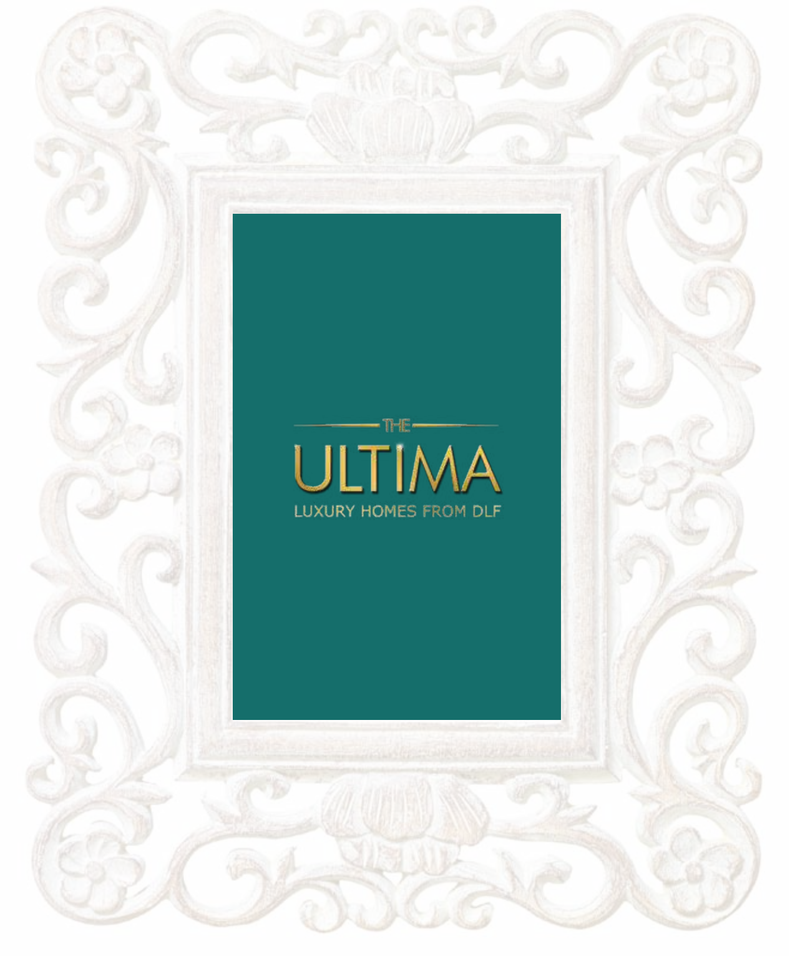
