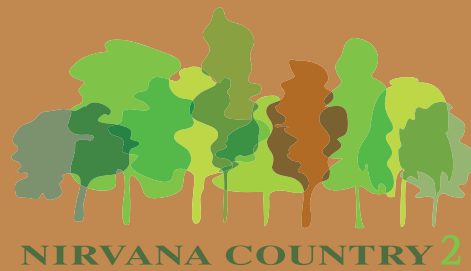




ESPACE *Première*



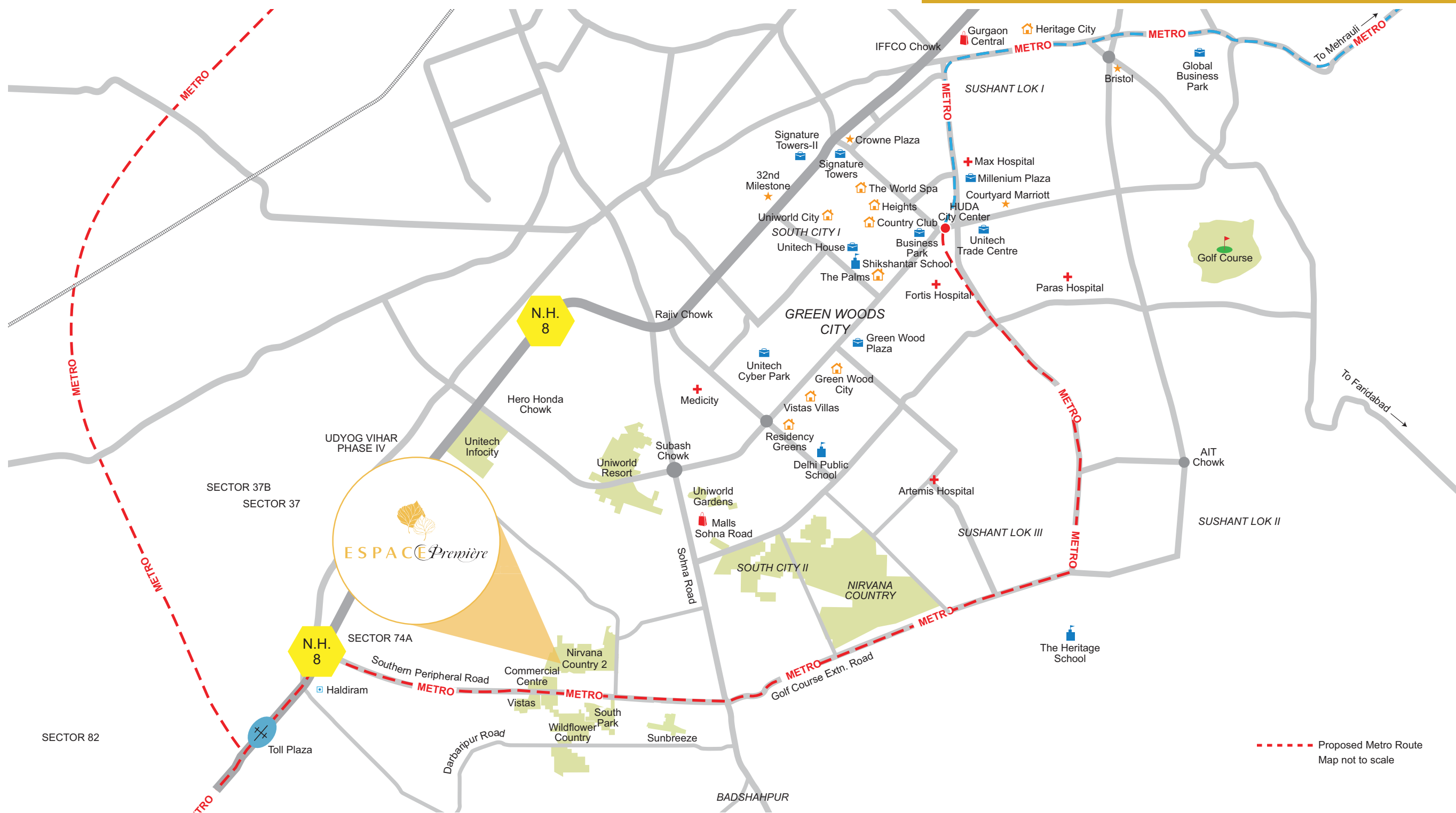


With nature in your lap and peace within, you are not too far from attaining nirvana. 'Espace Premiere' brings to you tranquil living – skillfully merged with modern amenities to give you the experience of utmost luxury.

Come, experience the finer moments of life.

Located across Sector 71 & 72, Gurgaon, Espace Premiere is a community of single and double storey villas. A mix of elevations provide an undulating roof line adding variety and richness to the streetscape. A series of balconies and covered trellis enliven the front façades creating cosy social spaces. The modern architecture binds the neighbourhood together. The façades are a combination of stone, stucco and composite wood with art nouveau inspired screen patterns, which bring about an organic energy and unique character to each villa. The play of light and shadow through the screens and covered areas, provide a transition between outer space and home. The recessed wood panels, create a warm glow in the evening hours with the screens softening the summer sun.

Location



Well connected to N.H. 8 and the Golf Course Extn. Road • Close to the residential, retail and commercial development on Sohna Road & Nirvana Country • World class schools - Shikshantar, The Shri Ram School, DPS, Heritage, Pathways and GD Goenka within 20 minutes driving distance • Leading hospitals - Medicity, Artemis, Max, Fortis, Apollo, Sir Gangaram and Batra Hospital within 20 minutes driving distance

Nirvana Country 2



Masterplan



Legend

- 502 sq. yd. Duplex Type B1
- 502 sq. yd. Duplex Type B2
- 502 sq. yd. Simplex Type B1
- 502 sq. yd. Simplex Type B2
- 360 sq. yd. Duplex Type C
- 360 sq. yd. Simplex Type C
- 360 sq. yd. Simplex Type C (with basement)
- 240 sq. yd. Duplex Type D1
- 240 sq. yd. Duplex Type D2
- 240 sq. yd. Simplex Type D1
- 240 sq. yd. Simplex Type D2
- 240 sq. yd. Simplex Type D2 (with basement)

Your glorious abode

502 sq. yd. villas



This is an artist's rendition and may undergo modifications.

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Espace Premiere' has been crafted skillfully by renowned international consultants, pioneers in their respective fields. Every nook and corner of your home spells magic and sheer luxury

IO DESIGN

Architects | IO Design is an international firm of architects with expertise in large scale master planning, mixed use developments, civic and public buildings, tourism and hospitality, corporate office headquarters and high-end residential developments.

**ELEMENT
DESIGN STUDIO**

Landscaping | Element Design Studio was established in 2011, with a combined total of 47 years of experience, to provide high quality Landscape Master Planning and Landscape Architecture services for hotels, resorts, residential developments, urban projects, mixed-use developments and golf course landscapes internationally.

**BO STEIBER
LIGHTING DESIGN**

Lighting | Bo Steiber Lighting Design, established in Singapore in 1997, provides specialist lighting services. The Firm's approach has been to provide conceptually innovative and environmentally conscious designs.



502 sq. yd. villa

502 sq. yd. simplex - Type B1

502 sq. yd. duplex - Type B1



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Type B1 duplex

Plot area - 502 sq. yd. (420 sq. mt.)

Super area - 5572 sq. ft.

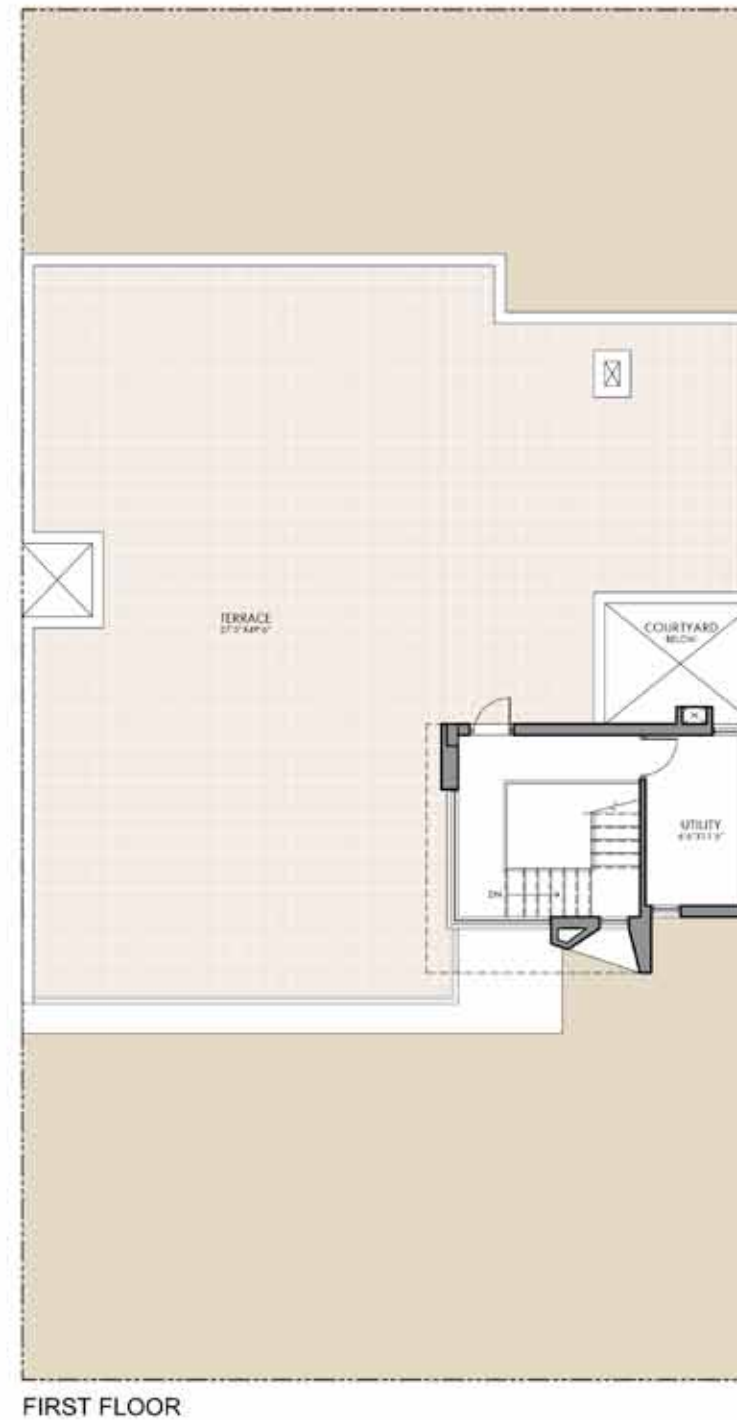
Terrace area - 1110 sq. ft.



