

unitech



Open the door to a new lifestyle.



# THE RESIDENCES

SECTOR - 117, NOIDA





Discover your oasis of serenity.

An impressive silhouette of 16 free standing towers against a clear blue sky, "The Residences" offers panoramic views of its landscaped surroundings.

With options of

1, 2, 3 & 4 bedroom apartments overlooking sprawling greens; you can feel the pulse of the city here while being at peace with your inner self.

The conveniences of contemporary urban living against a backdrop of exclusivity, is at the heart of what "The Residences" promises you – a truly exceptional lifestyle!

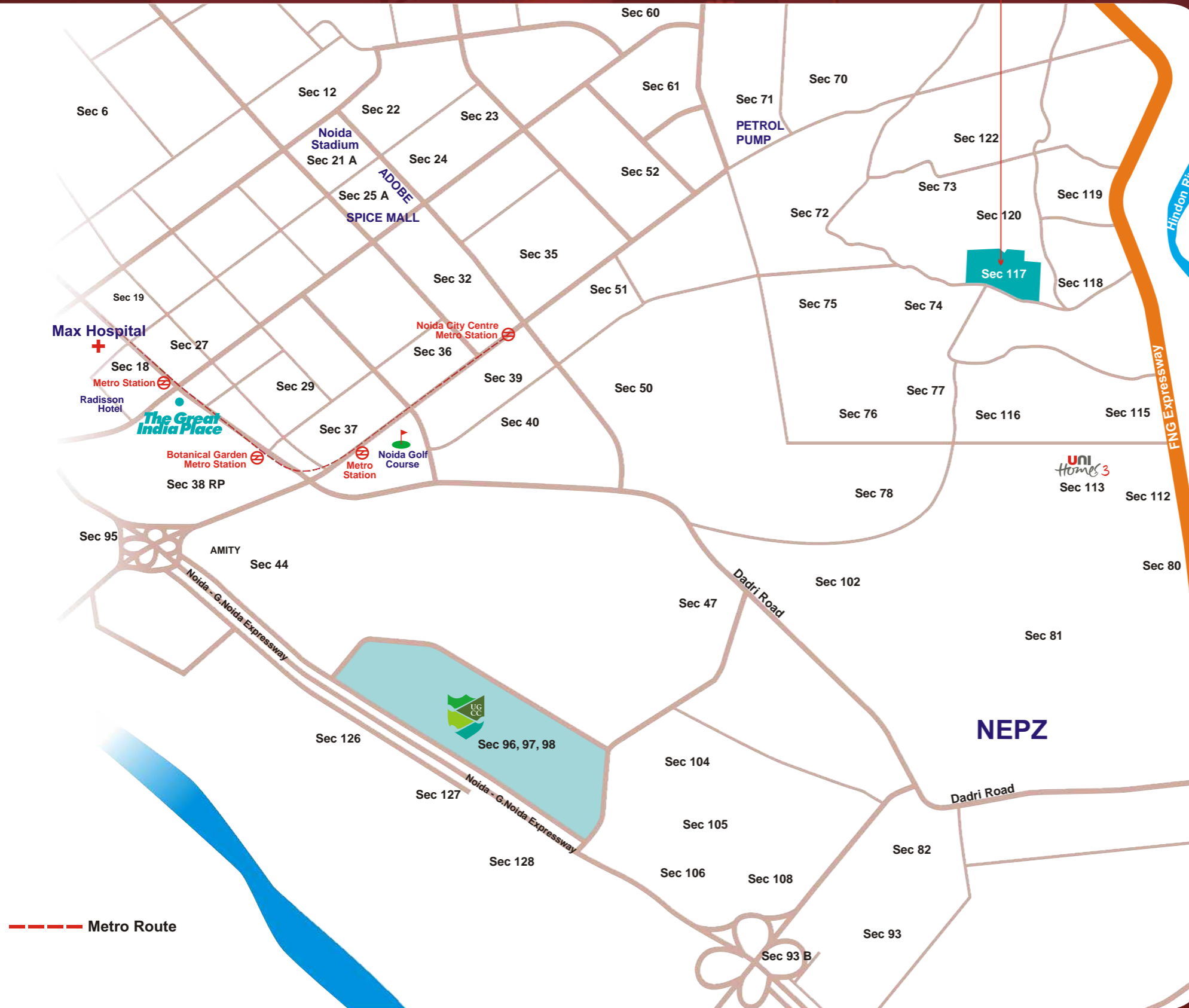


# THE RESIDENCES

Discover tranquility  
in the midst of  
the bustle

Located near the FNG (Faridabad – Noida – Ghaziabad) expressway, The Residences 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.





