



select row houses | **international  
city**

## **international city row houses**

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**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 designed infrastructure with well-planned, broad roads for hassle free living. Environment friendly development with initiatives such as solar lighting in public areas, organic waste convertors, STPs, 24 hour power back-up, rain water harvesting and ground water recharge facility.

**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





#### ALL COMFORTS WITHIN REACH

Along with high end villas and row houses, the township is in close vicinity to dedicated social infrastructure like schools, nursing homes, clinics, cafes, 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 multiple dining options.

**within just two years  
of its launch, international city  
has become perhaps the fastest  
growing villa township across india**

## 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.
- The areas which fall in the periphery of this expressway, specially 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

international  
city





25 mins. **SOUTH DELHI**  
Vasant Vihar  
The Grand  
Fortis Hospital, Vasant Kunj  
Vasant Valley School  
D.P.S. Vasant Kunj  
JNU  
South Campus

20 mins. **DWARKA**  
Diplomatic Enclave\*  
G.D. Goenka School  
D.A.V Public School  
Park Plaza  
Radisson Blu  
Eros Metro Mall

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

**international city**

Hospitality District  
Commercial Hub  
Retail Hub  
Radisson Blu  
The Uppal  
Hotel Centaur

10 mins. **AEROCITY**  
  
Ansal Plaza  
Columbia Asia Hospital  
Umkal Hospital  
Commercial Zone  
Gems International School  
ITM University

5 mins. **NEIGHBOURHOOD**

\*Proposed development





**row houses:  
closely knit  
villa lifestyle**

Artistic impression

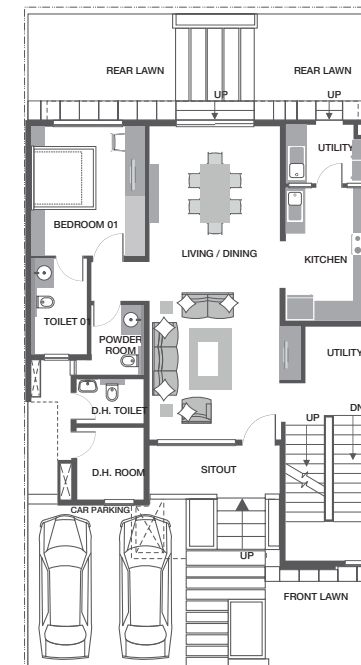






## the grand ground floor

LIVING & DINING | BEDROOM 1 WITH ATTACHED BATH  
 FRONT AND REAR LAWNS | KITCHEN WITH ATTACHED UTILITY | SIT-OUT  
 MULTI-UTILITY SPACE | POWDER ROOM | STAFF PROVISION | TWIN CAR PARKS



Experience the poise of light and space for a more open and enhanced living experience. Built for 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

Landscaped front and rear lawns for casual sit-outs

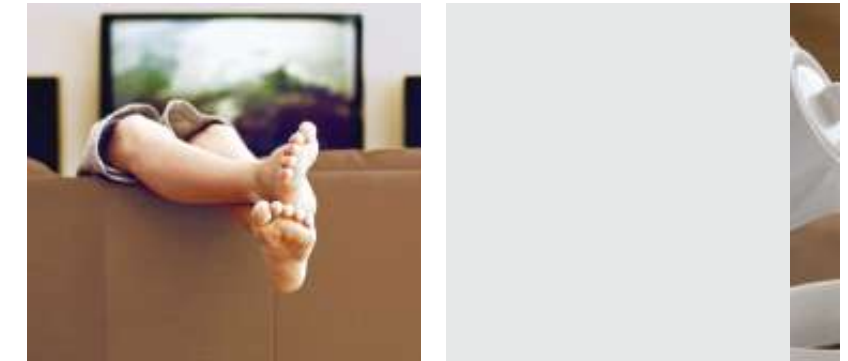
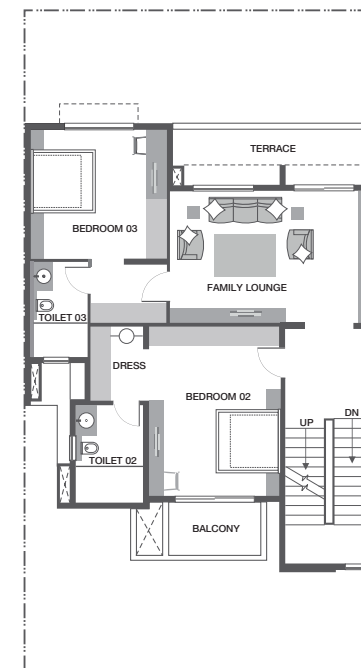
Functional and well ventilated bedroom with large french window overlooking the greens

