

# DESIGN IS ALIVE

AND IT HAS  
A NEW ADDRESS



## THE FALCON

 **Dalcore**

SECTOR 53, GOLF COURSE ROAD

# TOWER ABOVE IT ALL

At Gurgaon's most sought-after address  
Sector 53, Golf Course Road





Dalcore was born from an uncompromising vision to redefine ultra-luxury living.

A symphony of **Design, Location, and Exclusivity**, to rise above the ordinary.

By using design as a dialogue. Between the patron and the designer. Between architecture and the lives it elevates. Between grand walls and refined belonging. Which is why, every design conceptualised at Dalcore transcends mere aesthetics; it becomes a living, breathing entity.





One glance at The Falcon and you  
can immediately sense the extraordinary  
power of impeccable design.



The Falcon is more than a home  
— it's a finely tuned ecosystem.

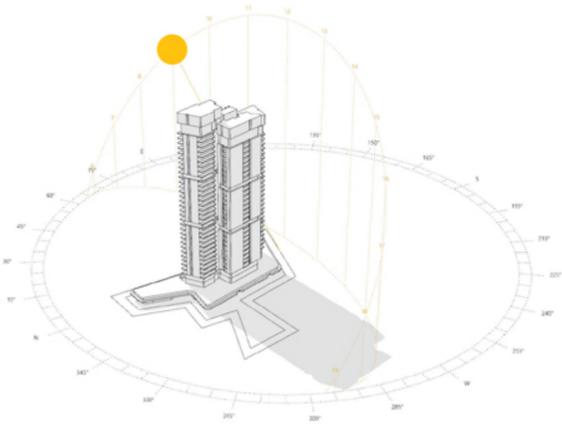
This isn't design for design's sake.  
It's the outcome of years of deep study,  
with our state-of-the-art  
**Dalcore Design Research Initiative**  
where we observed, mapped, and  
responded to Gurgaon's climate across  
seasons and across years.

Not just in the materials we select or  
the spaces we shape,  
but in the way every element is calibrated  
to respond to those who live within.

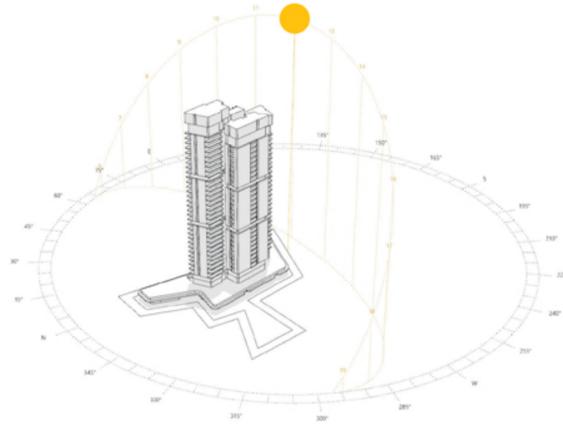


Design so considerate,  
even the sun and wind conspire in your favour.

