

# DLF Garden City

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Disclaimer: artistic impression of the project; final elevation will vary.

Developed by DLF, pioneers in building India's finest townships & infrastructure, DLF Garden City, is going to be their first foray into Residential in Chennai. Featuring International standards geared to serve customer needs, the DLF Garden City is going to be a true reflection of quality living and contemporary lifestyles. The product strives to deliver the synergistic strengths of good architecture, appropriate designs, impressive aesthetics and safety features.

The project will have 15 towers comprising of 2 / 3BHK / school / hospital / mini mall / guest rooms / 125,000 sft Clubhouse with indoor and outdoor games facilities – along with many other luxury features tastefully incorporated in this architectural masterpiece.

## Project details:

- Total land extent of 58.5 acres.
- 32 blocks with Stilt + 19 floors, Basement and Surface car parking.
- 4-6 flats per floor.
- 4 apartment types
- Type I ( 2 bedroom 2 toilet ; area around 1200 sft )
- Type II ( 3 bedroom 2 toilet ; area around 1450 sft ) ,
- Type III ( 3 Bedroom 3 Toilet ; area around 1650 sft )
- Type IV ( 3 bedroom 3 toilet with servant quarter ; area around 1960 sft )
- Each block will have 3 lifts including 1 with stretcher duty

## Amenities:

- The project will have a school by the Padma-Seshadri institutions- which runs some of the finest schools in Chennai.
- A Mini Mall with department store, washing facility.
- A healthcare centre run by Fortis group. It will also feature a ten bed mini hospitals for medical emergencies with ambulance on standby.
- A high end clubhouse of 125,000 sft (largest in South India) with the latest amenities. It will feature 75 room guest house (4-5 star category ).
- The most notable facet of this project is the availability of trained servants / cooks / drivers for household.
- It will also have tenant service by DLF as per client choice.

**Completion:** The project completion will be 24-30 months from launch. The booking amount will be 15% of total property cost.

**Booking procedure:** Pay Rs. 500000/- (RS. 5 lacs) in favour of DLF SOUTHERN HOMES PVT LTD. Please indicate the flat area / premium or non premium pricing / floor range so that a tentative booking can be done in this soft launch scheme. The exact unit can be blocked once the plans are available.

## Indicative Pricing

Apt Size	Approximate Sqft	Basic Pricing	Basement Car Parking	Corpus funds@Rs50/sft	Club Membership	EB/Water	Total
2bhk	1200	3360000	200000	60000	70000	100000	3790000
3bhk+2 t	1450	4060000	200000	72500	70000	100000	4502500
3bhk+3 t	1650	4620000	200000	82500	70000	100000	5072500
3bhk+3t+sq	1850	5180000	200000	92500	70000	100000	5642500

Registration Charges - 9% on the Basic Pricing

## Optional Charges

4th Floor Onwards	INR 30/ Floor Rise
Prime Location Charges	INR 100/sft - Garden View
Additional Stilt Car Park	INR 1,25,000
Additional Open Car Park	INR 50,000

Please contact us if you are interested so that we can keep you updated on exact pricing / plans etc of this project as soon as it is available.

## Contact

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