DLF

DLF Sales Gallery, Sector 74A, Near DLF Corporate Greens, Gurugram - 122004.

View 3D project walkthrough on Website : regalgarden.dlf.in

Disclaimer: All plans and images are indicative only and are subject to change by the company or competent authority.

DLF

Regal Gardens

AT

DLF GARDENCITY

Sector 90, Gurgaon

A Royal Retreat in the heart of Gardencity.



*Actual Image

About DLF

DLF Homes is the oldest line of business for DLF and has been a pioneer in creating path-breaking housing infrastructure. DLF Homes has refined the term 'good living' with exciting options across a wide spectrum of home buyers.

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 3000 acres of residential development in Gurgaon.



In and around Gardencity

Take a look at what surrounds you here. You'll be truly astounded at the multitude of choices that cover every aspect of life within DLF Gardencity, a world class hub spread over 600 acres.

Schools

- Bharat Ram Global School
- Kidzee
- Matrikiran
- IPSAA
- DPS
- Sanskar Jyoti School

Colleges/Universities

- BML Munjal University
- Amity University
- G. D. Goenka College
- DPG Institute of Technology Management

Retail

- Town Square
- Market Place
- Needs Store in DLF New Town Heights

Security

- Police Station
- DLF Quick Reaction Team (QRT)

Golf clubs

- Tarudhan Valley Golf Resort
- Karma Lake Lands
- Manesar Golf Club
- ITC Classic Golf Country Club
- Golden Greens Golf Course

Hotels

- Hyatt Regency
- ITC Grand Bharat
- Best Western Resort Country Club
- Heritage Village Resorts

Hospitals

- Rockland Hospital
- Medanta Hospital

Upcoming Commercial Hub - CBD

- Upcoming largest commercial development in the area is close to DLF Gardencity – 350 acres
- Close proximity to Manesar Industrial Zone
- Large business houses like Suzuki, Honda, TCS, BMW in the neighbourhood

Eateries

- McDonalds and Dominos
- Nukkadwala
- Small Restaurants like:
  Food Frolic, Fresh N Yummy,
  JCD's Café, The Chocolate Room

Banks ATMs

- HDFC Bank ATM
- HDFC ATM in DLF New Town Heights
- ICICI Bank ATM
- ICICI ATM in DLF New Town Heights

Transportation

- DLF Shuttle Buses
- Taxi Stand
- Ola/Uber also operational in the area



*Indicative Image

Increasing connectivity.
The world comes closer.

With enhanced infrastructure on all fronts encircling DLF Gardencity, the location is poised to see rapid growth in the future. Listed below are a few upcoming developments.

Southern Peripheral Road (SPR)

This strategic 16 km long road originating from Gurugram–Faridabad Road near Ghata and meeting NH8 near Kherki Daula has considerably facilitated access to South Delhi, Golf Course Road, Faridabad.

Northern Peripheral Road (NPR)

Also known as the Dwarka Expressway connecting Dwarka with National Highway 8 at Kherki Daula. This route is expected to be completed in 2018, though a significant part of it is already operational. Planned as an alternate link road between Delhi and Gurugram, it is slated to ease traffic on Delhi–Gurugram Highway.

Kundli Manesar Palwal Expressway (KMP Expressway)

Expected to be ready by December 2017, KMP Expressway will pass through Gurugram, Palwal, Mewat and Sonepat districts. It will largely facilitate vehicular traffic coming from northern India on NH-1 and going towards Rajasthan and Gujarat, connecting NH-8 at Manesar. Simultaneously it will connect with NH-2 at Palwal for those driving towards central and southern India.

Hero Honda Chowk Flyover

Opened to traffic on 24th July 2017, it has significantly contributed in reducing congestion on NH8 bringing Central Gurugram closer than ever.

Kherki Daula Toll

In a large fillip to connectivity, Kherki Daula Toll is expected to be shifted beyond the NSG complex in Manesar, boosting connectivity to New Gurugram from Gurugram and Delhi, thereby reducing commuting time and enhancing connectivity to New Gurugram.



*Indicative Image

An elite family-centric community lifestyle.