# Master Plan





# Key Plan



## Legend

- 1 Entry / Exit
- 2 Clubhouse
- 3 Swimming Pool
- 4 Service Area
- 5 Surface Parking
- 6 Central Greens with Basement Parking

- A1 Ground + 13
- A2 Ground + 13
- B1 Ground + 13
- B2 Ground + 13
- B3 Ground + 13
- B4 Ground + 13
- C1 Ground + 13
- C2 Ground + 13
- D1 Ground + 13





Perspective view of The Residences, Noida

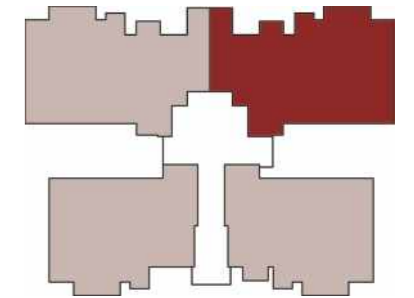


This is an artist's rendition, may undergo modification.



# Type – W1

4BR4T+SQ – 1980 sq.ft.

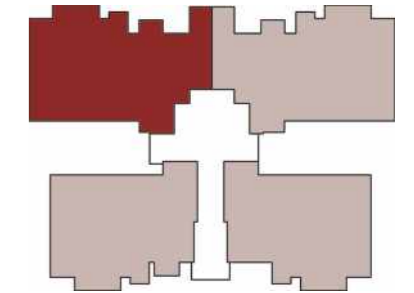
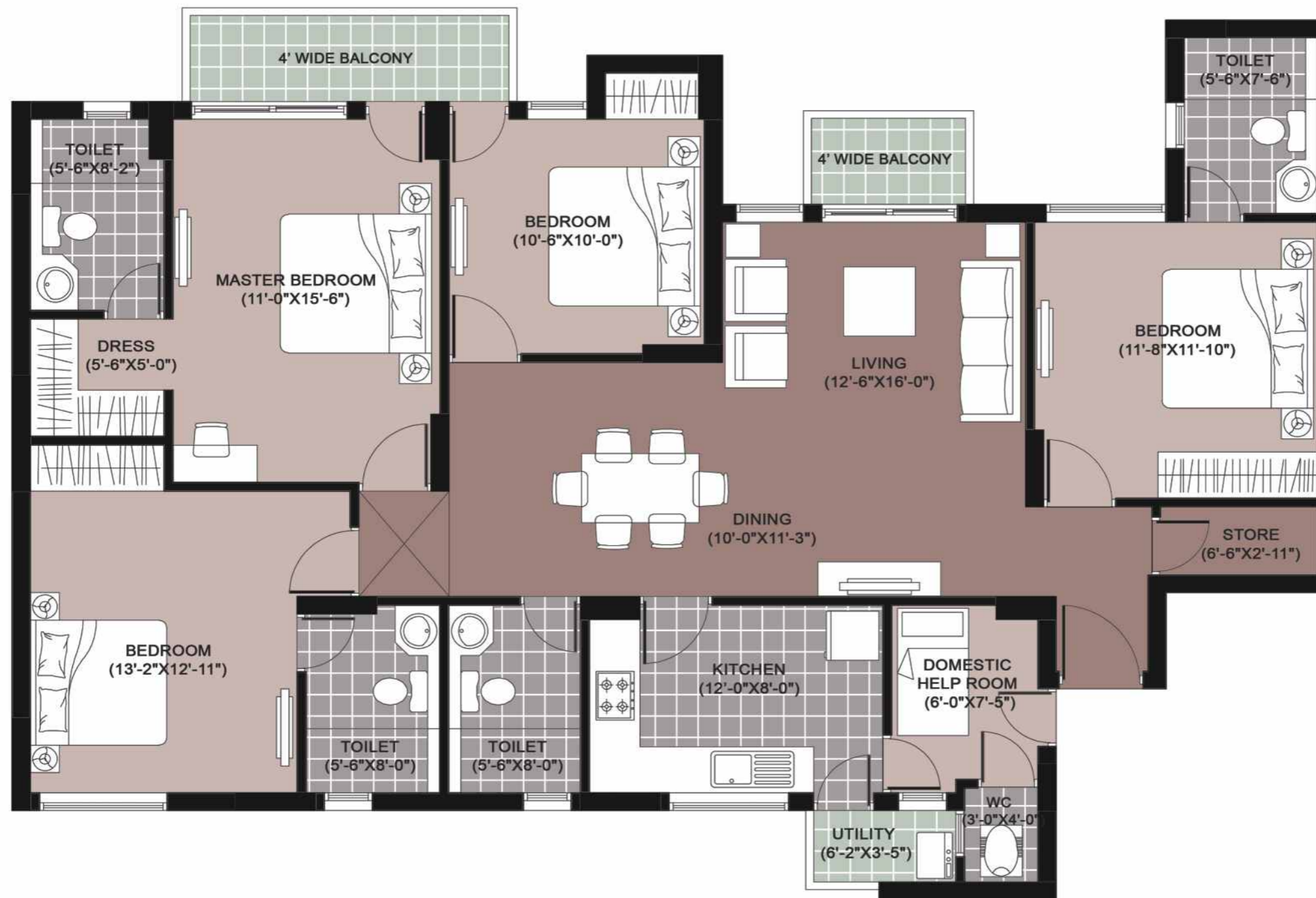


\*Indicates Mirror Image

C1 : G02-1402  
C2 : G01\*-1401\*

# Type – W2

4BR4T+SQ – 1980 sq.ft.



