



Come be part of DLF Gardencity

DLF Marketing Office, Ground Floor, DLF Centre,

Sansad Marg, New-Delhi – 110 001.

Tel: +91 1142102030 ; 23719300 www.dlfin



Feel the beauty of a starry night sky...



...from the comfort of your personal sky deck.





About DLF

DLF has been a pioneer in creating path-breaking housing infrastructure.

DLF Homes has created some of the finest residential complexes combining the best of design, aesthetics, technology and architecture. It has successfully delivered over 10,000 apartments in housing complexes and over 2000 acres of plotted development in Gurgaon alone, About 5000 apartments are nearing completion at DLF Gardencity.



Welcome to The Skycourt

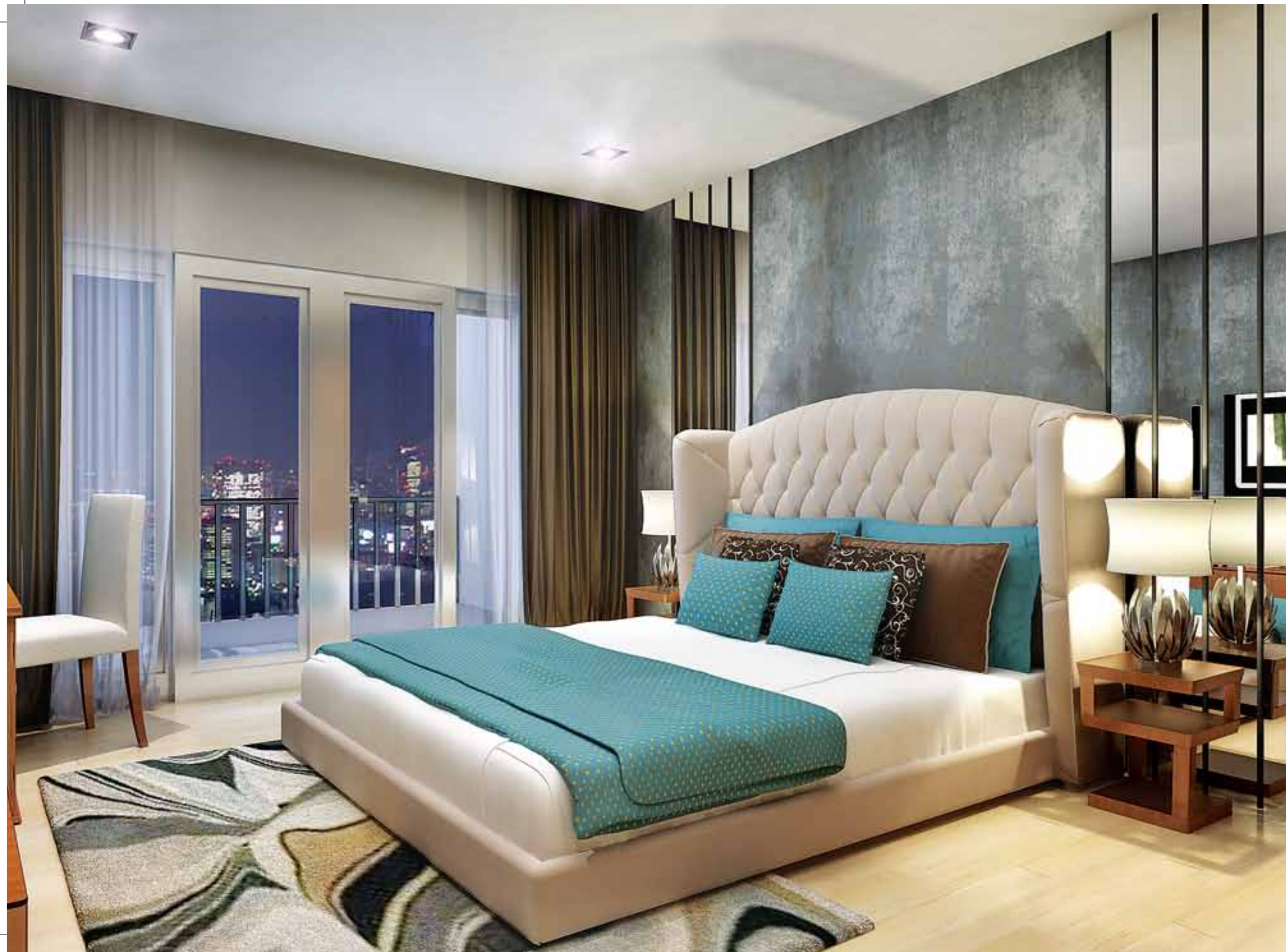
The Skycourt is an address where the sky, becomes your own and inspires you endlessly. It will be an iconic complex at DLF Gardencity with its strong and powerful architectural vocabulary in Mediterranean style.

