

Signature Towers II

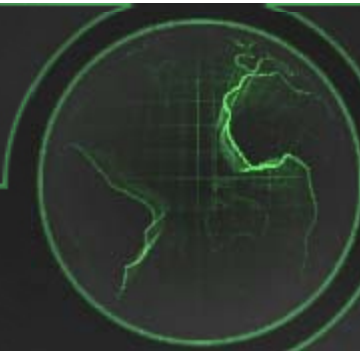
Recreating a Landmark Destination



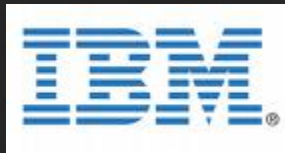
Delivered Commercial Projects



UNITECH CATERS TO SOME OF THE MOST REPUTED COMPANIES IN THE WORLD



- Our Exclusive Clientele include:

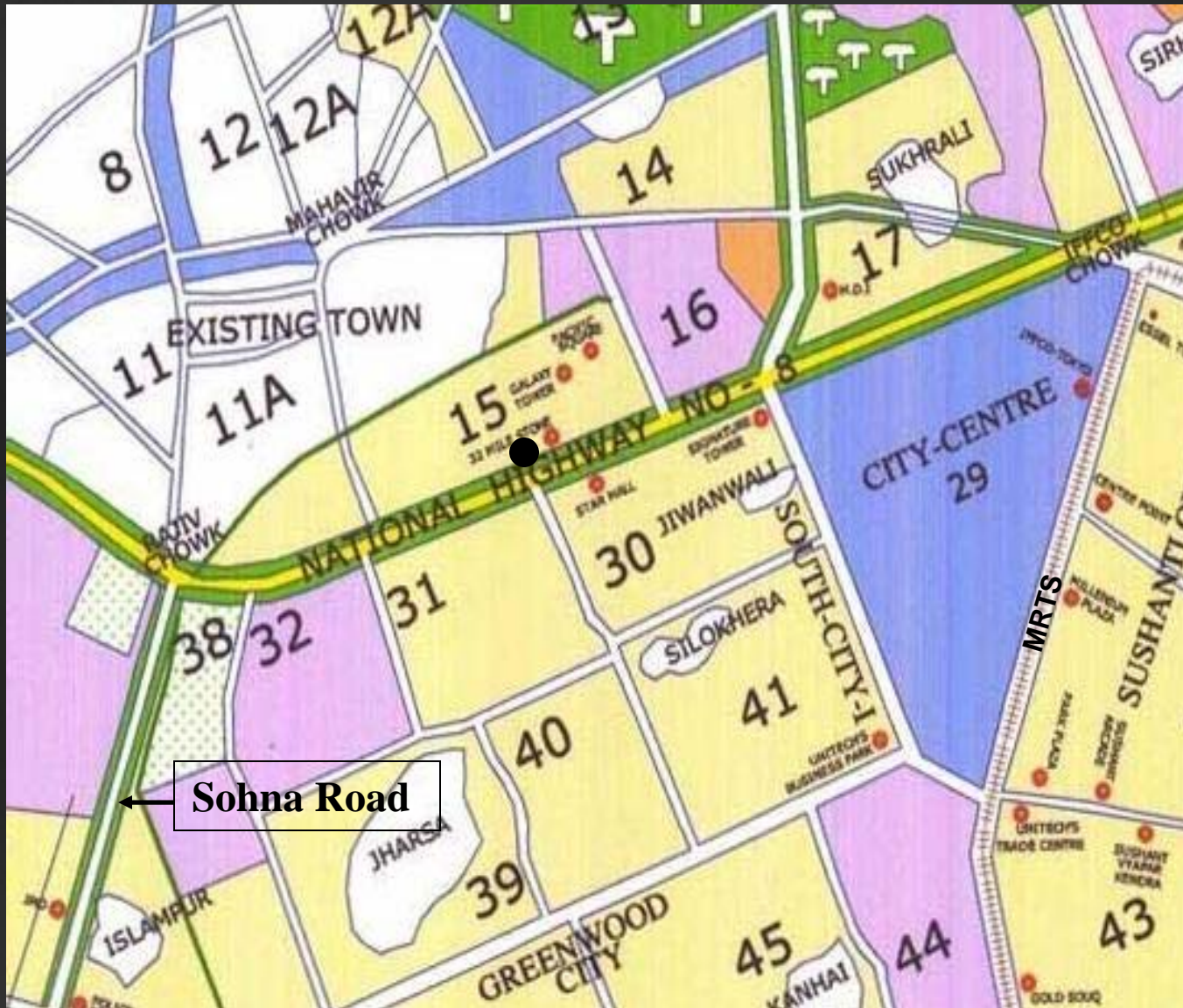


Signature Towers II

Success Redefined



Gurgaon Master Plan 2021



Direct Access to:

