

INDEPENDENT FLOORS AT



DLF GARDENCITY

ENCLAVE

SECTOR 93, GURUGRAM



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A purpose-designed modern city



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Carefree living meets refinement and luxury at DLF Gardencity – a peaceful, secure and intelligently designed low density neighbourhood nestled in pristine gardens, overlooking 90 acres (36.42 hectares) of tranquil open space. Great attention to detail has gone into planning DLF Gardencity. The result – an idyllic, well-connected urban ecosystem.

A world complete in itself, DLF Gardencity brings together:

- High-end residential communities
- The best schools
- Specialty hospitals
- Shopping malls
- A wealth of leisure facilities
- Superior access to major roads –including NH 48, SPR, CPR and Dwarka Expressway

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NTH - 86
 Area: 49244760. sq. mts.
 Units: 1200
 Delivered: 2013



Regal Gardens
 Area: 96645.67 sq. mts.
 Units: 562
 Delivered: 2016



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The Primus
 Area: 116169.26 sq. mts.
 Units: 624
 Delivered: 2016



Gardencity Independent Floors*
 HRERA Registration No. RC/REP/HARERA/GGM/444/176/2021/12 dated 22.03.2021 | ht tps: //har yanarera.gov.in Area - 127277.16 sq. mts. Under Construction



NTH - 91
 Area: 124684.78 sq. mts.
 Units: 622
 Delivered: 2013



NTH - 90
 Area: 287896.32 sq. mts.
 Units: 1320
 Delivered: 2014



The Skycourt
 Area: 120567.26 sq. mts.
 Units: 674
 Delivered: 2017



The Ultima (Phase 2)
 HRERA registration No' 52 of 2019 dated 20-9-2019 | ht tps: //har yanarera.gov.in Area - 202531.96 sq. mts. Units - 916 Year Delivered - 2019

DLF Group's residential development in New Gurugram

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A world designed around you

Independent Floors at DLF Gardencity Enclave brings together the excitement and vibrance of city life and the tranquillity and privacy you desire, after a hard day's work. All in a wholesome setting that will make you believe you are right in the lap of nature.

Beautifully maintained gardenscapes, state-of-the-art leisure facilities, walkways—all brought to you together, so you won't have to commute.

Additionally, Gardencity Arcade, at a stone's throw away, offers a sophisticated retail array for all your needs, along with gourmet restaurants and cafes. The perfect place to catch up with family, friends or business associates. We've got everything your heart desires, and your life needs!

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A private, low-rise living concept - high on luxury, light and space.

The, low-rise design of Independent Floors at DLF Gardencity Enclave maximises airflow, light and privacy.

Each home is served by a dedicated lift, with windows, balconies – so you'll never feel overlooked when you're working, relaxing or entertaining. One dedicated, covered car parking space is allocated to every apartment, so setting off from Independent Floors at DLF Gardencity is just as pleasurable as coming back.

Contemporary homes designed with light, space and privacy are at the forefront of our thinking

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Disclaimer:

All fittings/ fixtures and furniture are not part of the offering and are for illustrative representative purpose only.

Savour family life in ultimate comfort

Proportioned windows and marble-floored rooms create an incredible sense of space and calm – no matter how busy family life gets.

There are balconies with access from the living room and all bedrooms – ideal for relaxing while the sun sets or entertaining friends. Air conditioning keeps each apartment beautifully cool, too, so you can make the most of the incredible natural light on hot summer days.

