

# PRESENTING

A NEW ADDRESS OF HEALTHY & LUXURY LIVING

PREMIUM 2-3 BHK LUXURY APARTMENTS  
AT VENKATESH NAGAR - GULBARGA





 UNICON

GULBARGA IS CHANGING AND YOU ARE INVITED  
**TO LIVE THE EXPERIENCE**





How often do you feel that you  
live in someone else's space;  
and not where you belong?



A house is not just a place to live in. The ambience,  
interior & exterior spaces, the neighbourhood, the comforts and  
amenities define the quality of life and create a lasting influence  
on the inmates. From a mere address, it creates an identity - your identity.



# MANAGEMENT



## *Krishnaji Naganath Ghanate*

Managing Partner, is Qualified Ceramic Engineer and is a well established businessman dealing in Sanitary wares and is a upcoming builder with one Apartment under construction. He belongs to Ghanate Family, who are well known for the Mental Healthcare services. He is well versed in the field of construction with rich experience in the executing Residential and Commercial establishments. He provides the team with the requisite real estate expertise in the areas of Execution, Business development etc. He is active Rotorian in Gulbarga and Believes in Action speaks louder than Speech.



## *Jagdish Jugalkishore Malu*

Managing Partner, is a Qualified MBA from Prestigious S.P. Jain Institute of Management & Research, Mumbai, he belongs to renowned Business Empire - Malu Group, he is engaged in business of manufacturing of Transmission Line Poles & RCC Hume Pipes. He is a strong believer in the tradition of excellence and perfection in all his endeavours. He has a rich expertise in Business along with International Exposure. He is part of many Social & Business organisations. He is naturally inclined towards the nuances and technicalities of construction business and looks forward for a exciting journey in this field by providing the Team his expertise in Professional management, Innovation & Modern Concepts.





We are a new generation real estate development company focused on developing signature real estate properties across Gulbarga with a range of Residential, Office and Entertainment Zones. Our vision is to create world-class properties in harmony with society and the environment coupled with a fundamental focus on providing a superior occupier-experience to our customers.

Established in 2011, Unicon is conceptualized by two professionals who belongs to reputed families of Gulbarga with an intention to create a very distinctive real estate company which is professionally managed, reliable and respected in the industry.

As a builder, Be they residences, workspaces, or weekend retreats, at Unicon, we will constantly endeavour to go beyond the obvious and set new benchmarks so as to offer our clients a better lifestyle in whatever they choose. Our projects will be always benchmarked with the best in the Industry and in every project we endeavour to offer an extraordinary value proposition.



unicon

GIVING GULBARGA  
THE STATUS OF  
**LUXURY**

WHO WE ARE





Welcome to **Unicon Grand** - apartment of style and sophistication, nestled in the heart of the Gulbarga at Venkatesh nagar. It is within convenient distance from Railway station and Bus stand. The apartments are enclosed in quiet environs with a subtle ambience and an air of comfort and convenience. It's a perfect place to relax.

Unicon Grand apartment has 2 and 3 BHK Flats. It offers the best and latest accommodation amenities under one roof. In addition, Unicon Grand is the perfect choice for people who believe in Healthy and Happy Living. It is designed keeping in mind your desire of a dream home, it's a unique opportunity to shape your living space according to your tastes and values. It provides you with a living experience that is distinct and exclusive.

The Planned development in surrounding areas with Upcoming malls, Super markets and roads, the region will be catalyst for the emergence of new hub of modern living.

**venkatesh nagar**

has emerged as new destination of

*Rich & Famous*

because today you are

**KNOWN BY THE ADDRESS**

you are staying...

An architectural rendering of a modern apartment complex. A wide, paved walkway leads through a courtyard area. On either side of the walkway are lush green plants, including ferns and flowering shrubs. In the background, a tall, modern building with a white facade and a series of horizontal wooden slats is visible. The sky is clear and blue.

