

PROMOTER : ST. NICHOLAS ESTATE DEVELOPMENT PVT. LTD.  
PROJECT : DELPHINE CENTRAL PARK ESTATES PHASE 1/2/3



RC/REP/HARERA/GGM/996/728/2025/99  
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# DELPHINE

FIRST. FINEST. FOREVER.



Artistic Impression




## A NEW CHAPTER OF LUXURY BEGINS

Central Park brings its pioneering spirit to setting  
a new benchmark for luxury, design and curated  
living on Dwarka Expressway.



Conceptual Image

## THE *FIRST* OF ITS KIND

 Delphine marks Central Park's grand entry into Dwarka Expressway's flourishing real estate landscape as a statement of intent and innovation.



Artistic Impression



## CRAFTED WITH THE *FINEST* VISION

The landmark brings together world-class architecture, thoughtful design and exceptional hospitality that defines Central Park's standard of excellence.



## BUILT TO LAST *FOREVER*

Reflecting Central Park's timeless  
commitment to creating enduring addresses that  
transcend trends.

Artistic Impression



FIRST. FINEST. FOREVER.



# DELPHINE *FOR YOU*



Artistic Impression



Artistic Impression



Artistic Impression



Artistic Impression



ABOVE EVERYTHING ELSE.  
AN ESCAPE FOR *ENDLESS TRANQUILITY*



## SKY ISLAND DECK

An elevated retreat where every moment rises above the ordinary, framed by the city's most stunning horizons.





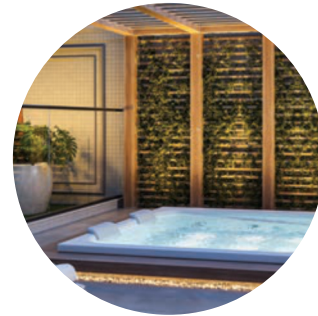
**BESPOKE CLUBHOUSE**  
State-of-the-art clubhouse tailored for residents who appreciate sophisticated living and meaningful moments.



# DELPHINE *FOR YOU*

## ZEN GARDEN

A serene sanctuary where stillness blooms in quiet perfection.



## SPA & SAUNA

A restorative haven designed for renewal and timeless calm.

## MEDITATION CENTRE

A tranquil retreat for inner balance and mindful renewal.



## GYM / PILATES STUDIO

Precision-crafted spaces for strength, balance and grace in motion.

# WELLNESS & LEISURE

## OUTDOOR POOL

A calm expanse of water where leisure meets luxury.



## HEALTH CAFÉ COUNTER WITH GYM ACCESS

Fresh nourishment crafted to energize your wellness journey.

## JACUZZI POOL

A soothing escape of warmth, relaxation and effortless indulgence.



## JUICE BAR

Pure vitality in every sip, crafted to refresh and restore.





DELPHINE *FOR YOU*

MINI MOVIE THEATRE

Cinematic moments curated for connection, laughter and indulgent escape.



CARDS ROOM

Classic recreation in an intimate, luxurious setting.



BOWLING ALLEY

A dynamic space for spirited play and vibrant camaraderie.

CHESS ROOM

A quiet corner for intellect, focus and elegant challenge.



RECREATION & ENTERTAINMENT

KARAOKE ROOM

Unwind, perform and celebrate life's rhythms in style.

BOX CRICKET

A lively indoor arena designed for passion, play and precision.

BILLIARDS ROOM

Refined leisure for the discerning, where strategy meets sophistication.



AQUA & TERRA PARK

Imaginative spaces that blend exploration, movement and joy.

GAMES ROOM

Where lighthearted moments and timeless games come alive.



KIDS' PLAY AREA

A joyful world where childhood thrives in safety and wonder.

Conceptual Image



DELPHINE *FOR YOU*



**RESTAURANTS AND BAR**

An elegant ambience for refined dining and effortless indulgence.

**LIBRARY & TEA BAR**

A quiet refuge for reflection, books and fine brews.

**HOSPITALITY  
&  
DINING**



**CAFÉ**

Your cozy spot for a daily dose of caffeine, light bites and relaxed conversation.

**LAUNDRY SERVICES**

Effortless care ensuring every detail of daily life is refined.

**BANQUET HALL**

Grand celebrations brought to life in timeless sophistication.

**SPECIALLY-ABLED  
COMMON SPACES**

Inclusive design ensuring comfort, access and dignity for all.





# DELPHINE *FOR YOU*

## HOME AUTOMATION

Smart living, intuitively crafted for comfort and control.



## CAPSULE LIFT

A panoramic lift experience offering breathtaking views with every graceful ascent.

## PRIVATE LIFT LOBBY

A secure, personal arrival crafted for exclusivity.

# COMFORT & CONVENIENCE



## MEETING ROOM

An intimate space for collaboration and decisive ideas.

## ENTRANCE LOBBY AND LOUNGE

An elegant welcome that reflects quiet grandeur and grace.

## PANIC BUTTON IN RESIDENCE

Immediate security, designed to bring peace of mind.

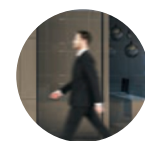
## BUSINESS CENTRE

Work in balance within a refined, fully connected space.



## ON-SITE RETAIL / CONVENIENCE STORE

Everyday essentials, thoughtfully placed within effortless reach.





# ENVIRONMENT & SUSTAINABILITY

## AIR POLLUTION CONTROL SYSTEMS

State-of-the-art outdoor purification systems designed to elevate every breath you take.

## WATER CANONS

Purifies and revitalizes the surroundings, creating a fresher environment.

## EV CHARGING FACILITY

Powering tomorrow with effortless sustainable mobility.

