

Open The World of Ultimate Living







THE  
**ULTIMA**  
LUXURY HOMES FROM DLF







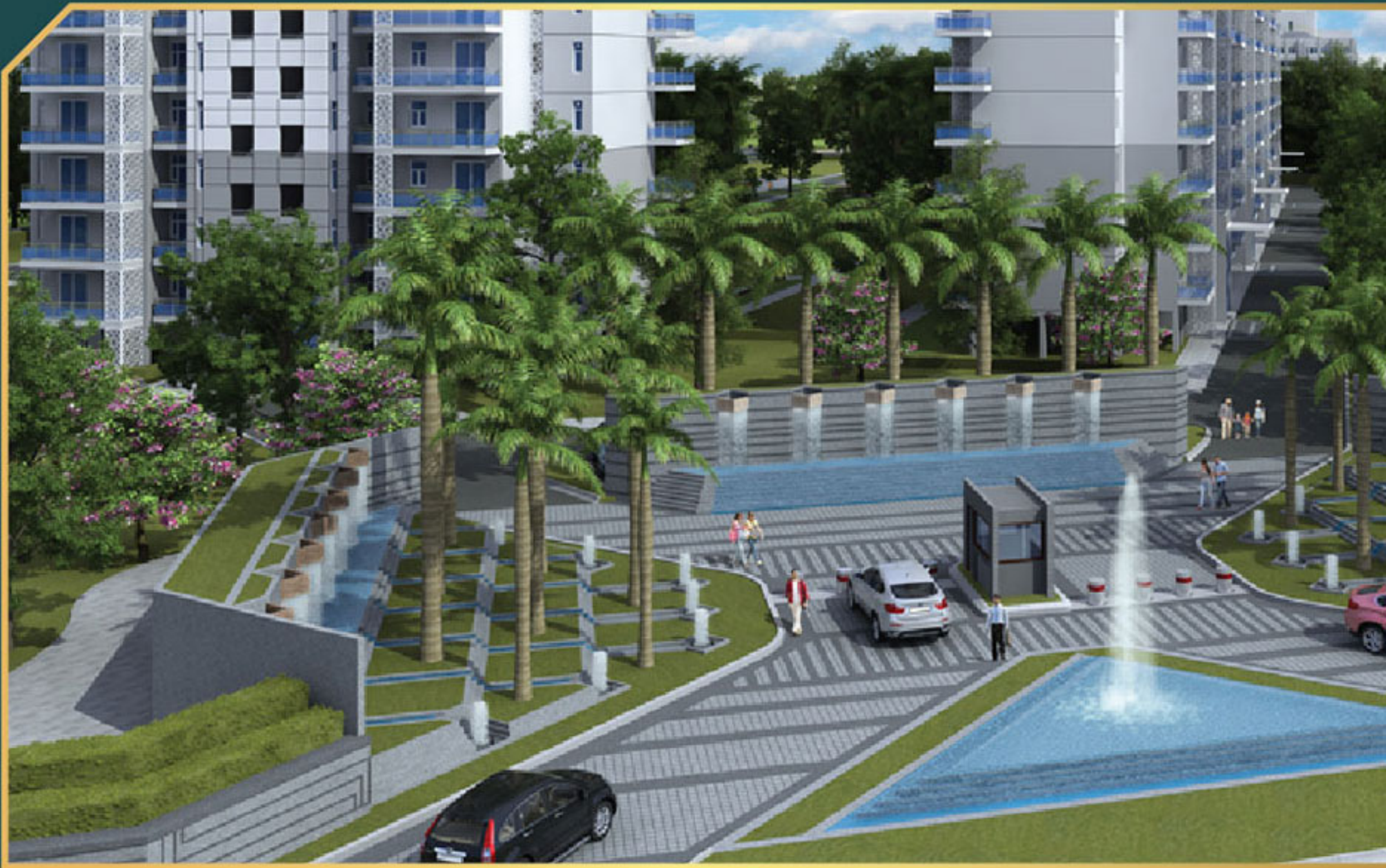


## ABOUT DLF

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.









## *INTRODUCING THE ULTIMA*

DLF presents The Ultima - a home that offers you the chance to experience a life of ultra-extravagance. The breathtaking view from the deck, the cushy spacious rooms, the lavish dining area for the gala feasts and the plush living spaces will surely be the talk of the town.







## *THE ULTIMATE LIVING IS HERE*

Good things come to those who wait. And finally the wait is over. The quest for a home where everything ultimate comes together is here. A home where life will be so extraordinary that you might want to pinch yourself only to realize you are not dreaming. It is real.









