





TO DLF SIXTYTHREE

THE ARBOUR

SECTOR 63, GURUGRAM



THE PRODUCT



25 ACRES

WITH JUST

5 TOWERS

~85% OPEN SPACE

* REPRESENTATIVE IMAGE ONLY. THE ACTUAL PRODUCT/DEVELOPMENT OF THE PROJECT SHALL DIFFER FROM THE IMAGE SHOWN ABOVE.

ONLY
TWO
APARTMENTS
TO A CORE

THREE DEDICATED
HIGH-SPEED ELEVATORS (3.5MPS)
FOR JUST 2 APARTMENTS



* REPRESENTATIVE IMAGE ONLY



4BHK + UTILITY

3.4 METERS

FLOOR TO FLOOR HEIGHT

**ULTRA SPACIOUS
LUXURY
APARTMENTS**

* REPRESENTATIVE IMAGE ONLY. ALL FITTINGS/FIXTURES SHOWN ABOVE ARE FOR REFERENCE ONLY AND DO NOT FORM A PART OF THE OFFERING.

MAJESTIC

3,600+ SQFT

(334+ SQMT)

TOWER LOBBY

**AIR-CONDITIONED LOBBY
WITH DESIGNER INTERIORS**



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(9'8")

~2.9+ METER

DEEP

DECKS

SPACE
KING SIZE

