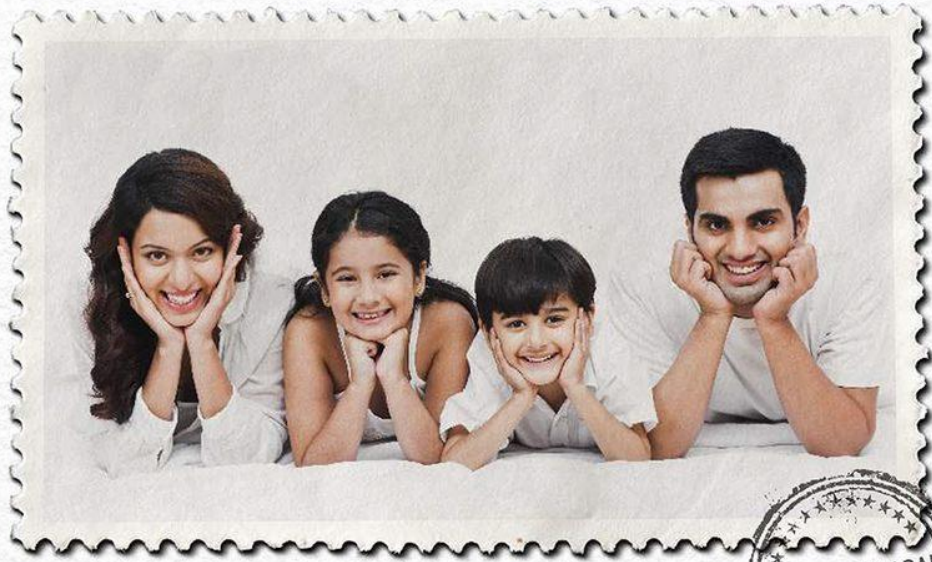


UNITED  
**Courtyard**

2.5 & 3 BHK + Terrace Homes



Shri Ravishankar Marg, Behind INOX, Near Ashoka Marg, Off Pune Highway, Nashik



ADMIRATION, GUARANTEED!!!



# An address that admires your achievements.

An ideal spouse, a doting parent, a house of your own and a happy family; many people crave to be this person but not everyone can. The dedication, hard work and sacrifices that go behind making them extra-ordinary are something that we understand and truly respect. These are achievements that go beyond awards and rewards. United Courtyard, the latest offering by United Builders, is a tribute to their contribution and success. Duly crafted to be the best-in-class homes, United Courtyard has something for everyone in the family. Certainly, an address that admires your achievements!

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आदर्श जोडीदार, प्रेमळ पालक, हक्काचं घर आणि समाधानी कुटुंब हे प्रत्येकाचं स्वप्न असतं. मात्र ते साकारण्यासाठी लागतात अपार कष्ट, ध्येयनिष्ठा आणि त्याग. हे कष्ट आम्ही जाणतो आणि त्यांचा आदर करतो. यातून मिळालेलं यश असतं पारितोषिकांच्या पलीकडचं. युनायटेड बिल्डर्स सादर करीत आहेत या कर्तृत्वाचं आणि यशाचं मनापासून आणि भरभरून कौतुक करणारं जिल्हाळ्याचं घर. प्रत्येक बाबतीत सर्वोत्तम असलेल्या युनायटेड कोर्टयार्डमध्ये आहे... कुटुंबातल्या प्रत्येकासाठी काहीतरी खास!