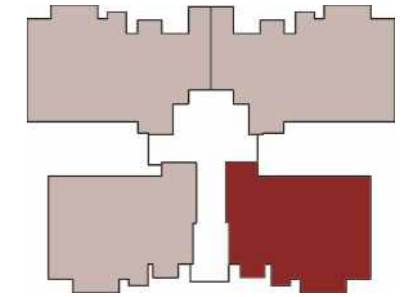
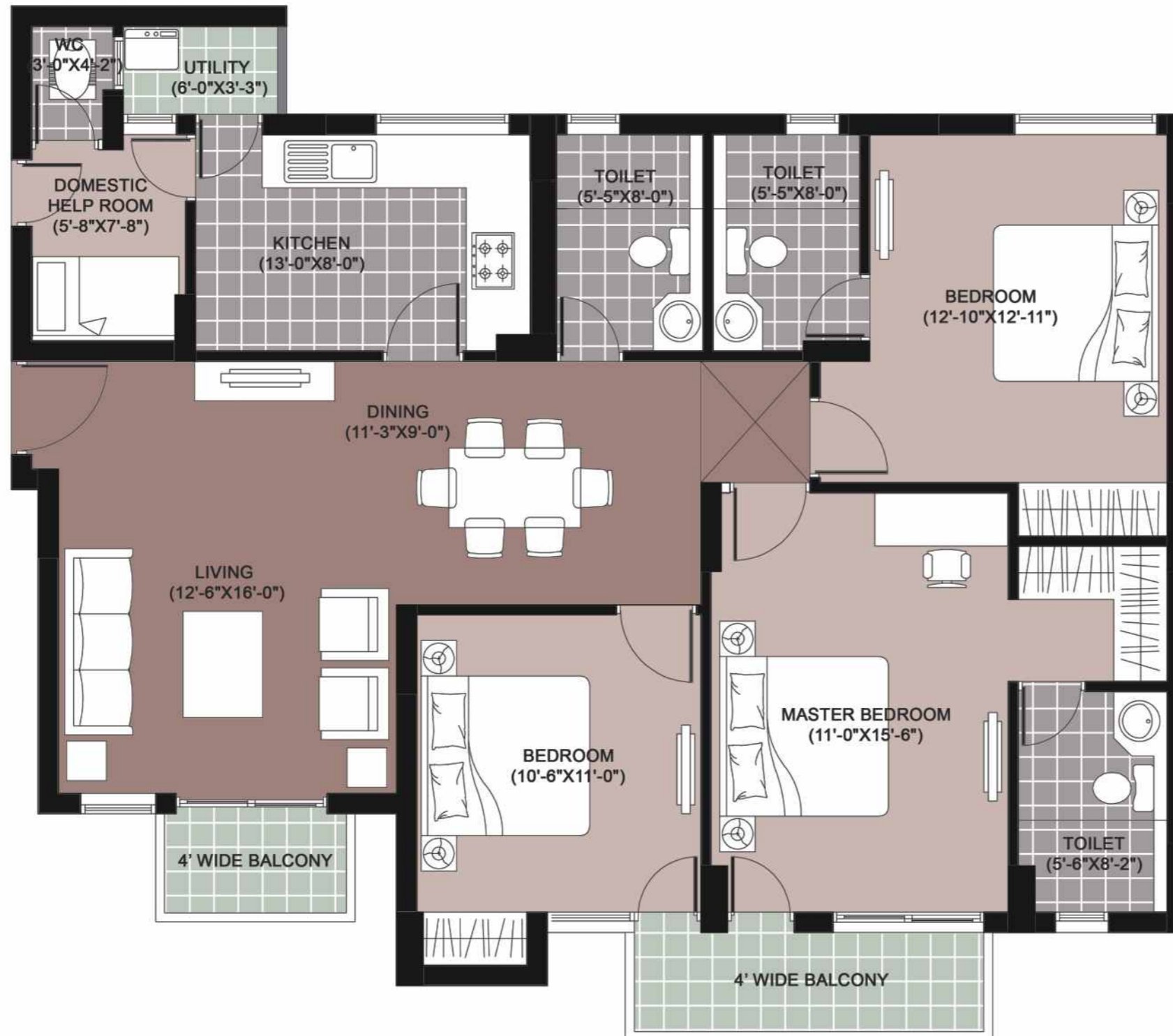
\*Indicates Mirror Image

C1 : G01-1401  
C2 : G02\*-1402\*



# Type – X1

3BR3T+SQ – 1665 sq.ft.



