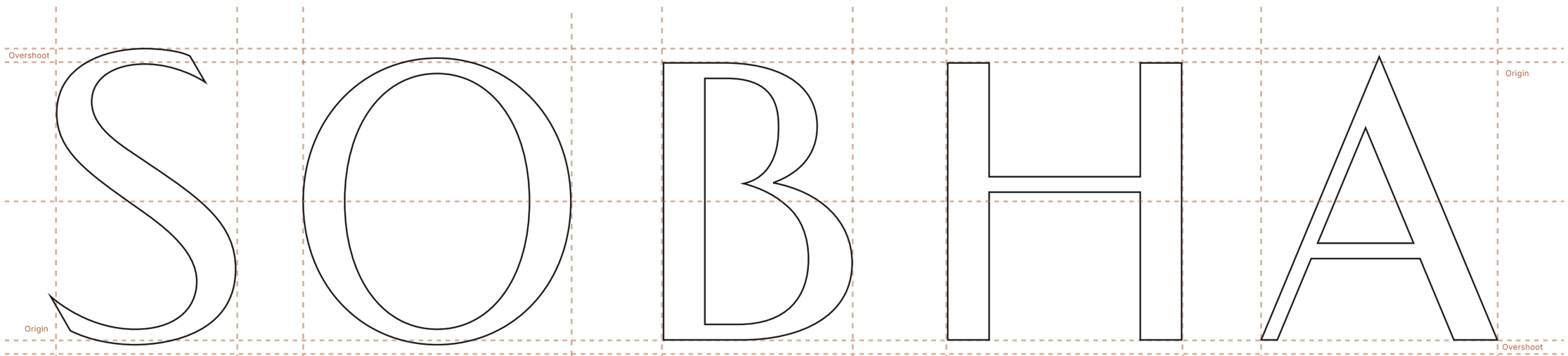
SOBHA

ALTUS

Estd.
1995



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

As of March 2024.

