



WHERE EVERYTHING IS REAL !!!

Located in SECTOR-86





The right connection make all the difference

- Strategically placed and well connected with Delhi and Manesar
- Dwarka Expressway (Northern Peripheral Road) offers better connectivity to West Delhi and the Airport
- Southern Peripheral Road offers better connectivity to South Delhi & Faridabad
- NH8 offers smoother transit to Cybercity, Delhi & Manesar
- Easy access to Jaipur via Delhi-Jaipur Highway and Agra and Chandigarh via Kundli Manesar Palwal (KMP) Expressway
- Proposed Mass Rapid Transit System (MRTS) project from HUDA City Centre is going to bolster connectivity with the already established Metro network
- The proposed multi utility corridor will connect Manesar to Dwarka expressway and NH8 via Central Periphery Road

Distance Proximities:

<ul style="list-style-type: none">• 35 minutes from Airport• 5 minutes from IMT Manesar• 25 minutes from newly proposed AIIMS Hospital	<ul style="list-style-type: none">• 20 minutes from DLF Cyber City via NH8• 10 minutes from DLF Corporate Greens• 5 minutes from proposed Gurugram University
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CONNECTIVITY



SCHOOLS

- A DPS Sector 84 (6 mins: 2.9 kms)
- B Matrikiran School (10 mins: 4.3 kms)
- C Bal Bharti School (10 mins: 4.9 kms)
- D Shri Ram Early Years (28 mins: 14.4 km)

OFFICE SPACES

- E DLF Corporate Greens (18 mins: 7.8 kms)
- F Cyber City (36 mins: 23.5 kms)
- G One Horizon (37 mins: 27.3 kms)

HOTELS

- H Hyatt Regency - 10 mins (4.2 kms)
- I Heritage Village - 10 mins (5 kms)
- J ITC Grand Bharat - 20 mins (11 kms)

RETAIL

- K Vatika (7 mins: 2.8 kms)
- L Sapphire (8 mins: 3.1 kms)
- M Cyber Hub (33 mins: 23.4 kms)
- N Aerocity (43 mins: 29.1 kms)

HOSPITAL

- O VPS Rockland - 25 mins (15 mins)
- P Medanta - 41 mins (28 kms)

