

lifestyle at the edge of delhi | **international
city**



PASSION AT WORK

passion at work





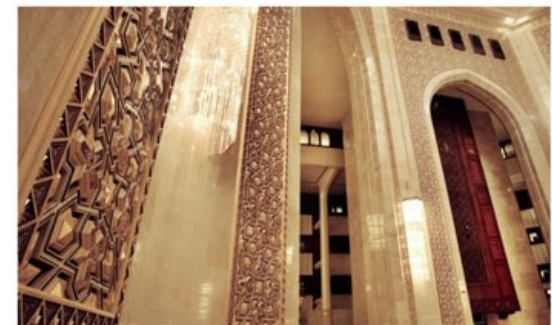
Al Bustan Palace Hotel, Muscat

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**





Sobha Developers is a quality and delivery focused organization with proven credentials of having delivered more than 42 million sq. ft.; 71 residential projects and 191 contractual projects across 20 cities in India.

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

It's in-house training & development initiative, the Sobha Academy, produces highly skilled technicians and reflects upon it's 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**



work spaces



Infosys, Hyderabad



Infosys, Bangalore



Infosys, Pune

residential



Sobha Lifestyle, Bangalore



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

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.

welcome | **international**
city



international
city

designed to perfection for the world citizens

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 Northern Peripheral Road 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.

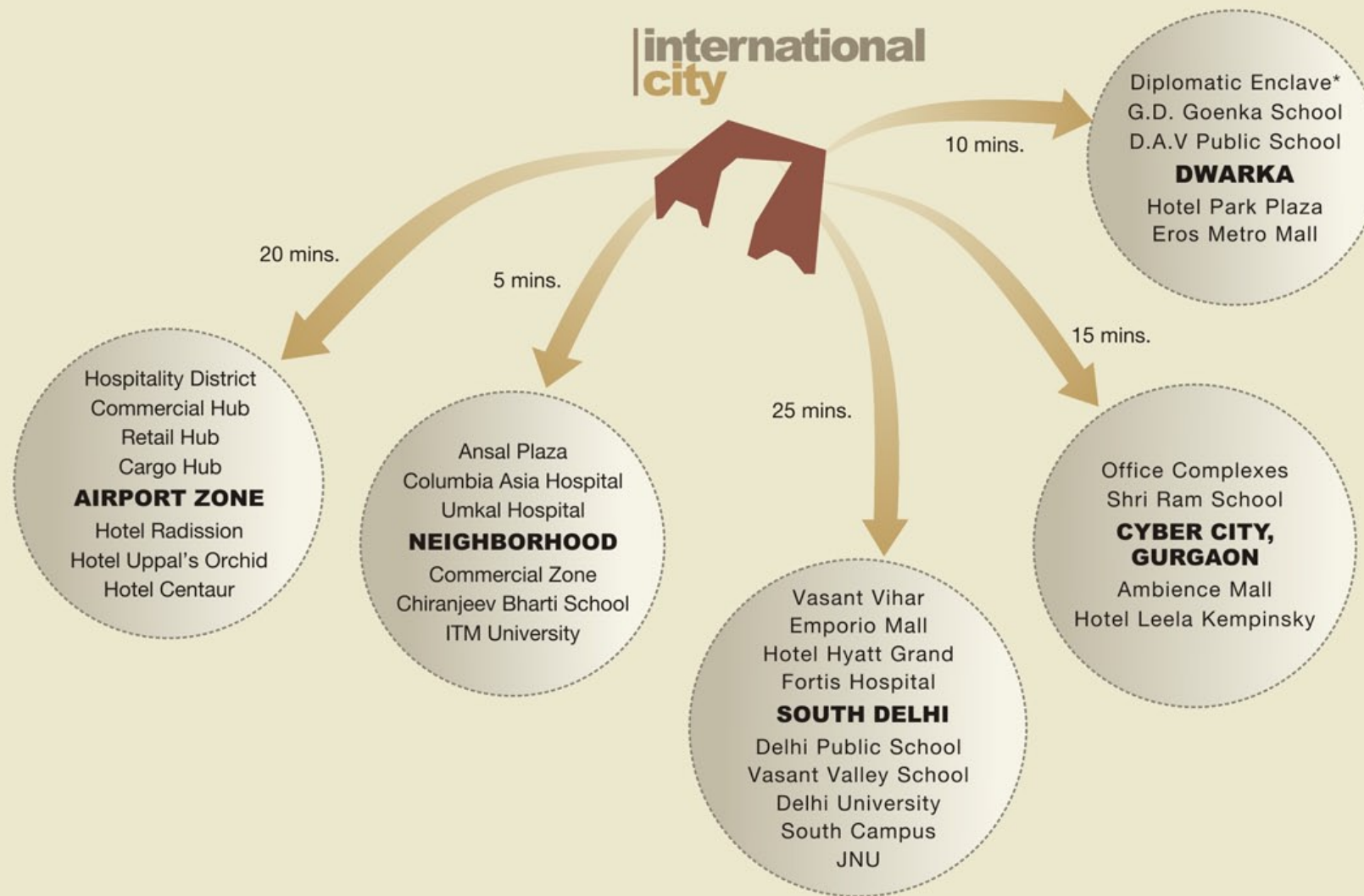
Brought to you by Sobha Developers in association with Chintels Group and QVC Realty Co.

