

PROMOTER : ST. NICHOLAS ESTATE DEVELOPMENT PVT. LTD.
PROJECT : DELPHINE CENTRAL PARK ESTATES PHASE 1/2/3



RC/REP/HARERA/GGM/996/728/2025/99
RC/REP/HARERA/GGM/997/729/2025/100
RC/REP/HARERA/GGM/998/730/2025/101
HARYANARERA.GOV.IN



DELPHINE

FIRST. FINEST. FOREVER.



Artistic Impression



A NEW CHAPTER OF LUXURY BEGINS

Central Park brings its pioneering spirit to setting
a new benchmark for luxury, design and curated
living on Dwarka Expressway.



Conceptual Image

THE *FIRST* OF ITS KIND



Delphine marks Central Park's grand entry into Dwarka Expressway's flourishing real estate landscape as a statement of intent and innovation.



CRAFTED WITH THE *FINEST* VISION

The landmark brings together world-class architecture, thoughtful design and exceptional hospitality that defines Central Park's standard of excellence.



Artistic Impression

BUILT TO LAST *FOREVER*

Reflecting Central Park's timeless
commitment to creating enduring addresses that
transcend trends.



FIRST. FINEST. FOREVER.



DELPHINE *FOR YOU*



Artistic Impression



Artistic Impression



Artistic Impression



Artistic Impression



ABOVE EVERYTHING ELSE.
AN ESCAPE FOR *ENDLESS TRANQUILITY*



SKY ISLAND DECK

An elevated retreat where every moment rises above the ordinary, framed by the city's most stunning horizons.



Artistic Impression



BESPOKE CLUBHOUSE

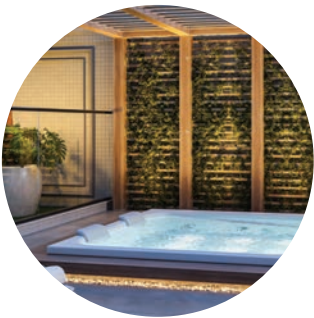
State-of-the-art clubhouse tailored for residents who appreciate sophisticated living and meaningful moments.

Artistic Impression



ZEN GARDEN

A serene sanctuary where stillness blooms in quiet perfection.



SPA & SAUNA

A restorative haven designed for renewal and timeless calm.

MEDITATION CENTRE

A tranquil retreat for inner balance and mindful renewal.

WELLNESS
&
LEISURE



GYM / PILATES STUDIO

Precision-crafted spaces for strength, balance and grace in motion.

OUTDOOR POOL

A calm expanse of water where leisure meets luxury.

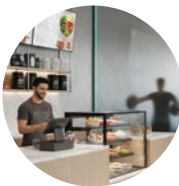


HEALTH CAFÉ COUNTER
WITH GYM ACCESS

Fresh nourishment crafted to energize your wellness journey.

JACUZZI POOL

A soothing escape of warmth, relaxation and effortless indulgence.



JUICE BAR

Pure vitality in every sip, crafted to refresh and restore.





MINI MOVIE THEATRE

Cinematic moments curated for connection, laughter and indulgent escape.



BOWLING ALLEY

A dynamic space for spirited play and vibrant camaraderie.



KARAOKE ROOM

Unwind, perform and celebrate life's rhythms in style.



BILLIARDS ROOM

Refined leisure for the discerning, where strategy meets sophistication.



GAMES ROOM

Where lighthearted moments and timeless games come alive.



CARDS ROOM

Classic recreation in an intimate, luxurious setting.

CHESS ROOM

A quiet corner for intellect, focus and elegant challenge.

BOX CRICKET

A lively indoor arena designed for passion, play and precision.

AQUA & TERRA PARK

Imaginative spaces that blend exploration, movement and joy.

KIDS' PLAY AREA

A joyful world where childhood thrives in safety and wonder.

RECREATION
&
ENTERTAINMENT



RESTAURANTS AND BAR

An elegant ambience for refined dining and effortless indulgence.

CAFÉ

Your cozy spot for a daily dose of caffeine, light bites and relaxed conversation.

BANQUET HALL

Grand celebrations brought to life in timeless sophistication.

LIBRARY & TEA BAR

A quiet refuge for reflection, books and fine brews.

LAUNDRY SERVICES

Effortless care ensuring every detail of daily life is refined.

SPECIALLY-ABLED
COMMON SPACES

Inclusive design ensuring comfort, access and dignity for all.

HOSPITALITY
&
DINING



HOME AUTOMATION

Smart living, intuitively crafted for comfort and control.



PRIVATE LIFT LOBBY

A secure, personal arrival crafted for exclusivity.

COMFORT
&
CONVENIENCE



ENTRANCE LOBBY
AND LOUNGE

An elegant welcome that reflects quiet grandeur and grace.

BUSINESS CENTRE

Work in balance within a refined, fully connected space.



CAPSULE LIFT

A panoramic lift experience offering breathtaking views with every graceful ascent.

MEETING ROOM

An intimate space for collaboration and decisive ideas.

