



**WHERE EVERYTHING IS REAL !!!**

Located in SECTOR-86







#### The right connection make all the difference

- Strategically placed and well connected with Delhi and Manesar
- Dwarka Expressway (Northern Peripheral Road) offers better connectivity to West Delhi and the Airport
- Southern Peripheral Road offers better connectivity to South Delhi & Faridabad
- NH8 offers smoother transit to Cybercity, Delhi & Manesar
- Easy access to Jaipur via Delhi-Jaipur Highway and Agra and Chandigarh via Kundli Manesar Patwal (KMP) Expressway
- Proposed Mass Rapid Transit System (MRTS) project from HUDA City Centre is going to bolster connectivity with the already established Metro network
- The proposed multi utility corridor will connect Manesar to Dwarka expressway and NH8 via Central Periphery Road

#### Distance Proximities:

- 35 minutes from Airport
- 5 minutes from IMT Manesar
- 25 minutes from newly proposed AllMS Hospital
- 20 minutes from DLF Cyber City via NH8
- 10 minutes from DLF Corporate Greens
- 5 minutes from proposed Gurugram University





# Excellent Road Connectivity

- NH-8 in less than 1KM
- Dwarka Expressway
- KMP Expressway
- Clover Leafs (Under Development)
- Central Peripheral Road
- RRTS in progress

