



ESPACE *Première*

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at NIRVANA COUNTRY 2, GURGAON



ESPACE *Première*



*Choosing between nature and modernity can be rather difficult. Not anymore.*

*'Espace Première' skillfully infuses both, to create Eden in the heart of the city. Get spellbound with the picturesque scenic beauty of the environs along with the luxury and convenience of modern living.*

*It's truly heaven on earth!*

*Each villa gives you the sense of space with much grandeur and style. Tread barefoot on lush green gardens with pristine blue sky above.*



## *The Architects*

10 Design is an international firm of architects based out of Hong Kong, that offers a bouquet of services including architecture, urban design, sustainable reserch, landscape design, interior design and branding. There is expertise lies in large scale master planning, mixed use developments, civic and public buildings, hospitality and high-end residential developments.

The 10 Design partners are pioneers in their field responsible for leading design of developments like Shenzhen University Library, The Yanlord Peninsula in Suzhou, Beijing Olympic Games Multi-purpose Arena, Yas Island Marina District, Abu Dhabi, The Shizimen Business District in Zhuhai, The Afro-American Cultural Center, North Carolin and Rennick School of Education at North Carolina Agriculture and Technology University.



Mont Orchid, Shenzhen, China



## *Lighting Design*

Bo Steiber Lighting Design, Singapore, provides specialist lighting services. The Firm has diverse experience and expertise in many part of the world from as far as the Middle East, China, South East Asia and Australia.

Their work has covered many types of applications in various fields, including hotel and resorts, residential communities, clubs and restaurants, food courts, shopping complexes, landscape and streetscape, commercial offices, institutional buildings including school, libraries, theatres etc.

In recent years Bo Steiber has been awarded six certificates of commendation by the Illuminating Engineering Society of Australia and New Zealand for outstanding lighting design.



Kempinski, Hainan, China

### *Landscape Architects*

Headed by Gregory Kunak, **Element Design Studio** was established in 2011 to provide full service high quality Landscape Master Planning and Landscape Architecture services for hotels, resorts, residential developments, urban projects, mixed-use developments and golf course landscapes throughout Asia. With a combined total of 47 years of experience in the design industry, Element is capable of providing solid design solutions for various landscape project. It claims its forte in concept design, schematic design, hardscape and softscape working drawings.





*Your glorious abode*  
502 sq. yd. duplex



## GROUND FLOOR

Enjoy a lunch underneath the sky in your private courtyard

*Villas that offer generous living spaces, which spills seamlessly from inside into the outdoors. Walk pass your private parking space for the cars and step into your expansive villa. Make your way towards the elegant marble floored living room overlooking the verandah and front lawn, carpeted with exotic foliage. Sip your daily morning tea as the cool breeze ushers into your room. Spacious, yet warm and inviting, it is the perfect place to entertain family and friends or relax after a tiring day.*

Share special mealtimes in the palatial dining room flanked by an open courtyard. Enter the adjoining ample spaced kitchen area, fitted with attractive granite counters with extensive workspace.

Choose to use the front bedroom on the ground floor as a comfortable guest room or turn it to home office or perhaps a study. With wooden flooring that adds its own charm, the room has delightful view of the front lawn. The other en-suite bedroom is an ideal place for some quiet reflection. Flanked by the rear lawn, the aesthetic curtains play the game of light and shadow to create a tranquil environ and soften the summer sun.