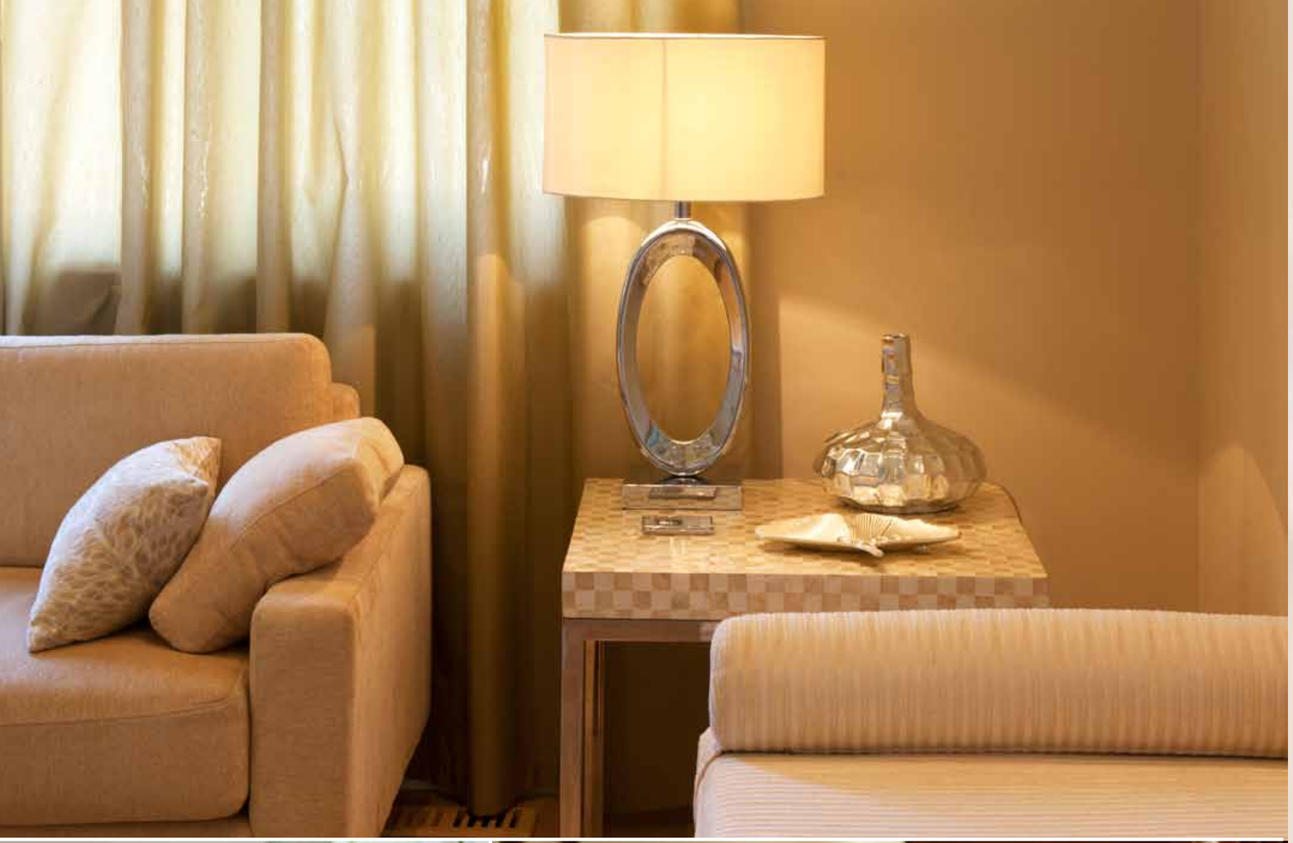


