



NEW TOWERS BRING NEW OPPORTUNITY

Delhi NCR's Best Urban Park Residences

SOBHA
CITY

Chintels Metropolis, Sector-108
Gurgaon



SOBHA
CITY

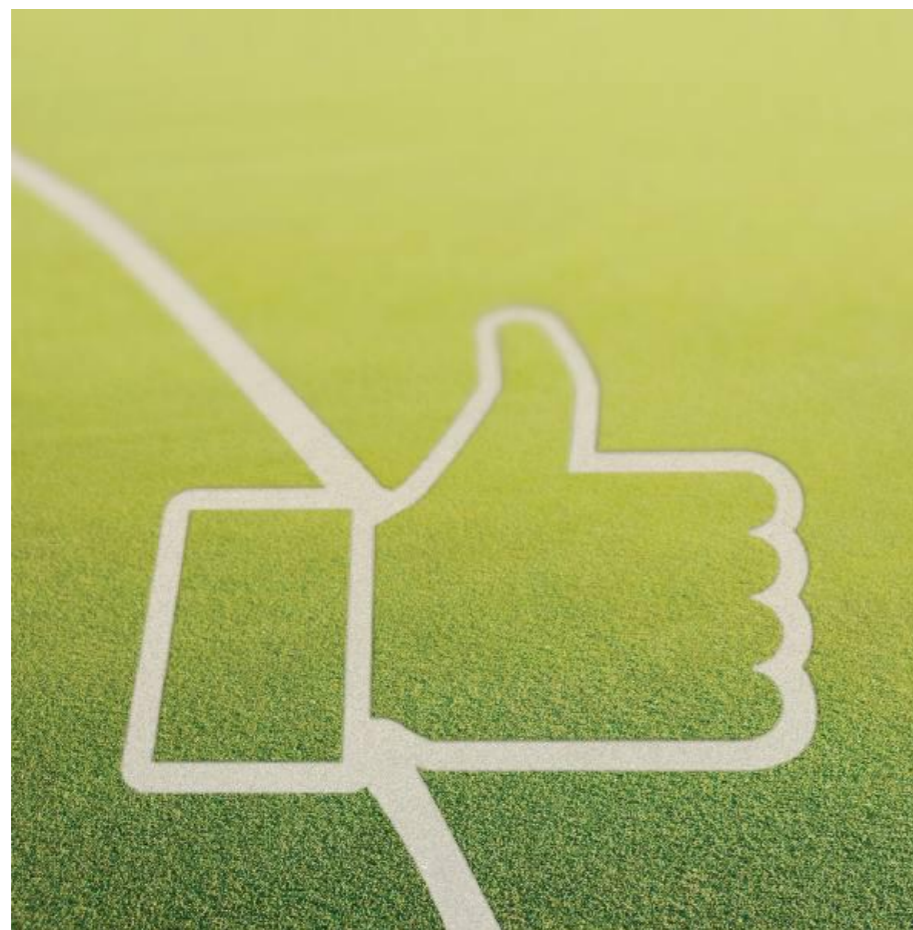
Chintels Metropolis, Sector-108
Gurgaon

SOBHA CITY, IN
CONTINUATION OF
A SUCCESSFUL
JOURNEY,
PRESENTS THREE
NEW TOWERS

COME,
BE A PART
OF THE
EVER GROWING
SOBHA CITY
FAMILY



BE ON THE WINNING SIDE WITH SOBHA CITY



URBAN PARK RESIDENCES

Delhi NCR's best urban park residences, set to roll out three new towers - A2, B2 & C2, with premium units in existing towers already SOLD OUT.

HIGH POTENTIAL LOCATION

Due to its proximity to Aerocity, Dwarka & Gurgaon, Upper Dwarka Expressway is witnessing speedy development of social and commercial infrastructure.

THE SOBHA PROMISE

With an impeccable track record of on-time delivery, handing over of apartments at Sobha City starts from April 2021, with construction progress on schedule.



