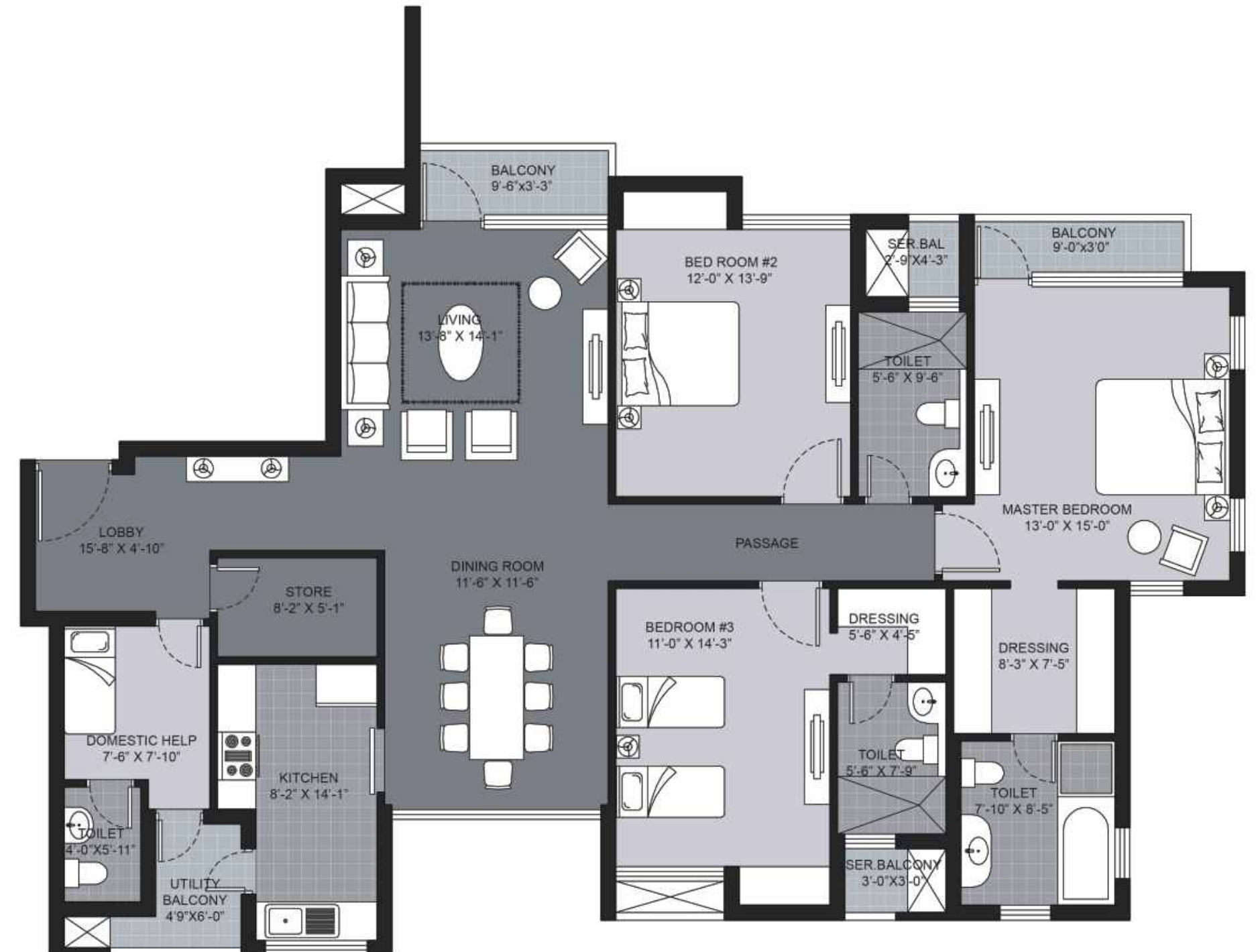


Note: \* Indicates Mirror Image

T-01 - 101-201, 102\*-202\*  
T-05 - 101-201, 102\*-202\*

## Type - A2

3BRSQ - 2372 sq. ft.

