



LAUNCHING NEW HOMES AT SOBHA CITY

Delhi NCR's Best Urban Park Residences

SOBHA
CITY

Chintels Metropolis, Sector-108
Gurgaon

+918586866824



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
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Gurgaon



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

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**SOBHA
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Gurgaon

CONTENTS

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.

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Artistic impression



GRAND ENTRANCE OF TOWER LOBBY

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SOOTHING VIEW OF
RESORT STYLE LAKELET



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Artistic impression

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UNINTERRUPTED VIEWS OF
DELHI'S RESERVED GREENS

ISOBHA
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NEW TOWER C3 | 08 |

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

TOWER C3

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CITY**

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Gurgaon

Artistic impression

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NEW TOWER C3 | 09 |



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

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international
city

**SOBHA
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BIG ON LIFE: THE AMENITIES



**8.5 ACRES OF
PLANNED URBAN
PARK**



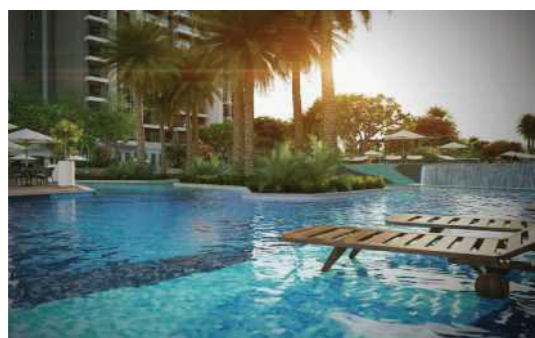
**A DEDICATED
CAMPING ZONE
& A POOL SIDE
PARTY LAWN**



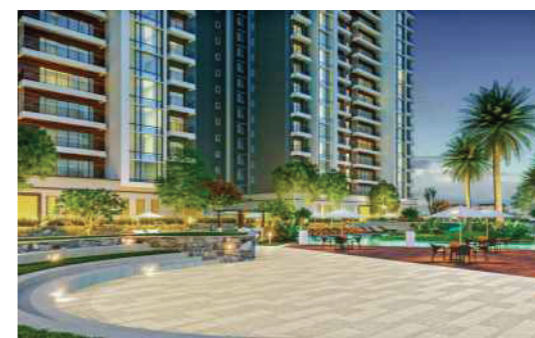
**2 CLUBHOUSES WITH
AN ALL-WEATHER
INDOOR SWIMMING
POOL**



**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



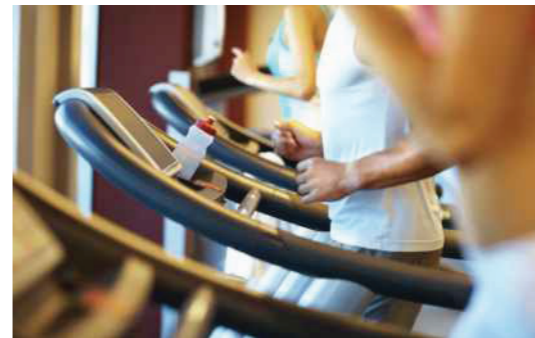
**90M DIA CRICKET
GROUND WITH
A PROFESSIONAL
PITCH**



**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**



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Gurgaon

Actual image

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BIG ON EFFICIENCY: THE RESIDENCES



FUNCTIONAL HOMES

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



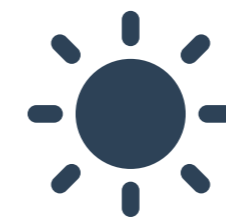
EFFICIENT AREA

- 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'

