

*The*  
RESIDENCES



*Make it your home*

**unitech**

UNI<sup>W</sup>ORLD  
RESORTS

Sit with your back straight.

Close your eyes and exhale.

Now relax your muscles as you inhale.

Fill your belly with freshness.

Feel the air filling your chest.

Hold the breath in for a moment;

now exhale as slowly as possible.

Relax your mind, your body and soul.

And let everything else go.



Welcome to sprawling acres of comfort and relaxation

Welcome to Uniworld Resorts





## *The* RESIDENCES

Discover your oasis of serenity.

An impressive silhouette of 25 free standing towers against a clear blue sky, "The Residences" at Uniworld Resorts offers panoramic views of its landscaped surroundings.

With options of 1, 2, 3 & 4 bedroom apartments overlooking sprawling greens; you can feel the pulse of the city here while being at peace with your inner self.

The conveniences of contemporary urban living against a backdrop of exclusivity, is at the heart of what "The Residences" promises you – *a truly exceptional lifestyle!*



Welcome to 154 acres of sheer bliss. Welcome to the world of Uniworld Resorts. In a sanctuary sheltered away from the rigors of modern life, unveil the joys of living at Uniworld Resorts. A premium development which promises to transcend you into a magical place, where each day is a vacation and where rejuvenation is how you begin and end your day!





Fresco, 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 9001:2000 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.



Habitat, G. Noida



Global Business Park, Gurgaon

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



Air, Kolkata



Cascade, G. Noida



Heights, Kolkata



Infospace, Kolkata



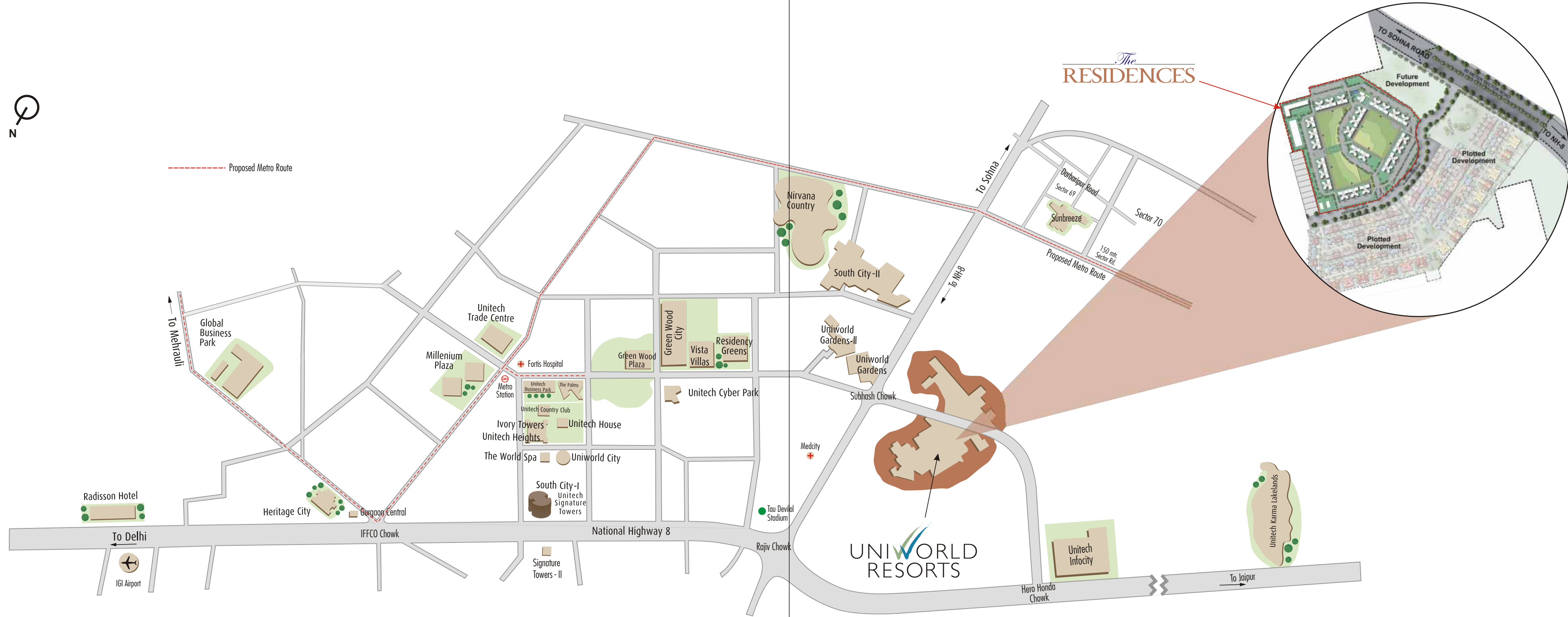
The Close, Gurgaon



Harmony, Gurgaon



# Location Map



Just minutes away from the National Highway - 8, near Rajiv Chowk, yet miles away from madness, Uniwold Resorts is nestled in the heart of bustling development of Gurgaon at Sector - 33 & 48, off the Sohna road. In addition to excellent connectivity via road, Uniwold Resorts is minutes away from the proposed Metro route. Also, within 15 min driving distance are world class Schools such as Shikshantar, The Shri Ram School, DPS, Heritage, Amity International, Pathways, GD Goenka; and Hospitals such as Medcity, Artemis, Max, Fortis, Apollo, Sir Gangaram & Batra.