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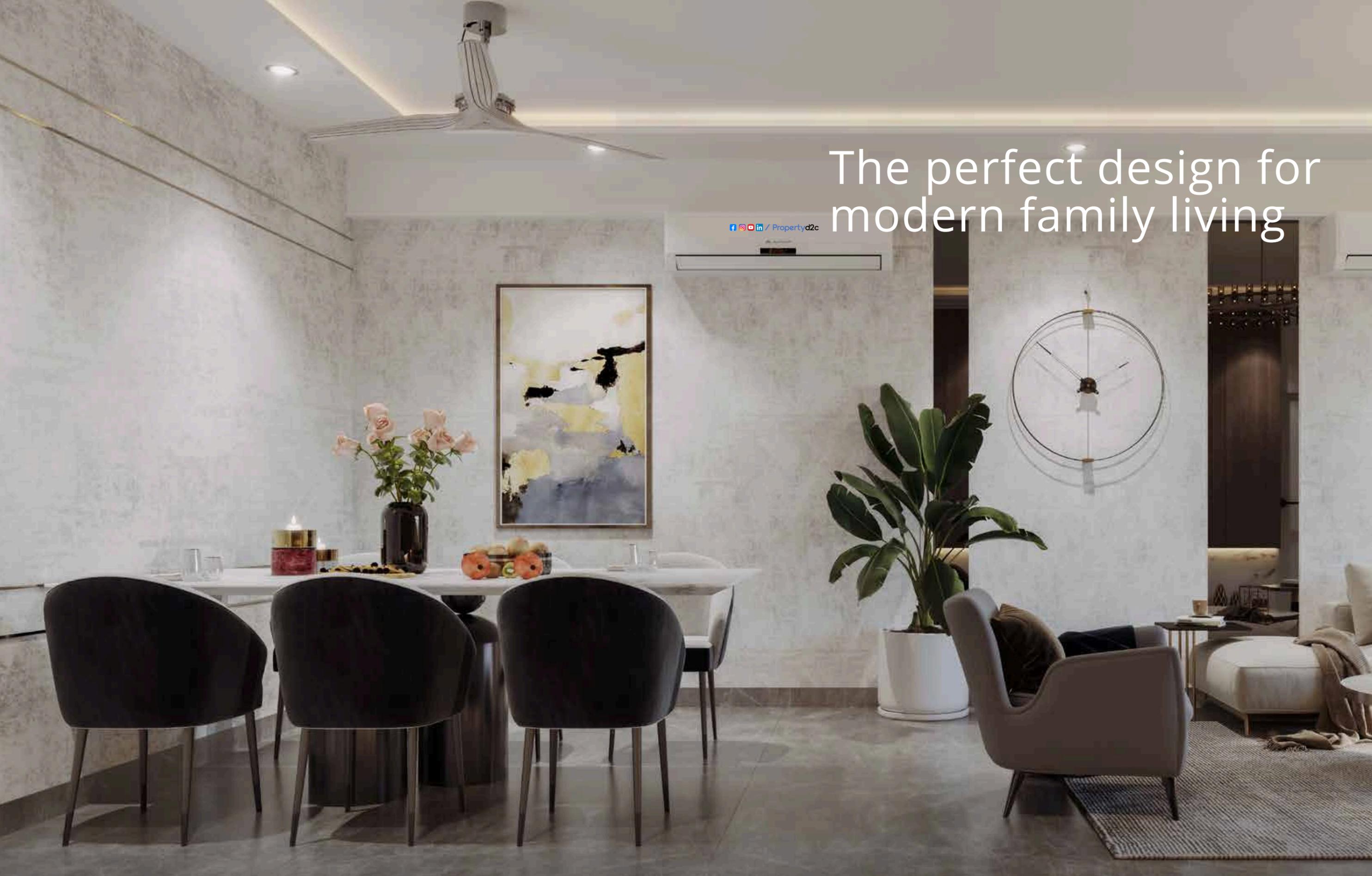
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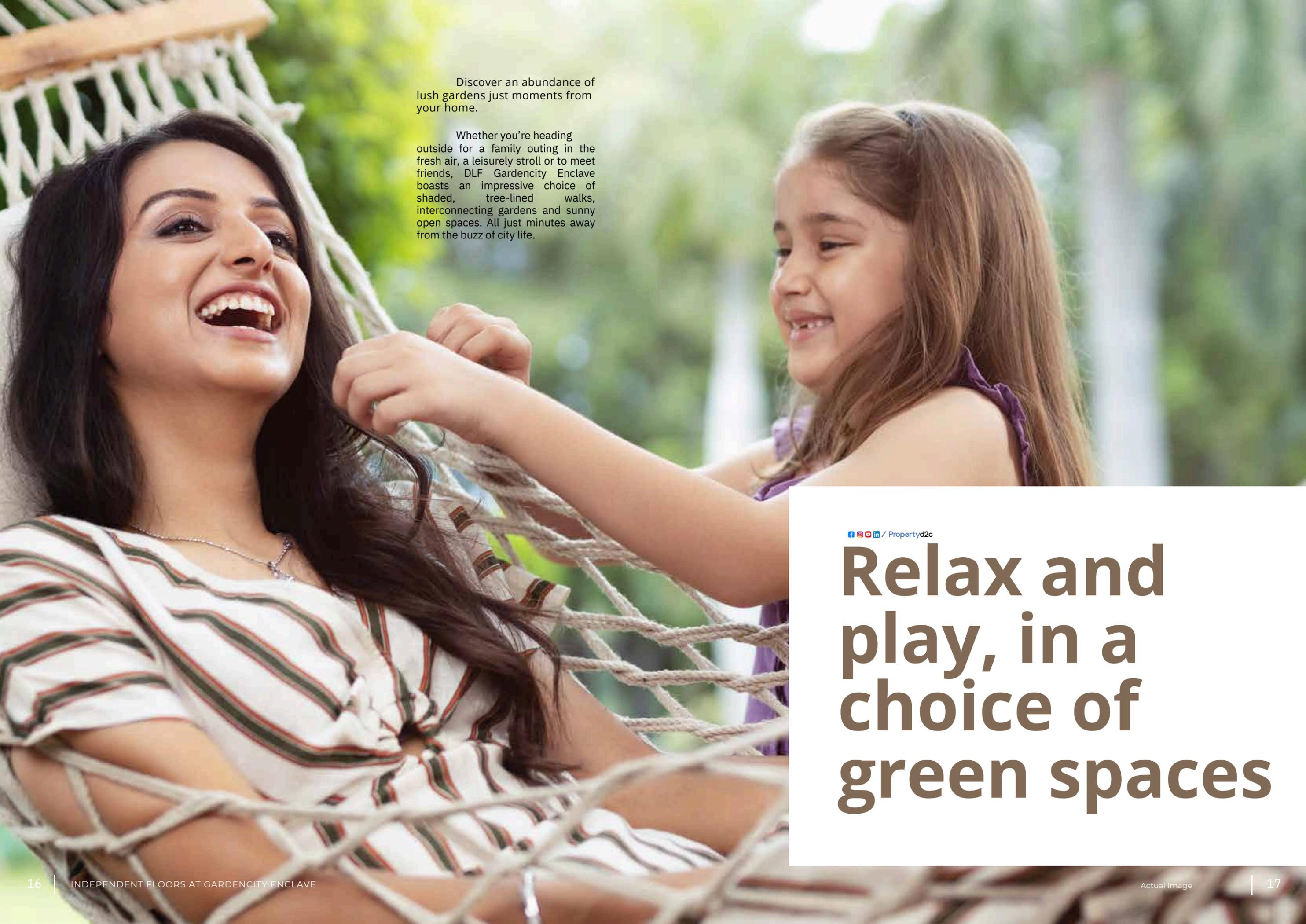


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The perfect design for modern family living

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Discover an abundance of lush gardens just moments from your home.

Whether you're heading outside for a family outing in the fresh air, a leisurely stroll or to meet friends, DLF Gardencity Enclave boasts an impressive choice of shaded, tree-lined walks, interconnecting gardens and sunny open spaces. All just minutes away from the buzz of city life.

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Relax and play, in a choice of green spaces

A place for everything, with dedicated storage spaces

Keep bicycles, strollers and fitness equipment tucked safely out of sight.

