



Limited Edition
LIFESTYLES









“The coming together of three generations.”



KING'S COURT.
NOT JUST A HOME, YOUR LEGACY.



[COULD IT BE ANYWHERE BUT IN THE HEART OF THE CITY?]







A P R I M E L O C A T I O N

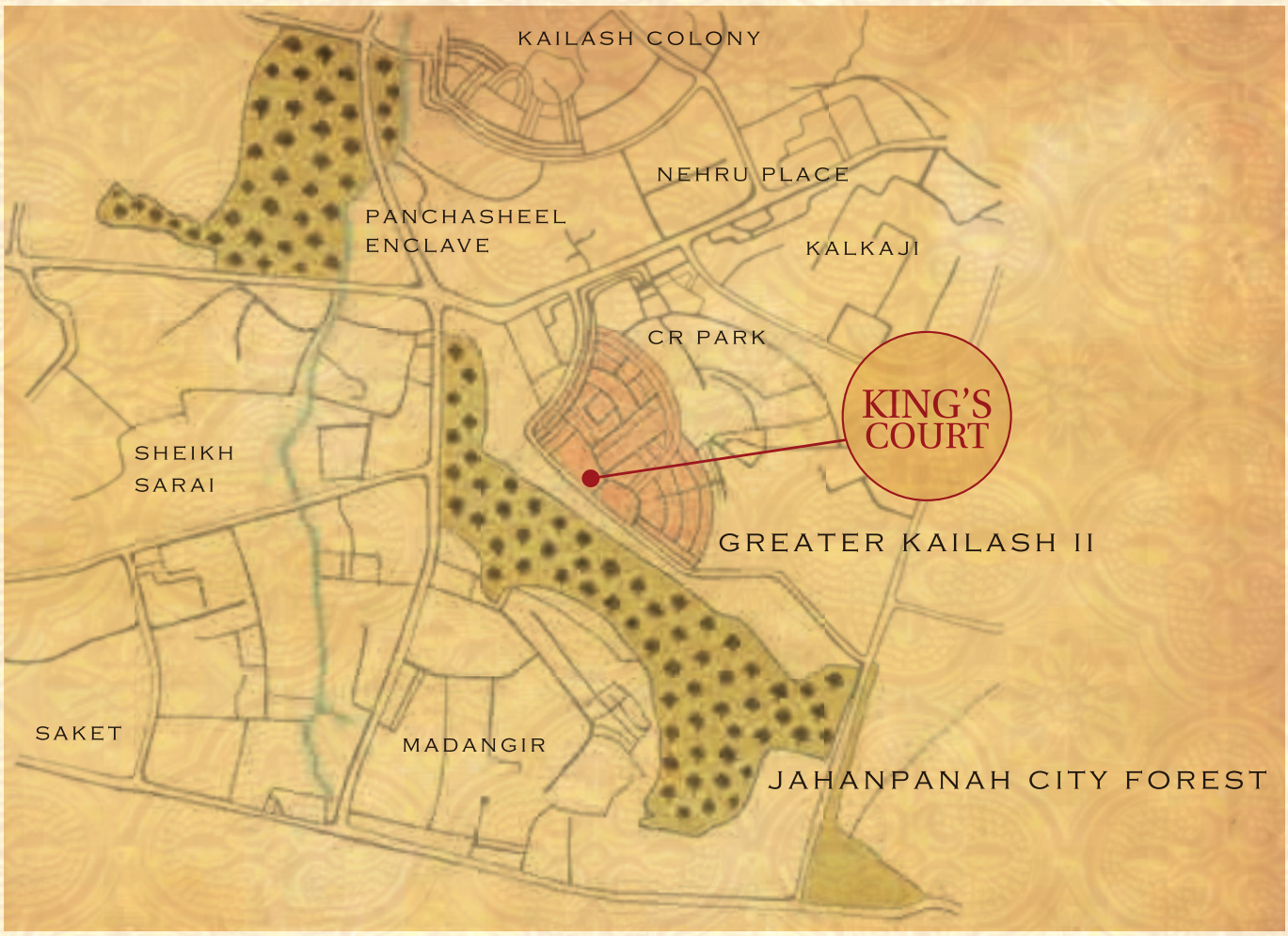
With only 57 apartments, King's Court is a rare opportunity for you to live in the heart of South Delhi without compromising on any of the luxuries of suburban living. Set in the upscale neighbourhood of Greater Kailash II, with apartments offering expansive views of Jahanpanah City Forest, King's Court is for those who want to be close to nature without being away from the bustle of city life. It is a truly precious asset that will be appreciated by generations to come.

