

# PASSION. INKED WITH PERFECTION.

SOBHA has crafted over 560 iconic projects in residential, commercial and contractual spaces spread over 141.74 million sq. ft. (13.16 million sq. m.) by paying minute attention to detail – in systems, processes, and design. With a steadfast approach to deliver impeccable quality, SOBHA performs 1,456 quality checks before every handover.

Established in 1995	245 Prestigious Awards
Strong Workforce 16,000+ Employees	National Footprint 27 Cities in 14 States

# SOBHA'S PORTFOLIO OF EXCELLENCE



## RESIDENTIAL

SOBHA believes in setting new benchmarks in quality. From presidential residences, villas, row houses, and luxury apartments, to plotted developments, every SOBHA product is built to last for generations.

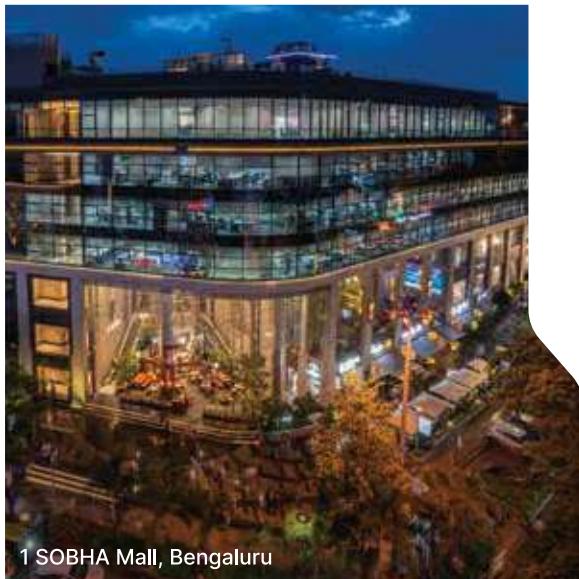
Spread across 82.4 million sq. ft.  
(7.65 million sq. m.)



## CONTRACTING

The contracts business at SOBHA showcases an expansive portfolio across India. Our turnkey projects include some of the global corporate giants – Taj, ITC, Bosch, Biocon, Timken, and Dell to name a few.

Spread across 59.34 million sq. ft.  
(5.51 million sq. m.)



## COMMERCIAL

SOBHA forayed into commercial spaces with SOBHA City Mall, in Thrissur. SOBHA's latest venture is 1 SOBHA Mall, an entertainment and shopping centre on St. Mark's Road, Bengaluru.

Spread across 0.43 sq. ft.  
(0.04 sq. m.)

# PIONEERING SELF-RELIANCE

SOBHA introduced the concept of backward integration in the real estate industry, bringing the finest together – from precision engineering to innovative design, and from superior concrete products, glazing & metal works to top-notch interiors. This philosophy allows SOBHA to provide unmatched quality to its customers. This has been featured as a case study at Harvard Business School.

## MANUFACTURING VERTICALS



Concrete Products Division  
55,000 sq. ft. (5,109.66 sq. m.)



Interiors Division  
3,75,000 sq. ft. (34,838.64 sq. m.)



Glazing & Metal Works Division  
1,00,000 sq. ft. (9,290.30 sq. m.)



Precast Facility  
73,000 sq. ft. (6,781.92 sq. m.)



In Partnership With



SOBHA ARANYA  
AT KARMA LAKELANDS, GURUGRAM

## ARCHITECTING THE GURUGRAM OF THE FUTURE

Delhi NCR, home to more than 50+ Fortune 500 companies, is quickly developing an appetite for an uber-luxe residential market. Catering to this ever-evolving requirement, SOBHA Ltd. entered the market in 2011, leaving an indelible mark on Gurugram's real estate landscape. March 2024 witnessed the launch of SOBHA Aranya at Karma Lakelands, where urban sophistication blends effortlessly with nature's abundance. The 270-acre (1.09 million sq.m.) golfing resort community hosts 3 & 4 bed luxury residences with an award-winning golf course.



## international city

SUCCESSFULLY SOLD OUT

279 Villas  
150 acres (6,07,028 sq. m.)

## SOBHA CITY

SUCCESSFULLY SOLD OUT

1548 Homes in 20 Towers  
39 acres (1,57,827 sq. m.)

## SOBHA ARANYA

At KARMA LAKELANDS

ONGOING PROJECT

Phase 1: 524 Homes in 5 Towers  
14 acres (56, 655 sq. m.)

\*Approximate Values







ELEVATION DAY VIEW

## MAKING WAVES IN THE NEW DOWNTOWN

Gracing the locale of Upper Dwarka Expressway is SOBHA's latest offering, SOBHA Altus. This extraordinary project is an architectural wonder, where luxury residences are intricately infused with contemporary fluidic design using parametric techniques, resonating with international aesthetics.

The project's exceptional amenities make life here momentous. Elevating the flamboyance quotient is the boutique mall and the annex with spacious studio apartments.

# DWARKA EXPRESSWAY

## A HUB OF CONNECTIVITY AND DEVELOPMENT

The newly inaugurated Dwarka Expressway has revolutionised travel between Gurugram and New Delhi with a signal-free drive. Its establishment has changed the landscape by architecting a new downtown.

The Dwarka Expressway spans 27.6 km and consists of an elevated 8-lane road alongside an 8-lane service road, with a total of 16 lanes. It has decongested

the traffic to the city and the airport. The residents of SOBHA Altus enjoy the benefits of reduced commute time.

### A GLIMPSE OF THE UPCOMING DEVELOPMENTS

This corridor is currently witnessing incredible infrastructural development, the benefits of which will enhance the lifestyle of residents.



#### Dwarka Golf Course

157.9-acre area with 18-hole course, and Golfing Academy.



#### Bharat Vandana Park

200 acres with eco-forest zone with 10 parks and lakes.



#### Diplomatic Enclave 2

It will house embassies, high commissions and ambassador residences.



#### The DDA Intl. Sports Complex

1800-seater football stadium, gymkhana and outdoor sports complex.



### Aerocity's 2nd Phase

Delhi's Global Business hub  
at par with the world's best.



### Aerotropolis, Aerocity

India's largest mall  
spanning over 2.8 million sq. ft.



### Delhi Alwar RRTS & the Manesar MRTS

Superior connectivity to  
various regions.



### Bullet Train

Unparalleled connectivity  
from Delhi to Ahmedabad  
in just 3.5 hours.

