

**A RARE OPPORTUNITY TO OWN
AN INDEPENDENT FLOOR,
NESTLED IN THE HEART OF
DLF CITY PHASE 3, GURUGRAM**



Artistic impression



Artistic impression

Presenting

Independent Floors

in DLF City Phase 3, Gurugram

DLF Utilities Limited presents a limited release of luxury independent floors for a discerning few who seek privacy and privileged living.

A rare opportunity to own your own independent home, nestled in an intimate enclave in the heart of DLF City Phase 3, Gurugram.

Nurtured by nature

Think of mesmerizing morning walks in the gleaming sunshine where the rays of the sun illuminate not only your surroundings, but also your inner self.

With a park nearby and tree-lined avenues, these independent floors will give you a pristine world, where your home radiates modernity, surrounded by natural beauty.



Tree-lined road in DLF City Phase 3

Crafted for your convenience

The units are efficiently planned to carve out most usable areas. Each room is well lit and ventilated.

Covered car parking at the stilt level entrance with lift and staircase lobby and CCTV cameras provide a secure and comfortable experience.



Representative Image

Attractive location

Independent floors in DLF City Phase 3 - heart of Gurugram, are accessible from both NH8 and MG Road with Moulisari Avenue metro station and DLF Cybercity in close proximity. Retail options with premier social destinations at DLF Cyber Hub and MG Road are only a short drive away.

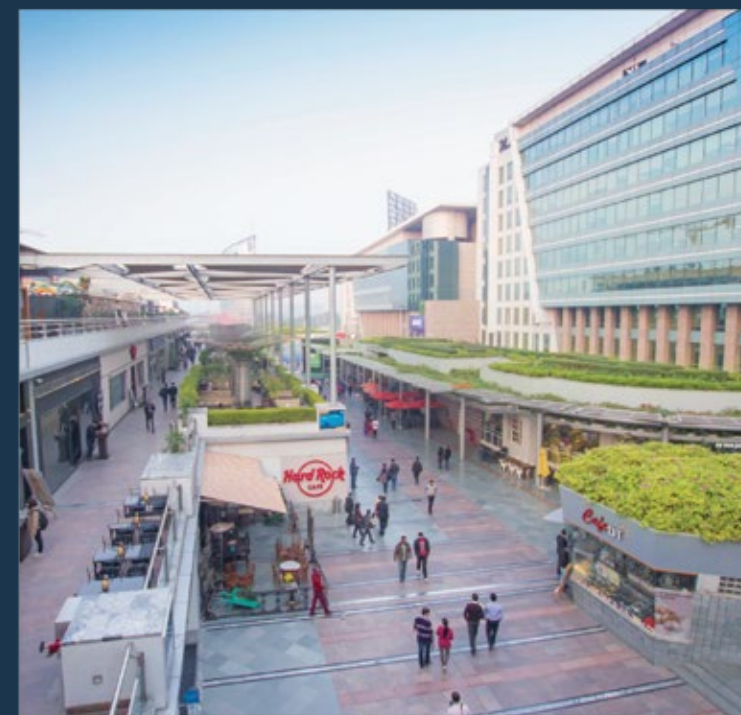


Artistic impression and not to scale

Schools	The Shri Ram School Moulisari, DLF City Phase 3	1.0 Km
	GD Goenka Global School, DLF City Phase 3	1.4 Km
	Shiv Nadar School, DLF City Phase 1	5.5 Km
Hospitals	Narayana Super-speciality Hospital	1.0 Km
	Neelkanth Hospital	1.4 Km
	Fortis Memorial Research Institute	7.9 Km
Offices	DLF Cyberpark	2.7 Km
	DLF Cybercity	3.0 Km
	Udyog Vihar Phase -II	3.1 Km
	Horizon Centre, DLF5	6.9 Km
Retail	Moulisari Arcade	1.0 Km
	Ambience Mall, Gurugram	2.7 Km
	MG Road, Gurugram (Malls)	3.9 Km



Actual Image



Actual Image

Hotels	Le Meridien, Gurugram	2.1 Km
	The Oberoi Hotel, Gurugram	2.6 Km
	Trident, Gurugram	2.6 Km
	The Leela, Gurugram	2.7 Km
Recreation	DLF City Club 3	0.2 Km
	Aravalli Biodiversity Park, Gurugram	2.0 Km
	DLF Cyberhub	3.7 Km
	Horizon Plaza	6.9 Km
Connectivity	Moulsari Avenue Metro Station	1.6 Km
	Mehrauli-Gurugram Road	1.7 Km
	Delhi-Jaipur Expressway (NH-8)	1.8 Km
	Indira Gandhi International	10.0 Km
	Airport, New Delhi	

All distances mentioned are approximation only.

