



COMING SOON

TO DLF SIXTYTHREE

www.realtyventuresindia.com

An artistic watercolor-style rendering of two tall, modern skyscrapers. The buildings are depicted with vertical lines and windows, set against a background of soft, blue and white watercolor clouds. The base of the buildings is surrounded by a lush green lawn with various trees and colorful flowers.

COMING SOON TO DLF SIXTYTHREE

*ARTISTIC IMPRESSION OF THE PROPOSED PROJECT

THE ARBOUR

SECTOR 63, GURUGRAM

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THE PRODUCT

*ARTISTIC IMPRESSION OF THE PROPOSED PROJECT



25 ACRES

WITH JUST

5 TOWERS

~85% OPEN SPACE

* REPRESENTATIVE IMAGE ONLY. THE ACTUAL PRODUCT/DEVELOPMENT OF THE PROJECT SHALL DIFFER FROM THE IMAGE SHOWN ABOVE.

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ONLY
TWO
APARTMENTS
TO A CORE

THREE DEDICATED
HIGH-SPEED ELEVATORS (3.5MPS)
FOR JUST 2 APARTMENTS

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* REPRESENTATIVE IMAGE ONLY



4BHK + UTILITY

3.4 METERS

FLOOR TO FLOOR HEIGHT

**ULTRA SPACIOUS
LUXURY
APARTMENTS**

* REPRESENTATIVE IMAGE ONLY. ALL FITTINGS/FIXTURES SHOWN ABOVE ARE FOR REFERENCE ONLY AND DO NOT FORM A PART OF THE OFFERING.

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MAJESTIC

3,600+ SQFT

(334+ SQMT)

TOWER LOBBY

AIR-CONDITIONED LOBBY
WITH DESIGNER INTERIORS





(9'8")

