



SOBHA

PASSION AT WORK

# SOBHA CITY

Chintels Metropolis, Sector-108  
Gurgaon



Artistic impression. View of the Cricket Ground and Front Elevation of Towers.

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

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Artistic impression

### **More space. More greens. More amenities.**

- | Peripheral towers for easy access & unhindered magnificent views
- | Surrounded by Delhi's reserved greens & view of exclusive villa community
- | 8.5 acres of absolute open & green spaces
- | 16+ sports facilities
- | Choice of 2 & 3 bedroom premium residences

## MASTERSTROKE OF A MASTER PLAN



- |                         |                      |
|-------------------------|----------------------|
| 1. ENTRY/EXIT           | 13. TENNIS COURTS    |
| 2. CRICKET GROUND       | 14. PICNIC PAVILION  |
| 3. SKATING RINK         | 15. CELEBRATION LAWN |
| 4. BASKET BALL          | 16. CAMPING GROUND   |
| 5. VOLLEY BALL          | 17. OUTDOOR THEATER  |
| 6. OUTDOOR GYM          | 18. FESTIVAL PARK    |
| 7. CHILDREN'S PLAY AREA | 19. TRANSFORMER YARD |
| 8. POOL PLAZA           | 20. PUTTING GREEN    |
| 9. LAP POOL             | 21. PODIUM GREEN     |
| 10. LAGOON POOL         | 22. ROOF TOP GARDEN  |
| 11. WET PLAY AREA       | 23. PET PARK         |
| 12. KID'S POOL          |                      |

## NICETIES APLENTY

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Artistic impression

### **Cricket Ground**

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

### **Clubhouses**

Two clubhouses spread over 3,716 sq.mt. (40,000 sq.ft.) with sports and social amenities including an indoor all-weather pool

### **Fitness centre**

2 fully equipped gymnasiums, sauna, yoga; Pilates and aerobics studio

## NICETIES APLENTY

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### **Shopping arcade**

Easy accessibility of high street shopping and daily conveniences

### **The lakelet**

Over half an acre resort style lakelet including an Olympic size swimming pool, a kids' pool & an island deck

### **Vehicle-free trail**

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

## NICETIES APLENTY

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### **Over 16 sports**

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

### **Gourmet gatherings**

Two multipurpose halls and a pool side party lawn along with a dedicated camping ground spread over 1.25 acres

## PREMIUM RESIDENCES

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Artistic impression

### Efficient area

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

### Private living

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

## PREMIUM RESIDENCES

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Artistic impression

### Functional homes

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

### Ventilated spaces

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



# FLOOR PLANS

## TOWER A

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

CARPET AREA  
78.8 SQ.MT.  
(848.20 SQ.FT.)

## UNIT TYPE 'a'

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



# FLOOR PLANS

## TOWER A

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

CARPET AREA  
103.26 SQ.MT.  
(1111.44 SQ.FT.)

## UNIT TYPE 'b'

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



## FLOOR PLANS

### TOWER B

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

CARPET AREA  
103.26 SQ.MT.  
(1111.44 SQ.FT.)

### UNIT TYPE 'b'

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



## FLOOR PLANS

### TOWER B

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

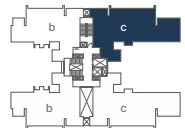
CARPET AREA  
118.93 SQ.MT.  
(1280.17 SQ.FT.)

### UNIT TYPE 'c'

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



KEY PLAN - TOWER B



## FLOOR PLANS

### TOWER C

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

CARPET AREA  
121.58 SQ.MT.  
(1308.68 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



## FLOOR PLANS

### TOWER C

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

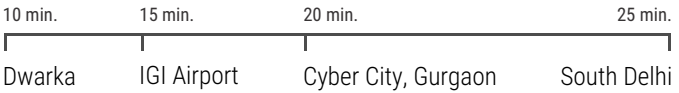
CARPET AREA  
140.47 SQ.MT.  
(1512.05 SQ.FT.)

### UNIT TYPE 'e'

3 BEDROOMS  
MASTER BEDROOM  
WITH WALK-IN CLOSET  
LIVING AND DINING  
HOME OFFICE  
KITCHEN  
2 BALCONIES  
3 TOILETS  
POWDER ROOM  
UTILITY SPACE



# UPPER DWARKA EXPRESSWAY: THE POTENTIAL IS ONLY NORTHWARDS



# SOBHA: TRANSFORMING THE WAY PEOPLE PERCEIVE QUALITY

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## 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

## Recognized time & again



- Ranked No.1 brand in real estate across India for 5 consecutive years by BrandXReport.
- 1st Indian Real Estate Company to be honoured as a Global Growth Company by the World Economic Forum
- Recipient of 200+ prestigious awards

## Impeccable track record



- Timely delivery for 25 years
- Delivered 474 real estate & contractual projects
- Over 109 million sq.ft. delivered & 49 million sq.ft. under construction

## Global operations



- Presence in 6 countries
- Footprint across 27 cities & 14 states in India
- 28,000 people employed globally





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