

See what life can be



### Unitech Grande, Noida Expressway

Unitech Grande is visualized to be one of the best projects in Asia built by a dream team of 10 international architects, designers and planners. Compellingly rising over Noida and spread across 347 acres of prime land at one of the most superior locations that Delhi NCR has to offer, Unitech Grande offers an upscale residential lifestyle, overlooking a Greg Norman Signature Golf Course. One of the lowest density projects in the entire region, Unitech Grande offers its residents a picturesque and tranquil surrounding along with the best possible modern amenities.

#### Features:

- Fantastic skyline with 8 iconic towers upto 45 stories high & personal plunge pools with select apartments
- Greg Norman Signature golf course with an exclusive golf club
- 100 acres of landscaped greens with 12 theme gardens
- Every apartment with the splendid view of the golf course.
- An integrated sports complex replete with sports

facilities, indoor volleyball, various squash courts, indoor all-weather swimming pool, spa & gymnasium and a food and nutrition center

- Habitat centre comprising a convention centre, a 400 seated auditorium, various conference rooms, F & B outlets, multi cuisine food courts, bowling alleys, an art gallery and a library among others
- A multitude of clubs and fitness centers comprising lounge bars, cafeterias, theatres, spas and gymnasiums.
- Ultra modern 200-bed hospital with attached clinics, to be run by a leading professionally managed chain of hospitals
- Modern education facilities comprising 3 schools with most modern amenities and facilities
- State-of-the-art security features
- Leading International Consultants: Callison, RMJM & HOK (architects), EDAW & SWA (landscaping), Greg Norman Golf Course Design, MVA (transport and traffic management)



## Project Deatils

**Location** : Sectors 96, 97 and 98

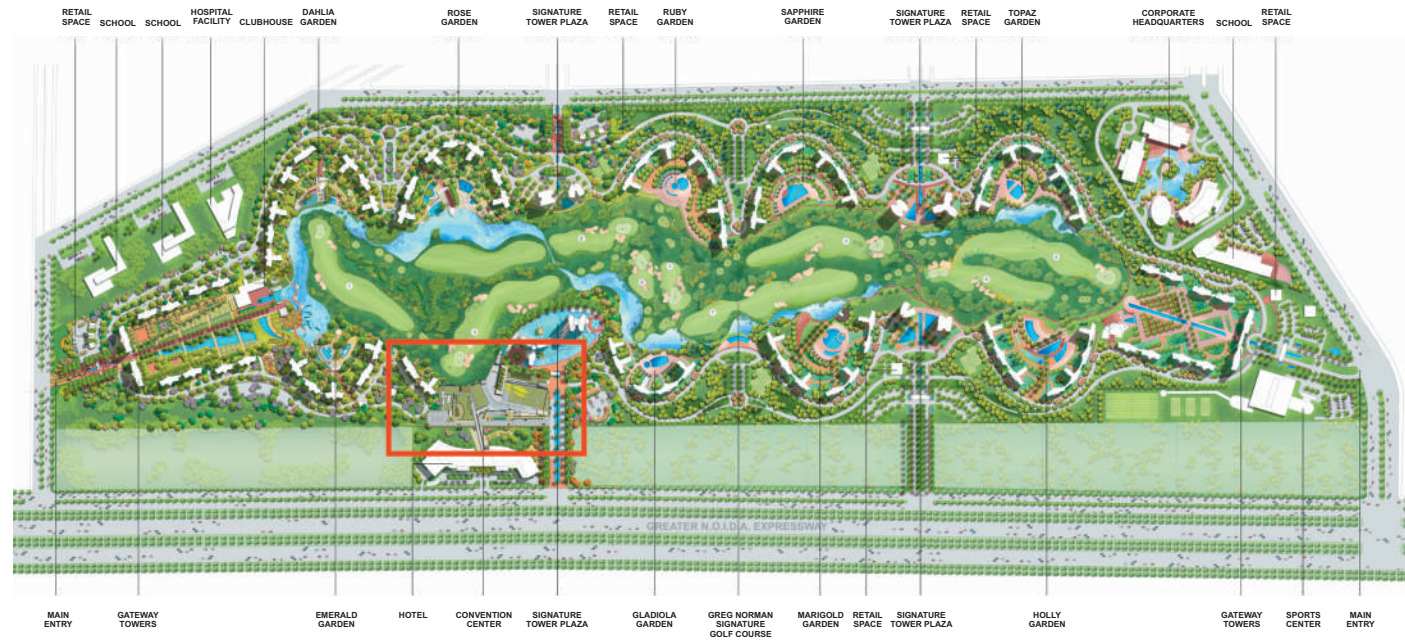
**Connectivity** : Located at the beginning of Noida Expressway with a 15 minutes ride to South Delhi, barely 5 minutes drive from DND Flyover

