

INDEPENDENT FLOORS AT



**DLF  
GARDENCITY**

ENCLAVE

**SECTOR 93, GURUGRAM**

 **+91-8586866824**



# A purpose- designed modern city



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

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



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



**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 |  
<https://haryanarera.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 |  
<https://haryanarera.gov.in>  
 Area - 202531.96 sq. mts.  
 Units - 916  
 Year Delivered - 2019

# DLF Group's residential development in New Gurugram

# 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!



Live in the heart  
of everything





# 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

**Disclaimer:**

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

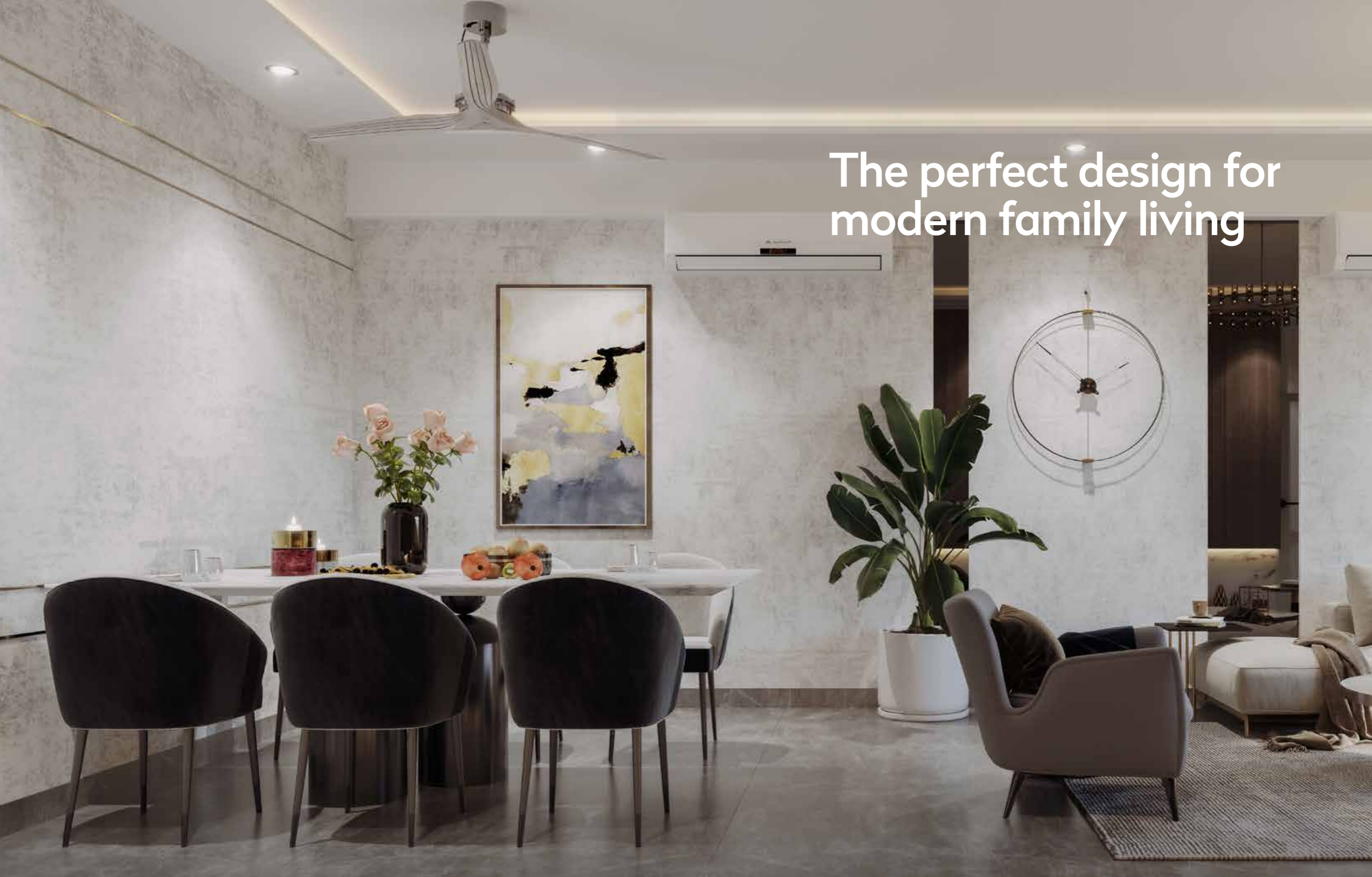
# Savour family life in ultimate comfort

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.