* REPRESENTATIVE IMAGE ONLY

MULTI-LAYER SECURITY SYSTEM

SHUTTLE ELEVATORS FROM THE

BASEMENT

ZONE – V SEISMIC STRUCTURE

SAFE COCOON



* REPRESENTATIVE IMAGE ONLY



30 METERS

TOWER TO TOWER DISTANCE

UNPARALLELED VIEWS

TOWERS POSITION DESIGN

PRIVACY AT ITS BEST

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3 CARPARKS

PER APARTMENT

EV CHARGING BAYS

AMPLE PROVISION FOR EV VEHICLES

PARK IN EASE

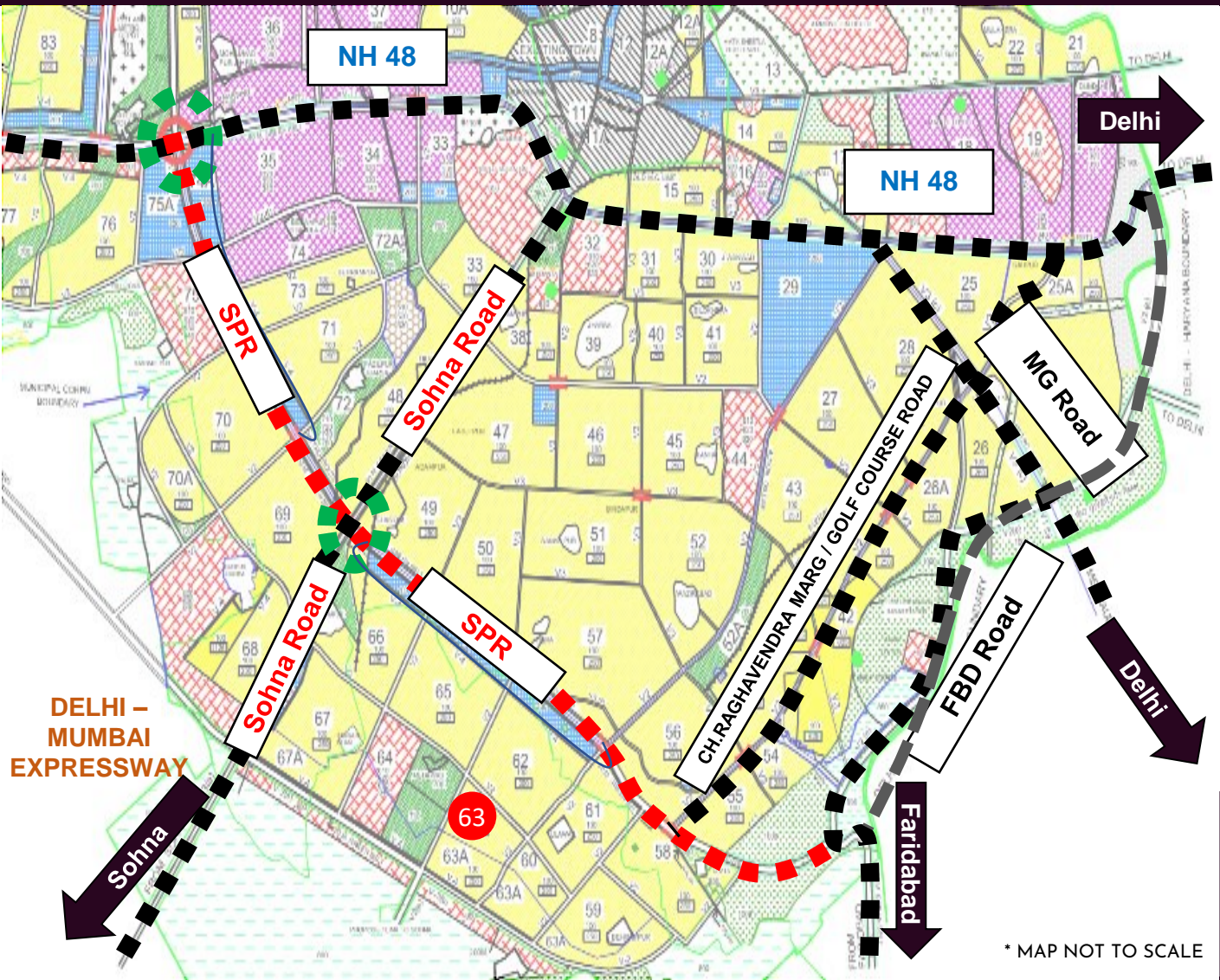


* REPRESENTATIVE IMAGE ONLY



INFRASTRUCTURE

REPRESENTATIVE IMAGE ONLY



REDEVELOPMENT OF 150M WIDE ROAD FOR 14.3 KMS STRETCH FOR DEVELOPMENT OF SIGNAL-FREE STRETCH

8 FLYOVERS (ON ALL JUNCTIONS), 1 UNDERPASS, 1 CLOVERLEAF (U/PASS & CLOVERLEAF BEING DEVELOPED BY NHAI)

TENDER VALUE ~800 CRS (AWARDED TO M/S KUNDU CONSTRUCTION COMPANY)

