



Luxury Condominium

DLF Golf Course, Gurgaon

The avant-garde interiors are matched only by the expansive views of the exclusive DLF golf course

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Global Real Estate Solutions



View from balcony



Landscaped garden and swimming pool

Superbly appointed luxury apartment in the National Capital Region

Located in one of the most luxurious international-standard developments in the NCR's fast-growing and much sought after city of Gurgaon, this immaculately presented and fully furnished 4 bedroom apartment admeasuring approximately 5800 square feet offers unstinting space and lots of character. The avant-garde interiors are matched only by the expansive views of the exclusive DLF golf course spread over approximately 150 acres and the Aravali hills in the distance whilst closer to the property are the superbly landscaped gardens, swimming pool and health club.

This ready to move-in apartment, although ultra-modern in style, gives a feeling of warmth with its wooden ceilings, eclectic art work and exposed stone masonry. One enters



the apartment through a set of large double doors which open on to an impressive Italian marble entrance foyer which leading the rest of the apartment. The informal living room lies to the right of the foyer, cordoned off by a dual use hanging wall panel which displays art on one side and the television on the other.

Further up the wide corridor to the left lies the well proportioned formal sitting-cum-dining area done in muted tones of English Grey and black with exposed stone masonry and views to the south of the golf links and the Aravali hills in the distance. Large glass floor-to-ceiling sliding doors open on to a covered balcony that runs the length of one side of the apartment, perfectly suited for breakfast in the morning or cocktails in the evening.

Next to the formal living area is the intimate bar area, which can be used as an informal dining room as the well-appointed kitchen is located right beside it. The modular kitchen

comes with built-in Siemens and Ariston accessories and a high capacity cooking hob and ample storage space. Beyond the kitchen are the utility area and the staff quarters with a separate service entrance.

The large master bedroom with its imported hard wood flooring, walk-in wardrobe and Italian marble bathroom is located just off the entrance foyer to the left and looks out across the golf links to the south. Glass sliding doors open out on to the large covered balcony which runs the length of the south facing side of the apartment. The spacious walk-in wardrobe provides generous storage for clothes and accessories. The equally well-appointed marble master bathroom comes with a separate bath and shower area.

Located next to the master bedroom



Entrance foyer



Informal living room

is the study which can also be used as a TV room or even a home office. The study has imported hard wood flooring and ample storage space for personal effects and shelving for the LCD TV and books. The study, next to which is a convenient powder room, also overlook the golf links to the south with sliding doors that open out onto the large covered balcony.

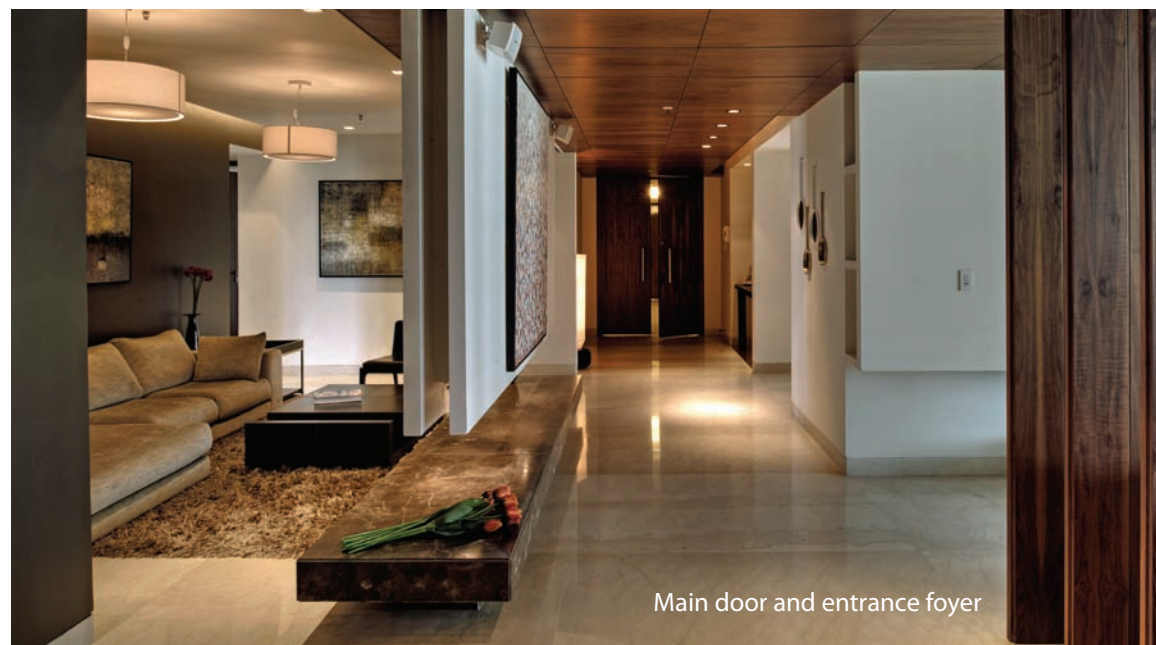
Located next to the informal sitting area are the three remaining guest bedrooms with bathrooms en-suite and attached balconies with views to the north. All three bedroom have ample storage, imported hardwood floors and marble bathrooms.