Extra space in city apartments usually comes at a premium. We know that busy, active families need storage solutions that work for them – so we challenged our design team to come up with the ultimate storage concept. This is included, as a standard, for all residents of Independent Floors at DLF Gardencity Enclave.

The result is a super secure, dedicated basement storage space accessible from your private entrance and utility balconies for every apartment. You are never without a space to store your essentials.

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Looking out for you and your loved ones.

Round-the-clock security is a priority at Independent Floors at DLF Gardencity Enclave. We've invested in state-of-the-art CCTV technology for all our parking and ground floor lobby areas. We also have a highly-trained patrolling Quick Reaction Team (QRT) which is equipped to deal with all emergencies.

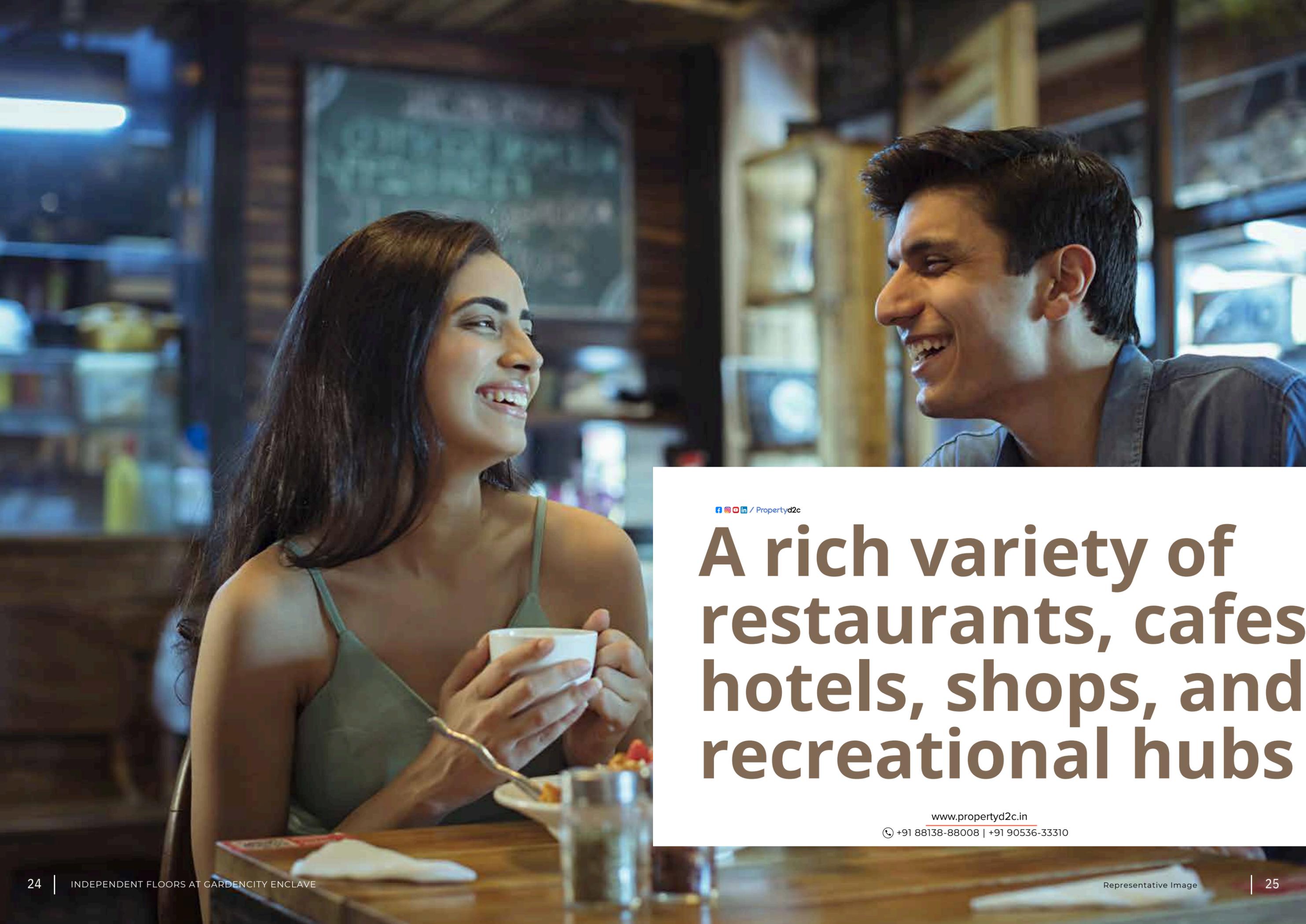
Peace-of-mind, with CCTV & 24/7 security

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A rich variety of restaurants, cafes hotels, shops, and recreational hubs

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The very best of schools, universities & hospitals

