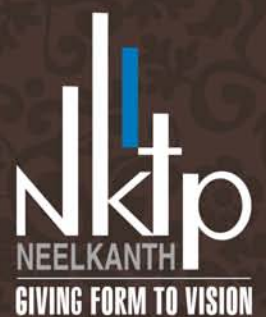


# OURANIA

*One of a kind*



CREATING  
LANDMARKS



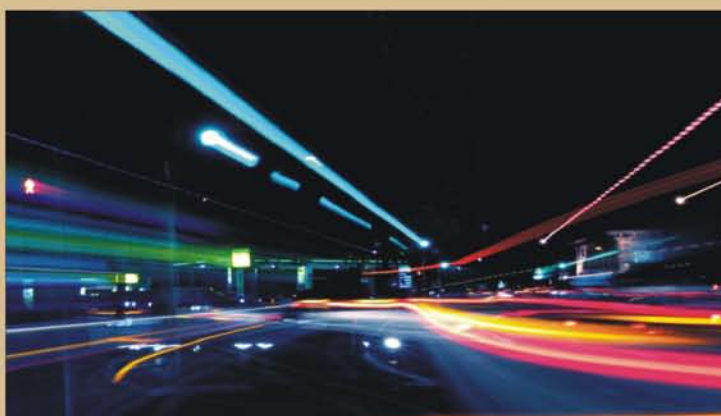


# OURANIA

*One of a kind*

NKTP presents OURANIA, one of a kind, a premium address on Golf Course Road, Gurgaon. Luxury condominiums with modern amenities and aesthetically landscaped gardens, specially designed for elite and a selected few. Located amidst serene surroundings to shower you with comforts and unparalleled lifestyle.

Come live your dream to own a home at an exclusive address.



## GURGAON

Be a part of BOOM TOWN !

- Just 10 Kms. from Indira Gandhi International Airport, Gurgaon is the most rapidly expanding township in NCR
- Unmatched connectivity with NCT of Delhi through NH-8 and Delhi Metro
- Most sought after residential address in NCR
- Boasts a number of residential sectors with state of the art premium residential projects
- Houses a number of Commercial Malls, Industries, Educational Institutions, Hospitals, Hotels, Restaurants and various recreational facilities

## NKTP

Share the dream with the leader !

- NKTP brings to you finest living space with quality construction and rich specifications
- NKTP with TDI offers unique and luxury condominium at prime location of Gurgaon - Golf Course Road



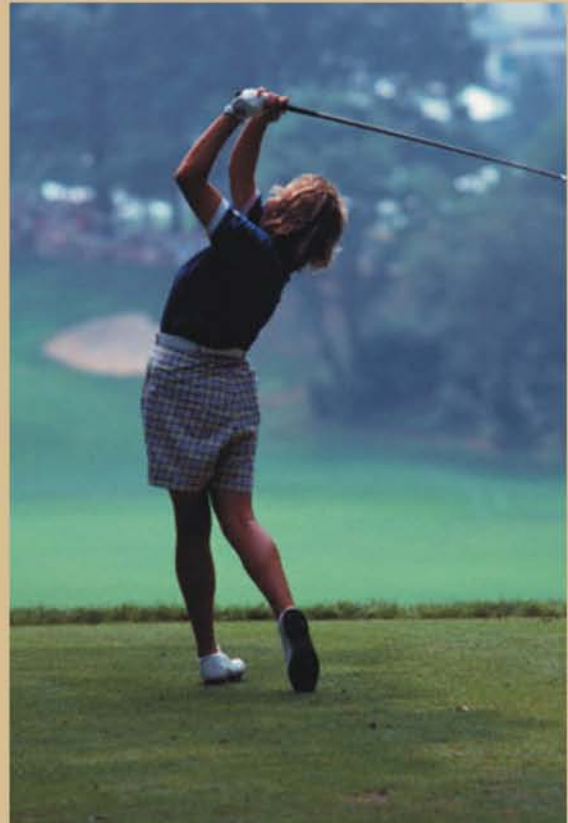




## GOLF COURSE ROAD

Be at the premium location of Gurgaon !

- Golf Course Road is the best location in Gurgaon which houses top notch premium projects, be it residential or commercial
- The location is considered as the Golf Links of New Delhi
- Throbbing with huge Commercial Malls / Shopping Arcades & Business Centres
- Home to number of Branded and Luxury Hotels
- Presence of MNC majors like American Express, Genpact, Hewitt, DELL, Ernst & Young etc.
- DLF Golf Course, the highlight of the road, is the country's first night golf course and is ranked amongst top ten in Asia
- DMRC Metro Station in close proximity
- Adjoining International standard Educational Institutions and Schools, Hospitals etc.



