

SOBHA

PASSION AT WORK



Artist's impression

# SOBHA CITY

Chintels Metropolis, Sector-108  
Gurugram

[www.realtyventuresindia.com](http://www.realtyventuresindia.com)

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# SOBHA - India's Only Self-reliant Real Estate Company



27 Years of  
**Passion at Work**

National Footprint  
**27 Cities in 14 States**

Strong Workforce  
**10,000+ Employees**

Residential & Commercial Projects  
**Spread over 120 Million Sq. ft.**

# 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.**



Elevation

Open Urban Park  
**8.5 acres (34,398 sq m)**

Overlooking  
**Delhi's Reserved Greens**



**2 Clubhouses**  
Spread Across 50,000 Sq. Ft.

**Planned Around Amenities**  
For Easier Access

**50+ Top-notch**  
Amenities

# Master Plan



Tap to enlarge the master plan

## Urban Park & Plaza

- 01 Picnic Pavilion
- 02 Celebration Lawn
- 03 Camping Ground
- 04 Amphitheatre
- 05 Festival Park
- 06 Podium Green
- 07 Pet Park
- 08 Community Farm
- 09 Gateway Park

## Recreational Zone

- 19 Pool Plaza
- 20 Lagoon Pool
- 21 Wet Play Area
- 22 Vista Gardens
- 23 Floating Plaza
- 24 Club Oval 1 & 2
- 25 Reflexology Corner
- 26 Sensory Garden
- 27 Meditation/Yoga Deck

## Active Zone

- 10 90-metre-dia Cricket Ground
- 11 Basketball Court
- 12 Volleyball Court
- 13 Outdoor Gym
- 14 3 Tennis Courts
- 15 Futsal Court
- 16 9-hole Putting Green
- 17 50-m Lap Pool
- 18 Jogging Track

## Kids' Zone

- 28 Kids' Pool
- 29 Children's Play Area
- 30 Maze Garden
- 31 Kids' Fort
- 32 Skating Rink
- 33 Cycling Track

## Architect's Note

The new phase comes with unique Lutyens' inspired amenities, spacious homes, and conveniences that cater to all age groups. The outdoors have a podium with large trees and water bodies, minimising temperature during the summer. Here is an address that is truly a class apart.



Arun Kumar  
*SVP, Design & Engineering*  
*SOBHA Limited*



# Launching SOBHA City – Vista Residences

**6 Towers | 396 Units**

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.



Elevation



# A Lifestyle, Truly Larger than Life



Double-height Visitors' Lounge

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

# Homes, Crafted to Inspire

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



Living Room

# Living Room. Bespoke to Your choice



# Bedroom. Your Private Paradise.



# Kitchen. Ergonomically Yours.



# Bathrooms. Crafted for Comfort.



# Crafting Your Home – The SOBHA Way

Our homes are engineered to perfection, using German expertise. Our inhouse capabilities bring together a full-fledged design studio, concrete, interiors, and glazing & metal works divisions for stringent quality control.



Bedroom

# Crafting Your Home – The SOBHA Way



## Wall Finishing & Flooring

A multilayered wall ensures seamless surface, aesthetic finish, and longevity.



## Seepage-free Bathrooms

With clearly marked wet & dry areas, your bathroom is built for easy maintenance.



## Well-designed Lawns

Meticulously laid grass, with systematic & extensive waterproofing.

# Crafting Your Home – The SOBHA Way



## 5-layered Exterior Walls

Tough and textured surfaces for an aesthetically superior, crack-free wall.



## Safe & Robust Balconies

A rust-proof rail of safety backed by stone coping & high-quality sliding doors.



## Efficient Parking Spaces

The tyre-friendly flooring and a wide driveway assist in efficient navigations.

## Park & plaza

When you have options aplenty, even a smallest feat calls for a jubilant bash. Now plan those gatherings outdoors.





