

Welcome to Brand New Launch of New Gurgaon

Key highlights of year gone by

Success of Ultima with 90% inventory sold out.

**Successful launch of Condominium Shops with a very encouraging
response from the customers.**

Now the next big surprise awaits you

Unveiling of brand new ready to move in tower in the heart of DLF Garden City



Product Brief



DLF Regal Gardens is a flagship development as part of the larger township style development called DLF Gardencity



The product in question is a separate standalone Tower (J), with is a separate entry and parking

4 BHK
(2 to a core)

11 Floors



Separate entry and parking for the tower



13,000 sq. ft. Sunken Club



Easy connectivity to NH 8 and Manesar | Proposed Metro Corridor in the vicinity



Easy access to retail shops within the campus | No. of malls nearby

Key Highlights of Tower J

Standalone Tower with on 22 apartments and only 11 storied

In these days when space is going less, an exclusive 0.5 acres of green area only for 22 apartments.

Fully Loaded air conditioned apartments

Ready and operational shops just outside the complex.

Dedicated 2 parking slots per unit

100 % Power Backup and Round the clock security.

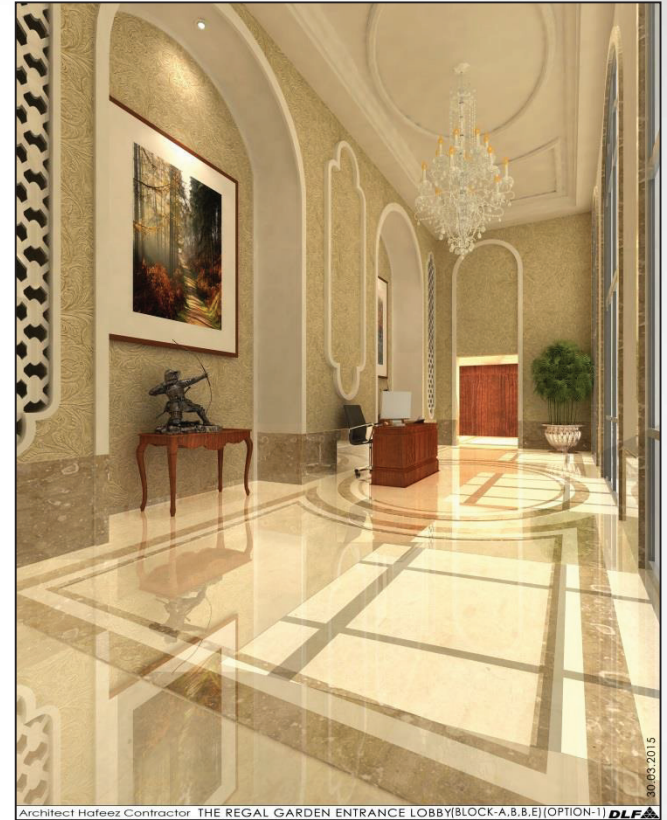


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Lifts and lobbies



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Architect Hafeez Contractor THE REGAL GARDEN ENTRANCE LOBBY[BLOCK-A,B,B,E][OPTION-1] DLFA

- Designer lifts and lobbies to give better impact of luxury
- Lift Lobbies for Ground floor are air-conditioned
- Extensive use of Granite/ Marble for lifts & lobbies

Unit plan - 4 BR



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TYPICAL FLOOR PLAN

Upgraded Specifications - Tower J

- ✓ Air-conditioned entrance hall
- ✓ Air Conditioned apartments
- ✓ Imported Marble in Living Dining and passage area
- ✓ Wooden flooring in all the bedroom
- ✓ Modular Wardrobes in all the rooms.
- ✓ Modular Kitchen with Hob, Hood, Refrigerator, Microwave, Washing Machine
- ✓ Glass Shower Patricians, Under Counter Cabinets
- ✓ 100% power backup.