## OURANIA

*One of a kind*

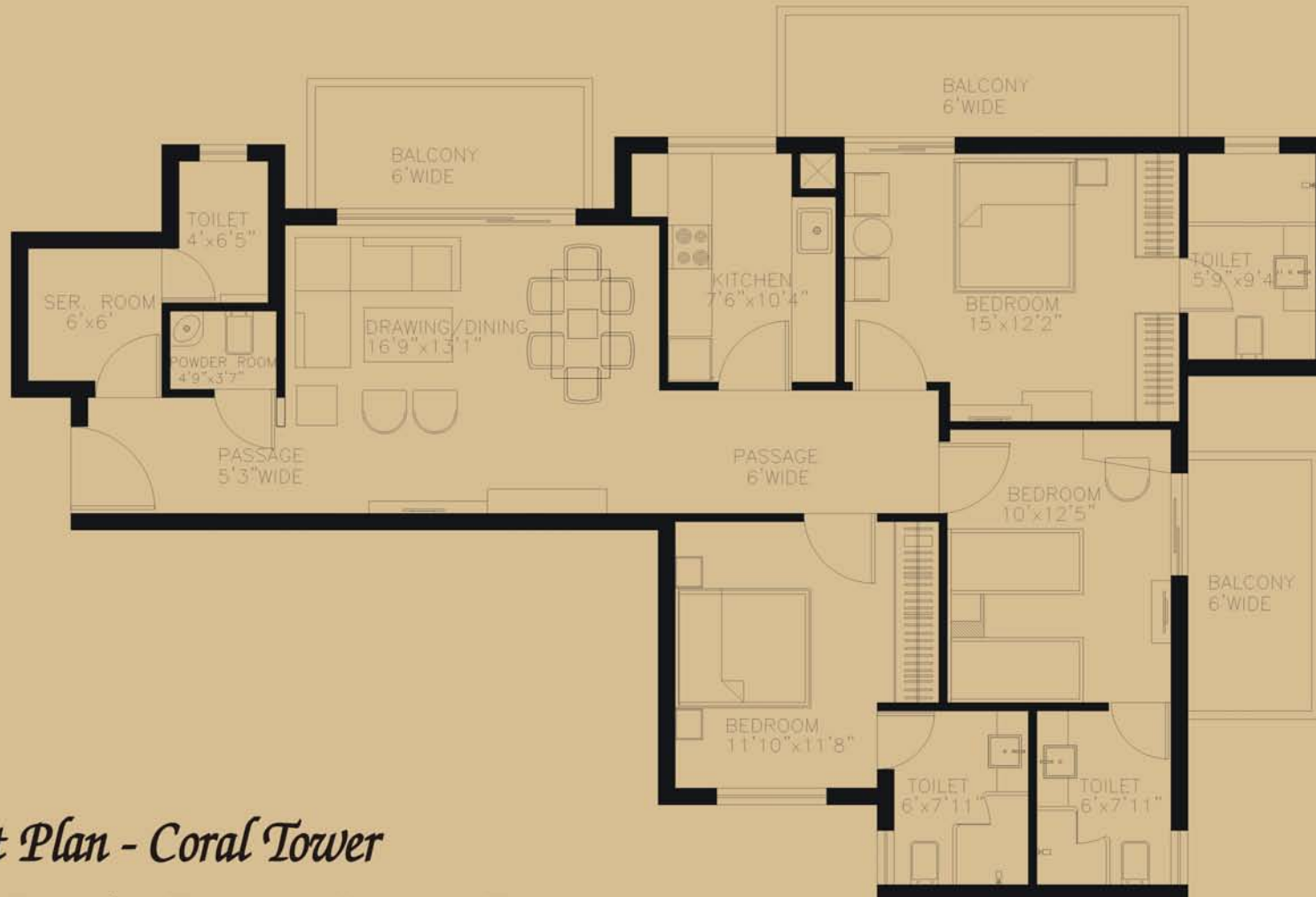
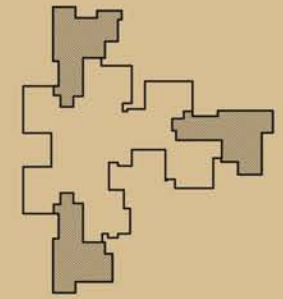
Come, live in luxury !