Luxurious bedrooms, with private spacious balconies

## FIRST FLOOR

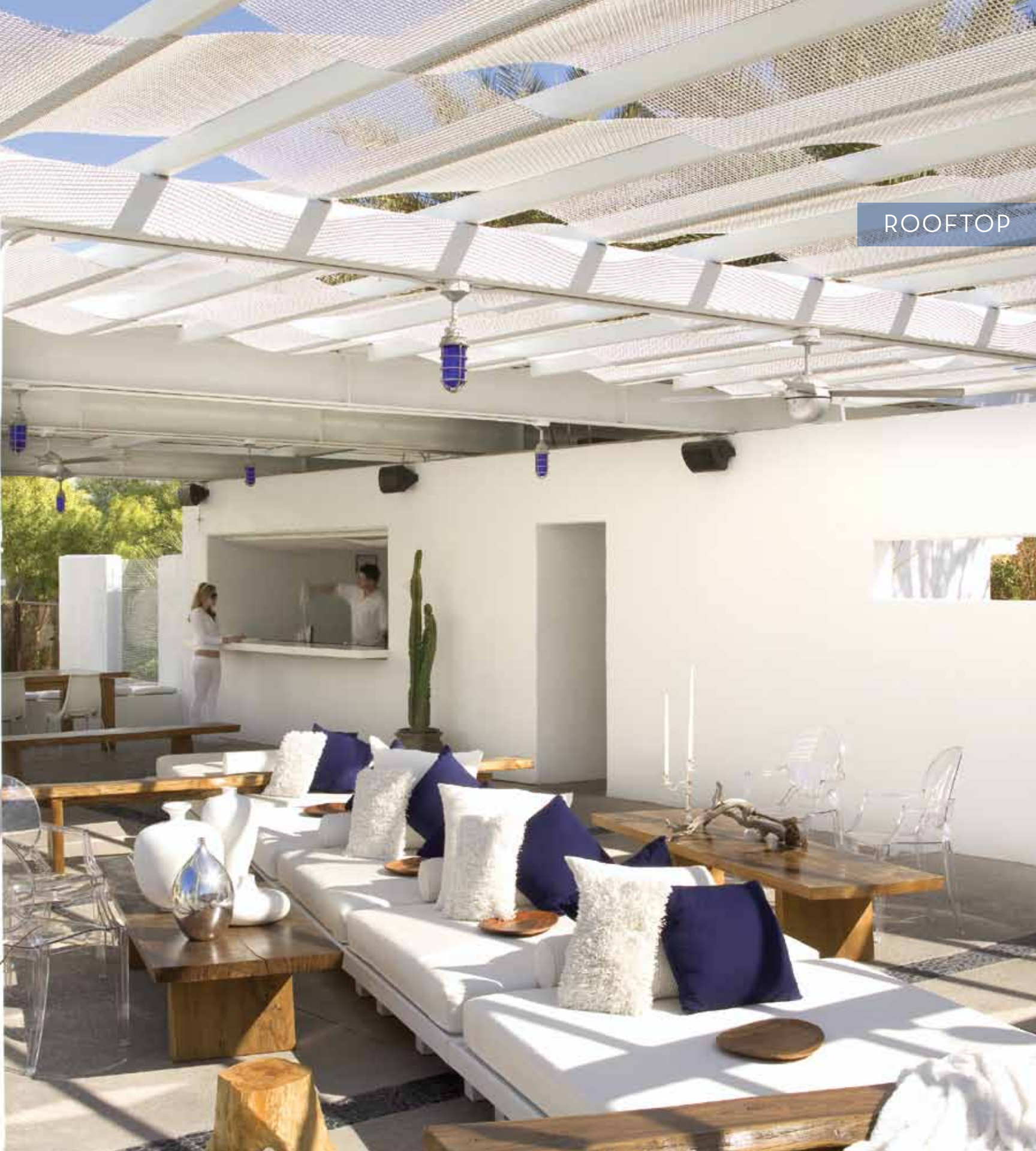
*As you reach the first floor, you arrive at the well segregated living space, affording you and your family with enhanced privacy. Entertain your guests in the charming family lounge or simply turn it into a TV lounge to catch your favourite sitcom or some cricket action.*

All the three bedrooms are bright, airy, welcoming and bathed in natural sunlight. Rest and recharge in the enviable master bedroom, with its impeccable wooden flooring, and large windows with a private balcony to bask in the sun. Pamper yourself at your own dressing room and en-suite bath facilities.

Sit back and sip your morning cup of tea in your private balcony or the terrace overlooking the greens. Indulge yourself in the luxury of soaking in the bath tub or let your body slide into the jacuzzi.

The front façades enlivens the balconies and terrace to create a cosy nook for you to unwind and relax.





## ROOFTOP

Private den or multi-purpose room with large patio and barbecue terrace area

*Host a winter barbecue on the wonderful rooftop terrace. Or retire to your den. Or turn the multipurpose room into a games room. Or shake a leg to your favourite music under the azure sky.*

The party terrace is the perfect place to unwind, be it in solitude or with friends and family. In keeping with the attention to little details in the home, the terrace has both hard and soft landscape with a utility room for extra space.

It is said that the little joys of life are sometimes the hardest to find. You could watch a little sparrow hop cheerily into a pretty birdbath in your terrace garden. Or sit-out in the terrace on a full moon night; enjoy the quietness of the night interspersed by the sounds of crickets.

*Paradise seems closer to home now.*



*Luxurious spaces*

Amplify your lifestyle and simplify your life.

## HOME AUTOMATION

*Revolutionise the way you live. It's time to make your living hassle free. Home automation systems assure that you don't fret over small things before leaving home. Come home to luxurious and hi-tech living amidst the beauty of nature*

### *Master automation panel with customized home scenarios*

Installed at the entry foyer, the master panel helps you control automation presets across all floors. Control multiple devices with a single touch by creating customized scenarios for your house. Like *leaving the house* scenario where all devices switch off or *arriving home* scenario where lights come on, to welcome you home. Make your life simpler, multi-task with ease!

### *Lights*

Whether you lie low or are completely ecstatic, there are times you wish your surroundings would reflect your mood. At the click of a button, you can now control the lights and fans. Instantly change the ambience of your living, dining and family lounge. Dim the lights for a quiet dinner or turn them up if you wish to read or paint.

### *Motion sensors*

Don't grope about in the dark for the switch any longer. Your bathrooms, dress area and staircase light up as soon as you step in.

### *Curtains*

Free yourself from the task of drawing the curtains, like a magician let the sun stream in without having to move from the comfort of your couch.

### *Intruder alarm*

The intruder alarm system installed in your home, links you to the central guard room in case of an intrusion or any other crisis. Be rest assured that in case of crisis, help is just a button away.