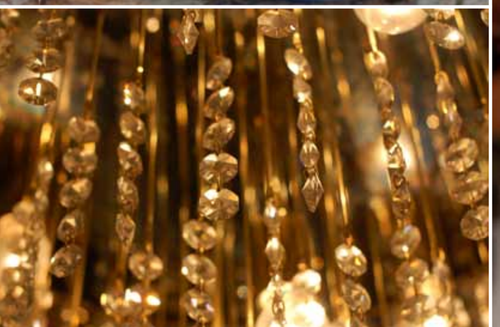
THE
ULTIMA
LUXURY HOMES FROM DLF


THE
ULTIMA
LUXURY HOMES FROM DLF











The Ultimate in Luxury Living

DLF Ultima offers you ultra-modern yet gracious luxury homes, nestled in the lap of nature, and neighbouring a staggering 1000 acres of reserved greens.

At an iconic address set to become the new destination for super luxury lifestyle.

THE ULTIMA
LUXURY HOMES FROM DLF



The perfect example of fine homes and natural living

The Ultima is the flagship project in the DLF Gardencity area, with world-class plush amenities and the best luxury home specifications.

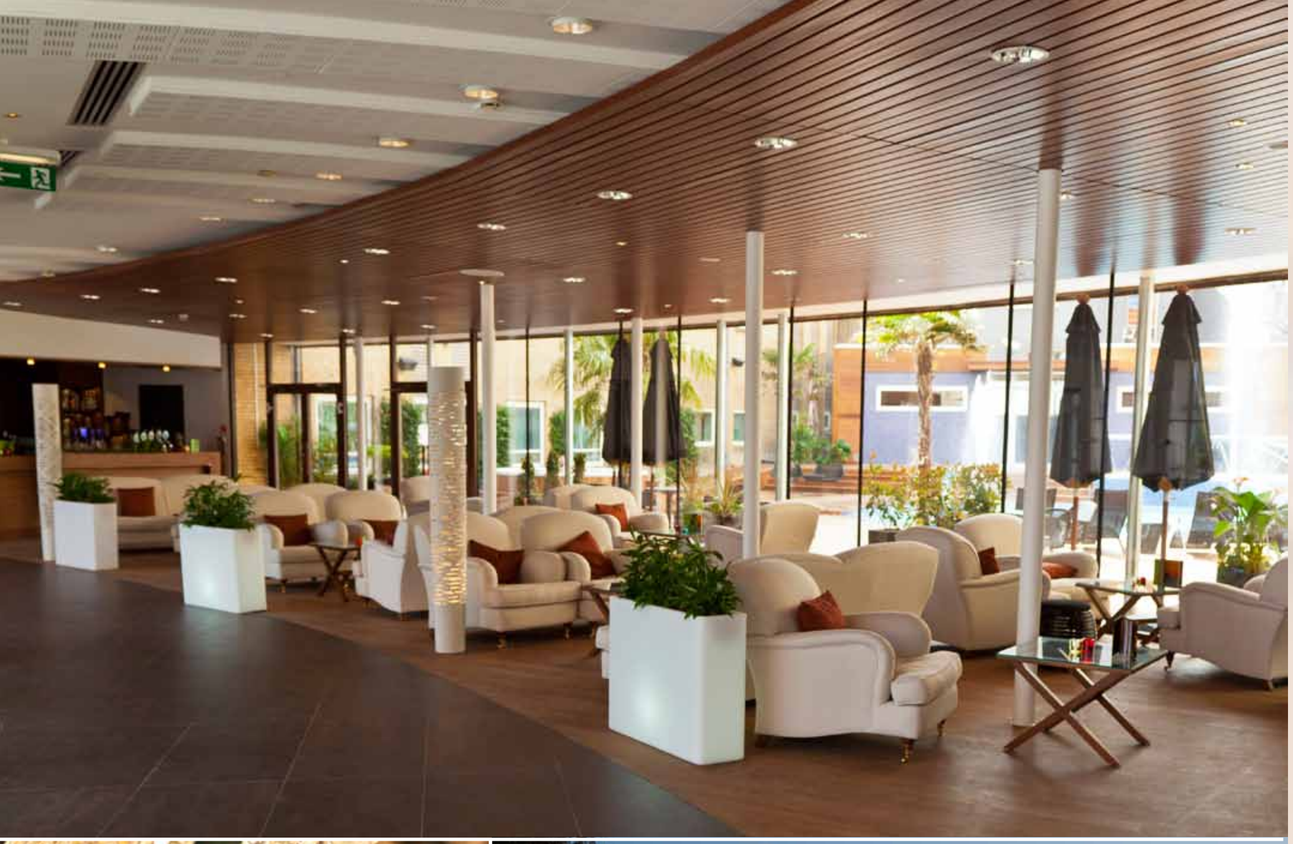
Grand balconies overlooking spectacular greenery, lush open landscaping and water features.
Creating a truly opulent and tranquil ambience to come home to.

















Located at an iconic address,
and set to become the new Luxury Lifestyle
Destination of India.

THE
ULTIMA
LUXURY HOMES FROM DLF

THE ULTIMA
LUXURY HOMES FROM DLF

gardencity
DLF (NCR)







Neighbouring over 1000 acres of reserved greens, DLF Gardencity is emerging as the hub for luxurious living, sprawled across 600 acres and growing.



The launch of DLF Gardencity ushers in the next phase of Gurgaon's development as a leading millennium city.

We at DLF are committed to making Gardencity, the best and most coveted address in Delhi NCR.