Club membership*

When the service is extraordinary, the experience can only be unique and unforgettable.
Discover the hub of leisure, dining and sporting activities with DLF City Club 3 just a short walk away from your home.

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 the friends in the airconditioned ballroom and party lawns. DLF City Club 3 is all that you need for your lifestyle.

Disclaimer: *Club is not part of the Project. A limited time offer of complimentary membership fees for 5 years. Security deposit and user charges payable by the user directly to the club. Company reserves right to withdraw the scheme at its discretion. Terms and conditions apply.



Actual Image

CARD ROOM



LAWN TENNIS



SWIMMING POOL



RESTAURANT



BAR



LOBBY



GYMNASIUM



Actual Images

Specifications**

PART A – INSIDE THE INDEPENDENT FLOOR

● Living / Dining / Lobby / Passage	
Floor	Marble / Tiles
Walls	Acrylic Emulsion / OBD
Ceiling	Acrylic Emulsion / OBD
● Bedrooms	
Bedrooms	Laminated Wooden Flooring Acrylic Emulsion / OBD Acrylic
Floor Walls Ceiling	Emulsion / OBD
Wardrobes	Modular wardrobes of standard make
● Kitchen	
Walls	Tiles up-to 2’ above counter & Acrylic Emulsion paint in balance area
Floor Ceiling Counter	Anti-skid Tiles / Marble / Granite Acrylic Emulsion / OBD Granite / Marble / Synthetic Stone CP fittings, SS Sink, Exhaust fan
Fittings / Fixtures Kitchen Appliances	Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator, Washing Machine (at balcony) of reputed make
● Balcony	
Floor Ceiling	Tiles / Marble / Granite / Crazy flooring OBD
● Toilets	
Walls	Combination of Tiles / Acrylic Emulsion Paint / Mirror / Textured 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, Geyser, Toilet paper holder of standard make.
Sanitary ware/ CP fittings	CP fittings, Wash Basin, Floor mounted / Wall-hung WC

Specifications**

● Plumbing		CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes.
● S. Room		
Floor		Tiles / Mosaic cast-in situ flooring / Terrazo
Walls / Ceiling		Oil bound Distemper / 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 polished / 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, Copper wiring, Ceiling fans in all rooms (except toilets) and ceiling light fixtures in Balconies.