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CITY**

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CONTENTS

THE OPPORTUNITY

THE PROJECT

THE AMENITIES

THE RESIDENCES

THE LOCATION

THE DEVELOPER

THE OFFER

**NEW TOWERS:
UNPARALLEL OFFERING**



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UNPARALLEL VIEWS

These new towers have a premium location with preferential views of the club house, project amenities and 8.5 acre of urban park

UNPARALLEL UNITS

These new towers offer a choice of best units for first movers

UNPARALLEL BENEFITS

Limited units in the new towers come with preferential price, more time to pay and attractive funding options available from Home Loan Partners

HAPPINESS AT SOBHA CITY
COMES EXTRA LARGE



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BIG ON SCALE: AN OVERVIEW



**39 ACRE OF BIG SCALE
DEVELOPMENT, ONE OF
THE LARGEST IN GURGAON**

**8.5 ACRE OF ABSOLUTE
GREEN SPACES**

**32 METER WIDE GRAND
ENTRANCE PLAZA**

**PERIPHERAL TOWERS FOR
EASY ACCESS & UNHINDERED
MAGNIFICENT VIEWS**

**LOCATED ON 75M
WIDE ALREADY
OPERATIONAL ROAD**

**FLANKED BY
DELHI'S RESERVED
GREENS AND SOBHA'S
INTERNATIONAL CITY**



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

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BIG ON LIFE: THE AMENITIES



**2 CLUBHOUSES WITH
AN ALL-WEATHER
INDOOR SWIMMING
POOL**



**A DEDICATED
CAMPING ZONE
& A POOL SIDE
PARTY LAWN**



**90M DIA CRICKET
GROUND WITH
A PROFESSIONAL
PITCH**



**1 KM LONG &
3M WIDE WALKING
& BIKING TRAIL**



**OVER HALF AN ACRE
OF RESORT STYLE
LAKELET WITH AN
OLYMPIC SIZE POOL
& AN ISLAND DECK**



**16 SPORTS INCLUDING
TENNIS, BADMINTON,
BASKETBALL, VOLLEYBALL,
SQUASH, ETC.**

**PREMIUM RESIDENCES
WITH EFFICIENT LAYOUTS**



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BIG ON EFFICIENCY: THE RESIDENCES

FUNCTIONAL HOMES



- OPTIMAL SIZED LIVING SPACES
- THOUGHTFULLY DESIGNED LAYOUTS FOR EASE OF MOVEMENT
- MAXIMUM SPACE UTILISATION FOR EACH ACTIVITY

PRIVATE LIVING



- WELL SPACED TOWERS
- APARTMENT ENTRANCES NOT FACING EACH OTHER
- NO COMMON WALLS BETWEEN APARTMENTS
- MASTER BEDROOM PLACED FOR ENHANCED PRIVACY



EFFICIENT AREA

- MORE CARPET AREA
- EXTERIOR WALL THICKNESS OF 160MM
- OPTIMAL SIZED BALCONIES
- 4 APARTMENTS ON EACH FLOOR



VENTILATED SPACES

- LARGE WINDOWS AND SLIDING DOORS
- NATURALLY LIT ATRIUMS
- ADEQUATE DISTANCE BETWEEN TOWERS



CHOICE OF 2 AND 3 BEDROOM PREMIUM RESIDENCES

	TOWER "A" & "B"			TOWER "C" Premium	
Size	1381 sq.ft.	1711 sq.ft.	2003 sq.ft.	2072 sq.ft.	2342 sq.ft.
Bedrooms	2 Bedroom residences	3 Bedroom residences	3 Bedroom residences with family lounge	3 Bedroom residences	3 Bedroom residences with utility room
Description	Large kitchen areas L shaped living & dining areas Functional balconies Efficient circulation spaces			Large master bedroom with walk-in closet Large kitchen areas Square living & dining areas with premium specifications	
Car Parking	Inclusive of 1 covered car park			Inclusive of 2 covered car parks	