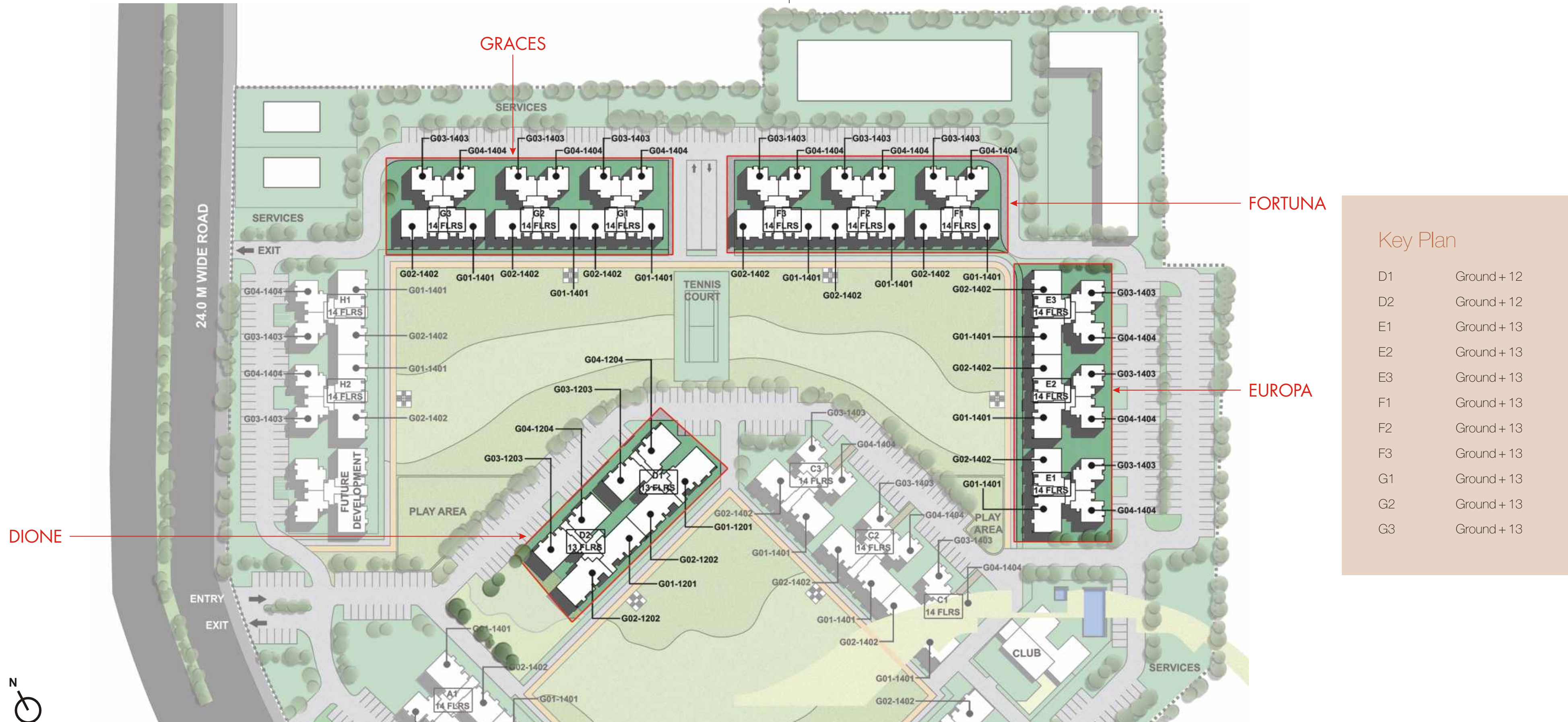


### The Master Plan

- 1 Entry
- 2 Exit
- 3 Landscaped Greens with Basement Parking
- 4 Clubhouse
- 5 Swimming Pool
- 6 Play Area
- 7 Tennis Court
- 8 Parking
- 9 School
- 10 Social Housing







Key Plan

- D1      Ground + 12
- D2      Ground + 12
- E1      Ground + 13
- E2      Ground + 13
- E3      Ground + 13
- F1      Ground + 13
- F2      Ground + 13
- F3      Ground + 13
- G1      Ground + 13
- G2      Ground + 13
- G3      Ground + 13







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



Perspective view of The Residences at Uniworld Resorts



## Tone your soul to its natural rhythm

Presenting a heaven of space & serenity to get away from your worries.

- Landscaped greens
- Jogging & Walking tracks
- Manicured gardens
- Manned barriers at entry & exit
- Intercom facility



## At the heart of it all and yet apart

Experience an array of leisurely activities surrounding your home.

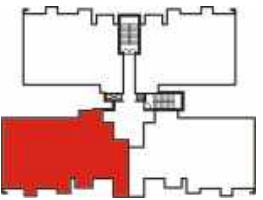
- Swimming pool
- Sports cum cultural club
- Adjoining extensive green area
- Shopping
- Schools





# Type - X1

4BR4TSQ + Store : 1870 sq. ft.



Recharge yourself for a blissful stay

Get ready to experience living where joy and peace unite

- Open lawn tennis court
- Open badminton court
- Sand pits
- Tot-lots with kids play equipment



