



# SOBHA CITY: DELHI NCR'S BEST URBAN PARK RESIDENCES

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SOBHA  
CITY

Chintels Metropolis, Sector-108  
Gurgaon



**SOBHA  
CITY**

Chintels Metropolis, Sector-108  
Gurgaon

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**SOBHA:  
TRANSFORMING THE WAY  
PEOPLE PERCEIVE QUALITY**

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# THE SOBHA WAY



## SELF BELIEF TO EXCEL

- | Culture of achieving excellence in quality
- | Attention to minute details in systems, processes, design and execution of all activities



## IN-HOUSE EXPERTISE

- | India's only backward integrated real estate company
- | In-house design studio, concrete, interiors, glazing & metal works factory for superior quality
- | Technicians trained by German experts



## GLOBAL OPERATIONS

- | Presence in 6 countries
- | Footprint across 27 cities & 13 states in India
- | 28,000 people employed globally



## IMPECCABLE TRACK RECORD

- | Timely delivery for 20 years
- | Delivered 467 real estate & contractual projects
- | Over 106 million sq.ft. delivered & 51 million sq.ft. under construction

# SOBHA HOME: FOR GENERATIONS TO KEEP

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**A SOBHA PRODUCT OF  
INTERNATIONAL REPUTE**

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**A LASTING QUALITY,  
A LIFETIME ASSET FOR  
GENERATIONS TO KEEP**

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**A PRICELESS LEGACY TO BE  
GIFTED TO YOUR LOVED ONES**

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**AN OWNER'S PRIDE, A TRUE  
WORTH OF YOUR HAPPINESS**

# DELIVERED WITH PRIDE IN GURGAON





STRAIGHT LINE MODERN ARCHITECTURE



PRESIDENTIAL VILLAS AT INTERNATIONAL CITY



THE CLUB AT INTERNATIONAL CITY



SWIMMING POOL AT THE CLUB, INTERNATIONAL CITY



# AWARDED THE BEST, TIME AND AGAIN

SOBHA ranked no.1 brand in real estate across India for 5 consecutive years by Track2Realty\*



2019  
**WINNER**  
**BEST**  
**DEVELOPER**  
OF THE YEAR

FRANCHISE INDIA

2019  
**WINNER**  
**CORPORATE**  
**AWARDS**  
IN REAL ESTATE  
CATEGORY

DUN & BRADSTREET

2017-18  
**WINNER**  
**BEST**  
PROFESSIONALLY  
MANAGED  
COMPANY

CIDC

2016  
**WINNER**  
**BEST**  
**DEVELOPER**  
OF THE YEAR

CONSTRUCTION TIMES

2014  
**WINNER**  
**INDIA'S MOST**  
**ADMIRED**  
**BUILDER**

CONSTRUCTION WORLD

\*Track2Realty BrandXReport 2015-19





PASSION AT WORK

**SOBHA COMMUNITY:  
IN A LEAGUE OF ITS OWN**

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# SOBHA COMMUNITY: FLOURISHING ACROSS THE NATION

- | SOBHA customers are winners in their careers and occupy significant leadership positions in their professional worlds.
- | With a penchant for perfection and passion for excellence, SOBHA customers value quality the most.
- | These families take pride in owning a SOBHA home and cherish passing it as their legacy for generations to come.



23,000+

FAMILIES ACROSS INDIA  
HAVE CHOSEN SOBHA HOME  
AS THEIR PREFERRED  
ADDRESS.





# URBAN PARK RESIDENCES OVERLOOKING DELHI

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## RIGHT AT THE EDGE OF DELHI'S RESERVED GREENS



Artistic impression

**BIG ON SCALE.  
BIG ON LIFE.**

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**SOBHA  
CITY**

Chintels Metropolis, Sector-108  
Gurgaon



## AN OVERVIEW OF SOBHA CITY



Artistic impression

**39 ACRE OF BIG SCALE  
DEVELOPMENT, ONE OF  
THE LARGEST IN GURGAON**

**8.5 ACRES OF  
ABSOLUTE GREEN  
SPACES**

**32 METER WIDE  
GRAND ENTRANCE  
PLAZA**

**16+ SPORTS AND  
SOCIAL AMENITIES**



# THE SUCCESS OF SOBHA CITY IN NUMBERS

# 1<sup>+</sup>

MILLION SQ.FT.  
SOLD OUT

# 530<sup>+</sup>

HAPPY  
CUSTOMERS

# 18

MONTHS TO  
POSSESSION

THE COMMUNITY  
OF ACHIEVERS

SOBHA CITY community comprises of corporate leaders working in Fortune 500 companies, business owners and successful professionals.



# THE PROGRESS OF SOBHA CITY IS IMPRESSIVE!



THE CONSTRUCTION  
IS ON SCHEDULE FOR  
FIRST HANDOVER IN  
OCTOBER 2021





**BIG ON AMENITIES.  
BIG ON ACTIVE LIFESTYLE.**



**SOBHA  
CITY**

Chintels Metropolis, Sector-108  
Gurgaon

Artistic impression



# BIG ON LIFE: THE AMENITIES



**8.5 ACRES OF  
PLANNED URBAN  
PARK**



**A DEDICATED  
CAMPING ZONE  
& A POOL SIDE  
PARTY LAWN**



**2 CLUBHOUSES WITH  
AN ALL-WEATHER  
INDOOR SWIMMING  
POOL**



**1 KM LONG &  
3M WIDE WALKING  
& BIKING TRAIL**



**OVER HALF AN ACRE  
OF RESORT STYLE  
LAKELET WITH AN  
OLYMPIC SIZE POOL  
& AN ISLAND DECK**



**AMPHITHEATRE  
AND CHILDREN'S  
PLAY AREA**



# BIG ON LIFE: THE AMENITIES



**90M DIA CRICKET  
GROUND WITH  
A PROFESSIONAL  
PITCH**



**INDOOR  
BADMINTON AND  
SQUASH COURTS**



**3 FLOOD-LIT  
TENNIS COURTS**



**2 FULLY EQUIPPED  
GYMNASIUMS**



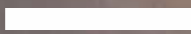
**FULL SIZE  
BASKETBALL  
& VOLLEYBALL  
COURTS**



**SKATING RINK**



**BIG ON PRIVACY.  
HIGH ON FUNCTIONALITY.**



**SOBHA  
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Gurgaon



# BIG ON COMFORT: THE RESIDENCES



## PRIVATE LIVING

- WELL SPACED TOWERS
- APARTMENT ENTRANCES NOT FACING EACH OTHER
- NO COMMON WALLS BETWEEN APARTMENTS
- WISELY PLACED MASTER BEDROOM FOR ENHANCED PRIVACY



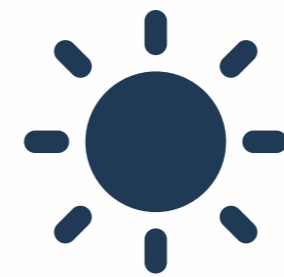
## FUNCTIONAL HOMES

- OPTIMAL SIZED LIVING SPACES
- THOUGHTFULLY DESIGNED LAYOUTS FOR EASE OF MOVEMENT
- MAXIMUM SPACE UTILISATION FOR EACH ACTIVITY



## EFFICIENT AREA

- MORE CARPET AREA
- WALL THICKNESS OF 160MM
- OPTIMAL SIZED BALCONIES
- 4 APARTMENTS ON EACH FLOOR



## VENTILATED SPACES

- LARGE WINDOWS AND SLIDING DOORS
- NATURALLY-LIT ATRIUMS
- ADEQUATE DISTANCE BETWEEN TOWERS



IN CONTINUATION OF ITS  
SUCCESSFUL JOURNEY, SOBHA CITY  
PRESENTS NEW HOMES IN TOWER B4

SOBHA  
CITY

Chintels Metropolis, Sector-108  
Gurgaon



Artistic impression

## ENJOY EXCEPTIONAL VIEWS

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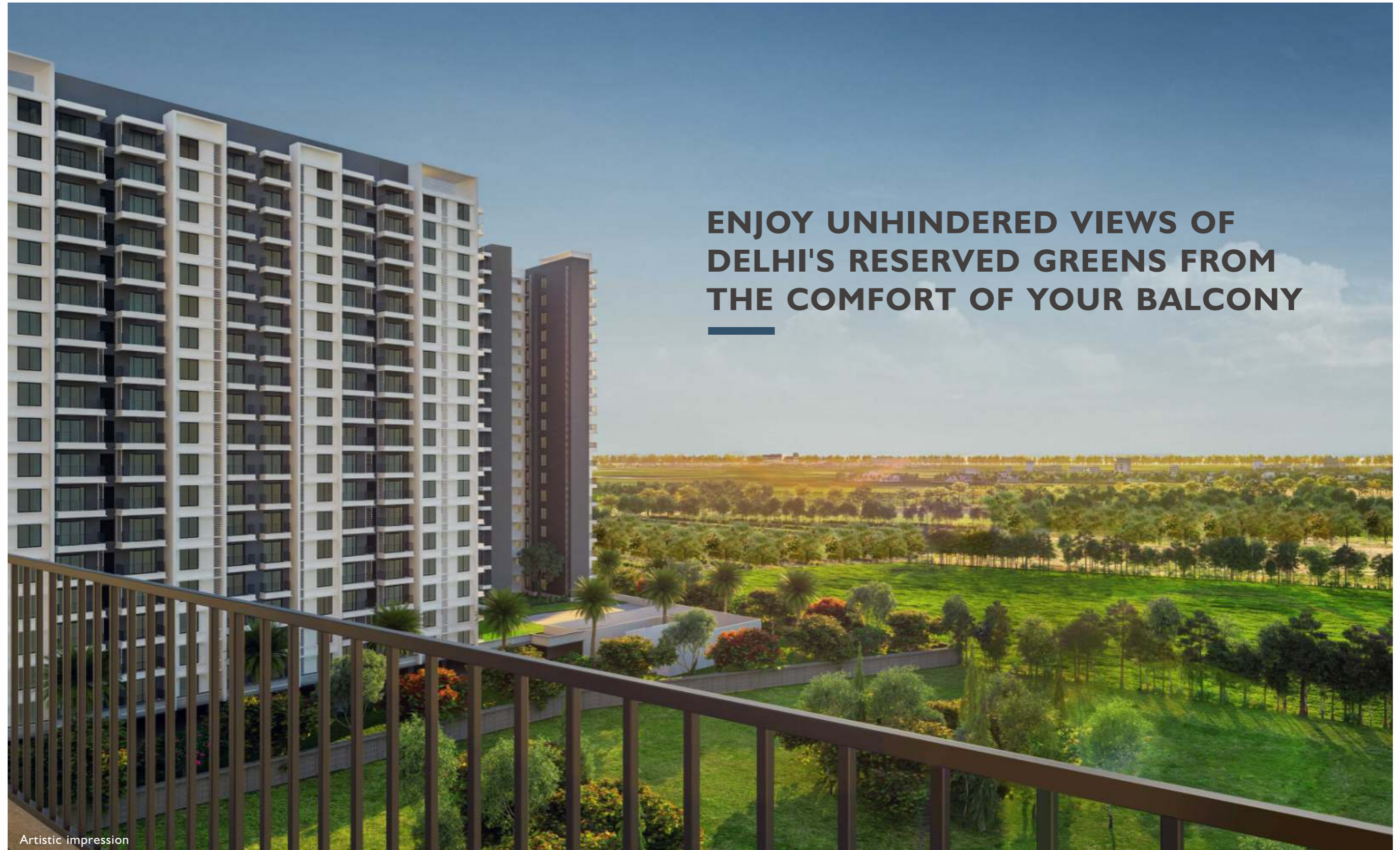
The new tower B4 at SOBHA CITY offers spectacular views of Club Oval 1, Cricket ground or Delhi's Reserved Greens.