PANIC BUTTON IN
RESIDENCE

Immediate security, designed to bring peace of mind.

ON-SITE RETAIL /
CONVENIENCE STORE

Everyday essentials, thoughtfully placed within effortless reach.



AIR POLLUTION
CONTROL SYSTEMS

State-of-the-art outdoor purification systems designed to elevate every breath you take.

WATER CANONS

Purifies and revitalizes the surroundings, creating a fresher environment.

EV CHARGING FACILITY

Powering tomorrow with effortless sustainable mobility.

VEHICLE FREE ZONE

A tranquil realm where movement is peaceful and pure.

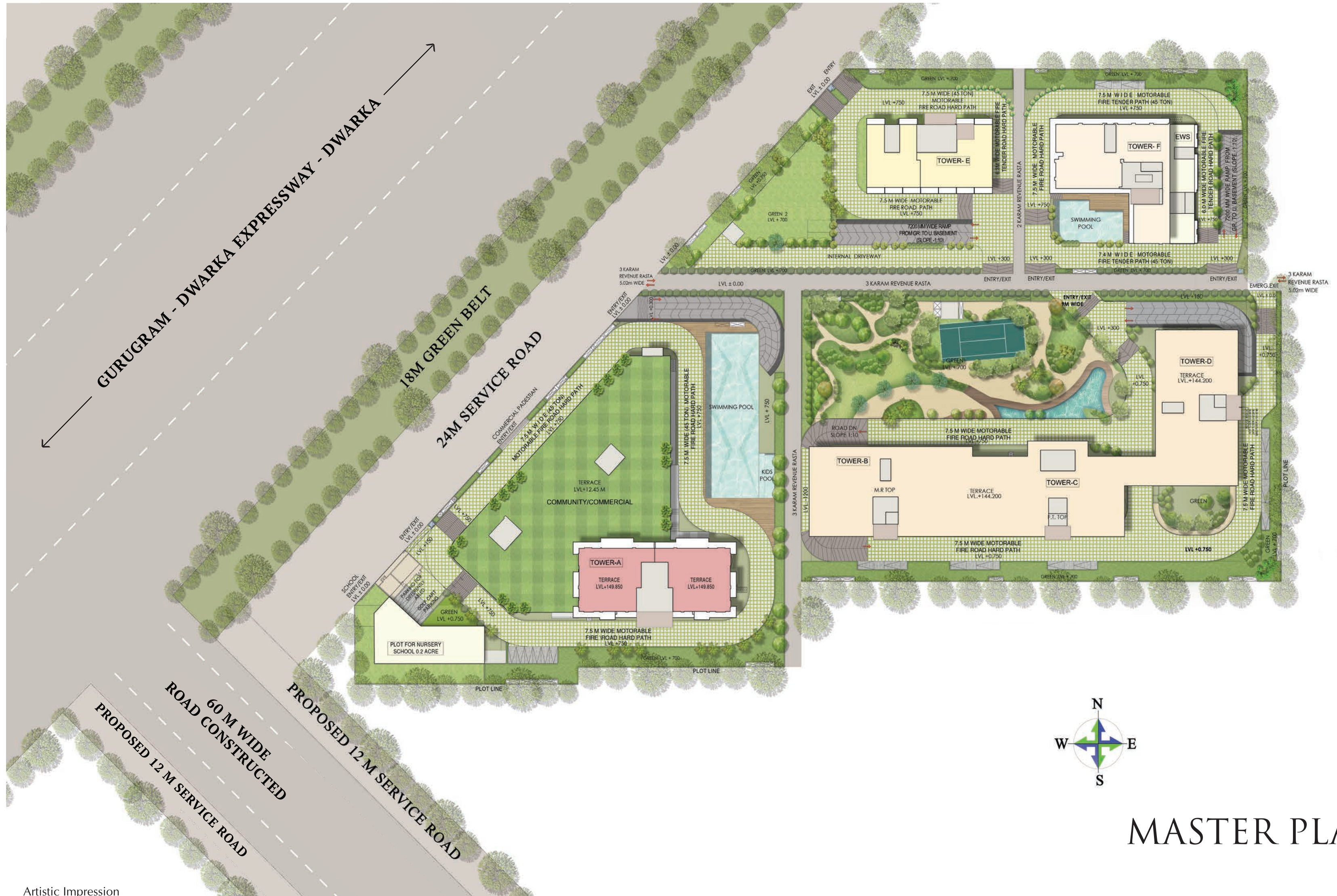
PET PARK

A joyful haven crafted for your companions' play and comfort.

OBSERVATORY

A celestial escape offering views that inspire wonder and calm.

ENVIRONMENT
&
SUSTAINABILITY



MASTER PLAN



FLOOR PLANS & SPECIFICATIONS



Artistic Impression

STUDIO APARTMENTS TOWER E

Fully furnished and fully serviced studios with sleek and contemporary design for urban professionals who value style and convenience.