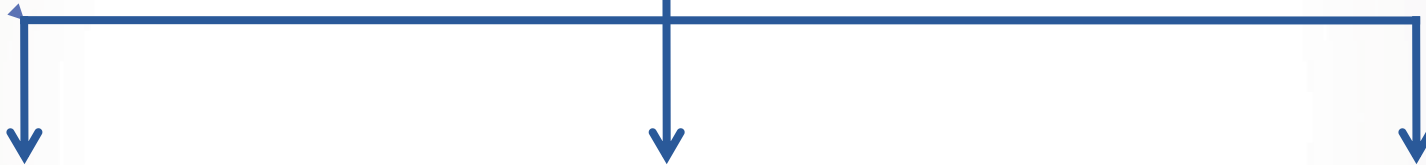
LOCATION



Location: Sector 90, New Gurgaon

Key Distances:

- ✧ **4 Kms** National Highway 8
- ✧ **500 Mts** Multi Utility Corridor
- ✧ **19 Kms** Cyber City
- ✧ **24 Kms** International Airport
- ✧ **2 Kms** Dwarka Expressway (NPR)
- ✧ **2 Kms** Proposed Metro & ISBT
- ✧ **11 Kms** KMP Expressway
- ✧ **2 Kms** IMT Manesar



Approx. 1000 acres of sprawling open space in the vicinity



Live life with a sense of safety



The Hub of luxurious homes



PROJECT DETAILS

PROJECT: REGAL GARDENS
ARCHITECT : HAFEEZ CONTRACTOR
LANDSCAPE ARCHITECT PAUL FRIEDBERG

TOTAL SITE AREA : 11.1 ACRES
TOTAL GREEN AREA : 5 ACRES APPROX.

LANDSCAPE FEATURES : LANDSCAPED LAWNS, FLOWER BEDS, THEMATIC SCULPTURES, SWIMMING POOL, FOUNTAINS, TRELIS PATHWAY, PAVILION, PLAY GROUND.



NIGHT VIEW



DAY VIEW



EXTENSIVE LANDSCAPE

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SITE PLAN



NEW TOWN HEIGHTS

REGAL GARDENS

LEGEND:

- 1. MAIN ENTRANCE
- 2. GARDEN
- 3. CLUB HOUSE
- 4. SWIMMING POOL
- 5. TENNIS COURT
- 6. HALF BASKETBALL COURT
- 7. NURSERY SCHOOL
- 8. EWS
- 9. TOT- LOT PLAY AREA
- 10. WATER BODY
- 11. CONVENIENT SHOPS

SITE PLAN / NUMBERING PLAN
DLF GARDEN CITY
SECTOR 90, GURGAON

SCALE: NTS



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Design Philosophy

Resort Theme within Garden City



Resort look achieved by 1) Elevation Style
2) Club
3) Landscape



- Building blocks are placed on periphery to stand as strong tall wall
- Give extensive open space and uninterrupted views.
- Various levels are created to give it a feel of "Resort Atmosphere"

60% of units face greens or club



Area Statement



Tentative saleable area for block J Apartments
1967 - 2251 sq.ft

Tentative saleable area for apartment
1720sq.ft-1744sq.ft

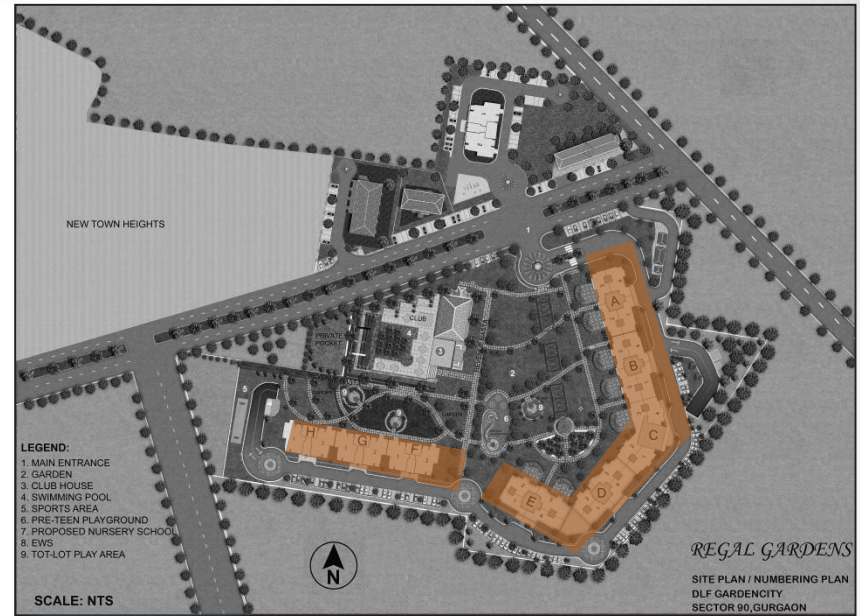
Tentative saleable area for apartment
1702sq.ft-1719sq.ft

