



ADVAIT

NIRVANA COUNTRY

Live Lavishly



Inspired by the Sanskrit word "Advait," meaning unique and exclusive. Life here goes beyond the ordinary, offering unmatched comfort, personalised care, and refined indulgence.

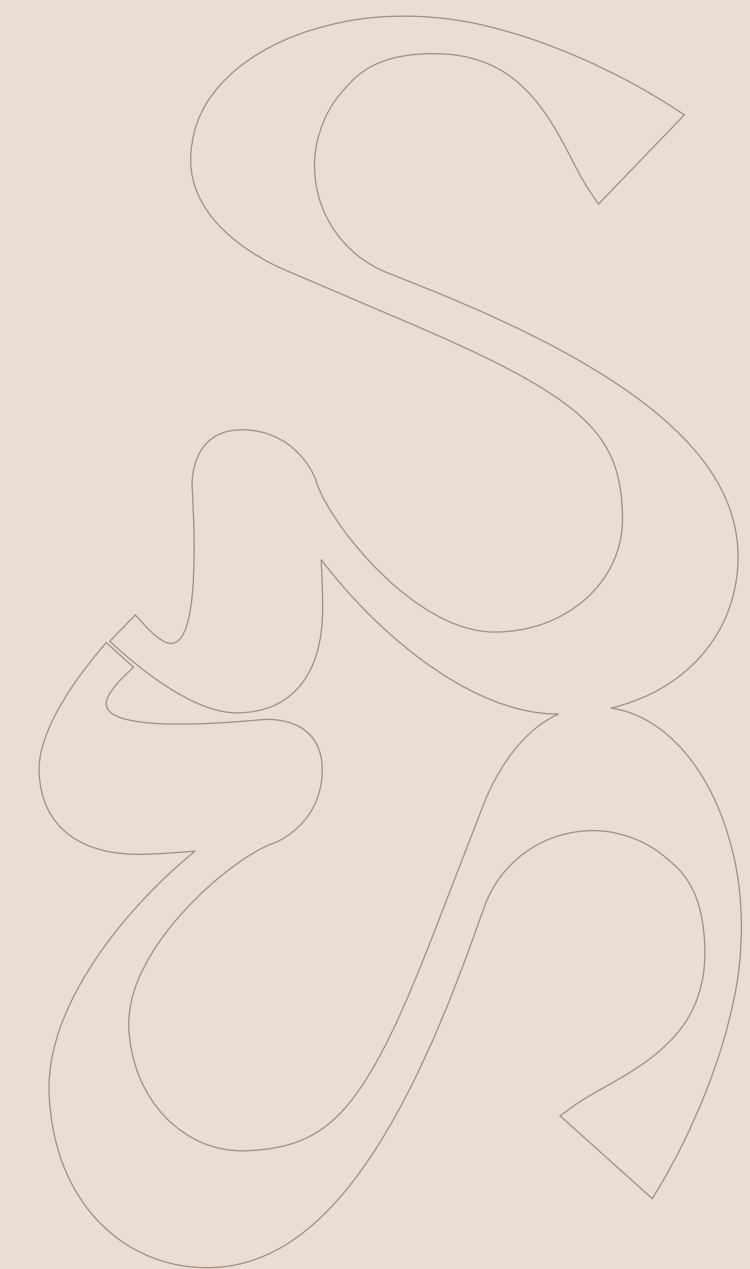
PRESENTING



ADVAIT

A NEW BEGINNING

AT
NIRVANA COUNTRY
SECTOR 50, GURUGRAM



Artistic Impression
ADVAIT RESIDENCES
BIRDS EYE VIEW



IT'S MORE THAN
a HOME.
IT'S ACTIVE *living.*





CENTERED *around* PEOPLE

Our Perspective
**Seamless Transition
to Enhanced Capability**

Designing an environment meticulously tailored to meet the needs of senior citizens, with a dedicated focus on creating an ideal habitat.



Feels like home!

Approach
**Focus on
Safety & Comfort**

The physical environment is designed with dedicated provisions for the safety and well-being of seniors. When these safety measures are in place, the comforts of home are truly embraced and appreciated.



Creates a sense of familiarity

Outcome
**Offer
Holistic Wellbeing**

Crafting a spatial typology that comprehensively nurtures seniors across all dimensions of well-being: social, emotional, environmental, physical, and spiritual.



The mind drives the body!

DISCONNECT FROM *the CITY.* RECONNECT *with* LIFE.

