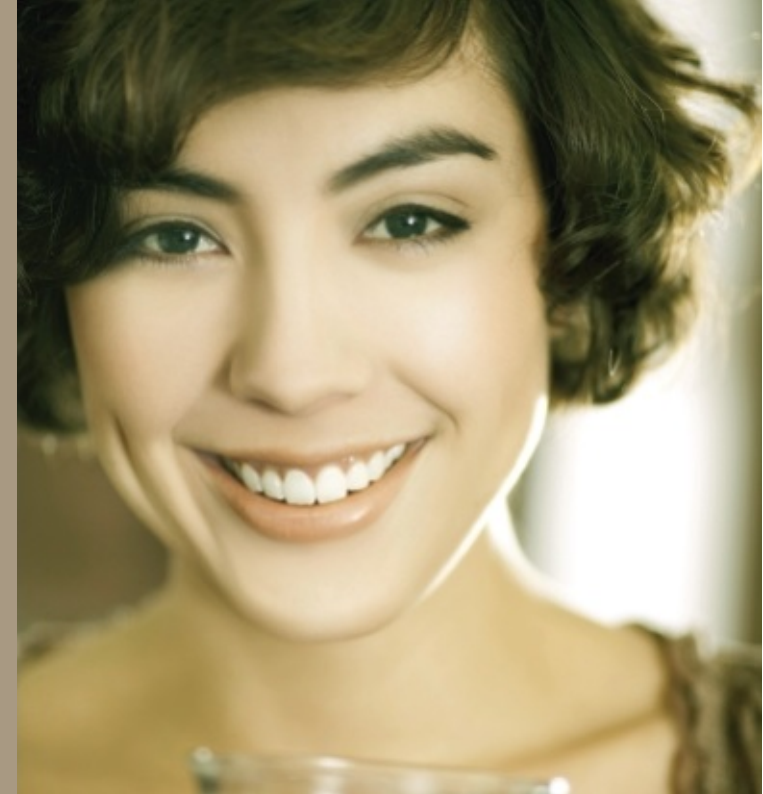


the next dimension of villa life

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duplex villas | **international
city**





**a reflection of
the lifestyle to come**

**|international
city**

THE LOCATION

Situated in sector 106, 108 & 109 Gurgaon, right at the edge of Delhi. In the vicinity of the Indira Gandhi International Airport and just off the upcoming 150 meter Dwarka Expressway connecting Dwarka in Delhi & NH8 in Gurgaon.

THE TOWNSHIP

A 150 acre, secured villa community with world class infrastructure, magnificent space planning, exceptional amenities and flawless execution that befit the lifestyle of the upper echelons.

THE INFRASTRUCTURE

A secured community living experience with manned security check points, immaculately planned roads with broad tree lined walkways & green spaces throughout the township. The residents will also enjoy privilege access to a truly indulgent premier club house spread across 2 acres.

THE DEVELOPERS

Brought to you by Sobha Developers Ltd., a quality and delivery focused organization. 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 56 million sq.ft., 280 domestic projects and over 120 international projects.

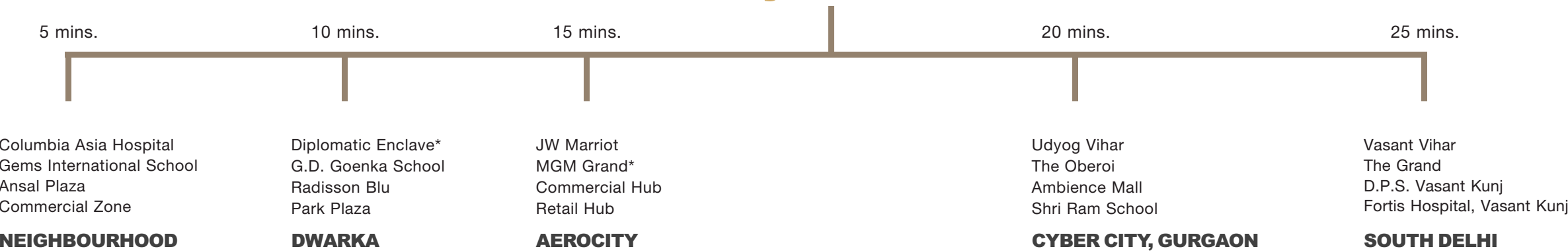
International City is a joint development project in association with the Chintels Group & QVC Realty Co.

