

the address in making **international
city**



PASSION AT WORK

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passion at work



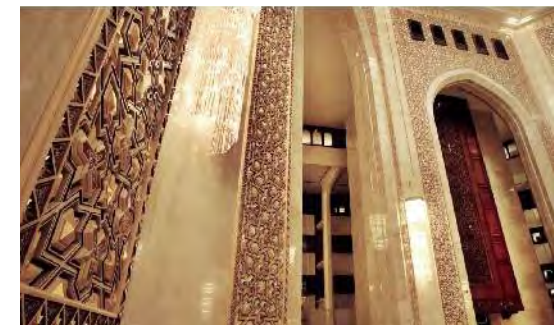
Al Bustan Palace Hotel, Muscat

the legacy

Mr. P N C Menon founded Sobha Developers Ltd. in 1995 with a mandate to “transform the way people perceive quality”.

He is known for his rare skills to create best-in-class interiors and construction since 1977.

The legacy includes monarchical palaces, presidential suites, hotels, villas and over 120 prestigious international projects.





**palatial
international
experience**

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Sobha Developers is a quality and delivery focused organization with proven credentials of having delivered more than 54 million sq. ft.; 83 residential projects and 224 contractual projects across 22 cities in India.

It is a listed organization, admired for its ethical and accountable practices.

It's in-house training & development initiative, the Sobha Academy, produces highly skilled technicians and reflects upon it's pursuit of excellence.

Sobha creates life spaces no less than a work of art with its internationally experienced workforce which adheres to superior German quality benchmarks.

**creating spaces,
no less than a work of art**

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Infosys, Hyderabad

work spaces



Infosys, Bangalore



Infosys, Pune



Sobha Lifestyle, Bangalore

residential



Sobha Malachite, Bangalore



Sobha Azalea, Bangalore

**to ensure nothing
less than the best,
we do it ourselves**



Sobha Concrete Block Division



Sobha Interiors Division



Sobha Metal & Glazing Division



Sobha Manufacturing Unit

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In-house expertise and infrastructure of Sobha Developers includes:

Design Studio: Architecture, Structural and MEP

Factories: Wood Working, Glazing & Metal works and Concrete Blocks

Training Academy: Sobha Academy for technicians and skilled manpower

Project Management: Centralised Planning and Execution, R&D and Value Engineering teams, etc.

development partners



The Chintels group of companies has been active in the Delhi NCR real estate market since 1992.

The group creates high-end work spaces for some of the leading multinational companies.

Chintels catapulted to the top ten land owners in Delhi-Gurgaon and has now initiated its own development ventures.



QVC Realty Co. is a Bangalore based real estate development company. Funded by IL&FS Investment Managers Ltd., it has various residential and commercial projects under development.

QVC brings immense professional expertise in Land Acquisition, Design & Construction, Finance, Marketing, Property Management, Legal and Technology.

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welcome | **international**
city



designed to perfection for the world citizens

Welcome to the lifestyle of the upper echelon of Delhi NCR. International City is located in the vicinity of IGI Airport, right next to the Northern Peripheral Road connecting Dwarka in Delhi to NH8 in Gurgaon.

Situated in Gurgaon, right at the edge of Delhi, International City will be a perfect blend of cosmopolitan sophistication, magnificent space planning, top-notch amenities and flawless execution.

Brought to you by Sobha Developers in association with Chintels Group and QVC Realty Co.

