

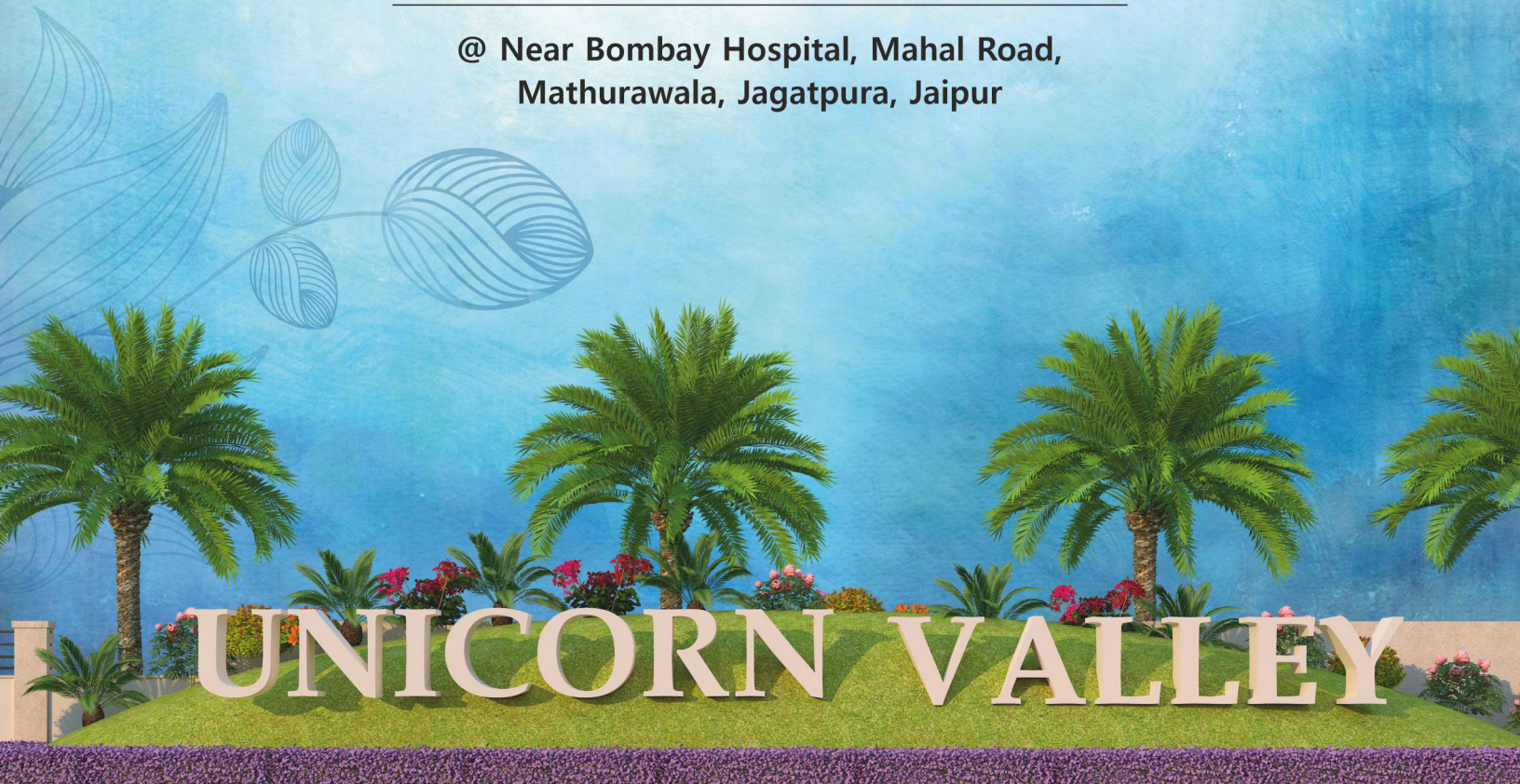
RERA Registration Number
RAJ/P/2022/1925
www.rera.rajasthan.gov.in



UNICORN VALLEY

INDEPENDENT VILLAS & SHOPS

@ Near Bombay Hospital, Mahal Road,
Mathurawala, Jagatpura, Jaipur



FULFILL YOUR DREAMS WITH "UNICORN VALLEY"



About Us

The Unicorn Infra Builders is a leading name in the Real Estate field across the city of Jaipur as well as the state of Rajasthan. UIB is committed to providing you a higher quality of life and redefining standard of living through innovative real estate products. We distinctively differentiate ourselves through our unvarying focus on 3 core values - Customer Centricity, Quality and Transparency. We have consistently stood at the forefront of design, raising the bar on aesthetics, functionality, infrastructure and eco-friendliness.