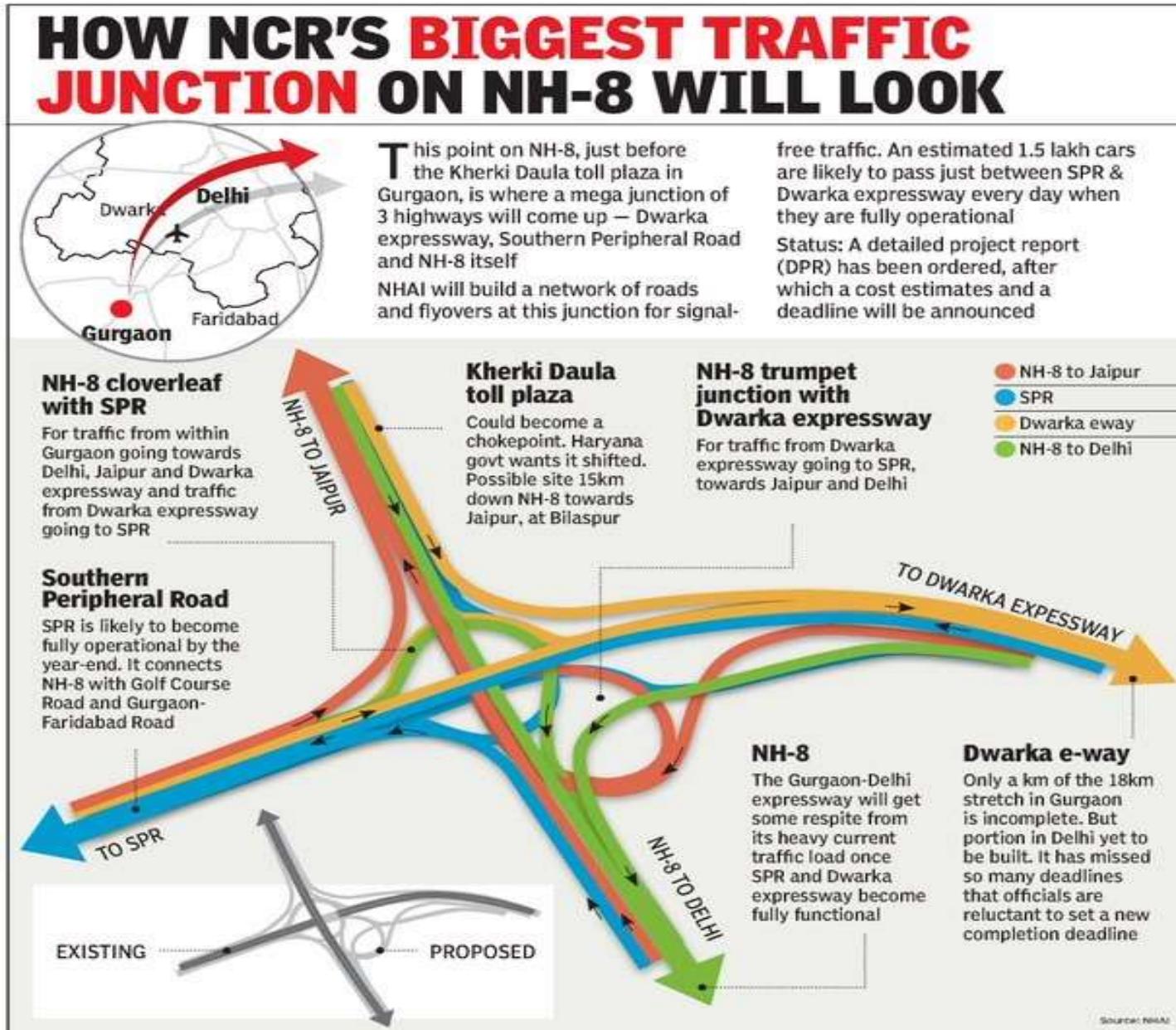
CONNECTIVITY

- Q NH8 (2 mins: 1kms)
- R Dwarka Expressway (23 mins: 13.2 kms)
- S Airport (30 mins: 23.6 kms)



Excellent Road Connectivity

- NH-8 in less than 1KM
- Dwarka Expressway
- KMP Expressway
- Clover Leafs (Under Development)
- Central Peripheral Road
- RRTS in progress



KEY HOT-SPOTS



Retail/Entertainment

- Pizzahut
- KFC
- Bikanerwala
- Reliance Smart
- Haldiram
- Inox
- Gianis
- Harish Bakery

Schools/Universities

- St. Xaviers – 5Mins
- Maitrikiran – 5 Mins
- DPS (Sec 84) – 10Mins
- MDI University – 15 Mins
- Gurugram University – 10 Mins
- Amity University – 10 Mins

Key Locations

- Cyber City – 30 Mins
- Cyber Hub – 30 Mins
- Airport – 35 Mins
- Manesar IMT – 10 Mins
- Sector 29 – 25 Mins

Hospitals

- VPS Rockland Hospital (Manesar) – 10 Mins
- Medicity Medanta – 25 Mins
- AIIMS (Badsa) – 15 Mins

KEY HOT-SPOTS



Banks

- Axis Bank
- Kotak Mahindra Bank
- ICICI Bank
- HDFC
- SBI Bank
- PNB Bank

Hotels

- ITC Grand Bharat
- Hyatt Residency
- Apno Ghar
- Karma Lake Lands
- Heritage Manesar