lifestyle at the edge of delhi



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





unwind

rapture



memories



relax



share



arrival experience

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

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

UPSCALE COMMUNITY LIVING SPREAD ACROSS 150 ACRES

- Super luxury villas and row houses development across the township with complete social infrastructure - schools, healthcare & shopping centres
- Secured living with high quality maintenance by the Sobha Group
- 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 with ramps for pedestrians, bikers, the elderly and the physically challenged
- Carefully designed infrastructure for hassle free living and dedicated service yards for easy maintenance
- Environment friendly township development - sewage treatment plants, organic waste converters, rainwater harvesting pits, solar lighting
- 24 hour, auto switch, central power back up
- Provision for piped gas supply and fibre optic cabling

township at a glance

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 marble and wooden flooring
- Double height dining and living spaces and spacious rooms with high ceilings
- 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 of reputed make

**|international
city**





villas at the international city



master plan

PHASE 1 international city

LEGEND

	PLOT - 692 SQ. YDS.
	PLOT - 500 SQ. YDS.
	PLOT - 400 SQ. YDS.
	PLOT - 270 SQ. YDS.

Disclaimer: All plans & specifications are subject to change.
The actual size of the plots may vary marginally.





villas : **692, 500, 400 sq. yd.**

Spread over G+2 and Basement

- Spacious rooms, convenient car parks, a private elevator, a study and a gymnasium
- Two expansive master bedrooms with the option of Jacuzzi and steam cubicles in the baths
- Ultra luxurious family & dining rooms with double height ceiling, overlooking the greens through over sized French windows
- Front & rear lawns and terrace gardens
- Utility rooms for accommodating domestic help and for storage

