

HRERA Registration No.: RC/REP/HARERA/GGM/603/335/2022/78 dated 17.08.2022
HRERA Website: <https://haryanarera.gov.in>
Promoter: DLF Limited
Project: Independent Floors at DLF Gardencity Enclave, Sector 93, Gurugram



INDEPENDENT FLOORS AT



**DLF
GARDENCITY**

ENCLAVE
PHASE 2

SECTOR 93, GURUGRAM



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AT HOME AND BEYOND

QUALITY, SPACE AND SECURITY

A home designed around you for the perfect balance of peace, privacy and city living.





AN ENVIABLE LIFESTYLE

NEW GURUGRAM

Independent Floors at Gardencity Enclave - Phase 2 is in the heart of New Gurugram, a purpose-designed city offering the best cosmopolitan living. A hub of restaurants, cafés, hotels, shops, and recreational avenues - everything is right here.

With easy access to NH48 and Northern Peripheral Road, Independent Floors at Gardencity Enclave - Phase 2 is ideally placed for an easy commute to Delhi and beyond.





YOUR HAVEN IN THE CITY



TRANQUIL LOW-RISE HOMES

Independent Floors at Gardencity Enclave - Phase 2 is a high-end, self-contained city of contemporary low-rise homes.

Interspersed with maintained gardens and overlooking 90 acres (36.42 hectares) of tranquil open space, the private, light-filled homes are finished to exacting standards. Ideally located and well connected - welcome to a new urban sanctuary.

- Direct access to green spaces
- Leading schools
- Specialty hospitals
- Shopping malls
- A wealth of leisure facilities
- Easy access from the 60m sector road
- Spacious 9m internal roads
- Superior access to major roads – including NH48, SPR, CPR and Northern Peripheral Road



YOUR URBAN SANCTUARY



LOCATION

Located in DLF Gardencity, Independent Floors at Gardencity Enclave - Phase 2 has remarkable transport connections, a variety of commercial and leisure destinations and an enviable health and education infrastructure, all in an 8KM radius.

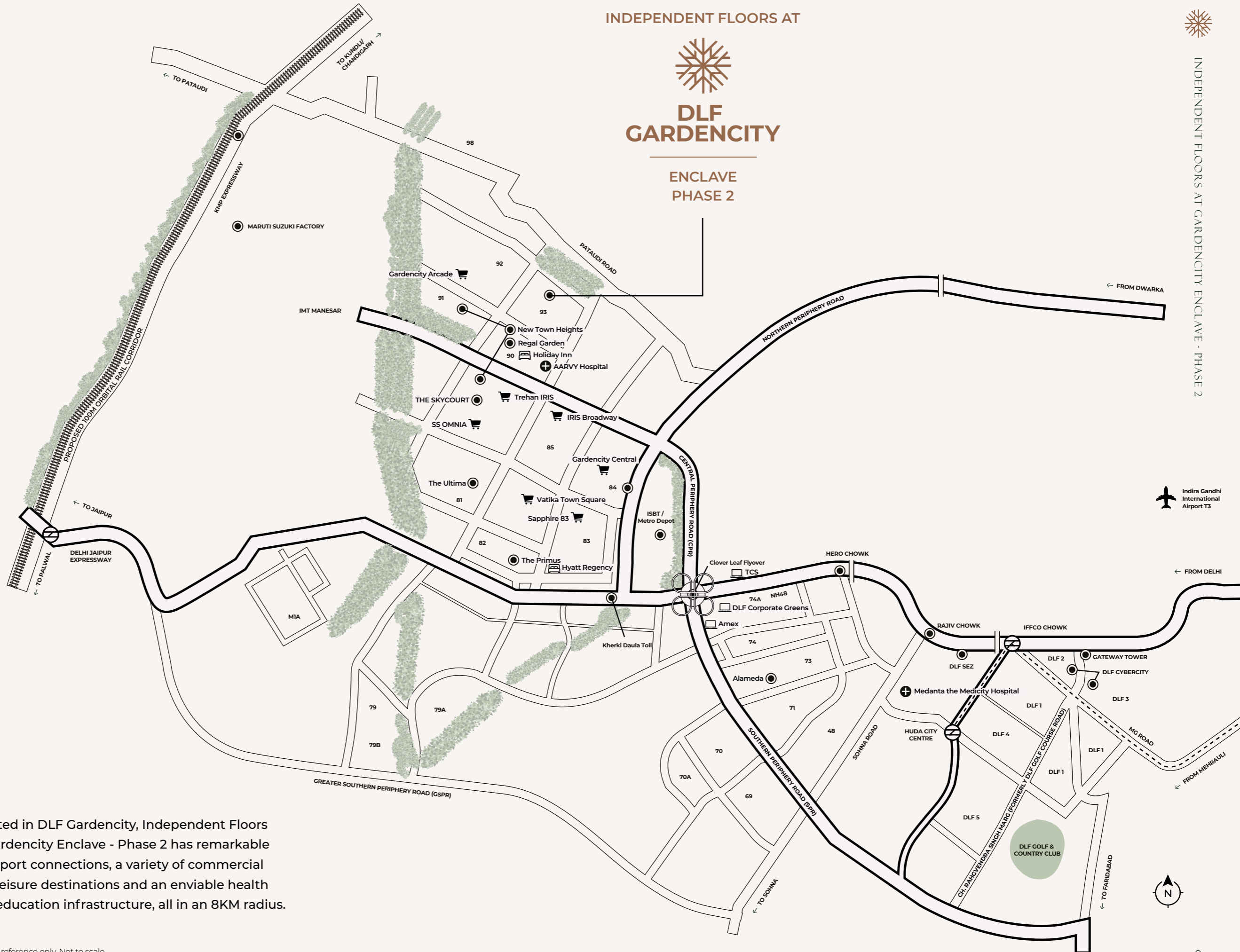
Map for reference only. Not to scale.

