



PASSION AT WORK



SOBHA CITY

Chintels Metropolis, Sector-108
Gurgaon

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



ARTISTIC IMPRESSION OF RESORT STYLE LAKELET

39+ ACRE
OF A BIG SCALE
GROUP HOUSING
DEVELOPMENT

OVERLOOKING
DELHI'S RESERVED
GREENS AND AN EXCLUSIVE
VILLA COMMUNITY

8.5 ACRES
OF AN URBAN PARK

PLANNED
AROUND AMENITIES
FOR EASIER ACCESS

PERIPHERAL
TOWERS FOR EASY
ACCESS AND UNHINDERED
MAGNIFICENT VIEWS

WELL PLACED TOWERS FOR UNINTERRUPTED EXCEPTIONAL VIEWS.



ARTISTIC IMPRESSION OF PREMIUM TOWERS FROM PARTY LAWN

One of the unique aspects of master planning of SOBHA CITY is placing of the residential towers at the periphery of this 39 acre land parcel. This provides for easy access to amenities and offers uninterrupted beautiful views from all the residences.

For those units which are oriented to offer views within the complex there's 8.5 acres of absolute green spaces, lush green 90m dia cricket ground, the camping ground, party lawns & a resort style lakelet.

The units orientated to offer views outside the development provide the freshness of seamless vast expanse of Delhi's Reserved Greens on one side and low rise villa development - INTERNATIONAL CITY on the other.

Hence a beautiful life at SOBHA home comes with unparalleled pleasure of living in a high rise apartment.

SOBHA CITY

Chintels Metropolis, Sector-108
Gurgaon

**39 ACRE OF AN URBAN PARK EXPERIENCE.
OVERLOOKING DELHI.**





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

international city

SOBHA CITY
Chintels Metropolis, Sector-108 Gurgaon

BIG ON AMENITIES. BIG ON ACTIVE LIFESTYLE.



ARTISTIC IMPRESSION OF CRICKET GROUND FROM CLUB OVAL 1

LONG INNINGS

A rare feature is a near actual size, 90m dia Cricket Ground with a professional pitch, a green outfield and pavilion sit-outs.



ARTISTIC IMPRESSION OF INDOOR SWIMMING POOL IN CLUB OVAL 1

2 CLUBHOUSES

SOBHA CITY offers 2 elegant oval shaped clubhouses spread across 40,000 sq.ft. of area. The sports and social amenities include Social Hubs, Cafes, Billiards, Cards, Carrom, a Library & an all-weather indoor Swimming Pool.

BIG ON AMENITIES. BIG ON ACTIVE LIFESTYLE.



ARTISTIC IMPRESSION OF BASKETBALL COURT, VOLLEYBALL COURT AND CLUB OVAL 1

OVER 16 SPORTS

Whet your sports appetite with a variety of over 16 sports facilities like 3 Tennis Courts, 3 TT Tables, 2 indoor Badminton Courts, a Squash Court, a Skating Rink, a Volleyball Court and a full size Basketball Court.



ARTISTIC IMPRESSION OF LAKELET VIEW

THE LAKELET

Enhance your pool leisure with over half an acre of organic lakelet setting adorned with lushly landscaped pool deck. Take a few laps in an Olympic size Swimming Pool and let kids enjoy in a pool dedicated specially for them.

BIG ON AMENITIES. BIG ON ACTIVE LIFESTYLE.



VEHICLE-FREE TRAIL

SOBHA CITY embodies a 3m wide and 1km long vehicle-free trail. The width and the length allows you to experience the joy of walking or jogging seamlessly.



FITNESS CENTRE

Ensure a wholesome lifestyle with 2 state-of-the-art fully equipped Gyms along with a Sauna. For the well-being of your body and mind, SOBHA CITY provides an exclusive studio for Yoga, Pilates & Aerobics.

BIG ON AMENITIES. BIG ON ACTIVE LIFESTYLE.