## VEHICLE FREE ZONE

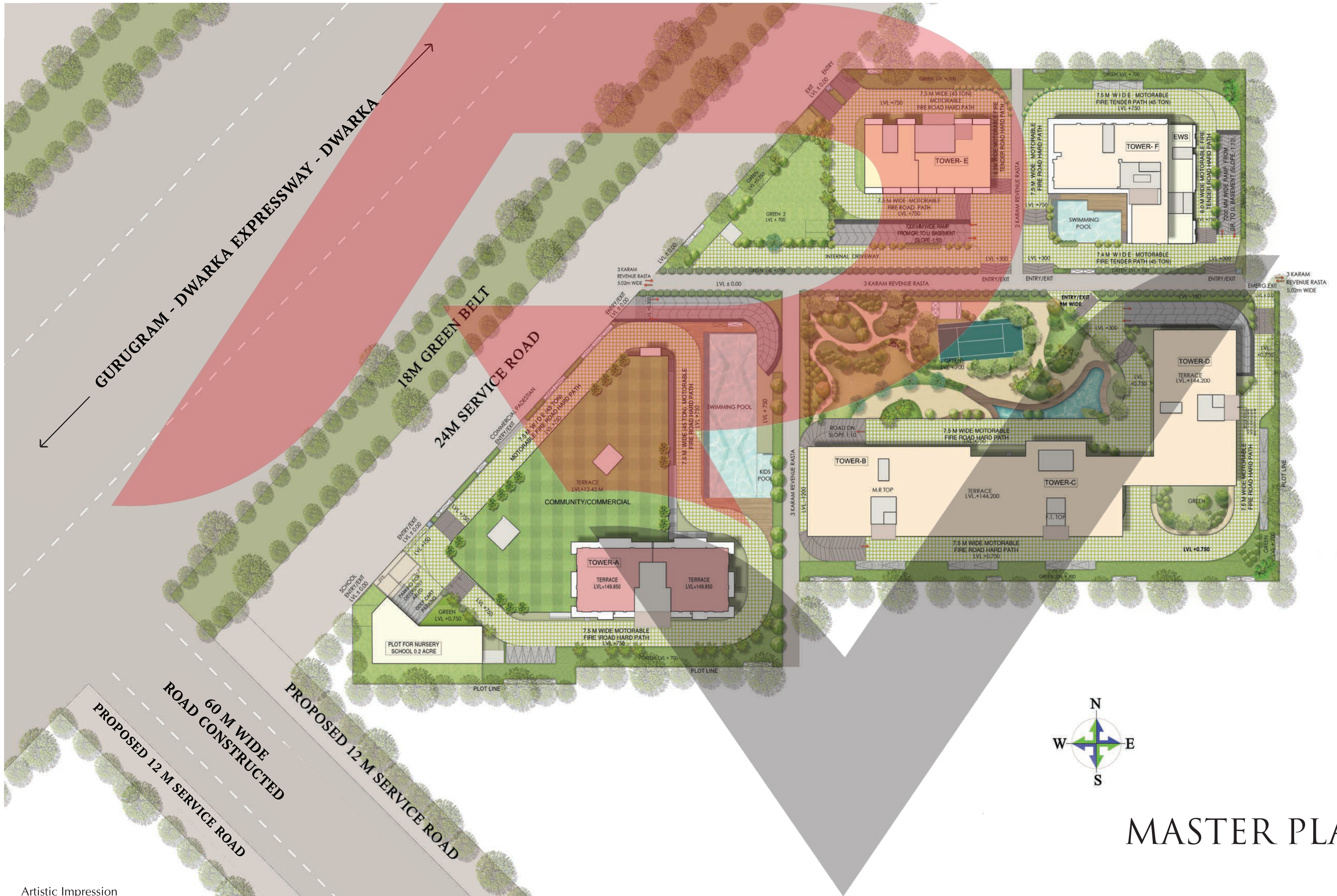
A tranquil realm where movement is peaceful and pure.

## PET PARK

A joyful haven crafted for your companions' play and comfort.

## OBSERVATORY

A celestial escape offering views that inspire wonder and calm.



# MASTER PLAN

Artistic Impression



# FLOOR PLANS & SPECIFICATIONS



## STUDIO APARTMENTS TOWER E

Fully furnished and fully serviced studios with sleek and contemporary design for urban professionals who value style and convenience.

# CLUSTER PLAN

TOWER - E



# FLOOR PLAN

STUDIO APARTMENTS



## STUDIO APARTMENTS & 1 BED RESIDENCES TOWER F

Thoughtfully curated, fully furnished and fully serviced residences with modern interiors, premium finishes and soundproof windows, perfectly blending comfort, privacy and elevated urban living.



