

HARERA Registration No.: RC/REP/HARERA/GGM/491/ 223/2021/59 dated 21.09.2021
HARERA Website: <https://haryanarera.gov.in>
Promoter - DLF Home Developers Limited
Project Name - Independent Floors at Alameda in Sector 73, Gurugram



make

space for life



DLF Home Developers Limited
CIN - U74899HR1995PLC082458

Registered Office:

1st Floor, Gateway Tower, R-Block, DLF City Phase - III, Gurugram - 122002 (Haryana)

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alameda

INDEPENDENT FLOORS
SECTOR 73, GURUGRAM

For those who want to step out of the fast lane, get away from the constant buzz of the city, and still stay connected. We bring you comfortable low-rise, independent floors.

TO BE REPLACED WITH
ELEVATION RENDER OF
ALAMEDA FLOORS



P R E S E N T I N G

INDEPENDENT
FLOORS

AT



alameda

IN SECTOR 73, GURUGRAM



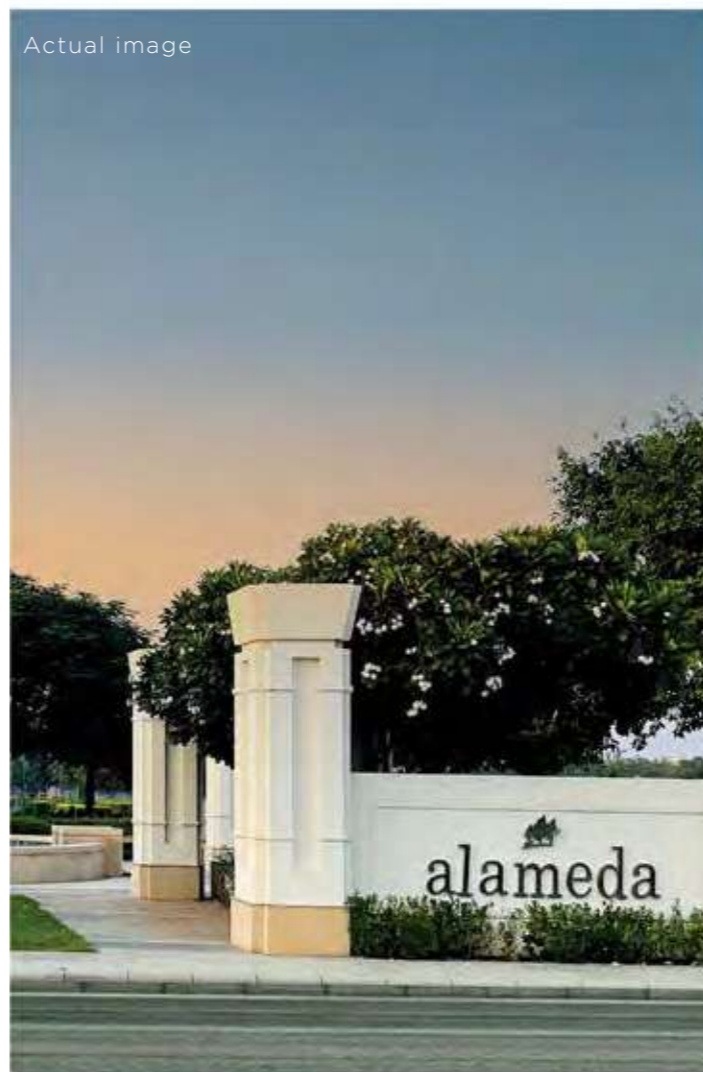
INDEPENDENCE
FLOOR 15

Reference image

relationships grow for life



Reference image



Actual image



Referance image



Referance image

Strategically located in Gurugram's Sector 73

Strategically located in Gurugram's Sector 73 on Southern Peripheral Road, Alameda offers you the perfect balance of seamless connectivity and peaceful surroundings. Within its tranquil ambience of lush tree-lined avenues filled with sculptural elements and water features, and a gated community, you will find a secure and peaceful world. With existing and planned large commercial developments and institutional developments only a stone's throw from Alameda, your place of work might just be a short drive away.