## Park & plaza

### Gateway Park

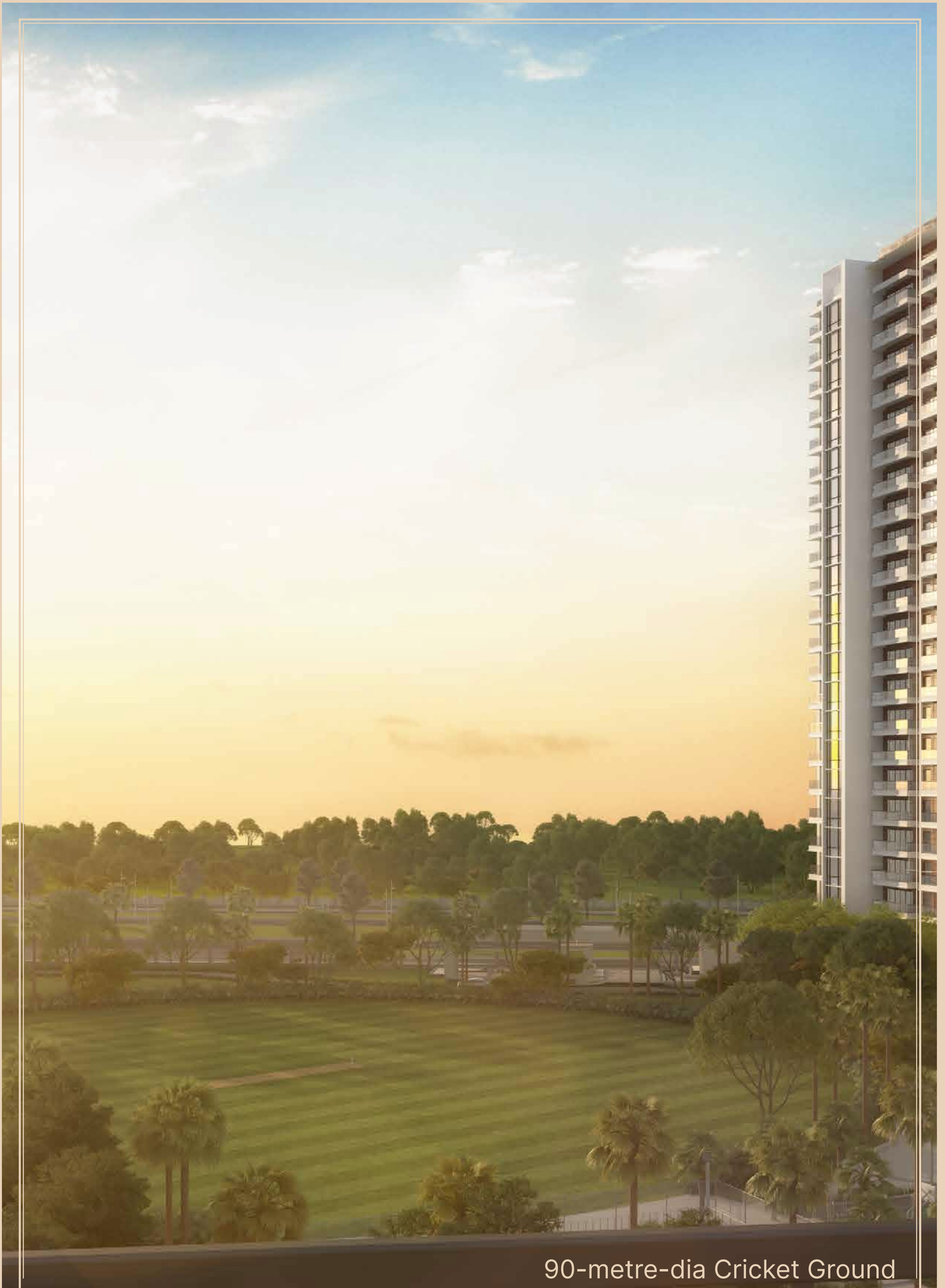
The Gateway Park, spread across 10,000 sq. ft., is an inspired rendition of the India Gate.



- 1-acre Picnic Pavilion
- Celebration Lawns
- Camping Ground
- Amphitheatre
- Festival Park
- 4-acres Podium Green
- Pet Park
- Community Farm
- Gateway Park

## Active zone

Live hale and hearty. The thoughtfully designed outdoor activities will inspire you to live life the healthy way.