international
city

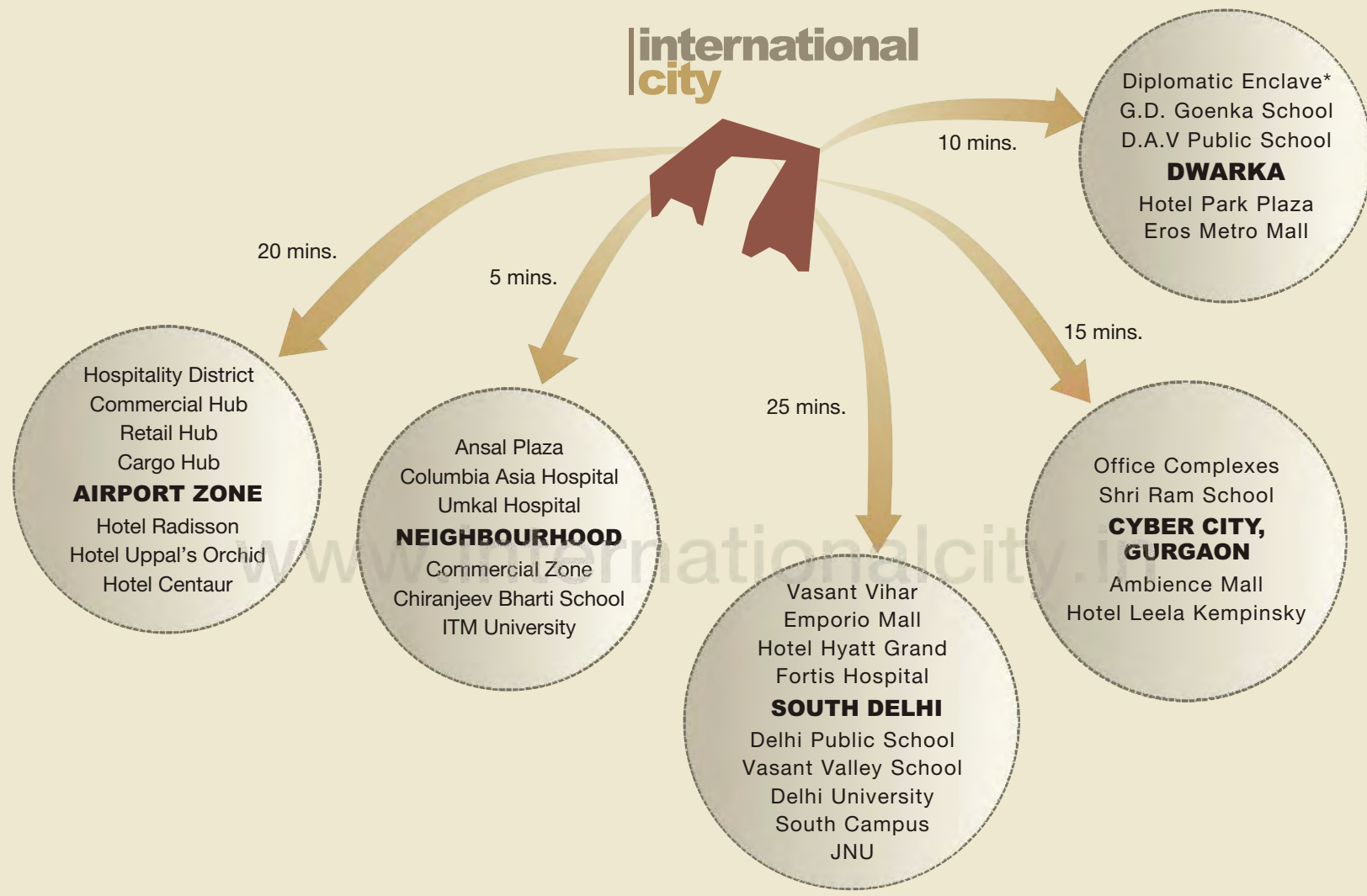
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lifestyle at the edge of delhi

The planned development along the Dwarka Expressway and the International Airport region will be a catalyst for the emergence of the new hub of modern living. Few of the initiatives under progress are:

- 150 METER WIDE EXPRESSWAY CONNECTING DWARKA, NH8 AND MANESAR
- AEROCITY, SPREAD ACROSS 70 ACRES AT IGI AIRPORT CONSISTING OF A HOSPITALITY HUB WITH OVER 3000 STAR HOTEL ROOMS, COMMERCIAL OFFICES & RETAIL SPACES
- NEW DIPLOMATIC ENCLAVE (A LA CHANAKYA PURI)
- A PROFESSIONAL GOLF COURSE (BY DDA, SECTOR 24, DWARKA)
- AMUSEMENT PARK AT SECTOR 20, DWARKA





**international city
is as close to airport
as vasant vihar...
just imagine!**

location plan



LEGEND

Distances (approx.)

IGI Airport	5.0 km
Dwarka	3.0 km
Palam Vihar	3.0 km
Columbia Asia Hospital	3.5 km
Ansal Plaza Mall	3.5 km
IFFCO Chowk	9.5 km
Cyber City	10.0 km
Ambience Mall, Gurgaon	10.0 km
Vasant Vihar	17.0 km
Dhaura Kaun	18.0 km

Map Not To Scale

*PROPOSED DEVELOPMENT



unwind



relax

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share



memories



arrival experience

The stimulating experience begins right from the moment you enter International City.

The architecture, the layout, the landscaping and the water features will leave you with absolute tranquility.

