



An urban
lifestyle like
no other

ONE MIDTOWN

At DLF Midtown,
the new heart of the Capital.

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the new heart of the Capital.

*Gaze at the endless greens from the infinity pool;
practice yoga in manicured gardens; or dine with
friends at the clubhouse...*

*ONE Midtown makes for a luxurious urban
lifestyle like no other.*

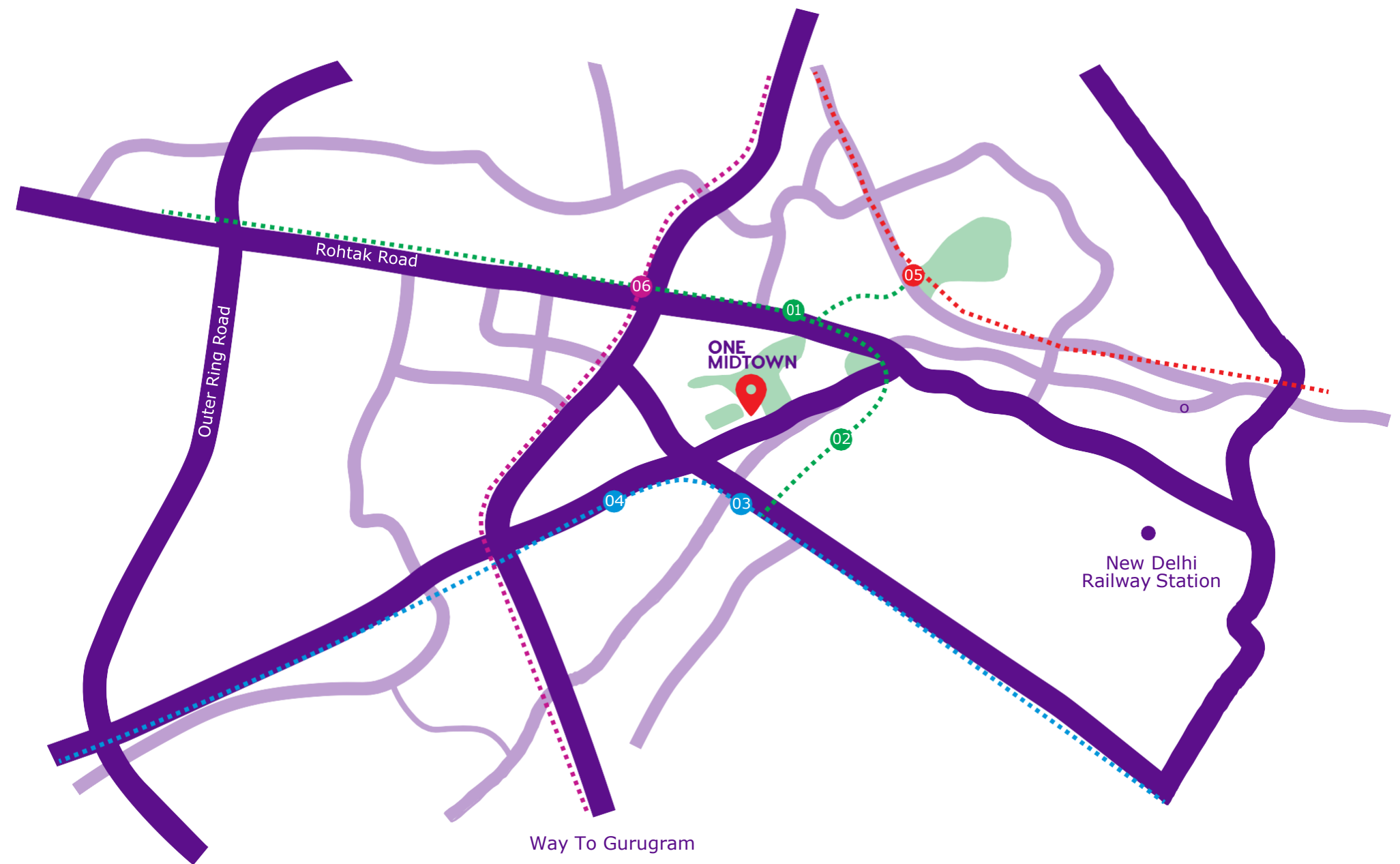


4 Towers.
913 Apartments.

ONE
Lifestyle.

Keeping connectivity at the heart

Rising in the bustling heart of West Delhi, ONE Midtown epitomizes all the advantages of an urban residence, and yet there is more to it. Connected to the major hubs of the city via arterial roads and four metro lines, this is one spot on the map that makes connecting the dots seamless and simple.



Way To Gurugram

Road To Airport

- Ashok Park Main Metro Station
- Sat Guru Ram Singh Marg Metro Station
- Kirti Nagar Metro Station
- Moti Nagar Metro Station
- Inderlok Metro Station
- Punjabi Bagh West Metro Station

Disclaimer: Map is only for representative purpose and is not to scale



Artistic rendition

Sprawling greens and beyond

Amidst all the conveniences and comforts of urban life, city-dwellers yearn for a breath of fresh air and the soothing sight of greenery. At ONE Midtown, they can treat their eyes to the expanse of nature that lies beyond. Committed to a sustainable and healthy lifestyle, the ONE Midtown premises have their own generous reserve of greens. Besides elegantly landscaped courtyards and manicured gardens, there are serene outdoor settings for yoga and relaxation as well as terrace gardens.

Tower entrance and lobby

A remarkable first impression

Designed to be the unmistakable signature of this exclusive neighbourhood, ONE Midtown is an enclave of four striking towers. Distinguished by an atrium-styled double-height lobby, each tower extends a stunning welcome as you enter. Served by high-speed elevators that ascend at 4 metres per second, the elegant air-conditioned lobby, serviced round-the-clock by trained staff, is a fitting first glimpse of the luxury that awaits within.