Design

Low-rise independent floors

Greenery

Lush greenery with parks and tree-lined avenues

Connectivity

Well-developed internal roads in Alameda connecting to near-by expressways

Security

CCTV coverage in parking areas and the entrance lobby

Designed to maximize usable space

these low-rise, independent floors have spacious 3, 4 and 5 bedrooms for added convenience along with a staff room and a basement. These come with dedicated covered car parking bays on the ground floor, entrances with an elevator as well as staircase lobbies. A CCTV network across the driveway of parking areas and the entrance lobby assures a secure living experience to every resident.



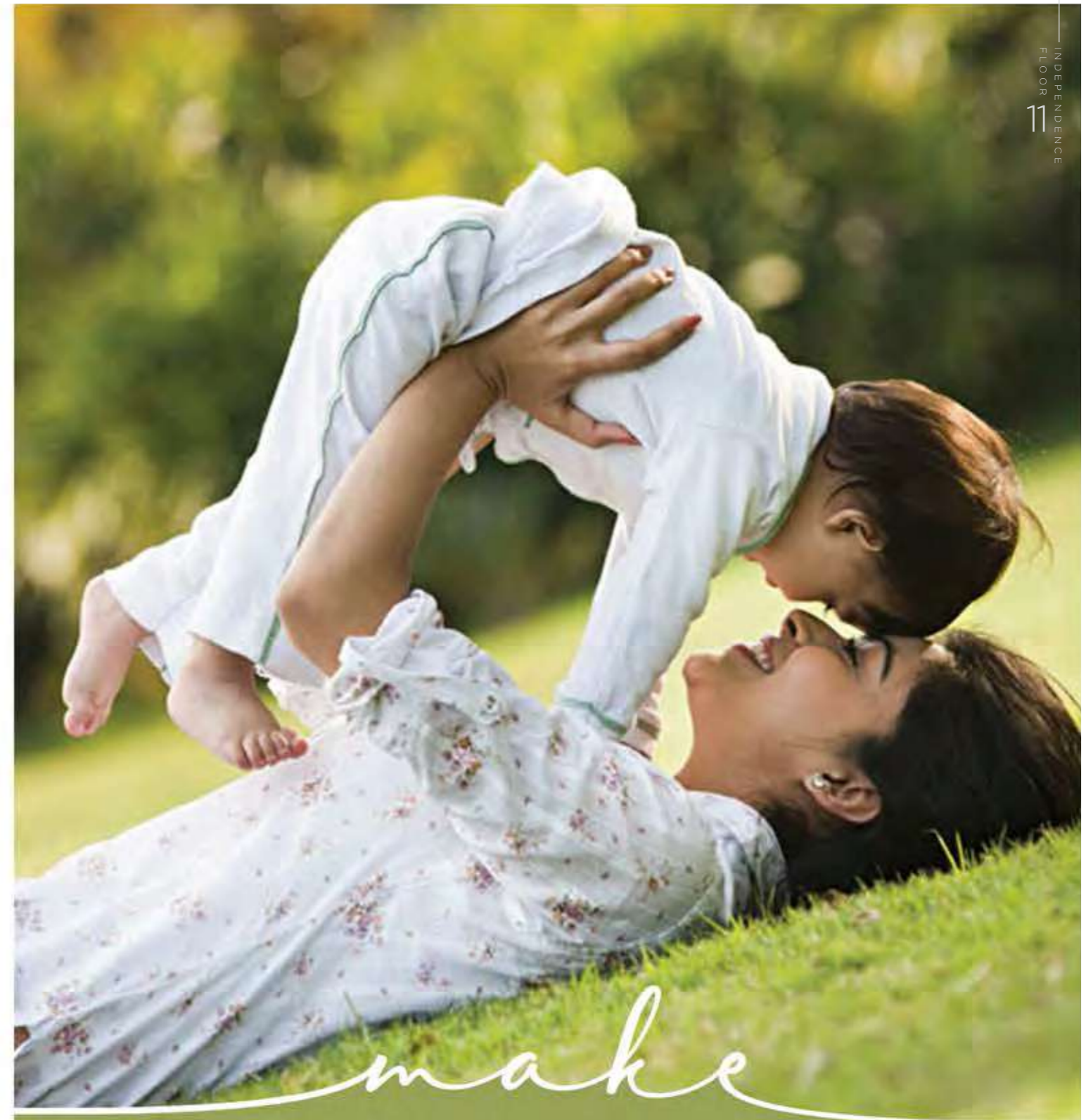
make

room for life



Surrounded by
natural beauty

these low-rise independent floors
breathe serenity. Soak in the
tranquillity on your morning walks or
under the starry skies, and find your
way to yourself.



make

a date with life



At Alameda, enjoy seamless connectivity

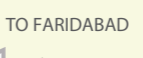
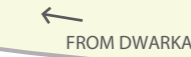
with Southern Peripheral Road with a network of sector roads. With the clover leaf flyover under development at the junction of Southern Peripheral Road, National Highway 48 and Central Peripheral Road, the area is soon to get a boost in connectivity with other parts of the city and Delhi.



make

way for life

LOCATION MAP



DISTANCES TO MAJOR LOCATIONS



SCHOOLS

Indus World School, Sector 70 - 2.0 Km
 GD Goenka Public School, Sector 48 - 3.7 km
 Manav Rachna International School, Sector 51 - 7.7 Km
 Heritage School, Sector 62 - 8.2 Km



RETAIL

Retail outlets on SPR - 0.3 Km
 Omaxe City Centre, Sohna Road - 4.7 Km
 Raheja Mall, Sohna Road - 4.7 km
 DLF Cyber Hub - 17.0 km

OFFICE SPACES

American Express, Sector 74A - 1.8 km
 DLF Corporate Greens, Sector 74A - 2.3 Km