Key Features of DLF Gardencity include:

- Galleria 91 with a Multiplex
- Recreational Club
- Modern School proposed within DLF Gardencity

And DLF Gardencity's Neighbourhood includes:

- DLF New Town Heights, The Primus, Regal Gardens and The Skycourt
- Rockland Multi-Specialty Hospital in Manesar
- 4 Golf courses - ITC Classic , Karma Lakelands, IMT Manesar Club, Golden Greens Golf Club
- Hyatt Regency Hotel Gurgaon, in Sec-83
- ITC Green Bharat Hotel slated for launch soon
- Other upcoming hotels include Radisson in Sector 80 and Ritz Carlton in Sector 77



DLF Gardencity will pamper you with all amenities like branded shopping, multiplex, school, manicured gardens and hospitals all within close proximity.

The existing and planned road networks provide super connectivity not only to Delhi and Gurgaon but also to Jaipur, Chandigarh and Agra.



Offering residential units in 3 and 4 bedroom configurations, The Ultima is DLF Gardencity's flagship residential project.

The Ultimate Vicinity!

Millennium City Gurgaon has grown and expanded beyond recognition, with lofty skyscrapers and worldclass townships defining the skyline of Delhi NCR's fastest growing satellite city.

The focus of development to accomodate the demand, has now shifted to DLF Gardencity, in which DLF Ultima is the most coveted luxury residential destination.

Located in Sector 81 just off National Highway 8, The Ultima has easy access to the KMP Expressway. With close connectivity to 2 METRO lines – the Gurgaon line & Dwarka line, it also has the ISBT coming up in close proximity.

And with direct connectivity via a 75m wide road to NH8, yet away from the traffic snarls, DLF Ultima offers you a locational advantage and a prestigious address.

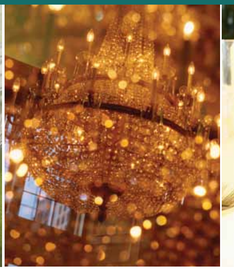


MAP NOT TO SCALE

KEY DISTANCES

- 25 minutes from airport
- 15 minutes from DLF Cyber City
- 15 minutes Delhi-Gurgaon Toll Plaza
- 10 minutes from Rajiv Chowk
- 9 minutes from IMT Manesar
- 7 minutes from Haldiram
- 3 minutes from Dwarka Expressway

THE ULTIMA
LUXURY HOMES FROM DLF



NH8 SUPER CONNECTIVITY SIGNAL FREE HIGHWAY BETTER PLANNED CITY

KMP EXPRESSWAY IMT EXPRESSWAY NEW DELHI JAIPUR EXPRESSWAY DWARKA EXPRESSWAY

GOLDEN GREENS CLASSIC GOLF CLUB KARMA LAKELANDS GOLF CLUB IMT GOLF CLUB

RADISSON HYATT REGENCY ITC GREEN BHARAT RITZ CARLTON

The Gateway to a
World of Ultimate Leisure

Award winning landscape designer,
Paul Friedberg has meticulously created
the breathtaking landscape, using
Nature as the mood board.





The Ultimate Design

The Utima's interior design and fit-outs are designed to make the most of the living spaces and to amplify natural light.

The uber modern modular kitchen and world-class amenities blend style with functionality.

All homes are air-conditioned with imported marble flooring in the Living Room, Dining Room & Lobby, and laminated wooden flooring in all bedrooms. All bedrooms have modular wardrobes, while the bathrooms have under counter cabinets.

DLF Ultima will have round-the-clock security and access to enviable recreational facilities, tennis courts, a children's play area and much more.





