



# **NINEX CITY**

SECTOR-76, GURGAON

# NINEX CITY

## The People

'Ninex City' is brought to you by Ninex Developers Ltd which is the flagship company of the Ninex group. The group is engaged in providing complete solutions in real estate, hospitality, manufacturing and education sectors. Led by visionary promoter Shri R.M.Garg, the group has today grown into a well-respected business house having diversified interests.

The group has already successfully executed and commissioned a number of real estate projects. The group believes integrating state of the art technology with an innovative approach in providing real estate solutions. Needless to say, focus on details, stringent adherence to building norms and quality standards are sine qua non for implementing the projects. Fueled by the vision to be an admired provider of real estate solutions, the group believes in providing complete customer satisfaction and delight. Our projects stand testimony to these beliefs and values.

The group looks forward to future with excitement, and is all geared to bring up more landmark projects in the arenas of Group Housing, Malls, Technology Parks, Hotels etc.





## The Project

Bringing to you luxurious homes built with modern housing concepts and care, homes that are 100% Vastu compliant. **Ninex City** assures you plenty of fresh air, verdant green spaces and natural light, a few things essential for a healthy lifestyle.

### ATTRACTIONS

- Structure designed for highest seismic considerations of Zone V.
- 100% vastu compliant apartments.
- Four-side open –well ventilated apartments.
- 75% green and landscaped area with manicured lawns.
- School/ convenience shopping within the complex.
- Contemporary designs with flexible spaces–fitted with high quality fittings.
- 100% power back up.
- Round the clock water availability.
- Eco friendly environment with rain water harvesting system.
- Provision for piped domestic gas supply.
- Automatic glass lifts / service lifts.
- 3 tier security system.
- Fire Fighting System as per National Building Code.
- State of the art club having spa, gymnasium, TT etc. Also, covered badminton hall and all-season covered swimming pool in the basement, accessible directly from each block through basement itself.

### LOCATIONAL MERITS

- Sector 76, located on NH8, before the toll-plaza.
- Stone's throw from Haldiram's on NH8, and short distance from proposed ISBT and metro station.
- Approx. 10 minutes drive from Iffco Chowk and 20 minutes from IGI Airport.
- Well-connected to 150m wide Southern Periphery Road through sector road.
- Apno Ghar, Wet & Wild Resort, ITC Classic Golf Course, Golden Greens Golf Course nearby.
- Amidst other up-coming housing projects, hotels and malls.

**Architect**  
N Goyal & Associates

**Structural**  
• Sudha Technical  
• Vintech

**Landscape**  
Design Co-ordinators

# NINEX CITY

## Overview





# NINEX CITY

## Block-A, Unit-1 Floor Plan



G+10



Super Area: 5065 Sq.Ft.

## Block-A, Unit-2 Floor Plan



Super Area: 5085 Sq.Ft.





# NINEX CITY

## Block-A, Unit-3 Floor Plan



G+10



Super Area: 5050 Sq.Ft.

## Block-A, Unit-4 Floor Plan



Super Area: 5050 Sq.Ft.

G+10





# NINEX CITY

## Block-B, Unit-1 & 2 Floor Plan



G+10



Super Area: 4280 Sq.Ft.

## Block-B, Unit-3 & 4 Floor Plan



Super Area: 4055 Sq.Ft.