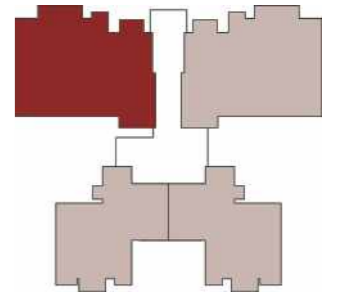
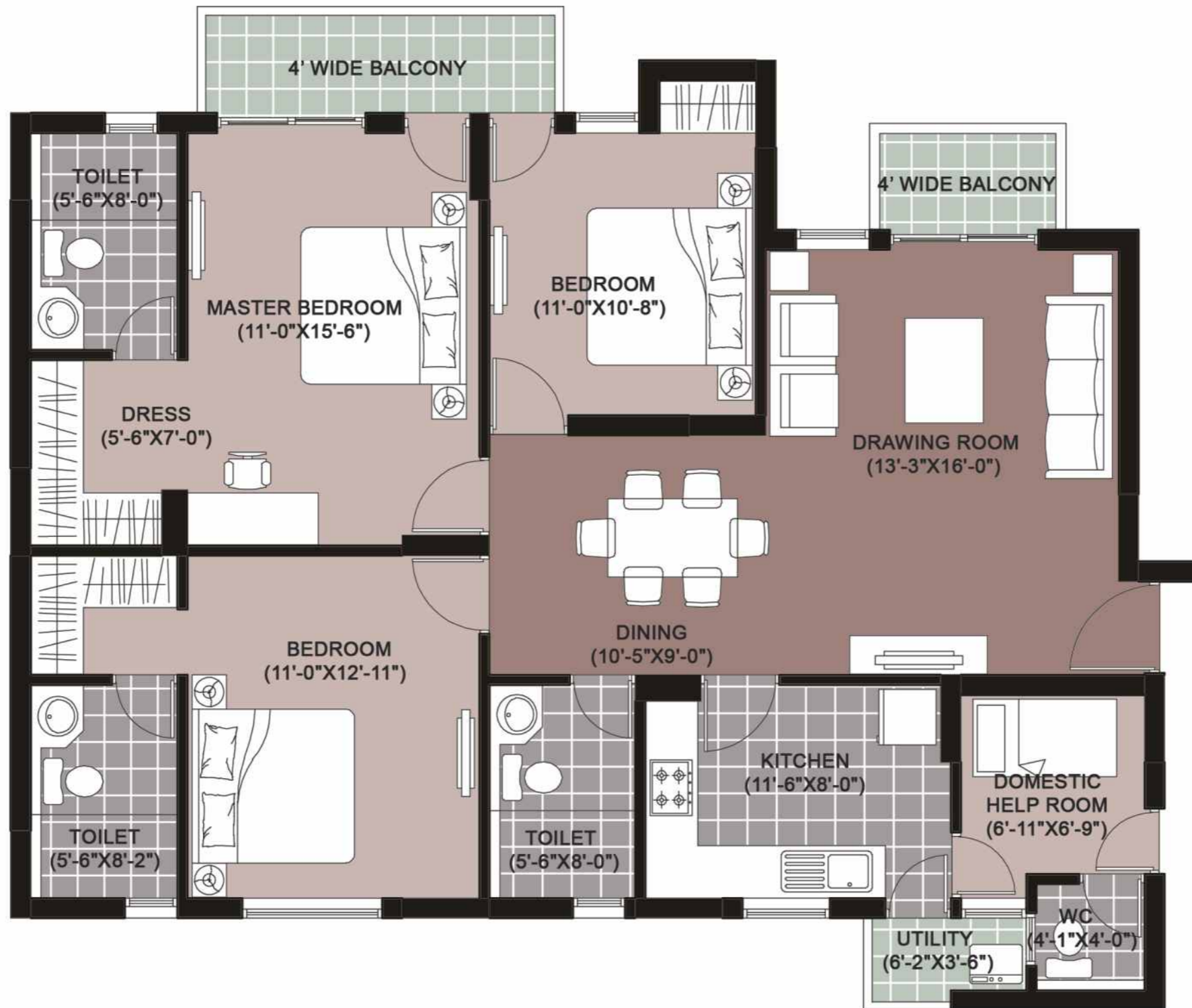
\*Indicates Mirror Image

C1 : 203-1403, G04\*-1404\*  
C2 : 204\*-1404\*, G03-1403



# Type – X2

3BR3T+SQ – 1655 sq.ft.



