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HARERA Website: <https://haryanarera.gov.in>

Promoter - M/s DLF Exclusive Floors Private Limited

Project Name – Independent Floors at DLF City Phase I and III



Discover the exclusive
Royale Residences

DLF CITY I & III

INDEPENDENT FLOORS

AT DLF CITY PHASE I & III

Live
Life
Better
Today



Artistic Rendition: Independent Floors - master bedroom

2 All fittings, fixtures and furniture shown are for representation/illustrative purposes only.

Location ⁵

The concept ¹²

Your home ¹⁶

Specifications ³⁰

Lifestyle ³²

Join the story ³⁶

Contact ⁴⁰

Live your best moments in Gurugram's vibrant centre

Representative Image

Belong in the city

Experience the wonder, privilege and excitement of city living without the chaos, from the comfort of your Independent Floors, DLF Phase I & III. Be at home in the heart of Gurugram, where cultured cosmopolitan living meets family life. Access exceptional amenities and discover unrivalled quality.



LOCATION

Representative Image

At the heart of urban conveniences

The bustling city full of vibrant colours and energetic vibes is just a quick walk, or a short drive away. Be it shopping destinations or dining rendezvous; me-time or meet-up time, the city is at your beck and call.

A short distance from your private sanctuary, 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 Multiplex.

- Seamless connectivity between Gurugram and Delhi
- DLF City Clubs and exclusive leisure facilities nearby
- Close proximity to major commercial developments: Galleria Market, Cross Point Mall, Supermart I & II
- Access to key metro stations: MG Road, Sikandepur, DLF City Phase II, Mousari Avenue
- Excellent connectivity to Raghvendra Marg, MG Road and NH-48
- Close to the award-winning business district - DLF Cybercity
- Prominent schools and hospitals nearby
- Well connected to domestic & international airports



Representative Image



Actual image: DLF Cyberhub

*Distances to major locations

SCHOOLS

The Shri Ram School Aravali, DLF City Phase IV	0.8 km
GD Goenka Global School, DLF City Phase-3	1.7 km
Shiv Nadar School, DLF City Phase I	7.2 km

HOSPITALS

Narayana Super-speciality Hospital	0.65 km
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	0.23 km
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