CLUSTER PLAN
TOWER - E



FLOOR PLAN
STUDIO APARTMENTS



STUDIO APARTMENTS & 1 BED RESIDENCES TOWER F

Thoughtfully curated, fully furnished and fully serviced residences with modern interiors, premium finishes and soundproof windows, perfectly blending comfort, privacy and elevated urban living.



Artistic Impression



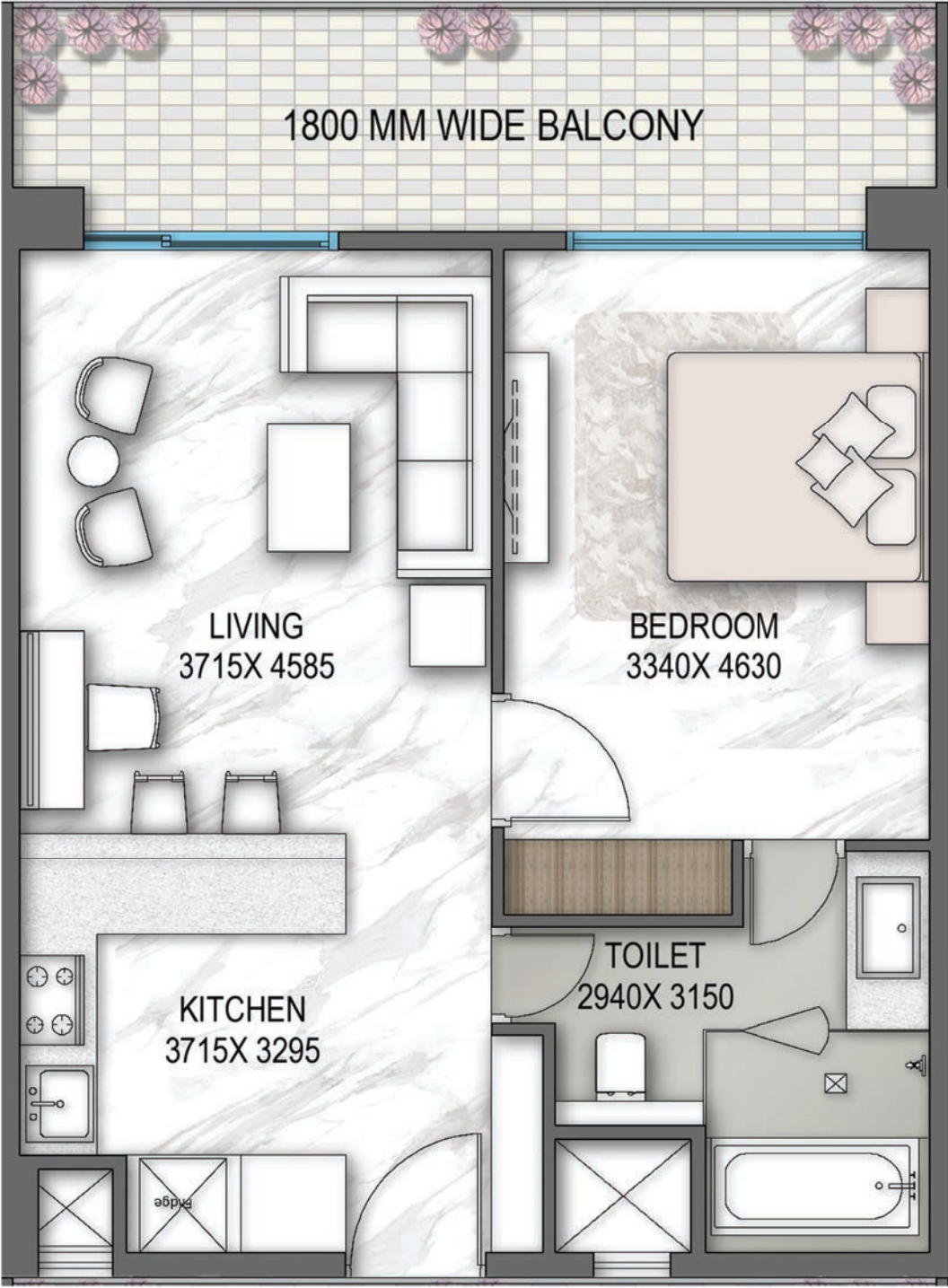
CLUSTER PLAN
TOWER - F



FLOOR PLAN
STUDIO APARTMENTS



FLOOR PLAN
1 BED RESIDENCES



FLOOR PLAN
1 BED RESIDENCES WITH JACUZZI





Artistic Impression

3 BED RESIDENCES TOWER C

Expansive light-filled residences crafted with quality construction and finest detailing, offering families sophistication, space and seamless functionality.