692 SQ. YD.

GROUND FLOOR PLAN



692 SQ. YD.

FIRST FLOOR PLAN



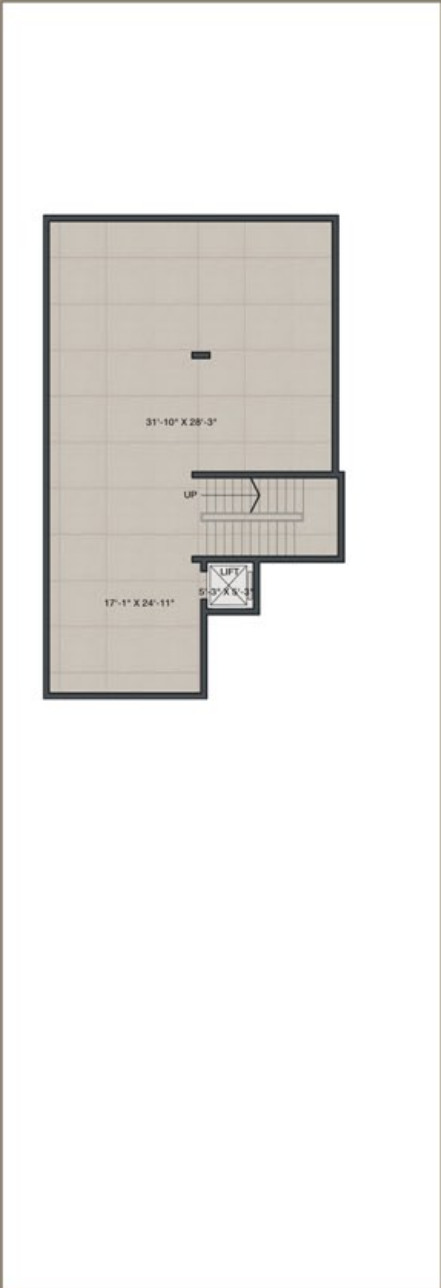
692 SQ. YD.

SECOND FLOOR PLAN



692 SQ. YD.

BASEMENT PLAN



BUILT-UP AREA					
	BASEMENT	GF	FF	SF	TOTAL B.U.A.
SQ. MT.	150.32	220.91	197.01	210.26	778.50
SQ. FT.	1618.04	2377.88	2120.62	2263.24	8379.77
GROUND COVERAGE	240.45 SQ. MT.				41.56 %

500 SQ. YD.

GROUND FLOOR PLAN



500 SQ. YD.

FIRST FLOOR PLAN



500 SQ. YD.

SECOND FLOOR PLAN



BUILT-UP AREA					
	BASEMENT	GF	FF	SF	TOTAL B.U.A.
SQ. MT.	126.13	186.19	181.18	181.48	674.98
SQ. FT.	1357.66	2004.15	1950.22	1953.45	7265.48
GROUND COVERAGE	206.65 SQ. MT.				49.43 %

500 SQ. YD.

BASEMENT PLAN



400 SQ. YD.

GROUND FLOOR PLAN



400 SQ. YD.

FIRST FLOOR PLAN



400 SQ. YD.

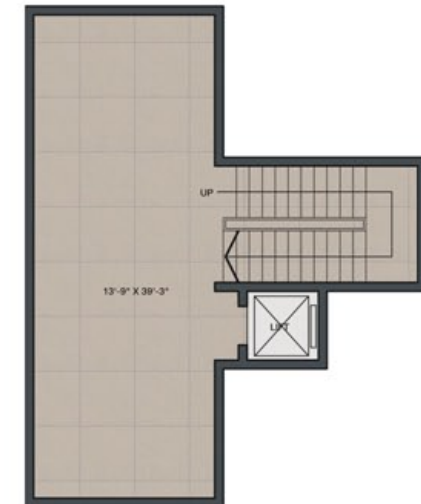
SECOND FLOOR PLAN



BUILT-UP AREA					
	BASEMENT	GF	FF	SF	TOTAL B.U.A.
SQ. MT.	75.75	150.87	146.51	155.56	528.69
SQ. FT.	815.37	1623.96	1577.03	1674.45	5690.82
GROUND COVERAGE	177.52 SQ. MT.				53.08 %

400 SQ. YD.

BASEMENT PLAN



villa specifications : 692, 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.
- FULLY WIFI ENABLED COMMUNITY.
- 4 PERSON LIFT WITH MARBLE/GRANITE FLOORING.

PATIO	
FLOORING	GRANITE
WALLS & CEILING	PLASTIC EMULSION PAINT
FOYER / LIVING / DINING / FAMILY / PASSAGE	
FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE
WALLS & CEILING	PLASTIC EMULSION PAINT
BEDROOMS	
FLOORING	TIMBER LAMINATE / HIGH QUALITY MARBLE IN MASTER BEDROOMS SUPERIOR QUALITY NATURAL / ENGINEERED STONE IN OTHER BEDROOMS.
WALL & CEILING	PLASTIC EMULSION PAINT IN ALL BEDROOMS
KITCHEN	
FLOORING	NATURAL / ENGINEERED STONE
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