90-metre-dia Cricket Ground

## Active zone

### Outdoor Indulgences

90-metre-dia Cricket Ground

Basketball Court

Volleyball Court

0.5 acre 9-hole Putting Green

Futsal Court

50-metre Lap Pool

Jogging Track

Cycling Track

3 Tennis Courts

Outdoor Gym



## Recreational zone

Rediscover calmness of a new kind with carefully chosen experiences that will encourage you to step out, every day.



Cafe

## Recreational zone

### Vista Gardens

An ideal spot for an evening stroll.

The space is surrounded by abundant foliage and water bodies that help maintain the temperature levels in the community.



Vista Gardens

## Recreational zone

### 1-acre Lakelet

Playing with water delights one and all. Here's to the resort-style living, in the backdrop of water-themed pastimes.



## Recreational zone

### Two Clubhouses

The oval-shaped clubhouses spread across 50,000 sq. ft. Explore opportunities for leisure, networking, and pursue an active lifestyle.



## Recreational zone

### Club Oval 1

All Weather Swimming Pool

Gym

Sauna

Yoga Studio

Kids' Play Area

Billiards & Cards Room

Table Tennis Room

Library

All Day Diner

2 Banquet Halls

Rooftop Garden



Club Oval 1



## Recreational zone

### Club Oval 2

Gym

Yoga & Aerobics Studio

