

CELEBRATION OF LIFE



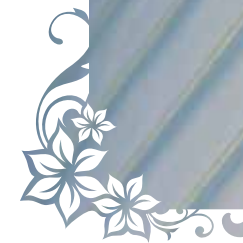
— unitech —
The Terraces

UNIWORLD CITY



Welcome to Uniworld City - a large scale 242 acre one of a kind integrated township in Nallambakam, Chennai. Conceived & designed with the purpose of creating a world-class living habitat, that is a celebration of life.

The residential development will comprise of apartments, independent floors, luxury villas and developed plots. A reputed school, a well equipped modern clubhouse, a day health care center, a shopping facility for daily necessities, besides a commercial development of 1.5 lac sq.ft. will be within the township. Uniworld City would have many open green spaces comprising of landscaped greens, water bodies and kid's play areas.





Welcome to Chennai's largest township Unitech Uniworld City



Chennai's first Delhi Public School within the township



Gardens
Only high-rise within the township

Palm Villas
Luxury villas
Possession started



Delhi Public School
Session commenced with over 200 students



Palm Premiere
Ultimate in luxury living



Unihomes
Affordable homes
Possession given



Aspen Greens & Birch Court
Plotted developments





THE TERRACES



Welcome to The Terraces - luxury floor living thoughtfully designed to attain the perfect balance between modernity and natural living. Each floor offers an intimate outdoor space and magnificent views that makes living at The Terraces even more enriching.

The Terraces offers expansive floor living wrapped up impeccably, with the elements of nature. Celebrate the joy of scopious views of the greens; celebrate the joy of elegant life.

Come Celebrate Life.



SPACIOUS INDEPENDENT LIVING



The Terraces sets a benchmark in floor living. These 3 bedroom apartment offer superbly crafted living spaces that are comfortable, and well-planned. Ground floor comes with a private front and rear lawns wherein the third floor flaunts personal roof terraces.

This residential community consists of luxurious low-rise apartments planned around a central garden. There are 2 apartments to a floor and only 360 apartments in 10 acres, ensures you utmost privacy and peace. Enjoy the quiet solitude as you soak in the morning sun from your lawn or enjoy a tete-a-tete with your loved ones in your personal terrace.



THE TERRACES DAY VIEW



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

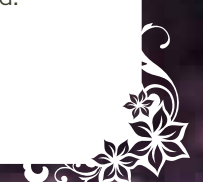


GREEN LIVING



Resources, Ecology and Economy are three pillars of intelligent development and provide framework for land use and building design strategies. Environmental considerations have been taken into account while designing The Terraces.

Development of water management practices such as rain water harvesting, use of grey water (STP water) in flushing cisterns, low-flow fixtures & sinks is adopted at The Terraces to help in avoiding any potential water shortage crisis in the future. The use of solar water heater at The Terraces shall provide opportunities to reduce impact of natural environment on energy demand.



LOCATION MAP



The township is strategically located on Vandalur Kelambakkam Road and is well connected to the rest of the city. Though away from the maddening rush, you are still close to residential developments, commercial sectors, hospitals and schools. Educational institutes like IIIT DM, Sports University, VIT, Tagore Engineering, Chettinad Medical & Dental College, and companies like Procter & Gamble, etc are within few kms of driving distance.

- Well connected with OMR at one side and GST road on the other
- In close proximity to IT corridor, Siruseri SIPCOT Park at OMR



MASTER PLAN



BIRCH COURT

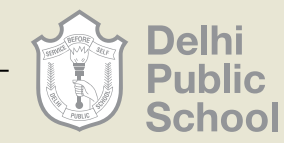
GARDENS

The Terraces

PALM VILLAS

ASPEN GREENS

PALM
Premiere



Delhi
Public
School

Launching
Shortly

UNI
Homes

Community
Centre

UNI
Homes 2

KEY PLAN



LEGEND

- 1 Entry/Exit
- 2 Open car parking
- 3 Central landscape
- 4 OSR

FLOOR PLAN

This unique, spacious and comfortable 3-bedroom apartment thoughtfully integrates modernity with functionality.

As you step in, you enter into an inviting living room with a private balcony that overlooks the central greens. Adjacent to living room is the dining room and kitchen establishing the functional aspect of public zone being nearby the entrance. The kitchen is wreathed with abundant natural light and work space.

A central corridor leads you to the private area of the house and with its long walls on both side, it serves as the perfect place to display your artwork collections that creates a personalized home environment. The very onset of the corridor is a bedroom that can be used as a guest bedroom or as a spacious study or a quiet work alcove.

The spacious master bedroom is bathed with natural sunlight and moonbeam. Dress yourself at a leisurely pace at the en-suite bathroom. The adjacent bedroom is a charming space and perfect as a kid's room. A sweeping balcony runs the length of the both the bedrooms makes for a lucid interplay of natural light and efficient spatial flow.

Enjoy the first rays of sun in solitude or call over your kith and kin for a bar-be-que party. Whatever, be your choice the expansive roof terrace defines fine living at its best.

Ground Floor

Ground Floor Units comes with reserved front & rear lawn
Applicable to G01



(Approx. area of front lawn* - 165 sq.ft. & rear lawn* - 250 sq.ft.)