### *Backup*

In case of a system breakdown you need not be hassled, all the controls and gadgets can be manually operated as well.



*Located at Nirvana Country 2 - a premium residential development nestled in the heart of Gurgaon.*

Nestled in the heart of bustling development in Gurgaon's Sector 71, Espace Première at Nirvana Country 2 has excellent connectivity to the NH8 and the Golf Course Extension Road, and is just minutes away from the proposed Metro route.

It is in close proximity to the residential, retail and commercial development on Sohna Road and Nirvana Country, and the shopping malls on MG Road are only a 10 minute drive away.

World class schools such as Shikshantar, The Shri Ram School, DPS, Heritage, Amity International, Pathways, GD Goenka; and state of the art hospitals such as Medicity, Artemis, Max and Fortis are within 20 minutes driving distance.



*excellent connectivity*



# Location Map



# MASTERPLAN Nirvana Country 2



Espace Première

Exquisite

Alder Grove



# KEYPLAN Espace Première





Main entrance, Nirvana Country 2

*Your path  
to nirvana*

502 sq. yd. villa

502 sq. yd. duplex  
Type B1

502 sq. yd. simplex  
Type B1



TYPE B1 502 sq. yd. (420 sq. mt.) Duplex

Super Area = 5572 sq. ft.  
Terrace Area = 1110 sq. ft.



GROUND FLOOR  
Super Area = 2357 sq. ft.



FIRST FLOOR  
Super Area = 2115 sq. ft.  
Terrace Area = 170 sq. ft.



SECOND FLOOR  
Super Area = 1100 sq. ft.  
Terrace Area = 940 sq. ft.



GROUND FLOOR



FIRST FLOOR

*502 sq. yd. villa*

*502 sq. yd. duplex  
Type B2*

*502 sq. yd. simplex  
Type B2*



TYPE B2 502 sq. yd. (420 sq. mt.) Duplex

Super Area = 5627 sq. ft.  
Terrace Area = 1210 sq. ft.



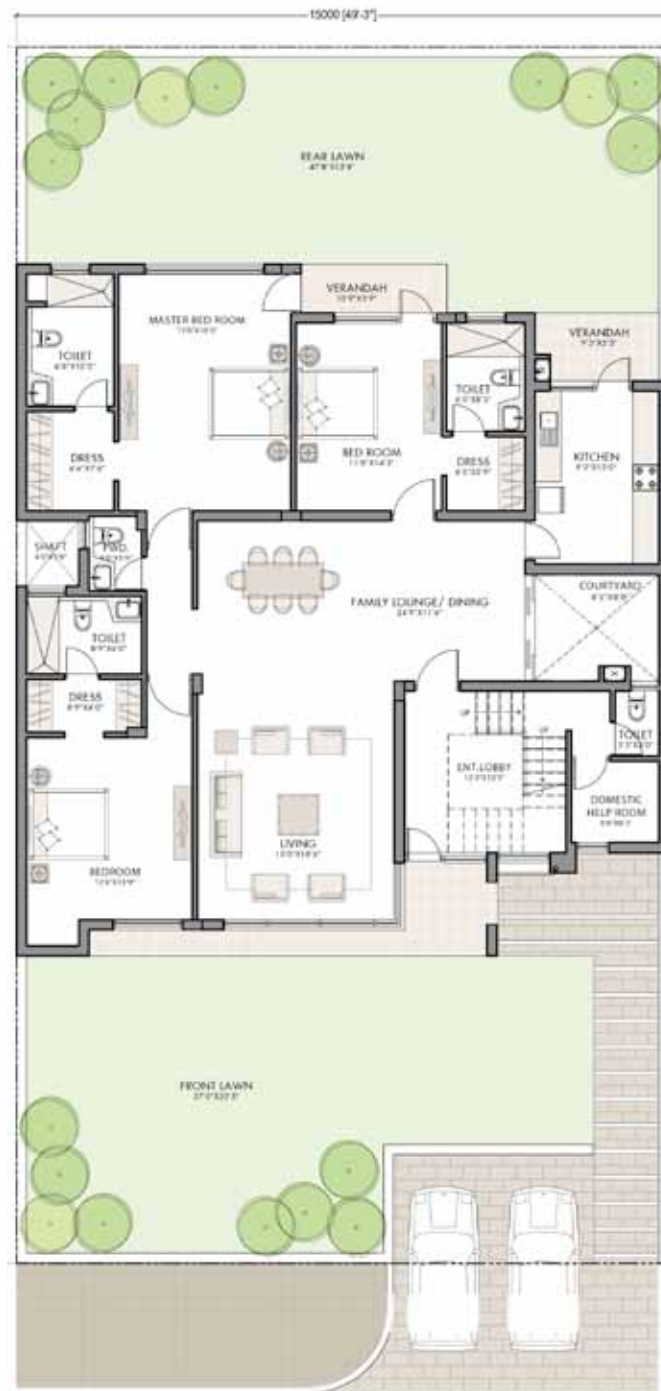
GROUND FLOOR  
Super Area = 2406 sq. ft.