Tentative saleable area for block F,G,H Apartments
2223 sq.ft

Tentative saleable area for apartment
1795sq.ft-1818sq.ft

Tentative saleable area For apartment
1693sq.ft-1726sq.ft

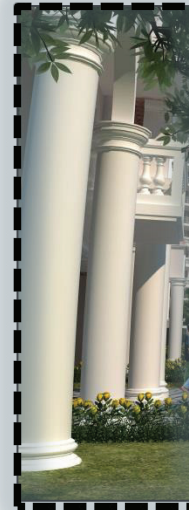
Exteriors & Concept



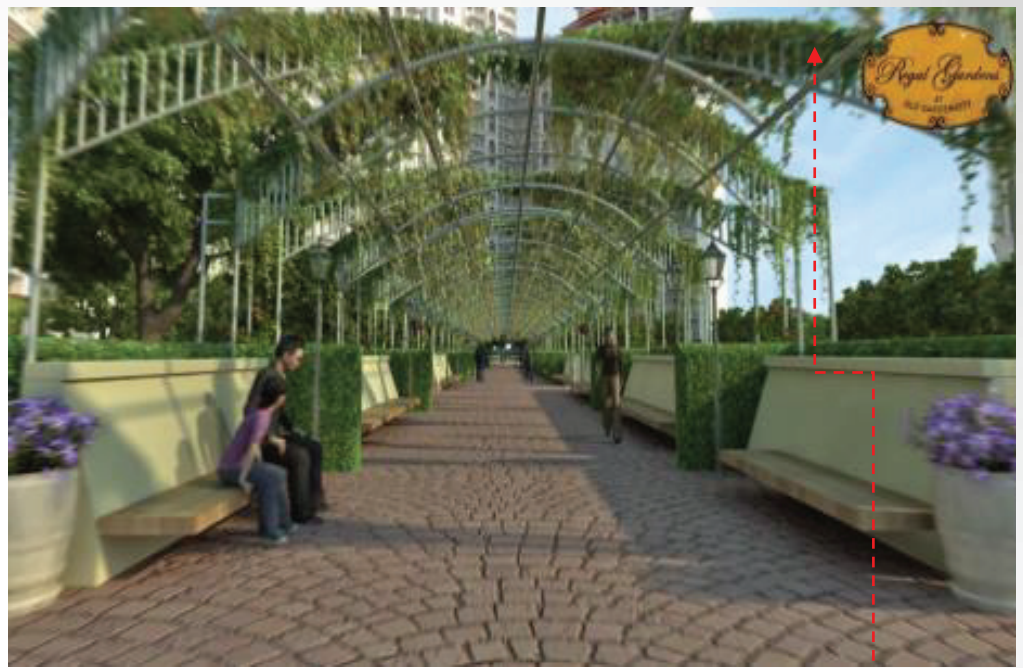
- All the towers are placed in such a way that it has direct access to both drive way and central courtyard