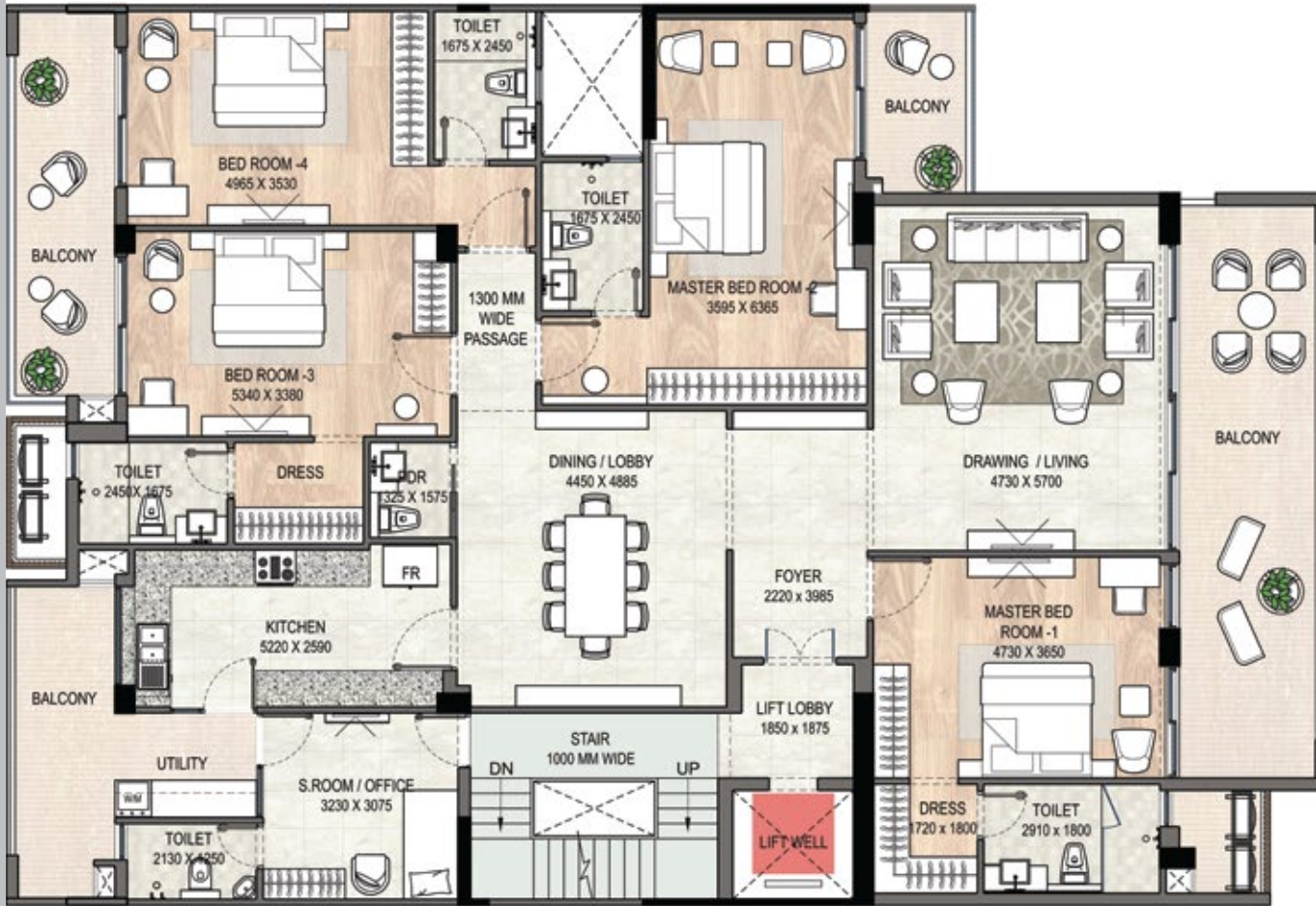
PART B – COMMON AREAS IN THE BUILDING

● Power Back-up		Back-up by DG set upto 12 KVA
● 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		Flat oil Paint / Acrylic Emulsion / OBD
●		• Zone IV seismic considerations for structural design.
●		• Air Condition in Living, Dining & Bedrooms

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.