- Palam Airport
- Delhi CBD
- Sohna Road
- MG Road

Distances From:

- Toll Plaza - 9 kms
- Iffco Chowk - 3 kms
- Metro Station
Sushant Lok - 3 kms

Signature Tower II – Actual Site



32nd
Milestone
Complex

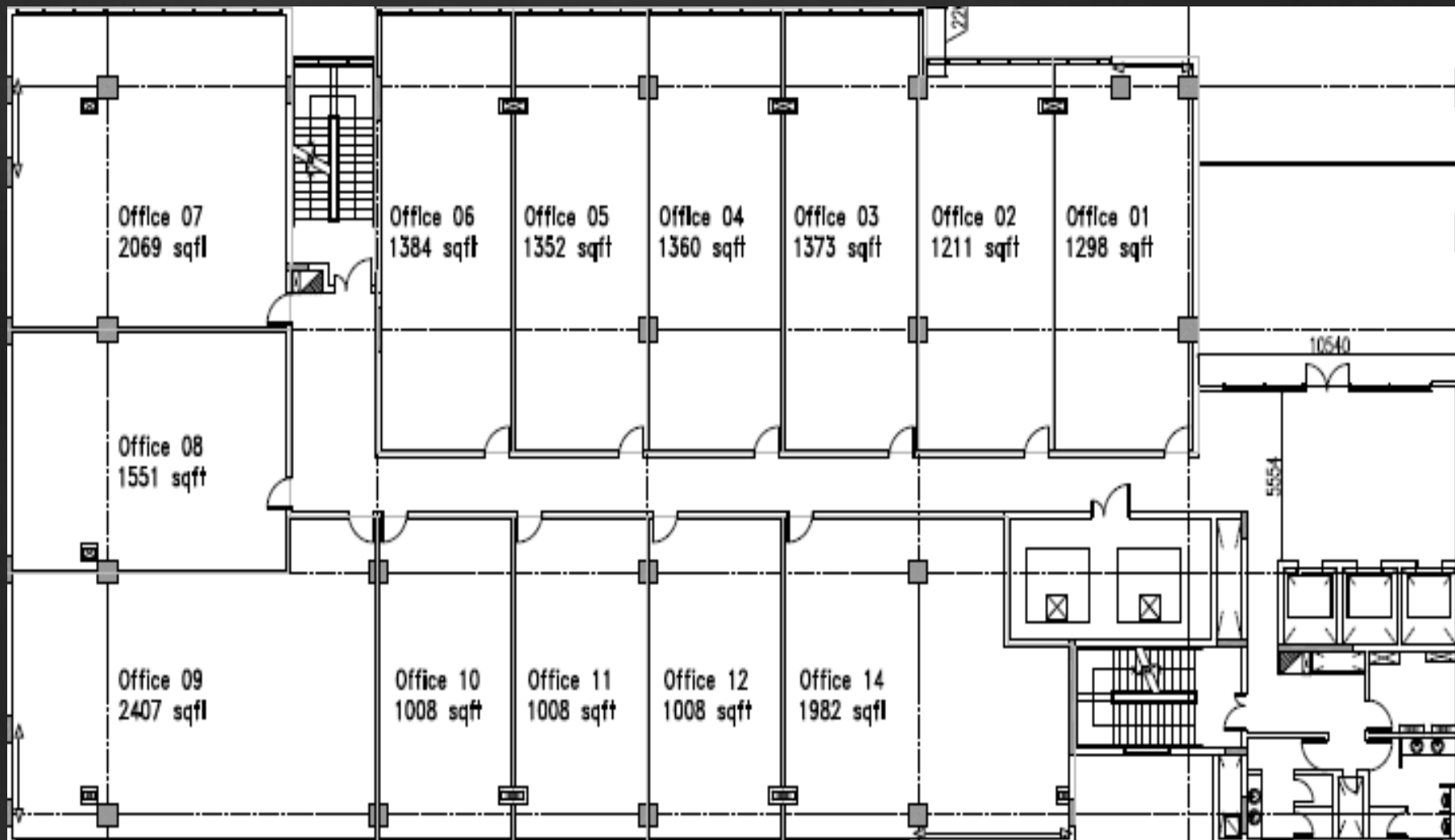
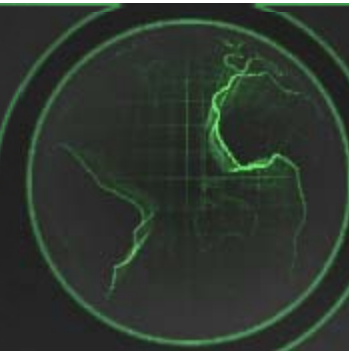
NH 8

