

— **unitech** —
ivy terraces





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.

IVY TERRACES

Unitech proudly introduces Ivy Terraces - luxury floor living thoughtfully integrated with functionality and vast open spaces, making it visually splendid and wholly inviting. Each floor offers an intimate outdoor space that makes living at Ivy Terraces even more endearing.

Ivy Terraces offers relaxed yet effortlessly glamorous floor living wrapped up seamlessly in nature. It is a celebration of elegance, comfort and high living under the stars...

Get your own slice of sky!



WILDFLOWER COUNTRY

Wildflower country offers acres of tranquility wrapped in lush greens, surrounded by trees and loaded with everyday conveniences. Excellent schools, office spaces, medical center, state-of-the-art clubhouse, kids play areas and themed gardens are a few of the benefits of being a Wildflower Country resident.

This exceptional township offers the perfect alignment of nature and modern comforts. It is an escape from the daily humdrum straight into a compelling & soothing serenity. Experience life in its entirety at this self-contained township.

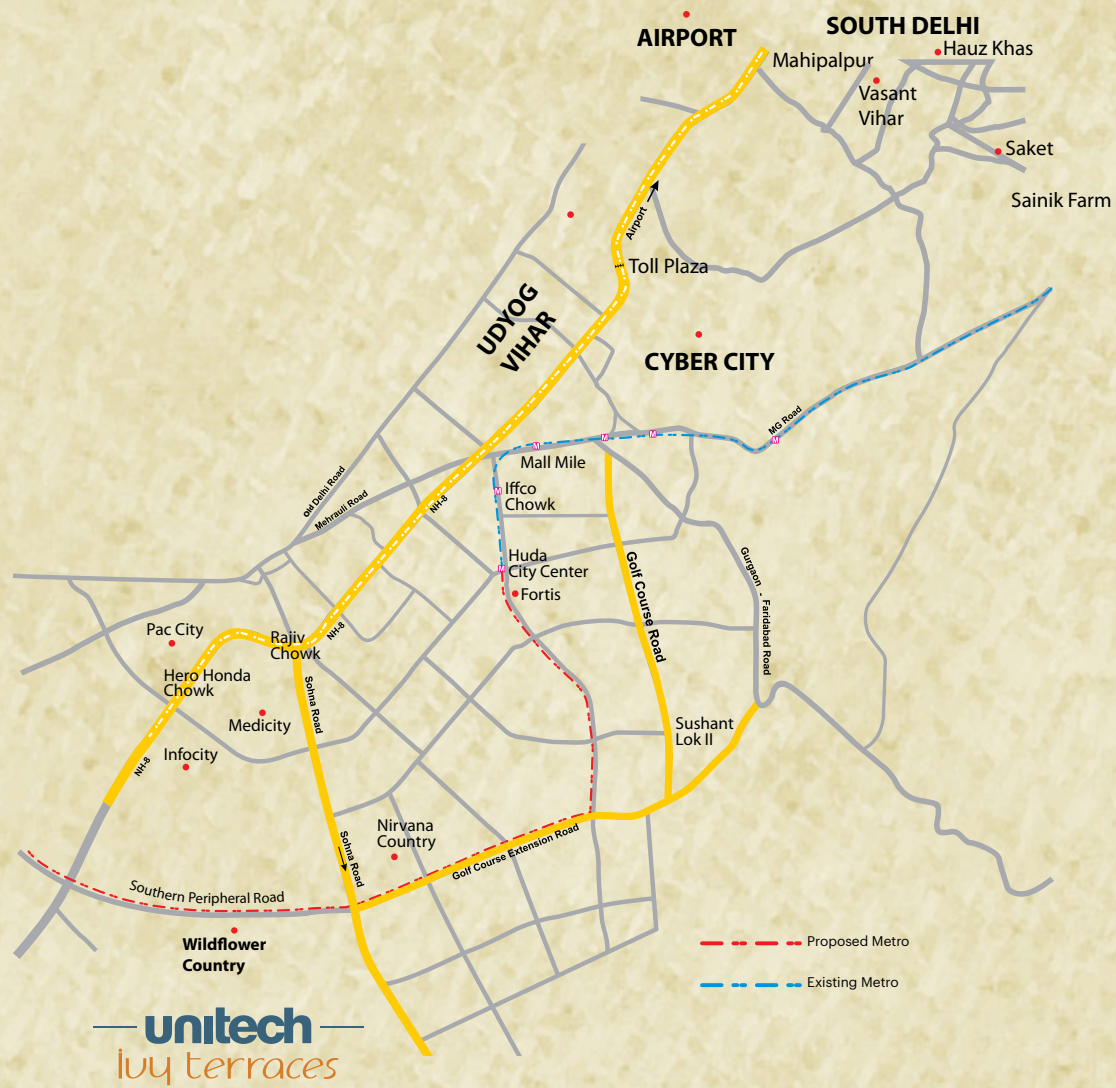
LOCATION



Adjacent to 90 m wide Southern Periphery Road, just 3.5 kms from NH-8.

2 kms from occupied residential areas, offices & shopping malls on Sohna road & Golf Course Extension road.

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Indicative distances in kms

0.4	_____	Proposed Metro
1.8	_____	Sohna Road / Golf Course Extension Road
3.5	_____	NH8
7.0	_____	Rajiv Chowk
12.0	_____	Huda City Center Metro Station
23.0	_____	IGI Airport

5.0	_____	Medicity
8.0	_____	Artemis Hospital
12.0	_____	Fortis Hospital

3.5	_____	Prominent Malls & offices on Sohana road
6.0	_____	DPS
8.0	_____	The Heritage School

Within 15 mins drive are leading schools such as DPS, The Heritage, Shikshantar, GD Goenka & Pathways.

Within 15 mins drive are leading hospitals such as Medicity, Artemis, Max, Fortis & Paras.



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THE UNITS

Ivy Terraces takes floor living to the next level as each floor offers its very own private outdoor space. You now have the luxury of choosing from **'Stilted and Non-Stilted'** options as per your requirements.

