

HARERA registration no. - RC/REP/HARERA/GGM/520/252/2021/88 dated 20.12.2021.
HARERA website - <https://harayanarera.gov.in>
Promoter DLF Residential Developers Limited
Project - Independent Floors at DLF City Phase I, II and III



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INDEPENDENT FLOORS

AT DLF CITY PHASE I, II & III, GURUGRAM

IMPERIAL RESIDENCES



A limited opportunity to own *Imperial Residences*
at DLF City Phase I, II & III Gurugram

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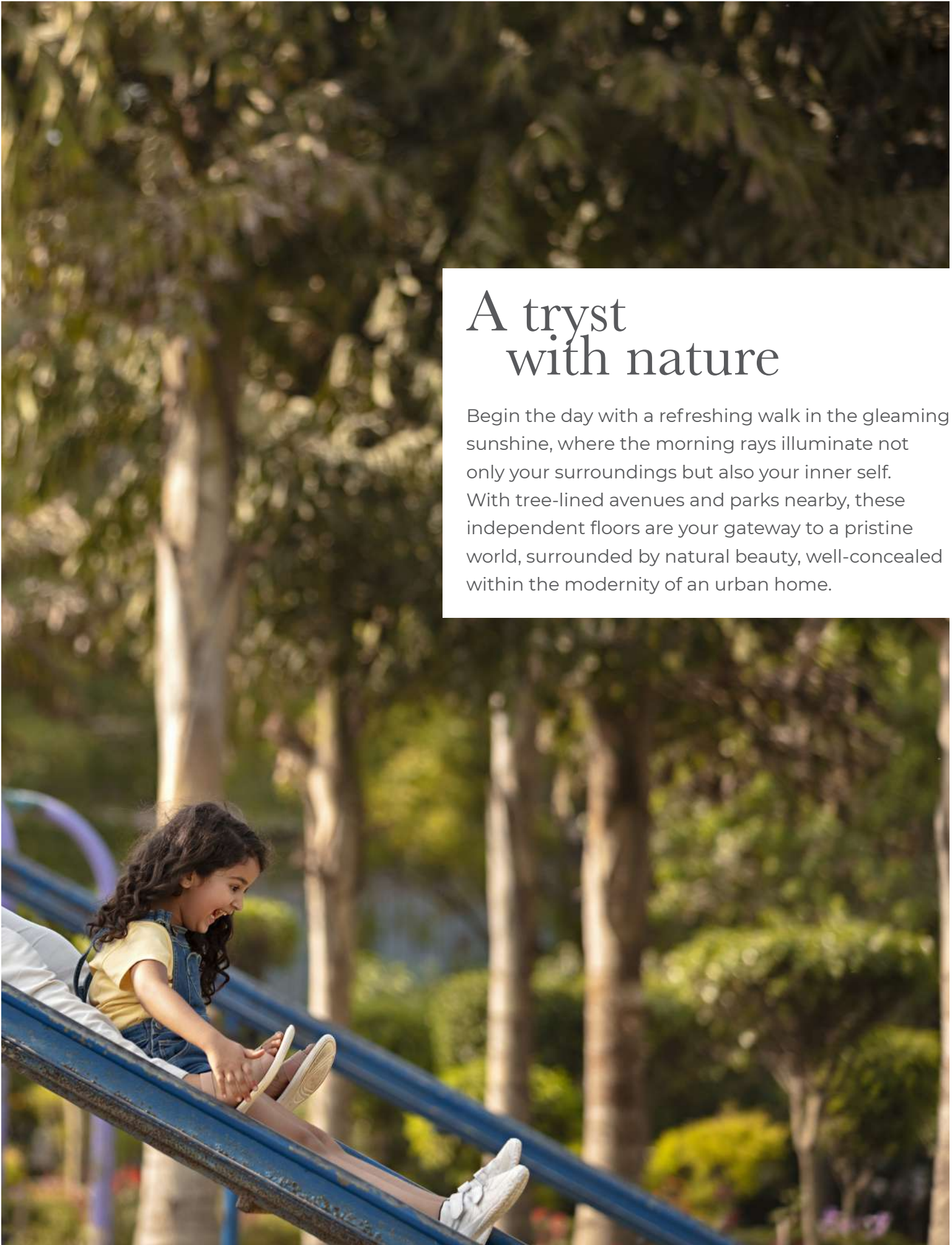


