

ONE MIDTOWN

THE NEW
HEART OF DELHI



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EVENING VIEW OF SWIMMING POOL AND LANDSCAPED PODIUM

ARTISTIC RENDITION

Welcome to ONE Midtown, DLF's latest luxury residential offering in India's capital city.

Delhi is the city of opportunities, but too often, living close to its center leads to compromising on the quality of life you deserve. ONE Midtown has been designed to be the exception. Overlooking 128 acres of pristine greenery right in the heart of the city, it promises elevated living in luxurious apartments, supplemented by a social clubhouse complete with gourmet restaurants, soulful entertainment, and much more.

At ONE Midtown, you'll fall in love with Delhi. Again.



ACTUAL VIEW FROM BALCONY

ARTISTIC RENDITION



EAST SIDE ELEVATION

ARTISTIC RENDITION



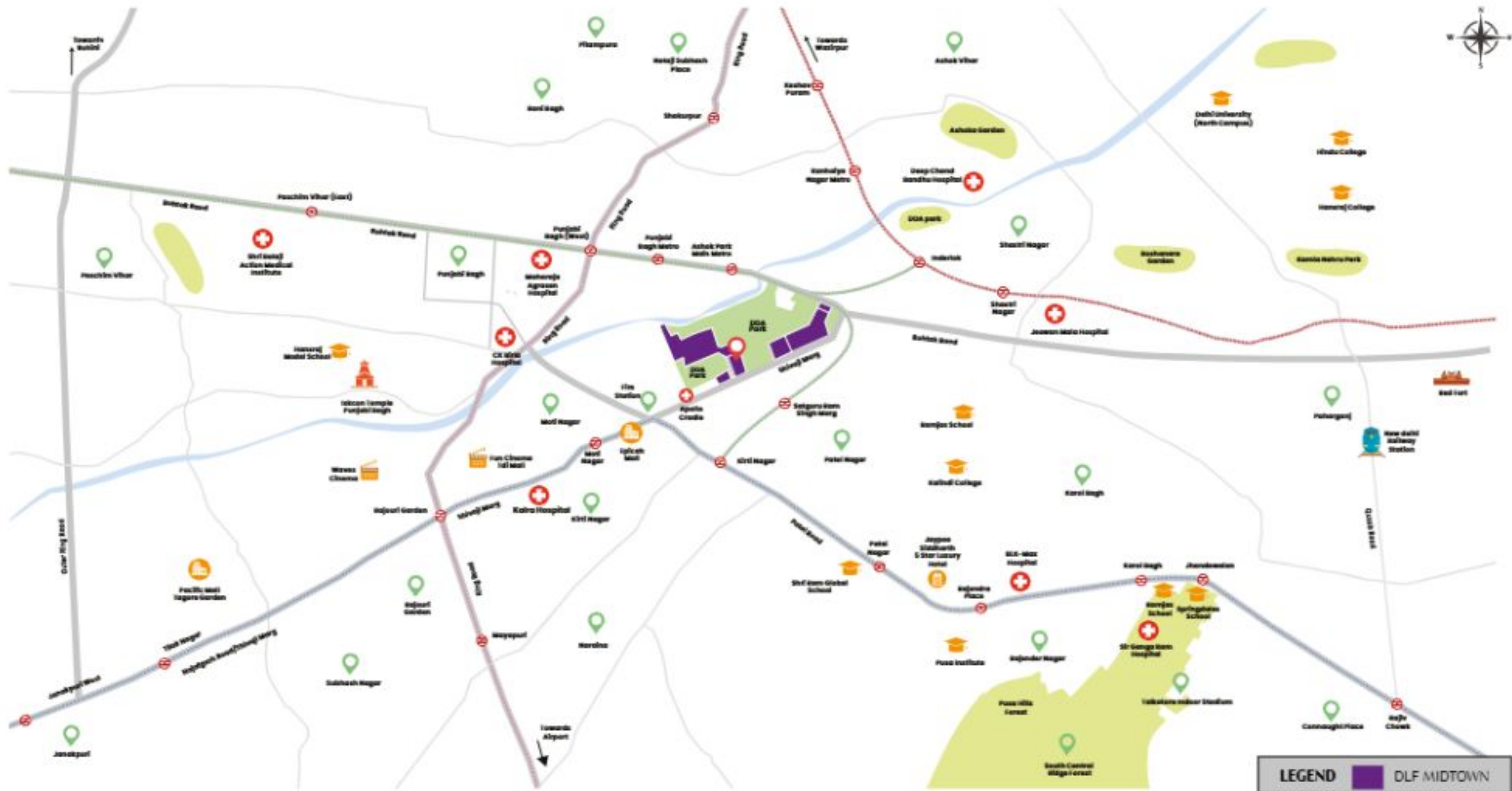
REPRESENTATIVE IMAGE

LOCATION/GREENERY

SPACE. NATURE. TRANQUILITY. A RARE URBAN SANCTUARY IN THE HEART OF THE CITY.

ONE Midtown is perfect for those looking for a home within the city but also want to enjoy the tranquility of nature. Minutes away from Delhi's finest cultural offerings, and with arterial roads and metro lines nearby, commuting has never been this easy. Several reputable medical and educational institutions lie within a 5 km radius. All these factors ensure that residents do not miss out on any urban conveniences.

Our gated community overlooks 128 acres of pristine green spaces that have been protected to create a place for families to thrive in. Immaculately manicured landscapes, restaurants, and shops are surrounded by green gardens. Everything you need is a short walk away. Experience the serenity of nature, right in the heart of Delhi.



MAP IS ONLY FOR REPRESENTATIVE PURPOSE AND IS NOT TO SCALE



MAP IS ONLY FOR REPRESENTATIVE PURPOSE AND IS NOT TO SCALE

CONNECTIVITY

A COMMUNITY CONNECTED TO THE WHOLE WORLD.



In today's fast-paced world, convenience and time are valued over everything else. Around the world, individuals residing in renowned communities experience exceptional connectivity.