Tower drop off

Artistic rendition

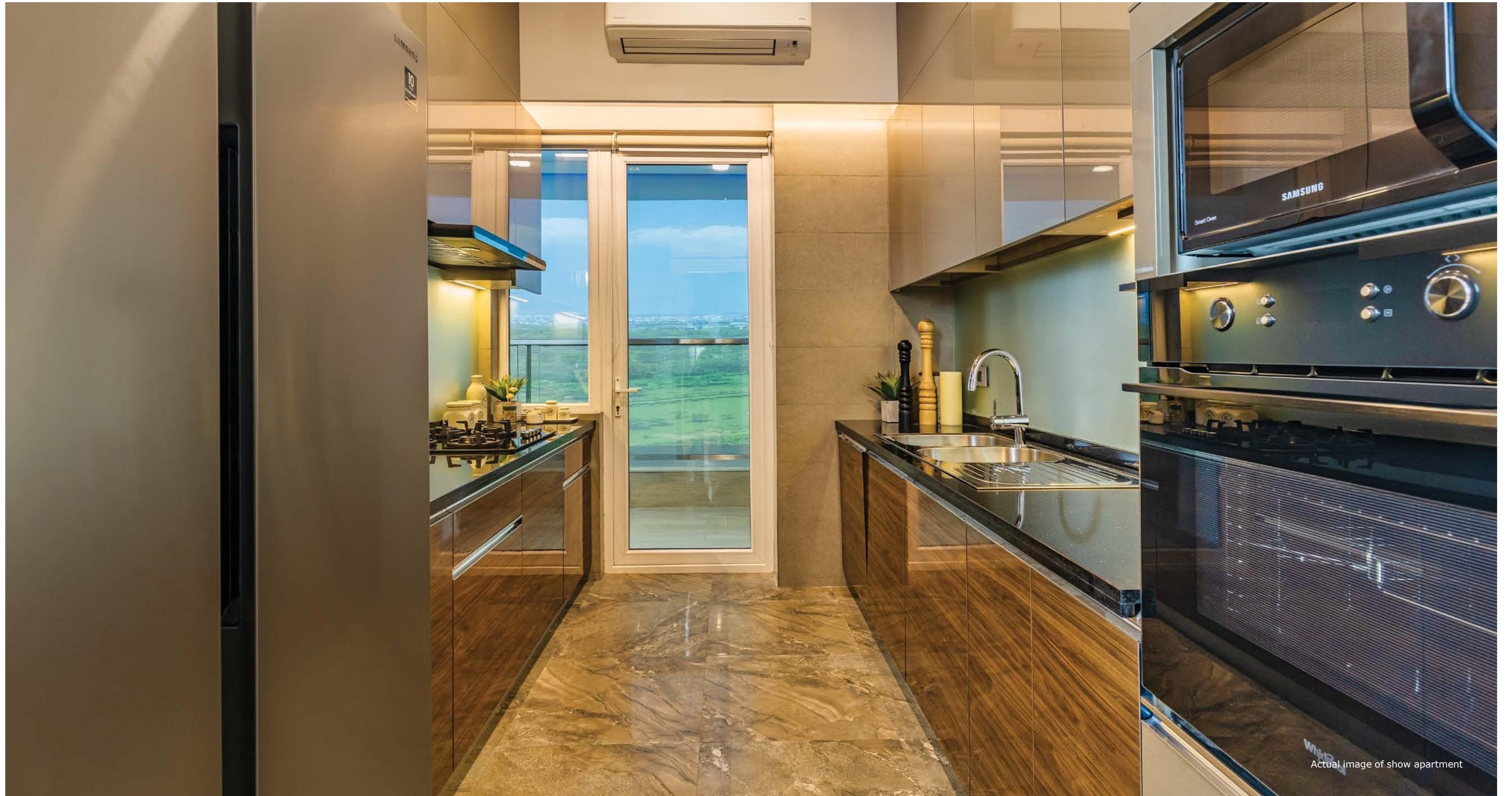


Apartment interiors

Move into opulence

Each of the 913 apartments at ONE Midtown is created for a connoisseur. Available as 2, 3 and 4-bedroom apartments, they are thoughtfully designed to ensure a life of seamless convenience. Modular wardrobes and a fully fitted modular kitchen with an entire range of superior household appliances make it a space ready to be lived. Marked by uninterrupted comfort, these living spaces employ sophisticated VRF air-conditioning.



