



ARTIST'S IMPRESSION

LAUNCHING

SOBHA ALTUS

GURUGRAM'S MOST STYLISH
3 & 4 BHK UBER LUXE HOMES

RC/REP/HARERA/GGM/828/560/2024/55 dated 27/05/2024 |

www.haryanarera.gov.in



“Real passion has the power to transform perceptions, lifestyles and skylines.”

Mr. P N C MENON

**CHAIRMAN EMERITUS
SOBHA GROUP**



PASSION INKED WITH PERFECTION

SOBHA has crafted over 548 iconic projects in the residential & commercial spaces spread over 136.68 million sq ft, 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**

**Strong Workforce
14,000+ Employees**

**Over 230
Prestigious Awards**

**National Footprint
27 Cities in 14 States**

RESIDENTIAL

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.

CONTRACTING

The contracts business at SOBHA boasts of an expansive portfolio of 332 projects across India, as of 2022. 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.

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.



SOBBHA

Redefining Gurugram's Skyline.
Since 2011.



international
city

EXCLUSIVE VILLA
COMMUNITY

| SOLD OUT



SOBHA
CITY

URBAN PARK
RESIDENCES

| SOLD OUT



SOBHA
ARANYA

At KARMA LAKELANDS

ECO LUXE
RESIDENCES

| RECENT LAUNCH

SOBHA

**UPPER
DWARKA
EXPRESSWAY
PINCODE**

SOBHA

OUR SUCCESS STORY



BASED ON INTERNAL SALES FIGURES

We are **Gearing Up**
to take over Delhi-NCR.

CODE NAME
D O W N T O W N
SECTOR 106

CODE NAME
C O M M E R C I A L
SECTOR 106

CODE NAME
D E W
SECTOR 106

CODE NAME
G C E R
SECTOR 63A

U N V E I L I N G

C O D E N A M E

D O W N T O W N



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An artistic rendering of a modern high-rise residential building. The building features a distinctive architectural style with multiple towers and a facade of light-colored, curved panels. The balconies are prominent, and the building is set against a clear blue sky. At the base of the building, there is a lush green roof with various plants and trees. The overall aesthetic is clean, modern, and eco-friendly.

GURUGRAM'S FIRST

**CONTEMPORARY
PARAMETRIC DESIGN**

UBER LUXE RESIDENTIAL PROJECT WITH
A LUXURY RETAIL SPACE*.

ARTIST'S IMPRESSION

PROJECT SNAPSHOT

5.51 ACRES

293 UNITS

3 TOWERS

2 3B+G+26
FLOORS

1 1B+S+11
FLOORS

1 BED
STUDIO

3&4 BED RESIDENCES
BED RESIDENCES + MU ROOM
BED RESIDENCES + MU ROOM
+PVT TERRACE

ARTIST'S IMPRESSION

THE MASTERPLAN

ONLY FOR REFERENCE



MASTERFULLY CRAFTED FOR THE URBAN CONNOISSEUR



ONLY FOR REFERENCE

TOWER 1:

UNIT TYPE: 3 & 4 BED
NO. OF RESIDENCES: 104
SBA: 3044 TO 4077 SFT

TOWER 2:

