



**86044-06044**



Tulip  
**MONSELLA**

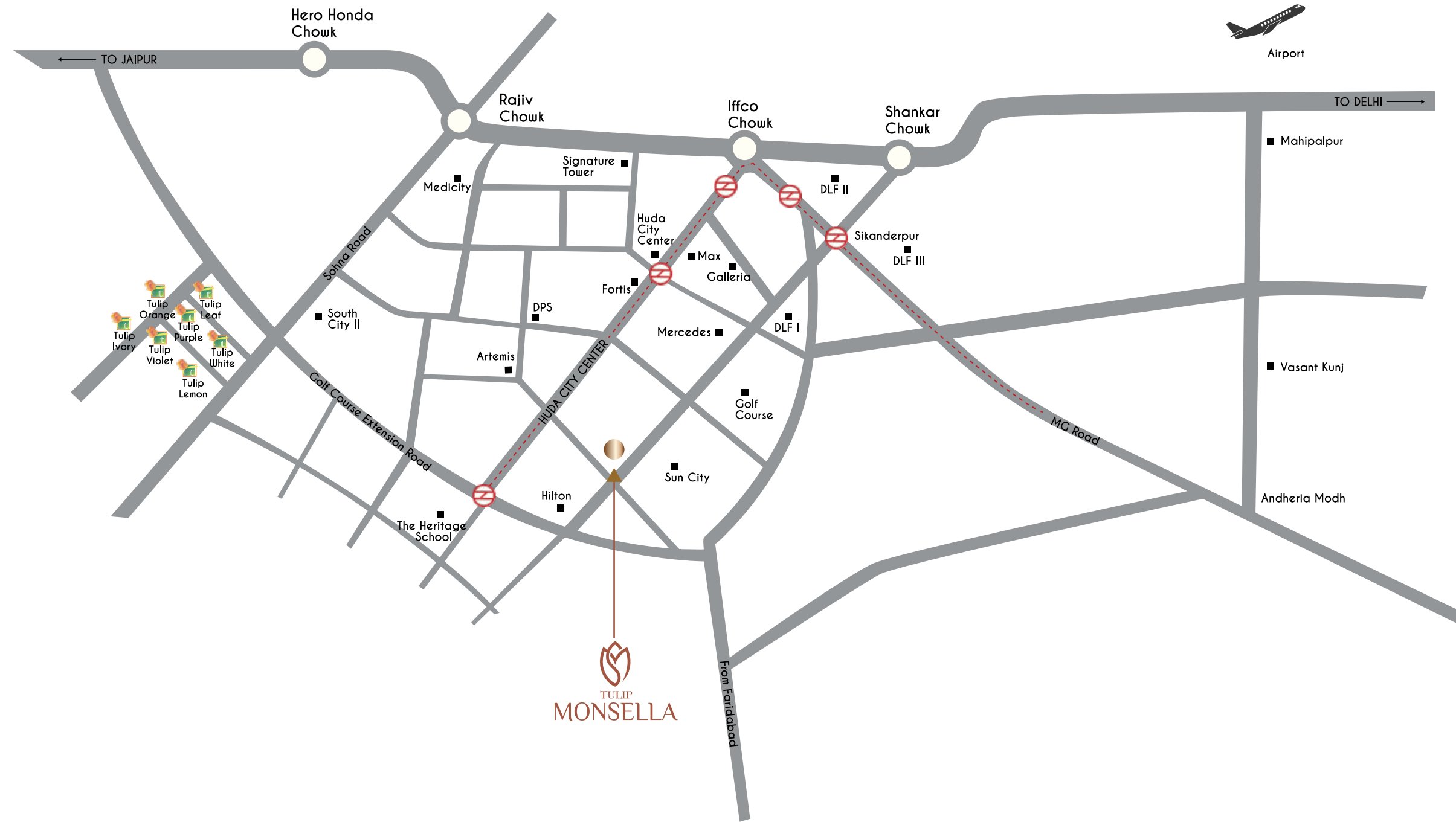
CARVED FOR THE CHOSEN FEW  
PROJECT DETAILS