# NINEX CITY

## Block-C, Unit-1, 2, 3 & 4 Floor Plan



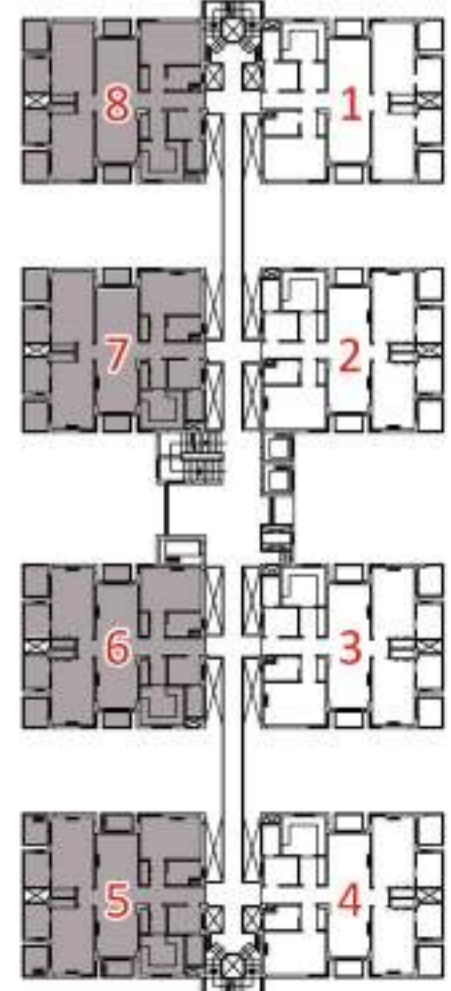
Super Area: 1952 Sq.Ft.

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## Block-C, Unit-5, 6, 7 & 8 Floor Plan



G+11



Super Area: 1952 Sq.Ft.



# NINEX CITY

## Block-D, Unit-1, 2 & 3 Floor Plan



G+10



Super Area: 2370 Sq.Ft.

# NINEX CITY

## Block-D, Unit-4, 5 & 6 Floor Plan



Super Area: 2370 Sq.Ft.





# NINEX CITY

## Block-E, Unit-1 & 2 Floor Plan

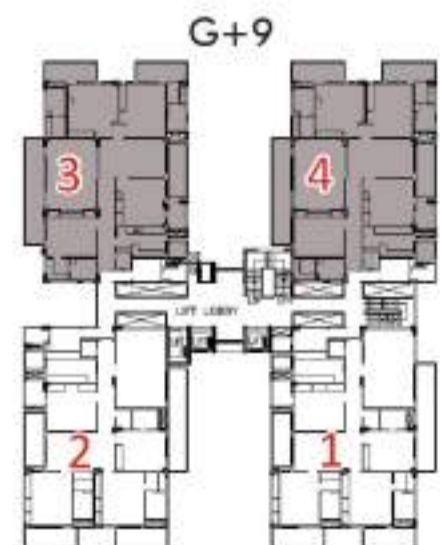


Super Area: 3600 Sq.Ft.

## Block-E, Unit-3 & 4 Floor Plan



Super Area: 3605 Sq.Ft.





# NINEX CITY

## Block-F, Unit-1, 2, 3, 4 & 5 Floor Plan



Super Area: 2863 Sq.Ft.

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## Block-F, Unit-6, 7, 9 & 10 Floor Plan



G+9



Super Area: 2842 Sq.Ft.



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## Block-F, Unit-8 Floor Plan



Super Area: 2810 Sq.Ft.

