



PASSION AT WORK

SOBHA
CITY
gurgaon

CHINTELS METROPOLIS, SECTOR 108, GURGAON

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} *contents*

THE LOCATION : *overlooking delhi*

THE DEVELOPMENT : *masterstroke of a masterplan*

THE AMENITIES : *niceties of sobha city*

THE APARTMENTS : *efficient residences*
the unit plans
the specifications

THE DEVELOPER : *sobha limited*



} *this one is for you. overlooking delhi.*

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Sobha City is located in Sector 108, Gurgaon, on an existing 75m wide road with a frontage of over 500m.

The project is on the edge of Delhi, overlooking acres of reserved green zone.

**TODAY YOU ARE
JUST 15 MINUTES
AWAY FROM THE
EXISTING FULLY
DEVELOPED
INFRASTRUCTURE
OF DELHI AND
GURGAON.**

**TOMORROW YOU
WILL BE RIGHT
WITHIN.**

Sobha City is in close proximity to IGI Airport and Dwarka sub-city in Delhi, the largest residential suburb in Asia with a population of over 1.1 million.

It is located next to Sector 109, the most developed sector in Upper Dwarka Expressway and right opposite International City, an exclusive villa community being developed by Sobha.

Sobha City is minutes away and well connected to Dwarka, IGI Airport, Udyog Vihar and Cyber City.

The connectivity is certain to become even better once the Dwarka Expressway is operational.

**SOBHA
CITY**
gurgaon



THE POTENTIAL
IS ONLY NORTHWARDS.

Post independence, modern India's first initiative to develop a new Diplomatic Enclave is coming up in the vicinity. This will redefine the infrastructure in the entire area.

The area will see a high number of families settling in the Upper Dwarka Expressway as over 25,000 units are expected to be ready for handover in the next four years.

It is around the same time, when phase 1 of Sobha City, will also be nearing possession hence making it a ready location for you to move in.

location map



25 mins. SOUTH DELHI
 - Vasant Vihar
 - The Grand
 - Fortis Hospital, Vasant Kunj
 - Vasant Valley School
 - D.P.S. Vasant Kunj
 J.N.U.
 South Campus

15 mins. IGI AIRPORT
 Aerocity Hospitality District
 - JW Marriot
 - Holiday Inn
 - Lemon Tree Premier
 Commercial Hub
 Retail Hub

10 mins. DWARKA
 Diplomatic Enclave*
 18-Hole DDA Golf Course*
 G.D. Goenka School
 D.A.V. Public School
 Park Plaza
 Radisson Blu
 Eros Metro Mall

SOBHA CITY

5 mins. NEIGHBOURHOOD*
 60+ acre of Educational Institutes
 24+ acre of Healthcare Facilities
 616+ acre of Retail and Commercial
 81 acre of Institutional Area
 Kanganheri Adventure & Tourist Complex

5 mins. PALAM VIHAR
 Ansal Plaza
 Columbia Asia Hospital
 Gems International School
 I.T.M. University

20 mins. CYBER CITY, GURGAON
 The Oberoi
 Udyog Vihar
 The Shri Ram School
 Ambience Mall
 The Leela

PROPOSED DEVELOPMENT TYPE (as per Gurgaon Master Plan 2031)

■	COMMERCIAL
C	INSTITUTIONAL (C - Proposed College)
⊕	HOSPITAL
■	ISBT

*Upcoming development as per Gurgaon Master Plan 2031 | Map not to scale



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OVER 39 ACRE OF A BIG SCALE GROUP HOUSING DEVELOPMENT

There will be 8.5+ acre of absolute green spaces; more amenities to choose from and more social activities to indulge in.

SURROUNDED BY DELHI'S RESERVED GREENS AND EXCLUSIVE VILLA COMMUNITIES

Sobha City will not only have uninterrupted magnificent views, but also offer a fresher living experience for the times to come.

DESIGNED AROUND YOU AND YOUR LOVED ONES

Sobha City is meticulously designed for a spacious and rejuvenating living experience.