DLF Gardencity, with over 1500 families from diverse cultures and backgrounds, is all about family-centric community living. In fact all our home owners celebrate all festivals and occasions here almost as if they were just one big family. We take pride in the fact that our homes are the building blocks of an ideal community and not just handsome edifices of brick and mortar. This is why more and more people are choosing a lifestyle at DLF and our family is ever-growing.


*Indicative Image

Safety first, ensured by our security personnel.

In DLF Gardencity, safety is always a top priority. That's why we have state-of-the-art technology, including round the clock security at the main gate and tower entrances besides patrolling in the premises by our Quick Reaction Team (QRT) that is well-trained and equipped to deal with any emergencies. The residential complexes are also equipped with boom barriers, electronic access control at tower and basement entrances and CCTV facility. All apartments have intercoms, which are connected to the control room.



*Actual Image

Luxury has a place in your life.

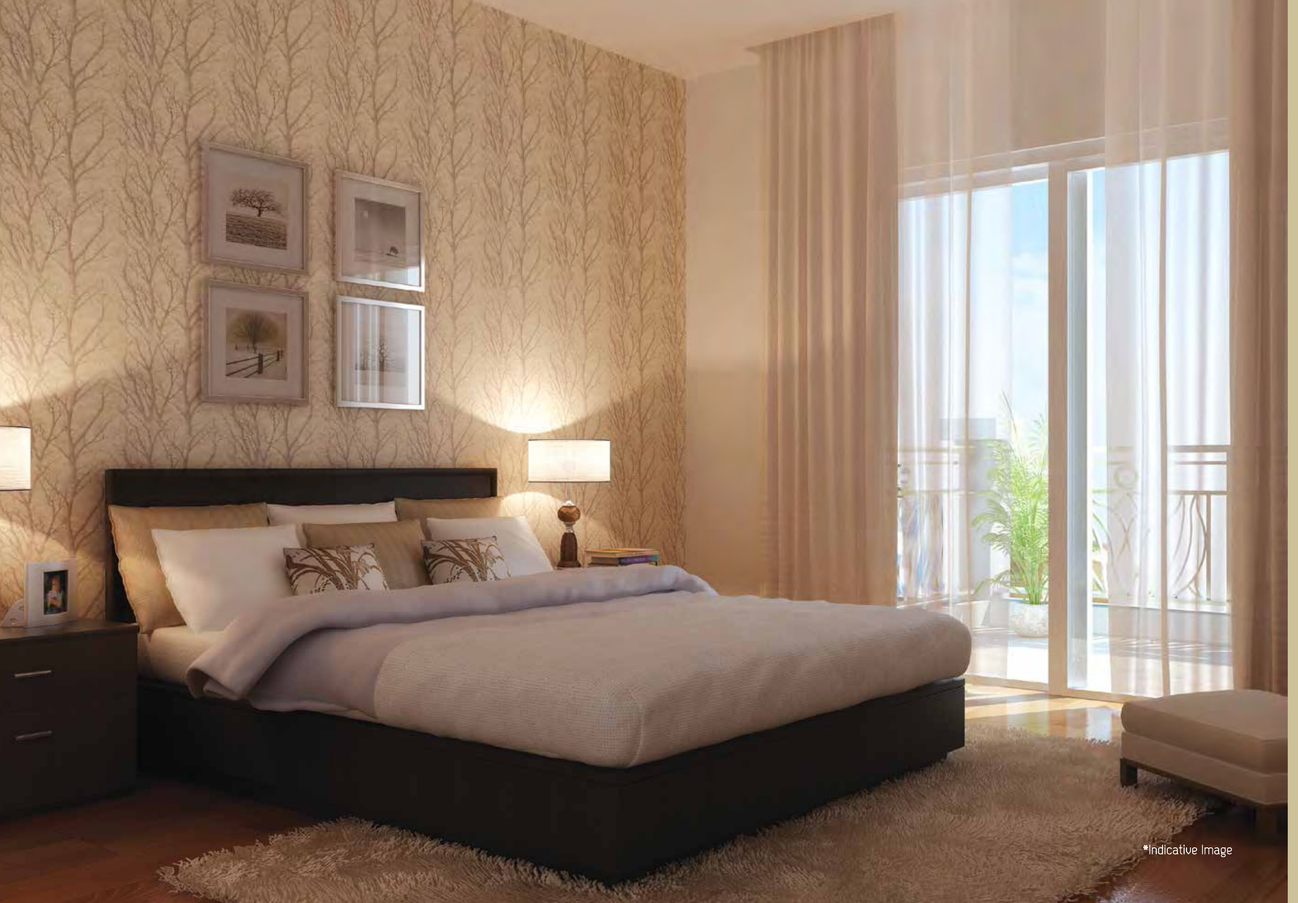
Regal Gardens is located in the heart of Gardencity. Luxury apartments that have been designed to complement your lifestyle. The entrance halls are double height and air-conditioned.