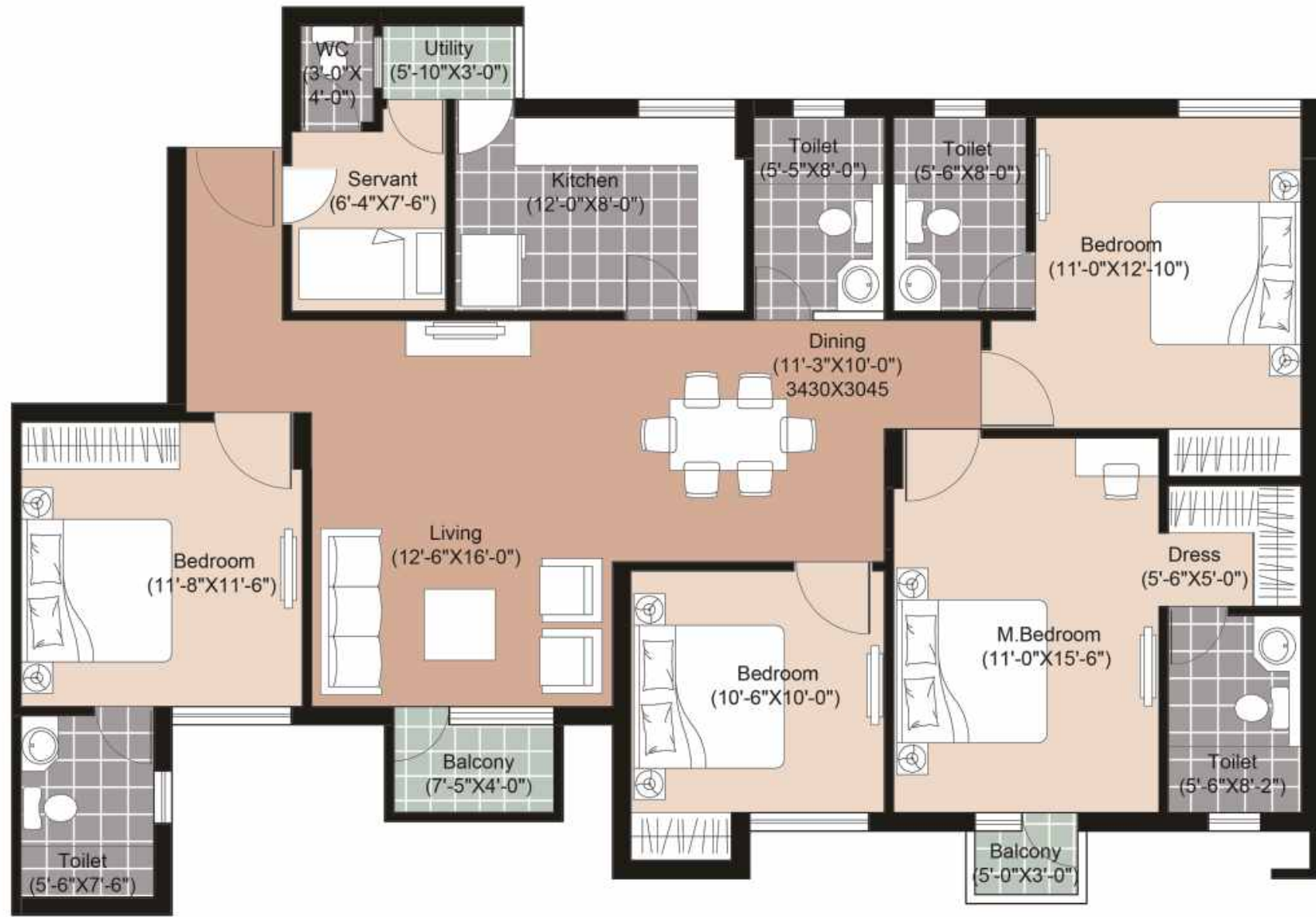
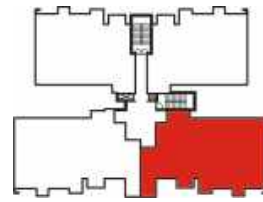
Please Note:  
 1) \* Indicates mirror image  
 2) Floor No 13 does not exist

D1: G01\*-1201\*  
 D2: G02-1202



# Type - X2

4BR4TSQ : 1850 sq. ft.

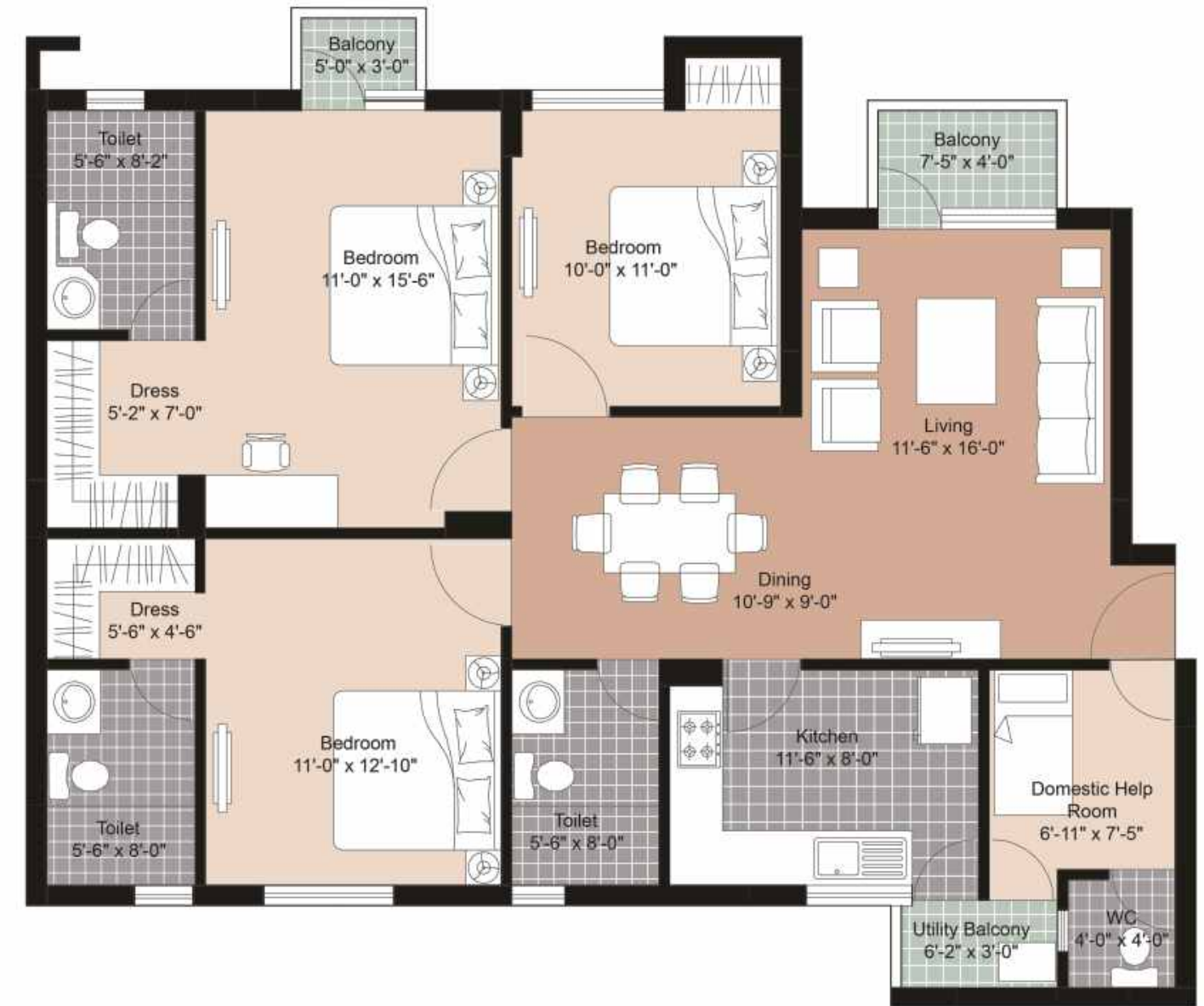
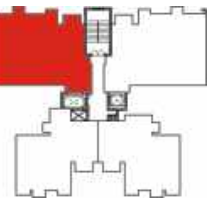


Please Note:  
 1) \* Indicates mirror image  
 2) Floor No 13 does not exist

D1: G02\*-1202\*  
 D2: G01-1201

# Type - Y1

3BR3TSQ : 1545 sq. ft.