Situated in the bustling heart of West Delhi, ONE Midtown benefits from the many advantages of an urban residence. It is well-connected to the city's major hubs by arterial roads and four metro lines. Access to the airport is quick and easy.



VIEW OF THE POOL FROM CLUBHOUSE BALCONY

ARTISTIC RENDITION

LIFESTYLE/EASE OF LIFE

CITY LIVING AT ITS FINEST.



The community at ONE Midtown is united in their desire to enjoy the best of nature without losing out on the perks of a metropolitan city.

Here, you do not need to step out of the gates to live your life to the fullest. Everything within the ecosystem is easily accessible by foot.

Within ONE Midtown, you'll find a resident-exclusive clubhouse with a variety of recreational facilities.

Adjoining ONE Midtown is the Midtown

Community Centre which houses healthcare facilities, retail stores to take care of all your daily needs, banquets, and a range of dining options.

A short walk away is the proposed Midtown Plaza - a buzzing retail destination, giving you a wide range of entertainment choices and various dining and shopping options.

Round the corner is DLF Towers - a commercial hub, with seven stories of office space where global businesses rub shoulders every day.





SHOT AT SAMPLE APARTMENT

INTERIORS

PRECISION AND CARE IN EVERY DETAIL.



Whether it is a 2, 3, or 4-bedroom apartment, every home at ONE Midtown has been designed to ensure that you can live a life of opulence. Each room is thoughtfully designed, providing you with space to live and grow. Spacious decks in every apartment offer a rare sight in urban settings – verdant greenery and immaculate gardens.

The finest modern fittings and technology have been incorporated into each abode, with modular wardrobes in the bedrooms, and a fully fitted modular kitchen with appliances. All living spaces are regulated by sophisticated VRF air conditioning, ensuring effortless and uninterrupted comfort. Double-glazed windows ensure a night of uninterrupted peace and quiet.







REPRESENTATIVE IMAGE

AMENITIES

ALL YOU NEED. ALL IN ONE PLACE.