Kids' Play Area

Table Tennis Room

2 Badminton Courts

Squash Court

Salon/Spa

Library Lounge

Coworking Space

Banquet Hall

Guest Rooms

Rooftop Party Lawn

Rooftop Garden



## Recreational zone

Lagoon Pool

Wet Play Area

Vista Gardens

Floating Plaza

Rooftop Garden

Club Oval 1 & 2

Reflexology Corner

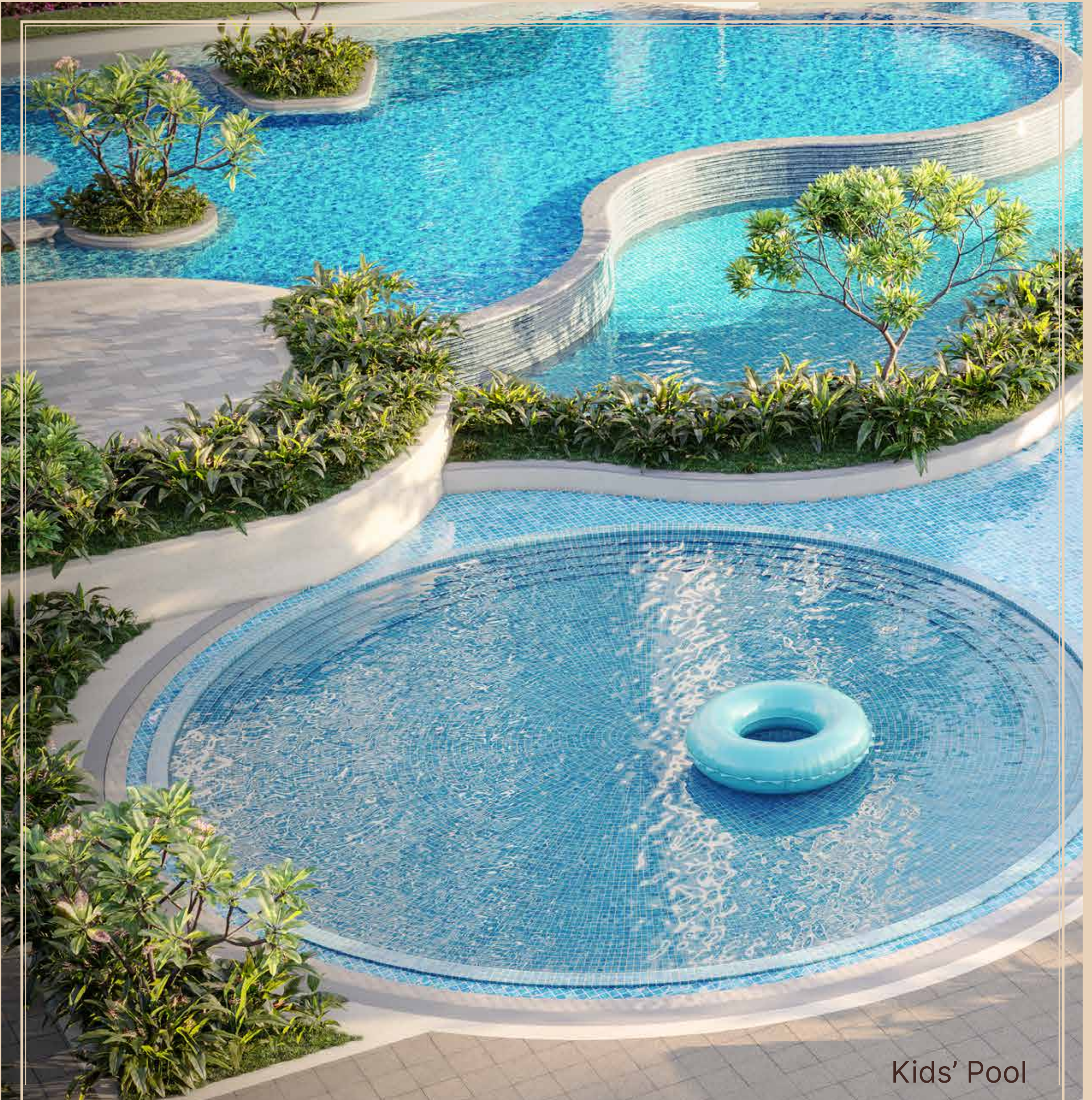
Sensory Garden

Meditation/Yoga Deck



## Kids' zone

Featuring a diverse range of unique amenities, this township assures utmost safety of your children.



Kids' Pool

- Kids' Fort
- Kids' Pool
- Wet Play Area
- Maze Garden
- Skating Rink

# Dwarka Expressway – A Sought-after Locale

SOBHA City, Gurugram, is just 2 km away from the upcoming Dwarka Expressway. The expressway offers seamless connectivity to:

- The Southern Peripheral Road (SPR)/Golf Course Extension Road
- Central Peripheral Road
- The industrial zones in Manesar, Gurugram, Dharuhera, and Bhiwad
- The Indira Gandhi International Airport through a 5-km long tunnel.



## Upcoming Developments Near Dwarka Expressway

Located in a fast-emerging hub, SOBHA City has been garnering steady appreciation. The future roadmap indicates exponential growth – thanks to the proposed infrastructural upgrade in the region.