ARTISTIC IMPRESSION

GOURMET GATHERINGS

SOBHA CITY presents multiple options of venues to toast your celebrations. Choose from two Multi-purpose Halls, the Camping Zone with a barbeque or the luxury of over an acre of a pool-side Party Lawn.



SHOPPING ARCADE

At SOBHA CITY, your daily conveniences are easily accessible in the mini arcade within the development.



**CLUB 2 TIMES WITH
40,000 SQ.FT. OF AMENITIES**

ARTISTIC IMPRESSION OF CLUB OVAL 1

OVAL 1

INDOOR SPORTS

Indoor temperature controlled 25m long swimming pool with pool-side deck | Fully equipped gym and sauna | Yoga & aerobics centre | Billiards, cards & carrom room | Indoor kids' play area

LEISURE ACTIVITIES

Large multi-purpose / party hall |
Social entertainment room | Café



**CLUB 2 TIMES WITH
40,000 SQ.FT. OF AMENITIES**

ARTISTIC IMPRESSION OF CLUB OVAL 2

OVAL 2

INDOOR SPORTS

Squash court | 2 indoor wooden badminton courts |
Fully equipped gym | TT room with 3 TT tables |
Indoor kids' play areas

LEISURE ACTIVITIES

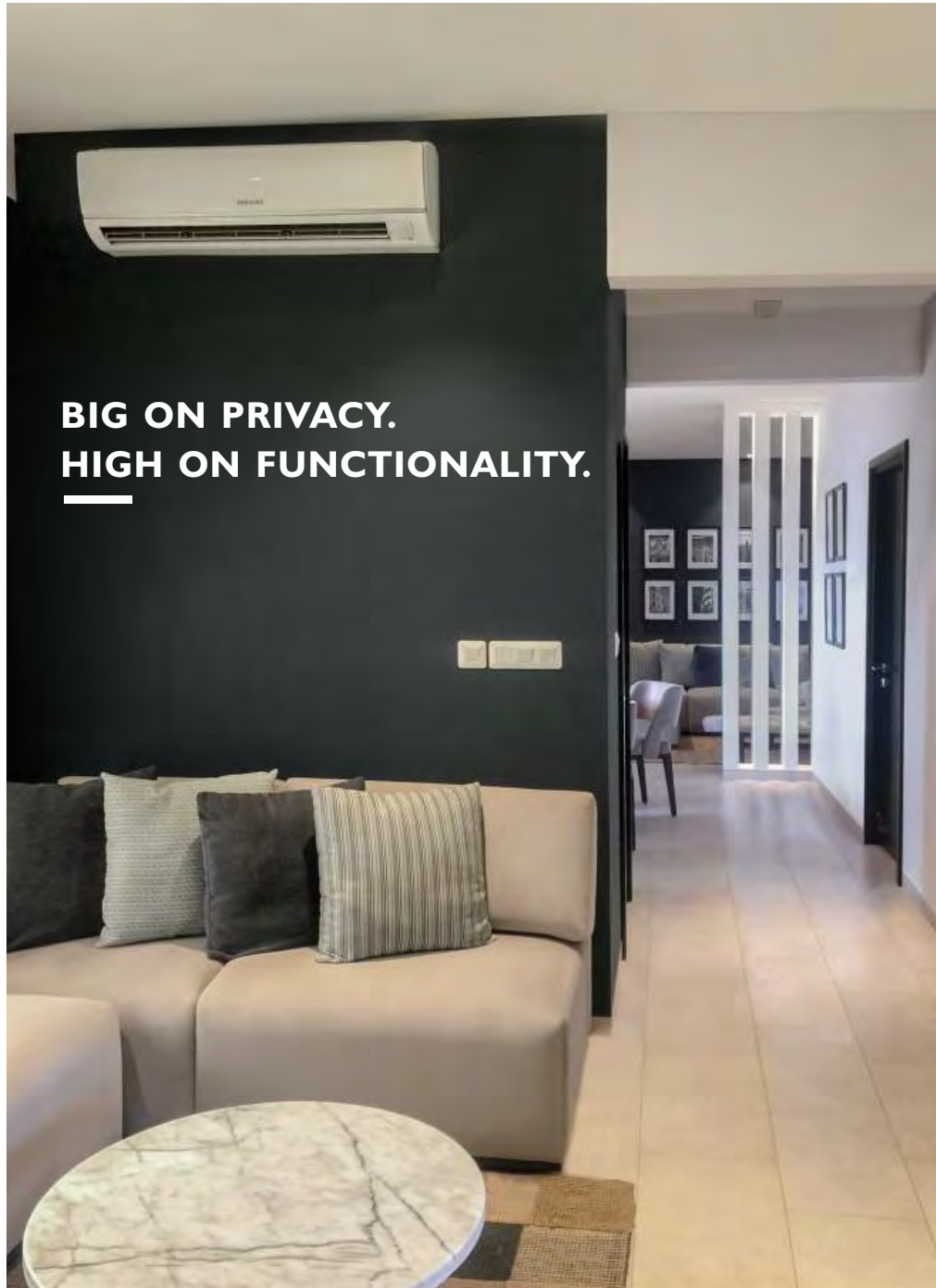
Large multi-purpose / Party hall | Library