डी.एल.एफ. फेस-4, सेक्टर-27  
DLF Phase-4, Sector-27 →  
DLFA Raghendra Marg

डी.एल.एफ. ए. रोड 42-48  
DLF Sector 42-48 ↑

# LOCATION MAP



Map Not to Scale





**LEGEND**

- |                          |                                    |                         |
|--------------------------|------------------------------------|-------------------------|
| 1. ENTRY SIGNAGE FEATURE | 18. SENIOR CITIZEN/MEDITATION LAWN | 35. TENNIS COURT        |
| 2. CYCLE TRACK           | 19. AMPHITHEATRE                   | 36. GOLF PUTTING GREEN  |
| 3. WATER FEATURE         | 20. THERAPEUTIC GARDEN             | 37. GOLF BUNKER         |
| 4. ENTRANCE PLAZA        | 21. MOUND                          | 38. GOLF DRIVEWAY       |
| 5. GOLF CART PARKING     | 22. OUTDOOR GYM                    | 39. EWS                 |
| 6. MANDIR                | 23. CHILDREN'S FUN PARK            | 40. BASEMENT RAMP IN    |
| 7. TROPICAL GARDEN       | 24. SKY WALK                       | 41. BASEMENT RAMP OUT   |
| 8. KIDS PLAY ZONE        | 25. SWIMMING POOL                  | 42. SCHOOL              |
| 9. CENTRAL PARK          | 26. KIDS POOL                      | 43. CONVENIENT SHOPPING |
| 10. SUNKEN SEATING       | 27. JACUZZI                        | 44. COMMERCIAL          |
| 11. FAMILY PAVILION      | 28. PERIPHERAL GREENS              | 45. SPORTS BUILDING     |
| 12. TOWER ENTRY          | 29. CLUB DROP OFF                  | 46. COMMERCIAL PLAZA    |
| 13. PRIVATE PARTY LAWNS  | 30. FOCAL WATER FEATURE            | 47. PETS CORNER         |
| 14. GOLF CART TRACK      | 31. SUNKEN COURT                   | 48. DRIVE WAY           |
| 15. JUNGLE FOREST GREENS | 32. ARRIVAL EXPERIENCE             | 49. CLUB HOUSE          |
| 16. JOGGING TRACK        | 33. MULTIPURPOSE GROUND            | 50. SKY HUB             |
| 17. FOREST WALKING TRAIL | 34. CRICKET PRACTICE PITCH         |                         |





# TULIP MONSELLA AMENITIES

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## HIGHLIGHT AMENITIES

Zero Vehicle Movement on Ground Level  
Golf Carts  
Vastu Compliant  
Convenience Shopping  
Wi-Fi Enabled Ground Floor Lobbies

## THE SKYHUB

Splash Pool  
Library  
Cards Lounge  
Business Centre  
Yoga Deck  
Observatory  
Outdoor Gym on Deck

## THE TULIP MONSELLA CLUBHOUSE

SPA

- Salt Room
- Sauna
- Jacuzzi
- Massage Room
- Hair Salon
- Steam

Fine Dining Restaurant with Private Dining Area  
Restro Bar  
Patisserie  
Mini Theatre  
Cards Lounge  
Snooker Lounge  
Banquet Hall  
Cigar Lounge  
Swimming Pool  
Kids Pool  
Gaming Lounge  
Gym

## LANDSCAPE ARCHITECTURE

Cycling Track  
Jogging Track  
Serene Waterbody Features  
Jungle Walk  
Elevated Walkway  
Private Party Lawn  
Family Pavillion  
Air Cleaning Plants  
Kids Play Area  
Outdoor Gym  
Ponds  
Amphitheatre

## THE TULIP MONSELLA SPORTS PAVILLION

Golf Driving Range  
Putting Greens  
Basketball Court  
Badminton Court  
Cricket Pitch  
Table Tennis  
Squash Court  
Skating Rink  
Lawn Tennis Court

## RESIDENCES

5-TIER SECURITY

- Guard at main gate
- CCTV surveillance
- Tower lobbies with access control
- Private lift with access control
- Digital door lock at main gate

Double Height Tower Lobby

Card Entry

Digital Door Locks

High Speed Elevators Opening in your Residence

Concierge Service

Dedicated Loading/Unloading Area in Basement

Home Automation

Panic Switch



# 5 BEDROOM

(TOWER 7 & 8)  
TYPICAL UNIT 1 & 2

Carpet Area  
2822.47 Sq.ft (262.214 Sq. Mtr)

Balcony Area  
688.43 Sq. Ft. (63.957 Sq. Mtr.)

Super Area  
4503 Sq. Ft.



We are offering carpet area from a sales point of view. Super area is only for reference and not a legal offering. (More described in BBA)





TULIP  
MONSELLA

# 4 BEDROOM

(TOWER 6 & 9)  
TYPICAL UNIT 1 & 2

Carpet Area  
2229.42 Sq.ft (207.118 Sq. Mtr)

Balcony Area  
546.28 Sq. Ft. (50.751 Sq. Mtr)

Super Area  
3684 Sq. Ft.



