



WHERE EVERYTHING IS REAL !!!

Located in SECTOR-86





The right connection make all the difference

- Strategically placed and well connected with Delhi and Manesar
- Dwarka Expressway (Northern Peripheral Road) offers better connectivity to West Delhi and the Airport
- Southern Peripheral Road offers better connectivity to South Delhi & Faridabad
- NH8 offers smoother transit to Cybercity, Delhi & Manesar
- Easy access to Jaipur via Delhi-Jaipur Highway and 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
- The proposed multi utility corridor will connect Manesar to Dwarka expressway and NH8 via Central Periphery Road

Distance Proximities:

- 35 minutes from Airport
- 5 minutes from IMT Manesar
- 25 minutes from newly proposed AllMS Hospital
- 20 minutes from DLF Cyber City via NH8
- 10 minutes from DLF Corporate Greens
- 5 minutes from proposed Gurugram University

CONNECTIVITY



SCHOOLS

- A DPS Sector 84 (6 mins: 2.9 kms)
- B Matrikiran School (10 mins: 4.3 kms)
- C Bal Bharti School (10 mins: 4.9 kms)
- D Shri Ram Early Years (28 mins: 14.4 km)

OFFICE SPACES

- E DLF Corporate Greens (18 mins: 7.8 kms)
- F Cyber City (36 mins: 23.5 kms)
- G One Horizon (37 mins: 27.3 kms)

HOTELS

- H Hyatt Regency - 10 mins (4.2 kms)
- I Heritage Village - 10 mins (5 kms)
- J ITC Grand Bharat - 20 mins (11 kms)

RETAIL

- K Vatika (7 mins: 2.8 kms)
- L Sapphire (8 mins: 3.1 kms)
- M Cyber Hub (33 mins: 23.4 kms)
- N Aerocity (43 mins: 29.1 kms)

HOSPITAL

- O VPS Rockland - 25 mins (15 mins)
- P Medanta - 41 mins (28 kms)

CONNECTIVITY

- Q NH8 (2 mins: 1kms)
- R Dwarka Expressway (23 mins: 13.2 kms)
- S Airport (30 mins: 23.6 kms)



Excellent Road Connectivity

- NH-8 in less than 1KM
- Dwarka Expressway
- KMP Expressway
- Clover Leafs (Under Development)
- Central Peripheral Road
- RRTS in progress

HOW NCR'S BIGGEST TRAFFIC JUNCTION ON NH-8 WILL LOOK



This point on NH-8, just before the Kherki Daula toll plaza in Gurgaon, is where a mega junction of 3 highways will come up — Dwarka expressway, Southern Peripheral Road and NH-8 itself

NHA will build a network of roads and flyovers at this junction for signal-

free traffic. An estimated 1.5 lakh cars are likely to pass just between SPR & Dwarka expressway every day when they are fully operational

Status: A detailed project report (DPR) has been ordered, after which a cost estimates and a deadline will be announced

NH-8 cloverleaf with SPR

For traffic from within Gurgaon going towards Delhi, Jaipur and Dwarka expressway and traffic from Dwarka expressway going to SPR

Southern Peripheral Road

SPR is likely to become fully operational by the year-end. It connects NH-8 with Golf Course Road and Gurgaon-Faridabad Road