Artistic Impression



Artistic Impression



Conceptual Image

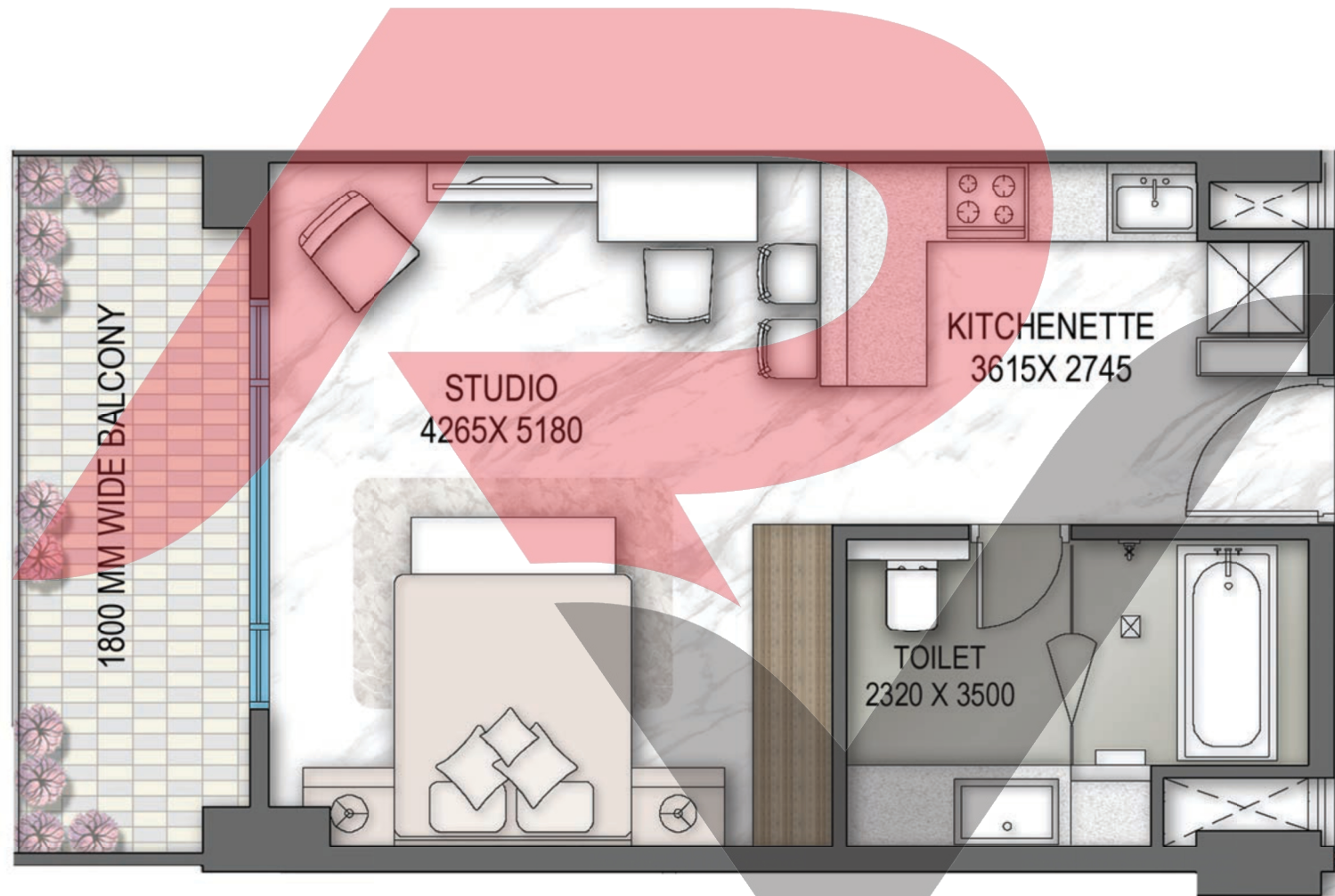
# CLUSTER PLAN

## TOWER - F



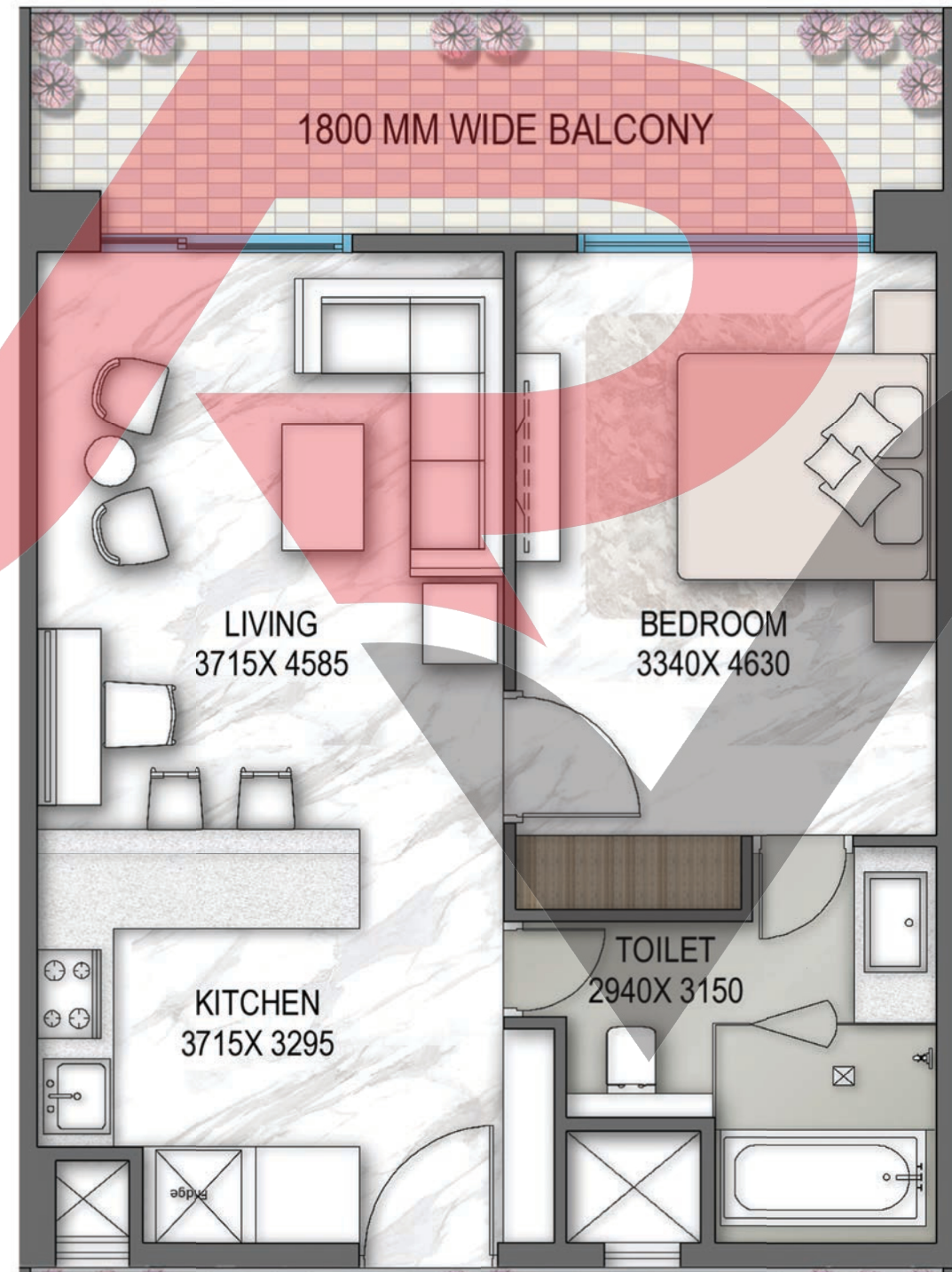
# FLOOR PLAN

STUDIO APARTMENTS



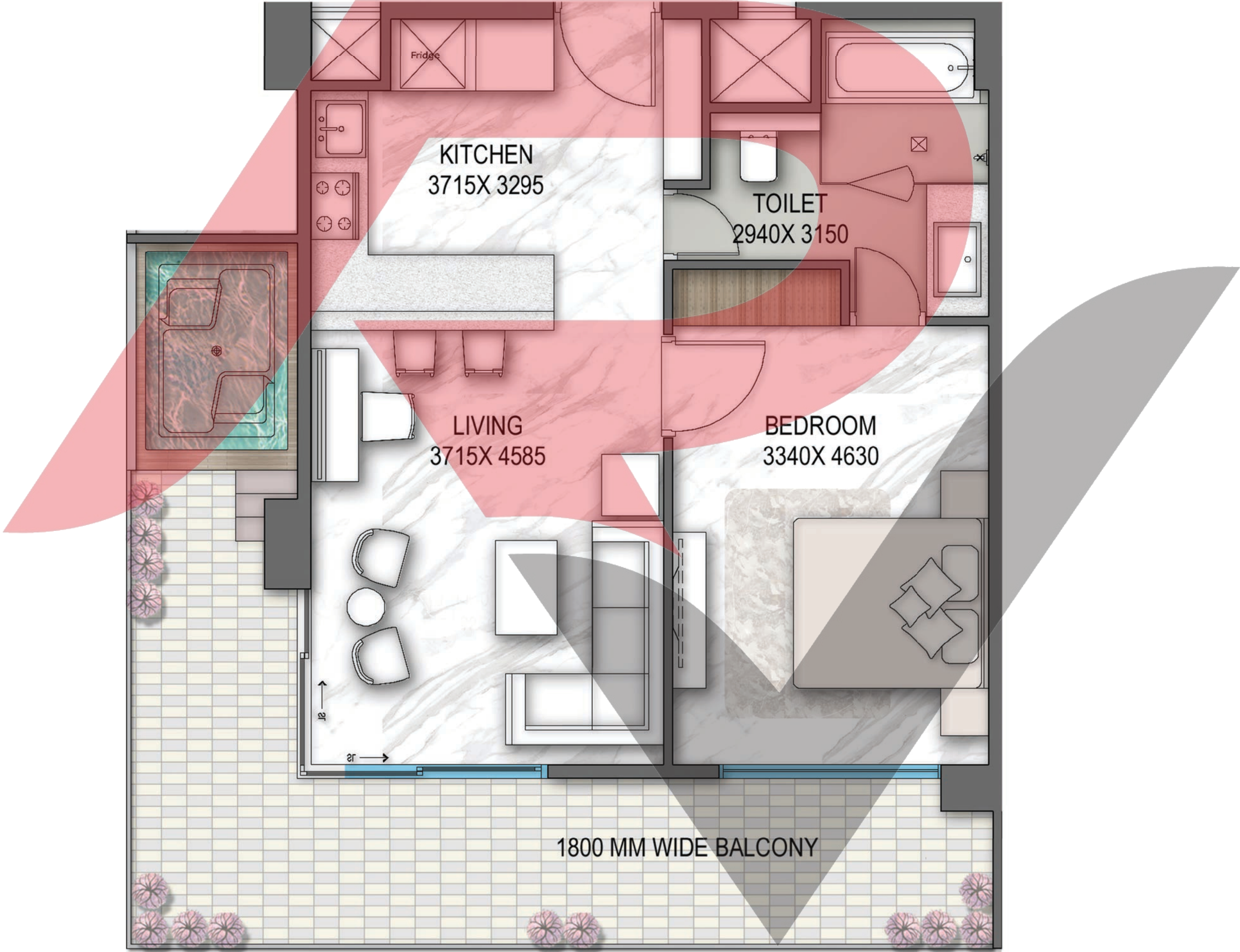
# FLOOR PLAN

1 BED RESIDENCES



# FLOOR PLAN

1 BED RESIDENCES WITH JACUZZI





Artistic Impression

## 3 BED RESIDENCES TOWER C

Expansive light-filled residences crafted with quality construction and finest detailing, offering families sophistication, space and seamless functionality.



