

**unitech**



UNI✓WORLD  
**GARDENS**  
NOIDA



## UNI<sup>W</sup>ORLD Gardens

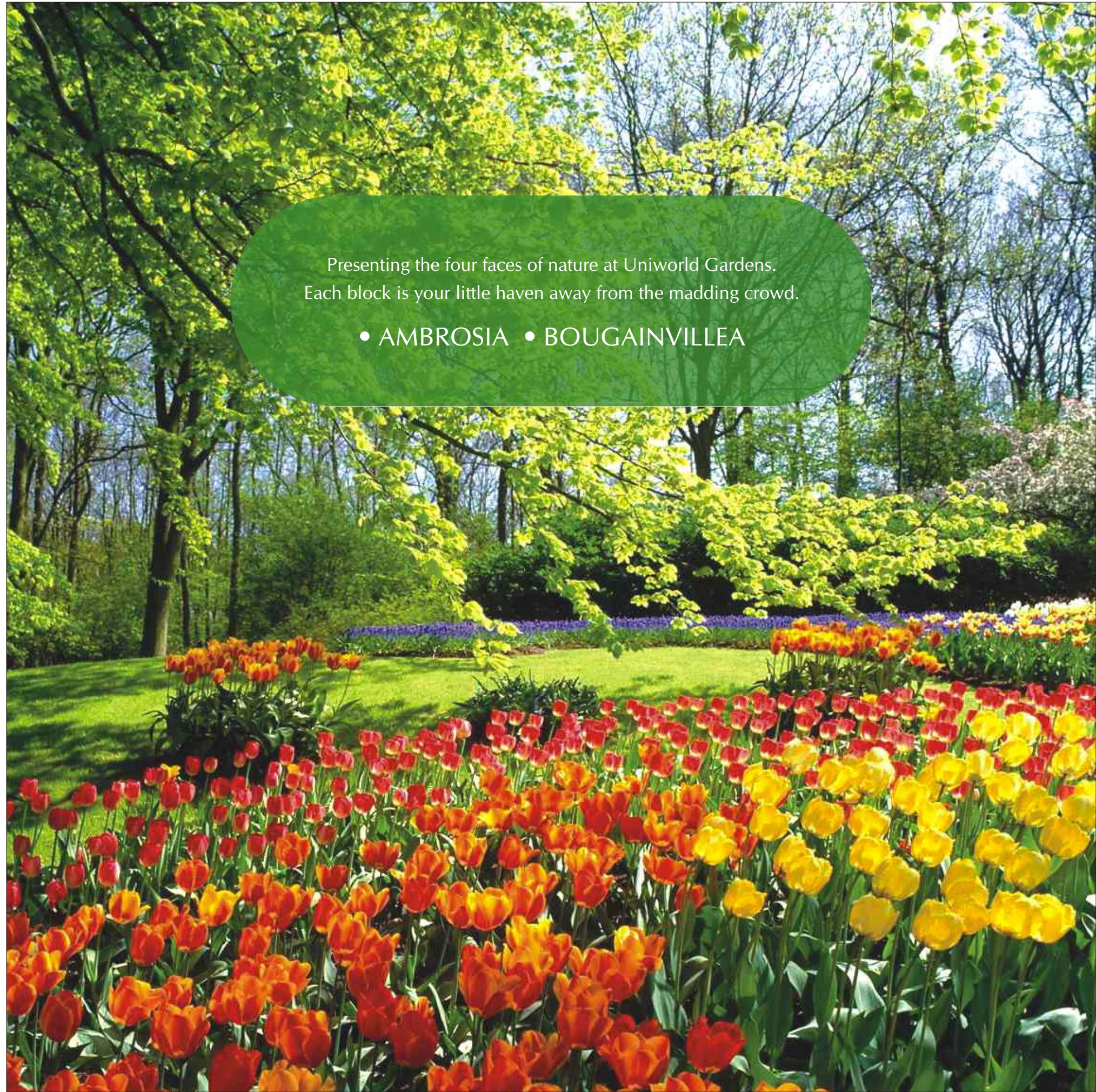
*“A secret world cradled between heaven and earth”*

Untouched yet thrillingly alive Uniworld Gardens is a 5.43 acre chic and unspoilt residential development, surrounded by fluid green landscaping and speckled with the most exotic collection of trees, shrubs and flowers.