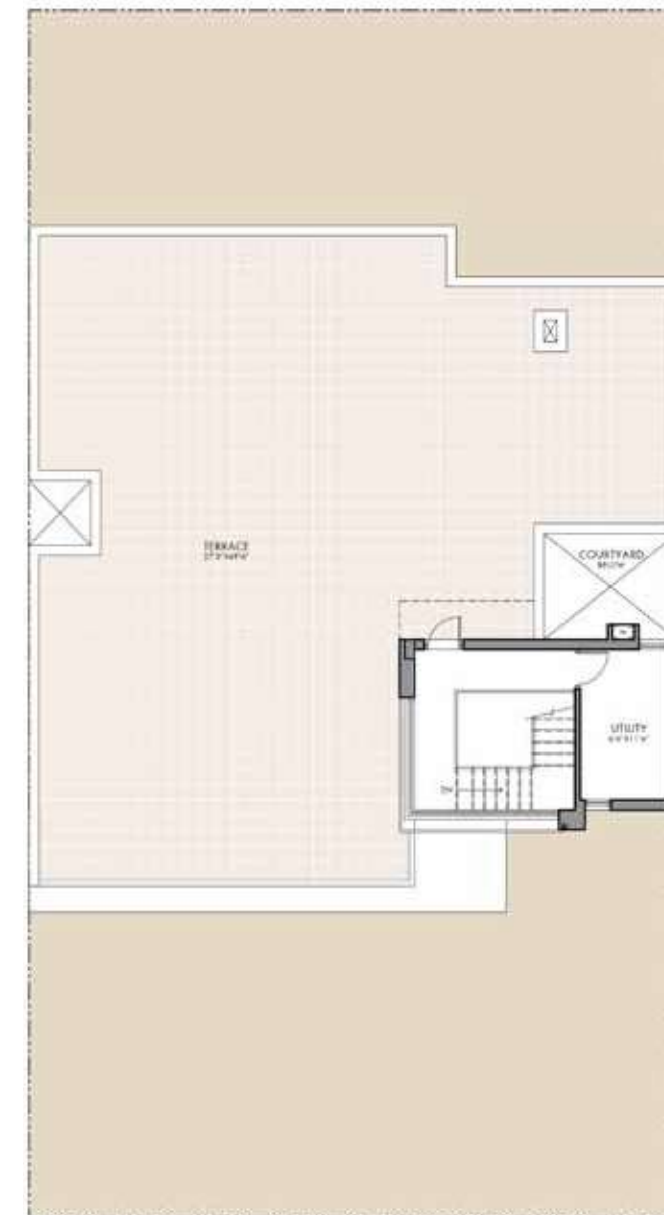
FIRST FLOOR  
Super Area = 2085 sq. ft.  
Terrace Area = 240 sq. ft.



SECOND FLOOR  
Super Area = 1136 sq. ft.  
Terrace Area = 970 sq. ft.



GROUND FLOOR



FIRST FLOOR

*360 sq. yd. villa*

*360 sq. yd. duplex  
Type C*



TYPE C 360 sq. yd. (300 sq. mt.) Duplex

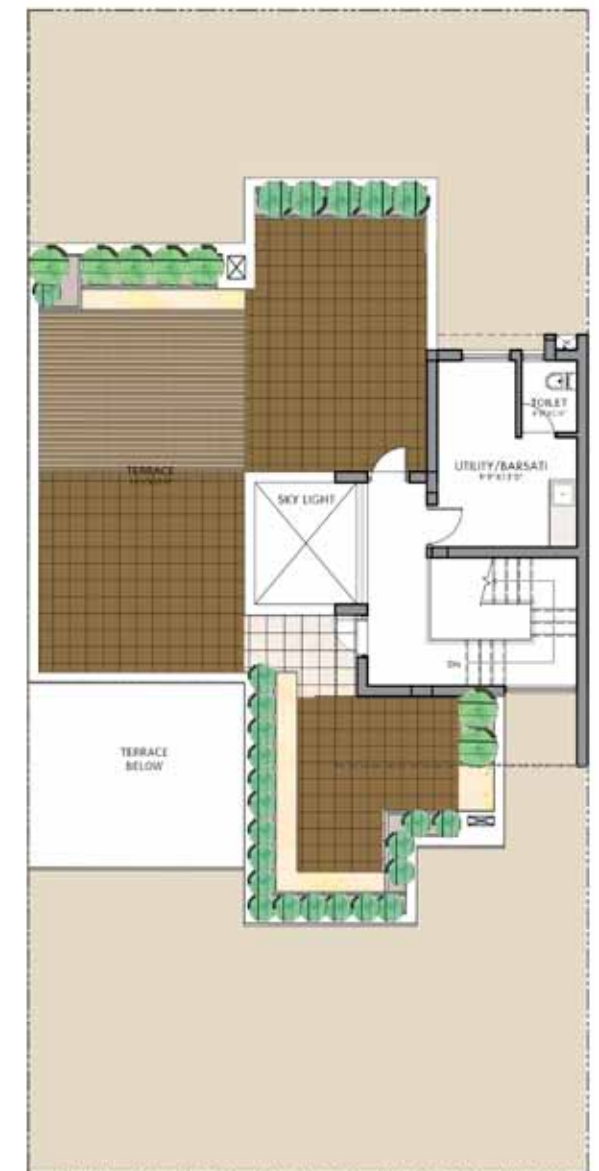
Super Area = 3695 sq. ft.  
Terrace Area = 1075 sq. ft.