REPRESENTATIVE IMAGE

Right in the heart of Delhi, ONE Midtown has all you need for an elevated lifestyle.

Here, life is built around luxury and comfort. Step into our expansive multi-level clubhouse that offers a range of dining and entertainment options. These include a restaurant, a quaint café, and a bar. Enjoy the ambiance of our alfresco dining area or play a fun game in our card room. For that much-needed pampering, step into a world-class salon and spa and choose from a variety of relaxing treatments.

Indulge in a leisurely experience at the majestic 40-meter infinity swimming pool at ONE Midtown. Meet your fitness goal at the full-fledged gym which has been fitted with everything you need. Our young residents have an exclusive kids' club to themselves where something exciting is always on the agenda.

At the nearby proposed Midtown Plaza, you can indulge in some retail therapy, pamper yourself at the salons, and refresh yourself with multiple dining experiences at cafés, restaurants, and bars.



REPRESENTATIVE IMAGE

SUSTAINABILITY

LUXURY LIVING, DONE RESPONSIBLY.



ONE Midtown has been designed as a sustainable alternative to conventional urban luxury living. In addition to the vast green cover, much thought has gone into building an environmentally responsible community. Conscious efforts are made every day to prevent energy waste. Towards this goal, energy-efficient lighting in common areas, double-glazed windows in every apartment, and solar water

heaters have been installed. EV charging facilities are also available around ONE Midtown.

DUF is fully committed to water conservation and rainwater is harvested in our community. At ONE Midtown, you will also find dual plumbing systems and wastewater recycling facilities to ensure minimal wastage.



REPRESENTATIVE IMAGE



REPRESENTATIVE IMAGE



REPRESENTATIVE IMAGE

SECURITY

A SAFE PLACE TO CALL HOME.

To enjoy true peace of mind, you need to feel safe in your surroundings. To ensure this at ONE Midtown, DLF has gone above and beyond with its security protocols. A 5-tier security system has been put firmly in place. Key measures include 24x7 manned surveillance at entry points, over 300 CCTV cameras across the condominium, a video door phone system in every apartment and a Quick Response Team,

Moreover fire and smoke detection systems are regularly inspected, while the structural integrity of every building has been designed to a level higher

than statutory requirements.

Luxury living, without a worry, awaits you at ONE Midtown.

CRAFTED BY THE GREATS

ONE Midtown is a triumph of collaborative design. Here, experts in architecture, interior design and landscaping from across the world have been brought together to create an unparalleled community in New Delhi that stands out from the rest.

Main Contractor

Tata Projects Ltd., Mumbai

Established in 1979, Tata Projects is one of the fastest-growing and most admired urban infrastructure companies in India. Using world-class techniques with the highest standards of safety, it is executing several noteworthy projects such as the New Parliament Building in New Delhi, Naris International Airport, the Mumbai Trans Harbour Link, the Mumbai Metro, and Rapid Redevelopment - one of India's largest residential projects.



Concept Design

DP Architecture, DP Consultants PTE LTD, Singapore

Excellence, Environment, Experience - these are the 3 core values that DP Architecture believed in and brings to every project, making them perfectly aligned with our community. They have completed over 5000 projects around the world, including the Singapore Sports Hub, the Dubai Mall and Guangzhou Science City.



Landscape Design Concept

MPPF PLLC, New York

MPPF PLLC is an internationally renowned landscape architecture and urban design firm with over 30 years of expertise. At ONE Midtown, they have designed an urban sanctuary nestled among acres of greens, which will see homeowners enjoy from the canopy of the budding city. Notable examples of their work include The Viceroy in Washington D.C., Dymally Plaza in Chicago and the Bay Dubai Residential Tower.



Structure Design Peer Review

Thornton Tomasetti, Mumbai

Thornton Tomasetti is an independent organization focused on the optimization of the design and performance of structures, materials, and systems for projects of every size and level of complexity. Having worked on 8 of the top 10 tallest buildings in the world, and having provided prescriptive design for over 100 embassies, they are an organization with a rich history of success. Previous projects include Petronas Twin Towers in Kuala Lumpur, Taipei 101 in Taiwan, 30 Hudson Yards in New York, Battersea Power Station in London, and Jeddah Tower in Saudi Arabia.