- Mediterranean architectural design elements



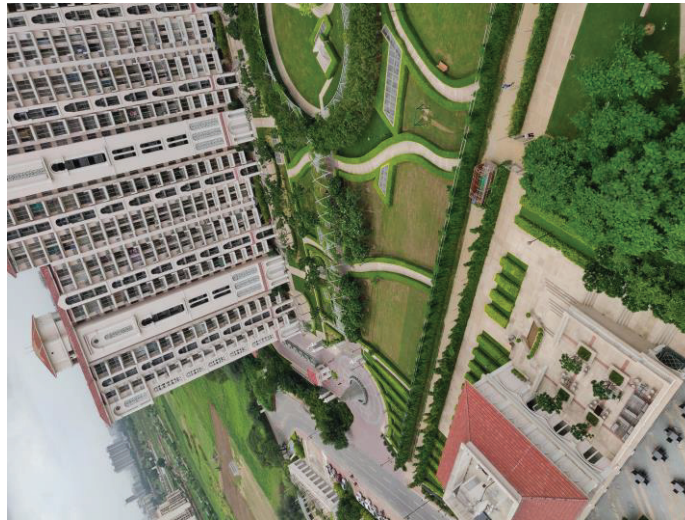
- Roman architectural style pillars



CONTEMPORARY STYLE
SEMI SHADED PATHWAY

Key points:

- CONTINUOUS TRELLIS WALKWAY CONNECTING THE LANDSCAPE GREENS THROUGHOUT
- BENCHES WITH PLANTERS ON BOTH SIDES OF THE PATHWAY FOR PEOPLE TO SIT AWHILE WHILE WALKING.



AERIAL VIEW OF LANDSCAPE

TRELLIS WALKWAY



CLUB AREA IS SUNKEN FROM THE OVERALL LANDSCAPE SO THAT THE RESIDENTS GET A GOOD LOOK OF THE CLUB LANDSCAPE AS WELL AS THE VISITORS RESIDING GET A FEEL OF RESORT LIVING



Key points:

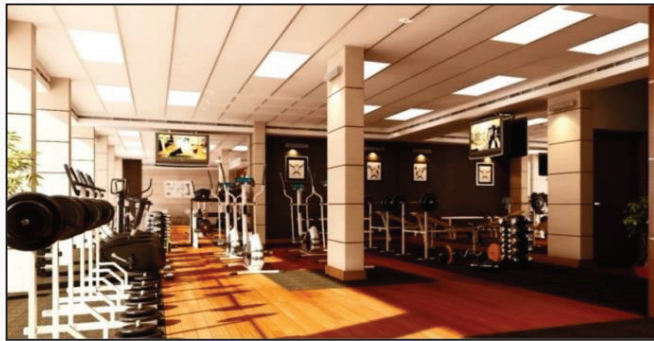
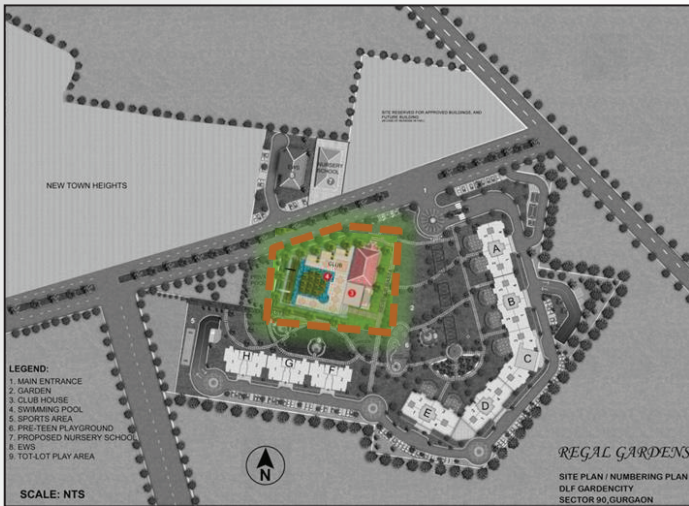
- SWIMMING POOL HAS A CENTRAL ISLAND WITH FLOWING WATER CHANNELS ON ONE SIDE MERGING INTO THE MAIN POOL
- THE POOL IS A COMBINATION OF GREEN LANDSCAPE ISLAND AND WATER ELEMENT