Typical Floor

Applicable to 101 to 301



Terrace

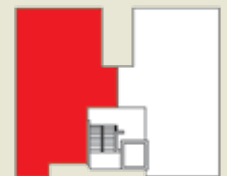
Third floor units comes with Reserved terrace area



(Approx. area of terrace* - 900 sq.ft.)

Type A 3BR2T

(Sale area: 1374 sq. ft.)



UNIWORLD CITY CLUBHOUSE



Swimming pool | Kid's splash pool | Changing rooms | Unisex gymnasium

Multipurpose hall | TV lounge | Tennis | Kitchenette

Indoor games room with pool / billiards table & air hockey



SPECIFICATIONS

STRUCTURE

Earthquake resistant structure

FLOORING

Master bedroom	Laminated wooden flooring/premium vitrified tiles
Other bedrooms	Premium vitrified tiles
Living/dining	Premium vitrified tiles
Balconies	Ceramic tiles
Staircase	Stone flooring & MS railing
Terrace	Tile flooring

WALL FINISH

External	Combination of stone & good quality exterior grade paint
Internal	Emulsion paint

KITCHEN

Flooring	Anti-skid tiles
Wall finishes	Selected ceramic tiles upto 600mm height above the counter, emulsion paint on walls in rest of the areas
Kitchen Counter	Granite counter with single bowl stainless steel sink with drain board

DOORS

Internal	Seasoned hardwood frames with painted European style moulded shutters doors
External	Powder coated/anodized aluminium frame with glazed shutters
Main Door	Seasoned hardwood frames with polished, designer veneer flush door shutters

WINDOWS

Anodized/power coated aluminium frames with glazing

BATHROOM/TOILET FITTINGS

Fittings	Wall hung EWC with concealed cistern & wash basin in white colour, modern CP fittings provision for geyser, glass partition in master bathroom
Flooring	Premium ceramic tile flooring
Walls	Ceramic tiles upto ceiling

ELECTRICAL SUPPLY

Three phase independent supply with copper wiring in concealed conduits

POWER BACK-UP

24 X 7 power back-up (not exceeding 4 KVA)

COMMUNICATION/FTTH

One telephone jack in all rooms
Provision for internet services and other bouquet of services offered by service provider (through FTTH)

AIR-CONDITIONING

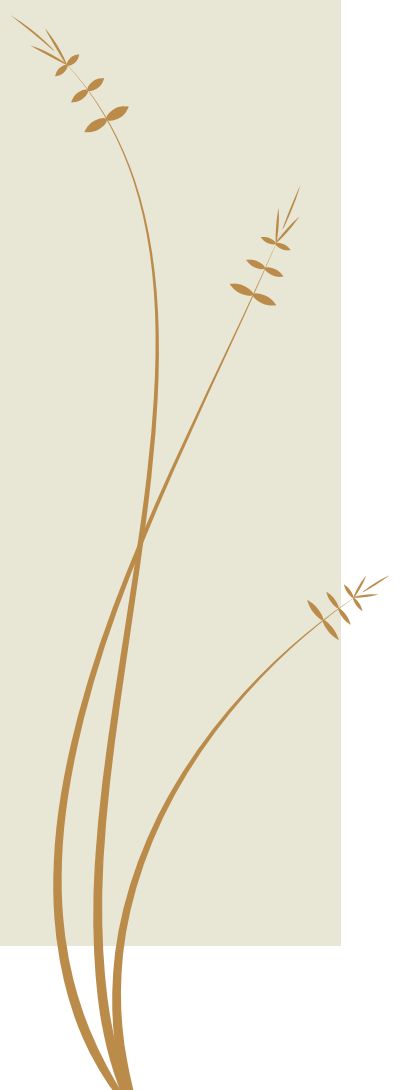
AC point and copper pipe provision for living & all bedrooms

TELEVISION

TV point in living room & all bedroom

SECURITY

Intercom connectivity with main gate (through FTTH)
IT infrastructure enabled/wired for triple play services (voice, video & internet) high speed connectivity



The Close, Gurgaon (Actual photograph)



UNITECH



Established in 1972, Unitech is today a leading real estate developer in India. Known for the quality of its products, it is the first developer to have been certified with ISO 9001:2000 in North India and offers the most diversified product mix comprising residential, commercial/IT parks, retail, hotels, amusement parks and SEZs.

The most coveted brand was declared a 'Power Brand' in the Power Brands Mega Edition, 2011. The Company is also the recipient of the CW Architect and Builders Award, 2008 for being one of India's Top Ten Builders.

Unitech has long partnered with internationally acclaimed architects and design consultants, including SOM (USA), Maunsell AECOM (HK), MEA Systra (France), Callison Inc. (USA), FORREC (Canada), SWA and HOK (USA) for various projects.

It has an enviable clientele for commercial projects including Fidelity, McKinsey, Bank of America, Ford Motors, Nike, EDS, Hewitt, Amdocs, Ernst & Young, Reebok, Keane, Seagrams, Perfetti, Exxon Mobil and AT Kearney.





Chennai City Office:

Unitech Ltd. TPL House, Ground Floor, No.3,
Cenotaph Road, Teynampet, Chennai - 600018

Chennai Site Office:

Malroja Puram, Nellikuppam Road, Nallambakkam,
(Off Kelambakkam - Vandalur Road), Chennai - 600048

Toll Free: 1800 102 0244 | **Tel:** 044-40456650

E-mail: chennai@unitechgroup.com | **Web:** www.unitechgroup.com