The Skycourt is a large complex but divided into 2 separate smaller complexes which are self-sufficient with their pool, fitness centre, kids play area and parking.



A home with a difference

The highest value embedded in the concept of The Skycourt is sustainable design in each and every aspect. The spaces within the apartments are efficiently planned to carve out most usable areas. Each room has sufficiently large openings to capture natural light and ventilation.



Spaces that let you be with yourself

At DLF Skycourt, while on one hand we have brought state-of-the-art amenities at your disposal, on the other hand we have also ensured that you have quiet and quality time to yourself. That's why we have created spacious yet serene corners in each of our homes where you can unwind, be with yourself and relax. The bedrooms at The Skycourt provide a beautiful view of the lush gardens spread under the virgin blue sky. Attached balconies provide you the option of connecting with nature on a personal level and experience the magnificence.



The Skycourt advantage

- Adjacent to DLF residential complex nearing completion
- Compact and efficient unit design with all large balcony
- Gated community with 24x7 security
- At the heart of 500 acre plus DLF Gardencity, 3000 homes nearing completion. Next goal 10,000 families
- Close to the main arterial road linking major areas of Delhi, Gurgaon and Manesar
- Luxury homes with air-conditioned entrance lobby



Life at DLF Skycourt

DLF Skycourt gives you the opportunity to live life to the fullest. We have included state-of-the-art facilities such as a swimming pool, tennis court, playgrounds etc. that enable you to relax and unwind.



Rejuvenate at The Skyclub

Luxury is an indulgence for the passionate. It's for those who want a little more from life and aren't apologetic about it. Invite your friends over and have a great time with them at The Skyclub. Be it a game of squash or a gala dinner with family and friends, the club caters to it all. With so much to do, there is never a dull moment at The Skyclub.



Garden of five senses

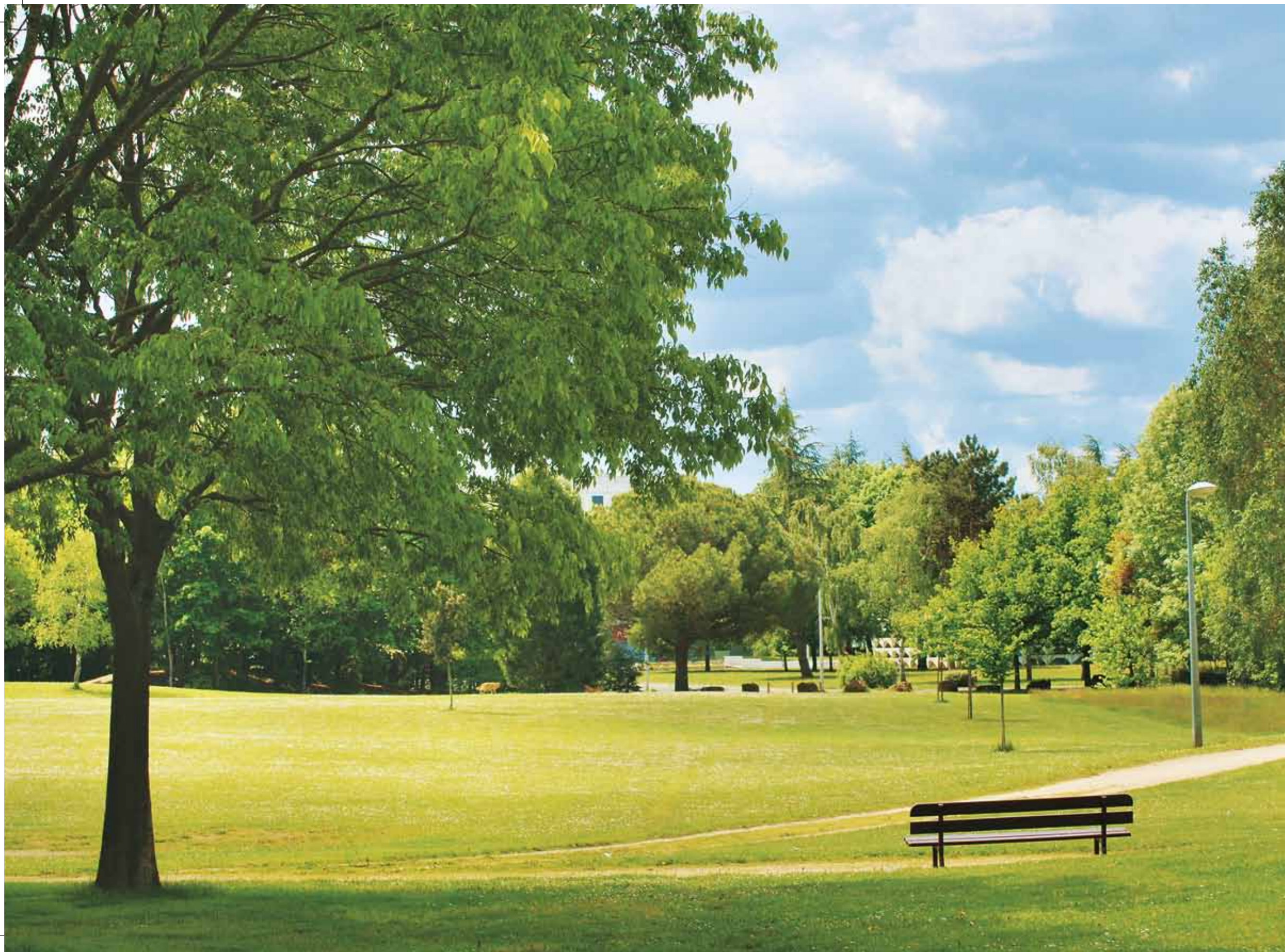
The award winning landscape designer, Mr. Paul Friedberg has enhanced landscaping of The Skycourt. There are designated play areas for children of all age groups.



