



villas for generations to keep

**international  
city**

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SOBHA

PASSION AT WORK



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**passion at work**

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Al Bustan Palace Hotel, Muscat

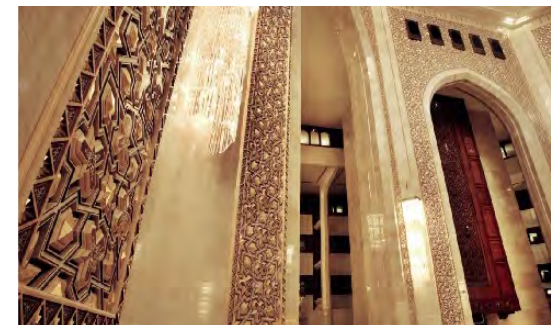
## the legacy

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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**

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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

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Infosys, Bangalore



Infosys, Pune





Sobha Lifestyle, Bangalore

## residential

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Sobha Malachite, Bangalore



Sobha Azalea, Bangalore



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

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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

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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

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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**

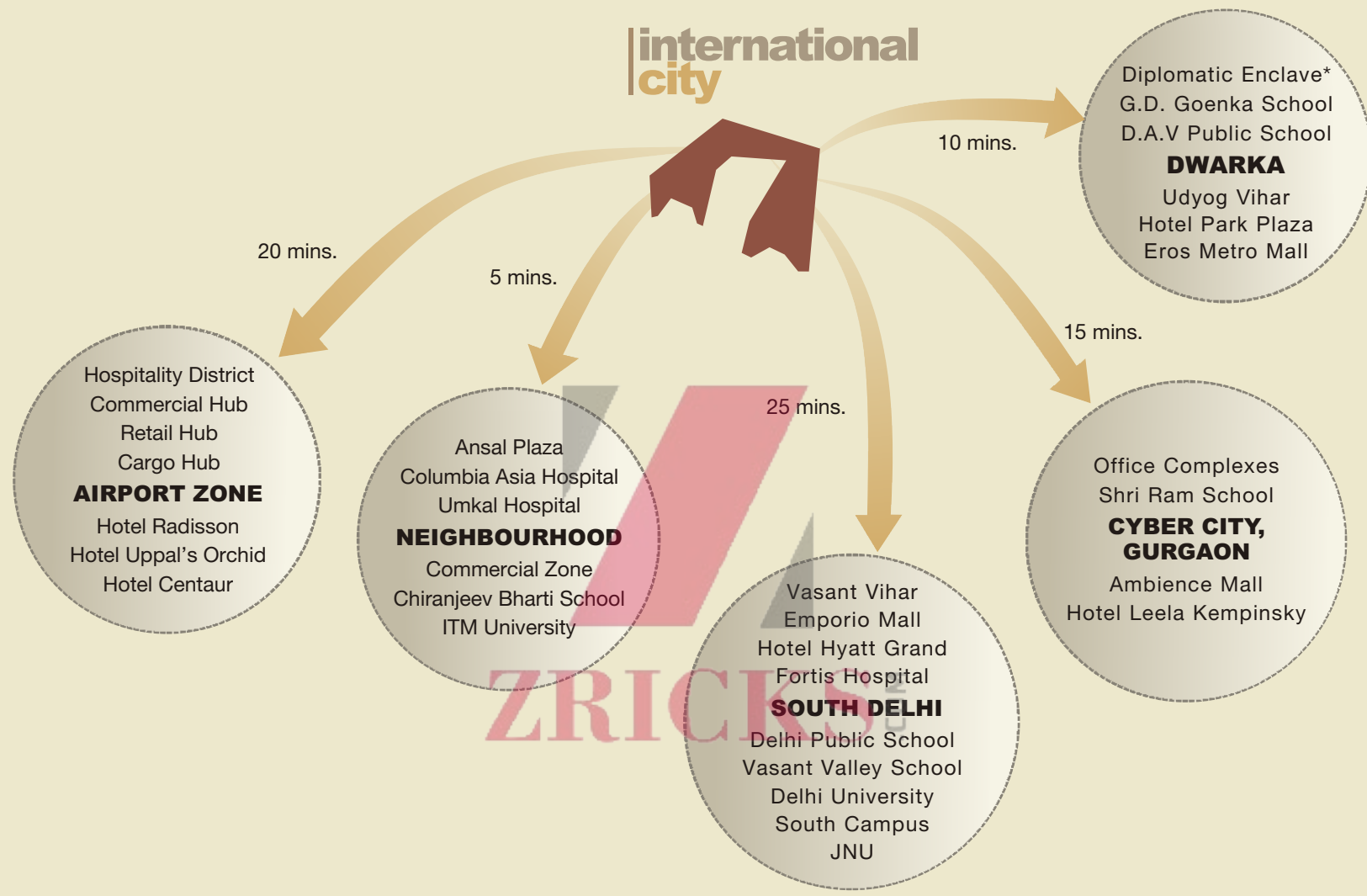
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The planned development along the Dwarka Expressway and the International Airport region will be a catalyst for the emergence of the new hub of modern living. Few of the initiatives under progress are:

- 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

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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

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### 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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# master plan



PHASE 2 **international city**

LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:#00A0C0;"></span>	DUPLEX VILLA 600 SQ. YD.
<span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6;"></span>	VILLA 600 SQ. YD.
<span style="display:inline-block; width:15px; height:15px; background-color:#FFA500;"></span>	VILLA 500 SQ. YD.
<span style="display:inline-block; width:15px; height:15px; background-color:#FFD700;"></span>	VILLA 400 SQ. YD.

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





## **villas : 500, 400 sq. yd.**

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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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## **duplex villas: two family independent homes**

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Duplex Villas at International City have two independent units that give you a choice of owning the lower unit comprising basement and ground floor or the upper unit comprising first floor and second floor.

**|international  
city**



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**in the company  
of natural greens  
for life to cherish**

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## duplex villa : unit a

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Saleable built-up area: 3493 sq. ft.

Spread over Ground Floor and Basement

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





## duplex villa : unit b

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Saleable built-up area: 4498 sq. ft.

Spread over First & Second Floor

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