The Stilted option offers not only **stilted car parking** on the ground floor but also an **elevator** directly to your independent floor. The 1st floor comes with an exclusive basement, **hard landscaped stilted deck and lush lawn on the ground floor** wherein the 2nd and 3rd floors come with their own **private roof terraces**.

The Non-Stilted option offers parking on the front periphery and no elevators. The ground floor unit comes with a **lush lawn** at the same level as the unit with easy access to the basement right below. The 1st and 2nd floors get to flaunt their personal **roof terraces** in this layout as well.

Enjoy the quiet solitude as you soak in the morning sun from **your lawn** or revel in the fact that you've come a long way as you see the happy faces of your loved ones seated in the **backyard gazebo** or the kids enjoying a perfect summer day under the garden sprinkler.

The **private terraces** are perfect for a private moonlit tete a tete or the large gatherings by the **wet-bar**.

Swings in the backyard, hammock under the stars or a **BBQ grill on the terrace**, the choice is yours. All we know is that life is a party at Ivy Terraces.

Live it your style.

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JOYS OF STILT FLOOR STRUCTURE

The exclusivity starts from the word go! The streets are clutter-free as Unitech introduces stilt parking in Gurgaon. Leave your car secure in the covered stilt parking lots as you take the elevator directly to your own private floor. It offers you enhanced security and adds to the comforts of floor living.

Added security is provided through Video Door Phone units near the lift entrance.

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FEATURES & AMENITIES OF THE TOWNSHIP

Social Infrastructure

- Nursery & primary school
- Nursing home(s) & clinic
- Shopping areas including daily needs store
- Bank / ATM
- Provision for public transport areas such as taxi stand



Ecological commitments

- Sewage treatment
- Rain water harvesting
- Solar energy for limited areas

Landscape / Sports

- Themed garden / Amphitheatre / Gazebo
- Yoga garden
- Kids' play area
- Jogging / Cycling track
- Squash court
- Open lawn tennis courts
- Badminton courts
- Half Basketball court



Security

- Video door phone near the lift entrance*
- Round the clock patrol by security personnel
- Central Security Monitoring by trained personnel
- CCTV surveillance at key points

* Only available in stilted floor structure.