COMPLETION TIMELINE OF 3-4 YEARS

DESIGN LIFE: 30 YEARS

SOURCE: AS PER GOVT. SOURCES

SOUTHERN PERIPHERAL ROAD UPGRADATION

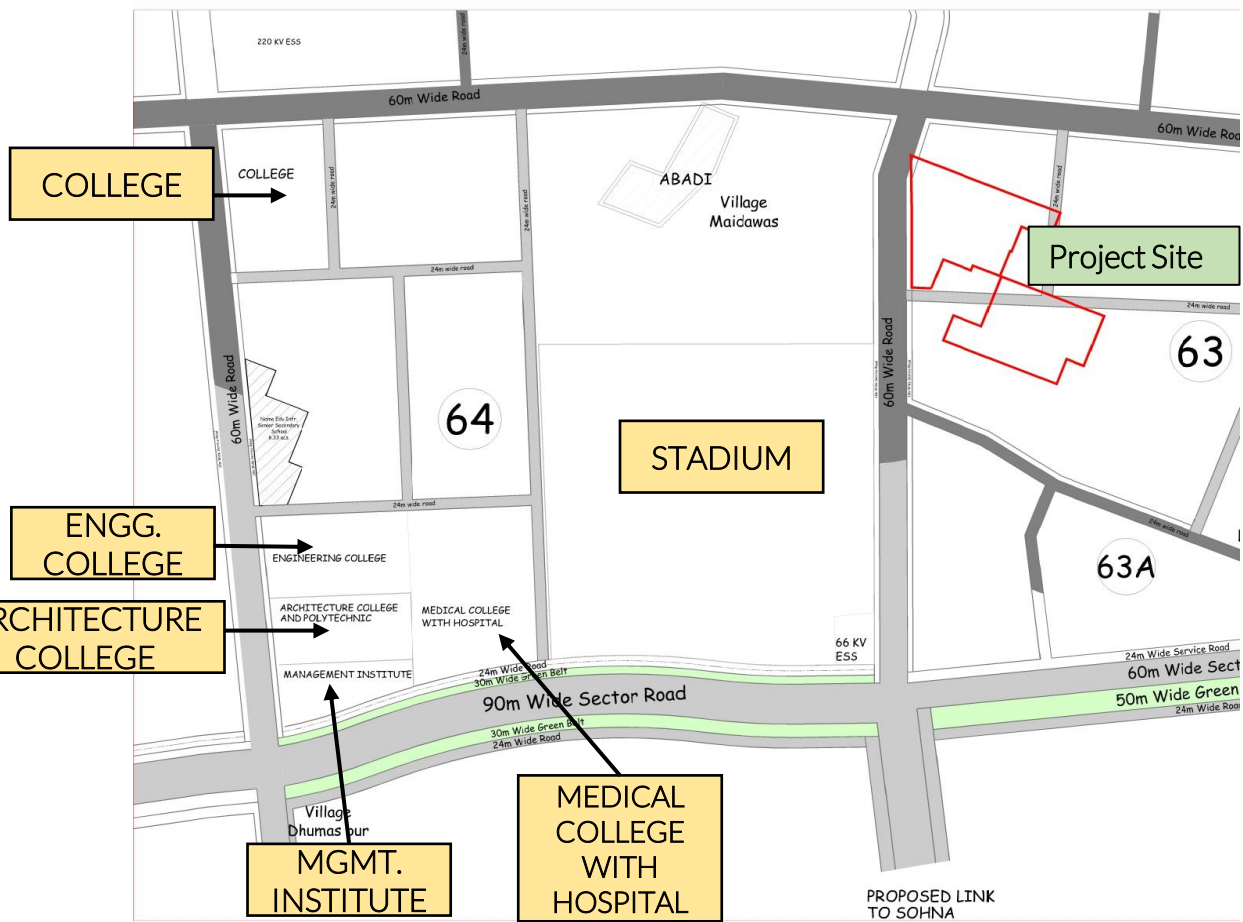
- SOUTHERN PERIPHERAL ROAD – 3.0 KM
- DELHI – MUMBAI EXPRESSWAY – 3.5 KM
- NH 48 – 10 KM
- CH. RAGHAVENDRA MARG / GOLF COURSE ROAD – 4.0 KM

