



Actual image of show villa



PASSION AT WORK

presidential villas | **international
city**



ACTUAL IMAGE OF THE BLOCK B ENTRANCE

truly, one of its kind

International City, situated in sector 109 & 106, Gurgaon is the most coveted villa address, right at the edge of Delhi. Sobha has demonstrated unseen quality standards in every aspect of this development. The project has won prestigious national awards and is admired by both industry experts and discerning customers. World class living standards are evident in all aspects of the development like township planning, symmetry in design, immaculate finishing and high quality infrastructure. For the accomplished ones, International City is an exceptional statement of success.



ACTUAL IMAGES

enjoy villa life at the edge of delhi

International City is one of the most luxurious villa communities of NCR, executed to international standards of design & construction and is just 15 minutes from IGI Airport.

- | Low density and secure living with only 6 villas per acre
- | Proper sloped roads to avoid water logging and maximum water collection
- | 5 million litre massive water tank with water treatment plant to cater to residents for long periods
- | Full power back-up through dedicated service yards
- | Fiber optic cable network across the township for very high speed data



ACTUAL IMAGES

take a stroll amidst greens

International City is set within an inspiring environment of manicured landscapes that will make you breathe clean air and offer green living in true sense.

- | Fully green tree lined avenues, with trees & shrubs on both sides of the roads
- | Over 3,100 trees in Phase 1 of International City
- | Flowering plants & fruit trees in each villa
- | Treated water for landscaping & toilets through central sewage treatment plant
- | Rain water harvesting pits in each villa plot for ground water recharge

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.



villa: 418 sq.mt. (500 sq.yd.)

Saleable built-up area: 681 sq.mt. (7,330.89 sq.ft.)

Spread over G+2 and a Basement

- Spacious five bedroom villa with four convenient car parks, a family lounge, 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

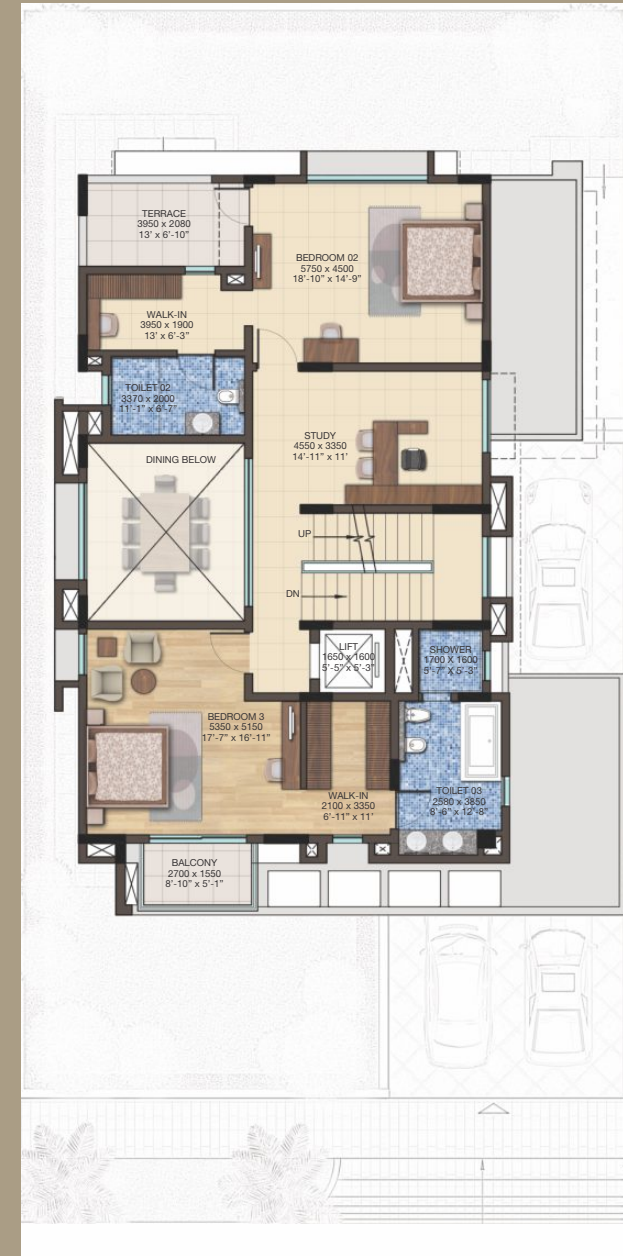
418 SQ.MT.

