



# THE ULTIMA

BY DLF





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



# 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.







# 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



# 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.

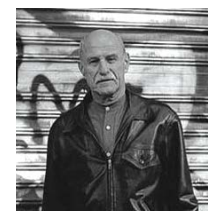


Interior Designers

## Bilkey Llinas 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 Chef's 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.”





The Utlima's 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 LLinaz 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.







# 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 (7'Ht), 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 sasin, 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 BUILDINGS





# CONNECTIVITY







Phase II | HRERA registration No' 52 of 2019 dated 20-9-2019 | <https://haryanarera.gov.in>

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