



# SOBHA CITY

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Chintels Metropolis, Sector-108  
Gurgaon

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Sobha Limited



**THIS ONE IS FOR YOU.  
OVERLOOKING DELHI.**

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**SOBHA  
CITY**

Chintels Metropolis, Sector-108  
Gurgaon

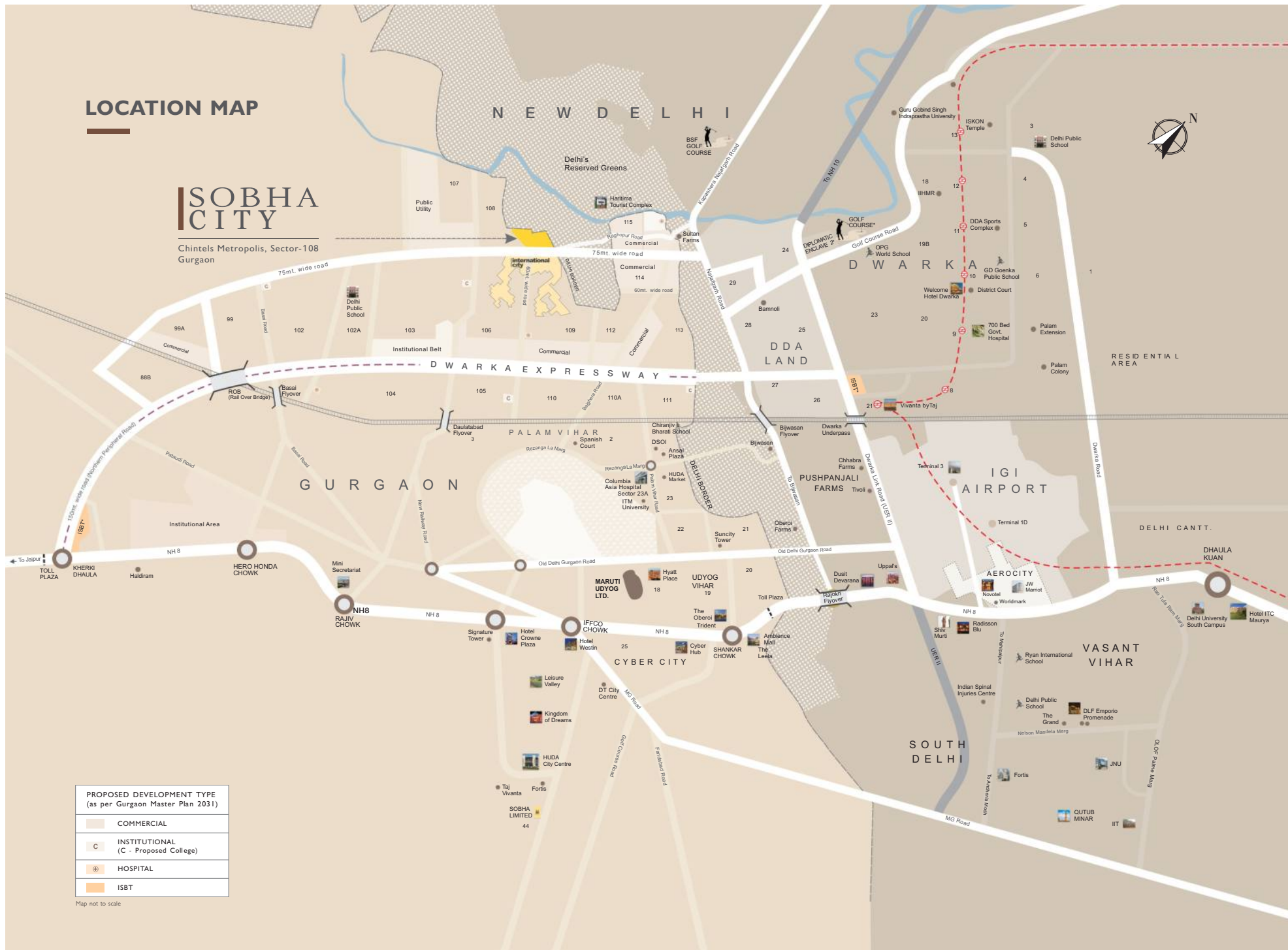


Sobha City is located right at the edge of Delhi, in Chintels Metropolis, Sector 108, Gurgaon. Occupying prime position on an existing 75m wide road with a frontage of over 500m, it lies just across the road from International City, the exclusive villa community, by Sobha. On the other side of Sobha City are acres of Delhi's reserved greens.