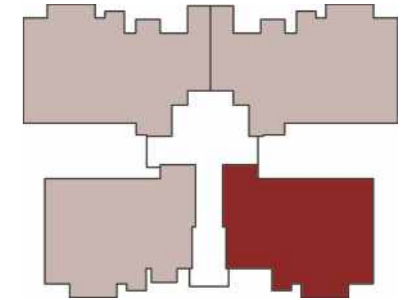
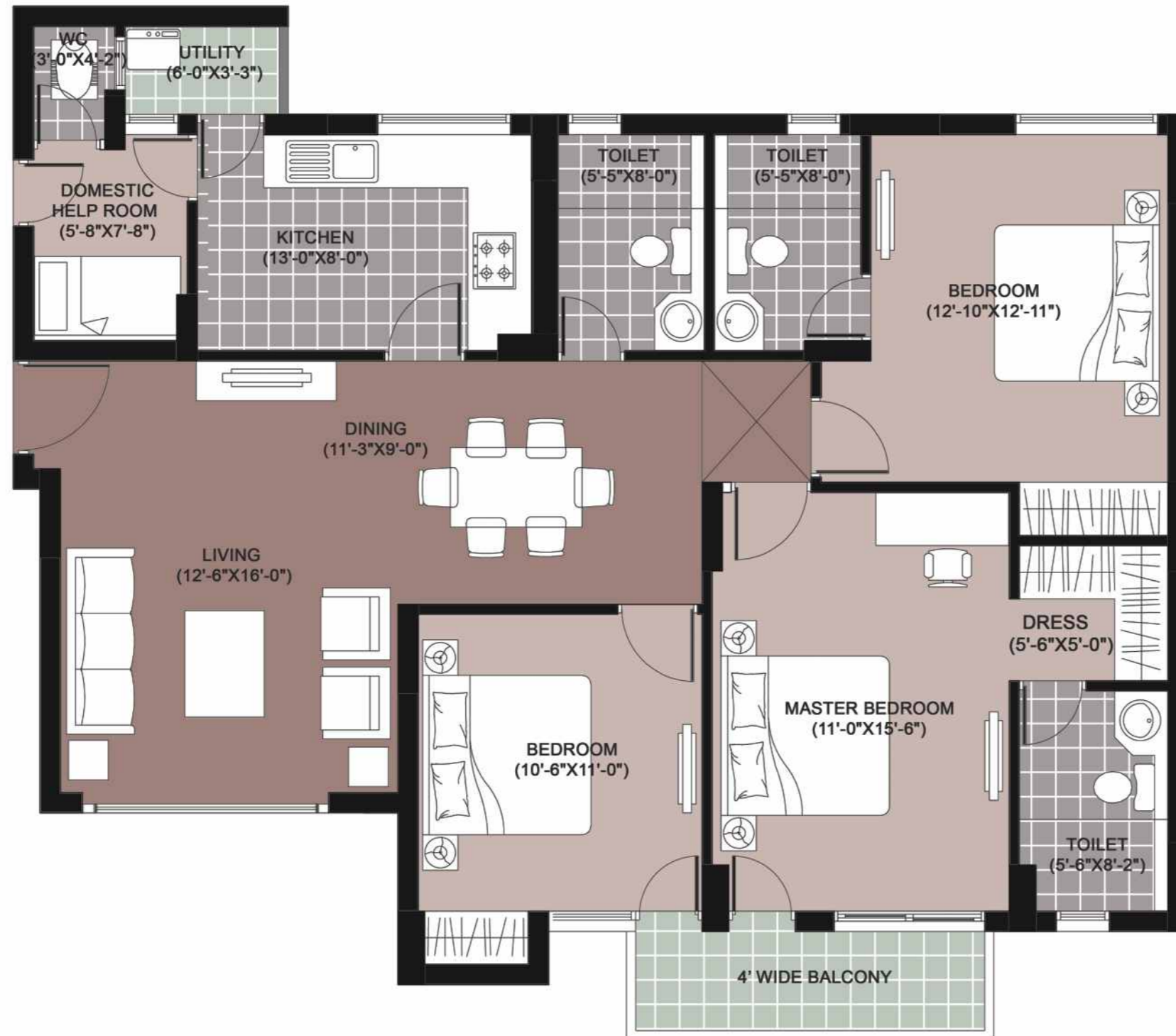
\*Indicates Mirror Image

A1-A2, B1-B4, D1 : G01-1401, G02\*-1402\*



# Type – X3

3BR3T+SQ – 1630 sq.ft.



