



villas for generations to keep

**international
city**

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SOBHA

PASSION AT WORK



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passion at work



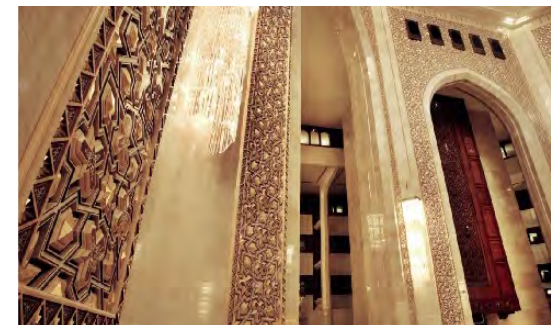
Al Bustan Palace Hotel, Muscat

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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PASSION AT WORK

Sobha Developers is a quality and delivery focused organization with proven credentials of having delivered more than 50 million sq. ft.; 78 residential projects and 209 contractual projects across 21 cities in India.

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

Its in-house training & development initiative, the Sobha Academy, produces highly skilled technicians and reflects upon its 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**



Infosys Global Education Center II, Mysore is the largest monolithic structure to be constructed in independent India with a built up area of over 11 million sq. ft.



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.





international
city

villas for generations to keep

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 upcoming Dwarka Expressway 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.



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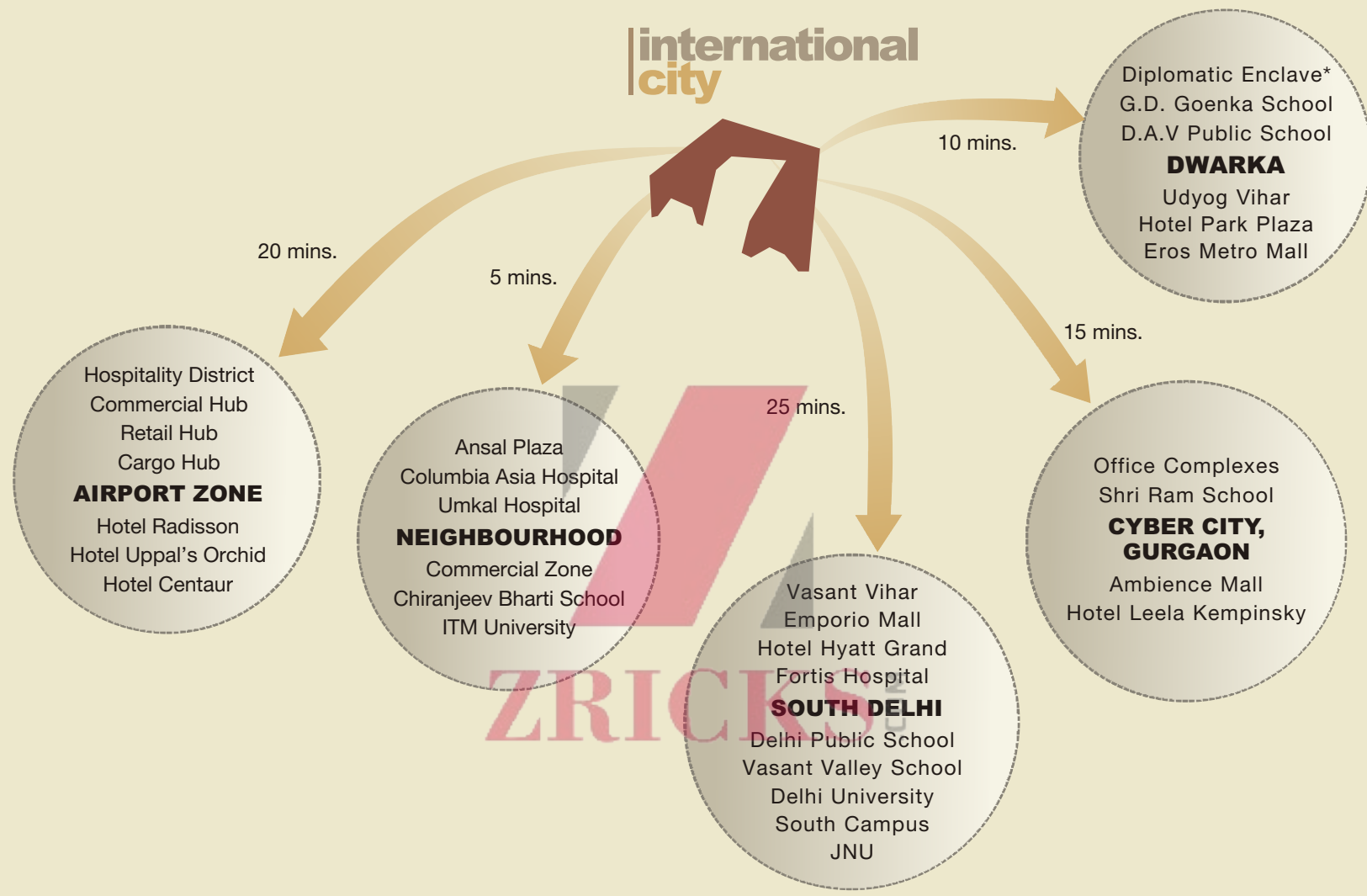
lifestyle at the edge of delhi