## Proposed Specifications

<ul style="list-style-type: none"> <li>• Structure designed for the highest seismic considerations of Zone-V, against Zone-IV as stipulated by the BIS codes, for better safety.</li> <li>• Eco friendly environment with Rain Water Harvesting system and use of treated water from Central STP for flushing.</li> </ul>					
AREA	GENERAL	FLOORING	WALLS	DOORS	CEILING
LIVING ROOM/ LOBBY/DINING	Split Air Conditioner(s)	Imported Porcelain/ Vitrified Tiles	Acrylic Emulsion Paint	<ul style="list-style-type: none"> <li>• Hardwood Door Frame with Flush Shutter / Moulded Skin Door.</li> <li>• High-quality Handles &amp; Locks.</li> </ul>	<ul style="list-style-type: none"> <li>• Acrylic Emulsion Paint</li> <li>• Fan(s)</li> </ul>
BEDROOMS	Split Air Conditioner(s)	Laminated Wooden Flooring	Oil Bound Distemper	<ul style="list-style-type: none"> <li>• Hardwood Door Frame with Flush Shutter / Moulded Skin Door.</li> <li>• High-quality Handles &amp; Locks.</li> </ul>	<ul style="list-style-type: none"> <li>• Oil Bound Distemper</li> <li>• Fan(s)</li> </ul>
KITCHEN	<ul style="list-style-type: none"> <li>• Modular Kitchen with Hob &amp; Chimney</li> <li>• Granite Counters,</li> <li>• Single Drain Board- Double Bowels</li> <li>• Stainless Steel Sink</li> <li>• Exhaust Fan(s)</li> <li>• Geysers</li> <li>• Single-Lever CP Fitting</li> <li>• Wet-Points for Water Purifier and Washing Machine.</li> </ul>	Anti-Skid Ceramic Tiles	Combination of Tiles and Oil Bound Distemper	<ul style="list-style-type: none"> <li>• Hardwood Door Frame with Flush Shutter / Moulded Skin Door.</li> <li>• High-quality Handles &amp; Locks.</li> </ul>	<ul style="list-style-type: none"> <li>• Oil Bound Distemper</li> <li>• Fan(s)</li> </ul>
TOILETS	<ul style="list-style-type: none"> <li>• Single-Lever CP Fittings</li> <li>• Geysers(s)</li> <li>• White China Ware Fixtures</li> <li>• Exhaust Fan(s)</li> <li>• Granite/Marble Counters</li> </ul>	Anti-Skid Ceramic Tiles	Ceramic Tiles up to ceiling	<ul style="list-style-type: none"> <li>• Hardwood Door Frame with Flush Shutter / Moulded Skin Door.</li> <li>• High-quality Handles &amp; Locks.</li> </ul>	<ul style="list-style-type: none"> <li>• Oil Bound Distemper</li> <li>• Fan(s)</li> </ul>
SERVANT ROOM		Ceramic Tiles	Oil Bound Distemper	<ul style="list-style-type: none"> <li>• Hardwood Door Frame with Flush Shutter / Moulded Skin Door.</li> </ul>	<ul style="list-style-type: none"> <li>• Oil Bound Distemper</li> <li>• Fan(s)</li> </ul>
BALCONIES		Anti-Skid Ceramic Tiles	Weather proof exterior paint		Weather proof exterior paint

### PROPOSED SPECIFICATIONS (MISCELLANEOUS)

Entrance Door	Seasoned Hardwood Frames with European Style Moulded Shutter
External Door / Windows	Anodized/ Powder-Coated Aluminium/UPVC
External Finish	Exterior Paint / Texture Paint / Permanent Finish
Electrical / Switches	Copper Electrical Wiring in concealed PVC Conduits; Modular Switches
Points	Telephone and TV Points in Living Room, Lobby, Kitchen and all Bedrooms
Lifts / Elevators	Automatic Glass Lifts
Power Backup	Sufficient to run all A/Cs, Geysers, Fans and Lights
Fire Fighting System	Fire-Fighting System as per the National Building Code
Security System	3 Tier Security System

### CLUB FACILITY

GENERAL	SPORTS (INDOOR)	SPORTS (OUTDOOR)
<ul style="list-style-type: none"> <li>• Multi Purpose Hall</li> <li>• Dining</li> <li>• Library/Reading Room</li> <li>• Card Room</li> <li>• Aerobic/Gym/Yoga/Meditation</li> <li>• Steam/Sauna/Spa</li> </ul>	<ul style="list-style-type: none"> <li>• Billiards</li> <li>• Table Tennis</li> <li>• Badminton</li> <li>• All Seasons Covered Swimming Pool</li> <li>• Separate Kids Pool</li> </ul>	<ul style="list-style-type: none"> <li>• Jogging Track</li> </ul>