UPSCALE VILLA COMMUNITY LIVING SPREAD ACROSS 150 ACRES

- Super luxury villas and duplex villas development across the township with complete social infrastructure - schools, healthcare & shopping centres
- Secured living with high quality maintenance by the Sobha Group
- Dedicated play zones and ample green spaces throughout the township
- A grand club house with five-star facilities and amenities

WORLD CLASS INFRASTRUCTURE

- Well designed and landscaped roads with tree lined avenues, broad walkways with ramps for pedestrians, bikers, the elderly and the physically challenged
- Carefully designed infrastructure for hassle free living and dedicated service yards for easy maintenance
- Environment friendly township development - sewage treatment plants, organic waste converters, rainwater harvesting pits, solar lighting
- 24 hour, auto switch, central power back up
- Provision for piped gas supply and fibre optic cabling

township at a glance

PRIVILEGE VILLA LIFE

- Inspired by straight line modern architecture with functional aesthetics
- Airy and naturally lit homes ensuring fresh living experience
- Front and rear gardens in each villa & duplex villa

TOP NOTCH SPECIFICATIONS

- Natural engineered stone and wooden flooring
- Double height dining and living spaces and spacious rooms with high ceilings
- Stone cladding and texture paint on exteriors
- Walk-in closet space in master bedrooms
- Double glazed French windows from floor to ceiling
- VRV air-conditioning
- Central water heating system
- Chromium plated single lever faucets and accessories of reputed make

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villas at the international city



master plan



PHASE 1 **international city**
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
LEGEND	
	DUPLEX VILLA 692 SQ. YD.
	VILLA 500 SQ. YD.
	VILLA 400 SQ. YD.
	ROW HOUSE 270 SQ. YD.

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



master plan

TOWARDS DELHI

LEGEND	
	DUPLEX VILLA 600 SQ. YD.
	VILLA 600 SQ. YD.
	VILLA 500 SQ. YD.
	VILLA 400 SQ. YD.

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



PHASE 2 **international city**





villas :
400 & 500 sq. yd.

Spread over G+2 and Basement

- Spacious rooms, convenient car parks, a private elevator, a study and a gymnasium
- Two expansive master bedrooms with the option of Jacuzzi and steam cubicles in the baths
- Ultra luxurious family & dining rooms with double height ceiling, overlooking the greens through over sized French windows
- Large terrace garden, front and rear lawns
- Two utility rooms for accommodating domestic help and for storage

500 SQ. YD.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



500 SQ. YD.

SECOND FLOOR PLAN



BASEMENT PLAN



400 SQ. YD.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



400 SQ. YD.

SECOND FLOOR PLAN



BASEMENT PLAN



villa specifications : 400 and 500 sq. yd.

RCC FRAMED STRUCTURE WITH CONCRETE MASONRY WALLS DESIGNED WITH SEISMIC CONSIDERATIONS.

STONE CLADDING / TEXTURE PAINT ON EXTERIORS.

LARGE SIZE DOUBLE GLAZED WINDOWS WITH GRANITE COPING ON WINDOW SILLS & PARAPET.

FULLY FITTED VRV AIR CONDITIONING.

24 HOUR POWER BACKUP.

HOT WATER SUPPLY TO ALL TOILETS & KITCHEN THROUGH CENTRALISED WATER HEATING SYSTEM.

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 GRANITE 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, OPTION OF STEAM CUBICLE AND JACUZZI IN BATH TUB IS ALSO AVAILABLE IN MASTER 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	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TILE FLOORING & SKIRTING
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	60MM THICK, 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

TERRACE 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

*As applicable to the unit.

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. The plot sizes, areas and plans are subject to changes following final statutory approvals and detail design of services.



duplex villas: 600 & 692 sq. yd. unit a

Spread over Ground Floor and
Basement

- Spacious and well ventilated four bedroom residence with two car parks
- All bedrooms provide a serene view of large, beautifully landscaped front and rear lawns through large French windows
- More than 500 sq ft of unobstructed basement area*
- Luxurious living spaces that overlook well manicured front lawn and courtyard ensuring ample natural light
- Dedicated green space attached to the kitchen that can be used as a private kitchen garden