ARTISTIC IMPRESSION OF ARRIVAL PORCH OF TOWER

A WELL CURATED URBAN LANDSCAPE GREET'S YOU EVERYDAY.

Enjoy the experience of an elevated lifestyle from the moment you drive into the arrival porch of the tower. You are greeted by well-curated green trellis and neat straight-line modern portico. The well lit lobby announces your arrival with grace.



**BIG ON PRIVACY.
HIGH ON FUNCTIONALITY.**

ACTUAL IMAGE OF SAMPLE APARTMENT

PRIVATE LIVING

Apartments at SOBHA CITY have no common walls between them and their entrances don't face each other. The layouts are well-designed with the master bedroom placed at the corner of the apartment for enhanced privacy.

FUNCTIONAL HOMES

These SOBHA CITY homes have optimal sized living spaces for ease of movement and maximum space utilization for each activity. Even, the balconies are of optimal sizes and open up to green vistas.

EFFICIENT AREA

The residences at SOBHA CITY are designed with the wall thickness of only 160 mm, resulting in more carpet area for each apartment. There are only 4 apartments on each floor that provide added space for common areas.

VENTILATED SPACES

Large windows and sliding doors in each apartment of SOBHA CITY are placed to provide maximum ventilation. Adequate distance between the towers allow these homes to be well-lit with the inflow of natural light.

SOBHA CITY THE FLOOR PLANS

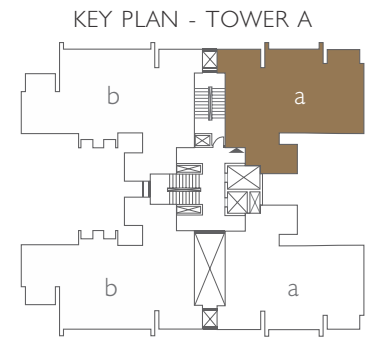
TOWERS A1 - A4

TENTATIVE SBA - 128 SQ.MT. (1381.01 SQ.FT.)



UNIT TYPE 'a'

-
- 2 BEDROOMS
-
- LIVING AND DINING
-
- KITCHEN
-
- 2 BALCONIES
-
- 2 TOILETS
-
- UTILITY SPACE
-



SOBHA CITY THE FLOOR PLANS

TOWERS A1 - A4

TENTATIVE SBA - 158 SQ.MT. (1711.29 SQ.FT.)



UNIT TYPE 'b'

-
- 3 BEDROOMS
-
- LIVING AND DINING
-
- KITCHEN
-
- 2 BALCONIES
-
- 3 TOILETS
-
- UTILITY SPACE
-

SOBHA CITY THE FLOOR PLANS

TOWERS B1 - B4

TENTATIVE SBA - 158 SQ.MT. (1711.29 SQ.FT.)