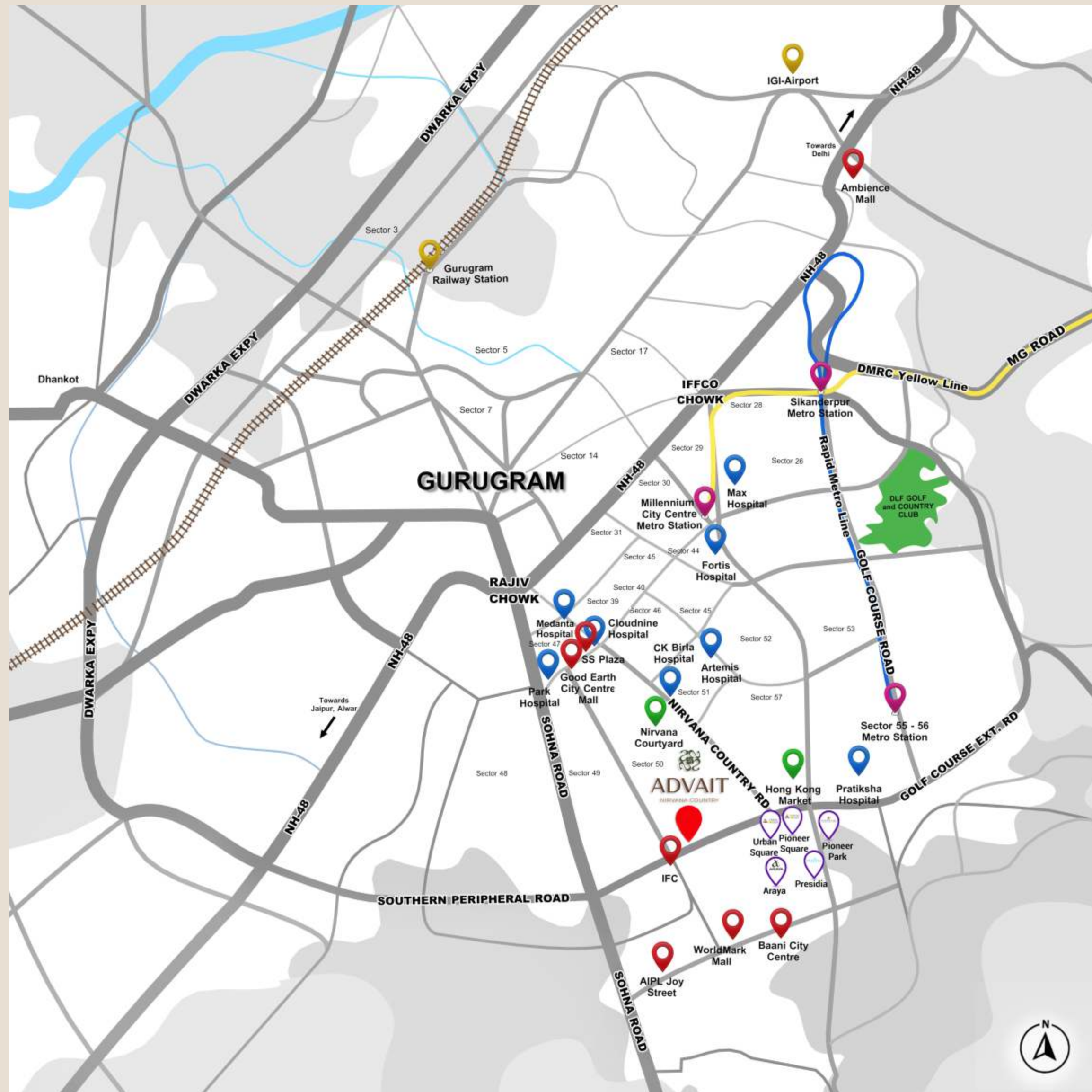
Set within the sprawling 300-acre Nirvana Country in Gurugram, Advait offers the perfect blend of accessibility and tranquility. Nestled away from urban chaos yet conveniently close to lifestyle amenities, it's an oasis of modern living. Nirvana Country, an esteemed luxury residential community in Gurugram, boasts a vibrant social infrastructure, making it the top choice for discerning professionals.