Chintels Group is amongst the top ten land owners in Delhi-Gurgaon and has various high end development ventures in progress.

Funded by IL&FS Group, QVC Realty Co. is a Bangalore based real estate company, building signature properties across India.

access the best of delhi
and the best of gurgaon

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*PROPOSED DEVELOPMENT

location plan






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duplex villas: two family independent homes

Duplex Villas at International City have two independent units that give you a choice of owning the lower unit comprising basement and ground floor or the upper unit comprising first floor and second floor.

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city**

A woman and a child are walking a small black dog in a sunlit park. The woman is on the left, wearing a purple long-sleeved shirt and dark pants, holding a leash. The child is on the right, wearing a blue long-sleeved shirt and dark pants. They are walking away from the camera on a grassy path. A large tree trunk is visible on the far left. The background is a soft-focus view of a park with many trees, bathed in warm, golden light from the sun, which is visible as a bright, hazy glow in the upper center. The overall mood is peaceful and natural.

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**in the company
of natural greens
for life to cherish**

master plan



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PHASE 2 | international city

LEGEND		
COLOUR	PRODUCT TYPE	TYPICAL SIZE
	DUPLEX VILLA	501 SQ.MT.
	VILLA	501 SQ.MT.
	VILLA	418 SQ.MT.
	VILLA	334 SQ.MT.

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



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duplex villa : unit a

Saleable built-up area: 324 sq.mt.

Spread over Ground Floor and Basement

- Spacious and well ventilated four bedroom residence with two car parks
- Luxurious living spaces that overlook well manicured front lawn and courtyard ensuring ample natural light
- All bedrooms provide a serene view of large, beautifully landscaped front and rear lawns through large French windows
- Dedicated green space attached to the kitchen that can be used as a private kitchen garden



duplex villa : unit b

Saleable built-up area: 417 sq.mt.

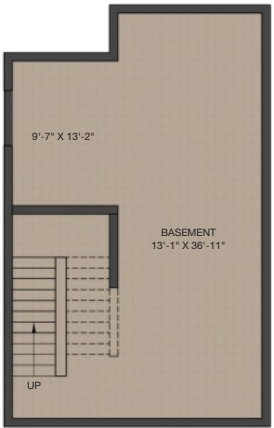
Spread over First & Second Floor

- Spacious and well ventilated four bedroom residence with two car parks
- Ultra luxurious living & double height dining spaces that overlook two well manicured terrace gardens ensuring ample natural light
- Two master bedrooms with walk-in closet spaces
- Well planned kitchen with convenient utility area
- Family lounge with access to private terrace

501 SQ.MT. DUPLEX: UNIT A
GROUND FLOOR PLAN



501 SQ.MT. DUPLEX: UNIT A
BASEMENT PLAN



501 SQ.MT. DUPLEX: UNIT B
FIRST FLOOR PLAN



501 SQ.MT. DUPLEX: UNIT B
SECOND FLOOR PLAN



specifications: 501sq.mt. duplex unit



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	MARBLE / GRANITE WALL TILING IN MASTER BATHROOM & SUPERIOR QUALITY CERAMIC WALL TILING UPTO FALSE CEILING IN OTHER BATHROOMS
CEILING	FALSE CEILING / PLASTIC EMULSION PAINT
FLOORING	MARBLE 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 REPUTED 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
EXTERNAL STAIRCASE (COMMON)	M.S SPIRAL STAIRCASE WITH GRANITE TREADS

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

TERRACE GARDENS*

TERRACE GARDEN WITH TILE FLOORING

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.



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spread across 2 acres**



we will be glad to hear from you

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sales.ncr@sobha.com

development partners



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.