duplex villas: 600 & 692 sq. yd. unit b

Spread over First & Second Floor

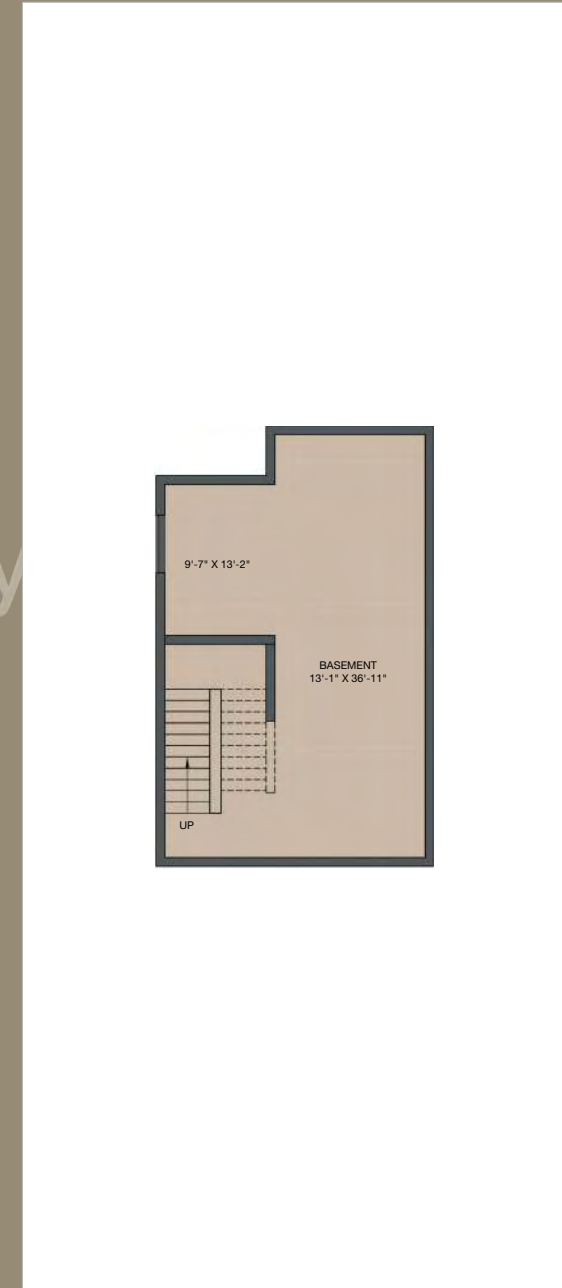
- Spacious and well ventilated four bedroom residence with two car parks
- One master bedroom with walk-in closet spaces
- Ultra luxurious living & dining spaces that overlook well manicured terrace gardens ensuring ample natural light
- Well planned kitchen with convenient utility area
- Family lounge with access to private terrace

600 SQ. YD.: UNIT A

GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



600 SQ. YD.: UNIT B

FIRST FLOOR PLAN



SECOND FLOOR PLAN

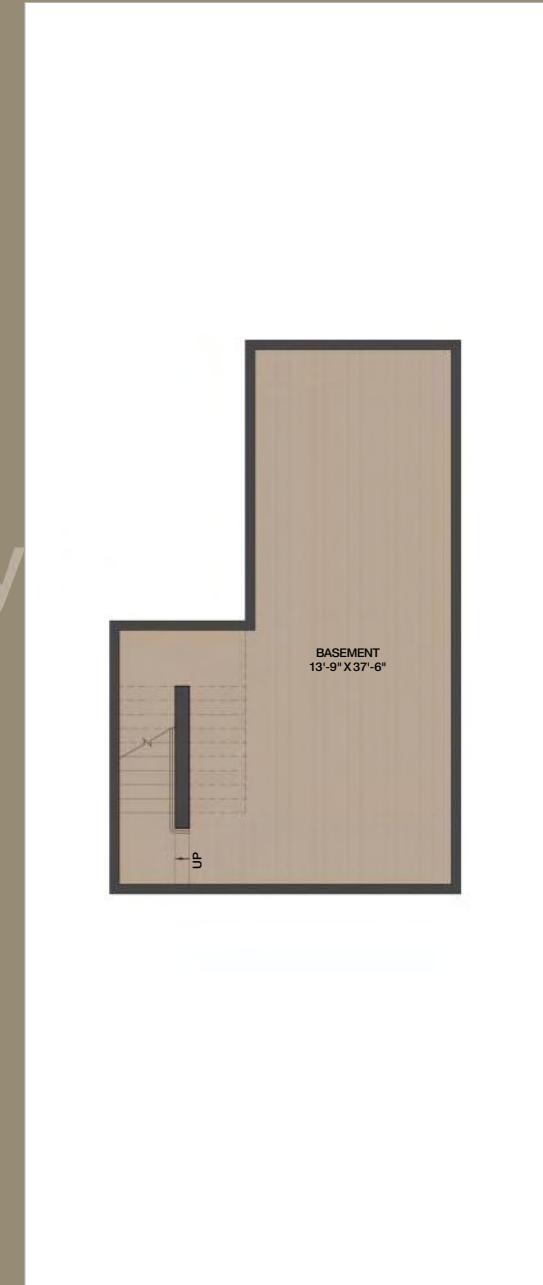


692 SQ. YD.: UNIT A

GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



692 SQ. YD.: UNIT B

FIRST FLOOR PLAN



SECOND FLOOR PLAN



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villa specifications : 600 and 692 sq. yd.

