



Actual show villa image



PASSION AT WORK

duplex villas | **international
city**

duplex villas at international city

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THE TOWNSHIP

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an absolute villa township

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 lifestyle of the upper echelons.

INFRASTRUCTURE NO LESS THAN THE BEST

Carefully planned infrastructure with well-designed roads, environment friendly initiatives such as water treatment plants, 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.

the international city club



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 | 25 mt. Long Swimming Pool | Kids Swimming Pool | Squash and Badminton Courts | Flood-lit Tennis Courts | Billiards and Cards Room | State-of-the-art Gymnasium | Secure Kids Play Area and More

closest villa township to delhi

- As a part of the Gurgaon-Manesar Master Plan 2031, 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.



- 20-25 km. SOUTH DELHI**
 - Vasant Vihar
 - The Grand
 - Fortis Hospital, Vasant Kunj
 - Vasant Valley School
 - D.P.S. Vasant Kunj
 - J.N.U.
 - South Campus
- 15-20 km. IGI AIRPORT**
 - Aerocity Hospitality District
 - JW Marriot
 - Holiday Inn
 - Lemon Tree Premier
 - Commercial Hub
 - Retail Hub
- 10-15 km. DWARKA**
 - Diplomatic Enclave*
 - 18-Hole DDA Golf Course*
 - G.D. Goenka School
 - D.A.V. Public School
 - Park Plaza
 - Radisson Blu
 - Eros Metro Mall
- 0-5 km. NEIGHBOURHOOD***
 - 60+ acres of Educational Institutes
 - 24+ acres of Healthcare Facilities
 - 616+ acres of Retail and Commercial
 - 81 acre of Institutional Area
 - Kanganheri Adventure & Tourist Complex
- 0-5 km. PALAM VIHAR**
 - Ansal Plaza
 - Columbia Asia Hospital
 - Gems International School
 - I.T.M. University
- 10-15 km. CYBER CITY, GURGAON**
 - The Oberoi
 - Udyog Vihar
 - Shri Ram School
 - Ambience Mall
 - The Leela

*Upcoming development as per master plan 2031 | Map not to scale



**duplex villas:
two family
independent
homes**

master plan



international city PHASE 2

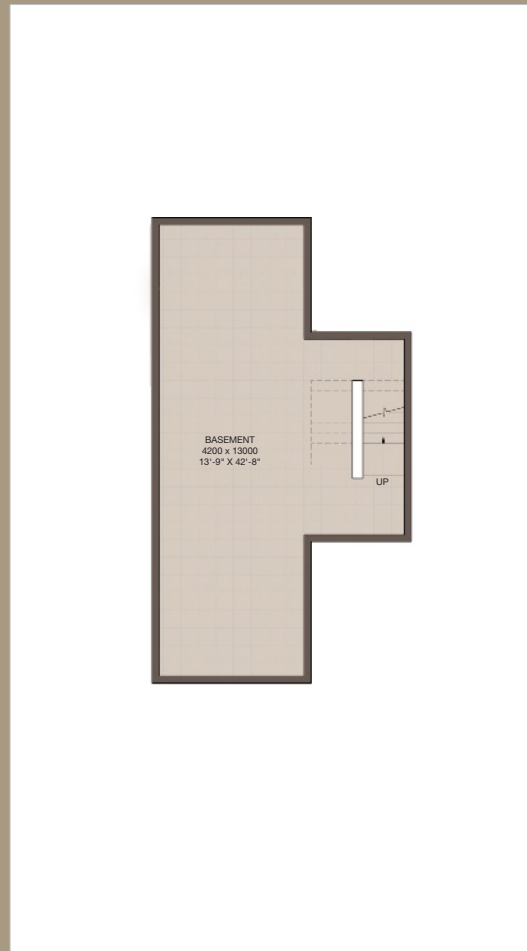
LEGEND		
COLOUR	PRODUCT TYPE	TYPICAL SIZE
■	DUPLEX VILLA	501 SQ.MT.
■	DUPLEX VILLA	418 SQ.MT.
■	INDEPENDENT VILLA	418 SQ.MT.
■	INDEPENDENT VILLA	334 SQ.MT.
■	ROW HOUSE	206 SQ.MT.

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

DUPLEX VILLA: UNIT A



GROUND FLOOR



BASEMENT

green ground floor living

Lower Duplex Villas:
Ground Floor and Basement
Saleable Built-up Area: 292 sq.mt. (approx.)

- | 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

SECOND FLOOR

upscale upper level living

Upper Duplex Villas:

First and Second Floor

Saleable Built-up Area: 392 sq.mt. (approx.)

- | Generous size 4 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 / ENGINEERED STONE COPING ON WINDOW SILLS & 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	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TIMBER LAMINATED FLOORING & 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 / 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

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

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

BASEMENT*

FLOORING	SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING
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STAIRCASE

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

TERRACE*

TERRACE WITH TILE FLOORING

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**





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.

In fact 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 8 MILLION SQUARE METER TIMES

118 completed real estate projects

293 completed contractual projects

26 cities of Sobha presence

Over 28000 talented workforce



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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.

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development partners

