



Sector 70, Gurgaon

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## *Let life hum a beautiful melody*

Nature unfolds in mysterious ways which enthrall you every single moment. At 'Unitech South Park', it paints a picture that not only captivates, but leaves you mesmerized.

Let the strokes of sunshine, the lullabies of birds and lungful of fresh air make your everyday living more joyous. Watch the snail glide through as you tip toe through the soft green grass. As the sun plays hide and seek with the clouds, let the breeze blow through your hair and live life to the fullest.

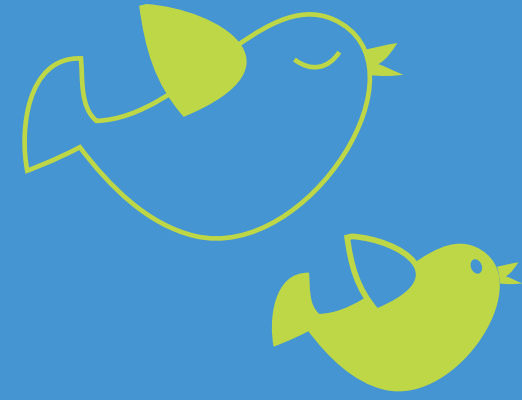


## *Sing the song of life*

Open your windows to glorious mornings and usher in the first rays of sunlight. An unmatched level of excellence defines the magnificent towers set against pristine blue sky. Begin your day with white puffy clouds above and sparrows swooping in and out of trees. Discover scenic landscapes from the 2 or 3 bedroom apartments ensconced in the lap of nature.

Live in an ecologically committed environment and watch your kids play under in the open in a secured environment. Relax with your family at the modern clubhouse or choose to dip in the pool. Experience comfort coupled with modern amenities, for a delightful contemporary living.





## Location

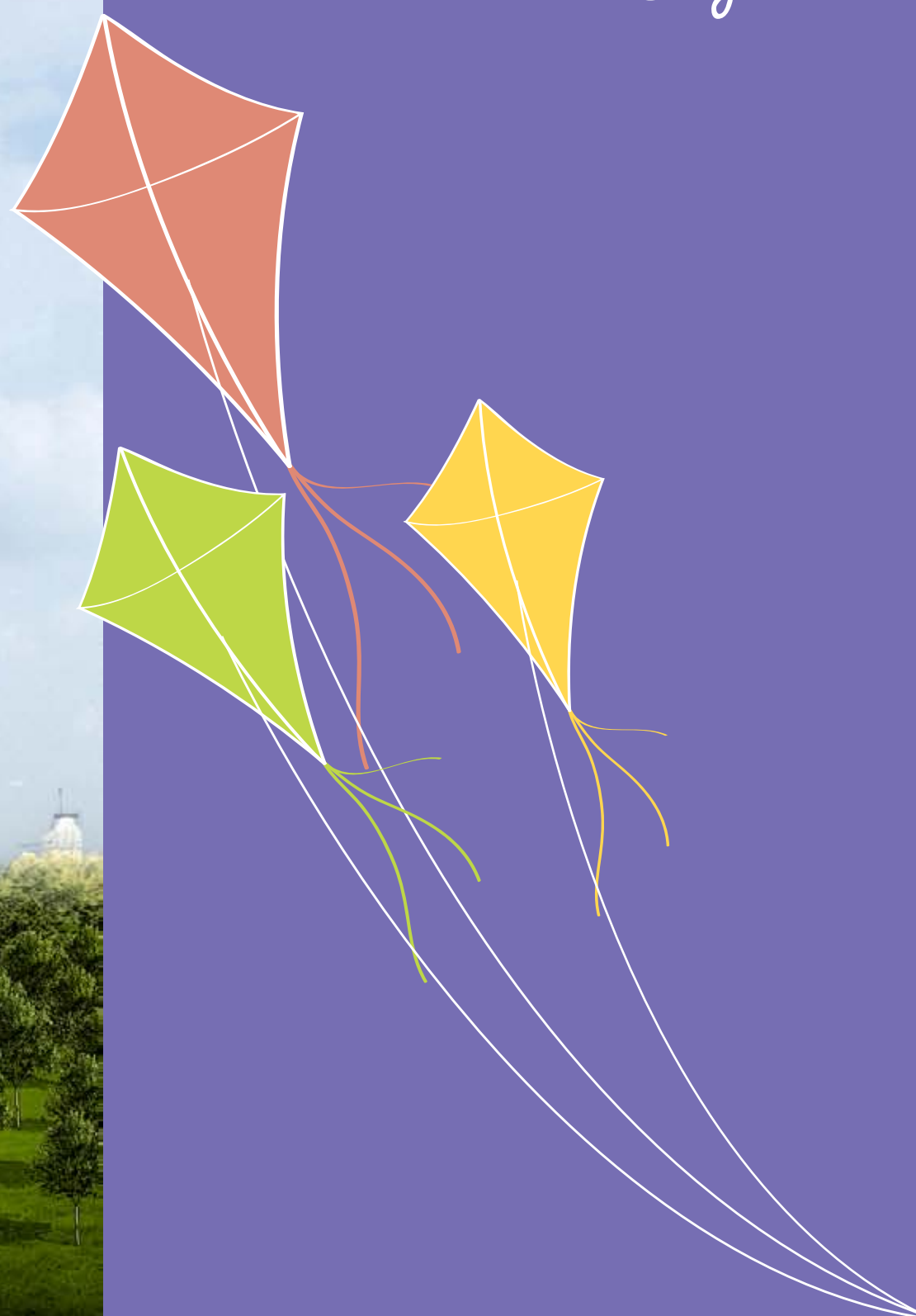
- Well connected to N.H. 8 and the Golf Course Extn. Road
- Close to the residential, retail and commercial development on Sohna Road & Nirvana Country
- World class schools - Shikshantar, The Shri Ram School, DPS, Heritage, Pathways and GD Goenka within 25 minutes driving distance
- Leading hospitals - Medicity, Artemis, Max, Fortis and Apollo within 25 minutes driving distance