With seamless connectivity to the city's bustling cultural and entertainment hub, Advait stands as the prime residential destination in Gurugram, where convenience and a peaceful lifestyle coexist in harmony



INDICATIVE IMAGE





CLOSE to ALL ESSENTIALS



Transportation

- Rapid Metro - 4.6 Km
- National Highway 48 - 6.5 Km
- Delhi Metro - 8.2 Km
- Dwarka Expressway - 11.2 Km
- Gurugram Railway Station - 15.2 Km
- IGI Airport T3 - 24.2 Km



Healthcare

- C K Birla Hospital - 5 Km
- Cloudnine Hospital - 5.1 Km
- Park Hospital - 5.4 Km
- Pratiksha Hospital - 5.9 Km
- Artemis Hospital - 4.6 Km
- Medanta Medicity - 5.4 Km
- Fortis Hospital - 7.7 Km
- Max Hospital - 8.4 Km



Important Landmarks

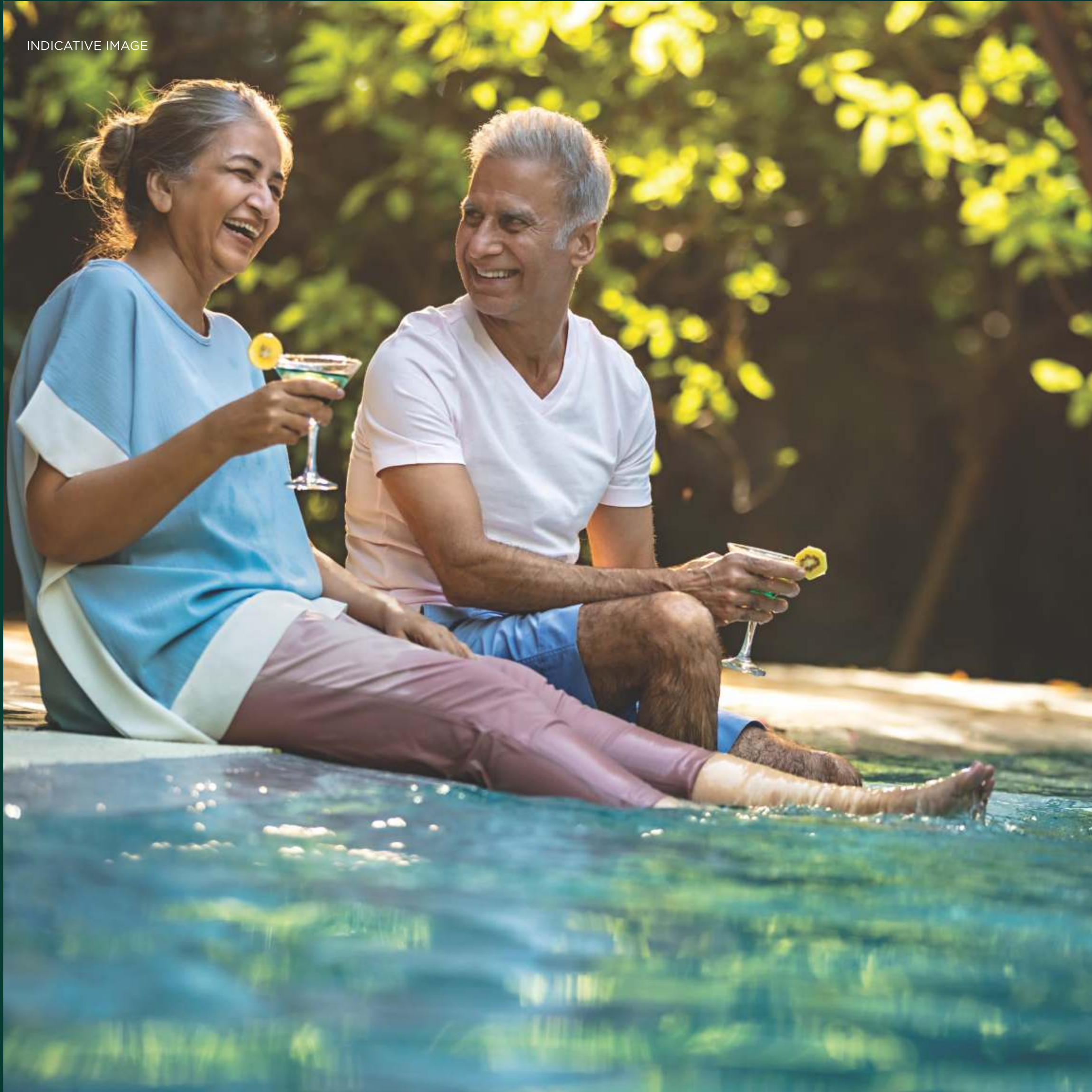
- Golf Course Ext. Road - 0.5 Km
- Sohna Road - 2.8 Km
- Golf Course Road - 4.7 Km
- Unitech Cyber Park - 6.5 Km
- Horizon One - 8.7 Km
- Cyber City - 14.1 Km