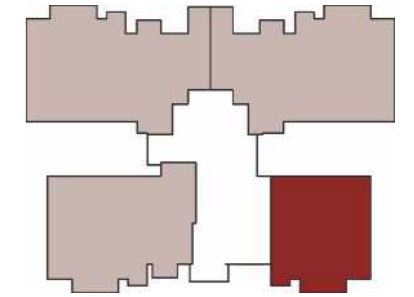
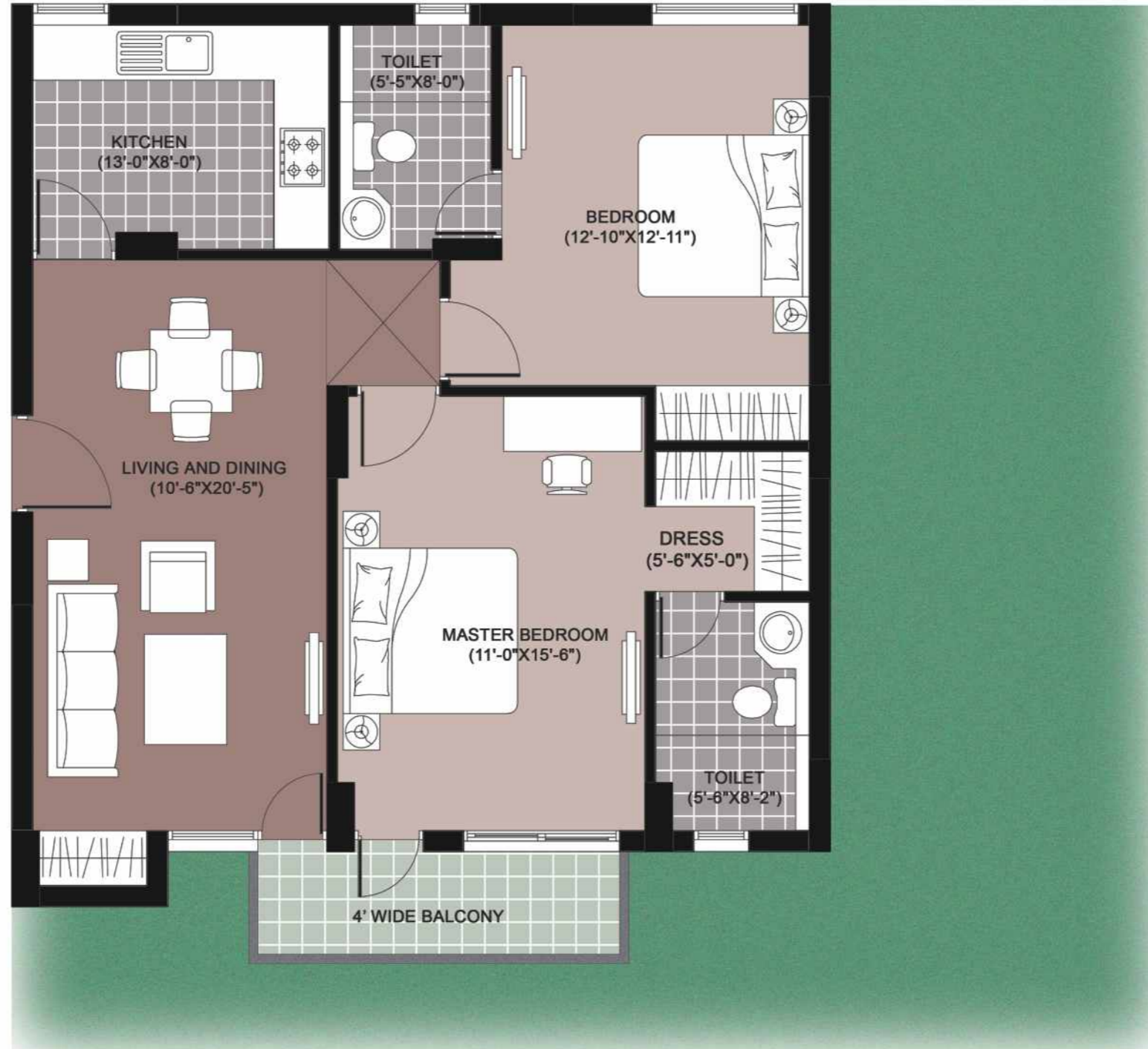
\*Indicates Mirror Image

C1 : 103  
C2 : 104\*



# Type – Y1

2BR2T – 1145 sq.ft.