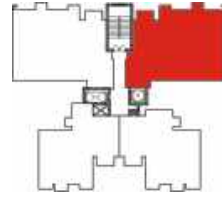
Please Note:  
 1) \* Indicates mirror image  
 2) Floor No 13 does not exist

E1: G01-1401	F1: G01-1401	G1: G01-1401
E2: G01-1401	F2: G01-1401	G2: G02*-1402*
E3: G02*-1402*	F3: G02*-1402*	G3: G01-1401



# Type - Y2

3BR3TSQ : 1535 sq. ft.

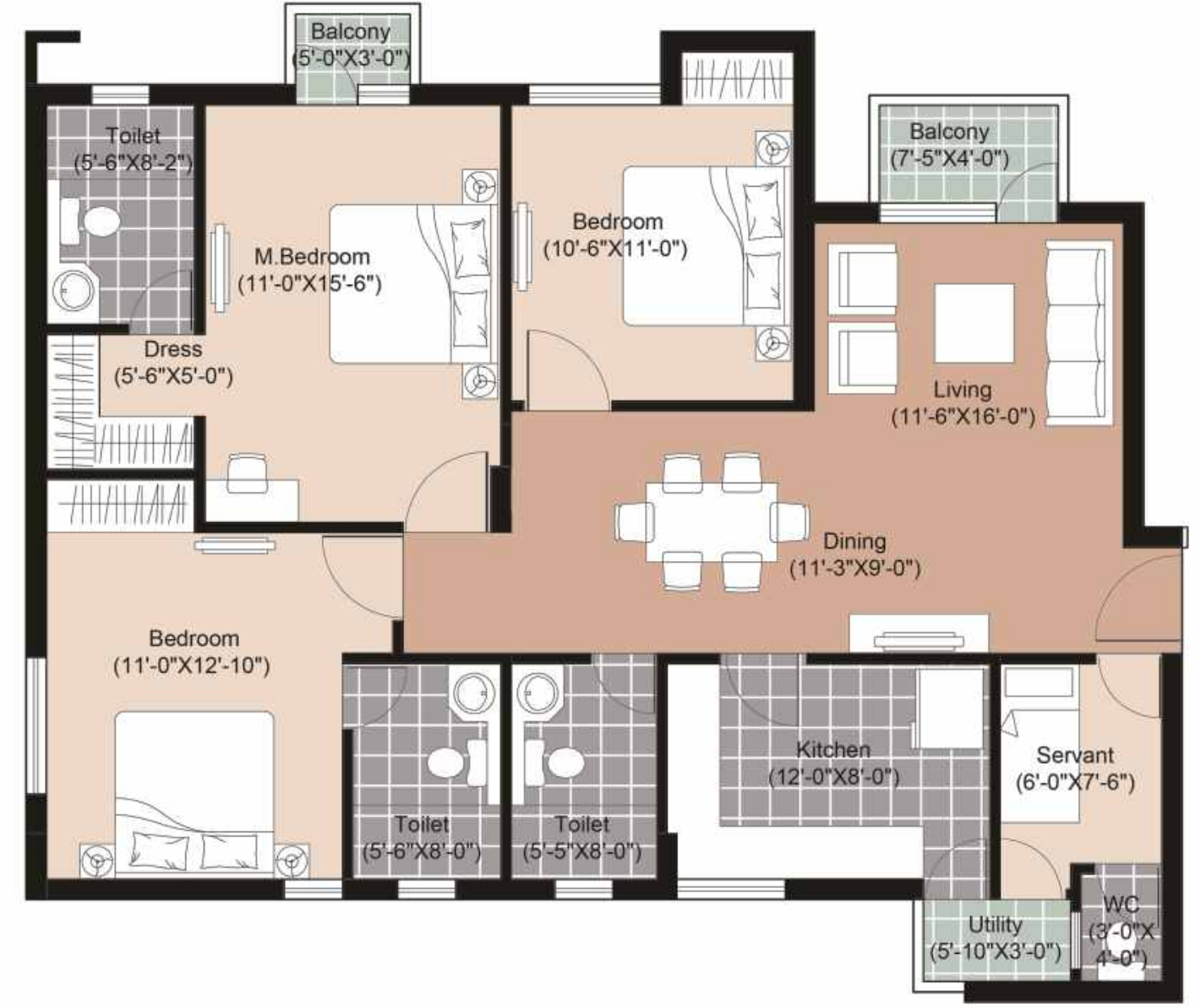
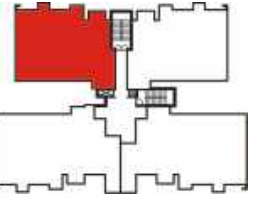


Please Note:  
 1) \* Indicates mirror image  
 2) Floor No 13 does not exist

E1: G02-1402	F1: G02-1402	G1: G02-1402
E2: G02-1402	F2: G02-1402	G2: G01*-1401*
E3: G01*-1401*	F3: G01*-1401*	G3: G02-1402

# Type - Y3

3BR3TSQ : 1545 sq. ft.