*Indicative Image

Luxury has a place inside your home.

Finished with imported marble, the living room is a sight to behold. Each square foot has been utilised to the maximum by the renowned architect Hafeez Contractor. Step into the balcony and you get a stunning view of the large central greens in most apartments.


*Indicative Image

Luxury has a place in your inner sanctum.

It is the quietest corner of your house. And yet, air and sunlight jostle with each other for your attention. All master bedrooms have balconies. And most of them have a beautiful view of the large central garden.



*Actual Image

Luxury has a place amidst the verdant greens.

At Regal Gardens, the focus was to create a green space that would define your lifestyle and stand the test of time. As more complexes get built in Gardencity, these verdant greens will always remain a distinctive feature.



*Actual Image

Luxury has a place at the Regal Club

The soul of the complex is undoubtedly, the 10,000 sq. ft. sunken club. The club has been sunken partly to give the landscape more breathing space. Which means, it sits like a shining jewel amidst the crown that's the beautiful landscape.


*Actual Image
Party Hall


*Indicative Image
Gymnasium


Billiards
SAI CROWN
*Actual Image


Private Movie
Theater
*Actual Image

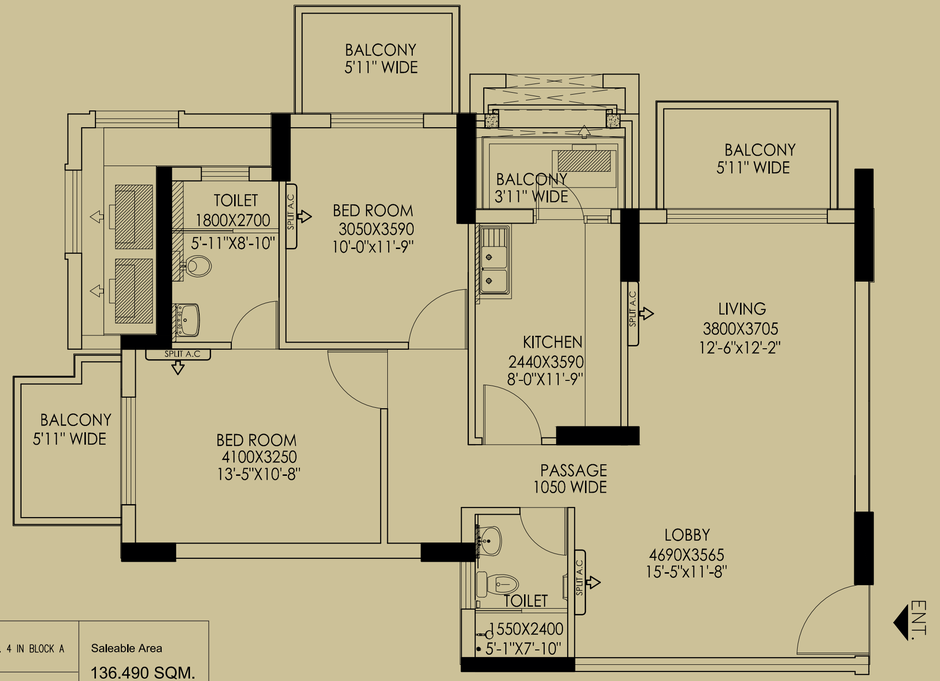

*Actual Image
Cards Room


*Actual Image
Table Tennis

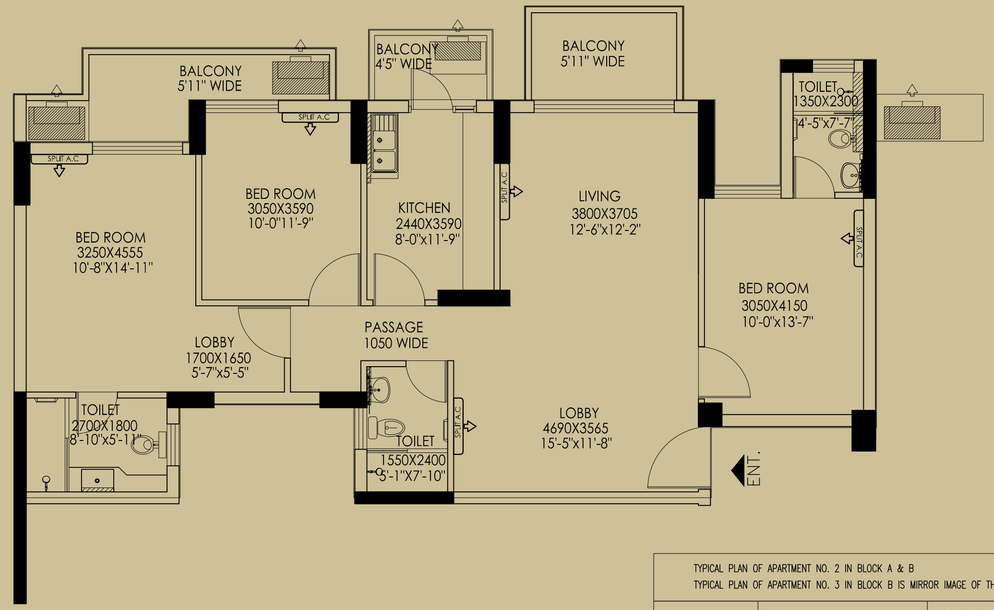


Site Plan

Regal Gardens was designed keeping royalty in mind. The bird's eye view gives an impression of open arms warmly enveloping an open space. The Mediterranean style architecture and landscape work together to create a masterpiece in Gardencity.



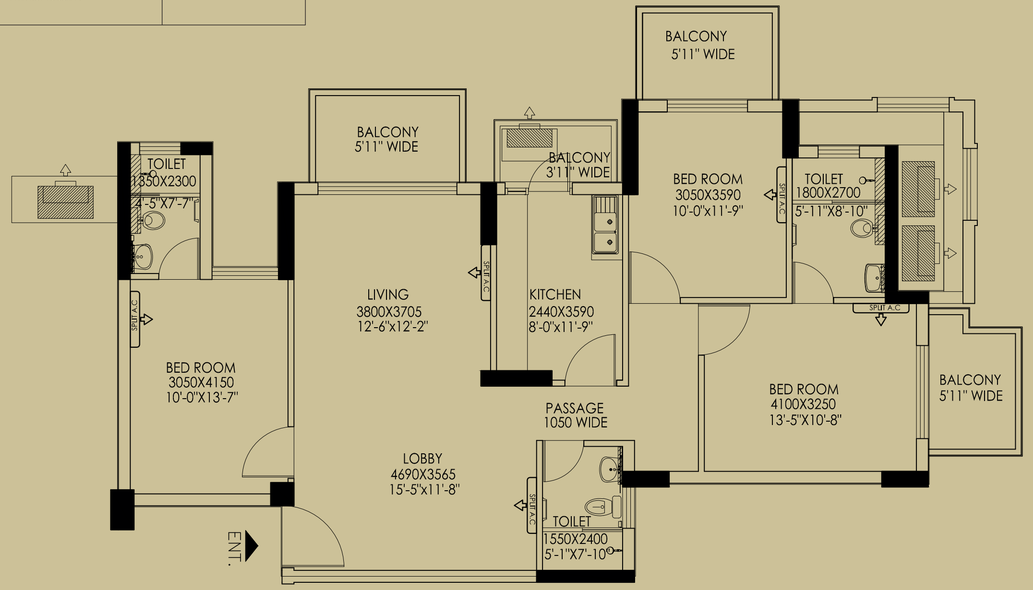
PLAN OF APARTMENT NO. 4 IN BLOCK A	Saleable Area
PLAN NOT TO SCALE.	136.490 SQM. 1469 SQ.FT