8.5 ACRE OF OPEN GREEN SPACES



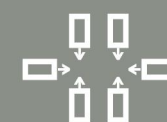
32 METER WIDE ENTRANCE PLAZA



OVER HALF AN ACRE OF RESORT STYLE LAKELET



3 METER WIDE, 1 KM LONG WALKING & BIKING TRAIL



PERIPHERAL TOWERS FOR VIEWS AND MORE



- | | | | |
|--------------------------|-----------------------------|-------------------|--------------------|
| 1. ENTRANCE PLAZA | 5. VOLLEYBALL COURT | 9. PODIUM GREENS | 13. PARTY LAWN |
| 2. CRICKET GROUND | 6. CHILDREN'S PLAY AREA | 10. OUTDOOR GYM | 14. CAMPING GROUND |
| 3. SKATING RINK | 7. OVAL 1 | 11. SWIMMING POOL | 15. AMPHITHEATER |
| 4. FULL BASKETBALL COURT | 8. WALKING AND BIKING TRAIL | 12. ISLAND DECK | 16. OVAL 2 |
| | | | 17. TENNIS COURTS |



SOBHA
CITY
GURGAON

} *this one is for you. the niceties.*

CLUB 2 TIMES

Two oval shaped clubhouses with 40,000 sq.ft. of sports and social amenities



Whether you are interested in sweating it out or dining; in mood for relaxation or meeting with friends, we have got it covered twice over for you.

LONG INNINGS

A near actual size, 90m dia cricket ground with a professional pitch, green outfield and pavilion sit outs



Enjoy your weekends playing a T20 match with your son or simply watch a friendly match from the pavilion sit outs. A priceless privilege for Sobha City residents.

WATER WORLD

60m+ long swimming pool, a kids pool, indoor temperature controlled 25m pool and an island deck



It will be no less than coming back to a resort every day. Indulge in the luxury of swimming or simply flip through the seasons best sellers by the pool side.

SPORTS & SPORTS

3 tennis courts, 3 tt tables, 2 indoor badminton courts
1 squash court, 1 skating rink, 1 volleyball court and a full size basketball court



Whet your sports appetite with a bouquet of over 16 sports. Are you game?

WALK, JOG & BIKE

3m wide and 1km long, vehicle-free trail for walking and biking



Experience the joy of walking or jogging seamlessly or soak in that precious moment of seeing your daughter's first cycle ride.

CELEBRATION UNLIMITED

2 multi-purpose halls, barbeque & camping zone and the luxury of over 10,000 sq. ft. of a poolside party lawn



Life will not be less than a reward at Sobha City. You will not need to step out to celebrate festivities, birthdays and anniversaries.

STAY FIT

2 fully equipped gymnasiums, sauna and a yoga, pilates & aerobics studio



You will have no excuse to skip your regular fitness regime and for some, there is zen and tranquility to discover.

...STILL MORE

Billiards, cards, carrom, library, social hubs, cafes, multiple kids play areas, convenience shopping, et cetera



Relive the childhood memories or rediscover the charm of spending hours in the library or catching up with your friends. Here at Sobha City there is joy in abundance for everyone.



artistic impression

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view from oval 1



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artistic impression

EFFICIENT



- More carpet area
- 4 apartments on each floor
- Exterior wall thickness of 160 mm
- Optimum size balconies

FUNCTIONAL



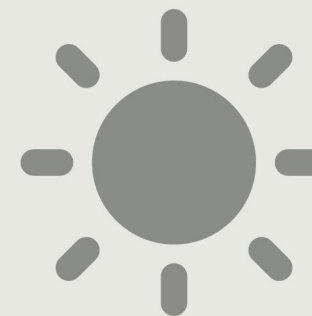
- Optimally sized living spaces
- Thoughtfully designed layouts for ease of movement
- Maximum space utilisation for each activity

PRIVACY



- Well spaced towers
- Apartment entrances not facing each other
- No common walls between apartments
- Master bedroom placed for enhanced privacy

WELL VENTILATED



- Large windows and sliding doors
- Naturally lit atriums
- Adequate distance between towers

} *this one is for you. by sobha.*



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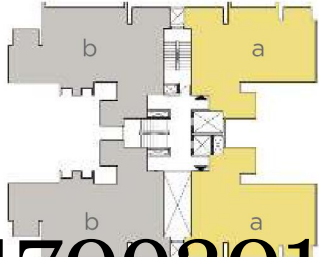
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UNIT TYPE 'a' | TOWERS A1, A2, A3, A4