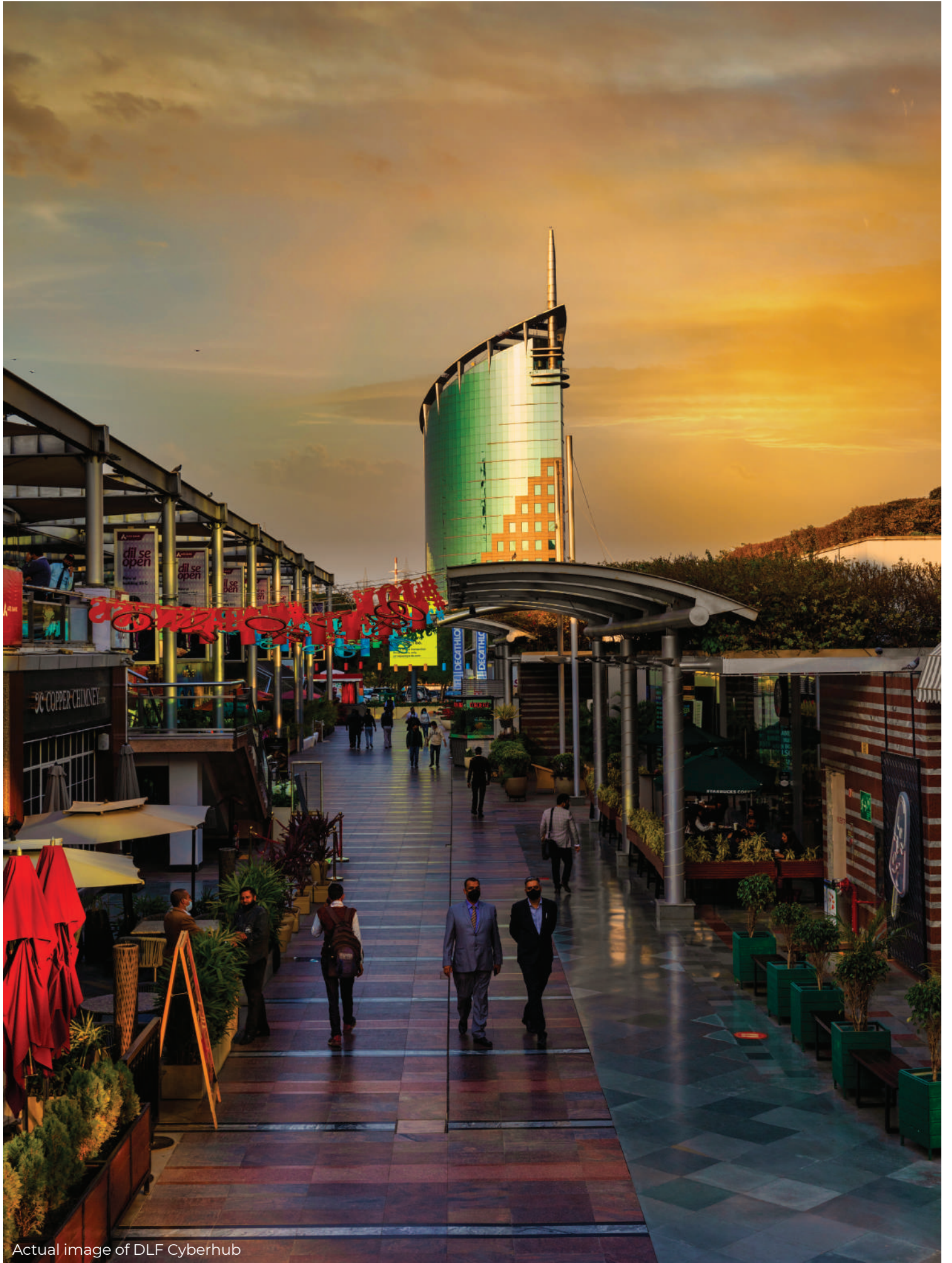


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A tryst with nature

Begin the day with a refreshing walk in the gleaming sunshine, where the morning rays illuminate not only your surroundings but also your inner self. With tree-lined avenues and parks nearby, these independent floors are your gateway to a pristine world, surrounded by natural beauty, well-concealed within the modernity of an urban home.