- Located within 3 Kms. from Metro Station, just 1 Km. from DLF Golf Course, 300 mts. from Hotel IBIS, 300 mts. from DLF South Point Mall and 100 mts. from Lancers International School



- Different layout options available to suite your needs
- Aesthetically landscaped gardens
- Basement car parking with driver's waiting area
- Grand Double Height Entrance Lobby in each tower
- Swimming pool, Wi-fi enabled Club House and CCTV Security System
- 24 Hr. water supply
- 24 Hr. power back-up





## *Layout Plan - Coral Tower*

### **3 BR + Powder Room + Servant Room**

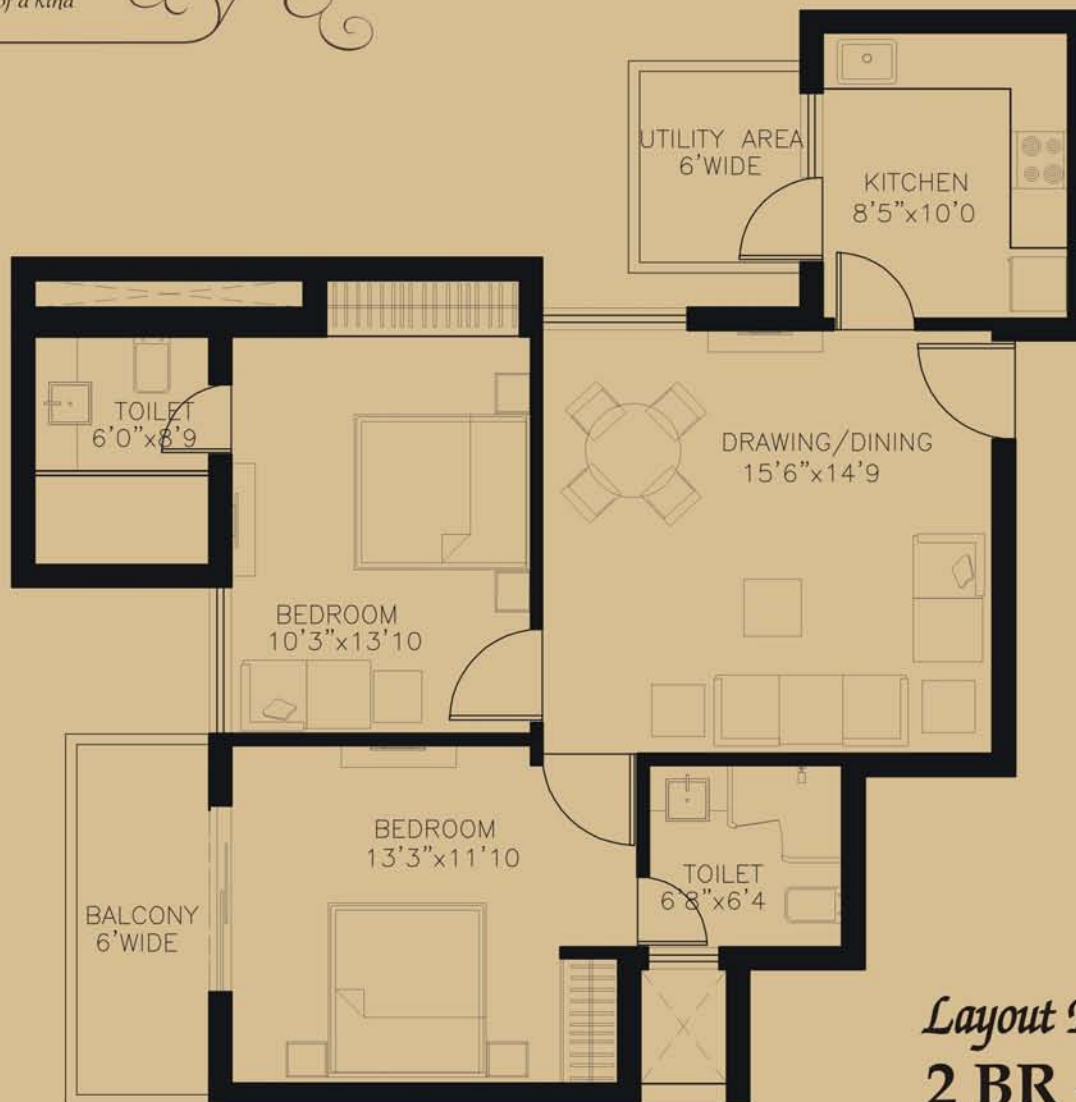
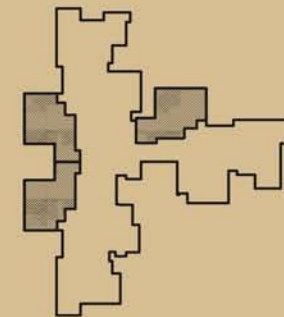
**Saleable Area = 1980 Sq. Feet Approx.**