# SECTOR 106 GEARED FOR GROWTH

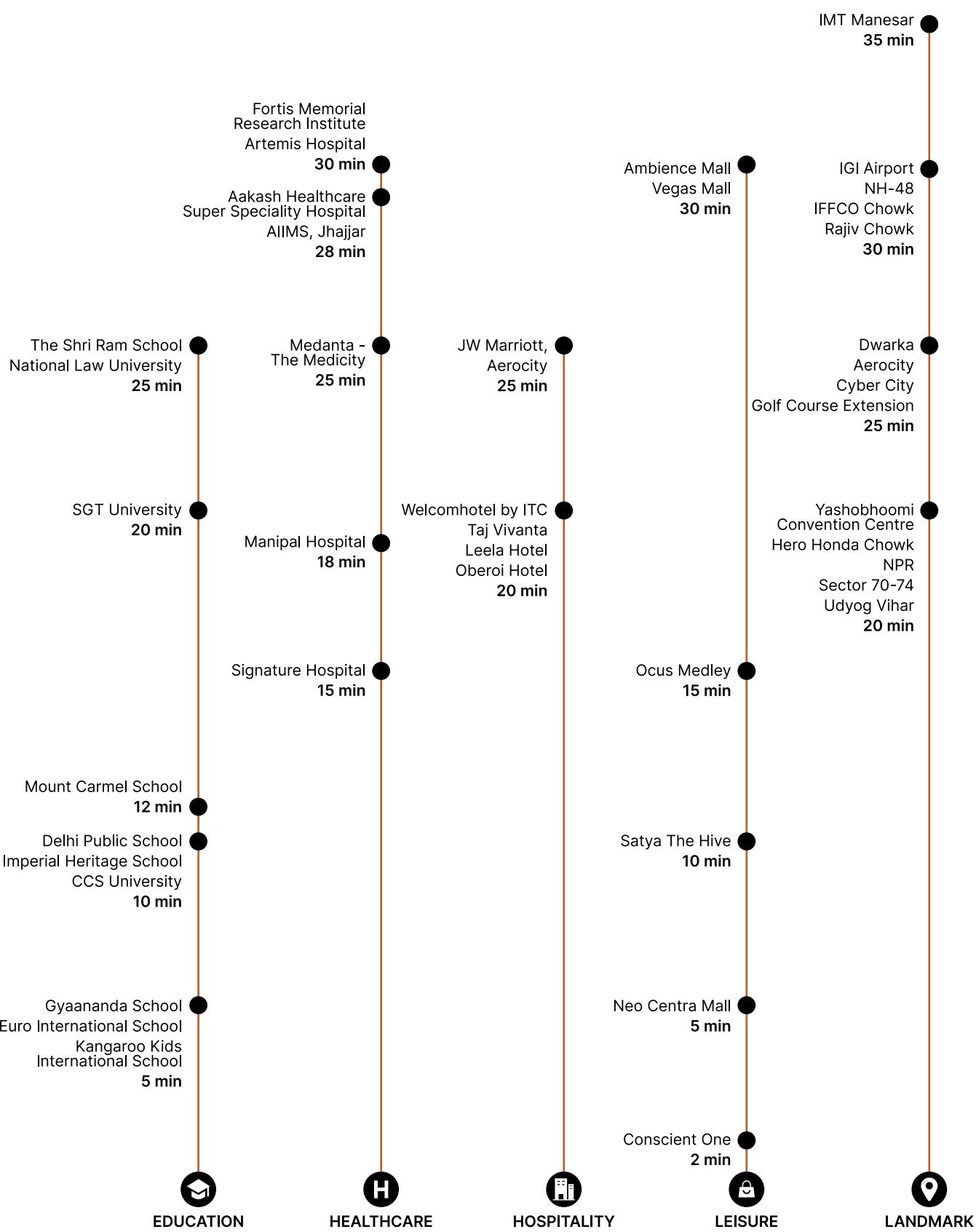
Located near the Dwarka Expressway, at SOBHA Altus residents enjoy effortless access to major destinations such as the IGI Airport, Dwarka, NH-48 (Delhi-Jaipur Highway), Diplomatic Enclave, KMP Expressway and Delhi Mumbai Industrial Corridor via Sohna.



Map not to scale

# EMBRACE THE EASE

Sector 106 is more than just a residential enclave; it's a vibrant community hub with a flourishing social infrastructure. Shopping complexes, schools, banks, ATMs and multiplexes cater to every need, creating a dynamic environment where convenience meets luxury.



Represents tentative travel time. Actual directions may vary.

# MASTERFULLY CRAFTED FOR THE URBAN CONNOISSEUR

- Residential towers with contemporary parametric design and quality construction.
- Grand arrival experience with an exclusive drop-off with a fountain, grand porch and lobby.
- A world-class 46,080.5 sq. ft. (4,280.98 sq. m.) clubhouse, The Waverly Club, with state-of-the-art amenities.
- The biophilic inspired project has 5 ft. of vegetation around the periphery. It is pre-certified with a Gold Star Rating under the IGBC Green Homes Rating System.

## SPECIFICATIONS

UNIT TYPES*	SBA (SQ.FT.)	SBA (SQ.M.)
5 BHK with Private Terrace	3853	358
5 BHK	3690 – 3779	342 - 351
4 BHK with Private Terrace	3216 – 3340	298 - 310
4 BHK	3045 – 3109	282 - 288
3 BHK	2870 – 2958	266 - 274
1 Bed Studio	677 – 755	62 – 70

\*The 4th/5th bedroom shown in the plan is meant for service personnel as per the sanctioned building plan. However, the same can be used as a bedroom as per the buyer's discretion.

## AMENITIES AT THE WAVERLY CLUB & PLAZA

ACTIVE ZONE	PARKS & PLAZA
01 Swimming Pool	04 BBQ Deck
01 Pool Deck	05 Party Lawns
03 Pool Plaza	06 Yoga Lawn
11 Gymnasium	07 Reflexology Walk
11 Temperature -controlled Indoor Swimming Pool	08 Zen Garden
11 Badminton Courts (2 Nos.)	09 Alfresco Deck
11 Table Tennis	11 The Waverly Club Plaza
11 Squash Court	
11 Indoor Games Lounge	
12 Jogging Track	
KIDS' ZONE	RECREATIONAL ZONE
02 Kids' Pool	11 Banquet Halls (2 Nos., with Kitchen Facilities
10 Play Deck	11 Café
11 Hobby Space	11 Co -working Spaces with Business Lounge
	11 Steam, Sauna & Massage Room
	11 Guest Suites

## OVERVIEW

<b>TOTAL AREA</b>	5.51 Acres (22,298.20 sq.m.)
<b>TOTAL UNITS</b>	293
<b>TOTAL TOWERS</b>	03
<b>2 TOWERS</b>	3B+G+28 Floors
<b>1 TOWER</b>	1B+S+11 Floors



# DESIGNED TO STAND OUT

## A GLOBAL STUDIO

SOBHA Altus is imagined and crafted by an international team of passionate architects and designers hailing from India, Europe and the Far East.

The studio has been created with the goal of leveraging the power of design with functional, aesthetic, and sustainable projects.

The state-of-the-art design studio, with over 200 professionals, has crafted over 136.68 million sq. ft. (12.69 million sq. m.).