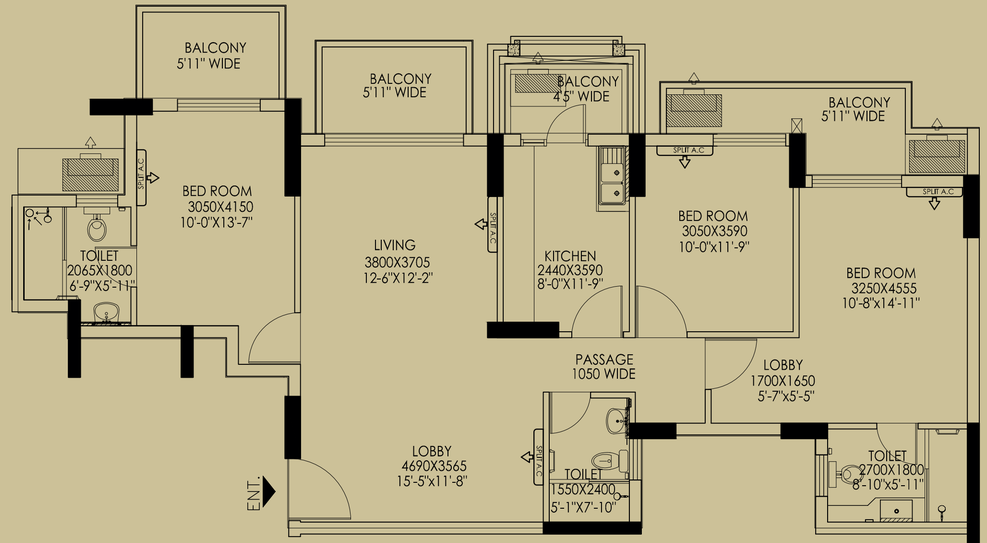


TYPICAL PLAN OF APARTMENT NO. 2 IN BLOCK A & B
TYPICAL PLAN OF APARTMENT NO. 3 IN BLOCK B IS MIRROR IMAGE OF THIS PLAN

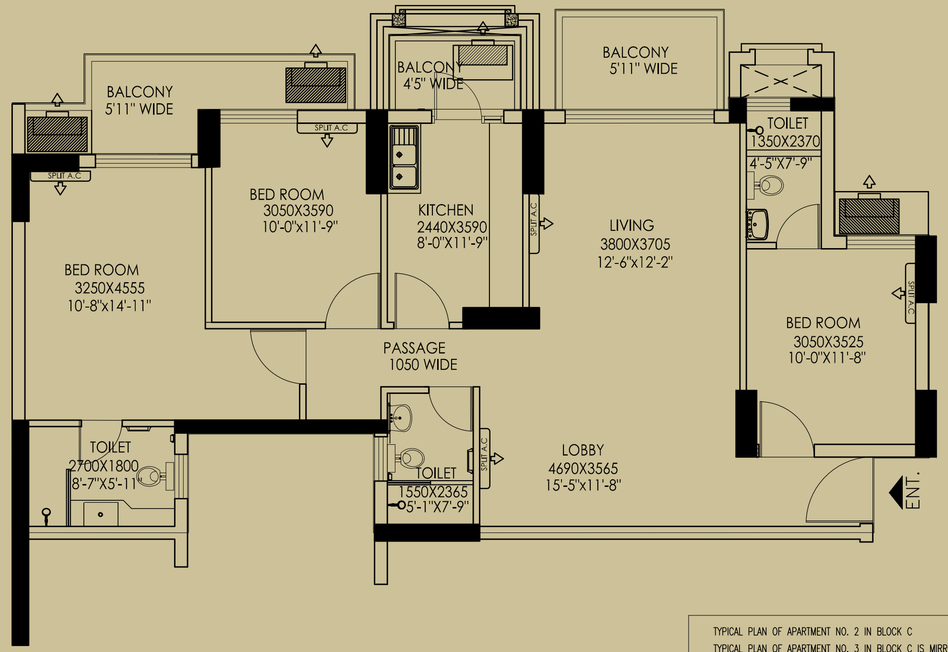
PLAN NOT TO SCALE.	Title	Saleable Area
	BLOCK A - 1st TO 17th FLOOR BLOCK B - 1st TO 19th FLOOR	160.513 SQM. 1728 SQ.FT

TYPICAL PLAN OF APARTMENT NO. 3 IN BLOCK A	Saleable Area 161.408 SQM. 1737 SQ.FT
PLAN NOT TO SCALE.	

