



# LAUNCHING NEW HOMES AT SOBHA CITY

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Delhi NCR's Best Urban Park Residences

**SOBHA**  
**CITY**

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Chintels Metropolis, Sector-108  
Gurgaon



**SOBHA  
CITY**

Chintels Metropolis, Sector-108  
Gurgaon

**SOBHA CITY,  
IN CONTINUATION  
OF A SUCCESSFUL  
JOURNEY UNVEILS  
ITS LATEST  
TOWER C3**

**YOU ARE  
INVITED TO BE  
A PART OF  
THE EVER  
GROWING  
SOBHA FAMILY**



**SOBHA  
CITY**

Chintels Metropolis, Sector-108  
Gurgaon



**ENJOY SOBHA QUALITY AND  
BREATHTAKING VIEWS.  
EVERYDAY.**

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**SOBHA  
CITY**

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Gurgaon

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THE NEW TOWER - C3

THE PROJECT

THE AMENITIES

THE COMMUNITY

THE RESIDENCES

THE LOCATION

THE DEVELOPER



## EXCEPTIONAL VIEWS

The new tower C3 at Sobha City is 3 side open offering spectacular views of Delhi's Reserved Greens or the resort style lakelet.

## SUPERIOR HOMES

This premium tower offers spacious 3 bedroom Vaastu compliant residences in sizes 2073 sq.ft. & 2343 sq.ft.

## AMAZING BENEFITS

Limited homes in the new tower come with preferential price and attractive funding options available from Home Loan Partners.



**GRAND ENTRANCE OF TOWER LOBBY**

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SOOTHING VIEW OF  
RESORT STYLE LAKELET



SOBHA  
CITY

Chintels Metropolis, Sector-108  
Gurgaon

Artistic impression



UNINTERRUPTED VIEWS OF  
DELHI'S RESERVED GREENS

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**RIGHT AT THE EDGE OF  
DELHI'S RESERVED GREENS**

TOWER C3

**SOBHA  
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Gurgaon

Artistic impression



## SOBHA CITY. DELHI NCR'S BEST URBAN PARK RESIDENCES

### URBAN PARK RESIDENCES

Already preferred by over 350 families, Sobha City residences come with excellent sports and social amenities set around 8.5 acre of planned urban park.