*Day view*







# Masterplan

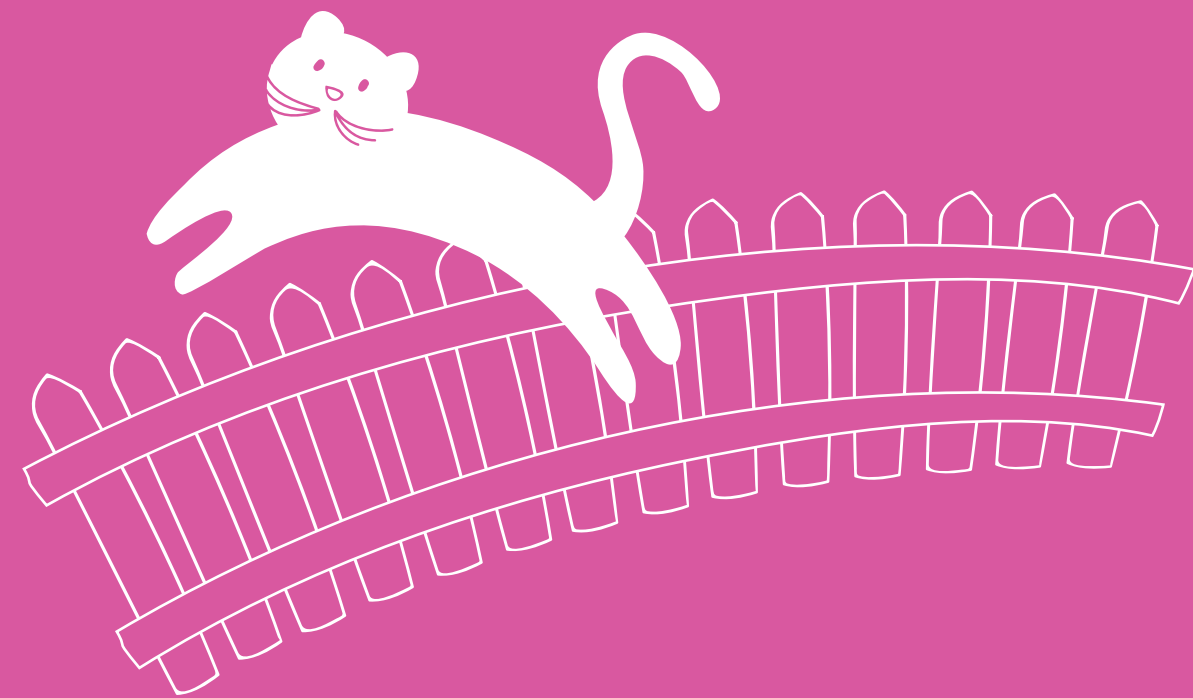
An overview of the immaculate locale that awaits you



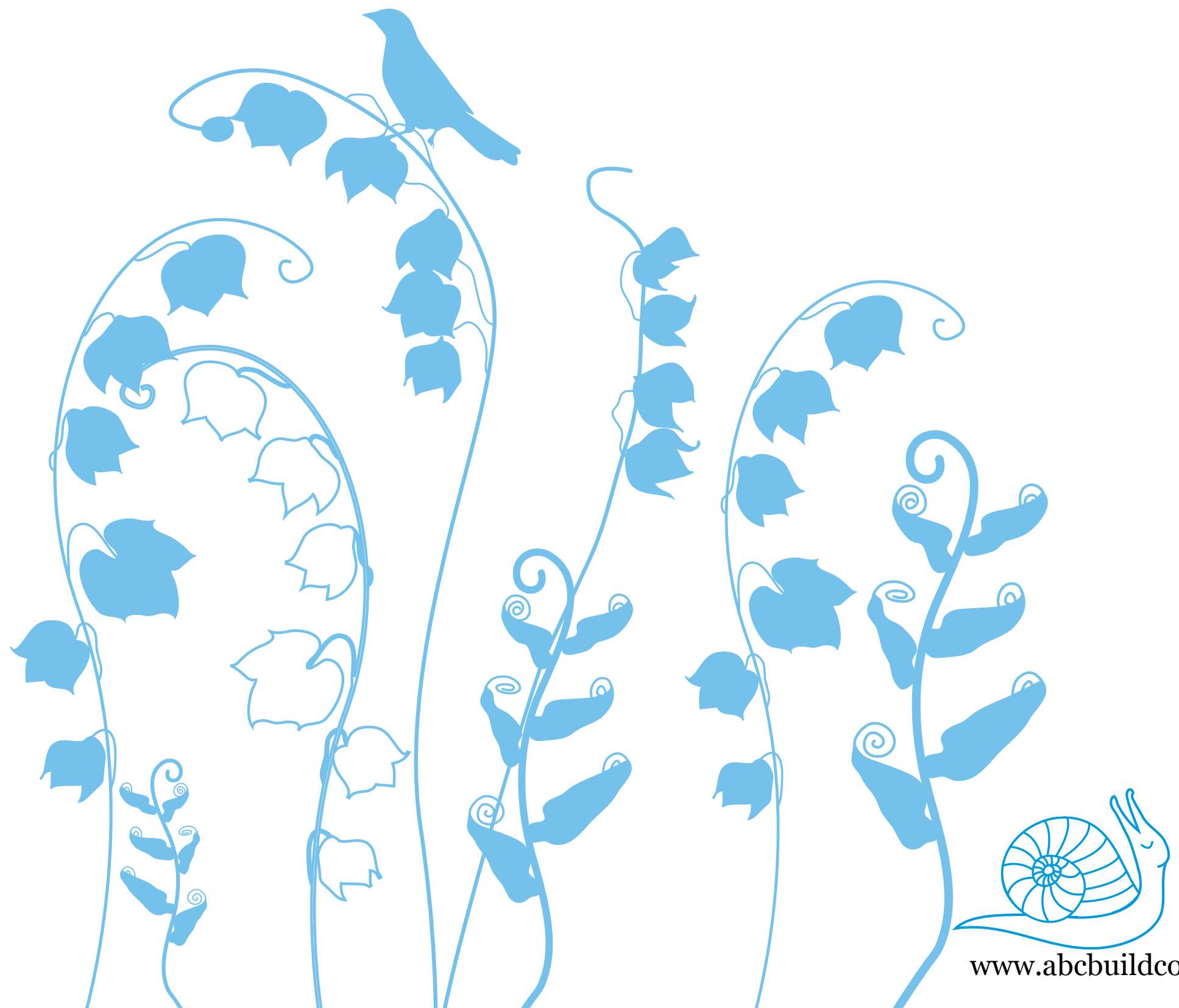


# Keyplan

A closer look at your peaceful neighbourhood



- A1-A5 : Ground + 13
- B1-B4 : Ground + 13
- C1-C2 : Ground + 13
- D1-D3 : Ground + 18