Actual image of DLF Cyberhub

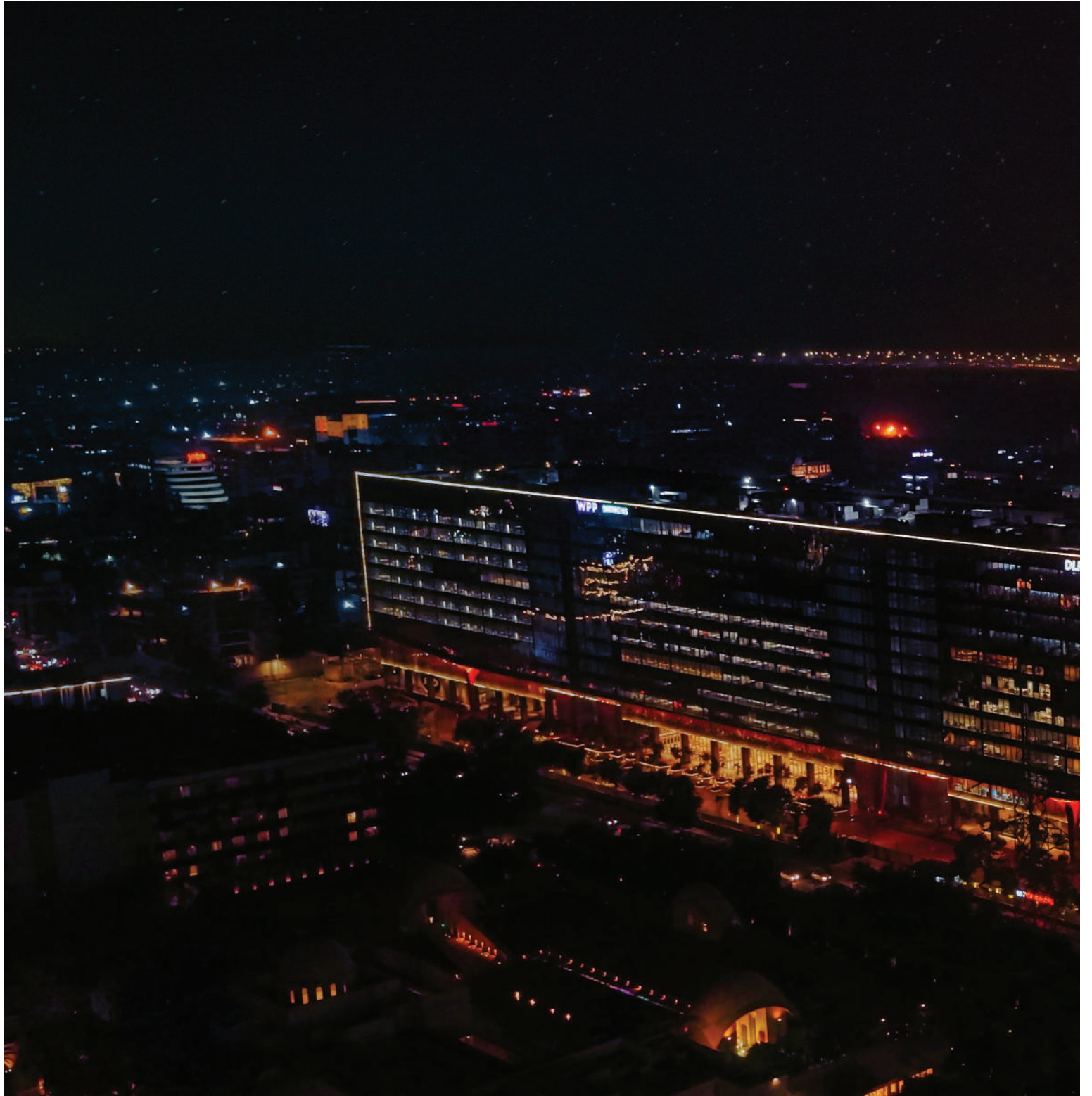


Actual image of DLF Cyberhub

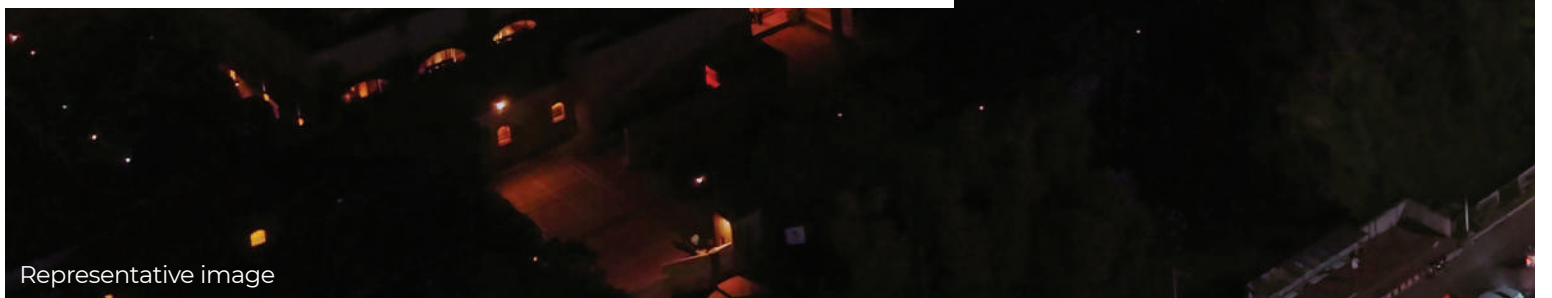
In the heart of urban conveniences

The bustling city with its vibrant colours and energetic vibes is just a quick walk, or a short drive away. Be it shopping destinations or dining rendezvous; be it me-time or meet-up time, the city is at your beck and call.