~2.9+ METER

DEEP

DECKS

SPACE
KING SIZE

* REPRESENTATIVE IMAGE ONLY

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MULTI-LAYER SECURITY SYSTEM

SHUTTLE ELEVATORS FROM THE

BASEMENT

ZONE – V SEISMIC STRUCTURE

SAFE COCOON

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* REPRESENTATIVE IMAGE ONLY





30 METERS

TOWER TO TOWER DISTANCE

UNPARALLELED VIEWS

TOWERS POSITION DESIGN

PRIVACY AT ITS BEST

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3 CARPARKS

PER APARTMENT

EV CHARGING BAYS

AMPLE PROVISION FOR EV VEHICLES

PARK IN EASE

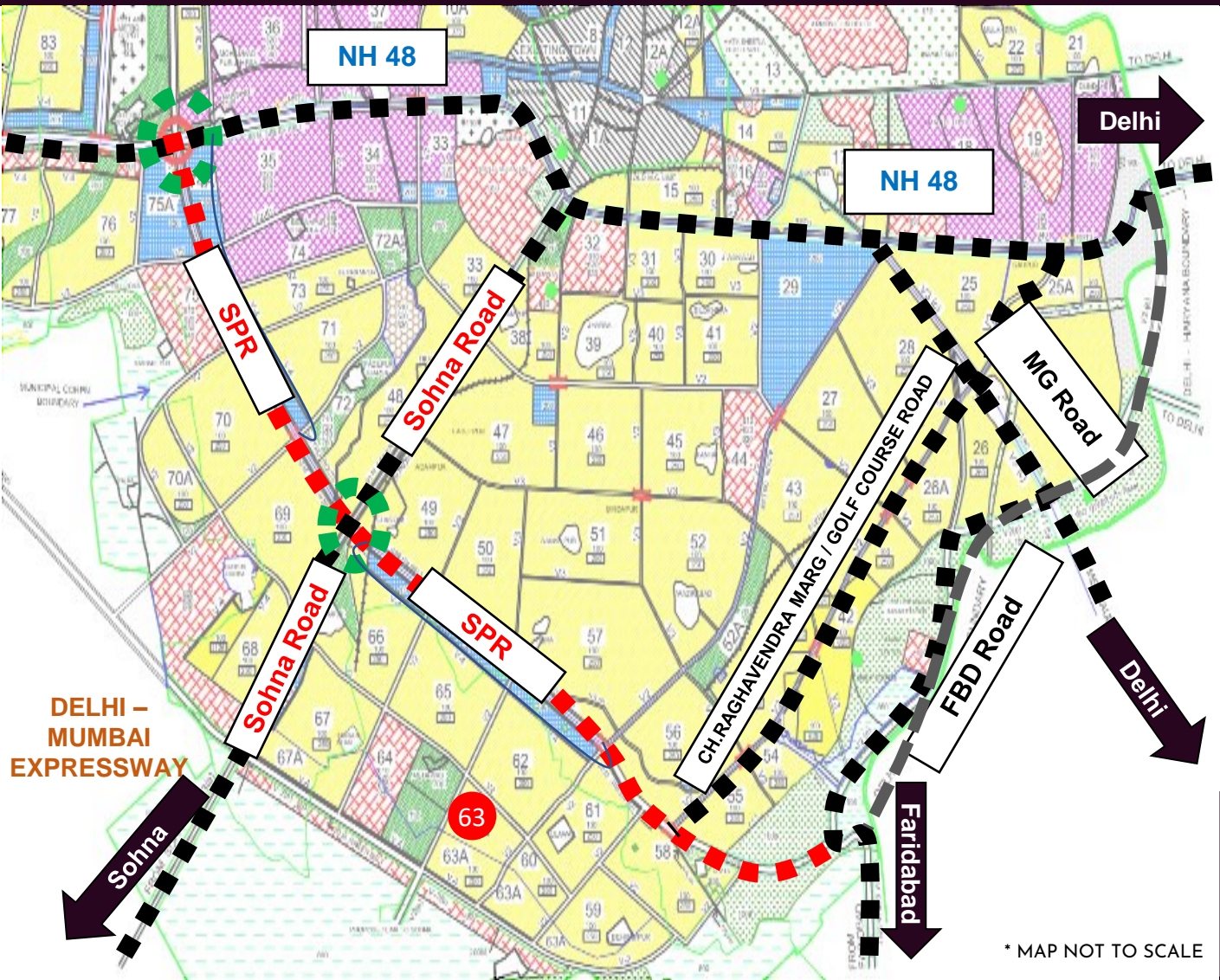


An artistic watercolor-style rendering of two tall, modern skyscrapers. The buildings are depicted with vertical lines and windows, set against a background of soft, blue and white clouds. The base of the buildings is landscaped with green grass, small trees, and colorful flowers.

INFRASTRUCTURE

*ARTISTIC IMPRESSION OF THE PROPOSED PROJECT

REPRESENTATIVE IMAGE ONLY



REDEVELOPMENT OF 150M WIDE ROAD FOR 14.3 KMS STRETCH FOR DEVELOPMENT OF SIGNAL-FREE STRETCH

8 FLYOVERS (ON ALL JUNCTIONS), 1 UNDERPASS, 1 CLOVERLEAF (U/PASS & CLOVERLEAF BEING DEVELOPED BY NHAI)

TENDER VALUE ~800 CRS (AWARDED TO M/S KUNDU CONSTRUCTION COMPANY)

COMPLETION TIMELINE OF 3-4 YEARS

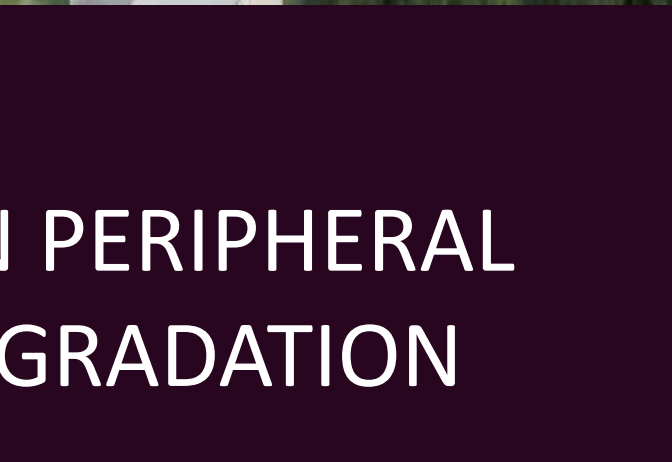
DESIGN LIFE: 30 YEARS

SOURCE: AS PER GOVT. SOURCES

SOUTHERN PERIPHERAL ROAD UPGRADATION

- SOUTHERN PERIPHERAL ROAD – 3.0 KM
- DELHI – MUMBAI EXPRESSWAY – 3.5 KM
- NH 48 – 10 KM
- CH. RAGHAVENDRA MARG / GOLF COURSE ROAD – 4.0 KM