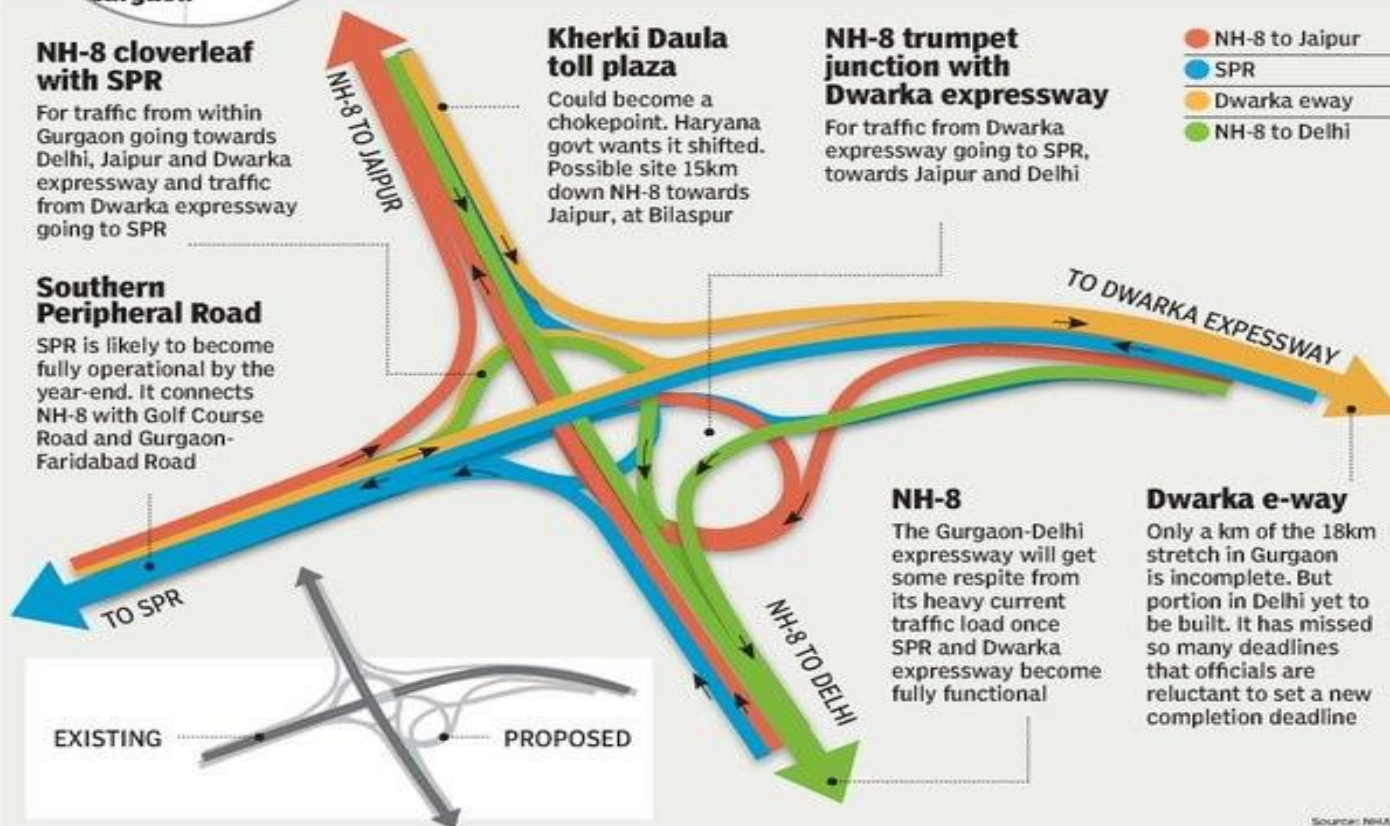
Kherki Daula toll plaza

Could become a chokepoint. Haryana govt wants it shifted. Possible site 15km down NH-8 towards Jaipur, at Bilaspur

NH-8 trumpet junction with Dwarka expressway

For traffic from Dwarka expressway going to SPR, towards Jaipur and Delhi

- NH-8 to Jaipur
- SPR
- Dwarka e-way
- NH-8 to Delhi



NH-8

The Gurgaon-Delhi expressway will get some respite from its heavy current traffic load once SPR and Dwarka expressway become fully functional

Dwarka e-way

Only a km of the 18km stretch in Gurgaon is incomplete. But portion in Delhi yet to be built. It has missed so many deadlines that officials are reluctant to set a new completion deadline

KEY HOT-SPOTS



Retail/Entertainment

- Pizzahut
- KFC
- Bikanerwala
- Reliance Smart
- Haldiram
- Inox
- Gianis
- Harish Bakery

Schools/Universities

- St. Xaviers – 5Mins
- Maitrikiran – 5 Mins
- DPS (Sec 84) – 10Mins
- MDI University – 15 Mins
- Gurugram University – 10 Mins
- Amity University – 10 Mins

Key Locations

- Cyber City – 30 Mins
- Cyber Hub – 30 Mins
- Airport – 35 Mins
- Manesar IMT – 10 Mins
- Sector 29 – 25 Mins

Hospitals

- VPS Rockland Hospital (Manesar) – 10 Mins
- Medicity Medanta – 25 Mins
- AIIMS (Badsa) – 15 Mins