Type B1 simplex

Plot area - 502 sq. yd. (420 sq. mt.)

Super area - 2660 sq. ft.



502 sq. yd. villa

502 sq. yd. duplex - Type B2

502 sq. yd. simplex - Type B2



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Type B2 duplex

Plot area - 502 sq. yd. (420 sq. mt.)

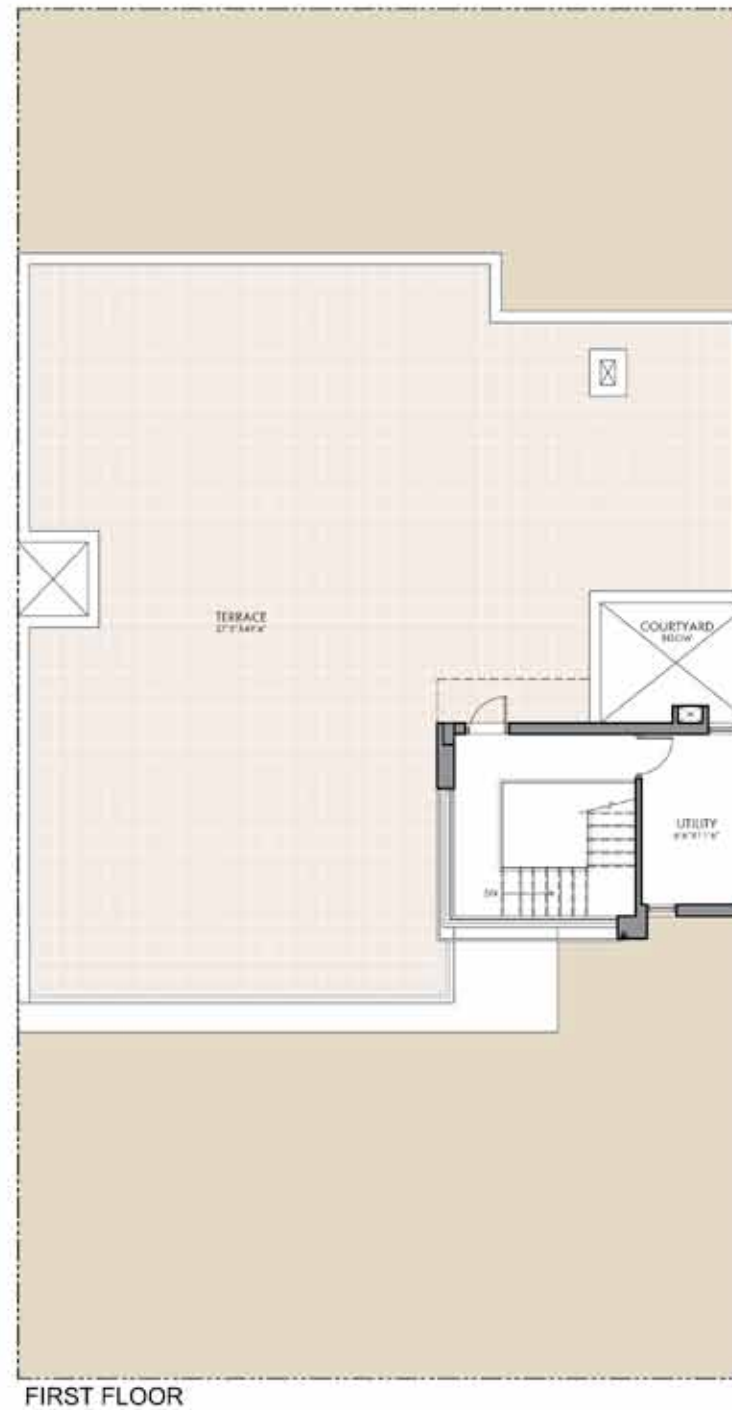
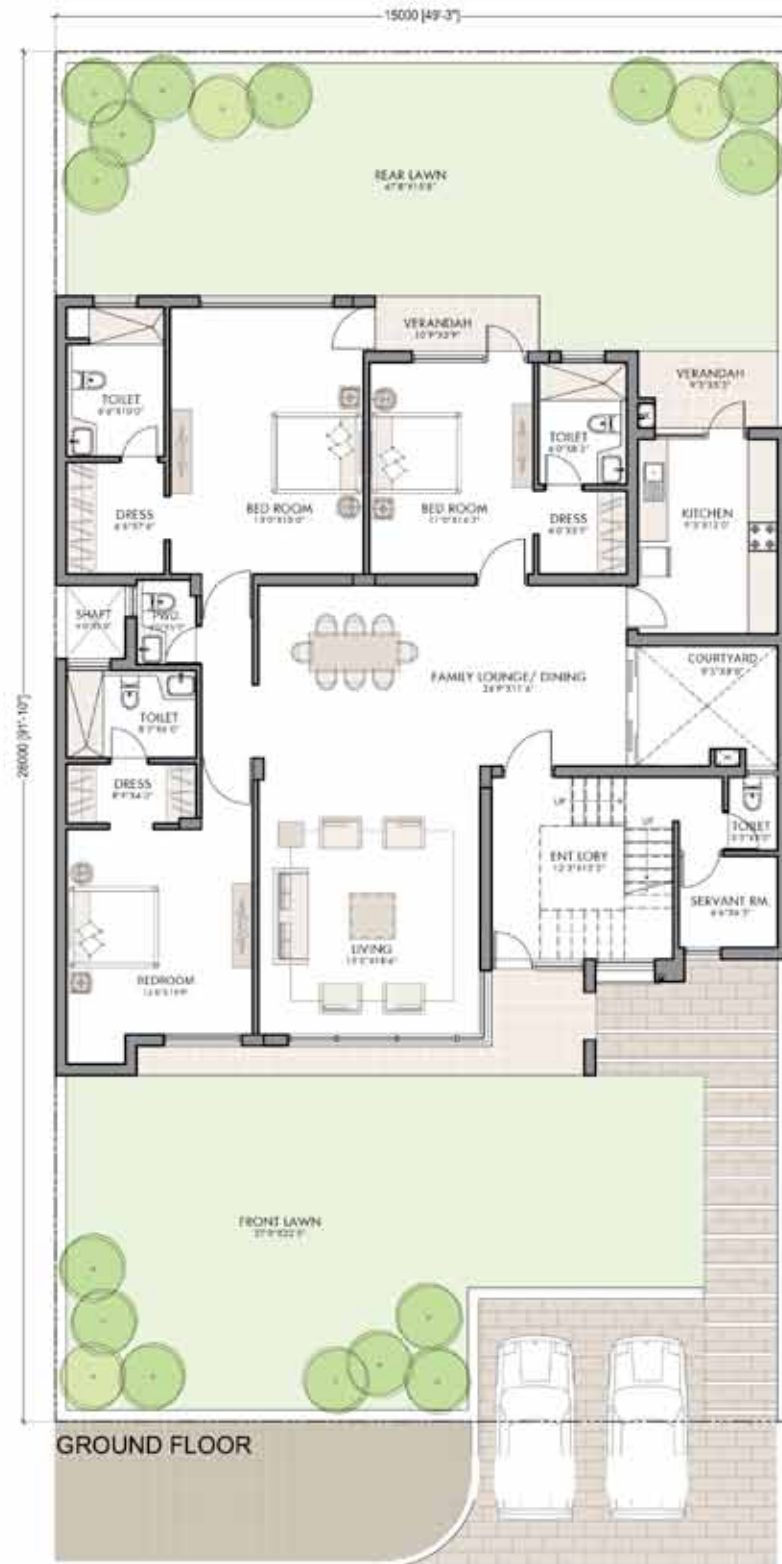
Super area - 5627 sq. ft.

Terrace area - 1210 sq. ft.



Type B2 simplex

Plot area - 502 sq. yd. (420 sq. mt.)
Super area - 2660 sq. ft.



360 sq. yd. villa

360 sq. yd. duplex - Type C



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Type C duplex

Plot area - 360 sq. yd. (300 sq. mt.)