## A Project to admire.

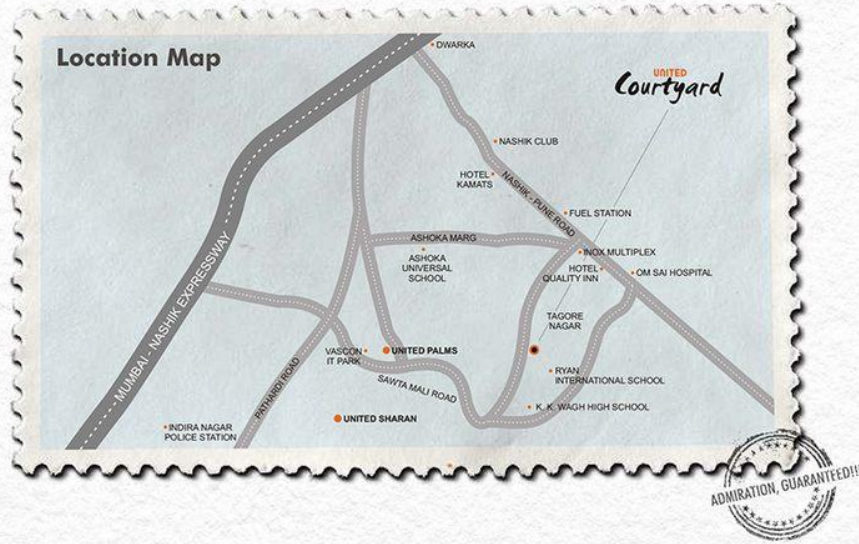
United Courtyard welcomes you to a living that admires every significant achievement of your life. An address that itself will be admired and adored by one and all. United Courtyard promises an ethereal lifestyle in its secure campus. A total of 62 apartments are housed in three wings. These 2.5 & 3 BHK homes are aesthetically crafted with premium amenities and state-of-the-art specifications. A home where admiration is guaranteed – United Courtyard.

युनायटेड कोर्टयार्डमध्ये तुमचं सहर्ष स्वागत. तुमचं प्रत्येक यश, प्रत्येक कर्तृत्व साजरे करणारं, तुमच्या यशाला पुरक अशी जीवनशैली असलेलं हे घर... ज्यावर सर्वांचीच कोंतुकाची नजर खिळेल. सुंदर व सुरक्षित परिसरात तीन विंगमधील २.५ व ३ बीएचके एकूण ६२ घरं. अप्रतिम जीवनशैली, सौंदर्यपूर्ण रचना, दर्जेदार स्पेसिफिकेशन्स, सोयिस्कर लोकेशन, सर्वोत्तम सुविधा, उत्तम प्लॅनिंग, आकर्षक वातावरण आणि सर्वात महत्वाचं म्हणजे संपूर्ण विश्वासार्हता. म्हणजे सगळ्यांकडून कोंतुक आणि एक लाभदायी गुंतवणूक.





# Great Location



United Courtyard is the perfect combination of a great project at a great location. Situated at Shri Ravishankar Marg, Behind INOX, Off Nashik-Pune Highway; it is conveniently accessible from all major roads and is close to shopping, theatres, restaurants, educational institutes, recreation facilities and prominent highways.

## Key Distances

### Industrial area / IT Sector

- Vascon IT Park - 1.0 km
- Ambad Industrial Area - 7.5 km
- Satpur MIDC - 11.0 km

### Hotels / Restaurants

- Quality Inn - 1.0 km
- Pizza Hut - 1.0 km
- VITS Kamat - 1.7 km
- Woodlands - 1.7 km
- Dominos Pizza - 2.0 km
- Taj Gateway - 7.5 km

### Hospitals

- Rushabh Hospital - 0.5 km
- Tulsi Eye Hospital - 2.0 km
- Sahyadri Hospital - 3.0 km
- Wockhardt Hospital - 4.0 km
- Apollo Hospital - 6.0 km

### Connectivity

- Pune Highway - 1.0 km
- Mumbai Highway - 3.0 km
- CBS - 4.0 km
- Railway Station - 6.0 km
- Ozhar Airport - 25.0 km

### Schools

- K. K. Wagh School - 0.5 km
- Ryan International School - 0.5 km
- Poddar International School - 1.5 km
- Ashoka Universal School - 1.5 km
- St. Xavier's School - 3.3 km

### Colleges/ Institutions

- Bytco College - 4.5 km
- MGV Dental College - 5.0 km
- K. K. Wagh Institute of Engineering - 7.5 km
- BYK - 7.5 km
- MET - 12.5 km

### Other Important Locations

- INOX Multiplex - 1.0 km
- Fuel Station - 1.0 km
- ISKCON Temple - 2.5 km
- Shrine of Infant Jesus - 3.3 km
- Big Boazaar - 3.5 km





# Air-Conditioned Club house



# Great Campus

## Legends

- 1 Project Entrance
- 2 Security
- 3 Driveway
- 4 Barbecue Counters
- 5 Designer Gazebos
- 6 Children's play area
- 7 Amphitheatre
- 8 Box Cricket
- 9 Club house
- 10 Gym

## Project Layout





# Project Amenities



## BUILDING ENTRANCE

- Designer gate complementing the elevation of the project
- Security cabin & store room