Unlike most other apartments on sale in the market today, this apartment comes replete with high-end amenities such

as carefully chosen imported designer furniture, art, electronic gadgets such as LCD TVs in all bedrooms, study and informal sitting area, a customized Bose Audio/Video system, Lutron multi-mood lighting system, central air conditioning that cools and heats, wooden and Italian marble flooring, luxury bath fittings and a fully equipped high-end kitchen.

For those residents who value the convenience of on-site amenities, the complex comes with landscaped gardens, a swimming pool and a well-equipped gymnasium, tennis and squash courts, access to the DLF golf course, a restaurant, conference rooms and concierge service.

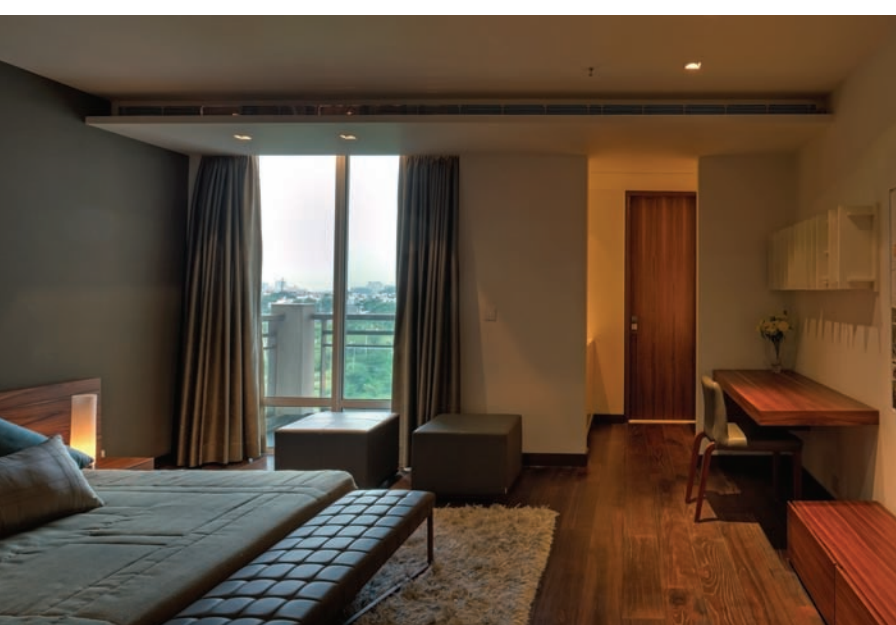
The apartment comes with covered parking for 3 vehicles and 2 staff quarters.



Main door and entrance foyer



Formal living room



Location Profile:

Gurgaon is one of the NCR's most sought-after and rapidly growing areas, home to many of India's largest corporations. Moreover, the DLF Golf Course, within which the property is located, is considered to be one of India's best and most exclusive golf courses.

Gurgaon also offers world class hotels, restaurants and entertainment and recreation facilities in addition some of the largest concentrations of up market shopping malls in the country which are a short drive away from the property. The area is home to a number of educational institutions and schools as well as some of the country's best hospitals.

Gurgaon is well connected to New Delhi via the eight lane Delhi-Gurgaon Expressway and located close to the International Airport. The area is also linked to the Delhi Metro which offers easy connections to the capital as well as public transport. The Gurgaon railway station is located close by and has connections to Delhi Cantonment.

Asking price: on request

Property sold furnished including art, fittings, fixtures and appliances

4 bedrooms and 4.5 bathrooms

Built-up area: approximately 5800 square feet

For additional information on this property and to arrange a viewing, call us at +91 (0) 22 4333 6200 (Mumbai), +91 (0) 11 2436 9415 (Delhi), +1 212 627 5006 (New York), +44 (0) 20 7409 7974 (London) or email properties@saffronart.com. You may also fill out an online form at www.saffronart.com, where additional images and details can be viewed

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Highlights:

- Unobstructed views of the DLF golf links and Aravali hills
- Built-up area of approximately 5800 square feet
- 4 bedrooms and 4.5 bathrooms
- Apartment sold furnished
- Italian marble flooring in main living areas, bathrooms and kitchen
- Fitted kitchen and white goods by Siemens and Ariston
- Imported hard wood flooring all bedrooms
- Bose surround sound system throughout the apartment
- Computerized multi-mood Lutron LED lighting throughout the apartment
- 42 inch LCD televisions in every bedroom, informal living room and study
- Imported furniture and light fittings from Spain and USA

- Laufen, Gessi and Grohe bath fittings
- 3 covered car parking spaces
- Staff quarter

Shared facilities

- 150 acre of golf course
- High-speed express elevators
- Swimming pool
- Landscaped gardens
- Children's play area
- 24-hours electricity back-up and security intercom
- Security personnel and maintenance staff

Other features

- Great aesthetics
- RCC framed structure
- Gated community - secure & safe
- Sprawling greens - serenity all around



Kitchen



Guest powder room