Quality
is true
Luxury

Designed and built with desires in mind.
enjoying the best of things.
Leading life in an active way.
Living to fulfill all that you can imagine.





UNICORN VALLEY

INDEPENDENT VILLAS & SHOPS



A new wave of

Living

Unicorn Valley a gated township is mindfully planned on the lines of the concept of a cluster living, which is globally appreciated. Life here approaches perfection. It is a fine amalgamation of opulent living and solace, a few high points of the projects are water harvesting system, Beautiful Landscaped Garden in the complete scheme, no parking charges and vastu friendly to name a few.



LOCATION ADVANTAGES

- Near by JECRC University Eng. Colleges
- Near by Poornima University Eng. College
- Near by Ryan International School
- Near by Gyan Vihar World School
- 3 Km. from Bombay Hospital
- 3 Km. from Mahatma Gandhi Hospital & Medical College
- 10 Min. from Jaipur International Airport
- 200 Mtr. from Mahal Road
- 100 Mtr. from Petrol Pump
- 5 Km. from Akshay Patra Temple
- 1.5 Km. From Tonk Road
- 1.5 Km. From Sitapura Ind. Area

FEATURES

- ★ Nearby Commercial Shops
- ★ Landscape Garden
- ★ Temple
- ★ Home Automation Touch Switches
- ★ Yale Digital Smart Locks
- ★ Modular Kitchen with Kaff Sensor Chimney
- ★ Sensor Lights in Bathrooms
- ★ Granite Stone with Wooden Glass Railing

A M E N I T I E S



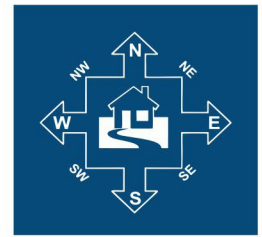
Fully Gated Township



60/40/30 Feet Road



24 Hours Water Supply



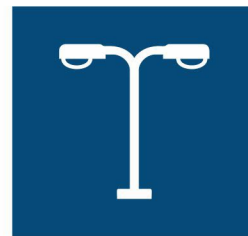
Vastu Friendly



Rain Water Harvesting



Sewage Treatment Plant



Road Lights



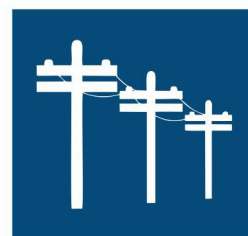
Loan Available



24X7 Security



Landscaped Garden



Electrified Pole

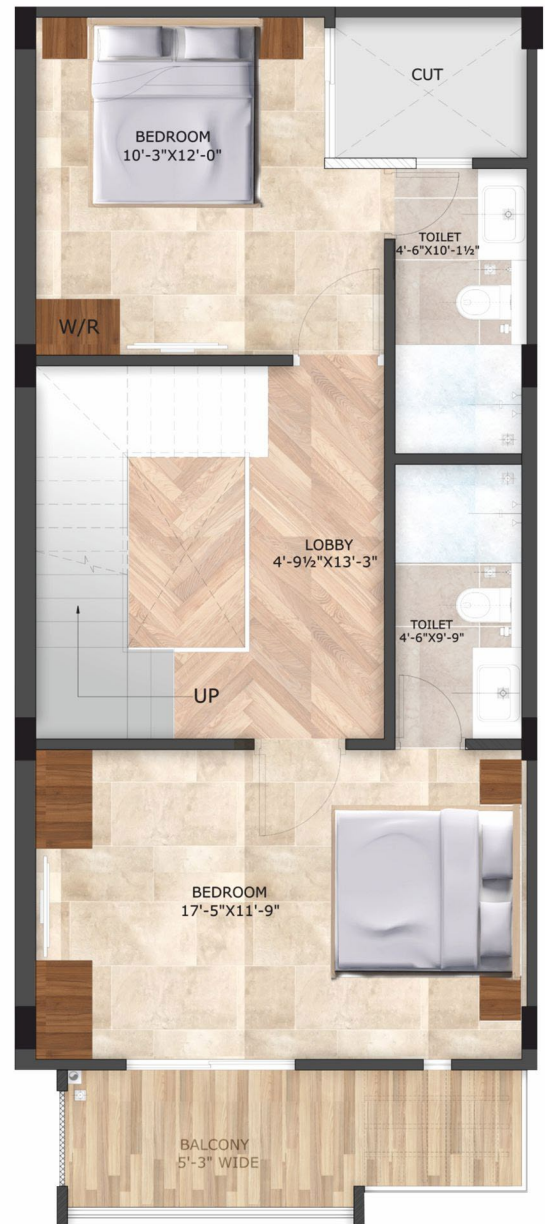


Pollution Free



GROUND FLOOR PLAN

3 BHK VILLA
Built Up Area
1780 Sq. Ft.
&
Carpet Area
1650 Sq. Ft



FIRST FLOOR PLAN

S P E C I F I C A T I O N S

WALL FINISH

- Internal
- POP Finish with good quality paint
- External
- Exquisitely designed exterior,
 - finished in Texture paint