## HOW NCR'S BIGGEST TRAFFIC JUNCTION ON NH-8 WILL LOOK

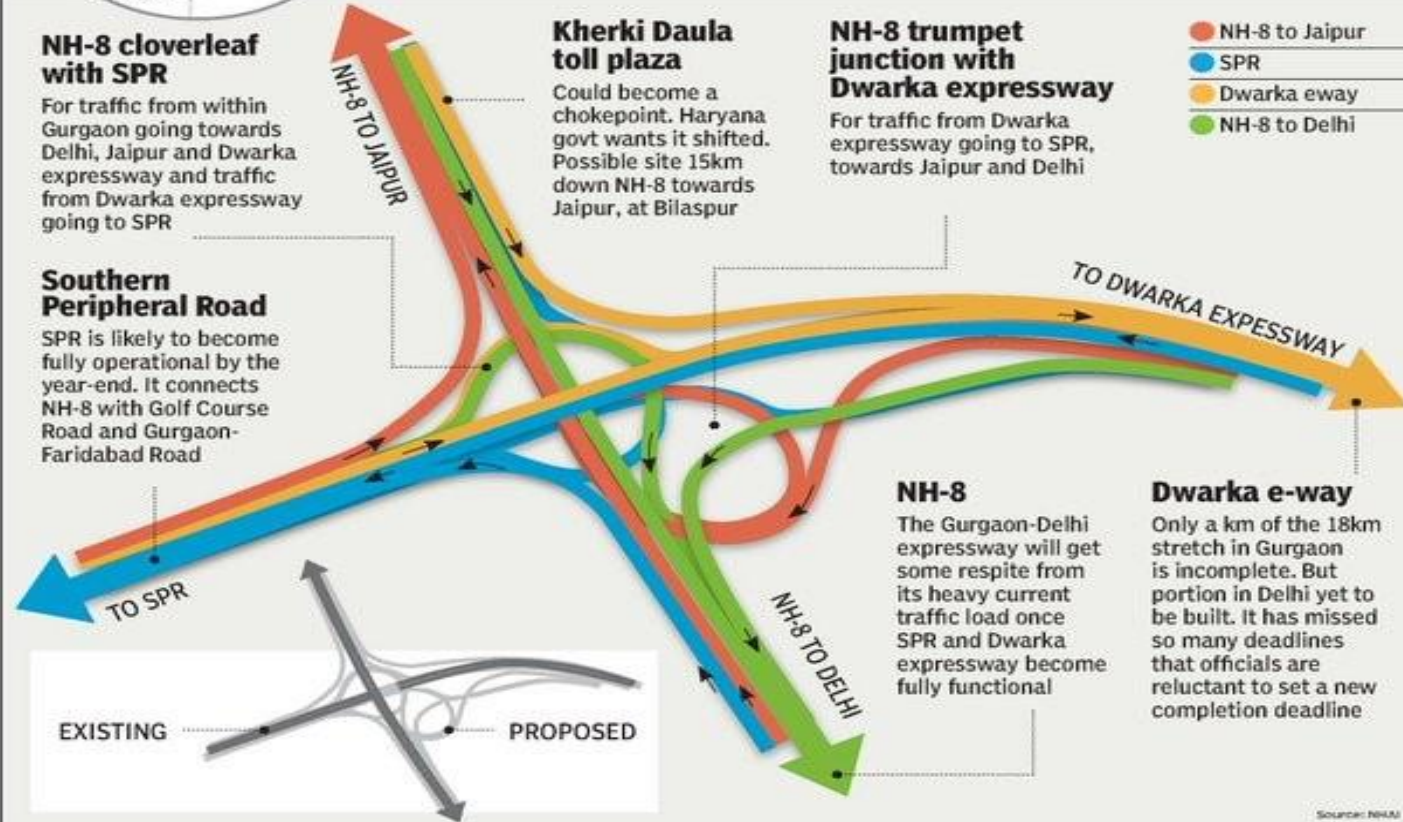


This point on NH-8, just before the Kherki Daula toll plaza in Gurgaon, is where a mega junction of 3 highways will come up – Dwarka expressway, Southern Peripheral Road and NH-8 itself

NHAI will build a network of roads and flyovers at this junction for signal-

free traffic. An estimated 1.5 lakh cars are likely to pass just between SPR & Dwarka expressway every day when they are fully operational

Status: A detailed project report (DPR) has been ordered, after which a cost estimates and a deadline will be announced





# KEY HOT-SPOTS



## Retail/Entertainment

- Pizzahut
- KFC
- Bikanerwala
- Reliance Smart
- Haldiram
- Inox
- Gianis
- Harish Bakery

## Schools/Universities

- St. Xaviers – 5Mins
- Maitrikan – 5 Mins
- DPS (Sec 84) – 10Mins
- MDI University – 15 Mins
- Gurugram University – 10 Mins
- Amity University – 10 Mins

## Key Locations

- Cyber City – 30 Mins
- Cyber Hub – 30 Mins
- Airport – 35 Mins
- Manesar IMT – 10 Mins
- Sector 29 – 25 Mins

## Hospitals

- VPS Rockland Hospital (Manesar) – 10 Mins
- Medicity Medanta – 25 Mins
- AIIMS (Badsa) – 15 Mins

the sky court

Luxury Homes at DLF Gardencity

# KEY HOT-SPOTS



## Banks

- Axis Bank
- Kotak Mahindra Bank
- ICICI Bank
- HDFC
- SBI Bank
- PNB Bank

## Hotels

- ITC Grand Bharat
- Hyatt Residency
- Apno Ghar
- Karma Lake Lands
- Heritage Manesar

## Golf Courses

- ITC Classic
- Karma Lake Lands
- Tarudhan Valley
- Manesar Golf Club

## Office Spaces

- TCS
- DLF Corporate Greens
- Google
- American Express – Under Development
- Bestech Cyber Pak

the skyecourt

Luxury Homes at DLF Gardencity



# About the Project

- The skycourt is nestled within the heart of Gardencity development featuring Mediterranean architecture inspired by Spanish Renaissance design.
- It is strategically located just off the Multi Utility Corridor which is directly connecting to Dwarka Expressway and Central Periphery Road
- The Skycourt is a large complex divided into 2 residential complexes, each with a dedicated pool, fitness center, kids' play area and parking
- Well manicured gardens and green vistas have been designed by award winning landscape designer Mr. Paul Friedberg





# About the Project

- Total Land Area - 12.98 Acres
- No. of Towers - 10 Towers (A,B,C,D,E,F,G,H,J,K)
- No. of Apartments - 674 Apartments
- Apartment per floor - 4
- Designed by leading architect of India – Hafeez Contractor, a standout Mediterranean design
- 13k sqft of well appointed and dedicated club house
  - Private movie theatre, Multipurpose Hall
  - Pool Table, Table Tennis, Cards Room
  - Library, Fully functional restaurant with in house dining options