## A CREATION PAR EXCELLENCE

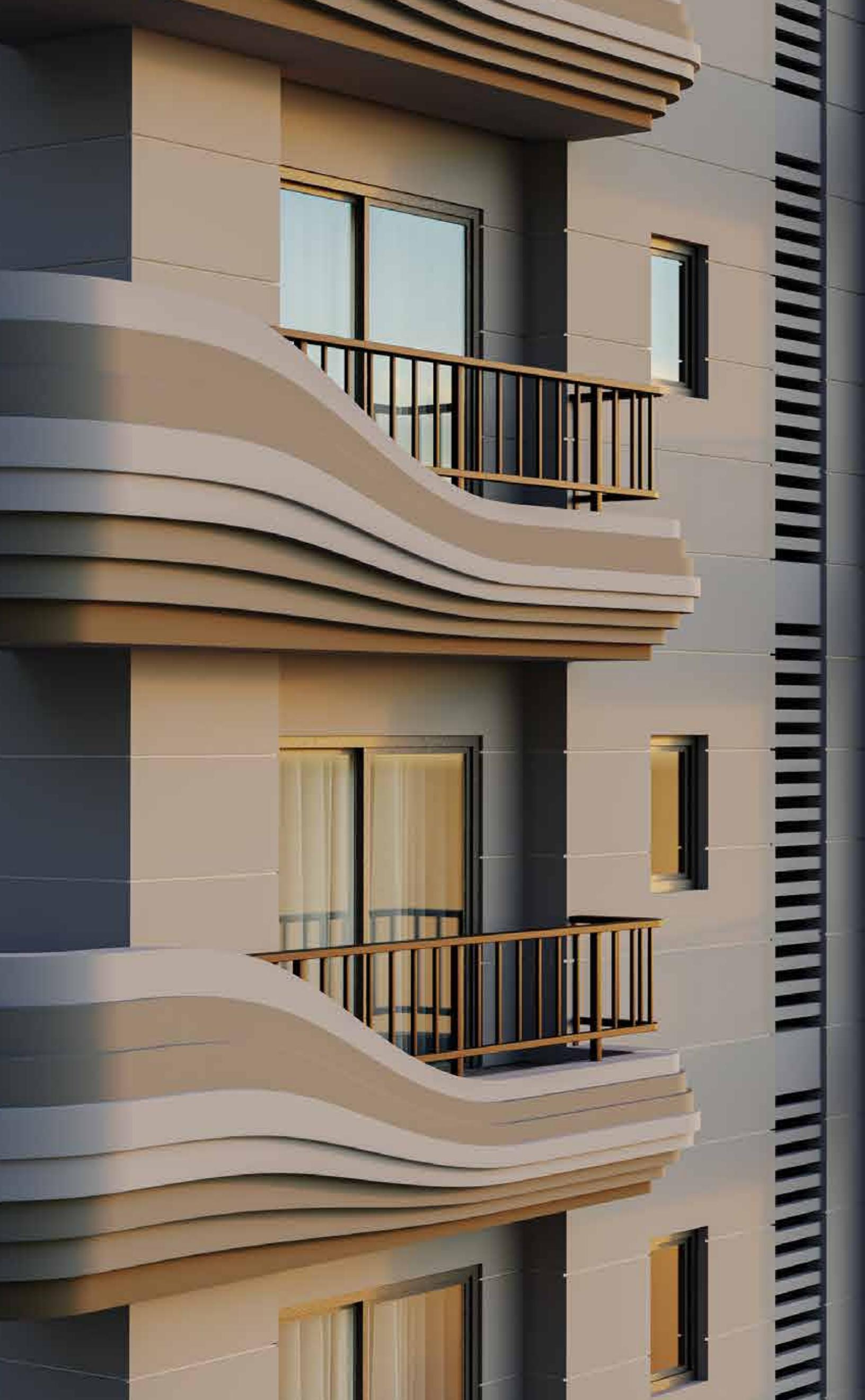
SOBHA Altus is the culmination of design excellence and German engineering innovation, with a strong influence of contemporary design. This has been achieved using parametric techniques that give the elevation a fluid appearance and flaring structure.





**SOBHA Global Studio Team**

From Left to Right:  
Mr. Enrique Charco, Interior Designer, Mr. Nikita Bazhenov, Interior Designer,  
Ms. Vinita Agast, Architect and Mr. Jeffrey Anthony Diaz Magsuci, Landscape Designer.







SOBHA



ELEVATION EVENING VIEW



## SCINTILLATING LANDMARK FOR A NEW DOWNTOWN

A dramatic façade created with ingenious craftsmanship, SOBHA Altus offers resplendent abodes, for those who yearn for privacy and luxury, amidst a dynamic hub of activity.

Spacious 4 and 5 bed residences have been designed to provide quietude by ensuring that there are little to no shared walls, and no residences facing each other. The abodes have wave-like wraparound balconies with panoramic view, ample light and ventilation.

The access-controlled plush lobby further enhances privacy and provides a stellar arrival experience.



L-SHAPED LIVING & DINING ROOM



Artist's Impression

## PACKED WITH PANACHE

The centre of socialisation, the living room, is the epitome of style and space. Be it a resident or guest, they will always look for reasons to lounge around in this gorgeous setting.

Relish the scrumptiousness in the comfort of an elegantly designed dining room that offers ample space to accommodate family and friends — the most crucial ingredients for a hearty meal.

## ROOM FOR MORE MEMORIES

Quality time with the family is something that is treasured in dynamic whirlwind existences. Residents can enjoy a spacious family room to spend precious moments with their loved ones while relaxing during the weekend or enjoying a fun game-night.





L-SHAPED DINING ROOM & FAMILY LOUNGE



WRAPAROUND BALCONY



Artist's Impression

## BEHOLD THE BREATHTAKING

The wraparound balcony of the residence is as magnificent as the awe-inspiring view it offers. The contemporary design is not the only unique feature of the balcony. As residents ascend the towers, the balconies keep getting larger successively, giving the architecture a flaring façade that commands admiration.

MASTER BEDROOM



## A BASTION OF BLISS

The opulent bedroom with its innate comfort provides residents the perfect excuse to spend quality time in their personal space. The bedroom comes with a provision for a walk-in wardrobe and hosts a niche that can accommodate a bookshelf or lounging nook.

To enhance the experience, the attached balcony will have them spellbound with gorgeous views.