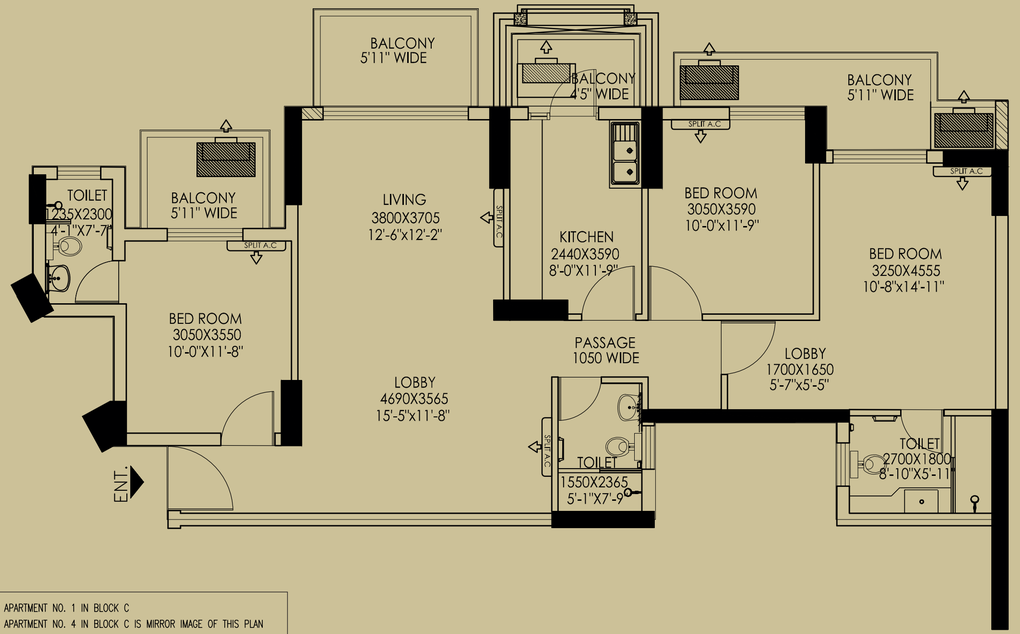




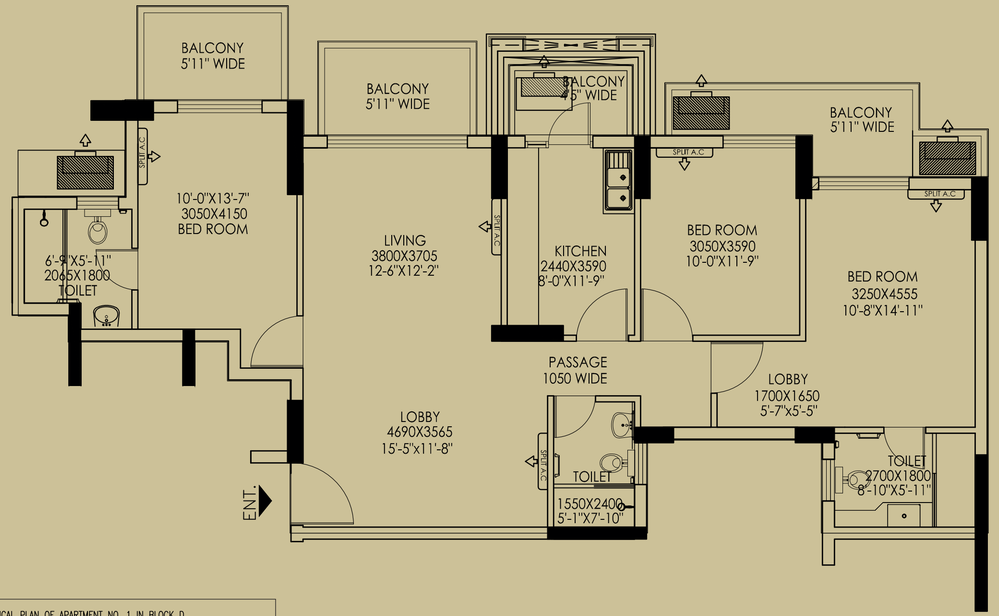
TYPICAL PLAN OF APARTMENT NO. 1 IN BLOCK A & B TYPICAL PLAN OF APARTMENT NO. 4 IN BLOCK B IS MIRROR IMAGE OF THIS PLAN	
BLOCK A - 3rd TO 17th FLOOR BLOCK B - 3rd TO 19th FLOOR	Saleable Area 165.221 SQM. 1778 SQ.FT
PLAN NOT TO SCALE.	