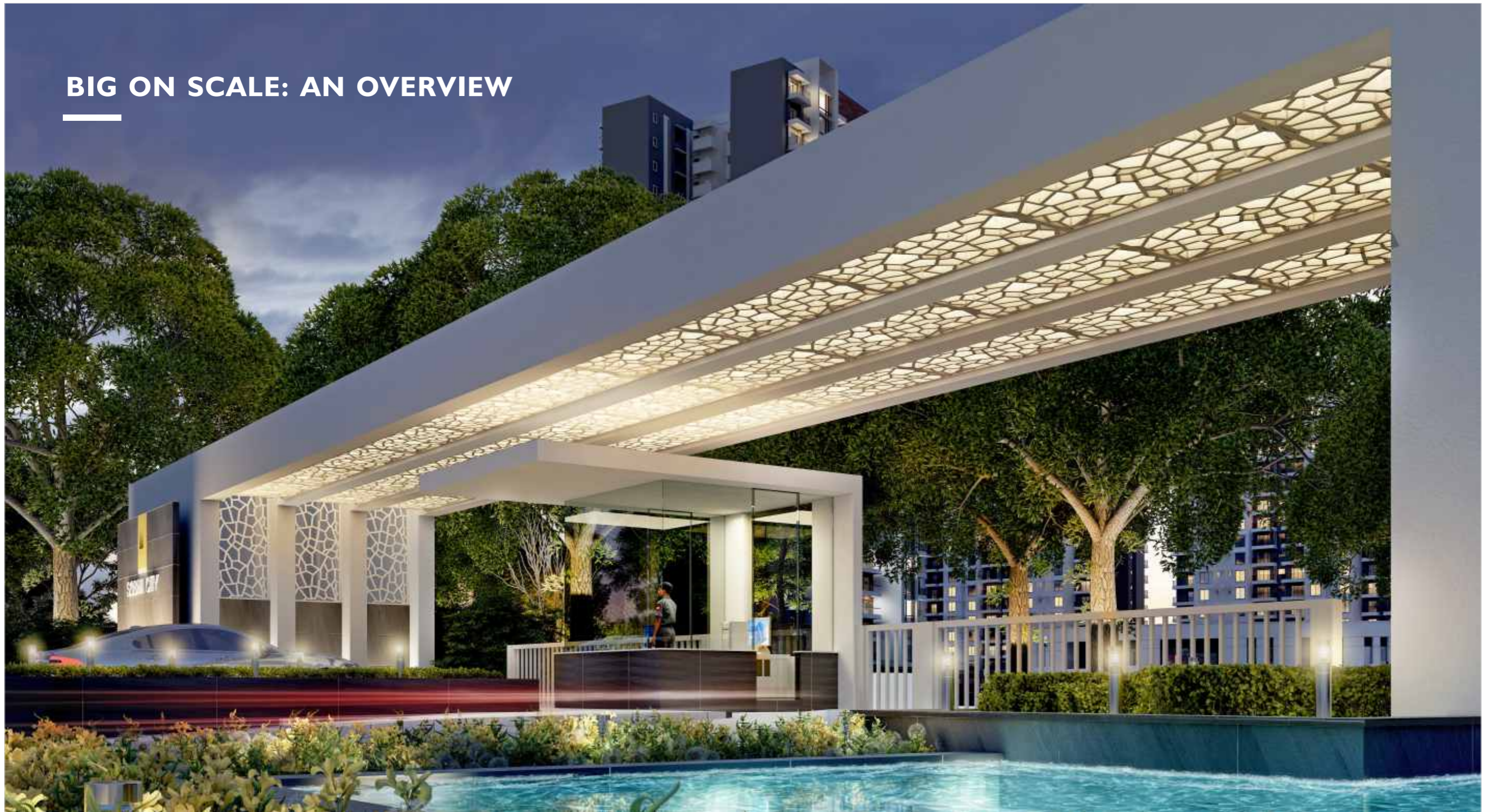
### HIGH POTENTIAL LOCATION

The growing social and commercial infrastructure on the Upper Dwarka Expressway makes it the most sought after location in Delhi NCR.

### THE SOBHA PROMISE

A consistent track record of delivering one Sobha Home, every ten hours, for last ten years; ensures delivery of quality homes on time, every time.

## BIG ON SCALE: AN OVERVIEW



**39 ACRE OF BIG SCALE DEVELOPMENT, ONE OF THE LARGEST IN GURGAON**

**8.5 ACRES OF ABSOLUTE GREEN SPACES**

**32 METER WIDE GRAND ENTRANCE PLAZA**

**PERIPHERAL TOWERS FOR EASY ACCESS & UNHINDERED MAGNIFICENT VIEWS**

## BIG ON SUCCESS: THE JOURNEY SO FAR



**SOBHA CITY  
IS ALREADY  
THE PREFERRED  
CHOICE**



**6 TOWERS  
LAUNCHED  
IN PHASE I**



**CONSTRUCTION  
PROGRESS ON  
SCHEDULE**



**MOST PREFERRED  
DESTINATION  
ADDRESS OF NCR**

# MASTERSTROKE OF A MASTER PLAN



DELHI'S RESERVED GREENS



- 1. 32M WIDE GRAND ENTRANCE PLAZA
- 2. 90M DIA CRICKET GROUND
- 3. SKATING RINK
- 4. FULL BASKETBALL COURT

- 5. VOLLEYBALL COURT
- 6. CHILDREN'S PLAY AREA
- 7. CLUB OVAL 1
- 8. 1KM LONG WALKING & BIKING TRAIL

- 9. PODIUM GREENS
- 10. OUTDOOR GYM
- 11. SWIMMING POOL
- 12. ISLAND DECK

- 13. PARTY LAWN
- 14. CAMPING GROUND
- 15. AMPHITHEATER
- 16. CLUB OVAL 2
- 17. 3 TENNIS COURTS

# BIG ON LIFE: THE AMENITIES



**8.5 ACRES OF  
PLANNED URBAN  
PARK**



**A DEDICATED  
CAMPING ZONE  
& A POOL SIDE  
PARTY LAWN**



**2 CLUBHOUSES WITH  
AN ALL-WEATHER  
INDOOR SWIMMING  
POOL**



**1 KM LONG &  
3M WIDE WALKING  
& BIKING TRAIL**



**OVER HALF AN ACRE  
OF RESORT STYLE  
LAKELET WITH AN  
OLYMPIC SIZE POOL  
& AN ISLAND DECK**



**AMPHITHEATRE  
AND CHILDREN'S  
PLAY AREA**

# BIG ON LIFE: THE AMENITIES



**90M DIA CRICKET  
GROUND WITH  
A PROFESSIONAL  
PITCH**



**INDOOR  
BADMINTON AND  
SQUASH COURTS**



**3 FLOOD-LIT  
TENNIS COURTS**



**2 FULLY EQUIPPED  
GYMNASIUMS**



**FULL SIZE  
BASKETBALL  
& VOLLEYBALL  
COURTS**



**SKATING RINK**

# SOBHA COMMUNITY: IN A LEAGUE OF ITS OWN



OVER  
**22,000**

FAMILIES HAVE CHOSEN  
SOBHA HOME AS THEIR  
PREFERRED ADDRESS  
ACROSS INDIA



## QUALITY

SOBHA customers have a penchant for perfection & passion for excellence when it comes to quality