**GRAB THE BEST SEAT  
IN THE HOUSE**

Artistic impression





**ENJOY UNHINDERED VIEWS OF  
DELHI'S RESERVED GREENS FROM  
THE COMFORT OF YOUR BALCONY**

Artistic impression



## — VIEWS OF SPORTS ACTION



Artistic impression



**LUXURIOUS CLUB OVAL 1  
JUST AN ELEVATOR AWAY**

Artistic impression



## MASTERSTROKE OF A MASTER PLAN

DELHI'S RESERVED GREENS



1. 32M WIDE GRAND ENTRANCE PLAZA
2. 90M DIA CRICKET GROUND
3. SKATING RINK
4. FULL BASKETBALL COURT

5. VOLLEYBALL COURT
6. CHILDREN'S PLAY AREA
7. CLUB OVAL 1
8. 1KM LONG WALKING & BIKING TRAIL

9. PODIUM GREENS
10. OUTDOOR GYM
11. SWIMMING POOL
12. ISLAND DECK

13. PARTY LAWN
14. CAMPING GROUND
15. AMPHITHEATER
16. CLUB OVAL 2
17. 3 TENNIS COURTS

**SOBHA  
CITY**

Chintels Metropolis, Sector-108  
Gurgaon



Artistic impression

## EARLY BIRD GETS MORE THAN JUST THE VIEW

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Be amongst the first few to book a home in Tower B4 and enjoy the launch price benefit.



## SUPERIOR HOMES

Choice of 1711 sq.ft. & 2003 sq.ft. spacious  
3 bedroom residences with family lounge.

## AMAZING BENEFITS

Enjoy launch price benefit and the  
opportunity to choose your preferred unit.

## CONVENIENT PAYMENT PLAN

These homes come with a favourable plan of  
paying 25% each year over a period of 4 years.



# 25X4

**PAY EASY IN FOUR YEARS**

Pay only 25%  
each year over  
4 years and  
own an elegant  
SOBHA Home.

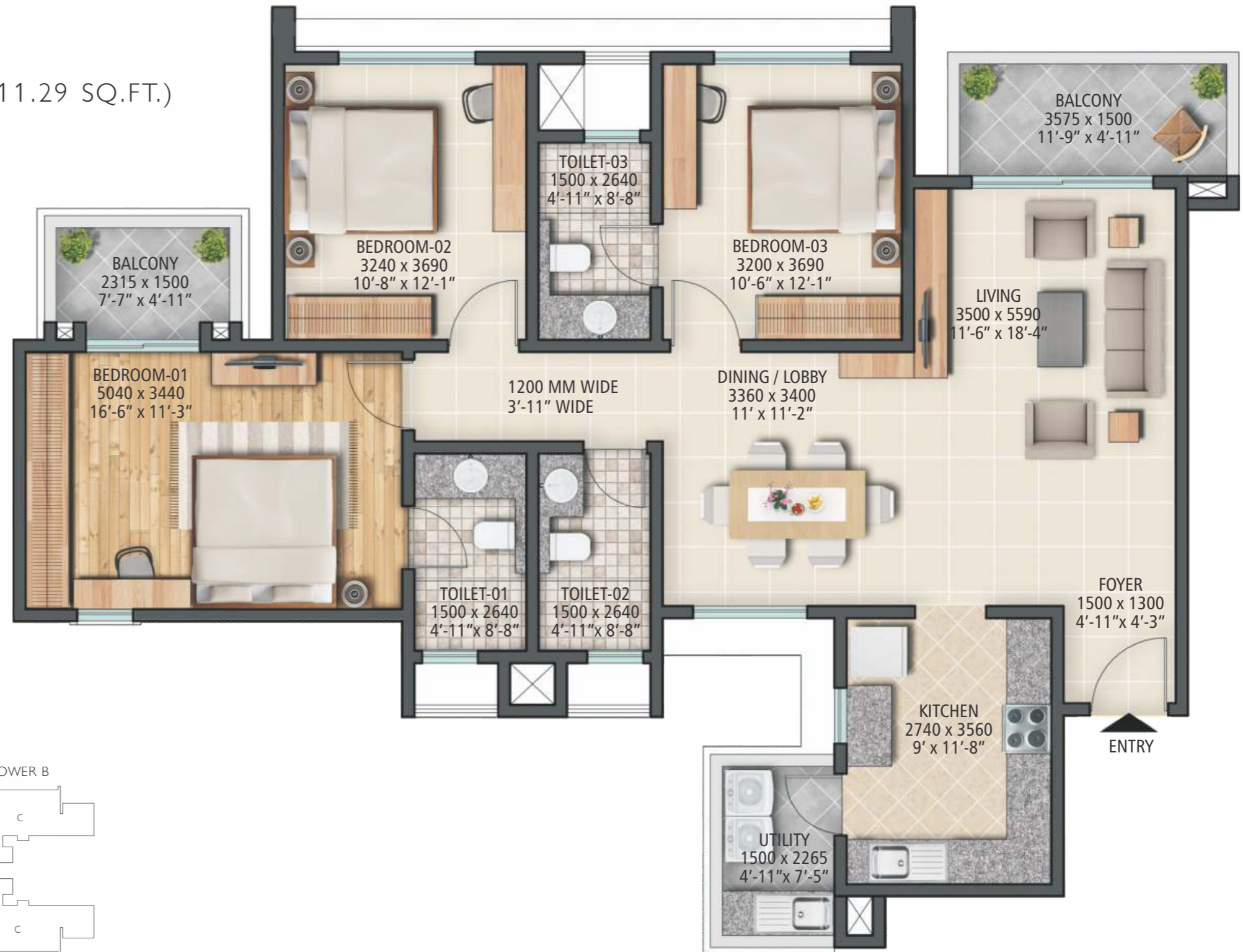




## THE FLOOR PLANS

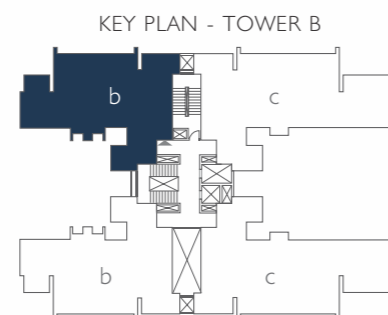
TOWER B4

TENTATIVE SBA - 158 SQ.MT. (1711.29 SQ.FT.)



### UNIT TYPE 'b'

- ..... 3 BEDROOMS
- ..... LIVING AND DINING
- ..... KITCHEN
- ..... 2 BALCONIES
- ..... 3 TOILETS
- ..... UTILITY SPACE





## THE FLOOR PLANS

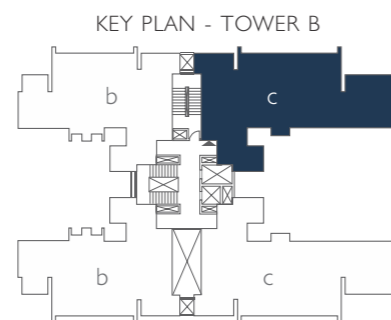
### TOWER B4

TENTATIVE SBA - 186 SQ.MT. (2003.45 SQ.FT.)



### UNIT TYPE 'c'

- 3 BEDROOMS
- LIVING AND DINING
- KITCHEN
- FAMILY LOUNGE / LOBBY
- 2 BALCONIES
- 3 TOILETS
- POWDER ROOM
- UTILITY SPACE





## SPECIFICATIONS

RCC FRAMED STRUCTURE WITH SINGLE BASEMENT, STILT & 18-24 FLOORS 24 HOUR POWER BACKUP FOR APARTMENTS AND COMMON AREA FACILITIES

### FOYER / LIVING / DINING

FLOORING	SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING IN TOWER A & B APARTMENTS NATURAL / ENGINEERED STONE FLOORING & SKIRTING IN TOWER C APARTMENTS
WALLS & CEILING	PLASTIC EMULSION PAINT
FITTINGS & FIXTURES	SPLIT AC PROVISION, TELEVISION & TELEPHONE POINT

### BEDROOMS

FLOORING	SUPERIOR QUALITY TIMBER LAMINATED FLOORING OR EQUIVALENT AND SKIRTING IN MASTER BEDROOM SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING IN OTHER BEDROOMS
WALLS & CEILING	PLASTIC EMULSION PAINT IN ALL BEDROOMS
FITTINGS & FIXTURES	SPLIT AC PROVISION, TELEVISION & TELEPHONE POINT

### KITCHEN

FLOORING	SUPERIOR QUALITY VITRIFIED TILE
WALLS	SUPERIOR QUALITY VITRIFIED WALL TILE DADO UPTO CEILING
CEILING	PLASTIC EMULSION PAINT
FITTINGS & FIXTURES	EXHAUST FAN
UTILITY AREA	STAINLESS STEEL SINGLE BOWL SINK WITH DRAIN BOARD

