

***DLF*** 



WITH A TREMENDOUS RESPONSE TO OUR PREVIOUS LAUNCHES OF  
INDEPENDENT FLOORS IN GURUGRAM AND ON PUBLIC DEMAND,

WE NOW BRING OUR NEXT LEVEL OF OFFERING  
IN A NEW PRODUCT CATEGORY

*Luxury  
Signature Residences*



# *Signature Residences*

AT DLF CITY PHASE IV, GURUGRAM

A network diagram with nodes and lines is visible in the background, consisting of several interconnected points and lines forming a complex web.

# LOCATION

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# DLF CITY PHASE IV



Not to scale

The background features a dark blue color with a faint, abstract network diagram. This diagram consists of numerous light blue circular nodes connected by thin, light blue lines, creating a complex web-like structure that spans the entire page. The nodes are of varying sizes and are distributed across the top and bottom areas, with some lines connecting them in a way that suggests a flow or relationship between different points.

# **SITE PLAN**

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# DISTANCE TO MAJOR LOCATIONS



## SCHOOLS

- American Montessori 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 Moulosari, DLF City Phase III - 4.8 Km



## RETAIL

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



## 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



# DISTANCE TO MAJOR LOCATIONS



## 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



## OFFICE SPACES

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



## RECREATION

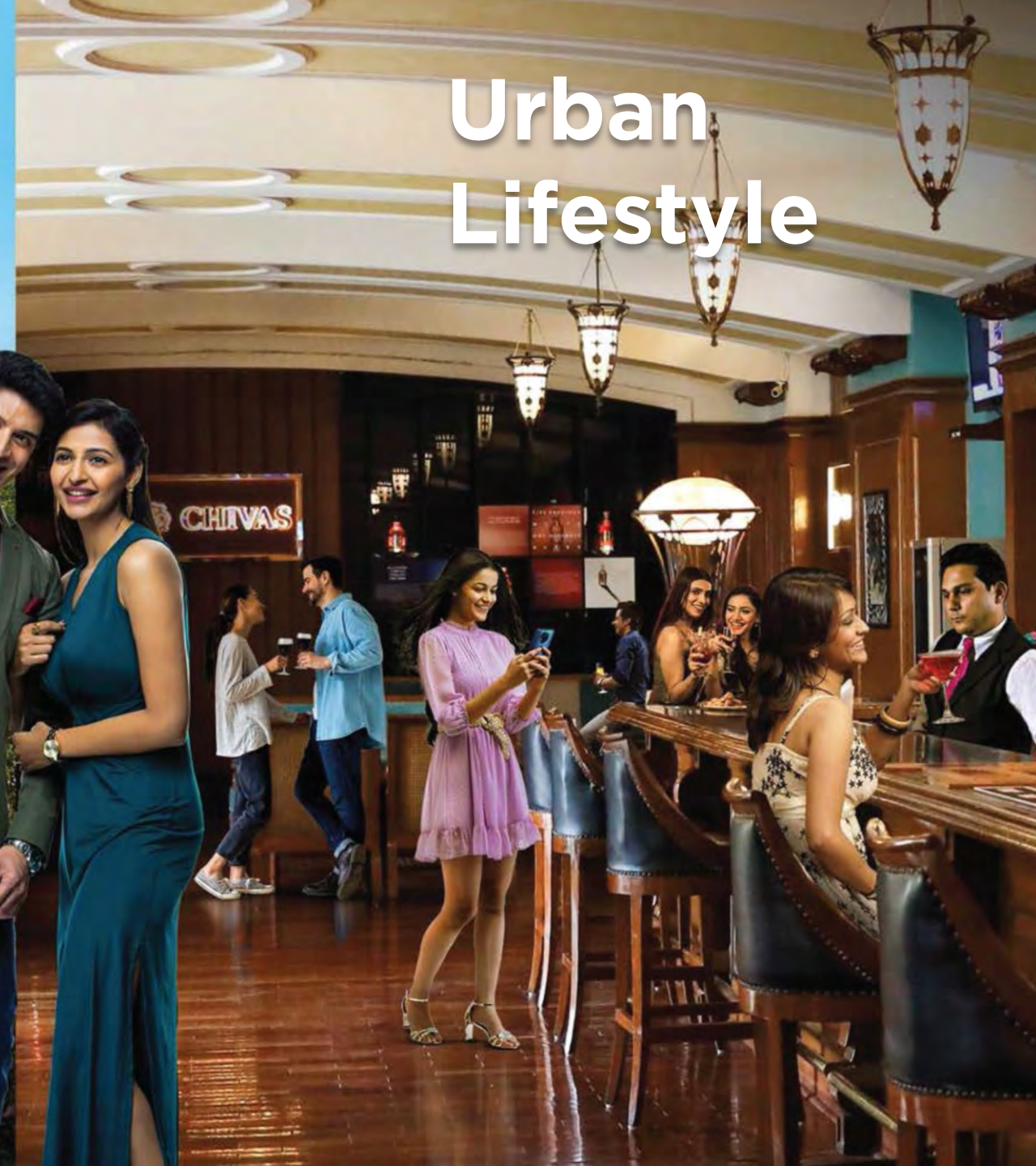
DLF Cyberhub - 2.8 Km  
Aravalli Biodiversity Park, Gurugram - 2.9 Km  
DLF City Club4, DLF City Phase IV - 3.2 Km  
DLF City Club3, DLF City Phase IV - 4.2 Km  
Horizon Plaza - 5.7 Km