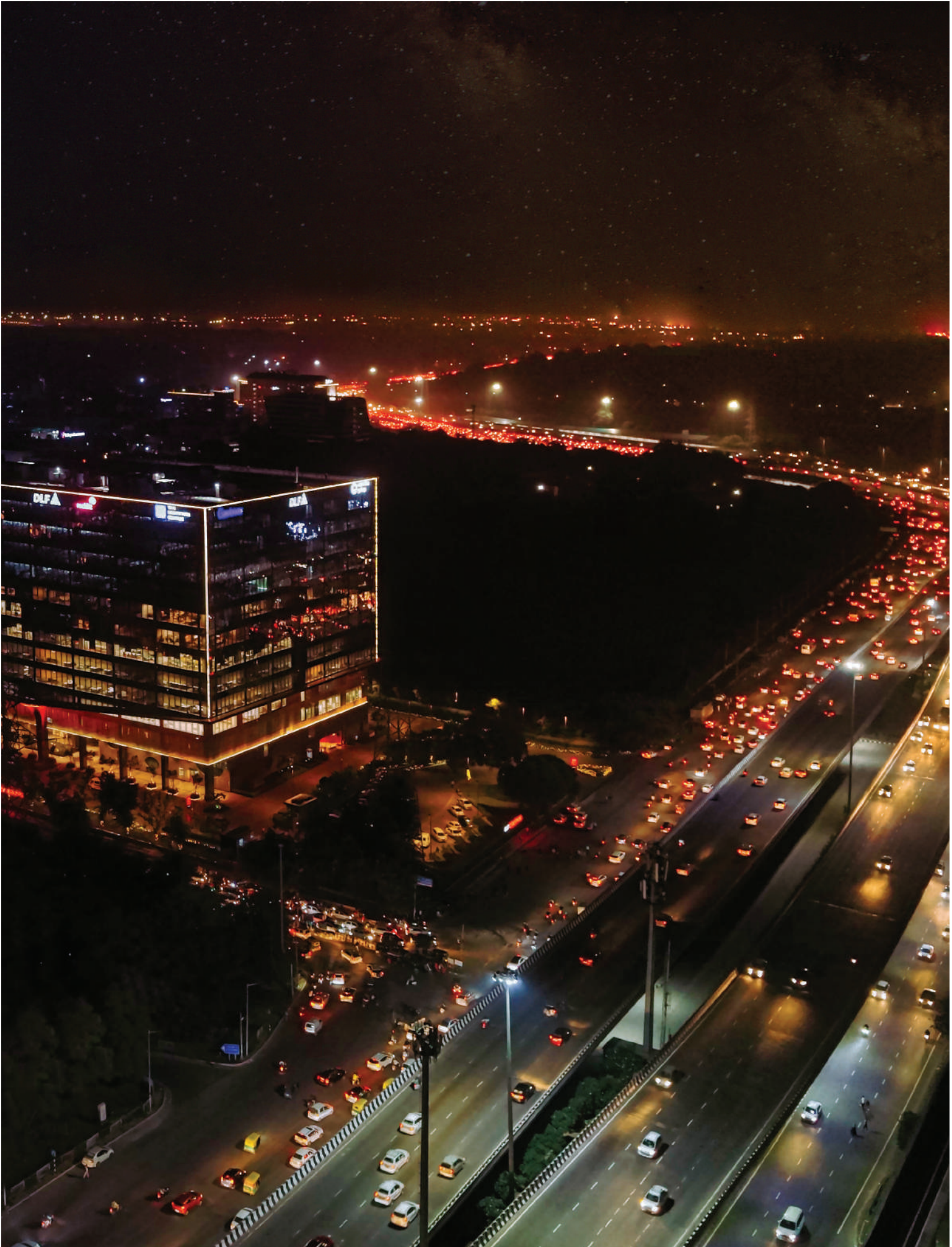
A short distance from your own little world, the vibrant DLF Cyberhub awaits you, with trendy restaurants and bars to let your hair down. Stop over at The Galleria for everyday conveniences or go mall-hopping on MG Road for a spot of retail indulgence or to catch a blockbuster in a cineplex.