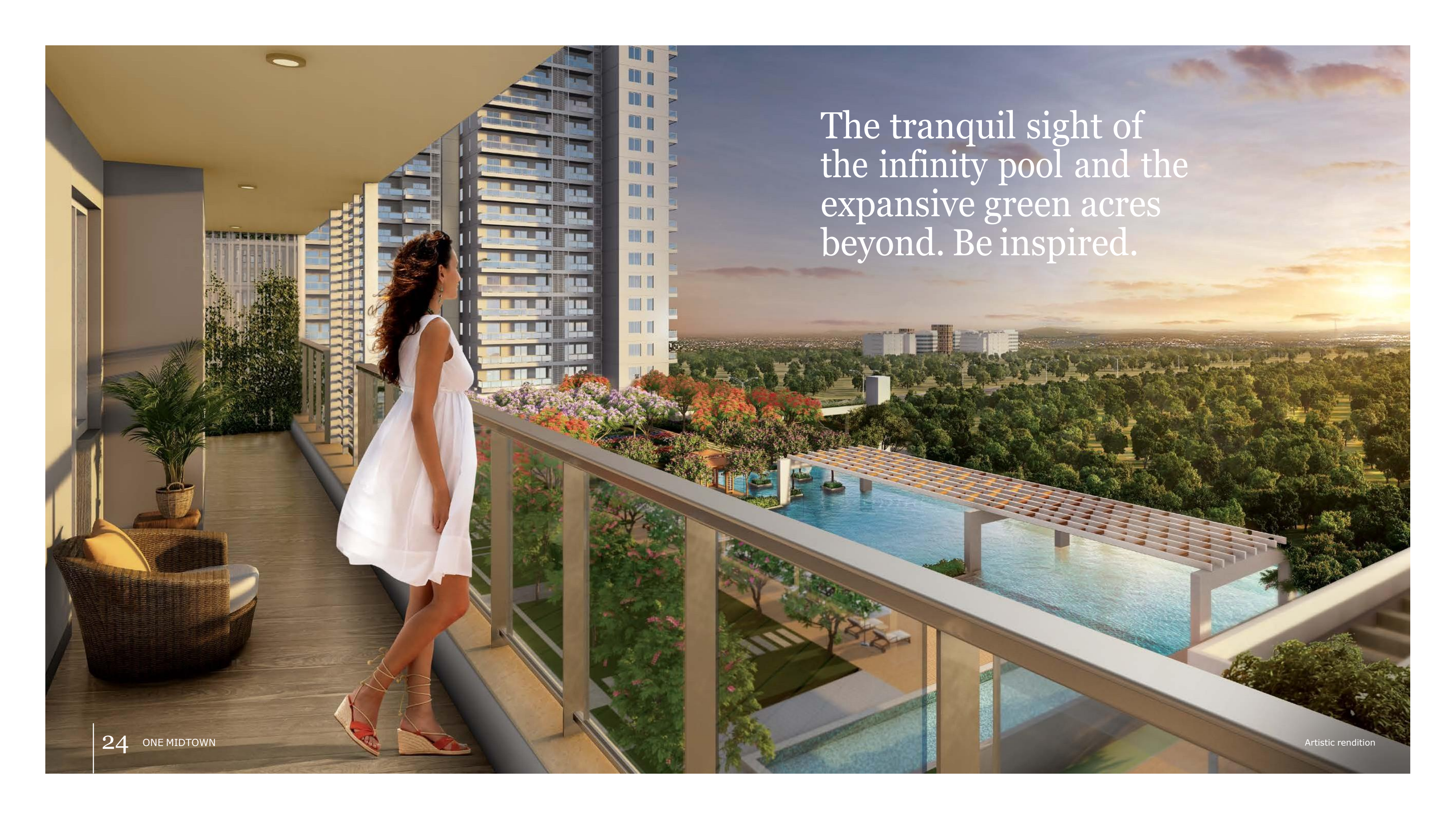


Actual image of show apartment





Actual image of show apartment

An artistic rendering of a woman with long dark hair, wearing a white sleeveless dress and red strappy wedge sandals, standing on a balcony. She is looking out over a cityscape at sunset. In the foreground, there is a wicker armchair with a yellow cushion and a potted plant. The balcony has a glass railing. In the background, there is a large infinity pool with a wooden deck, surrounded by lush greenery and trees. The sky is filled with soft, golden light from the setting sun.

The tranquil sight of
the infinity pool and the
expansive green acres
beyond. Be inspired.



Endless green and an infinity pool

Wake up every morning to views of abundant greenery. Balconies afford what is perhaps the rarest of urban sights – the twin vistas of beautifully curated gardens and elegant courtyards in the premises and the endless green acres beyond. Continuing the focus on nature are landscaped terraces that make the tower roofs and the club roof more picturesque.

The tranquil expanse of the swimming pool is spread over 793 sq. m and has five zones – an infinity pool with a breathtaking view of the greenery beyond; a 40-meter lap pool, lounge pool, kids pool and pool tree garden. As for a relaxing time by the poolside, there are cabanas and a juice bar.

Landscaped podium | Swimming pool | Pool side cabanas and juice bar | Meditation garden



Infinity pool

Artistic rendition



Infinity pool



Meditation garden



Pool side cabanas

Representative images



Kids pool



Designed for a self-sufficient lifestyle

ONE Midtown is at the centre of a healthy, active lifestyle. Essentials that enrich the daily life of residents can be found below the towers – a full-fledged gymnasium, games room, creche and kids club as well as a multipurpose room for events, meetings and activity classes. Along with a convenience store, this is a self-sufficient community, where everything is close at hand.



Games room

Artistic renditions



Clubhouse

Where togetherness is a lifestyle

At ONE Midtown, life is built around everything desirable and precious – like a refreshing immersion in nature or catching up with family and friends. Opening myriad avenues of dining and entertainment is an exclusive multi-level Clubhouse with a restaurant, café, alfresco dining area, card room, spa, salon and bar. Be it a weekend family outing, a meet up with friends or an occasion to celebrate, you won't run out of options.

Restaurant | Café | Alfresco dining area | Bar |
Meeting room | Spa | Salon



Bar

Artistic rendition



Café

Artistic rendition



Restaurant

Artistic rendition

Five-tier security, always on.

Setting new standards of secure living for communities in the capital, ONE Midtown is marked by the warmth and security that surrounds it. Every area of the residential enclave is monitored by a professionally managed five-tier security system, ultimately aimed at providing every resident a secure, worry-free life.

Tier 1: The gated complex is monitored at entry and exit by security personnel, using automatic boom barriers and CCTV camera surveillance.

Tier 2: Besides having camera surveillance, parking access is RFID controlled with a Quick Response Team patrolling the common areas.

Tier 3: The entry to the Tower is restricted by security personnel, CCTV and access control in the lobby as well as shuttle elevators for secure access from parking.

