

# DLF The Magnolias – Project Brochure

## Overview

DLF The Magnolias is an ultra-luxury residential development by DLF Limited, located on Golf Course Road, Sector 42, Gurgaon. It is designed as a low-density premium community offering spacious residences with world-class amenities, landscaped greens, and panoramic views of the golf course and Aravalli range.

## Location Advantage

- Sector 42, Golf Course Road, Gurgaon
- Excellent connectivity to Delhi and IGI Airport
- Close to premium business hubs, schools, and hospitals

## Project Highlights

- Ultra-luxury 4 BHK, 5 BHK apartments, duplexes & penthouses
- Spread across approx. 22 acres
- Around 589 exclusive residences
- 19 high-rise towers
- Approx. 70% open and green landscaped area

## Amenities

- Luxury clubhouse with spa and wellness facilities
- Swimming pools and fitness centers
- Fine dining and recreational spaces
- Tennis courts and sports facilities
- 24x7 security and concierge services

## Unit Size Range

- Approx. 5825 sq ft to 10777 sq ft (super area)
- Spacious layouts with large balconies and servant rooms
- Premium penthouse options available

## Carpet Area Estimate

Based on typical efficiency (55%–65%):

- 5825 sq ft → ~3200 to 3800 sq ft
- 6400 sq ft → ~3500 to 4160 sq ft
- 9175 sq ft → ~5050 to 5960 sq ft
- 10777 sq ft → ~5930 to 7000 sq ft

## **Conclusion**

DLF The Magnolias represents one of India's most exclusive residential addresses, combining privacy, luxury, and prime location value, making it highly desirable for end-users and investors alike.