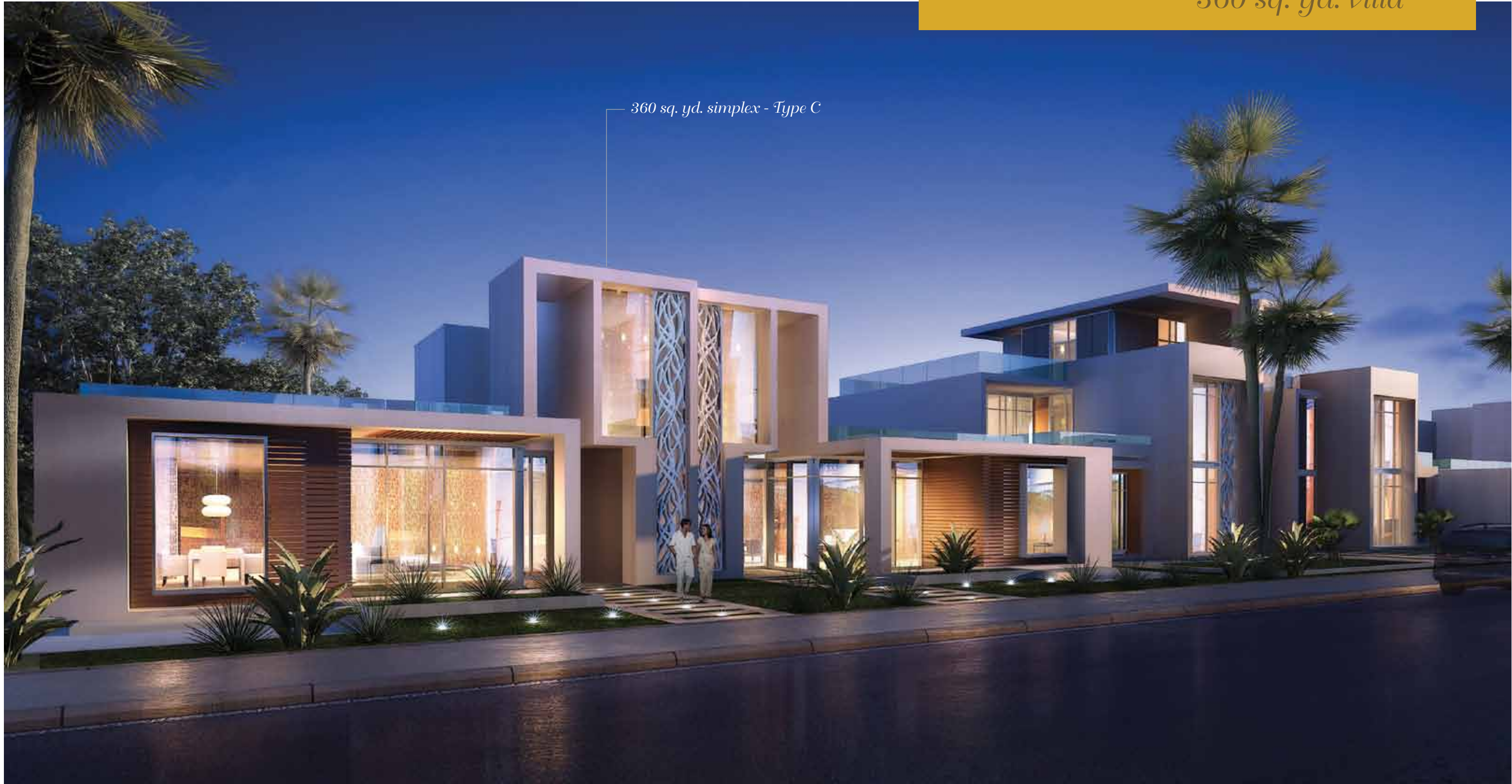
Super area - 3695 sq. ft.

Terrace area - 1075 sq. ft.



360 sq. yd. villa

360 sq. yd. simplex - Type C

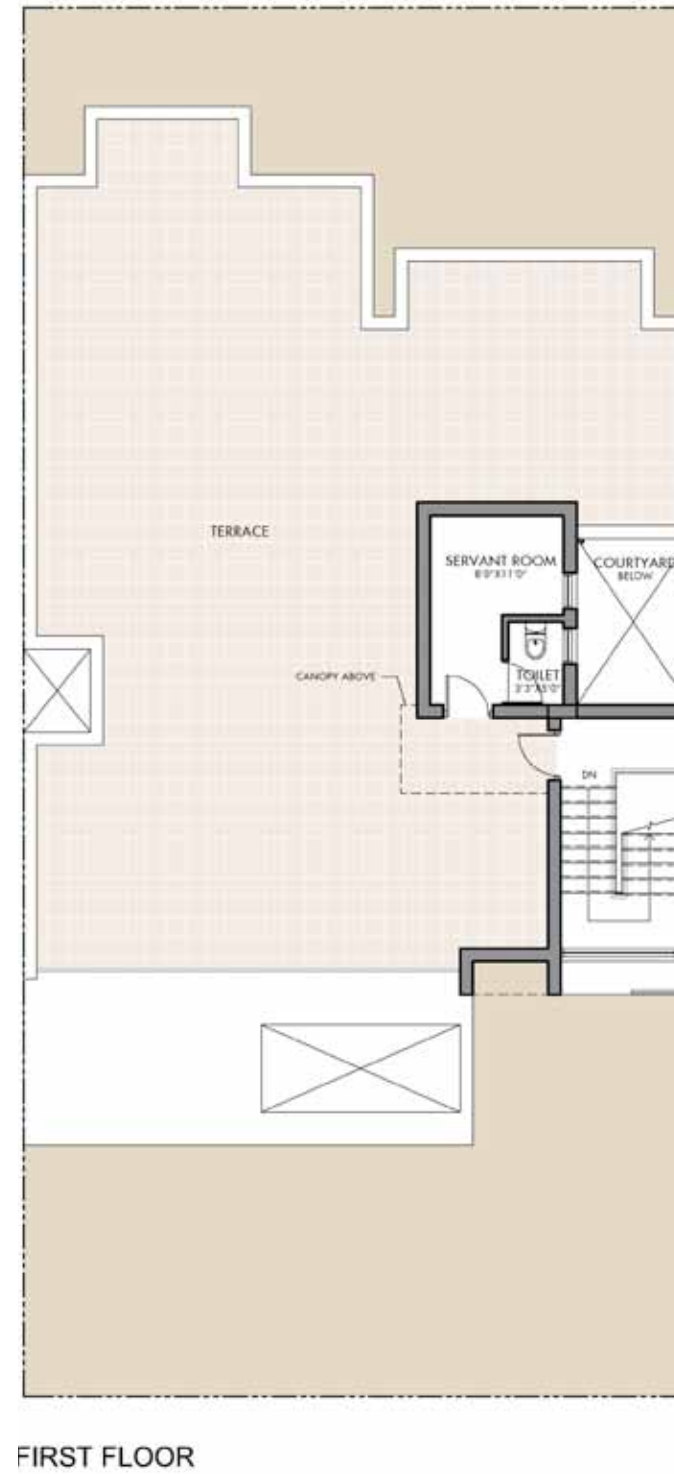


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Type C simplex

Plot area - 360 sq. yd. (300 sq. mt.)
Super area - 2170 sq. ft.

