



THE ULTIMA

BY DLF

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Phase II | HRERA registration No 52 of 2019 dated 20/02/2019
<https://haryanarera.gov.in>

An aerial photograph of a modern residential complex. The image shows several tall, multi-story apartment buildings with balconies, arranged around a central green courtyard. The courtyard is landscaped with numerous palm trees, other greenery, and paved walkways. A few people can be seen walking in the courtyard. In the background, more buildings and a clear blue sky with a few clouds are visible.

**PUNCTUATED BY VAST
GREEN SPACES AND
SPARKLING WATER BODIES.
LIVE A LIFESTYLE, ONE
WITH NATURE.**

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ACTUAL IMAGE

THE ULTIMATE LIFESTYLE, ONE WITH THE ELEMENTS

The Ultima offers you ultra-modern and gracious luxury homes, nestled in the lap of nature, and neighboring an extensive stretch of reserved greens. The Ultima is the flagship project of DLF in the DLF Gardencity area around, which will pamper you with all amenities like Golf courses, shopping avenues, multiplex, eateries, schools, manicured gardens, hotels, commercial destinations and hospitals all within near vicinity .

The Ultima has two large Central Greens, dotted with spectacular water bodies, creating a truly opulent and tranquil ambience to come home to.

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FEATURES & FACILITIES FOR A WORLD-CLASS LIFESTYLE

SPORTS

GYMNASIUM | BASKETBALL COURTS | TENNIS COURTS | BADMINTON COURTS | CRICKET PITCH

LEISURE

AV ROOM | SWIMMING POOL | CAFETERIA | PATHWAY COVERED BY TRELLISES | COMMUNITY SHOPPING CENTER | INTERACTIVE FOUNTAIN | USABLE STILT AREAS | BANQUET HALL

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ACTUAL IMAGE

THE DESIGNERS OF A LIFESTYLE

The creation of a property like The Ultima needs an understanding that goes deeper than bricks and mortar. It requires an insight that every feature and every inch are tools that shape a lifestyle. Armed with this understanding, internationally renowned design companies BLD and MPFP set about creating a masterpiece out of project The Ultima.

Interior Designers

Bilkey LLinax Designs



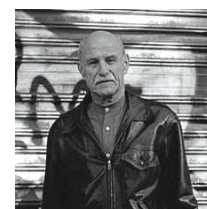
A company specializing in high-end hospitality and leisure projects worldwide, BLD was founded in 1989, with offices in Florida and Hong Kong. Noted for their destination resorts and boutique hotel projects, BLD has a prestigious portfolio including Hyatt Regency, Delhi, The St. Regis Hotel, Dubai, Ritz Carlton Bachelor Gulch and Kunlun Chefs Table in Beijing.

As president Bilkey sums up, each project design is a customised response to the demand of the market and the guests. In creating the interior design of The Clubhouse, the lobbies and the common areas of The Ultima, BLD identified the need to not only make an unforgettable first impression but also to provide the residents with a welcoming ambience of by grace and warmth.

Landscape Architect

Paul Friedberg

(ASLA medal award winner)



The Ultima is a project that is built around vast spaces and large doses of green and to do justice to it, DLF chose M Paul Friedberg and Partners PLLC an internationally renowned landscape architecture and urban design firm. Considered to be one of the beacons of the industry, M. Paul Friedberg has influenced urban design of playgrounds, parks and plazas through his books and masterpieces. A recipient of the highest award of the American Society of Landscape Architects, the Design Medal, and 85 other accolades, his designs always consider recreation for different age groups, facilitate interaction between people in the community, and enhance life by revealing beauty in the environment.

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The Utlimas lavish apartments have balcony decks leading out of every bedroom, allowing you to take in the stunning green vistas and blue panorama.

ACTUAL IMAGE



Expect a visit from your neighbors the bulbul, mynah, sunbird, lark and ibis. Take a stroll along the central walkway, under a trellis covered in sweet-scented wild flowers.