Indulge in an environment so naturally beautiful, you would like to spend a moment here.

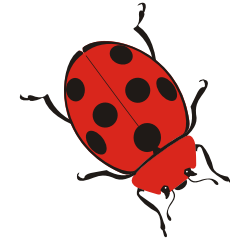
Or maybe, a lifetime.





Presenting the four faces of nature at Uniworld Gardens.  
Each block is your little haven away from the madding crowd.

• AMBROSIA • BOUGAINVILLEA



## Fill up your senses with the natural splendour of Uniworld Gardens

As you enter Uniworld Gardens, you will drive through an avenue of flowers and shrubs planted in a mosaic of shades, where sultry air gives way to a refreshingly cool breeze and the sweet chirping of birds follows you into a mesmerizing experience.

Nestled in 5.43 acres of natural bliss, the apartments make a statement of magnificence. Standing 14 storeys high, Uniworld Gardens offers a choice of 1, 2 and 3 bedroom apartments; each home is carefully designed to allow superior ventilation and let in the free flow of fresh breeze and bright sunshine.

**With homes that offer spectacular views of sunrise and sunset, you can sit by the window sill, admiring the beauty of life!**





The Villas at Uniworld Resort, Gurgaon

# unitech

Established in 1972, Unitech today is India's leading real estate company with projects across the country. Unitech has a pan-India footprint with projects in Delhi NCR, West Bengal, Punjab and Maharashtra, with an endeavour to attain leadership in every market it operates in. Unitech's developments have the most diversified product mix comprising of Residential, Commercial, Retail, IT Parks, SEZs, Hotels, Schools & Amusement Parks. Unitech is known for the quality it delivers and is the first real estate developer to attain ISO 9001:2008 certification in North India.

Our well-managed architectural and engineering teams have closely worked and partnered with internationally acclaimed architects such as Callison (USA), SWA, HOK (USA) and many others, to achieve both aesthetic and efficient design, and have adopted best practices that exude superior quality of construction in our developments.

At present, Unitech has more than 30 major ongoing residential projects in cities such as Delhi NCR, Mumbai, Kolkata, Chennai, Bangalore, Mohali and Lucknow.



Cascades, Greater Noida

*Most of our projects are conceived and designed by international architects such as JTC Intl., HOK and Callison.*