Seamless connectivity
between Gurugram and Delhi



Representative image





The joy of independent living

Eventually, it's all about space. Space you can call your own. These independent units are efficiently planned to offer you maximum usable area. Each room is planned to ensure brightness and unhindered airflow. Covered car parking at the stilt level entrance, with an elevator and staircase lobby equipped with CCTV cameras, provide a secure and comfortable experience.



Representative image



One home
per floor

Artistic Impression



Enhanced floor-to-floor height up to 3.2 meters



Home automation**



Exquisite terrace garden



Fully fitted modular kitchen with appliances**

**As per specifications filed with HARERA, Gurugram.
All images are for representative purposes only.

Attractive and advantageous location



DLF City Phase I, II and III are surrounded by the express lifelines of Gurugram: Delhi-Jaipur Expressway (NH-48), Mehrauli-Gurugram Road and Raghvendra Marg. The internal arterial roads with a network of supporting roads, seamlessly connect to these expressways.

Metro stations at MG Road, Sikanderpur, DLF City Phase I, DLF City Phase II, and DLF Cybercity in proximity make the location ideal for corporate honchos and business owners. Retail destinations with premier socialising zones at DLF Cyberhub and MG Road are only a short drive away.

**SCHOOLS**

American Montessori Public School, DLF City Phase II	0.5 Km
Shiv Nadar School, DLF City Phase I	4.0 Km
The Shri Ram School Aravali, DLF City Phase IV	4.5 Km
The Shri Ram School Moulisari, DLF City Phase III	4.8 Km

**HOSPITALS**

Neelkanth Hospital	2.5 Km
Narayana Super-speciality Hospital	4.8 Km
Fortis Memorial Research Institute	5.2 Km
Medanta Medicity Hospital	7.5 Km

**OFFICE**

DLF Cybercity	2.1 Km
DLF Cyberpark	3.7 Km
Udyog Vihar Phase -II	3.9 Km
Horizon Centre, DLF5	5.7 Km

**RETAIL**

MG Road, Gurugram (Malls)	1.0 Km
Galleria Market, DLF City Phase IV	3.5 Km
Ambience Mall, Gurugram	4.5 Km

**HOTELS**

Le Meridien, Gurugram	3.0 Km
The Oberoi Hotel, Gurugram	3.2 Km
Trident, Gurugram	3.2 Km
The Leela, Gurugram	4.5 Km

**RECREATION**

DLF Cyberhub	2.8 Km
Aravalli Biodiversity Park, Gurugram	2.9 Km
DLF City Club4, DLF City Phase IV	3.2 Km
DLF City Club3, DLF City Phase IV	4.2 Km
Horizon Plaza	5.7 Km

**CONNECTIVITY**

MG Road Metro Station	1.0 Km
Sikanderpur Metro Station	1.0 Km
DLF City Phase II Metro Station	1.0 Km
Indira Gandhi International Airport, New Delhi	12.0 Km

All distances mentioned are approximation only.

