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**Amazing Gurgaon  
& Beyond**

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**international  
city**



**Lifestyle at the edge of Delhi**

**INR 3.04 - 3.43Cr.**

» Location	<a href="#">Sector - 109</a>
» Type	Row Houses
» Sizes	270 Sq. Yds
» Category	Basic/Luxury
» Structure	Basement+G+1
» Status	Under Construction
» Completion	2014
» Home Loan	Upto 80%

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- [Specifications](#)
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**SOBHA International City | Project Highlights**

**Location**

The planned development along the Dwarka Expressway and the International Airport region will be a catalyst for the emergence of the new hub of modern living. Few of the initiatives under progress:

- ✓ 150 meter wide expressway connecting Dwarka, NH 8 and Manesar
- ✓ Aerocity, spread across 70 acres, at IGI airport consisting of hospitality hub with over 3000 star hotel rooms, commercial office & retail space
- ✓ New Diplomatic Enclave (a la Chanakya Puri)
- ✓ A professional golf course (by DDA, sector 24, Dwarka)
- ✓ Amusement park at sector 20, Dwarka
- ✓ IGI Airport 5.0 km
- ✓ Dwarka 3.0 km
- ✓ Palam vihar 3.0 km
- ✓ Columbia Asia Hospital 3.5 km
- ✓ Ansal Plaza Mall 3.5 km
- ✓ IFFCO Chowk 9.5km
- ✓ Cyber City 10.0 km

**Contact us now:**



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9AM-9PM IST

[All Days]



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Skype

**aravali hills**

**Service Assurance**

- ✓ Direct Developer Price for Original Booking (First Sale)
- ✓ No Brokerage or Commission for Original Booking
- ✓ Best Discounts
- ✓ Unlimited Options in Primary as well Secondary Market
- ✓ Builders' Credentials & Project Approval Verification
- ✓ Free No-obligation Site Visits & Options evaluations
- ✓ Documentation Assistance
- ✓ Home Loan Assistance
- ✓ Transparency in every Transaction
- ✓ Rigid Code of Commitment

**FREE** Ask for **FREE**

**No-Obligation Site Visit**



## ✔ SOBHA International City | Row House

- ✔ Spread over G+1 and a Basement
- ✔ Luxury row house with four spacious bedrooms and two side by side car parks
- ✔ Master bedroom with walk-in closet spaces and large balconies
- ✔ Dining area with an extended sit-out space, overlooking the rear garden through large French windows
- ✔ A convenient domestic help quarter and a utility room on the terrace
- ✔ Large and convenient terrace space for parties and utility
- ✔ \* Few units also available without basement

## ✔ UPSCALE COMMUNITY LIVING SPREAD ACROSS 150 ACRES

- ✔ Super luxury villas and row houses development across the township with complete social infrastructure- schools, healthcare & shopping centres
- ✔ Secured living with high quality maintenance by the Sobha Group
- ✔ Dedicated play zones and ample green spaces throughout the township
- ✔ A grand club house of 1.0 lac sq. ft. with five-star facilities and amenities

## ✔ WORLD CLASS INFRASTRUCTURE

- ✔ Well designed and landscaped roads with tree-lined avenues and broad walkways
- ✔ Carefully designed infrastructure for hassle free living and dedicated service yards for easy maintenance
- ✔ Environment friendly township development-sewage treatment plants, organic waste converters, rainwater harvesting pits, solar lighting, etc.
- ✔ 24 hour, auto switch, central power back up
- ✔ Provision for piped gas network and fibre optic cabling

## ✔ PRIVILEGE VILLA LIFE

- ✔ Inspired by straight line modern architecture with functional aesthetics
- ✔ Airy and naturally lit homes ensuring fresh living experience
- ✔ Front and rear gardens in each villa and row house

## ✔ TOP NOTCH SPECIFICATIONS

- ✔ Premium marble and wooden flooring
- ✔ Double height dining and living spaces and spacious rooms with high ceilings Stone cladding and texture paint on exteriors
- ✔ Walk-in closet space in master bedrooms
- ✔ Double glazed French windows from floor to ceiling
- ✔ VRV air-conditioning
- ✔ Central water heating system
- ✔ Chromium plated single lever faucets and accessories

## ✔ Facilities 24X7

- ✔ Security System ✔ Power Backup ✔ Water Supply

**SOBHA International City Row House | Cost Details**

Plot Area / Accommodation	Super Area	Basic sale Price [BSP]	Booking Amount [10% of BSP]	Floor Plan	Project Plan
<b>270 Sq. Yds.</b> with Basement 4BHK	<b>4017.77 Sq.Ft.</b>	<b>INR 3,43,42,898</b>	<b>INR 15,00,000</b>	<a href="#">Click</a>	<a href="#">Click</a>
<b>270 Sq. Yds.</b> without Basement 4BHK	<b>3155 Sq.Ft.</b>	<b>INR 3,04,34,550</b>	<b>INR 15,00,000</b>	<a href="#">Click</a>	<a href="#">Click</a>

**Additional Charges**

Maintenance Deposit	INR 200/- per sq. ft.
Club Membership	INR 2,00,000/-

**Preferred Location Charges (PLC)**

Green Facing / Adjoining	5% of BSP
Corner	5% of BSP

<b>External Development Charges [EDC]</b>	INR 4285/- per sq. yds.
<b>Infrastructure Development Charges [IDC]</b>	INR 708/- per sq. yds.

**Construction Linked Payment Schedule**

At the time of Booking	INR 25,00,000
30 days from Booking	25% of BSP Less Booking Amount
60 days from Booking	50% EDC & IDC
On Completion of Foundation Work	10% of BSP + 50% EDC & IDC
On Completion of Basement Roof Slab	10% of BSP
On Completion of Ground Floor Roof Slab	10% of BSP
On Completion of First Floor Roof Slab	10% of BSP
On Completion of Second Floor Roof Slab	10 % of BSP
On Completion of Block Work	10 % of BSP
On Completion of Internal Plastering	5% of BSP
On Completion of Internal Flooring	5% of BSP
On handover / On offer of handover	5% of BSP + Stamp Duty & Registration Charges + Govt. Levies and Charges (if any)

**Note:**

1. The pricing for individual units might vary based on the size of the plot
2. The Saleable Built-up Area (SBA) is subject to minor changes based on approvals from Govt. authorities
3. External Development Charges (EDC) and Infrastructure Development Charges (IDC) are pro-rated per unit as applicable to this Project. In case of any upward revision in future by the Govt. agencies, the same would be charged on pro-rata basis from the Customer
4. Maintenance Deposit and Club Membership Fee are payable at the time of handover
5. Government charges towards Electricity, Water & Sanitary are to be ascertained and payable by the Customers at the time of handover
6. Service Tax, VAT and other government levies or duties as applicable at present or to be applicable in future shall be extra and will be borne by the Customers
7. Registration and Stamp duty charges to be ascertained and payable by the Customer at the time of execution of sale deed
8. Any other statutory charges which may be imposed by the authorities from time to time will also be payable by the Customers at actuals

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