## THE DEN OF FASHIONISTAS

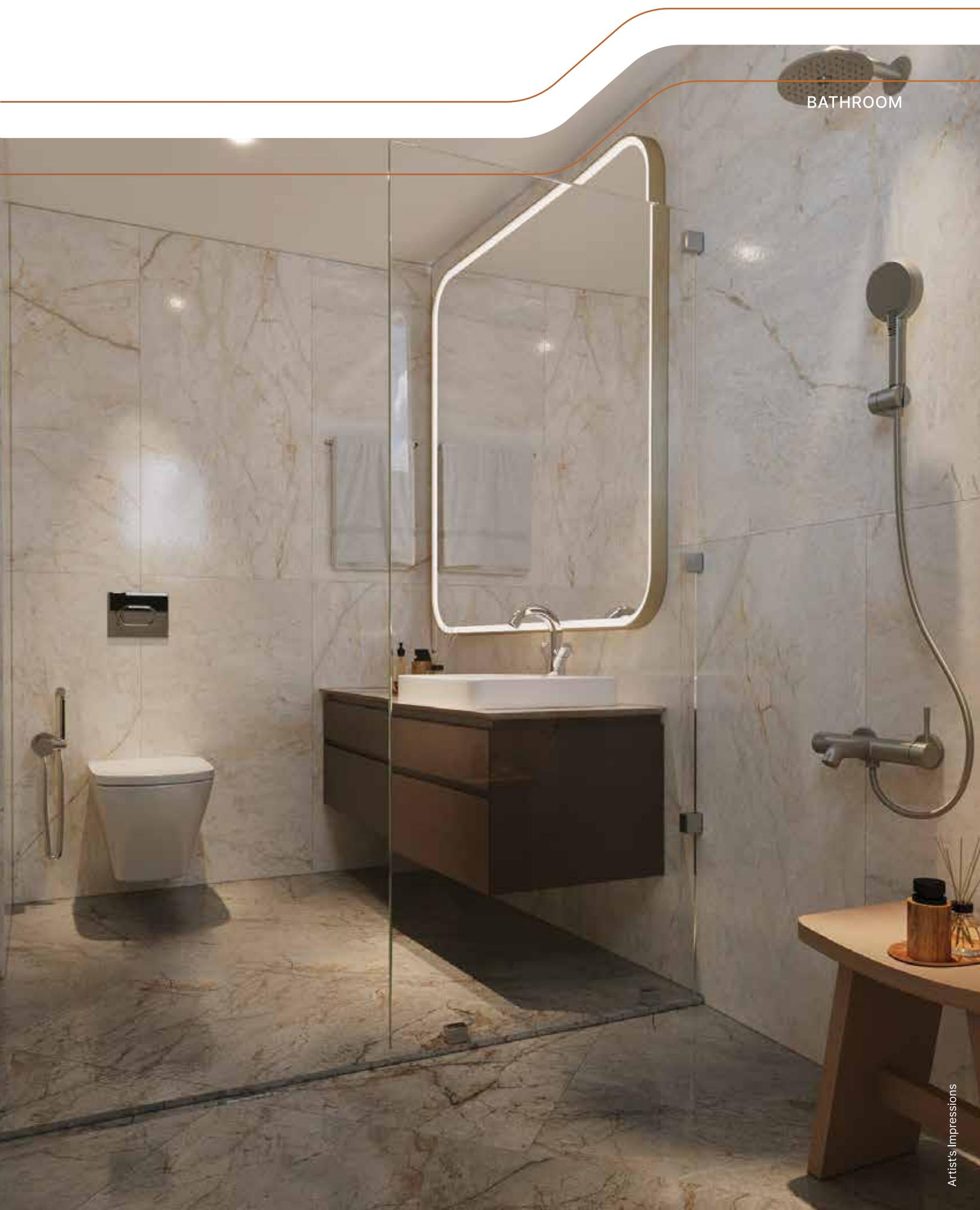
With subtle lines and sublime finishing, the space for walk-in wardrobe is as versatile as the residents' eclectic taste in fashion. Placed close to the bathroom, it provides them with the privacy to indulge in the latest trends.

WALK-IN WARDROBE



## INDULGENT PAMPERING

The sleekly designed bathrooms come with the needed privacy, featuring great lighting, and provision for a vanity chamber.





KITCHEN



Artist's Impression

## SAVVY WITH SPACE

One does not need to be a chef to cook up a storm.  
All they need is the right ambience and a great kitchen.  
SOBHA Altus gives residents ample of both.  
The spaciousness of the kitchen complimented by  
spotless floor-to-ceiling ceramic tiling can inspire  
anyone to take up cooking ardently.



# SOBHA ALTUS

DROP-OFF ZONE





ENTRANCE LOBBY



Artist's Impression

## A REALM FOR EXTRAORDINARY

At SOBHA Altus, with access to the most incredible amenities, residents can delve deeper into a realm of comfort and relaxation. With curation of world-class recreational facilities, there is something for everyone to indulge in.

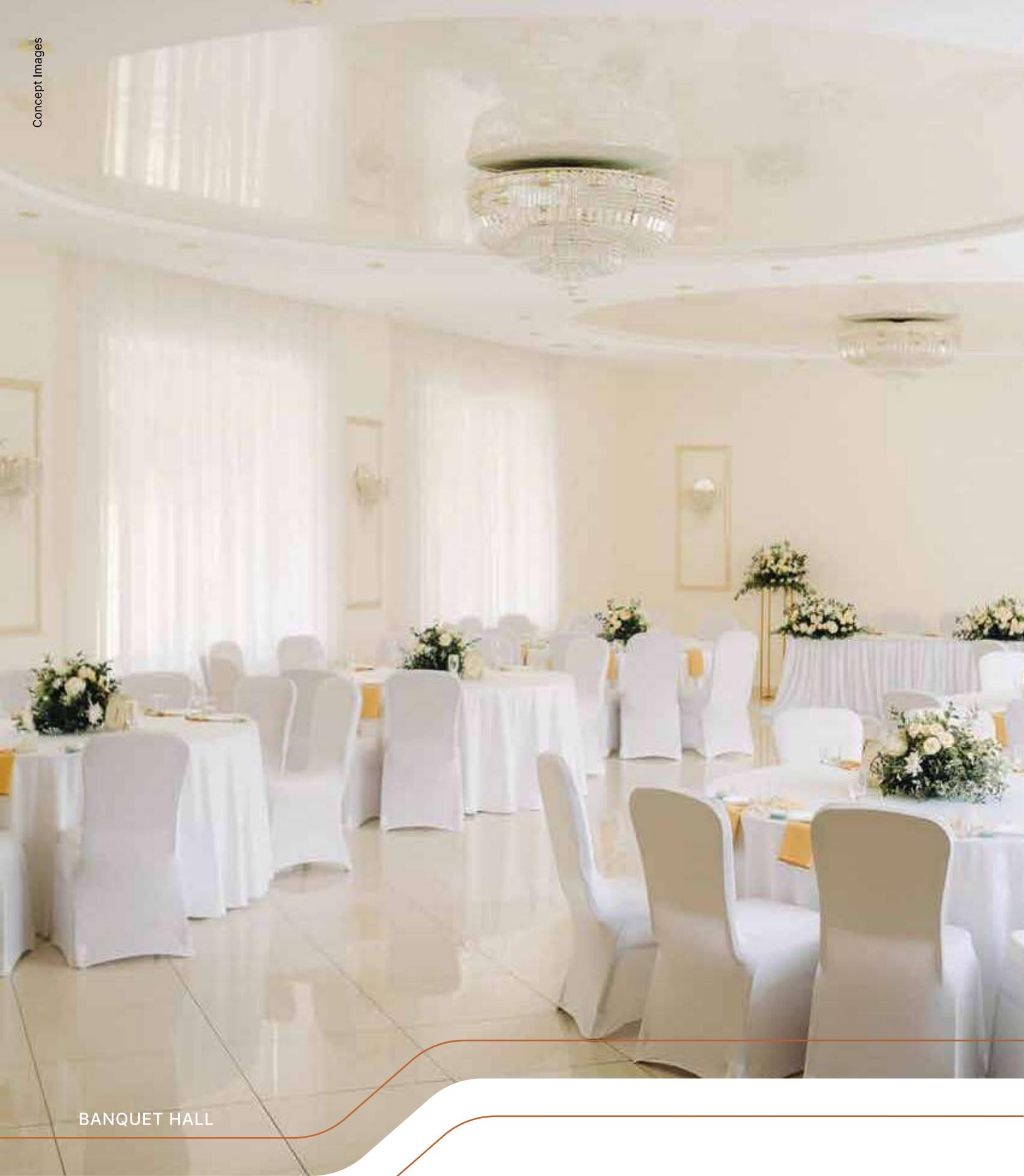
## WHERE WAVEMAKERS REJUVENATE

Life may be all work with the jet setting and business trips, but residents are provided with a grand space for play. This ultra-modern 46,080.5 sq. ft. (4,280.98 sq. m.) clubhouse with an international aesthetic comes with some of the most sought-after spots for residents to unwind.





