INDEPENDENT FLOORS

AT DLF CITY PHASE II, GURUGRAM

Artistic impression

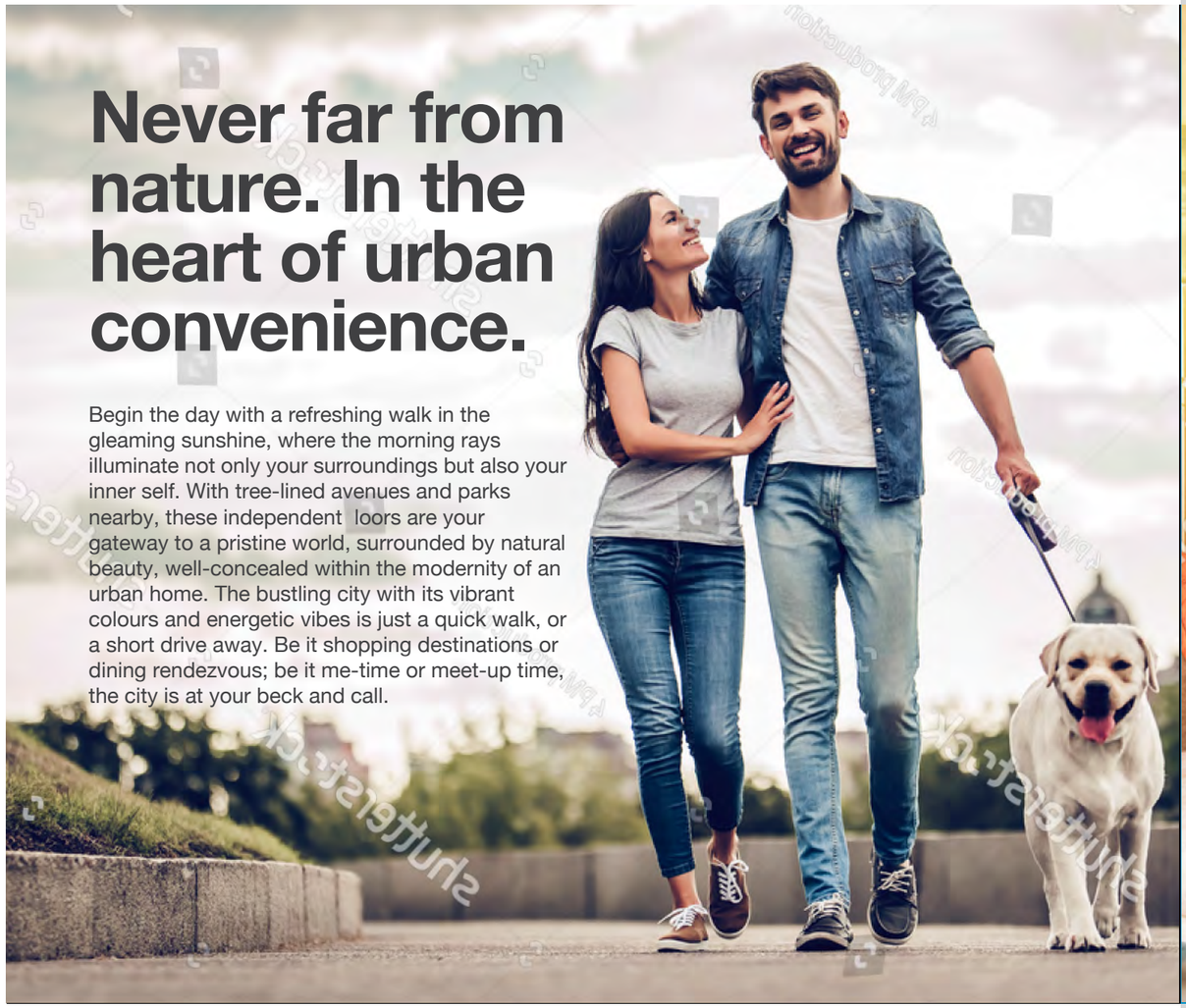
Independent homes. Urban lifestyle.

DLF City Phase II, Gurugram

For a limited time only, DLF Projects Limited brings you the opportunity to own a luxury independent floor in the bustling heart of DLF City Phase II. Enjoy the benefits of urban convenience without sacrificing the privilege of privacy and independence.