## Features

### *Security*

Smart card access at main entrance and basement

Automatic boom barriers at main entry and exit

CCTV surveillance of main entrance & tower entrance

Audio communication from guard unit to each apartment

### *Infrastructure essentials*

Power backup

Fire alarm system

Provision for piped gas

### *Ecological commitments*

Sewage treatment

Rain water harvesting

Solar energy for limited areas

### *Landscape / sports*

Cricket pitch

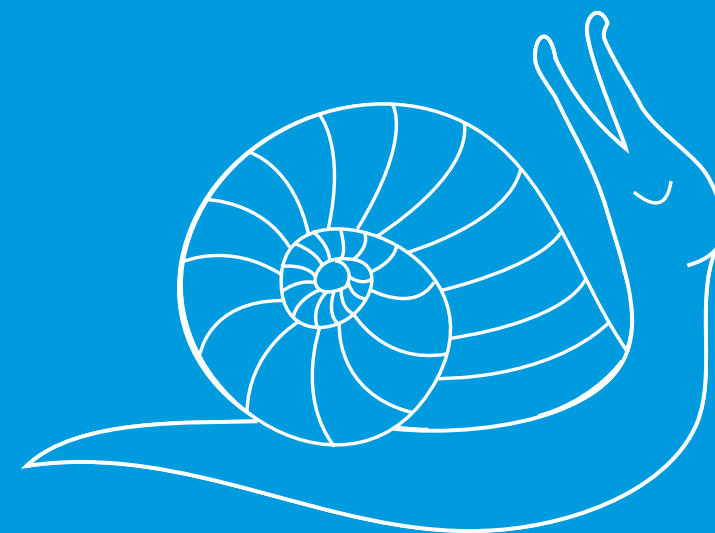
Squash court

Open badminton court

Theme garden / yoga garden

Kids play area

Jogging track







## Club

Swimming pool

Kid's splash pool

Changing rooms

Unisex gymnasium

Multipurpose hall

Party lawn with barbeque counter and outdoor music

Indoor games room with pool table & air hockey

Table tennis

Kitchenette

# Specifications

<b>Structure</b>	Earthquake resistant RCC framed structure
<b>Flooring</b>	
Living / Dining	Imported marble
Bedrooms	Laminated wooden flooring
Balconies	Anti-skid tiles
Common areas & staircase	Stone / marble
Lift lobby	Stone / vitrified tiles
Domestic help room	Ceramic tiles
<b>Walls / Ceiling</b>	
External	Exterior paint
Internal	Plastic emulsion paint, ceiling in OBD; domestic help room / toilet in OBD
Lift lobby	Combination of stone & paint
<b>Kitchen</b>	
Flooring	Anti-skid tiles
Wall finishes	Ceramic tiles upto 600mm height above the counter area
Kitchen counter	Granite counter with stainless steel sink with drain board
<b>Toilet</b>	
Wall	Ceramic tiles upto ceiling
Flooring	Anti-skid tiles
Fittings	EWC & wash basin in white colour, single lever CP fittings, granite counter, pipelines for geyser, EWC in domestic help toilet

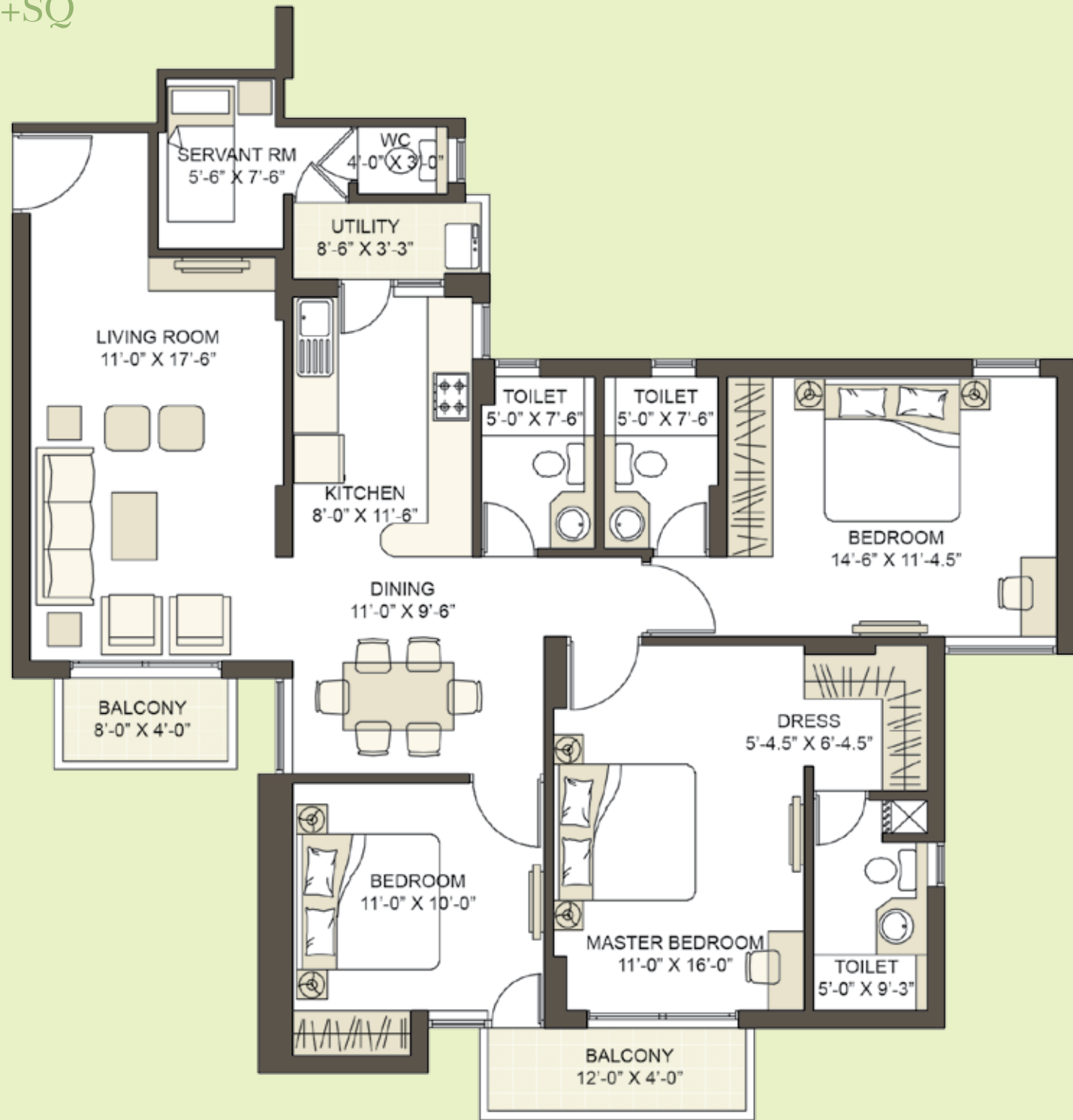
<b>Doors</b>	
Internal	Seasoned hardwood frames with moulded European style shutters
External	Anodized / powder coated glazed aluminium / UPVC doors
Main door	Seasoned hardwood frames with moulded European style shutters
<b>Windows</b>	
	Anodized / powder coated glazed aluminium / UPVC windows
<b>Air-conditioning</b>	Split AC units provided in living, dining and all bedrooms
<b>Electrical</b>	Three phase supply with independent meter, copper wiring in concealed conduits; modular switches
<b>Communication</b>	One telephone jack each in the living room and all bedrooms, intercom facility to each flat in the living room
<b>Television</b>	TV point in the living room and all bedrooms
<b>Lift</b>	One passenger and one service lift to each tower
<b>Power back-up</b>	100% power back-up





# Type X1

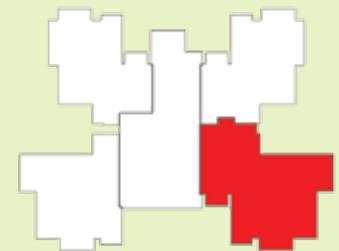
3BR+3T+SQ  
1660 sq. ft.