LIVING ROOM



DINING ROOM



MASTER BEDROOM

MASTER BATHROOM

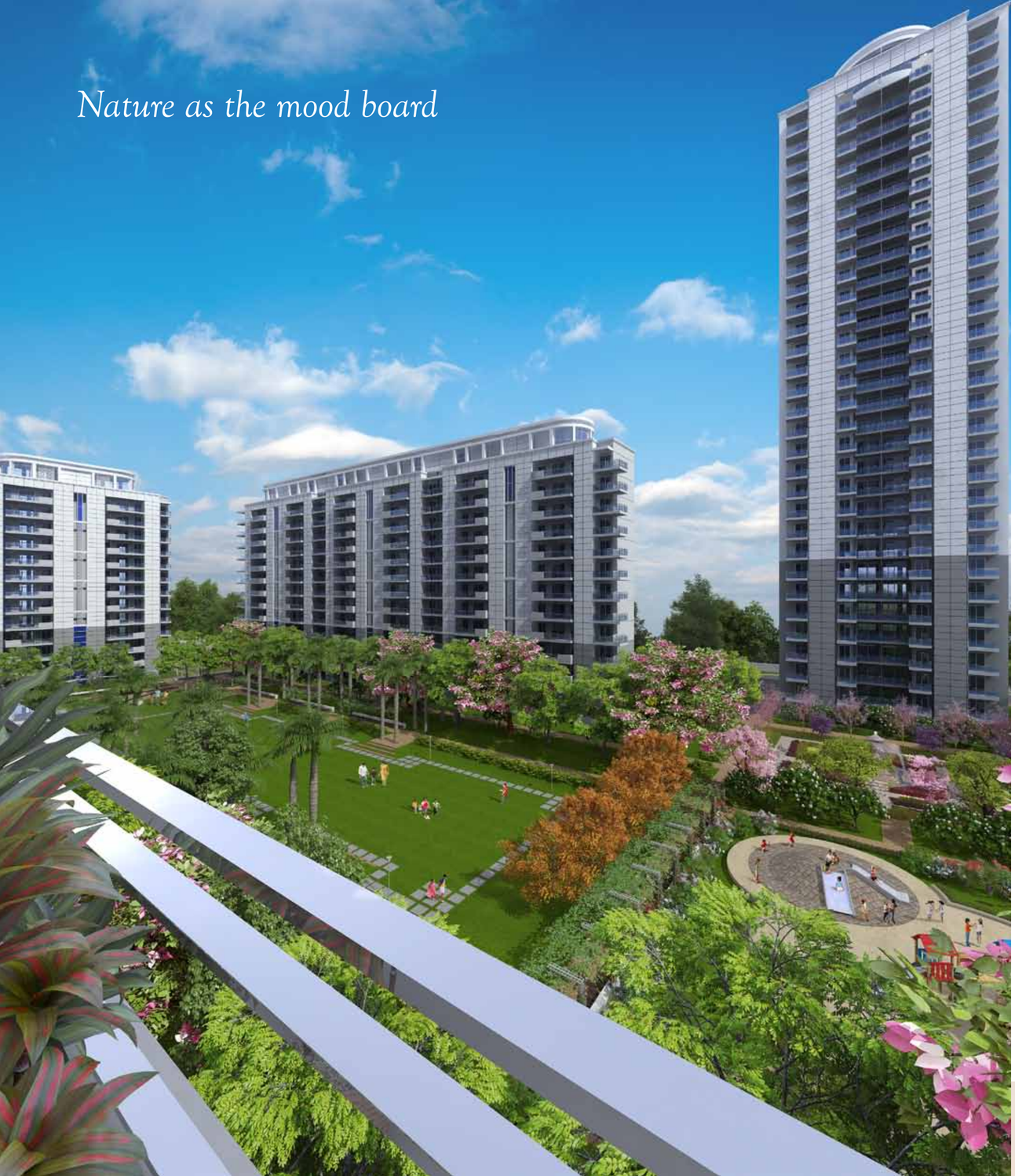


GUEST BEDROOM

CHILDREN'S BEDROOM

KITCHEN

Nature as the mood board





The Ultimate Serenity

The Utlima's lavish apartments have balcony decks leading out of every bedroom, allowing you to take in the stunning green vistas and blue panorama.