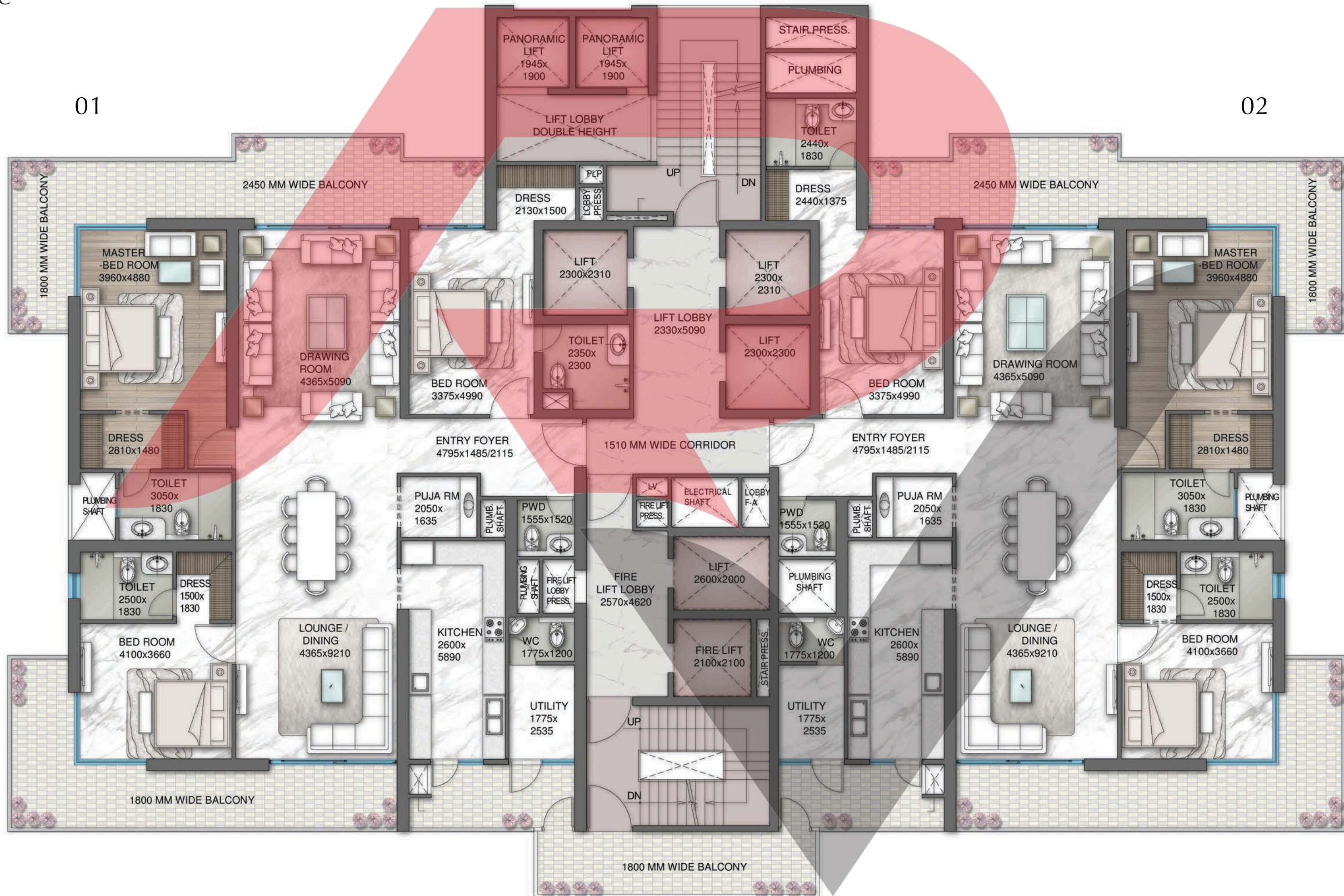
Artistic Impression



Artistic Impression

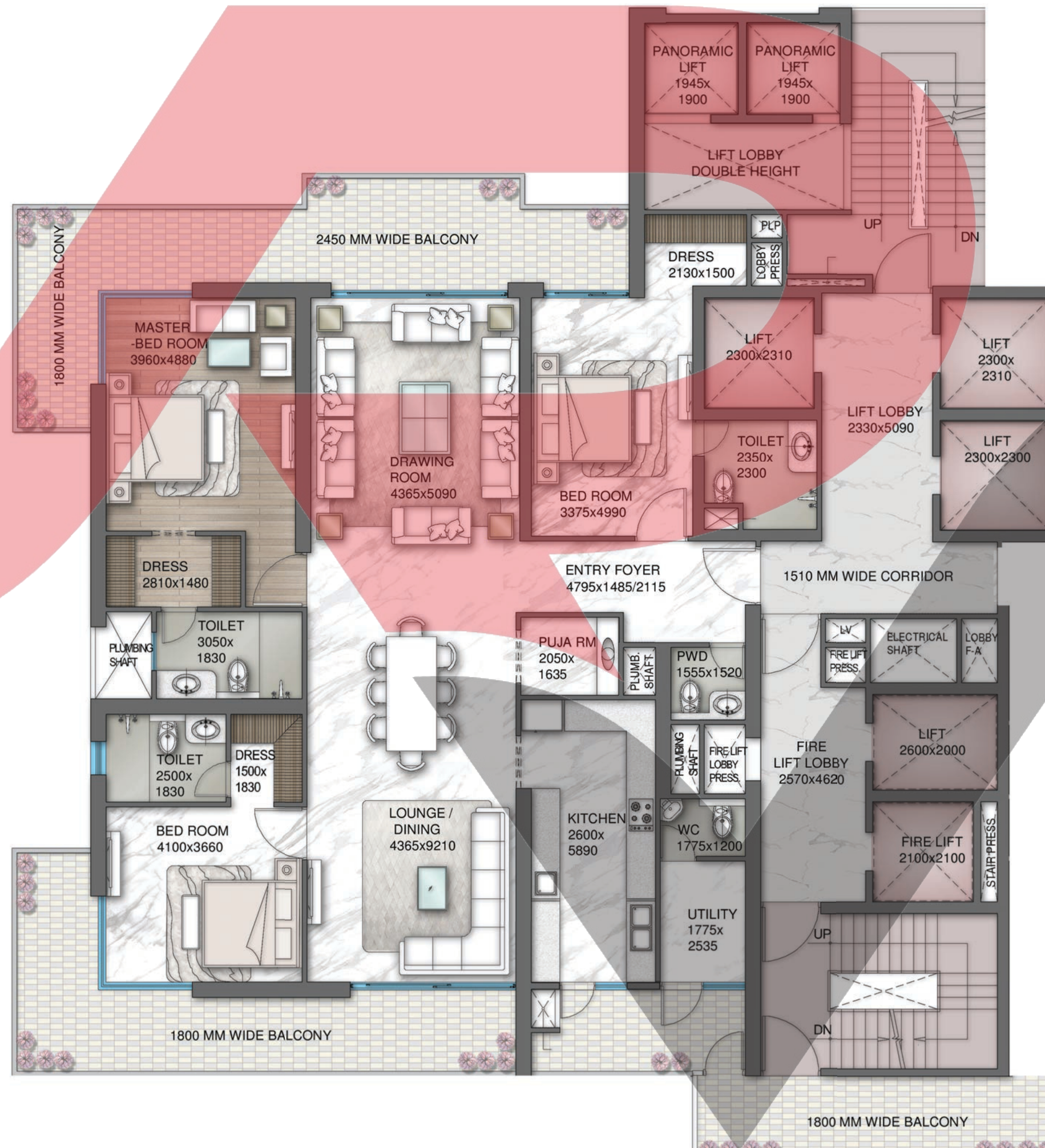
# CLUSTER PLAN

TOWER - C



# FLOOR PLAN

## 3 BED RESIDENCES





## 4 BED RESIDENCES TOWERS B & D

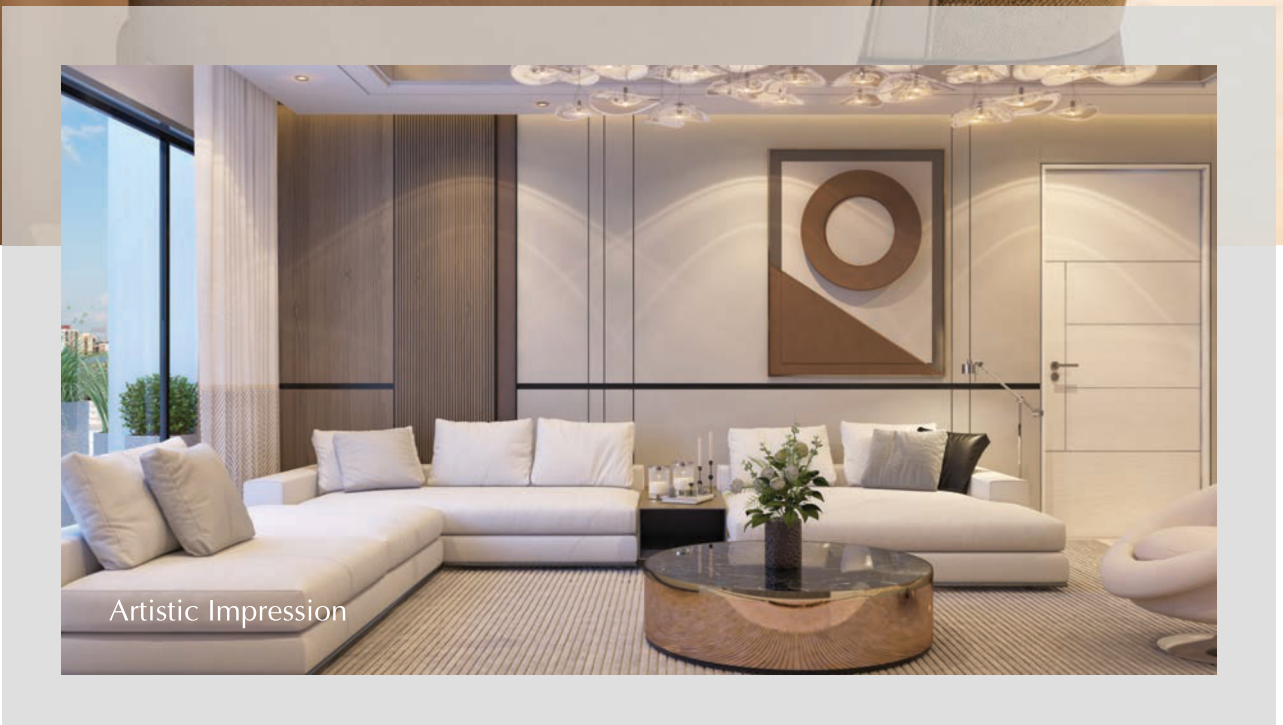
Opulent homes with generous layouts, soundproofed serenity and curated modern interiors, designed for those who seek comfort and distinction.