B1 & B3: G03 - 1403  
204\* - 1404\*

B2 & B4: G02\* - 1402\*  
101\* - 1401\*

\*indicates mirror image

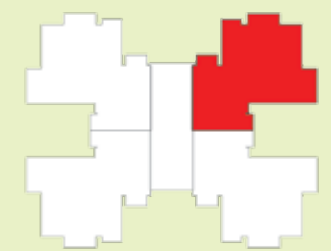
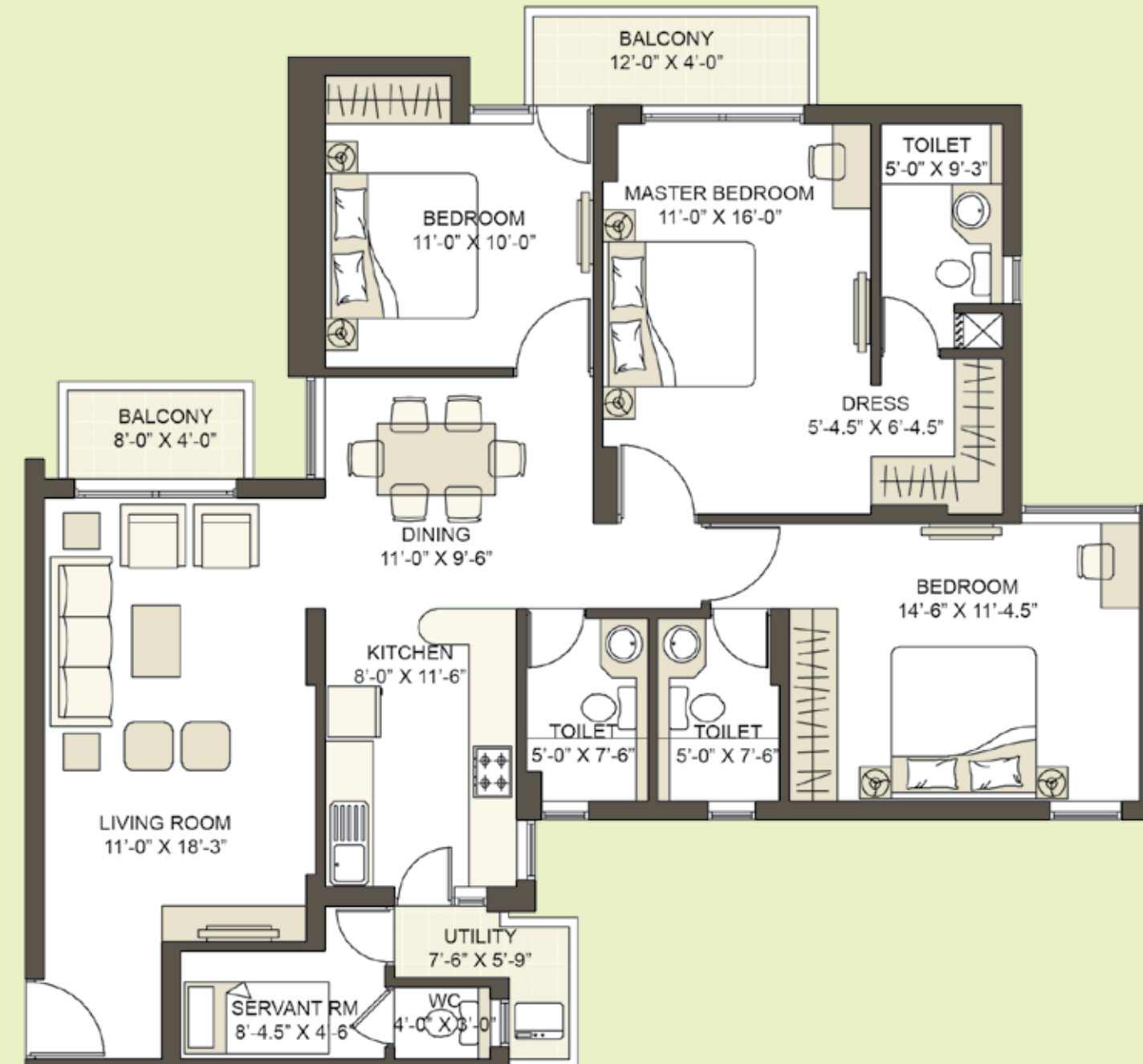


A1 - A5, C1 - C2: G02 - 1402  
101\* - 1401\*  
G03\* - 1403\*  
204\* - 1404\*  
D1 - D3: G02 - 1902  
101\* - 1901\*  
G03\* - 1903\*  
204\* - 1904\*

\*indicates mirror image

# Type X2

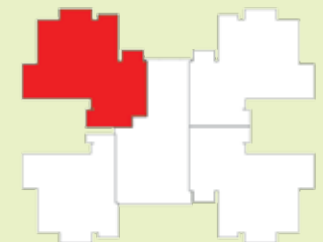
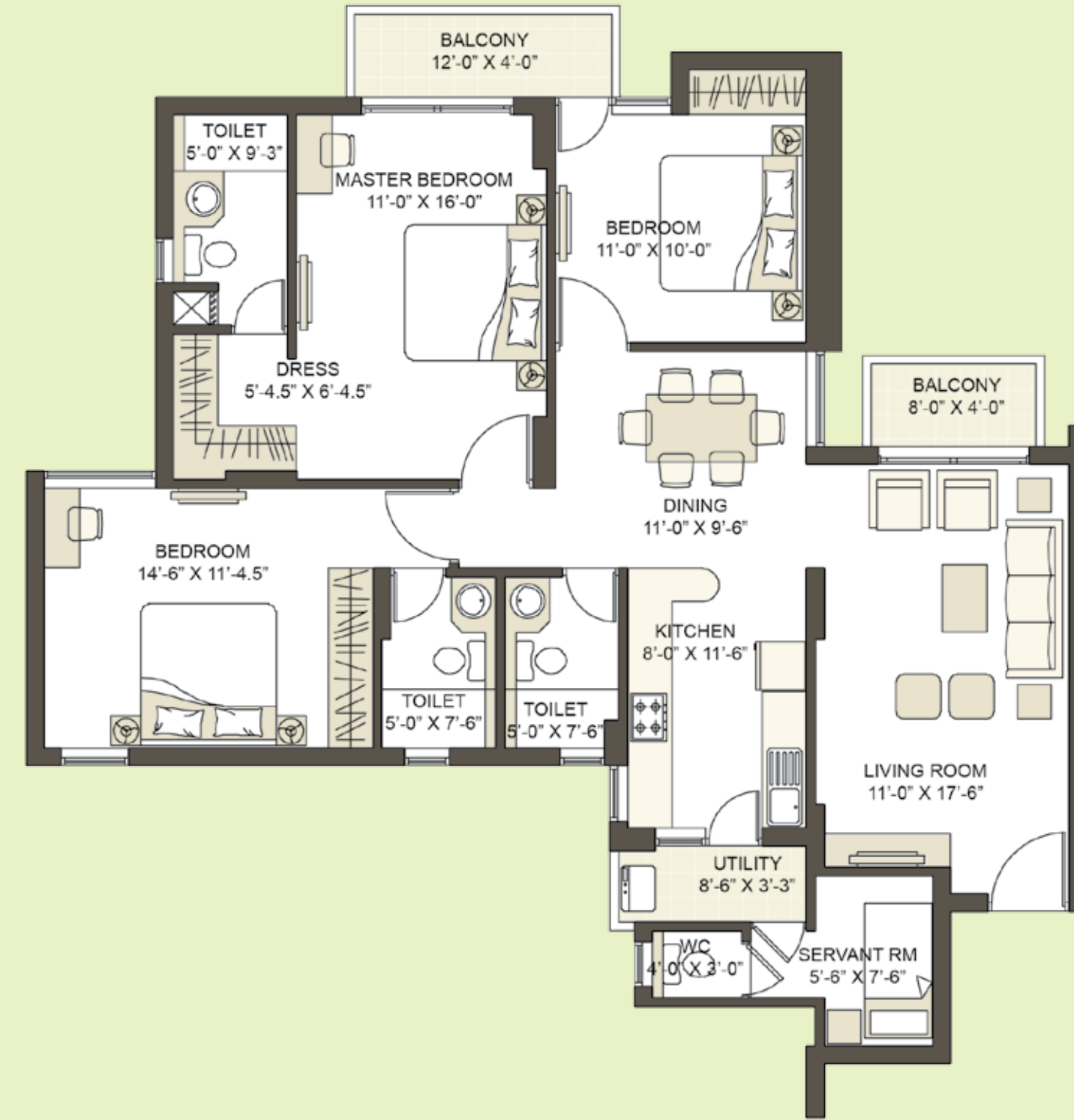
3BR+3T+SQ  
1655 sq. ft.