KEY HOT-SPOTS



Banks

- Axis Bank
- Kotak Mahindra Bank
- ICICI Bank
- HDFC
- SBI Bank
- PNB Bank

Hotels

- ITC Grand Bharat
- Hyatt Residency
- Apno Ghar
- Karma Lake Lands
- Heritage Manesar

Golf Courses

- ITC Classic
- Karma Lake Lands
- Tarudhan Valley
- Manesar Golf Club

Office Spaces

- TCS
- DLF Corporate Greens
- Google
- American Express – Under Development
- Bestech Cyber Pak



About the Project

- The skycourt is nestled within the heart of Gardencity development featuring Mediterranean architecture inspired by Spanish Renaissance design.
- It is strategically located just off the Multi Utility Corridor which is directly connecting to Dwarka Expressway and Central Periphery Road
- The Skycourt is a large complex divided into 2 residential complexes, each with a dedicated pool, fitness center, kids' play area and parking
- Well manicured gardens and green vistas have been designed by award winning landscape designer Mr. Paul Friedberg



About the Project

- Total Land Area - 12.98 Acres
- No. of Towers - 10 Towers (A,B,C,D,E,F,G,H,J,K)
- No. of Apartments - 674 Apartments
- Apartment per floor - 4
- Designed by leading architect of India – Hafeez Contractor, a standout Mediterranean design
- 13k sqft of well appointed and dedicated club house
 - Private movie theatre, Multipurpose Hall
 - Pool Table, Table Tennis, Cards Room
 - Library, Fully functional restaurant with in house dining options

SITE LAYOUT



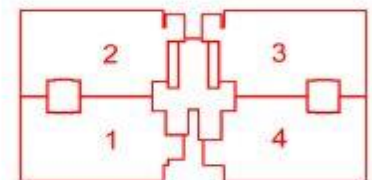
APARTMENT LAYOUT



APARTMENT RANGE FROM 1896 - 1931 SQ.FT (176.175 - 179.399 SQ.MT.)

Note:

- * Plan not to scale
- * Furniture & cupboards are not part of standard apartment



↑
ENTRY



FEATURES IN PROJECT

the skycourt

Luxury Homes at DLF Gardencity



Biggest entrance hall in New Gurugram

Flawlessly adorned with Botticino & Light Emperor marble flooring, wallpapers, and artefacts





Let's party up here!

2000 sqft

spacious rooftop terrace amidst
greenery & beautiful landscape



Terrace Gardens
in all Towers

Luxury Homes at DLF Gardencity



Kids Play Space

Happiness is playing
all day long

#InTheDetails



Enjoy fresh air amidst
3.5 Acres
of green landscape





Around 100
planters in and around
our complex
#InTheDetails



➤ **Grand Water Falls
at all tower drop-
offs**

the skycourt
Luxury Homes at DLF Gardencity



**2 swimming Pools in
the project**





Actual image

At The Skycourt - everything shines brighter

A strong and powerful Mediterranean Style Architecture with a plethora of lifestyle amenities for your leisure time in the stylish precincts of The Skycourt. Strategically placed amenities like 2 gymnasiums, 2 swimming pools, 2 tennis courts, kids play area and the exclusive Skyclub offers you a host of leisure, recreation and socializing zones.