- Layout Plan shown is indicative, not to scale and subject to change.
- Saleable area mentioned is indicative and shall be computed on pro-rata basis.



# OURANIA

One of a kind



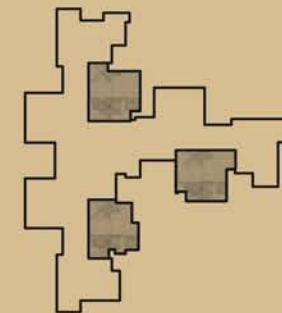
## *Layout Plan - Coral Tower* **2 BR - Type 1**

**Saleable Area = 1245 Sq. Feet Approx.**

- Layout Plan shown is indicative, not to scale and subject to change.
- Saleable area mentioned is indicative and shall be computed on pro-rata basis.







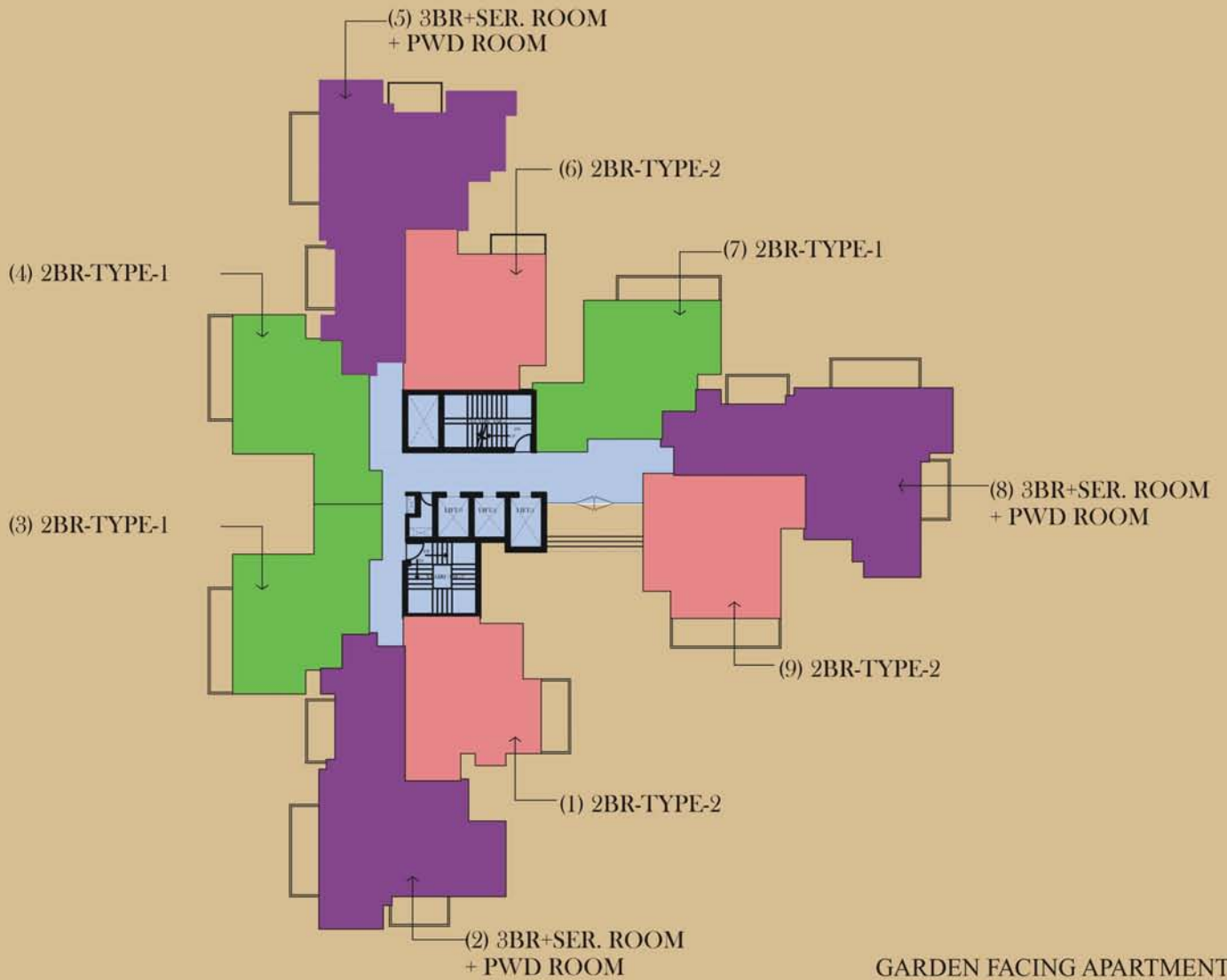
*Layout Plan - Coral Tower*

## **2 BR - Type 2**

**Saleable Area = 1165 Sq. Feet Approx.**

- Layout Plan shown is indicative, not to scale and subject to change.
- Saleable area mentioned is indicative and shall be computed on pro-rata basis.





GARDEN FACING APARTMENT  
(2), (3), (4), (5)

COURT FACING APPARTMENT  
(1), (8), (9)





<b>Flooring</b>	Living / dining / bedrooms Balconies Common areas & staircase Lift lobby	Vitrified tile flooring, Laminated wooden flooring in bedrooms Ceramic Tiles Stone / marble /tiles Stone / vitrified tiles
<b>Wall</b>	External Internal Lift lobby	Exterior paint Oil bound destemper Combination of stone & paint
<b>Kitchen</b>	Kitchen counter Wall finishes Flooring	Granite counter with stainless steel sink with drain board Ceramic tiles up to 2 feet above the counter Ceramic tile flooring
<b>Doors</b>	Internal  External Main Doors	Seasoned hardwood frames with moulded European style shutters  Anodized / powder coated aluminium doors Seasoned hardwood frames with moulded European style shutters
<b>Toilet fittings</b>	Wall Flooring Fittings	Ceramic tiles up to 7 feet height Ceramic tile flooring EWC & wash basin in white colour, single lever CP fitting, granite counters
<b>Windows</b>		Anodised / powder coated aluminium Windows
<b>Telephone</b>		One telephone jack each in living room and master bedroom, intercom facility to each flat in living room