# LOCATION MAP

## SOBHA CITY

Chintels Metropolis, Sector-108 Gurgaon



PROPOSED DEVELOPMENT TYPE (as per Gurgaon Master Plan 2031)	
<span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #ccc;"></span>	COMMERCIAL
<span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid #ccc;"></span>	INSTITUTIONAL (C - Proposed College)
<span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid #ccc;"></span>	HOSPITAL
<span style="display: inline-block; width: 15px; height: 10px; background-color: #fce4d6; border: 1px solid #ccc;"></span>	ISBT

Map not to scale

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.

### IGI AIRPORT

- Aerocity Hospitality District
- JW Marriott
- Holiday Inn
- Lemon Tree Premier
- Commercial Hub
- Retail Hub

15 mins.

### DWARKA

- Diplomatic Enclave 2\*
- 18-Hole DDA Golf Course\*
- G.D. Goenka School
- D.A.V. Public School
- Park Plaza
- Radisson Blu
- Eros Metro Mall

## SOBHA CITY

Chintels Metropolis, Sector-108 Gurgaon

10 mins.

### NEIGHBOURHOOD\*

- 60+ acre of Educational Institutes
- 24+ acre of Healthcare Facilities
- 616+ acre of Retail and Commercial
- 81 acre of Institutional Area
- Kanganheri Adventure & Tourist Complex

15 mins.

### PALAM VIHAR

- Ansal Plaza
- Columbia Asia Hospital
- Gems International School
- I.T.M. University

20 mins.

### CYBER CITY, GURGAON

- The Oberoi
- Udyog Vihar
- The Shri Ram School
- Ambience Mall | The Leela

UPPER  
DWARKA  
EXPRESSWAY  
THE  
POTENTIAL  
IS ONLY  
NORTHWARDS

TODAY YOU ARE JUST 15 MINUTES AWAY  
FROM THE EXISTING FULLY DEVELOPED  
INFRASTRUCTURE OF DELHI AND GURGAON.  
TOMORROW YOU WILL BE RIGHT WITHIN.

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SOBHA CITY OFFERS ABSOLUTE GREEN OPEN SPACES AND A DEDICATED CAMPING GROUND AMONGST ITS MANY GREEN OFFERINGS

HE WILL NOT JUST REMEMBER  
WHERE HE PITCHED HIS FIRST TENT  
BUT ALSO WITH WHOM.  
**URBAN PARK LIVING AT ITS BEST.**

**SOBHA  
CITY**

Chintels Metropolis, Sector-108  
Gurgaon

# SOBHA CITY: PROBABLY THE BEST IN DELHI NCR





THIS ONE IS FOR YOU.  
AN URBAN PARK EXPERIENCE.

ARTISTIC IMPRESSION. VIEW OF THE CRICKET GROUND AND FRONT ELEVATION OF TOWER C1 AND C2.

**39+ ACRE**

A BIG SCALE  
GROUP HOUSING  
DEVELOPMENT

**OVERLOOKING**

DELHI'S RESERVED  
GREENS AND EXCLUSIVE  
VILLA COMMUNITIES

**8.5 ACRE**

URBAN PARK

**PLANNED**

AROUND AMENITIES  
FOR EASIER ACCESS

**UNHINDERED**

MAGNIFICENT VIEWS  
AND A PROFUSION OF  
AMENITIES

**SOBHA  
CITY**  
Chintels Metropolis, Sector-108  
Gurgaon



ARTISTIC IMPRESSION. PAVED PATHWAYS AND NATURAL LANDSCAPING.

**SOBHA**  
**CITY**

Chintels Metropolis, Sector-108  
Gurgaon



ARTISTIC IMPRESSION. VIEW FROM THE CLUB, OVAL 1.



**PARTICIPATE IN THE EXCITEMENT OF CHASING  
RUNS TILL THE VERY LAST OVER IN A PROFESSIONAL  
CRICKET GROUND, COMPLETE WITH PAVILION  
SIT-OUTS FOR YOUR FRIENDS TO CHEER YOU.  
URBAN PARK LIVING AT ITS BEST.**

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A 90M DIA CRICKET GROUND RIGHT WITHIN SOBHA CITY  
IS JUST ONE OF THE 16 SPORTS FACILITIES TO INDULGE IN

**SOBHA  
CITY**  
Chintels Metropolis, Sector-108  
Gurgaon



# LONG INNINGS

A NEAR ACTUAL SIZE,  
90M DIA CRICKET  
GROUND WITH A  
PROFESSIONAL PITCH,  
GREEN OUTFIELD AND  
PAVILION SIT OUTS



# CLUB 2 TIMES

TWO OVAL SHAPED  
CLUBHOUSES WITH  
40,000 SQ. FT. OF  
SPORTS AND SOCIAL  
AMENITIES



ARTISTIC IMPRESSION. THE CLUB, OVAL 2.