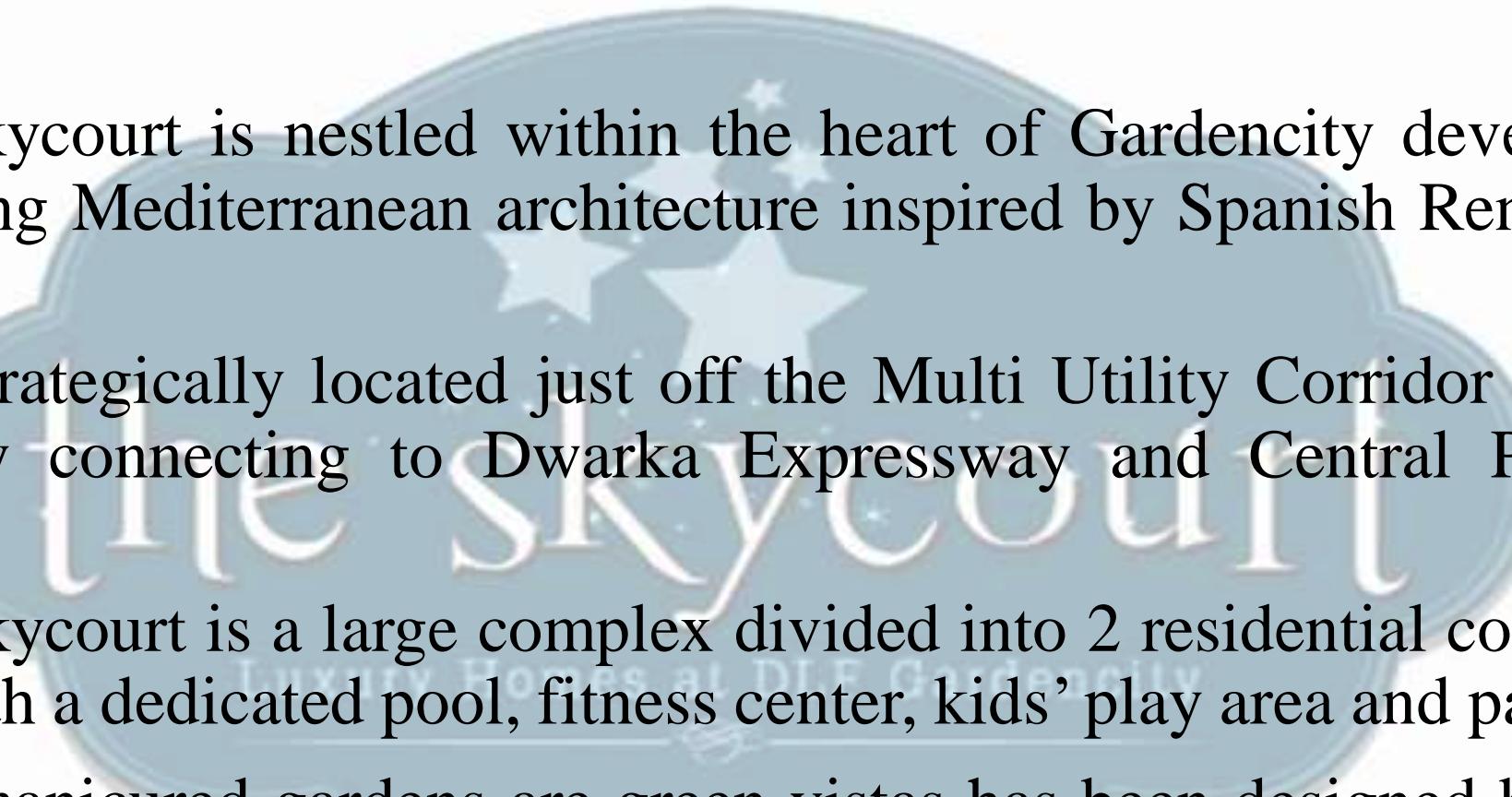
Golf Courses

- ITC Classic
- Karma Lake Lands
- Tarudhan Valley
- Manesar Golf Club

Office Spaces

- TCS
- DLF Corporate Greens
- Google
- American Express – Under Development
- Bestech Cyber Pak

About the Project



- The skycourt is nestled within the heart of Gardencity development featuring Mediterranean architecture inspired by Spanish Renaissance design.
- It is strategically located just off the Multi Utility Corridor which is directly connecting to Dwarka Expressway and Central Periphery Road
- The Skycourt is a large complex divided into 2 residential complexes, each with a dedicated pool, fitness center, kids' play area and parking
- Well manicured gardens and green vistas has been designed by award winning landscape designer Mr. Paul Friedberg

About the Project

- Total Land Area - 12.98 Acres
- No. of Towers - 10 Towers (A,B,C,D,E,F,G,H,J,K)
- No. of Apartments - 674 Apartments
- Apartment per floor - 4
- Designed by leading architect of India – Hafeez Contractor, a standout Mediterranean design
- 13k sqft of well appointed and dedicated club house
 - Private movie theatre, Multipurpose Hall
 - Pool Table, Table Tennis, Cards Room
 - Library, Fully functional restaurant with in house dining options