Floor plans

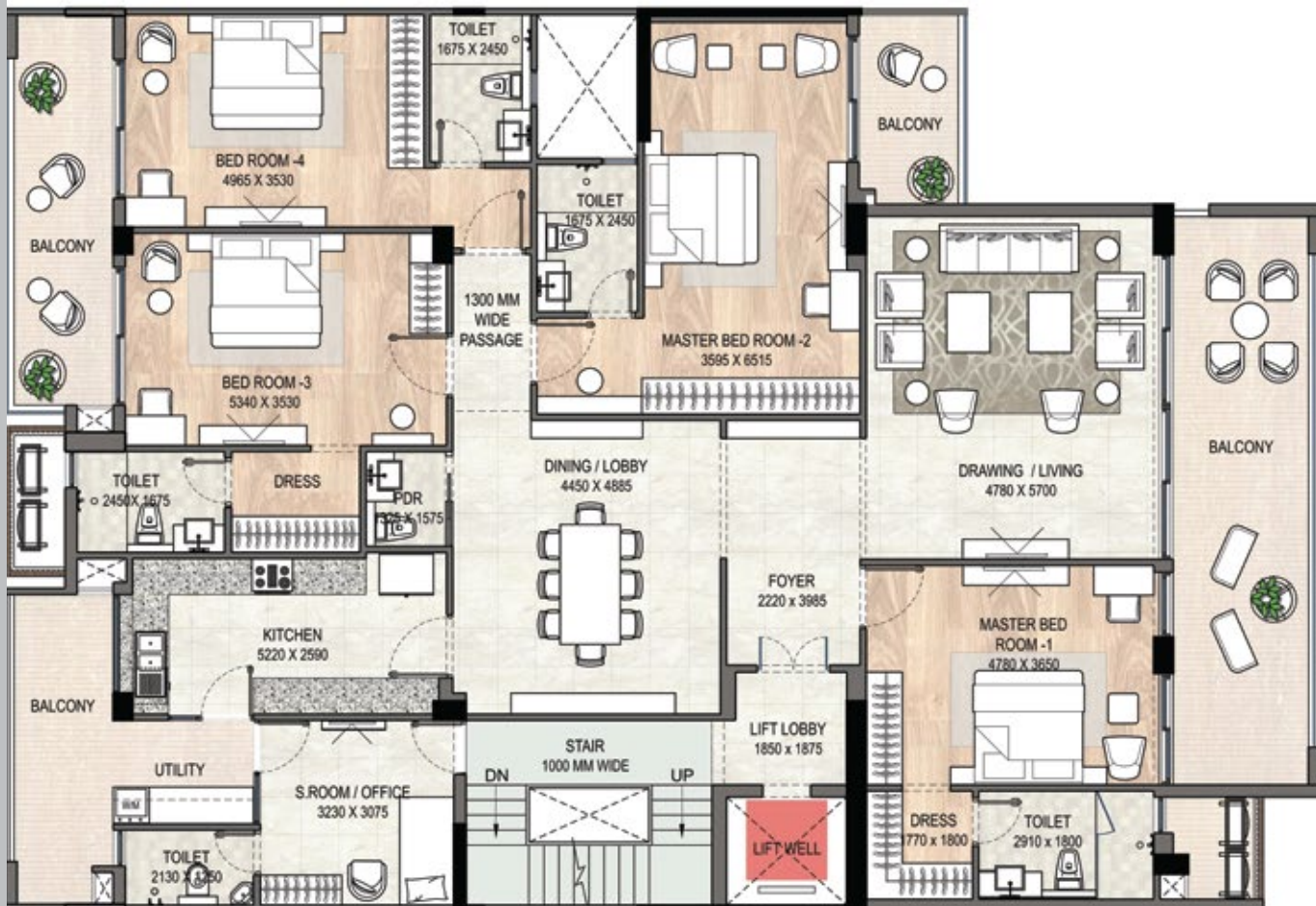
415.8 SQM plot (Typical floor plan)



Plan not to scale

Floor plans

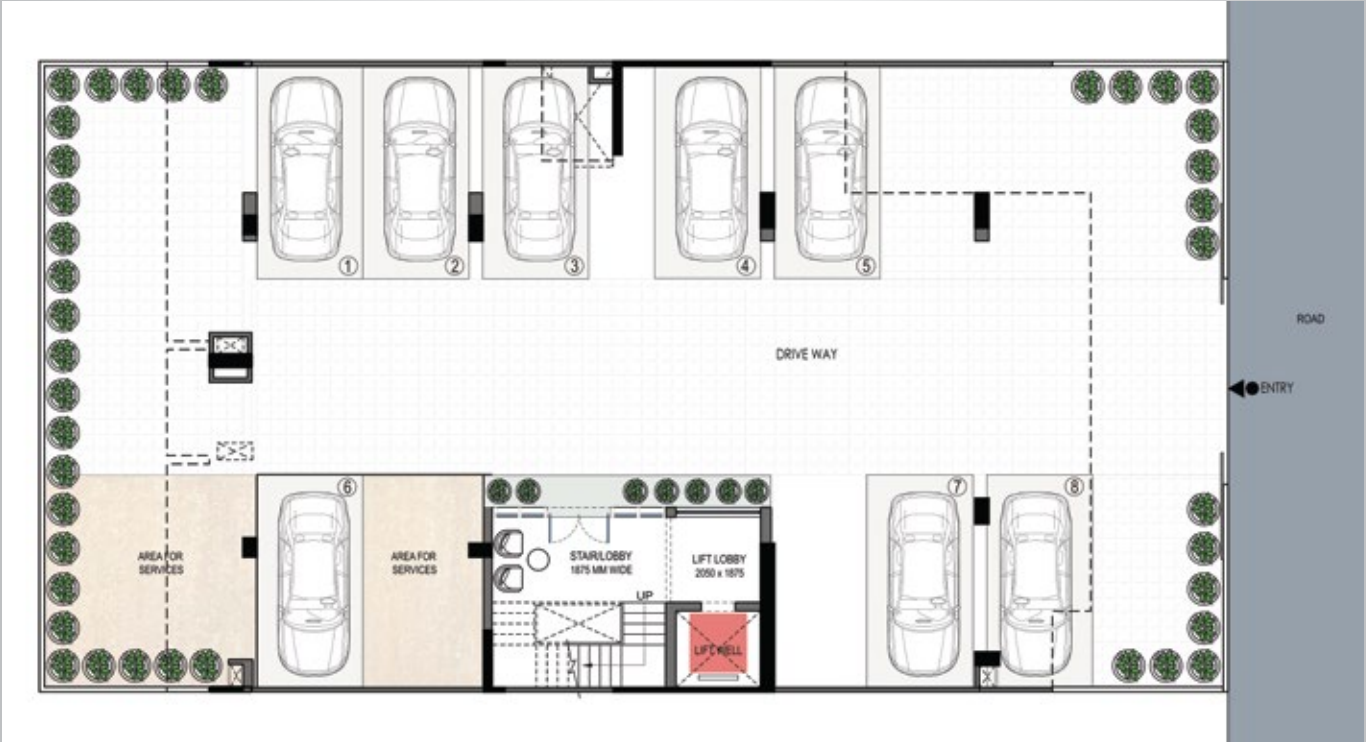
420 SQM plot (Typical floor plan)