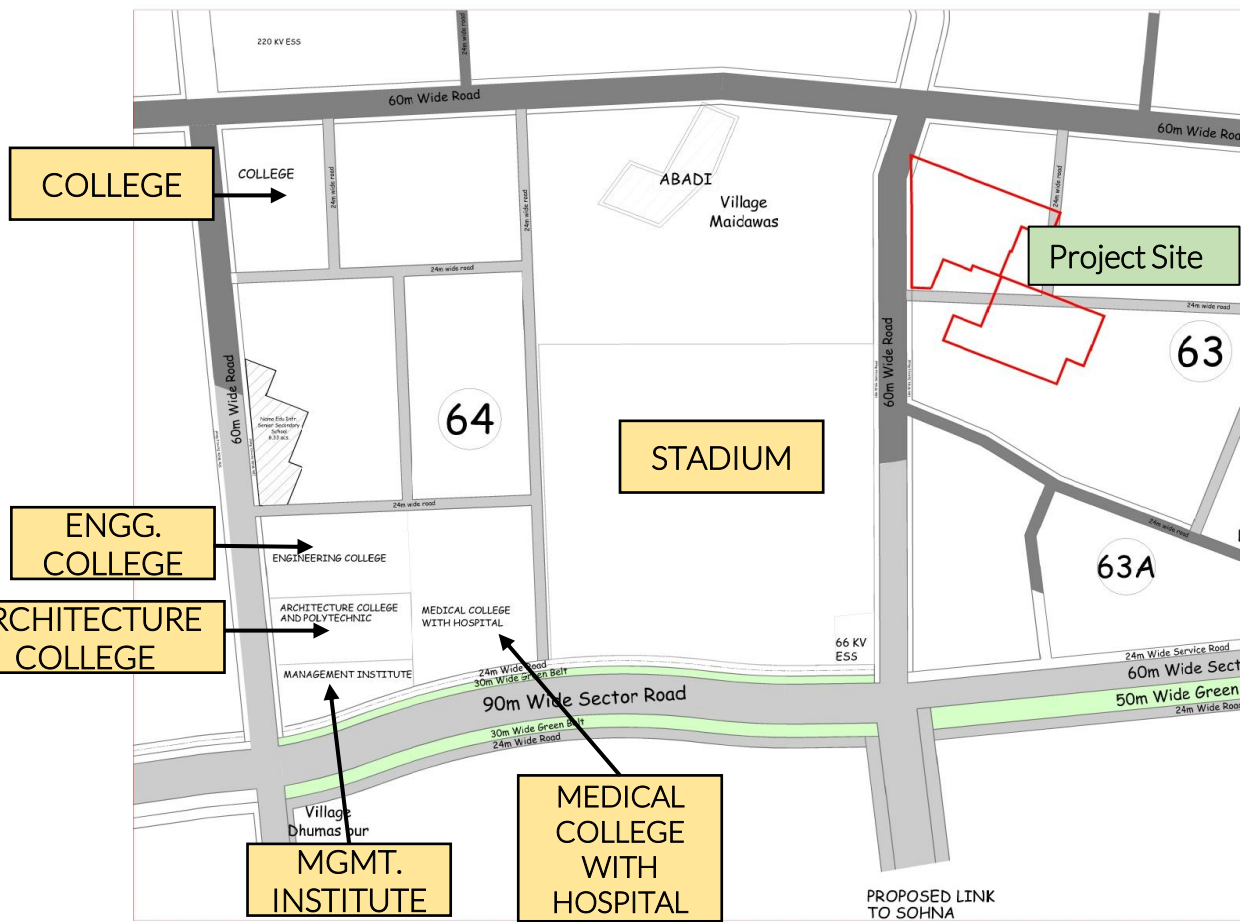
* MAP NOT TO SCALE



SOUTHERN PERIPHERAL ROAD UPGRADATION

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ARTISTIC IMPRESSION OF THE PROPOSED DEVELOPMENT AS PER THE CURRENT GOVT. SCHEME



* MAP NOT TO SCALE

#	DESCRIPTION	~AREA (ACS)
1	NET PLANNED AREA	204.70
1.1	COLLEGE	17
1.2	STADIUM	97
1.3	ESS	3
1.4	MEDICAL COLLEGE WITH HOSPITAL	30
1.5	ENGINEERING COLLEGE	15
1.6	ARCHITECTURE COLLEGE & POLYTECHNIC	15
1.7	MANAGEMENT INSTITUTE	9
2	OPEN AREA (USAGES ANNEXED SEPARATELY)	240
3	POPULATION	9
TOTAL		454