ACTUAL IMAGE

MODERN AMENITIES IN A NATURAL SETTING

LANDSCAPE

- Terrace gardens in all towers
- 75m wide road, with 12m service road on either side to access the site
- A total of 27 water bodies in the complex
- Impressive waterfalls at tower drop offs
- Activity spaces for kids (toddler play area & kids club)

INTERIORS

- US based interior designer Bilkey LLinns Designs
- Fully air conditioned entrance & typical lobbies
- Crema Marfil & Burberry beige marble are used in typical & entrance lobbies
- Designer Chandeliers in entrance lobbies

APARTMENT

- Siemens appliances in kitchen
- Exclusive rare veneer used on main doors with biometric lock handles
- Floor to floor height is 3.2m (high ceiling height)
- Daikin inverter ACs

PROJECT

- Seismic Zone 5
- Granite Signages
- Basement activity spaces like Pet Spa, Staff Lunch Area, Carwash area, Drivers room etc.

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ACTUAL IMAGE

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SPECIFICATION

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, with energy efficient VRV/VRF system excluding kitchen, toilet & S. room.

Air Conditioned Entrance Halls and Lift Lobbies.

Eco friendly environment with Rain Water Harvesting system to recharge aquifer, and use of treated water from STP for flushing and horticulture.

Hot water supply through geysers in Toilets, Kitchens in addition to pre-heated water supply through Solar Water Heaters to geysers in 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

WARDROBES Modular wardrobes of standard make in bedrooms (except in S. Room)

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

KITCHEN APPLIANCES Modular kitchen with hob, chimney, oven, microwave, dishwasher, refrigerator, washing machine of reputed manufacturer & make

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 - Made in marble/granite/synthetic stone

FIXTURES/ACCESSORIES Glass shower-partition in toilets (7Ht), under counter cabinet, exhaust fan, towel rail/ring, toilet paper holder & soap dish. All of standard make.

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 piping for water supply inside the toilet & kitchen and vertical down takes.

FIRE FIGHTING SYSTEM

Firefighting system with sprinklers, smoke detection system etc. As per NBC norms.

S. ROOM

FLOOR Grey mosaic cast-in-situ flooring/tiles/terrazzo

WALLS/CEILING Oil bound distemper

TOILETS Ceramic tile flooring & cladding, conventional CP fittings, white Chinaware

DOORS

INTERNAL DOORS & ENTRANCE DOORS painted /polished/frame with painted/polished flush door/moulded skin shutters.

EXTERNAL GLAZINGS

WINDOWS/EXTERNAL GLAZING Single glass unit with clear glass UPVC frames in habitable rooms frosted glass in all toilets.

ELECTRICAL FIXTURES/FITTINGS

Modular switches of North West/Crabtree/MK or equivalent make, copper wiring, ceiling fans in all rooms (except toilets) and ceiling light fixtures in balconies.

POWER BACK-UP

100 % DG power back-up as mentioned below:-

A) 3 BHK & 3 BHK + S. ROOM Not exceeding 9 KVA per apartment

B) 4 BHK & 4 BHK + S. ROOM Not exceeding 12 KVA per apartment

DG capacity shall be at 70% of load factor & 70% over-all diversity for apartments as well as for common areas.

Conversion Scale 1 ft = 304.8 mm

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of color and grain variations. S.Room shall not be provided with air conditioning. 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 sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.

SECURITY SYSTEM

Secured gated community with access control at entrances. CCTV in driveway of parking basements, ground floor & basement entrance lobbies & inside the car of elevators. One intercom point in each apartment.

LIFT LOBBY

LIFTS Passenger and service elevators

LIFT LOBBY FLOORS Combination of granite/marble/tiles

LIFT LOBBY WALLS Combination of granite/acrylic emulsion paint on POP punning/textured paint

STAIRCASES

FLOOR Terrazzo/mosaic tiles/marble/kota stone

WALLS Flat oil paint

COMMUNITY/CLUB FACILITY

Multipurpose hall | Club lounge | Creche | Card room | Snooker room | TT room | Library | Gymnasium with modern equipment | Yoga | Steam & sauna | Mini home theatre/A.V Room | Restaurant | Squash Court | Beauty salon | Swimming pool with change rooms | Separate kids pool.

SITEPLAN

- 1 ENTRY AND EXIT
- 2 SPORTS AREA
- 3 CLUB
- 4 KIDS PLAY AREA
- 5 LAWN
- 6 E.W.S
- 7 SHOPS/COMMERCIAL BLOCK
- 8 PRIMARY SCHOOL
- 9 NURSERY SCHOOL
- 10 SWIMMING POOL
- 11 SITE RESERVED FOR APPROVED/FUTURE BUILINGS



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)

Map not to scale

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