# NINEX CITY

## Completed Projects



**ESSEL TOWERS**  
MG ROAD, GURGAON

*(In association with EsSEL Group and Action Group)*

**NINEX CITY MART**  
SOHNA ROAD, GURGAON



**TIME CENTRE**  
GOLF COURSE ROAD, GURGAON



## Forthcoming Projects

**NINEX UNICO IT PARK**  
SECTOR 37 C, GURGAON



**HOTEL**  
**FORTUNE PARK NINEX**  
BADDI, HIMACHAL

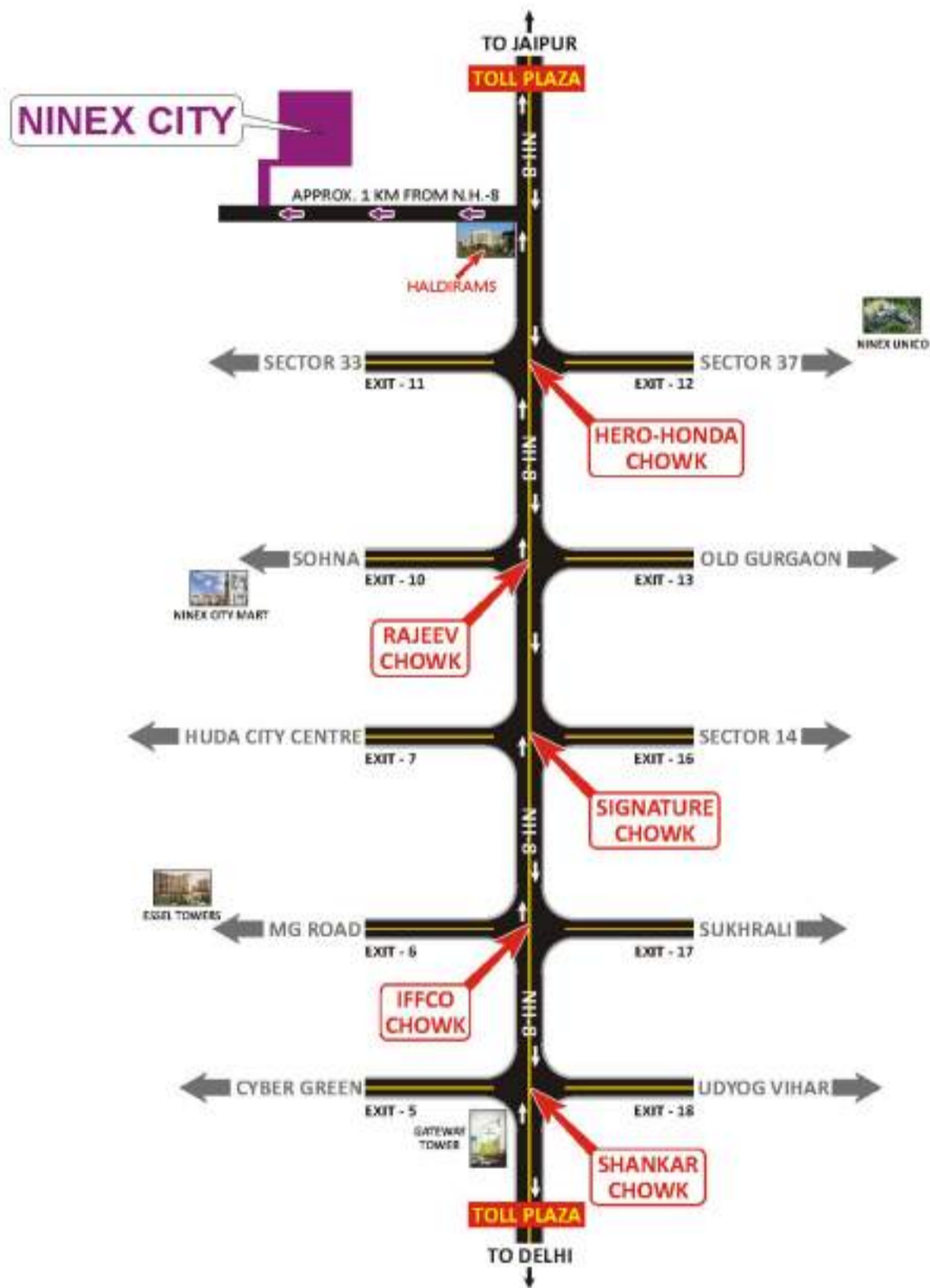
**TIME ARCADE**  
SECTOR 37 C, GURGAON





# Location Map

(Not to Scale)



## NINEX DEVELOPERS LIMITED

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