Actual image



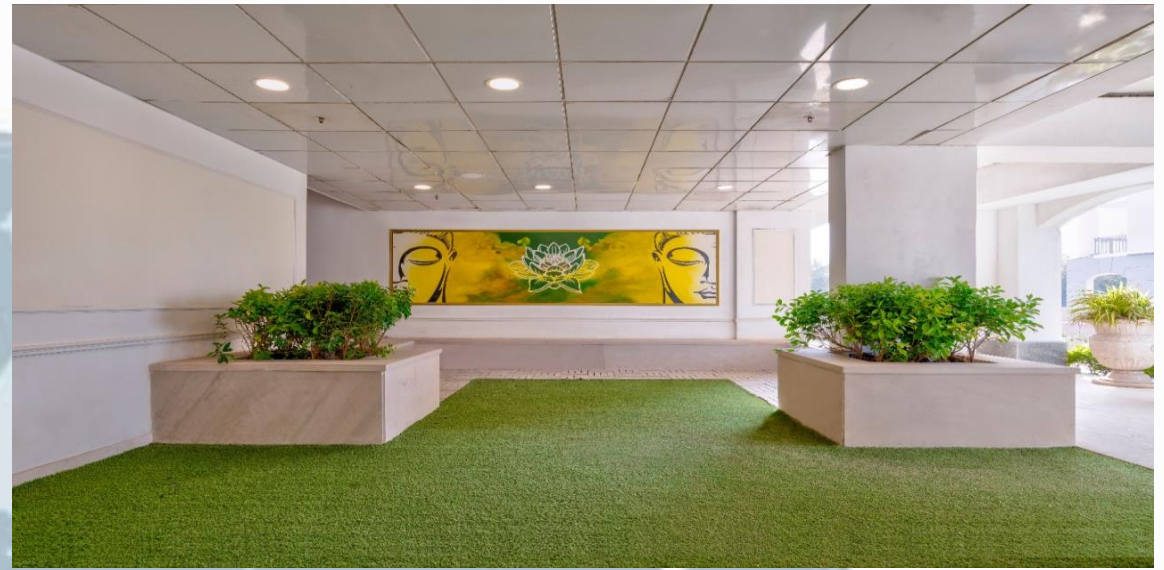
Actual image



Actual image

Tranquil and serene spaces that let your mind relax

The verdant outdoors with 25 water bodies and manicured greens, beckons you into a variety of activities - nature appreciation walks, a refreshing swim, and more.



Recreated Stilt Areas





- **Grand airconditioned entrance lobbies**
- **Crema Marfil and Burberry beige marble are used in entrance lobbies**
- **Designer chandeliers in entrance lobbies**





Actual Image

Key Features



Strategically Located
Site Area – 12.958 Acres



Mediterranean Style
Architecture



Elegant Landscaping by
Landscape Architect
Paul Friedberg



24*7 Security,
Reception Cameras



Piped Gas Line



Large Outdoor Decks
for Sit-outs



Ample Parking Space



Fully Air-conditioned
Apartments



Solar Water Heaters
for Kitchens



Round the Clock
Power Backup



Actual Image



Modern Amenities in a natural setting

- **Safety & Security: Zone V structure designed for the highest seismic considerations against Zone IV as stipulated by the Indian codes**
- **Environment friendly: Rain Water Harvesting System to recharge aquifer, and use of treated water from STP for flushing and horticulture.**
- **Piped Gas Line**
- **Solar Water Heaters for Kitchen**
- **Air conditioned entrance Lobbies**



DOUBLE FEATURES AND FACILITIES FOR A WORLD-CLASS LIFESTYLE

SPORTS

**2 GYMNASIUM | 2 BASKETBALL COURTS | 2 TENNIS COURTS |
2 TABLE TENNIS | 2 BADMINTON COURTS | 2 CRICKET PITCH |
2 SWIMMING POOL | 2 YOGA ROOM | 2 Billards Table**

LEISURE

**AV ROOM | RESTAURANT | PATHWAY COVERED BY
TRELLISES | COMMUNITY SHOPPING CENTRE | 25+
FOUNTAINS | USABLE STILT AREAS | BANQUET HALL |
CRECHE | CARDS ROOM | LIBRARY |**





SPECIFICATIONS

the skycourt

Luxury Homes at DLF Gardencity





LIVING/DINING/LOBBY/PASSAGE

- **FLOOR** - Imported marble (Omani)
- **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



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 granite
- FITTINGS/FIXTURES - CP fittings, double bowl single drain SS sink, exhaust fan
- KITCHEN APPLIANCES - Modular kitchen with hob, chimney, microwave, refrigerator, washing machine of reputed manufacturer and make