# SITE LAYOUT

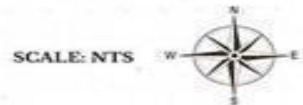


**LEGEND:**

- 1. MAIN ENTRANCE
- 2. GARDEN
- 3. SWIMMING POOL
- 4. TENNIS FIELDS
- 5. KIDS PLAY AREA
- 6. NURSERY SCHOOL
- 7. COMMUNITY CENTER
- 8. EWS
- 9. SERVICE AREA



**DLF GARDEN CITY  
SECTOR-86, GURGAON**





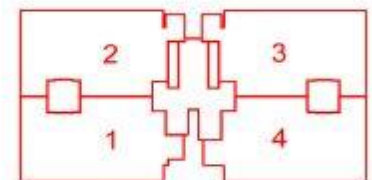
# APARTMENT LAYOUT



APARTMENT RANGE FROM 1896 - 1931 SQ.FT (176.175 - 179.399 SQ.MT.)

Note:

- \* Plan not to scale
- \* Furniture & cupboards are not part of standard apartment



↑  
ENTRY



# FEATURES IN PROJECT

the skycourt

Luxury Homes at DLF Gardencity







## **Biggest entrance hall in New Gurugram**

Flawlessly adorned with Botticino & Light Emperador marble flooring, wallpapers, and artefacts







Let's party up here!

**2000 sqft**

spacious rooftop terrace amidst  
greenery & beautiful landscape



Terrace Gardens  
in all Towers

Luxury Homes at DLF Gardencity





**Kids Play Space**  
Happiness is playing  
all day long  
#InTheDetails





Enjoy fresh air amidst  
**3.5 Acres**  
of green landscape







**Around 100**  
planters in and around  
our complex  
#InTheDetails





➤ **Grand Water Falls  
at all tower drop-  
offs**

the skycourt

Luxury Homes at DLF Gardencity





**2 swimming Pools in  
the project**







Actual Image

### At The Skycourt - everything shines brighter

A strong and powerful Mediterranean Style Architecture with a plethora of lifestyle amenities for your leisure time in the stylish precincts of The Skycourt. Strategically placed amenities like 2 gymnasiums, 2 swimming pools, 2 tennis courts, kids play area and the exclusive Skyclub offers you a host of leisure, recreation and socializing zones.



Actual Image



Actual Image

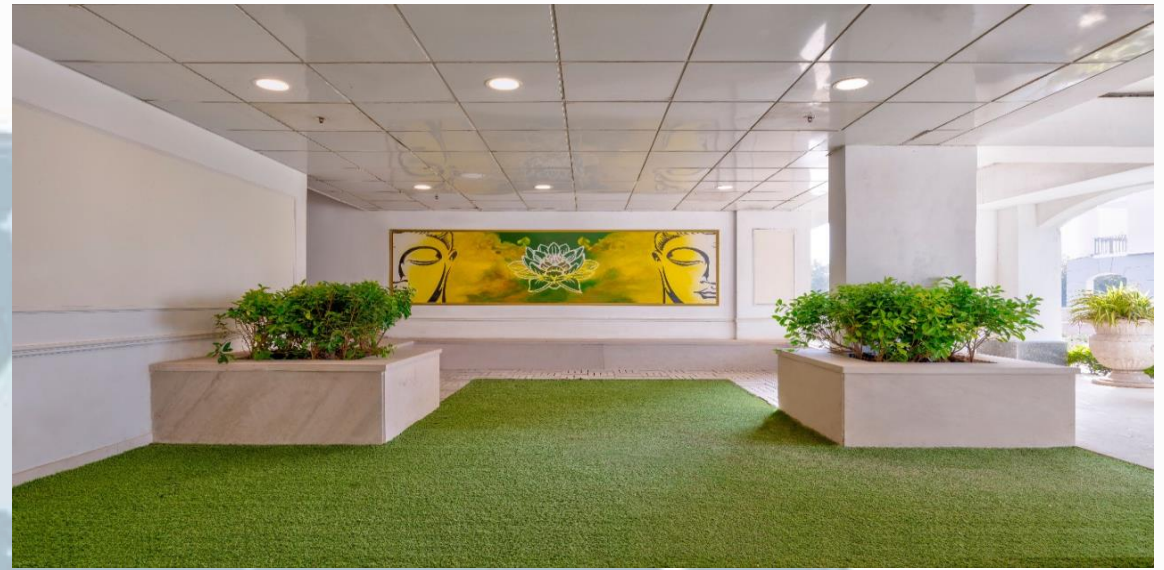


Actual Image

### Tranquil and serene spaces that let your mind relax

The verdant outdoors with 25 water bodies and manicured greens, beckons you into a variety of activities - nature appreciation walks, a refreshing swim, and more.