* MAP NOT TO SCALE



SOUTHERN PERIPHERAL ROAD UPGRADATION

*ARTISTIC IMPRESSION OF THE PROPOSED DEVELOPMENT AS PER THE CURRENT GOVT. SCHEME



* MAP NOT TO SCALE

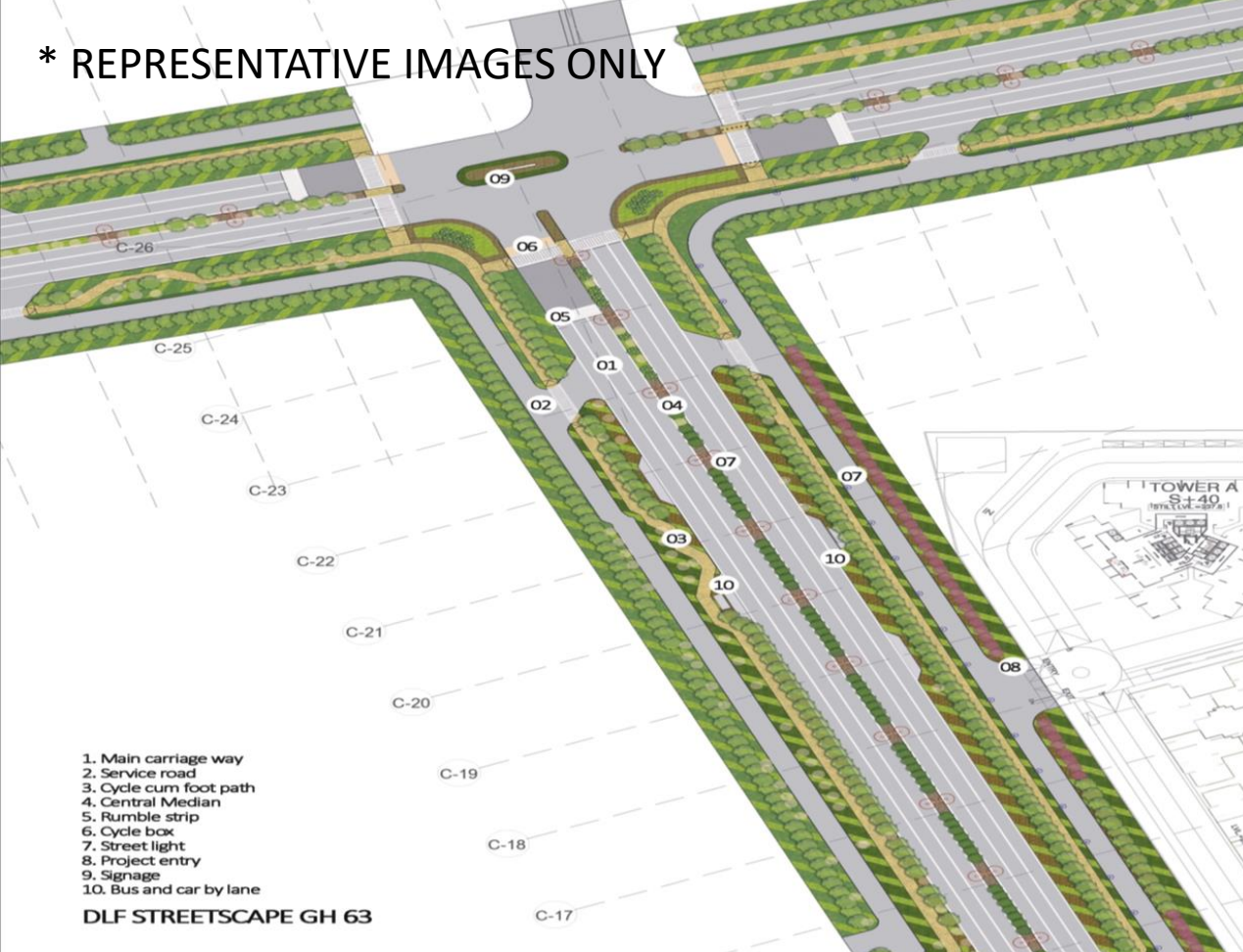
#	DESCRIPTION	~AREA (ACS)
1	NET PLANNED AREA	204.70
1.1	COLLEGE	17
1.2	STADIUM	97
1.3	ESS	3
1.4	MEDICAL COLLEGE WITH HOSPITAL	30
1.5	ENGINEERING COLLEGE	15
1.6	ARCHITECTURE COLLEGE & POLYTECHNIC	15
1.7	MANAGEMENT INSTITUTE	9
2	OPEN AREA (USAGES ANNEXED SEPARATELY)	240
3	POPULATION	9
TOTAL		454

SOURCE: AS PER APPROVED SECTORAL PLAN FROM DTP HARYANA

SECTOR 64

THE LARGEST SECTOR WITH OPEN SPACES, PUBLIC & SEMI-PUBLIC USE FACILITIES IN GURUGRAM

* REPRESENTATIVE IMAGES ONLY



1. Main carriage way
2. Service road
3. Cycle cum foot path
4. Central Median
5. Rumble strip
6. Cycle box
7. Street light
8. Project entry
9. Signage
10. Bus and car by lane