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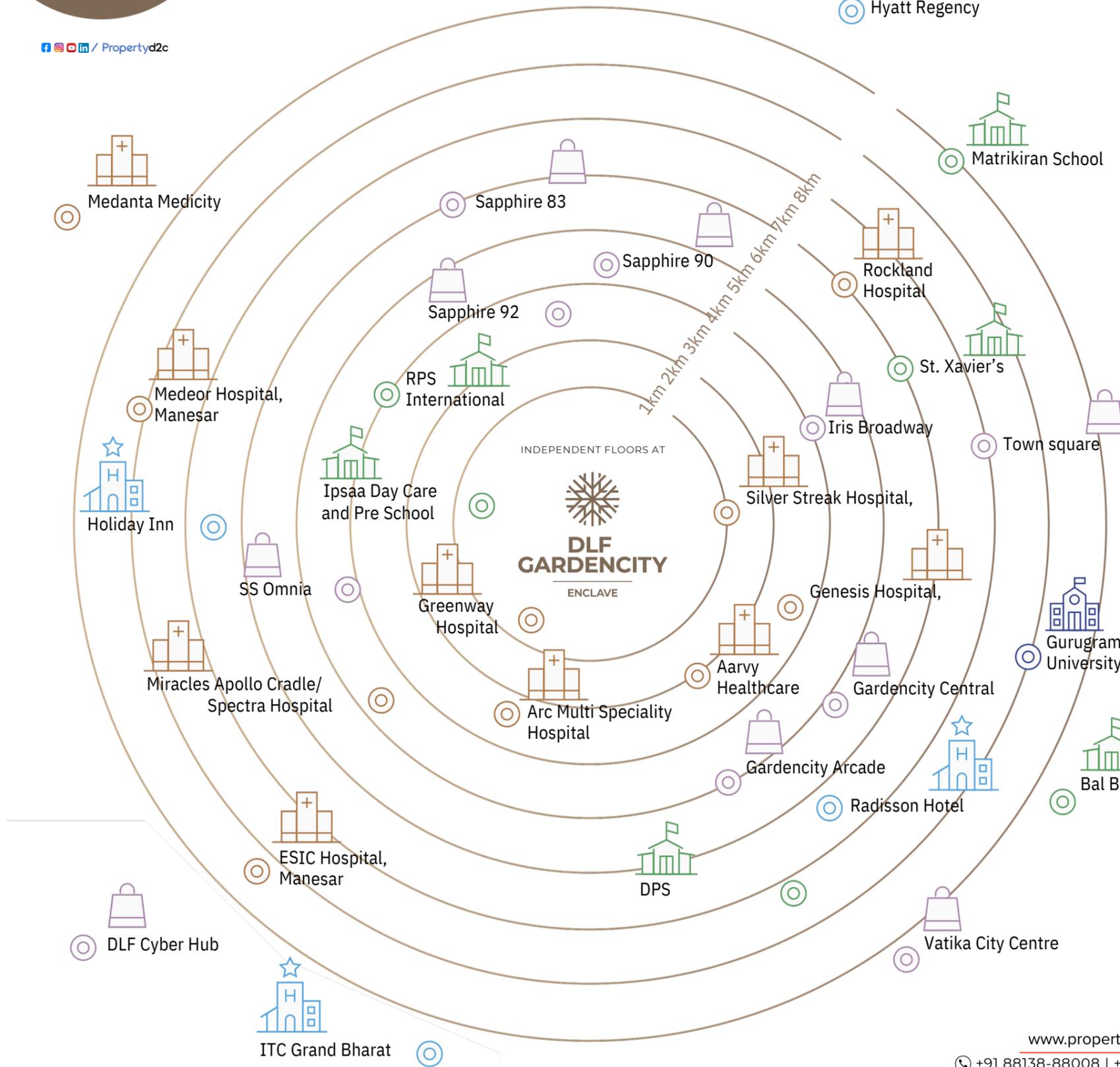
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Close proximity to schools / hospitals / retail / university

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Enviably Social Infrastructure



-  Hotel
-  Super-speciality hospital
-  School and day care centre
-  Retail and lifestyle space
-  University

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All distances shown are approximations only



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A commuter's heaven

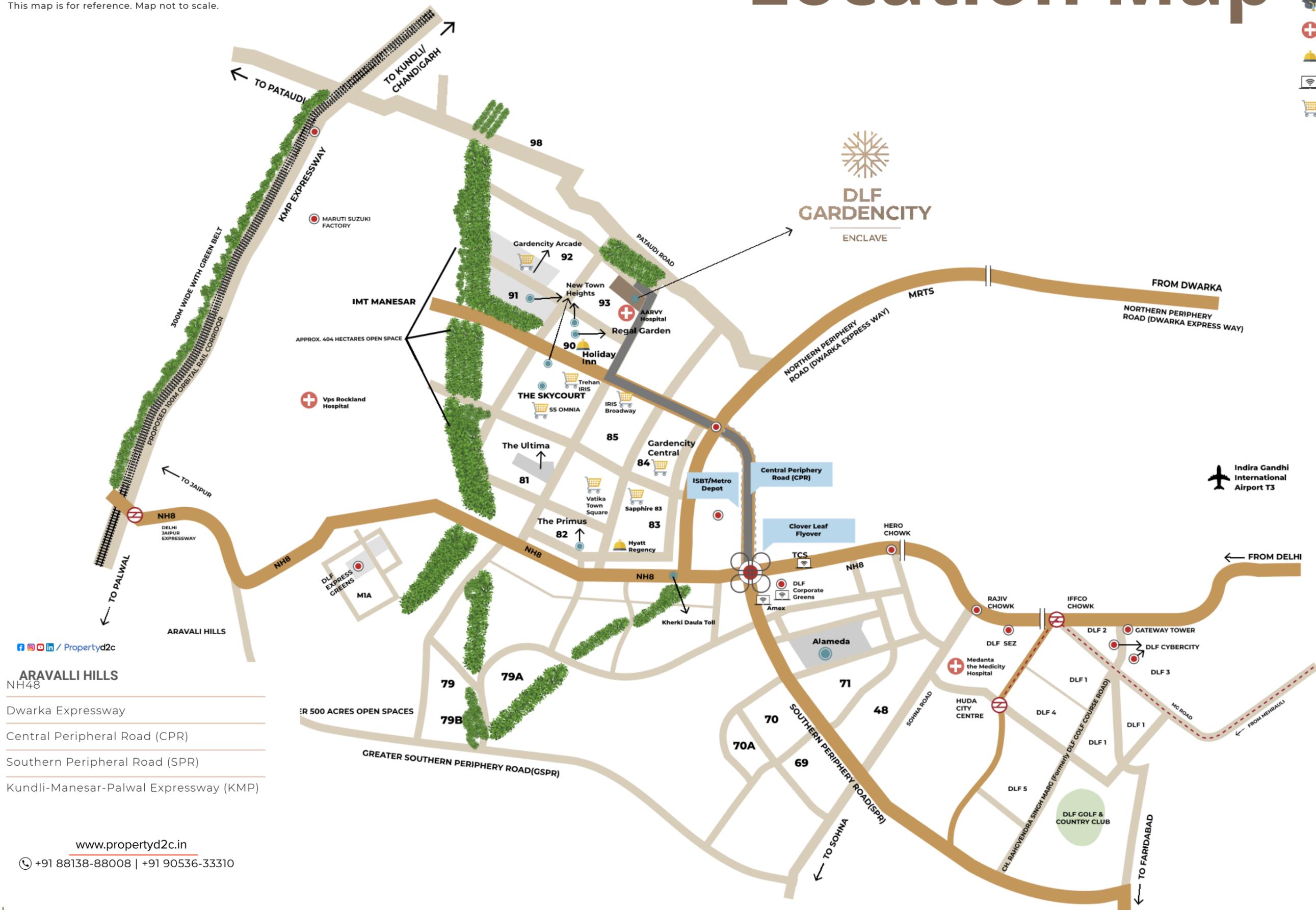
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Location Map