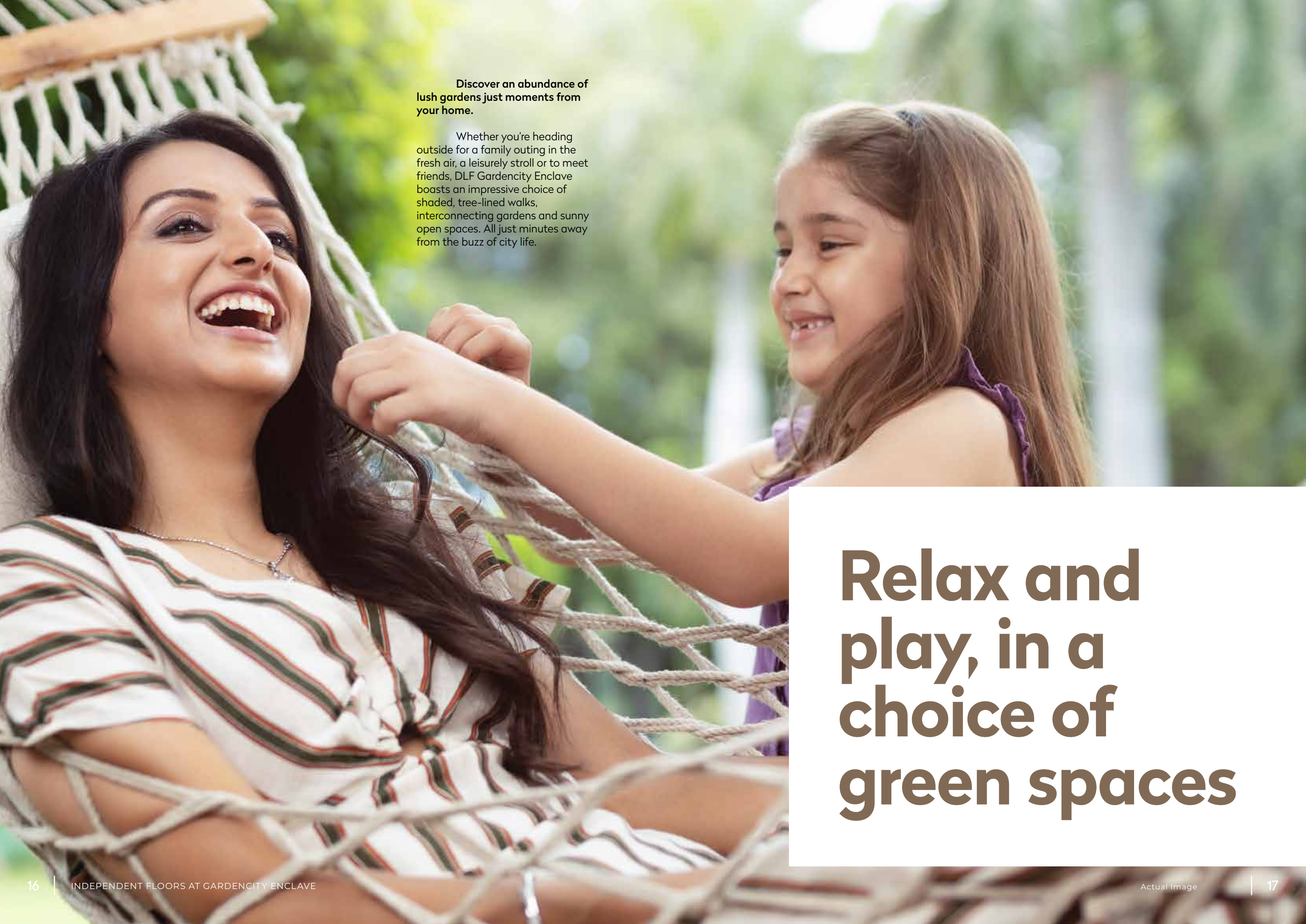
# The perfect design for modern family living



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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.