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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



rapture



memories

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share



arrival experience

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

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

township at a glance

UPSCALE COMMUNITY LIVING SPREAD ACROSS 150 ACRES

- Duplex villas and Presidential villas development across the township with complete social infrastructure
- 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
- Carefully designed infrastructure for hassle free living and dedicated service yards for easy maintenance
- Environment friendly township development - solar lighting, rainwater harvesting pits, organic waste converters, sewage treatment plants etc.
- 24 hour, auto switch, central power back up
- Provision for piped gas network and fibre

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 and row house

TOP NOTCH SPECIFICATIONS

- Premium natural/engineered and wooden laminated flooring
- 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

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city**



villas at the international city

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master plan



PHASE 1 international city



LEGEND	
	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.





villas : 500, 400 sq. yd.

Spread over G+2 and Basement

- Spacious five bedroom villa with multiple convenient car parks and a private elevator
- Two expansive master bedrooms with the option of Jacuzzi and steam cubicle in the baths
- Ultra luxurious family & dining rooms with double height ceiling, overlooking the greens through large French windows
- Terrace gardens, front & rear lawns
- Utility rooms for accommodating domestic help and for storage

villa specifications: 500 and 400 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

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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 GARDEN

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

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limited edition. 692 sq. yd. duplex units.

DUPLEX UNIT : A

3,854 sq. ft.*

- | Spread over Ground Floor and Basement
- | 2100 sq. ft. of dedicated green comprising multiple courtyards, front & rear lawns
- | Conveniently planned kitchen with spacious utility area and access to kitchen garden
- | Over 700 sq. ft. of pillar-less basement

DUPLEX UNIT : B

4,572 sq. ft.*

- | Spread over First and Second Floor
- | Master suite with access to private terrace and attached family lounge
- | Conveniently planned kitchen with spacious utility area
- | Open to sky, multi-level terraces scaling approximately 1700 sq. ft. for a fresh & open living experience

SPACIOUS FOUR BEDROOM RESIDENCES • VRV AIR-CONDITIONING • TWIN CAR PARKS FOR EACH UNIT

*saleable built-up area



specifications: 692 sq. yd. duplex units

international
city

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

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BATHROOMS / TOILETS

WALLS	NATURAL ENGINEERED STONE 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 REPUTABLE 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	M.S STAIRCASE WITH GRANITE TREADS (COMMON)

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 SANITARY WARE AND FITTINGS

TERRACE GARDENS*

TERRACES WITH TILE FLOORING

BASEMENT*

FLOORING	SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT FOR WALLS AND CEILING

SECURITY

VIDEO DOOR PHONE, SECURED COMMUNITY WITH ACCESS CONTROL AT ENTRANCE, EACH UNIT LINKED TO MAIN SECURITY VIA INTERCOM

CAR PARKING

2 OPEN CAR PARKS FOR EACH UNIT

LANDSCAPE

DESIGNER LANDSCAPING



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

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.

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.



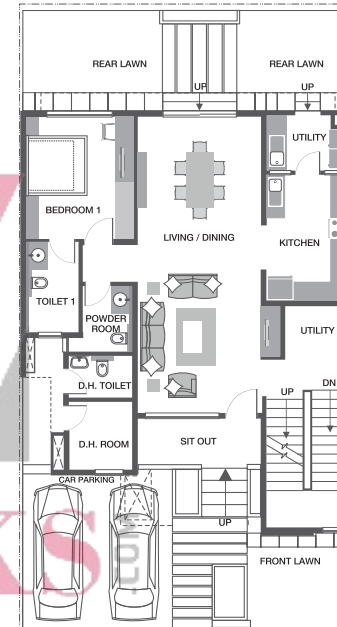
row houses:
closely knit
villa lifestyle



ZTRICKS

the grand ground floor

LIVING AND DINING | BEDROOM 1 WITH ATTACHED BATH
FRONT AND REAR LAWNS | KITCHEN WITH ATTACHED UTILITY
SIT OUT | MULTI-UTILITY SPACE | POWDER ROOM
STAFF PROVISION | TWIN CAR PARKS



Experience the poise of light and space for a more open and enhanced living experience. Built for a multitasking lifestyle, the homes are truly functional where every square foot serves a meaningful purpose.