**Unit Type** : 3 & 4 bedroom apartments, duplexes and triplexes

**Size** : 2120 sq. ft. - 3799 sq. ft.

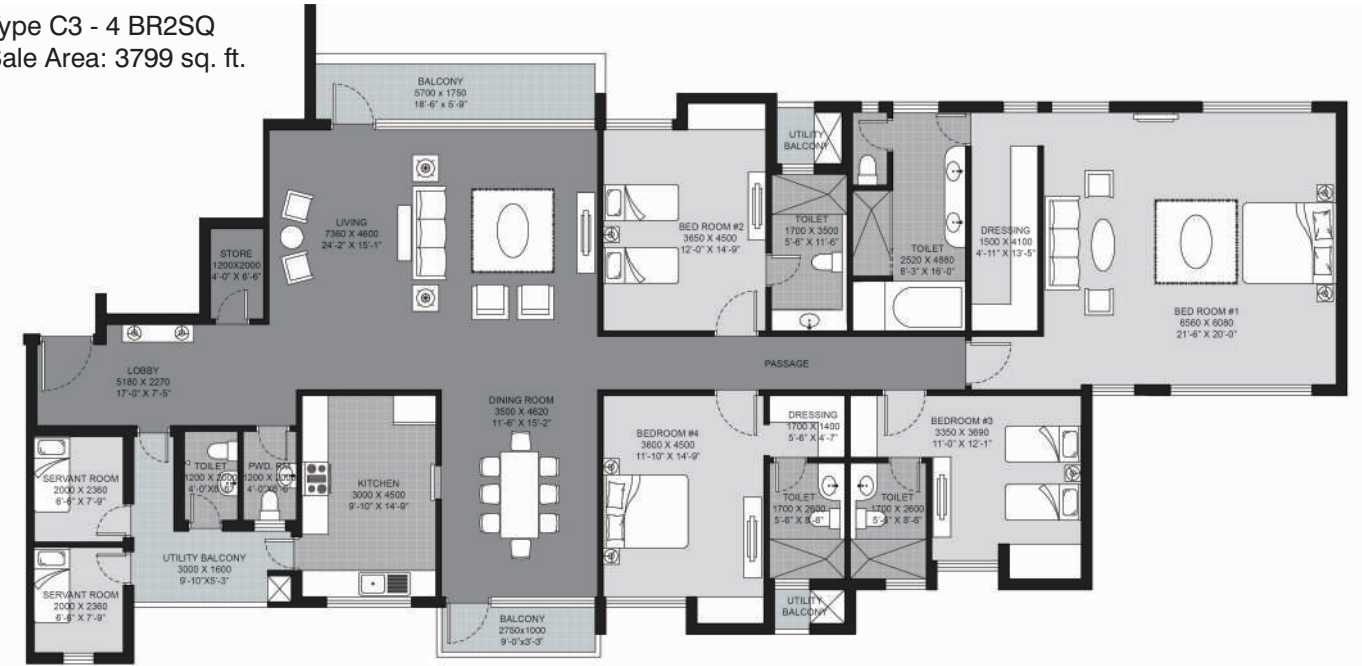


## Master Plan



## Floor Plan

Type C3 - 4 BR2SQ  
Sale Area: 3799 sq. ft.