Artistic Impression



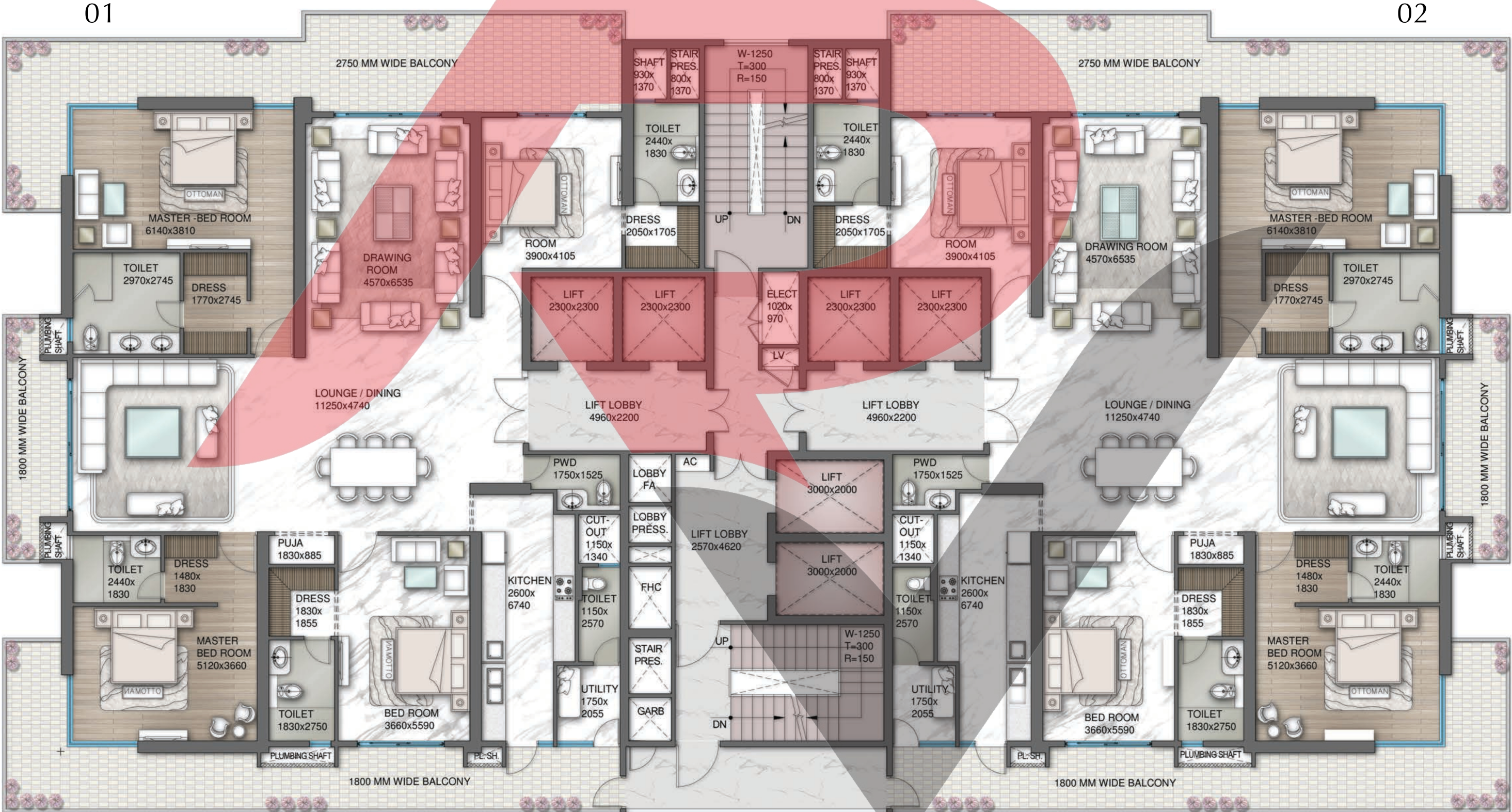
Artistic Impression



Artistic Impression

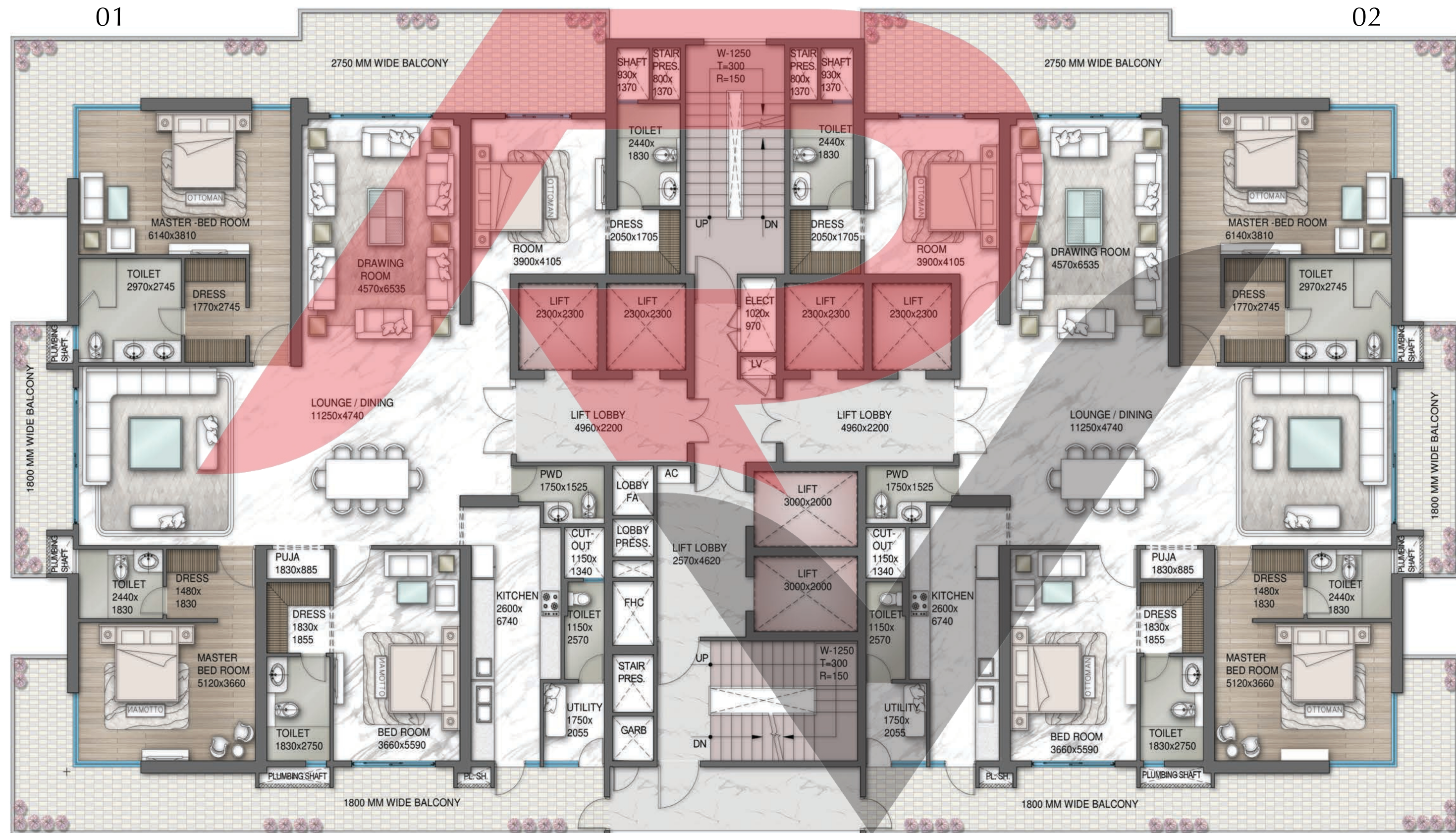
# CLUSTER PLAN

## TOWER - B



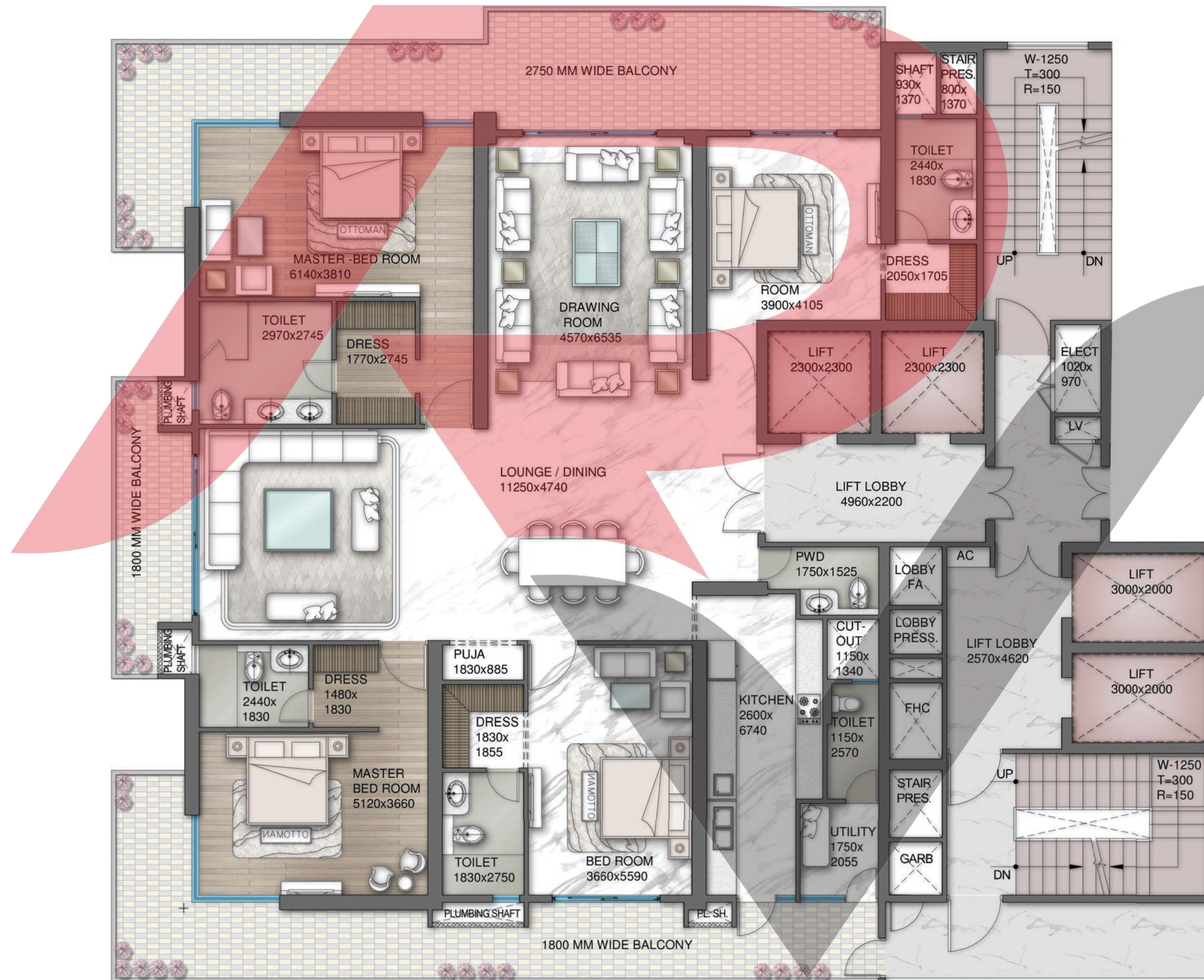
# CLUSTER PLAN

## TOWER - D



# FLOOR PLAN

## 4 BED RESIDENCES



# EXCLUSIVE SPECIFICATIONS



## ENTRANCE LOBBY

Walls/Ceiling Plastic emulsion paint or equivalent  
 False Ceiling POP false ceiling  
 Floor Italian marble flooring or equivalent  
 Door Polished door frame & door shutter

## LIVING

Walls/Ceiling Plastic emulsion paint or equivalent  
 False Ceiling POP false ceiling  
 Floor Italian marble flooring or equivalent  
 Windows UPVC/Aluminum double glass unit (DGU)/door/window with toughened glass

## KITCHEN

Walls "2'-0" high marble & plastic emulsion paint in the balance area  
 Ceiling plastic emulsion paint or equivalent  
 False Ceiling POP false ceiling  
 Equipment Washing machine, refrigerator, dishwasher, microwave, chimney, hob and geyser  
 Floors Italian marble flooring or equivalent  
 Counter Premium countertop finish  
 Cabinetry Premium modular kitchen with under and over counter  
 Cabinets Premium modular kitchen with under and over counter cabinets

## BEDROOM

Walls Plastic emulsion paint or equivalent  
 False Ceiling POP false ceiling  
 Floors Italian marble flooring or equivalent  
 Doors Polished door frame & door shutter  
 Windows UPVC/Aluminium double glass unit (DGU)/door/window with toughened glass

## TOILET

Walls Marble dado up to the ceiling  
 Ceiling Plastic emulsion paint or equivalent  
 False Ceiling POP false ceiling  
 Floors Italian marble flooring or equivalent  
 Doors Polished door frame & door shutter or equivalent

## OTHERS

Vanity with counter  
 Shower cubicle  
 Bathtub in the master bedroom

## BALCONY

Walls Texture paint or equivalent  
 Ceiling Plastic emulsion paint or equivalent  
 Floors Anti-skid tiles or equivalent  
 Others Glass railing with toughened glass and handrail/railing as per building elevation