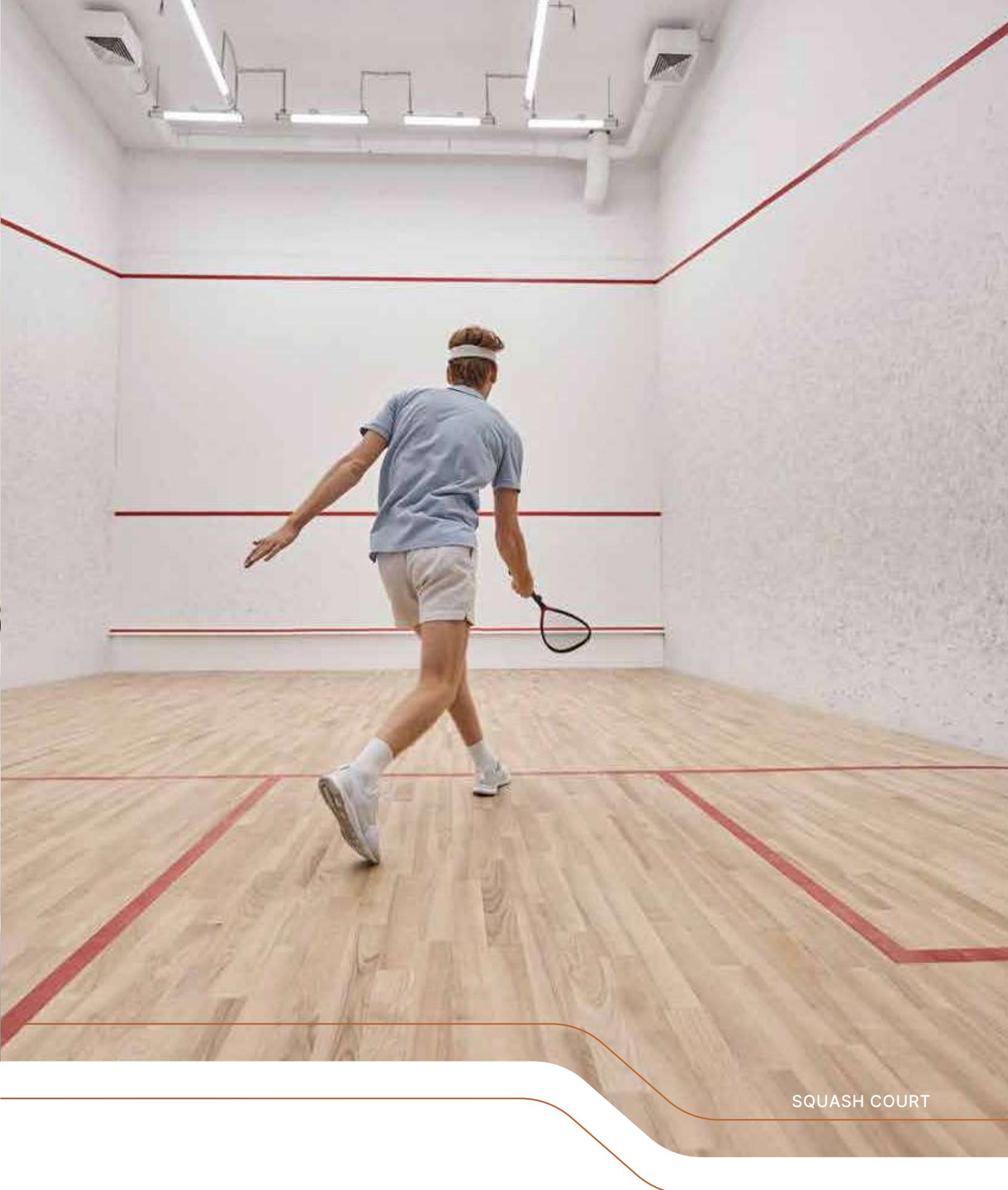
THE WAVERLY CLUB & PLAZA



BANQUET HALL

## A CLASS APART

An exquisitely designed banqueting hall serves as the most elegant setting for grand parties. With magnificent interiors that reflect sophistication, it is a space where residents can host memorable get-togethers.