 Udyog Vihar Industrial Area Phase VI - 6.9 Km
 DLF Cybercity - 17.0 Km



HOSPITALS

Park Hospital, Sohna Road - 5.0 Km
 Medanta Medicity, Sector 38 - 7.5 Km
 Artemis Hospital, Sector 51 - 9.5 km
 Fortis Memorial Research Institute - 12.0 km



HOTELS

Radisson Hotel, Sohna Road - 4.0 Km
 Holiday Inn Express, Sector 50 - 5.7 Km
 Double Tree by Hilton, Sector 50 - 6.0 Km
 Hyatt Regency - 9.2 Km



CONNECTIVITY

Southern Peripheral Road - 0.5 Km
 Delhi - Jaipur Expressway (NH8) - 2.7 Km
 Sector 55-56 Metro Station - 10.0 Km
 IGI Airport - 25.0 Km

All distances mentioned are approximations only.

PROPOSED SPECIFICATIONS**

PART A - INSIDE YOUR HOME

Floor	Marble
Walls	Acrylic emulsion / OBD
Ceiling	Acrylic emulsion / OBD
Bedrooms	
Floor	Laminated wooden flooring
Walls	Acrylic emulsion / OBD
Ceiling	Acrylic emulsion / OBD
Wardrobes	Modular wardrobes of standard make
Kitchen	
Walls	Tiles up-to 2' above counter and acrylic emulsion paint in balance area
Floor	Anti-skid tiles / marble / granite
Ceiling	Acrylic emulsion / OBD
Counter	Granite/ marble/ synthetic stone
Fittings / Fixtures	CP fittings, SS sink, exhaust fan
Kitchen Appliances	Modular kitchen with hob, chimney, oven, microwave, refrigerator, washing machine (at balcony) of reputed make dishwasher,
Balcony	
Floor	Tiles/ IPS
Ceiling	OBD
Toilets	
Walls	Combination of tiles / acrylic emulsion paint / mirror/ paint
Floors	Marble/ granite/ anti-skid tiles
Ceiling	Acrylic emulsion/ OBD
Counter	Granite / marble/ synthetic stone
Fixtures/accessories	Fixed shower-partition in toilets (7' ht), exhaust fan, towel rail / ring,
Sanitary ware/ CP fittings	geyser, toilet paper holder of standard make CP fittings, wash basin, floor mounted / wall-hung WC
Plumbing	
CPVC and UPVC piping for water supply inside the toilet and kitchen and vertical down takes	