WALKWAY TO APARTMENT





# GROUND FLOOR PLAN

| FLAT NAME     | AREA (SFT)<br><small>SUPER BUILT UP - APPROX*</small> |
|---------------|---|
| SIGNATURE ONE | 1350  |
| SIGNATURE TWO | 1275  |



## *Signature* FLATS

### SPECIAL ATTRACTION

- Exclusive Flats
- Private Entrance
- Private Parking
- Garden Landscaping
- Special Exterior Flooring
- Personal Gate

# TYPICAL FLOOR PLAN

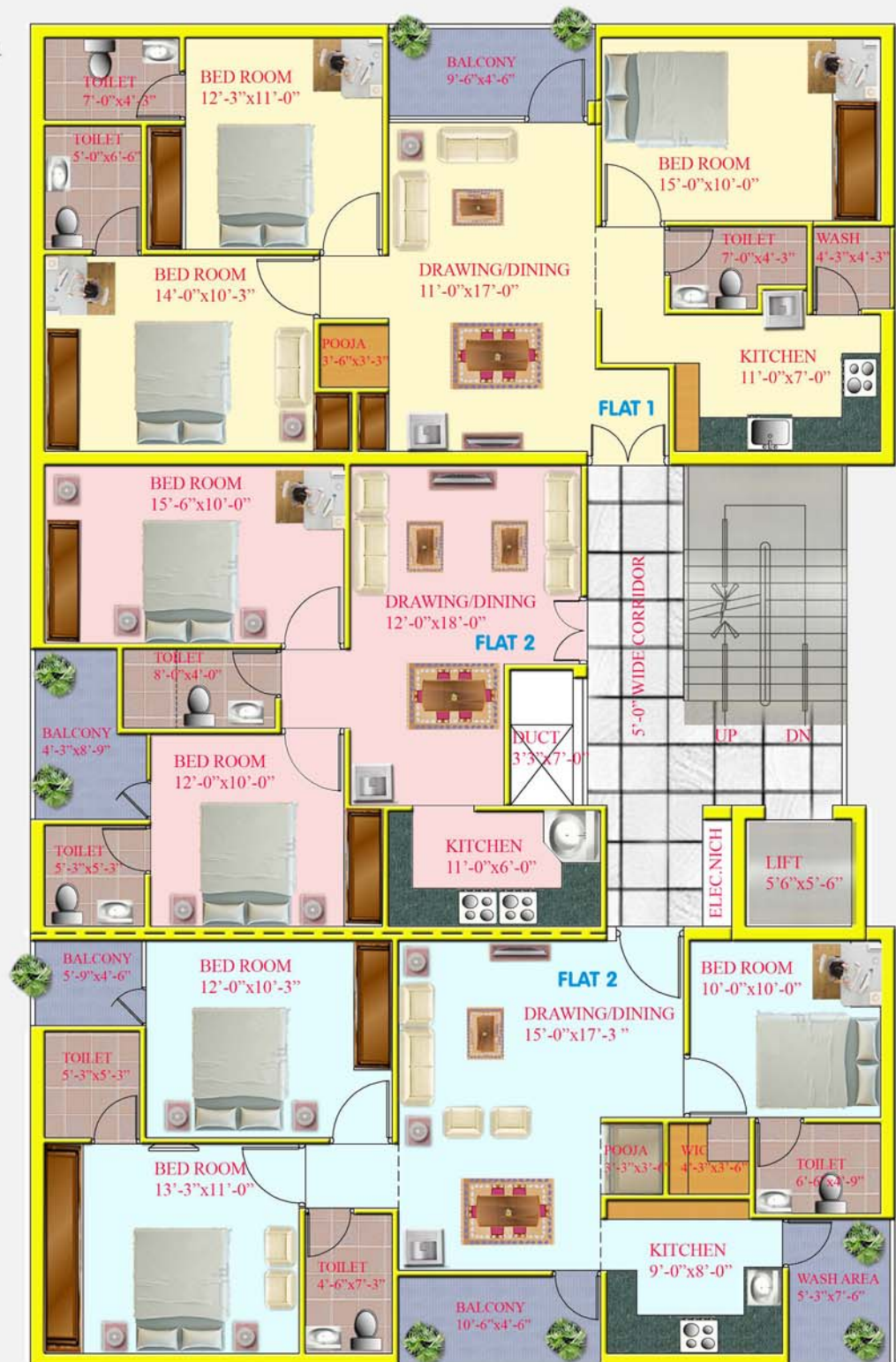
FIRST - SECOND - THIRD FLOORS



| FLAT NO. | TYPE | AREA (SFT)<br><small>SUPER BUILT UP - APPROX</small> |
|----------|------|--|
| FLAT # 1 | 3BHK | 1300   |
| FLAT # 2 | 2BHK | 950  |
| FLAT # 3 | 3BHK | 1300   |