WILDFLOWER COUNTRY CLUBHOUSE

- Swimming pool
- Kid's splash pool
- Changing rooms
- Unisex gymnasium
- Multipurpose hall
- Party lawn with barbeque counter and outdoor music



- Pool side party area
- Indoor games room with pool / billiards table & air hockey
- TV lounge
- Table tennis
- Kitchenette





INTERNATIONAL SPECIFICATION

Wall Finish

External	Designer elevations with a combination of high-end finishes of stone and texture paint
Internal	Acrylic emulsion on POP base

Flooring

Living & Dining & Family Lounge	Imported Marble
Bedrooms	Laminated wooden flooring from Pergo or equivalent
Kitchen & Bathrooms	Premium anti-skid tiles
Balconies & Terraces	Premium anti-skid tiles
Utility	Anti-skid tiles
Domestic help room	Vitrified tiles
Basement	Vitrified tiles
Stilted Deck*	Premium vitrified tiles*
Staircases	Marble
Lift lobby*	Marble*
Stilt Car Parking Area*	Anti-skid tiles with paint markers*
Entry passage	Premium vitrified tiles

Kitchen

Walls	Premium decorative tiles upto 600 mm above counter. Premium decorative tiles upto 1400 mm on other walls.
Fittings	Granite counter with recessed double bowl stainless steel sink & drainer CP fittings from Kohler / Roca or equivalent

Toilet

Dado	Premium ceramic tiles up to ceiling
Fittings & Fixtures	White sanitary fixtures from Kohler / Roca or equivalent, single lever CP fittings from Kohler / Roca or equivalent, glass partition in shower areas, wall hung WCs, pipeline for geyser, WC in domestic help/utility toilet

* Only available in stilted floor structure.

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Terrace

Hard Landscaped terrace with bar counter & space for barbeque

Doors & Windows

Main door

Teakwood frame with paneled door shutters

Internal doors

Seasoned hardwood frame with European style moulded shutter

Windows & external doors

Powder coated / anodized aluminum / UPVC frame with glazed shutters

Electrical

Copper electrical wiring in concealed conduits, telephone and TV outlets in all bedrooms and the living room, Data point in Master Bedroom & Livingroom, moulded modular plastic switches with protective MCBs, ELCB for additional safety

Air-conditioning

Premium branded all-weather split air-conditioning units in living & dining, family lounge & all bedrooms

Power Backup

For plot sizes of 420 Sq. m. & above - 10 kva for floors with basement & 5 kva for floors with roof terraces

For plot sizes less than 420 Sq. m. - 8 kva for floors with basement & 4 kva for floor with roof terraces

Elevator*

One exclusive passenger elevator for each plot*

Security

Video door phone near the lift entrance*

Round the clock patrol by security personnel

Central Security Monitoring by trained personnel

CCTV surveillance at key points



UNIVERSAL SPECIFICATION

Wall Finish

External	Designer elevations with a combination of high-end finishes of stone and texture paint
Internal	Acrylic emulsion on POP base

Flooring

Living & Dining & Family Lounge	Premium vitrified tiles
Bedrooms	Laminated wooden flooring
Kitchen & Bathrooms	Anti-skid tiles
Balconies & Terraces	Anti-skid tiles
Utility	Anti-skid tiles
Staircases	Marble
Domestic help room	Anti-skid tiles
Lift lobby*	Marble*
Basement	Anti-skid tiles
Stilt Car Parking Area*	Anti-skid tiles with paint markers*
Stilted Deck*	Anti-skid tiles*
Entry passage	Premium vitrified tiles

Kitchen

Walls	Premium decorative tiles upto 600 mm above counter. Premium decorative tiles upto 1400 mm on other walls.
Fittings	Granite counter stainless steel sink & drainer with CP fittings

Toilet

Dado	Premium ceramic tiles up to 2100 mm height
Fittings & Fixtures	White sanitary fixtures, single lever CP fittings, wall hung WCs, pipeline for geyser, WC in domestic help/utility toilet

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Terrace

Anti-skid tiles

Doors & Windows

Main door

Seasoned hardwood frame with European style moulded shutter

Internal doors

Seasoned hardwood frame with European style moulded shutter

Windows & external doors

Powder coated / anodized aluminum / UPVC 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

Premium branded all-weather split air-conditioning units in living & dining, family lounge & all bedrooms

Power Backup

For plot sizes of 420 Sq. m. & above - 10 kva for floors with basement & 5 kva for floors with roof terraces

For plot sizes less than 420 Sq. m. - 8 kva for floors with basement & 4 kva for floor with roof terraces

Elevator*

One exclusive passenger elevator for each plot*

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Video door phone near the lift entrance*

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