UNIT TYPE 'b'

- 3 BEDROOMS
- LIVING AND DINING
- KITCHEN
- 2 BALCONIES
- 3 TOILETS
- UTILITY SPACE

SOBHA CITY THE FLOOR PLANS

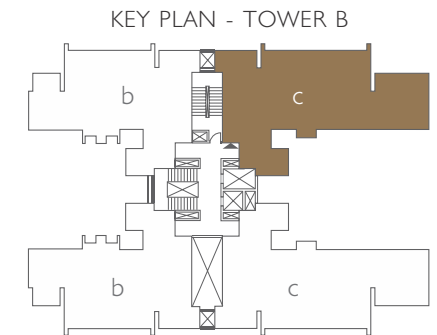
TOWERS B1 - B4

TENTATIVE SBA - 186 SQ.MT. (2003.45 SQ.FT.)



UNIT TYPE 'c'

-
- 3 BEDROOMS
-
- LIVING AND DINING
-
- KITCHEN
-
- FAMILY LOUNGE / LOBBY
-
- 2 BALCONIES
-
- 3 TOILETS
-
- POWDER ROOM
-
- UTILITY SPACE
-



SOBHA CITY THE FLOOR PLANS

TOWERS C1 - C4

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



UNIT TYPE 'd'

3 BEDROOMS

MASTER BEDROOM WITH WALK-IN CLOSET

LIVING AND DINING

KITCHEN

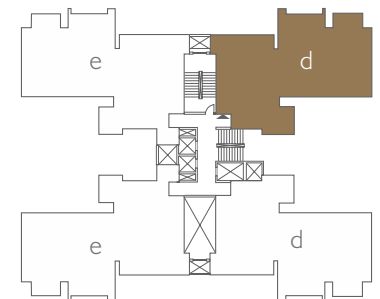
2 BALCONIES

3 TOILETS

POWDER ROOM

UTILITY SPACE

KEY PLAN - TOWER C



SOBHA CITY THE FLOOR PLANS

TOWERS C1 - C4

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



UNIT TYPE 'e'

3 BEDROOMS

MASTER BEDROOM WITH WALK-IN CLOSET

LIVING AND DINING

KITCHEN

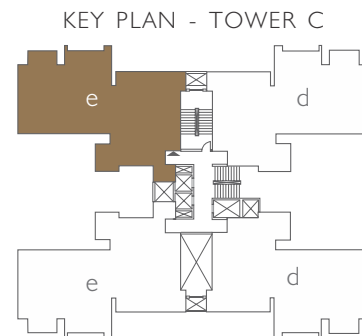
UTILITY ROOM

2 BALCONIES

3 TOILETS

POWDER ROOM

UTILITY SPACE



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

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

DOORS & WINDOWS

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 DOUBLE GLAZED
WINDOWS & VENTILATORS

SECURITY

EACH APARTMENT LINKED TO MAIN SECURITY CABIN VIA INTERCOM

LANDSCAPE

DESIGNER LANDSCAPING

UPPER DWARKA EXPRESSWAY: THE POTENTIAL IS ONLY NORTHWARDS



The Upper Dwarka Expressway is an upcoming residential & commercial zone towards the Delhi leg of the Dwarka Expressway, which has seen significant development in recent past. Upper Dwarka Expressway as a location has an immense potential due to its proximity to IGI Airport - India's busiest airport, Dwarka - Asia's largest sub-city and Aerocity - Delhi NCR's newest hospitality, commercial & retail hub; which are accessible within 10-15 min.

Dwarka Expressway is a 29 km long signal-free highway connecting Delhi and Gurgaon via Dwarka. Officially known as the Northern Peripheral Road, it has been planned as an alternative route to the already clogged NH-8. With the awarding of National Highway status to Dwarka Expressway, the required impetus from Govt. authorities and significant progress towards completion, it has emerged as one of the most sought after investment destinations of Delhi NCR.

UPPER DWARKA EXPRESSWAY: AN UPCOMING ECONOMIC HUB



The area around Dwarka Expressway is witnessing enormous developments. This location has not only attracted private investments but is also becoming home to some of the major investments from the Government. Over the past few years, several mega projects have been announced, initiated & completed in the vicinity of Dwarka Expressway, making this an upcoming economic hub of the country.