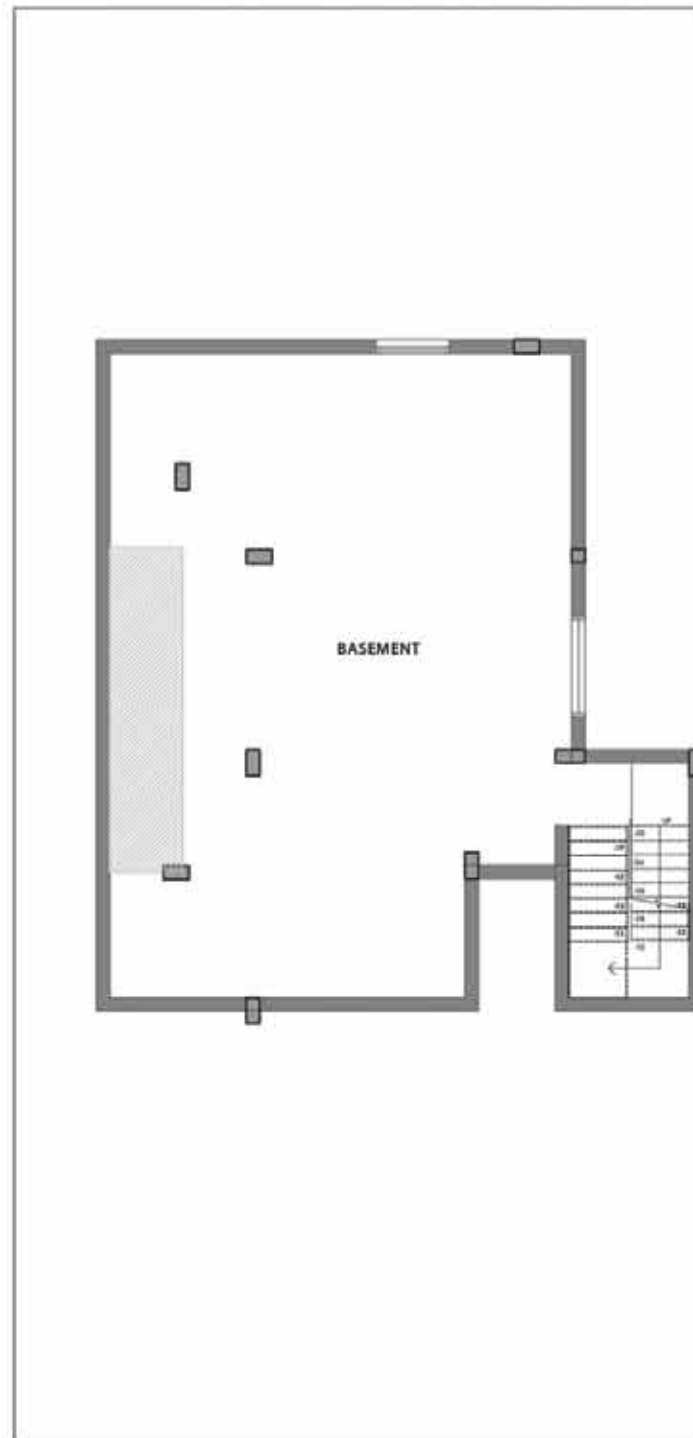


Type C simplex with basement

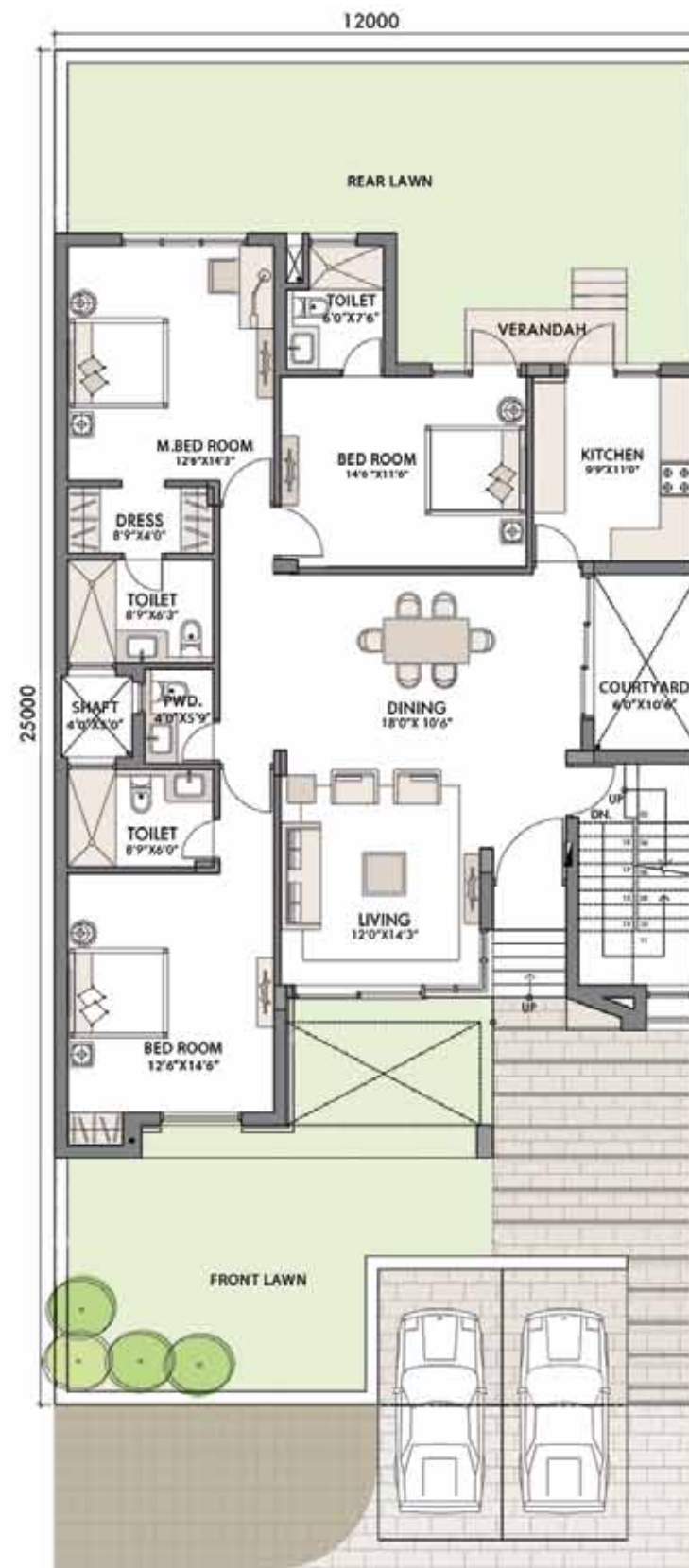
Plot area - 360 sq. yd. (300 sq. mt.)

Super area - 2141 sq. ft.

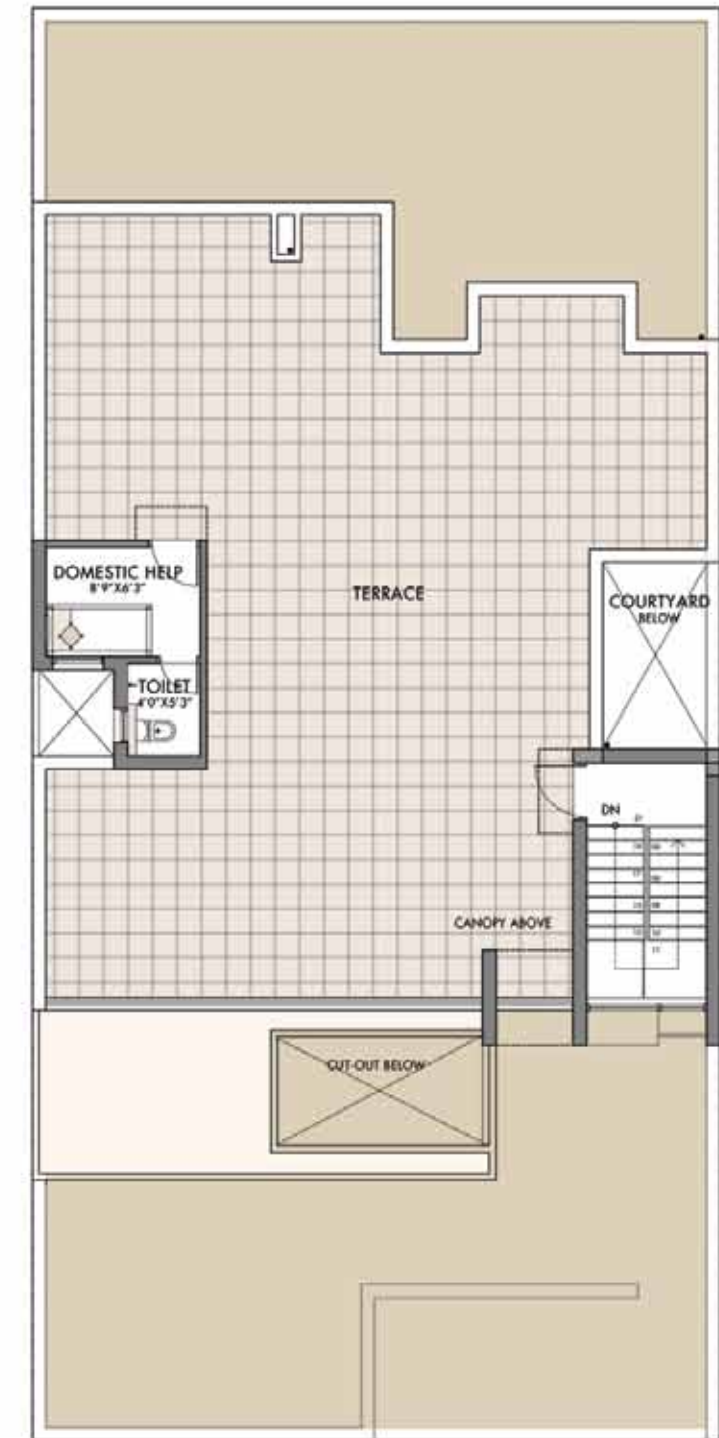
Basement area - 1141 sq. ft.



BASEMENT



GROUND FLOOR



FIRST FLOOR

240 sq. yd. villa

240 sq. yd. simplex - Type D1

240 sq. yd. duplex - Type D1



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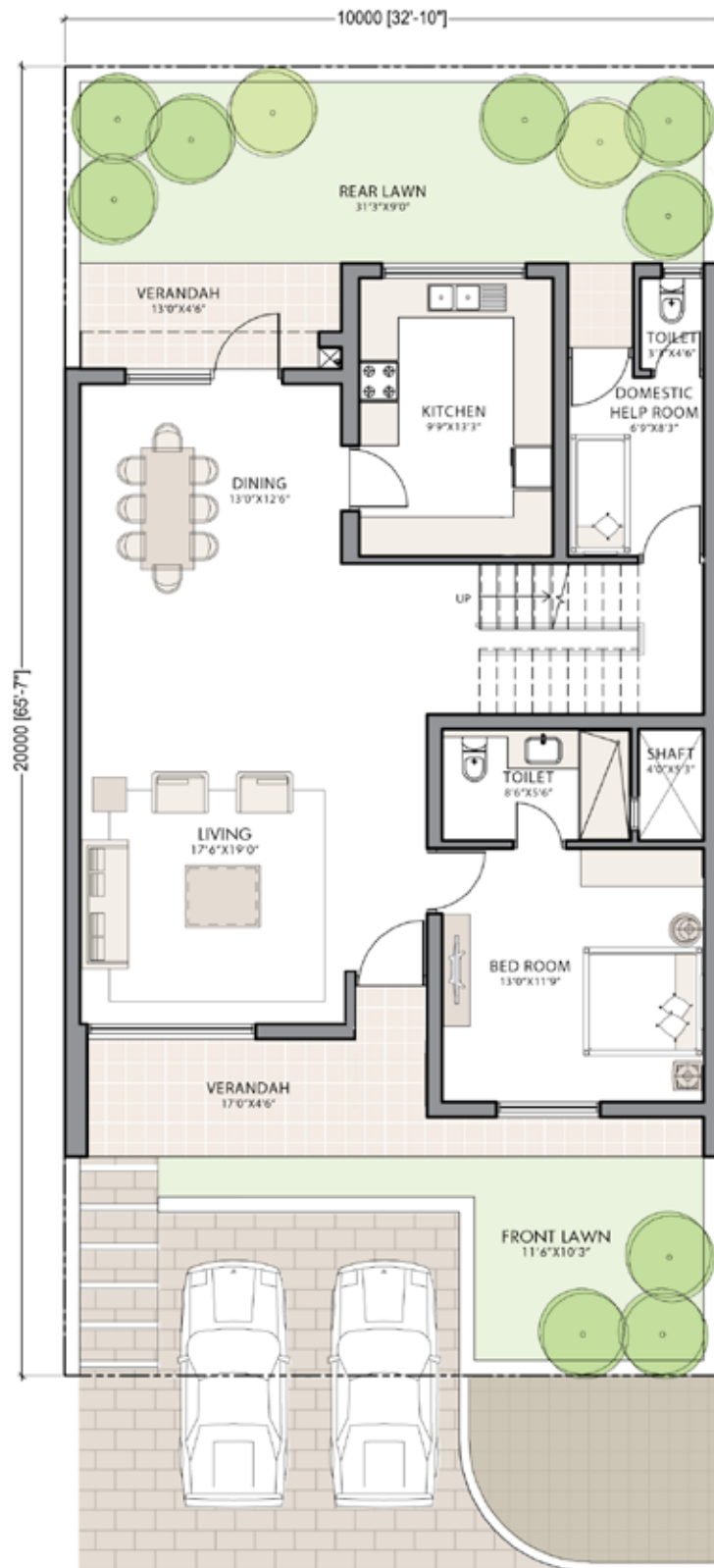
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Type D1 duplex