2 BHK
 TENTATIVE SBA - 128 SQ.MT. (1380 SQ.FT.)



KEY PLAN - TOWER A

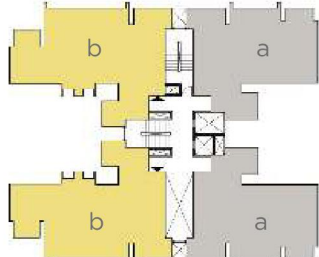


UNIT TYPE 'b' | TOWERS A1, A2, A3, A4

3 BHK
 TENTATIVE SBA - 158 SQ.MT. (1710 SQ.FT.)



KEY PLAN - TOWER A



UNIT TYPE 'b' | TOWERS B1, B2, B3, B4

3 BHK
 TENTATIVE SBA - 158 SQ.MT. (1710 SQ.FT.)

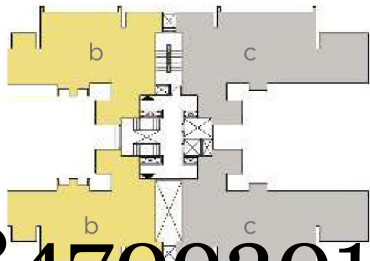


UNIT TYPE 'c' | TOWERS B1, B2, B3, B4

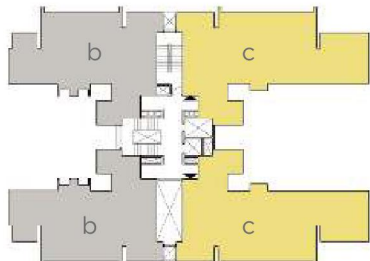
3 BHK
 TENTATIVE SBA - 186 SQ.MT. (2002 SQ.FT.)



KEY PLAN - TOWER B



KEY PLAN - TOWER B



UNIT TYPE 'd' | TOWERS C1, C2

3 BHK
TENTATIVE SBA - 192 SQ.MT. (2072 SQ.FT.)



KEY PLAN - TOWER C

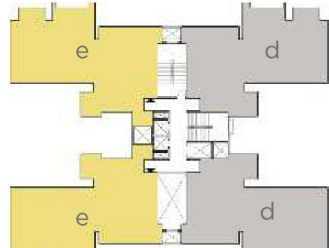


UNIT TYPE 'e' | TOWERS C1, C2

3 BHK
TENTATIVE SBA - 217 SQ.MT. (2342 SQ.FT.)



KEY PLAN - TOWER C



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 DOMESTIC HELP TOILET)
FIXTURES	SHOWER PARTITION IN MASTER BATH IN TOWER C
ACCESSORIES	EXHAUST FAN, 25 LITRE CAPACITY GEYSER, 15 LITRE CAPACITY GEYSER IN DOMESTIC HELP TOILET
FITTINGS	CHROMIUM PLATED FITTINGS & SANITARYWARE OF REPUTABLE MAKE

DOMESTIC HELP 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

Disclaimer: Marble / granite being natural materials have inherent characteristics of color and grain variations. Utility / S. Room shall not be provided with air conditioning and double glass glazing for window. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The brands of the equipments / appliances are tentative and liable to change at the sole discretion of the Company. Applicant / Allottee shall not have any right to raise objections in this regards. Areas and plans are subject to changes following final statutory approvals and detail design of services.



PASSION AT WORK



Sobha City, Thrissur



Sobha Lifestyle, Bangalore



Sobha Dahlia, Bangalore

PASSION AT WORK

With over 35 years of building monarchical palaces as well as luxurious villas and hotels in the Middle East, Mr. P.N.C. Menon embarked on his entrepreneurial journey in India with the formation of Sobha Limited in the year 1995, with a clear vision to transform the way people perceive quality.

The year 2015 marked the completion of 20 years of Mr. Menon's steadfast commitment to excellence. What began as a humble enterprise in Bangalore two decades ago, is now "India's most admired Builder".

An extraordinary recognition came in recently when Sobha Limited was named among India's 17 new Global Growth Companies (GGC) in South Asia by the World Economic Forum (WEF), the only Indian real estate company to achieve this feat.