Shopping

- IFC - 1 Km
- Nirvana Courtyard - 1.2 Km
- SS Plaza - 5.1 Km
- World Mark Mall - 5.5 Km
- Hong Kong Market - 5.6 Km
- Good Earth City Centre - 5.6 Km
- Bani City Centre - 4.2 Km

INDICATIVE IMAGE



HERE TRANQUILITY *meets* OPULENCE

Embark on a new chapter of life with Advait, strategically situated within Sector 50, Nirvana Country, Gurugram – an address that commands a pivotal position in this burgeoning city. With its four towers, each soaring 18 stories high, offering two-bedroom residences, Advait presides majestically over a 2.6-acre estate that rises above lush greenery.

Here, you'll encounter not just homes but luxurious sanctuaries adorned with exquisite details, set amidst captivating gardens, serene water bodies, and a plethora of nearby landmarks and amenities that underscore its unmatched location. These meticulously designed towers are thoughtfully spaced, providing residents with an unparalleled sense of openness within this modern haven, comprising 164 opulent homes that truly celebrate the art of refined living.

Total plot size: *2.6 acres*

Total apartments: *164*

Towers: *4*

Total floors: *G + 18*

Total population: *400 Approx.*



AMENITIES

A Green & Recreational Spaces

- A1. Lawn
- A2. Plaza
- A3. Stone pergola with seats
- A4. Trellis with seats
- A5. Pavilion
- A6. Seats along pathway
- A7. Acupressure path

B Special Gardens

- B1. Flower garden
- B2. Herbal & Spice garden
- B3. Meditation garden
- B4. Shade garden with seating
- B5. Make Your Own garden

C Other Features

- C1. Entrance Plaza
- C2. Water body with feature wall
- C3. Cut-out for tree at basement level

D Pathway & Connections

- D1. Covered pathway
- D2. Fire tender pathway
- D3. 1.8m wide peripheral pathway
- D4. Ramp to basement



SITE PLAN



INDICATIVE IMAGE



WORLD-CLASS AMENITIES *that* MAKE EVERYDAY *a* GETAWAY

Indulge in the pinnacle of holistic well-being at the Advait Clubhouse. This extraordinary space surpasses expectations, providing a comprehensive range of health, fitness, and leisure amenities that redefine luxury in our interconnected world.

Spanning an expansive 28,000 sq.ft., this exclusive sanctuary is committed to your daily rejuvenation. Its exquisite interiors inspire a sense of opulence and vitality, creating an environment where well-being is not just embraced but elevated to a new standard.



Artistic Impression



GRAND
CLUBHOUSE



Ground Floor

Lobby
Café
Lift Lobby and Reception
Multi-functional Space
Medical Center with Pharmacy
Grocery Store
Gymnasium

First Floor

Hobby Spaces
Mini Theatre
Area for Music/Games
Recreation Area / TV
Lounge + Karaoke
Reading Areas
Card Room
Digital Library

Second Floor

Restaurant/ Bar
Private Dining
Alfresco Dining
Meeting Room
Co-working Lounge

Terrace

Pool & Deck
Wellness Centre
Meditation/ Yoga
Hydrotherapy Area
Spa & Salon



A WORLD *of* EXPERIENCES, SOCIAL CONNECTIONS *and* SHARED PASSIONS



Walkways



Book Club / Poetry Session



Satsang / Kirtan



Artistic Impression



CLUBHOUSE ENTRANCE





CLUBHOUSE ENTRANCE
LOBBY



Artistic Impression

SWIMMING POOL



Artistic Impression



FIRST FLOOR
GAMES ROOM





SECOND FLOOR
RESTAURANT & BAR





SPA ROOM





MEETING ROOM





PHYSIOTHERAPY ROOM



CONSULTATION ROOM

INDICATIVE IMAGE



A THOUGHTFULLY CURATED ARRAY *of* LIFE CARE SERVICES

LIFECARE

To establish a relationship with every resident through a comprehensive understanding of their health status and demands, specific to their individual health profile and fulfilling those demands in the most efficient and effective way possible, all the while ensuring their comfort, privacy and trust.