The Ultima has two large Central Greens, dotted with spectacular water bodies. The Ultima landscape is a seamless extension of its surrounding 1000 acres.

Expect a visit from your neighbours - the bulbul, mynah, sunbird, lark and ibis.

Take a stroll along the central walkway, under a trellis covered in sweet-scented wild flowers.

A gazebo and water fountain create beautiful vistas and accentuate Nature's beauty.



The Ultimate Indulgence

The Ultima offers its residents access to an exclusive array of recreational and sporting facilities that could rival any resort.

Enjoy exclusive use of the Club House, Spa, Beauty Salon, Steam and Sauna.

The Ultima also has its own Shopping Centre, Children's Play Area and Multi Purpose Hall that can be used for private parties. The Mini Theatre is at your disposal for exclusive screenings of films for your friends and family.

THE ULTIMA
LUXURY HOMES FROM DLF







THE ULTIMA CLUB



Fitness at Your Doorstep

With access to the best sporting facilities at your doorstep, you have the flexibility to bring sport and exercise into your life to suit your pace and timing.

With two tennis courts, an open - air swimming pool with water features, two basketball courts, a card room and a snooker room, you're spoilt for choice.

A state-of-the-art gym offers you the latest in equipment and various exercise studios for Yoga, Pilates et al.





SWIMMING POOL

CLUBHOUSE SWIMMING POOL



SPA



SNOOKER ROOM



TENNIS COURTS



GYMNASIUM



BASKETBALL



TABLE TENNIS

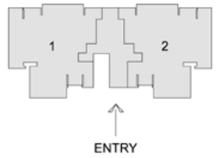
CHILDREN'S PLAY AREA

THE
ULTIMA
LUXURY HOMES FROM DLF

FLOOR PLANS

4 BHK+ S ROOM

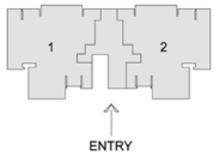
Typical Corner Unit Plan of Tower A, B, D, F, G, H, L, M





4 BHK+ S ROOM

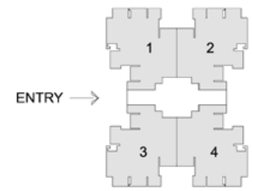
Typical Unit Plan of Tower B, C, D, F, G, H, J, K, L





3 BHK+ S ROOM

Typical Unit Plan of Tower E, N, Q, R, S





THE ULTIMA

DLF GARDEN CITY
SECTOR 81,GURGAON
NUMBERING PLAN

SCALE: NTS

LEGEND

1. Main Entrance
2. Shopping Center
3. Landscaped Greens
4. Basketball Courts
5. Kids Play Area
6. Swimming Pool
7. C.Center / Club
8. EWS
9. Tennis Courts
10. Primary And Nursery School
11. Site Reserved For Approved / Future Buildings (In case of increase in FAR)



Specifications

For better safety, structure designed for the highest seismic considerations of Zone V for high rise structures, against Zone IV as stipulated by the Indian codes.

Air Conditioned apartment, with energy efficient VRV / VRF system excluding kitchen, toilet & S. room. Air Conditioned Entrance Halls and Lift Lobbies.

Eco friendly environment with Rain Water Harvesting system to recharge aquifer, and use of treated water from STP for flushing and horticulture.

Hot water supply through geysers in Toilets, Kitchens in addition to pre-heated water supply through Solar Water Heaters to geysers in 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
WARDROBES - modular wardrobes of standard make in bedrooms (except in s. Room)

KITCHEN

WALLS - tiles up-to 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
KITCHEN APPLIANCES - modular kitchen with hob, chimney, oven, microwave, dishwasher, refrigerator, washing machine of reputed manufacturer & make

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), under counter cabinet, exhaust fan, towel rail / ring, toilet paper holder & soap dish. All of standard make.
SANITARY WARE / CP FITTINGS - bathtub in master bed. Single lever cp fittings, wash basin, floor mounted / wall-hung wc of kohler / roca / duravit / parryware or equivalent make.

