

Sector 90, Gurgaon

A Royal Retreat in the heart of Gardencity.



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About DLF

DLF Homes is the oldest line of business for DLF and has been a pioneer in creating path-breaking housing infrastructure. DLF Homes has refined the term 'good living' with exciting options across a wide spectrum of home buyers.

DLF Homes has created some of the finest residential complexes combining the best of design, aesthetics, technology and architecture. It has successfully delivered over 10,000 apartments in housing complexes and over 3000 acres of residential development in Gurgaon.

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Luxury has a place in your life.

Regal Gardens is located in the heart of Gardencity. Luxury apartments that have been designed to complement your lifestyle. The entrance halls are air-conditioned and of double height.

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Luxury has a place inside your home.

Finished with imported marble, the living room is a sight to behold. Each square foot has been utilised to the maximum by the renowned architect Hafeez Contractor. Step into the balcony and you get a stunning view of the large central greens in most apartments.

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Luxury has a place in your inner sanctum.

It is the quietest corner of your house. And yet, air and sunlight jostle with each other for your attention. All master bedrooms have balconies. And most of them have a beautiful view of the large central garden.



Luxury has a place amidst the verdant greens.

At Regal Gardens, the focus was to create a green space that would define your lifestyle and stand the test of time. As more complexes get built in Gardencity, these verdant greens will always remain a distinctive feature.



Luxury has a place at the Regal Club

The soul of the complex is undoubtedly, the 13,000 sq. ft. sunken club. The club has been sunken partly to give the landscape more breathing space. Which means, it sits like a shining jewel amidst the crown that's the beautiful landscape.

Floor Plans

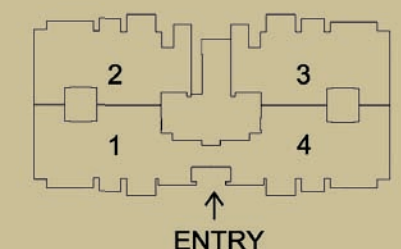
13



4BHK

3BHK

14



Variants of 3BHK



Tentative floor plans.
Plan not to scale.
Furniture and Cupboards are not part of standard apartment.



Site Plan

Regal Gardens was designed keeping royalty in mind. The bird's eye view gives an impression of open arms warmly enveloping an open space. The Mediterranean style architecture and landscape work together to create a masterpiece in Gardencity.

Proposed Specifications for 'REGAL GARDENS'

- For better safety, structure designed for the highest seismic considerations of Zone U for high rise structures, against Zone IU as stipulated by the Indian codes.
- Air Conditioned apartment excluding kitchen & toilet.
- Air Conditioned Entrance Halls on ground floor.
- Eco friendly environment with Rain Water Harvesting system to recharge aquifer, and use of treated water from STP for flushing and horticulture.
- Pre-heated water supply through Solar Water Heaters to Kitchens.

Living / Dining / Lobby / Passage

Floor	Imported Marble
Walls	Acrylic Emulsion paint on POP punning
Ceiling	Acrylic Emulsion Paint

Bedrooms

Floor	Laminated Wooden Flooring
Walls	Acrylic Emulsion paint on POP punning
Ceiling	Acrylic Emulsion Paint

Kitchen

Walls	Tiles upto 2' above counter & Acrylic Emulsion paint in balance area
Floor	Anti-skid Tiles
Ceiling	Acrylic Emulsion Paint
Counter	Made in Marble / Granite / Synthetic stone
Fittings / Fixtures	CP fittings, Double bowl single drain board SS Sink, Exhaust fan

Balcony

Floor	Terrazzo tiles / Terrazzo cast-in-situ/ Ceramic tiles
Ceiling	Exterior paint

Toilets

Walls	Combination of Tiles, Acrylic Emulsion Paint & Mirror
Floors	Anti-skid Tiles
Ceiling	Acrylic Emulsion Paint
Counter	Made in Marble / Granite / Synthetic stone
Fixtures/Accessories	Glass Shower-partition in toilets (7'Ht), Exhaust Fan, Towel rail / ring, Toilet paper Holder, Soap dish. All of standard make.
Sanitary ware/ CP fittings	Single Lever CP fittings, Wash Basin, Floor mounted / Wall-hung WC of Kohler / Roca / Duravit / Parryware or Equivalent make.

Plumbing

CPUC & UPUC piping for water supply inside the toilet & kitchen and vertical down takes.

Fire Fighting System

Fire Fighting System with sprinklers, smoke detection system etc. as per NBC norms

Doors

Internal & Entrance Doors Painted / Polished / frame with Painted/ Polished flush door / Moulded Skin shutters.

External Glazings

\Windows/External Glazing single glass unit with tinted / reflective and / or clear glass with powder coated Aluminum / UPUC Frames in habitable rooms and Aluminium / UPUC frames with clear/ Frosted Glass in all toilets.

Electrical Fixtures/Fittings

Modular switches of North West / Crabtree / MK or equivalent make, copper wiring and ceiling light fixtures in balconies.

Power Back-up

100 % DG Power back-up as mentioned below:-

a) 2 BHK	-	Not exceeding 5 KVA per apartment
b) 3 BHK	-	Not exceeding 6 KVA per apartment
c) 4 BHK	-	Not exceeding 7 KVA per apartment

DG Capacity shall be at 70% of load factor & 70% over-all diversity for apartments as well as for common areas

Security System

Secured Gated Community with access Control at entrances, CCTU in driveway of Parking Basements, Ground Floor & Basement Entrance Lobbies & inside the car of elevators, one intercom point in each apartment.

Lift Lobby

Lifts	Passenger and Service Elevators
Lift Lobby Floors	Combination of Granite /Marble/Tiles
Lift Lobby Walls	Combination of Granite/ Glass/ Acrylic Emulsion Paint on POP punning/ Textured Paint

Staircases

Floor	Terrazzo/Mosaic Tiles/Marble/Kota Stone
Walls	Flat oil Paint

Club Facility

Multi Purpose Hall with Banqueting Facility, Card Room, Pool Room, Table Tennis, Gymnasium with Modern Equipments, Massage room, Mini Home Theatre / A.U Room, Swimming Pool with Change Rooms, Kid's Pool.

Conversion Scale

1 ft = 304.8 mm

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipments/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.