DLF STREETScape GH 63

MAIN CARRIAGEWAYS

SERVICE ROADS

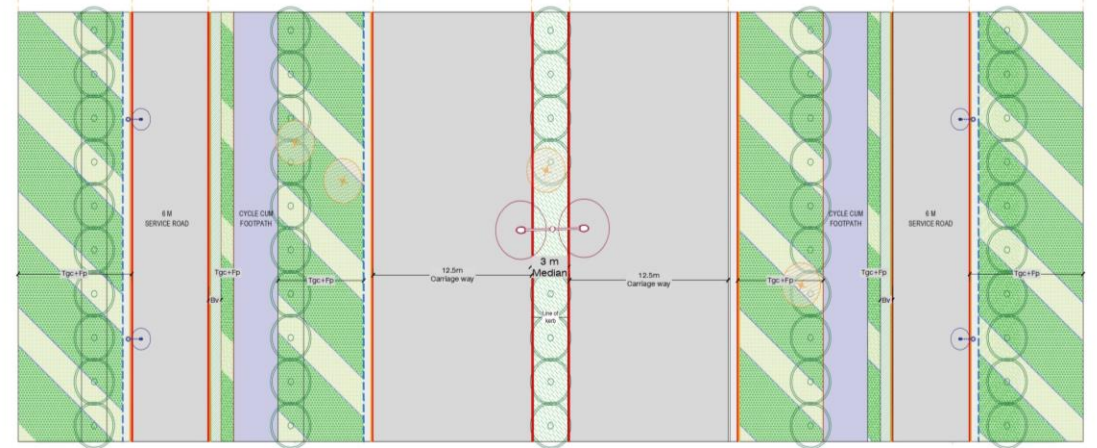
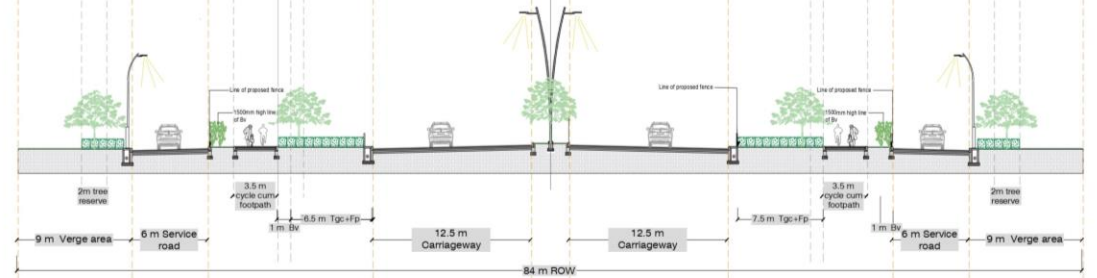
FOOTPATHS

CYCLE TRACKS

LAVISH GREEN BELTS

APPROACH ROAD

84M WIDE SECTOR ROAD



NOTE - 84M INCLUDES MAIN CARRIAGEWAY(S), CENTRAL VERGE, SERVICE ROAD(S), GREEN BELT(S), CYCLE TRACK(S)/FOOTPATH(S)

*M/s DLF Home Developers Limited | CIN - U74899HR1995PLC082458

Registered Office: 1st Floor, DLF Gateway Tower, R Block, DLF City Phase III, Gurugram-122002, Haryana

License No. 123 of 2012 dated 20.12.2012 | Project Area: 10.153 Hectares (25.087 acres) at village Maidawas at Sector 63 Gurugram, Haryana. Revised Building Plan Approval no. ZP-1524/AD (RA)/2023/2097 dated 20.01.2023.

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Specifications given are as filed with HRERA, Gurugram. The extent/ number/variety of the equipment/appliances are tentative and liable to change at sole discretion of the Promoter and shall be as per applicable law. *Taxes and statutory charges extra as applicable and terms and conditions apply.