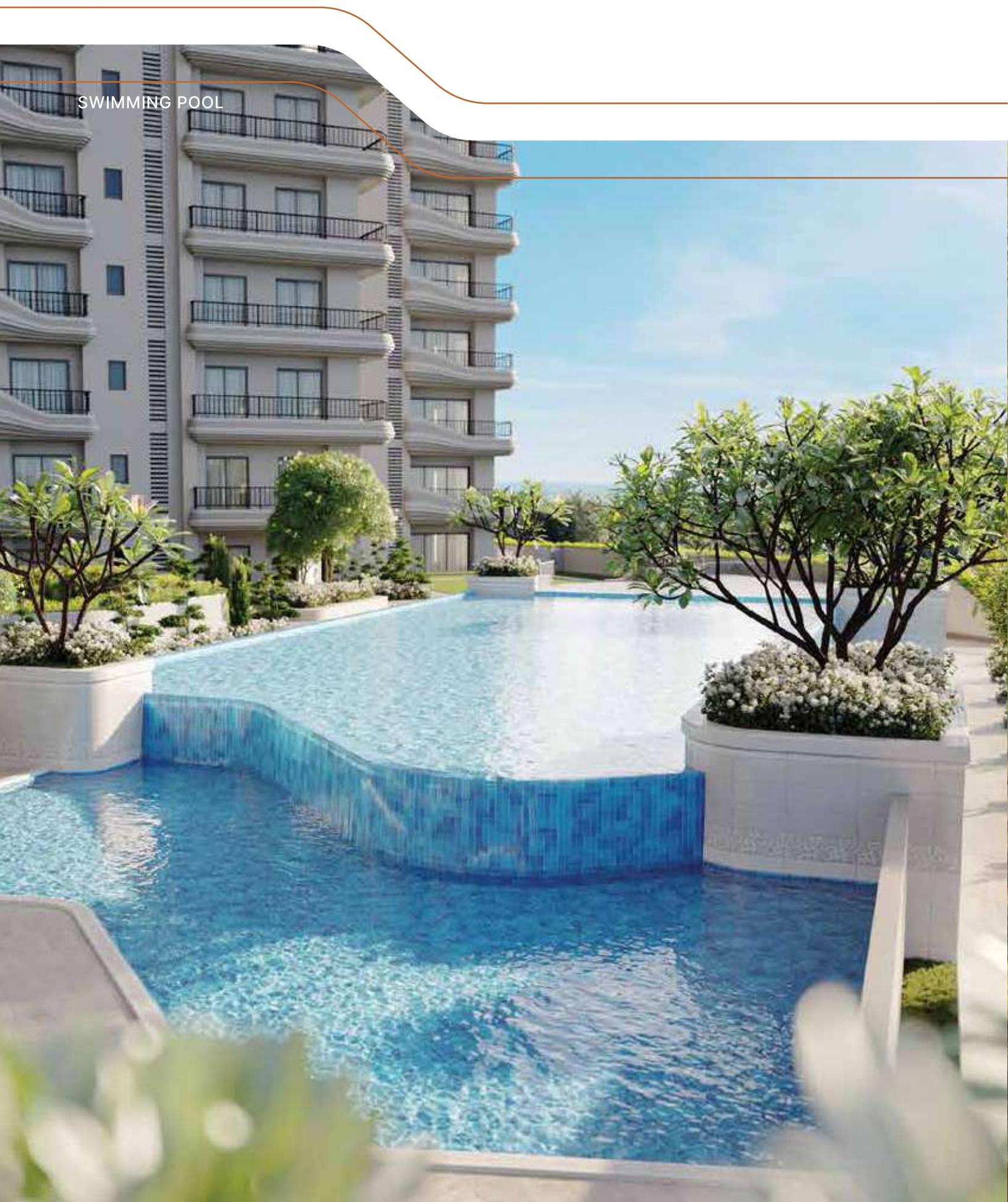
SQUASH COURT

## THE COURT IS SET

For those who love some high-octane sports, the squash court is the place to be. The glass encased court with its wooden floor is the stage for everyone to test their precision and speed.

## DIVE INTO BLISS

For those who enjoy swimming, they can take a plunge into the blue waters of the infinity edge swimming pool on the third floor and relax on the expansive deck as they soak in the sunshine.



SWIMMING POOL

## PLAYTIME PARADISE

Tons of fun await the little ones at the kids' play area, where they can have endless hours of joy surrounded by numerous playground utilities that are safe and secure.

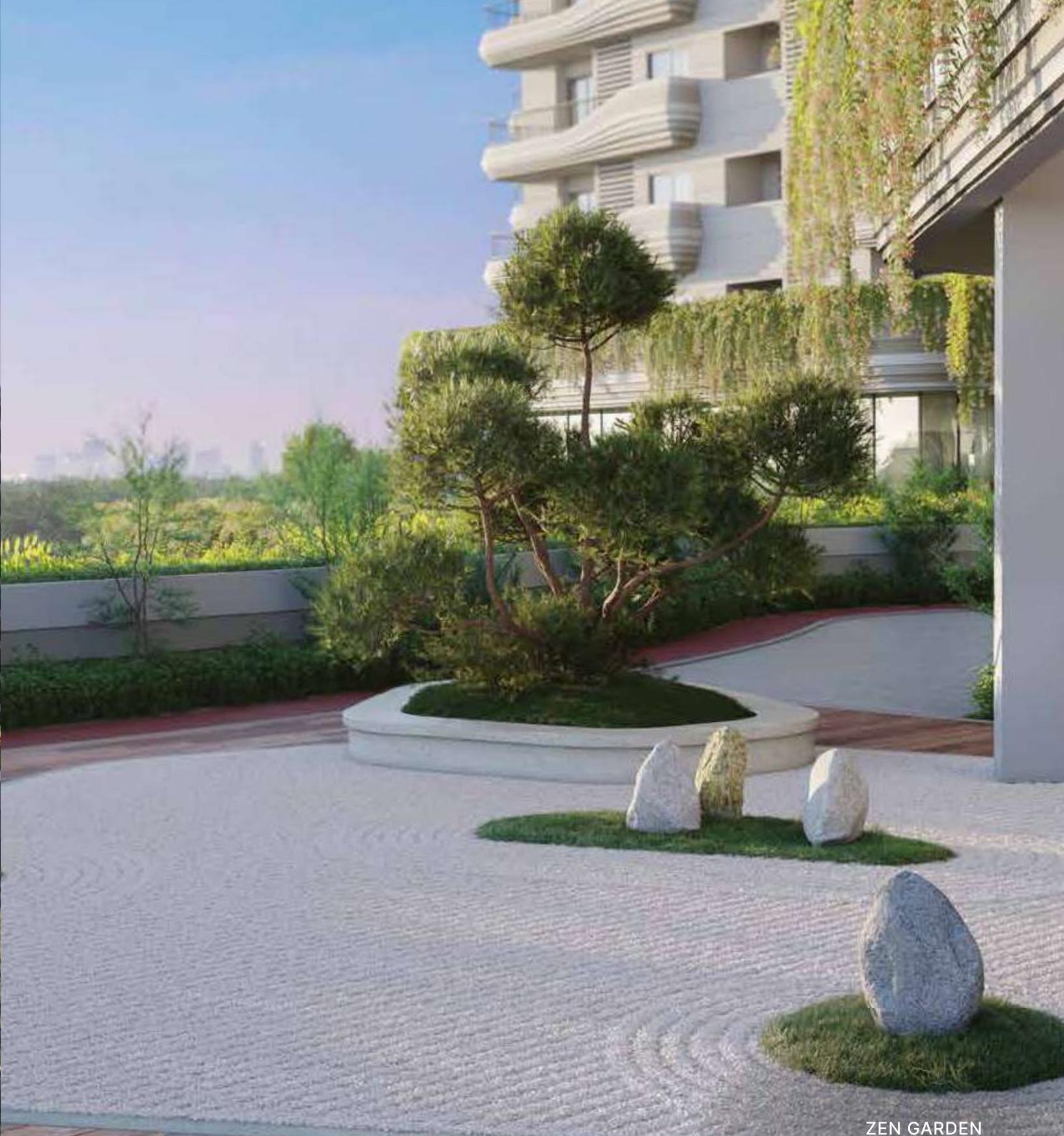




JOGGING TRACK

## STRIDE TO GOOD HEALTH

The perfect route for the fitness enthusiast who enjoys a light jog or a well-paced run, along with a picturesque view. This 840-metre jogging track that runs around the clubhouse is ideal for those who wish to feel the adrenaline rush.



ZEN GARDEN

## EMBRACE TRANQUILLITY

Here, the world is silent and the opportunity to embrace inner peace presents itself. To disconnect from the hustle and bustle of the fast-paced life of the city, residents may enter a zone of utmost serenity.