**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.





**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





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

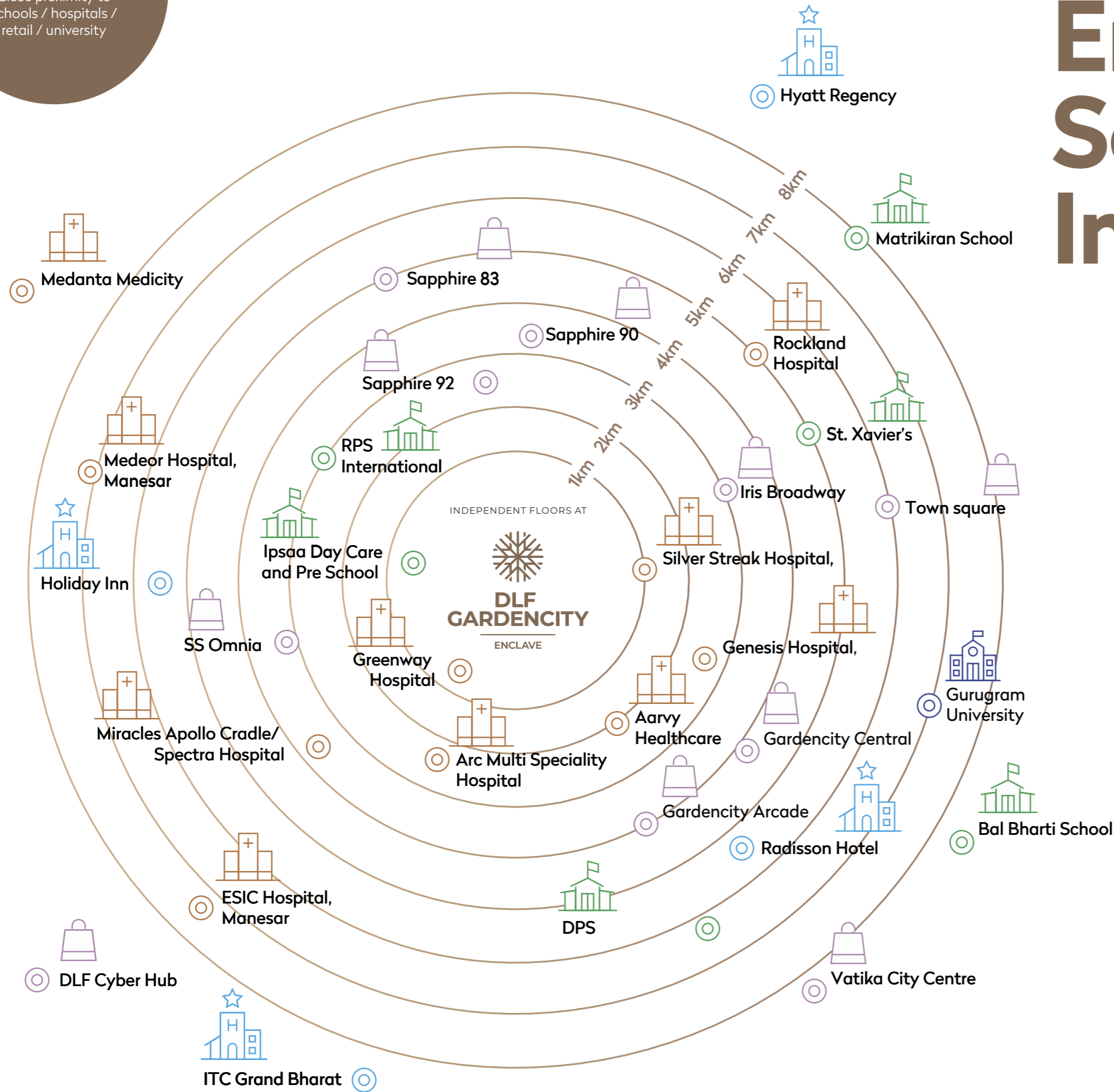


# The very best of schools, universities & hospitals



Close