## *THE ULTIMATE LUXURY*

Indulge and pamper yourself in the comforts that The Ultima has to offer. Each and every section of your interiors has been finished with a touch of élan. With every possible modern amenity like VRV air-conditioning, 24X7 Security, Recreational Club, Tennis club, Kids play area and much more. And that's not all, there is a balcony attached to every room so that you can savour the beauty of nature whenever you want.







## *THE ULTIMATE SERENITY*

You will be amazed to experience a fresh new beginning every day. With the spectacular greenery and open spaces around, the sunshine everyday will be a lot brighter and the evening breeze a lot more serene. The lush green gardens will revitalize your senses and let you break free from the everyday anxieties.









## *THE ULTIMATE DESIGN*

The Ultima has been crafted very aesthetically. Whatever you set your eyes on will have a grandiose feel. A sense of warmth sets in as you step into your cherished home. The award winning landscape designer, Mr. Paul Friedberg has enhanced the landscaping of The Ultima.



*LIFE AT THE ULTIMA*













### *THE ULTIMA ADVANTAGE*

- Luxury Homes with air-conditioned entrance lobby
- Efficiently designed internal layout plans with spacious dining and living room
- Maximum apartments are 2 to a core giving unparalleled privacy
- Gated community with 24x7 security
- Unobstructed view of Central landscaped greens from all bedrooms
- At the heart of 500 acre plus DLF Gardencity, 3000 homes nearing completion. Next goal 10,000 families
- Close to main arterial road linking major areas of Delhi, Gurgaon and Manesar









## *THE ULTIMATE LEISURE*

Luxury is an indulgence for the passionate. Invite your friends over and have a great time with them at the club. 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 Ultima.







## *THE ULTIMATE VICINITY*

The Ultima is the flagship project of DLF Gardencity-premium residential hub which will be home to over 10,000 affluent households.

DLF Gardencity currently spread over 500 acres of development. This well-planned residential hub provides the best when it comes to infrastructure and amenities.

A few key features:

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



*GRANDEUR AT THE ULTIMA*









*AMBIENCE AT THE ULTIMA*







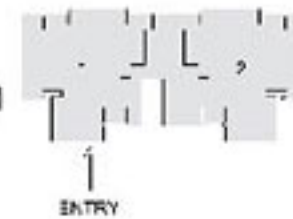




4BHK+S.

TYPICAL CORNER UNIT PLAN OF TOWER A,B,D,F,G,H,L,M

- 4 bedroom with s. room
- Living - Dining with a large balcony







4BHK+S.

TYPICAL UNIT PLAN OF TOWER B,C,D,F,G,H,J,K,L

- 4 bedroom with s. room
- Living - Dining with a large balcony







4BHK+S.

TYPICAL UNIT PLAN OF TOWER P,Q,R,T,U,V,N

- 4 bedroom with s. room
- Living - Dining with a large balcony







3BHK+1S.