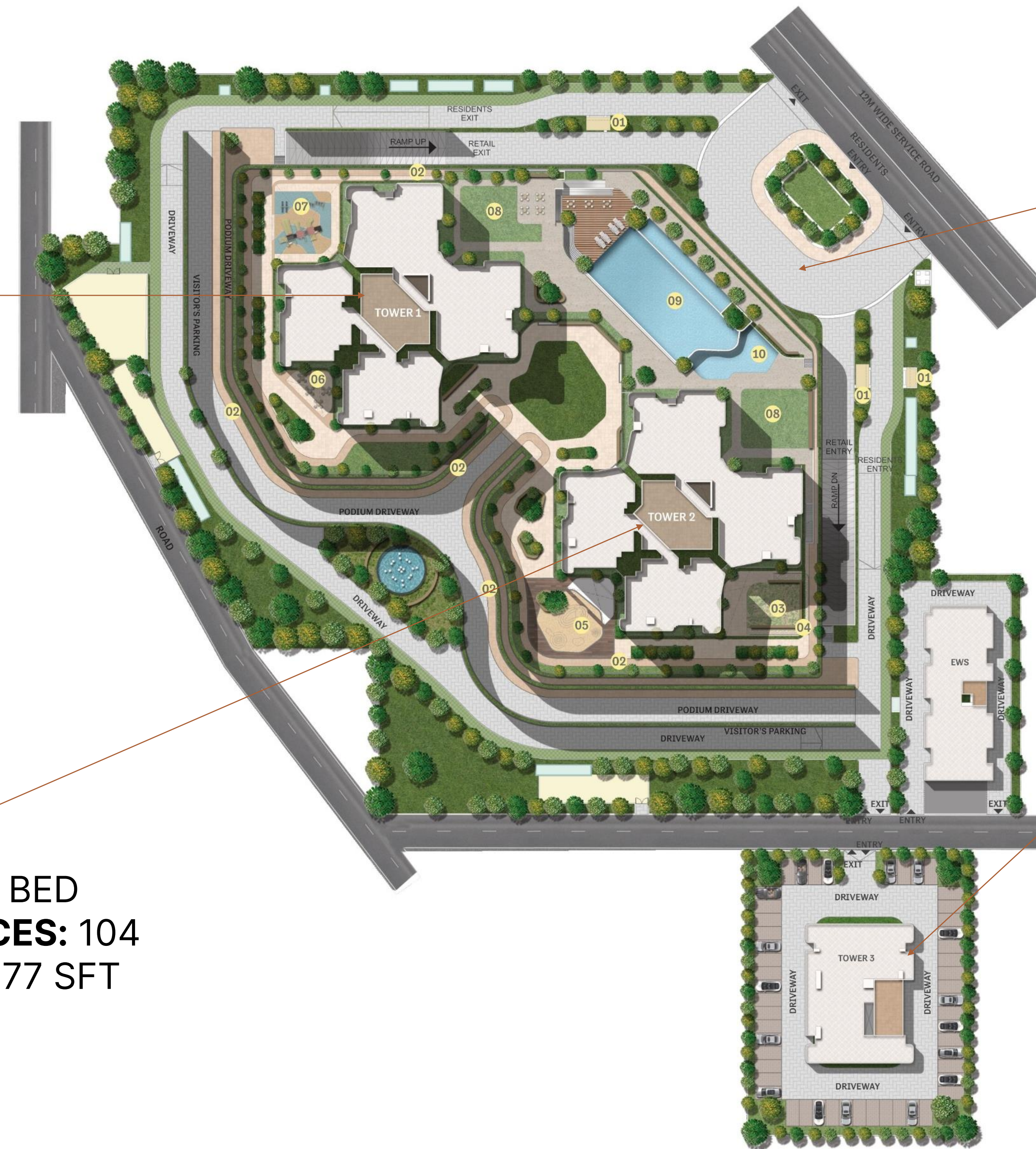
UNIT TYPE: 3 & 4 BED
NO. OF RESIDENCES: 104
SBA: 3044 TO 4077 SFT