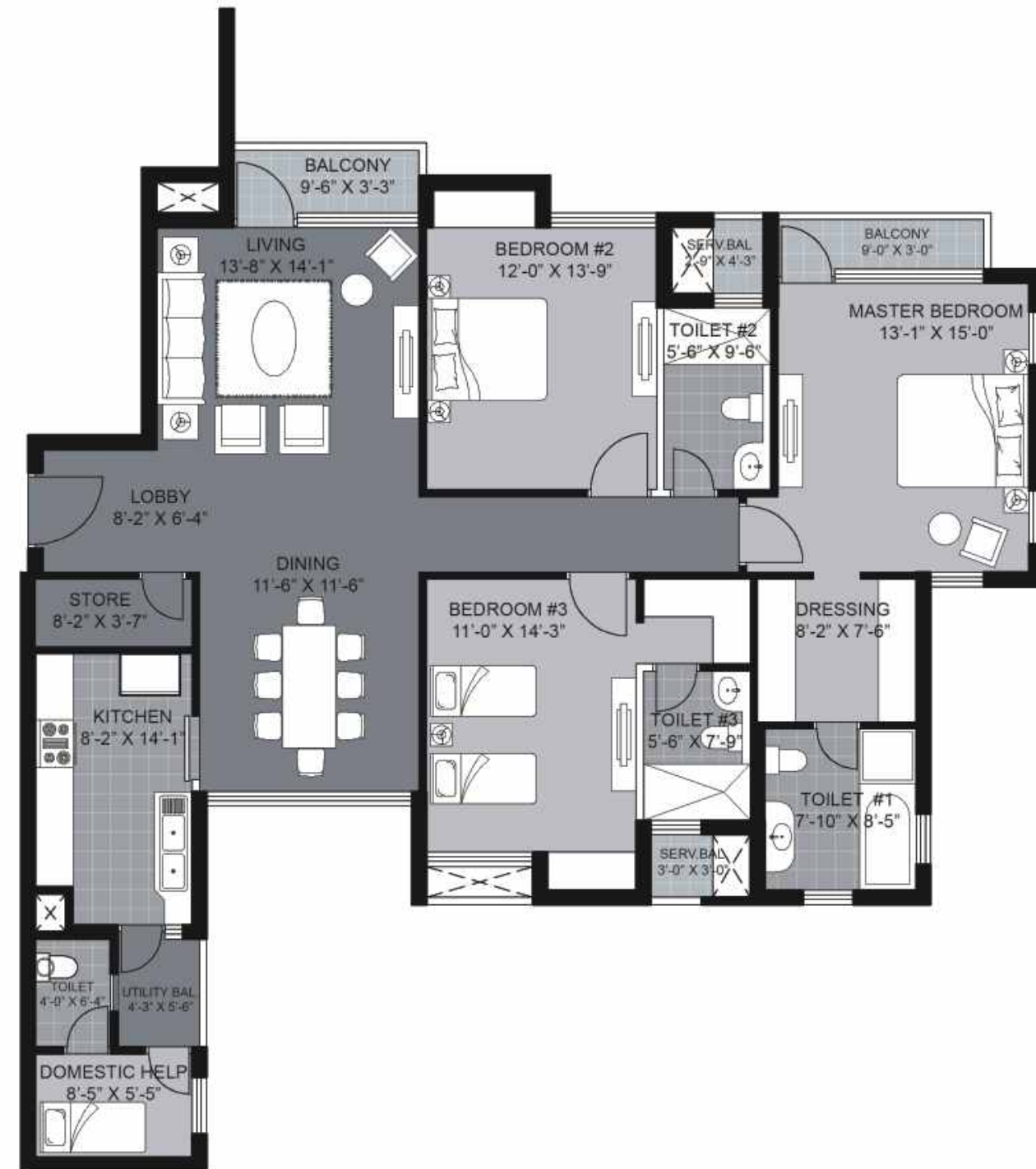


Note: \* Indicates Mirror Image

T-03 - 301-2701, 302\*, 702\*-1202\*, 1702\*-2202\*, 2602\*-2702\*  
T-04 - 301, 701-1201, 1701-2201, 302\*-702\*, 1102\*-1702\*, 2102\*-2402\*  
T-06 - 301-2101, 302\*-602\*, 1002\*-1602\*, 2002\*-2102\*  
T-07 - 301-601, 1001-1601 302\*-1802\*

## Type - A1

3BRSQ - 2258 sq. ft.