PLUMBING

Cpvc & upvc 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.

S. ROOM

FLOOR - grey mosaic cast-in-situ flooring / tiles / terrazzo
WALLS / CEILING - oil bound distemper
TOILETS - ceramic tile flooring & cladding, conventional cp fittings, white chinaware

DOORS

INTERNAL DOORS & 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 / upvc frames in habitable rooms and aluminum / upvc glazing with clear / frosted glass in all toilets.

ELECTRICAL FIXTURES / FITTINGS

Modular switches of north west / crabtree / mk or equivalent make, copper wiring, ceiling fans in all rooms (except toilets) and ceiling light fixtures in balconies.

POWER BACK-UP

100 % Dg power back-up as mentioned below:-
A) 3 bhk & 3 bhk + s. Room – not exceeding 9 kva per apartment
B) 4 bhk & 4 bhk + s. Room – not exceeding 12 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.
Cctv 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/acrylic emulsion paint on pop punning/textured paint

STAIRCASES

FLOOR - terrazzo/mosaic tiles/marble/kota stone
WALLS - flat oil paint

COMMUNITY / CLUB FACILITY

Multi purpose hall | Club lounge | Card room | Snooker room | TT room | Gymnasium with modern equipments | Steam & sauna | Mini home theatre / a.V room | Beauty salon | Swimming pool with change rooms | Separate kids' pool.

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 provide with air conditioning. 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.



Salient Features of The Ultima

- *Flagship project of DLF Gardencity, sprawled across more than 600 acres*
- *Strategically placed between Delhi, Manesar and Gurgaon with direct connectivity to NH8*
- *Offering apartments in 3 & 4 bedroom configurations, spread over 22 acres*
- *Two large central greens dotted with spectacular water bodies*
- *Landscape design by award winning designer Paul Friedberg*
- *Neighbouring 1000 acres of reserved greens*
- *Towers have rich and modern elevation*
- *Almost all apartments have an attached S.Room*
- *Generously sized 8 ft by 25 ft veranda like balconies in some apartments*
- *CCTV for common areas with 24x7 multi-level security*
- *100% power backup, 24x7 water supply*
- *2 parking spaces per home for 3BHK and 3 parking spaces per home for 4BHK*

At the Forefront of Real Estate Development

With an immensely successful track record of over 60 years, DLF has been a pioneer in creating path-breaking infrastructure. DLF Homes has created some of the finest residential complexes combining the best of design, aesthetics, technology and architecture. DLF has successfully delivered over 10,000 apartments in housing complexes and over 2000 acres of plotted development in Gurgaon alone.

Over 3000 apartments are nearing completion in DLF Gardencity, a premium development that adds another feather to DLF's cap. Work in progress for additional 3000 apartments and for plotted development.

DLF

DLF SALES OFFICE : Ground Floor, DLF Centre, Sansad Marg, New Delhi

Visit show homes at DLF Marketing Office, Sector 74A, Gurgaon

View 3D Walkthrough at : www.youtube.com/dlfgardencity

Details as per DGTCP Requirement

No. & date of Licence - 61 of 2011 dated 30.06.2011 & 114 of 2012 dated 15.11.2012, Group Housing Colony measuring 22.231 acres, Name of the Developers - DLF Limited,
No. & date of the approved building plans - ZP-849/JD(BS)/2013 /31262 Dated 20.02.2013
Total no. of Apartments - General = 864, Ews =153, Community site - 2 Nursery School & Community Centre, Name of the Colony - The Ultima, DLF Garden City, Sector 81, Gurgaon.

Note: All approvals are available and can be checked at the Sales Office at DLF Centre, Ground Floor, Sansad Marg, New Delhi - 110001. The Site Layout Plan shown in the brochure is tentative and subject to change by the company or by the competent authorities, as the case may be from time to time subject to necessary approvals.

DLF

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www.fisheyedesign.in