**LOCATION:
BEST OF BOTH THE WORLDS - DELHI AND GURGAON**



**LOCATED ON UPPER
DWARKA EXPRESSWAY
SECTOR 108, GURGAON**

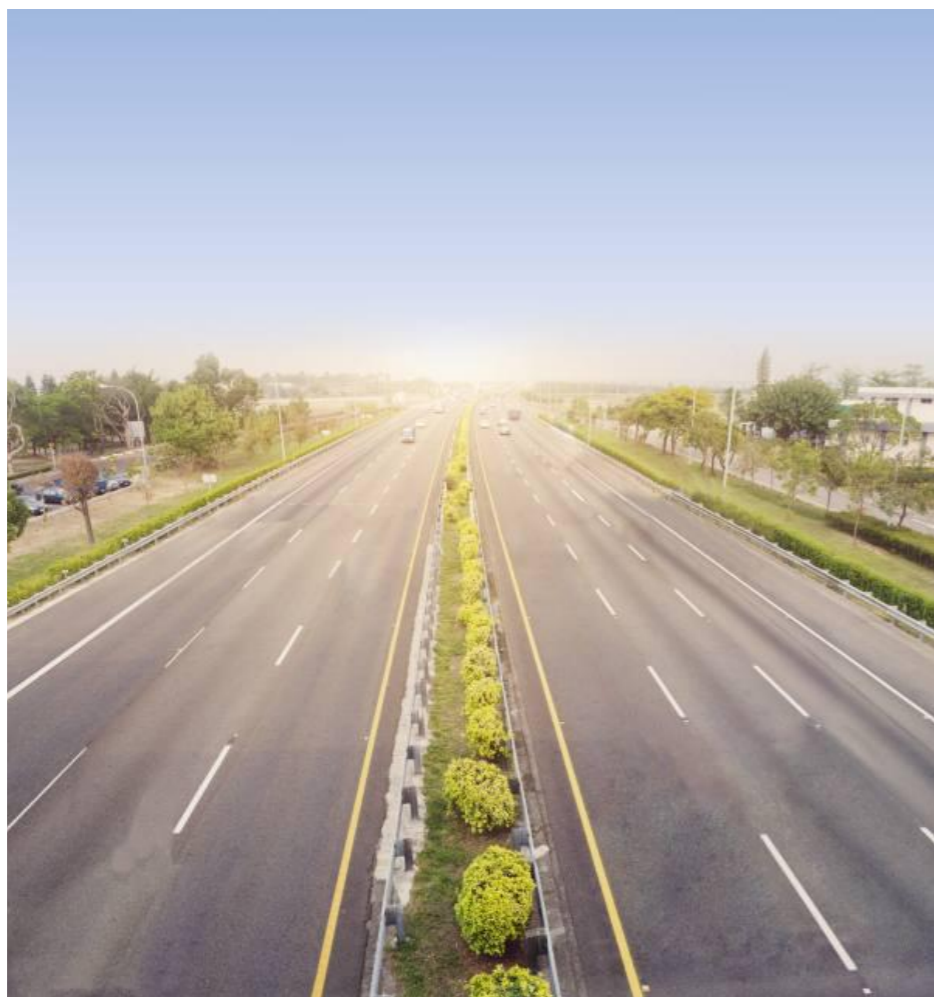
**OVERLOOKING
ACRES OF DELHI'S
RESERVED GREENS**

**ON AN EXISTING
75M WIDE ROAD**

**FRONTAGE OF
OVER 500M**



UPPER DWARKA EXPRESSWAY: THE POTENTIAL IS ONLY NORTHWARDS



ENVIABLE NEIGHBORHOOD

Dwarka - Asia's Largest Subcity	10 Mins
IGI Airport - India's Busiest Airport	15 Mins
Aerocity - Delhi's Only Hospitality District	15 Mins
Gurgaon - The Millennium City	20 Mins
Vasant Vihar - Delhi's Poshest Area	25 mins