## SPORTS

- High fenced and floodlight illuminated box cricket facility



## SECURITY

- 6 feet high compound wall
- Optional video door phone
- 24x7 CCTV cameras installed in the complex campus



## CAMPUS

- Tremix concrete finish in the entire campus
- Chequered tiles in covered still parking area



## CLUB HOUSE

- Air-conditioned gymnasium with state of art equipments
- Games like carrom and chess
- Children's library



## ELEVATORS

- 6/8 passengers automatic elevators
- Power backup for elevators



## GARDEN

- Landscaped garden area
- Designer benches for sitting
- Children's play area
  - Amphitheatre
- Designer gazebos
- Barbeque counters



## ENTRANCE LOBBY

- Designer entrance lobby in each wing
  - Granite/Vitrified flooring
  - False ceiling
  - Concealed lighting
  - Seating provision



## MISCELLANEOUS

- Letter box & name plates for each flat
- Municipal reserved gardens on two sides of the project
- Toilet facility for security personnel and drivers
- Ample Parking in the campus

# Great Amenities

## STRUCTURE

- RCC earthquake resistant certified design
- External walls 6 inch thick and internal walls 4 inch thick

## PLASTER

- External sandface or as per elevation and internal smooth gypsum finish

## STAIRCASE

- Anti skid tiles or stone finished with MS railing

## LIVING-DINING

- 32" x 32" vitrified ceramic tiles flooring
- Laminated or veneered main door exterior
- Full height sliding doors to attached terraces

## BEDROOMS

- 32" x 32" vitrified ceramic tiles flooring
- Provision for air-conditioner installation in master bedroom

## KITCHEN

- Granite platform with stainless steel/quartz sink
- 4 ft tiles over the platform
- Provision for installation of washing machine in bathroom or dry balcony

## TOILETS

- Commode in all toilets
- Indian pan in WC
- Tiles up to 7 ft in toilets and 4 ft in WC
- Matt finish flooring
- Hot and Cold bath mixer/divertor with overhead shower
- Counter basin in master toilets
- Premium sanitaryware
- High quality fittings

## TERRACE

- Attached terrace to each unit with anti skid tiles and 3'-0" parapet

## DOORS

- Extra high (7'-6") doors level
- Flush or moulded doors in all rooms
- Enamel painted with waterproof PVC sheet in toilets

## WINDOWS

- Most windows at low level for panoramic view
- Aluminium powder coated or anodised windows and terrace doors with mosquito nets

## CABLING

- Concealed cabling for TV connection and also telephone line in living room and master bedroom

## ELECTRICAL

- ISI quality concealed wiring with sufficient electrical points
- All switches modular type
- Single phase connection with ELCB & MCBs for safety

## SECURITY

- Burglar alarm system
- Intercom to security

## FIRE FIGHTING

- Dedicated lines, water tanks and pumps for each building as per prescribed norms

## OTHER

- Large underground and overhead tanks for uninterrupted water supply with automatic pumping arrangement
- Generator backup for elevators, water pumps and common lighting in the campus
- Independent Utility/Dry Balcony to every flat
- Wi-Fi provision in each flat

### IMPORTANT:

1. The amenities listed above are only indicative. The promoter reserves the right to amend or alter the same at their sole discretion.
2. The amenities provided by the Promoter are not negotiable. No changes or alterations shall be entertained. Any amenities not availed of shall not be subject to any refund
3. Any equipment or gadget shall carry warranty from the manufacturer directly without any responsibility of the Promoter.



