



SOBHA

PASSION AT WORK

SOBHA

ALTUS

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95**

S O B H A

## **PASSION. INKED WITH PERFECTION.**

SOBHA has crafted over 548 iconic projects in residential, commercial and contractual spaces spread over 136.68 million sq. ft. (12.69 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 handover.

| 29 Years of  
Passion at Work

| Over 230  
Prestigious Awards

| Strong Workforce  
14,000+ Employees

| National Footprint  
27 Cities in 14 States



## SOBHA'S PORTFOLIO OF EXCELLENCE



SOBHA City, Gurugram

### RESIDENTIAL

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

Spread across 77.10 million sq. ft.  
(7.16 million sq. m.)

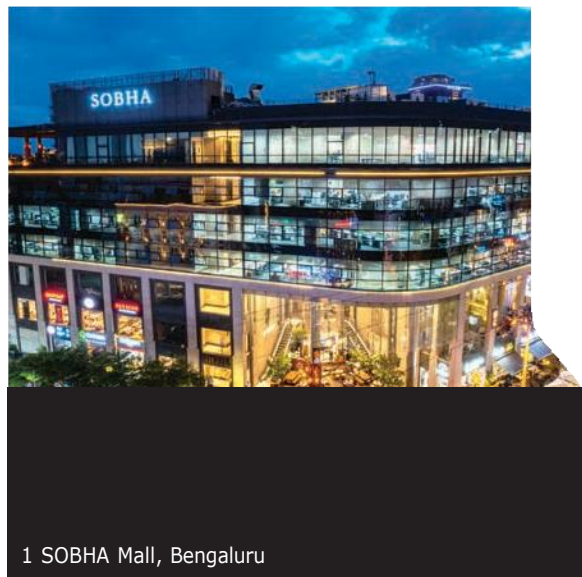


Infosys Global Education Center, Mysuru

### 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 59.15 million sq. ft.  
(5.49 million sq. m.)



1 SOBHA Mall, Bengaluru

### COMMERCIAL

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

Spread across 400,000 sq. ft.  
(0.04 million sq. m.)

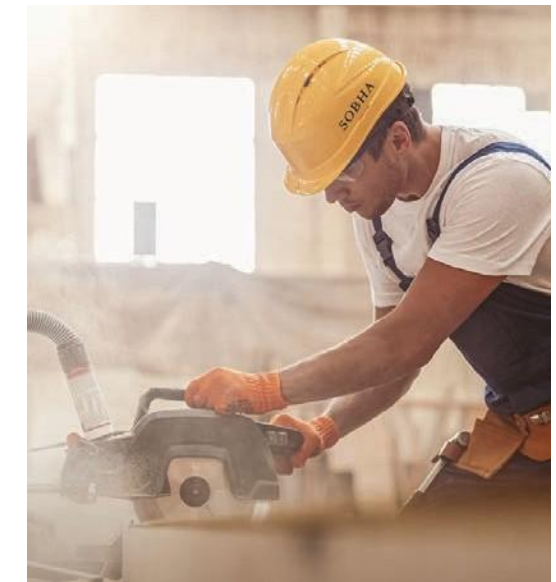
## PIONEERING SELF-RELIANCE

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 G metal works to top-notch interiors. This philosophy allows SOBHA to provide unmatched quality to its customers. This has been captured as a case study featured in Harvard Business Review.

### 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 G 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 G 4 bed luxury residences with an award-winning golf course.

**international  
city**

**SUCCESSFULLY SOLD OUT**  
279 Villas  
150 acres (6,07,028 sq. m.)

\*Approximate Values

**SOBHA  
CITY**

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

**SOBHA  
ARANYA**  
At KARMA LAKELANDS

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





You are the pioneers of possibility,  
the jetsetters, the trendsetters,  
the culture connoisseurs,  
the movers and the shakers,  
the ambitious wavemakers,  
the vanguards of progress,  
with boldness that propels you to stand out.  
For someone as extraordinary as you,  
only the finest will suffice.  
For you, every endeavour is a landmark,  
as is your abode.  
A distinguished tribute that  
encapsulates your profound influence.

## **LANDMARK LIVING.**



## 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 state-of-the-art amenities make life here momentous. Elevating the flamboyance quotient is the boutique mall and the annex with spacious studio apartments.