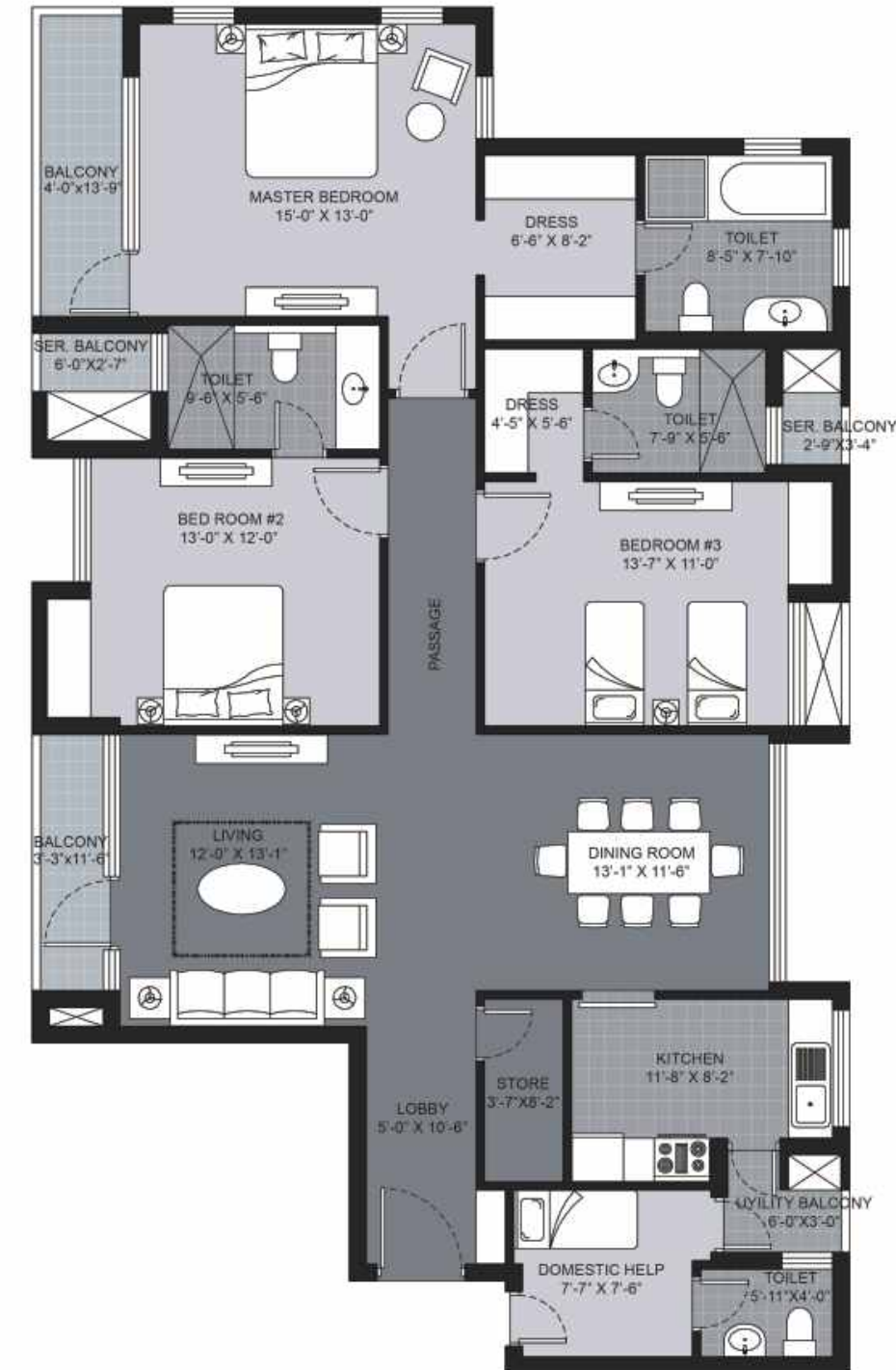


Note: \* Indicates Mirror Image

T-03 - 101-201, 102\*-202\*  
 T-04 - 101-201, 102\*-202\*  
 T-06 - 101-201, 102\*-202\*  
 T-07 - 101-201, 102\*-202\*

## Type - A5

3BRSQ - 2230 sq. ft.



