luxury row houses
an absolute villa township

EXCLUSIVE LOW DENSITY LIVING

The 150 acre secured villa community with just 6 villas 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.

*No. of villas per acre = total township area / no. of plots in the township
The club house at International City is spread across a lavish 2 acres and offers exclusive amenities such as indoor swimming pool, spa, gymnasium, tennis, badminton and squash courts in addition to banquet halls and dining.

Along with high-end villas and row houses, the township is in close vicinity to social infrastructure like schools, nursing homes, clinics, cafés, retail and commercial zone.

PREMIER CLUB LIFE

The club house at International City is spread across a lavish 2 acres and offers exclusive amenities such as indoor swimming pool, spa, gymnasium, tennis, badminton and squash courts in addition to banquet halls and dining.

ALL COMFORTS WITHIN REACH

a life well spent in the company of like-minded people
dwarka expressway: the emerging hub of modern living

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 is attracting high-end retail, international hospitality brands and top MNCs.

Located across sectors 109, 106 & 108, just off the Dwarka Expressway, it is the closest township to Delhi in Gurgaon.
access the best of delhi and the best of gurgaon
row houses: closely knit villa lifestyle
Experience the poise of light and space for a more open and enhanced living experience. Built for a multitasking lifestyle, the homes are truly functional where every square foot serves a meaningful purpose.

Expansive living and dining space with access to rear lawn

Functional and well ventilated bedroom with large French window overlooking the greens

Landscaped front and rear lawns for casual sit outs

Kitchen with attached utility, opening into rear lawn
A spacious floor which provides enough flexibility to lay it out as per your lifestyle. Practically designed living space that is certain to become the heart of your home.

Generous size family lounge to laugh and share, watch and play, unwind and relax, opening to a spacious terrace

Large master bedroom with ample wardrobe space, attached master bath and balcony overlooking the front lawn

Well ventilated and naturally lit bedroom 3 with attached bath
the spacious second floor

Lavishly spread bedroom 4 with the privilege of large open terrace area

Large terrace area with a dedicated utility and powder room ideal for barbeques and friendly gatherings, the capacious terrace can also be landscaped with choicest plants and sculptures

the boundless basement

Main zone stairway to living, dining and master bedroom.
Row House:
Plot Area 224 sq.mt. | Saleable Built-up Area 382 sq.mt.
row house specifications

RCC FRAMED STRUCTURE WITH CONCRETE MASONRY WALLS DESIGNED WITH SEISMIC CONSIDERATIONS.
STONE CLADDING / TEXTURE PAINT ON EXTERIORS.
LARGE SIZE DOUBLE GLAZED WINDOWS WITH NATURAL/ENGINEERED STONE COPING ON WINDOW SILLS AND 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.

LIVING / DINING / FAMILY / PASSAGE

FLOORING
SUPERIOR QUALITY NATURAL / ENGINEERED STONE FLOORING AND SKIRTING
WALL & CEILING
PLASTIC EMULSION PAINT

BEDROOMS

FLOORING
SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TIMBER LAMINATED FLOORING AND SKIRTING
WALL & 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

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 WITH 60 MM THICKNESS
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
SPECIALY DESIGNED HEAVY DUTY POWDER COATED ALUMINIUM EXTRUDED FRAMES
WINDOWS
HEAVY DUTY POWDER COATED ALUMINIUM WINDOWS & VENTILATORS

UTILITY ROOM

FLOORING
SUPERIOR QUALITY VITRIFIED 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 SANITARYWARE AND FITTINGS

BASEMENT

FLOORING
SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING
WALLS & CEILING
PLASTIC EMULSION PAINT FOR WALLS AND CEILING

STAIRCASE

SUPERIOR QUALITY NATURAL / ENGINEERED STONE TREADS AND RISERS
GLASS RAILING WITH SS / WOODEN HANDRAIL

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

LANDSCAPE

DESIGNER LANDSCAPING

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
Sobha Developers Ltd. is a delivery focused and quality driven organization. It is perhaps the only backward integrated real estate company in India to have a legacy of monarchial palaces and presidential suites, with proven credentials of having delivered more than 58 million sq.ft., 300 domestic projects and over 150 international projects.

Sobha City, Thrissur: A 55 acre integrated township including a 6.5 acre lake - one of the biggest rainwater harvesting facilities in the country

PASSION
AT WORK

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## 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.

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## 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.

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## 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.

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## PROVEN 58 MILLION SQUARE FEET TIMES

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<thead>
<tr>
<th>Data</th>
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<tbody>
<tr>
<td>88 completed real estate projects</td>
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<tr>
<td>234 completed contractual projects</td>
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<tr>
<td>24 cities of Sobha presence</td>
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<td>Over 6 million sq.ft. of development per year in the last 5 years</td>
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<td>Over 3000 talented workforce</td>
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