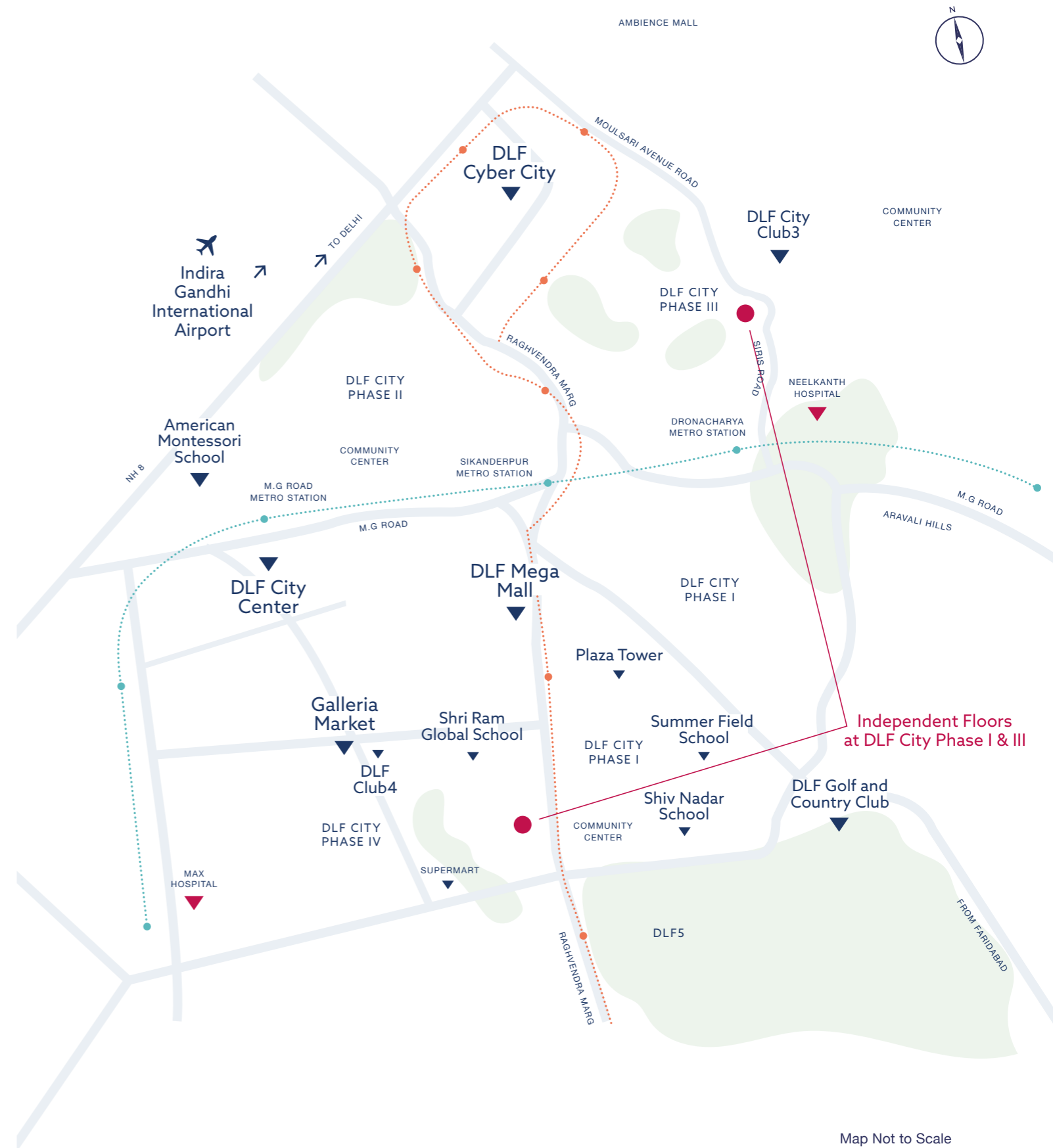
RECREATION

DLF City Club3	0 km
Aravalli Biodiversity Park, Gurugram	2 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 km

All distances mentioned are approximation only from DLF City Club3.*



Exquisite design for the perfect family home



Space reimagined



Artistic Rendition: Independent Floors - Dining

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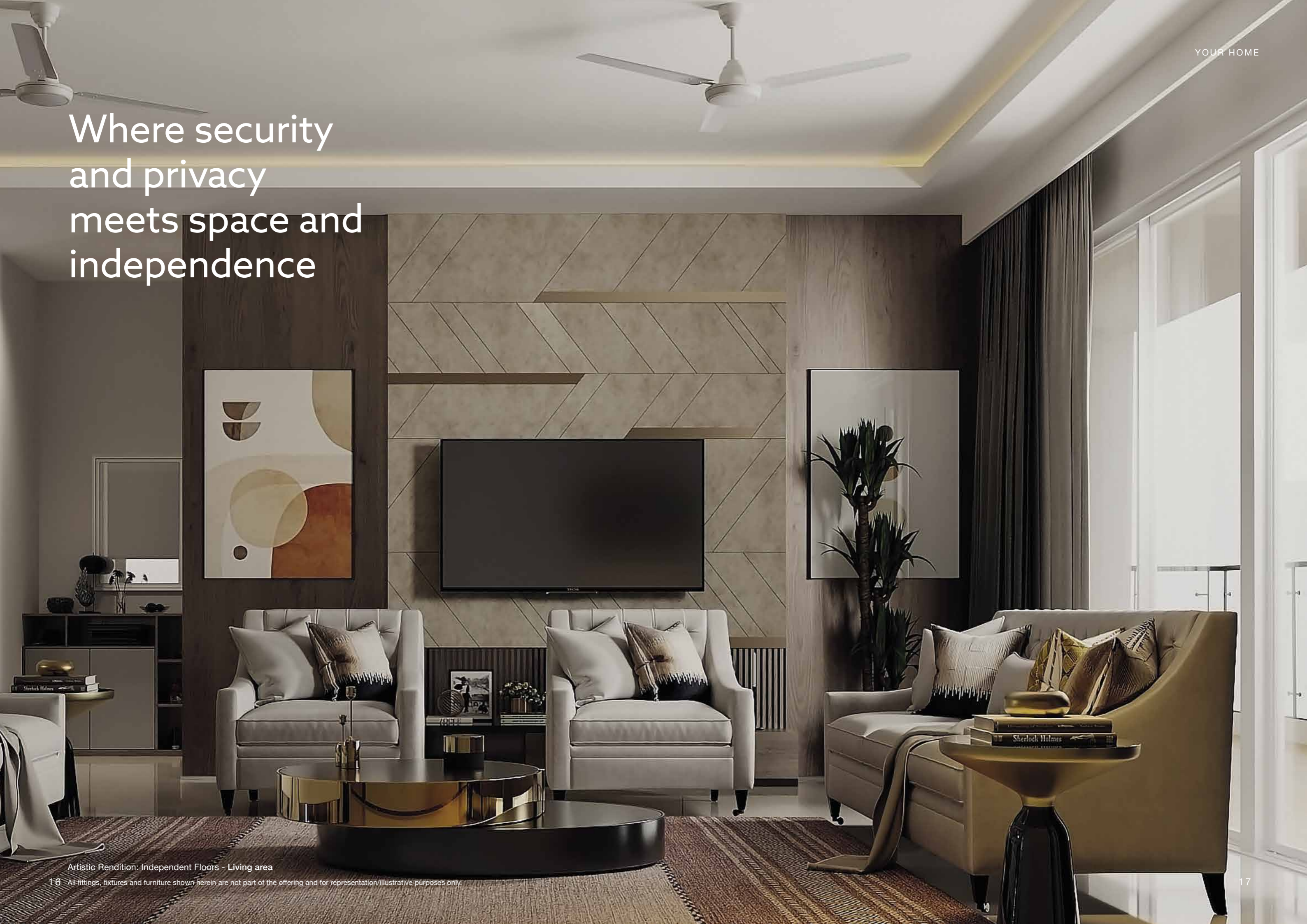
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Independent Floors are transforming limited legacy plots within DLF City into contemporary luxury apartments, creating an exclusive collection of low-rise residences. Each building features four homes - one per floor, dedicated staff and storage space in the basement, as well as secure covered parking. Find freedom and space in the heart of Gurugram