## LEADERS

Comprising of leaders, businessmen, young entrepreneur and senior management from corporate World

## LEGACY

Families take pride in passing their Sobha home as a legacy from one generation to another



**PREMIUM RESIDENCES  
WITH EFFICIENT LAYOUTS**



**SOBHA  
CITY**

Chintels Metropolis, Sector-108  
Gurgaon

Actual image

# BIG ON EFFICIENCY: THE RESIDENCES



## FUNCTIONAL HOMES

- OPTIMAL SIZED LIVING SPACES
- THOUGHTFULLY DESIGNED LAYOUTS FOR EASE OF MOVEMENT
- MAXIMUM SPACE UTILISATION FOR EACH ACTIVITY



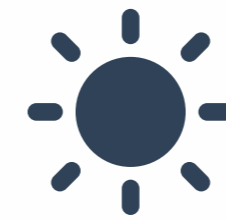
## EFFICIENT AREA

- MORE CARPET AREA
- EXTERIOR WALL THICKNESS OF 160MM
- OPTIMAL SIZED BALCONIES
- 4 APARTMENTS ON EACH FLOOR



## PRIVATE LIVING

- WELL SPACED TOWERS
- APARTMENT ENTRANCES NOT FACING EACH OTHER
- NO COMMON WALLS BETWEEN APARTMENTS
- MASTER BEDROOM PLACED FOR ENHANCED PRIVACY



## VENTILATED SPACES

- LARGE WINDOWS AND SLIDING DOORS
- NATURALLY LIT ATRIUMS
- ADEQUATE DISTANCE BETWEEN TOWERS

## THE RESIDENCES

## THE FLOOR PLANS

TOWERS C3, C4

TENTATIVE SBA - 192 SQ.MT. (2072.90 SQ.FT.)