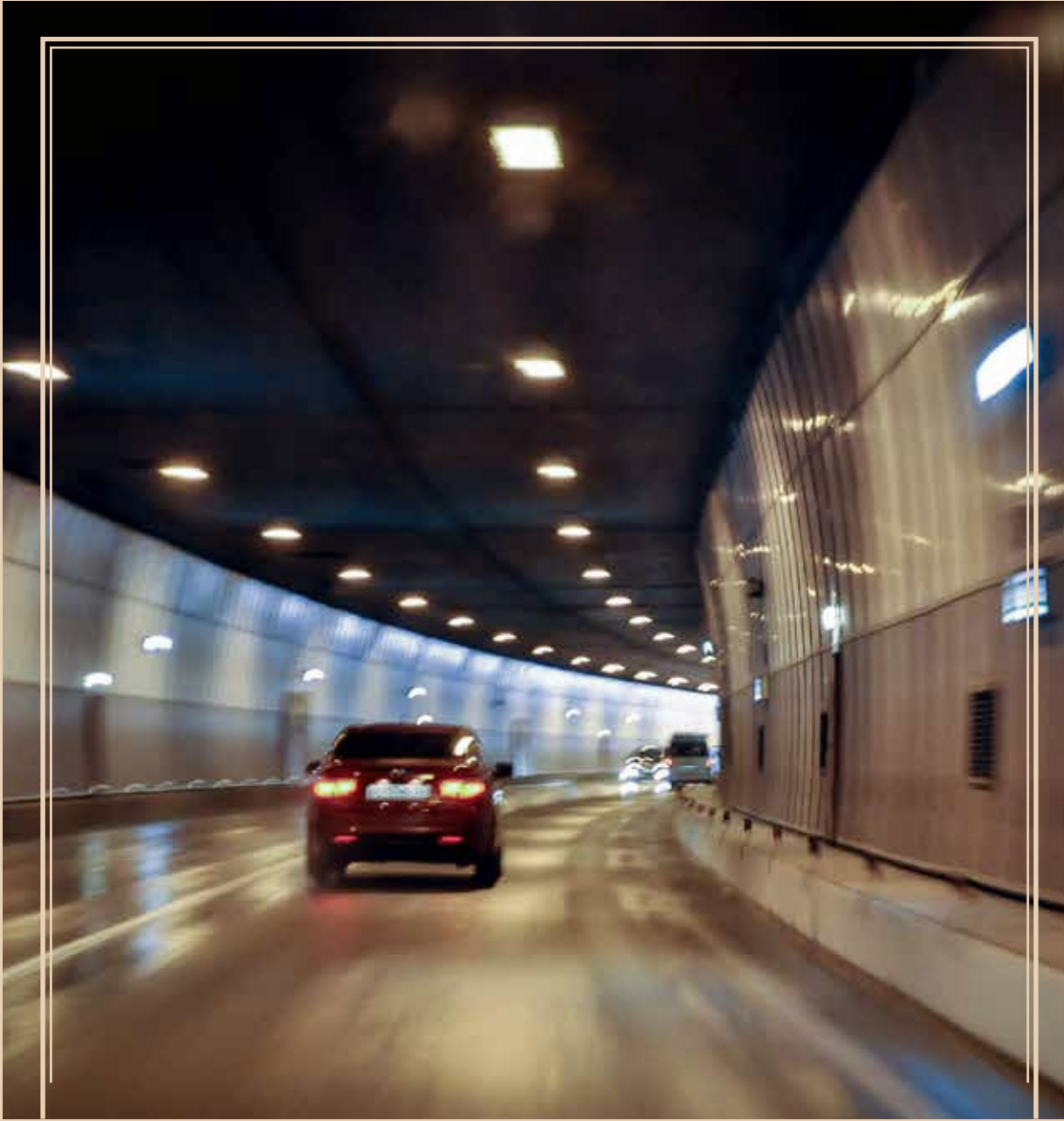
### **India International Convention & Expo Centre (IICC)**

Being developed on 90 hectares of land in Sector 25, Dwarka, this convention centre will be the largest of its kind in India.