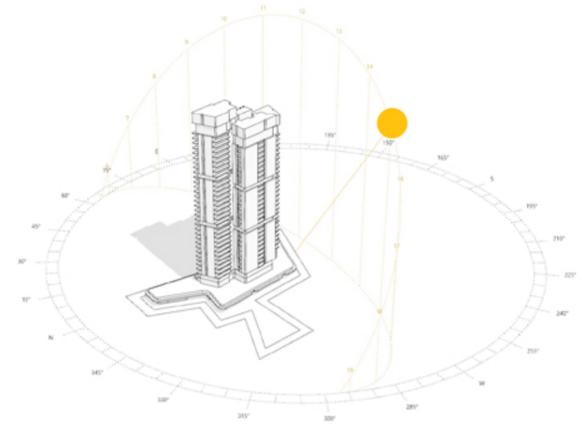
June 21



Morning: 09:00

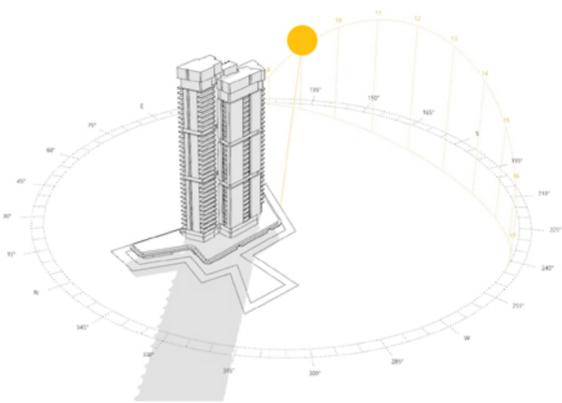


Noon: 12:00

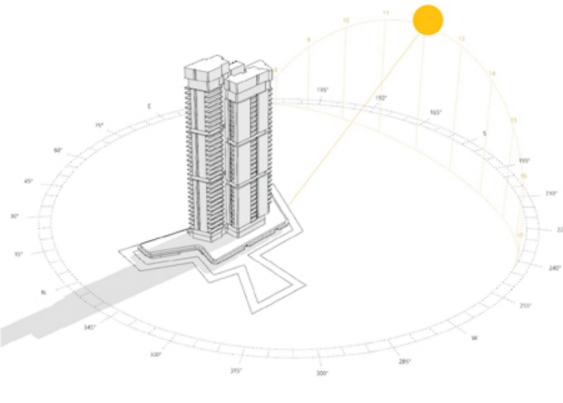


Afternoon: 15:00

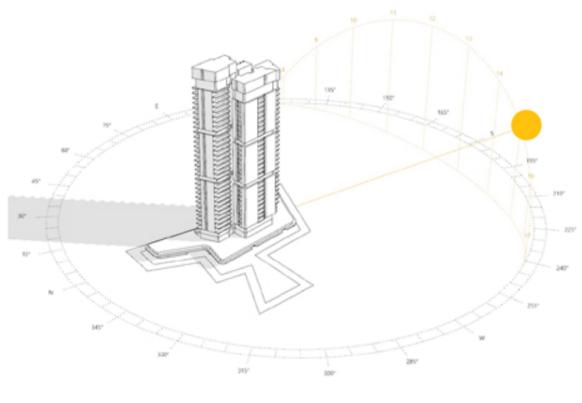
December 21



Morning: 09:00



Noon: 12:00

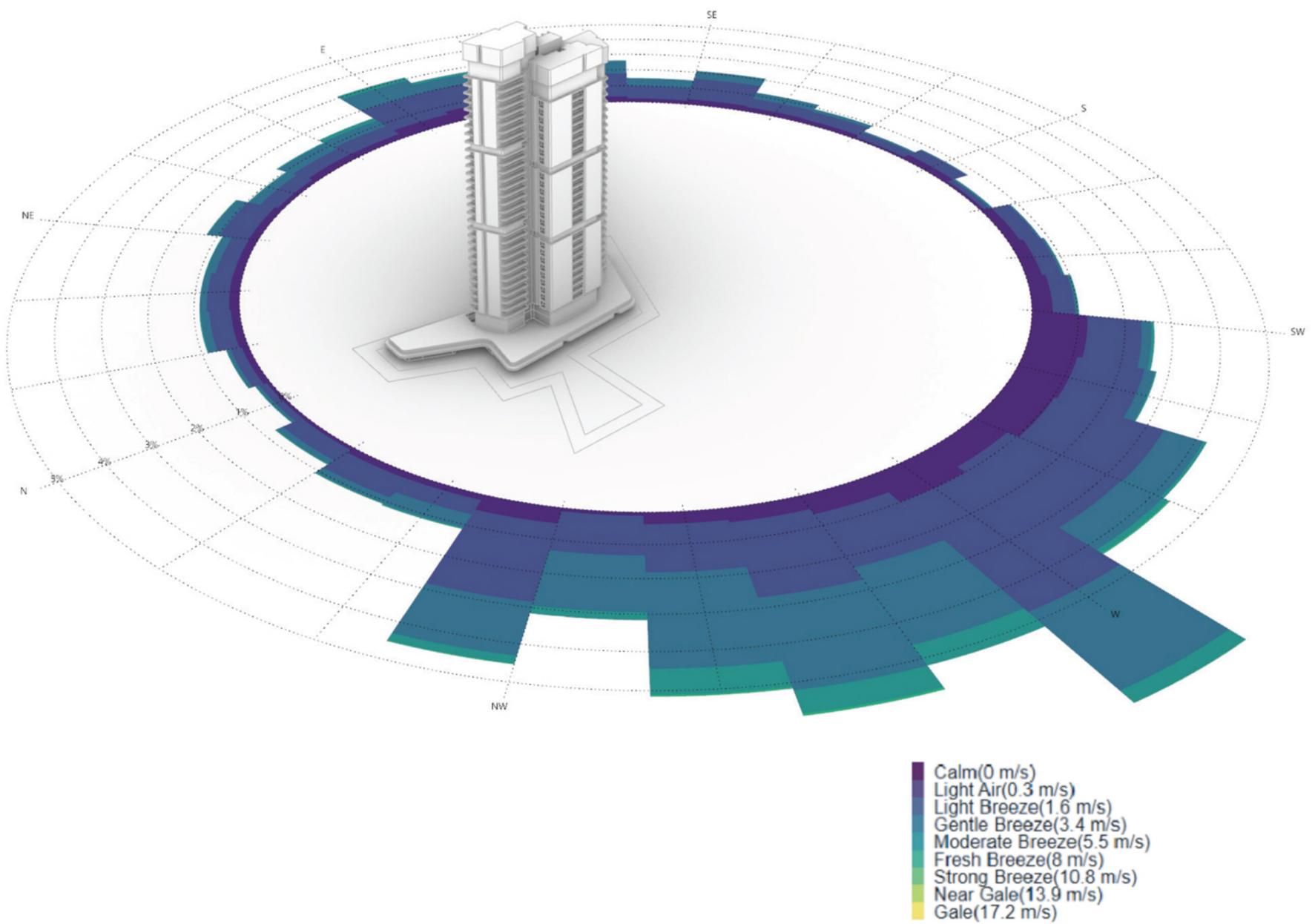


Afternoon: 15:00

Picture sunlight finding precisely the right angle on  
a crisp winter morning.



Imagine a gentle breeze intuitively cooling your spaces on a sultry afternoon. Every detail here is meticulously orchestrated – transforming the everyday into the exceptional.



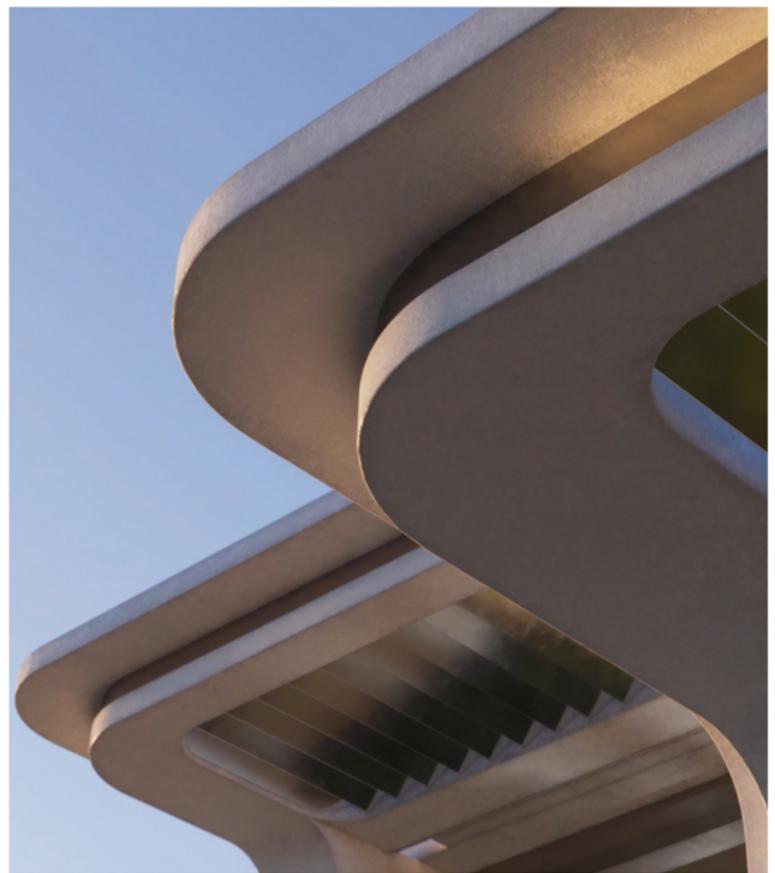
When you become the centre of a design philosophy, the ordinary becomes extraordinary.

From advanced passive cooling and natural ventilation to carefully crafted spatial layouts every detail at The Falcon is designed to enhance both comfort and beauty, all year round.

So you can savour every moment, every season, every gathering with the ones you love.



Here,  
every curve,  
every bend,  
every line  
is thoughtfully  
composed.



Consider the facade: at first glance, it captivates with sleek, visionary elegance. Yet its true significance lies deeper. Each bespoke shade and contour aligns meticulously with the local environment, crafted specifically for your comfort. The towers emerge as clusters of sculpted pods, their rounded corners and precision detailing inspired by cutting-edge technology.