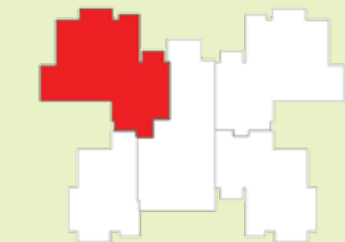
Type X3  
3BR+3T+SQ  
1640 sq. ft.

B2 & B4: G01

Type X4  
3BR+3T+SQ  
1635 sq. ft.



A1 - A5, C1 - C2, D1 - D3: G01



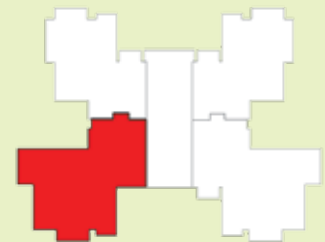


Type 25  
 3BR+3T+SQ  
 1625 sq. ft.

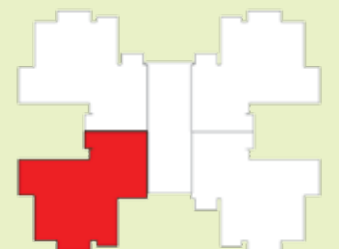


A1 - A5, C1 - C2, D1 - D3: 104

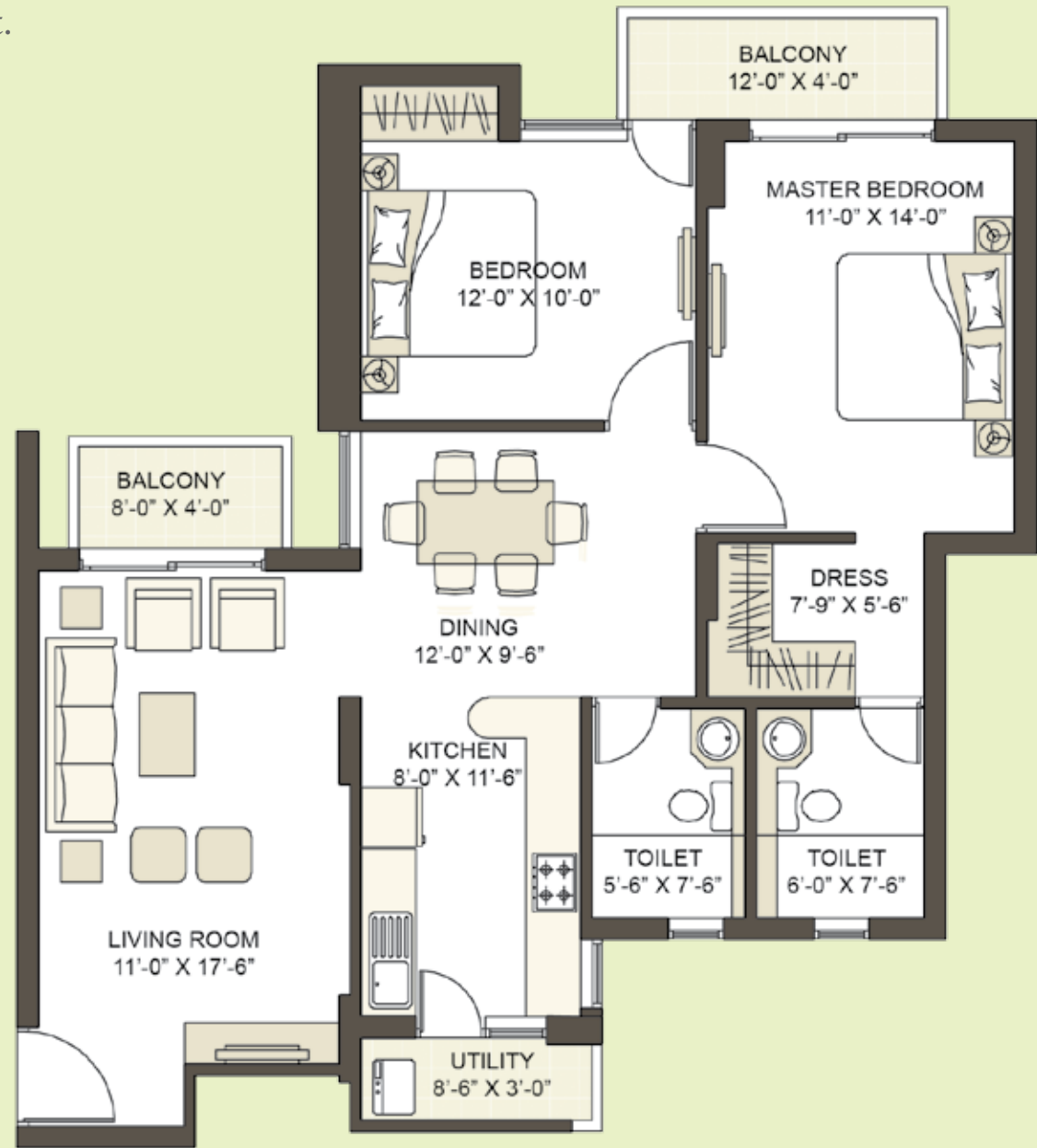
Type 26  
 3BR+3T+SQ  
 1615 sq. ft.