### UNIT TYPE 'd'

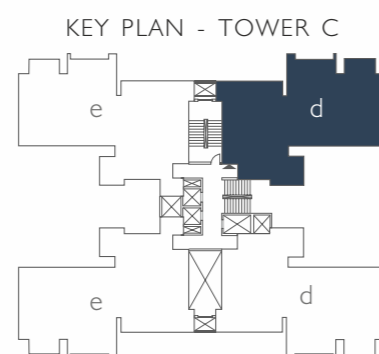
3 BEDROOM RESIDENCES

LARGE MASTER BEDROOM WITH WALK-IN CLOSET

LARGE KITCHEN AREA

SQUARE LIVING AND DINING AREA

INCLUSIVE OF 2 COVERED CAR PARKS

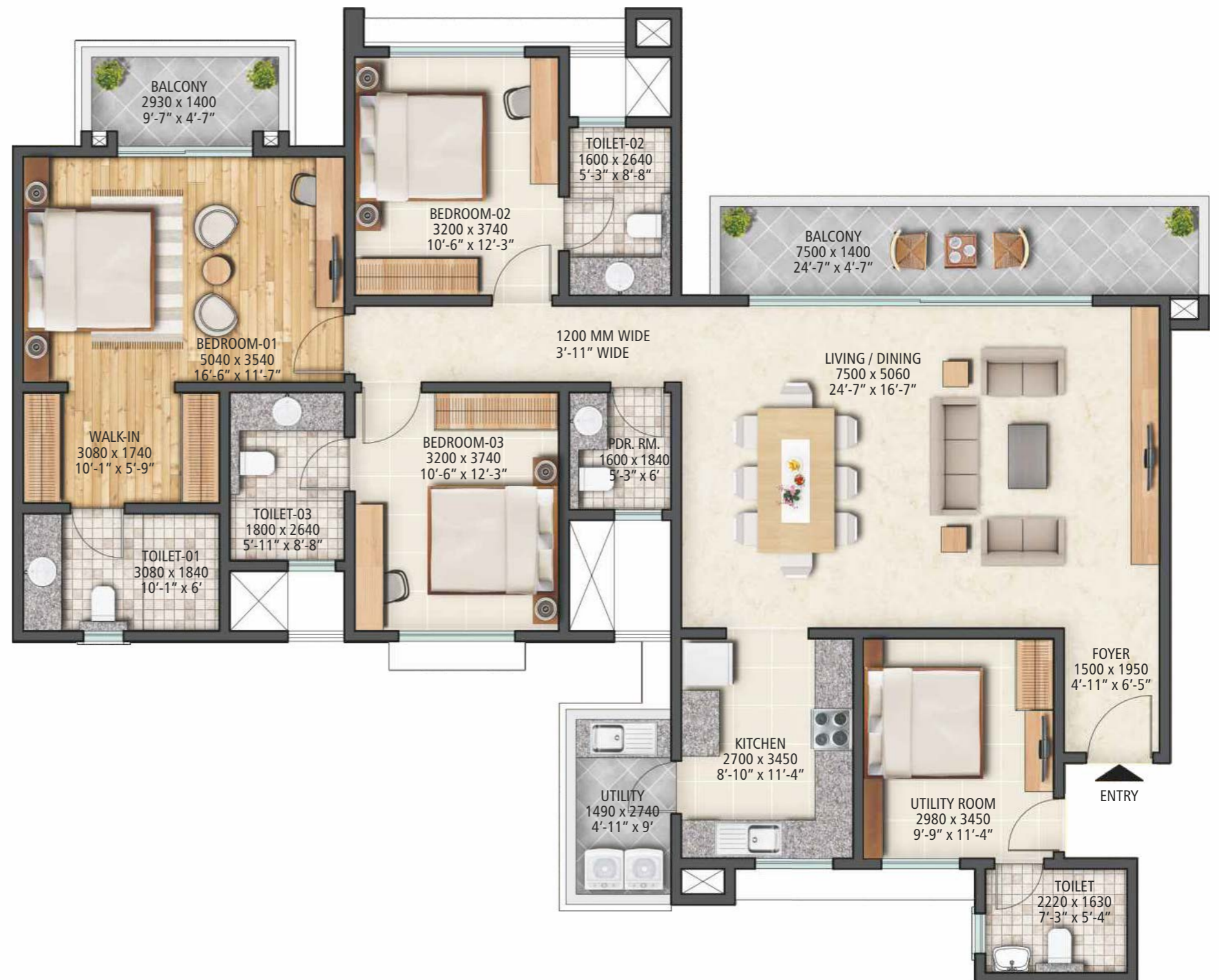


## THE RESIDENCES

## THE FLOOR PLANS

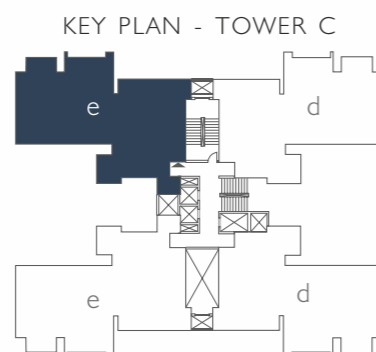
TOWERS C3, C4

TENTATIVE SBA - 217 SQ.MT. (2343.44 SQ.FT.)



### UNIT TYPE 'e'

- 3 BEDROOM RESIDENCES WITH UTILITY ROOM
- LARGE MASTER BEDROOM WITH WALK-IN CLOSET
- LARGE KITCHEN AREA
- SQUARE LIVING AND DINING AREA
- INCLUSIVE OF 2 COVERED CAR PARKS





## THE RESIDENCES

## SPECIFICATIONS

RCC FRAMED STRUCTURE WITH SINGLE BASEMENT, STILT & 18-24 FLOORS 24 HOUR POWER BACKUP FOR APARTMENTS AND COMMON AREA FACILITIES

### FOYER / LIVING / DINING

FLOORING	SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING IN TOWER A & B APARTMENTS NATURAL / ENGINEERED STONE FLOORING & SKIRTING IN TOWER C APARTMENTS
WALLS & CEILING	PLASTIC EMULSION PAINT
FITTINGS & FIXTURES	SPLIT AC PROVISION, TELEVISION & TELEPHONE POINT

### BEDROOMS

FLOORING	SUPERIOR QUALITY TIMBER LAMINATED FLOORING OR EQUIVALENT AND SKIRTING IN MASTER BEDROOM SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING IN OTHER BEDROOMS
WALLS & CEILING	PLASTIC EMULSION PAINT IN ALL BEDROOMS
FITTINGS & FIXTURES	SPLIT AC PROVISION, TELEVISION & TELEPHONE POINT

### KITCHEN

FLOORING	SUPERIOR QUALITY CERAMIC TILE
WALLS	SUPERIOR QUALITY CERAMIC WALL TILE DADO UPTO CEILING
CEILING	PLASTIC EMULSION PAINT
FITTINGS & FIXTURES	EXHAUST FAN
UTILITY AREA	STAINLESS STEEL SINGLE BOWL SINK WITH DRAIN BOARD

### BALCONIES

FLOORING	SUPERIOR QUALITY ANTI-SKID CERAMIC TILE FLOORING AND SKIRTING
WALLS	EXTERNAL GRADE TEXTURED PAINT
CEILING	PLASTIC EMULSION PAINT
PARAPET / RAILING	PARAPET WITH GRANITE COPING / MS RAILING