We are offering carpet area from a sales point of view. Super area is only for reference and not a legal offering. (More described in BBA)



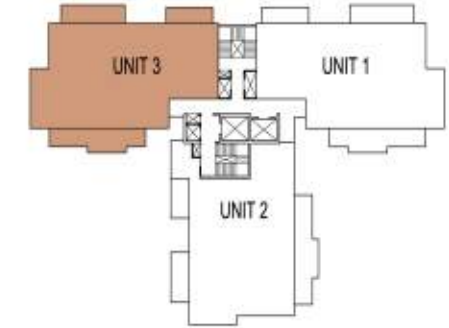
# 3 BEDROOM

(TOWER 4, 5 & 10)  
TYPICAL UNIT 1 & 3

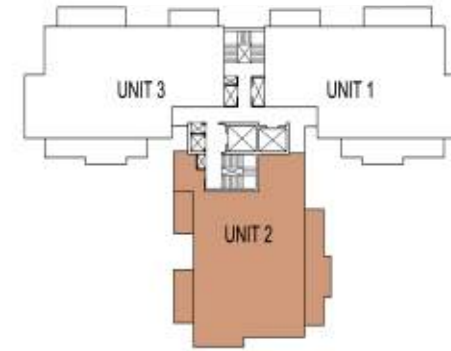
Carpet Area  
1646.73 Sq.ft (152.985 Sq. Mtr)

Balcony Area  
416.31 Sq. Ft. (38.676 Sq. Mtr.)

Super Area  
2892 Sq. Ft.



We are offering carpet area from a sales point of view. Super area is only for reference and not a legal offering. (More described in BBA)



  
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## 3 BEDROOM

(TOWER 4, 5 & 10)  
TYPICAL UNIT 1 & 2

Carpet Area  
1638.02 Sq.ft (152.176 Sq. Mtr)

Balcony Area  
409.95 Sq. Ft. (38.085 Sq. Mtr.)

Super Area  
2874 Sq. Ft.

We are offering carpet area from a sales point of view. Super area is only for reference and not a legal offering. (More described in BBA)



## SPECIFICATIONS

### LIVING / DINING

Floor	Imported marble or equivalent
Walls	Acrylic emulsion paint finish
Ceiling	Acrylic emulsion paint with partial false ceiling

### MASTER BEDROOM

Floor	Laminated wooden flooring
Walls	Acrylic emulsion paint finish
Ceiling	Acrylic emulsion paint with partial false ceiling

### MASTER TOILET/ DRESS ROOM

Wardrobes	Modular wardrobes
Floor	Premium quality tiles
Walls	Premium quality tiles / mirror
Ceiling	Grid false ceiling or equivalent
Cp fittings	Hot and cold water wall & basin mixture of premium brands, hand shower, health faucet & angle valve
Sanitary ware	Wash basin & WC of standard make
Fittings / fixtures	Bath tub with jacuzzi, shower partition with steam, exhaust fan, geyser, towel rail, toilet paper holder & robe hook

### BEDROOMS

Floor	Laminated wooden flooring
Walls	Acrylic emulsion paint finish
Ceiling	Acrylic emulsion paint with partial false ceiling
Wardrobes	Modular wardrobes

### TOILETS

Floor	Premium quality tiles
Walls	Premium quality tiles/mirror
Ceiling	Grid false ceiling or equivalent
Cp fittings	Hot and cold water wall and basin mixture of premium brands, hand shower, health faucet & angle valve
Sanitary ware	Wash basin & WC
Fittings / fixtures	Exhaust fan, geyser, towel rail, toilet paper holder & robe hook



## SPECIFICATIONS

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### KITCHEN

Floor	Anti skid tiles or equivalent
Walls	2'-0" dado above counters & acrylic emulsion paint
Ceiling	Acrylic emulsion paint with partial false ceiling
Counter	Marble / granite with double bowl stainless steel sink, CP fittings
Fittings	Modular kitchen
Fixtures	Hob, chimney, oven, microwave, dishwasher, refrigerator, ro of premium brands

### UTILITY ROOMS / UTILITY BALCONY / TOILET

Floor	Vitrified tiles
Walls & ceiling	Oil bound paint finish
Toilet	Anti skid ceramic floor tiles & ceramic tiles on the walls with CP fittings, sanitary ware, exhaust fan
Balcony	Anti skid ceramic tiles
Appliances	Washing machine with dryer of premium brands

### SIT-OUTS / BALCONIES

Floor	Anti skid ceramic tiles
Walls & ceiling	Permanent texture / paint finish
Railings	4'-6" high wall / S.S with toughened glass railings