### BALCONIES

FLOORING	SUPERIOR QUALITY ANTI-SKID CERAMIC TILE FLOORING AND SKIRTING
WALLS	EXTERNAL GRADE TEXTURED PAINT
CEILING	PLASTIC EMULSION PAINT
PARAPET / RAILING	PARAPET WITH GRANITE COPING / MS RAILING

### BATHROOMS / TOILETS

FLOORING	SUPERIOR QUALITY ANTI-SKID CERAMIC TILE
WALLS	SUPERIOR QUALITY CERAMIC WALL TILE DADO UPTO FALSE CEILING
CEILING	FALSE CEILING WITH GRID PANELS
COUNTER	GRANITE (IN ALL TOILETS EXCEPT UTILITY ROOM TOILET)
FIXTURES	SHOWER PARTITION IN MASTER BATH IN TOWER C
ACCESSORIES	EXHAUST FAN, 25 LITRE CAPACITY GEYSER, 15 LITRE CAPACITY GEYSER IN UTILITY ROOM TOILET
FITTINGS	CHROMIUM PLATED FITTINGS & SANITARYWARE OF REPUTABLE MAKE

### UTILITY ROOM (IN TOWER C)

FLOORING	CERAMIC TILE FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT

### STAIRCASE

CEMENT CONCRETE FOR TREADS AND RISERS
TEXTURED PAINT FOR WALLS
PLASTIC EMULSION PAINT FOR CEILINGS

### COMMON AREAS

FLOORING	GRANITE IN LOBBY
WALLS	SUPERIOR QUALITY CERAMIC WALL TILE DADO UPTO CEILING
CEILING	PLASTIC EMULSION PAINT
PARAPET / RAILING	GRANITE COPING / MS HANDRAIL

### DOORS & WINDOWS

MAIN DOOR	TIMBER FRAME, TIMBER ARCHITRAVE AND SHUTTERS WITH BOTH SIDE MASONITE SKIN
BEDROOM DOORS	TIMBER FRAME, TIMBER ARCHITRAVE AND SHUTTERS WITH BOTH SIDE MASONITE SKIN
TOILET DOORS	TIMBER FRAME, TIMBER ARCHITRAVE AND SHUTTERS WITH OUTSIDE MASONITE SKIN AND INSIDE LAMINATE
OTHER DOORS	SPECIALLY DESIGNED HEAVY-DUTY POWDER COATED ALUMINUM EXTRUDED FRAMES
WINDOWS	HEAVY-DUTY POWDER COATED ALUMINUM DOUBLE GLAZED WINDOWS & VENTILATORS

### LIFTS

2 LIFTS (15 PASSENGER CAPACITY & 8 PASSENGER CAPACITY) IN TOWER A & B
3 LIFTS (ONE 15 PASSENGER CAPACITY & TWO 8 PASSENGER CAPACITY) IN TOWER C

### CAR PARKING

COVERED CAR PARKS IN BASEMENT AND STILT LEVEL
ADDITIONAL OPEN CAR PARKS FOR VISITORS ON GROUND LEVEL

### SECURITY

EACH APARTMENT LINKED TO MAIN SECURITY CABIN VIA INTERCOM
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### LANDSCAPE

DESIGNER LANDSCAPING
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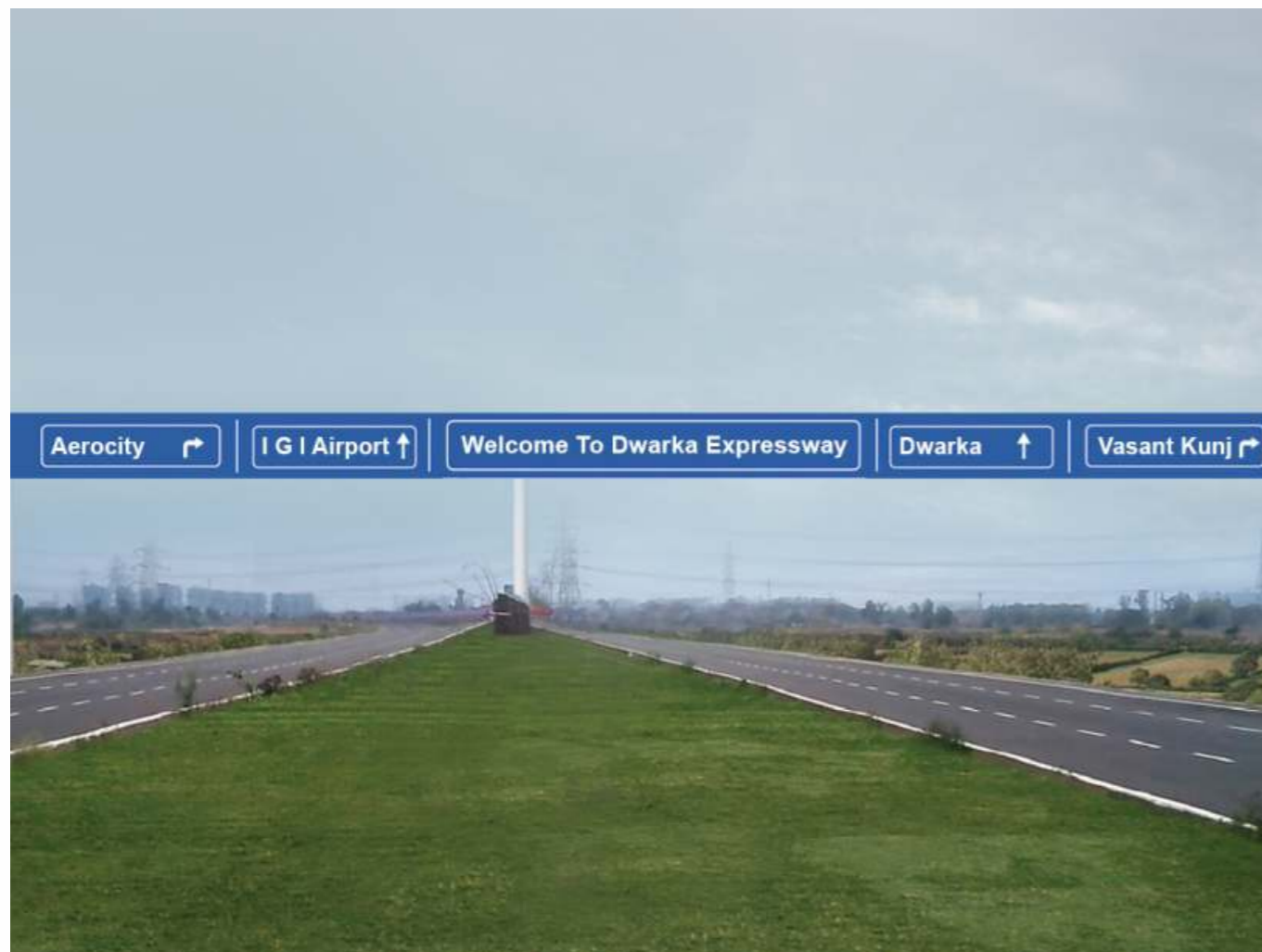
**LOCATION:  
UPPER DWARKA EXPRESSWAY**

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# UPPER DWARKA EXPRESSWAY: THE POTENTIAL IS ONLY NORTHWARDS



Dwarka Expressway is a 29 km long signal-free highway connecting Delhi and Gurgaon via Dwarka

It has been planned as an alternative route to the already clogged NH-8

Dwarka Expressway has been awarded the National Highway status hence receiving the required impetus from Govt. authorities and significant progress towards its completion

It has emerged as one of the most sought after investment destinations of Delhi NCR

## SIGNIFICANT UPCOMING DEVELOPMENTS IN THE VICINITY OF UPPER DWARKA EXPRESSWAY



**India International Convention and 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



**Aerocity:** Located right next to IGI Airport and spread over 45 acres, Aerocity emerges as one of the largest business districts of NCR



**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

## EXISTING AND UPCOMING TRANSPORTATION CONNECTIVITY ON AND AROUND UPPER DWARKA EXPRESSWAY



**Delhi's Largest Transportation Hub:** Being developed at Bijwasan in South West Delhi, this transportation hub will integrate all modes of transport



**Tunnel Linking To IGI Airport:** Delhi NCR's longest tunnel road, about 4km long, is proposed for seamless connectivity from Gurgaon to Dwarka & IGI Airport



**Metro Rail:** Delhi Metro Railway Corporation will be taking up the project for extension of metro connectivity along Dwarka Expressway



**Rail Over Bridge (ROB):** The 1300 metre, six lane ROB has already been constructed as part of the Dwarka Expressway for improved connectivity



# UPPER DWARKA EXPRESSWAY: EXCELLENT LOCATION OF SOBHA CITY, GURGAON



**SOBHA CITY** is located in Sector 108, Gurgaon just off the Dwarka Expressway within 5-10 minutes of the upcoming landmark developments.