**Independent  
Floors**



**Urban  
Lifestyle**





**Low  
Rise**



**High  
Life**





**Relax at  
leisure**



**Hop to  
fitness**





A man and a woman are walking together, smiling and looking at each other. The man is wearing a white shirt, a green jacket, and blue jeans. The woman is wearing a long, flowing orange dress. They are walking on a paved area. In the background, there is a modern apartment building with multiple floors, balconies, and large windows. The building is lit up from within. To the right of the couple, there is a busy city street at night. The street is filled with people walking, some carrying shopping bags. There are shops and buildings in the background, some with bright lights and signs. The overall scene is a mix of personal and social space.

**Personal  
Space**

**Social  
Canvas**





# ENHANCED SPECIFICATIONS

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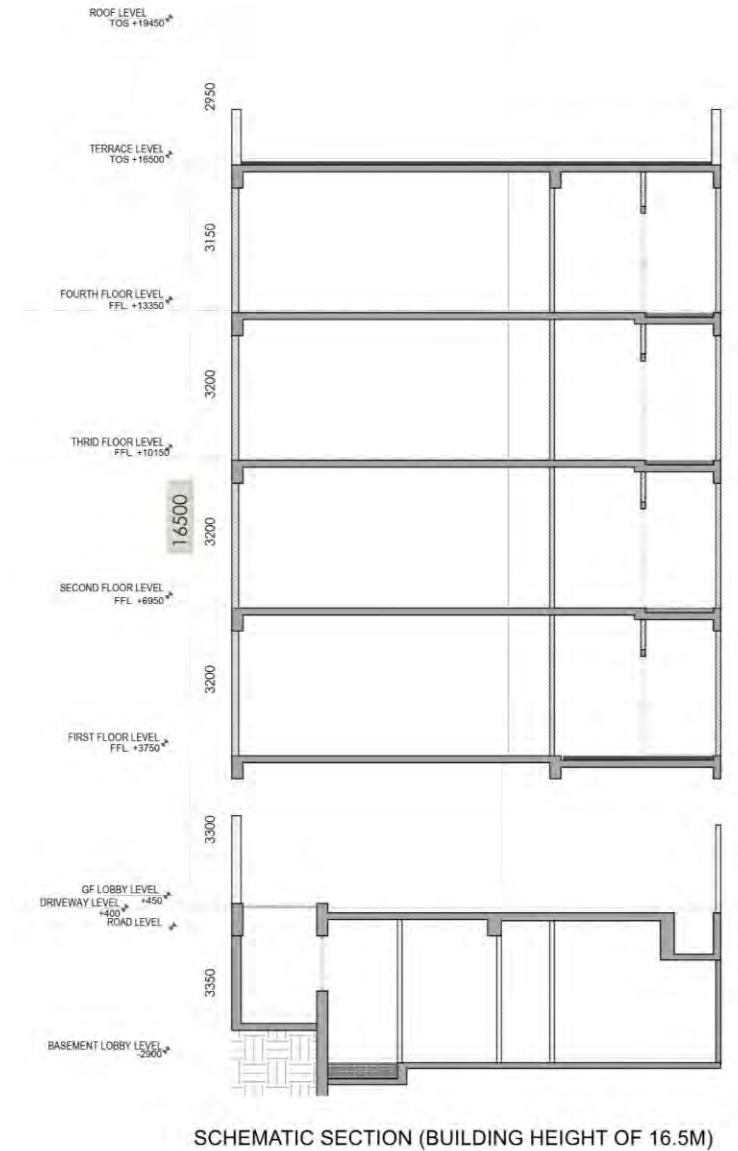