Kitchen with attached utility, opening into rear lawn



## the family first floor

FAMILY LOUNGE | MASTER BEDROOM WITH DRESS AREA & MASTER BATH  
 BEDROOM 3 WITH ATTACHED BATH | LARGE LANDING AREA  
 FRONT BALCONY & REAR TERRACE AREA



A spacious floor which provides enough flexibility to lay it out as per your lifestyle. Practically designed living space that is certain to become heart of your home.

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

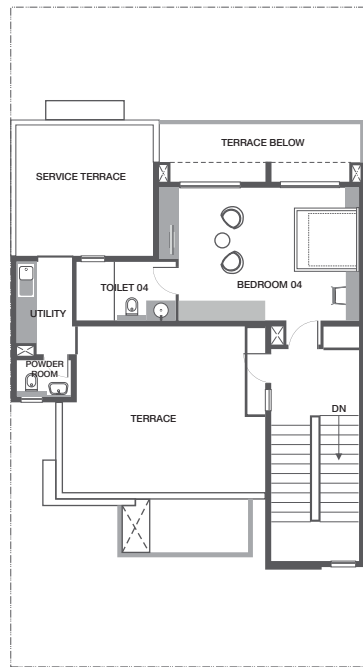
Large master bedroom with ample wardrobe space, attached master bath and balcony overlooking the front lawn

Well ventilated and naturally lit bedroom 3 with attached bath



## the spacious second floor

LARGE BEDROOM WITH ATTACHED BATH  
TERRACE AREA | POWDER ROOM | UTILITY  
SERVICE TERRACE TO HOUSE UTILITIES

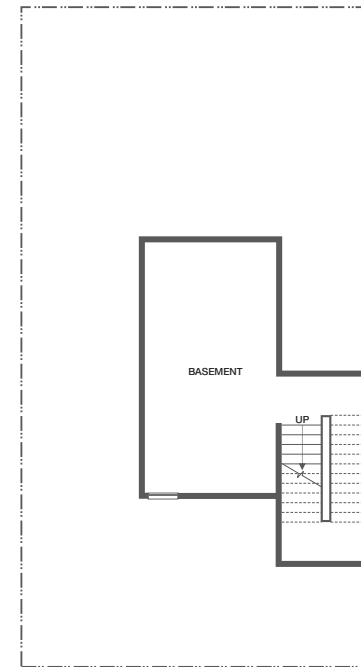


Artistic Impression

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







**a life well spent in the  
company of like minded people**





master plan

PHASE 3 | international city



LEGEND		
COLOUR	PRODUCT TYPE	TYPICAL SIZE
<span style="display:inline-block; width:15px; height:10px; background-color:red;"></span>	ROW HOUSE	224 SQ.MTR.

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



**floor plan: plot area 224 sq.mtr.**

SBA: 382 SQ.MTR.