**The project** has an impressive 500m frontage on an 75m wide road.

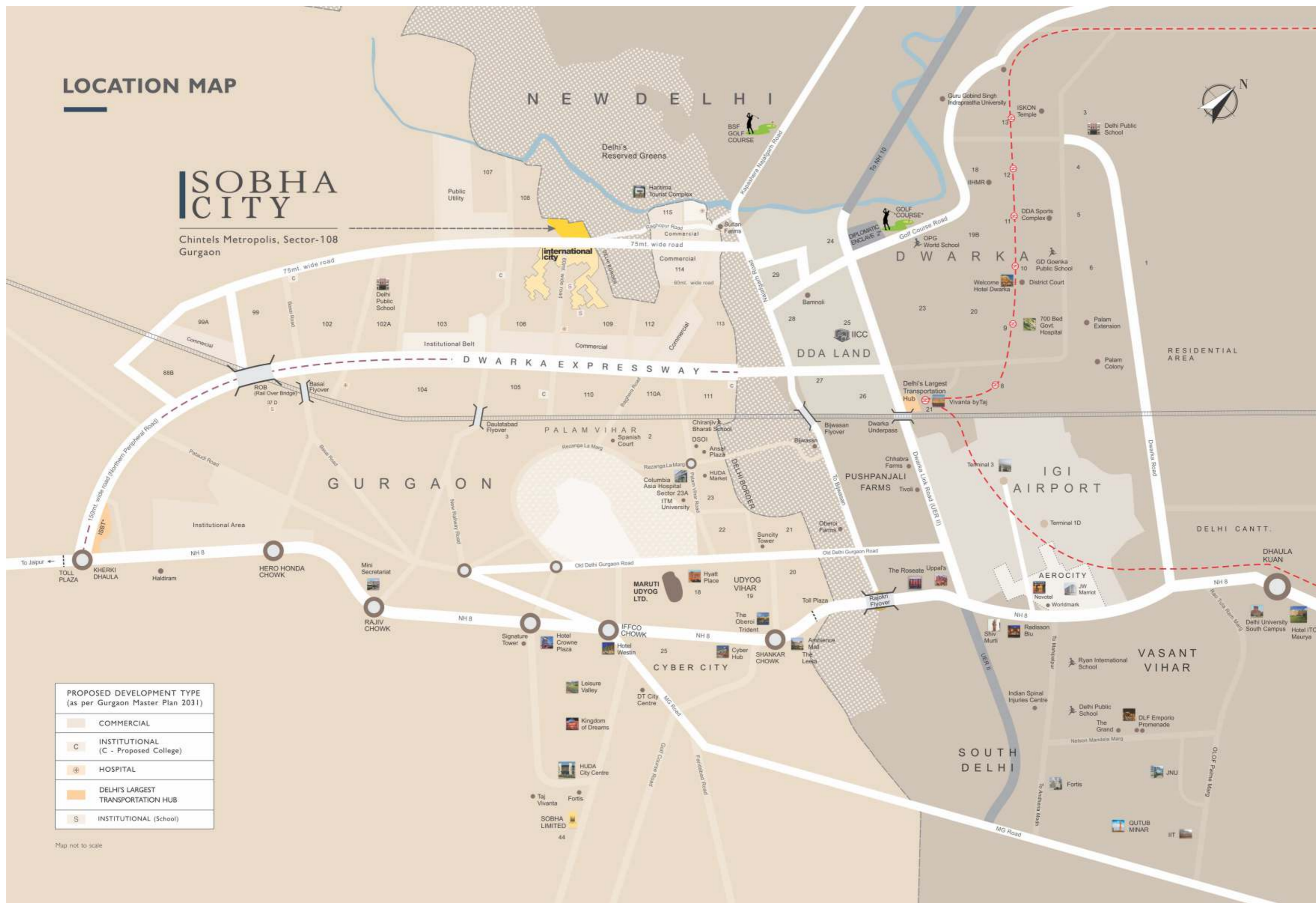
**SOBHA CITY**, Gurgaon is spread across a contiguous land of 39 acres, surrounded by Delhi's Reserved Greens on two sides with only farmhouses & low-rise future developments.



# LOCATION MAP

## SOBHA CITY

Chintels Metropolis, Sector-108  
Gurgaon



PROPOSED DEVELOPMENT TYPE (as per Gurgaon Master Plan 2031)	
	COMMERCIAL
	INSTITUTIONAL (C - Proposed College)
	HOSPITAL
	DELHI'S LARGEST TRANSPORTATION HUB
	INSTITUTIONAL (School)

Map not to scale



## DISTANCES FROM SOBHA CITY

### DWARKA

10 min.

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

### 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

### CENTRAL BUSINESS DISTRICT, GURGAON

20 min.

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

### PALAM VIHAR

05 min.

- Ansal Plaza
- Columbia Asia Hospital
- Gems International School
- I.T.M. University
- Delhi Public School

### IGI AIRPORT & AEROCITY

15 min.

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

### UPCOMING DEVELOPMENTS

05-15 min.

- IICC (India International Convention and Expo Centre)
- Diplomatic Enclave II
- 18-Hole DDA Golf Course
- Delhi's Largest Transportation Hub

# SOBHA CITY THE FLOOR PLANS

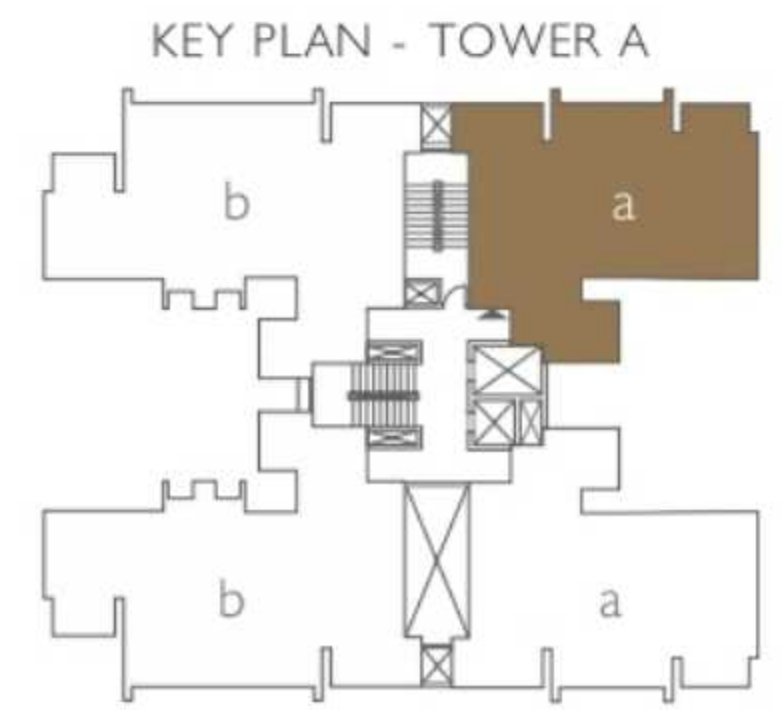
TOWERS A1 - A4

TENTATIVE SBA - 128 SQ.MT. (1381.01 SQ.FT.)



## UNIT TYPE 'a'

- .....
- 2 BEDROOMS
- .....
- LIVING AND DINING
- .....
- KITCHEN
- .....
- 2 BALCONIES
- .....
- 2 TOILETS
- .....
- UTILITY SPACE
- .....



# SOBHA CITY THE FLOOR PLANS

TOWERS A1 - A4

TENTATIVE SBA - 158 SQ.MT. (1711.29 SQ.FT.)



## UNIT TYPE 'b'

- 3 BEDROOMS
- LIVING AND DINING
- KITCHEN
- 2 BALCONIES
- 3 TOILETS
- UTILITY SPACE

# SOBHA CITY THE FLOOR PLANS

TOWERS B1 - B4

TENTATIVE SBA - 158 SQ.MT. (1711.29 SQ.FT.)



## UNIT TYPE 'b'

- 3 BEDROOMS
- LIVING AND DINING
- KITCHEN
- 2 BALCONIES
- 3 TOILETS
- UTILITY SPACE

# SOBHA CITY THE FLOOR PLANS

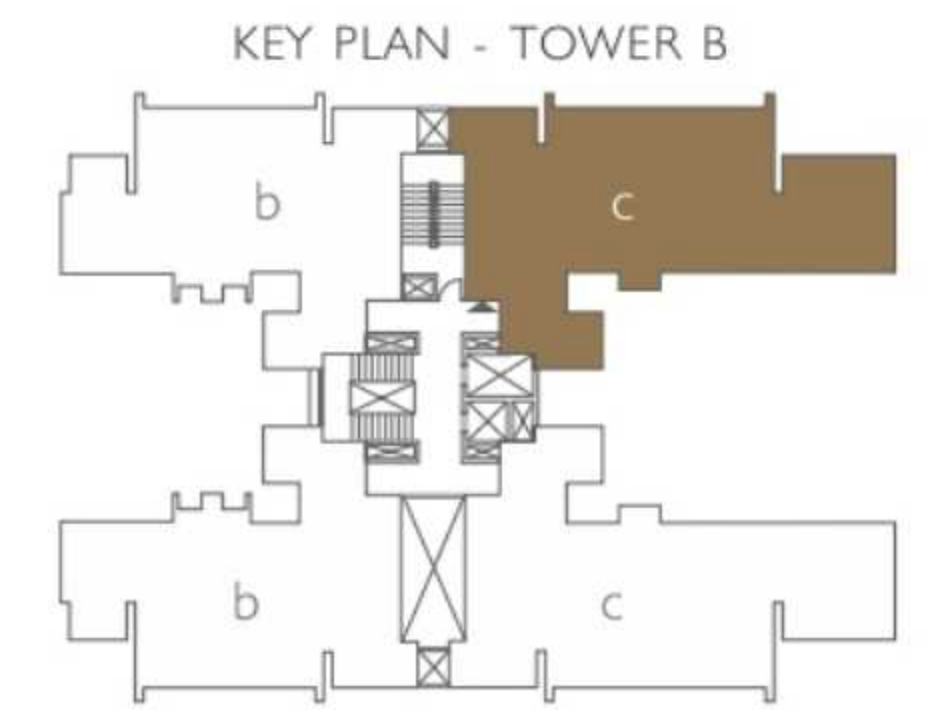
TOWERS B1 - B4

TENTATIVE SBA - 186 SQ.MT. (2003.45 SQ.FT.)



## UNIT TYPE 'c'

- .....
- 3 BEDROOMS
- .....
- LIVING AND DINING
- .....
- KITCHEN
- .....
- FAMILY LOUNGE / LOBBY
- .....
- 2 BALCONIES
- .....
- 3 TOILETS
- .....
- POWDER ROOM
- .....
- UTILITY SPACE
- .....



# SOBHA CITY THE FLOOR PLANS

TOWERS C1 - C4

TENTATIVE SBA - 192 SQ.MT. (2072.90 SQ.FT.)