## ENHANCED FLOOR-TO-FLOOR HEIGHT UP TO 3.2 METERS

- Enjoy expansive living with higher floor heights
- Spacious interiors for a luxurious lifestyle
- False ceiling with cove lighting in living and dining area
- VRV/ VRF Air conditioning



Rendered Image



SECTION NOT TO SCALE

DISCLAIMER: LAYOUT CAN BE MIRRORED AS PER SPECIFIC LOCATION  
THE IMAGES ARE FOR ILLUSTRATIVE AND FOR INDICATIVE PURPOSES ONLY





## HOME AUTOMATION

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





## TERRACE GARDEN

- Unwind outdoors in your own terrace garden
- Host al Fresco parties with friends & family
- Relax amidst the terrace greens with your kids
- Spend playful time with your pets





## EXTERNAL LIVING SPACES

- Large running decks
- For Yoga and meditation or fitness activities
- Host house parties



## FULLY-FITTED KITCHEN

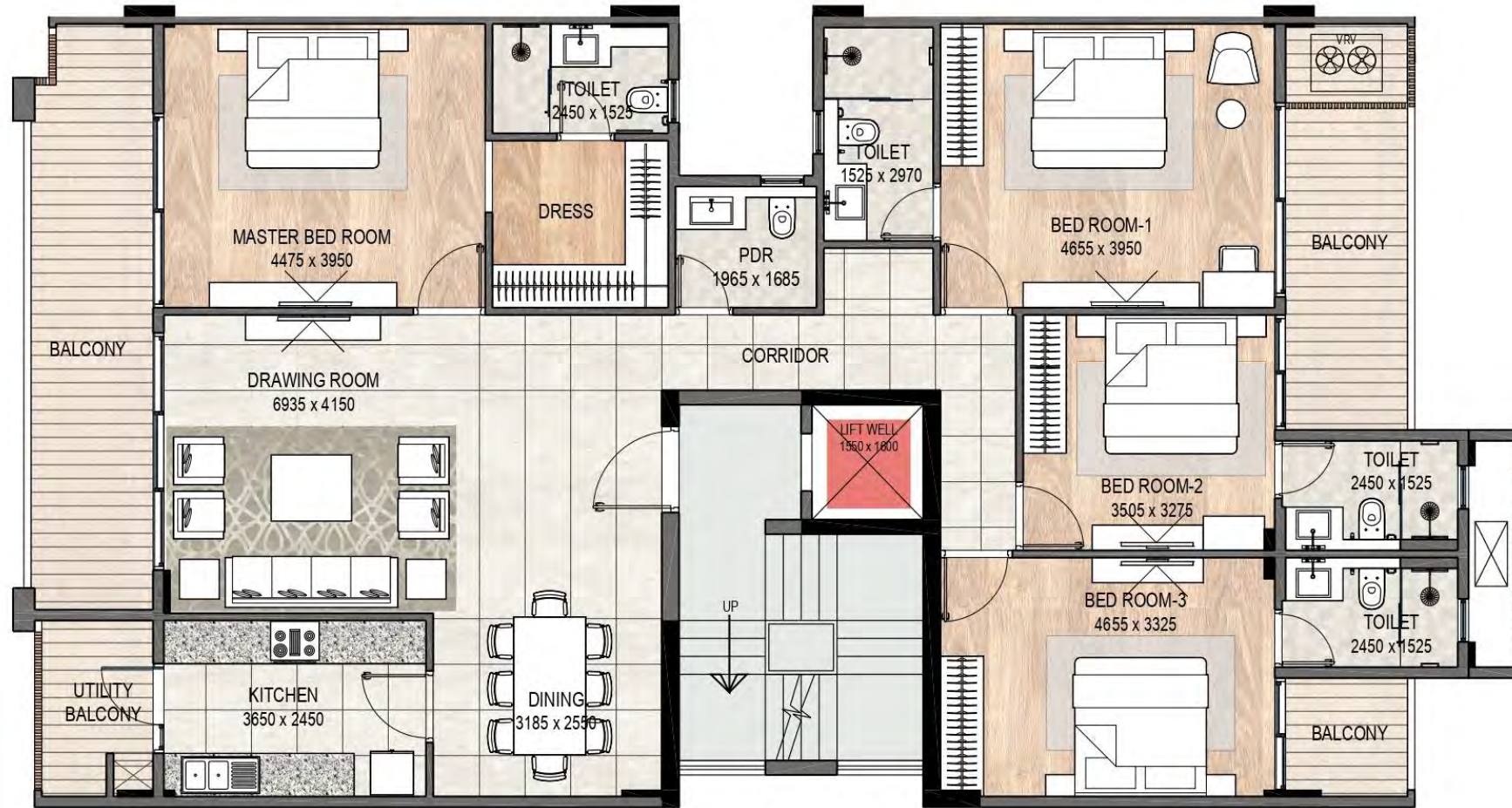
- Modular kitchen with hob, chimney, oven, microwave, dishwasher, refrigerator, washing machine (at balcony) of reputed make