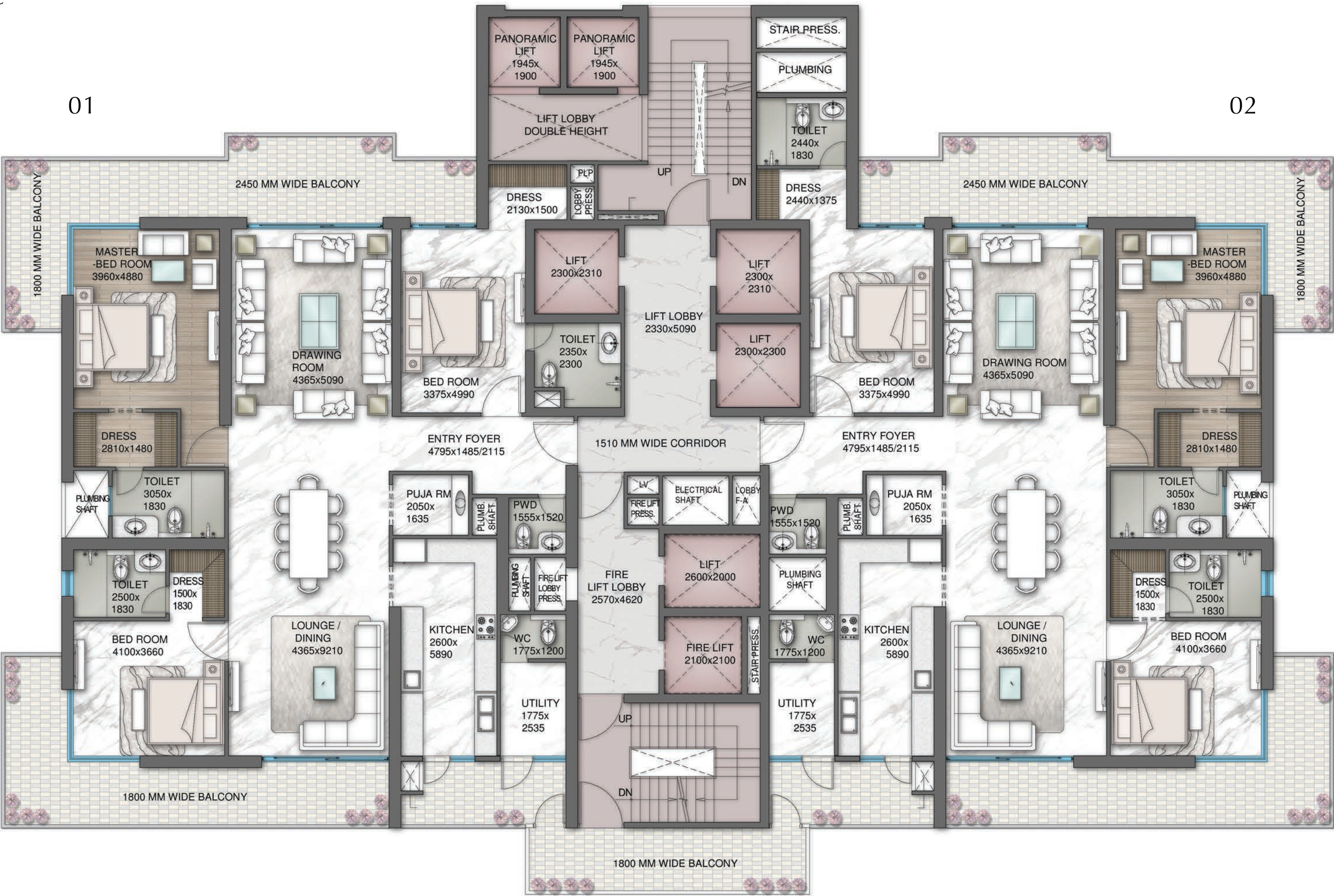


Artistic Impression

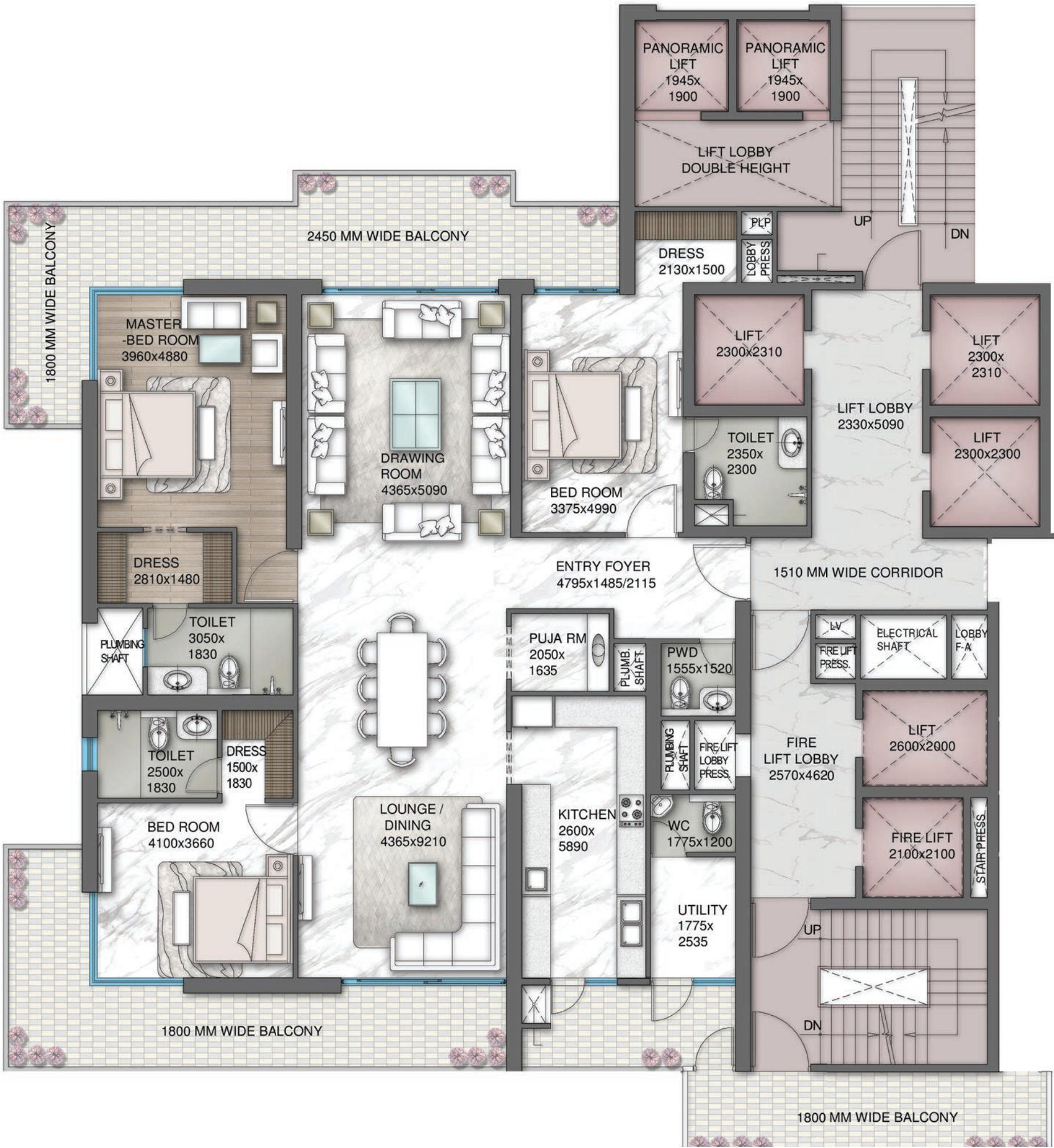


Artistic Impression

CLUSTER PLAN
TOWER - C



FLOOR PLAN
3 BED RESIDENCES





4 BED RESIDENCES TOWERS B & D

Opulent homes with generous layouts, soundproofed serenity and curated modern interiors, designed for those who seek comfort and distinction.