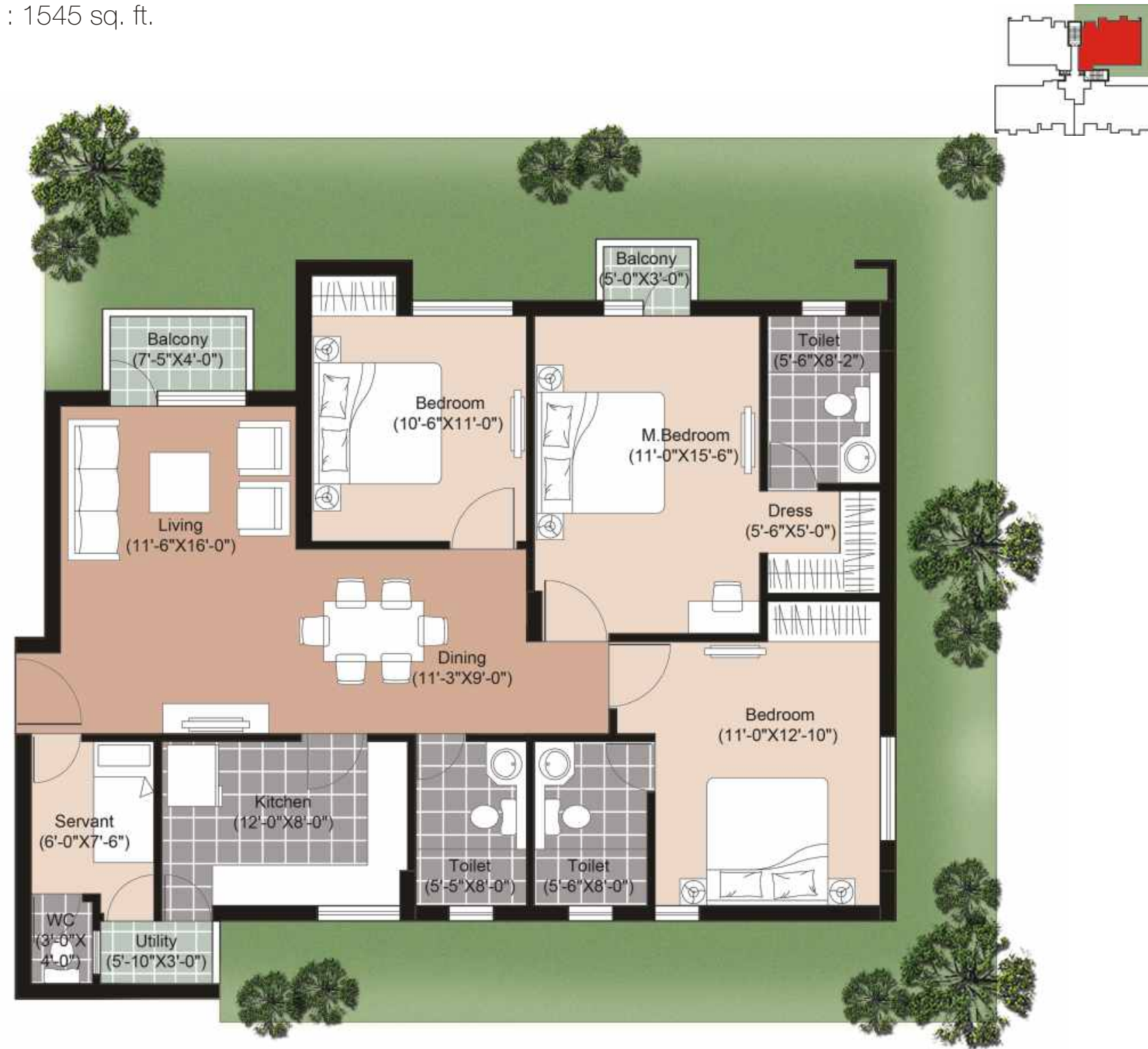
Please Note:  
 1) \* Indicates mirror image  
 2) Floor No 13 does not exist

D1: 103-1203  
 D1: 204\*-1204\*  
 D2: 203-1203  
 D2: 104\*-1204\*



# Type - Y4

3BR3TSQ : 1545 sq. ft.