# Recreated Stilt Areas

Luxury Hom





- **Grand airconditioned entrance lobbies**
- **Crema Marfil and Burberry beige marble are used in entrance lobbies**
- **Designer chandeliers in entrance lobbies**







Actual Image

## Key Features



Strategically Located  
Site Area – 12.958 Acres



Mediterranean Style  
Architecture



Elegant Landscaping by  
Landscape Architect  
Paul Friedberg



24\*7 Security,  
Reception Cameras



Piped Gas Line



Large Outdoor Decks  
for Sit-outs



Ample Parking Space



Fully Air-conditioned  
Apartments



Solar Water Heaters  
for Kitchens



Round the Clock  
Power Backup



Actual Image





## **Modern Amenities in a natural setting**

- **Safety & Security: Zone V structure designed for the highest seismic considerations against Zone IV as stipulated by the Indian codes**
- **Environment friendly: Rain Water Harvesting System to recharge aquifer, and use of treated water from STP for flushing and horticulture.**
- **Piped Gas Line**
- **Solar Water Heaters for Kitchen**
- **Air conditioned entrance Lobbies**





# **DOUBLE FEATURES AND FACILITIES FOR A WORLD-CLASS LIFESTYLE**

## **SPORTS**

**2 GYMNASIUM | 2 BASKETBALL COURTS | 2 TENNIS COURTS |  
2 TABLE TENNIS | 2 BADMINTON COURTS | 2 CRICKET PITCH |  
2 SWIMMING POOL | 2 YOGA ROOM | 2 Billards Table**

## **LEISURE**

**AV ROOM | RESTAURANT | PATHWAY COVERED BY  
TRELLISES | COMMUNITY SHOPPING CENTRE | 25+  
FOUNTAINS | USABLE STILT AREAS | BANQUET HALL |  
CRECHE | CARDS ROOM | LIBRARY |**







# **SPECIFICATIONS**

## the skycourt

Luxury Homes at DLF Gardencity





## **LIVING/DINING/LOBBY/PASSAGE**

- **FLOOR** - Imported marble (Omani)
- **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
- **WARDROBES** - Modular wardrobes of standard make in bedrooms



# Kitchen

- WALLS - Tiles up-to 2' above counter and acrylic emulsion paint in balance area
- FLOOR - Anti-skid tiles
- CEILING - Acrylic emulsion paint
- COUNTER -- Made in granite
- FITTINGS/FIXTURES - CP fittings, double bowl single drain SS sink, exhaust fan
- KITCHEN APPLIANCES - Modular kitchen with hob, chimney, microwave, refrigerator, washing machine of reputed manufacturer and make



## **BALCONY**

- **FLOOR -- Ceramic tiles**
- **CEILING - Exterior paint**

## **TOILETS**

- **WALLS – Combination of tiles, acrylic emulsion paint and mirror**
- **FLOORS – Anti Skid Tiles**
- **CEILING - Acrylic emulsion paint**
- **COUNTER – Made in marble/granite**
- **FIXTURES/ACCESSORIES - Glass shower-partition in toilets (7' ht. ) of part width, under counter cabinet, exhaust fan, towel rail/ring and toilet paper holder. All of standard make.**
- **SANITARY WARE/CP FITTINGS - Single lever CP fittings, wash basin, floor mounted/wall-hung WC of Roca/ Duravit/parryware or equivalent brand**