SWIMMING POOL

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Club facilities

- Club facility
 - 1) Table Tennis
 - 2) Massage Room
 - 3) Mini Home Theater / A.V Room
 - 4) Main Pool and Kid's Pool
 - 5) Snooker
- 6) Multi purpose Hall with banqueting



Gymnasium



Club and swimming pool area



Multi-Purpose Hall with Banqueting



Billiards room

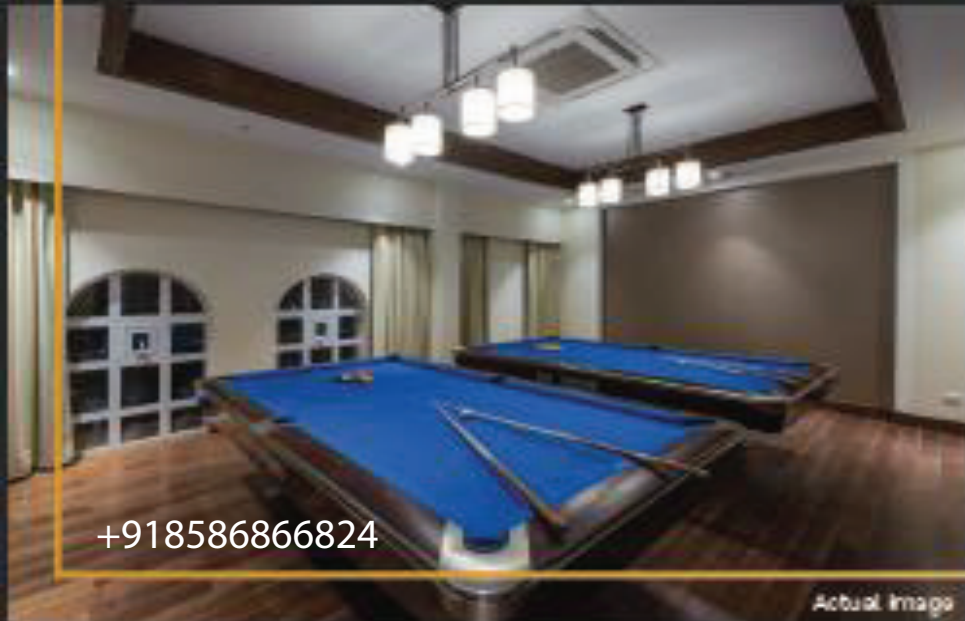
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Actual Image