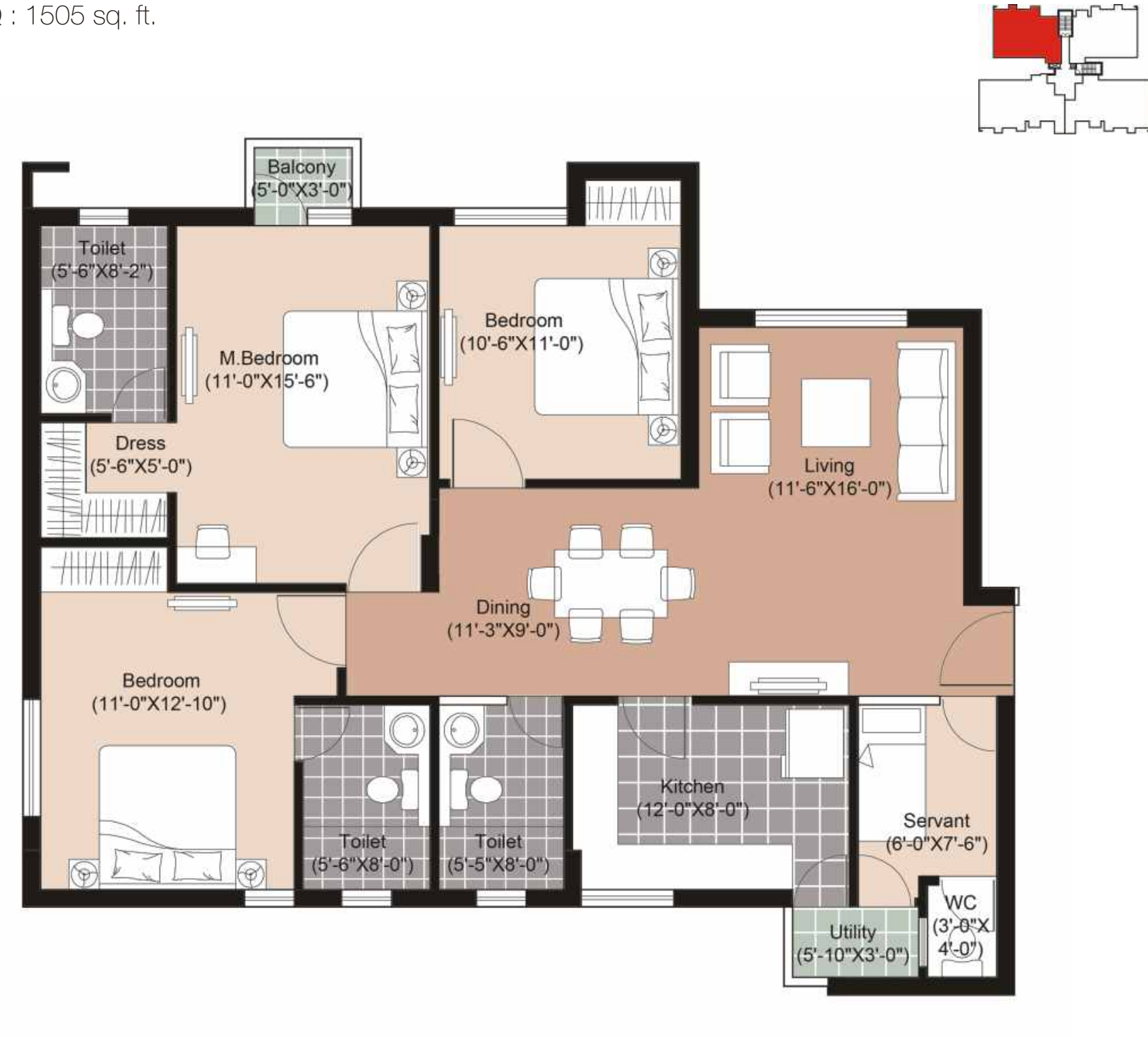


Please Note:  
 1) \* Indicates mirror image  
 2) Floor No 13 does not exist  
 3) Areas marked in green form part of common areas and are not open to exclusive use of any occupant

D1: G03\*  
 D2: G04

# Type - Y5

3BR3TSQ : 1505 sq. ft.



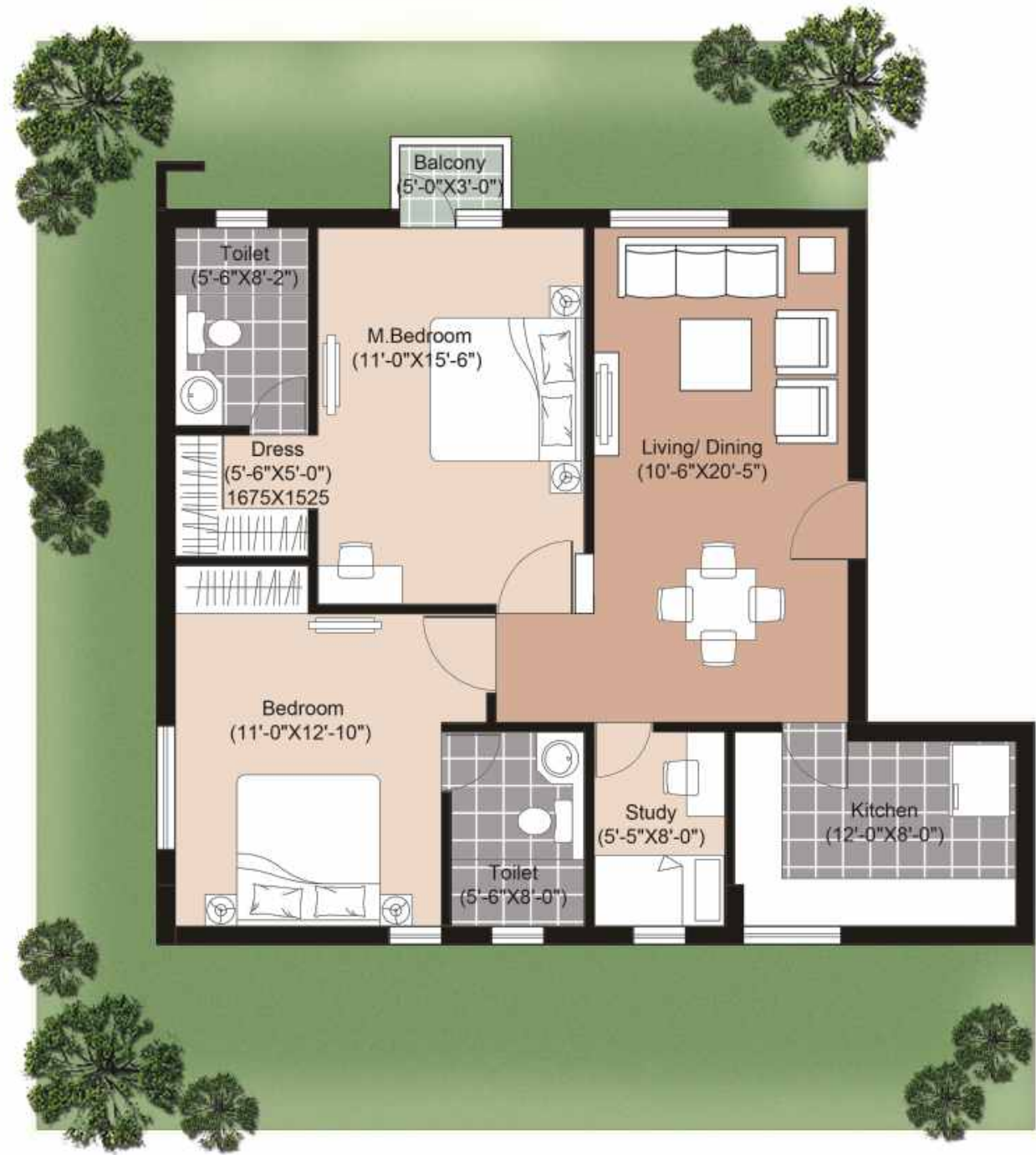
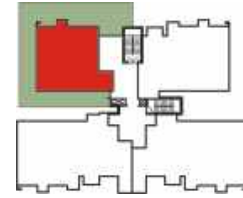
Please Note:  
 1) \* Indicates mirror image  
 2) Floor No 13 does not exist

D1: 104\*  
 D2: 103



# Type - Y6

2BR2T+Study : 1125 sq. ft.