Proposed specifications**

Part A - inside the independent floor

Living / Dining / Lobby / Passage

Floor	Marble
Walls	Acrylic Emulsion / OBD
Ceiling	Acrylic Emulsion / OBD & False ceiling with cove lighting in select areas

Bedrooms

Floor	Laminated Wooden Flooring
Walls	Acrylic Emulsion / OBD
Ceiling	Acrylic Emulsion / OBD & False ceiling with cove lighting in select areas
Wardrobes	Modular wardrobes of standard make

Kitchen

Walls	Tiles up-to 2' above counter & Acrylic Emulsion paint in balance area Anti-skid
Floor	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, Dishwasher, Refrigerator, Washing Machine (at balcony) of reputed make

Balcony

Floor	Tiles / IPS
Ceiling	Acrylic Emulsion / OBD

Toilets

Walls	Combination of Tiles / Acrylic Emulsion Paint / Mirror
Floors	Marble / Granite / Anti-skid tiles
Ceiling	Acrylic Emulsion / OBD & False ceiling with cove lighting in select areas
Counter	Granite / Marble / Synthetic Stone
Fixtures/Accessories	Fixed Shower-partition with door in toilets (7'Ht), Exhaust Fan, Towel rail / ring, Geyser, Toilet paper holder of standard make.
Sanitary ware/ CP fittings	CP fittings, Wash Basin, Floor mounted / Wall-hung WC

Plumbing

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

S. Room

Floor	Tiles
Walls / Ceiling	Acrylic Emulsion / OBD
Toilet	Ceramic Tile flooring, Conventional CP Fittings, Chinaware

Doors

Internal Doors	Painted frame with Painted/Laminated 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 & shutters . Frosted / Clear Glass in toilets.
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**Electrical Fixtures/
Fittings**

Home Automation for selected services , Copper wiring, ceiling fans in all rooms (except toilets & staff rooms) and ceiling light fixtures in Balconies

Part B – common areas in the building

Power Back-up

Back-up by DG set upto 8 KVA for plots 235 -400 sqyds
Back-up by DG set upto 10 KVA for plots 450 -496 sqyds
Back-up by DG set upto 12.5 KVA for plot 500-523 sqyds
(Overall diversity of 80 % will be applied)

Security System

CCTV in driveway of Parking, Ground floor entrance lobby

Lift Lobby

Lifts Capacity of 6 persons

Staircases

Floor Kota Stone / Indian Marble / Granite.
Walls Flat oil Paint / Acrylic Emulsion / OBD

Terraces

Terrace Garden i/c potted plants, artificial grass & seating in select areas only
· Zone IV seismic considerations for structural design.
· VRV/VRF Air Conditioning system in Living, Dining, Bedrooms & in study rooms (if any)

Conversion Scale

1 ft = 304.8 mm

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of color and grain variations. S.room shall not be provided with air conditioning. Specifications are indicative and are subject to change as decided by the Promoter or Competent Authority. 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. Applicant/ Allottee shall not have any right to raise objection in this regard. **Specifications given are as filed with HARERA, Gurugram.



Actual image of DLF Club3



An exclusive club
for an exclusive you





An exclusive club for an exclusive you.

When the service is extraordinary, the experience can only be unique and unforgettable. Discover the hub of leisure, dining, and sporting activities, right in your neighbourhood— DLF Club3 is just a short drive away.

