



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.



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

[CLICK HERE TO ENLARGE THE MASTER PLAN](#)

NICETIES APLENTY



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



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



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



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



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

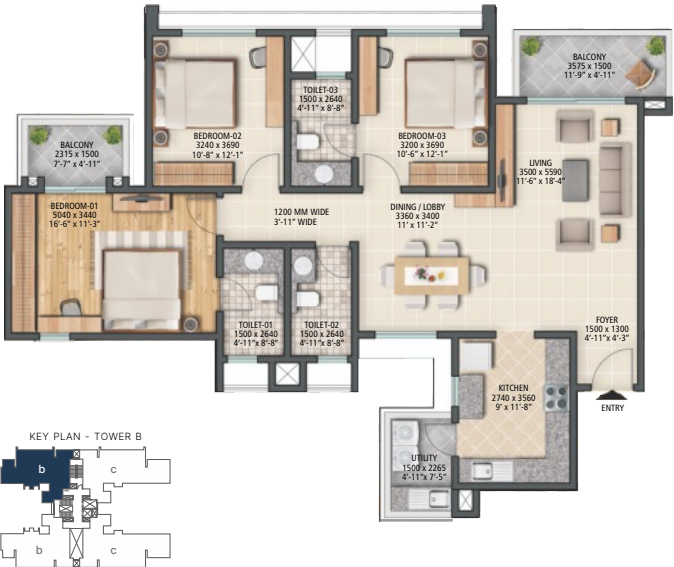
TOWER B

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.)

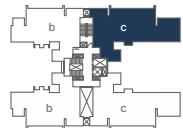
CARPET AREA
118.93 SQ.MT.
(1280.17 SQ.FT.)

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.)

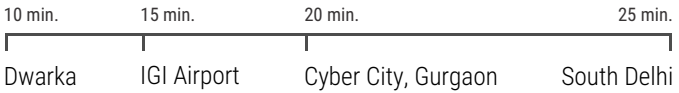
CARPET AREA
140.47 SQ.MT.
(1512.05 SQ.FT.)

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



[CLICK HERE TO VIEW THE LOCATION MAP](#)

SOBHA: TRANSFORMING THE WAY PEOPLE PERCEIVE QUALITY

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



SOBHA CITY

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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

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.

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