Air, Kolkata



Infospace, Kolkata



The Close, Gurgaon

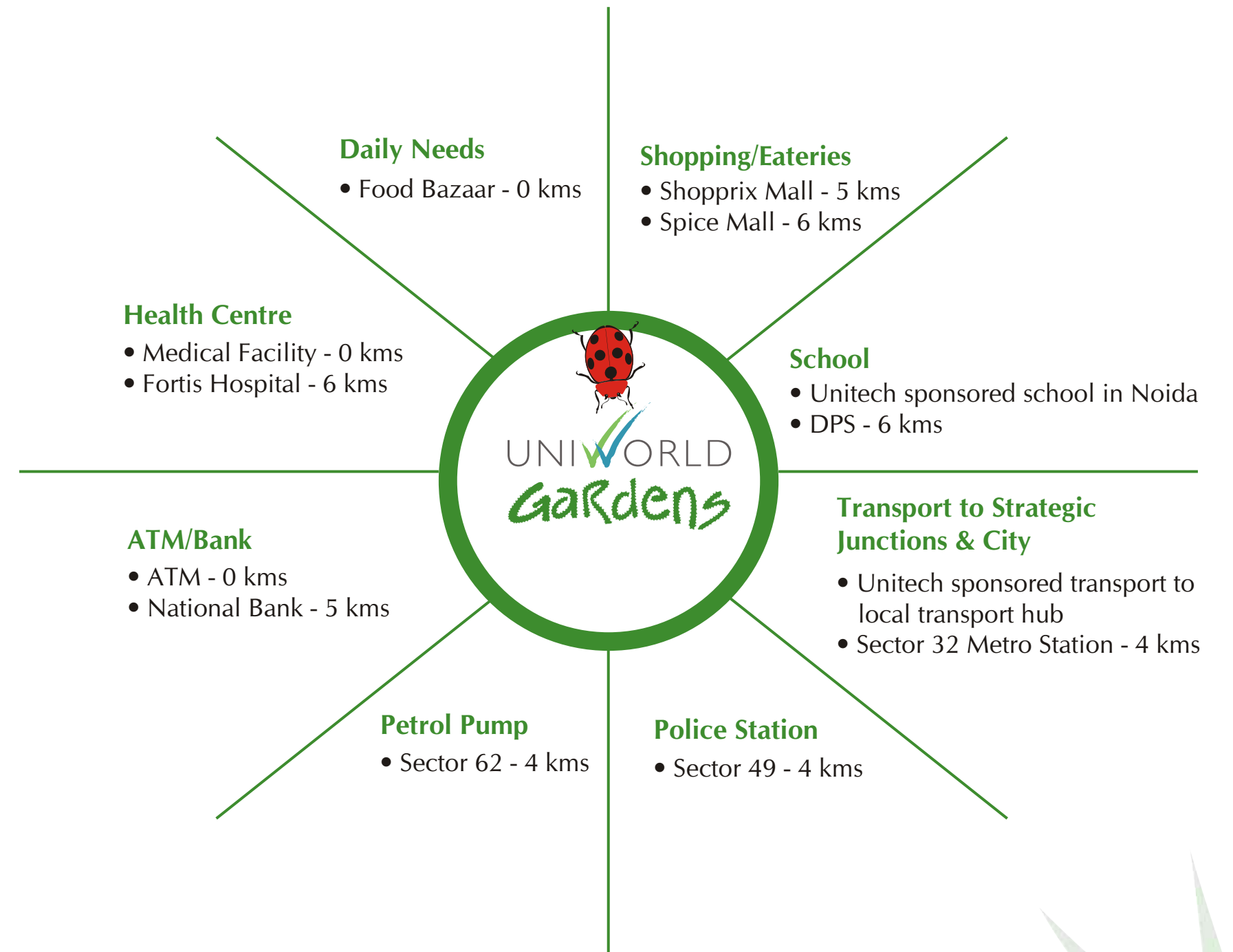
## Location Map



## Discover tranquility in the midst of the bustle

Located near the FNG (Faridabad - Noida - Ghaziabad) expressway, Uniwold Gardens enjoys excellent connectivity to Ghaziabad and Delhi through NH-24. Also, it is just a 15 minute drive from the commercial and retail developments of Sector - 18 and a 10 minute drive from the offices of Sector - 62. The nearest metro station in Sector - 32 is only 4 kms away, giving you easy access to the entire NCR. The area has premium health centres, commercial & shopping complexes, education facilities and much more in the vicinity.

## Location Highlights



# Master Plan



UNI WORLD  
Gardens

### The Master Plan

- 1 Entry/Exit
- 2 Central Park with Basement Parking
- 3 Club House
- 4 Swimming Pool
- 5 Surface Parking



## Key Plan

BOUGAINVILLEA



AMBROSIA

## Key Plan

- |    |             |
|----|-------------|
| A1 | Ground + 13 |
| A2 | Ground + 13 |
| A3 | Ground + 13 |
| A4 | Ground + 13 |
| B1 | Ground + 13 |
| B2 | Ground + 13 |





## Perspective view of Uniworld Gardens

*This is an artist's rendition & may  
undergo modifications.*



## Where your dreams will continue to blossom

The airy homes at Uniworld Gardens are designed expertly to let you feel close to nature, even when you are indoors. And as you take a walk along the landscaped greens and water features in the outdoors, get ready to lose yourself in the aura of nature's rhapsody to connect with your inner-self.

The entire community is gated to ensure that you live and prosper in a safe environment. Starting right from the main gate with individual security arrangements at each tower; a state-of-the-art security system comprising of audio-communication with the guard unit and more is well in place so that you live free and safe.

***A secret garden of experiences to be unreservedly savoured, Uniworld Gardens redefines the essence of an invigorating residential living.***

- Landscaped Greens • Manicured Gardens • State-of-the-art Security • Barriers at main Entry & Exit



## The Lifestyle Mantra



Uniworld Gardens, a wholly self-contained township is a place where you lose yourself to the extensive array of recreational and leisurely pursuits.