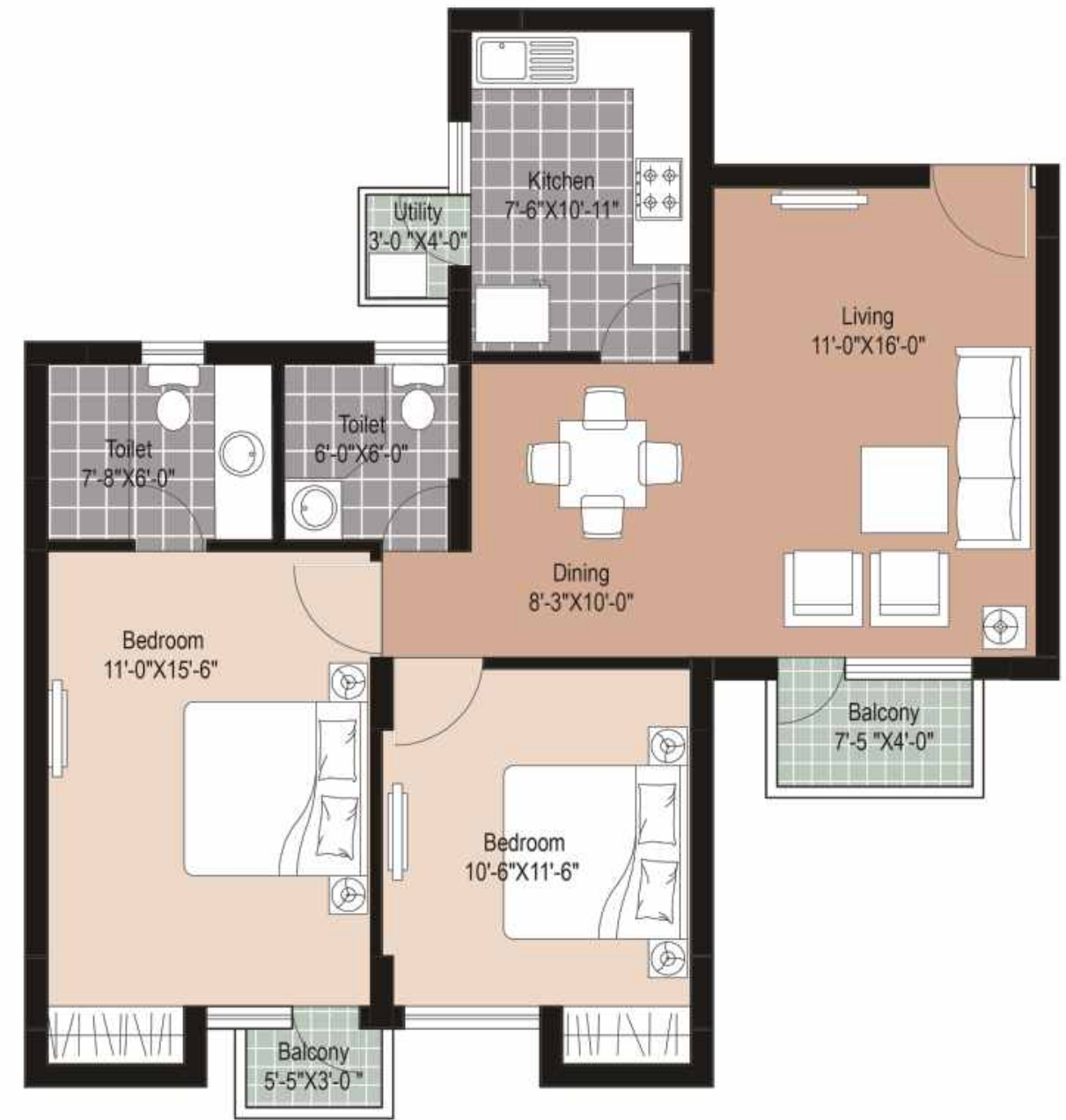
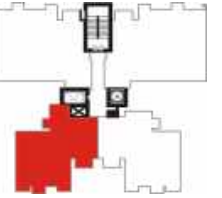


Please Note:  
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D1: G04\*  
 D2: G03

# Type - Z1

2BR2T : 1100 sq. ft.



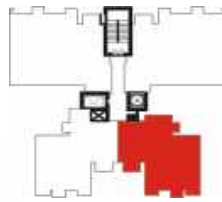
Please Note:  
 1) \* Indicates mirror image  
 2) Floor No 13 does not exist

E1: 204-1404	F1: 204-1404	G1: 204-1404
E2: 204-1404	F2: 204-1404	G2: 203*-1403*
E3: 203*-1403*	F3: 203*-1403*	G3: 204-1404



# Type - Z2

2BR2T : 1095 sq. ft.

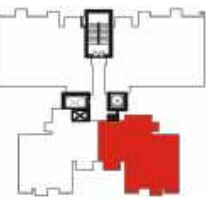


Please Note:  
 1) \* Indicates mirror image  
 2) Floor No 13 does not exist

E1: 103-1403	F1: 103-1403	G1: 103-1403
E2: 103-1403	F2: 103-1403	G2: 104*-1404*
E3: 104*-1404*	F3: 104*-1404*	G3: 103-1403

# Type - Z3

2BR2T : 1095 sq. ft.