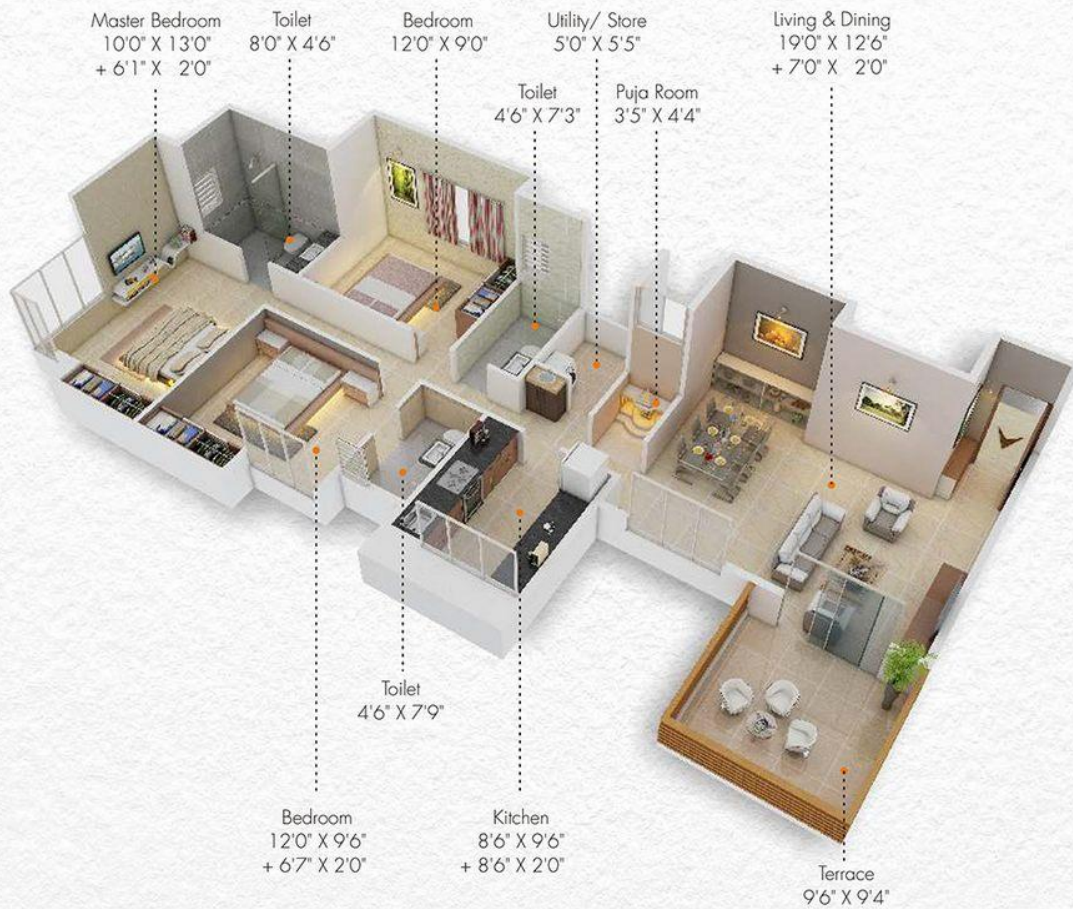
# B & C WING TYPICAL 2.5 BHK

Carpet Area  
880 sq.ft onwards  
(81.75 sq.mt. onwards)



# B & C WING TYPICAL 3 BHK

Carpet Area  
1025 sq.ft onwards  
(95.20 sq.mt. onwards)







**UNITED BUILDERS™**  
because everyone deserves a better home



# About us

United Builders has been pioneering the growth of Nashik since 1968 with unmatched quality construction. With over 100 completed projects and several ongoing projects, we have something to offer for every need.

At United Builders, the entire focus is on the customer. We have been redefining living spaces keeping the changing needs of our clients in mind. Our locations are always prime and we ensure that each of our projects is a landmark in that area.

We believe that the real estate sector in India will witness major changes in favour of the customer; and we are geared up to that already. Transparency is our forte. We sell all flats on full cheque terms only. We sell on carpet area basis and offer a unique 5-year warranty on flats.

We recognize that in our country, home is the realization of a dream. We are proud to have helped hundreds of families realize this dream with satisfaction. This trust is our most valuable asset and our guiding philosophy. So if you are looking for high quality premises with peace of mind complimentary, Welcome to United Builders.



## UNITED ADVANTAGES :

- All sales on Carpet area basis
- Planting 5 trees for every flat
- All campus and common areas are disable-friendly
- **100% cheque payment**



## Our other projects



### United Palms

Exclusive large 2 & 3 BHK + Terrace Homes  
Next to Vascon IT Park, Indiranagar, Nashik



### United Sharan

Compact 2 BHK + Terrace Homes  
Indiranagar, Nashik



### United Sanskruti

1 & 2 BHK + Terrace Budget Homes  
Near Adgaon Naka, Aurangabad Road, Nashik



### United Palazzo

3, 4 & 5 Bedroom extra large,  
exclusive homes for the privileged few  
Anandwalli, Nashik



### United Shalimar

Showrooms, Shops, Offices & Studio Apartments  
Shalimar, Nashik



### United Athena

3.5 BHK Luxurious Twin Bungalows  
Near Corinthians Club, Pune