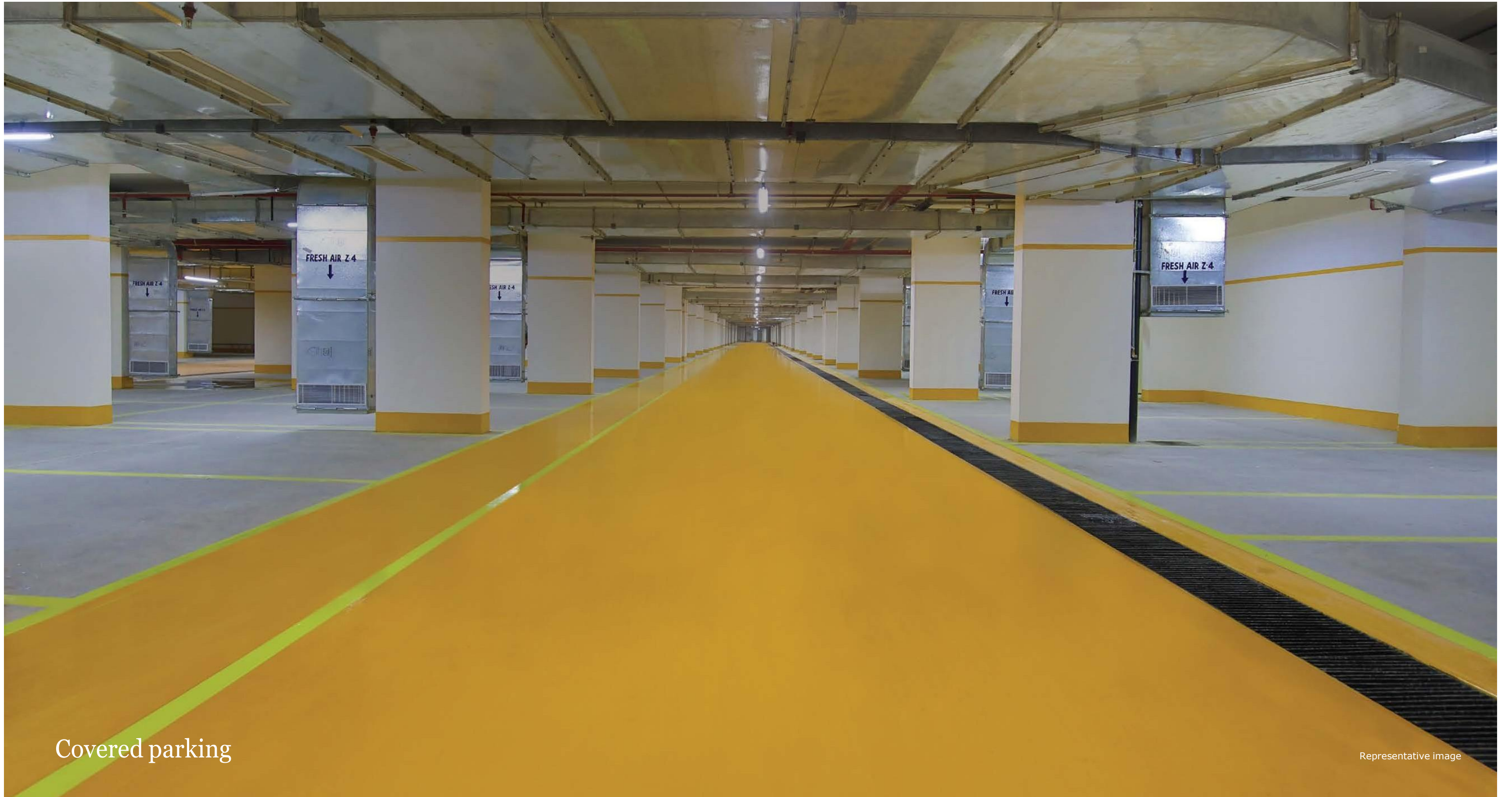
Tier 4: On the floor level, access is monitored using CCTV in the lift cars.

Tier 5: Finally, a video phone installed at the main door of the apartment facilitate authorization of access.

ONE Midtown ensures a safe and peaceful habitat for its dwellers by being prepared for emergencies. Fire sprinklers and smoke detection systems are meticulously maintained all year round while the earthquake compliance of the structure is designed for Zone 5, one level higher than statutory requirements.



Representative image



Covered parking

Representative image



Representative image

Sustainability at the heart of luxury

ONE Midtown is designed to add an extra measure of luxury to your everyday life, while keeping the environment in mind every step of the way.

The project has chosen sustainable materials, wherever possible, like low VOC paint. The systems in ONE Midtown uphold preservation of energy in many ways – like using solar water heaters to supply kitchen geysers with pre-heated water, energy-efficient lighting in common areas and double glazed windows to reduce heat radiation.

Water conservation is at the core of the sustainability strategy of DLF. Dual plumbing system and waste water recycling along with rainwater harvesting make conservation a sustainable goal at ONE Midtown.

Keeping with the nation's policy of furthering electric vehicles and sustainable mobility, ONE Midtown has incorporated EV charging facilities – yet another emphatic example of DLF's commitment to a sustainable future.

Key consultants

Concept Design

DP Consultants Pte. Ltd., Singapore

Architecture

Sikka Associate Architects

Landscape Design Concept

MPFP PLLC, New York

Interior Design of Club, Amenities and Common Areas

Smallwood, Reynolds, Stewart, Stewart International, Ltd.

Architect of Record for Landscape Design

Integral Designs International Studio Pvt. Ltd.

Traffic Design

Vertex Asia Pacific Pte. Ltd., Singapore

Vertical Transport Consultancy

Soberman Engineering Co.

Structural Design

Optimal Consultancy Services Pvt. Ltd.

Structure Design Peer Review

Thornton Tomasetti

MEP Design

SEED Engineering Consultants Pvt. Ltd.

MEP Peer Review

Think BIM Technical Services Pvt. Ltd.

Cost Consultancy and Quantity Survey

Hill International Cost Consultancy (India) Pvt. Ltd.

Fire and Life Safety

Fyrprotek

Wind Engineering

RWDI Consulting Engineers Pvt. Ltd.

Green Building Consultant

Environmental Design Solutions Pvt. Ltd.