Indulge under the blissful sky

At The Skycourt, the large deck-like balconies inspire a classy indulgent lifestyle.

Transform it into an open-air living room or a family lounge, an open-air dining space or a personal gym, a beautiful terrace garden or a party den, there's enough space for your dreams.



At the heart of DLF Gardencity

The Skycourt, is located at the heart of DLF Gardencity - a premium residential hub which will be home to over 10,000 affluent households.

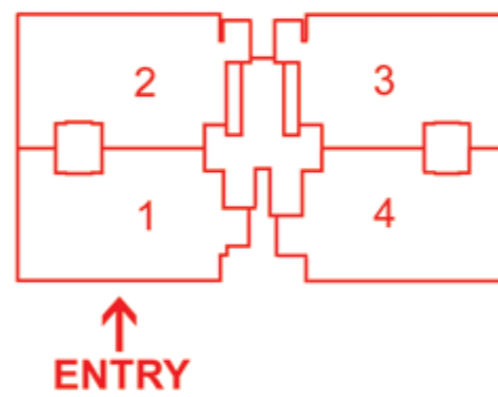
DLF Gardencity is currently spread over 500 acres of development. This well-planned residential hub provides the best when it comes to infrastructure and amenities. A few of its key features include:-

- Adjoining 1000 acres of sprawling open space / green belts
- Wide sector dividing roads
- Modern School
- Galleria 91 with a multiplex
- Recreational club