S. Room	Tiles / IPS
Floor	Oil bound distemper / whitewash
Walls / ceiling	Ceramic tile flooring, conventional CP fittings, white chinaware
Toilet	
Doors	
Internal doors	Painted frame with painted flush doors
Entrance doors	Painted / polished frame with polished / laminated flush door
External Glazings	
Windows/ external glazing	Single glass unit with clear glass UPVC / aluminium / MS frames and shutters. Frosted / clear glass in toilets.

Electrical Fixtures/Fittings

Modular switches, Copper wiring, standard ceiling fans in all rooms (except toilets) and ceiling light fixtures in balconies.

PART B - COMMON AREAS IN THE BUILDING

Power Back-up

Power back-up of plots size up to 300 Sqyd - up to 7 KVA

Power back-up of plots size for 301 to 400 Sqyd - up to 8.5 KVA

Power back-up of plots size for 401 to 693 Sqyd - up to 12 KVA

(Overall diversity of 80 % will be applied)

Security System

CCTV in driveway of parking, ground floor entrance lobby

Lift Lobby

Lifts 6 persons capacity

Staircases

Floor Kota stone / Indian stone / granite.

Walls Flat oil paint/ acrylic emulsion / OBD

- **Zone IV seismic considerations for structural design**
- **Airconditioning in living, dining and bedrooms**

**Specifications given are as filed with HARERA, Gurugram.

Marble/Granite being natural material have inherent characteristics of color and grain variations. S.room shall not be provided with air conditioning. Marginal variations may be necessary during construction. The extent/number/variety of the equipment/appliances are tentative and liable to change at sole discretion of the Promoter. Applicant/Allottee shall not have any right to raise objection in this regard.

LAYOUT PLAN



LAYOUT PLAN, ALAMEDA (113.837 ACS)

FLOOR PLANS

Classic Residences

3BHK

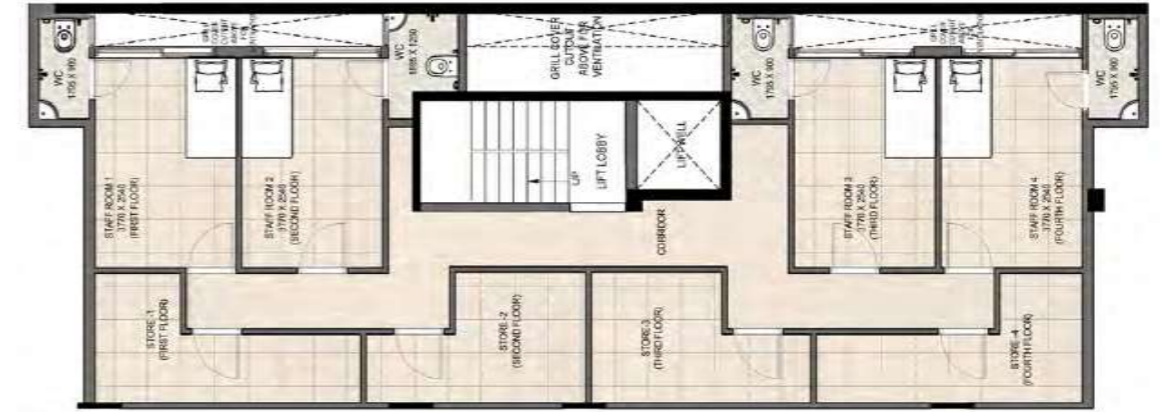
191.64 SQM

Typical floor plan

NA2



Basement floor plan



Stilt floor plan



Terrace floor plan



Plan not to scale
Disclaimer: Layout can be mirrored as per specific location
The images are for illustrative and indicative purposes only
Furniture layout and furnishings are for illustrative and indicative purposes only