Already developed commercial and economic centres of Gurgaon like Cyber City & Udyog Vihar are located in the close vicinity, that make Upper Dwarka Expressway a sought-after destination.

India International Convention and Expo Centre (IICC) - Asia's largest exhibition-cum-convention centre, Aerocity - one of the largest hospitality and commercial hubs of Delhi NCR, Diplomatic Enclave II, an International Sports Complex on a 62-acre land and Delhi's largest Transportation Hub & ISBT are some of the upcoming developments. These mega projects will not only boost the economy, but will also create a high demand for quality housing.

UPPER DWARKA EXPRESSWAY: SEAMLESS CONNECTIVITY



The locality of Upper Dwarka Expressway is well connected with Delhi as the Gurgaon leg of Dwarka Expressway is almost complete & operational. Further it connects Delhi through Bajghera Road, Najafgarh Road and Dwarka Link Road. There is also easy access to Gurgaon's existing infrastructure of corporate hubs, hospitality, education and healthcare centres. With the completion of Dwarka Expressway, this region will have seamless connectivity to Dwarka, IGI Airport and South Delhi. To make it further convenient for commuters, a 4km long tunnel is proposed connecting Dwarka Expressway to IGI Airport, which will be the longest tunnel road in Delhi NCR. A metro route is also proposed by Delhi Metro Railway Corporation connecting Gurgaon and Dwarka along the Dwarka Expressway.

UPPER DWARKA EXPRESSWAY: STRATEGIC LOCATION OF SOBHA CITY, GURGAON



SOBHA CITY is located in Sector 108, Gurgaon just off the Dwarka Expressway within 5-10 minutes of the upcoming landmark developments. The project has an impressive 500m frontage on an operational 75m wide road. SOBHA CITY, Gurgaon is spread across a contiguous land of 39 acres, surrounded by Delhi's Reserved Greens on two sides with only farmhouses & low-rise future developments.

SIGNIFICANT UPCOMING DEVELOPMENTS IN THE VICINITY OF UPPER DWARKA EXPRESSWAY



India International Convention and Expo Centre (IICC): Being developed on 90 hectares of land in Sector 25, Dwarka, this convention centre will be the largest of its kind in India



Aerocity: Located right next to IGI Airport and spread over 45 acres, Aerocity emerges as one of the largest business districts of NCR



Diplomatic Enclave II: Coming up in Sector 24, Dwarka, the 2nd Diplomatic Enclave of Delhi will house embassies, chanceries, high commissions and ambassador residences



International Sports Complex: This is coming up in Sector 19 of Dwarka Sub-city on a 62 acre land with an 18,000 seater stadium

EXISTING AND UPCOMING TRANSPORTATION CONNECTIVITY ON AND AROUND UPPER DWARKA EXPRESSWAY



Delhi's Largest Transportation Hub: Being developed at Bijwasan in South West Delhi, this transportation hub will integrate all modes of transport



Tunnel Linking To IGI Airport: Delhi NCR's longest tunnel road, about 4km long, is proposed for seamless connectivity from Gurgaon to Dwarka & IGI Airport



Metro Rail: Delhi Metro Railway Corporation will be taking up the project for extension of metro connectivity along Dwarka Expressway



Rail Over Bridge (ROB): The 1300 metre, six lane ROB has already been constructed as part of the Dwarka Expressway for improved connectivity

LOCATION MAP

SOBHA CITY

Chintels Metropolis, Sector-108
Gurgaon



PROPOSED DEVELOPMENT TYPE
(as per Gurgaon Master Plan 2031)

	COMMERCIAL
	INSTITUTIONAL (C - Proposed College)
	HOSPITAL
	DELHI'S LARGEST TRANSPORTATION HUB
	INSTITUTIONAL (School)

Map not to scale

SOBHA CITY

Chintels Metropolis, Sector-108
Gurgaon

DISTANCES FROM SOBHA CITY

DWARKA

10 min.