# PRESENTING DEAL OF THE YEAR!!



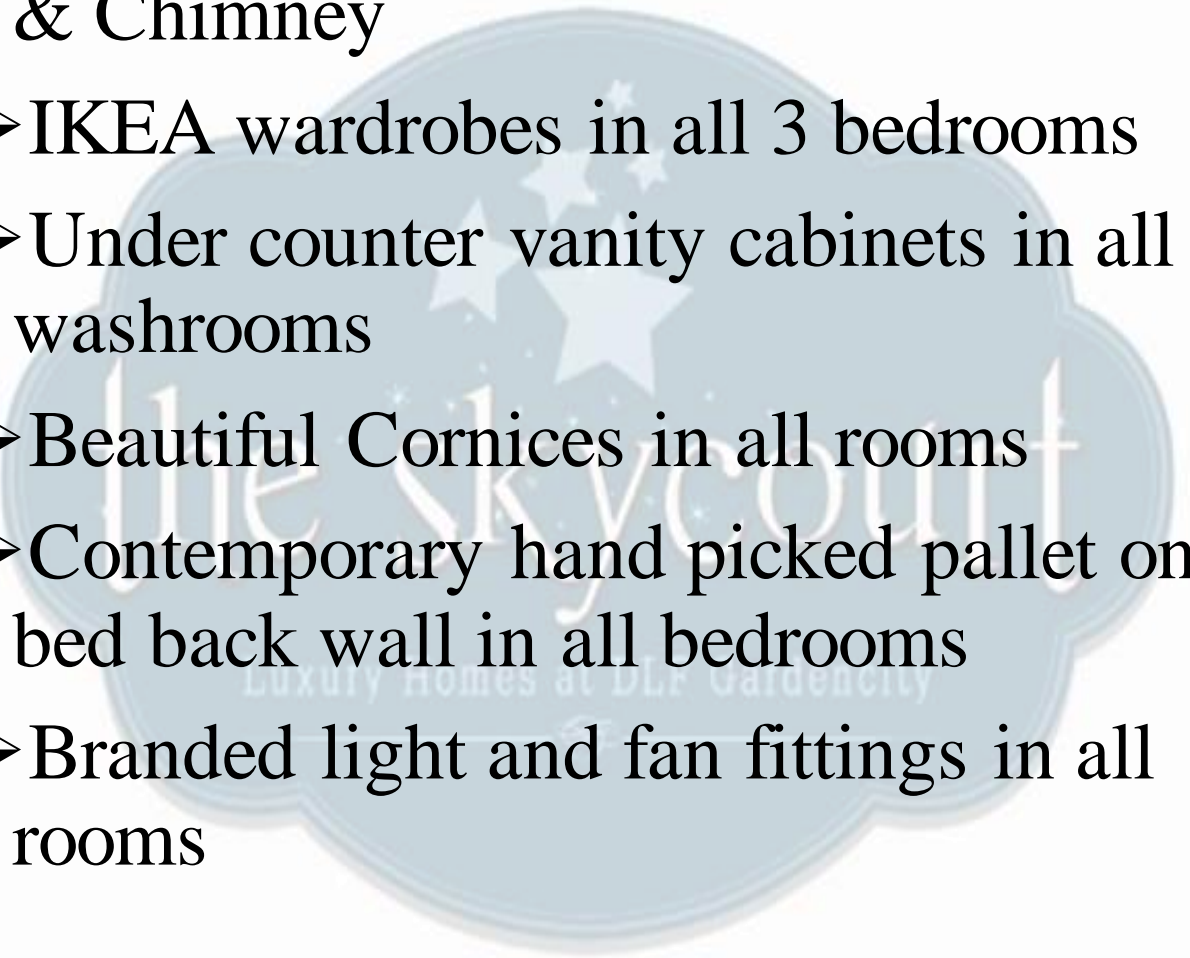
- World-class modular kitchen with SIEMENS hob and chimney
- IKEA wardrobes in all 3 bedrooms
- Under counter vanity cabinets in all washrooms
- Beautiful cornices in all rooms
- Contemporary hand-picked pallet on bed back wall in all bedrooms
- Branded fans and light fittings in all rooms

**HASSLE FREE MOVE-IN @ Zero Additional Cost\***

\* Similar BSP

## DEAL OFFERINGS

- Modular Kitchen with Seimens Hob & Chimney
- IKEA wardrobes in all 3 bedrooms
- Under counter vanity cabinets in all washrooms
- Beautiful Cornices in all rooms
- Contemporary hand picked pallet on bed back wall in all bedrooms
- Branded light and fan fittings in all rooms