INDEPENDENT FLOORS AT



DLF GARDENCITY

ENCLAVE PHASE 2



Indira Gandhi International Airport T3





SURROUNDING AMENITIES



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A SELF-CONTAINED CITY

Schools, businesses, social and leisure facilities are interspersed with beautifully maintained gardens encouraging a life with less commuting and more freedom.



HOSPITALS

| | |
|---|-------|
| IPSAA DAY CARE AND PRE SCHOOL | 0.5KM |
| GREENWAY HOSPITAL | 0.5KM |
| SILVER STREAK HOSPITAL | 1.0KM |
| AARVY HEALTHCARE | 2.0KM |
| ARC MULTI SPECIALITY HOSPITAL | 2.5KM |
| GENESIS HOSPITAL | 2.5KM |
| MIRACLES APOLLO CRADLE / SPECTRA HOSPITAL | 2.5KM |
| ROCKLAND HOSPITAL | 5.0KM |
| MEDEOR HOSPITAL, MANESAR | 7.0KM |
| ESIC HOSPITAL, MANESAR | 7.5KM |
| MEDANTA MEDICITY | 9.5KM |

RETAIL & LIFESTYLE SPACES

| | |
|--------------------|-------|
| SAPPHIRE 92 | 2.5KM |
| IRIS BROADWAY | 3.0KM |
| SAPPHIRE 90 | 3.5KM |
| SS OMNIA | 3.5KM |
| GARDENCITY ARCADE | 4.0KM |
| GARDENCITY CENTRAL | 4.5KM |
| SAPPHIRE 83 | 5.0KM |
| TOWN SQUARE | 6.0KM |
| VATIKA CITY CENTRE | 8.5KM |
| DLF CYBER HUB | 9.5KM |

SCHOOL & DAY CARE CENTRE

| | |
|-------------------------------|-------|
| IPSAA DAY CARE AND PRE SCHOOL | 0.5KM |
| RPS INTERNATIONAL | 3.0KM |
| ST. XAVIER'S | 5.0KM |
| DPS | 6.5KM |
| MATRIKIRAN SCHOOL | 8.0KM |
| BAL BHARTI SCHOOL | 8.5KM |

HOTELS

| | |
|------------------|-------|
| RADISSON HOTEL | 5.5KM |
| HOLIDAY INN | 5.5KM |
| ITC GRAND BHARAT | 8.5KM |
| HYATT REGENCY | 9.0KM |

UNIVERSITY

| | |
|---------------------|-------|
| GURUGRAM UNIVERSITY | 7.0KM |
|---------------------|-------|



RELAX AND PLAY





MASTER PLAN



THE HOMES

SPACE DESIGNED AROUND YOU

In the heart of the vibrant city, overlooking 90 acres (36.42 hectares) of open space, Independent Floors at Gardencity Enclave - Phase 2 balances lush landscapes with urban sophistication.

With one unit per floor, the thoughtful planning guarantees no back-to-back plots for light-filled living, enhanced airflow and privacy. Built to the highest construction standards, each home features a dedicated basement area and spacious balconies for balanced indoor-outdoor living.

- One unit per floor with a dedicated lift per plot
- Two balconies and one utility balcony
- Well-interspersed landscaped greens
- Exclusive parking for each home
- Power backup available for every plot







SPACE AND SECURITY

With 24/7 security, CCTV and dedicated storage as standard, each Independent Floors at Gardencity Enclave - Phase 2 home has been perfectly designed for relaxed and spacious city living.