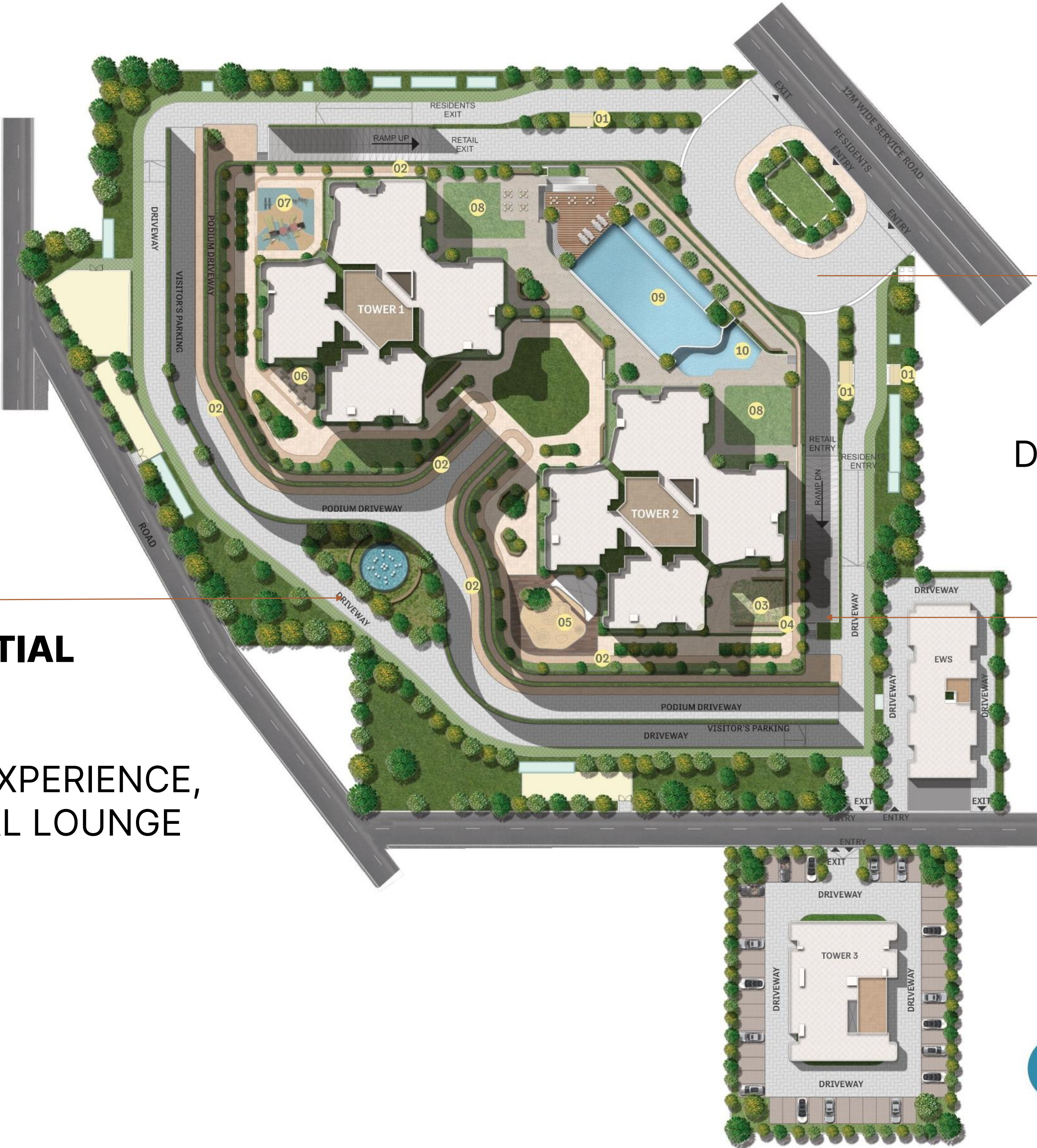
RETAIL SPACE:
GROUND + 1

UBER LUXE RESIDENCES:
FLOORS 3 - 28

TOWER 3:

UNIT TYPE: 1 BED STUDIO
NO. OF RESIDENCES: 85
SBA: 677 TO 734 SFT





GRAND ENTRANCE

THE MAIN ENTRANCE GIVES DEDICATED ACCESS TO RETAIL & RESIDENTIAL SPACES

EXCLUSIVE RESIDENTIAL ARRIVAL PLAZA

GIVING THE 5 STAR EXPERIENCE, A LUXURIOUS ARRIVAL LOUNGE WITH FOUNTAIN AND LANDSCAPING

WRAP AROUND LANDSCAPING

EXTENSIVE LANDSCAPING ACROSS THE LOWER PART OF THE FAÇADE FOR ECO CONSCIOUS LIVING.

GRAND ARRIVAL EXPERIENCE

ALTUS



ARTIST'S IMPRESSION

**WRAP AROUND LANDSCAPING
FOR ECO CONSCIOUS LIVING.**



ARTIST'S IMPRESSION

THE WAVERLY CLUB

ARTIST'S IMPRESSION



A CHIC
46,080 SQ. FT
CLUBHOUSE
FOR JUST
293 RESIDENTS

ARTIST'S IMPRESSION





ARTIST'S IMPRESSION

AMENITIES AT THE WAVERLY CLUB & PLAZA

RECREATIONAL ZONE

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

PARKS & PLAZA

- BBQ Deck
- Party Lawns
- Yoga Lawn
- Reflexology Walk
- Zen Garden
- Alfresco Deck
- The Waverly Club Plaza

ACTIVE ZONE

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

KIDS' ZONE

- Kids' Pool
- Play Deck
- Hobby Space



CONCEPT IMAGE

RECREATIONAL ZONE

Banquet Halls(2 Nos.) with
Kitchen Facilities

Café

Co - working Spaces
with Business Lounge

Steam, Sauna &

Massage Room

Guest Suites



CONCEPT IMAGE

PARKS & PLAZA

BBQ Deck

Party Lawns

Yoga Lawn

Reflexology Walk

Zen Garden

Alfresco Deck

The Waverly Club Plaza



CONCEPT IMAGE

ACTIVE ZONE

Swimming Pool

Pool Deck

Pool Plaza

Gymnasium

Temperature - controlled

Indoor Swimming Pool

Badminton Courts (2 Nos.)

Table Tennis

Squash Court

Indoor Games Lounge

Jogging Track



KIDS' ZONE

Kids' Pool

Play Deck

Hobby Space

**ENTRANCE LOUNGE
TO ARRIVE IN STYLE.**



ARTIST'S IMPRESSION

**DIVE INTO BLISS
AT THE INFINITY EDGE POOL.**



ARTIST'S IMPRESSION

KIDS' PLAY AREA
FOR ALL THE FUN.