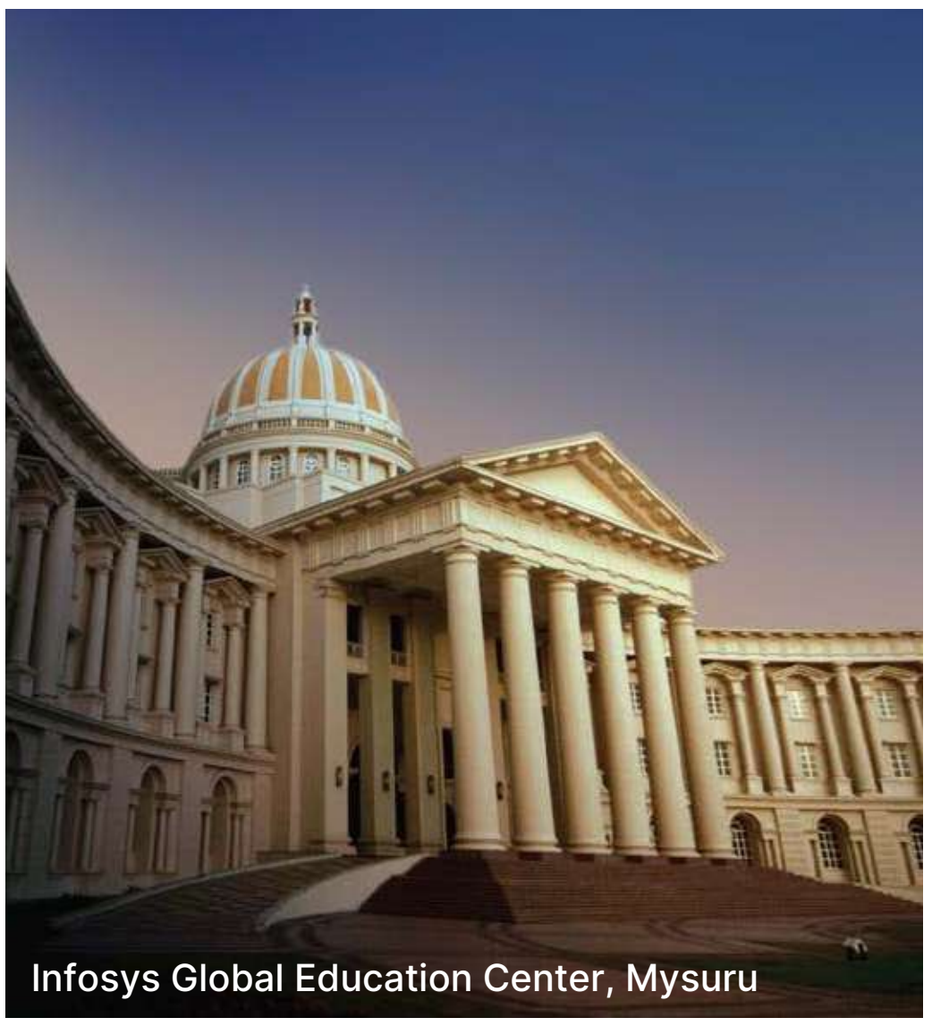
SOBHA'S PORTFOLIO OF EXCELLENCE


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.

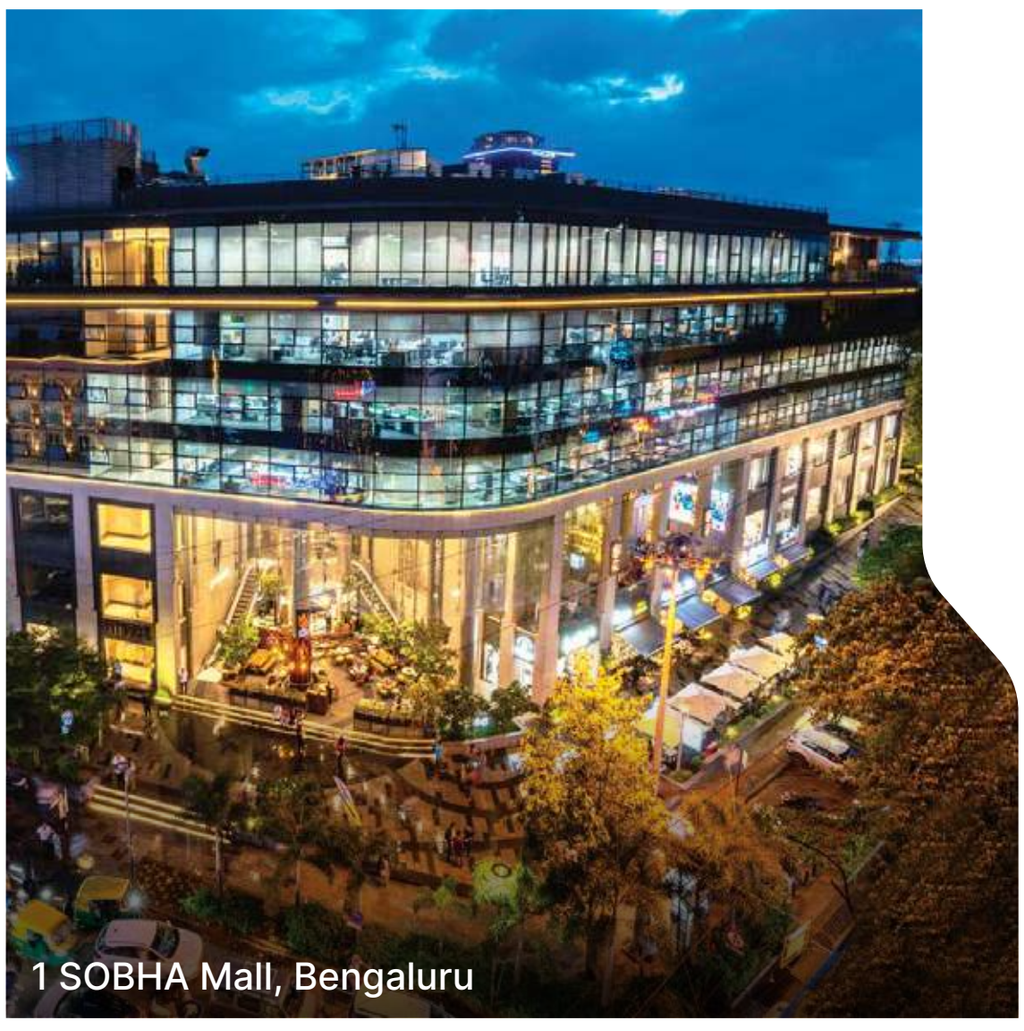
Spread across 77.10 million sq. ft.
(7.16 million sq. m.)