- Customised engagement plans fostering a culture of personalised wellbeing
- Personalized services outside and within the hospital
- Tie-up with a Super Speciality Hospital
- Single point of contact for all healthcare needs
- 24 Hours Nurses / Attendants available
- Priority homecare services
- On-site Doctors / Nutritionist / Dietician services for creating specialized meal as per prescribed diet plans

INDICATIVE IMAGE



CRAFTING EVERY CORNER WITH CARE

- Panic alarms for emergency
- Wheelchair turning radius
- Wider door width and large windows
- Anti-skid flooring to prevent trips and falls
- Electrical controls and locks at convenient heights
- Two-way switches to support easier movements
- False ceiling with ambient lighting
- Rounded corners to ensure smooth edges
- Raised seat heights and grab bars in toilets
- Treated Fresh Air
- Heat Pumps for instant hot water in every washroom
- LED lights across lift lobbies, apartments and balconies

INDICATIVE IMAGE



FACILITIES MANAGEMENT

Experience hassle-free living with our on-site, professionally trained maintenance team dedicated to routine repairs and maintenance. From electricians, plumbers, carpenters, painters to HVAC mechanics, our skilled experts are just a call away.

Opt for our comprehensive apartment housekeeping services, available on request. And for added convenience, residents can enjoy access to our on-site laundry facility, enhancing the overall living experience.