This map is for reference. Map not to scale.

-  SCHOOLS
-  HOSPITALS
-  HOTELS
-  OFFICE SPACE
-  RETAIL



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ARAVALLI HILLS
NH48

Dwarka Expressway

Central Peripheral Road (CPR)

Southern Peripheral Road (SPR)

Kundli-Manesar-Palwal Expressway (KMP)

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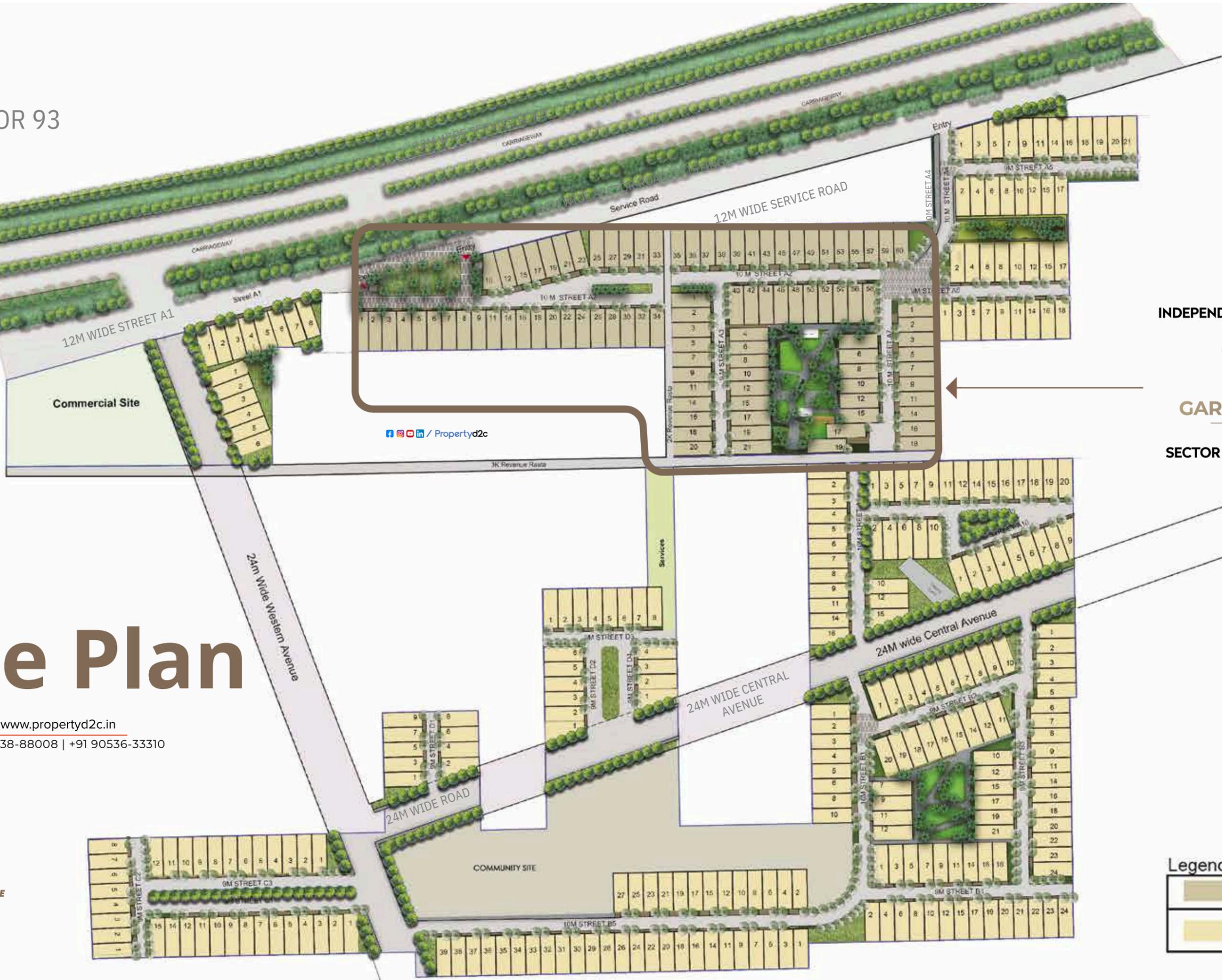