Concept design



Charles Chandra Putera

DP Architecture
DP Consultants PTE LTD, Singapore

Excellence-Environment-Experience are the 3 core values which DP Architecture believes in and brings to every project. They have completed over 3000 projects around the globe.

“We at DP Consultants Pte Ltd are very excited about working with DLF over the years as every project is a new challenge, a renewed partnership. ONE Midtown is a project that truly aligns with our values of excellence, environment, and experience. Conceptualized to become a part of the environment in West Delhi, especially the greenscapes next to it, the project was envisioned to have as many open views as possible – so, when our residents wake up, they wake up to greens and birdsongs. While the views would be spectacular, the international level amenities brought in would amplify the experience further, just like one gets in a luxury resort. The architecture of the building is modern, international, and timeless, befitting the new century, and new lifestyles and what a homeowner deserves in a city like New Delhi. Truly, an international standard experience awaits the homeowners at ONE Midtown.”

Landscape design concept



Rick Parisi

RLA, Fasla, Clarb
MPFP PLLC, New York, Managing Principal

MPFP PLLC is an internationally renowned landscape architecture and urban design firm with over 55 years of expertise. They are known for challenging the traditional perception of spatial design and this expertise has been duly recognised with over a hundred professional awards. They create landscapes that facilitate discovery, illuminate natural phenomena, and enhance social relationships. Throughout the world, MPFP’s urban experiences are grounded in sharing spaces that are engaging and appreciated by adults and children alike. Most recently, their team completed The New York Wheel, a 630-foot-tall observation feature and 5-acre public park on the Northern shore of Staten Island. ‘The Yards’ waterfront park in Washington, DC was acknowledged by the receipt of more than seven awards including the prestigious 2013 ULI Urban Open Space award for creating an important community asset linking the Washington, DC waterfront to other integral public spaces.

“We have worked with DLF in the past to create magic and are excited about bringing ONE Midtown to life. We have designed an urban sanctuary nestled among acres of greens which will seal the homeowners away from the cacophony of the buzzing city. Features like an infinity pool overlooking several acres of green, landscaped terraces with a stunning view and grand podiums with amenities to bring alive a community are our favourite parts of the ONE Midtown ecosystem. We look forward to the delight and joy homeowners at ONE Midtown are going to experience.”

Clubhouse and lobby interiors



Marko Dobrota

Principal - Smallwood
SRSS

Founded in 1979, SMALLWOOD is an International Design Consultancy company headquartered in Atlanta, Georgia. Best known for both architecture and interior design, their international hospitality portfolio includes names such as Waldorf-Astoria, W Hotels and Resorts, Four Seasons, Langham, St Regis, Fairmont, and Hilton. Their interior design practice has won prestigious awards such as TOP 100 Giant by Interior Design Magazine 2021, Indonesia Bold Design Award, 2018 Travel – Urban & Resort Category for The Langham, Jakarta by Kohler, Bold Interior Design Awards in 2019.

“We relish the opportunity to work with DLF on this prestigious development in New Delhi in the ever-evolving India market to exceed the expectations of the next generation users. The theme at ONE Midtown interiors is inspired by the mesmerizing colours and crystal form of various gems to create soothing but unique environments. The Clubhouse will cater to the upscale communal lifestyle expectations of the homeowners. Homeowners at ONE Midtown would find elan, elegance and convenience under one roof as the clubhouse is less than a stone’s throw away but comes with truly global amenities. Sophisticated but warm, an experience inspired by local craftsmanship is amplified by the outdoor greenery which permeates into internal spaces. The gym, the kid’s playroom, the games room – each of the environments is unique and celebrates the specific form and function, complemented by shades used and the design elements.”

Main contractor



Sandeep Navlakhe

Executive Vice President and Business Head
Tata Projects Ltd.

Established in 1979, Tata Projects is one of the fastest growing and most admired urban infrastructure companies in India. As on date, Tata Projects has an order book of over Rs. 60,000 Cr and is executing several projects of eminence, including the New Parliament Building in New Delhi, Mumbai Trans Harbour Link, Mumbai Metro and Worli Redevelopment - one of India’s largest residential projects in Mumbai. Tata Projects has been delivering large and complex projects on time, using world-class techniques with highest standards of safety and sustainability. Tata Projects is also construction partner for DLF’s ONE Midtown project in West Delhi.

“ONE Midtown is a prestigious project for us. We have deployed the best practices in construction industry to meet high performance standards set by DLF with respect to safety, quality, and timely delivery. We are using imported Aluminium formwork for faster construction and superior finishing for RCC works. The edge protection system installed by Tata Projects at ONE Midtown ensures highest standards of safety. We have handpicked the best of the minds in Tata Projects to work on ONE Midtown. I am personally involved in the project, to see that a world class, urban lifestyle is delivered to the residents of ONE Midtown.”

Technical specification

Spacious 2, 3 and 4 bedroom apartments created for an elevated lifestyle

Imported marble flooring in living and dining room

Bedrooms with laminated wooden flooring and modular wardrobes

Fully loaded modular kitchen with appliances - refrigerator, washing machine, dishwasher, microwave, oven, hob, and chimney

VRF air-conditioning

Washrooms with glass shower partition and medicine cabinet

Expansive balconies with laminated glass railing

Apartment specifications

Living/ Dining/ Lobby/ Passage

Floor: Imported marble
Wall: Acrylic emulsion paint
Ceiling: Acrylic emulsion paint

Bedrooms

Floor: Laminated wooden flooring
Wall: Acrylic emulsion paint
Ceiling: Acrylic emulsion paint
Wardrobes: Modular wardrobes

Kitchen

Floor: Vitrified tiles
Wall: Dado (as per design)
Ceiling: Acrylic emulsion paint
Counter: Stone counter
Fittings and Fixtures: Modular kitchen, SS sink, and CP fittings
Appliances: Refrigerator, washing machine, dishwasher, microwave, oven, hob, chimney (Whirlpool/ Siemens/ Bosch/ Samsung or equivalent), geyser, and exhaust fan