FLOORING

- Branded Vitrified tiles
- Drawing / Dining / Bedrooms

TOILET

- Walls
- Designer Branded Vitrified Tiles
- Flooring
- Good quality ceramic tiles
- Fittings
- WC & Wash basin in all toilets Provision for hot & cold water Supply
 - Sanitary Fitting of Hindware or Equivalent

KITCHEN

- Flooring
- Branded Vitrified tiles
- Platform
- Granite Working Platform, SS Steel sink & Provision for hot & cold water supply

WALL

- 2' Ceramic tiles dodo above working platform with provision for electric chimney above the platform & points for aqua guard

ELECTRICAL

- Fittings
- Home Automation Touch Switches
 - RR Switches or Equivalent
- Wiring
- All copper wiring in concealed
 - Conduits, Adequate No. of Sockets. Lights,
 - Wet Provision for Inverter.

WATER SUPPLY

- Water distribution in the complex through overhead & underground tank & Borewell

STAIRCASE

- Granite stone with Wooden Glass Railing

STRUCTURE

- Earthquake resistant RCC frame Structure as per the design of structural consultant.

SECURITY

- 24X7 Security

GENERAL

- Prime & Peaceful Location of Jaipur,
- Adequate Car Parking. Stone Chowhot For Door & Windows, UPVC Glass Shutters for windows
- Moulded Doors & Designer Main Door
- Yale Digital Smart Lock Main Door.

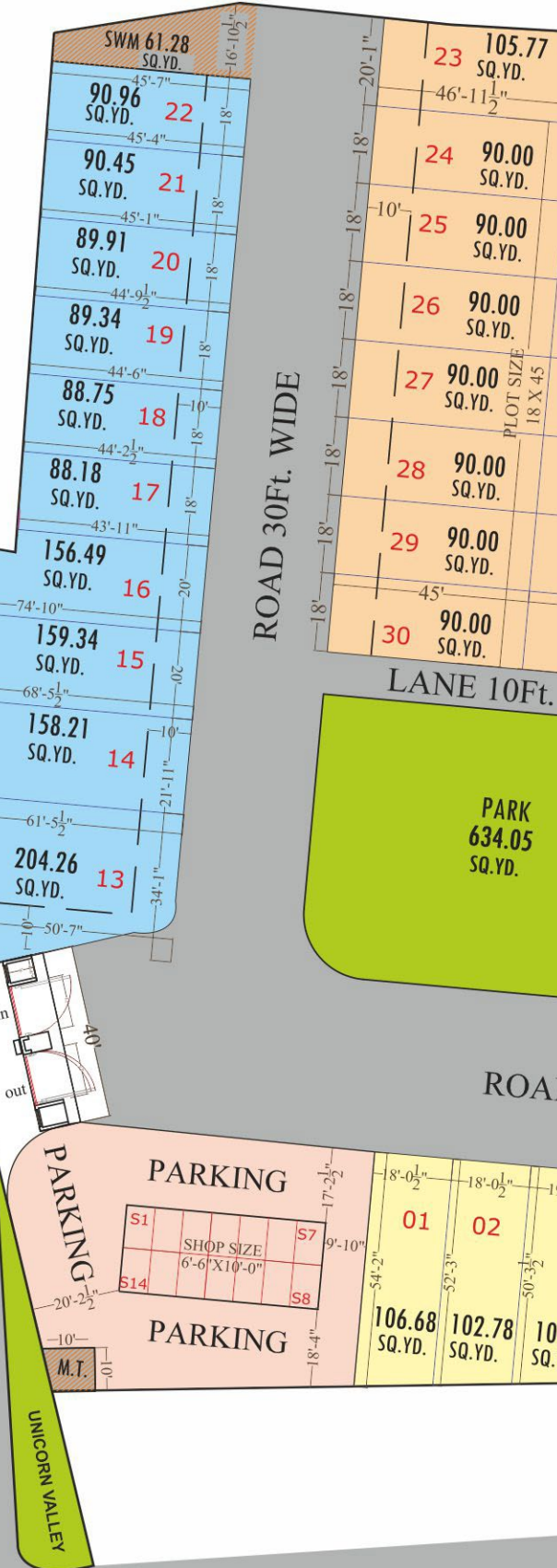
200FT. WIDE ROAD

MAHAL ROAD 200FT. WIDE

SECTOR ROAD 60FT. WIDE

ROAD 30FT. WIDE

LANE 10FT.



PARK 634.05 SQ.YD.