**SOBHA  
CITY**

Chintels Metropolis, Sector-108  
Gurgaon



# ARE YOU GAME?

**3 TENNIS COURTS, 3 TT  
TABLES, 2 INDOOR  
BADMINTON COURTS,  
1 SQUASH COURT, 1 SKATING  
RINK, 1 VOLLEYBALL COURT  
AND A FULL SIZE  
BASKETBALL COURT**





# RESORT LIFE

AN OLYMPIC SIZE  
SWIMMING POOL,  
A KIDS POOL, INDOOR  
TEMPERATURE  
CONTROLLED POOL  
AND AN ISLAND DECK



**EXPERIENCE THE JOY OF WATCHING YOUR DAUGHTER COMPLETE AN UNINTERRUPTED LAP OF AN OLYMPIC SIZE POOL. URBAN PARK LIVING AT ITS BEST.**

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A RESORT LIKE LAKELET ACCOMMODATES A SWIMMING POOL, A LAZY POOL AND EXPANSIVE DECKS

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# NO RUSH HOUR

3M WIDE AND 1 KM  
LONG VEHICLE FREE  
TRAIL FOR WALKING  
AND JOGGING



# SWEAT IT OUT

2 FULLY EQUIPPED  
GYMNASIUMS, SAUNA  
AND A YOGA, PILATES  
AND AEROBICS STUDIO




# GOURMET GATHERINGS

**2 MULTIPURPOSE HALLS,  
BARBEQUE & CAMPING  
ZONE AND THE LUXURY  
OF OVER 10000 SQ. FT. OF  
A POOLSIDE PARTY LAWN**



**...STILL MORE**  
**BILLIARDS, CARDS,**  
**CARROM, LIBRARY, CAFES,**  
**SOCIAL HUBS, MULTIPLE**  
**KIDS PLAY AREAS,**  
**CONVENIENCE AND HIGH**  
**STREET SHOPPING**

A detailed architectural master plan is shown in a light, faded grey tone. A wooden pencil with a sharp lead tip is positioned diagonally across the lower right portion of the plan, as if it has just finished drawing a section. The plan includes various building footprints, courtyards, and landscaped areas with trees and paths.

**THIS ONE IS FOR YOU.  
MASTERSTROKE OF A MASTER PLAN.**

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**SOBHA  
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Gurgaon

# MASTER PLAN



DELHI'S RESERVED GREENS

international city

# SOBHA CITY

Chintels Metropolis, Sector-108 Gurgaon

- |                          |                             |                   |                    |
|--------------------------|-----------------------------|-------------------|--------------------|
| 1. ENTRANCE PLAZA        | 5. VOLLEYBALL COURT         | 9. PODIUM GREENS  | 13. PARTY LAWN     |
| 2. CRICKET GROUND        | 6. CHILDREN'S PLAY AREA     | 10. OUTDOOR GYM   | 14. CAMPING GROUND |
| 3. SKATING RINK          | 7. OVAL 1                   | 11. SWIMMING POOL | 15. AMPHITHEATER   |
| 4. FULL BASKETBALL COURT | 8. WALKING AND BIKING TRAIL | 12. ISLAND DECK   | 16. OVAL 2         |
|                          |                             |                   | 17. TENNIS COURTS  |





ARTISTIC IMPRESSION. BIRD'S EYE VIEW OF SOBHA CITY.