GROUND FLOOR  
Super Area = 1725 sq. ft.



FIRST FLOOR  
Super Area = 1515 sq. ft.  
Terrace Area = 190 sq. ft.



SECOND FLOOR  
Super Area = 455 sq. ft.  
Terrace Area = 885 sq. ft.

*360 sq. yd. villa*

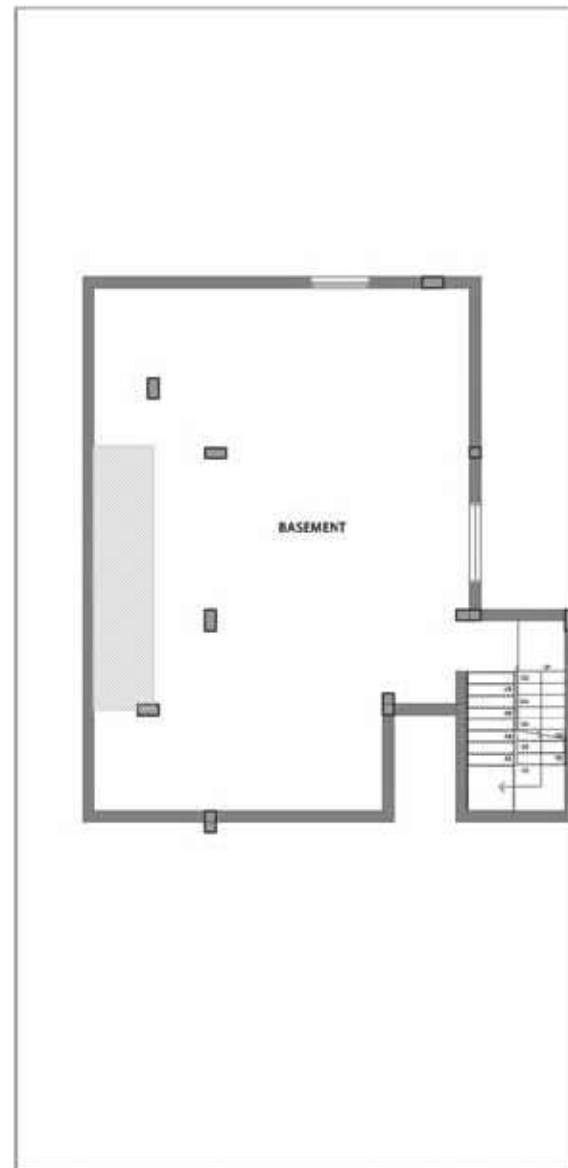
*360 sq. yd. simplex  
Type C*





TYPE C 360 sq. yd. (300 sq. mt.) Simplex with basement

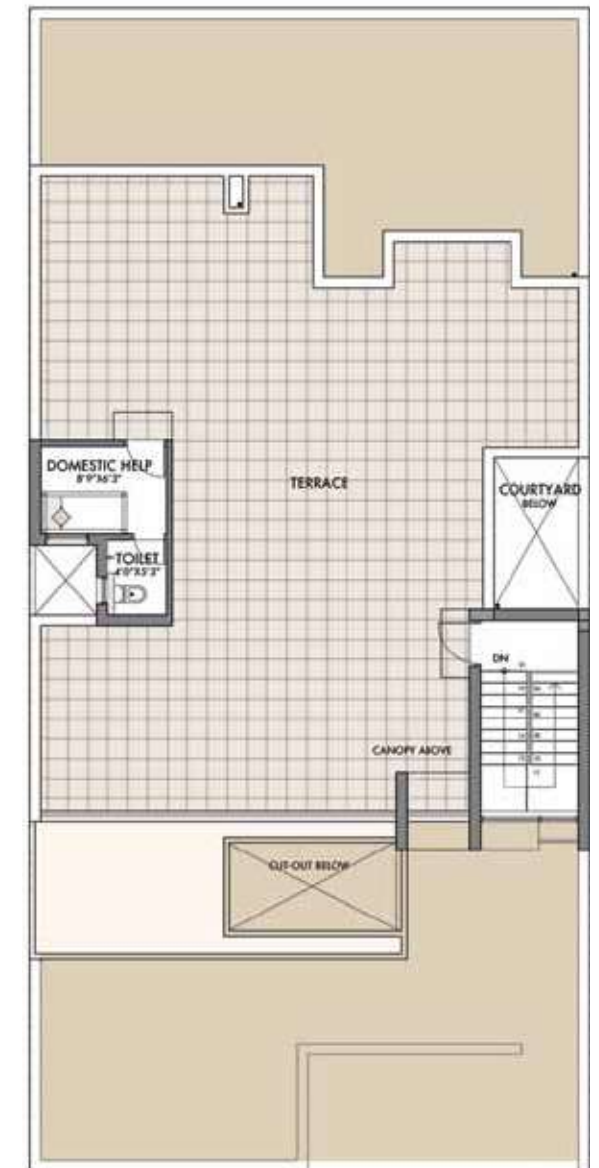
Super Area = 2141 sq. ft.  
Basement Area = 1141 sq. ft.