FLOOR PLANS

Signature Residences

4BHK

256.08 SQM

Typical floor plan

D8-23



Basement floor plan



Stilt floor plan



Terrace floor plan



Plan not to scale

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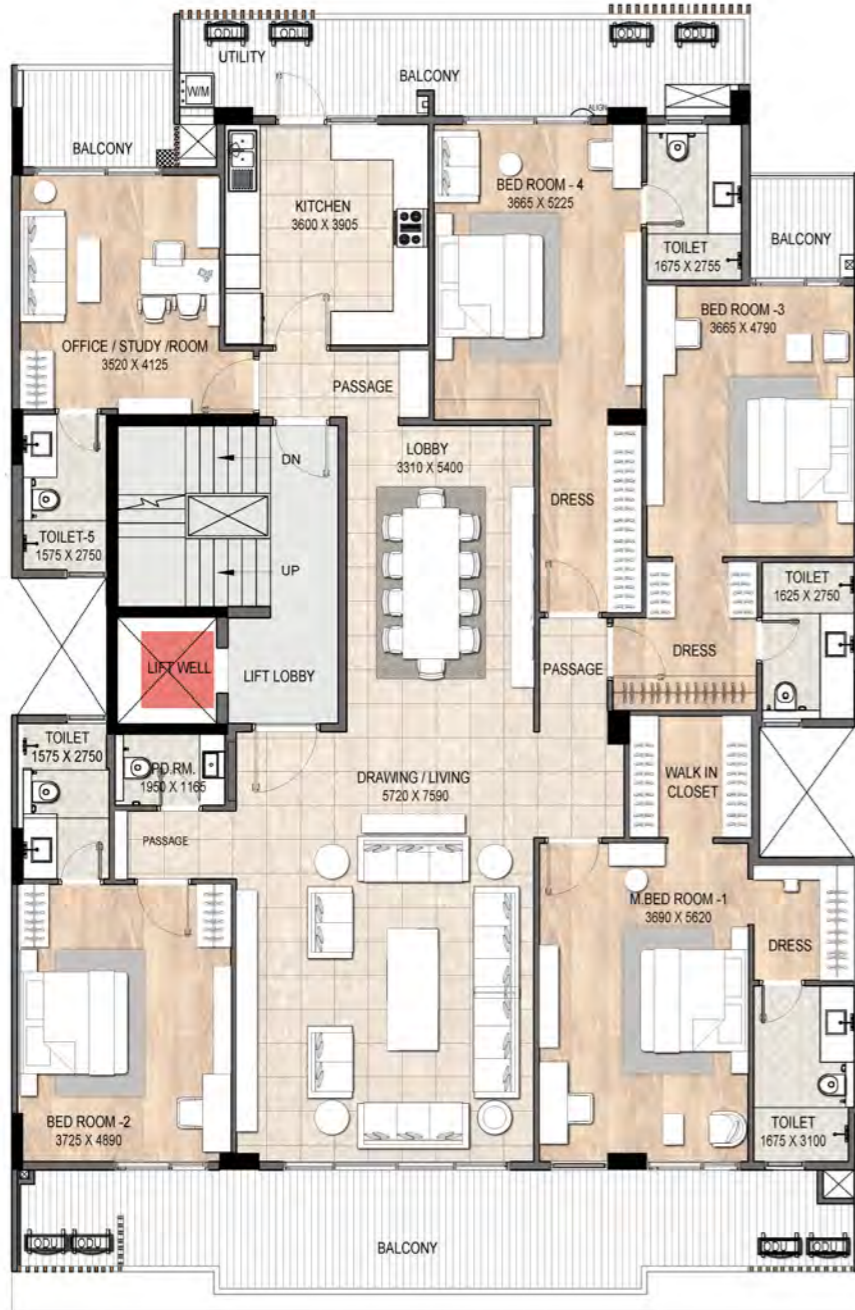
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FLOOR PLANS