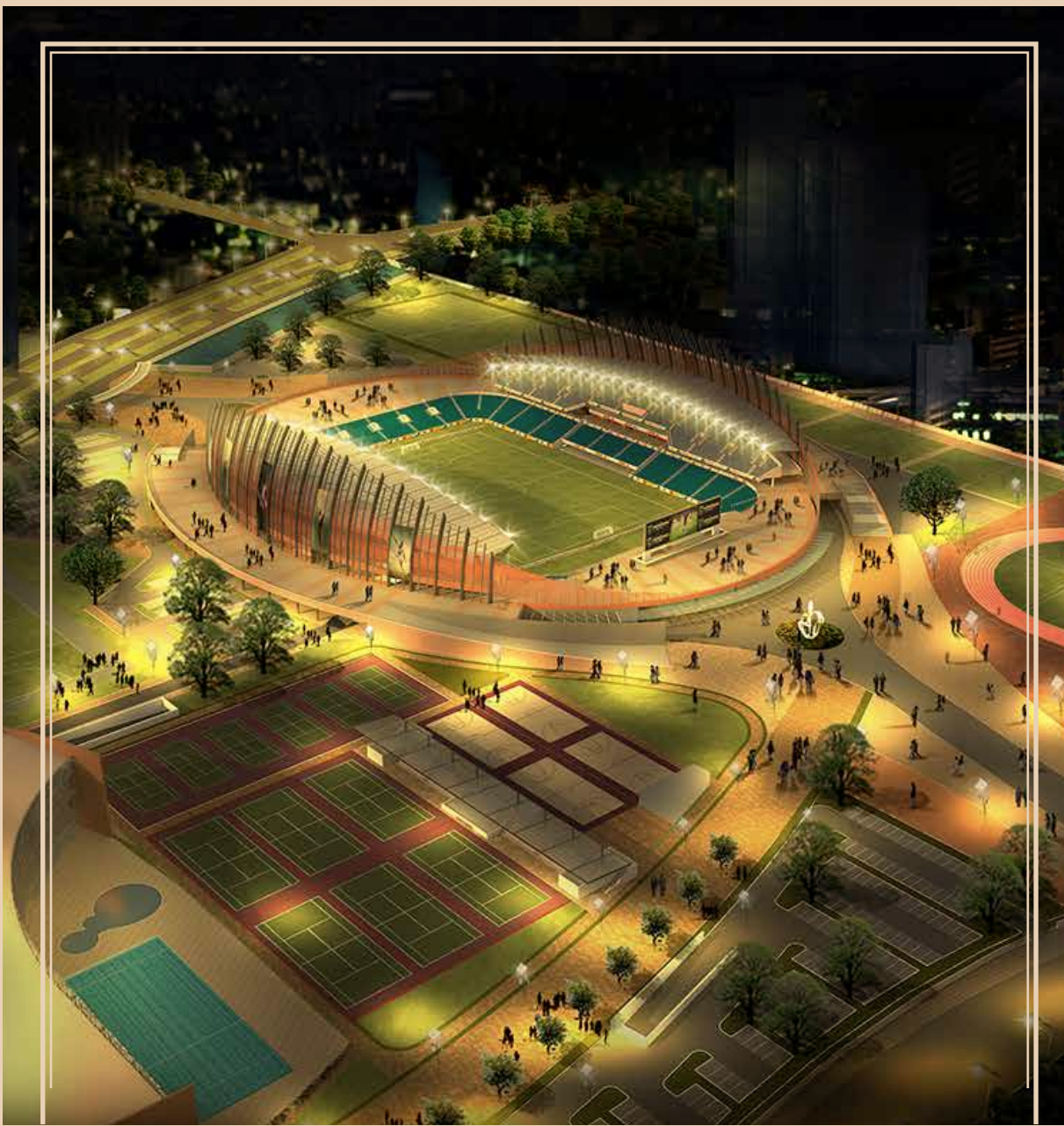
### **Diplomatic Enclave II**

Coming up in Sector 24, Dwarka, the 2nd Diplomatic Enclave of Delhi will house embassies, chanceries, high commissions, and ambassador residences.



## **Tunnel Linking to IGI Airport**

Delhi NCR's longest tunnel road, about 4 km long, is proposed for seamless connectivity from Gurugram to Dwarka, and the IGI Airport.



## **International Sports Complex**

This is coming up in Sector 19 of Dwarka Sub-city on a 62-acre land with an 18,000-seater stadium.



## **DDA Golf Course**

This 7,366-yard-long, 18-hole golf course in Dwarka will be the country's longest. It will also have a sprawling clubhouse featuring state-of-the-art amenities.



## Delhi's Largest Transportation Hub

Being developed at Bijwasan in South West Delhi, this transportation hub will integrate all modes of transport.



## Bharat Vandana Park

This 200-acre development conceptualised as mini-India, features replicas of important monuments from different states.



## Global City - The Upcoming Central Business Hub

Envisioned as a 'city within a city', the Global City will bring modern technology sectors and future oriented industries together.