The lively clubhouse offers a host of activities. Take a plunge in the swimming pool or indulge in a power workout at the modern gymnasium. Invigorate yourself with a game of badminton in the outdoors, take a stroll in the landscaped greens or just spend the weekend lazing around under the undiluted open skies. At Uniworld Gardens, the choices are many.

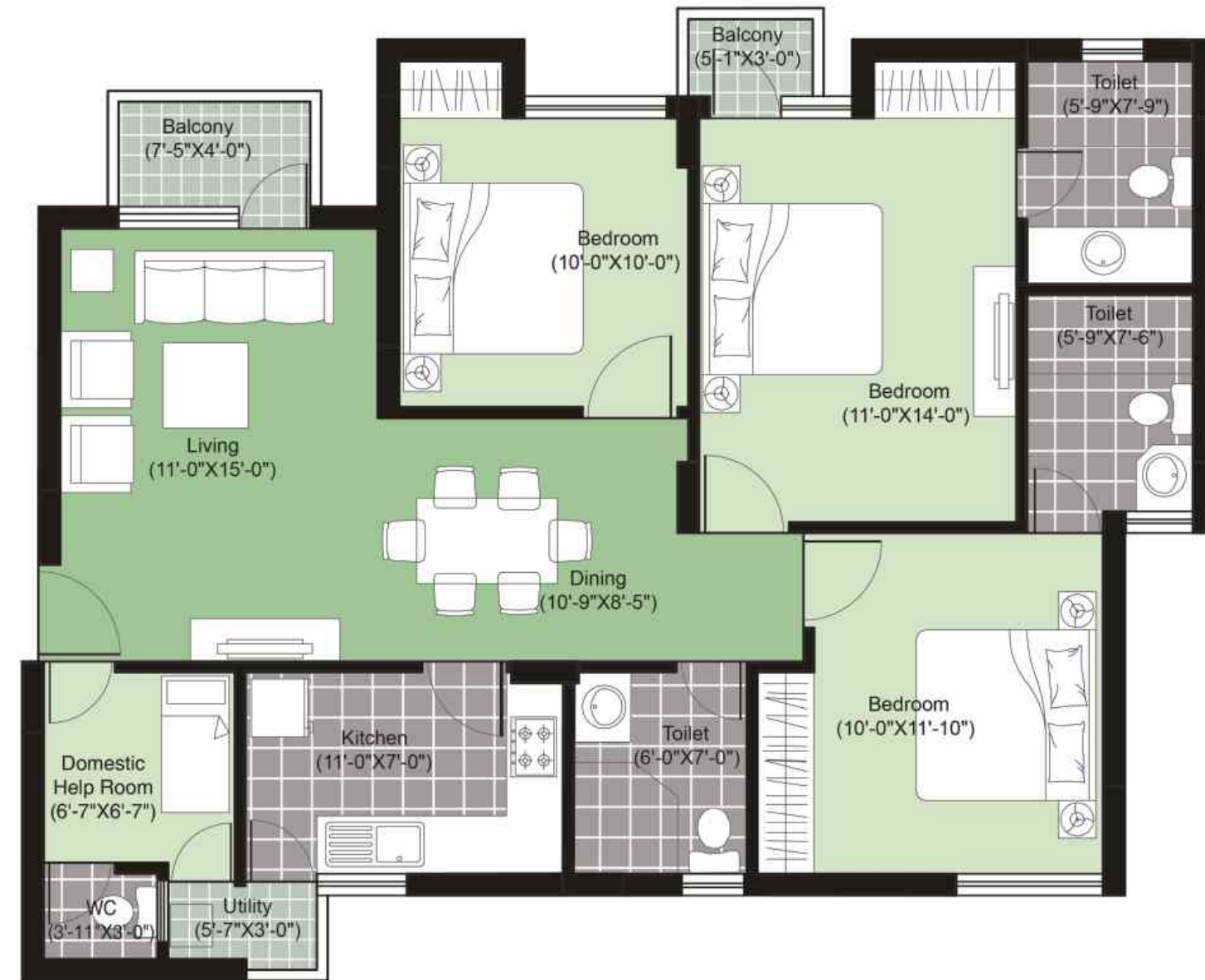
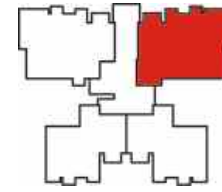
***Conceived to the highest standards, Uniworld Gardens is for those who seek to live their dreams.***

- Swimming Pool • Gymnasium • Multipurpose Hall • Kid's Play Area • Sports Activities Court



## Type - X1

3BR3TSQ (Sale Area: 1408 sq. ft.)