## UNIT TYPE 'd'

3 BEDROOMS

MASTER BEDROOM WITH WALK-IN CLOSET

LIVING AND DINING

KITCHEN

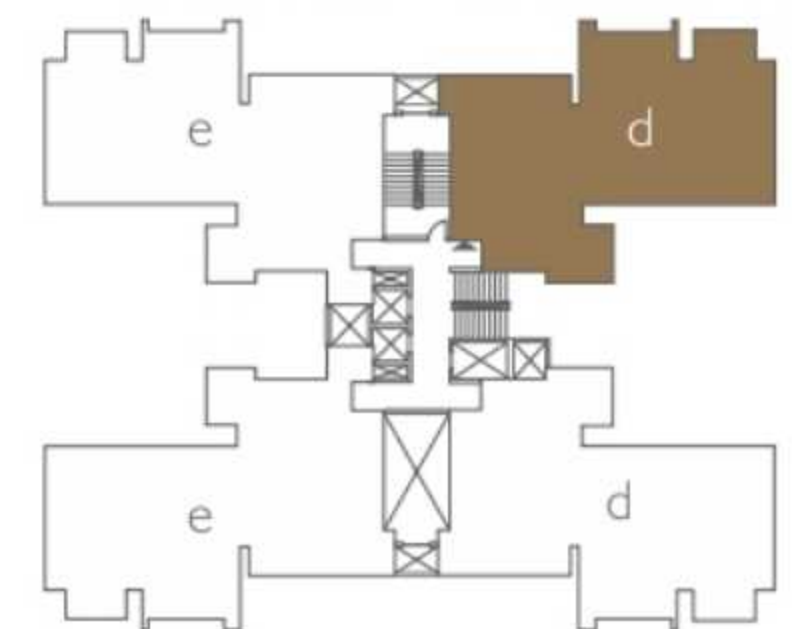
2 BALCONIES

3 TOILETS

POWDER ROOM

UTILITY SPACE

KEY PLAN - TOWER C



# SOBHA CITY THE FLOOR PLANS

TOWERS C1 - C4

TENTATIVE SBA - 217 SQ.MT. (2343.44 SQ.FT.)

## UNIT TYPE 'e'

3 BEDROOMS

MASTER BEDROOM WITH  
WALK-IN CLOSET

LIVING AND DINING

KITCHEN

UTILITY ROOM

2 BALCONIES

3 TOILETS

POWDER ROOM

UTILITY SPACE







SOBHA

PASSION AT WORK

Floor Plan  
Vista Grande Residences  
Tower Z

SOBHA  
CITY

Chintels Metropolis, Sector-108

## TYPE G1

3, 5, 7, 9, 11, 13, 15 & 17<sup>TH</sup> Floor

3 Bedroom Residence with Family Lounge

Saleable Area - 192.68 SQM (2073 SFT)

Carpet Area - 125.25 SQM (1348 SFT)



- Living and Dining
- Family Lounge
- Kitchen with Utility Space
- 3 Bedrooms
- 2 Balconies
- 3 Bathrooms



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number



## TYPE G2

2, 4, 6, 8, 10, 12, 14, 16 & 18<sup>TH</sup> Floor

3 Bedroom Residence with Family Lounge

Saleable Area - 192.68 SQM (2073 SFT)

Carpet Area - 125.25 SQM (1348 SFT)



- Living and Dining
- Family Lounge
- Kitchen with Utility Space
- 3 Bedrooms
- 2 Balconies
- 3 Bathrooms



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number



# TYPE G3

## 1<sup>ST</sup> Floor

2 Bedroom Residence with Family Lounge

Saleable Area - 157.25 SQM (1692 SFT)

Carpet Area - 102.51 SQM (1103 SFT)



- Living and Dining
- Family Lounge
- Kitchen with Utility Space
- 2 Bedrooms
- 2 Balconies
- 2 Bathrooms



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number



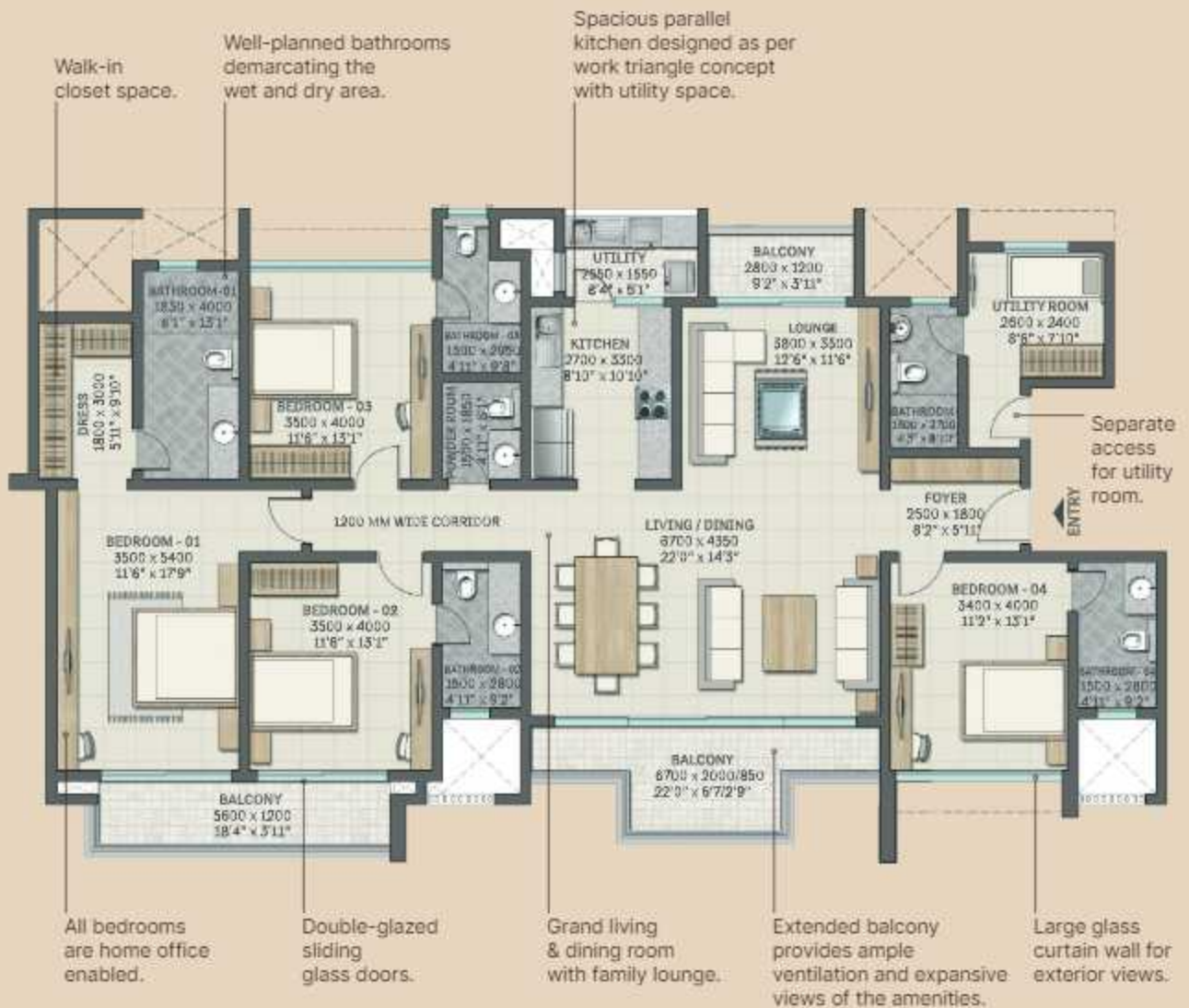
# TYPE H1

3,5,7,9,11,13,15 & 17<sup>TH</sup> Floor

4 Bedroom Residence with Family Lounge & Utility Room

Saleable Area - 269.55 SQM (2901 SFT)

Carpet Area - 177.60 SQM (1911 SFT)



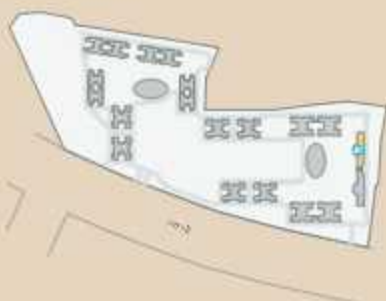
- Living and Dining
- Family Lounge
- Kitchen with Utility Space
- Utility Room with Bathroom
- 4 Bedrooms
- 3 Balconies
- 4 Bathrooms
- Powder Room