BATHROOMS

WALLS	MARBLE / GRANITE WALL TILING IN ALL TOILETS
FLOORING	MARBLE FLOORING IN ALL TOILETS
CEILING	FALSE CEILING / PLASTIC EMULSION PAINT
COUNTER	MARBLE
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
ACCESSORIES	EXHAUST FAN, TOWEL RAIL, TOILET PAPER HOLDER IN ALL TOILETS
FITTINGS	FITTINGS OF REPUTED MAKE

POWDER ROOM

FLOORING	SUPERIOR QUALITY MARBLE
WALLS	MARBLE/GRANITE WALL TILING
COUNTER	MARBLE
FITTINGS	FITTINGS OF REPUTED MAKE

GYM

LAMINATED WOODEN FLOORING, PLASTIC EMULSION PAINT ON WALLS & CEILING

STUDY

CARPET FLOORING, PLASTIC EMULSION PAINT ON WALLS & CEILING

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 TREADS & RISERS

GLASS WITH SS / WOODEN RAILING

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 GARDENS

LANDSCAPED TERRACE GARDEN WITH TILE FLOORING

BASEMENT

FLOORING HIGH QUALITY VITRIFIED TILES

WALL & CEILING PLASTIC EMULSION PAINT

SECURITY

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



row houses : 270 sq. yd.

Spread over G+1 and Basement*

- Luxury row house with four spacious bedrooms and two side by side car parks
- Master bedroom with walk-in closet spaces and balconies
- Dining area with an extended sit out, overlooking the rear garden through large French windows
- A convenient domestic help quarters and a utility space on the terrace
- Large and convenient terrace space for parties and utility

* Few units also available without basement.

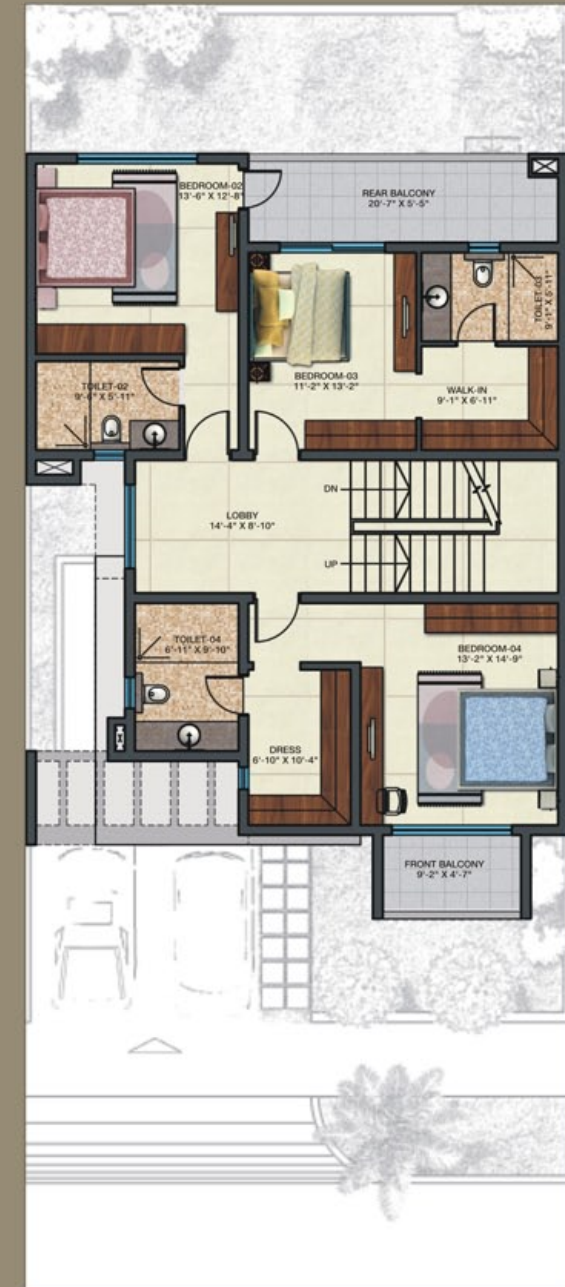
270 SQ. YD.