### BATHROOMS / TOILETS

FLOORING	SUPERIOR QUALITY ANTI-SKID CERAMIC TILE
WALLS	SUPERIOR QUALITY CERAMIC WALL TILE DADO UPTO FALSE CEILING
CEILING	FALSE CEILING WITH GRID PANELS
COUNTER	GRANITE (IN ALL TOILETS EXCEPT UTILITY ROOM TOILET)
FIXTURES	SHOWER PARTITION IN MASTER BATH IN TOWER C
ACCESSORIES	EXHAUST FAN, 25 LITRE CAPACITY GEYSER, 15 LITRE CAPACITY GEYSER IN UTILITY ROOM TOILET
FITTINGS	CHROMIUM PLATED FITTINGS & SANITARYWARE OF REPUTABLE MAKE

### UTILITY ROOM (IN TOWER C)

FLOORING	CERAMIC TILE FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT

### STAIRCASE

CEMENT CONCRETE FOR TREADS AND RISERS
TEXTURED PAINT FOR WALLS
PLASTIC EMULSION PAINT FOR CEILINGS

### COMMON AREAS

FLOORING	VITRIFIED TILES / GRANITE IN LOBBY
WALLS	SUPERIOR QUALITY CERAMIC WALL TILE DADO UPTO CEILING
CEILING	PLASTIC EMULSION PAINT
PARAPET / RAILING	GRANITE COPING / MS HANDRAIL

### DOORS

MAIN DOOR	TIMBER FRAME, TIMBER ARCHITRAVE AND SHUTTERS WITH BOTH SIDE MASONITE SKIN
BEDROOM DOORS	TIMBER FRAME, TIMBER ARCHITRAVE AND SHUTTERS WITH BOTH SIDE MASONITE SKIN
TOILET DOORS	TIMBER FRAME, TIMBER ARCHITRAVE AND SHUTTERS WITH OUTSIDE MASONITE SKIN AND INSIDE LAMINATE
OTHER DOORS	SPECIALLY DESIGNED HEAVY-DUTY POWDER COATED ALUMINUM EXTRUDED FRAMES
WINDOWS	HEAVY-DUTY POWDER COATED ALUMINUM GLAZED WINDOWS & VENTILATORS

### LIFTS

2 LIFTS (15 PASSENGER CAPACITY & 8 PASSENGER CAPACITY) IN TOWER A & B  
3 LIFTS (ONE 15 PASSENGER CAPACITY & TWO 8 PASSENGER CAPACITY) IN TOWER C