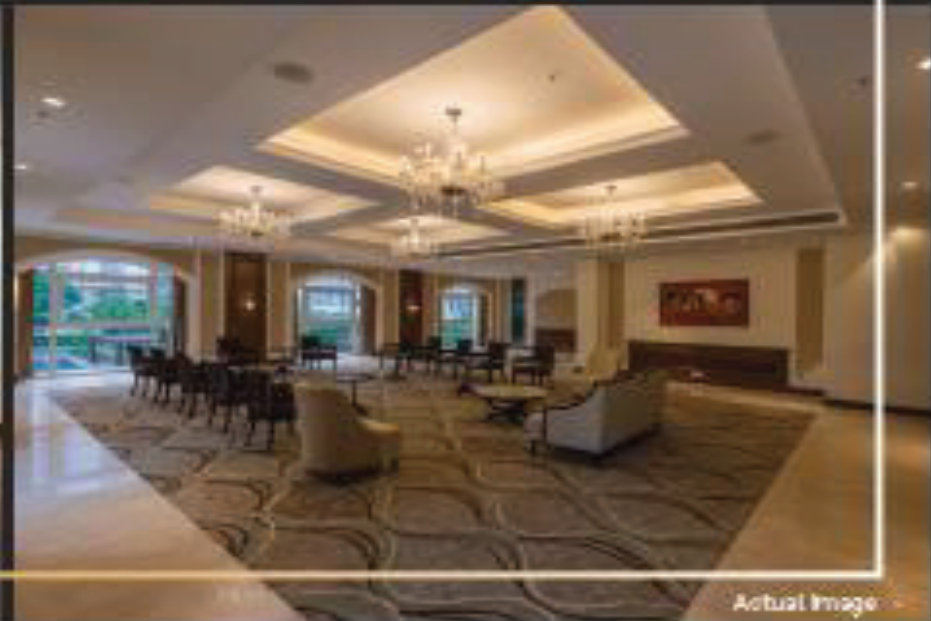
Well-appointed Clubhouse

Unwind and celebrate life at the stately Clubhouse Swimming Pool | Gymnasium | Tennis Court | Badminton Court | Squash Court | Restaurant | Card & Chess Room | Billiards Room | Kids' pool | Mini Home Theatre / A.V. Room | Massage Room



Actual Image

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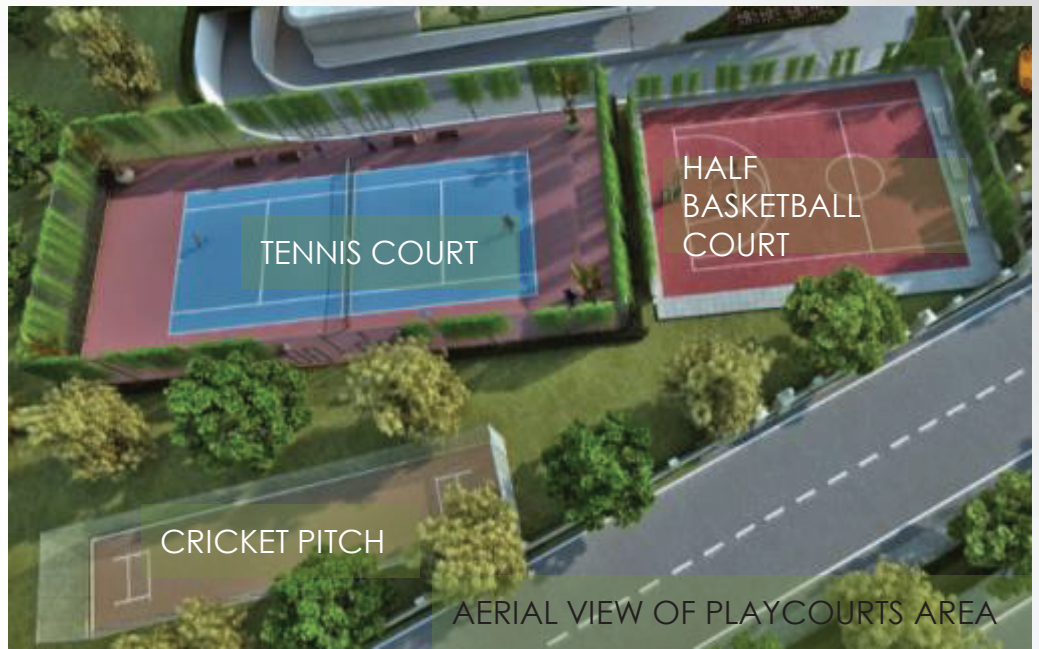
Actual Image



Key points:

- SPORTS AMENITIES INCLUDE TENNIS COURT,HALF BASKETBALL AND CRICKET PITCH

SPORTS AMENITIES



TENNIS COURT

HALF BASKETBALL COURT

CRICKET PITCH

AERIAL VIEW OF PLAYCOURTS AREA



TENNIS COURT

PAYMENT PLAN

Cost Under Down Payment Plan:

3 BR – 1967 – Rs. 1.47 – 1.55 Cr

4 BR – 2223 to 2251 sq ft – Rs. 1.65 – Rs. 1.78 Cr

STAGE	AMOUNT
On Booking	7.5 Lacs
Within 2 months from the date of booking	10% of total price (Less booking amount)
Within 4 months from the date of booking	90% of total price
	(IBMS as applicable) (Less TPR and Down Payment Rebate as applicable)



THANK YOU

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