proximity to schools / hospitals / retail / university

# Enviably Social Infrastructure



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








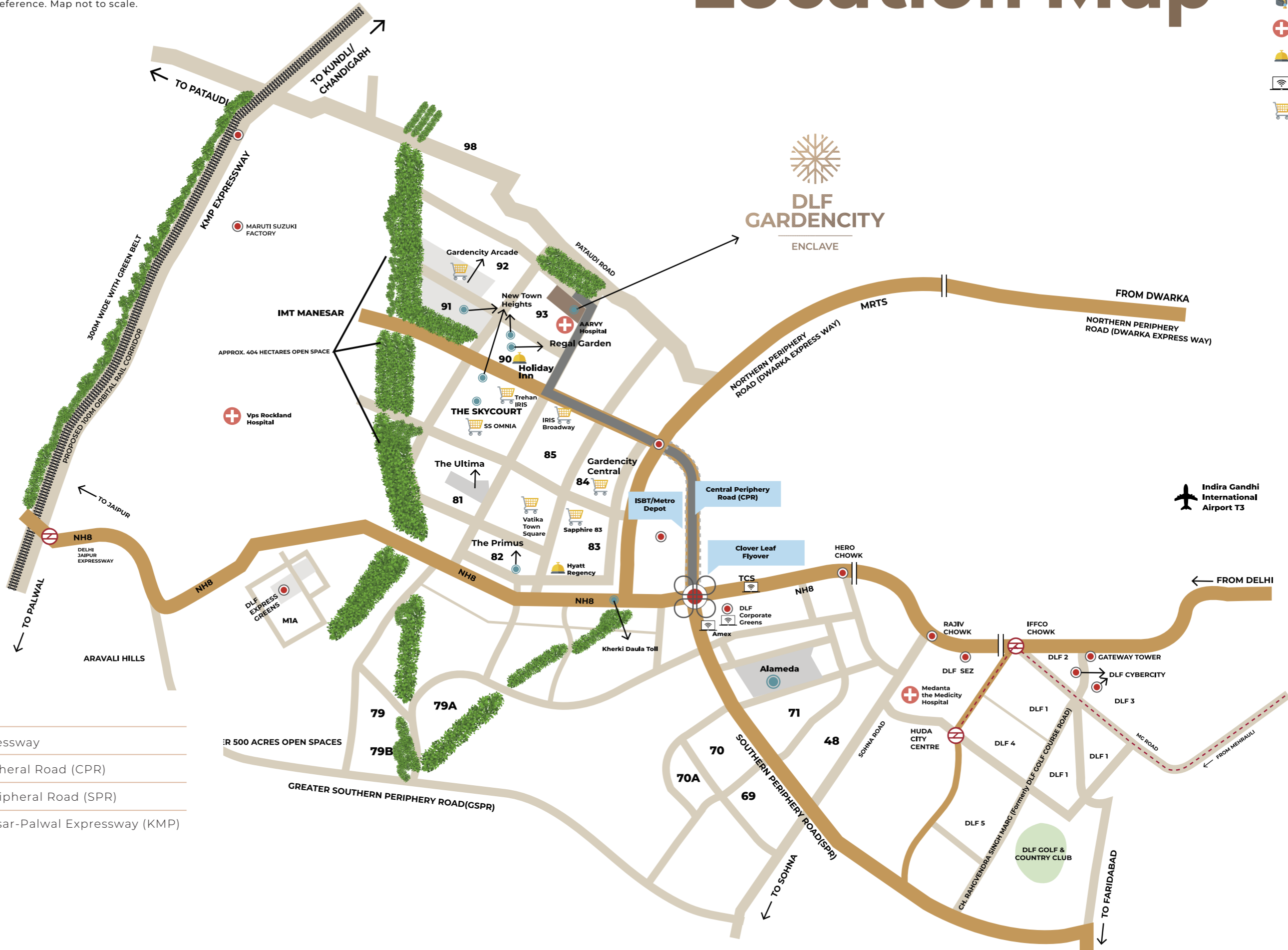
# A commuter's heaven



# Location Map

This map is for reference. Map not to scale.