- Expansive living with only one home per floor
- Spacious interiors with an enhanced floor-floor height
- Fully fitted kitchen
- Exquisite terrace garden**
- Home automation and power back up
- Dedicated private staff room
- Additional storage area for every home
- Covered, secure parking
- Round the clock monitoring including CCTV cameras to ensure safety and security

**Terrace Garden, potted plants, artificial grass and seating in select areas

Where security and privacy meets space and independence



Artistic Rendition: Independent Floors - Living area

† All fittings, fixtures and furniture shown herein are not part of the offering and for representation/illustrative purposes only.

Designed for family life



Representative Image

Discover a residence with space to grow in comfort, combined with the warm embrace of a family home. Optimised for multi-generational living styles, Independent Floors offer expansive living spaces, providing a private sanctuary for every member of the family. Each home enjoys distinguished living space, designed to offer maximum usable area, natural light and airflow, as well as a large terrace garden.

The rare benefits of designated staff accommodation, secure parking, separate storage area and CCTV surveillance ensure convenience and peace of mind.



Representative Image

Automated homes for effortless living

Technology makes everyday life effortless and enjoyable. All Independent Floor homes embrace the latest in automation to ensure the perfect temperature, or lighting is efficiently managed throughout the day to reduce your power consumption. Smart homes for smarter people.

Home Automation features include:

- TouchPad or app-based controls for the home
- Automatic controls for air-conditioning, lighting, fan, and geyser
- Provision for control wiring on curtains or Venetian blinds
- Snap Control (ON/OFF): TV
- Automation
- Modular Touch Switches