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. Mark's Road, Bengaluru.

Spread across 400,000 sq. ft.
(37,161.21 sq. m.)

As of March 2024.

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



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

As of March 2024.

Concept images



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 requirement, SOBHA Ltd. entered the market in 2011, leaving an indelible mark on the 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.) award winning golfing resort community hosts
3 & 4 bed luxury abodes.



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 unique project is an architectural wonder, where luxury residences are infused with contemporary fluidic design, resonating with international aesthetics.

The 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

Artist's impression

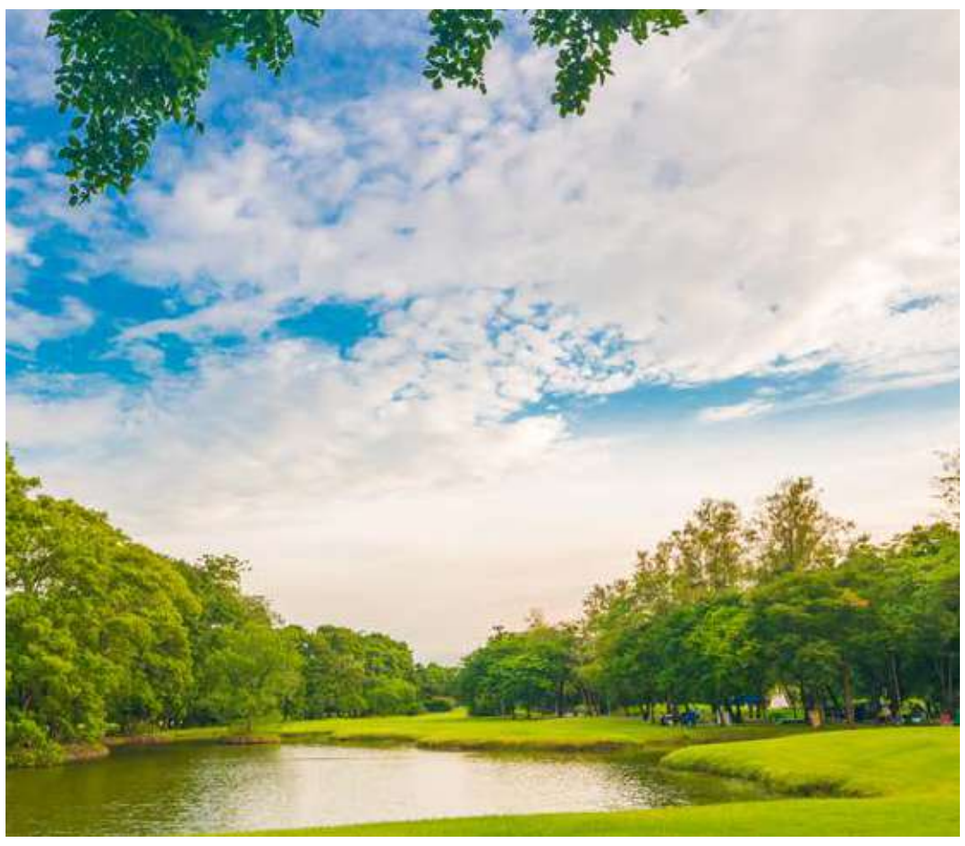
DWARKA EXPRESSWAY
A HUB OF CONNECTIVITY AND DEVELOPMENT

The Dwarka Expressway has revolutionised travel between Gurugram and New Delhi with a signal-free drive and decongested the traffic to the city and the airport. It spans 27.6 km and consists of an elevated 8-lane road alongside an 8-lane service road, with a total of 16 lanes. The residents of SOBHA Altus enjoy the benefits of reduced commute time.



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.

Concept images

A GLIMPSE OF THE UPCOMING DEVELOPMENTS

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



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.