Artistic Impression

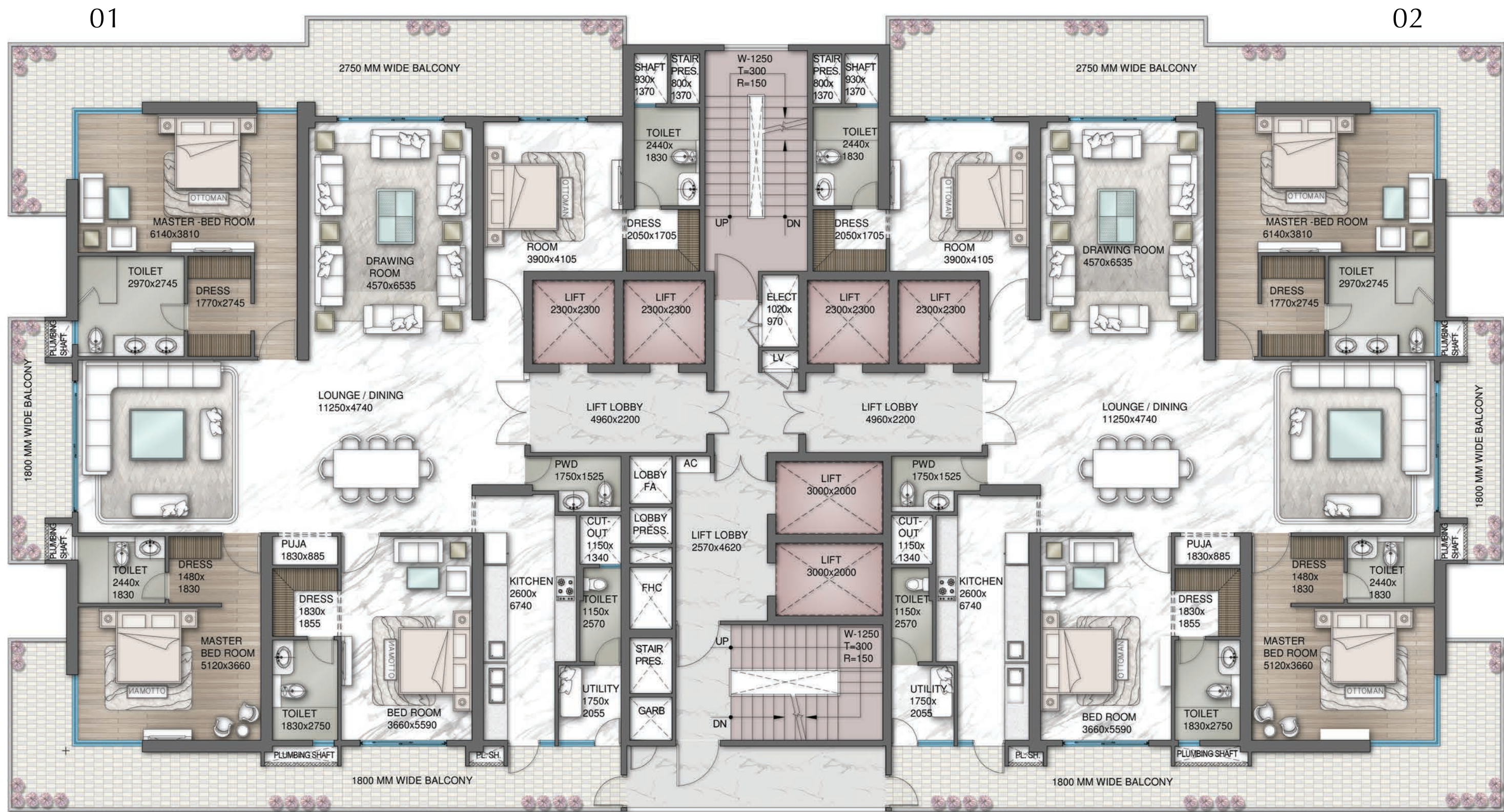


Artistic Impression

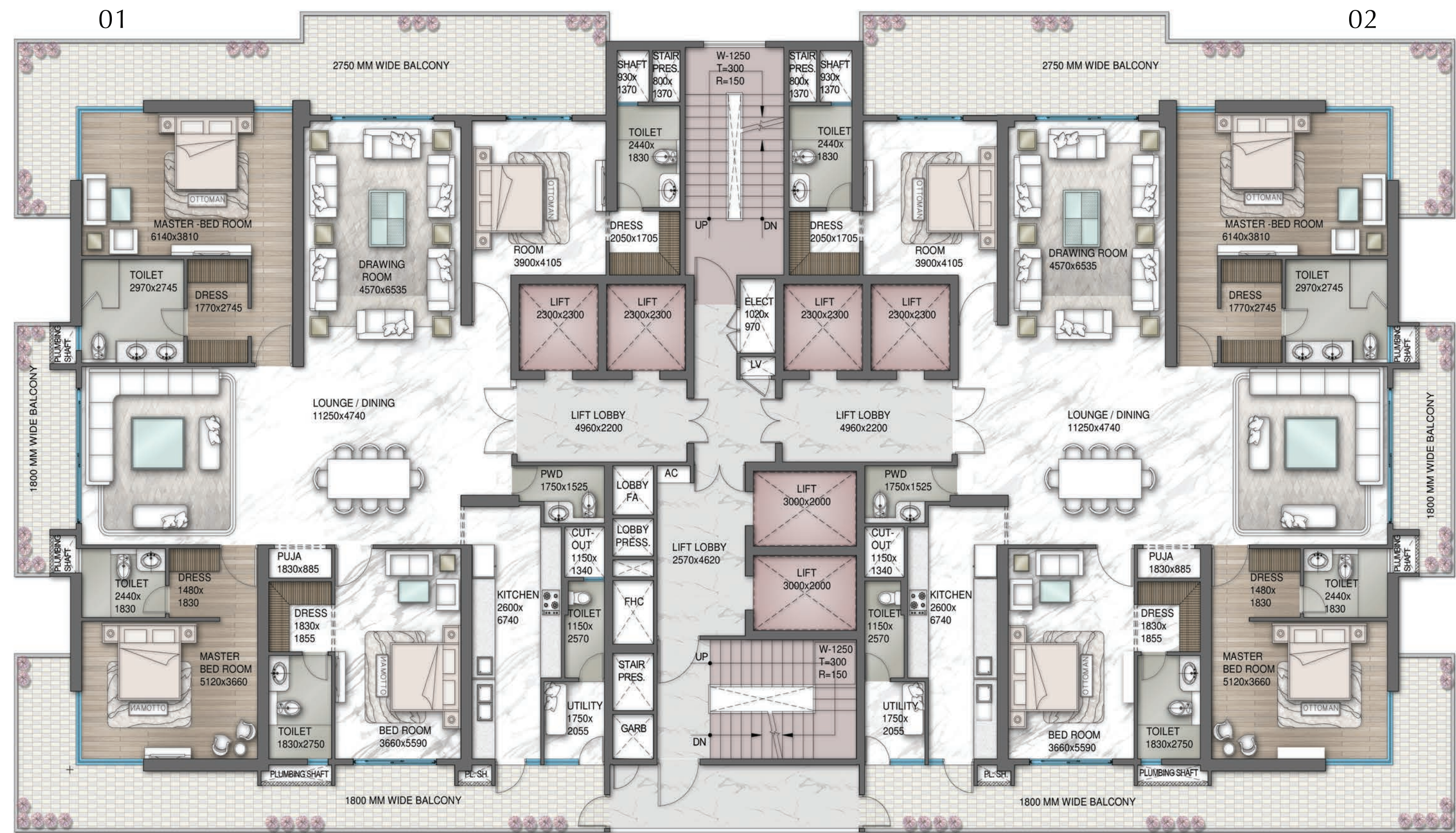


Artistic Impression

CLUSTER PLAN
TOWER - B



CLUSTER PLAN
TOWER - D



FLOOR PLAN
4 BED RESIDENCES



EXCLUSIVE SPECIFICATIONS



ENTRANCE LOBBY

Walls/Ceiling	Plastic emulsion paint or equivalent
False Ceiling	POP false ceiling
Floor	Italian marble flooring or equivalent
Door	Polished door frame & door shutter

LIVING

Walls/Ceiling	Plastic emulsion paint or equivalent
False Ceiling	POP false ceiling
Floor	Italian marble flooring or equivalent
Windows	UPVC/Aluminum double glass unit (DGU)/door/window with toughened glass

KITCHEN

Walls	"2'-0" high marble & plastic emulsion paint in the balance area
Ceiling	plastic emulsion paint or equivalent
False Ceiling	POP false ceiling
Equipment	Washing machine, refrigerator, dishwasher, microwave, chimney, hob and geyser
Floors	Italian marble flooring or equivalent
Counter	Premium countertop finish
Cabinetry	Premium modular kitchen with under and over counter
Cabinets	Premium modular kitchen with under and over counter cabinets

BEDROOM

Walls	Plastic emulsion paint or equivalent
False Ceiling	POP false ceiling
Floors	Italian marble flooring or equivalent
Doors	Polished door frame & door shutter
Windows	UPVC/Aluminium double glass unit (DGU)/door/window with toughened glass

TOILET

Walls	Marble dado up to the ceiling
Ceiling	Plastic emulsion paint or equivalent
False Ceiling	POP false ceiling
Floors	Italian marble flooring or equivalent
Doors	Polished door frame & door shutter or equivalent

OTHERS

Vanity with counter
Shower cubicle
Bathtub in the master bedroom

BALCONY

Walls	Texture paint or equivalent
Ceiling	Plastic emulsion paint or equivalent
Floors	Anti-skid tiles or equivalent
Others	Glass railing with toughened glass and handrail/railing as per building elevation