Master Toilet

Floor: Imported marble
Wall: Imported marble with medicine cabinet
Ceiling: False ceiling
Counter: Imported marble with below counter vanity
Fittings and Fixtures: Glass shower partition, CP fittings, wash basin and EWC (Kohler/ Duravit/ Grohe/ American Standard or equivalent)
Appliances: Geyser and exhaust fan

Other Toilet

Floor: Imported marble
Wall: Tiles with medicine cabinet

Ceiling: False ceiling
Counter: Imported marble with below counter vanity
Fittings and Fixtures: Glass shower partition (except powder toilet), CP fittings, wash basin and EWC (Kohler/ Duravit/ Grohe/ American Standard or equivalent)
Appliances: Geyser, exhaust fan

Balcony

Floor: Vitrified tiles
Wall: Exterior grade paint
Railing: SS/MS and laminated glass railing

Utility/ S. Room

Floor: Tiles
Wall: Acrylic emulsion paint
Ceiling: OBD

Toilet abutting S. Room

Floor: Tiles
Wall: Tiles
Ceiling: False ceiling
Fittings and Fixtures: CP fittings and sanitaryware (Parryware/ Jaquar/ Johnson or equivalent)

Doors

Main Door: Polished veneer solid core door with 60 mins fire rating
Internal Door: Painted frame with painted flush doors

Window/ External Glazing

Double glazed units with UPVC/ aluminum frames and shutters in living room and bedrooms
Single glazed units with UPVC/ aluminum frames and shutters in kitchen, toilets and S. room (wherever applicable)

Air-conditioning

VRF air-conditioning in living, dining, bedrooms and kitchen (Daikin/ LG/ Samsung/ Carrier/ Toshiba or equivalent)

Electrical Fixtures and Fittings

Modular switches (Schneider/ Legrand/ Panasonic/ Wipro/ Honeywell or equivalent)
FRLS/ ZHFR internal wirings and ceiling light fixtures in balcony, kitchen and toilets
Optical Network Terminal (ONT) in each apartment for data and TV connectivity
Video door phone at main apartment door

Fire Fighting System

Fire fighting system with sprinklers and smoke detection system

Other specifications

- High speed Toshiba passenger elevators with a speed of 4m/sec in towers. Additional service elevator in each tower
- Shuttle elevators from parking levels to main entrance lobby
- Air-conditioned main entrance lobby and typical floor lobbies (except service lift lobby)
- Rainwater harvesting system
- Recycled water from STP for flushing and irrigation
- Provision for garbage chute in each tower
- Structure designed for Zone 5 compliance i.e., designed for 1 Zone higher than the statutory requirement of Zone 4

Disclaimer: Specifications as mentioned are subject to marginal variations, which may be necessary during construction. Marble/ Granite/ Stone being natural material have inherent characteristics of colour and grain variations. The brands of the equipment/ appliances/ goods and the specifications and facilities mentioned may change on account of non-availability thereof.