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**TRANSFORMING THE WAY  
PEOPLE PERCEIVE QUALITY**

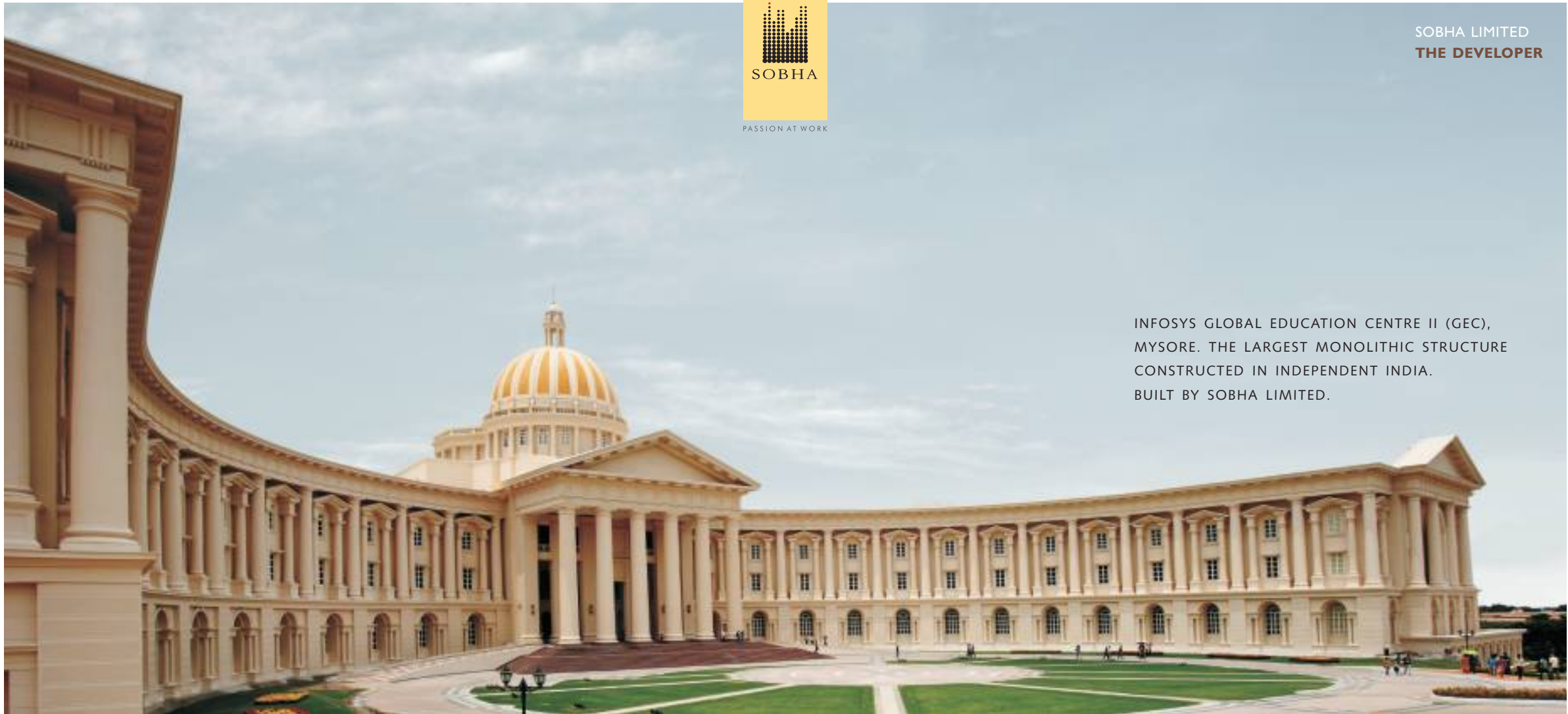


BAGGED NEARLY  
**160 PRESTIGIOUS**  
AWARDS SINCE  
INCEPTION



PASSION AT WORK

SOBHA LIMITED  
THE DEVELOPER



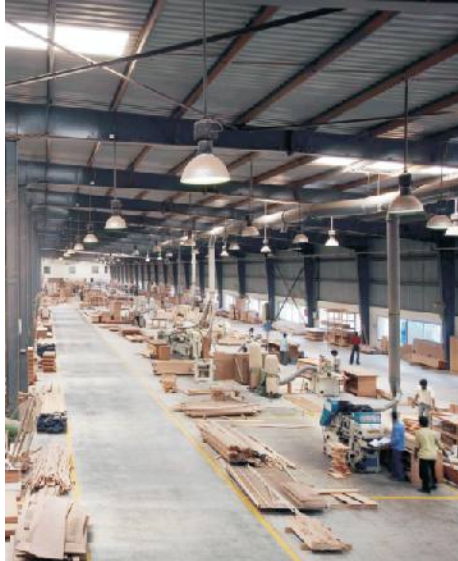
INFOSYS GLOBAL EDUCATION CENTRE II (GEC),  
MYSORE. THE LARGEST MONOLITHIC STRUCTURE  
CONSTRUCTED IN INDEPENDENT INDIA.  
BUILT BY SOBHA LIMITED.

DELIVERED OVER  
**8.1 MILLION**  
SQ.MT.

DELIVERED MORE THAN  
**411 PROJECTS**  
REAL ESTATE &  
CONTRACTUAL

ACROSS  
**26 CITIES**  
IN INDIA

COMPLETE  
**IN-HOUSE**  
EXPERTISE FROM  
CONCEPT TO  
COMPLETION



### SELF BELIEF TO EXCEL

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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, Sobha strives to deliver the best product in a timely and safe manner.