SITE LAYOUT



LEGEND:

1. MAIN ENTRANCE
2. GARDEN
3. SWIMMING POOL
4. TENNIS FIELDS
5. KIDS PLAY AREA
6. NURSERY SCHOOL
7. COMMUNITY CENTER
8. EWS
9. SERVICE AREA



DLF GARDEN CITY
SECTOR-86, GURGAON

SCALE: NTS



APARTMENT LAYOUT

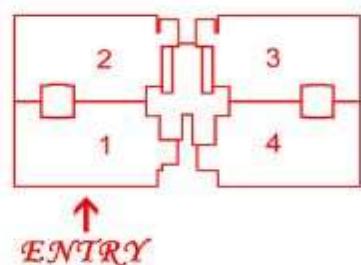


APARTMENT RANGE FROM 1896 - 1931 SQ.FT (176.175 - 179.399 SQ.MT.)

Note:

* Plan not to scale

* Furniture & cupboards are not part of standard apartment





FEATURES IN PROJECT

The logo for "the skycourt". It features the word "the" in a small, white, serif font, followed by "skycourt" in a large, white, serif font. The background of the logo is a light blue color with a subtle starry pattern. The entire logo is set against a white background with a decorative scalloped border.

the skycourt

Luxury Homes at DLF Gardencity



Biggest entrance hall in New Gurugram

Flawlessly adorned with Botticino &
Light Emperador marble flooring,
wallpapers, and artefacts





Let's party up here!

2000 sqft

spacious rooftop terrace amidst
greenery & beautiful landscape



Terrace Gardens
in all Towers

Luxury Homes at DLF Gardencity





Kids Play Space
Happiness is playing
all day long
#InTheDetails



Enjoy fresh air amidst
3.5 Acres
of green landscape





**Around 100
planters in and around
our complex**

#InTheDetails



➤ **Grand Water Falls
at all tower drop-
offs**





**2 swimming Pools in
the project**





Actual image



Actual image



Actual image



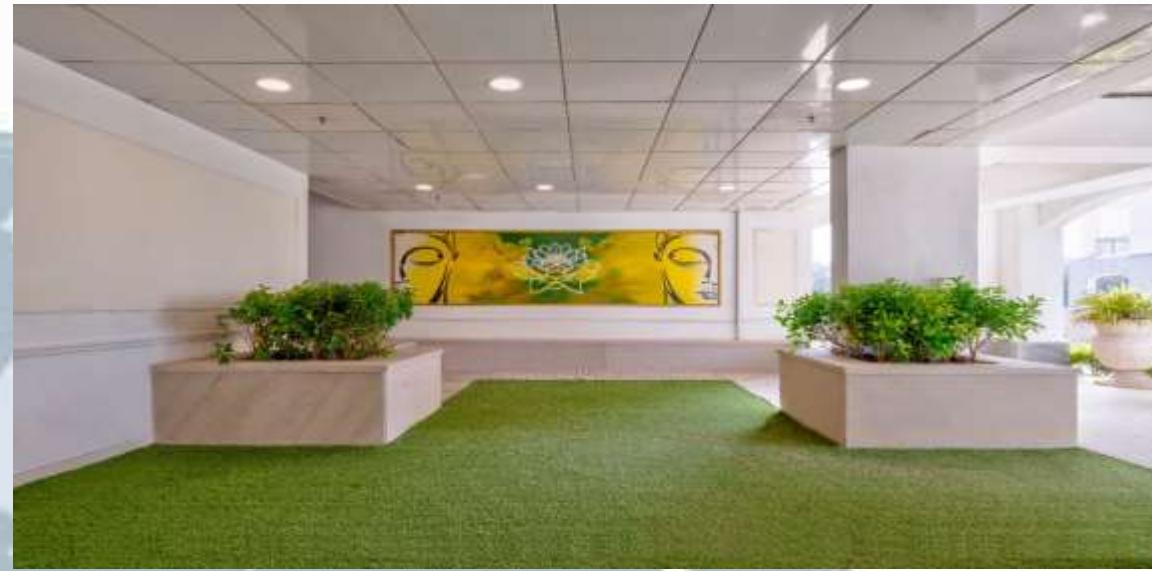
Actual image



Tranquil and serene spaces that let your mind relax

The verdant outdoors with 25 water bodies and manicured greens, beckons you into a variety of activities - nature appreciation walks, a refreshing swim, and more.