### CAR PARKING

COVERED CAR PARKS IN BASEMENT AND STILT LEVEL  
ADDITIONAL OPEN CAR PARKS FOR VISITORS ON GROUND LEVEL

### SECURITY

EACH APARTMENT LINKED TO MAIN SECURITY CABIN VIA INTERCOM

### LANDSCAPE

DESIGNER LANDSCAPING

**LOCATION: BEST OF BOTH THE WORLDS -  
DELHI AND GURGAON**

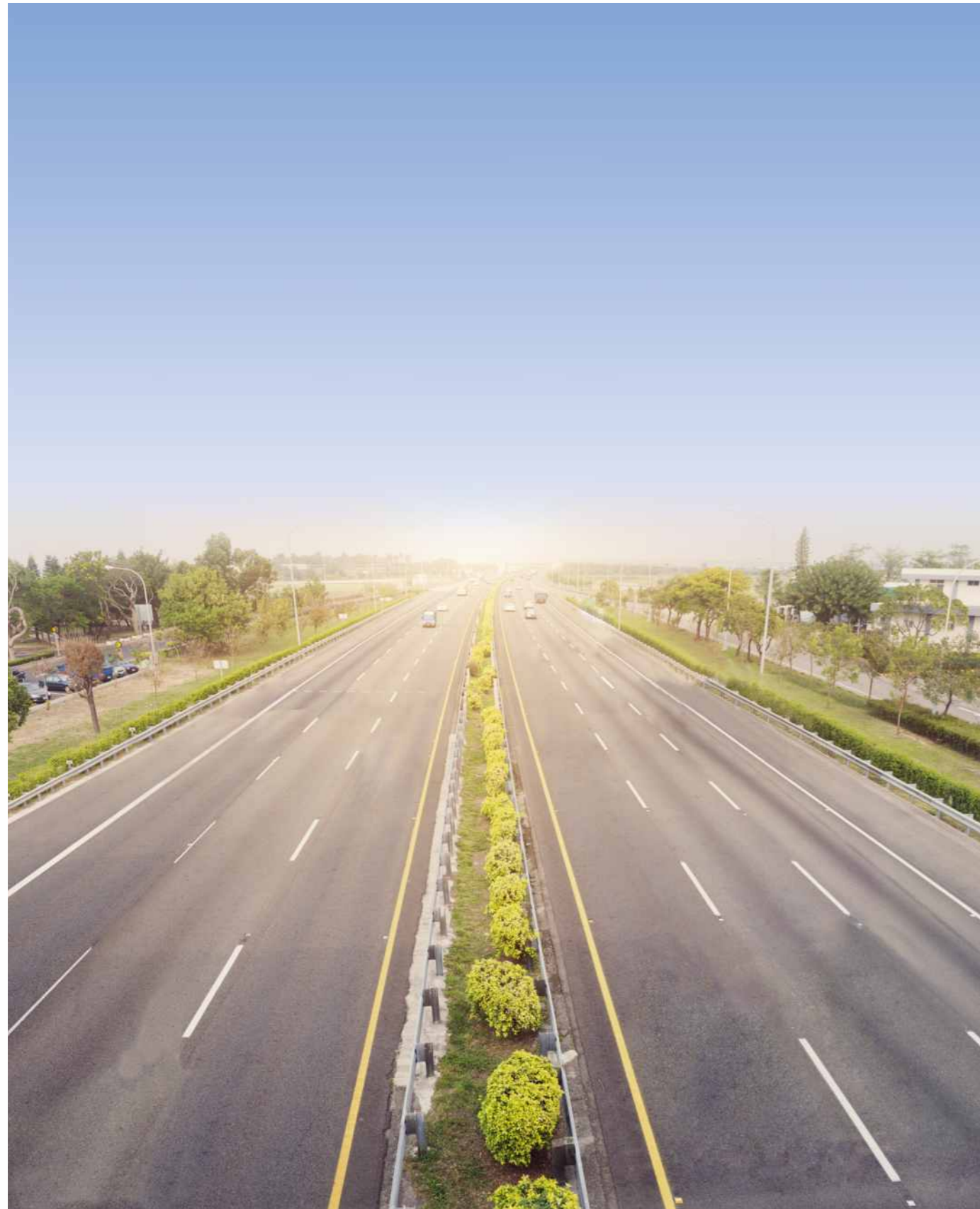


**LOCATED ON UPPER  
DWARKA EXPRESSWAY  
SECTOR 108, GURGAON**

**OVERLOOKING  
ACRES OF DELHI'S  
RESERVED GREENS**

**ON AN EXISTING  
75M WIDE ROAD**

**FRONTAGE OF  
OVER 500M**



## UPPER DWARKA EXPRESSWAY: THE POTENTIAL IS ONLY NORTHWARDS

### ENVIABLE NEIGHBORHOOD

Dwarka - Asia's Largest Subcity	10 Mins
IGI Airport - India's Busiest Airport	15 Mins
Aerocity - Delhi's Only Hospitality District	15 Mins
Gurgaon - The Millennium City	20 Mins
Vasant Vihar - Delhi's Poshest Area	25 mins

### ALL SET TO TAKE OFF

- Alternative to NH-8, to be the widest road in the country
- NH status and Government push has led to expedition of work
- Upcoming social and commercial infrastructure in vicinity
- Population settlement happening at a brisk pace
- Area is witnessing rise in demand for quality housing

# DWARKA EXPRESSWAY COMES CLOSER TO REALITY

Last hurdle on Dwarka e-way cleared:  
Gadkari

*Source: Times Of India; April 17th, 2018*

Dwarka Expressway, Golf Course Road,  
SPR and MG Road to be Gurgaon's four  
growth hubs.

*Source: Times Of India; Jan. 18th, 2018*

DMRC to extend the Airport Express  
Metro line to Sec-25, Dwarka.

*Source: Hindustan Times; Dec. 6th, 2017*

IGI Airport to get closer as Gurgaon  
authority picks Dwarka route for  
metro line extension

*Source: Hindustan Times; Dec. 6th, 2017*

Govt. has invited bids for the  
construction of a 4km long tunnel from  
Dwarka Expressway to IGI Airport.

