





**BE MORE THAN
A RESIDENT.**

Be a Citizen.

Spread across a generous expanse about 243 hectares large, is DLF Gardencity, a burgeoning ecosystem in the heart of New Gurugram, steadily shaping up to become one of the most promising examples of infrastructural growth and a well-planned urban set-up. Graced with 23 gardens landscaped to perfection, set amidst hectares of rolling greens studded with nature's bounty, DLF has envisaged a slew of thoughtfully-planned premium projects, crafted to perfection, collectively comprising DLF Gardencity – where lifestyle is the ultimate elixir. No wonder then that over 2,000 families (and growing) now, proudly call it home.

IN A CITY WHERE Connectivity is unsurpassed.

DLF Gardencity, because of its strategic location, can boast of seamless connectivity to all nodal parts of Delhi and NCR. Enlisted below are a few salient connectivity facets that contribute to efficient transit to and from The Skycourt.

- Strategically placed and well connected between Delhi and Manesar
- Northern Peripheral Road offers better connectivity to West Delhi and the Airport
- Southern Peripheral Road offers better connectivity to Golf Course Road & Faridabad
 - NH8 offers smoother transit to South, West & Central Delhi
- Easy access to Jaipur via Delhi-Jaipur Highway & Agra and Chandigarh via Kundli Manesar Palwal (KMP) Expressway
 - Proposed Mass Rapid Transit System (MRTS) project from HUDA City Centre is going to bolster connectivity with the already established Metro network





IN A LOCATION WHERE

Convenience is matchless.

Top-notch planning has ensured that DLF Gardencity will be the best when it comes to infrastructure and amenities. When it comes to conveniences that are essential for life, DLF Gardencity is surrounded by them.

• Entertainment Hub	15 mins
• Multispecialty Hospitals	10 mins
• Renowned Schools	5 mins
• Corporate Office Spaces	15 mins
• Retail Lifestyle Outlets	15 mins
• 5 Star Hotel	10 mins



In a Community

WHERE FAMILIES
COME FIRST.

At DLF, families come first. All exterior and interior designing for every DLF project is done around the fact that life at work or home, are both ultimately driven by family. And that's why when families are happy, life is more productive and ideal on all fronts – including the professional.

While on the outside, every amenity to offer a top-of-the-line lifestyle is within hand's reach, the insides of each project too, are not to be outdone. Every outdoor and indoor social amenity is tastefully and exquisitely crafted to enhance not only the feel of the development but also to exceed residents' personal tastes and expectations.





Actual image



Actual images

With Mediterranean Architecture

WHERE AESTHETICS
ARE EVERYTHING.

The Skycourt is nestled within a delectable development featuring Mediterranean architecture inspired by Spanish and Italian Renaissance design styles that peaked in popularity during the 1920s and 1930s. As is evident, the structure is typically based on a rectangular floor plan, and features massive, symmetrical primary façades. Stuccoed walls, windows in the shape of arches or circles, wrought iron balconies, and articulated door surrounds are characteristic. Making The Skycourt a creation of great vision meeting great architecture.

The Skycourt landscape

A VISION OF GRANDEUR.

Set amidst rolling greens in an open panorama, the majestic elevation of The Skycourt is truly a vision of calmness and serenity. While in the far distance, one can feast upon visions of beautiful landscapes, in the vicinity the familiar edifices of three neighbouring DLF projects make it feel like one is snugly surrounded by the larger family that is DLF Gardencity.



Actual image



Image for representative purpose only.



**WELCOME TO A LIFESTYLE
WHERE THE SKY IS THE LIMIT.**

The Skycourt.

In a hub where almost no place is too far, strategically located to all major nodal parts of the city – rises the magnificent edifice of The Skycourt. With its strong and powerful Mediterranean style architectural vocabulary, The Skycourt is a large complex, divided into 2 residential complexes, each with their dedicated pool, fitness center, kids' play area and parking.

It offers you all the benefits of an ideal lifestyle, along with a grand address that seemingly offers ownership of an endless expanse of sky - in an iconic complex that epitomizes all that is best in DLF Gardencity.



Images for representative purpose only.

An uber-sized skydeck

IN EVERY LAVISH 3-BED HOME.

A skydeck is what takes quality living to the next level. The sprawling sky-decks at The Skycourt, offering a beautiful communion with nature and welcoming in abundant sunlight and fresh air, inspire a classy, indulgent lifestyle. Here, you have enough space for any dream to take shape.

A skydeck can easily be transformed into any setting to match the personal choice of a user – an open-air sit-out area for those delectable morning coffees, a family lounge, an open-air dining space or a personal gym, a beautiful terrace garden with vertical green walls or a quiet yoga corner. You can create a setting as vibrant and beautiful as your imagination.



Image for representative purpose only.



THE EXCLUSIVE

Skyclub privileges.

Membership of the Skyclub is one of the plush perks that come with a home in The Skycourt. The luxury of the Skyclub makes it a perfect place for residents to invite guests over for a great time and some memorable moments. Whatever be the need, the club caters to it all, in luxurious settings fit for royalty.

Magnificent exteriors

Even the outdoor lifestyle at The Skycourt is lavish to the tee. Well-manicured gardens and green vistas provide environs to relax and rejuvenate.