ALL SET TO TAKE OFF

- Alternative to NH-8, to be the widest road in the country
- NH status and Government push has led to expedition of work
- Upcoming social and commercial infrastructure in vicinity
- Population settlement happening at a brisk pace
- Area is witnessing rise in demand for quality housing

[PLEASE CLICK HERE FOR EXACT LOCATION](#)

DWARKA EXPRESSWAY: EXPECTED TO BE OPERATIONAL IN 2017

hindustantimes | **gurgaon** | HINDUSTAN TIMES, NEW DELHI, FRIDAY, MARCH 24, 2017

Highways body will soon acquire land for Dwarka e-way in Delhi

NOTIFICATION AWAITED The NHAI will take over 24 hectares of private land needed to complete Delhi stretch of highway

Delhi The National Highways Authority of India (NHAI) is set to acquire 24 hectares of private land in Delhi to complete the stretch of the Dwarka Expressway. The NHAI is expected to issue a notification for the acquisition of the land in the next few days. The land is located in the area of Sector 108, Gurgaon, which is part of the Dwarka Expressway project. The NHAI is expected to complete the acquisition of the land by the end of the month. The project is expected to be completed by the end of 2017.



Tunnel to link Dwarka e-way with airport

PROPOSAL Tunnel will bypass NH-8, cut travelling time for commuters going to airport

Delhi A proposal to build a tunnel to link the Dwarka Expressway with the Indira Gandhi International Airport (IGI) has been submitted to the Delhi government. The tunnel is expected to be built under the NH-8 road, which is a major thoroughfare in the area. The tunnel is expected to be completed by the end of 2017. The project is expected to be completed by the end of 2017.



Buyers approach Gadkari over NPR

Delhi Buyers are approaching Gadkari over the National Road Project (NPR) in Delhi. The project is expected to be completed by the end of 2017. The project is expected to be completed by the end of 2017.

hindustantimes | **gurgaon** | HINDUSTAN TIMES, NEW DELHI, FRIDAY, MARCH 24, 2017

Decks cleared for Dwarka Expressway completion as HC disposes of plea

Gurgaon: The Punjab and Haryana high court on Tuesday directed the Haryana Urban Development Authority (Huda) to settle claims of landowners, whose property has been acquired to develop Sector 110 A for rehabilitation of Dwarka Expressway outstays, within one month, while disposing of the petition.

The court order will allow the Huda to start the rehabilitation of outstays and the completion of the Dwarka Expressway, also known as the Northern Peripheral Road. The claims of petitioners will have to be settled by the Huda under the Relief and Rehabilitation (R&R) Policy of 2010.

The high court decision also means the stay granted on the allotment of alternative plots to the GPA/SPA holders will be vacated as it was clubbed with the petition filed by Salyendra Singh in September 2012. The petitioner had alleged that the urban authority failed to give compensation or alternative plots to the original land owners, while it was giving plots to GPA/SPA holders, who had no original title of the ownership.

Singh has been demanding the court to direct the Huda to settle claims of landowners, whose property has been acquired to develop Sector 110 A for rehabilitation of Dwarka Expressway outstays, within one month, while disposing of the petition.

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hindustantimes | **gurgaon** | HINDUSTAN TIMES, NEW DELHI, SUNDAY, APRIL 16, 2017

Gurgaon: Dwarka Expressway rail overbridge to be open by mid-May, says Rao Narbir

After chief minister Manohar Lal Khattar's directions, the railway overbridge (ROB) on the Dwarka Expressway is likely to be opened by the middle of May, said Rao Narbir Singh, local MLA and public works department (PWD) minister in the state cabinet.

During his visit to the city on Saturday, the CM had asked the local administration to expedite work on the overbridge and widen the Basai flyover. He had also taken note of the traffic movement in the area and stayed for a few minutes at the Basai flyover during his visit.