13 kms from Rashtrapati Bhawan

15 kms from the Airport

Overlooking the Jahanpanah City Forest

1 minute from GK II, M Block Market



W BLOCK GREATER KAILASH II





Overlooking the Jahanpanah City Forest

SITE LAYOUT







“A thing of beauty is a joy forever.”



DESIGNED FOR TODAY.
AND FOR GENERATIONS TO COME.







PALATIAL SPACES

When you live life large, space is not a luxury but a necessity. From grand, marble-clad entrance lobbies to generous parking areas and beautifully landscaped gardens, these mini castles have been thoughtfully designed with every modern luxury you could imagine indulging royal fancy. Spacious and palatial apartments boast the finest finishes, have large windows that invite natural light and views to pour in and come with fully-fitted dream kitchens. Your home in King's Court promises to be a splendid reflection of your lifestyle.

Landscaped gardens

4 and 5 bedroom apartments and town houses spread over 1 hectare

Each tower with 12 floors

3 apartments on each floor

Sizes ranging from approx. 398 sq m to 662 sq m

3 level basement parking

Parking for approx. 190 cars









Grand entrance lobby



"The greatest inheritance comes from priceless moments shared."



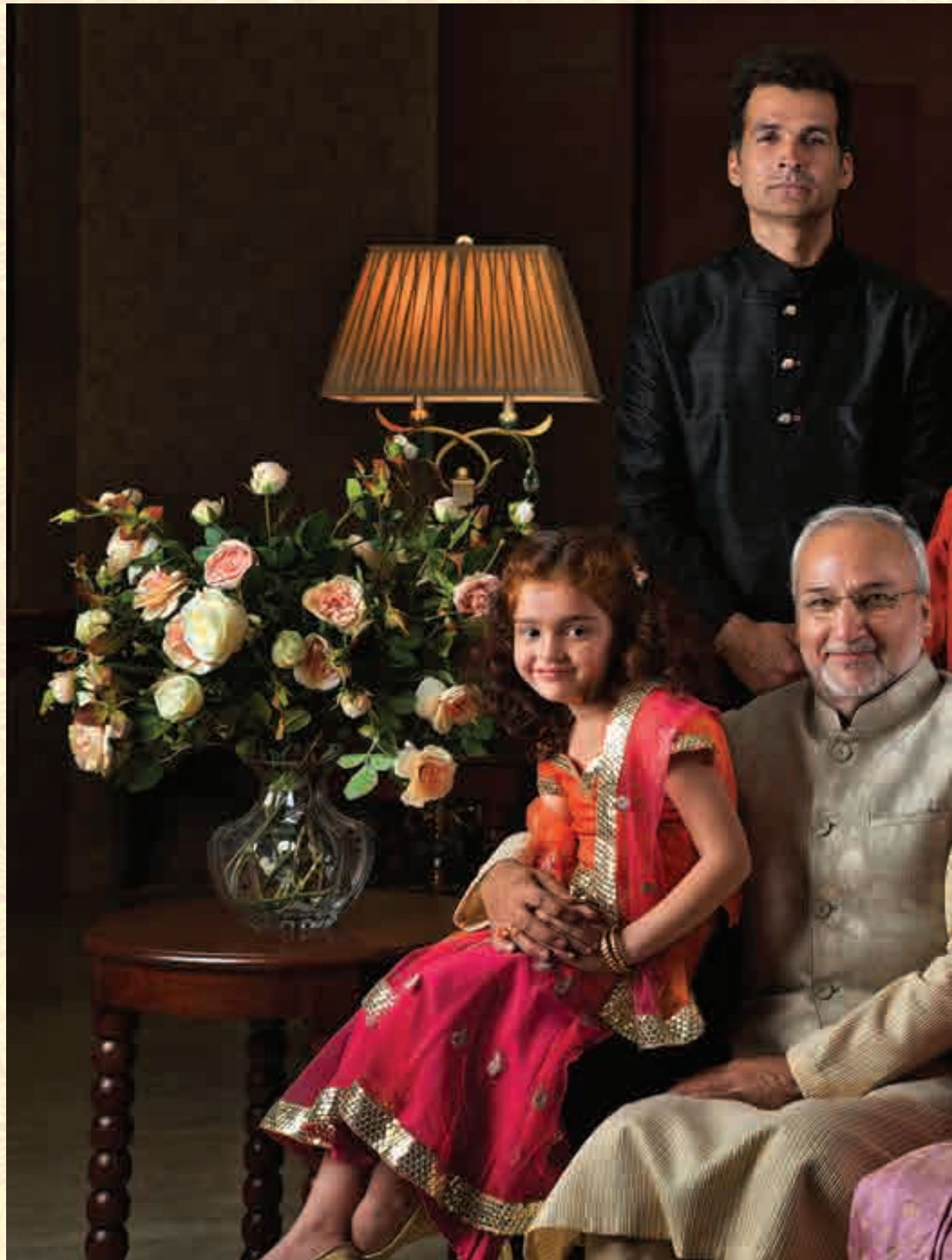




“Opening a new chapter for the stories to come.”

















“Through life’s pages relive the happiest moments, the loveliest times.”



EVERYTHING YOU WOULD EXPECT
FROM A ROYAL LIFESTYLE.





“An invaluable possession in truly deserving hands.”





LUXURIOUS PRIVILEGES

Life at King's Court comes with all the benefits of being a cut above the ordinary. Within the cloistered environs of your 'palace' is an exclusive clubhouse for kingly get-togethers. A swimming pool and a gym to indulge body and soul. And that's not all. As a royal member of King's Court you become a part of the aristocratic inner circle of DLF's luxury community and are entitled to enjoy special privileges.

Clubhouse

Swimming Pool

Gym

Indoor and outdoor event spaces







BECAUSE YOU ARE USED TO