SECTOR 93

Site Plan

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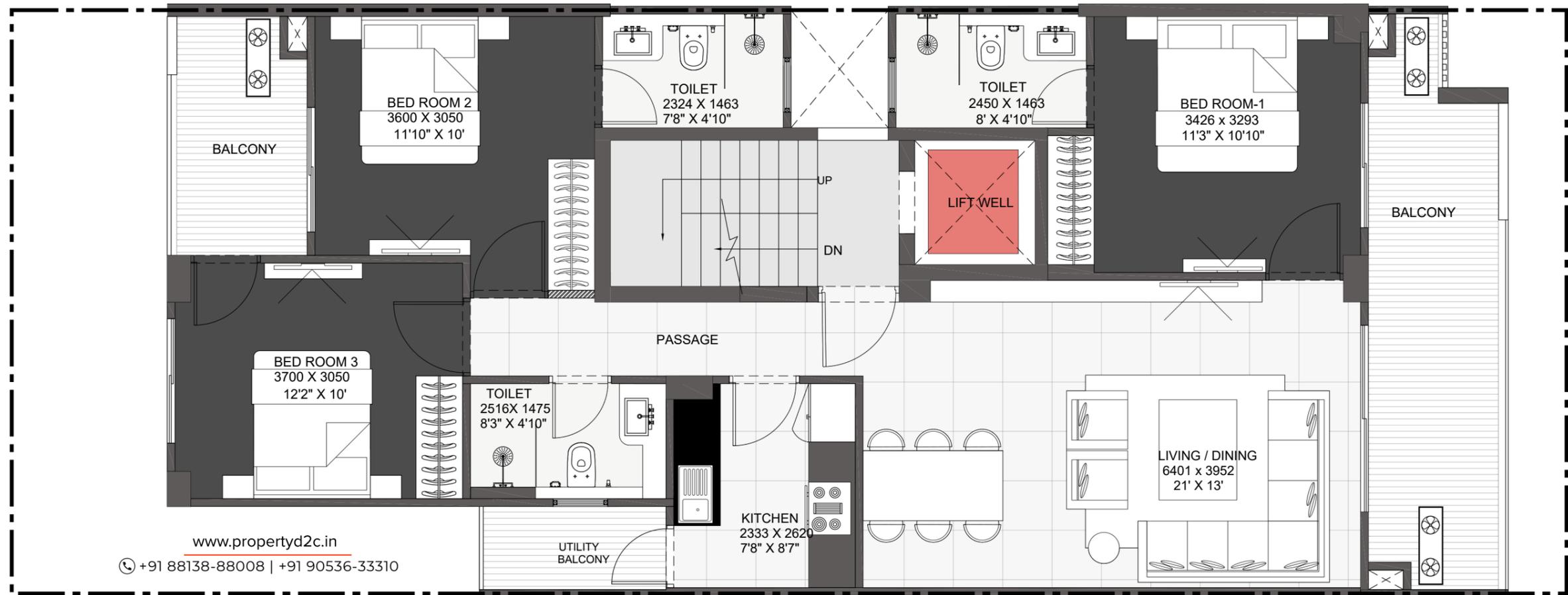
Legend

	FLOORS
	PLOTS

Floor Plan

150 SQM (TYPICAL FLOOR PLAN)

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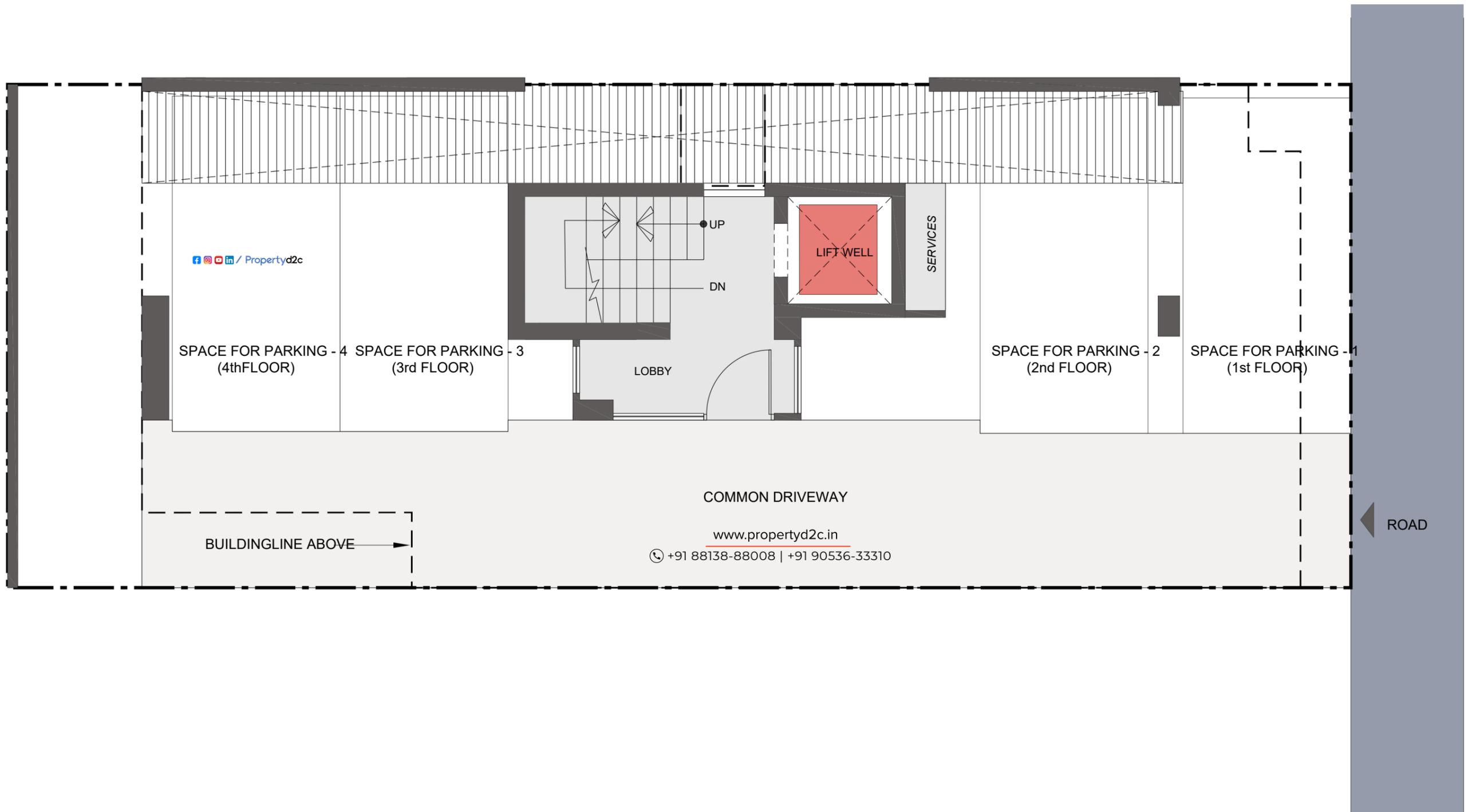