GROUND FLOOR PLAN



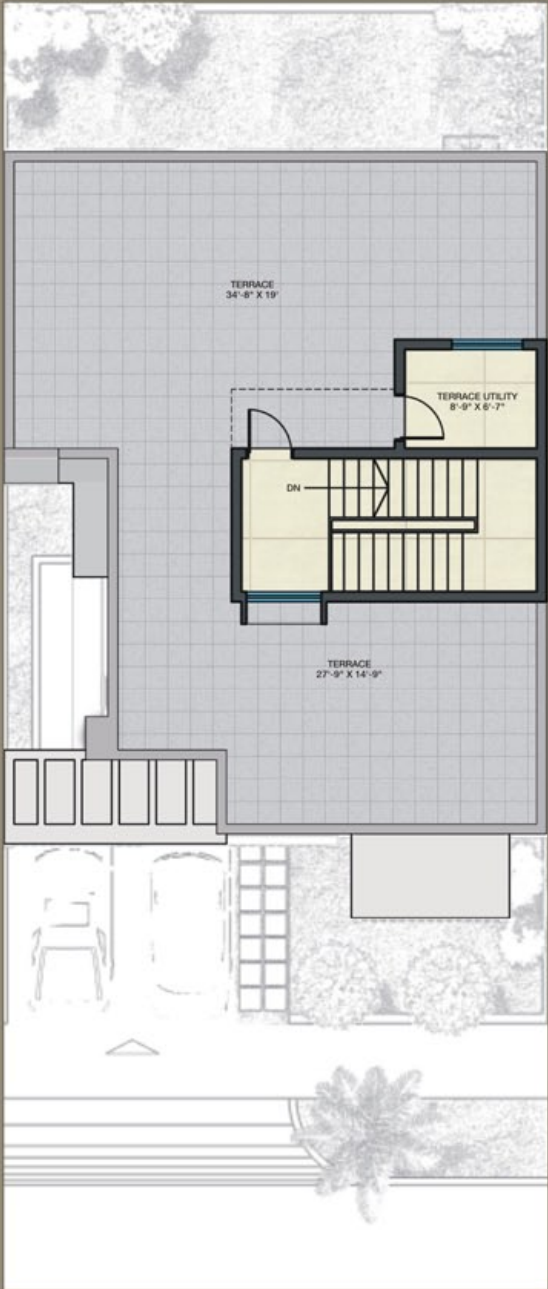
270 SQ. YD.