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

LIVING / DINING / FAMILY / PASSAGE

FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE FLOORING AND SKIRTING
WALL & CEILING	PLASTIC EMULSION PAINT

BEDROOMS

FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TIMBER LAMINATED FLOORING AND SKIRTING
WALL & CEILING	PLASTIC EMULSION PAINT

KITCHEN

FLOORING	SUPERIOR QUALITY VITRIFIED TILES
WALLS	SUPERIOR QUALITY CERAMIC WALL TILING FROM FLOOR TO CEILING
FITTINGS & FIXTURES	CHROMIUM PLATED FITTINGS, EXHAUST FAN & HOT WATER SUPPLY
UTILITY AREA	SUPERIOR QUALITY CERAMIC TILE FLOORING, SUPERIOR QUALITY CERAMIC WALL TILING UP TO FALSE CEILING & GRANITE COUNTER WITH SINK

BALCONIES

FLOORING	SUPERIOR QUALITY ANTISKID CERAMIC TILE FLOORING AND SKIRTING
PARAPET / RAILING	GRANITE COPING / GLASS / SS

BATHROOMS / TOILETS

WALLS	MARBLE / GRANITE WALL TILING IN MASTER BATHROOM & SUPERIOR QUALITY CERAMIC WALL TILING UPTO FALSE CEILING IN OTHER BATHROOMS
CEILING	FALSE CEILING / PLASTIC EMULSION PAINT
FLOORING	MARBLE FLOORING IN MASTER BATHROOM & SUPERIOR QUALITY ANTISKID CERAMIC TILE FLOORING IN OTHER BATHROOMS
COUNTER	NATURAL / ENGINEERED STONE
FIXTURES	WASH BASIN COUNTER-TOP, SHOWER PARTITION WITH PANEL IN ALL BATHROOMS
ACCESSORIES	EXHAUST FAN, TOWEL RAIL, TOILET PAPER HOLDER IN ALL TOILETS
FITTINGS	FITTINGS OF REPUTED MAKE

DOORS

MAIN DOOR	TIMBER FRAME, TIMBER ARCHITRAVE & SHUTTER DOORS WITH MASONITE SKIN ON BOTH SIDES WITH 60 MM THICKNESS
BEDROOM DOORS	TIMBER FRAME, TIMBER ARCHITRAVE & SHUTTER DOORS WITH MASONITE SKIN ON BOTH SIDES
TOILET DOORS	SHUTTERS WITH OUTSIDE MASONITE & INSIDE LAMINATE TIMBER FRAME & ARCHITRAVE
EXTERNAL DOORS	SPECIALLY DESIGNED HEAVY-DUTY POWDER COATED ALUMINIUM EXTRUDED FRAMES
WINDOWS	HEAVY-DUTY POWDER COATED ALUMINIUM WINDOWS & VENTILATORS

STAIRCASE

INTERNAL STAIRCASE	SUPERIOR QUALITY NATURAL / ENGINEERED STONE TREADS AND RISERS GLASS WITH SS / WOODEN RAILING
EXTERNAL STAIRCASE (COMMON)	M.S STAIRCASE WITH GRANITE TREADS

UTILITY ROOM

FLOORING	SUPERIOR QUALITY CERAMIC TILE FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT FOR WALLS AND CEILING
TOILET	SUPERIOR QUALITY ANTISKID CERAMIC TILE FLOORING & SUPERIOR QUALITY CERAMIC WALL TILING UP TO FALSE CEILING. STANDARD SANITARYWARE AND FITTINGS

TERRACE

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

CAR PARKING

2 OPEN CAR PARKS FOR EACH UNIT

LANDSCAPE

DESIGNER LANDSCAPING

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**we will be glad
to hear from you**

CALL

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91 880 067 8866

TEXT

<SOBHA> to 57333

EMAIL

sales.ncr@sobha.com

Disclaimer: 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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development partners