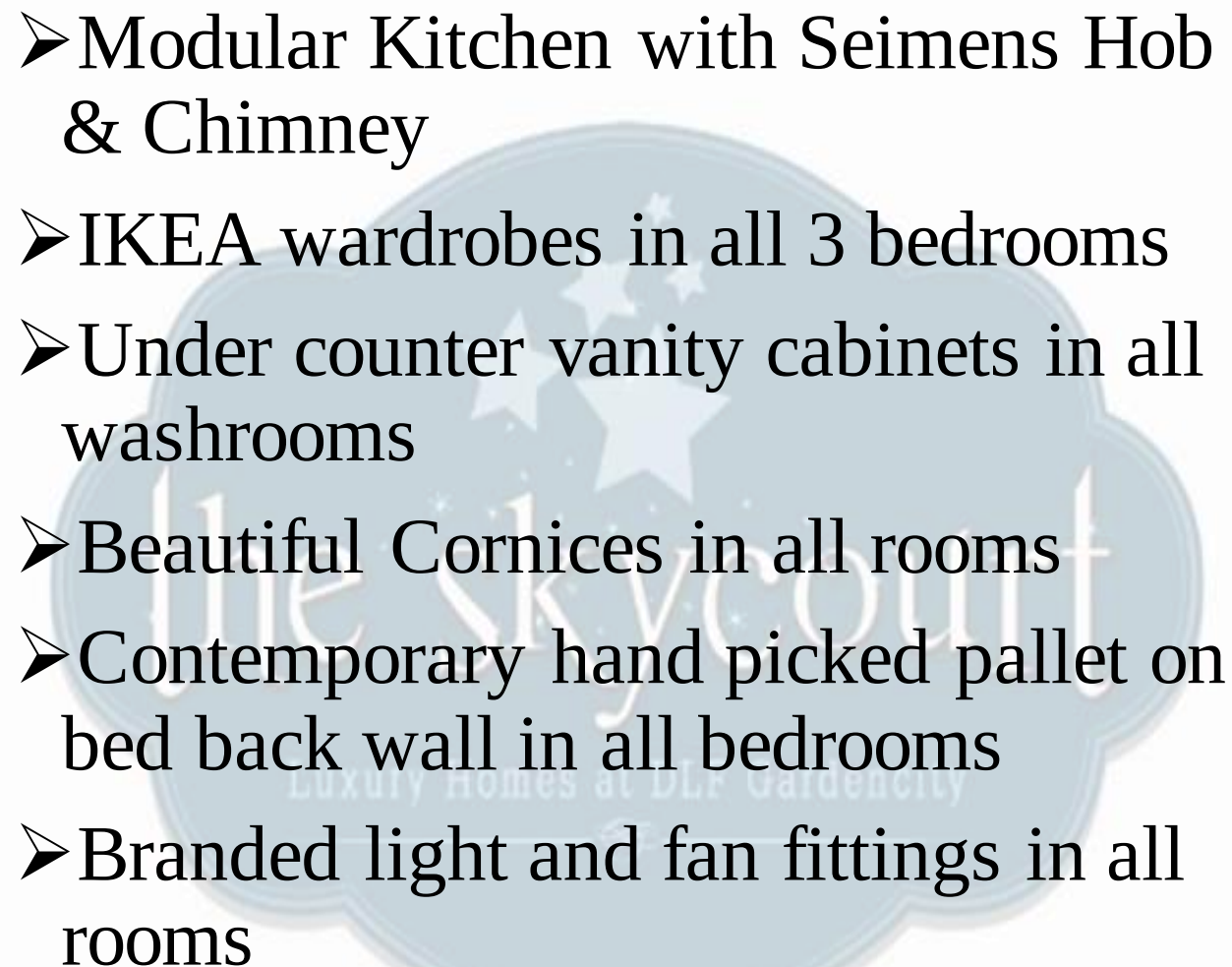
BALCONY

- **FLOOR -- Ceramic tiles**
- **CEILING - Exterior paint**

TOILETS

- **WALLS – Combination of tiles, acrylic emulsion paint and mirror**
- **FLOORS – Anti Skid Tiles**
- **CEILING - Acrylic emulsion paint**
- **COUNTER – Made in marble/granite**
- **FIXTURES/ACCESSORIES - Glass shower-partition in toilets (7' ht.) of part width, under counter cabinet, exhaust fan, towel rail/ring and toilet paper holder. All of standard make.**
- **SANITARY WARE/CP FITTINGS - Single lever CP fittings, wash basin, floor mounted/wall-hung WC of Roca/ Duravit/parryware or equivalent brand**

