



Aapka Apna Ghar @
aravali hills.in

**Amazing Gurgaon
& Beyond**

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**international
city**



Lifestyle at the edge of Delhi

INR 5.19 - 8.19Cr.

» Location	Sector - 109
» Type	Villas
» Sizes	400-692 Sq. Yds.
» Category	Basic/Luxury
» Structure	Basement+G+2
» Status	Under Construction
» Completion	2014
» Home Loan	Upto 80%

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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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[All Days]



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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 | Villas** | New hub of modern living

- ✔ Villa: 692, 500, 400 sq. yd
- ✔ Spread over G+2 and a Basement
- ✔ Spacious rooms, convenient car parks, a private elevator, a study and a gymnasium
- ✔ Two expansive master bedrooms with the option of Jacuzzi and steam cubicle in the baths
- ✔ Ultra luxurious family & dining rooms with double height ceiling, overlooking the greens through large French windows
- ✔ Front & rear lawns and terrace gardens
- ✔ Utility rooms for accommodating domestic help and for storage

✔ **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 Villas | Cost Details

Plot Area / Accommodation	Super Area	Basic sale Price [BSP]	Booking Amount [10% of BSP]	Floor Plan	Project Plan
400 Sq. Yds 5BHK	5690.82 Sq. Ft.	INR 5,19,00,000	INR 15,00,000	Click	Click
500 Sq. Yds 5BHK	7265.48 Sq. Ft.	INR 6,56,00,000	INR 25,00,000	Click	Click
692 Sq. Yds 5BHK	8379.77 Sq. Ft.	INR 8,19,00,000	INR 25,00,000	Click	Click

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

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

Construction Linked Payment Schedule

At the time of Booking	INR 15,00,000
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:

- The pricing for individual units might vary based on the size of the plot
- The Saleable Built-up Area (SBA) is subject to minor changes based on approvals from Govt. authorities
- 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
- Maintenance Deposit and Club Membership Fee are payable at the time of handover
- Government charges towards Electricity, Water & Sanitary are to be ascertained and payable by the Customers at the time of handover
- 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
- Registration and Stamp duty charges to be ascertained and payable by the Customer at the time of execution of sale deed
- 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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