Note: \* Indicates Mirror Image

T-03 - 103-2703  
 T-07 - 103-1803



## Golf Club Facilities

- Lounge / Bar
- Pro shops
- Restaurant
- Multi-function room
- Meeting rooms
- Locker room & Showers

## Club House Facilities

- Fully equipped gym
- Steam, Sauna & Jacuzzi
- Aromatherapy
- Multipurpose hall for Meditation, Yoga & Gatherings
- Swimming pool
- Kid's splash pool
- Kid's play area
- Snooker room
- 24 x 7 power back-up

View of the conference center at Unitech Grande

- Auditorium • Banquet Facility • Lounge / Bar • Conference Hall • Meeting Rooms • Kid's Zone
- Media Room • Recreation Room • Food Court



*This is an artist's rendition & may undergo modifications.*

## Specifications - Universal

Structure		RCC framed earthquake resistant structure
Wall Finish	Internal Domestic Help Room External Lift Lobbies	Acrylic emulsion, ceilings in oil bound distemper Oil bound distemper Combination of stone, tiles and textured paint finish Marble / granite / vitrified cladding and acrylic emulsion
Flooring	Living / Dining / Master Bedroom Other Bed Rooms Domestic Help Room Kitchen Toilet Balconies & Terrace Lift Lobbies	Marble Laminated wooden flooring Ceramic tiles Ceramic tiles / marble Ceramic tiles / marble Ceramic tiles Granite / marble / vitrified tiles
Kitchen	Dado Fittings	Ceramic tiles till 600 mm above counter area, rest painted with acrylic emulsion Granite counter with stainless steel sink and drain board
Doors	Main Entrance Internal	Seasoned hardwood frame with European style moulded shutter Seasoned hardwood frame with European style moulded shutter
Toilets	Dado Fittings	Select ceramic tiles upto ceiling Granite counter, white sanitary fixtures, single lever CP fittings, pipe lines for geysers, bath tub in master bath, shower area in other toilets
Windows / External Doors		Powder coated / anodised aluminium glazing
Electrical		Copper electrical wiring in concealed conduits with provision for light points and modular switches
Power Back-up		100%
Communication		TV and telephone points, video door phone
Lobby		Air-conditioned with designer furniture in the waiting area

## Specifications - Bare Shell

Structure		RCC framed earthquake resistant structure
Wall Finish	Internal Domestic Help Room External Lift Lobbies	Unpainted plastered walls Unpainted plastered walls Combination of stone, tiles and textured paint finish Marble / granite / vitrified cladding and acrylic emulsion
Flooring	Living / Dining / Master Bedroom Other Bed Rooms Domestic Help Room Kitchen Toilet Balconies & Terrace Lift Lobbies	RCC slab without floor finish RCC slab without floor finish RCC slab without floor finish RCC slab without floor finish, with base filling and waterproofing RCC slab without floor finish, with base filling and waterproofing RCC slab without floor finish Granite / marble / vitrified tiles
Kitchen	Dado Fittings	Unpainted plastered walls Plumbing piping without fixtures
Doors	Main Entrance Internal	Seasoned hardwood frame with European style moulded shutter Seasoned hardwood frame with no shutter
Toilets	Dado Fittings	Unpainted plastered walls Plumbing piping without fixtures
Windows / External Doors		Powder coated / anodised aluminium glazing
Electrical		Electrical wiring till the MDB, no internal wiring in the apartment. Concealed conduits and boxes except switch plates
Power Back-up		100%
Communication		Conduits for TV and telephone points, video door phone
Lobby		Air-conditioned with designer furniture in the waiting area

# Finishes

- Ceramic Tiles
- Laminated Wooden Flooring
- Marble
- Seasoned hardwood frame with European Style Moulded Shutter
- Ceramic Tiles / Marble
- Ceramic Tiles
- Oil Bound Distemper
- Granite Counter with Stainless Steel Sink and Drain Board
- Ceramic Tiles till 600 mm above Counter Area, rest painted with Acrylic Emulsion



- Granite counter, white sanitary fixtures, single lever CP fittings, pipe lines for geysers, bath tub in master bath, shower area in other toilets.
- Marble
- Select Ceramic Tiles upto ceiling
- Ceramic Tiles / Marble
- Acrylic emulsion, ceilings in oil bound distemper
- Laminated Wooden Flooring
- Combination of Stone, Tiles and Textured Paint Finish
- Ceramic Tiles / Marble
- Powder Coated / Anodised Aluminium
- Seasoned hardwood frame with European Style Moulded Shutter



**Noida Sales Office:**

Unitech Limited, Grande Pavillion,  
Sector-96, Express Way (Near Amity Management School),  
Noida - 201305.  
Tel: +91 120 3211534

**Gurgaon:**

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

E-mail: [sales@unitechgroup.com](mailto:sales@unitechgroup.com)

Website: [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.