TYPICAL PLAN OF APARTMENT NO. 2 IN BLOCK C TYPICAL PLAN OF APARTMENT NO. 3 IN BLOCK C IS MIRROR IMAGE OF THIS PLAN	
BLOCK C - 1st TO 29th FLOOR	Saleable Area 159.161 SQM. 1713 SQ.FT
PLAN NOT TO SCALE.	

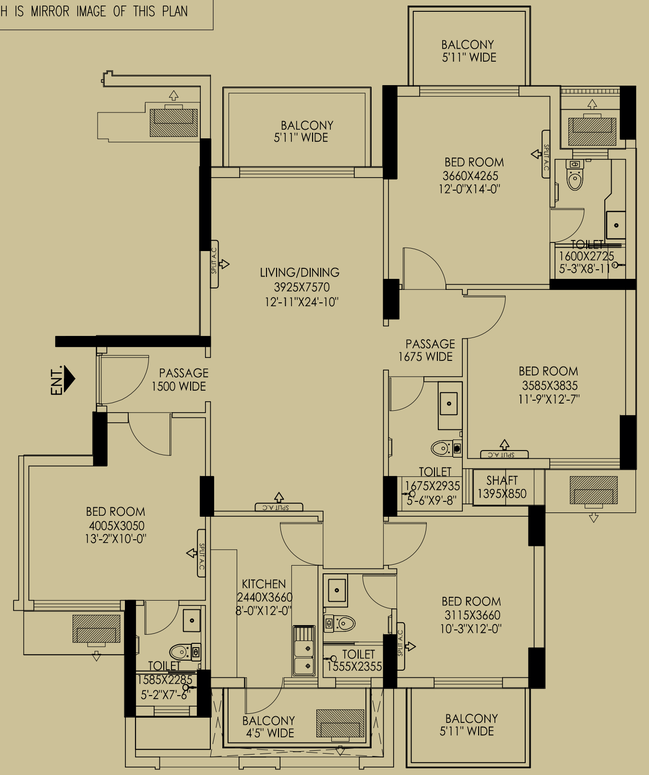


TYPICAL PLAN OF APARTMENT NO. 1 IN BLOCK C TYPICAL PLAN OF APARTMENT NO. 4 IN BLOCK C IS MIRROR IMAGE OF THIS PLAN	
BLOCK C - 3rd TO 29th FLOOR	Saleable Area 162.774 SQM. 1752 SQ.FT
PLAN NOT TO SCALE.	



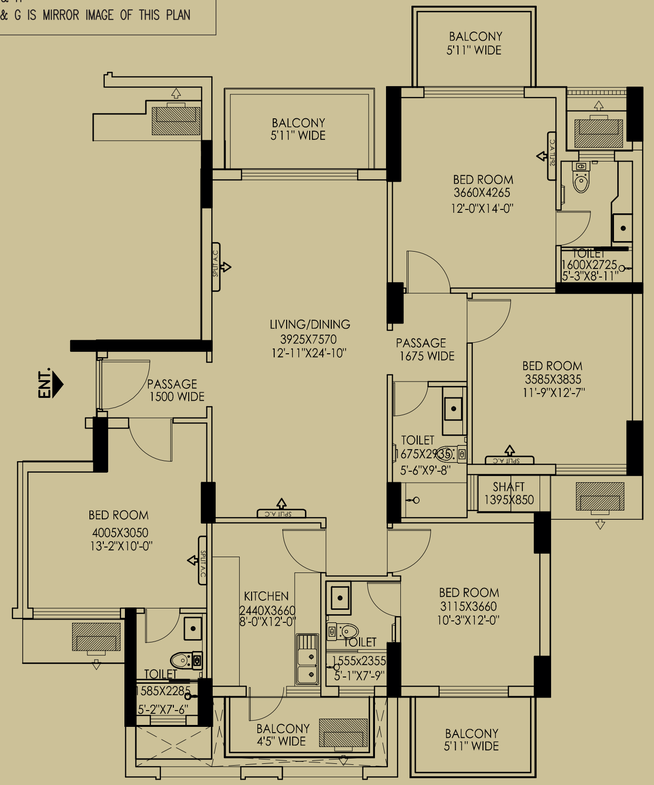
TYPICAL PLAN OF APARTMENT NO. 1 IN BLOCK D	
BLOCK D - 3rd TO 29th FLOOR	Saleable Area 163.467 SQM. 1760 SQ.FT
PLAN NOT TO SCALE.	