GROUND FLOOR PLAN



418 SQ.MT.

FIRST FLOOR PLAN



418 SQ.MT.

SECOND FLOOR PLAN



418 SQ.MT.

BASEMENT PLAN





villa: 334 sq.mt. (400 sq.yd.)

Saleable built-up area: 540 sq.mt. (5,815.35 sq.ft.)

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

334 SQ.MT.

SECOND FLOOR PLAN



334 SQ.MT.

BASEMENT PLAN



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

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 & SKIRTING
COUNTER	NATURAL / ENGINEERED STONE

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 & WINDOWS

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 DOUBLE 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

THE CLUB



cherish a premier clubhouse

The Club at International City, with 65,000 sq.ft. of built-up space provides for ample indulgence while you play, socialize or pamper yourself.



- 25m long rooftop swimming pool with kids' pool & jacuzzi
- 2 tennis courts, 2 indoor badminton courts, squash court, TT room, billiards & cards room
- State-of-the art gymnasium, yoga & aerobics studio
- Large banquet hall with attached party lawn

location map

international city



PROPOSED DEVELOPMENT TYPE (as per Master Plan 2031)

■	COMMERCIAL
■	INSTITUTIONAL (C Proposed College)
■	HOSPITAL
■	ISBT
■	INSTITUTIONAL (School)

- 25 mins. **SOUTH DELHI**
 - Vasant Vihar
 - The Grand Hotel
 - Fortis Hospital, Vasant Kunj
 - Vasant Valley School
 - D.P.S., Vasant Kunj
 - J.N.U.
 - D.U. South Campus
 - Emporio & Promenade Malls
- 15 mins. **IGI AIRPORT**
 - Aerocity Hospitality District
 - JW Marriot Hotel
 - Novotel Hotel
 - Hyatt Andaz Hotel
 - Commercial Hub
 - Retail Hub
- 10 mins. **DWARKA**
 - Diplomatic Enclave*
 - 18-Hole DDA Golf Course*
 - G.D. Goenka School
 - D.A.V. Public School
 - National Law University
 - Hotel Radisson Blu
 - Hotel Taj Vivanta
 - Eros Metro Mall
- 5 mins. **PALAM VIHAR**
 - Ansal Plaza
 - Columbia Asia Hospital
 - D.P.S., Sector 102A
 - I.T.M. University
 - Commercial, Retail & Institutional Zones*
- 20 mins. **CYBER CITY, GURGAON**
 - The Oberoi Hotel
 - Udyog Vihar
 - Shri Ram School
 - Ambience Mall
 - The Leela Hotel
 - Cyber Hub

*Upcoming development as per master plan 2031

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 model and an organization culture of excellence has helped them deliver high quality homes on time, every time.



Infosys Global Education Centre, (GEC-I), Mysore. The largest monolithic structure to be constructed in independent India. Built by Sobha Limited.

SOBHA RANKED NO.1 BRAND IN REAL ESTATE ACROSS INDIA IN 2018 FOR THE 4TH CONSECUTIVE YEAR BY TRACK2REALTY



*Track2realty - Consumer Confidence Report 20:20 - 2018 & Brand X Report 2017 - 18





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, Sobha strives to deliver the best product in a timely and safe manner.



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.



SELF RELIANT CONSTRUCTION CAPABILITY

Sobha is 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 to quality metal glazing, best-in-class interiors and high grade concrete products is done in-house.



PROVEN OVER 90 MILLION SQUARE FEET TIMES

118 completed real estate projects

293 completed contractual projects

27 cities of Sobha presence

28,000 people employed globally

Recipient of 175+ prestigious awards

select few villa developments by sobha

Sobha Lifestyle, Bangalore



Sobha Hartland MBR City, Dubai



Sobha City, Thrissur



Sobha District One MBR City, Dubai





PASSION AT WORK

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

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