Thornton Tomasetti

Lighting Consultant

Bo Steiber Lighting Design, Singapore

Established in 1997, Bo Steiber has had numerous successful collaborations with leading architects and designers around the world to provide conceptually innovative and environmentally conscious lighting design. With projects such as One Raffles Place in Singapore, Wilson Capital Grand Abu Dhabi in the UAE, the Magnolia in DLRG Gurgaon and Kudaifan Reef Resort in the Maldives, they believe in delivering quality service with every single project.

BO STEIBER LIGHTING DESIGN

Clubhouse and Lobby Interiors

Smallwood SRS, Georgia

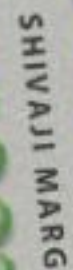
Smallwood is a design consultancy with an international hospitality portfolio including names such as Waldorf Astoria, Four Seasons, Langham and Hilton. Their interiors at ONE Midtown have been inspired by "the mesmerizing colours and crystal forms of various gems" to create "a soothing but unique environment".

SMALLWOOD



POOL SIDE VIEW

ARTISTIC RENDERING



15 MATT WOOD, APICAL SUPPLEMENTED FOR ROAD WIDENING

34 MTR WIDE RIGHT OF WAY

- ## 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

SITE PLAN

ALL INFORMATIONAL ELEMENTS, FROM DESIGN, LANDSCAPE, SCENE AND ONLY REPRESENTATIVE IMAGES, INCLUSIVE AND ARTISTIC IMPRESSIONS, THE SPECIFICATIONS, DIMENSIONS, APPLS, COMMON AREAS, APPLS AND MATERIALS, INCLUSIONS AND OTHER DETAILS OF THE PRODUCT WILL BE ADDED TO THE ADVERTISING AND TO SCALE. FOR MORE INFORMATION VISIT WWW.CALIFORNIADESIGN.COM. NO OTHERS WILL BE ADDED TO THE ADVERTISING AND TO SCALE. FOR MORE INFORMATION VISIT WWW.CALIFORNIADESIGN.COM.

TECHNICAL SPECIFICATIONS

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

Apartments 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, CP fittings
Appliances: Refrigerator, washing machine, Dish washer, Microwave, Oven, Hob, Chimney (Whirlpool/ Siemens/Bosch/Samsung or equivalent) Ceyser 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 BWC (Kohler/Duravit/ Crohe/American Standard or equivalent)
Appliances: Ceyser 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 BWC (Kohler/Duravit/Crohe/American Standard or equivalent)
Appliances: Ceyser Exhaust fan

Balcony

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

Utility/S. Room

Floor: Tiles
Wall: Acrylic emulsion paint
Ceiling: OGD

Toilet abutting S. Room

Floor: Tiles
Wall: Tiles
Ceiling: False ceiling
Fittings/Fixtures: CP fittings, sanitaryware (Pantryware/ Jaquar/Johnson/Somany or equivalent) and geyser provision

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

Air-conditioning

VRF Air-conditioning in living, dining, bedrooms, 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, 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
- Ample parking space for convenience
- Air-conditioned main entrance lobby and typical floor lobbies (except service lifts lobby)
- Rainwater harvesting system
- Recycled water from STP for flushing and irrigation
- Provision for garbage chute in each tower
- Structure designed for Zone 3 compliance i.e. designed for 1 zone higher than the statutory requirement of Zone 4

Specifications as mentioned are subject to marginal variations which may be necessary during construction. Marble/Granite/Stone being natural materials 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 unavailability thereof.

TYPICAL APARTMENT PLAN

Two Bedroom



Disclaimer:
All areas have been measured by licensed AutoCAD tool. Details of apartments will be as per the agreement. Plan not to scale. All dimensions are in MM (ft. inch).

Three Bedroom



Disclaimer:
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TYPICAL APARTMENT PLAN

Four Bedroom



Disclaimer:
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Terrace Plan



Disclaimer:
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