FIRST FLOOR PLAN



270 SQ. YD.

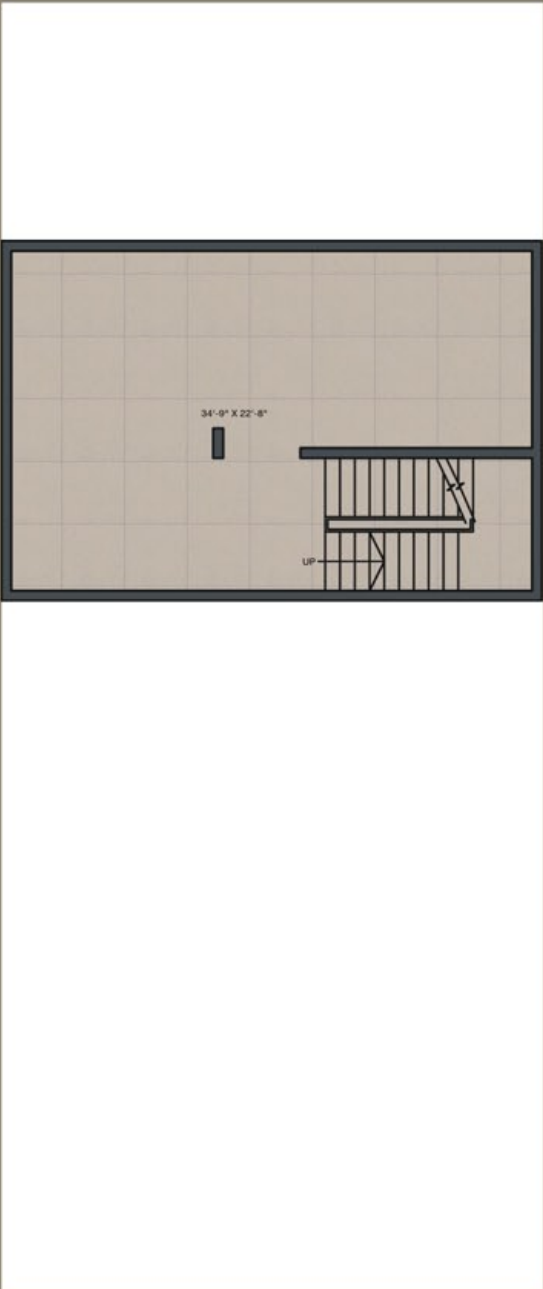
SECOND FLOOR PLAN



BUILT-UP AREA					
	BASEMENT	GF	FF	SF	TOTAL B.U.A.
SQ. MT.	80.14	127.36	140.14	25.62	373.26
SQ. FT.	862.63	1370.90	1508.47	275.77	4017.77
GROUND COVERAGE	130.25 SQ. MT.				57.70 %

270 SQ. YD.

BASEMENT PLAN



row house specifications: 270 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 WITH INTERNAL UNITS.
24 HOUR POWER BACKUP.
HOT WATER SUPPLY TO ALL TOILETS & KITCHEN THROUGH CENTRALISED WATER HEATING SYSTEM.
PRESSURIZED WATER SUPPLY SYSTEM.
PIPED GAS NETWORK PROVISION.
FULLY WiFi ENABLED COMMUNITY.

PATIO	
FLOORING	GRANITE
WALLS & CEILING	PLASTIC EMULSION PAINT
FOYER / LIVING / DINING / FAMILY / PASSAGE	
FLOORING	HIGH QUALITY MARBLE / NATURAL / ENGINEERED STONE
WALL & CEILING	PLASTIC EMULSION PAINT
BEDROOMS	
FLOORING	TIMBER LAMINATE / HIGH QUALITY MARBLE IN ALL BEDROOMS SUPERIOR QUALITY MARBLE / NATURAL / ENGINEERED STONE IN OTHER BEDROOMS
WALL & CEILING	PLASTIC EMULSION PAINT IN ALL BEDROOMS
KITCHEN	
FLOORING	SUPERIOR QUALITY CERAMIC TILES
WALLS	SUPERIOR QUALITY CERAMIC TILE DADO UPTO CEILING
FITTINGS & FIXTURES	CHROMIUM PLATED FITTINGS, EXHAUST FAN
BALCONIES	
FLOORING	CERAMIC TILES & SKIRTING
PARAPET	GRANITE COPING

BATHROOMS & POWDER ROOM

WALLS	CERAMIC TILES UP TO FALSE CEILING
FLOORING	ANTI SKID CERAMIC TILES
CEILING	FALSE CEILING / PLASTIC EMULSION PAINT
COUNTER	MARBLE
FIXTURES	SHOWER PARTITION WITH PANEL IN ALL TOILETS
ACCESSORIES	EXHAUST FAN, TOWEL RAIL, TOILET PAPER HOLDER IN ALL TOILETS
FITTINGS	FITTINGS OF REPUTED MAKE

DOORS

MAIN DOOR	60 MM THICK 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

STAIRCASE

MARBLE / GRANITE TREADS & RISERS
GLASS WITH SS RAILING

STAFF PROVISION (GF)

ROOMS	CERAMIC TILE FLOORING & PLASTIC EMULSION PAINT ON WALLS
ATTACHED TOILET	CERAMIC TILE FLOORING & WALL TILING WITH STANDARD SANITARY WARE & FITTINGS

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 SYSTEM VIA INTERCOM.

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.



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

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Disclaimer: 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.



development partners