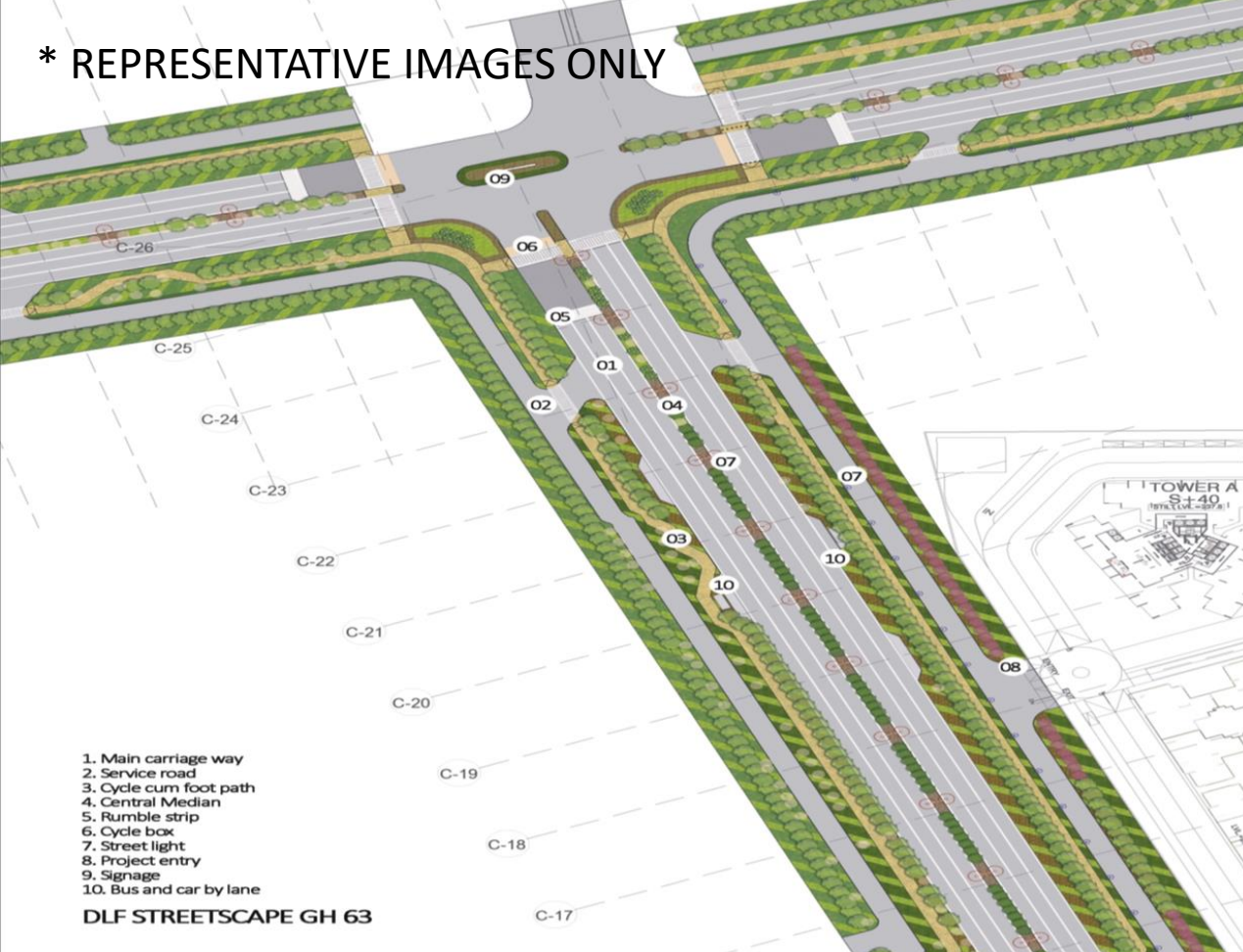
SOURCE: AS PER APPROVED SECTORAL PLAN FROM DTP HARYANA

SECTOR 64

THE LARGEST SECTOR WITH OPEN SPACES, PUBLIC & SEMI-PUBLIC USE FACILITIES IN GURUGRAM

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* REPRESENTATIVE IMAGES ONLY