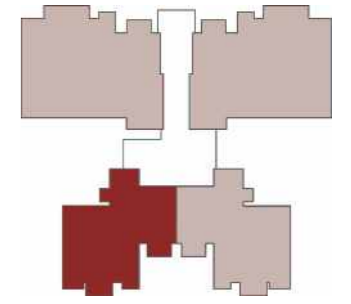
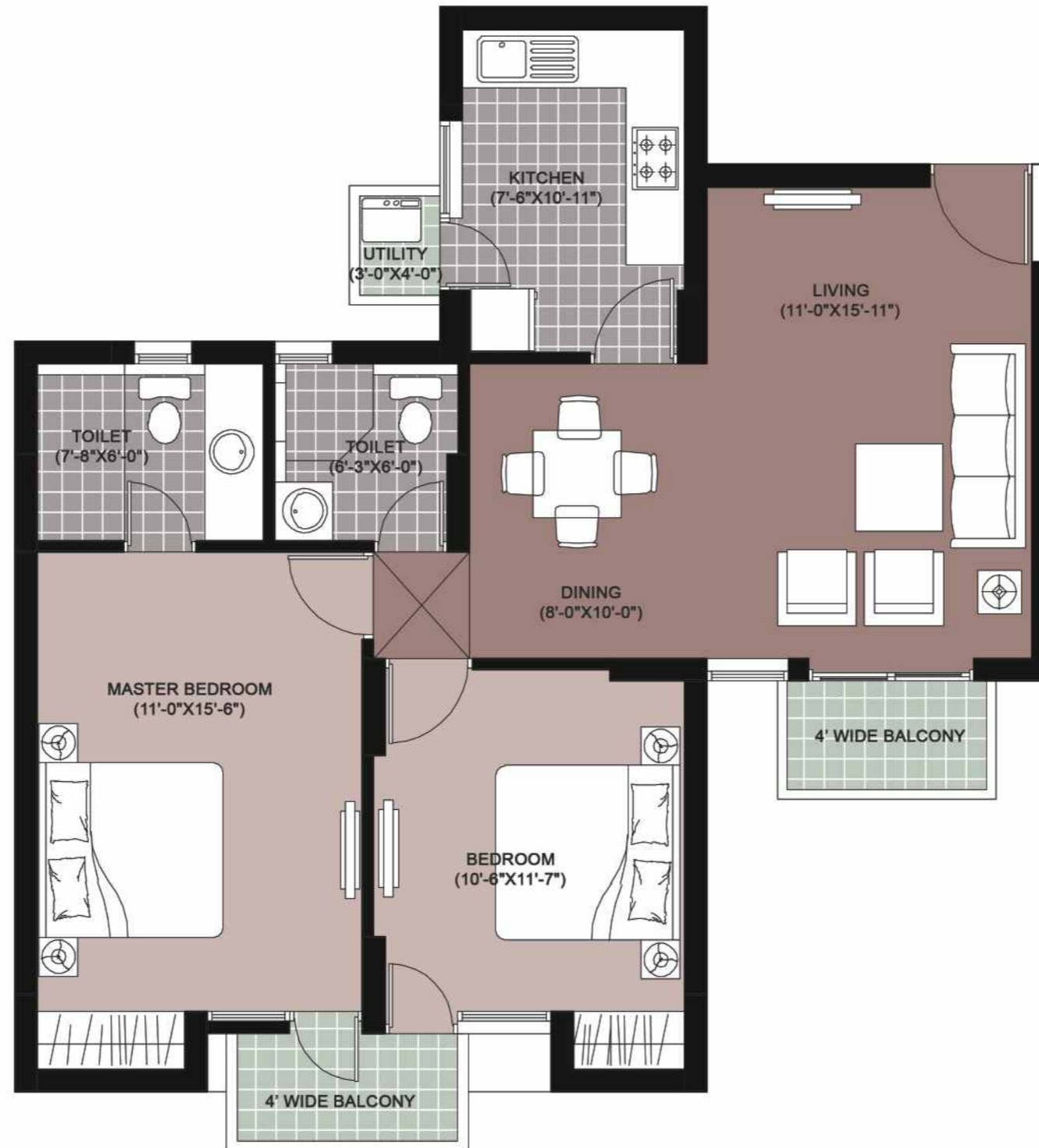
\*Indicates Mirror Image  
Areas marked in green form part of common areas and are not open to exclusive use of any occupant.

C1 : G03  
C2 : G04\*



# Type – Y2

2BR2T – 1140 sq.ft.



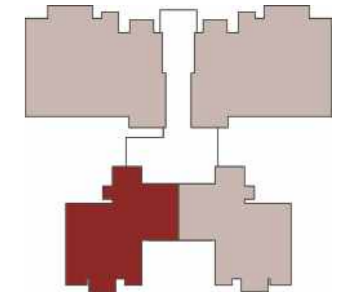
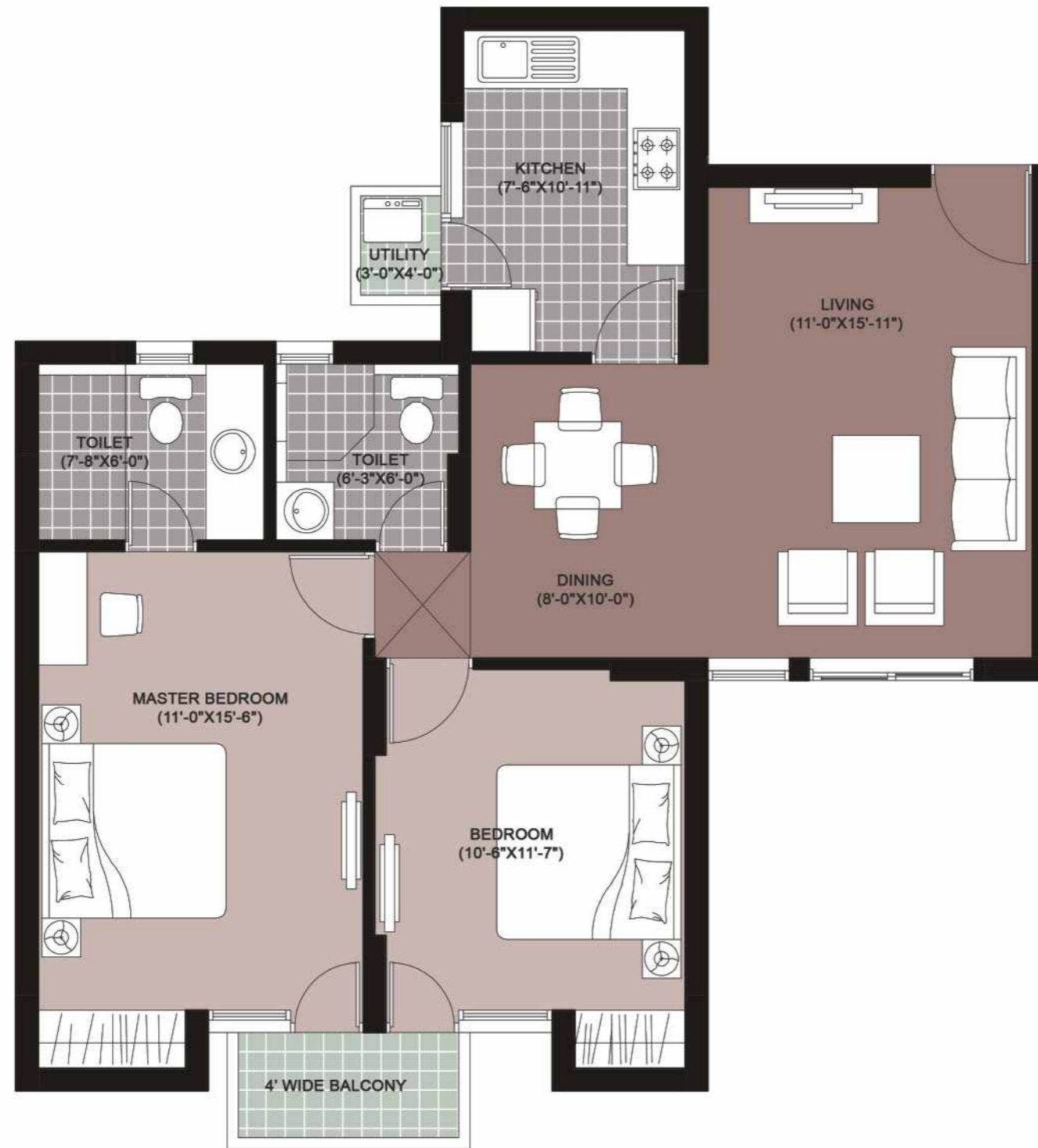
\*Indicates Mirror Image