From architecture, construction and project management, to steelworks, contracting and fittings, everything is designed, developed and built in-house. This radical approach has ensured that Sobha customers are guaranteed a secure investment that will deliver a great lifestyle, on time and for a lifetime.

DELIVERED OVER
6 MILLION
SQ.MT.

DELIVERED MORE THAN
369 PROJECTS
REAL ESTATE &
CONTRACTUAL

ACROSS
24 CITIES
IN INDIA

COMPLETE
IN-HOUSE
EXPERTISE FROM
CONCEPT TO
COMPLETION

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WALK THE TALK

*A testimony of Sobha's design, execution, finishing skills
and its commitment to delivery*

—
POSSESSION OF LUXURY ROW HOUSES AT BLOCKS A & C,
INTERNATIONAL CITY, GURGAON IN PROGRESS.



actual images of block c | **international
city**

Disclaimer

1. The sizes / shapes / positions of openings, ducts, balconies and landscape are subject to change.
2. Room sizes indicated are structural sizes and actual sizes may vary due to finishes.
3. Areas mentioned are subject to change after finalization of services and structural design.
4. The furniture shown in the drawing is only to indicate the space available and the likely position of electrical points.

All plans, specifications, artistic renderings and images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets do not form a part of the offering.

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**SELF BELIEF
TO EXCEL**

Quality consciousness at Sobha percolates to all levels of management and skilled workforce. With top management supervision and German quality precision, Sobha remains the quality benchmark in the industry.

Superior quality is achieved by paying attention to the minute details in systems, processes, designs and execution of all activities. With such focus, at Sobha, we strive to deliver best product in a timely and safe manner.

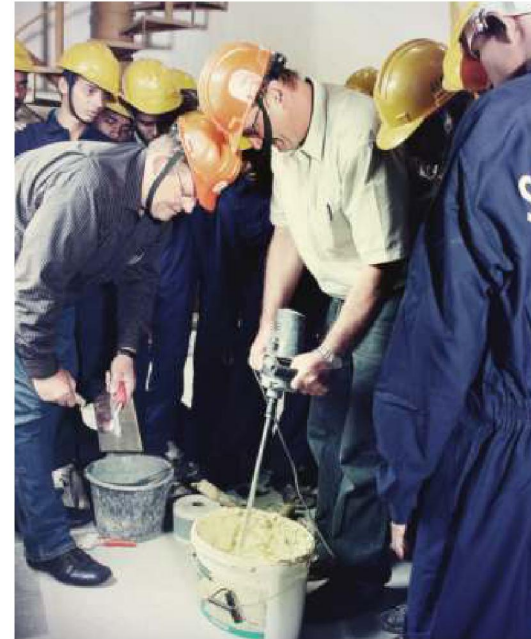


**SELF RELIANT
CONSTRUCTION CAPABILITY**

Perhaps India's only backward integrated real estate organization, competent to deliver a project from conceptualization to completion.

In fact the in-house woodworking factory, set up to manufacture doors, is one of the largest of its kind in India.

Everything from aesthetic design, quality metal glazing, to best-in-class interiors and high grade concrete products is done in-house.



**SOBHA ACADEMY FOR HANDS-ON
TRAINING BY GERMAN EXPERTS**

The Sobha Academy, set up in Bangalore, is a unique centre for learning that offers workplace skill development programs.

Sobha Academy produces tradesmen skilled in tiling, granite masonry, gypsum works, water-proofing, electrical and plumbing works.

It imparts continuous training to the Company's engineers and skilled manpower. The training elevates their skills and enables them to deliver a finished product of superlative quality.



**PROVEN OVER 70 MILLION
SQUARE FEET TIMES**

- 104 completed real estate projects
- 265 completed contractual projects
- 24 cities of Sobha presence
- Over 3000 talented workforce



PASSION AT WORK

OFFICE ADDRESS

Sobha Limited
(Formerly Sobha Developers Ltd.)
5th Floor, Rider House, Plot No 136-P
Sector 44, Gurgaon 122003, Haryana
Tel. +91 124 485 5555

SITE ADDRESS

Sobha City
Chintels Metropolis,
Sector 108, Gurgaon

t +91 880 067 8866, +91 880 099 3066

e sales.ncr@sobha.com

w www.sobhacity.com

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