# Key Landmarks Near SOBHA City

## **Palam Vihar, 5 mins**

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

## **Dwarka, 10 mins**

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



Aerocity



## Key Landmarks Near SOBHA City

### **IGI Airport & Aerocity, 15 mins**

- 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, Gurgaon, 20 mins**

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

### **South Delhi, 25 mins**

- 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

# A Few of Our Marquee Residential Projects Across India



SOBHA Sentosa, Bengaluru



SOBHA Victoria Park, Bengaluru



SOBHA Royal Crest, Bengaluru



SOBHA Nesara, Pune



SOBHA International City, Gurugram



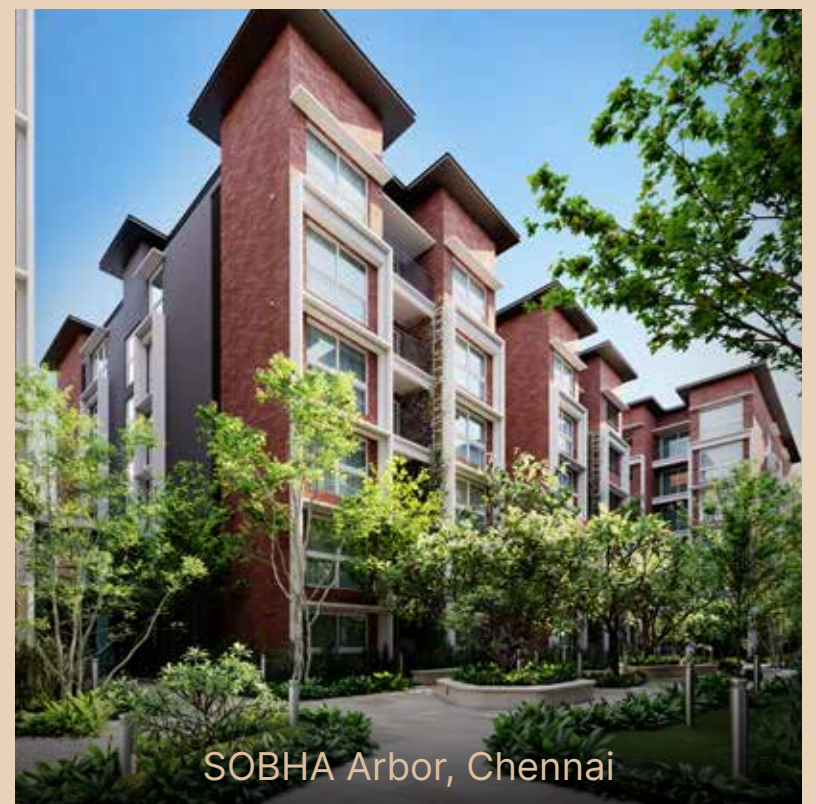
SOBHA Avalon, Gujarat



Marina One, Kochi



SOBHA Atlantis, Kochi



SOBHA Arbor, Chennai



SOBHA Meadows, Whispering Hill  
Thiruvananthapuram



SOBHA Silver Estate, Thrissur



SOBHA Verdure, Coimbatore

**169 Residential Projects**  
Delivered

**26,000+**  
Happy Families

**No.1 National Brand Leader\***  
Across Categories

**200+**  
Prestigious Awards

## Testimonies of Excellence



Mr. Naresh & Family  
*SOBHA City, Gurugram*

“We were looking for a community where our kids have open space to play safely! This project has amenities for both kids and adults. It has a wide range of sporting amenities - from cricket ground to skating rink.”



Mr. Pulkit & Family  
*SOBHA Royal Pavilion, Bengaluru*

“We both are from Rajasthan and we loved the Rajasthan theme of SOBHA Royal Pavilion. What caught our attention, apart from the theme, is the construction quality, the layout, and the planning.”

## Testimonies of Excellence



Mr. Faizal & Family  
*Marina One, Kochi*

“The main reason we were drawn to Marina One was SOBHA’s reputation for quality, the location of the property, and the attractiveness of the future community. Kudos to the team for making our buying experience memorable!”



Mr. Avinash & Family  
*SOBHA Nesara, Pune*

“After searching for more than two years, we chanced upon SOBHA Nesara in Kothrud. SOBHA’s quality of work convinced us to book our dream home here. The location and the value for money offered by them are incomparable.”

86 of 2017 dated 23.08.2017, 115 of 2017 dated 28.08.2017,  
RC/REP/HARERA/GGM/2018/12 dated 27.07.2018,  
RC/REP/HARERA/GGM/318/50/2019/12 dated 25.02.2019,  
RC/REP/HARERA/GGM/340/72/2019/34 dated 27.05.2019,  
RC/REP/HARERA/GGM/410/142/2020/26 dated 21.09.2020,  
RC/REP/HARERA/GGM/620/352/2022/95 dated 19.10.2022.  
[www.haryanarera.gov.in](http://www.haryanarera.gov.in)

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