- Secure basement for staff or storage
- 24/7 Security and CCTV for parking and lobby





PART A - INSIDE THE INDEPENDENT FLOOR

LIVING / DINING / LOBBY / PASSAGE

| | |
|---------|------------------------|
| Floor | Marble |
| Walls | Acrylic Emulsion / OBD |
| Ceiling | Acrylic Emulsion / OBD |

BEDROOMS

| | |
|---------|---------------------------|
| Floor | Laminated Wooden Flooring |
| Walls | Acrylic Emulsion / OBD |
| Ceiling | Acrylic Emulsion / OBD |

KITCHEN

| | |
|---------------------|---|
| Walls | Tiles up-to 2' above counter & Acrylic Emulsion paint in balance area |
| Floor | Anti-skid tiles |
| Ceiling | OBD |
| Counter | Granite / Synthetic Stone |
| Fittings / Fixtures | CP fittings, SS sink, Exhaust fan |

BALCONY

| | |
|---------|-------|
| Floor | Tiles |
| Ceiling | OBD |

TOILETS

| | |
|-----------------------------|--|
| Walls | Combination of Tiles / Acrylic Emulsion Paint / Mirror |
| Floors | Anti-skid tiles |
| Ceiling | OBD |
| Counter | Granite / Synthetic Stone |
| Fixtures / Accessories | Exhaust Fan, Towel rail/ring of standard make, Geyser |
| Sanitary ware / CP fittings | CP fittings, Wash Basin, Floor mounted / Wall-hung WC |

PLUMBING

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

S. ROOM

| | |
|-----------------|--|
| Floor | Tiles / Mosaic cast-in situ flooring / IPS |
| Walls / Ceiling | 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 the laminated flush door. |

EXTERNAL GLAZINGS

| | |
|----------------------------|--|
| Windows / External Glazing | Glazing Single glass unit with clear glass UPVC / Aluminium / MS |
| Frames & shutters | In habitable rooms. Frosted / Clear Glass in toilets. |

ELECTRICAL FIXTURES / FITTING

Modular switches & ceiling light fixtures in balconies. Air conditioning in the living, dining and bedrooms.

*Air conditioning in living, dining, and bedrooms

PART B – COMMON AREAS IN THE BUILDING

| | |
|---------------|---|
| POWER BACK-UP | Back-up by DG set up to 4 KVA for 158 to 180 sq yds |
|---------------|---|

| | |
|-----------------|---|
| SECURITY SYSTEM | CCTV in the driveway of parking and ground floor entrance lobby |
|-----------------|---|

LIFT

| | |
|-------|-----------------------|
| Lifts | Capacity of 6 persons |
|-------|-----------------------|

STAIRCASES

| | |
|-------|--------------------------------------|
| Floor | Kota Stone / Indian Stone / Granite. |
| Walls | Acrylic Emulsion / OBD |

NOTES

Zone IV seismic considerations for structural design.

CONVERSION SCALE

1 ft = 304.8 mm

Marble/Granite being natural material has inherent characteristics of colour and grain variations. Air conditioning shall not be provided in S.room. Specifications are indicative and are subject to change as decided by the Promoter in accordance with applicable law. 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 in accordance with applicable law.



SPECIFICATION



75 YEARS OF EXCELLENCE

For 75 years, DLF has consistently delivered uncompromising quality in construction and development in both residential and commercial markets. DLF's portfolio includes some of Delhi's oldest communities that have shaped the housing scene of the national capital.

Independent Floors by DLF are transforming domestic real estate with exclusive collections of low-rise dwellings. From the legacy plots of DLF City, Gurugram, to DLF's latest release, Independent Floors at Gardencity Enclave - Phase 2, in the heart of New Gurugram.





START YOUR JOURNEY

CONTACT DETAILS

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M/s DLF Limited
Cin – I70101hr1963plc002484

Registered Office:
3rd Floor, Shopping Mall, Arjun Marg, DLFCity,
Phase I, Gurugram 122002 (Hr)

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Ggm/603/335/2022/78 dated 17.08.2022

HRERA Website:
<https://haryanarera.Gov.In>

License No.94 Of 2021 dtd 12.11.2021 for an area of 26.91875 acres of village
Hayatpur at Sector 93, Gurugram, Haryana; Developer: DLF Limited. Revised
Layout Plan drawing no. 8166 Dtd 21.02.2022.

Disclaimers:
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relevant terms independently with the sales team/ company, have a thorough
understanding of the same and take appropriate advice prior to concluding
any decision for buying any unit(s) in the project. *Taxes and statutory charges
extra as applicable and terms and conditions apply.

Website:
www.Gardencityenclave.dlf.in

Project Address:
Sector-93, Gurugram.