PLANS NOT TO SCALE.
DISCLAIMER

-PLANS ARE FOR ILLUSTRATIVE AND INDICATIVE PURPOSES ONLY.
-THE ABOVE BEING TYPICAL PLANS FOR MAJORITY PLOTS, THE ACTUAL PLANS INCLUDING THE DIMENSIONS AND ORIENTATION MAY VARY AS PER PLOT LOCATION / SIZE / SHAPE.
-FURNITURE LAYOUT AND FURNISHINGS ARE FOR ILLUSTRATIVE AND INDICATIVE PURPOSES ONLY..

Floor Plan

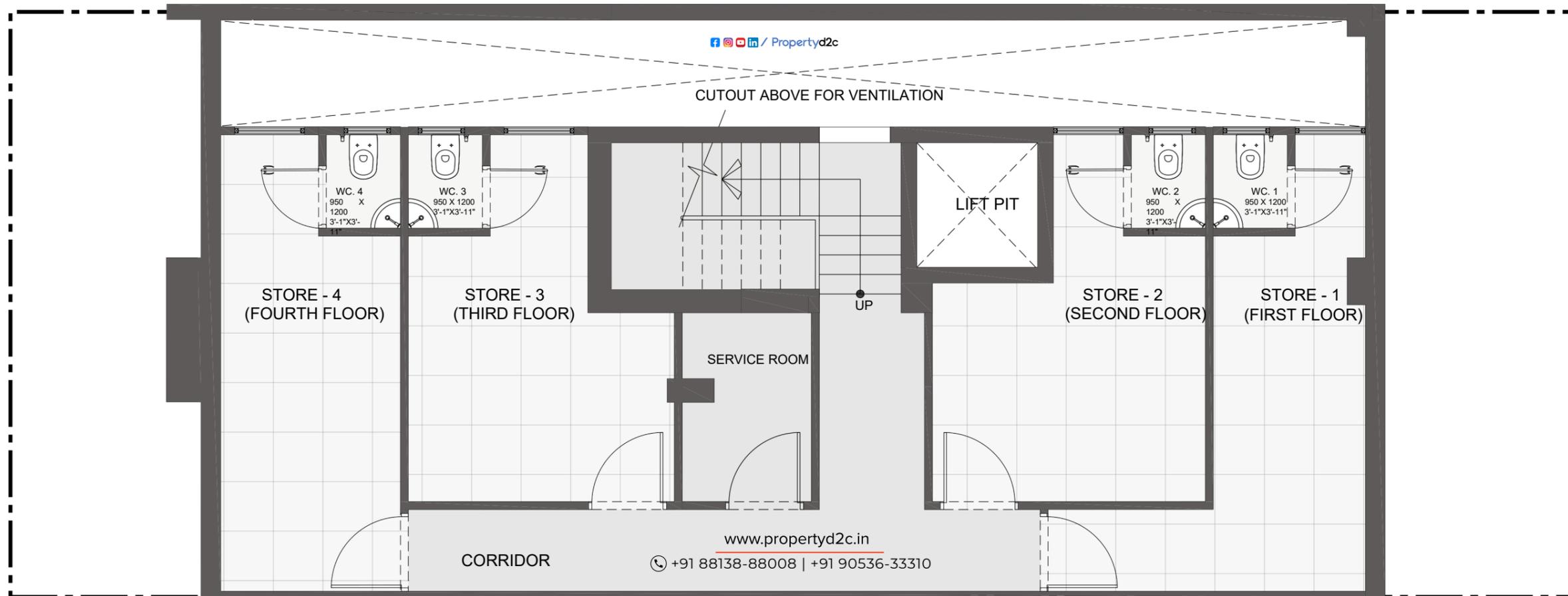
150 SQM (STILT FLOOR PLAN)