### SELF RELIANT CONSTRUCTION CAPABILITY

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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.



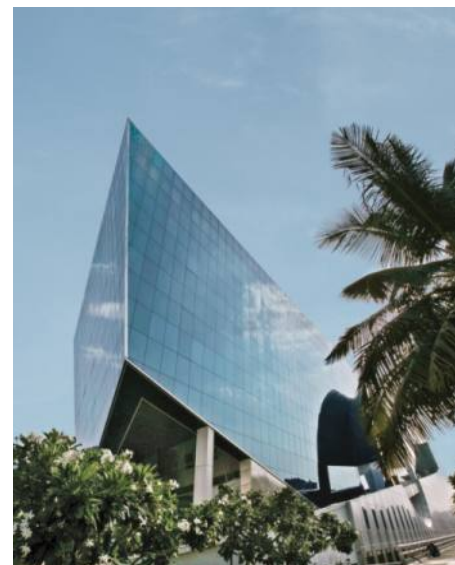
### SOBHA ACADEMY FOR HANDS-ON TRAINING BY GERMAN EXPERTS

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The Sobha Academy, set up in 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 8.1 MILLION SQUARE METER TIMES

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118 completed real estate projects

293 completed contractual projects

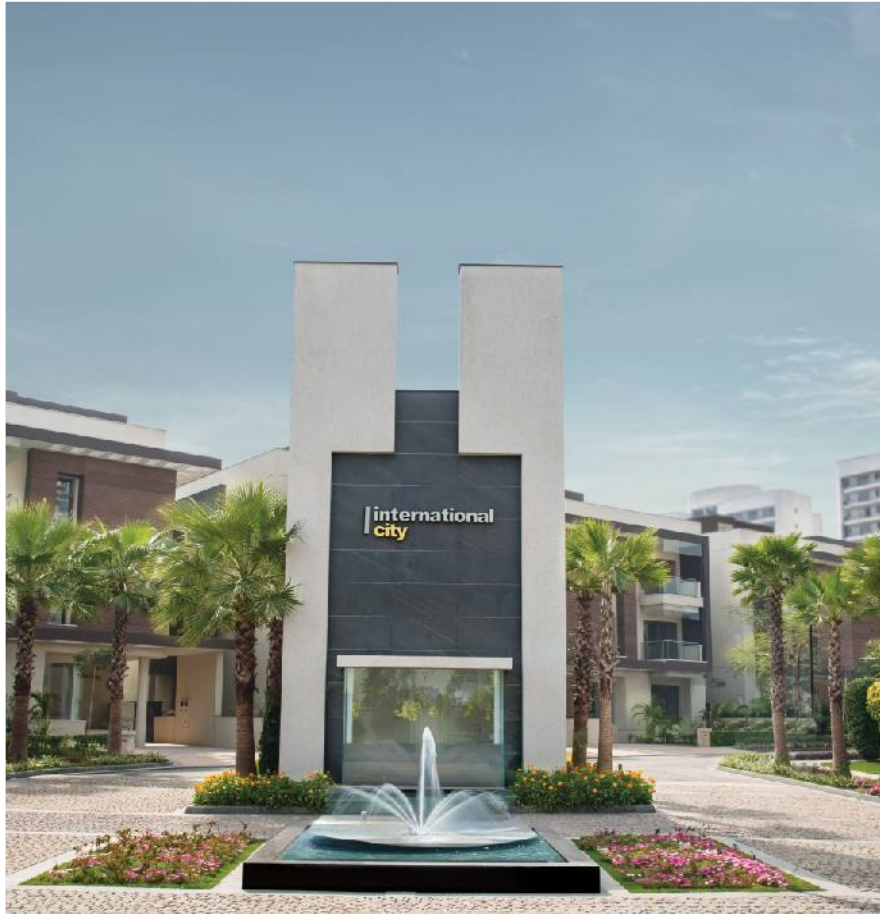
26 cities of Sobha presence

Over 28,000 talented workforce

First Indian real estate company to be honored as a "Global Growth Company" by World Economic Forum

Honored with the "Builder of the Year 2013" and 161 more prestigious awards

## WALK THE TALK



actual image of villas at international city, gurgaon

**international**  
**city** gurgaon



#### OFFICE ADDRESS

Sobha Limited  
5th Floor, Rider House, Plot No 136-P  
Sector 44, Gurgaon 122003, Haryana

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# SOBHA CITY

Chintels Metropolis, Sector-108  
Gurgaon

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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.
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