BEING TAKEN CARE OF IN EVERY WAY.





“Laying the foundation for a promising future.”





ROYAL SERVICE

Get ready to be cared for and looked after by a retinue of service staff that comes with the King's Court life.

24x7 security in this gated community ensures that your little princes and princesses can run around freely and

play safely. 100% power back up, so you are never in the dark. An on-site maintenance crew so you barely have

to lift a finger (just to make a call to the manager) when something is needed. A concierge to take care of the little

things. Physical trainers, spa therapists, gardeners, valets – get ready for the royal treatment at King's Court.

Gated community

24x7 Security

100% Power back-up

Concierge service

Onsite maintenance







BLUE BLOODED LINEAGE

It takes class to attract class. The pedigree of King's Court is as refined as the people who will reside here.

Developed by DLF, who truly understand the language of luxury, King's Court has been exquisitely designed

by Hafeez Contractor with the gardens and landscape design created by the internationally acclaimed architects,

GCH LLC, Seattle, USA. With a formidable team like this, expect no compromises and no short cuts. After all,

we believe that you are not just buying a home, you are buying a lifestyle.

Developed by DLF, over 60 years of experience in building India

Designed by Hafeez Contractor

Landscape by GCH LLC, Seattle, USA



Creators of iconic luxury properties:

Aralias and Magnolias and Queen's Court

DLF Emporio

Horizon Centre

DLF Golf and Country Club



Perspective view



Entrance - Perspective view





Perspective aerial view

SPECIFICATIONS / FINISHES

- Structure designed for enhanced safety to confirm the higher seismic considerations for Zone-V against Zone-IV as stipulated by the BIS code.
- Air conditioned apartments with energy efficient VRV system/split ACs.
- Environment friendly with rain water harvesting system and use of treated water from central STP for flushing.
- Air conditioned lift lobbies and entrance halls.