THE
BEDROOMS



Artistic Impression



THE
BEDROOMS



Artistic Impression



MASTER
BATHROOM



Artistic Impression



THE KITCHEN



THE SPECIFICATIONS

Living Room

Flooring: Stone / Anti-skid Tiles

Walls: Acrylic Paint

False Ceiling: Limited with LED Lights

Air Conditioning: VRF with TFA

Kitchen

Flooring: Anti-skid tiles

Cladding: Tiles

Walls: Acrylic Paint

False Ceiling: Yes with LED Lights

Fixtures: Premium, Age-Friendly

Kitchen: Modular with Built-in Hob & Chimney

Bathrooms

Flooring: Anti-skid Tiles

Cladding: Tiles

Walls: Acrylic Paint

False Ceiling: Yes with LED Lights

Fixtures: Premium, Age-Friendly

Tower Amenities

Elevators: 2 Passenger + 1 Service Elevator per Tower

External Painting: External Quality Texture Paint

Bedrooms

Flooring: Anti-skid Tiles / Wooden

Walls: Acrylic Paint

False Ceiling: Limited with LED Lights

Air Conditioning: VRF with TFA

Wardrobes: Modular in Dresser Area

Balconies

Flooring: Anti-skid Tiles

Walls: External Quality Texture Paint

Railing: Glass

Lights: LED Ceiling Lights

Caretaker Room

Flooring: Tiles

Walls: Acrylic Paint

Lights: LED Ceiling Lights

Caretaker Bathroom

Flooring: Anti-skid Tiles

Cladding: Tiles

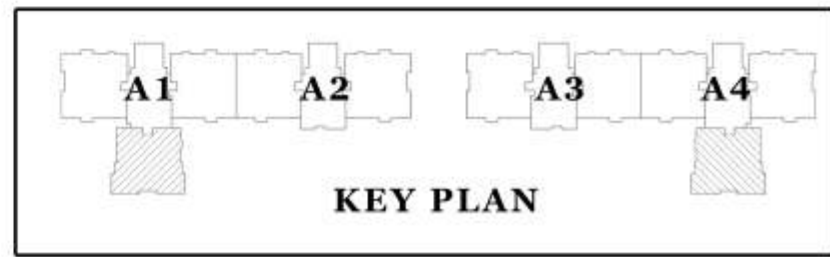
Walls: Acrylic Paint

Fixtures: Standard

Lights: LED Ceiling Lights

INDICATIVE IMAGE

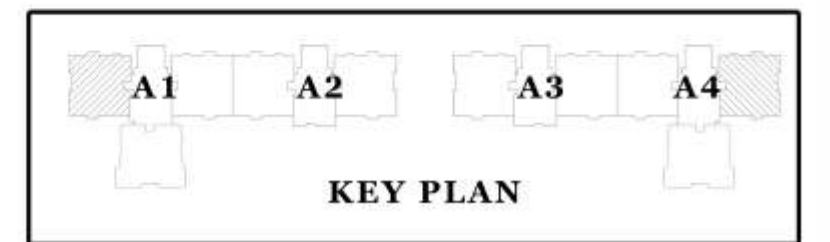




TOWER A1 & A2 ARE MIRROR OF TOWER A4 & A3 AS REPRESENTED ABOVE



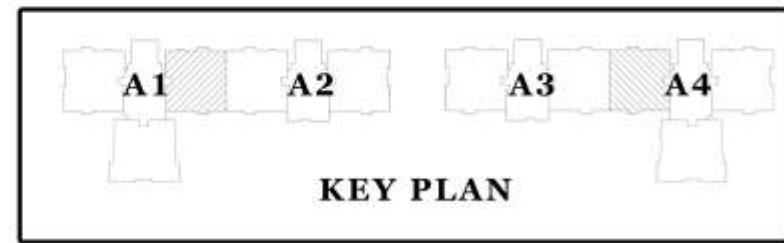
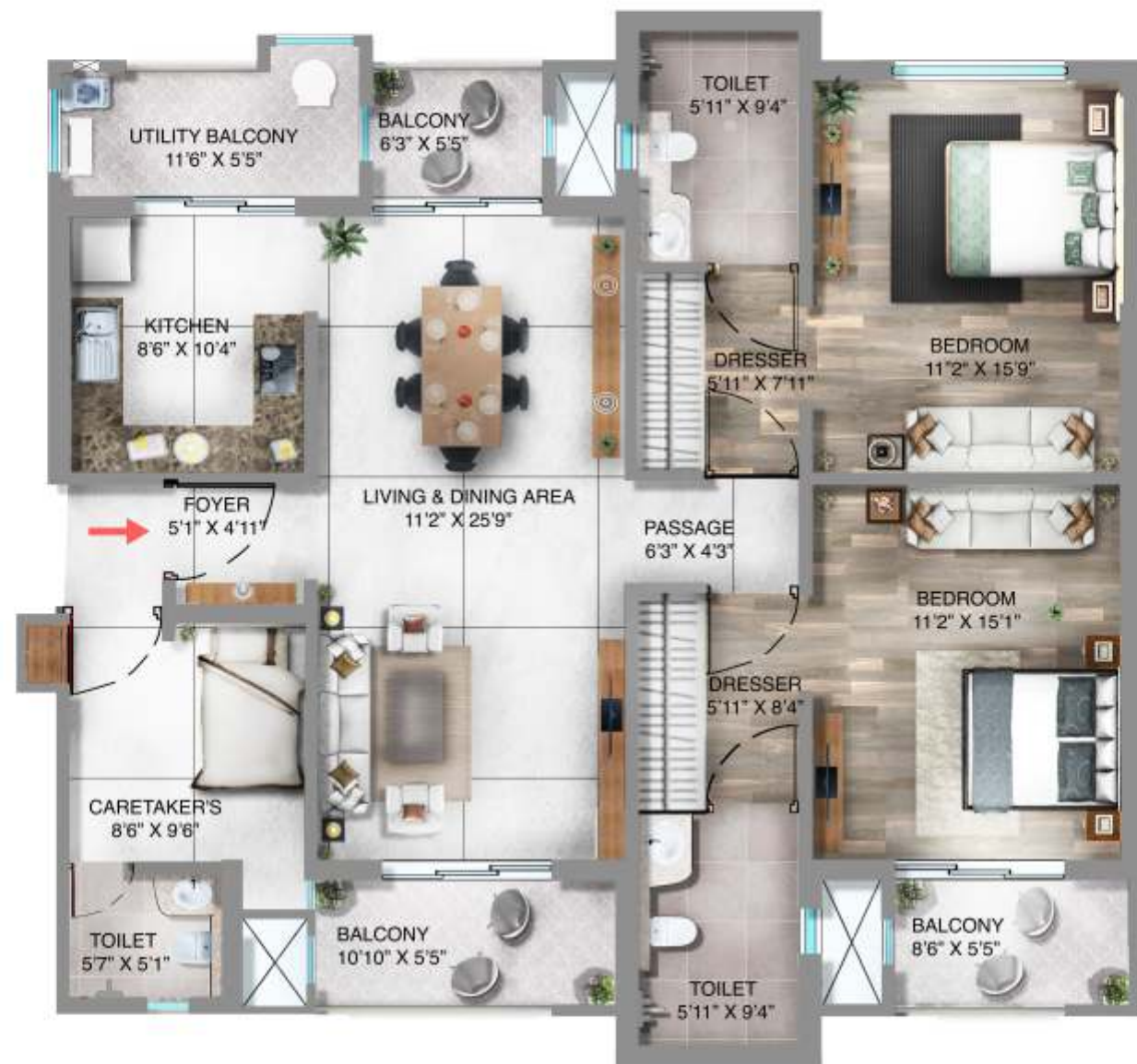
Floor Plan
TYPE A