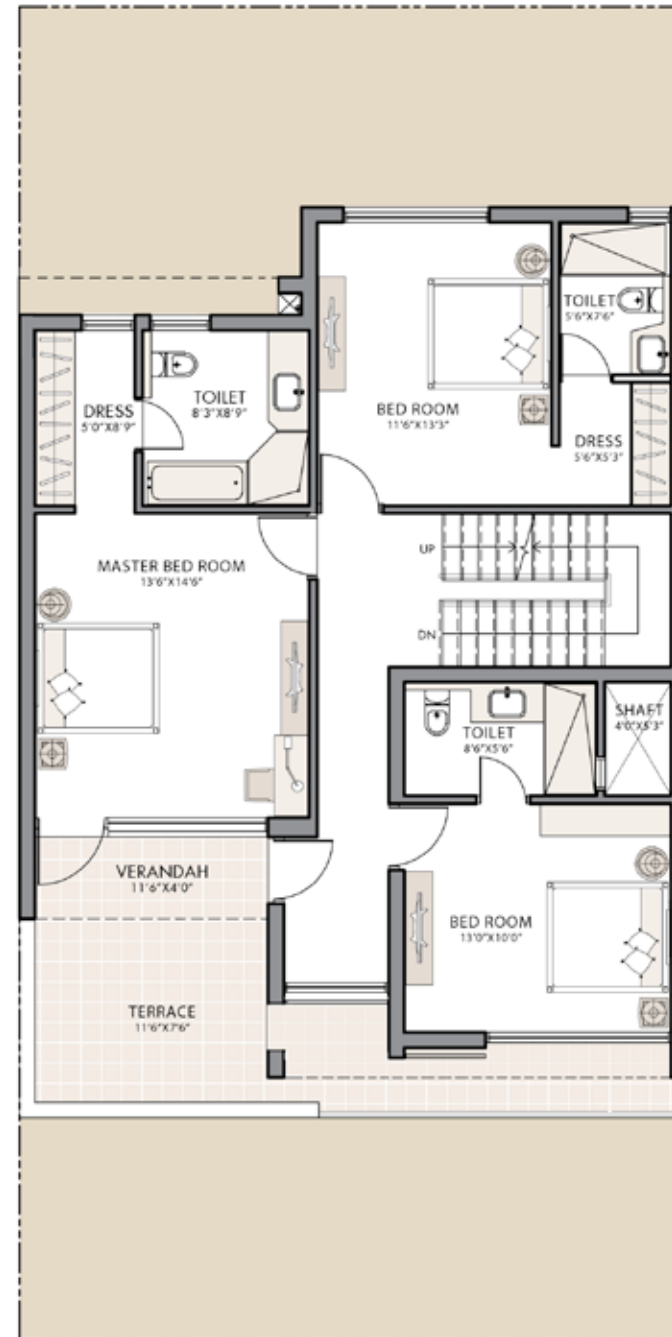
Plot area - 240 sq. yd. (200 sq. mt.)

Super area - 2760 sq. ft.

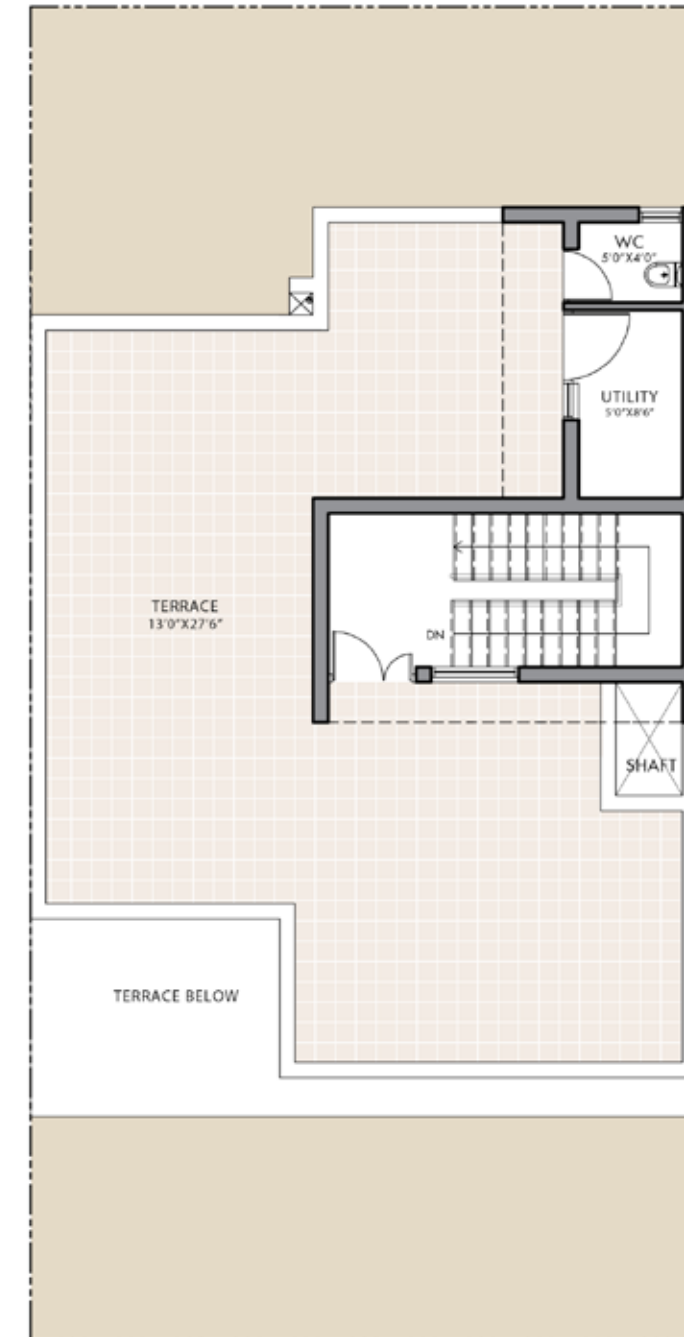
Terrace area - 900 sq. ft.



GROUND FLOOR
Super Area = 1291 sq.ft.



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

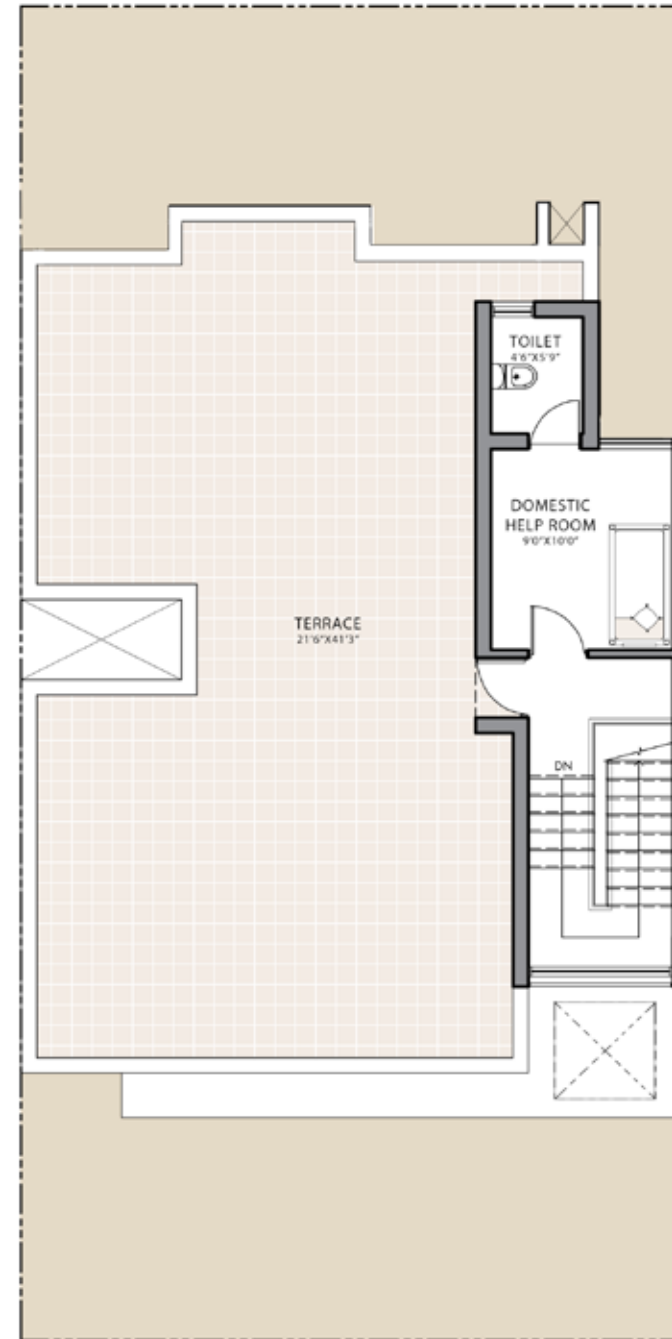
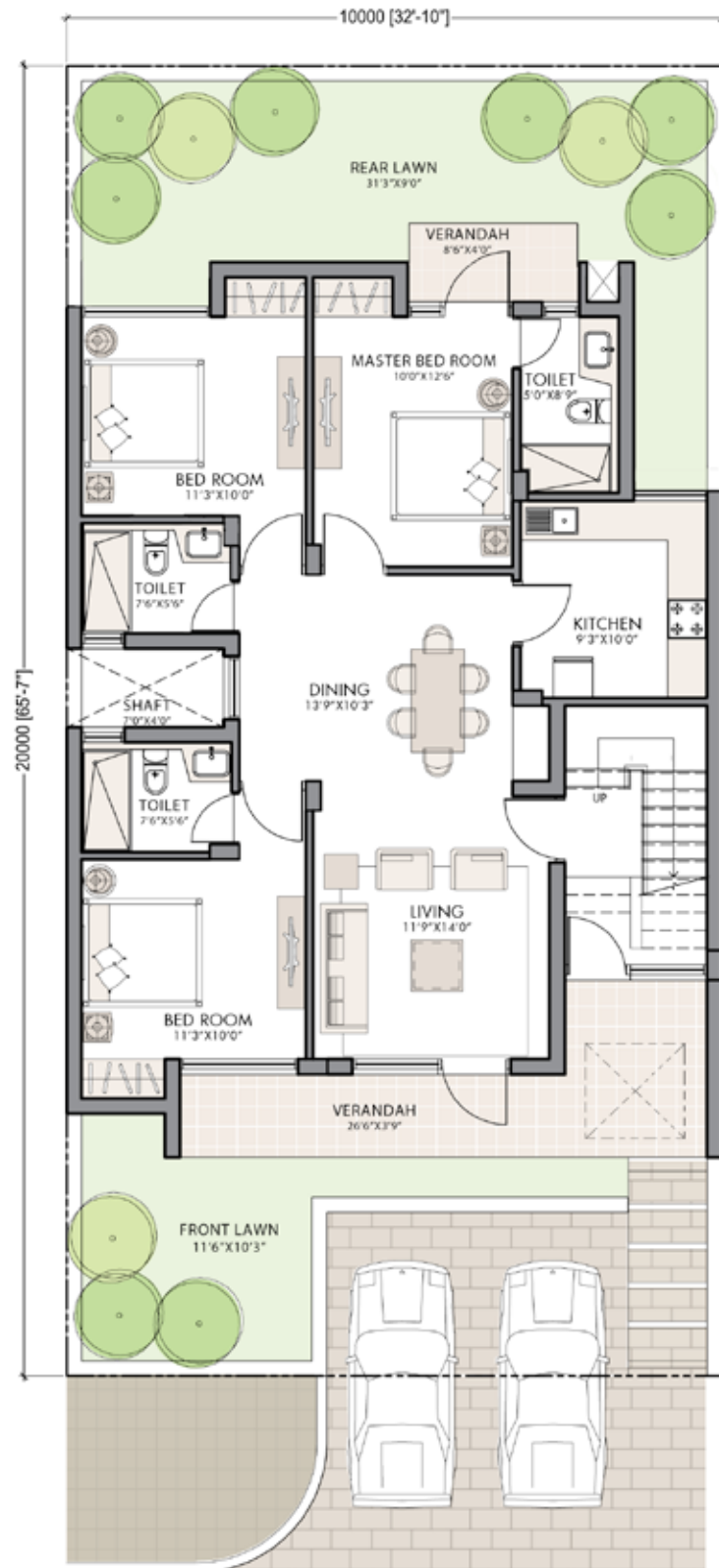