Never far from nature. In the heart of urban convenience.

Begin the day with a refreshing walk in the gleaming sunshine, where the morning rays illuminate not only your surroundings but also your inner self. With tree-lined avenues and parks nearby, these independent loors are your gateway to a pristine world, surrounded by natural beauty, well-concealed within the modernity of an urban home. The bustling city with its vibrant colours and energetic vibes is just a quick walk, or a short drive away. Be it shopping destinations or dining rendezvous; be it me-time or meet-up time, the city is at your beck and call.



Representative images

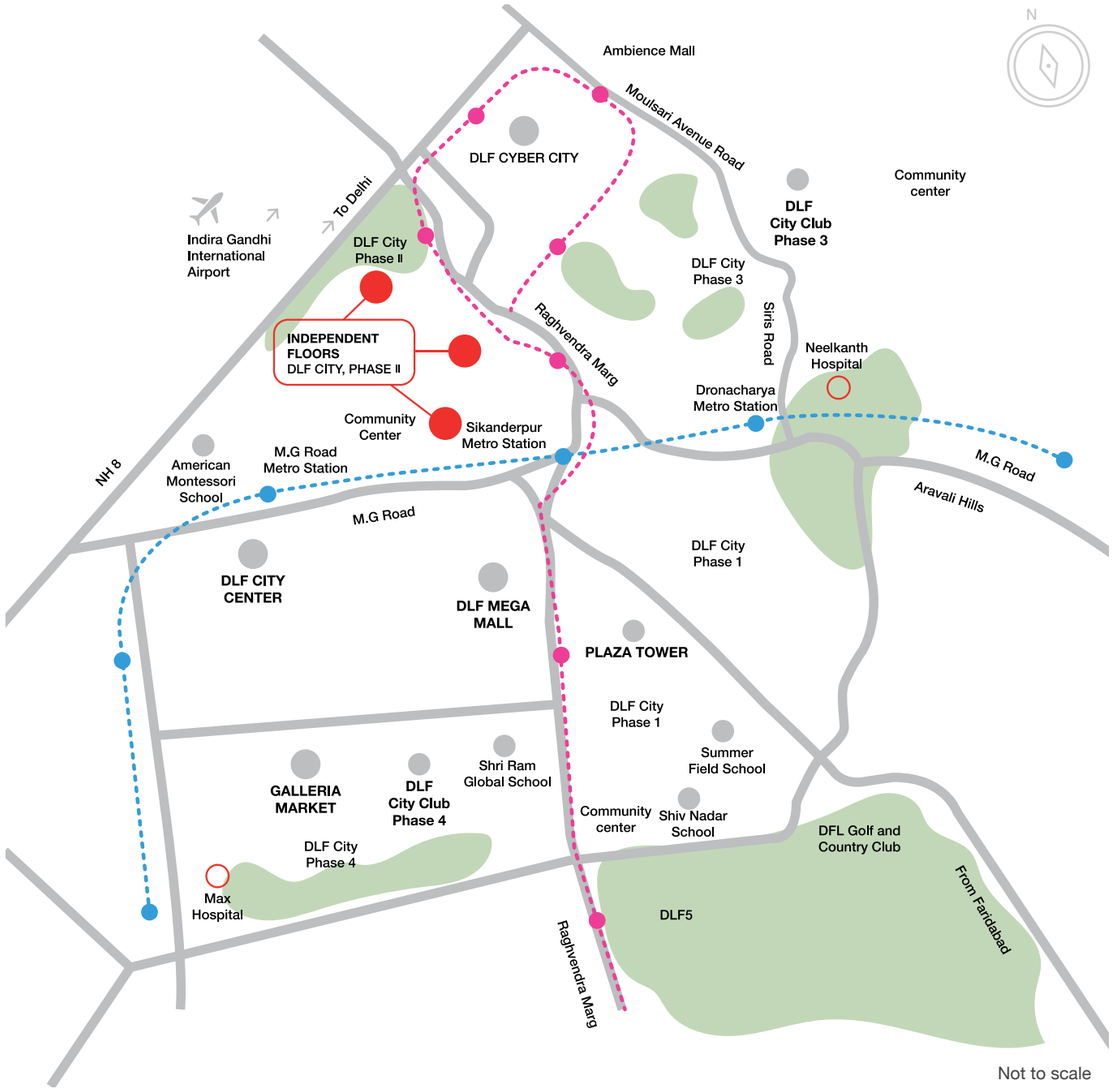
Making the most of indepenent living.