TOWER A1 & A2 ARE MIRROR OF TOWER A4 & A3 AS REPRESENTED ABOVE



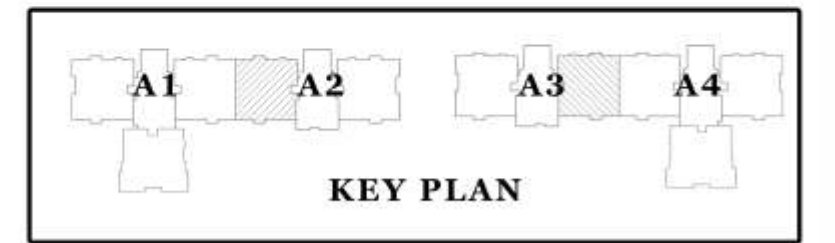
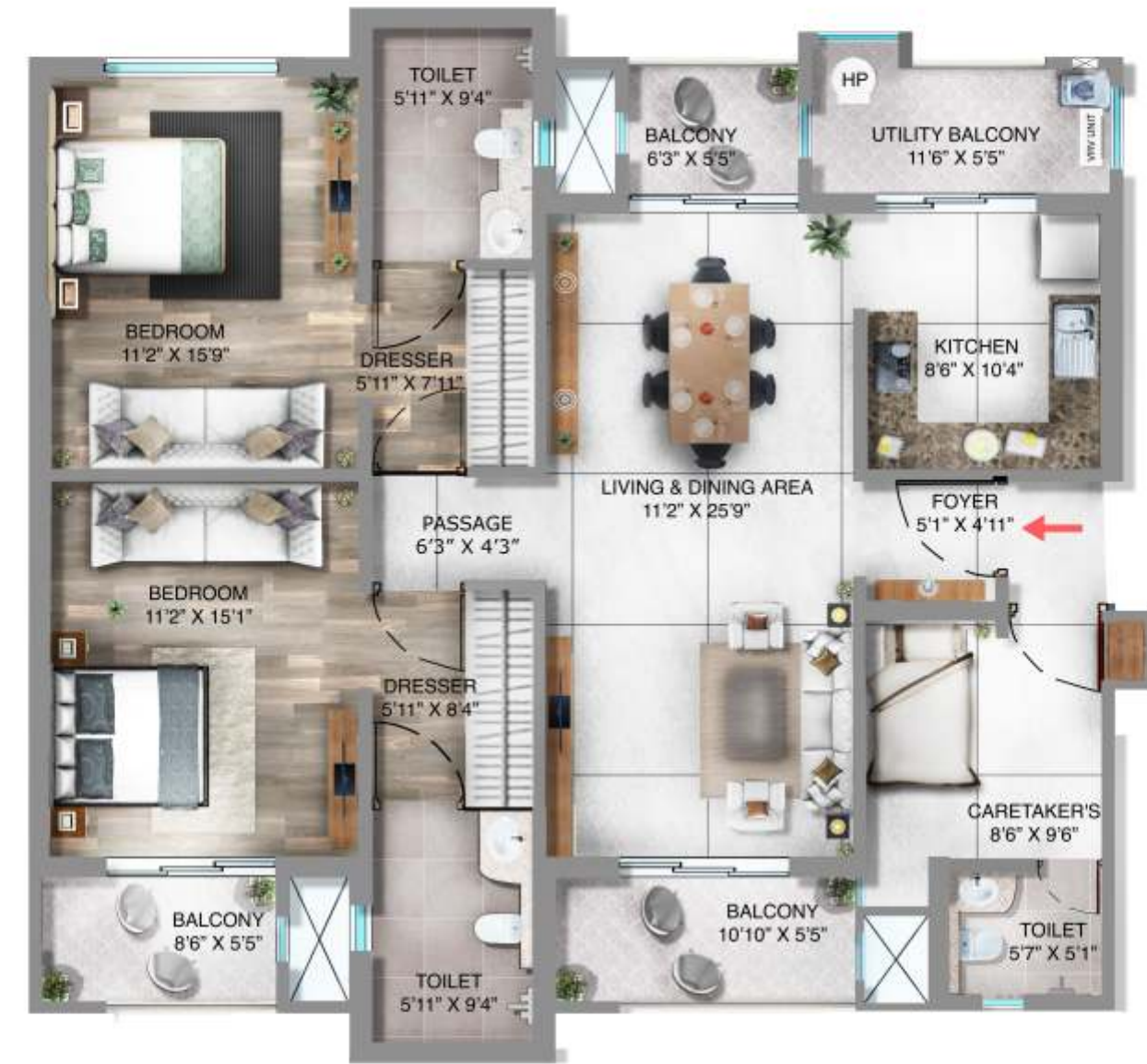
Floor Plan
TYPE B