Expansive living and dining space with access to rear lawn

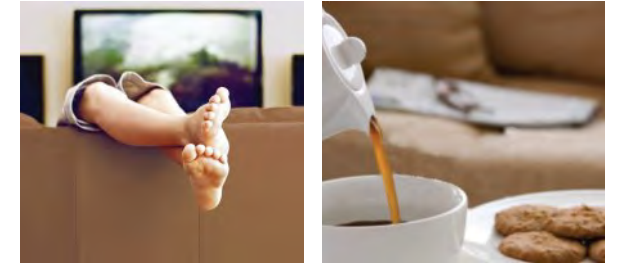
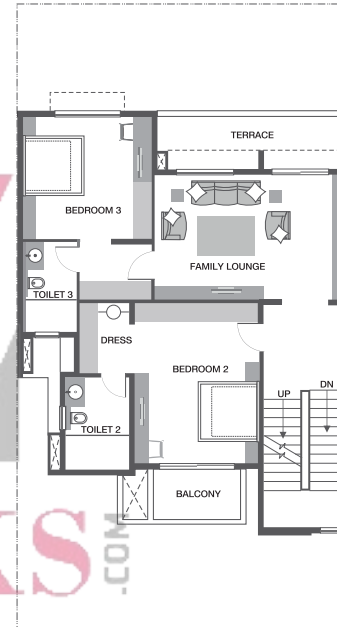
Landscaped front and rear lawns for casual sit outs

Functional and well ventilated bedroom with large French window overlooking the greens

Kitchen with attached utility, opening into rear lawn

the family first floor

FAMILY LOUNGE | MASTER BEDROOM WITH DRESS AREA AND MASTER BATH
BEDROOM 3 WITH ATTACHED BATH | LARGE LANDING AREA
FRONT BALCONY AND REAR TERRACE AREA



A spacious floor which provides enough flexibility to lay it out as per your lifestyle. Practically designed living space that is certain to become the heart of your home.

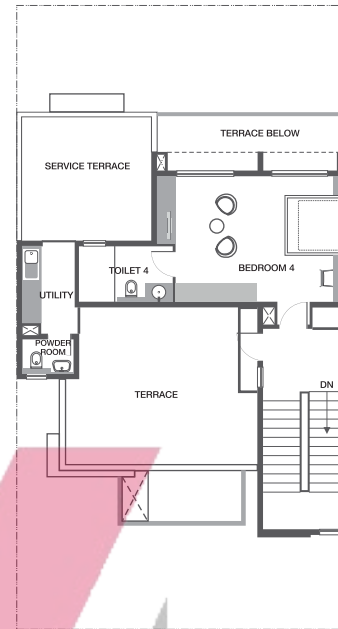
Generous size family lounge to laugh and share, watch and play, unwind and relax, opening to a spacious terrace

Large master bedroom with ample wardrobe space, attached master bath and balcony overlooking the front lawn

Well ventilated and naturally lit bedroom 3 with attached bath

the spacious second floor

LARGE BEDROOM WITH ATTACHED BATH
TERRACE AREA | POWDER ROOM | UTILITY
SERVICE TERRACE TO HOUSE UTILITIES



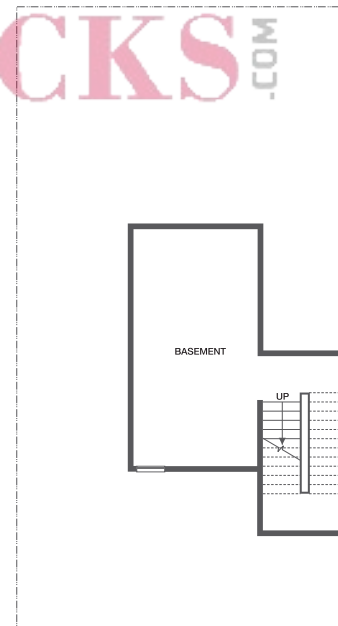
Lavishly spread bedroom 4
with the privilege of large
open terrace area

Large terrace area with a dedicated utility and
powder room ideal for barbeques and friendly
gatherings, the capacious terrace can also be
landscaped with choicest plants and sculptures



the boundless basement

ZRICKS .COM



row house specifications

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FULLY FITTED VRV AIR CONDITIONING.

24 HOUR POWER BACKUP.

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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	NATURAL / ENGINEERED STONE COPING / GLASS / SS

BATHROOMS / TOILETS

WALLS	NATURAL / ENGINEERED STONE WALL TILING IN MASTER BATHROOM & SUPERIOR QUALITY CERAMIC WALL TILING UPTO FALSE CEILING IN OTHER BATHROOMS
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TOILET DOORS	SHUTTERS WITH OUTSIDE MASONITE & INSIDE LAMINATE TIMBER FRAME & ARCHITRAVE
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WINDOWS	HEAVY-DUTY POWDER COATED ALUMINIUM WINDOWS & VENTILATORS

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

BASEMENT

FLOORING	SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT FOR WALLS AND CEILING

STAIRCASE

SUPERIOR QUALITY NATURAL / ENGINEERED STONE TREADS AND RISERS
GLASS RAILING WITH SS / WOODEN HANDRAIL

SECURITY

VIDEO DOOR PHONE, SECURED COMMUNITY WITH ACCESS CONTROL AT ENTRANCE. EACH UNIT LINKED TO MAIN SECURITY VIA INTERCOM.

CAR PARKING

2 OPEN CAR PARKS

LANDSCAPE

DESIGNER LANDSCAPING

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

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