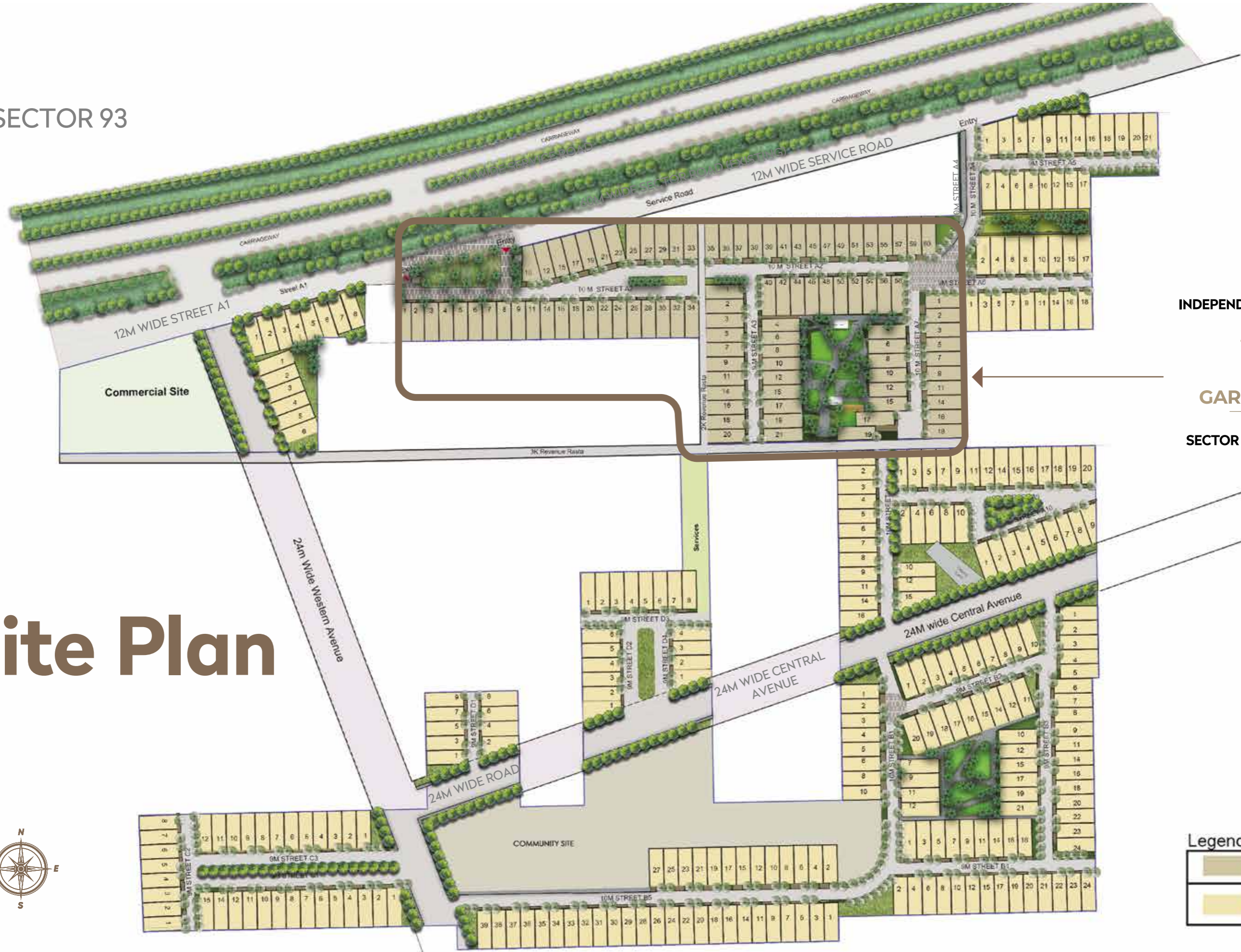
-  SCHOOLS
-  HOSPITALS
-  HOTELS
-  OFFICE SPACE
-  RETAIL



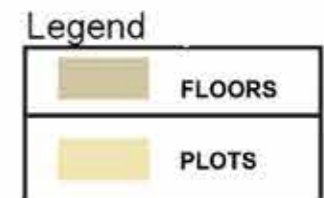
- NH 48
- Dwarka Expressway
- Central Peripheral Road (CPR)
- Southern Peripheral Road (SPR)
- Kundli-Manesar-Palwal Expressway (KMP)