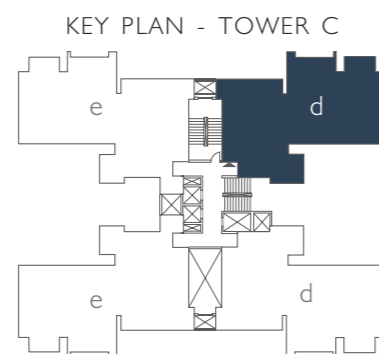
3 BEDROOM RESIDENCES

LARGE MASTER BEDROOM WITH WALK-IN CLOSET

LARGE KITCHEN AREA

SQUARE LIVING AND DINING AREA

INCLUSIVE OF
2 COVERED CAR PARKS



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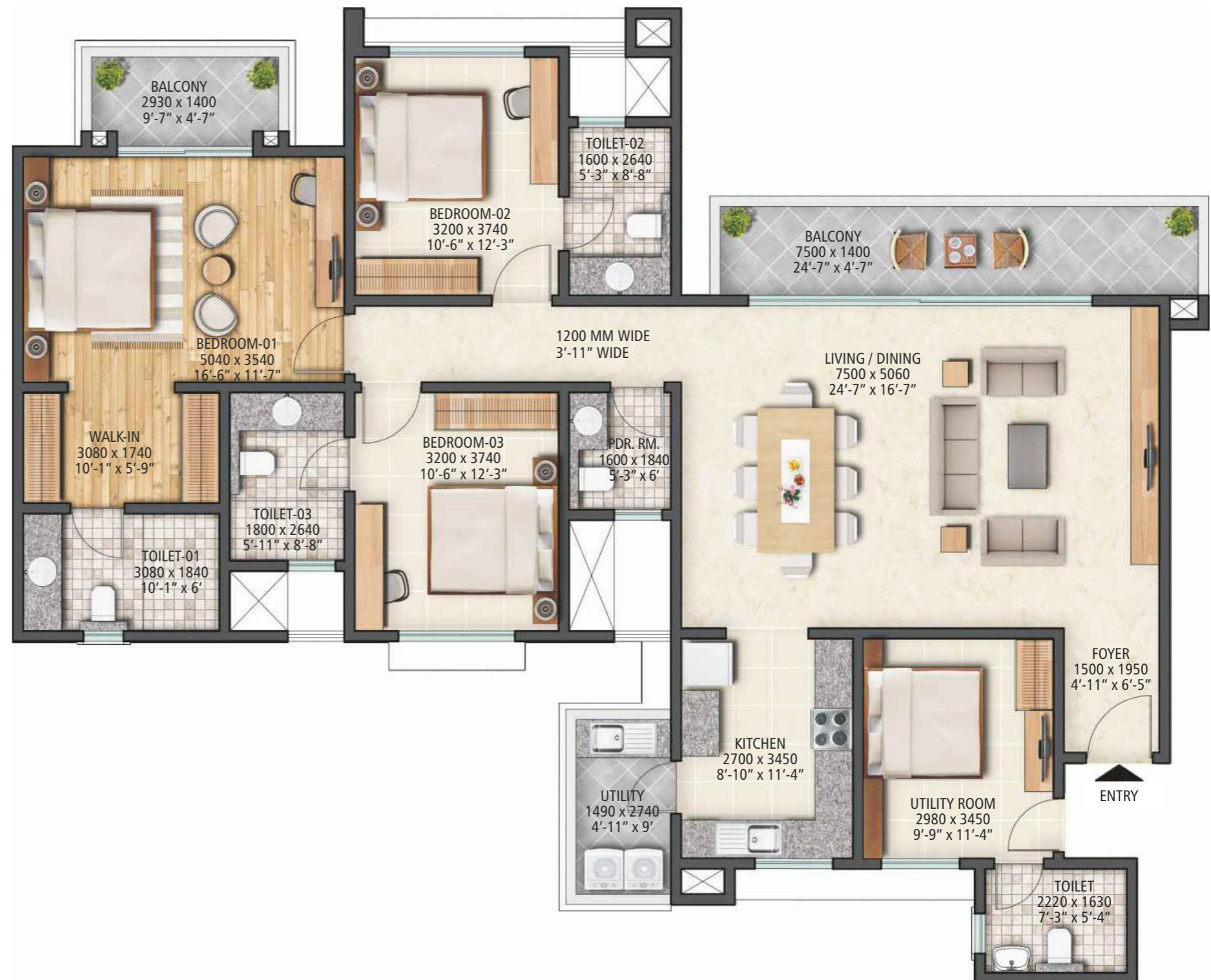


THE RESIDENCES

THE FLOOR PLANS

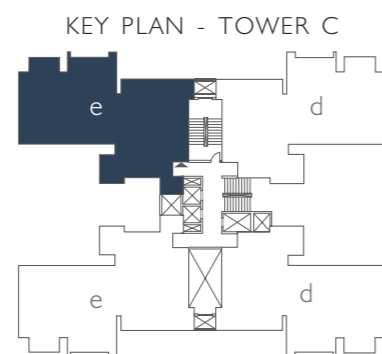
TOWERS C3, C4

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



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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**

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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**

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SOBHA

TRANSFORMING THE WAY PEOPLE PERCEIVE QUALITY

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



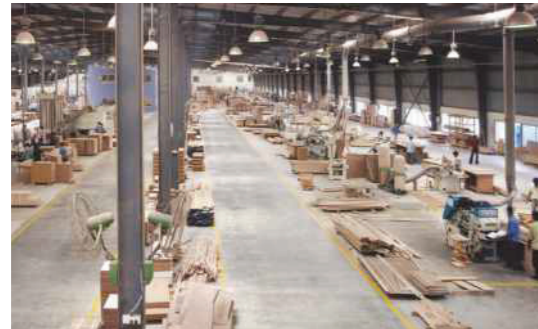
2017
WINNER
BEST
PROFESSIONALLY
MANAGED
COMPANY
CIDC

2016
WINNER
BEST
DEVELOPER
OF THE YEAR
CONSTRUCTION TIMES

2015
WINNER
LUXURY
VILLA PROJECT
OF THE YEAR
NDTV PROPERTY

2014
WINNER
INDIA'S MOST
ADMIRER
BUILDER
CONSTRUCTION WORLD

2013
WINNER
BUILDER
OF THE YEAR
CNBC AWAZ



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

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STRAIGHT LINE MODERN ARCHITECTURE



PRESIDENTIAL VILLAS AT INTERNATIONAL CITY



THE CLUB AT INTERNATIONAL CITY



SWIMMING POOL AT THE CLUB, INTERNATIONAL CITY

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BOOKINGS NOW OPEN

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