1. Main carriage way
 2. Service road
 3. Cycle cum foot path
 4. Central Median
 5. Rumble strip
 6. Cycle box
 7. Street light
 8. Project entry
 9. Signage
 10. Bus and car by lane
- DLF STREETScape GH 63

MAIN CARRIAGEWAYS

SERVICE ROADS

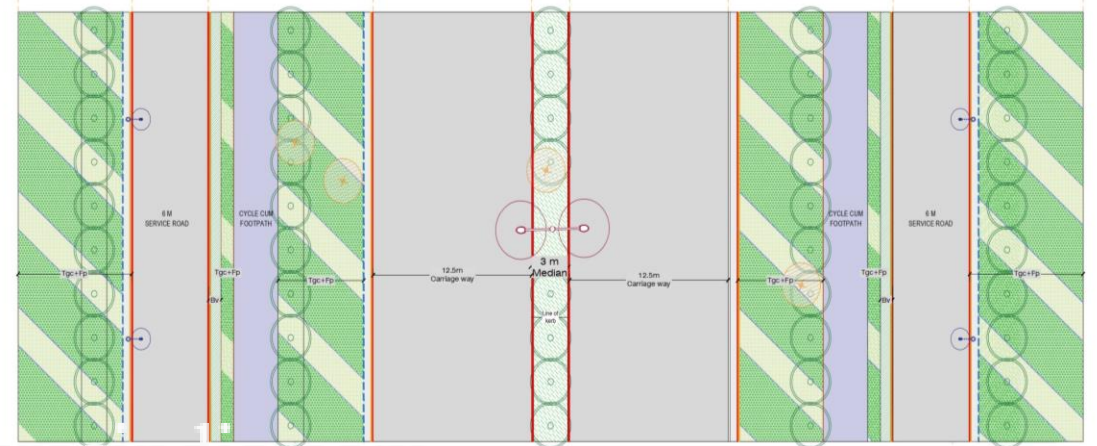
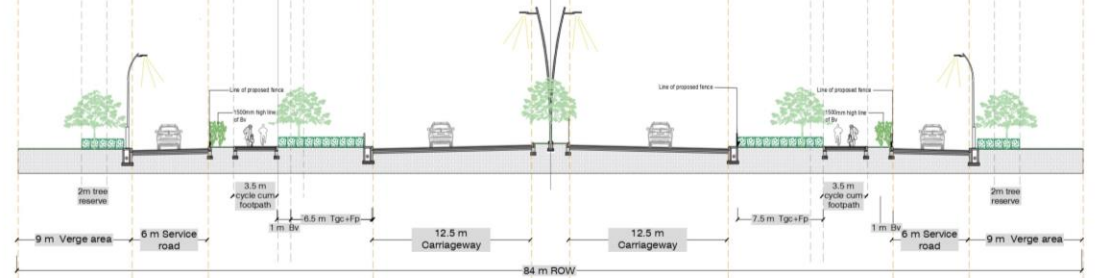
FOOTPATHS

CYCLE TRACKS

LAVISH GREEN BELTS

APPROACH ROAD

84M WIDE SECTOR ROAD



NOTE - 84M INCLUDES MAIN CARRIAGEWAY(S), CENTRAL VERGE, SERVICE ROAD(S), GREEN BELT(S), CYCLE TRACK(S)/FOOTPATH(S)

An artistic watercolor-style rendering of two tall, modern skyscrapers. The buildings are light grey with dark window patterns. They are set against a background of soft, blue and white watercolor clouds. At the base of the buildings is a lush green lawn with various trees and colorful flowers in shades of purple, yellow, and red.