- G.D. Goenka School
- D.A.V. Public School
- National Law University
- Radisson Blu Hotel
- Taj Vivanta Hotel
- Eros Metro Mall

SOUTH DELHI

25 min.

- Vasant Kunj
 - The Grand Hotel
 - Fortis Hospital
 - Vasant Valley School
 - Delhi Public School
 - Emporio & Promenade malls
- Jawaharlal Nehru University
- Delhi University South Campus
- Vasant Vihar

CENTRAL BUSINESS DISTRICT, GURGAON

20 min.

- Cyber City, Gurgaon
- Ambience Mall
- The Leela Hotel
- The Oberoi Hotel
- Udyog Vihar

PALAM VIHAR

05 min.

- Ansal Plaza
- Columbia Asia Hospital
- Gems International School
- I.T.M. University
- Delhi Public School

IGI AIRPORT & AEROCITY

15 min.

- 7 five-star hotels like JW Marriot Hotel, Novotel Hotel, etc
- 14 lakh sq.ft. of Commercial Hub
 - 5 lakh sq.ft. of Retail & Entertainment
 - 9 lakh sq.ft. of Office Spaces

UPCOMING DEVELOPMENTS

05-10 min.

- IICC (India International Convention and Expo Centre)
- Diplomatic Enclave II
- 18-Hole DDA Golf Course
- Delhi's Largest Transportation Hub

SOBHA

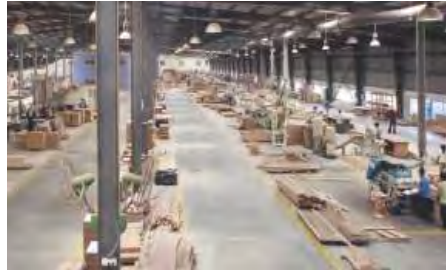
TRANSFORMING THE WAY PEOPLE PERCEIVE QUALITY.

Such is the craftsmanship and attention to detail of a SOBHA home, that it becomes a legacy, an heirloom, a milestone and an exceptional emotional statement. This indisputable standing comes from the consistency with which SOBHA has inculcated its passion for excellence ever since it was founded in 1995. SOBHA'S in-house expertise, backward integration and an organization culture of excellence has helped them deliver high quality homes on time, every time.



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





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 450 real estate & contractual projects
- | Over 103 million sq.ft. delivered & 51 million sq.ft. under construction



SOBHA Palladian, Bangalore



SOBHA Ivory, Pune



International City, Gurgaon



SOBHA Silver Estate, Thrissur



SOBHA Elan, Coimbatore



SOBHA Meritta, Chennai



SOBHA Jasmine, Bangalore



SOBHA Serene, Chennai

22,000+
FAMILIES ACROSS INDIA
HAVE CHOSEN SOBHA
HOME AS THEIR
PREFERRED ADDRESS.



SOBHA Orion, Pune



SOBHA Bela Encosta, Kozhikode



SOBHA Chrysanthemum, Bangalore



SOBHA Marina One, Cochin



SOBHA Rio Vista, Kozhikode



SOBHA City, Thrissur



SOBHA Westhill, Coimbatore



SOBHA Winchester, Chennai



SOBHA CITY

Chintels Metropolis, Sector-108
Gurgaon

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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.

License No. 107 of 2008 dated 27/5/2008 in Sector 108, Gurgaon granted to M/s. SOBHA Limited, M/s. Chintels India Ltd and others for 39.375 acres by DGT&CP, Haryana. Building Plans approved on 19/01/2016 vide Memo No. ZP-622/SD(BS)/2016/1305. 1728 Nos. DUs + 305 EWS, 1 Primary School, 2 Nursery Schools, Convenient Shopping, Community Building. The details of the approvals may be checked at the office of the colonizer.

RERA Registration No.: 86 OF 2017, 115 OF 2017, RC/REP/HARERA/GGM/2018/12, 12 of 2019 and 34 of 2019