## Premium FLATS

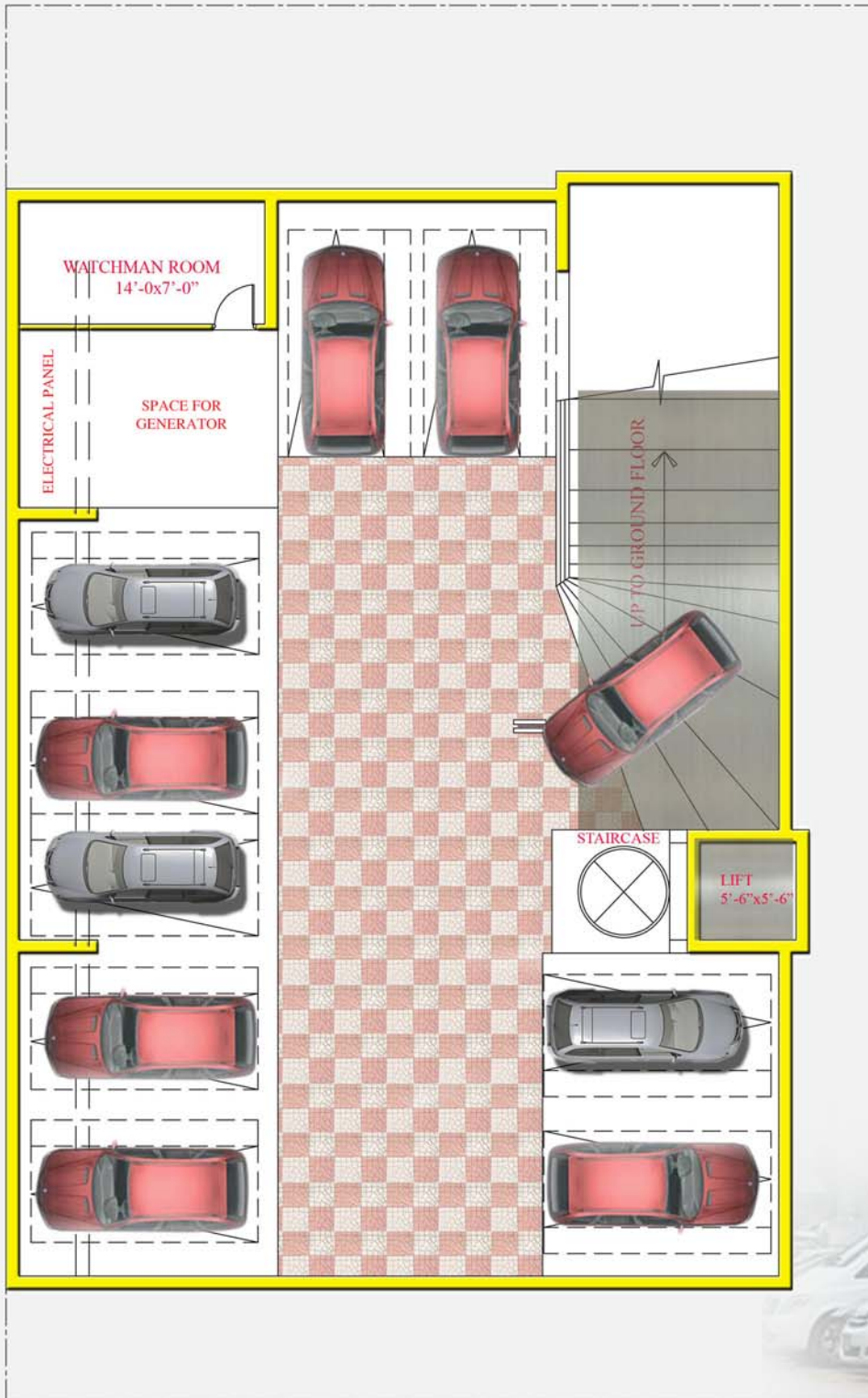
- 100% Vaastu Compliant
- Pollution free & calm area
- Quality Neighbourhood







# CELLAR *Parking* PLAN



- Watchman Quarters
- Electrical Panel Area
- Generator Room
- Ample Parking



# SPECIFICATIONS

## **VAASTU :**

Design of the flats following the Vaastu principles for general well being , good health & prosperity of the owners.