ELEVATION DAY VIEW



# 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.



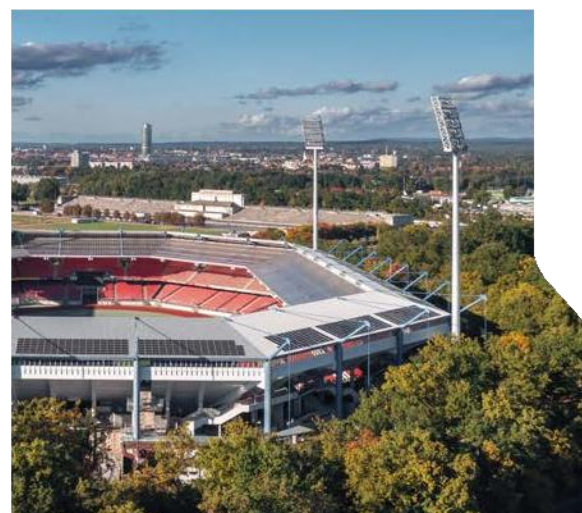
### Bharat Vandana Park

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



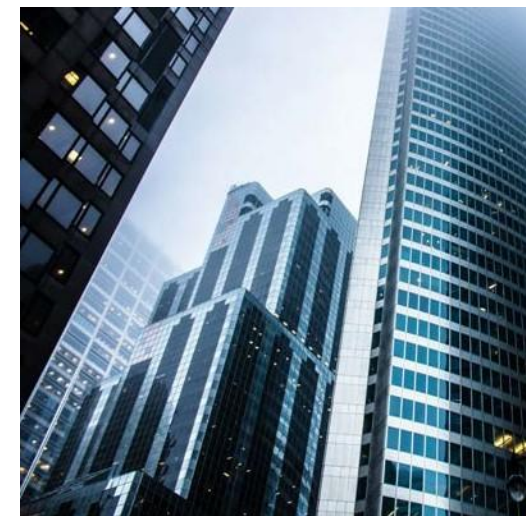
### Diplomatic Enclave 2

It will house embassies, high commissions and ambassador residences.



### The DDA Intl. Sports Complex

1 800-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 s the Manesar MRTS

Superior connectivity to various regions.



### Bullet Train

Unparalleled connectivity from Delhi to Ahmedabad in just 3.5 hours.