SECOND FLOOR
Super Area = 328 sq.ft.
Terrace Area = 755 sq.ft.

Type D1 simplex

Plot area - 240 sq. yd. (200 sq. mt.)

Super area - 1595 sq. ft.



240 sq. yd. villa

240 sq. yd. simplex - Type D2

240 sq. yd. duplex - Type D2



This is an artist's rendition and may undergo modifications.

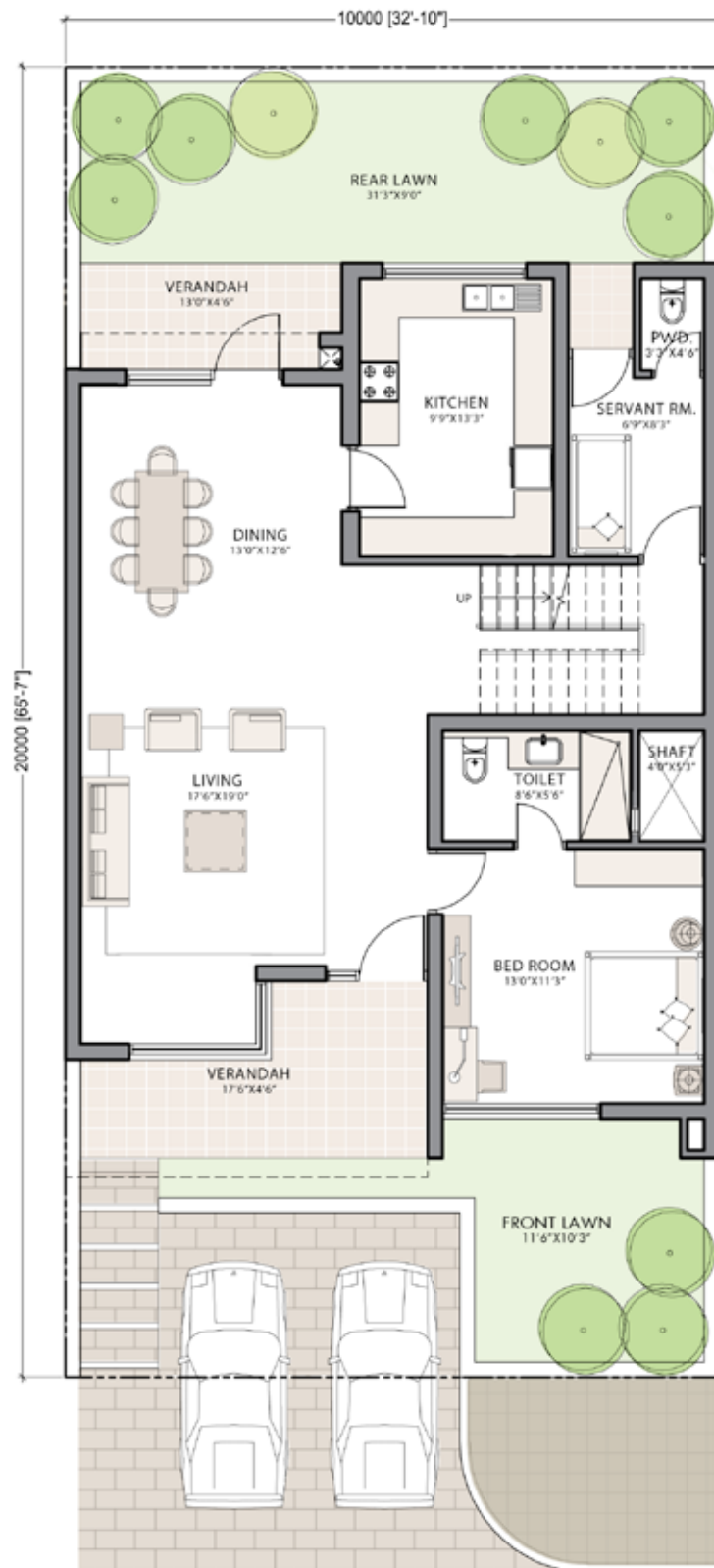
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Type D2 duplex

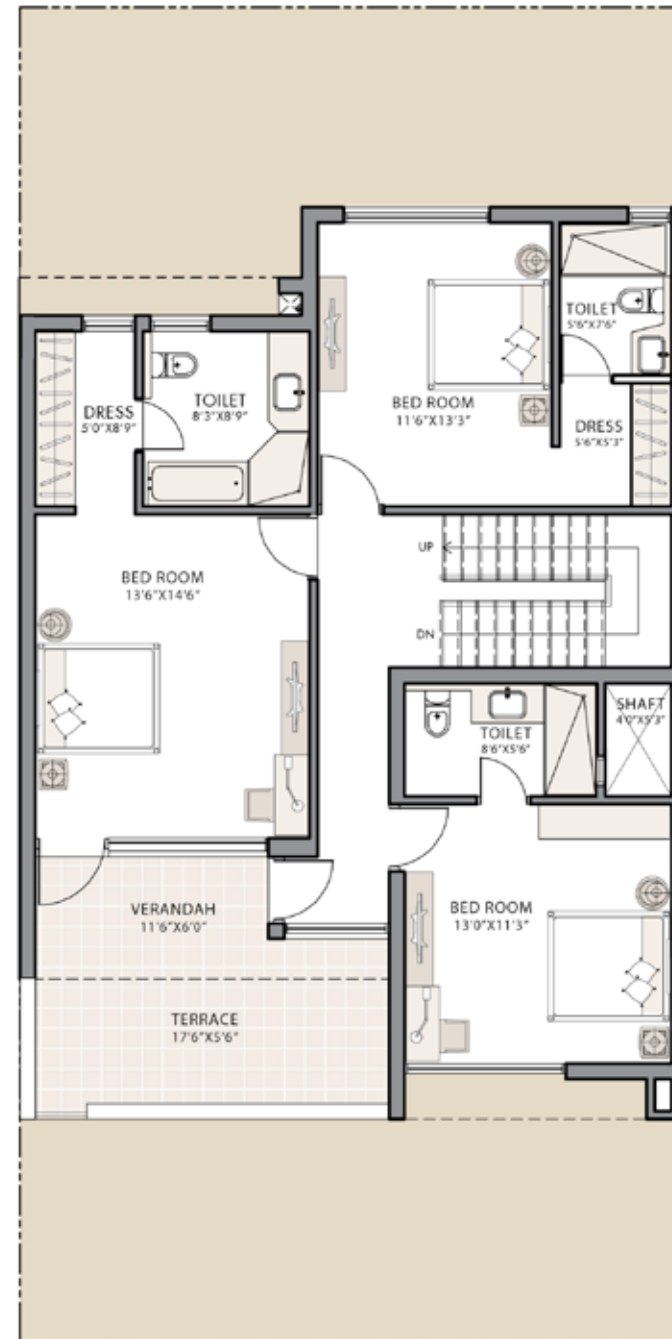
Plot area - 240 sq. yd. (200 sq. mt.)

Super area - 2810 sq. ft.