*Source: The Economic Times; Nov. 18th, 2017*

Dwarka to bring New Delhi in the  
league of Shanghai, Hong Kong  
and Singapore

*Source: Hindustan Times & Times Of India; Nov. 11th, 2017*





**SOBHA  
CITY**

Chintels Metropolis, Sector-108  
Gurgaon

# FOR GENERATIONS TO KEEP



**A SOBHA PRODUCT OF  
INTERNATIONAL REPUTE**

**A LASTING QUALITY,  
A LIFETIME ASSET FOR  
GENERATIONS TO KEEP**

**A PRICELESS LEGACY TO BE  
GIFTED TO YOUR LOVED ONES**

**AN OWNER'S PRIDE, A TRUE  
WORTH OF YOUR HAPPINESS**



# SOBHA

**TRANSFORMING THE WAY PEOPLE PERCEIVE QUALITY**



# SOBHA RANKED NO.1 BRAND IN REAL ESTATE ACROSS INDIA FOR 4 CONSECUTIVE YEARS BY TRACK2REALTY\*



2017  
**WINNER**  
**BEST**  
PROFESSIONALLY  
MANAGED  
COMPANY  
CIDC

2016  
**WINNER**  
**BEST**  
DEVELOPER  
OF THE YEAR  
CONSTRUCTION TIMES

2015  
**WINNER**  
**LUXURY**  
VILLA PROJECT  
OF THE YEAR  
NDTV PROPERTY

2014  
**WINNER**  
INDIA'S MOST  
ADMIRED  
BUILDER  
CONSTRUCTION WORLD

2013  
**WINNER**  
**BUILDER**  
OF THE YEAR  
CNBC AWAZ

\*Track2realty - Consumer Confidence Report 20:20 - 2018 & BrandXReport 2017-18



### SELF BELIEF TO EXCEL

- | Culture of achieving excellence in quality
- | Attention to minute details in systems, processes, design and execution of all activities



### IN-HOUSE EXPERTISE

- | India's only backward integrated real estate company
- | In-house design studio, concrete, interiors, glazing & metal works factory for superior quality
- | Technicians trained by German experts



### GLOBAL OPERATIONS

- | Presence in 6 countries
- | Footprint across 27 cities & 13 states in India
- | 28,000 people employed globally



### IMPECCABLE TRACK RECORD

- | Timely delivery for 20 years
- | Delivered 411 real estate & contractual projects
- | Over 92.53 million sq.ft. delivered & 51 million sq.ft. under construction



**OVER 187 VILLAS DELIVERED.**

A testimony of Sobha's design, execution, finishes and its commitment to delivery in Gurgaon.