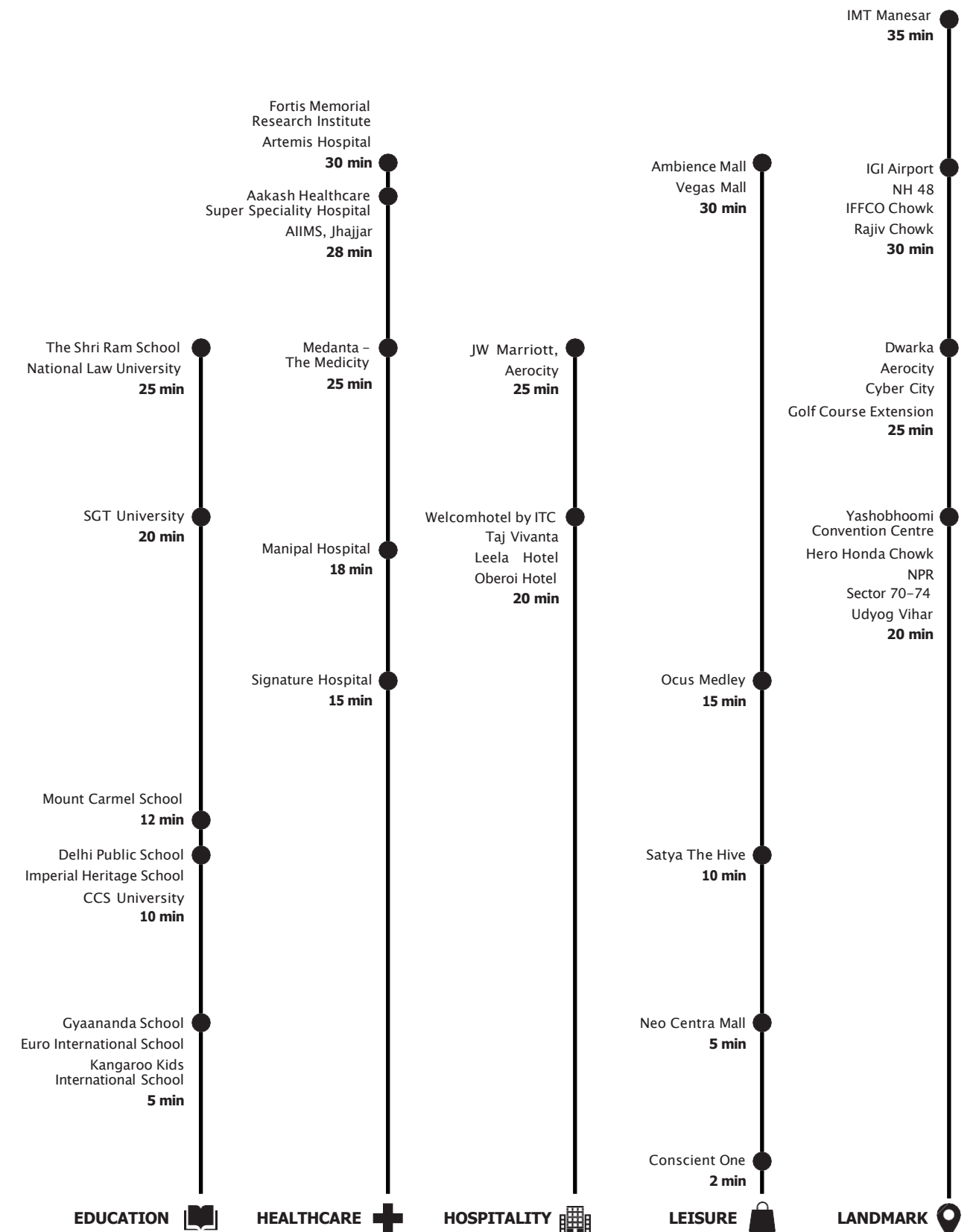


# SECTOR 106 GEARED FOR GROWTH

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.

# 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.)
4 BHK + Multi-utility Room with Private Terrace	4077	378
4 BHK + Multi-utility Room	3914 - 4008	363 - 372
3 BHK + Multi-utility Room with Private Terrace	3399 - 3537	315 - 328
3 BHK + Multi-utility Room	3230 - 3298	300 - 306
3 BHK	3044 - 3137	282 - 291
1 Bed Studio	677 - 755	62 - 70

## AMENITIES AT THE WAVERLY CLUB & PLAZA

### ACTIVE ZONE

- 01 Swimming Pool
- 01 Pool Deck
- 03 Pool Plaza
- 11 Gymnasium
- 11 Temperature - controlled Indoor Swimming Pool
- 11 Badminton Courts (2 Nos.)
- 11 Table Tennis
- 11 Squash Court
- 11 Indoor Games Lounge
- 12 Jogging Track

### KIDS' ZONE

- 02 Kids' Pool
- 10 Play Deck
- 11 Hobby Space

### PARKS & PLAZA

- 04 BBQ Deck
- 05 Party Lawns
- 06 Yoga Lawn
- 07 Reflexology Walk
- 08 Zen Garden
- 09 Alfresco Deck
- 11 The Waverly Club Plaza

### RECREATIONAL ZONE

- 11 Banquet Halls(2 Nos.) with Kitchen Facilities
- 11 Café
- 11 Co - working Spaces with Business Lounge
- 11 Steam, Sauna G  
Massage Room
- 11 Guest Suites

## OVERVIEW

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



\*The Waverly Club amenities is denoted by the No.11



## 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 & 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.

### 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.



Global Studio Team

From Left to Right: Mr. Enrique Charco, GM – Interior Designer, Mr. Nikita Bazhenov, GM – Interior Designer, Ms. Vinita Agast, Senior Vice President – Architecture and Mr. Jeffrey Anthony Diaz Magsuci, GM – Landscape Designer.



A modern high-rise apartment building with balconies and a city view at sunset. The building features a mix of light and dark grey panels, with balconies having dark railings. The sky is a warm orange and yellow, and a cityscape is visible in the background.

The pinnacle of urban sophistication  
greet the sky with a dreamy cascade.  
Abodes so chic, views unparalleled.

## **EMBODIMENT OF URBAN LIVING**





## SCINTILLATING LANDMARK FOR A NEW DOWNTOWN

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

Spacious 3 and 4 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

## PACKED WITH PANACHE

The centre of socialisation, the living room, is the epitome of style and space. It will have residents and guests inventing reasons to lounge 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.