SECTOR 93

# Site Plan

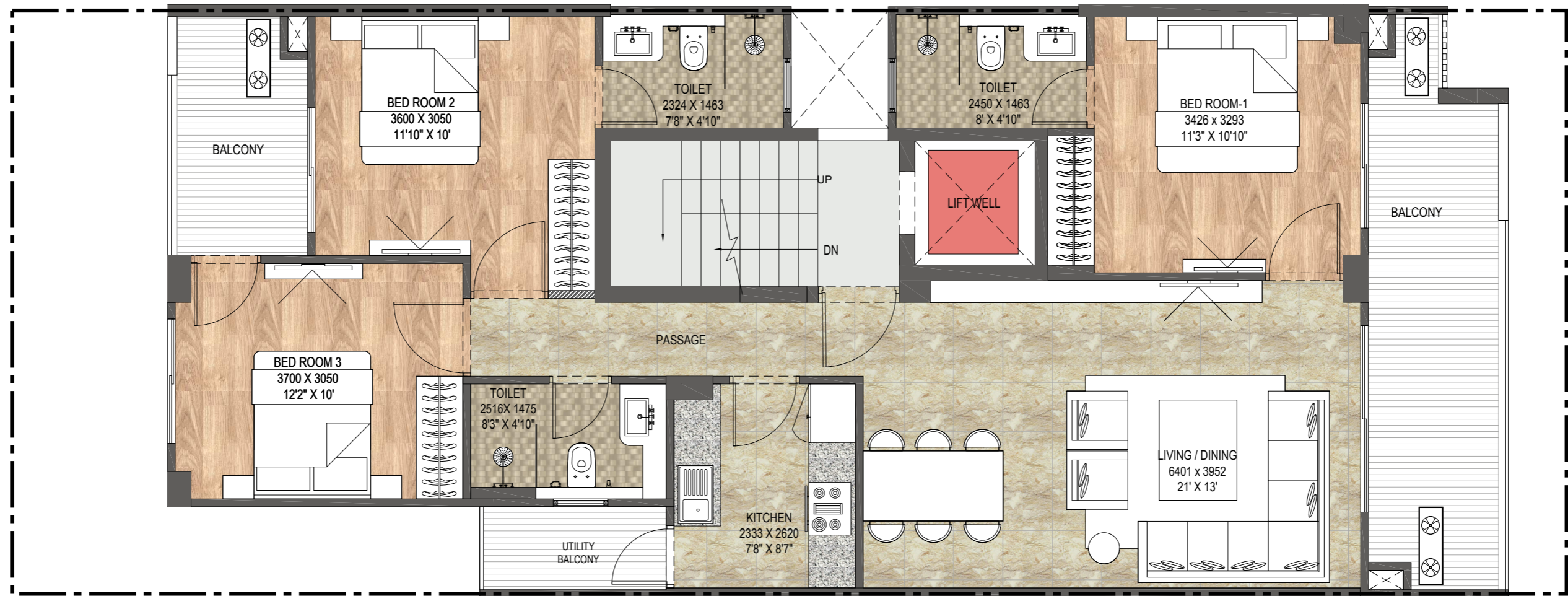


INDEPENDENT FLOORS AT  
  
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 SECTOR 93, GURUGRAM



# Floor Plan

150 SQM (TYPICAL FLOOR PLAN)



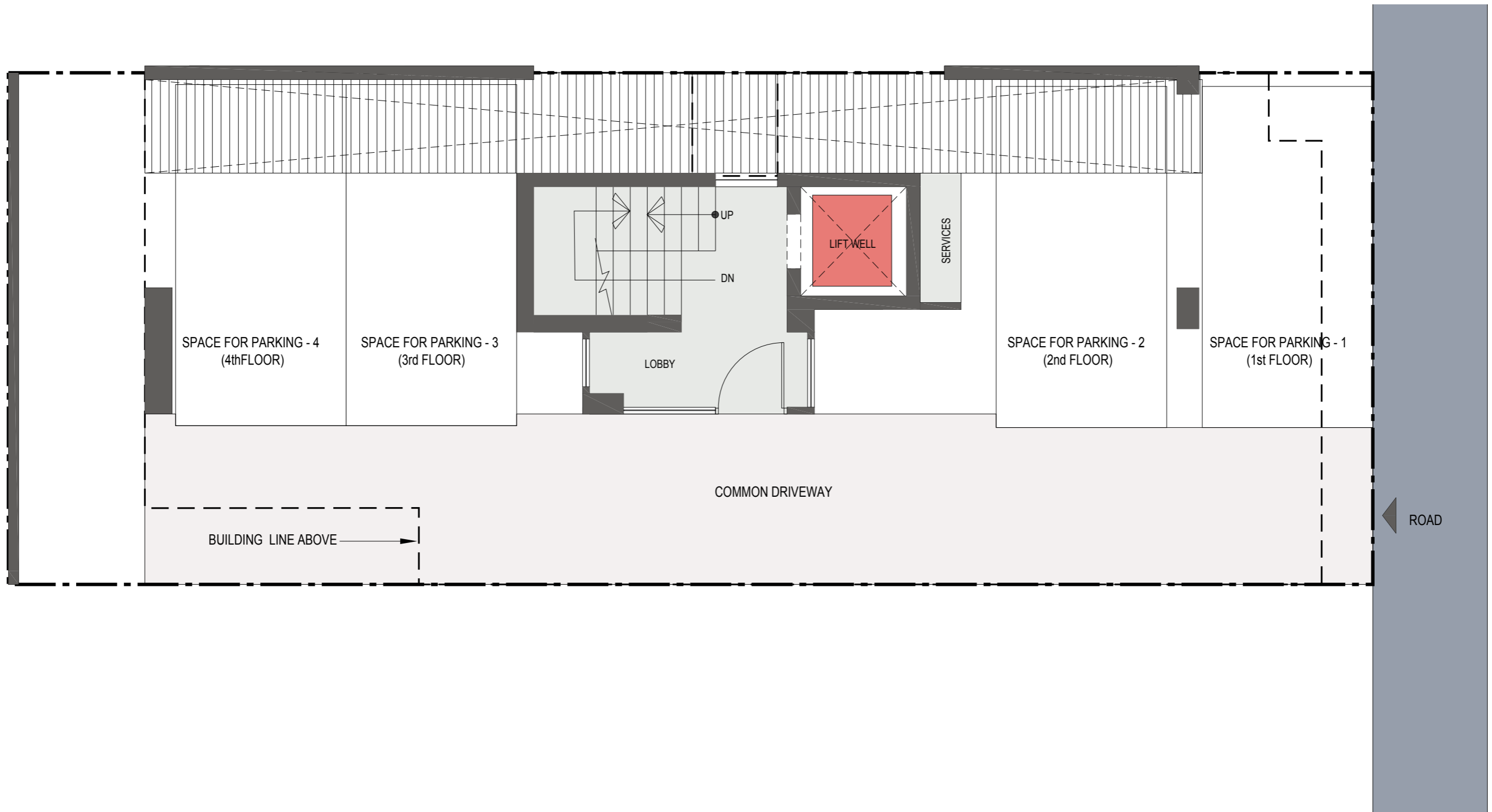
PLANS NOT TO SCALE.