4BHK+Study
450 SQM
 Typical floor plan

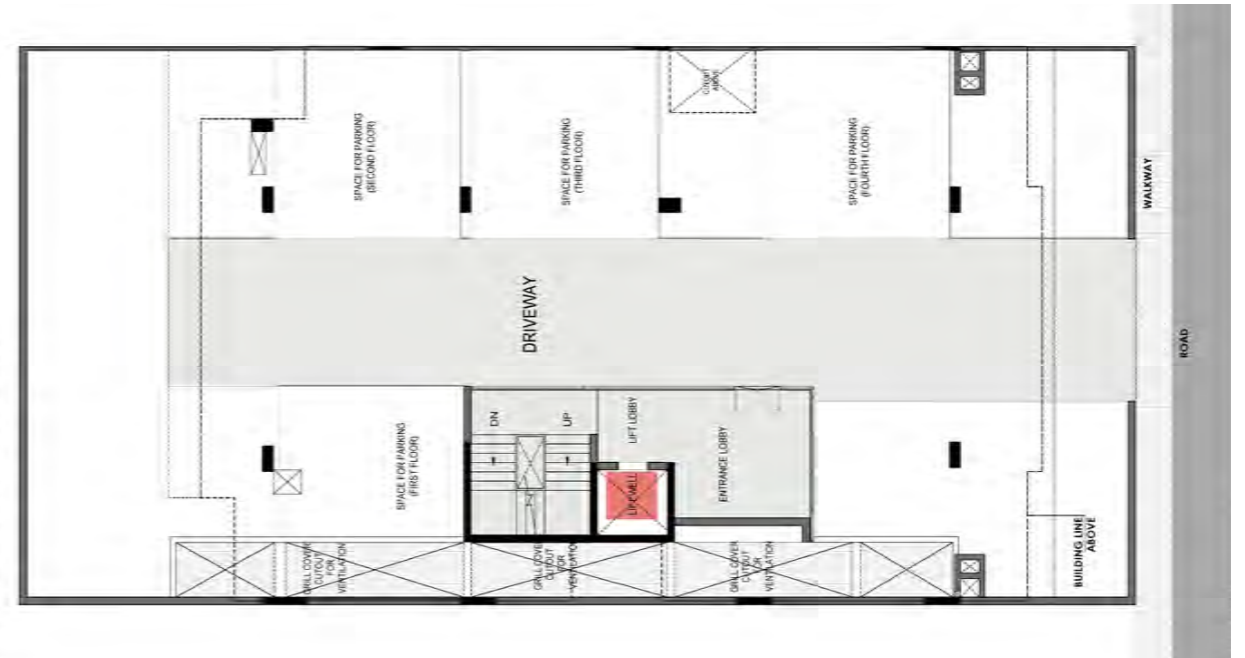
D1-18



Basement floor plan



Stilt floor plan



Terrace floor plan



Plan not to scale
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FLOOR PLANS

