



Actual show villa image

presidential villas | **international
city**

+918586866824

master plan



PHASE 2 **international city**

LEGEND		
COLOUR	PRODUCT TYPE	TYPICAL SIZE
■	DUPLEX VILLA	501 SQ.MT.
■	DUPLEX VILLA	418 SQ.MT.
■	INDEPENDENT VILLA	418 SQ.MT.
■	INDEPENDENT VILLA	334 SQ.MT.
■	ROW HOUSE	206 SQ.MT.

Disclaimer: The actual size of the plots may vary marginally.

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villa: 418 sq.mt.

Saleable built-up area: 681 sq.mt.

Spread over G+2 and a Basement

- Spacious five bedroom villa with four convenient car parks, a private elevator and a study
- Two expansive master bedrooms with 5 fixture master baths
- Ultra luxurious dining room with double height ceiling overlooking the greens
- Large terrace garden, front & rear lawns
- Two utility rooms for accommodating domestic help and for storage

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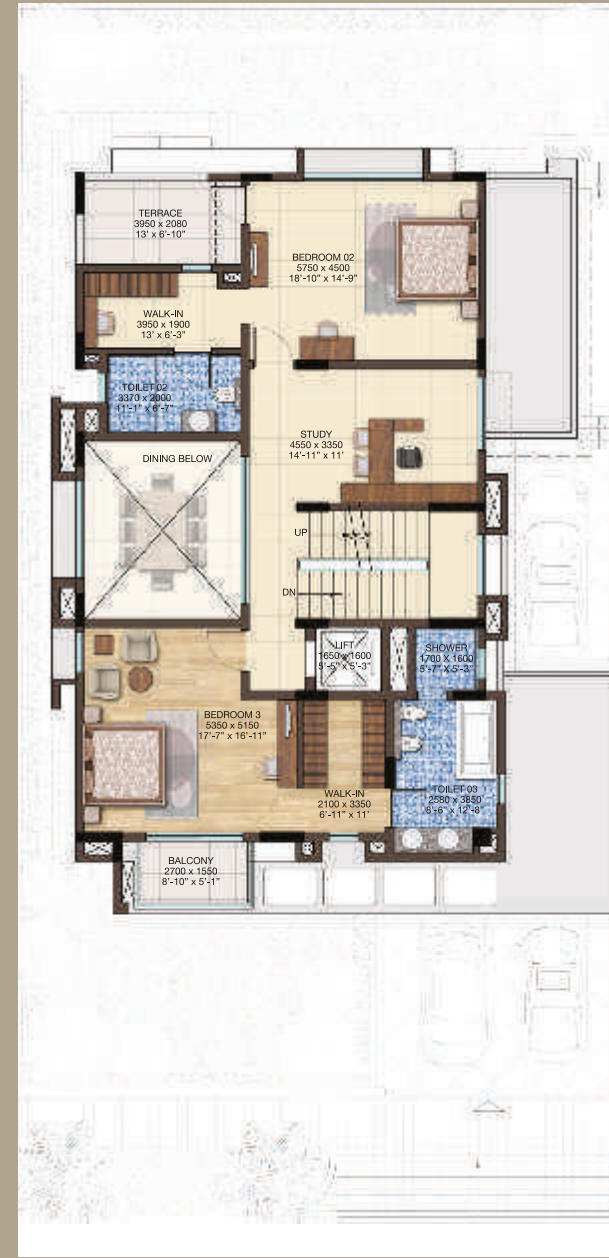
418 SQ.MT.

GROUND FLOOR PLAN



418 SQ.MT.

FIRST FLOOR PLAN



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418 SQ.MT.

SECOND FLOOR PLAN



418 SQ.MT.

BASEMENT PLAN



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villa: 334 sq.mt.

Saleable built-up area: 540 sq.mt.

Spread over G+2 and a Basement

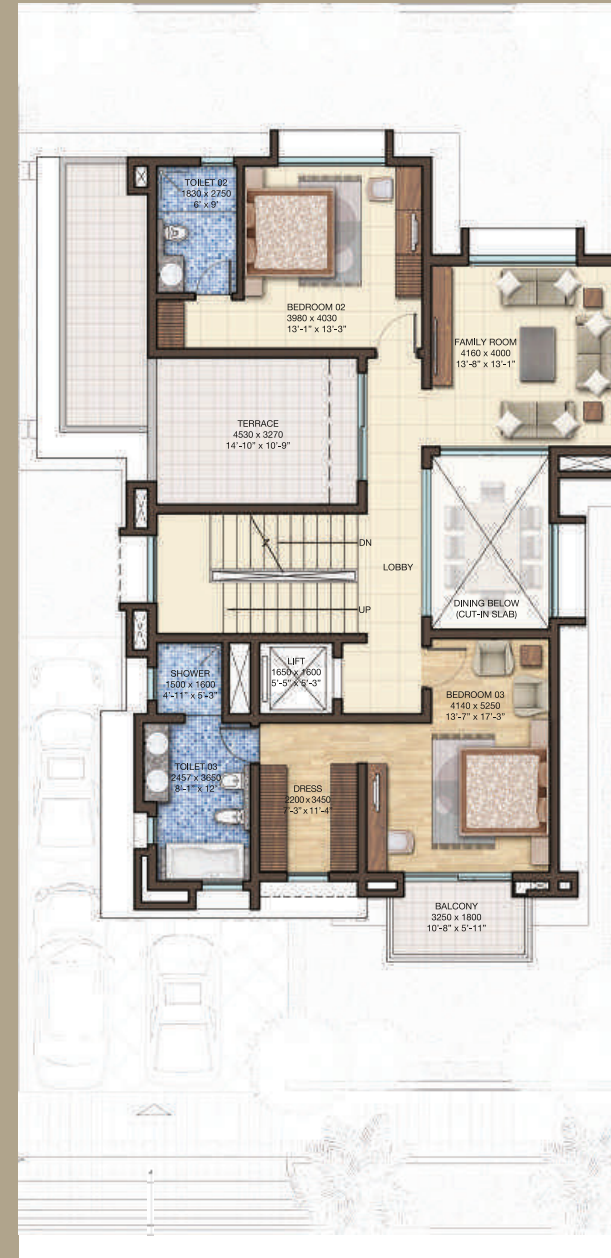
- Spacious five bedroom villa with three convenient car parks and a private elevator
- Two expansive master bedrooms with 5 fixture master baths
- Ultra luxurious dining room with double height ceiling overlooking the deck and the greens through large French windows
- Large terrace garden, front & rear lawns
- Two utility rooms for accommodating domestic help and for storage