DEAL OFFERINGS



HASSLE FREE MOVE-IN @ Zero Additional Cost*

OFFERING IN APARTMENT



- **Energy efficient split air conditioners in apartment from Daikin (5nos)**
- **Best in class Flooring: Imported marble (Omani) in living and dining area and wooden flooring in all rooms**
- **Modular Wardrobes: All the bedrooms are fitted with modular wardrobes from IKEA**
- **Modular & fully functional kitchen: Modular kitchen with hob, chimney, microwave, washing machine, and refrigerator from Siemens and other top brands**
- **Sanitary fitting is from ROCA and CP fittings from Kohler**





the skycourt

Luxury Homes at DLF Gardencity

**Sample Apartment
Pictures !!!**





FIRE YOUR IMAGINATION





TRANQUIL AND SERENE SPACES





PLACES THAT RELAX YOUR MIND





**WHERE EVERYTHING SHINES
BRIGHTER**





Price List & Payment Plan

AREA (sqft.)	PLC (%)	BSP (psqft)	Total Cost Under DP (crs)
1929	10.0	8900	1.52
1929	17.5	8900	1.65

On Booking	7.5 Lacs
Within 2 months from the date of booking	10%
Within 6 months from the date of booking	15%
Within 24 months from the date of booking / on possession	75%
* Basic Cost = Basic Sale Price + Parking	
** PLC = Preferential Location Charges	

*** TPR = Timely Payment Rebate

Note –

- 1.) If customer pays 4th installment of 75% in 6 months, Down Payment Rebate will be @10%.
- 2.) Early Payment Rebate @10% p.a. will be applicable, provided:
 - (i) The installment due is fully paid and
 - (ii) Installments are paid minimum 90 days in advance.
- 3.) GST as applicable
- 4.) TPR 750 psf. will be subject to timely payment & timely possession.
- 5.) IBMS payable to Resident Welfare Association.

Why to buy with DLF?

Ecosystem by DLF

- Round the Clock Security Services
- Shuttle Services covering the major drop zones of Gurgaon
- Doctor's Room
- 24*7 Ambulance Facility
- Quick Response Team
- International Property Management Partners.

LEASING ASSISTANCE

- We have a dedicated Leasing team to take care of your investment and to make your work easy.

INITIATIVE BY DLF FOUNDATION

#DLFCARES

CMO Haryana

3 hrs •



DLF Estate Developers Limited के निदेशक श्री रोहित शर्मा ने आज मुख्यमंत्री श्री Manohar Lal से भेंट कर #HaryanaCoronaReliefFund हेतु 5 करोड़ रुपये का चेक प्रदान किया।
#IndiaFightsCorona



विनय प्रताप सिंह, भा.प्र.से.
VINAY PRATAP SINGH, I.A.S.



आयुक्त, नगर निगम, गुरुग्राम
Commissioner,
Municipal Corporation, Gurugram

D.O. No. CMC/11941

Dated 06.04.2020

Municipal Corporation, Gurugram thanks DLF Foundation, Gurugram for supporting District Administration, Gurugram by providing meals to poor and needy migrant labour during COVID-19 pandemic lockdown.

Your generous contribution towards this noble cause has helped thousands of those who needed food to sustain themselves during COVID-19 lockdown. Looking forward to further constructive engagements for similar social causes.

Vinay P. Singh

(Vinay Pratap Singh, IAS)
Commissioner,
Municipal Corporation,
Gurugram,

C-1, Infocity, Tower A, Sector-34, Gurgaon (O) 0124-2370911, 2371032

www.mcgm.gov.in cmc@mcgm.gov.in



Scanned with CamScanner

Initiative by DLF Foundation

#DLFCares



- DLF Foundation will ensure distribution of more than 27 lakh meals to slum dwellers and stranded migrant workers in Manesar, Gurugram, Noida and Delhi:
- Till date Cooked Meals have been served to 2,80,750 persons and dry rations equivalent to 24,24,800 meals are in the process of being supplied
- DLF donates 75,000 masks and 3 lakh gloves, Sanitizer to District Administration in Gurugram and Noida
- DLF contributes Rs. 5 crores to the Chief Ministers Relief Fund, Haryana
- DLF Foundation is also providing Medical Relief and Safety Equipment to the District administration for distribution to those in need. The Foundation has provided 75,000 face masks, 3 lakh examination gloves, full body suits and sanitizers to the district authorities in Gurgaon, Noida and Chennai.
- In addition a sum of Rs. 50 lacs has been donated to the Tamil Nadu State Relief Fund, Rs 10 lacs to the Chennai Kanchipuram District Relief Fund and Rs. 5 lacs to the Society for Cyberabad Security Council in Hyderabad.





THANK YOU