HARERA registration no. - RC/REP/HARERA/GGM/520/252/2021/88 dated 20.12.2021.
HARERA website - https://harayanarera.gov.in
Promoter DLF Residential Developers Limited
Project - Independent Floors at DLF City Phase I, II and III

INDEPENDENT FLOORS

AT DLF CITY PHASE I, II & III, GURUGRAM

IMPERIAL RESIDENCES

A limited opportunity to own *Imperial Residences* at DLF City Phase I, II & III Gurugram

Representative image

IMPERIAL RESIDENCES

Representative image

A tryst with nature

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 floors are your gateway to a pristine world, surrounded by natural beauty, well-concealed within the modernity of an urban home.

Actual image of DLF Cyberhub

Actual image of DLF Cyberhub

In the heart of urban conveniences

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.

A short distance from your own little world, the vibrant DLF Cyberhub awaits you, with trendy restaurants and bars to let your hair down. Stop over at The Galleria for everyday conveniences or go mall-hopping on MG Road for a spot of retail indulgence or to catch a blockbuster in a cineplex.

IMPERIAL RESIDENCES

Seamless connectivity between Gurugram and Delhi

Representative image

IMPERIAL RESIDENCES

Representative image

The joy of independent living

Eventually, it's all about space. Space you can call your own. These independent units are efficiently planned to offer you maximum usable area.
Each room is planned to ensure brightness and unhindered airflow. Covered car parking at the stilt level entrance, with an elevator and staircase lobby equipped with CCTV cameras, provide a secure and comfortable experience.

One home
per floor

Artistic impression

Enhanced floor-to-floor
height up to 3.2 meters

Home
automation**

Exquisite
terrace garden

Fully fitted modular
kitchen with appliances**

**As per specifications filed with HARERA, Gurugram.
All images are for representative purposes only.

Attractive and advantageous location

Not to scale

DLF City Phase I, II and III are surrounded by the express lifelines of Gurugram: Delhi-Jaipur Expressway (NH-48), Mehrauli-Gurugram Road and Raghvendra Marg. The internal arterial roads with a network of supporting roads, seamlessly connect to these expressways.

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

SCHOOLS	
The Shri Ram School Moulsari, DLF City Phase -3	800 m
GD Goenka Global School, DLF City Phase-3	1.7 km
Shiv Nadar School, DLF City Phase -1	7.2 km
HOSPITALS	
Narayana Super-speciality Hospital	650 m
Neelkanth Hospital	1.6 km
Fortis Memorial Research Institute	9.5 km
OFFICES	
DLF Cyberpark	2 km
DLF Cybercity	3 Km
Udyog Vihar Phase -II	3.7 km
Horizon Centre, DLF5	7 km
RETAIL	
Moulsari Arcade	230 m
Ambience Mall, Gurugram	2 km
MG Road, Gurugram (Malls)	4.8 km
HOTELS	
Le Meridien, Gurugram	2.1 Km
The Oberoi Hotel, Gurugram	3.3 km
Trident, Gurugram	3.2 km
The Leela, Gurugram	2.4 km
RECREATION	
DLF City Club 3	0 km
Aravalli Biodiversity Park, Gurugram	2.0 km
DLF Cyberhub	3.5 km
Horizon Plaza	7 km
CONNECTIVITY	
Moulsari Avenue Metro Station	1.3 Km
Mehrauli-Gurugram Road	1.7 Km
Delhi-Jaipur Expressway (NH-48)	1.8 Km
Indira Gandhi International Airport, New Delhi	11.0 Km

All distances mentioned are approximation only.

Proposed specifications**

Part A - inside the independent floor

Living / Dining / Lobby / Passage	
Floor	Marble
Walls	Acrylic Emulsion / OBD
Ceiling	Acrylic Emulsion / OBD & False ceiling with cove lighting in select areas
Bedrooms	
Floor	Laminated Wooden Flooring
Walls	Acrylic Emulsion / OBD
Ceiling	Acrylic Emulsion / OBD & False ceiling with cove lighting in select areas
Wardrobes	Modular wardrobes of standard make
Kitchen	
Walls	Tiles up-to 2' above counter & Acrylic Emulsion paint in balance area Anti-skid
Floor	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	Acrylic Emulsion / OBD
Toilets	
Walls	Combination of Tiles / Acrylic Emulsion Paint / Mirror
Floors	Marble / Granite / Anti-skid tiles
Ceiling	Acrylic Emulsion / OBD & False ceiling with cove lighting in select areas
Counter	Granite / Marble / Synthetic Stone
Fixtures/Accessories	Fixed Shower-partition with door 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
Walls / Ceiling	Acrylic Emulsion / OBD
Toilet	Ceramic Tile flooring, Conventional CP Fittings, Chinaware
Doors	
Internal Doors	Painted frame with Painted/Laminated 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	Home Automation for selected services , Copper wiring, ceiling fans in all rooms (except toilets & staff rooms) and ceiling light fixtures in Balconies

Part B – common areas in the building

Power Back-up	Back-up by DG set upto 8 KVA for plots 235 -400 sqyds Back-up by DG set upto 10 KVA for plots 450 -496 sqyds Back-up by DG set upto 12.5 KVA for plot 500-523 sqyds (Overall diversity of 80 % will be applied)
Security System	CCTV in driveway of Parking, Ground floor entrance lobby
Lift Lobby	
Lifts	Capacity of 6 persons
Staircases	
Floor	Kota Stone / Indian Marble / Granite.
Walls	Flat oil Paint / Acrylic Emulsion / OBD
Terraces	Terrace Garden i/c potted plants, artificial grass & seating in select areas only · Zone IV seismic considerations for structural design. · VRV/VRF Air Conditioning system in Living, Dining, Bedrooms & in study rooms (if any)
Conversion Scale	1 ft = 304.8 mm

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of color and grain variations. S.room shall not be provided with air conditioning. Speci cations 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 and their make/brand thereof 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. **Specifications given are as filed with HARERA, Gurugram.

IMPERIAL RESIDENCES

An exclusive club for an exclusive you

Actual image of DLF Club3

An exclusive club for an exclusive you.

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 Club3 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 Club3 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.

Actual images of DLF Club3

*Club is not a part of the project/offering and the same is not owned/ managed by the Promoter. The limited time offer of complementary 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.

Representative image

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 approvals.

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Website: dlfcityphase1-2-3-floors.dlf.in

Project Address: DLF City Phase I, II & III, Gurugram

DLF Residential Developers Limited
(CIN U45200HR2008PLC075587)
2nd Floor, Gateway Tower, R Block, DLF City Phase III,
Gurugram – 122002, Haryana

+91 9711080232 | dlfcityphase1-2-3-floors.dlf.in