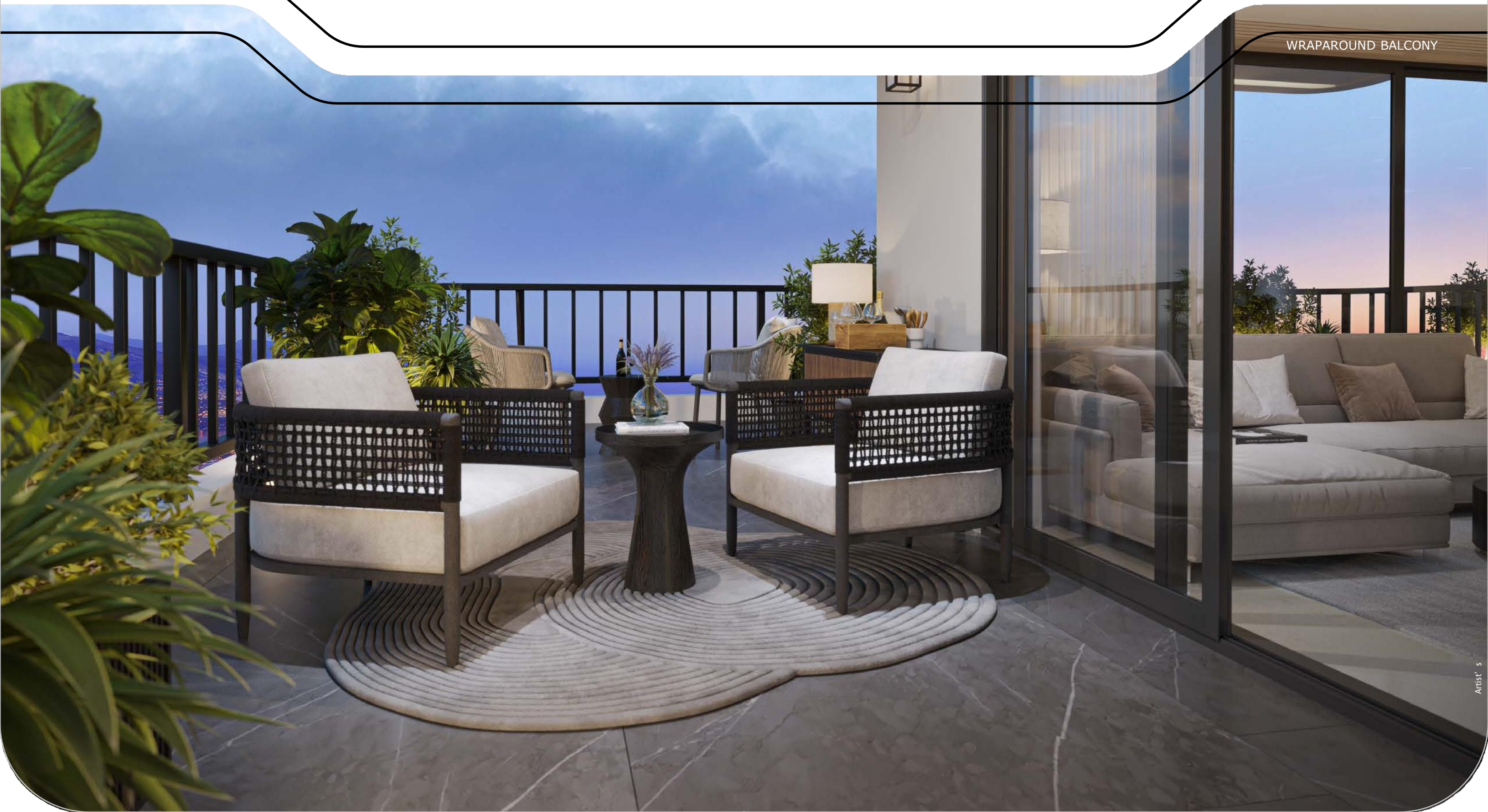
L-SHAPED DINING ROOM & FAMILY LOUNGE





## 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 tapering facade that commends admiration.





## A BASTIAN 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.

MASTER BEDROOM





## 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.

## INDULGENT PAMPERING

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







KITCHEN

## 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. With spotless ceramic tiling extending from the floor to the ceiling complemented by the abundance of space, the kitchen can inspire anyone to take up cooking ardently.





SOBHA  
ALTUS

A spread of lavishness,  
deep nourishment for the soul.  
Pampered luxuries and true solace  
lies in the heart's gentle stroll.

**ACCESS  
TO EXCESS**

DROP-OFF ZONE





ENTRANCE LOBBY

## 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 for as long as they wish. With curation of world-class recreational facilities, there is something for everyone to indulge in.



## WHERE WAVEMAKERS CAN 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 and relax at.

THE WAVERLY CLUB & PLAZA







BANQUET HALL



SQUASH COURT

## A CLASS APART

An exquisitely designed banquet 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 marked by luxury.

## 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.





SWIMMING POOL

## 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 when the need arises.



KIDS' PLAY AREA

## PLAYTIME PARADISE

Tons of fun await the little ones at the kids' play area, where they can spend hours on end having an enjoyable time 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 all who wish to feel the adrenaline of pushing their body to its limits.



ZEN GARDEN

## EMBRACE TRANQUILITY

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.



## TESTIMONIALS



**Mr. Naresh s 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 s 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 s 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 s 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 s Family**  
SOBHA Waterfront  
Hyderabad

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



**Mr. Patel s 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.



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