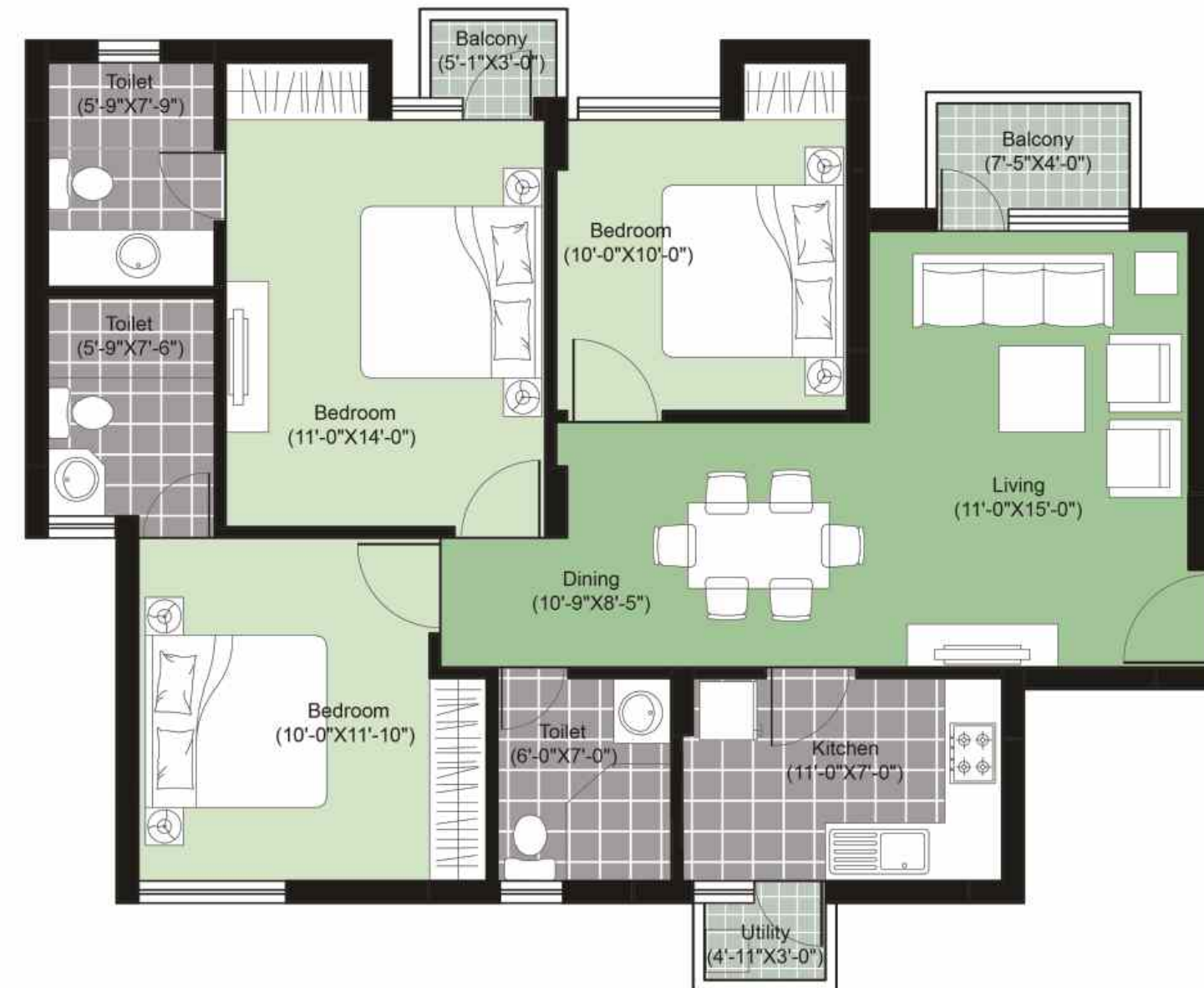
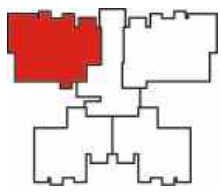


A1 : G02-1402  
 A2 : G01\*-1401\*  
 B1 : G02-1402  
 B2 : G02-1402  
 B3 : G01\*-1401\*  
 C1 : G01\*-1401\*  
 C2 : G02-1402  
 C3 : G01\*-1401\*  
 C4 : G02-1402

Please Note:  
 1) \* Indicates mirror image  
 2) Floor No.13 does not exist

## Type - Y1

3BR3T (Sale Area: 1325 sq. ft.)