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

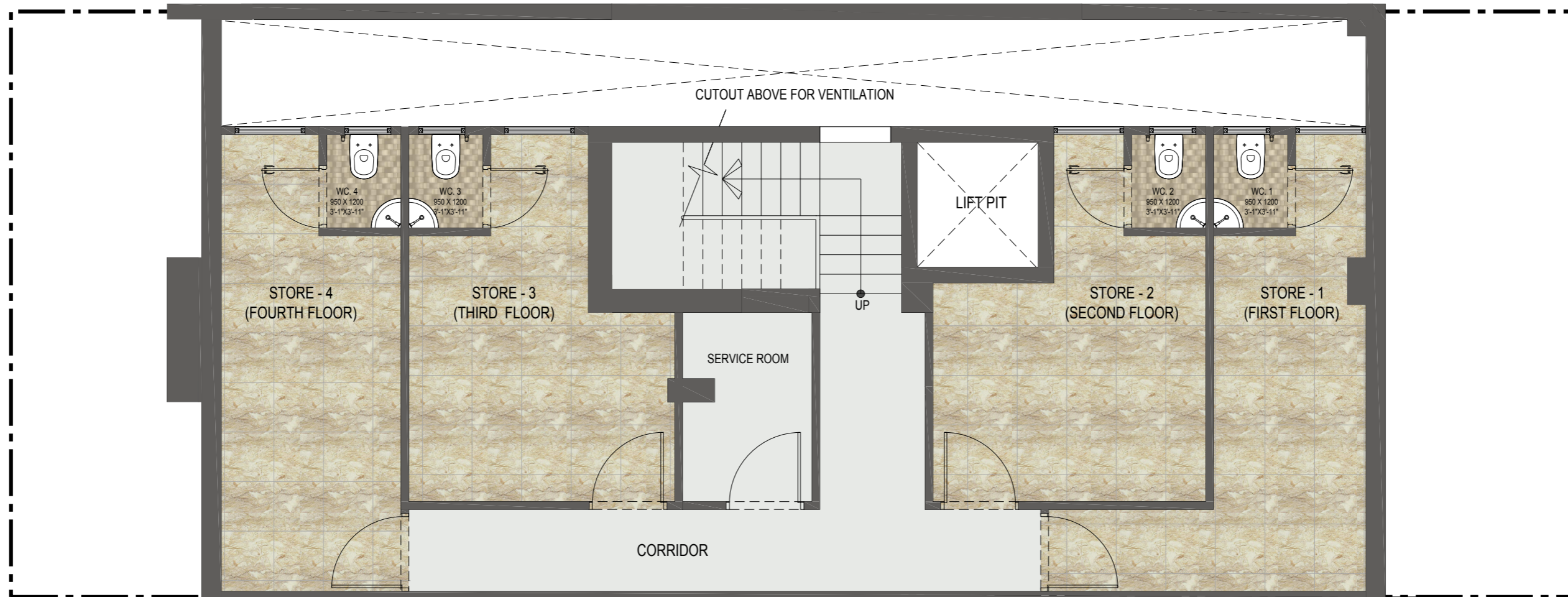
150 SQM (STILT FLOOR PLAN)



PLANS NOT TO SCALE.  
DISCLAIMER  
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# Floor Plan

150 SQM (BASEMENT FLOOR PLAN)



PLANS NOT TO SCALE.