B1 & B3: 104

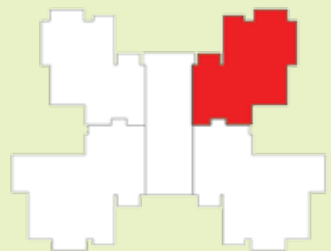
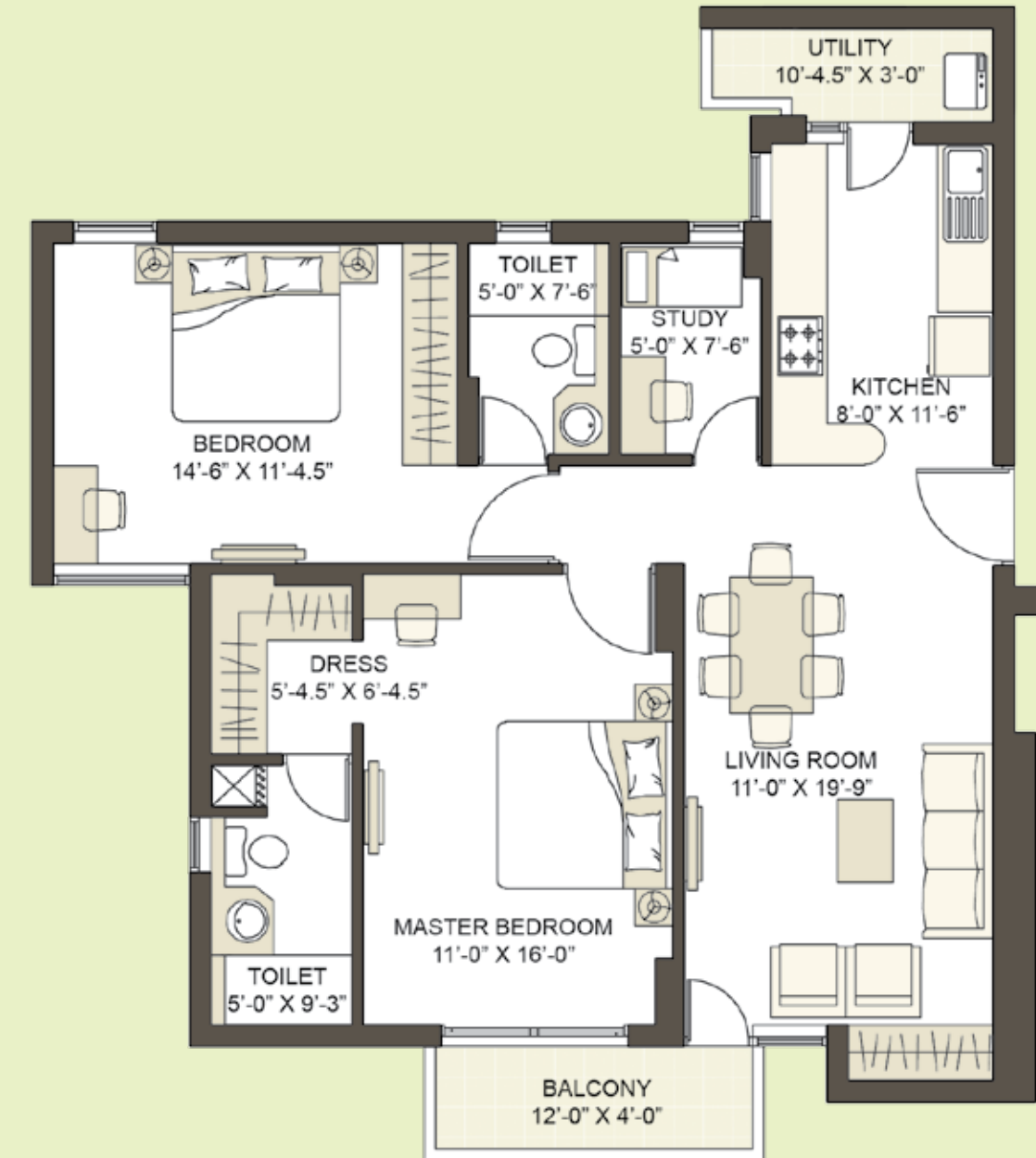


Type Y1  
2BR+2T  
1295 sq. ft.



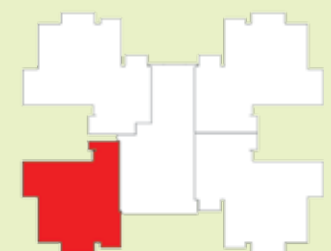
A1 - A5, C1 - C2, D1 - D3: G04

Type Y2  
2BR+2T+Study  
1285 sq. ft.



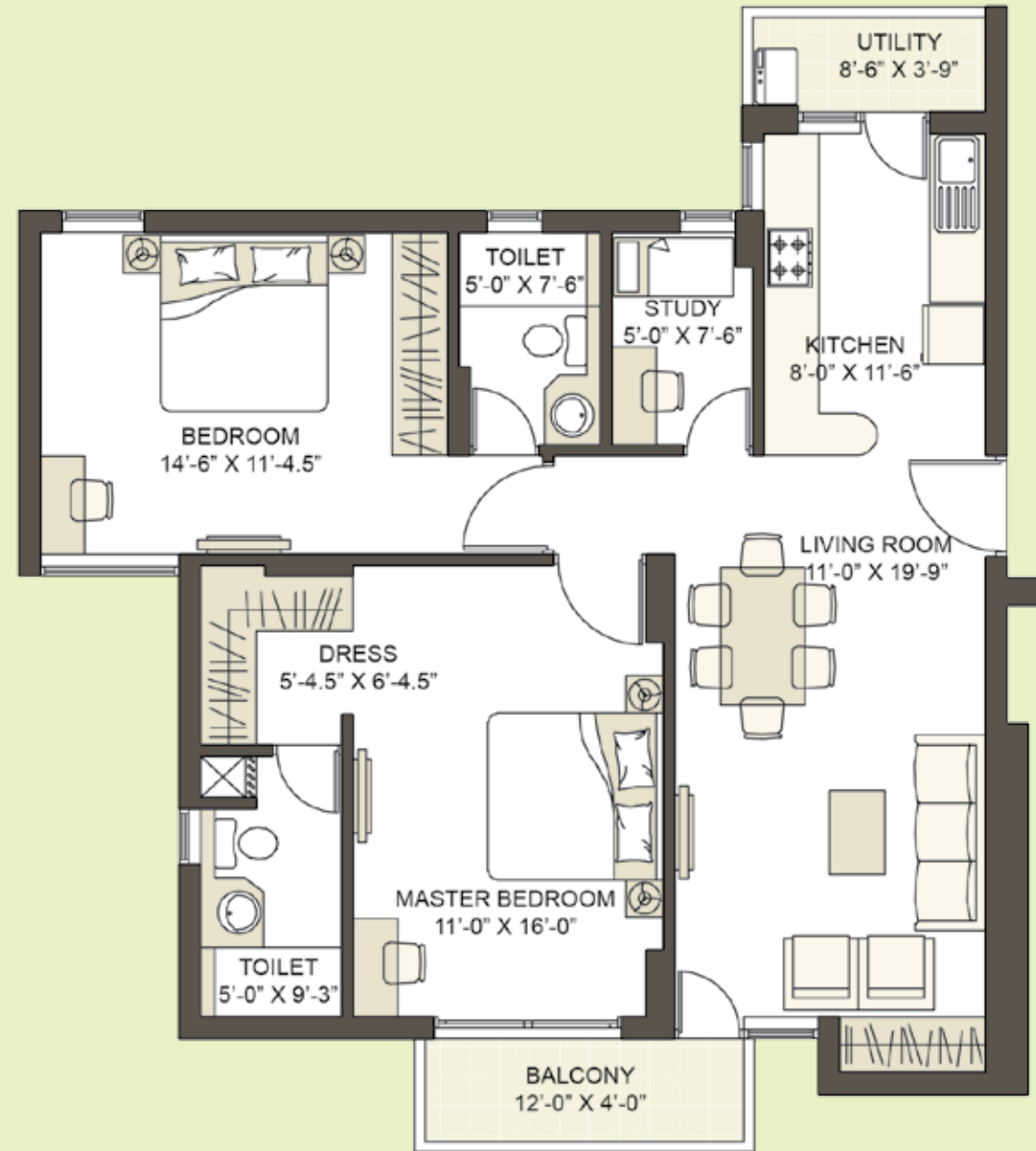
B1 & B3: G02 - 1402  
101\* - 1401\*  
B2 & B4: G03\* - 1403\*  
204\* - 1404\*