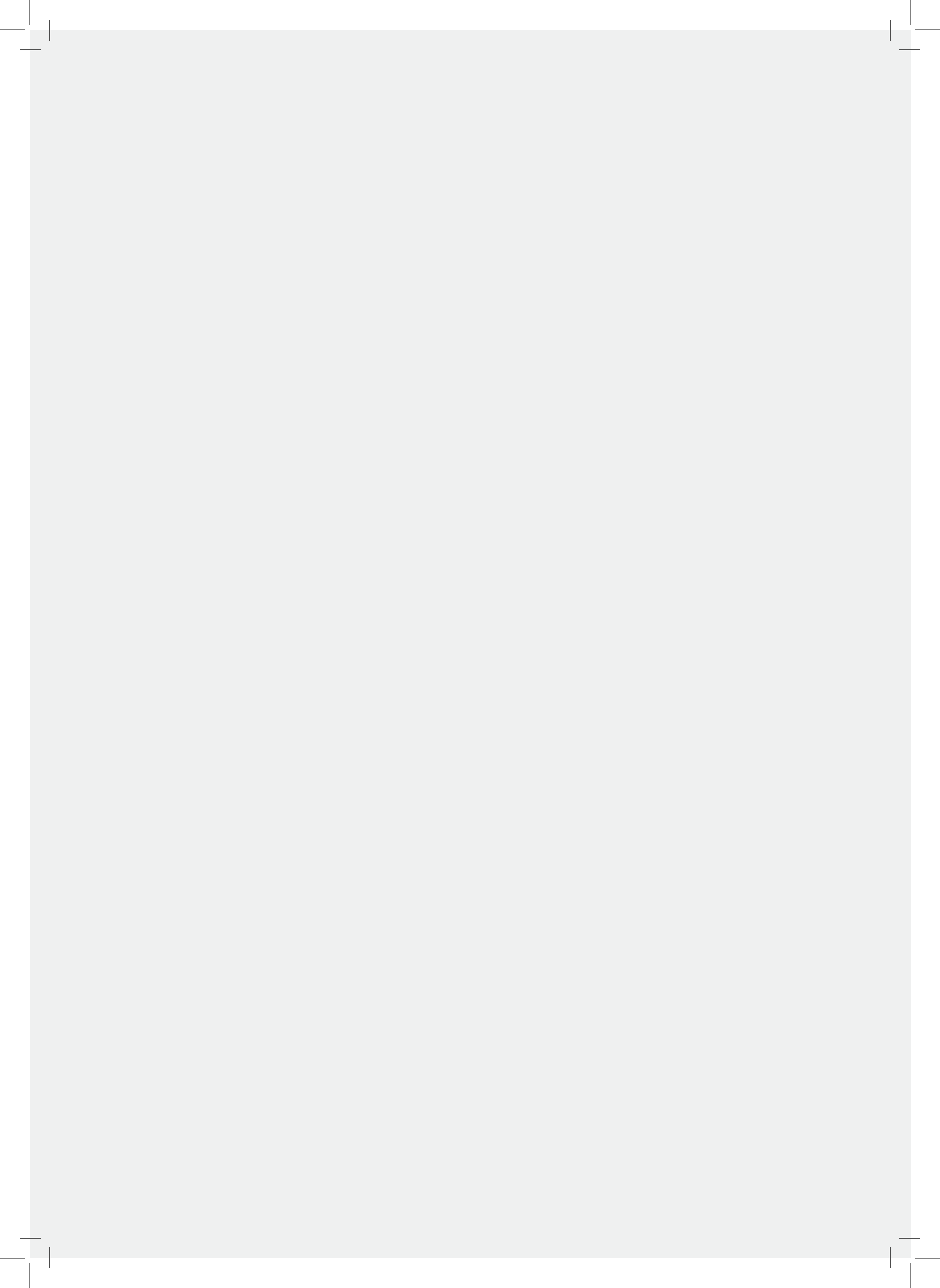
Take a leisurely dip in the swimming pool or challenge your friends to a game of tennis or burn some calories in the world-class gym. Relish various gourmet experiences with your family at the restaurant or party with friends in the airconditioned ballroom and party lawns. Access to DLF Club3 offers the perfect balance to those who seek privacy at home with independent floor living, and the benefits of a community and its amenities, nearby.

Actual images of DLF Club3

*Club is not a part of the project/offering and the same is not owned/ managed by the Promoter. The limited time offer of complementary membership is valid for 5 years. Security deposit and user charges payable by the user directly to the club. Company reserves the right to withdraw the scheme at its discretion. Terms and conditions apply.



Representative image



DISCLAIMERS:

All information, images and visuals, drawings, plans, or sketches shown in this brochure are only an architect's impression, representative images or artistic renderings and not to scale.

Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. The Company endeavours to keep the information up to date and correct. Recipients/ viewers are advised to exercise their discretion in relying on the information shown/ provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with 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.

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

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Website: dlfcityphase1-2-3-floors.dlf.in

Project Address: DLF City Phase I, II & III, Gurugram



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