LIVING / DINING

Floor
Imported marble
Walls
Acrylic emulsion paint on POP punning
Ceiling
Gypsum board ceiling painted in acrylic emulsion paint
Doors
Paneled shutters with satin finish ‘Duco’ paint
Fittings and fixtures
Concealed down lights/cove lights of standard make

BEDROOMS

Floor
Imported marble
Walls
Acrylic emulsion paint on POP punning
Ceiling
Gypsum board ceiling painted in acrylic emulsion paint
Doors
Paneled shutters with satin finish ‘Duco’ paint
Modular wardrobes
High quality wardrobe in wood based material
Fittings and fixtures
Concealed down lights/cove lights of standard make

KITCHEN

Floor
Imported marble
Walls
Combination of tiles and acrylic emulsion
Counter
Imported marble
Fittings and fixtures
CP fittings and double bowl SS sink, exhaust fan
Kitchen appliances
Modular kitchen with hob, chimney, oven, microwave, dishwasher, refrigerator, washing machine, dryer and geyser
Cooking gas
Piped and individually metered natural gas (PNG) for hob

TOILETS

Floor
Imported marble
Walls
Combination of imported marble, acrylic emulsion and mirror
Counter
Imported marble
Fixtures / Accessories
Exhaust fan, geyser, under counter cabinets, glass shower cubical, towel rail, toilet paper holder, soap dish, robe hooks
Sanitary ware / CP fittings
Jacuzzi in master bath, CP fittings, wash basin and wall-hung WC, health faucet. (Chinaware of Villeroy & Boch and CP fittings of Grohe)
Doors
Paneled shutters with satin finish ‘Duco’ paint

BALCONY

Floor
Anti-skid ceramic/vitrified tiles

LIFT LOBBY

Floor
Imported marble
Walls
Suitable combination of marble/wall paper/ paneling/mirror and acrylic emulsion paint

STAIRCASES

Floor
Granite
Walls
Oil bound distemper

SERVANT’S ROOM

Floor
Anti-skid ceramic/vitrified tiles
Walls
Acrylic emulsion paint on walls
Toilets
Combination of ceramic tiles, acrylic emulsion and mirror in walls, anti-skid ceramic tiles in flooring, towel rail, toilet paper holder, soap dish, robe hooks, conventional CP fittings, wash basin and WC
Doors
Paneled shutters with satin finish ‘Duco’ paint

EXTERNAL GLAZINGS

Windows / External glazings

Energy efficient, sound insulated double glass units with - clear glass with imported aluminum frames in habitable rooms and aluminum glazing with frosted/clear glass in all toilets

ELECTRICAL

Fittings and fixtures

Modular switches and copper wiring, ceiling fans in all rooms. Light fittings in toilet, kitchen, corridor and passages

Power back up

100% DG power back-up for all the apartments and common areas

- for size 2700 - 3250 sqft

Not exceeding 15 KVA per apartment

- for sizes 4950 - 5600 sqft

Not exceeding 25 KVA per apartment

- for sizes 6000 - 7500 sqft

Not exceeding 30 KVA per apartment

- for sizes 9000 - 10000 sqft

Not exceeding 35 KVA per apartment

EXTERIOR FINISHES

Combination of plaster, paint and stone

FIRE FIGHTING SYSTEM

Sprinkler, smoke detector and alarm system provided as per NBC norms

SECURITY SYSTEM

Secured gated community with access control at entrances and CCTV for parking area and entrance lobby at ground floor

COMMON RECREATIONAL FACILITIES

Gymnasium

Multi-purpose hall

Reading lounge/library

Swimming pool

INTERNAL STAIRCASE OF THE TOWNHOUSE

Imported marble

Floor

Imported marble

Walls

Acrylic emulsion paint

ROOF TERRACE OF THE TOWNHOUSE

Antiskid tiles

FAMILY LOUNGE OF THE TOWNHOUSE

Floor

Imported marble

Walls

Acrylic emulsion paint on POP punning

Ceiling

Gypsum board ceiling with acrylic emulsion paint

STORE OF TOWNHOUSE

Floor

Anti-skid ceramic/vitrified tiles

Walls

Acrylic emulsion paint on walls

Ceiling

Ceiling with acrylic emulsion paint on POP punning

Doors

Paneled shutters with satin finish 'Duco' paint

DISCLAIMER: Furniture layout shown in the brochure is indicative of how the space can be used. The pictures are an artistic/graphical depiction only. All layout plans, specifications, dimensions, design, measurements and locations are indicative, not to scale and subject to change as maybe decided by the company or competent authority. Revision, alteration, modification, addition, deletion, substitution or recast, if any, maybe necessary during construction. No furniture, fixture, landscaping amenities or accessories, as maybe shown in the picture, are provided with the apartment or town houses. Terms and Conditions Apply.









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