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334 SQ.MT.
GROUND FLOOR PLAN



334 SQ.MT.
FIRST FLOOR PLAN



334 SQ.MT.

SECOND FLOOR PLAN



334 SQ.MT.

BASEMENT PLAN



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villa specifications: 418 and 334 sq.mt.

RCC FRAMED STRUCTURE WITH CONCRETE MASONRY WALLS DESIGNED WITH SEISMIC CONSIDERATIONS
STONE CLADDING / TEXTURE PAINT ON EXTERIORS
LARGE SIZE DOUBLE GLAZED WINDOWS WITH NATURAL / ENGINEERED STONE COPING ON WINDOW SILLS AND PARAPET
FULLY FITTED VRF AIR CONDITIONING
24 HOUR POWER BACKUP
HOT WATER SUPPLY TO ALL TOILETS & KITCHEN
PRESSURISED WATER SUPPLY SYSTEM
PIPED GAS NETWORK PROVISION
4 PERSON LIFT

PATIO

FLOORING NATURAL / ENGINEERED STONE
WALLS & CEILING PLASTIC EMULSION PAINT

FOYER / LIVING / DINING / FAMILY / PASSAGE

FLOORING SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TILE FLOORING & SKIRTING
WALLS & CEILING PLASTIC EMULSION PAINT

BEDROOMS

FLOORING SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TILE / TIMBER LAMINATED
FLOORING & SKIRTING
WALLS & CEILING PLASTIC EMULSION PAINT IN ALL BEDROOMS

KITCHEN

FLOORING NATURAL/ ENGINEERED STONE / TILE
WALLS SUPERIOR QUALITY CERAMIC TILE DADO UPTO CEILING
FITTINGS & FIXTURES CHROMIUM PLATED FITTINGS, EXHAUST FAN & HOT WATER SUPPLY

BALCONIES

FLOORING CERAMIC TILES & SKIRTING
PARAPET NATURAL / ENGINEERED STONE COPING

BATHROOMS

WALLS	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TILE
FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TILE FLOORING & SKIRTING
CEILING	FALSE CEILING / PLASTIC EMULSION PAINT
COUNTER	NATURAL / ENGINEERED STONE
FIXTURES	WASH BASIN COUNTER-TOP & BIDET IN MASTER BATHROOMS. SHOWER PARTITION WITH PANEL IN ALL OTHER BATHROOMS
ACCESSORIES	EXHAUST FAN, TOWEL RAIL, TOILET PAPER HOLDER IN ALL TOILETS
FITTINGS	FITTINGS OF REPUTABLE MAKE

POWDER ROOM

WALLS	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TILE
FLOORING SKIRTING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TILE FLOORING &
COUNTER	NATURAL / ENGINEERED STONE
FITTINGS	FITTINGS OF REPUTABLE MAKE

GYMNASIUM

LAMINATED WOODEN FLOORING, PLASTIC EMULSION PAINT ON WALLS & CEILING

STUDY

FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TILE / WOODEN LAMINATED FLOORING & SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT ON ALL WALLS

DOORS

MAIN DOOR	SHUTTER DOORS WITH MASONITE SKIN ON BOTH SIDES
BEDROOM DOORS	HARDWOOD FRAME & ARCHITRAVE
TOILET DOORS	SHUTTERS WITH OUTSIDE MASONITE SKIN & INSIDE LAMINATE HARDWOOD FRAME & ARCHITRAVE
EXTERNAL DOORS	SPECIALLY DESIGNED HEAVY DUTY POWDER COATED ALUMINUM EXTRUDED FRAMES & SHUTTERS
WINDOWS	HEAVY DUTY POWDER COATED ALUMINUM GLAZED WINDOWS AND VENTILATORS

LUMBER ROOM

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

STAIRCASE

NATURAL / ENGINEERED STONE TREAD & RISERS
GLASS RAILING WITH SS / WOODEN HANDRAIL

UTILITY ROOMS (GF)

ROOMS	CERAMIC TILE FLOORING, PLASTIC EMULSION PAINT ON WALLS
ATTACHED TOILET	CERAMIC TILE FLOORING & WALL TILING WITH STANDARD SANITARY WARE & FITTINGS

TERRACES GARDENS

LANDSCAPED TERRACE GARDEN WITH TILE FLOORING

BASEMENT

FLOORING	HIGH QUALITY VITRIFIED TILES
WALLS & CEILING	PLASTIC EMULSION PAINT

SECURITY

VIDEO DOOR PHONE, SECURED COMMUNITY WITH ACCESS CONTROL AT ENTRANCE
EACH VILLA LINKED TO MAIN SECURITY VIA INTERCOM



PASSION AT WORK

international city

REGIONAL OFFICE: NORTH INDIA

Sobha Limited

(Formerly Sobha Developers Limited)

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development partners



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