BASEMENT



GROUND FLOOR



FIRST FLOOR

*240 sq. yd. villa*

*240 sq. yd. simplex  
Type D1*

*240 sq. yd. duplex  
Type D1*



TYPE D1 240 sq. yd. (200 sq. mt.) Duplex

Super Area = 2760 sq. ft.  
Terrace Area = 900 sq. ft.



GROUND FLOOR  
Super Area = 1291 sq. ft.



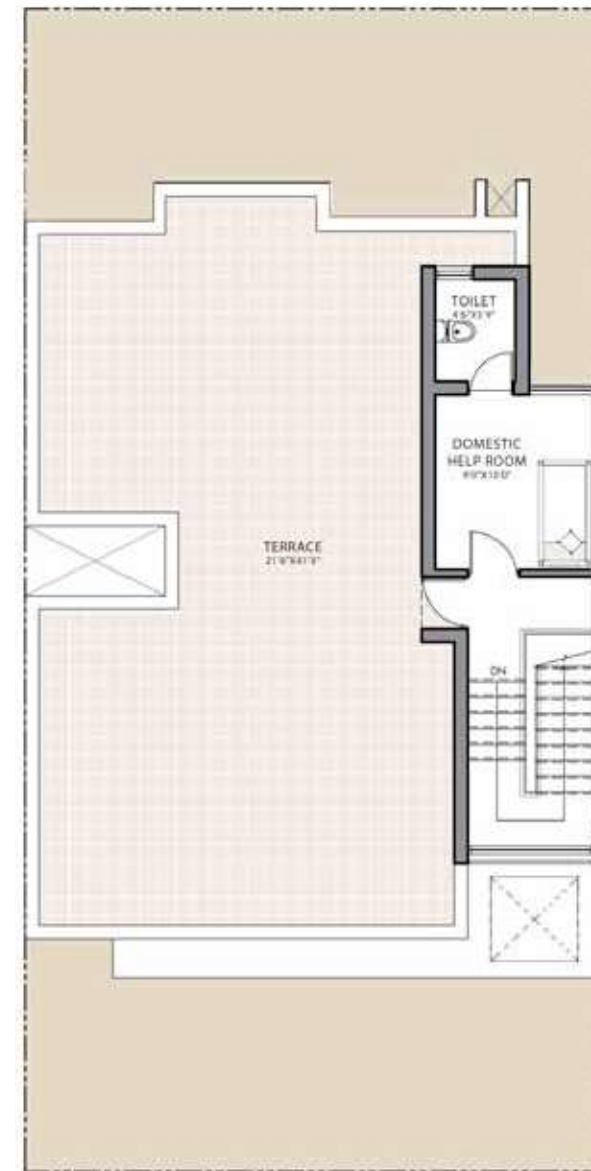
FIRST FLOOR  
Super Area = 1141 sq. ft.  
Terrace Area = 145 sq. ft.



SECOND FLOOR  
Super Area = 328 sq. ft.  
Terrace Area = 755 sq. ft.



GROUND FLOOR



FIRST FLOOR

*240 sq. yd. villa*

*240 sq. yd. simplex  
Type D2*

*240 sq. yd. duplex  
Type D2*



TYPE D2 240 sq. yd. (200 sq. mt.) Duplex

Super Area = 2810 sq. ft.  
Terrace Area = 930 sq. ft.



GROUND FLOOR  
Super Area = 1291 sq. ft.



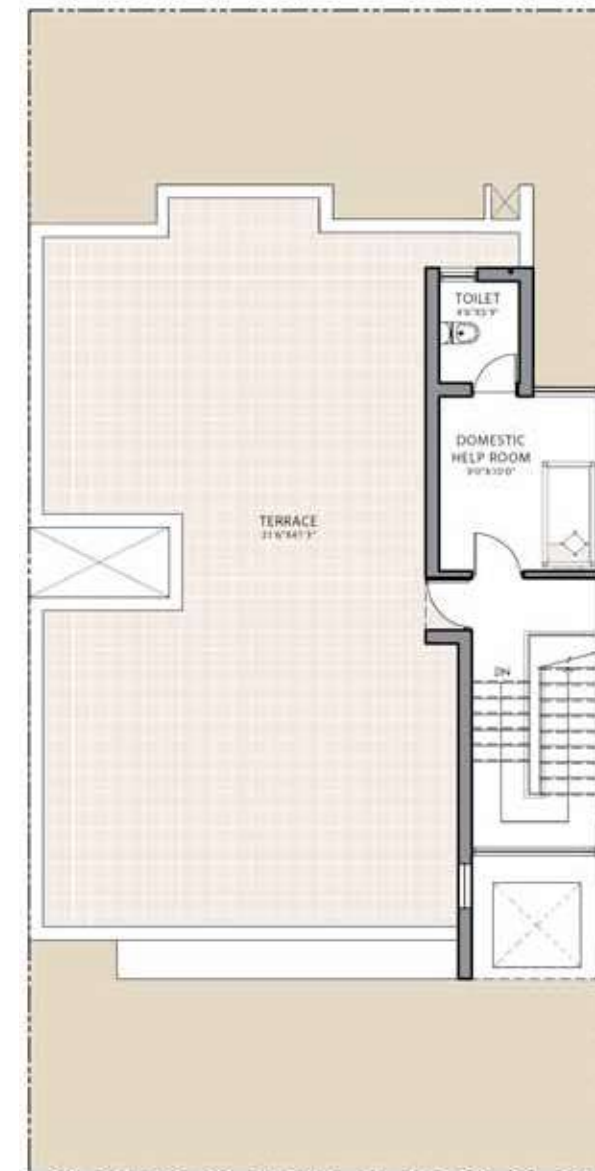
FIRST FLOOR  
Super Area = 1191 sq. ft.