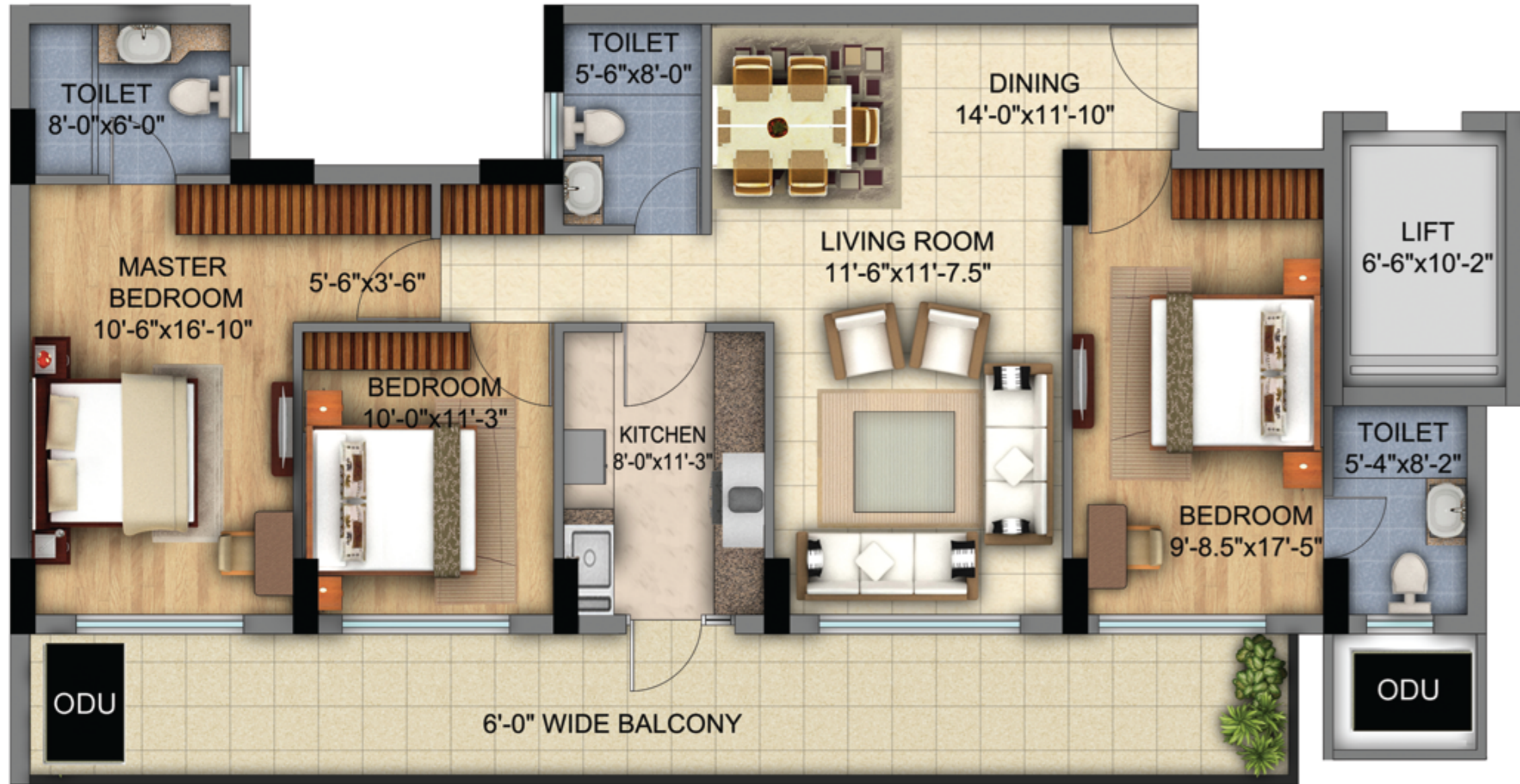
ALL UNIT RANGE FROM 1846 - 1867 SQFT

NOTE :
 * PLAN NOT TO SCALE
 * FURNITURE & CUPBOARDS ARE NOT PART OF STANDARD APARTMENT.



Floor Plan - 3 BHK

- 3 bedrooms with 3 toilets
- Living - Dining with a large 'deck' balcony

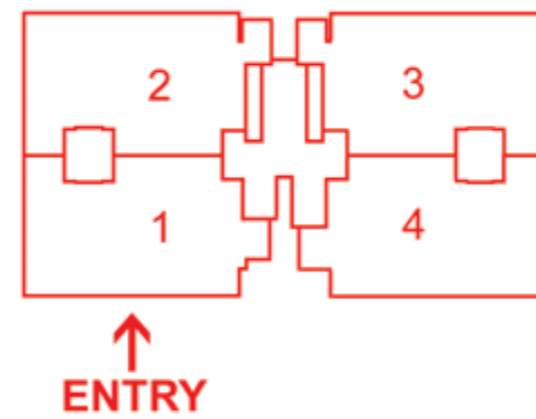


Floor Plan - 3 BHK

- 3 bedrooms with 3 toilets
- Living - Dining with a large 'deck' balcony

ALL UNIT RANGE FROM 1846 - 1867 SQFT

NOTE :
 * PLAN NOT TO SCALE
 * FURNITURE & CUPBOARDS ARE NOT PART OF STANDARD APARTMENT.





Site Plan

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 excluding kitchen and toilets.
- Air-conditioned entrance halls 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 & 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 & 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 / Parry ware 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 sprinklers system etc. as per NBC norms.

Fire Detection system

Fire 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:-

b) 3 BHK – Not exceeding 9 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

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 & 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

Multi-Purpose Hall with Banqueting Facility, Card Room, Pool Room, Table Tennis, Shops.