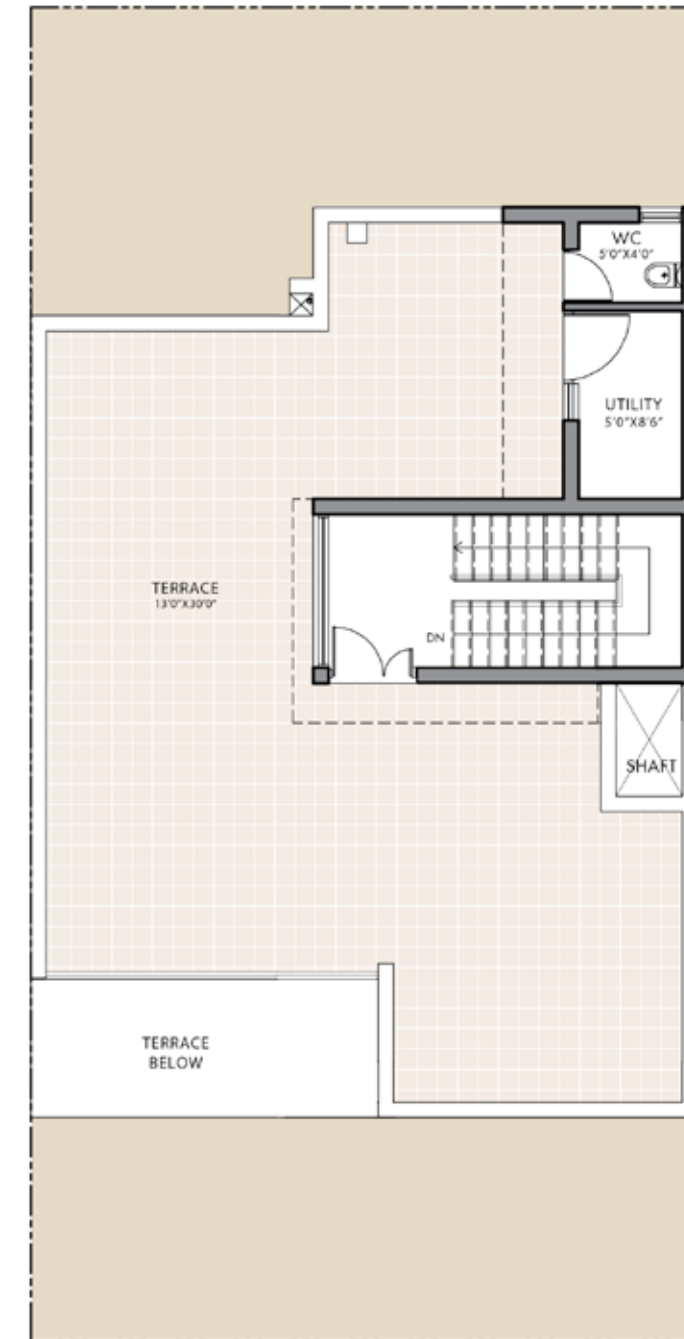
Terrace area - 930 sq. ft.



GROUND FLOOR PLAN
Super Area = 1291 sq.ft.



FIRST FLOOR PLAN
Super Area = 1191 sq.ft.
Terrace area= 112 sq. ft.

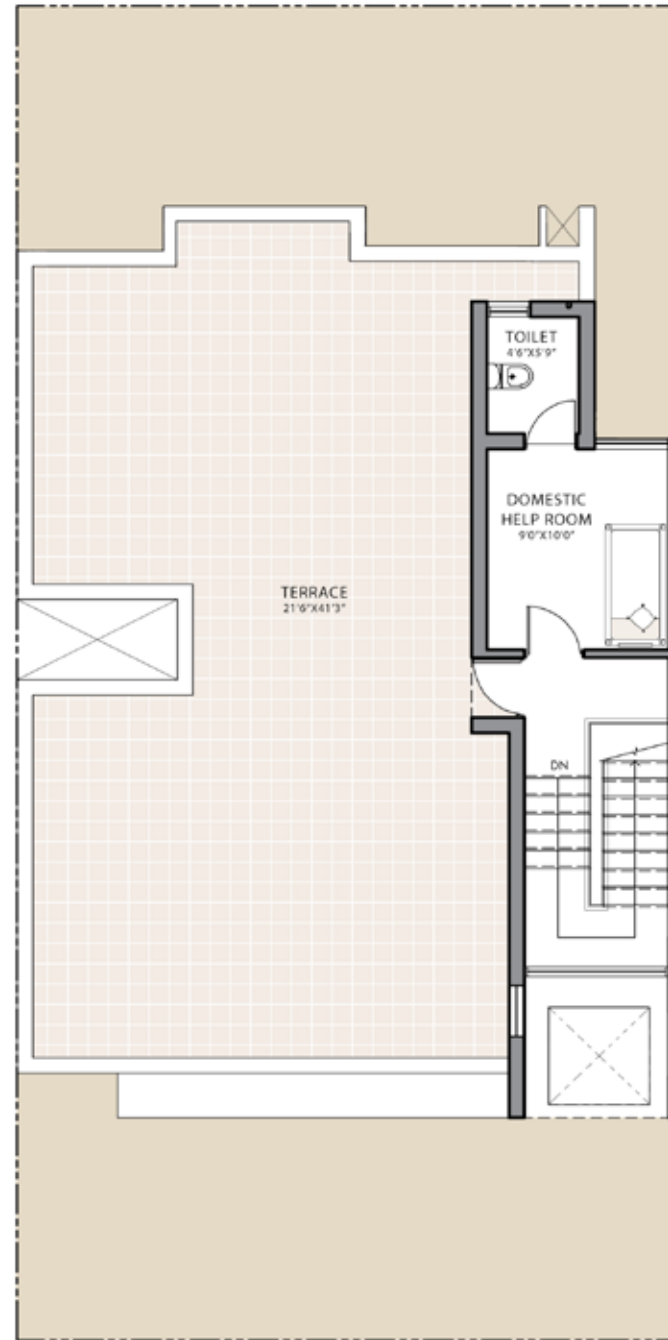
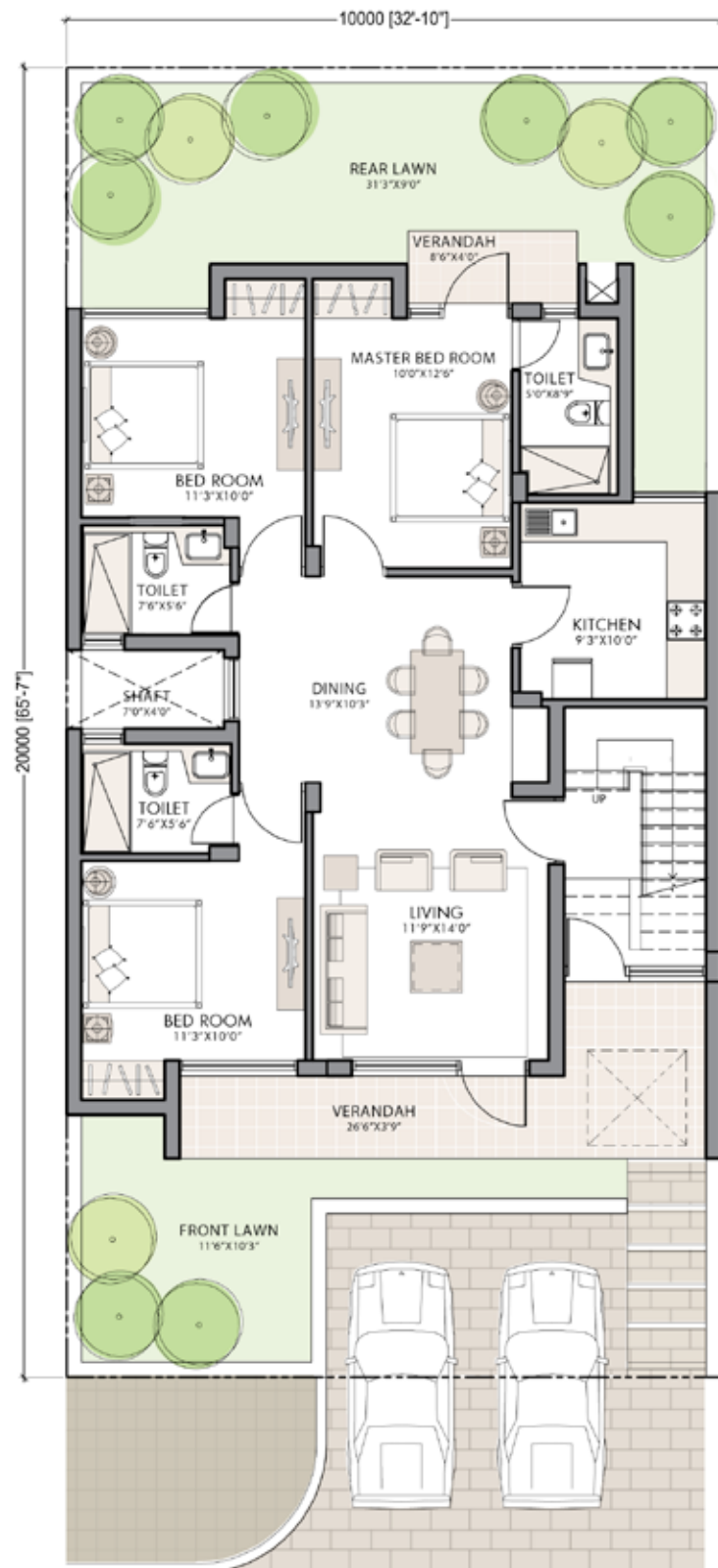


TERRACE PLAN
Super Area = 328 sq.ft.
Terrace Area=818 sq.ft.

Type D2 simplex

Plot area - 240 sq. yd. (200 sq. mt.)

Super area - 1595 sq. ft.