Designed for unhurried mornings,  
indulgent afternoons, and evenings  
wrapped in romance.



You call it a home.  
The rest call it a landmark.

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Tallest tower on Golf Course Road

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3.6-meter apartment ceiling height

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First panoramic lifts in Gurgaon

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Branded Residences by **yoo**  
Inspired by  
**STARCK**

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Interiors by globally renowned  
designer – Philippe Starck

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LEED Platinum Pre-certified



We don't build amenities.  
We craft an extraordinary way of life.



**LEISURE** > Relaxation Garden • Infinity Pool & Jacuzzi • Cafe & Retail



**WELLNESS** > Wellness Centre & Spa  
Sports Arena (Cricket Pitch, Basketball Court, Playground)  
Gym & Yoga Room



**ENTERTAINMENT** > 2 Levels Of Club House • Mini Theatre



Yes, we have the infinity pool, the clubhouses, the exclusive touches, and the comprehensive comforts – but for us, they're never just items on a list. Every detail is thoughtfully curated to enrich your daily living. Whether it's positioning the pool precisely to capture natural warmth throughout the day or harmoniously blending serene water features with lush greenery to create a calming, immersive sanctuary – each choice is deliberate, enhancing every moment you spend here.





## The only challenge?

Finding a reason to step outside.





**Sidharth Chowdhry**  
Managing Director



Bold, uncompromising, and relentlessly forward-thinking, Sidharth is a force to be reckoned with in the world of high-end luxury real estate. Every project under his leadership is not just built, but redefined.

Blending technical expertise with an eye for cutting-edge design, Sidharth ensures that every property is not only a visual masterpiece but also an engineering marvel.

With over five decades of experience, Sidharth brings with him a legacy of unmatched excellence. Together we assume a proactive, innovative approach that goes beyond traditional management, positioning Dalcore as a true disruptor in the industry.

**yoo**  
Inspired by  
**STARCK**  
**Phillipe Starck**  
Creative Director



Inventor, creator, architect, designer, artistic director, Phillippe Starck is all of the above, but above all he is a man of honesty, in the purest tradition of the Renaissance artists. Despite more than 10000 creations-completed or in the making- his global fame and his tireless protean inventiveness, never forget the essential Phillippe Starck has a mission and a vision: creation, whatever shape it takes, must make life better for the largest number of people possible  
Predicting the phenomena of convergence and dematerialization, Phillippe Starck has always devised objects that demand the most from the least.

**uha**  
**Jonas Upton-Hansen**  
Managing Director / Founder



Rising to almost 160 meters on Gurugram's prestigious Golf Course Road, 'Falcon Tower' will redefine the urban skyline with a bold vision rooted in contemporary sci-fi aesthetics and the sleek minimalism of high-end technology design. The tower's form is at once futuristic and timeless—an architectural expression of precision, purity, and performance. Sustainability plays a central role in the design narrative, seamlessly integrating both passive strategies and advanced technological solutions.  
At its core, the tower is a celebration of cutting-edge innovation—where high design meets high tech, and sustainability is not an afterthought but a fundamental design driver.

**CUSHMAN & WAKEFIELD**  
**Shalin Raina**  
Managing Director  
Residential Services



The Falcon is not just another address on Golf Course Road—it is a design-forward, lifestyle-centric statement for the future. Strategically located in the heart of Gurugram, it offers a rare combination of tranquillity, connectivity, and prestige. With meticulously crafted designer residences inspired by global aesthetics, The Falcon brings an elevated living experience to one of NCR's most coveted locales.

## Just some dreamers weaving narratives into design.

What unites us is a shared commitment to crafting homes where design is not merely about materials and dimensions, but about creating profound experiences for those who live in them.

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## Location Map



Map not to scale

# A Neighbourhood That Has It All



## Important Landmarks

DLF Golf & Country Club

DLF Cybercity

Horizon Centre



## Lifestyle Amenities

South Point Mall

DT Mega Mall

Ardee Mall



## Educational Institutes

Heritage International School

Lancer International School

The Shri Ram School Aravali

Shiv Nadar School



## Quality Healthcare

Paras Hospital

Fortis Healthcare

Max Healthcare



# Site Plan

  
SP. Site Plan  
Scale: 1:250

A1060





## **Ahir Infraspace Pvt.Ltd.**

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