SECOND FLOOR  
Super Area = 328 sq. ft.  
Terrace Area = 818 sq. ft.



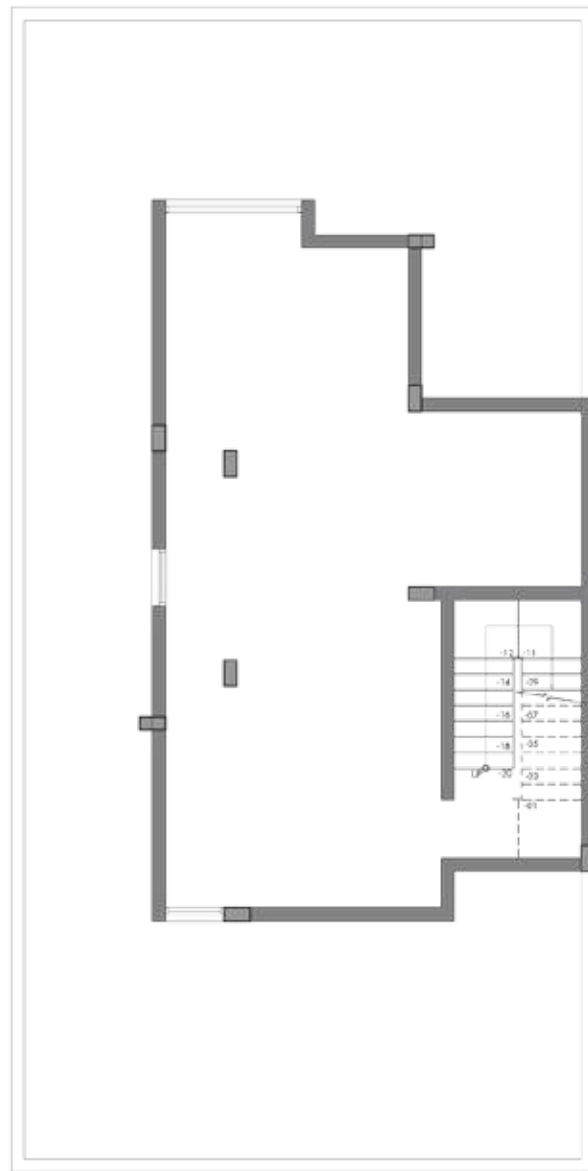
GROUND FLOOR



FIRST FLOOR

TYPE D2 240 sq. yd. (200 sq. mt.) Simplex with basement

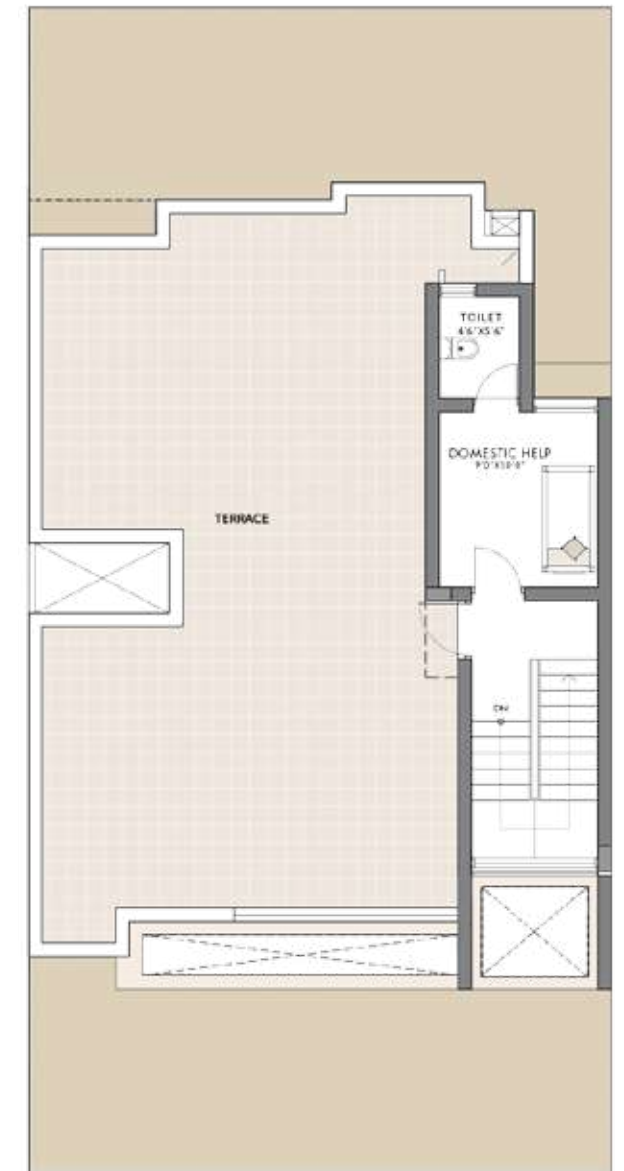
Super Area = 1652 sq. ft.  
Basement Area = 870 sq. ft.