TOWER A1 & A2 ARE MIRROR OF TOWER A4 & A3 AS REPRESENTED ABOVE



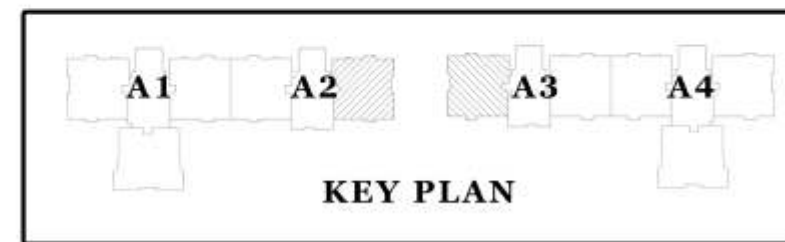
Floor Plan
TYPE C



TOWER A1 & A2 ARE MIRROR OF TOWER A4 & A3 AS REPRESENTED ABOVE



Floor Plan
TYPE D



TOWER A1 & A2 ARE MIRROR OF TOWER A4 & A3 AS REPRESENTED ABOVE





Pioneer Urban Land and Infrastructure Ltd. has been a key player in Gurugram's real estate for over four decades. Renowned for its expertise in crafting townships, mega group housing, and Grade-A commercial projects, the company has significantly influenced Gurugram's evolving skyline.

From co-developing over 600 acres of mixed-use marvels like Vista Villas, South City II, Greenwoods City, and Nirvana Country to leading a 75-acre township in Gurugram's Sector 61-62, Pioneer Urban has made an enduring impact. This expansive township features prestigious projects, including Pioneer Araya, Pioneer Presidia, Pioneer Park, Pioneer Square and Pioneer Urban Square.

In its pursuit of luxury and excellence, Pioneer Urban has collaborated with globally acclaimed architects such as SOM, Callison, Swatt Miers, and 5+ Design. With a core team comprising seasoned practitioners, architects, engineers, and marketing professionals deeply entrenched in the real estate industry, Pioneer Urban continues to set new benchmarks



Celebrating a Legacy: JK Group, a dynamic conglomerate born in 1847 through the vision of Lala Juggilal Singhanian. Our journey, marked by relentless innovation, began with the Juggilal Kamlat Cotton Spinning & Weaving Mills in 1921, setting the stage for a remarkable evolution.

With over 125 years of heritage, we've diversified into Tyres, Paper, Cement, Insurance, Textiles, Agri Seeds, and more, shaping industries and empowering communities.

Today, JK Urbanscapes Developers Limited, our real estate arm, carries forward our commitment to integrity and excellence. Expanding rapidly with projects like the 90-acre Emerald Gulistan in Jajmau, Kanpur, we're venturing into senior living and 5-star hotels in Gurgaon, Kanpur, Jaipur, Mussoorie, and Barrackpore.

Guided by the enduring legacy of our founders, Lala Juggilal Singhanian and Lala Kamlat Singhanian, we continue to embrace opportunities, shaping the future with growth and innovation.

Join us as we embark on the next chapter, crafting a brighter future for all.
Together, We Build Excellence



PIONEER JK SENIOR LIVING LLP

Ground Floor, Pioneer Square, Near Golf Course Extension Road, Sector- 62 Gurugram, Haryana - 122 098

www.advaitseniorliving.in | RERA REGISTRATION NO.: HARERA/GGM/769/501/2023/113 Date 11.12.2023

Disclaimer:

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"Advait" is a standalone residential project being developed in accordance with the Policy for Planned Development of Retirement Housing notified by the State of Haryana under the provisions of the Real Estate (Regulation and Development) Act, 2016 (as applicable to the State of Haryana) situated at Sector 50, Golf Course Extension Road, Gurugram, Haryana on land admeasuring 2.60 acres being developed by Pioneer JK Senior Living LLP (a joint venture of Pioneer Urban Land and Infrastructure Ltd. and JK Urbanscapes Developers Ltd.), as a group housing complex, approval for which was granted by DTCP vide Memo No. 26034 dated 09/08/2023. The project has duly received Haryana Real Estate Regulatory Authority registration vide Registration No. HARERA/GGM/769/501/2023/113 dated 11/12/2023.