UNICORN VALLEY

PARKING

PARKING

PARKING

SHOP SIZE 6'-6" X 10'-0"

S1

S7

S14

S8

M.T.

01

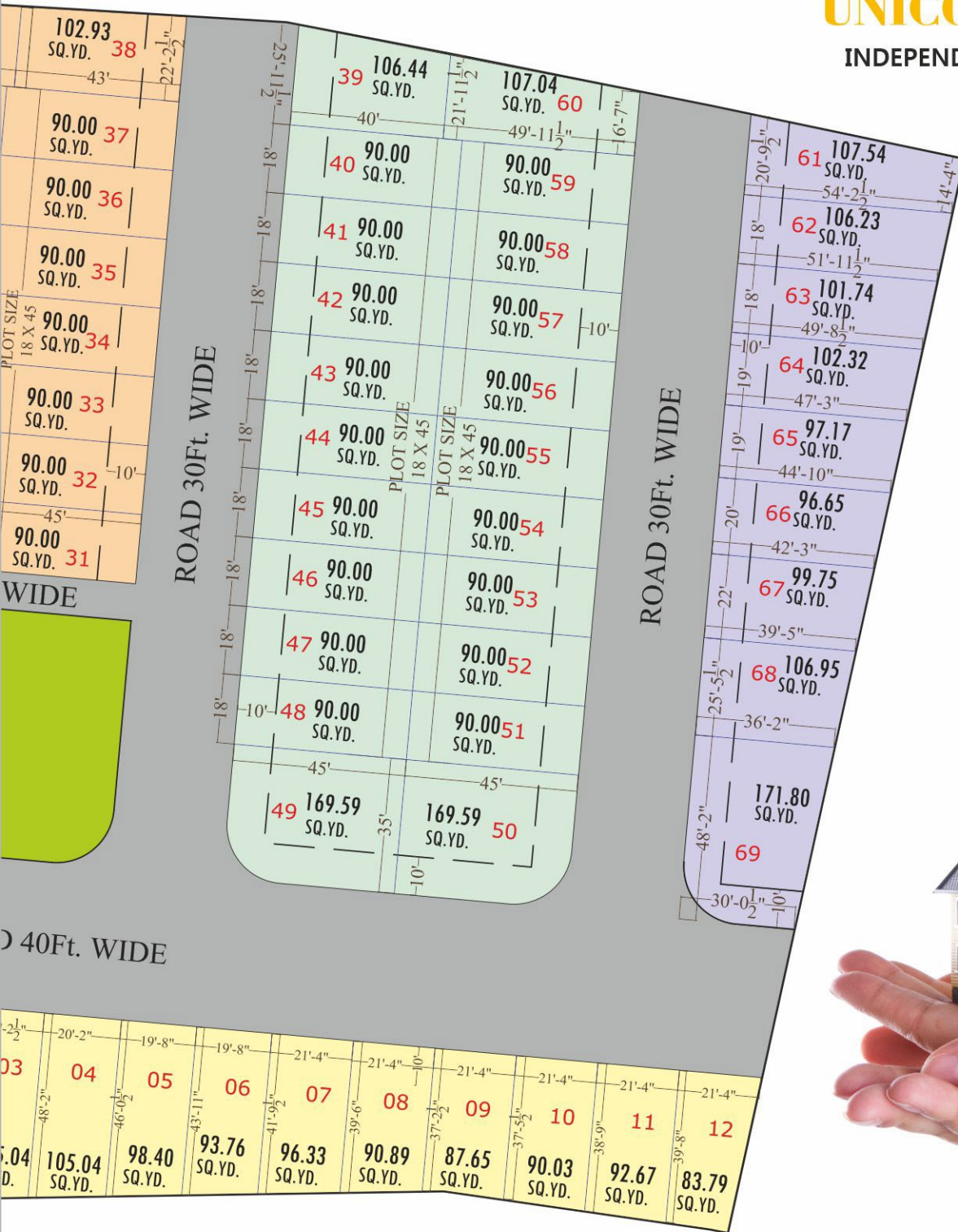
02

106.68 SQ.YD.

102.78 SQ.YD.

105.77 SQ.YD.

200FT. WIDE ROAD



SECTOR ROAD 80FT. WIDE



COMMERCIAL SHOPS



SHOPS FLOOR PLAN



OUR ONGOING PROJECT

The Residence UDH

1/2/3 BHK LUXURY FLATS

@ 487, Xavier Arcade II,
Chainpura, Jagatpura, Jaipur

- ◆ INFINITY POOL ◆ POWER BACKUP
- ◆ GYMNASIUM ◆ FULLY FURNISHED
& MANY MORE



*Cherish the
rich way
of life*

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UNICORN INFRA BUILDERS

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