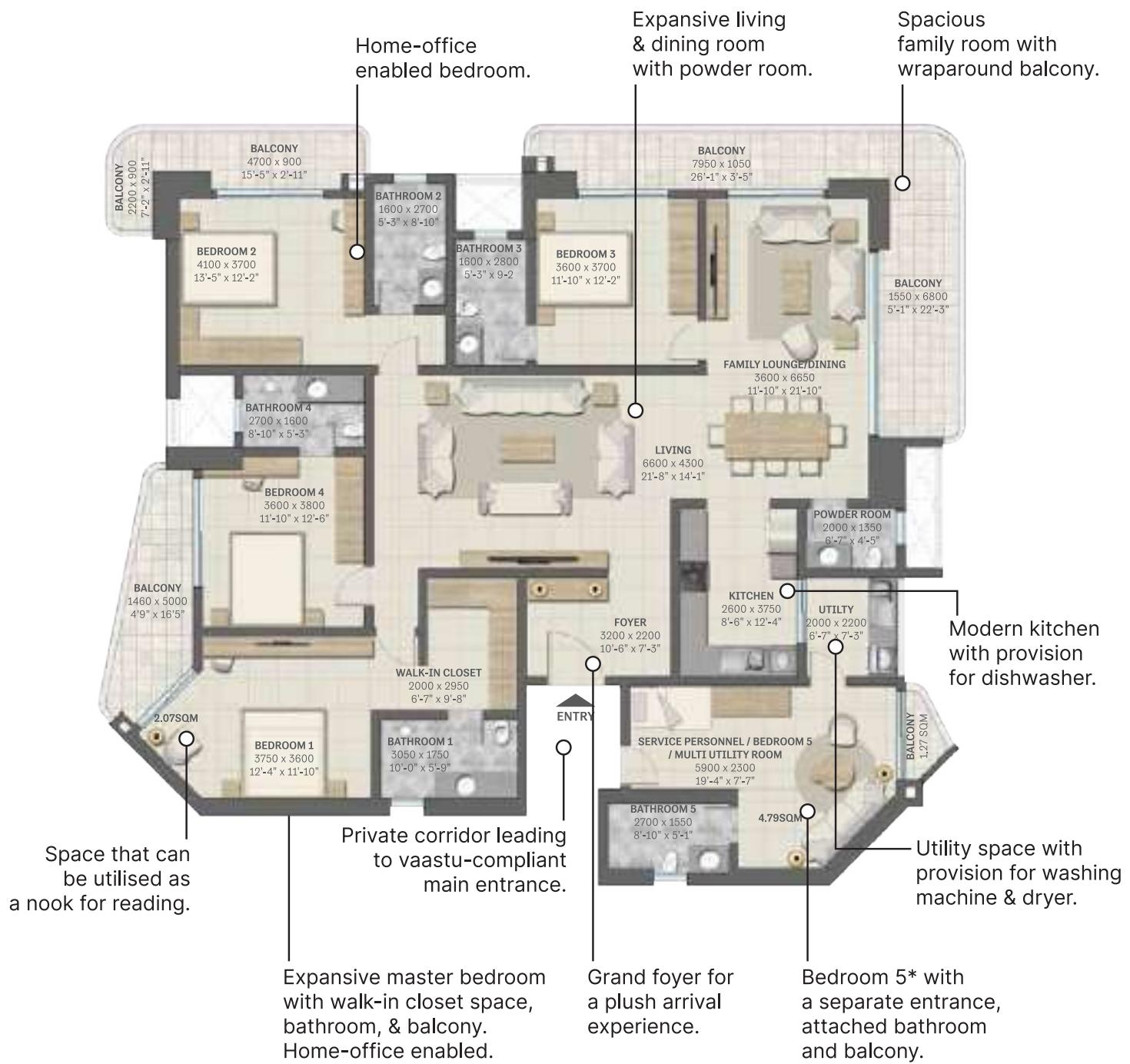
## FLOOR PLANS

# TYPE A1

5 BED RESIDENCES\*

SBA - 3690 SQ. FT. | 342 SQ. M.

CARPET AREA - 2114 SQ. FT. | 196 SQ. M.



- Living Room / Dining Room / Family Lounge
- Kitchen with Utility Space
- 5 Bathrooms + Powder Room
- 4 Balconies

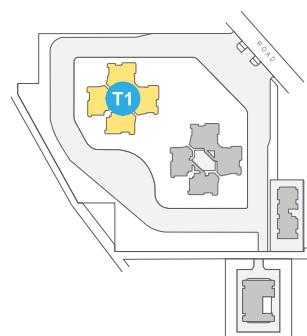
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All dimensions in mm

Key Plan

SBA & Carpet Area rounded up to nearest whole number

N

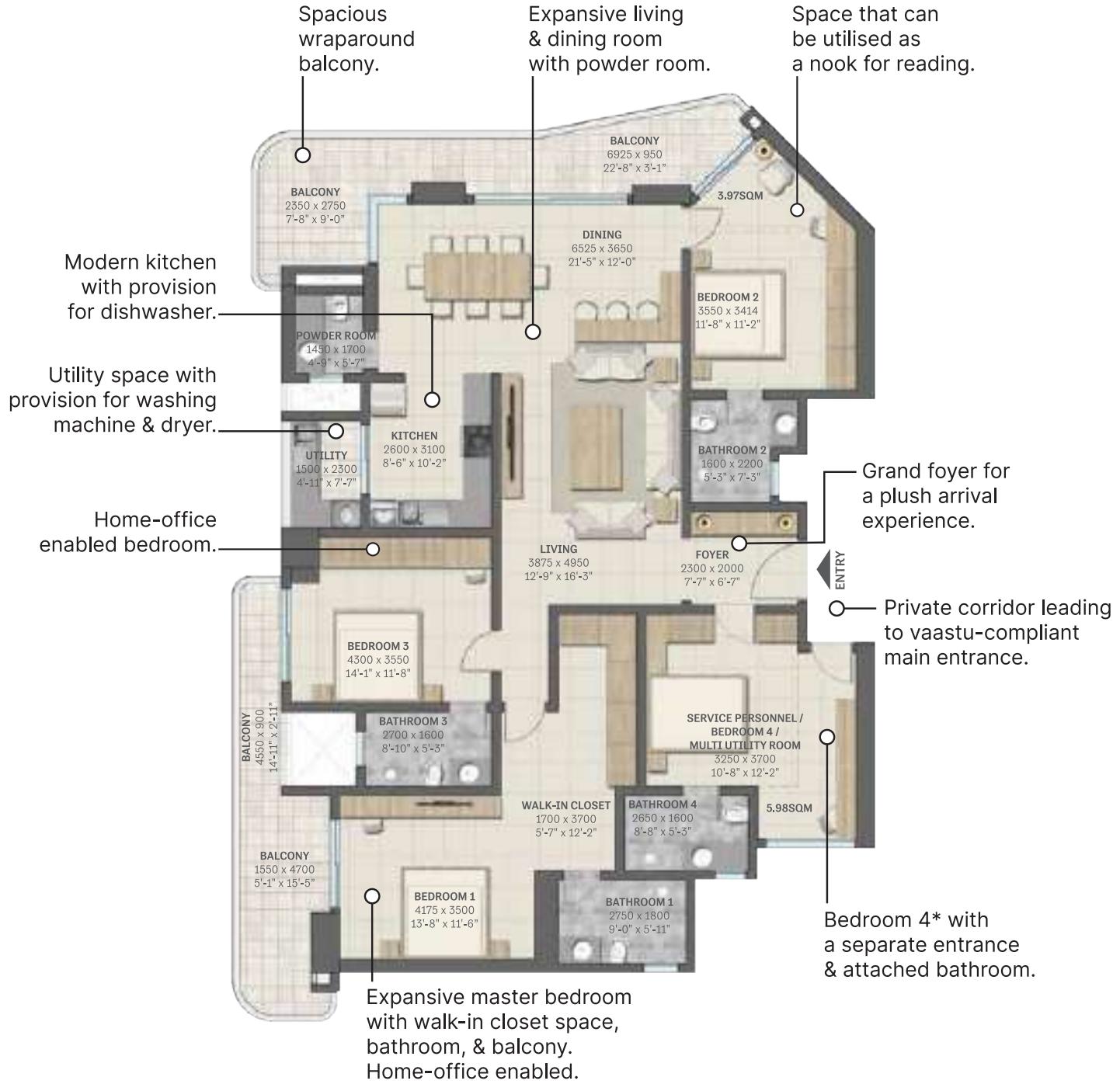


# TYPE B4

4 BED RESIDENCES\*

SBA - 3045 SQ. FT. | 282 SQ. M.