Plan not to scale

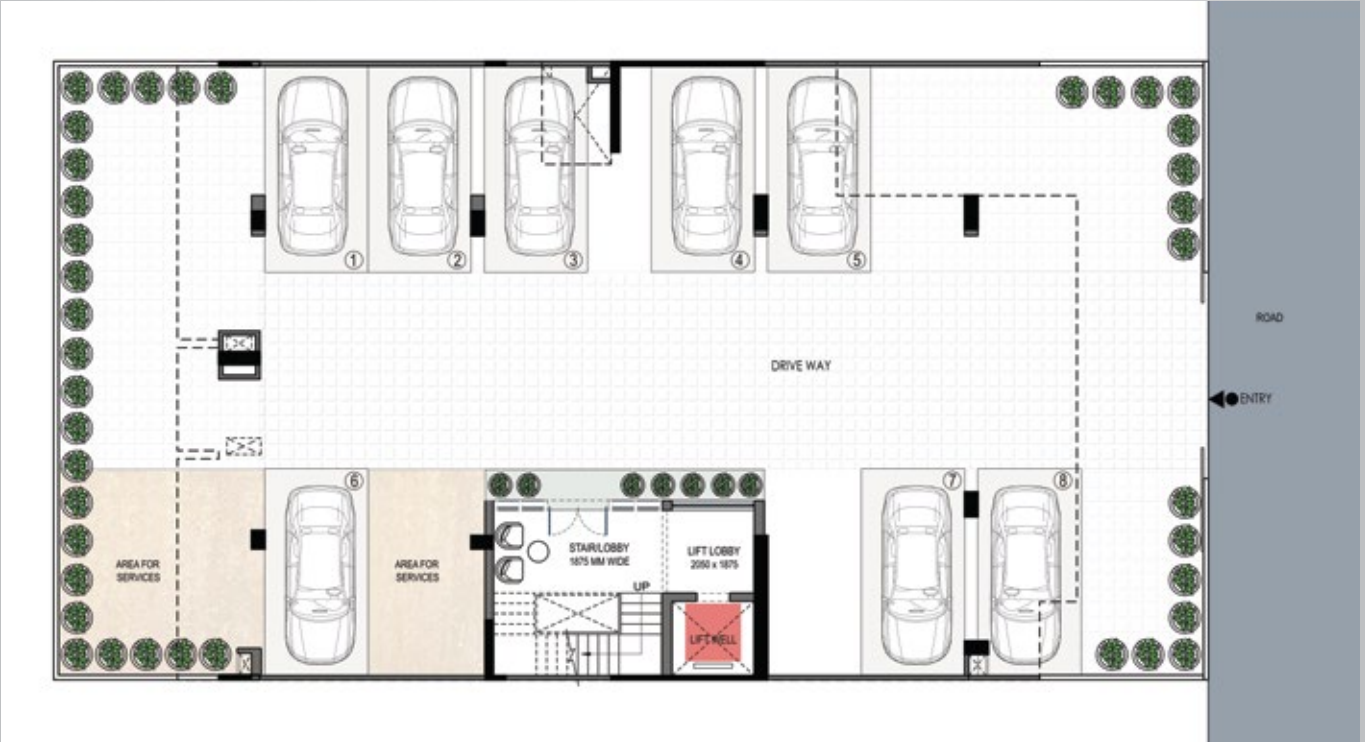
Floor plans

415.8 SQM plot (Stilt floor plan)



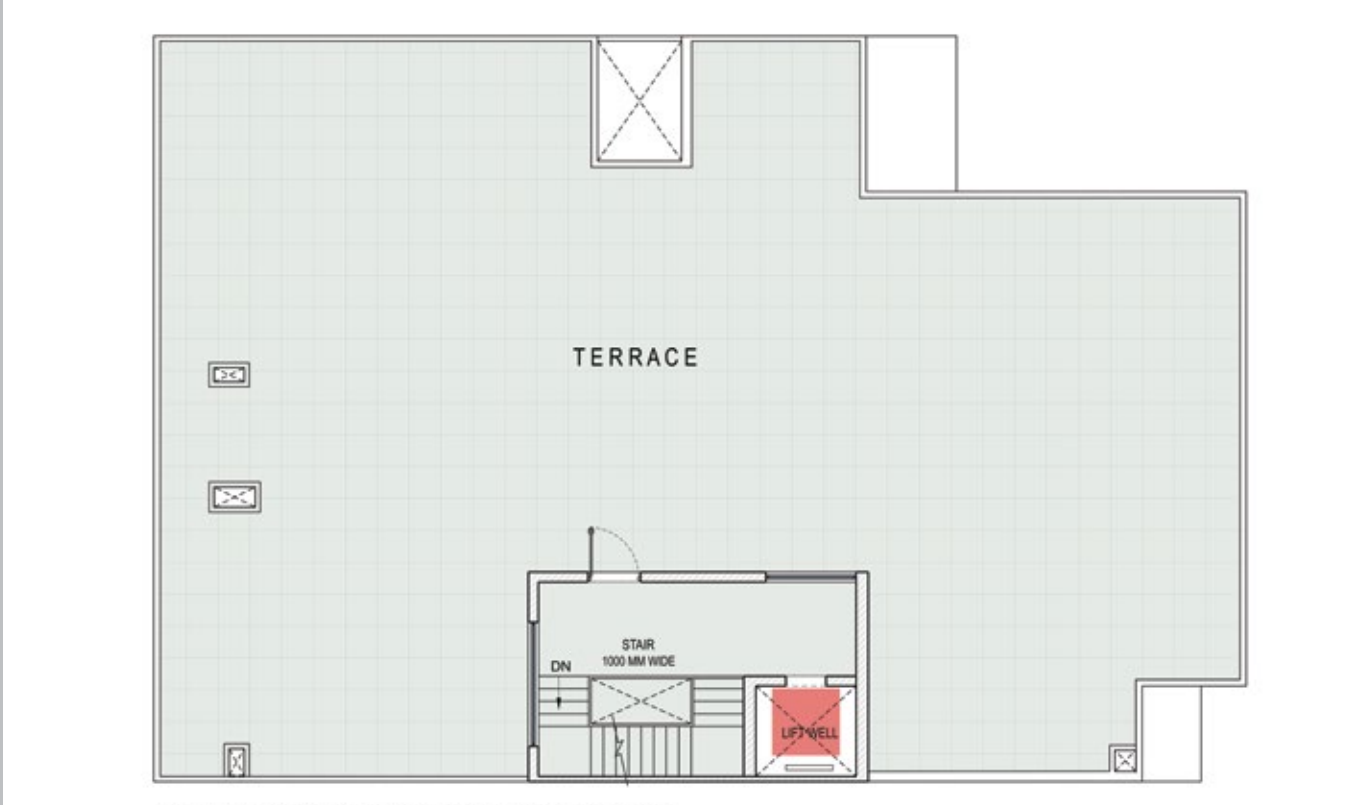
Floor plans

420 SQM plot (Stilt floor plan)



Floor plans

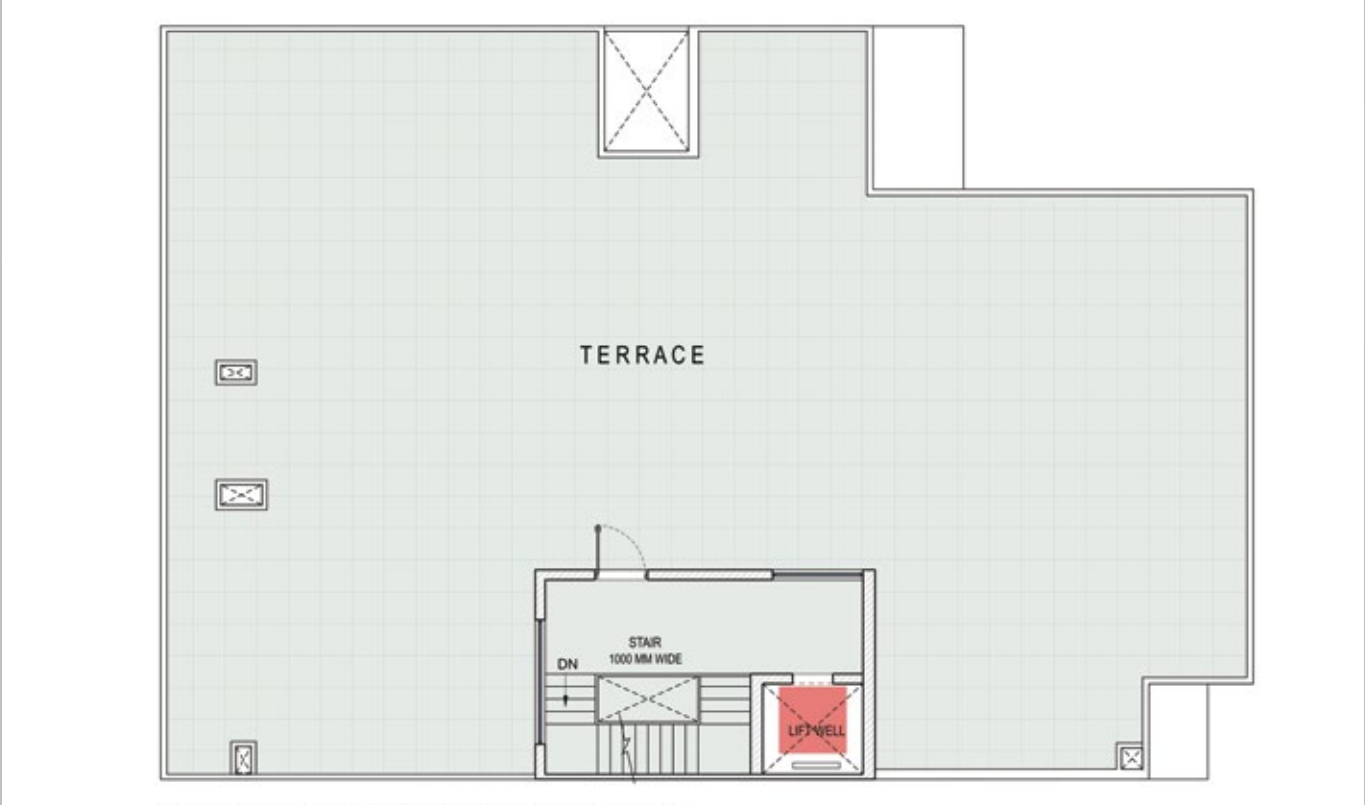
415.8 SQM plot (Terrace floor plan)



Note: Terrace and services on it are part of common areas.

Floor plans

420 SQM plot (Terrace floor plan)



Note: Terrace and services on it are part of common areas.

Siris Estate | HRERA Registration No. RC/REP/HARERA/GGM/421/153/2020/37
dated 16-10-2020|<https://haryanarera.gov.in> | Promoter - DLF Utilities Limited

Disclaimers:

****Specifications given are as filed with RERA. All specifications and amenities mentioned in this brochure/ advertisement/ promotional document are proposed specifications, amenities and facilities to be provided by the Company, as per approved plans.**

Information, images and visuals, drawings, plans or sketches shown in this advertisement and other promotional documents are only an architect's impression unless indicated otherwise.

The furnishings, fixtures and furniture etc., wherever appearing do not form a part of the standard offering.

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All layouts, plans, specifications, design, measurements and locations are actual, however the same are not to scale.

. Power backup load depending on allotted Unit. 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.

Taxes and statutory charges extra as applicable. Electricity Connection Charges, water connection charges, sewer connection charges and DG set charges extra.