## **STRUCTURE :**

RCC Framed Structure – Designed for earthquake moments, confirming to BIS norms, using design concrete mix- all materials confirming to BIS standards. Steel of ISI make & 43 grade ACC cement, In Superstructure All external walls & internal walls with mud bricks of Good quality.

## **WALL FINISHES :**

All internal walls with Lime Plaster base topped with 2 coat JK or Birla putty and External Walls with double coat, cement mortar Sponge Plaster finish.

## **FLOORING :**

Drawing/Kitchen/Bedrooms & Hall in Vitrified Tiles of Kajaria/Somany make or similar, with matching 4"skirting and Wooden flooring for Master Bedroom with matching 4" skirting. All corridors in attractive flooring. Parking areas in cement concrete floors.

## **PAINTING :**

Internal Painting in acrylic Plastic emulsion double coat , External Painting of APEX paint over a coat of cement primer, Polishing to the main doors.

## **DOORS & WINDOWS :**

Main Door in Teakwood frame & shutters with all hardware in brass fittings, All internal doors with Salwood frame and moulded flush doors of Good Quality, fitted with cylindrical lockable handles. UPVC sliding windows with MS safety grills.

## **SPECIAL FEATURES :**

- Designer wallpaper for one wall of Master Bedroom & Hall
- Wooden Flooring in Master Bedroom
- Unique Name boards for each flats
- Attractive corridors with false ceiling & lighting on all floors.
- Stylish elevation.



## **KITCHEN :**

Polished thick granite platform with SS sink of Nirali make or similar, Ceramic tile dado of 3' above the granite counter & provision of water purifier & cooking range electrical points.

## **PLUMBING :**

Supply of drinking & non drinking water- internal & external lines through CPVC pipes, Hot & Cold wall mixers in all toilets. All Sanitary Pipes & fittings of ISI make, with all sanitary wares of CERA make & Cascade EWC for master toilet.

## **ELECTRICAL :**

All electrical wiring of RR Cable or similar, with all circuits\ controlled by MCB, in double door DB of MDB make. All electrical points controlled by Anchor make modular switches. A/c points in all Bedrooms and Hall, 15amp. power points in toilets & kitchen. Power plugs for Fridge, Mixer, computer, music system and TV & provision for Invertors.

## **RAILINGS :**

Staircase and other railings are in MS pipes as per design

## **GENERATOR :**

Emergency power supply through noise free Acoustical generator for Lifts, Pumps & Common area lighting

## **LIFTS :**

6 passenger Lifts of Johnson/OTIS make or Equivalent.





# PROFESSIONAL TEAM

## Chartered Accountant

**Sri Ramesh Kamlapurkar**  
Ramesh Kamlapurkar & Co  
Super Market, Gulbarga

## Legal Advisor

**Sri Sunil Budhwani**  
Sr. Advocate  
Sharan Nagar, Gulbarga

## Architect and Structural Consultant

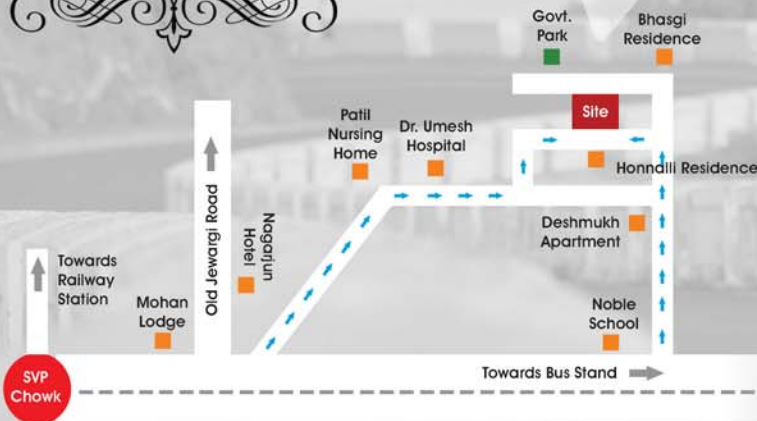
**Sri Renukanand**  
Principal Architect  
The Design Cardinal, Hyderabad

## Developers

**Unicon Realty &  
Infra Projects, Gulbarga**

## Concept, Design & Print by

**Vasavi Offsets**  
Kirana Bazar, Gulbarga



Note : This brochure is conceptual presentation and not a legal offering. The promoter reserves the right to make changes in elevation, specifications and plans as deemed fit.





• real estate • infrastructure • construction • building material

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