# OFFERING IN APARTMENT



- **Energy efficient split air conditioners in apartment from Daikin (5nos)**
- **Best in class Flooring: Imported marble (Omani) in living and dining area and wooden flooring in all rooms**
- **Modular Wardrobes: All the bedrooms are fitted with modular wardrobes from IKEA**
- **Modular & fully functional kitchen: Modular kitchen with hob, chimney, microwave, washing machine, and refrigerator from Siemens and other top brands**
- **Sanitary fitting is from ROCA and CP fittings from Kohler**







the skycourt

Luxury Homes at DLF Gardencity

**Sample Apartment  
Pictures !!!**







**FIRE YOUR IMAGINATION**







**TRANQUIL AND SERENE SPACES**









**PLACES THAT RELAX YOUR MIND**









**WHERE EVERYTHING SHINES  
BRIGHTER**







# Price List & Payment Plan

AREA (sqft.)	PLC (%)	BSP (psqft)	Total Cost Under DP (crs)
1929	10.0	8900	1.52
1929	17.5	8900	1.65

On Booking	7.5 Lacs
Within 2 months from the date of booking	10%
Within 6 months from the date of booking	15%
Within 24 months from the date of booking / on possession	75%
* Basic Cost = Basic Sale Price + Parking	
** PLC = Preferential Location Charges	

\*\*\* TPR = Timely Payment Rebate

Note -

- 1.) If customer pays 4th installment of 75% in 6 months, Down Payment Rebate will be @10%.
- 2.) Early Payment Rebate @10% p.a. will be applicable, provided:
  - (i) The installment due is fully paid and
  - (ii) Installments are paid minimum 90 days in advance.
- 3.) GST as applicable
- 4.) TPR 750 psf. will be subject to timely payment & timely possession.
- 5.) IBMS payable to Resident Welfare Association.

# Why to buy with DLF?

## Ecosystem by DLF

- Round the Clock Security Services
- Shuttle Services covering the major drop zones of Gurgaon
- Doctor's Room
- 24\*7 Ambulance Facility
- Quick Response Team
- International Property Management Partners.

## LEASING ASSISTANCE

- We have a dedicated Leasing team to take care of your investment and to make your work easy.



# INITIATIVE BY DLF FOUNDATION

## #DLFCARES

CMO Haryana

3 hrs · 🌐

DLF Estate Developers Limited के निदेशक श्री रोहित शर्मा ने आज मुख्यमंत्री श्री Manohar Lal से भेंट कर #HaryanaCoronaReliefFund हेतु 5 करोड़ रुपये का चेक प्रदान किया।  
#IndiaFightsCorona



विनय प्रताप सिंह, भा.प्र.से.  
VINAY PRATAP SINGH, I.A.S.



आयुक्त, नगर निगम, गुरुग्राम  
Commissioner,  
Municipal Corporation, Gurugram

D.O. No. CMC/11941

Dated 06.04.2020



*Municipal Corporation, Gurugram thanks DLF Foundation, Gurugram for supporting District Administration, Gurugram by providing meals to poor and needy migrant labour during COVID-19 pandemic lockdown.*

*Your generous contribution towards this noble cause has helped thousands of those who needed food to sustain themselves during COVID-19 lockdown. Looking forward to further constructive engagements for similar social causes.*

*Vinay P. Singh*

(Vinay Pratap Singh, IAS)  
Commissioner,  
Municipal Corporation,  
Gurugram,



# Initiative by DLF Foundation

## #DLFCares



- DLF Foundation will ensure distribution of more than 27 lakh meals to slum dwellers and stranded migrant workers in Manesar, Gurugram, Noida and Delhi:
- Till date Cooked Meals have been served to 2,80,750 persons and dry rations equivalent to 24,24,800 meals are in the process of being supplied
- DLF donates 75,000 masks and 3 lakh gloves, Sanitizer to District Administration in Gurugram and Noida
- DLF contributes Rs. 5 crores to the Chief Ministers Relief Fund, Haryana
- DLF Foundation is also providing Medical Relief and Safety Equipment to the District administration for distribution to those in need. The Foundation has provided 75,000 face masks, 3 lakh examination gloves, full body suits and sanitizers to the district authorities in Gurgaon, Noida and Chennai.
- In addition a sum of Rs. 50 lacs has been donated to the Tamil Nadu State Relief Fund, Rs 10 lacs to the Chennai Kanchipuram District Relief Fund and Rs. 5 lacs to the Society for Cyberabad Security Council in Hyderabad.







**THANK YOU**