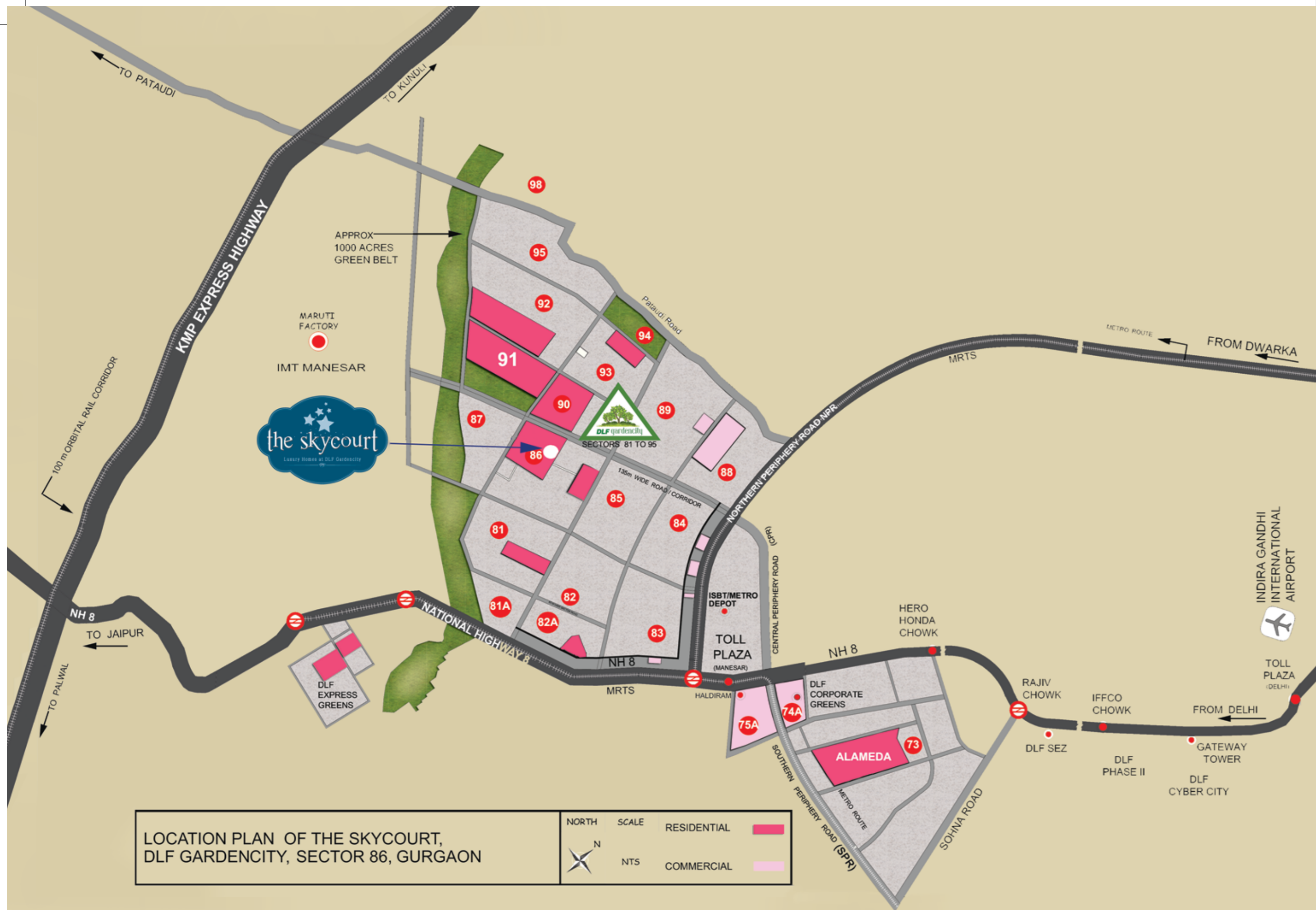
Other Facility

Swimming Pools, Changing Room, Gymnasium.

Conversion Scale

1 ft = 304.8 mm

DISCLAIMER: Marble / Granite being natural material 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 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.



Connections that will make a difference

- Centrally located between Gurgaon, Delhi and Manesar
- 35 minutes from Airport
- 20 minutes from DLF Cyber City via NH8
- 5 minutes from IMT Manesar
- 10 minutes from DLF Corporate Greens

Details as per DGTCR Requirement
 No. & date of Licence - 31 of 2010 dated 01.04.2010 & 44 of 2012 dated 05.05.2012, Group Housing Colony measuring 12,958 acres, Name of the Licensee - DLF New Gurgaon Homes Developers Pvt. Ltd., No. & date of the approved building plans - ZP-619/JD(BS)/2012/25459 dtd. 12.12.12
 Total no. of Apartments - General = 674, Ews = 120, Community site - 1 Nursery School, Name of the Colony - The Sky Court, Garden City, Sector 86, 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.