TYPICAL PLAN OF APARTMENT NO. 2 IN BLOCK F
TYPICAL PLAN OF APARTMENT NO. 1 IN BLOCK H IS MIRROR IMAGE OF THIS PLAN



BLOCK F & H - 2nd TO 19th FLOOR
PLAN NOT TO SCALE.
Saleable Area 206.741 SQM. 2225 SQ.FT

TYPICAL PLAN OF APARTMENT NO. 2 IN BLOCK G & H
TYPICAL PLAN OF APARTMENT NO. 1 IN BLOCK F & G IS MIRROR IMAGE OF THIS PLAN



BLOCK F, G & H - 2nd TO 19th FLOOR

PLAN NOT TO SCALE.

Saleable Area

206.556 SQM.
2223 SQ.FT

Specifications for 'REGAL GARDENS'

Salient Features of the project

- Unique landscape features (approx. 4 Acres green area)
- Ornamental Pool • All towers facing central greens
- Unique Club Experience - resort like landscape and architecture
- Seating area has a trellis covered with greens in front of all tower entrances
- Beautiful plant-covered trellis in central greens with seating arrangements
- Unique experience at entry of the complex with a drop-off • Play areas for different age groups

Specifications of Apartments

- LG make split Air Conditioned apartment excluding Kitchen Toilet.
- Air Conditioned Entrance Halls on Ground Floor.
- Pre-heated water supply through Solar Water Heaters to Kitchens.
- Jaisalmer Udaipur Green marble used in the typical lift lobbies; claddings, entrance halls and living/dining area.
- MITSUBISHI make electrical distribution board installed for electrical supply.
- POP panning done on the walls and roof for better finish.
- ROCA make plumbing fittings and chinaware used in the apartments..
- International procedure adopted for fixing of wall tiles with spacers.
- BOSCH makes music system installed in the entrance lift lobby of each tower and in the garden area.

Lobbies

- Botochino Light Emprador marble used in lobbies • Guest waiting lounge area
- Well decorated entrance lobbies with happy-face paintings • Mail room

Stilt areas

- Recreation area with carom chess in each tower • Open gym table tennis
- Driver lounge with drinking water toilet • Cycle stand • Kids play area

Club Facilites

- Size: Approx 2 Acres clubhouse with open terrace (16,000 sqft built up area)
- CremaMarfil marble stone in the lobbies
- Facilities: Swimming pool, Card Room, Medical Room, Library, Gym, Table tennis, Tennis Court, Basket Ball Court, Pool table, Mini Home Theatre, Multi-Purpose room with Banquet facility
- Other facilities: 2 Tot Lot areas, Pre-Teen Playground with play equipment, Gazebo



LOCATION MAP

DETAILS AS PER DGTCP REQUIREMENTS :

1. No. & date of Licence : 88 of 2009 dated 30.12.2009
2. Type of colony & area : Group Housing Colony measuring 11.10 acres
3. Name of the Licencee : DLF New Gurgaon Homes Developers Pvt. Ltd.
4. No. & date of the approved building plans : 2P-587/JD(BS)/2011/2594 dated 13.02.2012
5. Total no. of Apartments : General = 562, Ews = 108
6. Community site 1 Nursery School
7. Name of the Colony Regal Gardens, DLF Garden City, Sector 90, Gurugram

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 this 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.