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number



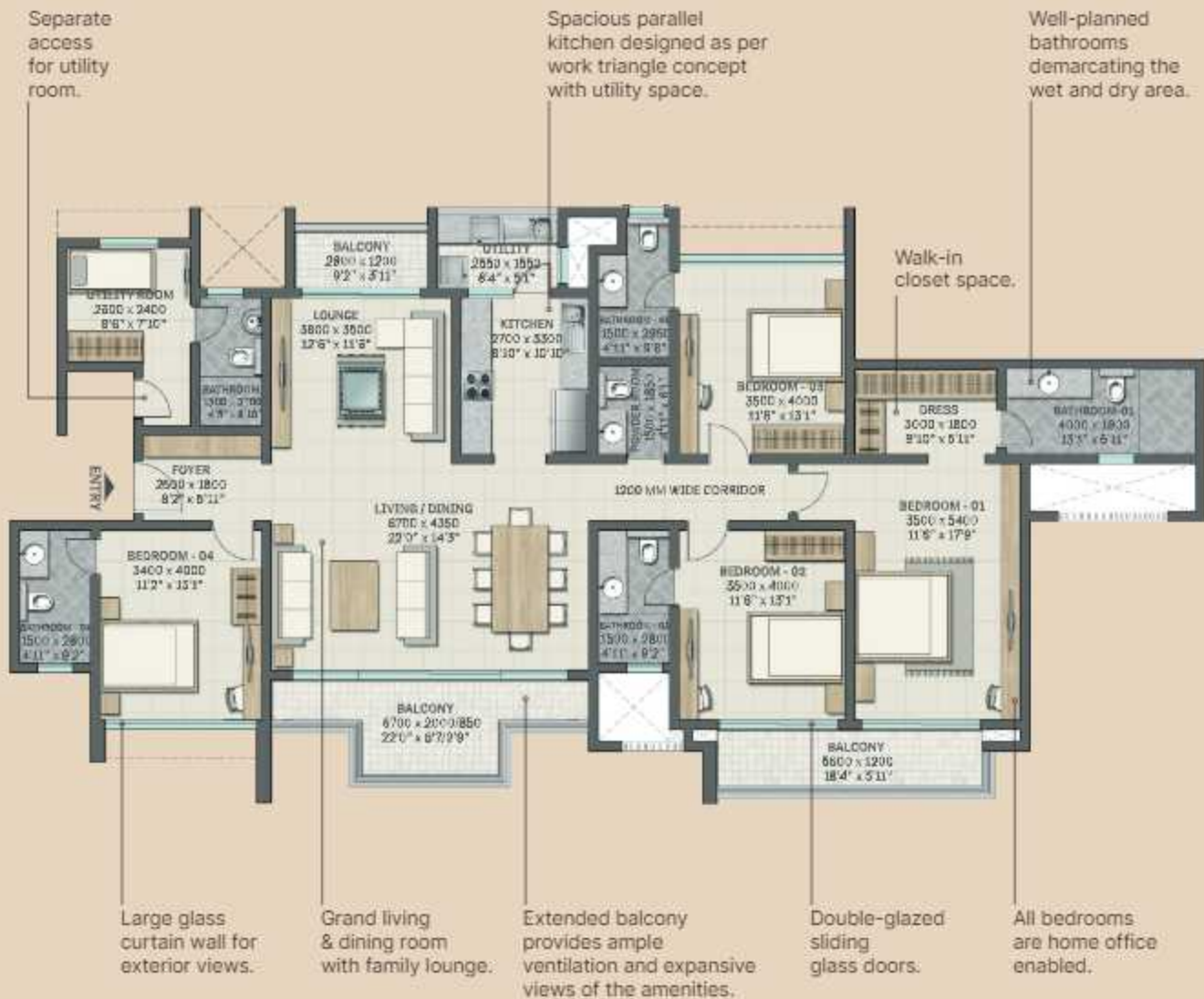
## TYPE H2

1, 2, 3, 5, 6, 8, 9, 11, 12, 14, 15, 17 & 18<sup>TH</sup> Floor

4 Bedroom Residence with Family Lounge & Utility Room

Saleable Area - 270.66 SQM (2913 SFT)

Carpet Area - 176.55 SQM (1900 SFT)



- Living and Dining
- Family Lounge
- Kitchen with Utility Space
- Utility Room with Bathroom
- 4 Bedrooms
- 3 Balconies
- 4 Bathrooms
- Powder Room



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number



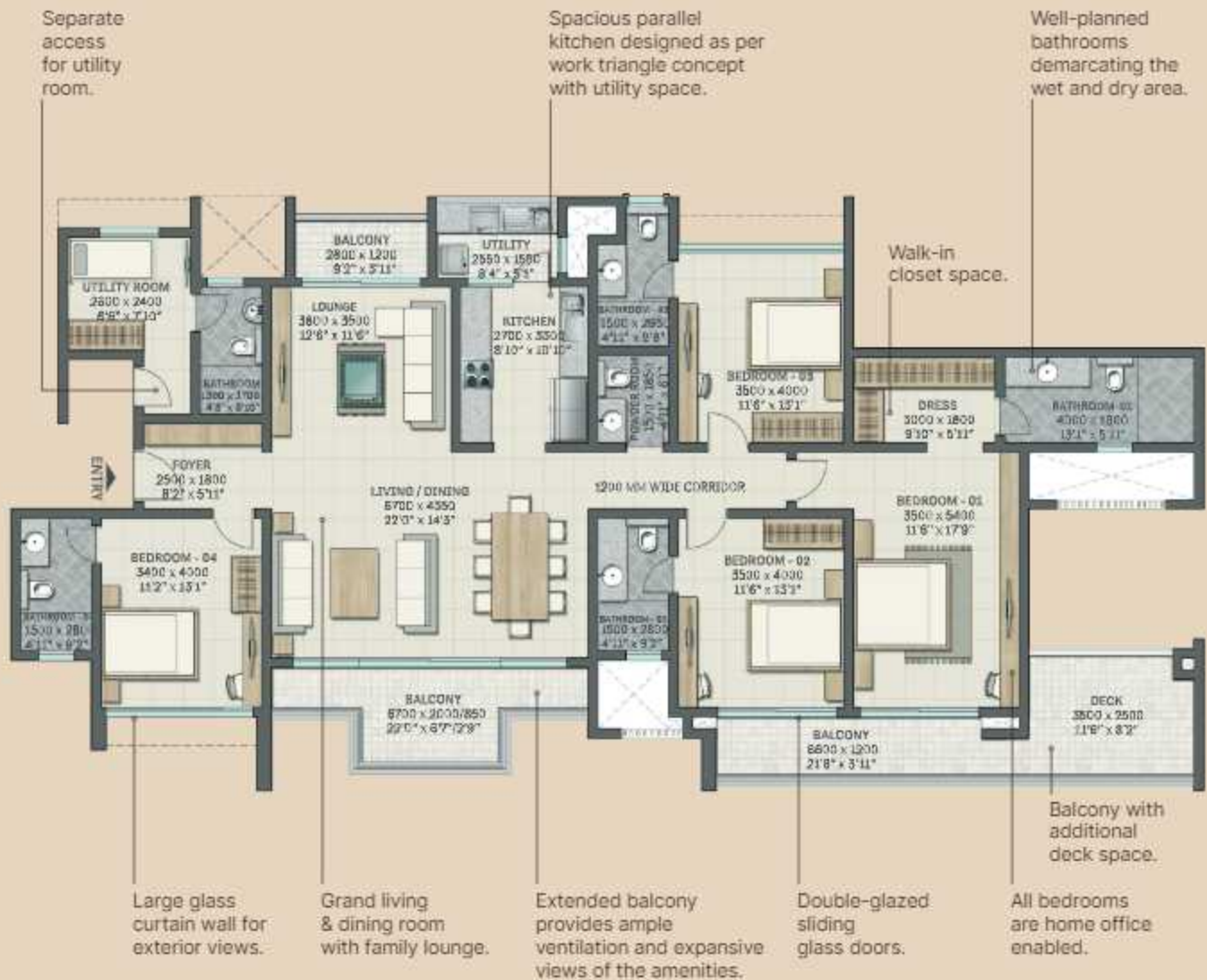
# TYPE H3

4, 7, 10, 13 & 16<sup>TH</sup> Floor

4 Bedroom Residence with Family Lounge & Utility Room

Saleable Area - 275.28 SQM (2963 SFT)

Carpet Area - 176.55 SQM (1900 SFT)



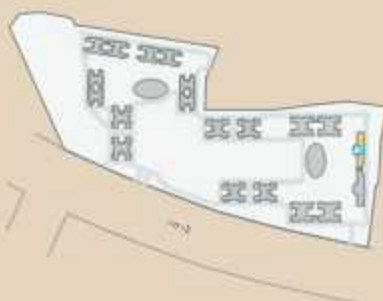
- Living and Dining
- Family Lounge
- Kitchen with Utility Space
- Utility Room with Bathroom
- 4 Bedrooms
- 3 Balconies
- 4 Bathrooms
- Powder Room



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number





SOBHA

PASSION AT WORK

# Floor Plan Vista Residences Tower D

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Chintels Metropolis, Sector-108



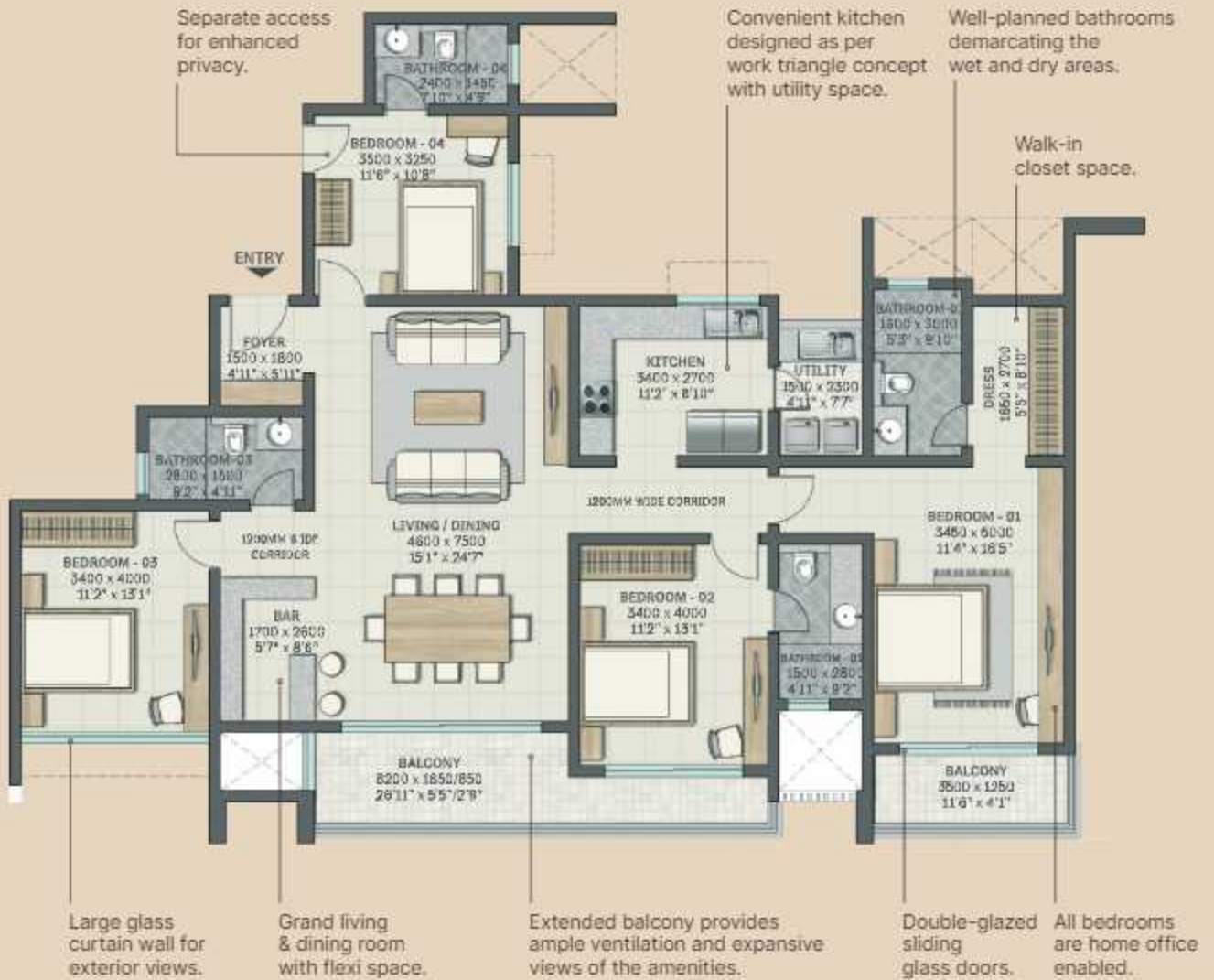
# TYPE F1

3, 5, 7, 9, 11, 13, 15 & 17<sup>TH</sup> Floor

4 Bedroom Residences with Flexi Space

Saleable Area - 225.14 SQM (2423 SFT)