EXTERNAL FACADE

Walls	Texture paint or equivalent
-------	-----------------------------

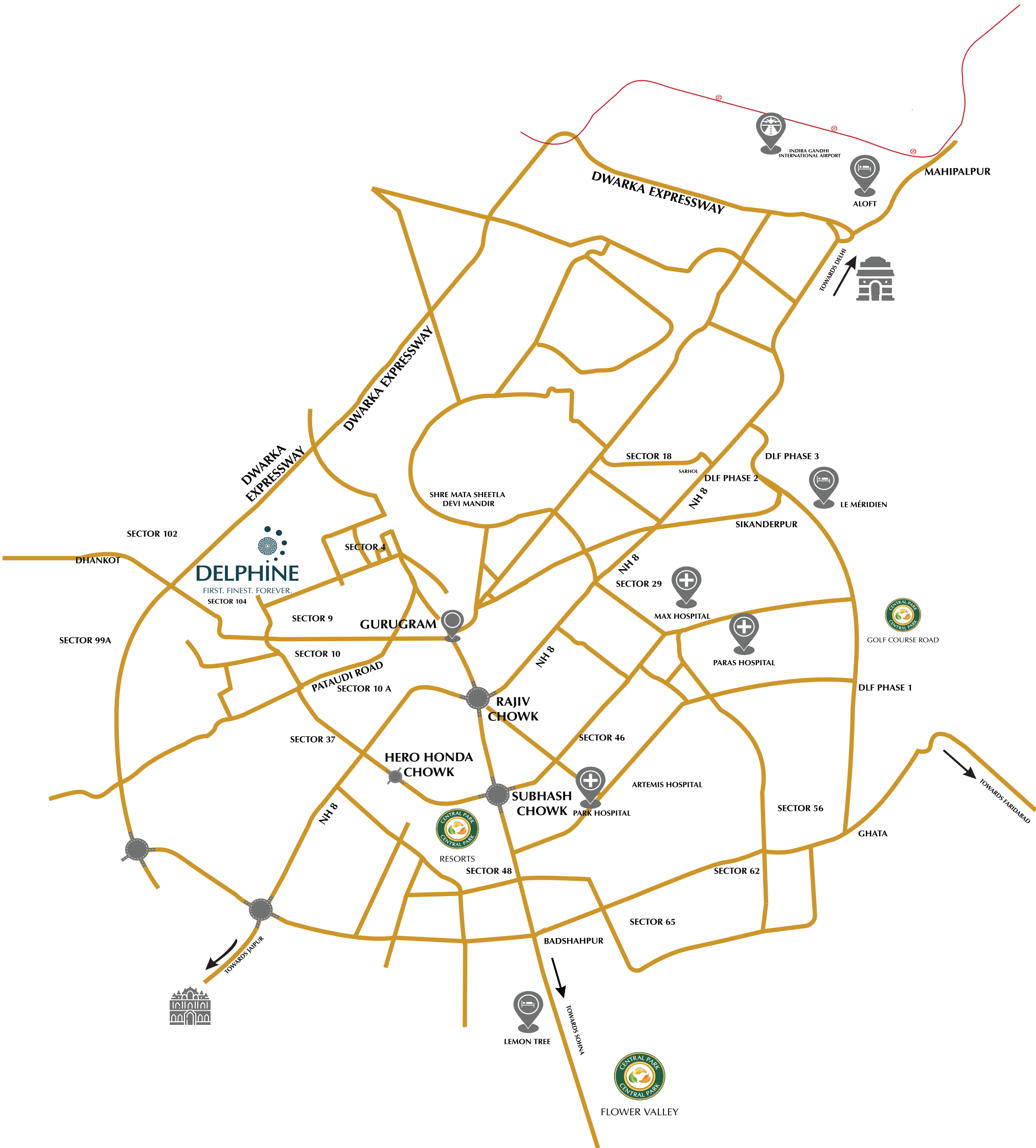
OTHER SPECIFICATIONS

Electrical	Modular switches, sockets, LED lights, copper wiring and an exhaust system in toilets
Air conditioning system	Air conditioning units of adequate capacities with VRV/VRF
Security	Multi-tier security system I/C CCTV (brands like Panasonic/Honeywell/Hikvision/CP) plus in lift lobby
Door hardware	Premium digital locks on the main door (for doorware)
Elevators	High speed elevator of brands like Mitsubishi/Fujite/Hitachi/OTIS/KONE or equivalent
General	Impressive entrance door, video door phone, premium sanitary fittings, premium lights in the Central Park green area, club has cafe, gym, swimming pool, kid's play area, balcony doors with mosquito mesh, centralized music system in common areas, balconies have fitted lights for symmetry, premium switch sockets, home automation with Alexa integration

PARKING

Covered car park

LOCATION MAP



Map not to scale



LOCATION HIGHLIGHTS

Global standards of learning are moments away. From reputed schools like DPS and GEMS International to elite universities such as Amity and Sushant.

EDUCATION

Healthcare assurance is immediate. Access Medanta, Max and Manipal for world-class medical attention, always near.

HEALTHCARE

Where indulgence is just minutes away from The Leela Ambience, Taj Vivanta and ITC Grand Bharat.

HOSPITALITY

ENTERTAINMENT

Retail indulgence is seamless. Premier hubs, including Ambience Mall, are accessible for bespoke needs.

CONVENTION

Connect to global commerce and culture. Yashobhoomi (IICC), the future-forward hub, is a short drive.

CONNECTIVITY

The strategic core of the transformation. Direct access to Dwarka Expressway for rapid, congestion-free travel to Delhi, IGI Airport and Gurugram’s corporate heart.



DWARKA EXPRESSWAY

FIRST. FINEST. FOREVER.



DWARKA EXPRESSWAY



CentralParkIn

Central-Park-In

Centralparkin

CentralParkIndia

Corporate & Registered Office:

The Median, Central Park Resorts, Sohna Road, Sector - 48, Gurugram, Haryana - 122018

Website: www.centralpark.in

DISCLAIMER: This is for information purposes only and does not constitute any offer or contract. Customers are advised to have their independent evaluation. Artistic impression as shown is a pictorial conceptualization and indicative only and actual may differ. The sale is subject to the terms and conditions of Booking Application and Agreement for Sale. All furniture, fittings and specification shown herein are for reference purposes only for illustrating a possible layout and do not form part of the standard specifications/amenities/services. The provision of social infrastructure and other amenities will be as per approved plans. DTCP, Haryana has granted License No. 186 of 2024 to St. Nicholas Estate Development Private Limited and F.S.I. Infraprojects and Realtors Private Limited (landowners) for development of a Mixed Land Use Colony comprising of 97% Residential Group Housing Colony and 3% Commercial under TOD Policy dated 09.02.2016 in Sector - 104, Gurugram Manesar Urban Complex, Dhanwapur Village, Gurugram, Haryana and Building Plans approval no. ZP-2128/SD(RD)/2025/33598. Haryana Real Estate Regulatory Authority, Gurugram has granted RERA Registration No. RC/REP/HARERA/GGM/996/728/2025/99, RC/REP/HARERA/GGM/997/729/2025/100, RC/REP/HARERA/GGM/998/730/2025/101. The Project is mortgaged to AXIS Bank Ltd. and the Promoter shall provide NOC to its customers from the concerned bank. Promoter CIN: U70109DL2011PTC219151, The Median, Central Park Resorts, Sohna Road, Sector - 48, Gurugram, Haryana - 122018.