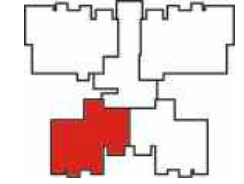


A1 : G01-1401  
 A2 : G02\*-1402\*  
 B1 : G01-1401  
 B2 : G01-1401  
 B3 : G02\*-1402\*  
 C1 : G02\*-1402\*  
 C2 : G01-1401  
 C3 : G02\*-1402\*  
 C4 : G01-1401

Please Note:  
 1) \* Indicates mirror image  
 2) Floor No.13 does not exist

## Type - Z1

2BR2T (Sale Area: 1011 sq. ft.)

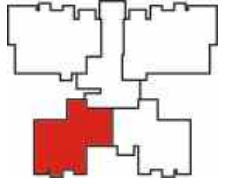


A1 : G03\*-1403\*; 204-1404  
 A2 : 203\*-1403\*; G04-1404  
 B1 : G03\*-1403\*; 204-1404  
 B2 : G03\*-1403\*; 204-1404  
 B3 : 203\*-1403\*; G04-1404  
 C1 : 203\*-1403\*; G04-1404  
 C2 : G03\*-1403\*; 204-1404  
 C3 : 203\*-1403\*; G04-1404  
 C4 : G03\*-1403\*; 204-1404

Please Note:  
 1) \* Indicates mirror image  
 2) Floor No.13 does not exist

## Type - Z2

2BR2T (Sale Area: 975 sq. ft.)

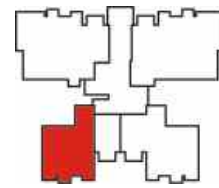


A1 : 104  
 A2 : 103\*  
 B1 : 104  
 B2 : 104  
 B3 : 103\*  
 C1 : 103\*  
 C2 : 104  
 C3 : 103\*  
 C4 : 104

Please Note:  
 1) \* Indicates mirror image  
 2) Floor No.13 does not exist

## Type - Z3

1BR1T + STUDY (Sale Area: 747 sq. ft.)



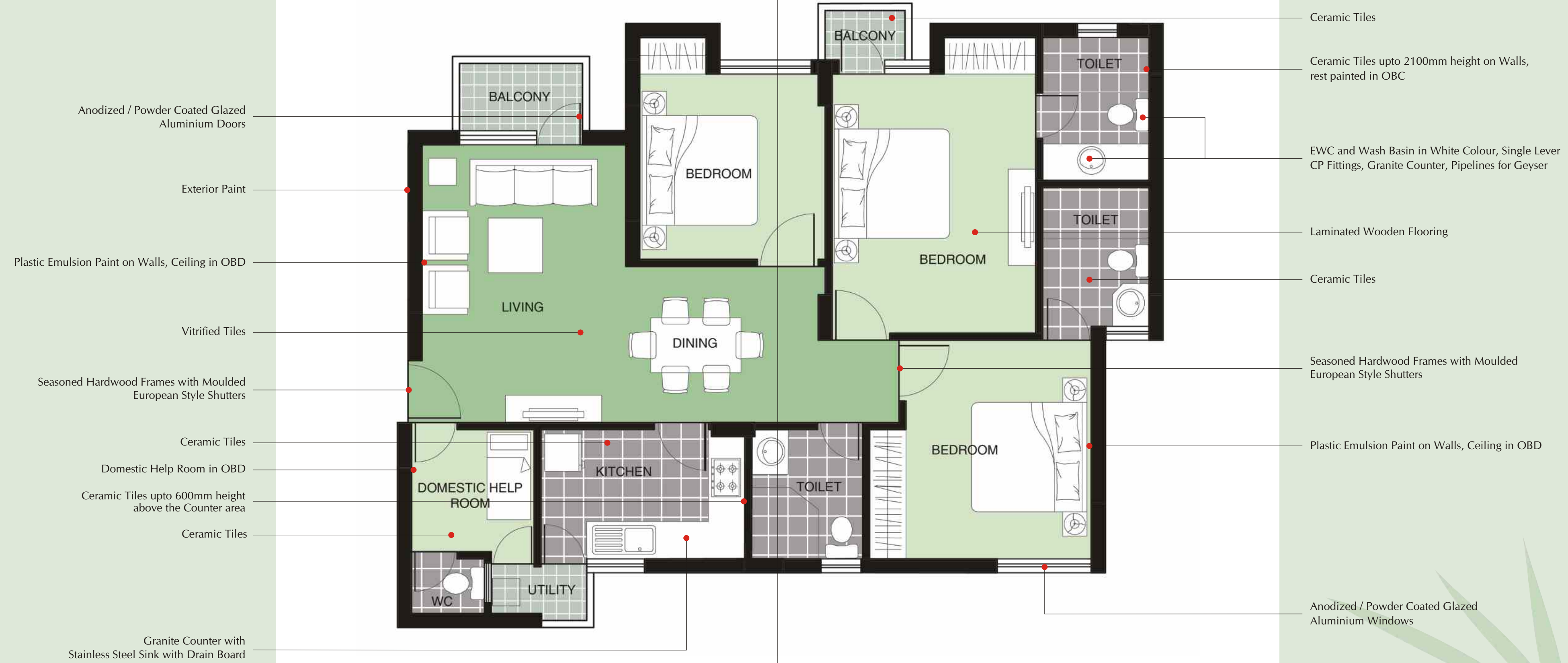
Please Note:  
1) \* Indicates mirror image  
2) Floor No.13 does not exist