### EXTERNAL GLAZINGS

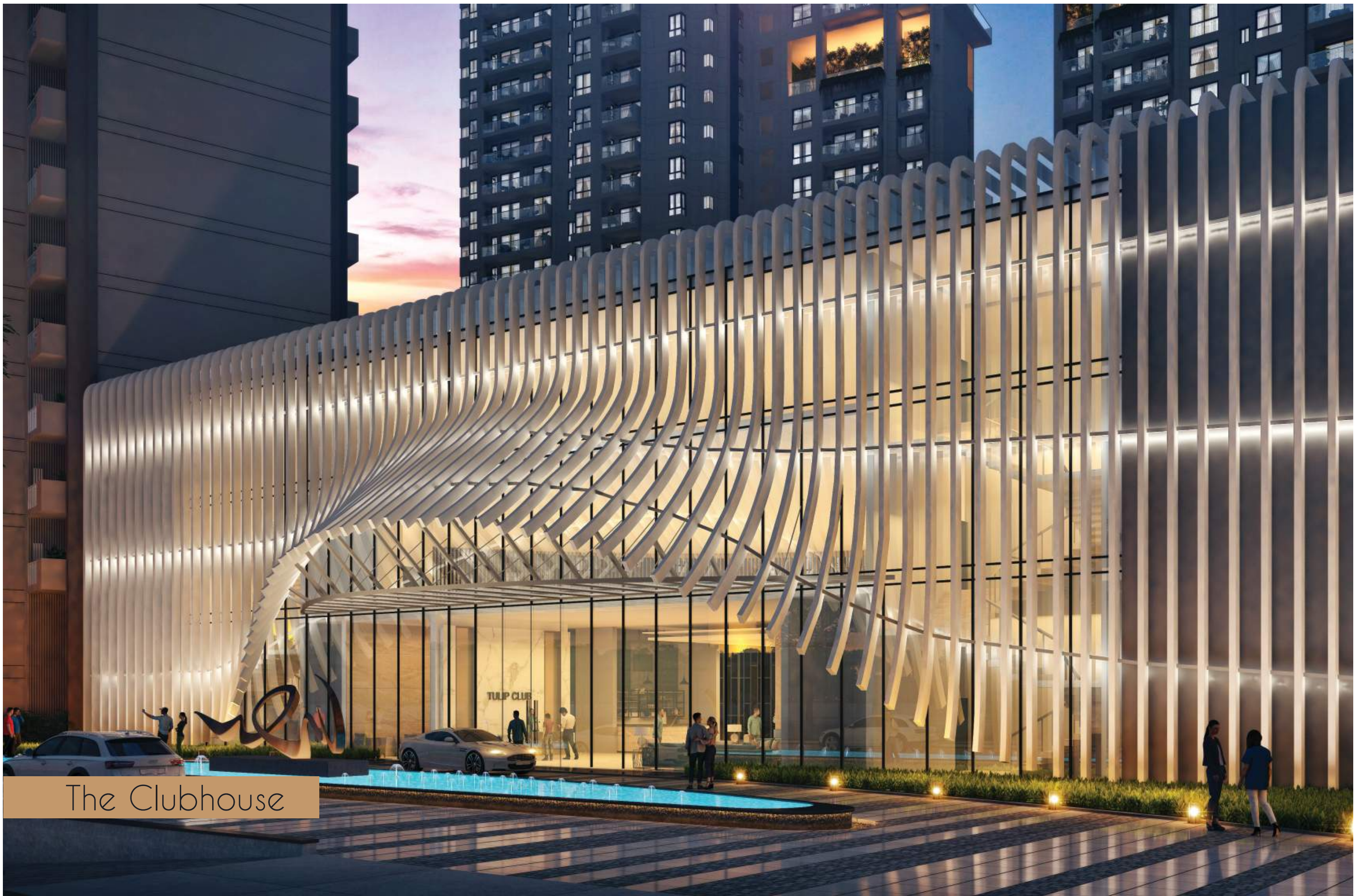
Windows / glazings	Energy efficient double glass aluminium / UPVC glazings with fly mesh shutter in all habitable areas & aluminium / UPVC frames with single glass in all toilets & utility rooms
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### DOORS

Doors & frames	Hard wood door frames with moulded skin door / panel door shutters
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### OTHERS

Air conditioning	Energy efficient VRF / VRV air conditioning systems in bedrooms, living and kitchen of standard make
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The Clubhouse





Tower Lobby





2005 YEAR ESTABLISHED

15 PROJECTS COMPLETED

5500+ HOMES DELIVERED

100+ ACRES OF GROUP HOUSING DELIVERED

## AWARDS & HONOURS

### 2020 Iconic Developer for Timely Delivery

Tulip Infratech, By Hindustan Times

### 2016 Best Group Housing Project - Luxury

Tulip Infratech, By NAREDCO

### 2015-16 Timely Delivered Projects Developer of the Year

Tulip Infratech, By Reality Fact

### 2014 Rajiv Gandhi Excellence Award

Tulip Infratech, By All India Human Welfare Council

## PROJECTS DELIVERED



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# For Bookings 86044-06044