Concept images

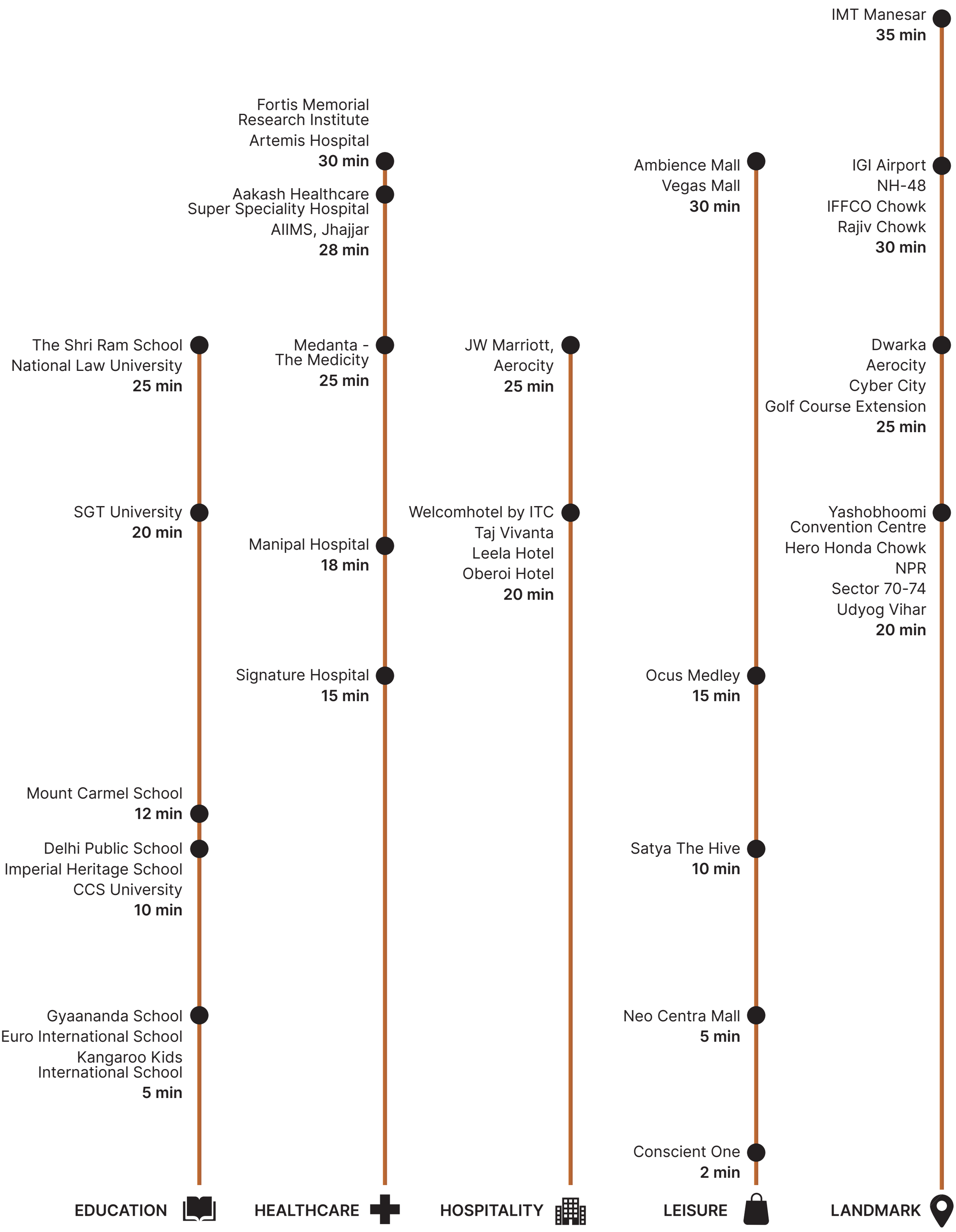
SECTOR 106
GEARED FOR GROWTH

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.

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

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 service personnel in the sanction building plan. However, the same can be used as Bedroom as per the discretion of the Buyer of the Unit.

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

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

KIDS' ZONE

02 Kids' Pool

10 Play Deck

11 Hobby Space

RECREATIONAL ZONE

11 Banquet Halls (2 Nos.) with Kitchen Facilities

11 Café

11 Co-working Spaces with Business Lounge

11 Steam, Sauna & Massage Room

11 Guest Suites

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



N

Map not to scale



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.

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.



Artist's impression

The pinnacle of urban sophistication
greets 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.



ELEVATION NIGHT VIEW

Artist's impression



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

Artist's impression



WRAPAROUND BALCONY

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 facade that commands admiration.

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.