The units are efficiently planned to carve out the maximum usable area. Each room is designed to ensure a bright ambience with seamless air circulation. Covered car parking at the stilt level entrance, with an elevator and staircase lobby equipped with CCTV cameras, provide a secure and comfortable experience.

Attractive and advantageous location.

DLF City Phase II is surrounded on three sides by the express lifelines of Gurugram: Delhi-Jaipur Expressway (NH-48), Mehrauli-Gurugram Road and Raghvendra Marg. The internal arterial roads Jacaranda Marg, Akashneem Marg, Dakshin Marg and Bougainvillea Marg, with a network of supporting roads, seamlessly connect to these expressways.

Metro stations at MG Road, Sikanderpur and DLF City Phase II on three sides and DLF Cybercity in close proximity make the location ideal for corporate honchos and business owners. Retail destinations with premier socialising zones at DLF Cyber Hub and MG Road are only a short drive away.



Not to scale

Distances to major locations

Schools

American Montessori Public 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 Moulsari, DLF City Phase III	4.8 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

Offices

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

Retail

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

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 III	4.2 Km
Horizon Plaza	5.7 Km

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

All distances mentioned are approximation only.

Proposed specifications**

Part A – inside the independent floor

Living / Dining / Lobby / Passage

Floor	Marble / Tiles
Walls	Acrylic Emulsion / OBD
Ceiling	Acrylic Emulsion / OBD

Bedrooms

Floor	Laminated Wooden Flooring
Walls	Acrylic Emulsion / OBD
Ceiling	Acrylic Emulsion / OBD
Wardrobes	Modular wardrobes of standard make

Kitchen

Walls	Tiles up-to 2' above counter & Acrylic Emulsion paint in balance area
Floor	Anti-skid Tiles / Marble / Granite
Ceiling	Acrylic Emulsion / OBD
Counter	Granite / Marble / Synthetic Stone
Fittings / Fixtures	CP fittings, SS Sink, Exhaust fan
Kitchen Appliances	Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator, Washing Machine (at balcony) of reputed make

Balcony

Floor	Tiles /IPS
Ceiling	OBD

Toilets

Walls	Combination of Tiles / Acrylic Emulsion Paint / Mirror / 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

Plumbing

CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes.

S. Room

Floor	Tiles / IPS
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 . Frosted / Clear Glass in toilets.

Electrical Fixtures/Fittings

Modular switches, Copper wiring, standard 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 7 KVA (for all plots)

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**

A club for the extraordinary.

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 neighbourhood - 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 airconditioned ballroom and party lawns. Access to DLF Club4 offers the perfect balance to those who seek privacy at home with independent floor living, and the benefits of a community and its amenities, nearby.

*Club is not a part of the project/offering and the same is not owned/managed by the Promoter. The limited time offer of complimentary membership is valid for 5 years. Security deposit and user charges payable by the user directly to the club. Company reserves the right to withdraw the scheme at its discretion. Terms and conditions apply.

Actual images of DLF Club4

Disclaimers:

All information, images and visuals, drawings, plans or sketches shown in this brochure are only an architect's impression, representative images or artistic renderings and not to scale.

Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. The Company endeavours to keep the information up to date and correct. Recipients/ viewers are advised to exercise their discretion in relying on the information shown/ provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Sales Team/ Company, have thorough understanding of the same and take appropriate advice prior to concluding any decision for buying any Unit(s) in the Project.

All specifications and amenities mentioned in this brochure/ promotional document are actual specifications, amenities and facilities provided by the Company as per approved plans.

**Specifications given are as filed with HARERA, Gurugram.

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. The extent/number/variety of the equipment/appliances are tentative and liable to change at sole discretion of the Promoter. Applicant/Allottee shall not have any right to raise objection in this regard.

Website: dlfcityphase2-floors.dlf.in

Project Address: DLF City Phase II, Gurugram

DLF Projects Limited
(CIN - U45201HR2006PTC36025)
3rd Floor, DLF Shopping Mall, Arjun Marg,
DLF City Phase I, Gurugram - 122002, Haryana

+91 77956 65066 | dlfcityphase2-floors.dlf.in