

duplex villa | **international
city**



an absolute villa township

www.internationalcity.in

EXCLUSIVE LOW DENSITY LIVING

The 150 acre secured villa community with just 6 plots per acre*, International City offers presidential villas, duplex villas and luxury row houses.

IMMACULATE DESIGN AND PLANNING

The township has magnificent space planning, finest amenities and flawless execution that befit the lifestyle of the upper echelons.

INFRASTRUCTURE, NO LESS THAN THE BEST

Carefully planned infrastructure with well-designed roads, environment friendly initiatives such as solar lighting in public areas, organic waste convertors, STPs, 24 hour power back-up and rain water harvesting for hassle-free living.

IN THE COMPANY OF NATURAL GREENS

Large landscaped open spaces with lush eco-system, tree-lined avenues and green spaces on either side of the roads designed by International consultants.



WITNESS THE QUINTESSENTIAL RECREATIONAL EXPERIENCE AT INTERNATIONAL CITY CLUB SPREAD OVER 2 ACRES, WHERE A COMPELLING MELANGE OF ACTIVITIES AWAIT YOUR ARRIVAL.



Fine Dining Restaurant And Lounge | Grand Banquet Hall | Exclusive Party Lawn | Gourmet Coffee Shop | Culture Centre | Art Gallery | Luxury Spa And Salon | Swimming Pool and Jacuzzi | Kids Swimming Pool | Squash And Badminton Courts | Flood-lit Tennis Courts | Billiards And Cards Room | State-of-the-art Gymnasium | Secure Kids Play Area

closest villa township to delhi

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As a part of the Gurgaon-Manesar Master Plan 2021, the 8 lane expressway will connect Dwarka to National Highway 8 and will have 30 metres of green belt on both the sides.
- |

The areas which fall in the periphery of this expressway, especially those close to Delhi are designed to become posh locales like Vasant Vihar, Shanti Niketan, West End Greens and the likes.
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At 150 meters, the 18 km expressway is going to be one of India's widest roads. In comparison, the current Delhi-Gurgaon expressway is 75 meters wide.
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The commercial belt along the Dwarka Expressway will house high-end retail, international hospitality brands and top MNCs.



LOCATED IN
SECTOR 109, JUST OFF
THE DWARKA EXPRESSWAY

- 25 mins.

SOUTH DELHI
Vasant Vihar
The Grand
Fortis Hospital, Vasant Kunj
Vasant Valley School
D.P.S. Vasant Kunj
J.N.U.
South Campus
- 20 mins.

CYBER CITY, GURGAON
The Oberoi
Udyog Vihar
Office Complexes
Shri Ram School
Ambience Mall
The Leela
- 15 mins.

AEROCITY
Hospitality District
JW Marriott
Holiday Inn
Lemon Tree Premier
MGM Grand*
Commercial Hub
Retail Hub
- 5 mins.

international city

Ansal Plaza
Columbia Asia Hospital
Umkal Hospital
Commercial Zone
Gems International School
I.T.M. University
- 5 mins.

NEIGHBOURHOOD

Diplomatic Enclave*
G.D. Goenka School
D.A.V. Public School
Park Plaza
Radisson Blu
Eros Metro Mall
- 10 mins.

DWARKA

*Proposed development



duplex villas:
two family
independent
homes

master plan



LEGEND

COLOUR	PRODUCT TYPE	TYPICAL SIZE
	DUPLEX VILLA	501 SQ.MT.
	DUPLEX VILLA	418 SQ.MT.
	INDEPENDENT VILLA	418 SQ.MT.
	INDEPENDENT VILLA	334 SQ.MT.
	ROW HOUSE	206 SQ.MT.

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

Duplex Villa: Unit A



GROUND FLOOR PLAN



BASEMENT PLAN

green ground floor living

Lower Duplex Villas: Ground + Basement
SBA: 292 sq.mt.

- | Luxurious 3 bedroom residences
- | 123 sq.mt. of exclusive greens⁺ comprising of courtyard, front & rear lawns
- | Naturally lit, expansive living & dining area overlooking private courtyard
- | Spacious kitchen with separate wet & dry areas
- | 3.3 mt. floor to floor height

Duplex Villa: Unit B



FIRST FLOOR PLAN



SECOND FLOOR PLAN

the upscale upper level living

Upper Duplex Villas: First + Second Floor
SBA: 392 sq.mt.

- | Generous size four bedroom residences
- | Double height living space opening into a private terrace
- | Spacious family lounge to serve as a separate entertainment zone
- | Large open to sky terraces spread across 68 sq.mt.* for fresh & open living experience
- | 3.3 mt. floor to floor height

specifications: 418 sq.mt. duplex villa



RCC FRAMED STRUCTURE WITH CONCRETE MASONRY WALLS DESIGNED WITH SEISMIC CONSIDERATIONS.

STONE CLADDING / TEXTURE PAINT ON EXTERIORS.

LARGE SIZE DOUBLE GLAZED WINDOWS WITH NATURAL/ENGINEERD COPING ON WINDOW SILLS AND PARAPET.

FULLY FITTED VRF AIR-CONDITIONING.

24 HOUR POWER BACKUP.

PRESSURISED WATER SUPPLY SYSTEM.

PIPED GAS NETWORK PROVISION.

LIVING / DINING / FAMILY / PASSAGE

FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERD STONE FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT

BEDROOMS

FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERD STONE / TIMBER LAMINATED FLOORING AND SKIRTING
WALLS & 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 / ENGINEERD 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
CEILING	FALSE CEILING / PLASTIC EMULSION PAINT
FLOORING	NATURAL / ENGINEERED STONE 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
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 (COMMON)	M.S STAIRCASE WITH NATURAL / ENGINEERED STONE TREADS

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*

TERRACE GARDEN 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

*As applicable to the unit.

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.

an organization where quality
meets excellence, technology meets
aesthetics and passion meets perfection

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INTERNATIONAL CITY SHOW VILLA: A TESTIMONY TO SOBHA'S COMMITMENT TO QUALITY
AND UNMATCHED EXECUTION CAPABILITY





SELF BELIEF
TO EXCEL

Quality consciousness at Sobha percolates to all levels of management and skilled workforce. With top management supervision and German quality precision, Sobha remains the quality benchmark in the industry.

Superior quality is achieved by paying attention to the minute details in systems, processes, designs and execution of all activities. With such focus, at Sobha, we strive to deliver best product in a timely and safe manner.

SELF RELIANT
CONSTRUCTION CAPABILITY

Perhaps India's only backward integrated real estate organization, competent to deliver a project from conceptualization to completion.

Infact the in-house woodworking factory, set up to manufacture doors, is one of the largest of its kind in India.

Everything from aesthetic design, quality metal glazing, to best in class interiors and high grade concrete products is done in-house.

SOBHA ACADEMY FOR HANDS-ON
TRAINING BY GERMAN EXPERTS

The Sobha Academy, set up at Bangalore, is a unique centre for learning that offers workplace skill development programs.

Sobha Academy produces tradesmen skilled in tiling, granite masonry, gypsum works, water-proofing, electrical and plumbing works.

It imparts continuous training to the Company's engineers and skilled manpower.

The training elevates their skills and enables them to deliver a finished product of superlative quality.

PROVEN OVER 6 MILLION
SQUARE METRE TIMES

- 95 completed real estate projects
- 253 completed contractual projects
- 24 cities of Sobha presence
- Over 3000 talented workforce



PASSION AT WORK

we will be glad to hear from you

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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.

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. • *This area is a part of total saleable area of the unit.