## EXTERNAL FACADE

Walls Texture paint or equivalent

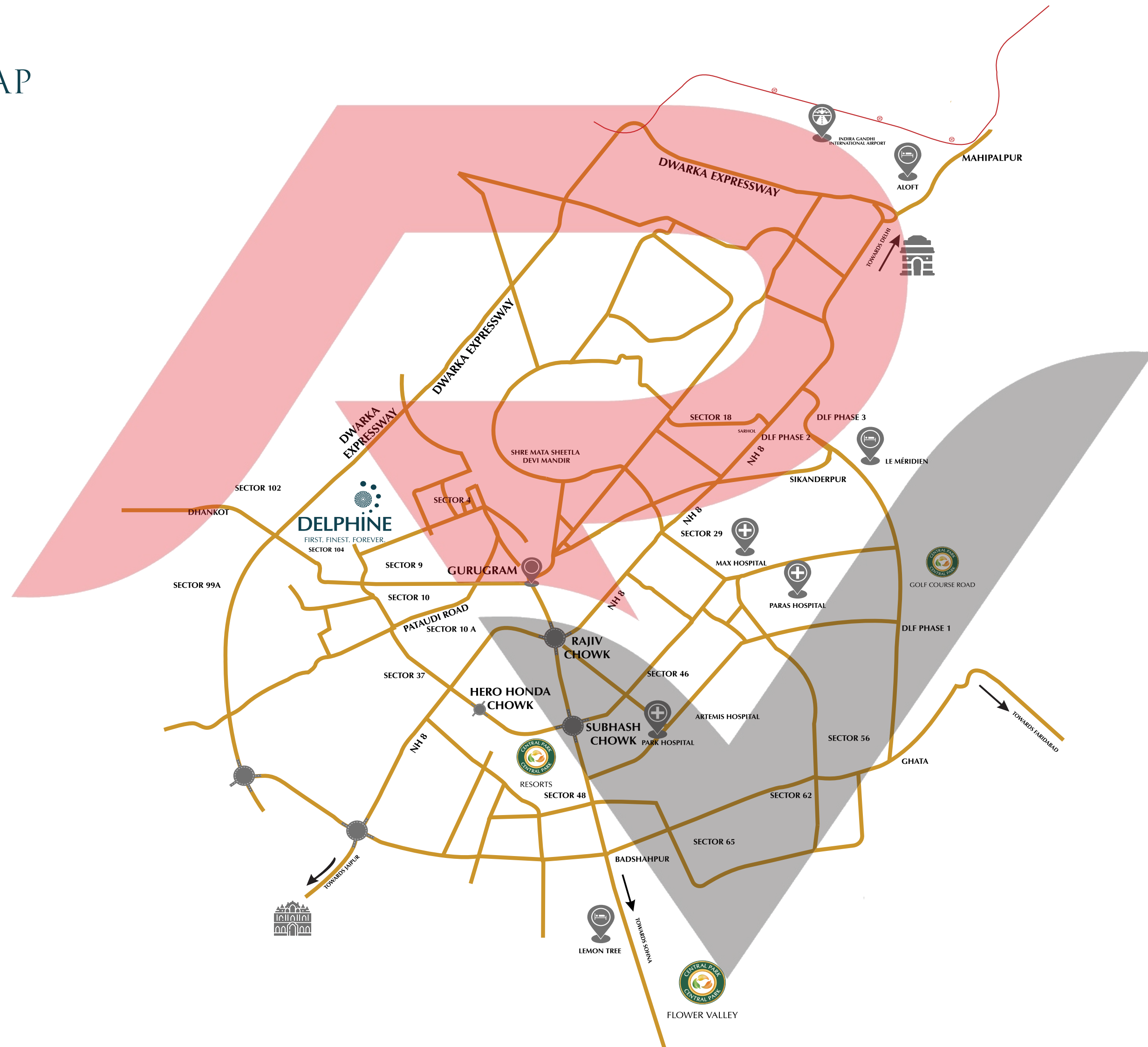
## OTHER SPECIFICATIONS

Electrical Modular switches, sockets, LED lights, copper wiring and an exhaust system in toilets  
 Air conditioning system Air conditioning units of adequate capacities with VRV/VRF  
 Security Multi-tier security system I/C CCTV (brands like Panasonic/Honeywell/Hikvision/CP) plus in lift lobby  
 Door hardware Premium digital locks on the main door (for doorware)  
 Elevators High speed elevator of brands like Mitsubishi/Fujite/Hitachi/OTIS/KONE or equivalent  
 General Impressive entrance door, video door phone, premium sanitary fittings, premium lights in the Central Park green area, club has cafe, gym, swimming pool, kid's play area, balcony doors with mosquito mesh, centralized music system in common areas, balconies have fitted lights for symmetry, premium switch sockets, home automation with Alexa integration

## PARKING

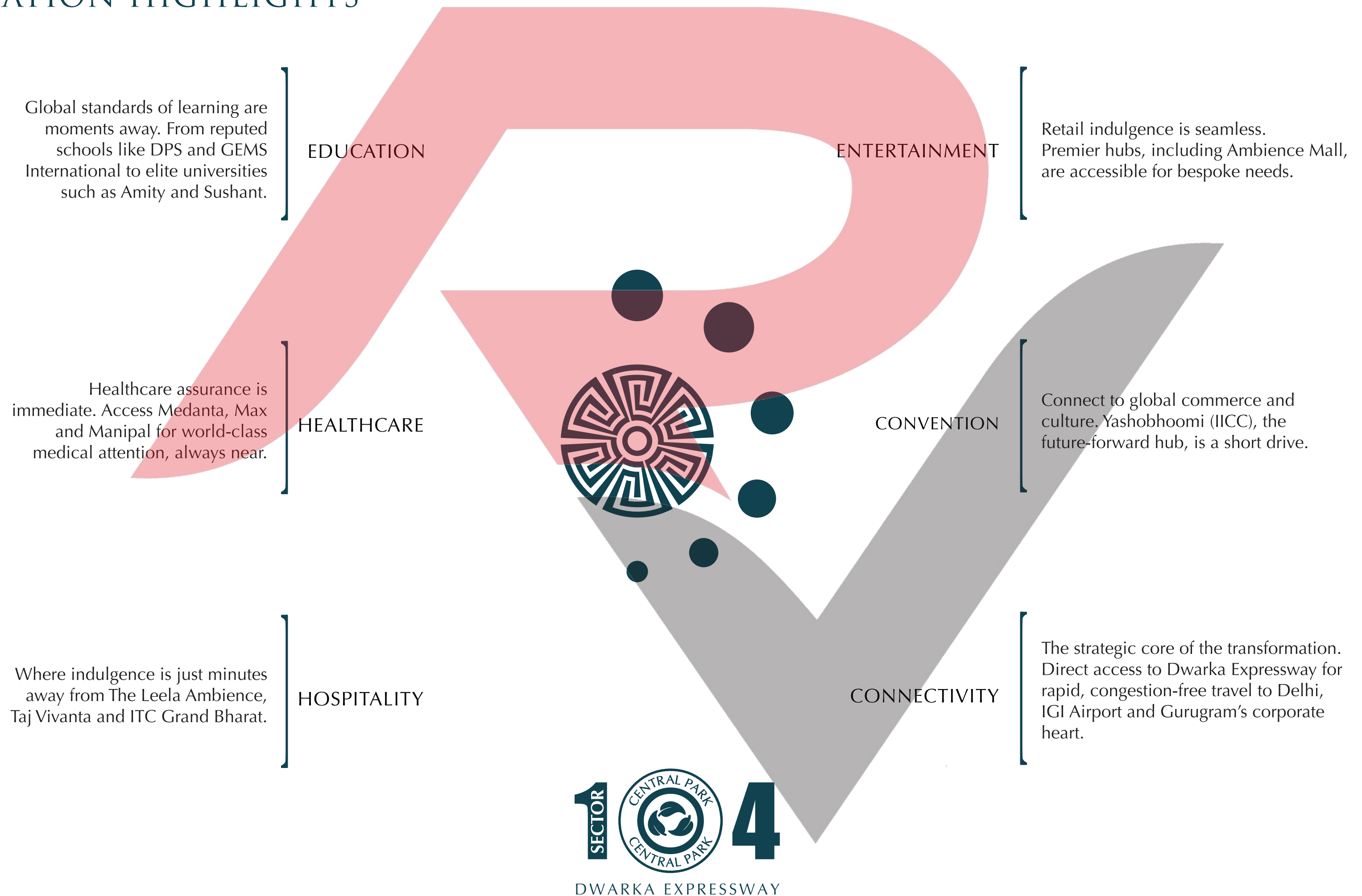
Covered car park

# LOCATION MAP



Map not to scale

# LOCATION HIGHLIGHTS



FIRST. FINEST. FOREVER.



DWARKA EXPRESSWAY



CentralParkIn



Central-Park-In



Centralparkin



CentralParkIndia

Corporate & Registered Office:

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