CARPET AREA - 1767 SQ. FT. | 164 SQ. M.



- Living Room / Dining Room
- Kitchen with Utility Space
- 4 Bathrooms + Powder Room
- 2 Balconies

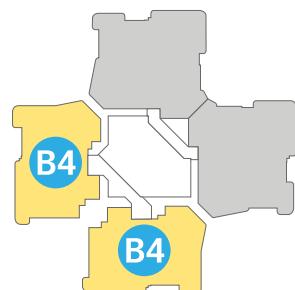
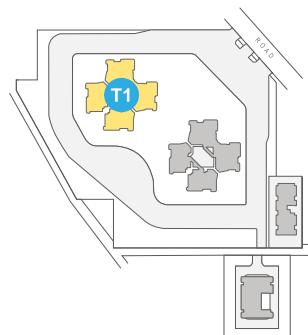
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All dimensions in mm

Key Plan

SBA & Carpet Area rounded up to nearest whole number

N

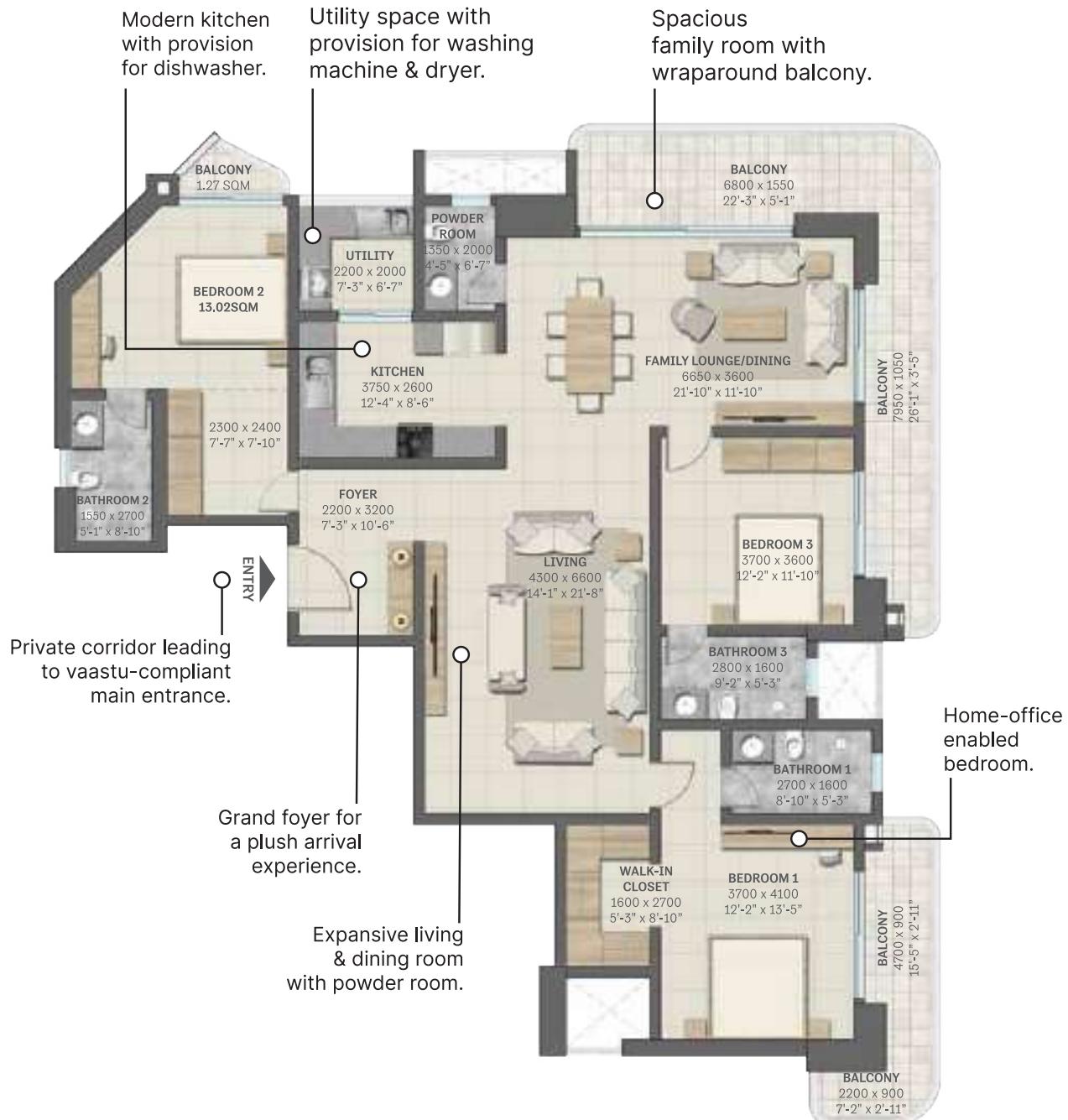


# TYPE C2

3 BED RESIDENCES

SBA - 2870 SQ. FT. | 266 SQ. M.

CARPET AREA - 1598 SQ. FT. | 148 SQ. M.



- Living Room / Dining Room / Family Lounge
- Kitchen with Utility Space
- 3 Bathrooms + Powder Room
- 3 Balconies

Key Plan

All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number



# TESTIMONIALS



**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. Beer & Family**  
International City  
Gurugram

SOBHA is not only a brand but a way of life. SOBHA means quality, and assurance of timely delivery. We are fortunate to be a part of this family. We recommend all our friends to associate with SOBHA and experience the excellent environment.



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

We 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 of SOBHA, the layout planning, and all the unique amenities, especially the clubhouse.



**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 truly memorable.



**Mr. Manot & Family**  
SOBHA Waterfront  
Hyderabad

As my uncle had invested in multiple properties of SOBHA in Bengaluru, we were always aware of SOBHA quality. The salesperson dealt with all our queries very meticulously & patiently, and brought in a lot of transparency.



**Mr. Patel & Family**  
SOBHA Dream Heights  
GIFT City, Gujarat

We finalised our dream home with SOBHA, after detailed research of various other projects at GIFT City. Being from real estate background, I've never seen anything like the SOBHA Experience Center. We are proud to be a part of SOBHA family.