Presidential Residences

5BHK+Study

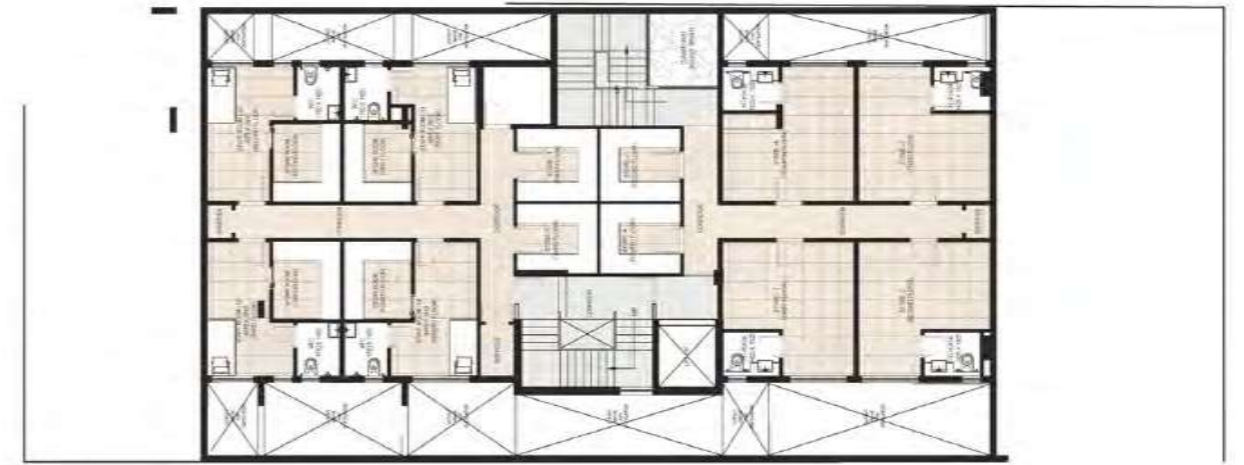
579.74 SQM

Typical floor plan

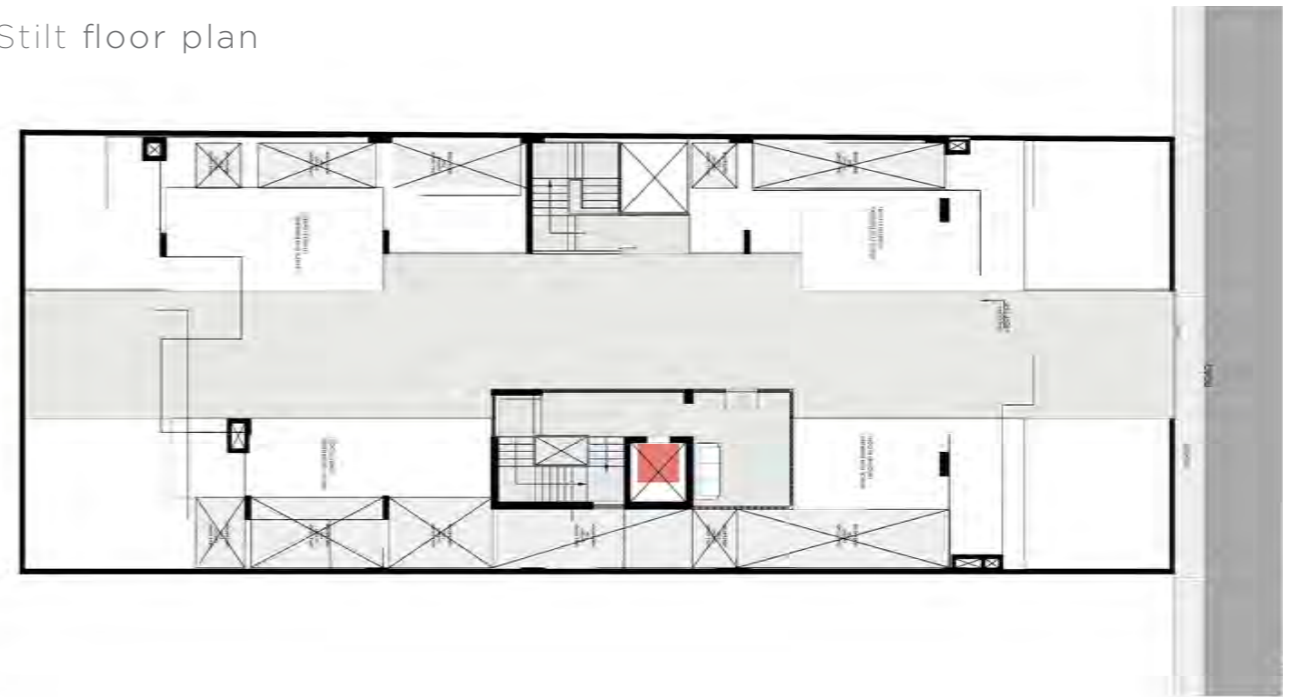
B5-15



Basement floor plan



Stilt floor plan



Terrace floor plan



Plan not to scale

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Disclaimers:

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All specifications and amenities mentioned in this brochure/ promotional document are actual specifications, amenities and facilities provided by the Company as per approved plans.

Website - www.alamedafloors.dlf.in