Masterplan



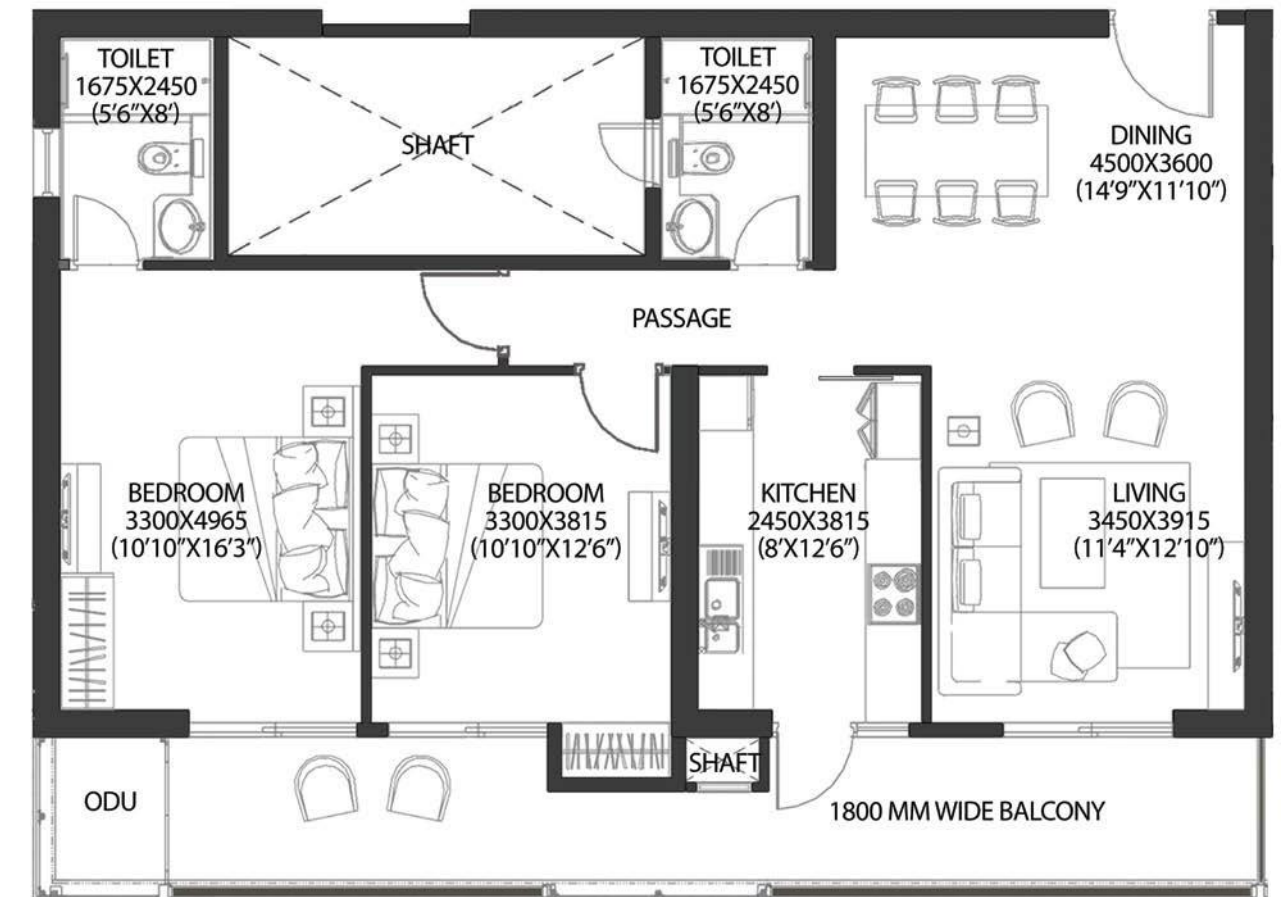
Legends

- 01 - Gated community entry/ exit
- 02 - Project entry
- 03 - Project exit
- 04 - Footover bridge
- 05 - Entry/exit for parking
- 06 - A Entrance lobby dropoff
- 07 - B Entrance lobby dropoff
- 08 - C Entrance lobby dropoff
- 09 - D Entrance lobby dropoff
- 10 - Clubhouse entrance lobby dropoff
- 11 - Clubhouse cafe deck
- 12 - Pool deck
- 13 - Kid's pool
- 14 - Lounge pool
- 15 - Lap pool
- 16 - Pool tree garden
- 17 - Garden pavilion
- 18 - Passive meditation/ yoga shade garden

Disclaimer: All information, drawings, plans, design, landscape, services are only representative images, indicative and artistic impression. The specifications, dimensions, areas, common areas, amenities and facilities, nomenclatures and other details of the Project will be as per the Agreement. Not to scale. For more information please visit - www.dlfmidtown.dlf.in. Registration No. DLRERA2021P0007.