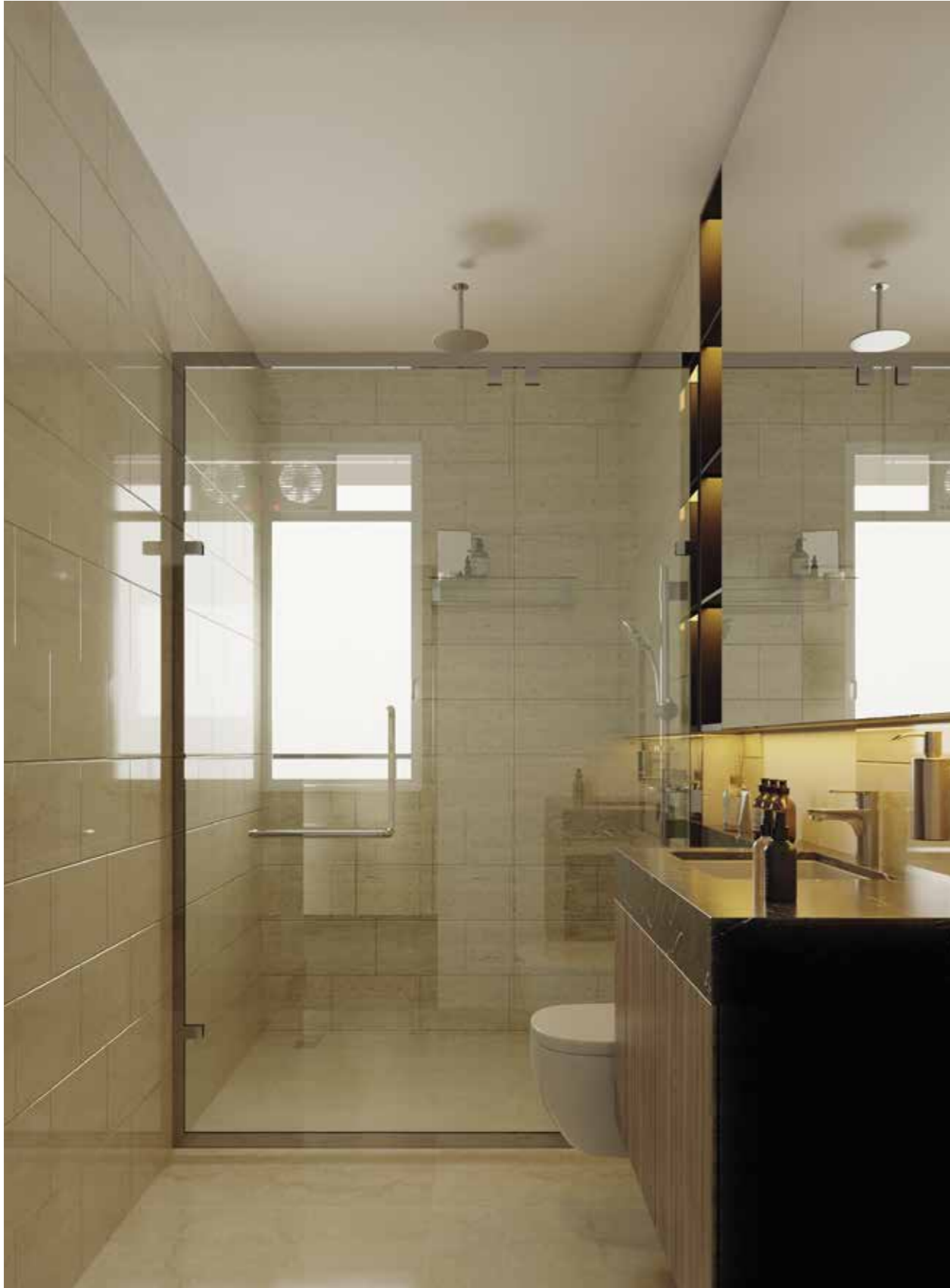
*The extent/number/variety of the equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Promoter. Applicant shall not have any right to raise objection in this regard.



Representative Image



Artistic Rendition: Independent Floors - Master bedroom
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Artistic Rendition: Independent Floors - Bathroom

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Artistic Rendition: Independent Floors - Bedroom

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Space optimised for life



Artistic Rendition: Independent Floors - Living and dining areas

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The beating heart of the home

Cook in a fully fitted kitchen, finished to a high specification with a combination of tiled and painted walls. Enjoy a choice of granite, marble or synthetic stone countertops and aesthetically pleasing anti-slip flooring to complement the whole design.

Artistic Rendition: Independent Floors - Kitchen

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A home where the perfect lifestyle comes as standard



Representative Image

Unlock a new way of life



Actual Image: The Restaurant



Actual Image: Pool and lounging area

Discover a vibrant yet tranquil neighbourhood where a community full of culture, a host of high-end leisure facilities and prestigious clubs, including DLF City Club3 can be found. Be part of an established community where an enviable lifestyle awaits.

Enjoy the very best of leisure, dining and sporting activities all just a short drive away from your home. Imagine a day of gourmet dining with family and friends after a morning in the pool or on the tennis court. Or celebrate in style in the air-conditioned ballroom and party lawns – all delivered with faultless service and attention to detail.

- Complimentary Club membership*
- Enjoy the benefits of DLF City Club - the epicentre of leisure and luxury
- Board room with state-of-the-art meeting facilities
- Mulsari all-day dining restaurant
- Lounge bar with live entertainment
- The Poolside Café
- Health Club with a fully equipped gym and steam facility
- Swimming pool
- Floodlit tennis courts
- Table tennis
- Kids area and playground

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

Some decisions
are easier to make
than others



Representative Image

An investment in life

Committed to intelligent design and enduring quality, DLF presents a rare opportunity to own an Independent Floors home in the highly desirable Royale Residences at DLF City Phase I and III.

Independent Floors at DLF City Phase I and III provide an outstanding environment for both working and home life for all the family. A home that will surpass every expectation, where your investment in family and life will flourish.

INDEPENDENT FLOORS

AT DLF CITY PHASE I & III

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 approved plans.

**Specifications given are as filed with HARERA, Gurugram.

Marble/Granite being natural material have inherent characteristics of colour and grain variations. S.room shall not be provided with air conditioning. Marginal variations may be necessary during construction. The extent/number/variety of the equipment/appliances 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.