MASTER BEDROOM



Artist's impression



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

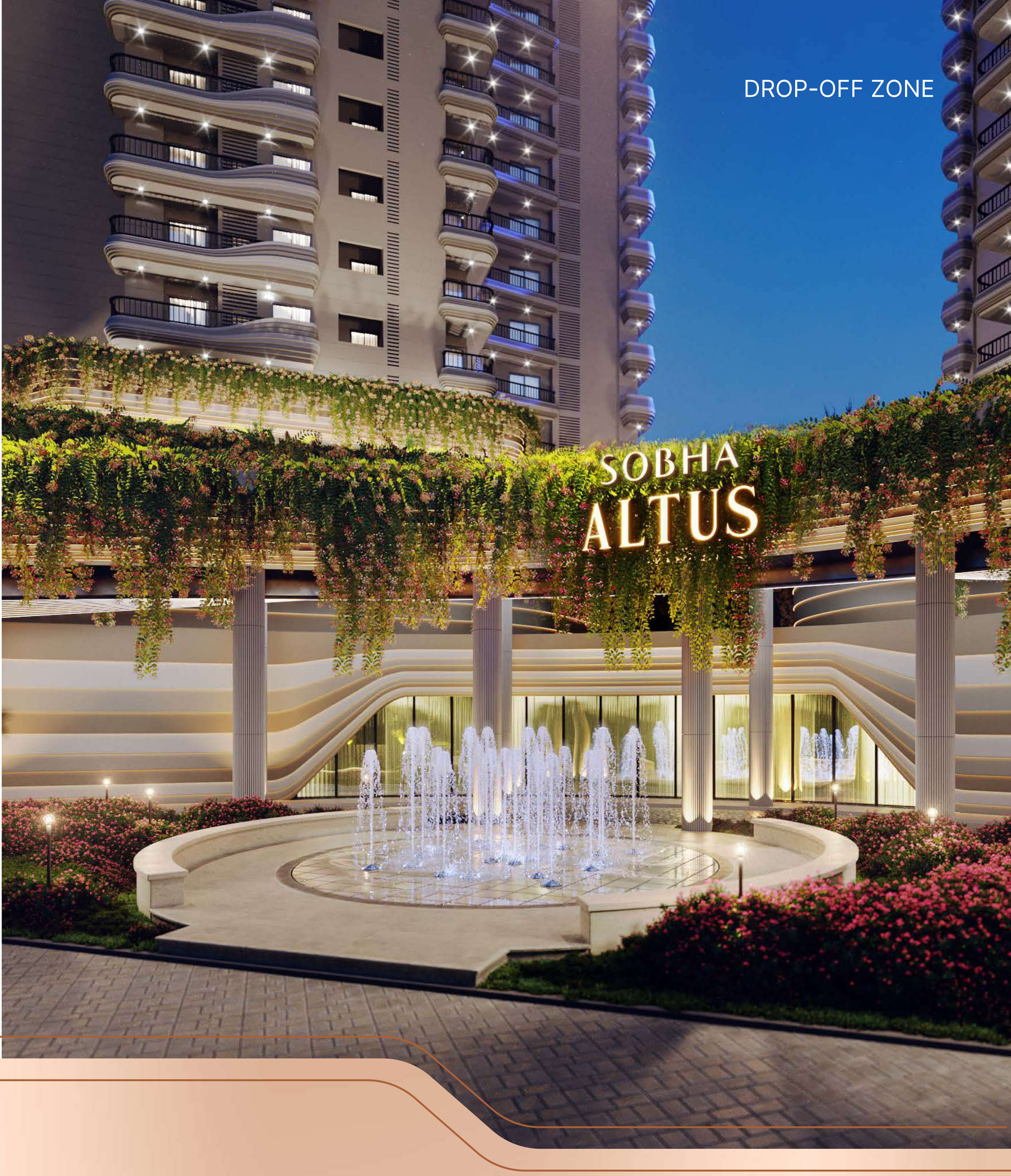
The sleekly designed bathrooms come with the needed privacy, featuring great lighting, and provision for a vanity chamber.

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.

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.



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

ACCESS
TO EXCESS

Concept image

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.

Artist's impression

Concept image

BANQUET HALL

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.

SQUASH COURT

Concept image



DIVE INTO BLISS

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

PLAYTIME PARADISE

Tons of fun awaits 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.





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.

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. 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. 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.

RC/REP/HARERA/GGM/828/560/2024/55 dated 27/05/2024 | www.haryanarera.gov.in

Sobha Altus, Sector- 106, Pawala Khusrupur, Gurugram, Haryana - 122 017

marketing@sobha.com

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