

UNITECH BUSINESS ZONE

AN ATTRACTIVE INVESTMENT OPPORTUNITY

UNITECH ARCADIA

NIRVANA COURTYARD



GRADE - A COMMERCIAL OFFICE SPACE WITH STATE-OF-THE-ART FACILITIES

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UNITECH BUSINESS ZONE, NIRVANA COUNTRY, GOLF COURSE EXTN. ROAD, GURGAON

UNITECH BUSINESS ZONE IS A GRADE - 'A' COMMERCIAL OFFICE COMPLEX THAT PROVIDES A HOST OF STATE-OF-THE-ART FACILITIES FOR MODERN DAY OFFICE SPACES. THE BUSINESS COMPLEX IS PROPOSED TO BE EQUIPPED WITH FOOD COURT, RESTAURANTS, ATMS, COFFEE SHOPS, BANKS ETC.



FEATURES

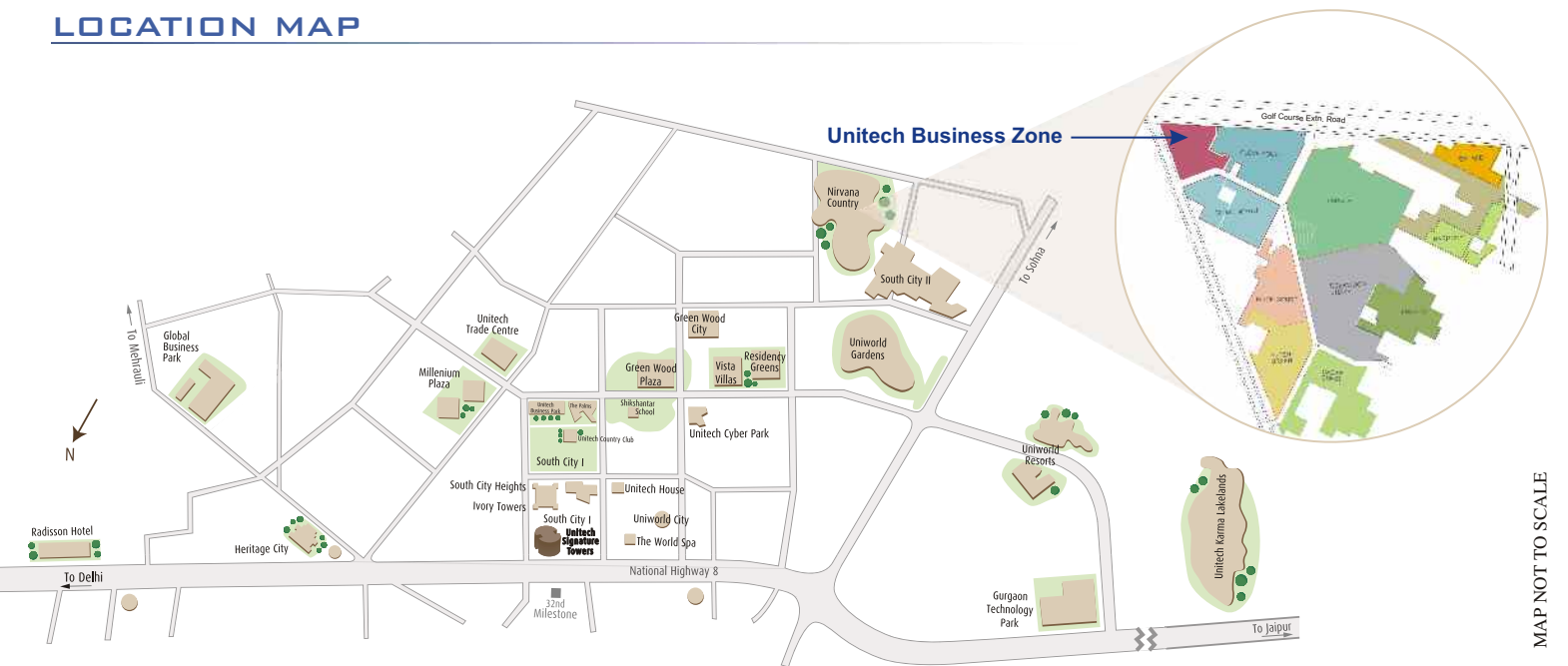
- Grade - A Office Space with Large Floor Plates
- 3 Level Basement Car Park
- 100% Power Back-up
- Centralized Air-Conditioning
- 24 hour Video Surveillance
- Security Access Control
- State-of-the-art Fire Detection & Control System
- Building Management System (BMS)
- Aesthetically Designed Atriums
- External Façade in a combination of:
 - Double Glaze Glass
 - Aluminum Cladding
 - Stone
- Contemporary Landscape Design

PROJECT DETAILS

Total Land Area	: 6 acres (approx)
Total Planned Development	: 5,76,000 sq. ft. (approx) for 3 towers
Proposed Tower	: Tower - C (Ground + 14 floors)
Typical Unit Size	: 1400 sq. ft. - 1700 sq. ft.
Projected Date of Handover	: Quarter 4, 2009



LOCATION MAP



LOCATION ADVANTAGES

- Project is located on the main Golf Course Extension Road.
- Pre-eminent Business address with presence of MNCs including Genpact, E&Y, Dell, American Express amongst others.
- Excellent connectivity via NH-8 Expressway and proposed Metro Rail line.
- Promotes "walk to work" with many hi-end Residential, Retail & UniCommercial developments in the immediate vicinity.

ABOUT UNITECH COMMERCIAL PROJECTS

Unitech has an experience of developing and leasing more than 5 million sq. ft. of commercial and IT/ITES spaces in its world-class office complexes like Cyber Park, Signature Towers, Global Business Park, Unitech Business Park, Unitech Trade Centre, Millennium Plaza and Infocity. Unitech has partnered with Internationally acclaimed architects and design consultants like Callison Inc. (USA), RMJM (UK), SWA, HOK (USA) and many others.

Established in 1972, Unitech today is a leading real estate company in India. From being a National Capital Region (NCR) focused real estate developer, Unitech has very quickly established a pan India presence. Unitech is an established market leader in NCR & Kolkata and endeavors to attain leadership in every market that it operates in. Unitech has the most diversified product mix comprising of Residential, Commercial / Information Technology (IT) Parks, Retail, Amusement Parks, Hotels and SEZs. Unitech is known for the quality it delivers and is the first real estate developer to attain ISO 9001 : 2000 certification in North India.



ABOUT PIONEER

A part of the Kolkata based Periwai Group, Pioneer Urban Land & Infrastructure Ltd. develops both residential and commercial complexes. Today it is the name behind some of the most successful real estate projects in the NCR.

Unitech Ltd. & Pioneer Urban Land & Infrastructure Ltd. have together brought some marvelous residential projects in NCR, like Vista Villas, Greenwood City, South City-II & Nirvana Country.