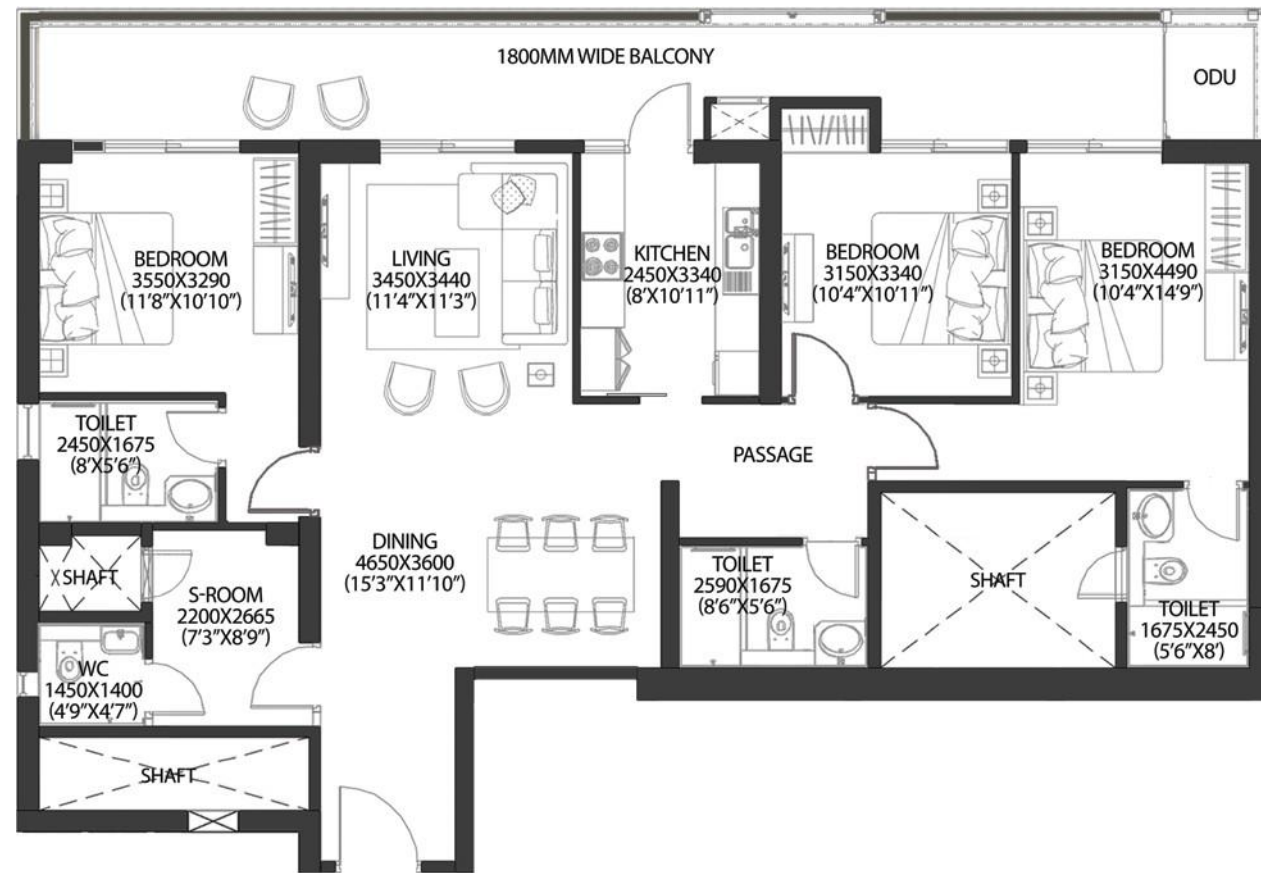
Floor plans

Typical apartment plan 2 Bedroom Residences

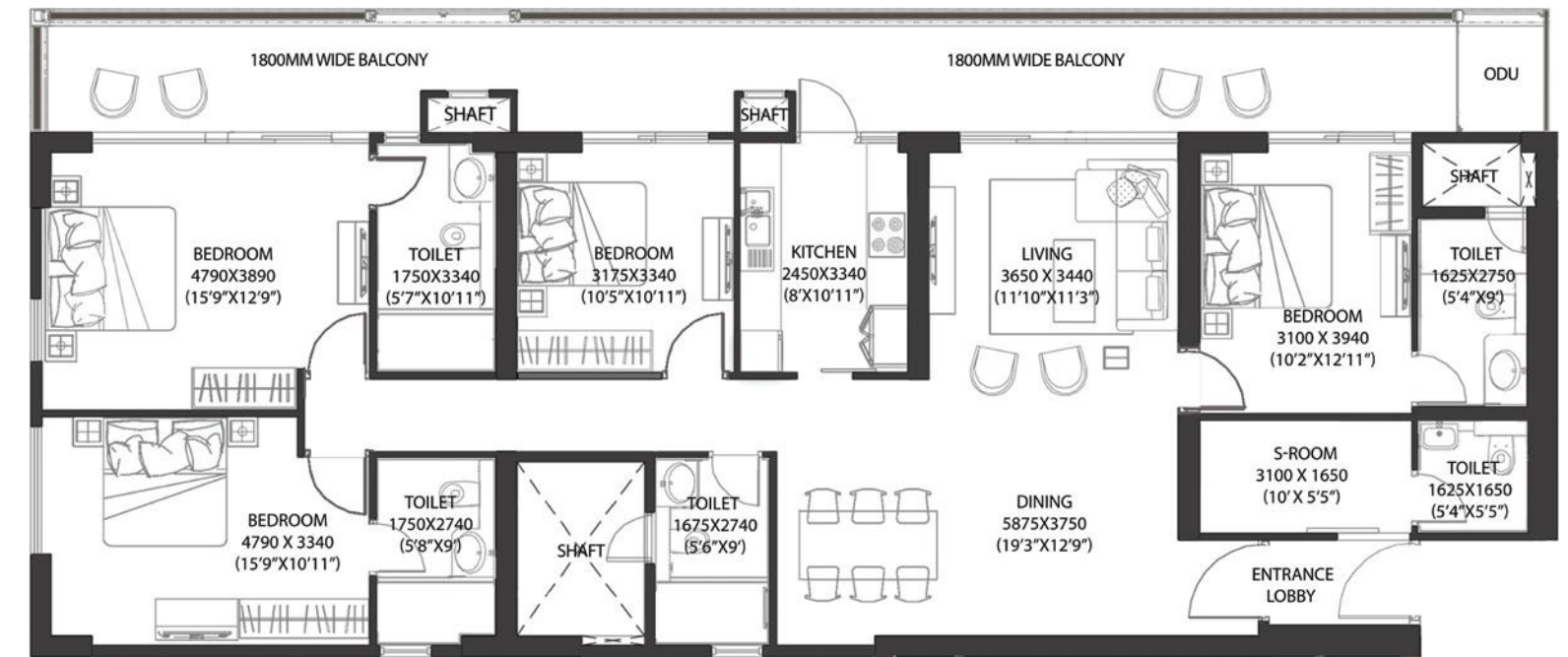


Disclaimer:
All areas have been measured in licensed Autocad tool.
Details of apartment will be as per the agreement.
Plan not to scale.
All dimensions are in MM (Ft. Inch)

Typical apartment plan 3 Bedroom Residences



Typical apartment plan 4 Bedroom Residences



Disclaimer:
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 Plan not to scale.
 All dimensions are in MM (Ft. Inch)



DLF Midtown. The new heart of the Capital.

Setting the agenda and pace for a new era of urban living, DLF Midtown is a thoughtful, master-planned neighbourhood. Sharing borders with vast acres of greenery in the thick of urban infrastructure, it is both sophisticated and serene at the same time. DLF Midtown is a secure, self-sufficient community that offers a compelling mix of retail and leisure. Over 2700 families at Capital Greens are already a part of this coveted residential neighbourhood in the heart of West Delhi.



DLF

Setting new standards in urban living

DLF has been at the forefront of India's real estate market for more than seventy-five years, bringing a professional and detail-oriented approach to real estate development in India. Integral to all our activities is designing a well-planned eco-system, created by engineering and design experts. Beyond brick and mortar, we build happy and thriving communities with a focus on their holistic physical and mental wellbeing.

DLF's continuing quest for excellence is clearly visible in the National Capital Region – especially in the Millennium City of Gurugram. As a pioneer in the industry, DLF has been at the forefront of creating magnificent neighbourhoods like DLF5 that bring together exceptional residential communities, state-of-the-art offices, dynamic dining, shopping, and recreational avenues.

Celebrated for the vision of imagining Gurugram as a bold and future-focused city, DLF holds many firsts to its credit, that includes creating India's first super-luxury condominium living concept, 'The Aralias' overlooking DLF Golf and Country Club, followed by 'The Magnolias' and more recently 'The Camellias', making DLF5 Golf Links one of the most coveted addresses in the country.

As long-standing creators of luxury spaces, DLF has carved a distinct niche by introducing high-end retail experiences in India. DLF Emporio and The Chanakya take pride of place, as tastefully curated luxury malls in New Delhi offering exclusive products and services to an elite clientele.

DLF is also credited for creating pathbreaking concepts in India – CyberHub in Cyber City and Horizon Center in DLF5 – that have food and entertainment at their core, surrounded by commercial centres that are home to leading Fortune 500 companies in India. Our blueprint for the future includes elegant condominiums and commercial establishments designed to the highest safety and aesthetic standards.

DLF Midtown is the latest example of the same endeavour as we move our focus back to Delhi, the city where we began. Our standards will keep rising, as our horizons continue to expand.

ONE MIDTOWN

For more information, call +91 98735 05313
<https://www.dlfmidtowninmotinagar.com/>

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