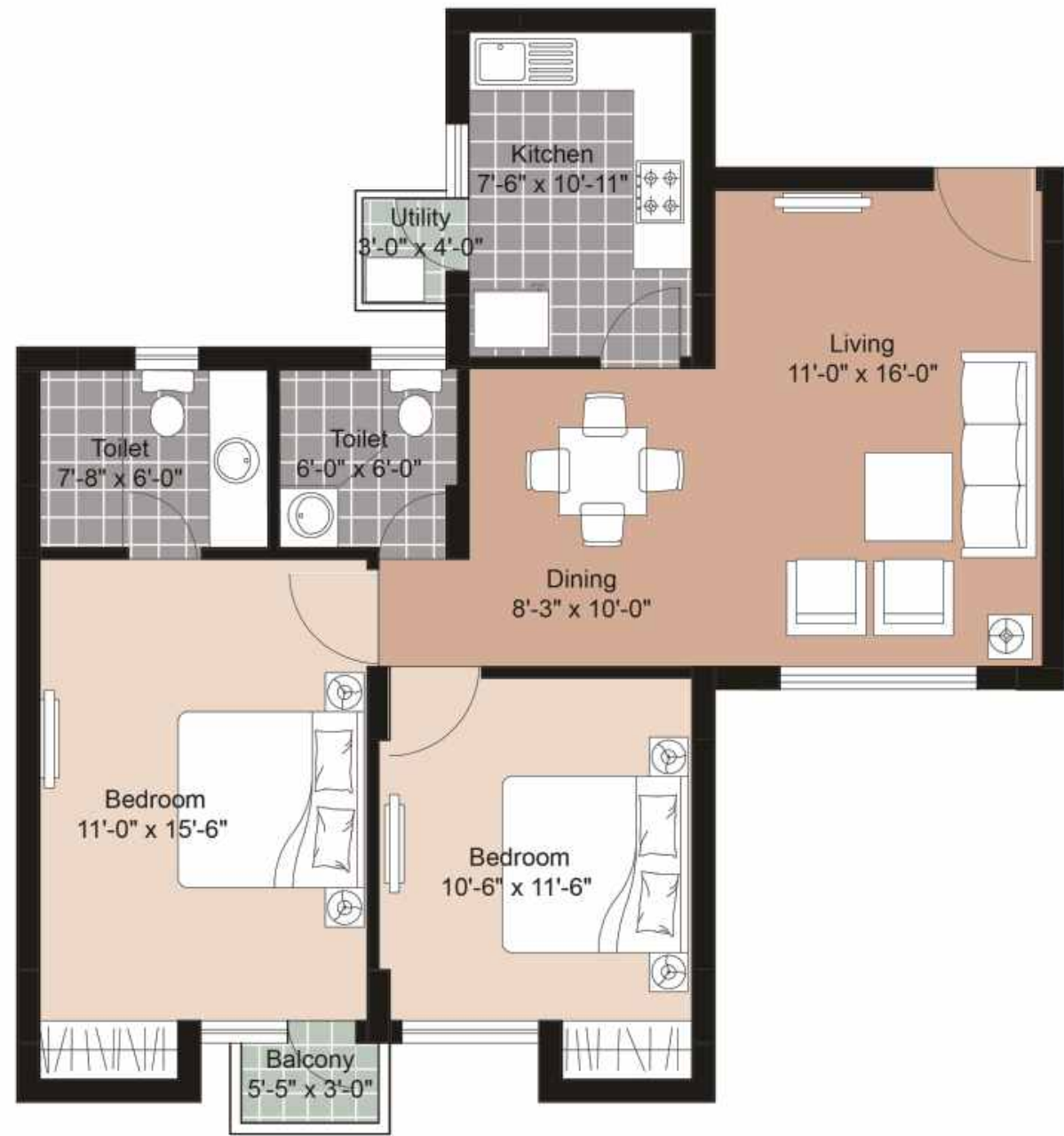
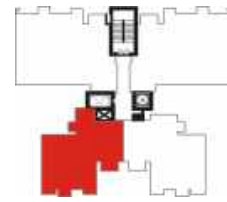
Please Note:  
 1) \* Indicates mirror image  
 2) Floor No 13 does not exist  
 3) Areas marked in green form part of common areas and are not open to exclusive use of any occupant

E1: G03	F1: G03	G1: G03
E2: G03	F2: G03	G2: G04*
E3: G04*	F3: G04*	G3: G03



# Type - Z4

2BR2T : 1060 sq. ft.

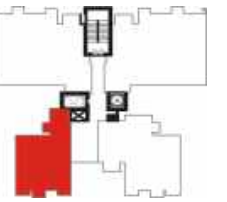


Please Note:  
 1) \* Indicates mirror image  
 2) Floor No 13 does not exist

E1: 104	F1: 104	G1: 104
E2: 104	F2: 104	G2: 103*
E3: 103*	F3: 103*	G3: 104

# Type - Z5

1BR1T+Study : 825 sq. ft.



Please Note:  
 1) \* Indicates mirror image  
 2) Floor No 13 does not exist  
 3) Areas marked in green form part of common areas and are not open to exclusive use of any occupant

E1: G04	F1: G04	G1: G04
E2: G04	F2: G04	G2: G03*
E3: G03*	F3: G03*	G3: G04



# Finishes

Anodized / powder coated glazed aluminium door

Ceramic Tiles till 2100mm height

Ceramic Tiles

EWC & wash basin in white colour, single lever CP fittings, Granite Counter, pipelines for geyser

Laminated Wooden Flooring

Seasoned Hardwood Frames with moulded European style shutters

Ceramic tiles upto 2100mm height

Anodized / powder coated glazed aluminium windows



Exterior Paint

Ceramic Tiles

Plastic Emulsion Paint, Ceiling in OBD

Vitrified Tile Flooring

Seasoned hardwood frames with moulded European style shutters

Ceramic Tiles upto 600mm height above the counter area

Ceramic Tiles




Ceramic Tiles

Domestic Help Room in OBD

Granite Counter with Stainless Steel Sink with Drain Board



# Specifications

	Structure	Earthquake resistant RCC framed structure
	Flooring	<p>Living /Dining: Vitrified tiles</p> <p>Bedrooms: Laminated wooden flooring</p> <p>Balconies: Ceramic tiles</p> <p>Common areas &amp; staircase: Stone / marble</p> <p>Lift lobby: Stone / vitrified tiles</p> <p>Domestic Help Room: Ceramic tiles</p>
	Walls / Ceiling	<p>External: Exterior paint</p> <p>Internal: Plastic emulsion paint, ceiling in OBD; domestic help room/toilet in OBD</p> <p>Lift lobby: Combination of stone &amp; paint</p>
	Lift	One passenger and one service lift to each tower
	Kitchen	<p>Flooring: Ceramic tiles</p> <p>Wall finishes: Ceramic tiles upto 600mm height above the counter area</p> <p>Kitchen Counter: Granite counter with stainless steel sink with drain board</p>
	Doors	<p>Internal: Seasoned hardwood frames with moulded European style shutters</p> <p>External: Anodized / powder coated glazed aluminium doors</p> <p>Main Door: Seasoned hardwood frames with moulded European style shutters</p>
	Toilet	<p>Wall: Ceramic tiles upto 2100mm height</p> <p>Flooring: Ceramic tiles</p> <p>Fittings: EWC &amp; wash basin in white colour, single lever CP fittings, granite counter, pipelines for geyser</p>
	Windows	Anodized / powder coated glazed aluminium windows
	Electrical	Three phase supply with independent meter, copper wiring in concealed conduits; modular switches
	Communication	<p>One telephone jack each in living room and master bedroom</p> <p>Intercom facility to each flat in living room</p>
	Television	TV Point in living room and master bedroom
	Power back-up	24x7 power back-up

*All floorplans, sitemap, specifications, amenities, facilities and perspective views are tentative in nature and are subject to revision*

## Club House Facilities



- Gymnasium
- Multipurpose hall for meditation, yoga & gatherings
- Swimming pool
- Kids play area
- Changing rooms
- Pantry
- 24 x 7 power back-up





**Marketing Office (Gurgaon):**

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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.