"The flyover is not fit to accommodate the traffic load, which has increased manifold. It should be widened to adjust to the increased traffic volume at the earliest. Besides that, the ROB on the Dwarka Expressway should also be opened for traffic by May 15. The two are required for better local traffic movement," Khattar had said.

During his more than three-hour inspection, the CM had taken note of the inadequate infrastructure and pulled up officers for poor condition of roads and sanitation. He asked them to take care of proper cleanliness in the city.

"The CM inspected the Basai Flyover and felt that widening it is essential for better traffic movement. Following his directions, I have asked the Huda officials to double the width of the Basai Flyover after examining the feasibility, and open the ROB by the middle of May. The ROB is complete and can be opened next month," said Rao Narbir Singh, who accompanied the CM.

The 1,200-metre-long overbridge is being built jointly by the Haryana urban development authority (Huda) and the railways. Huda is spending around Rs153 crore on this project.

The overbridge is expected to smoothen local traffic movement once opened. "The ROB will not only connect to the expressway, but also ensure better connectivity between Pataudi and Basai roads. Residents of sectors 81 to 115 would benefit greatly once this ROB is operational," said Prakhar Sahay, a homebuyer in a residential project near the expressway.





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FOR GENERATIONS TO KEEP



**A SOBHA PRODUCT OF
INTERNATIONAL REPUTE**

**A LASTING QUALITY,
A LIFETIME ASSET FOR
GENERATIONS TO KEEP**

**A PRICELESS LEGACY TO BE
GIFTED TO YOUR LOVED ONES**

**AN OWNER'S PRIDE, A TRUE
WORTH OF YOUR HAPPINESS**



PASSION AT WORK

TRANSFORMING THE WAY PEOPLE PERCEIVE QUALITY



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SOBHA RANKED NO.1 BRAND IN REAL ESTATE ACROSS INDIA*

- | 7 out of 10 buyers are ready to be repeat customers - highest in the industry
- | Ranked highest for transparent business practices
- | Only developer to have backward integration model for quality control
- | Consumer Connect & Grievance Redressal is best in business

*Track2Realty Audit Report - 2017: India's first ever such report on real estate best practices





SOBHA CITY

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THE DEVELOPER



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 25 cities & 13 states in India
- | 28,000 people employed globally



IMPECCABLE TRACK RECORD

- | Timely delivery for 20 years
- | Delivered 396 real estate & contractual projects
- | Over 84 million sq.ft. delivered & 51 million sq.ft. under construction



 **NDTV PROPERTY**
LUXURY VILLA PROJECT OF THE YEAR 2015

 **REALTY PLUS**
VILLA PROJECT OF THE YEAR NORTH 2015

WALK THE TALK

A testimony of Sobha's design, execution, finishes and its commitment to delivery in Gurgaon



ACTUAL IMAGES OF INTERNATIONAL CITY



PRE-LAUNCH OFFER FOR NEW TOWERS: PRIVILEGE PRICES FOR FIRST FEW CUSTOMERS, ONLY TILL MAY 31, 2017

PRICE BENEFITS

SAVE UPTO RS. 14 LACS BY AVAILING THE PRE-LAUNCH PRIVILEGE PRICES

PREMIUM RESIDENCES STARTING AT ₹1.17 CR.*

OTHER BENEFITS

BOOKING AMOUNT

Only Rs. 2 Lacs for 2BHK

Only Rs. 3 Lacs for 3 BHK

EASY PAYMENT PLAN WITH MORE TIME TO PAY

10% in 30 days

10% in 90 days

EDC / IDC in 120 days

10% in 240 days

Construction Link Plan with no further demand till September 2018

**ATTRACTIVE FUNDING OPTIONS FROM HOME LOAN PARTNERS WITH
ZERO PROCESSING FEES**

*basic sale price



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