Recreated Stilt Areas





- Grand airconditioned entrance lobbies
- Crema Marfil and Burberry beige marble are used in entrance lobbies
- Designer chandeliers in entrance lobbies





Actual Image

Key Features



Strategically Located
Site Area ~ 12.958 Acres



Mediterranean Style
Architecture



Elegant Landscaping by
Landscape Architect
Paul Friedberg



24x7 Security,
Reception Cameras



Piped Gas Line



Large Outdoor Decks
For Sit-outs



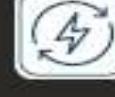
Ample Parking Space



Fully Air-conditioned
Apartments



Solar Water Heaters
For Kitchens



Round the Clock
Power Backup



Actual Image

Modern Amenities in a natural setting

- Safety & Security: Zone V structure designed for the highest seismic considerations against Zone IV as stipulated by the Indian codes
- Environment friendly: Rain Water Harvesting System to recharge aquifer, and use of treated water from STP for flushing and horticulture.
- Piped Gas Line
- Solar Water Heaters for Kitchen
- Air conditioned entrance Lobbies



DOUBLE FEATURES AND FACILITIES FOR A WORLD-CLASS LIFESTYLE

SPORTS

2 GYMNASIUM | 2 BASKETBALL COURTS | 2 TENNIS COURTS |
2 TABLE TENNIS | 2 BADMINTON COURTS | 2 CRICKET PITCH |
2 SWIMMING POOL | 2 YOGA ROOM | 2 Billards Table

LEISURE

AV ROOM | RESTAURANT | PATHWAY COVERED BY TRELLISES | COMMUNITY SHOPPING CENTRE | 25+ FOUNTAINs | USABLE STILT AREAS | BANQUET HALL | CRECHE | CARDS ROOM | LIBRARY |



SPECIFICATIONS

the skycourt

Luxury Homes at DLF Gardencity



LIVING/DINING/LOBBY/PASSAGE

- **FLOOR** - Imported marble (Omani)
- **WALLS** - Acrylic emulsion paint on POP punning
- **CEILING** - Acrylic emulsion paint

BEDROOMS

- **FLOOR** - Laminated wooden flooring
- **WALLS** - Acrylic emulsion paint on POP punning
- **CEILING** - Acrylic emulsion paint
- **WARDROBES** - Modular wardrobes of standard make in bedrooms

Kitchen

- **WALLS** - Tiles up-to 2' above counter and acrylic emulsion paint in balance area
- **FLOOR** - Anti-skid tiles
- **CEILING** - Acrylic emulsion paint
- **COUNTER** -- Made in granite
- **FITTINGS/FIXTURES** - CP fittings, double bowl single drain SS sink, exhaust fan
- **KITCHEN APPLIANCES** - Modular kitchen with hob, chimney, microwave, refrigerator, washing machine of reputed manufacturer and make

BALCONY

➤ **FLOOR** -- Ceramic tiles

➤ **CEILING** - Exterior paint

TOILETS

➤ **WALLS** – Combination of tiles, acrylic emulsion paint and mirror

➤ **FLOORS** – Anti Skid Tiles

➤ **CEILING** - Acrylic emulsion paint

➤ **COUNTER** – Made in marble/granite

➤ **FIXTURES/ACCESSORIES** - Glass shower-partition in toilets (7' ht.) of part width, under counter cabinet, exhaust fan, towel rail/ring and toilet paper holder. All of standard make.

➤ **SANITARY WARE/CP FITTINGS** - Single lever CP fittings, wash basin, floor mounted/wall-hung WC of Roca/ Duravit/parryware or equivalent brand



PRESENTING DEAL OF THE YEAR!!