\*indicates mirror image





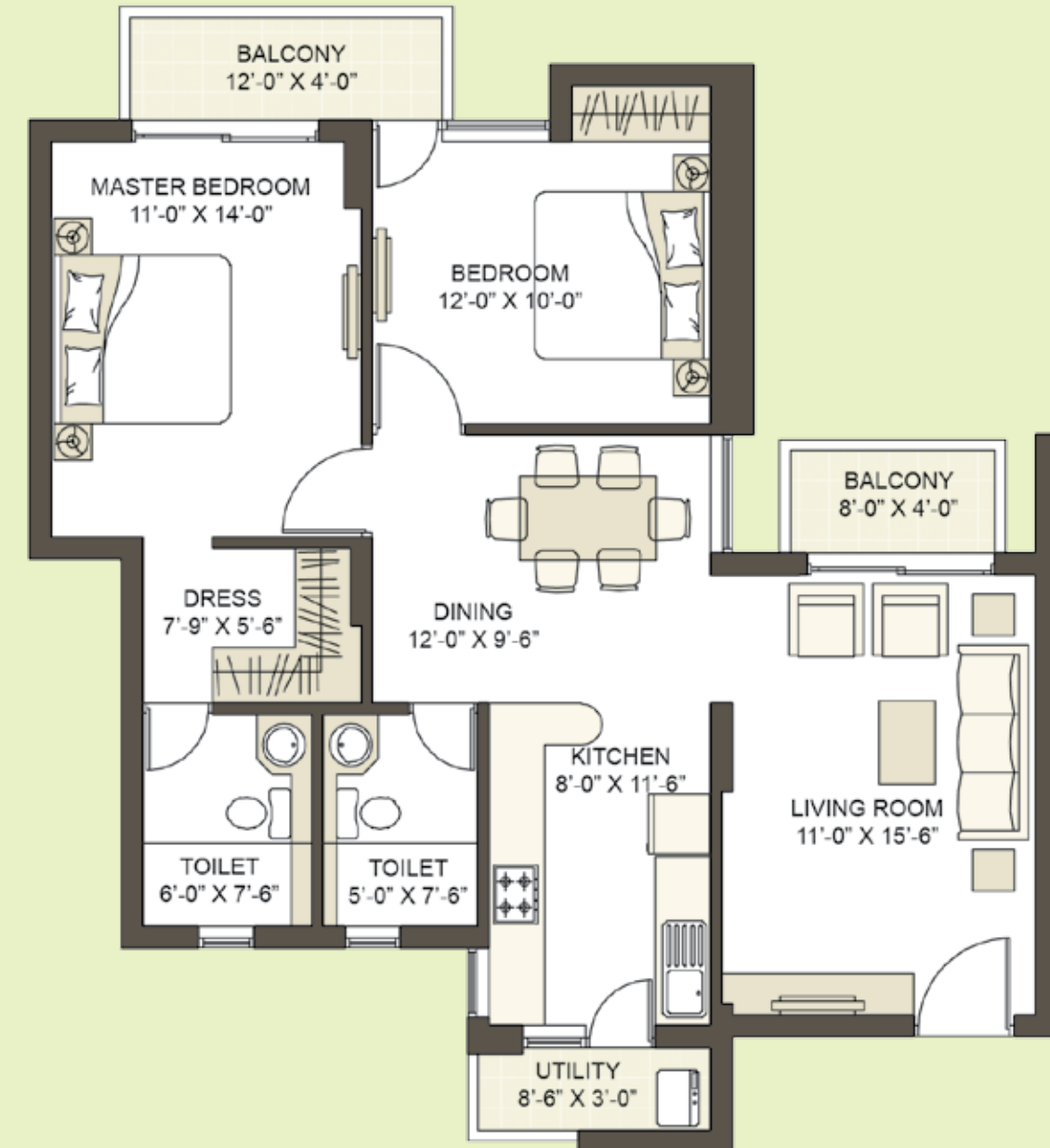
Type Y3  
2BR+2T+Study  
1280 sq. ft.