A1-A2, B1-B4, D1 : 203\*-1403\*, 204-1404



# Type – Y3

2BR2T – 1100 sq.ft.

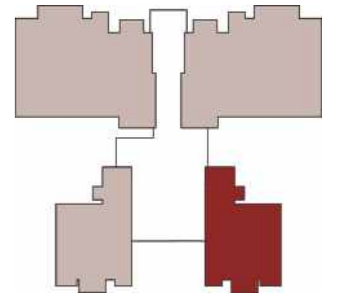


\*Indicates Mirror Image



# Type – Z1

1BR1T – 865 sq.ft.



\*Indicates Mirror Image  
Areas marked in green form part of common areas and are not open to exclusive use of any occupant.

A1-A2, B1-B4, D1 : G03, G04\*



# Specifications

Structure		Earthquake resistant RCC framed structure	
Flooring	Living/Dining Bedrooms Balconies, Toilet & Domestic Help Room Common areas & staircase Lift lobby	Premium vitrified tiles Laminated wooden flooring Ceramic tiles Stone / marble Stone / vitrified tiles	
Walls / Ceiling	External Internal Lift lobby	Exterior paint Plastic emulsion paint, ceiling in OBD; domestic help room/toilet in OBD Combination of stone & paint	
Lift		One passenger and one service lift to 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 shutters	
Toilet	Wall Fittings	Ceramic tiles upto 2100mm height EWC & wash basin in white colour, single lever CP fittings, granite counter, pipelines for geyser, Indian WC in domestic help room toilet	
Windows		Anodized / powder coated glazed aluminium windows	
Electrical		Three phase supply with independent meter, copper wiring in concealed conduits; modular switches	
Communication		One telephone jack each in living room and master bedroom Intercom facility to each flat in living room	
Television		TV Point in living room and master bedroom	
Air-conditioning		Split A/C provided in living room and master bedroom Provision for split A/Cs in other bedrooms	
Power back-up		24x7 power back-up	

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 Architects advice.



# Amenities & Facilities

## Recharge yourself for a blissful stay

Get ready to experience living where joy and peace unite

- Squash Court
- Open lawn tennis court
- Open badminton court
- Tot lots with kids play equipment
- Basket Ball Practice area
- Skating Ring



## Tone your soul to its natural rhythm

Presenting a heaven of space & serenity to get away from your worries

- Landscaped greens
- Jogging & Walking tracks
- Manicured gardens
- Manned entry & exit point
- Barriers at entry & exit
- Intercom facility



## At the heart of it all and yet apart

Experience an array of leisurely activities surrounding your home

- Swimming pool
- Sports cum cultural club
- Beautifully landscaped central greens
- Shopping





# Clubhouse Facilities



- Gymnasium
- Swimming Pool
- Changing Rooms
- Squash Court
- Multipurpose hall for Meditation, Yoga & Gatherings
- Gaming Zone with Pool Table & Air Hockey
- Table Tennis
- Pantry