Site

Signature Towers II – Site Layout



Floor Plan



Typical Floor Plan

2nd to 8th Floor

Signature Towers II – Perspective View



AERIAL VIEW LOOKING NORTH-WEST

Signature Towers II - Project Details



- Project Name : Signature Towers II
- Project Address : Sector 15, NH-8, Gurgaon
- Project Type : Grade 'A' Commercial Office Space
- Total Land Area : 3.76 Acres
- Permissible FAR : 1.75
- Total Saleable Area : 3.50 Lacs sq ft (approximately)
- Number of Towers : 2 (Proposed)
- Number of Floors : Tower 'A' – Ground + 10
Tower 'B' – Ground + 7
- Site Status : Excavation starting on 14th April 2009
- Approach Via : NH-8

Signature Towers II – Core Differentiators



- **LEED certified green building**
- Located opposite a planned **new luxury Hotel** in the **high growth employment corridor** already home to Top IT/ ITeS & Corporate Giants
- Distinctive architecture and environment friendly world class offices
- Diverse offering of **convenience and lifestyle amenities**
- **Sky Gardens** on every third level
- **Luxurious lobby and toilet finishes**
- Surrounded by acres of elegantly **landscaped gardens** and **100 meter Green Belt**
- Low maintenance external façade
- High speed elevators
- Ample, multi-level parking garage
- **Fully Integrated Building Management System**

Signature Towers II – Generic Specs



STRUCTURE

- RCC Flat slab structure; maximum column spans to ensure high efficiency

FINISHES

- External facade : Mix of stone, ACP and Thermal Sensitivity glass
- Double height Atrium with Marble/ granite floor finish
- Finished common Toilets on each floor as per design
- Elevators Finished in Stainless Steel, lighting and ceiling as per design.

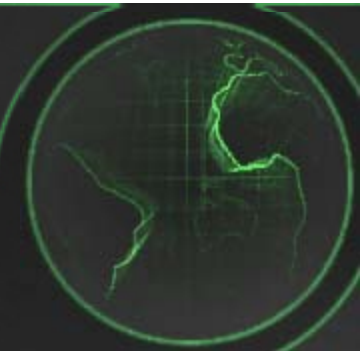
PARKING

- 3 Level Basement parking
- Additional parking on surface for visitors as per design.
- Access Control (parking) Control barrier with proposed electronic card swipe

AIR CONDITIONING

- Centrally air-conditioned building with independent AHU's for each floor. Separate AHU's for common areas.

Signature Towers II – Building Specs



POWER BACK-UP

- Diesel Generators 100% power back-up provided for Lighting, power and AC, with multiple redundancy.

COMMUNICATIONS

- Spatial and structural provision for installing satellite dish on roof (As per req.)
- Availability of all major service providers.
- Voice and Data Risers provided
- Proposal for making the building 100% wi-fi enabled under discussion.

OTHER ITEMS

- BMS and Controls System monitoring the principle operations of the building.
- Control system fully integrated with the security, fire alarm, and lift control systems.

Prime Investment Opportunity



**On Completion
Rentals Achievable
Rs.100/- to 150/- per sq ft**

- Large Catchments
- Developments in vicinity
- 5-star Hotel



**Capital Value
Achievable
Rs.
12,000/- to 18,000/-**

- Branding
- Corporate Destination

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