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Floor Plan

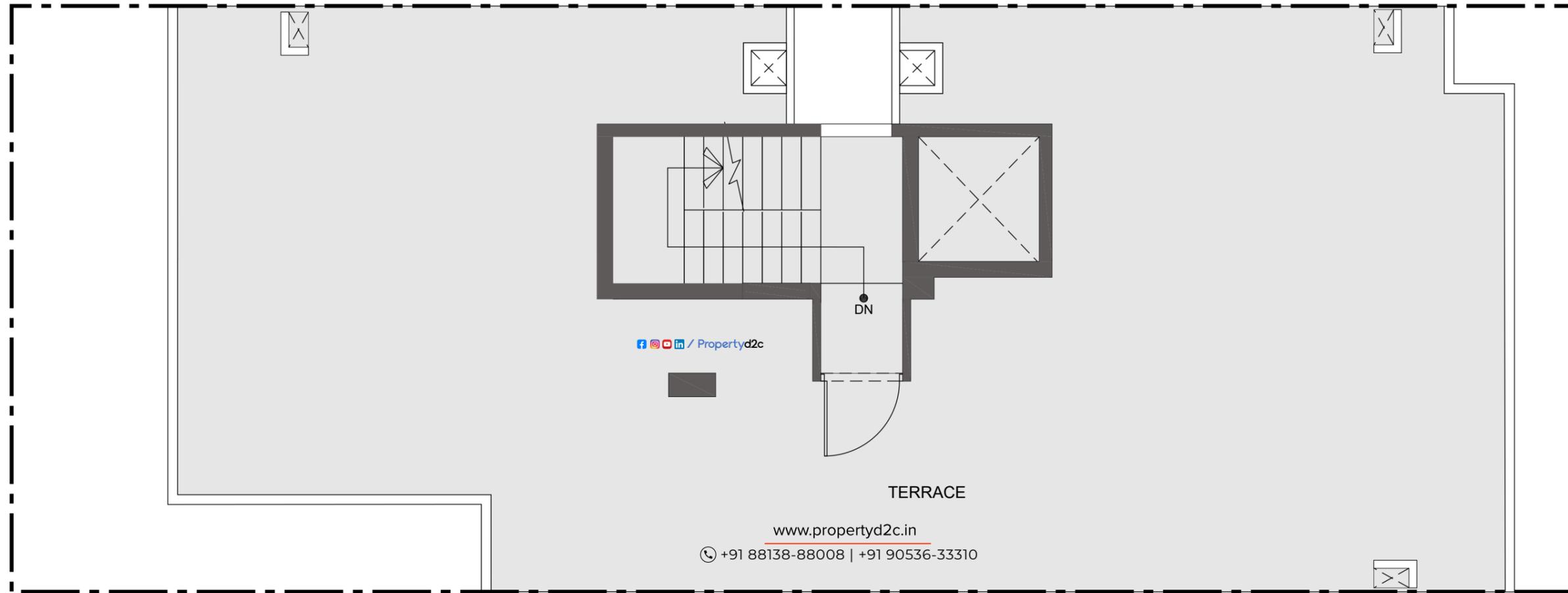
150 SQM (BASEMENT FLOOR PLAN)



PLANS NOT TO SCALE.
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Floor Plan

150 SQM (TERRACE FLOOR PLAN)



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INSIDE THE INDEPENDENT FLOOR

Living / Dining / Lobby / Passage

Floor Marble
Walls Acrylic Emulsion / OBD
Ceiling Acrylic Emulsion / OBD

Bedrooms

Floor Laminated Wooden Flooring
Walls Acrylic Emulsion / OBD
Ceiling Acrylic Emulsion / OBD

Kitchen

Walls Tiles up-to 2' above counter &
Acrylic Emulsion paint in balance area
Floor Anti-skid Tiles
Ceiling OBD

Counter Granite /Synthetic Stone
Fittings / Fixtures CP fittings, SS Sink,
Exhaust fan

Balcony

Floor Tiles
Ceiling OBD

Toilets

Walls Combination of Tiles / Acrylic Emulsion
Paint / Mirror
Floors Anti-skid tiles
Ceiling OBD
Counter Granite /SyntheticStone
Fixtures/Accessories Exhaust Fan, Towel rail /
ringofstandard make,Geyser
Sanitaryware/ CPfittingsCPfittings,Wash
Basin, Floor mounted / Wall-hung WC

Plumbing

CPVC & UPVC piping for water supply inside
the toilet & kitchen & vertical down takes.

S. Room

Floor Tiles / Mosaic cast-in situ flooring / IPS
Walls / Ceiling Whitewash
Toilet Ceramic Tile flooring, Conventional

CP Fittings, White Chinaware

Doors

Internal Doors Painted frame with Painted
flush doors.
Entrance Doors Painted / Polished frame
with laminated flush door.

External Glazings

Windows/ External Glazing Single glass unit
with clear glass UPVC / Aluminium / MS
Frames & shutters in habitable rooms.
Frosted / Clear Glass in toilets.

Electrical Fixtures/Fittings

Modular switches & ceiling light fixtures
in balconies. Airconditioning in living, dining
and bedrooms.

*Air conditioninginliving,diningandbedrooms

Disclaimer:

Marble/Granite being natural material have
inherent characteristics of colour and grain
variations. Specifications are indicative and are
subject to change as decided by the Promoter
or Competent Authority. Marginal variations
may be necessary during construction.

COMMON AREAS IN THE BUILDING

Power Back-up

Back-up by DG set upto 4 KVA for 158 to 180 sqyds

Security System

CCTV in driveway of Parking,
Ground floor entrance lobby

Lift Lobby

Lifts Capacity of 6 persons

Staircases

Floor Kota Stone / Indian Stone / Granite.
Walls Acrylic Emulsion / OBD
• Zone IV seismic considerations

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for structural design.

Conversion Scale

1 ft = 304.8 mm

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shall not be provided in S.room. Specifications are indicative
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accordance with applicable law. Marginal variations may be
necessary during construction. The extent/number/variety of
the equipment/appliances and their make/brand thereof are
tentative and liable to change at sole discretion of the
Promoter in accordance with applicable law.

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Internal Specification and Common Area Specifications

The DLF Legacy

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For 75+ years, DLF has been consistently delivering uncompromised quality in construction and development.

Our portfolio includes some of Delhi's oldest communities, those that have shaped housing as we see today in the national capital. With the turn of the century, India's transformation has been transcendent. We take pride in the fact that DLF has not only exceeded people's expectations from homes but also given them comforts beyond what they envisioned. As the region develops further, we will keep anticipating and providing conveniences that redefine lifestyle and create communities where lives thrive.

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Changing
the landscape
of India for
over 75 years

M/s DLF Limited
CIN – L70101HR1963PLC002484
Registered Office:
3rd floor, Shopping Mall, Arjun Marg, DLF City,
Phase I, Gurugram 122002 (HR)
HARERA Registration No.:
HRERA Registration No.: RC/REP/HARERA/
GGM/603/335/2022/78 dated 17.08.2022
HRERA Website: <https://haryanarera.gov.in>

License No.94 of 2021 dtd 12.11.2021 for an area of 26.91875 acres of village Hayatpur at Sector 93, Gurugram, Haryana ; Developer: DLF Limited. Revised Layout Plan drawing no. 8166 dtd 21.02.2022.

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Website – www.gardencityenclave.dlf.in.
Project address - Sector-93, Gurugram.

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