



SOBHA

PASSION AT WORK



Artist's impression

SOBHA CITY

Chintels Metropolis, Sector-108

www.realtyventuresindia.com

SOBHA City – A Resounding Success Story

**39 Acres (1,57,827 sq m) of Urban Park Experience
1,152 Homes Sold, Sprawling Across 2.2 Million sq. ft.**

SOBHA City has become a landmark address. This integrated township, in the midst of a fast-growing and bustling neighbourhood, comprising 8.5 acres (34,398 sq m) of open and green space with 50+ top-notch amenities. Here's a community that brings together premium residences and urban park living.



Launching Vista Residences

6 Towers | 396 Units

SOBHA City Vista Residences are feature-loaded to render an expansive lifestyle. The new towers are spaciouly built to give exclusive views of the sprawling urban park. True to the spirit of Lutyens' architectural ethos, SOBHA City Lutyens' Lifestyle brings a host of handpicked amenities that complement an opulent way of life.

Double-height
Visitors' Lounge

3 Homes per Floor with
Two Sides Open in Tower Z

Double-height Balconies
in Tower D

Dedicated Drop-off
for Each Tower



Master Plan

- 39 acres (1,57,827 sq m) of urban park experience with minimal vehicular movement.
- 8.5 acres (34,398 sq m) of open and green space with over 4,000 trees and 1 acre of waterbodies help to keep the climate temperate.
- Peripheral towers are designed to give easy access to recreational zones, and provide unhindered views.
- World-class amenities spread across 12.5 acres (50,585 sq m).

Urban

Urban Park & Plaza	Active Zone	Recreational Zone	Kids' Zone
01 Picnic Pavilion	10 90-metre-dia Cricket Ground	19 Pool Plaza	28 Kids' Pool
02 Celebration Lawn	11 Basketball Court	20 Lagoon Pool	29 Children's Play Area
03 Camping Ground	12 Volleyball Court	21 Wet Play Area	30 Maze Garden
04 Amphitheatre	13 Outdoor Gym	22 Vista Gardens	31 Kids' Fort
05 Festival Park	14 3 Tennis Courts	23 Floating Plaza	32 Skating Rink
06 Podium Green	15 Futsal Court	24 Club Oval 1 & 2	33 Cycling Track
07 Pet Park	16 9-hole Putting Green	25 Reflexology Corner	
08 Community Farm	17 50-m Lap Pool	26 Sensory Garden	
09 Gateway Park	18 Jogging Track	27 Meditation and Yoga Deck	



Well-curated Amenities

At SOBHA City, we have planned an array of amenities that will engage residents of all age groups.

Lutyens-inspired Amenities

16+ Sports Amenities for an Active Lifestyle

90-metre-dia Cricket Ground

2 Clubhouses Spread across 50,000 sq. ft.

More than 1 Acre of Celebration Lawn

1-acre Resort-style Lakelet



Homes, Crafted to Inspire

The homes are designed giving utmost importance to functionality, comfort, and aesthetics.

Well-ventilated & Spacious Layout

All Bedrooms are Home-office Enabled

No Apartments Face Each Other

Select Few Residences with 270-degree Views





Key Landmarks near SOBHA City

Palam Vihar - 5 min.

- Ansal Plaza
- Manipal Hospitals
- Gems International School
- I.T.M. University
- Delhi Public School

Dwarka - 10 min.

- G.D. Goenka School
- D.A.V. Public School
- National Law University
- Radisson Blu Hotel
- Taj Vivanta Hotel
- Eros Metro Mall

IGI Airport & Aerocity - 15 min.

- 7 Five-star Hotels - JW Marriot, Novotel, Pullman, Holiday Inn, Andaz, Roseate House, and Radisson Blu
- 14 lakh sq. ft. Commercial Hub
- 5 lakh sq. ft. Retail & Entertainment
- 9 lakh sq. ft. Office Spaces

Central Business District, Gurugram - 20 min.

- Cyber City, Gurugram
- Ambience Mall
- The Leela Hotel
- The Oberoi Hotel
- Udyog Vihar

South Delhi - 25 min.

- Vasant Kunj
- The Grand Hotel
- Fortis Hospital
- Vasant Valley School
- Delhi Public School
- Emporio & Promenade Malls
- Jawaharlal Nehru University
- Delhi University, South Campus
- Vasant Vihar

OC Received for 6 Towers | RC/REP/HARERA/GGM/280/2018/12 86 of 2017 | 115 of 2017
34 of 2019 | 12 of 2019 | 26 of 2020 | 620 | 352 | 2022 | 95 dated 19.10.2022 - haryanarera.gov.in

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