# LAYOUT PLAN

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PLAN NOT TO SCALE

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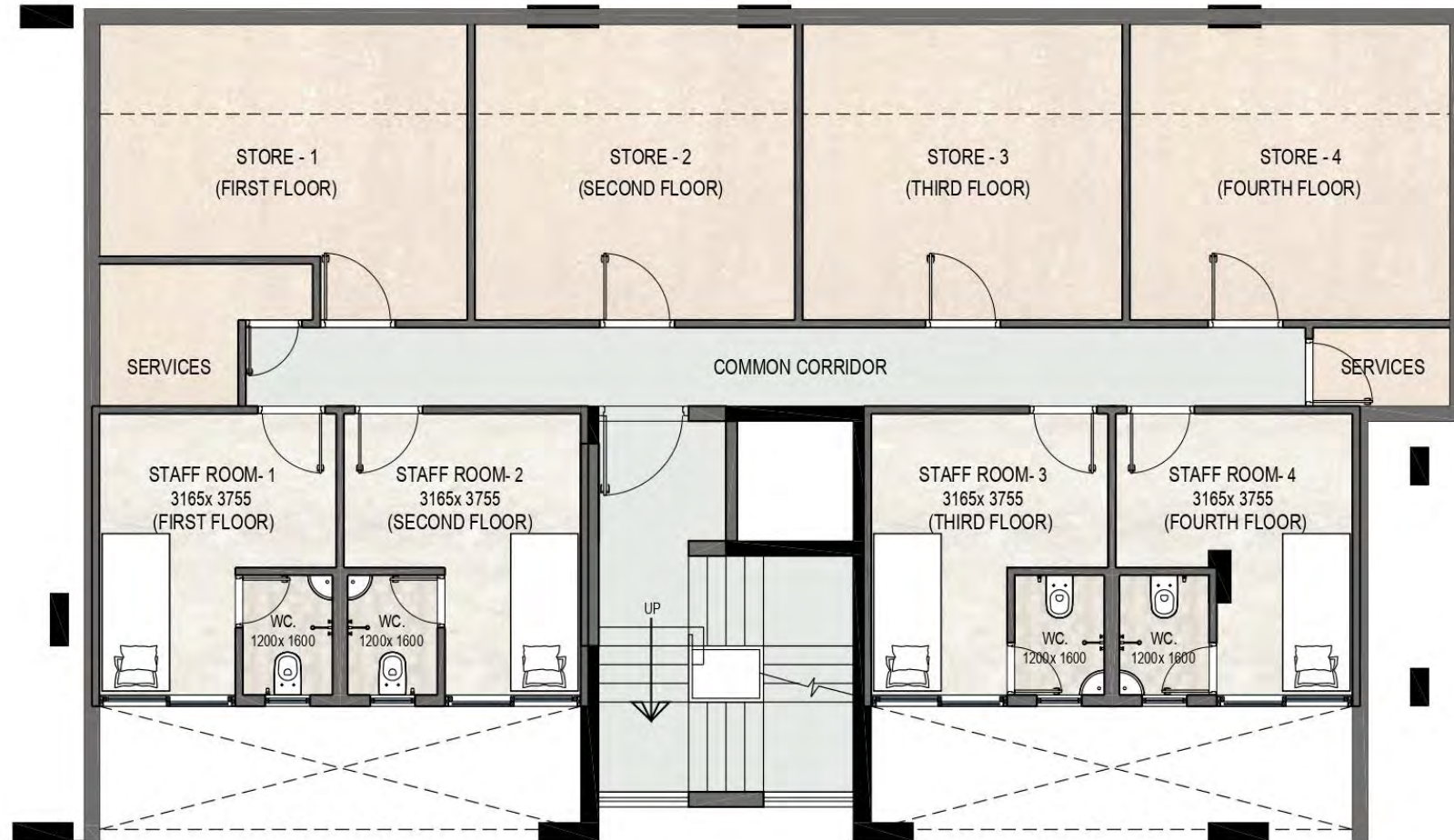
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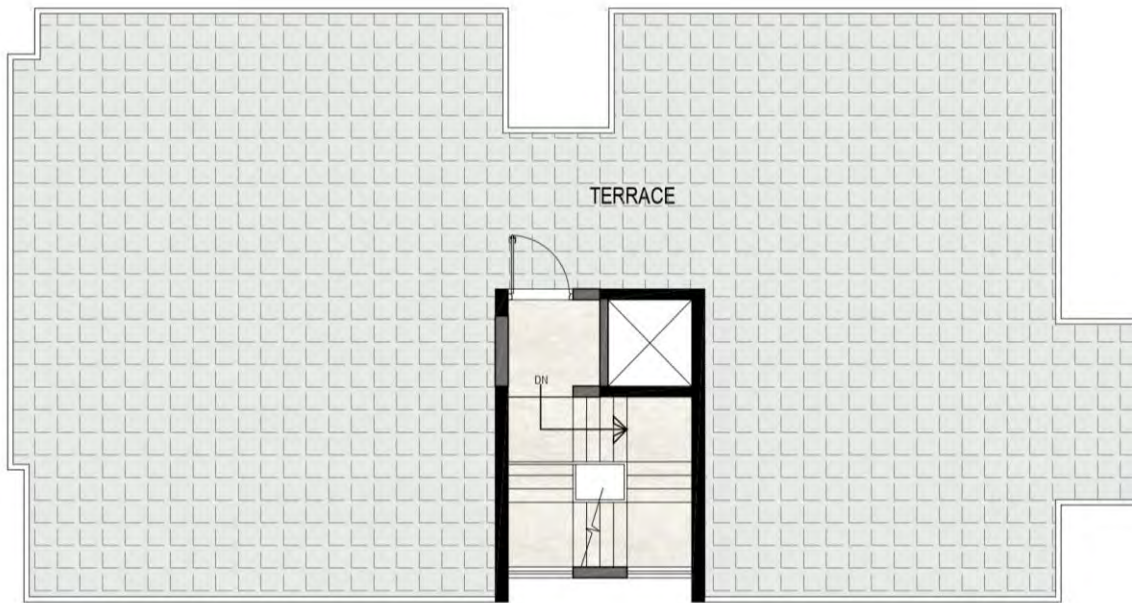