Other apartment options available:

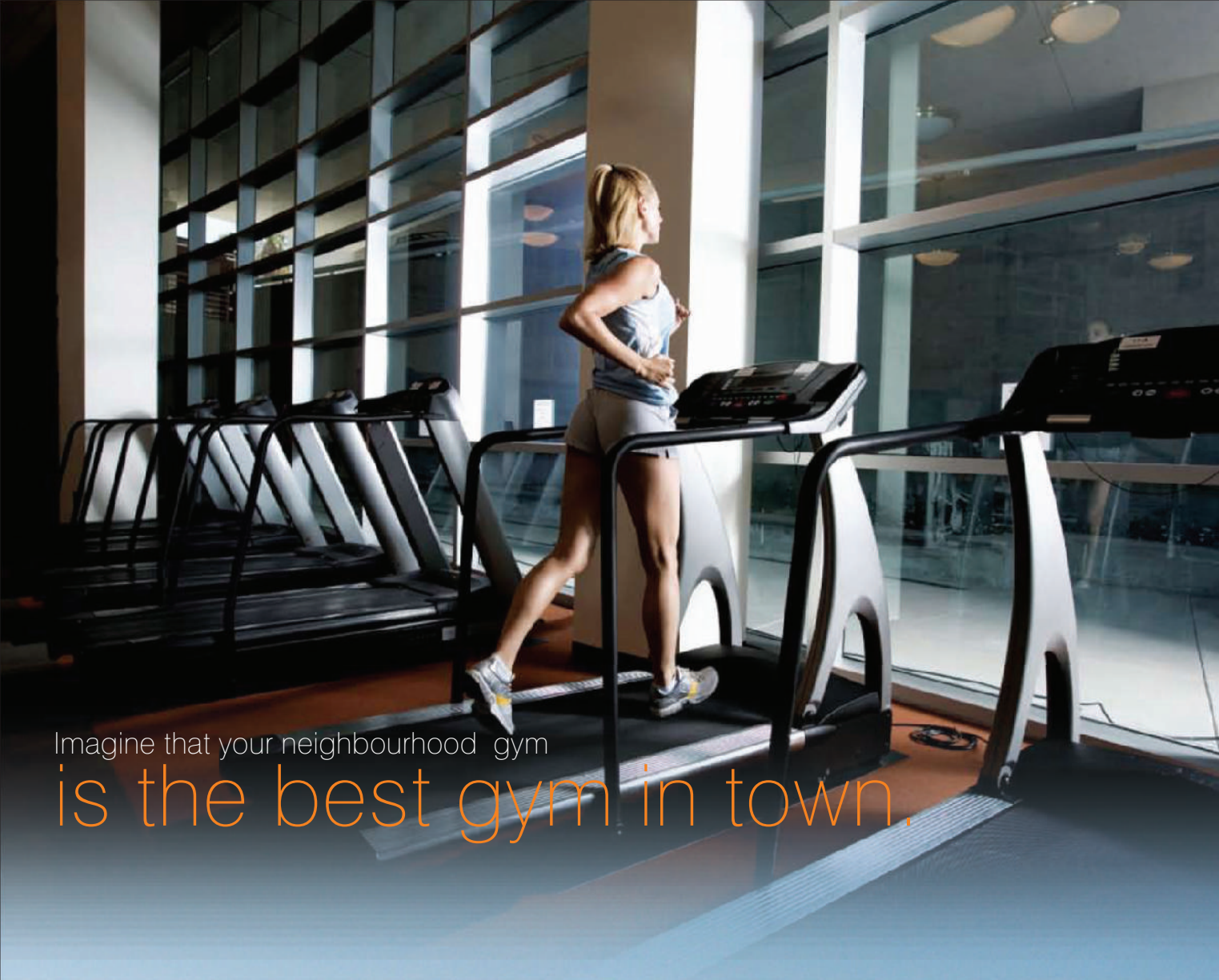
Type C4 - 4BR2SQ Sale Area: 3473 sq. ft. Additional Terrace Area: 317 sq. ft.	Type C2 - 4BR2SQ Sale Area: 3473 sq. ft.	Type C1 - 4BR2SQ Sale Area: 3272 sq. ft.		
Type B3 - 3BR3SQ Sale Area: 2810 sq. ft.	Type B4 - 3BR3SQ Sale Area: 2557 sq. ft. Additional Terrace Area: 245 sq. ft.	Type B2 - 3BR3SQ Sale Area: 2557 sq. ft.	Type B6 - 3BR3SQ Sale Area: 2516 sq. ft.	Type B1 - 3BR Sale Area: 2334 sq. ft.
Type A3 - 3BR3SQ Sale Area: 2625 sq. ft.	Type A2 - 3BR3SQ Sale Area: 2372 sq. ft.	Type A4 - 3BR3SQ Sale Area: 2372 sq. ft. Add. Terrace Area: 245 sq. ft.	Type A5 - 3BR3SQ Sale Area: 2230 sq. ft.	Type A1 - 3BR Sale Area: 2120 sq. ft.