BASEMENT



GROUND FLOOR



FIRST FLOOR



## SPECIFICATIONS

The details that speak volumes about your villa

### *Wall finish*

External

Designer elevations with a combination of high-end finishes such as composite wood, imported marble, toughened glass, stucco and texture paint

Internal

Acrylic emulsion on POP base

### *Flooring*

Living & dining & family lounge

Imported marble

Bedrooms

Laminated wood from Pergo or equivalent

Kitchen & bathrooms

Premium anti-skid tiles

Balconies & terraces

Premium anti-skid tiles

Staircase

Marble

Domestic help room/utility

Vitrified tiles

### *Kitchen*

Dado

Select Porcelain/ceramic tiles upto 600 mm above counter and 1400 mm from floor finish on other walls

Fittings

Granite counter with recessed double bowl stainless steel sink & drainer CP fittings from Kohler/Roca/Jaquar or equivalent

### *Toilets*

Dado

Select porcelain/ceramic tiles upto ceiling

Fixture & fittings

White sanitary fixtures from Kohler/Roca or equivalent, CP fittings from Kohler/Roca/Jaquar or equivalent, glass partition in shower areas, wall hung WCs, Indian WC in domestic help/utility toilet, pipeline for geyser

### *Doors & windows*

Main door

Polished teakwood frame with panelled door shutters

Internal doors

Seasoned hardwood frame with melamine 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*

All-weather VRV air-conditioning from Daikin or equivalent, false ceiling in limited areas for indoor units

### *Power back-up*

100% back-up

### *Security*

Video door phone at the main entrance

### *Elevator*

1 exclusive elevator for 500 sq. yd. duplex villa

## CLUB HOUSE

Unwind and relax after a hectic day, at the modern clubhouse. With hoards of amenities, you have yet another opportunity to spend quality time with yourself and your loved ones. Within your vicinity is a state-of-the-art clubhouse, so wrap yourself in complete luxury.

Gymnasium

Swimming pool with changing rooms

Steam, sauna & jacuzzi

Pool/billiards table, table tennis

Multipurpose hall for yoga, meditation and gatherings

TV lounge

Pantry

Kids' play area

Pool side party area

### *Sports Facilities*

Squash court

Tennis court

Open badminton courts

Open basketball court

Space for you to converse, share, indulge and celebrate



*Bountiful  
landscape to  
soothe your  
mind*



Themed gardens

## *Unitech*

Established in 1972 as a soil investigation company, Unitech Ltd. entered the Real Estate Development Industry in 1986 with its first real estate project – South City, spread over 300 acres in Gurgaon. Today, the company is a leading Real Estate Developer with operations across all the major cities in the Indian subcontinent and expertise in developing large-scale projects in the Residential, Commercial and Retail segments.

Unitech's residential development portfolio spans the entire value chain – from top-of-the-line luxury housing to affordable housing. Unitech has experience in developing and leasing IT/ITes and commercial office spaces in its Grade 'A' complexes. Not only this, they have also developed world-class malls – Metro Walk in Rohini and The Great India Place in Noida have been triumphant ventures. Suffused with success, Unitech expects to have malls in many more cities across the country.





Unitech Karma Lakelands, Gurgaon



The Great India Place, NOIDA



Escape, Gurgaon



Unitech Commercial Towers, Gurgaon

Be it firms like SOM, Callison or HOK - Unitech has a history of successful partnerships with leading global organisations. Its blue-chip customer portfolio in real estate includes clients like Fidelity, HSBC, Sun Life, Marriott, Reebok, IBM, RBS, Ernst & Young, Bank of America and LG.

Unitech was the first real estate developer to have been certified ISO 9001:2000 in North India. The Unitech brand is well recognised in India and was conferred with the title of "Superbrand" by Superbrand India in 2009. Unitech has been chosen as a Power Brand 2010-2011 by the Indian Consumer under the Realty category. As per a survey by Business World, Unitech has been ranked 13th amongst the fastest growing companies in India (2010). It is also a recipient of CW Architect and Builders Award, 2008 for being one of India's top 10 builders. Brand Unitech was also recognised as a Realty Mogul for being an admired brand in the real estate industry by Planman Media in 2012.

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**unitech**



**NIRVANA COUNTRY 2**