A1 : G04	C1 : G03*
A2 : G03*	C2 : G04
B1 : G04	C3 : G03*
B2 : G04	C4 : G04
B3 : G03*	



Perspective view of Uniworld Gardens, Noida  
*This is an artist's rendition & may undergo modifications.*

# Finishes

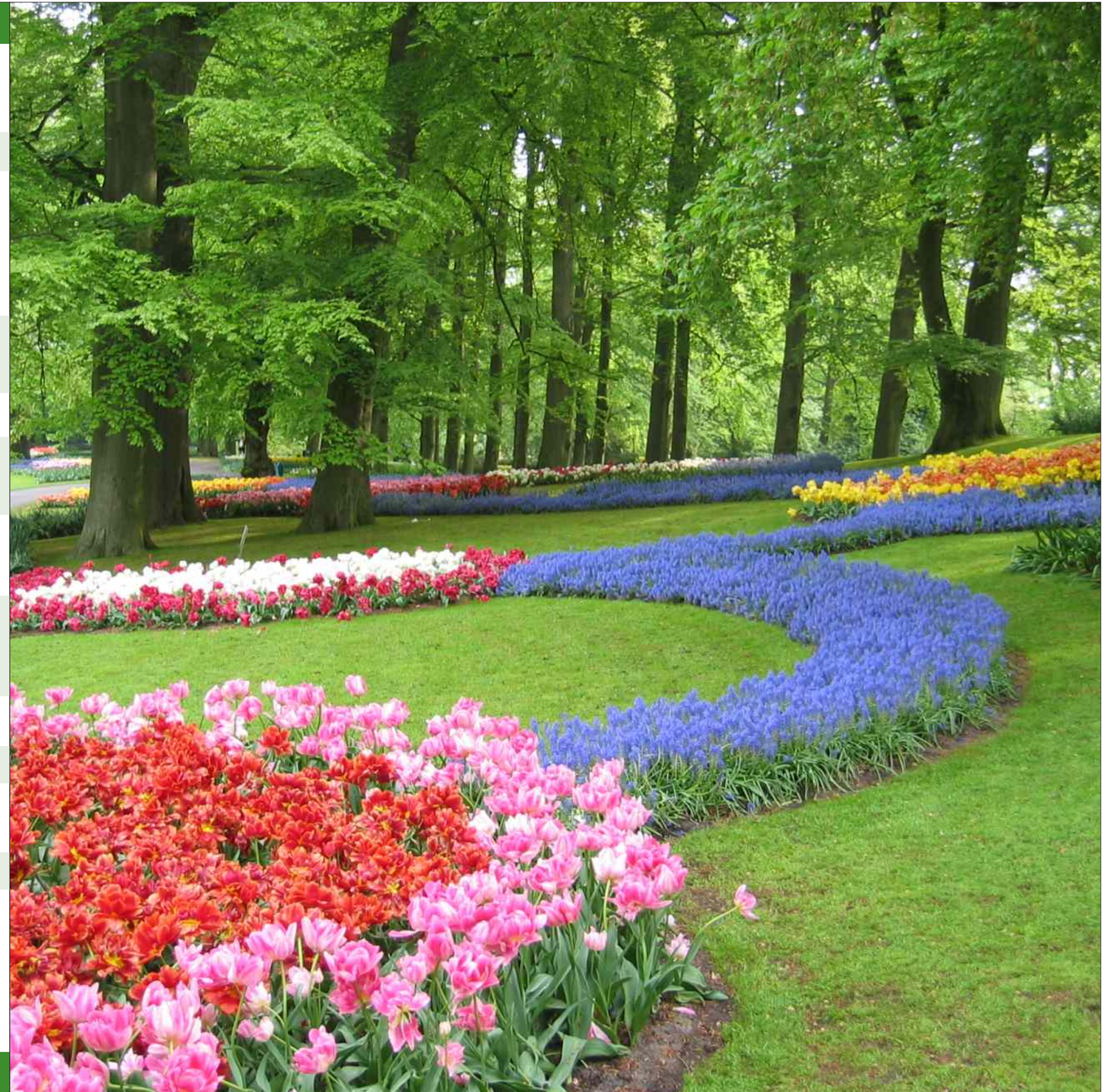


- Ceramic Tiles
- Ceramic Tiles upto 2100mm height on Walls, rest painted in OBC
- EWC and Wash Basin in White Colour, Single Lever CP Fittings, Granite Counter, Pipelines for Geysers
- Laminated Wooden Flooring
- Ceramic Tiles
- Seasoned Hardwood Frames with Moulded European Style Shutters
- Plastic Emulsion Paint on Walls, Ceiling in OBD
- Anodized / Powder Coated Glazed Aluminium Windows

## Specifications

	Structure		Earthquake resistant RCC framed structure
	Flooring	Living / Dining Bedrooms Balconies Common areas & staircase Lift lobby Domestic Help Room	Vitrified tiles Laminated wooden flooring Ceramic tiles Stone / marble Stone / vitrified tiles Ceramic tiles
	Walls / Ceiling	External Internal Lift lobby	Exterior paint Plastic emulsion paint, ceiling in OBD; domestic help room / toilet in OBD Combination of stone and paint
	Lift		One passenger and one service lift in each tower
	Kitchen	Flooring Wall finishes Kitchen Counter	Ceramic tiles Ceramic tiles upto 600mm height above the counter area Granite counter with stainless steel sink with drain board
	Doors	Internal External Main Door	Seasoned hardwood frames with moulded European style shutters Anodized / powder coated glazed aluminium doors Seasoned hardwood frames with moulded European style shutter
	Toilet	Wall Flooring Fittings	Ceramic tiles upto 2100mm height Ceramic tiles EWC and wash basin in white colour, single lever CP fittings, granite counter, pipelines for geyser
	Windows		Anodized / powder coated glazed aluminium windows
	Electrical		Copper wiring in concealed conduits, modular switches
	Communication		One TV and Telephone point each in living room and master bedroom, intercom facility to each flat in living room
	Power back-up		24x7 power back-up

*All floorplans, sitemap, specifications, amenities, facilities and perspective views are tentative in nature and are subject to revision*





## Club House Facilities

Gymnasium

Multipurpose hall for meditation, yoga & gatherings

Swimming pool

Kid's play area

Changing rooms

Pantry

24 x 7 power back-up





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The layout, building plans, and specifications of buildings, complex and the apartments are tentative and subject to variation / deletion as deemed appropriate by the Company or as directed by any competent authority. Furniture is not being provided. Furniture layout shown in the Brochure is only indicative of how the Unit can be used. Dimensions given in the unit plans are masonry dimensions (excluding the plaster thickness). All dimensions are rounded off and marginal variations may occur in the process of construction as per Architect's advice.