## Project Specifications

Structure		Earthquake resistant RCC framed construction
Wall Finishes	External Internal Servant's Room Lift Lobbies	Combination of metal panels, glass and stucco Living / dining / bedrooms: Painted in pleasing shades of acrylic emulsion paint Oil bound distemper Selected marble / granite cladding & acrylic emulsion paint
Flooring	Living/Dining Bedrooms Servant's Rooms Lift Lobbies	Imported marble flooring Laminated / wooden flooring and imported marble flooring Ceramic tiles Selected granite / marble
Kitchen	Flooring Dado	Modular kitchen with refrigerator / oven / chimney / hob Stone / anti skid tiles Wall tiles and acrylic emulsion paint
Toilets / Powder Room	Flooring Dado Fixture / Fitting	Stone / anti skid tiles Stone / wall tiles full height to ceiling level Premium white sanitary fixtures, premium C.P. fittings, bathtub with jacuzzi fittings and his & her basins in master bathroom Shower stalls / bathtub in attached bathrooms
Doors		Seasoned hardwood frames with solid core flush door with veneer
Ironmongery		Stainless steel / brass finished handles and latches
Windows		Powder coated / anodized aluminium glazing
Glass		Toughened glass to enhance 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 modular plastic switches and protective MCB's. Elevators in triplex apartments
Air Conditioning		Air conditioning in all apartments and lobbies
Amenities		Power backup, video door phone, CCTV, panic alarm, intercom to security gate and tower entry. Dedicated high speed internet connection in all apartments. Gas pipelines in all apartments. Hi-end security
Main Lobby	Flooring Wall	Composition of stone and wooden flooring Composition of stone, wooden paneling and acrylic emulsion paint
Swimming Pool / Plunge Pool		Glass tiles / hand made tiles
Landscape		Reflecting pool, deck with metal trellis, sculpted garden and main entrance plaza

Note: All floor plans, sitemap, and specifications are tentative in nature and are subject to revision.





Imagine that your neighbourhood gym  
**is the best gym in town.**



Imagine your own  
**golf course**

## Location Map



## The Promoter

Unitech is one of India's leading real estate developers reputed for its fine design & construction. Its corporate philosophy is built on trust and commitment. Since its inception in 1972, Unitech Ltd. has come a long way turning many a barren land into landmarks. The first winner of the ISO 9001:2000 certification in north India, Unitech has created cutting edge residential complexes.

Unitech's efforts in establishing world-class standards and quality in real estate development have been highly appreciated. Spreading its wings across the nation, Unitech has made its presence felt in Delhi, Gurgaon, NOIDA and Greater Noida, Bangaluru, Kolkata, Lucknow, Mumbai, Chennai, Varanasi, Hyderabad, Mohali and Agra.



**unitech**<sup>®</sup>

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