Designed by the award-winning landscape designer Mr Paul Friedberg, it boasts of smartly-designated play areas for children of all age groups.

With a state-of-the-art amenity bundle that includes not just one but two swimming pools, two tennis courts, two gyms, a yoga deck - and the Skyclub facilities that include a cards room, a pool room, a table tennis room and a multipurpose hall, The Skycourt offers a never-before opportunity to live life to the very fullest.



Actual images



Image for representative purpose only.



Impressive interiors

Designed to capture the best natural light and provide maximum ventilation, The Skycourt has homes that are efficiently planned spaces that carve out the most usable areas for their owner.

Spacious yet serene corners in each of the homes allow one to unwind and relax in luxurious comfort. The bedrooms at The Skycourt provide beautiful views of greenery and city skyline. While of course, the skydecks provide the option of connecting with nature on a personal level, like never before.

With such a sustainable design pervading all facets of the development and within the residences too, each residence here is a veritable masterpiece of interior design.

Specifications

- For better safety, the structure is 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, excluding kitchen and toilets

- Air-conditioned entrance hall on ground floor

- Eco-friendly environment with rain water harvesting system to recharge aquifer and use of treated water from STP for flushing and horticulture

- Pre-heated water supply through solar water heaters to 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

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 marble/granite/synthetic stone
Fittings/Fixtures	CP fittings, double bowl single drain board, SS sink, exhaust fan

Balcony

Floor	Terrazzo tiles/Terrazzo cast-in-situ/Ceramic tiles
Ceiling	Exterior paint

Toilets

Walls	Combination of tiles, acrylic emulsion paint and mirror
Floors	Anti-skid tiles
Ceiling	Acrylic Emulsion paint
Counter	Marble/Granite/Synthetic Stone
Fixtures/Accessories	Glass shower-partition in toilets (7' ht.), exhaust fan, towel rail/ring, toilet paper holder, soap dish. All standard made.
Sanitary ware/CP fittings	Single-lever CP fittings, wash basin, floor mounted/ wall-hung WC of Kohler/ Roca/Duravit/Parryware or equivalent make.

Plumbing

CPVC/UPVC/GI piping for water supply inside the toilet, kitchen and vertical down takes.

Fire Fighting System

Fire fighting system with sprinkler system etc. as per NBC norms.

Fire Detection System

Fire detection system with smoke/heat/multicriteria detectors as per NBC norms.

Doors

Internal & entrance doors: 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/PVC frames in habitable rooms and aluminum/UPVC frames with frosted glass in all toilets.

Electrical Fixtures/Fittings

Modular switches of North West/Crabtree/MK or equivalent make, copper wiring and ceiling light fixtures in balconies.

Power Back-up

100% DG power back-up as mentioned below:
3 BHK – Not exceeding 9 KVA per apartment
DG capacity shall be at 70% of load factor & 70% overall diversity for apartments as well as for common areas.

Security System

Boom barrier at gate/ramp, secured gated community with access control at tower and at basement lift lobby entry. CCTV in driveway of parking basements, ground floor and basement entrance lobbies

and basement lift lobbies & inside the car of elevators, one intercom point in each apartment plus at entrance and service areas.

Lift Lobby

Lifts	Passenger and service elevators
Lift Lobby Floors	Combination of granite/marble/tiles
Lift Lobby Walls	Combination of granite/glass/acrylic emulsion paint on POP punning/textured paint

Staircases

Floor	Terrazzo/Mosaic tiles/Marble/Kota Stone
Walls	Flat oil paint

Club Facility (Exclusive Community Centre Facility)

Multi-purpose hall with banqueting facility, card room, pool room, table tennis, shops.

Other Facilities

Swimming pools, changing room, gymnasium.

DISCLAIMER: Marble/Granite being natural materials, have inherent characteristics of color and grain variations. 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 equipment/appliances and their make/brand thereof are tentative and liable to change at the sole discretion of the Company. Applicant/Allottee shall not have any right to raise any objection in this regard.

Social triggers

**FOR OWNERSHIP
AT DLF GARDENCITY**

- Over 2,000 families already in residence
- Well-networked hub of existing infrastructure including retail, entertainment, education, healthcare, etc
- Superb connectivity to all the key business districts and recreational avenues of the city
- 24x7 surveillance and QRTs (Quick Reaction Teams) ensuring a safe haven at DLF Gardencity

Each individual complex in DLF Gardencity is built to further the company's dream of creating amicable, social, sustainable and ideal communities of residents who pride themselves on their status as residents of a DLF project within DLF Gardencity.

TYPICAL UNIT PLAN

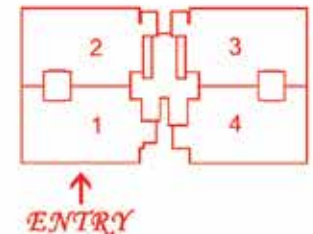


Apartment Range from -176.175 - 179.399 SQ.MT.

Note:

Plan not to scale

Furniture & cupboards are not part of standard apartment





SITE PLAN



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

SCALE: NTS





Sales Gallery, The Skycourt, DLF Gardencity, Sector-86, Gurugram - 122004.

. www.skycourt.dlf.in

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