Carpet Area - 148.35 SQM (1596 SFT)



- Living and Dining with Flexi Space
- Kitchen with Utility Space
- 4 Bedrooms
- 2 Balconies
- 4 Bathrooms



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number



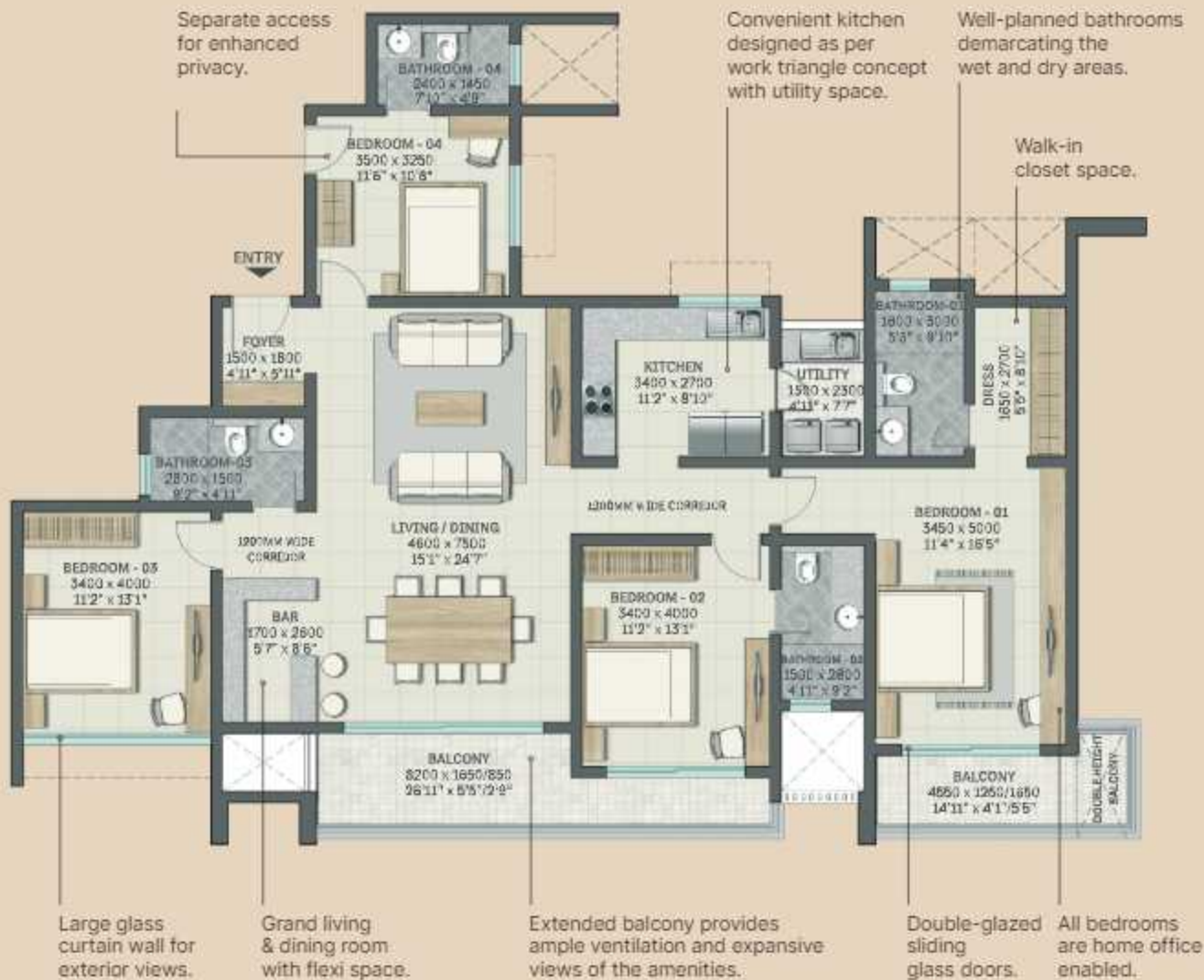
## TYPE F2

2, 4, 6, 8, 10, 12, 14, 16 & 18<sup>th</sup> Floor

4 Bedroom Residences with Flexi Space

Saleable Area - 227.47 SQM (2448 SFT)

Carpet Area - 148.35 SQM (1596 SFT)



- Living and Dining with Flexi Space
- Kitchen with Utility Space
- 4 Bedrooms
- 2 Balconies
- 4 Bathrooms



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number



# TYPE F3

3, 5, 7, 9, 11, 13, 15 & 17<sup>th</sup> Floor

4 Bedroom Residences with Flexi Space

Saleable Area - 226.13 SQM (2434 SFT)

Carpet Area - 146.94 SQM (1581 SFT)



- Living and Dining with Flexi Space
- Kitchen with Utility Space
- 4 Bedrooms
- 2 Balconies
- 4 Bathrooms



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number



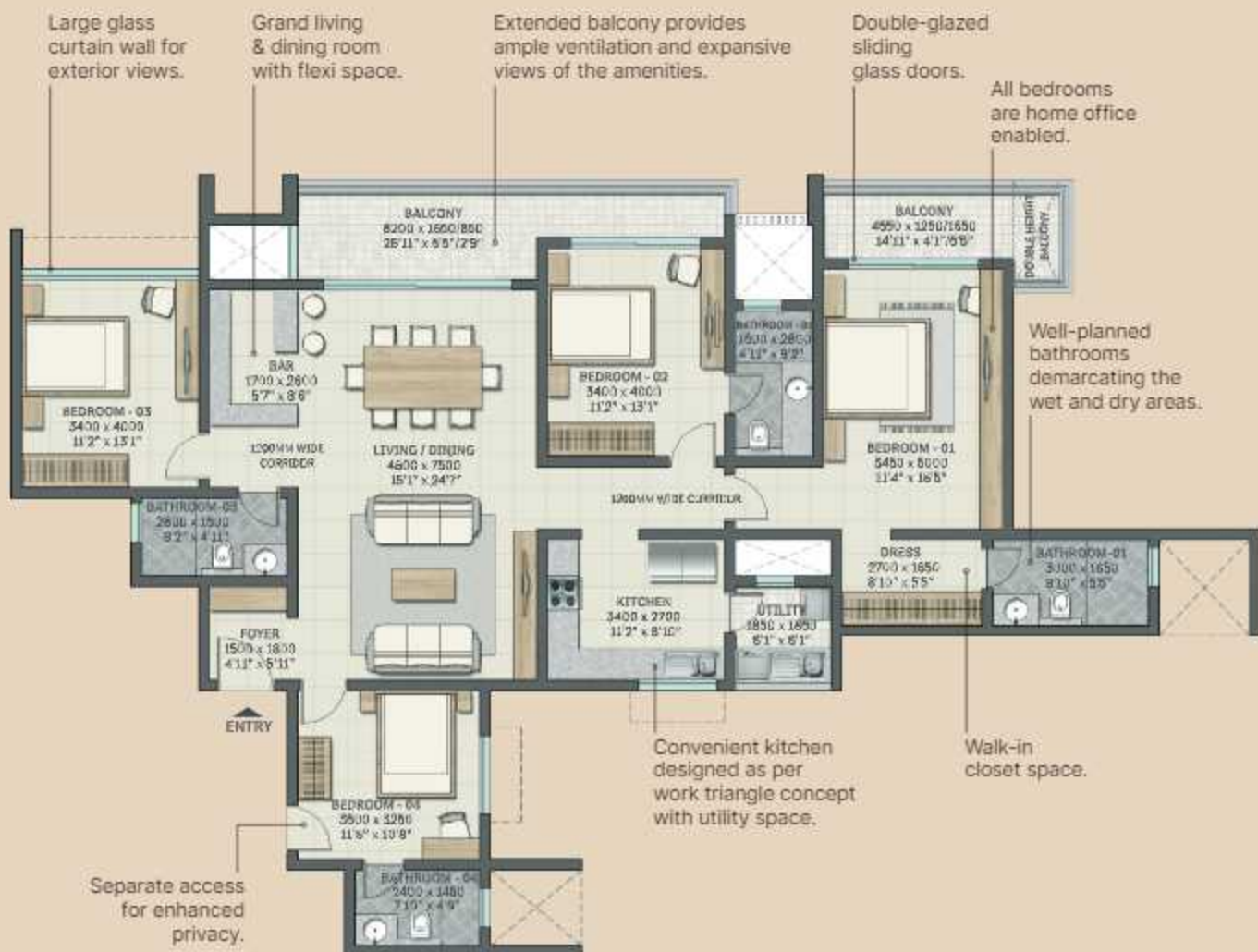
# TYPE F4

2, 4, 6, 8, 10, 12, 14, 16 & 18<sup>TH</sup> Floor

4 Bedroom Residences with Flexi Space

Saleable Area - 228.46 SQM (2459 SFT)

Carpet Area - 146.94 SQM (1581 SFT)



- Living and Dining with Flexi Space
- Kitchen with Utility Space
- 4 Bedrooms
- 2 Balconies
- 4 Bathrooms



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number



# TYPE F5

3, 5, 7, 9, 11, 13, 15 & 17<sup>TH</sup> Floor

4 Bedroom Residences with Flexi Space

Saleable Area - 225.14 SQM (2423 SFT)

Carpet Area - 148.34 SQM (1596 SFT)



- Living and Dining with Flexi Space
- Kitchen with Utility Space
- 4 Bedrooms
- 2 Balconies
- 4 Bathrooms