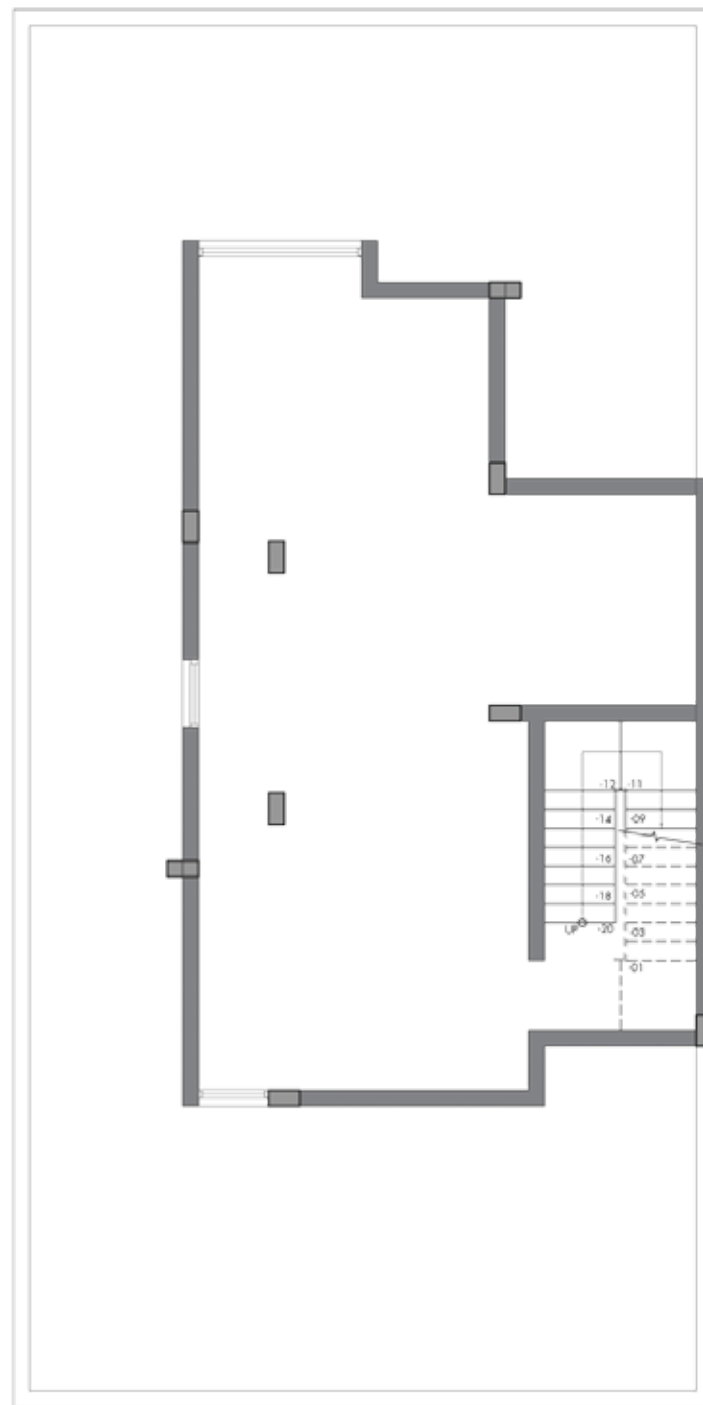


Type D2 simplex with basement

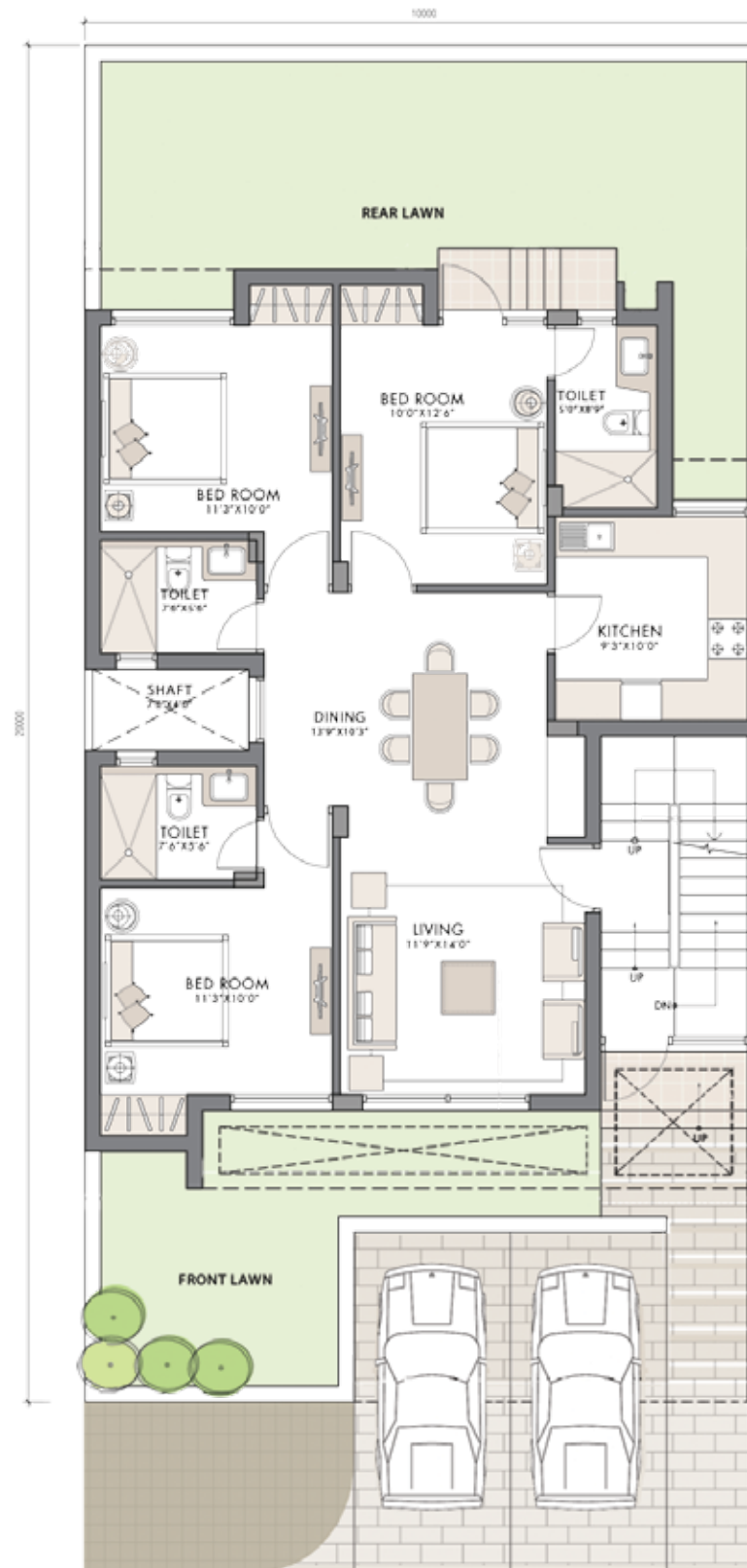
Plot area - 240 sq. yd. (200 sq. mt.)

Super area - 1652 sq. ft.

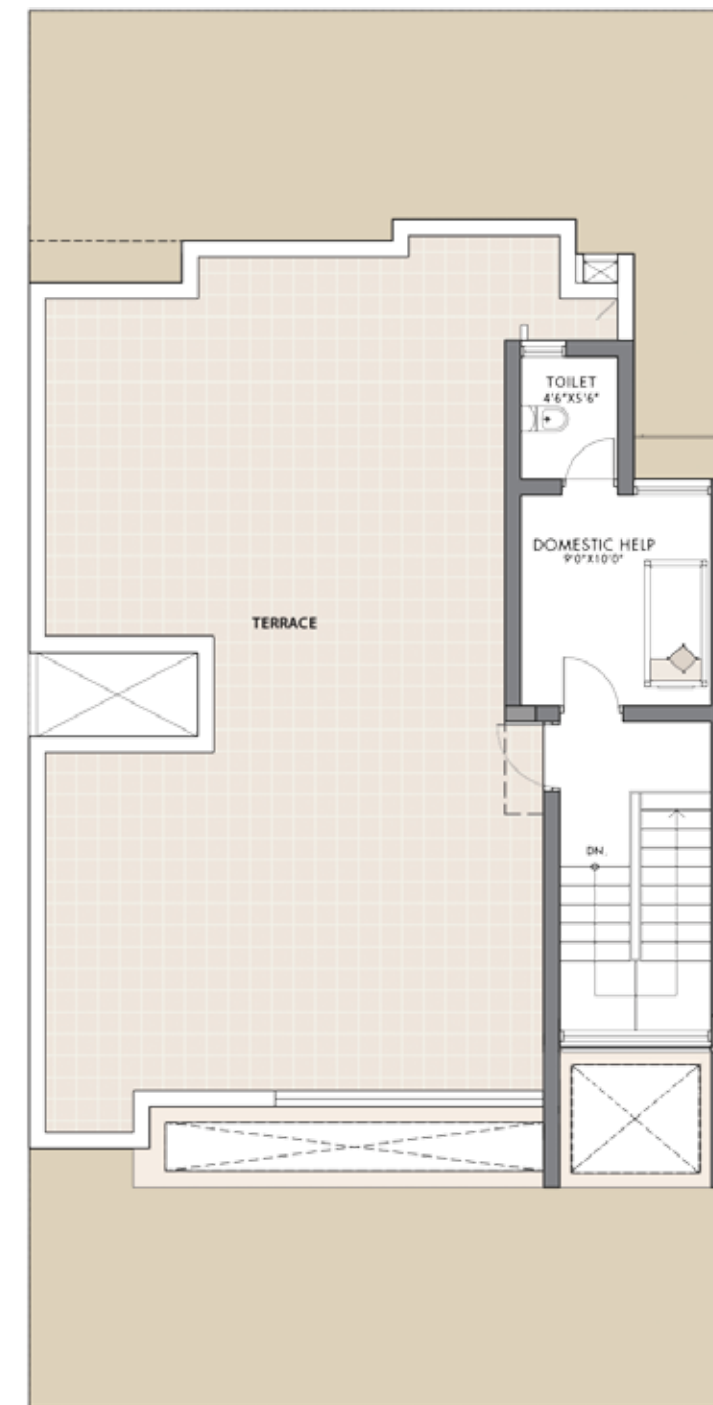
Basement area - 870 sq. ft.



BASEMENT



GROUND FLOOR



FIRST FLOOR

Villa Specifications

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

Elevator

1 exclusive elevator for 500 sq. yd. duplex villa

Villa Features



VRV air-conditioning

All-weather air-conditioning system
From Daikin or equivalent
False ceilings in limited areas for indoor units

Home Automation System

Light, fan and AC control through remote
Panel at the entry foyer with presets for the entire villa
Mood lighting in living/dining and family lounge
Curtain/blinds automation through remote in living/dining
Motion sensor lighting in washrooms, dress and internal stairs

Party Terrace

Available only with duplex villas
Hard & soft landscaped terrace on the second floor
Bar/serving/barbeque counters
Trellis/sit-out areas
Provision for light fittings and outdoor music system

Security

Video door phone, intruder alarm system, keyless entry

Club Amenities



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 courts

Open badminton courts

Open basketball court