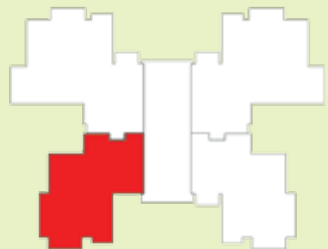
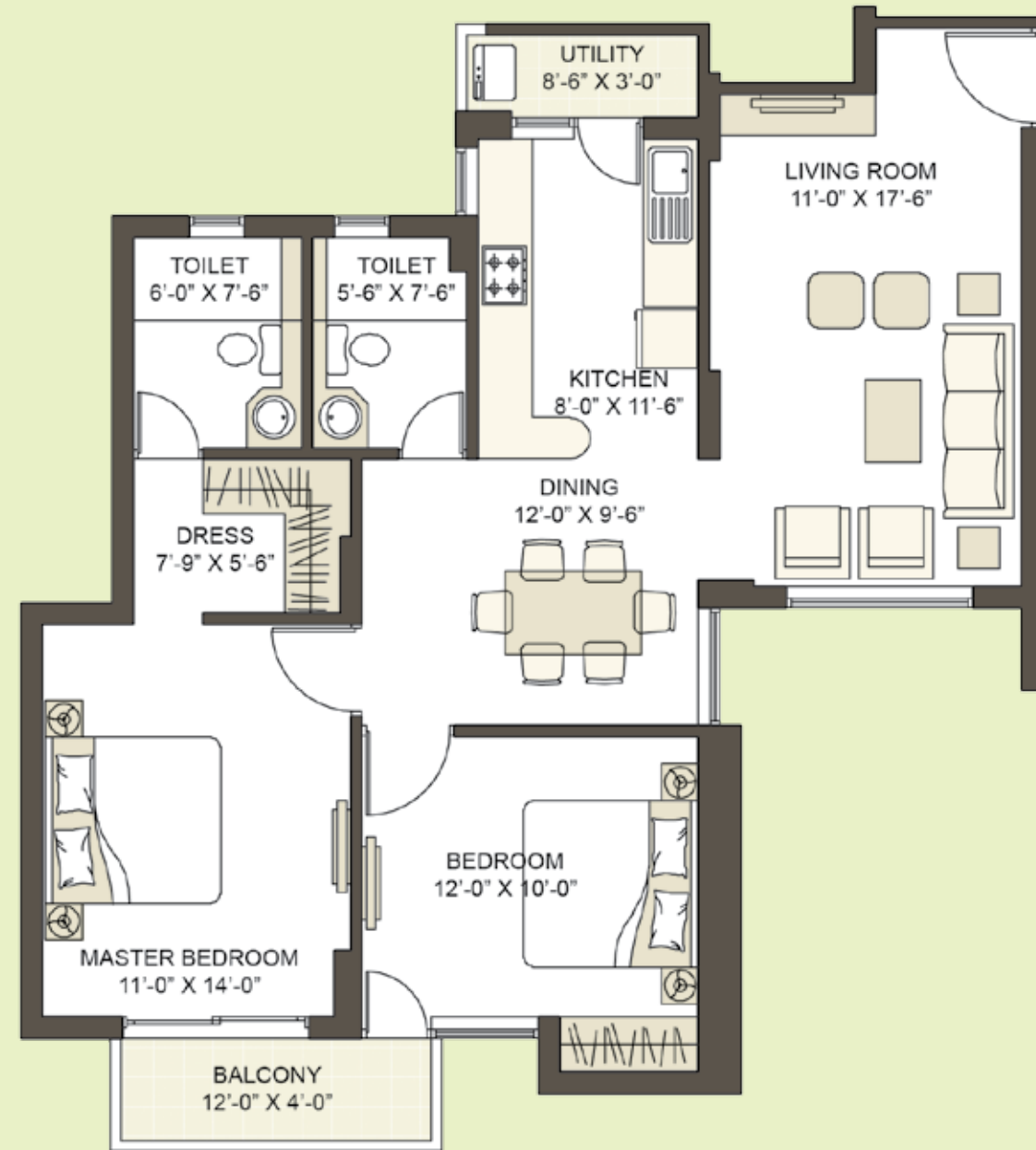
B1 & B3: G04

B1 & B3: G01

Type Y4  
2BR+2T  
1260 sq. ft.



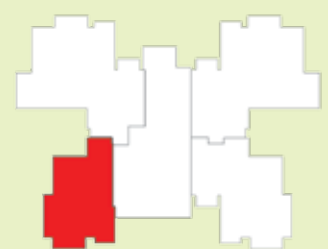
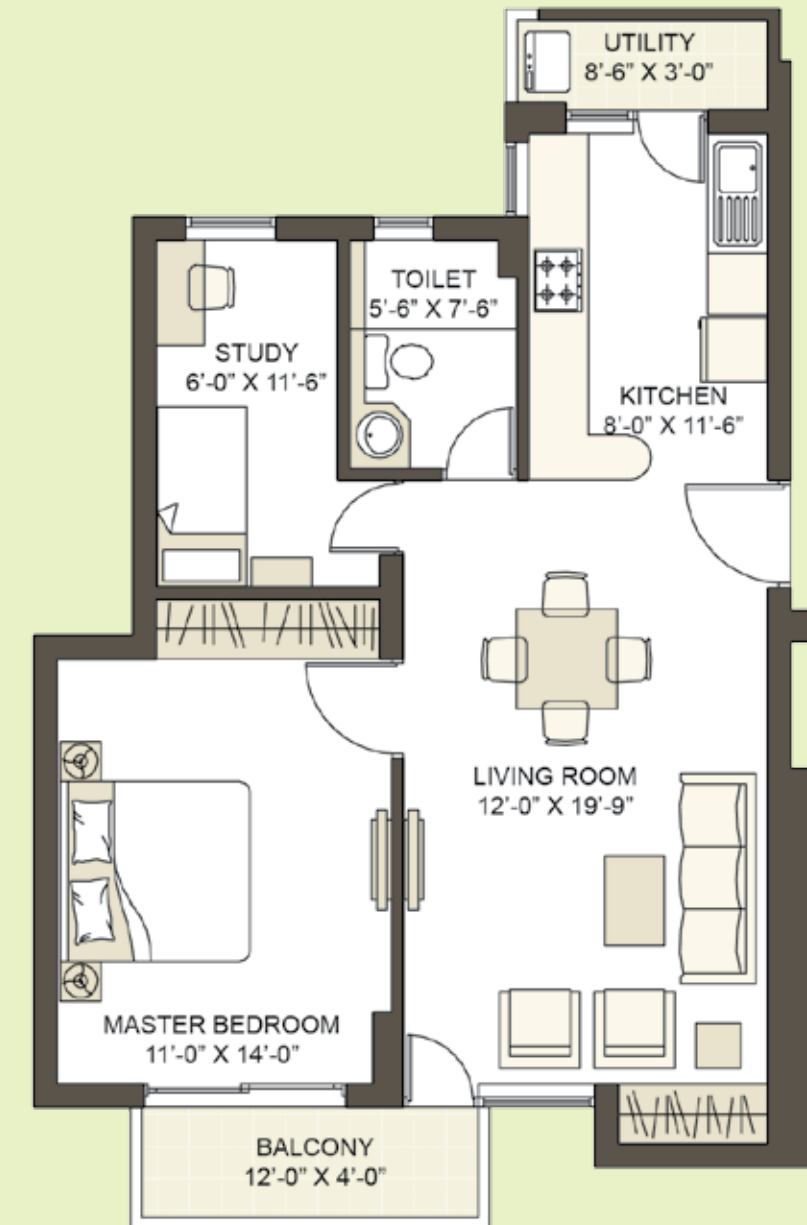
Type Y5  
2BR+2T  
1255 sq. ft.



B2 & B4: 104

B2 & B4: G04

Type Z1  
1BR+1T+Study  
1020 sq. ft.







Unitech Limited

Unitech Signature Towers

South City - 1, Gurgaon, India

+91 124 4552000

[sales@unitechgroup.com](mailto:sales@unitechgroup.com)

[www.unitechgroup.com](http://www.unitechgroup.com)