**international  
city**



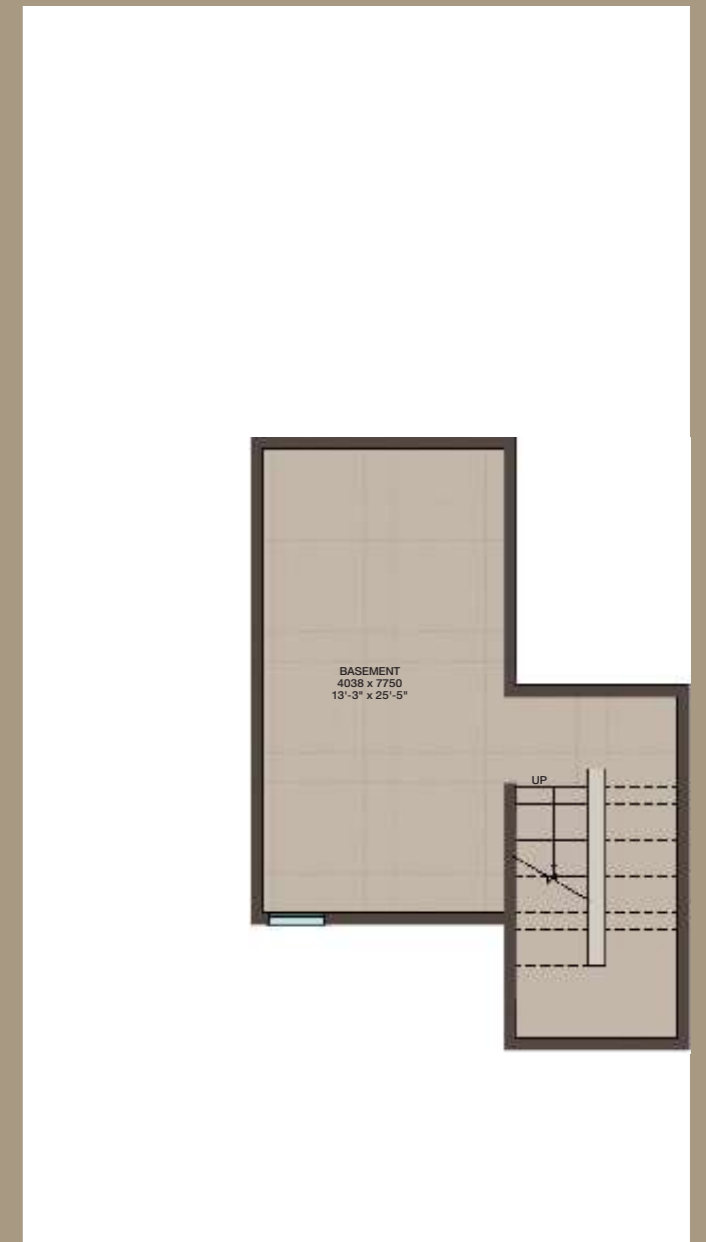
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT



## specifications: row houses

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

STONE CLADDING / TEXTURE PAINT ON EXTERIORS.

LARGE SIZE DOUBLE GLAZED WINDOWS WITH GRANITE 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

### BALCONIES\*

FLOORING	SUPERIOR QUALITY ANTISKID CERAMIC TILE FLOORING AND SKIRTING
PARAPET / RAILING	GRANITE 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 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	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
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### 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 SANITARYWARE AND FITTINGS

### 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

### 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**

INFOSYS GLOBAL EDUCATION CENTRE II, MYSORE IS LARGEST MONOLITHIC STRUCTURE CONSTRUCTED IN INDEPENDENT INDIA WITH A BUILT-UP AREA OF OVER 1 MILLION SQ.FT.







Sobha Malachite, Bangalore, Super Luxury Row Houses



Sobha Adamus, Bangalore



Sobha Lifestyle, Bangalore





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



Sobha Lifestyle, a Villa Project in Bangalore.  
Winner of Best Residential Project in Ultra Luxury Segment - Bangalore by CNBC Awaaz Real Estate Awards 2013



PASSION AT WORK

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PASSION  
AT WORK

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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 monarchical palaces & presidential suites, with proven credentials of having delivered more than 60 million sq. ft., 300 domestic projects and over 150 international projects.





**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 60 MILLION  
SQUARE FEET TIMES**

- 88 completed real estate projects
- 234 completed contractual projects
- 24 cities of Sobha presence
- Over 6 million sq.ft. of development per year in last 5 years
- Over 3000 employees comprising talented work force





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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.





# |international city

development partners