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**TERRACE PLAN**  
 DLF CITY FLOORS

- LEGEND**
-  POTTED PLANTS
  -  TERRAZO TILE/ CONCRETE/ INDIAN STONE
  -  ARTIFICIAL GREEN

PLAN NOT TO SCALE  
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A network diagram with blue nodes and lines is visible in the top and bottom corners of the page. The nodes are connected by thin lines, forming a complex web-like structure. The background is a solid dark blue color.

# PAYMENT PLAN

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## STANDARD PAYMENT PLAN

S.NO.	INSTALMENT DESCRIPTION	% DUE OF UNIT PRICE
1	Booking amount	10 lacs
2	Within 30 days of booking	10% (less booking amount)
3	Within 90 days of booking	15%
4	Upon completion of structure	25%
5	On application of OC	25%
6	On receipt of OC	15%
7	On offer of possession	10%
	<b>TOTAL</b>	<b>100%</b>

**NOTE:**

- a. Stamp duty and registration charges as applicable will be extra
- b. Down Payment Rebate at 8% shall be applicable on Unit Price
- c. GST as applicable will be extra on each instalment
- d. Holding Charges at the rate Rs. 10/- per sq. ft. per month (if applicable)
- e. Interest Free Maintenance Security deposit of Rs.1.25 lacs to be paid at the time of possession.





Actual Image

## **SPECIAL OFFER CLUB MEMBERSHIP\***

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 neighborhood - DLF Club4 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 air-conditioned ballroom and party lawns.

For those who seek the privacy of independent floor living, DLF Club4 offers the perfect balance with access to the benefits of community living close to home.

\*T&Cs Apply



Restaurant



Bar



Pool side



Gym





**Thank you**