TYPICAL UNIT PLAN OF TOWER E, S

- 3 bedroom with s. room
- Living - Dining with a large balcony



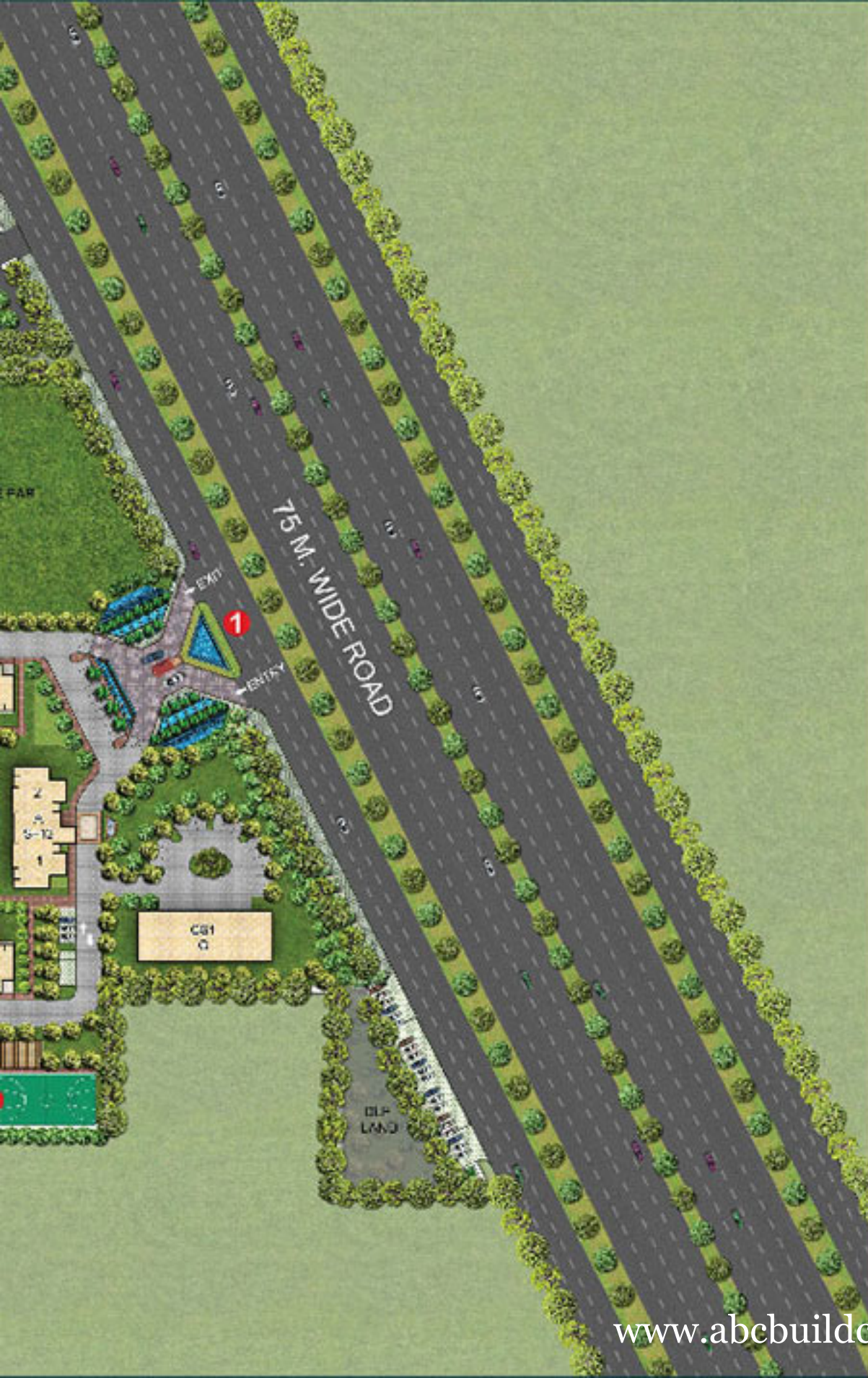


# THE ULTIMA

DLF GARDEN CITY  
SECTOR 81, GURGAON







## SITE PLAN

### LEGEND

- 1 Main Entrance
- 2 Lawn
- 3 Swimming Pool
- 4 Tennis Courts
- 5 Basketball Courts
- 6 Kids play area
- 7 EWS
- 8 Community Center
- 9 Nursery School



## 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, with energy efficient VRV / VRF system excluding kitchen, toilet & S. room.
- Air Conditioned Entrance Halla 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 (7'Ht), Under Counter Cabinet, Exhaust Fan, Towel rail / ring, Toilet paper holder & Soap dish. All of standard make.
Sanitary ware/ CP fittings	Bathtub in Master bed. 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

Fire Fighting 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 & Painted / Polished / frame with Painted/ Polished flush door / Moulded Skin shutters.

Entrance Doors

**External Glazings**

Windows/ External Glazing Double glass unit with tinted / reflective and/or clear glass with powder coated Aluminum / UPVC Frames in habitable rooms and Aluminum / UPVC Glazing with clear / 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

**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

**Club Facility**

Multi Purpose Hall with Banqueting Facility

Cafeterias, Club lounge

Card Room,

Snooker Room

Aerobics / Yoga Centre, Gymnasium with Modern Equipments

Steam & Sauna.

Mini Home Theatre / A.V Room

Beauty Salon

Swimming Pool with Change Rooms

Separate Kids' Pool.

**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 provide with air conditioning and double glazing for window. 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/Alottee shall not have any right to raise objection in this regard.







## *THE ULTIMATE PROXIMITY*

- Centrally located between Gurgaon, Delhi and Manesar
- 25 minutes from Airport
- 15 minutes from DLF Cyber City via NH-8
- 5 minutes from IMT Manesar
- 10 minutes from DLF Corporate Greens













*Come be part of DLF Gardencity*

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