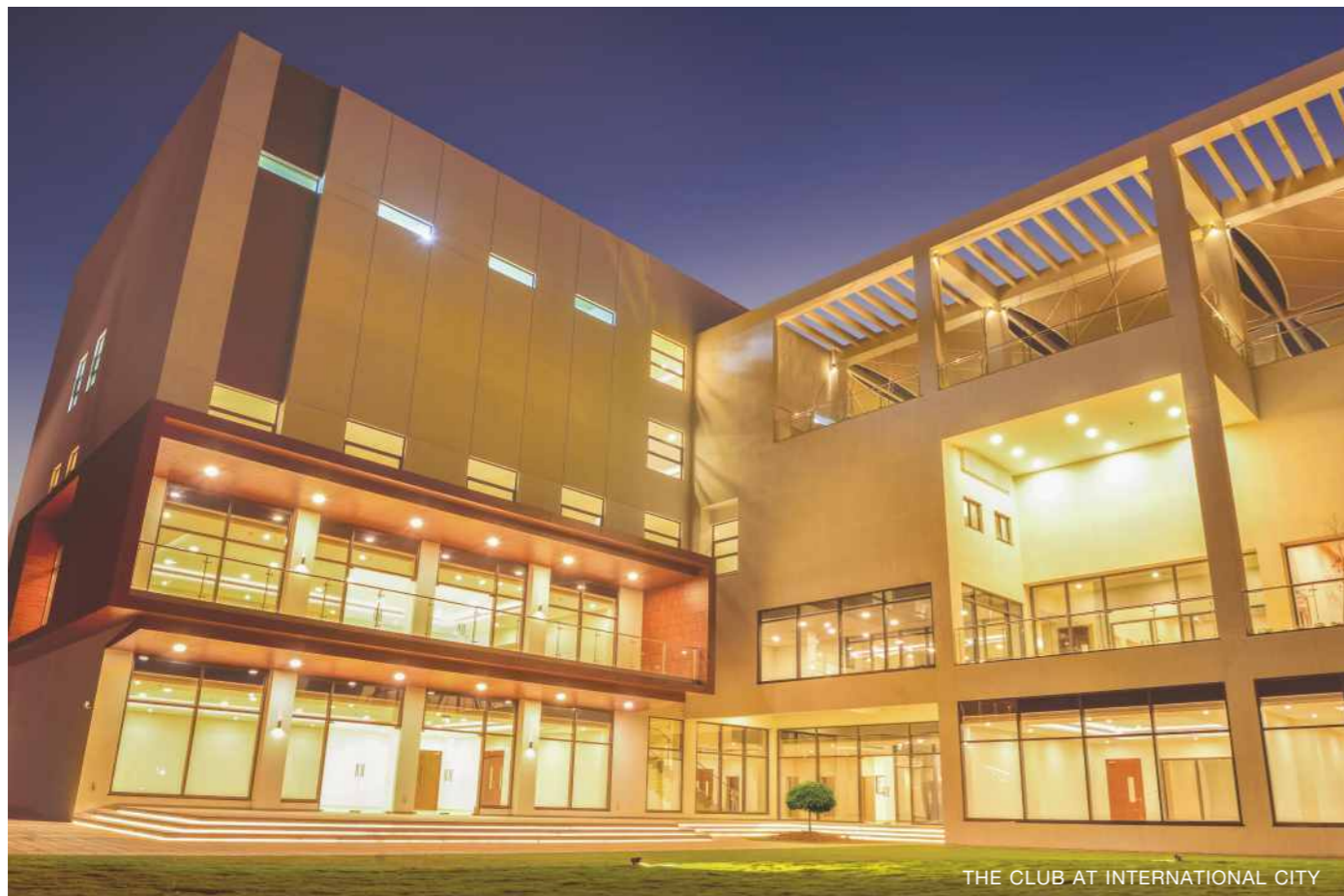
**international  
city**  
gurgaon



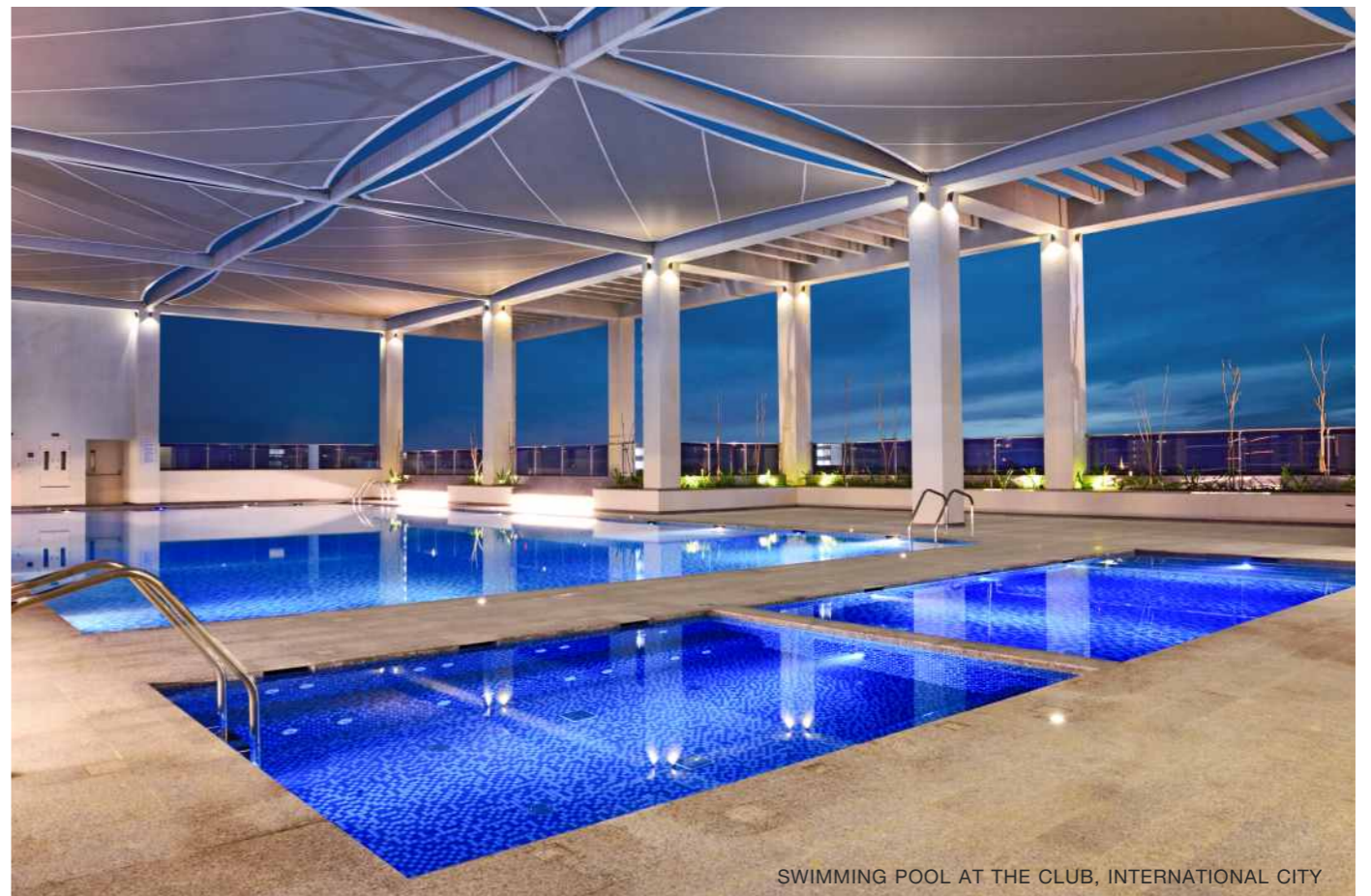
STRAIGHT LINE MODERN ARCHITECTURE



PRESIDENTIAL VILLAS AT INTERNATIONAL CITY



THE CLUB AT INTERNATIONAL CITY



SWIMMING POOL AT THE CLUB, INTERNATIONAL CITY



**BOOKINGS NOW OPEN**



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