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number



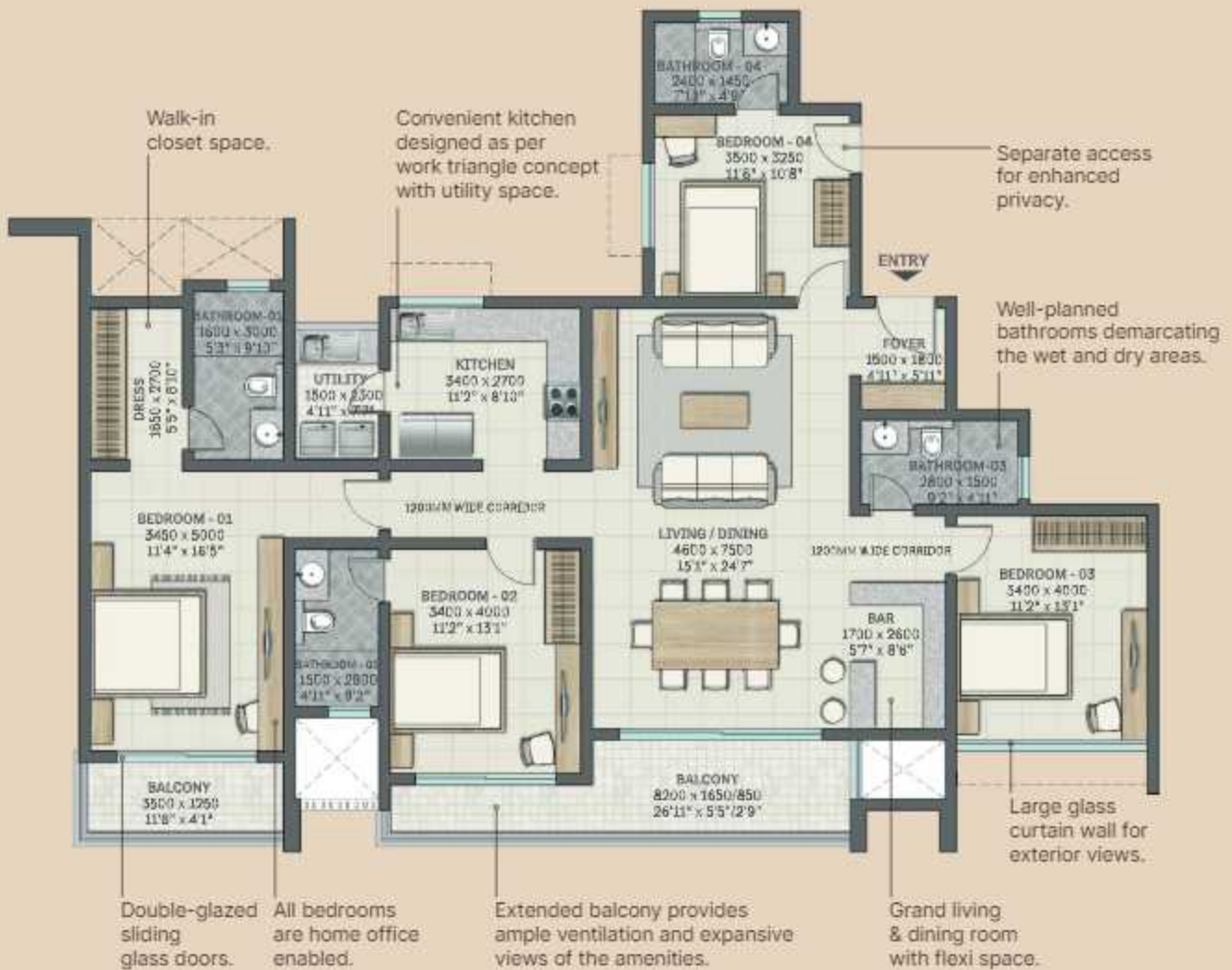
# TYPE F5

3, 5, 7, 9, 11, 13, 15 & 17<sup>TH</sup> Floor

4 Bedroom Residences with Flexi Space

Saleable Area - 225.14 SQM (2423 SFT)

Carpet Area - 148.34 SQM (1596 SFT)



- Living and Dining with Flexi Space
- Kitchen with Utility Space
- 4 Bedrooms
- 2 Balconies
- 4 Bathrooms



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number



# TYPE F6

2, 4, 6, 8, 10, 12, 14, 16 & 18<sup>TH</sup> Floor

4 Bedroom Residences with Flexi Space

Saleable Area - 227.47 SQM (2448 SFT)

Carpet Area - 148.34 SQM (1596 SFT)



- Living and Dining with Flexi Space
- Kitchen with Utility Space
- 4 Bedrooms
- 2 Balconies
- 4 Bathrooms



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number



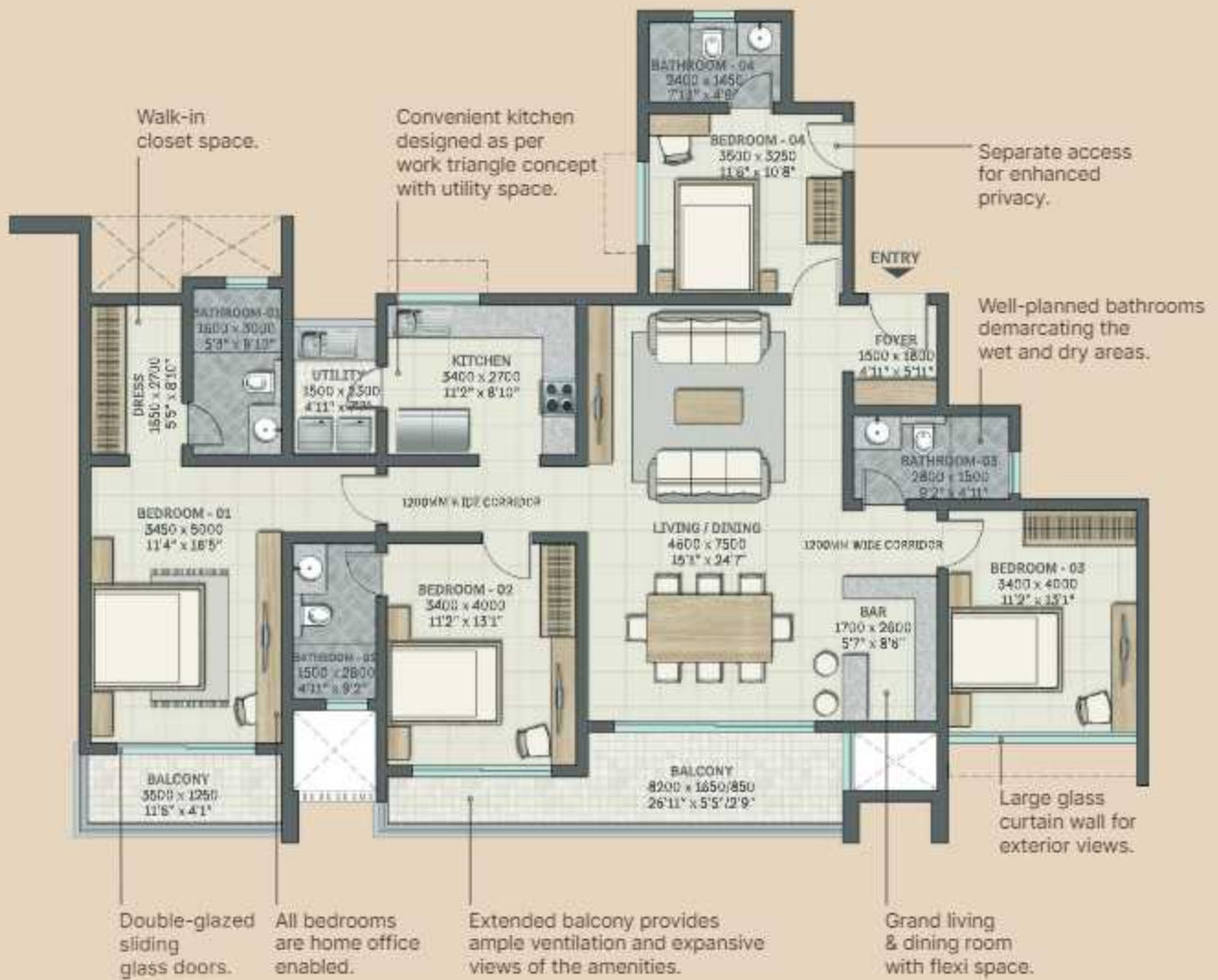
# TYPE F6

2, 4, 6, 8, 10, 12, 14, 16 & 18<sup>TH</sup> Floor

4 Bedroom Residences with Flexi Space

Saleable Area - 227.47 SQM (2448 SFT)

Carpet Area - 148.34 SQM (1596 SFT)



- Living and Dining with Flexi Space
- Kitchen with Utility Space
- 4 Bedrooms
- 2 Balconies
- 4 Bathrooms



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number





# TYPE F10

## 1<sup>ST</sup> Floor

3 Bedroom Residence with Private Garden

Saleable Area - 209.55 SQM (2255 SFT)

Carpet Area - 124.86 SQM (1343 SFT)



- Living and Dining
- Kitchen with Utility Space
- 3 Bedrooms
- 2 Balconies
- Private Garden
- 4 Bathrooms



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number



# TYPE F11

## 1<sup>ST</sup> Floor

3 Bedroom Residence

Saleable Area - 198.26 SQM (2134 SFT)

Carpet Area - 125.74 SQM (1353 SFT)



- Living and Dining
- Kitchen with Utility Space
- 3 Bedrooms
- 2 Balconies
- 4 Bathrooms



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number



# TYPE F13

## 1<sup>ST</sup> Floor

4 Bedroom Residence with Flexi Space & Private Garden

Saleable Area - 227.33 SQM (2446 SFT)

Carpet Area - 148.35 SQM (1596 SFT)



- Living and Dining with Flexi Space
- Kitchen with Utility Space
- 4 Bedrooms
- 2 Balconies
- Private Garden
- 4 Bathrooms



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number



# TYPE F14

## 1<sup>ST</sup> Floor

3 Bedroom Residence with Flexi Space & Private Garden

Saleable Area - 204.99 SQM (2206 SFT)

Carpet Area - 132.57 SQM (1426 SFT)



- Living and Dining with Flexi Space
- Kitchen with Utility Space
- 4 Bedrooms
- 2 Balconies
- Private Garden
- 4 Bathrooms



All dimensions in mm

Key plan:

SBA & Carpet Area rounded up to nearest whole number






# INVITING EXPRESSION OF INTEREST

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