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duplex villas at international city

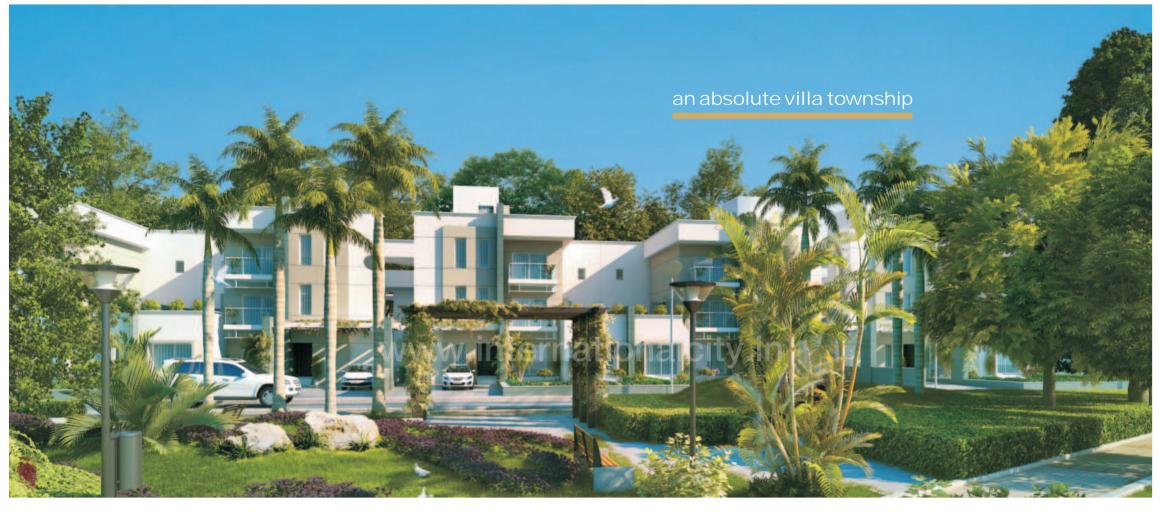
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THE TOWNSHIP

THE LOCATION

THE DUPLEX VILLAS

THE SOBHA WAY



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 backup and rain water harvesting for hasslefree 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.

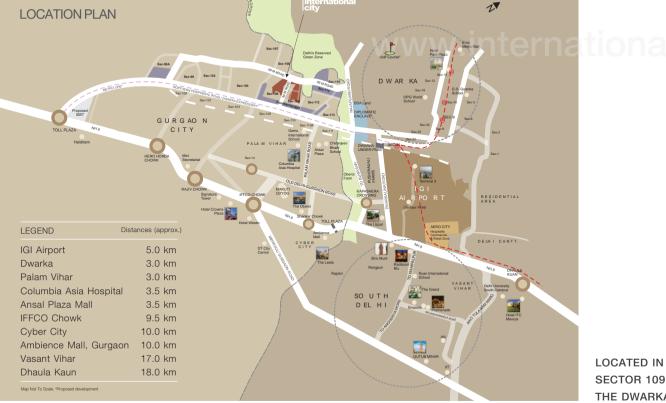


Fine Dining Restaurant And Lounge | Grand Banquet Hall | Exclusive Party Lawn | Gourmet Coffee Shop | Culture Centre | Art Gallery | Luxury Spa And Salon | Swimming Pool and Jacuzzi | Kids Swimming Pool | Squash And Badminton Courts | Flood-lit Tennis Courts | Billiards And Cards Room | State-of-the-art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

closest villa township to delhi

- 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.
- 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.
- 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.
- The commercial belt along the Dwarka Expressway will house high-end retail, international hospitality brands and top MNCs.





SECTOR 109, JUST OFF THE DWARKA EXPRESSWAY



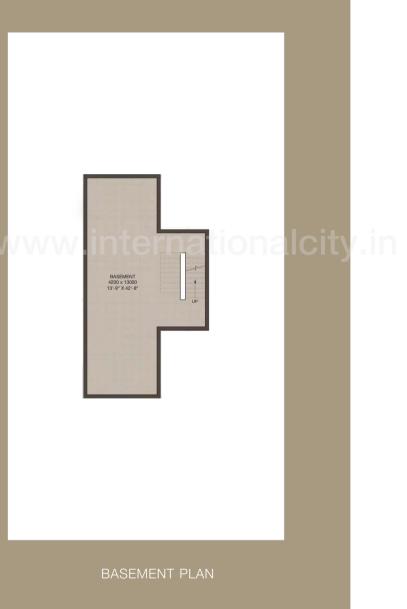
duplex villas: two family independent homes



Duplex Villa: Unit A



GROUND FLOOR PLAN



green ground floor living

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

- Luxurious 3 bedroom residences
- I 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

linternational city

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 / ENGINEERED STONE FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT

BEDROOMS	
FLOORING WALLS & CEILING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TIMBER LAMINATED FLOORING AND SKIRTING 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
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.



PASSION AT WORK

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, waterproofing, 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



we will be glad to hear from you

www.internationalcity.in

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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.