- World-class modular kitchen with SIEMENS hob and chimney
- IKEA wardrobes in all 3 bedrooms
- Under counter vanity cabinets in all washrooms
- Beautiful cornices in all rooms
- Contemporary hand-picked pallet on bed back wall in all bedrooms
- Branded fans and light fittings in all rooms

HASSLE FREE MOVE-IN @ Zero Additional Cost*

DEAL OFFERINGS

- Modular Kitchen with Siemens Hob & Chimney
- IKEA wardrobes in all 3 bedrooms
- Under counter vanity cabinets in all washrooms
- Beautiful Cornices in all rooms
- Contemporary hand picked pallet on bed back wall in all bedrooms
- Branded light and fan fittings in all rooms

OFFERING IN APARTMENT

- **Energy efficient split air conditioners in apartment from Daikin (5nos)**
- **Best in class Flooring: Imported marble (Omani) in living and dining area and wooden flooring in all rooms**
- **Modular Wardrobes: All the bedrooms are fitted with modular wardrobes from IKEA**
- **Modular & fully functional kitchen: Modular kitchen with hob, chimney, microwave, washing machine, and refrigerator from Siemens and other top brands**
- **Sanitary fitting is from ROCA and CP fittings from Kohler**





the skyscourt

Luxury Homes at DLF Gardencity

**Sample Apartment
Pictures !!!**





FIRE YOUR IMAGINATION





TRANQUIL AND SERENE SPACES





PLACES THAT RELAX YOUR MIND





**WHERE EVERYTHING SHINES
BRIGHTER**



Price List & Payment Plan

AREA (sqft.)	PLC (%)	BSP (psqft)	Total Cost Under DP (crs)
1929	10.0	8900	1.52
1929	17.5	8900	1.65

On Booking	7.5 Lacs
Within 2 months from the date of booking	10%
Within 6 months from the date of booking	15%
Within 24 months from the date of booking / on possession	75%
* Basic Cost = Basic Sale Price + Parking	
** PLC = Preferential Location Charges	

*** TPR = Timely Payment Rebate

Note -

- 1.) If customer pays 4th installment of 75% in 6 months, Down Payment Rebate will be @10%.
- 2.) Early Payment Rebate @10% p.a. will be applicable, provided:
 - (i) The installment due is fully paid and
 - (ii) Installments are paid minimum 90 days in advance.
- 3.) GST as applicable
- 4.) TPR 750 psft. will be subject to timely payment & timely possession.
- 5.) IBM5 payable to Resident Welfare Association.



Why to buy with DLF?

Ecosystem by DLF

- Round the Clock Security Services
- Shuttle Services covering the major drop zones of Gurgaon
- Doctor's Room
- 24*7 Ambulance Facility
- Quick Response Team
- International Property Management Partners.

LEASING ASSISTANCE

- We have a dedicated Leasing team to take care of your investment and to make your work easy.

INITIATIVE BY DLF FOUNDATION

#DLFCARES



विनय प्रताप सिंह, भा.प्र.से.
VINAY PRATAP SINGH, I.A.S.



अधिकारी, नगर निगम, गुरुग्राम
Commissioner,
Municipal Corporation, Gurugram
D.O. No. CMC/11941
Dated 06.04.2020

Municipal Corporation, Gurugram thanks DLF Foundation, Gurugram for supporting District Administration, Gurugram by providing meals to poor and needy migrant labour during COVID-19 pandemic lockdown.

Your generous contribution towards this noble cause has helped thousands of those who needed food to sustain themselves during COVID-19 lockdown. Looking forward to further constructive engagements for similar social causes.

*(Vinay Pratap Singh, IAS)
Commissioner,
Municipal Corporation,
Gurugram,*



Initiative by DLF Foundation

#DLFCares



- DLF Foundation will ensure distribution of more than 27 lakh meals to slum dwellers and stranded migrant workers in Manesar, Gurugram, Noida and Delhi:
- Till date Cooked Meals have been served to 2,80,750 persons and dry rations equivalent to 24,24,800 meals are in the process of being supplied
- DLF donates 75,000 masks and 3 lakh gloves, Sanitizer to District Administration in Gurugram and Noida
- DLF contributes Rs. 5 crores to the Chief Ministers Relief Fund, Haryana
- DLF Foundation is also providing Medical Relief and Safety Equipment to the District administration for distribution to those in need. The Foundation has provided 75,000 face masks, 3 lakh examination gloves, full body suits and sanitizers to the district authorities in Gurgaon, Noida and Chennai.
- In addition a sum of Rs. 50 lacs has been donated to the Tamil Nadu State Relief Fund, Rs 10 lacs to the Chennai Kanchipuram District Relief Fund and Rs. 5 lacs to the Society for Cyberabad Security Council in Hyderabad.





THANK YOU