CONSULTANTS

*ARTISTIC IMPRESSION OF THE PROPOSED PROJECT

WIMBERLY
INTERIORS



THE RITZ-CARLTON NAPLES

NAPLES, FLORIDA, USA

WATG

LANDSCAPE & INTERIOR DESIGN
CONSULTANT



ATLANTIS THE PALM

DUBAI, UAE



WATG

SHANGRI-LA MALDIVES RESORT + SPA

VILLINGILI, MALDIVES



WATG

DISNEYLAND HOTEL PARIS

www.realtyventuresindia.com * PROJECTS COMPLETED BY WATG WORLDWIDE

KINGDOM
TOWER,
JEDDAH



PETRONAS
TOWERS, KL



SHANGHAI
TOWER



THORNTON
TOMASETTI,

STRUCTURAL CONSULTANT

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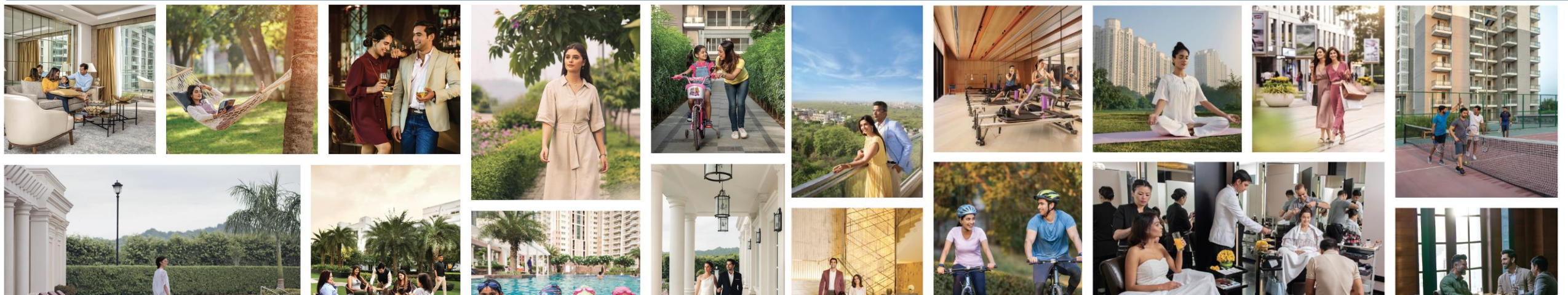
* PROJECTS COMPLETED BY TT WORLDWIDE

OTHER CONSULTANTS

- **M/S ARCOP ASSOCIATES PRIVATE LIMITED | PRINCIPAL ARCHITECT**
- **M/S LERA CONSULTING STRUCTURAL ENGINEERS (LERA), MUMBAI | PEER
STRUCTURE CONSULTANT**
- **M/S ARUP | MEP CONSULTANT**
- **M/S SANELAC | PEER MEP CONSULTANT**
- **M/S FYRPROTEK | FIRE AND LIFE SAFETY CONSULTANT**
- **M/S EDS GLOBAL | GREEN BUILDING CONSULTANT**
- **M/S SOBERMAN | VERTICAL TRANSPORTATION CONSULTANT**



COMING SOON, A NEW LIFESTYLE TO DLF SIXTYTHREE



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*M/s DLF Home Developers Limited | CIN - U74899HR1995PLC082458

Registered Office: 1st Floor, DLF Gateway Tower, R Block, DLF City Phase III, Gurugram-122002, Haryana

License No. 123 of 2012 dated 20.12.2012 | Project Area: 10.153 Hectares (25.087 acres) at village Maidawas at Sector 63 Gurugram, Haryana. Revised Building Plan Approval no. ZP-1524/AD (RA)/2023/2097 dated 20.01.2023.

Disclaimers: This circulation is not a legal offering, nor an investment advice and it is meant to provide only the general information about the project. All information, images and visuals, drawings, plans or sketches shown in this advertisement are only an architect's impression, for representational/illustrative purposes only and not to scale. The Promoter is not liable/ required to provide any Interior works, furniture, items, electronics goods, amenities, accessories, etc, as displayed herein as the same do not form part of the specifications or deliverables being offered by the Promoter and the same shown herein is only for the purpose of illustrating/indicating a possible layout. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. The Promoter endeavours to keep the information up to date and correct, however, makes no representation or warranty for the accuracy or completeness of the information. Recipients/ viewers are advised to exercise their discretion in relying on the information shown/ provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Sales Team/ Promoter, have a thorough understanding of the same and take appropriate advice before concluding any decision for buying any Unit(s) in the Project. All dimensions mentioned in the drawings may vary/differ as compared to original at site. All specifications and amenities mentioned herein are actual specifications, amenities and facilities provided by the Company as per approved plans.

Specifications given are as filed with HRERA, Gurugram. The extent/ number/variety of the equipment/appliances are tentative and liable to change at sole discretion of the Promoter and shall be as per applicable law. *Taxes and statutory charges extra as applicable and terms and conditions apply.