<b>Air Conditioning</b>		Air-conditioned apartment
<b>Power back-up</b>		24x7 power back-up







<b>Flooring</b>	Living / dining / bedrooms	<b>Laminated wooden flooring in bedrooms, Marble flooring in living &amp; dining areas</b>
	Balconies	Ceramic Tiles
	Common areas & staircase	Stone / marble /tiles
	Lift lobby	Stone / vitrified tiles

<b>Wall</b>	External	Exterior paint
	Internal	<b>Acrylic Emulsion paint on POP Punning</b>
	Lift lobby	Combination of stone & paint

<b>Kitchen</b>		<b>Internationally styled modular kitchen</b>
	Kitchen counter	Granite counter with stainless steel sink with drain board
	Wall finishes	Ceramic tiles up to 2 feet above the counter
	Flooring	Ceramic tile flooring

<b>Doors</b>	Internal	Seasoned hardwood frames with moulded European style shutters
	External	Anodized / powder coated aluminium doors
	Main Doors	Seasoned hardwood frames with moulded European style shutters

<b>Toilet fittings</b>	Wall	Ceramic tiles up to 7 feet height
	Flooring	Antiskid ceramic tile flooring
	Fittings	EWC & wash basin in white colour, single lever CP fitting of Jaquar make or equivalent, granite counter, pipelines for geyser

<b>Windows</b>		Anodised / powder coated aluminium Windows
----------------	--	--

<b>Telephone</b>		One telephone jack each in living room and master bedroom, intercom facility to each flat in living room
------------------	--	--

<b>Air Conditioning</b>		Air-conditioned apartment
-------------------------	--	---------------------------

<b>Power back-up</b>		24x7 power back-up
----------------------	--	--------------------



# Location Map





*Giving form to vision*



CREATING  
LANDMARKS



**Neelkanth Town Planners Pvt. Ltd.**

Ourania, Main Golf Course Road, Near IBIS Hotel, Sector - 53, Gurgaon

Tel. : 0124 - 2577003 - 04 Mobile : 098735 62161 E-mail : sales@nktp.com Website : nktp.com