DISCLAIMER

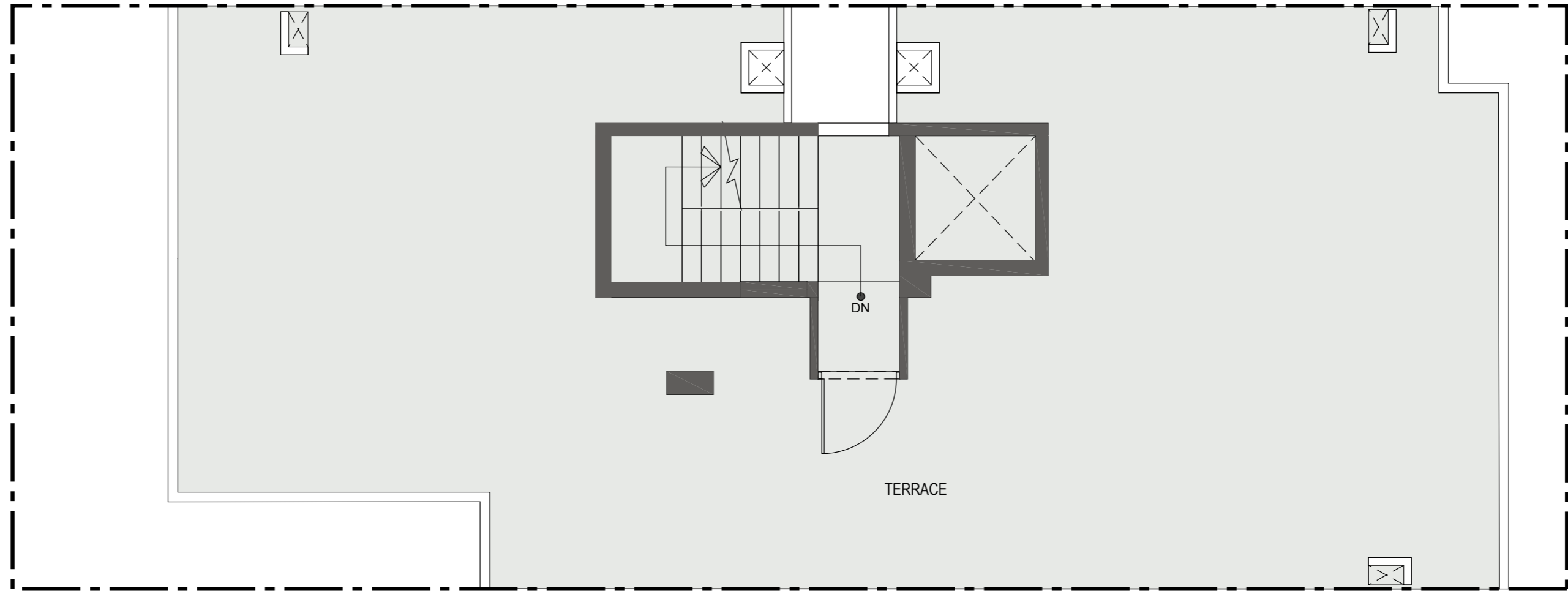
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# Floor Plan

150 SQM (TERRACE FLOOR PLAN)



PLANS NOT TO SCALE.

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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 / Synthetic Stone

**Fixtures/Accessories** Exhaust Fan, Towel rail / ring of standard make, Geysers

**Sanitary ware/ CP fittings** CP fittings, 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 conditioning in living, dining and bedrooms

### 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 for structural design.

### Conversion Scale

1 ft = 304.8 mm

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# Internal Specification and Common Area Specifications

# The DLF Legacy

**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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# DLF GARDENCITY

ENCLAVE

SECTOR 93, GURUGRAM

+91-8586866824

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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the Sales Team/ Company, have thorough understanding of  
the same and take appropriate advice prior to concluding any  
decision for buying any Unit(s) in the Project. \*Taxes and  
statutory charges extra as applicable and terms and  
conditions apply.

Project address - Sector-93, Gurugram.