ARTIST'S IMPRESSION

EMBRACE TRANQUILITY
WITH THE REFLEXOLOGY ZONE.



ARTIST'S IMPRESSION

**STRIDE TO GOOD HEALTH
AT THE JOGGING TRACK.**



ARTIST'S IMPRESSION

LUSH GREEN LANDSCAPING
IGBC GOLD RATED.



ARTIST'S IMPRESSION

A GLIMPSE OF LUXURY LIVING

ARTIST'S IMPRESSION



SPACIOUS 3&4 BED RESIDENCES THAT DEFINE OPULANCE.

ARTIST'S IMPRESSION



OPULENT LIVING SPACES

UNIT TYPES

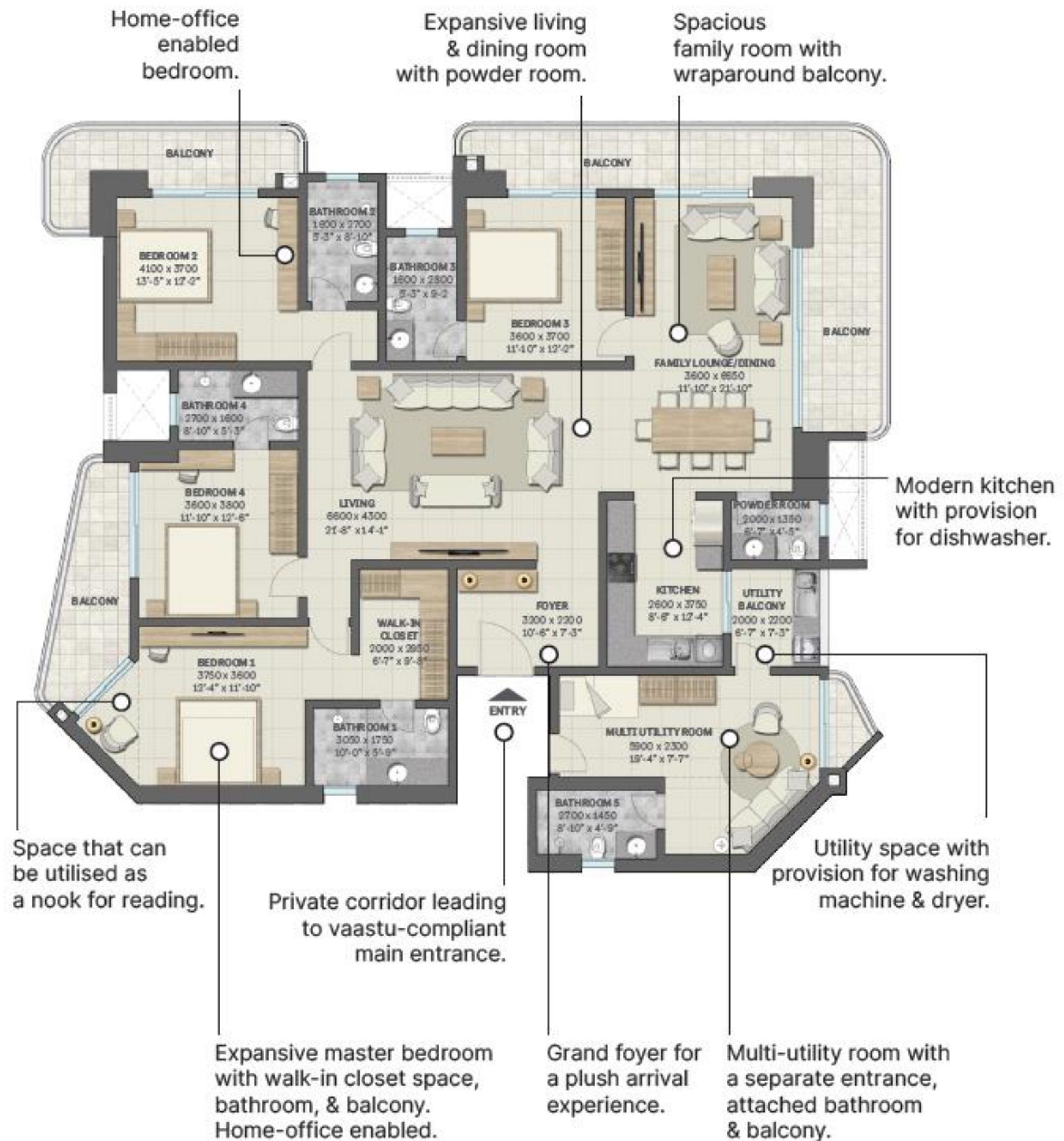
4 BED RESIDENCES + MU Room + PVT Terrace
4 BED RESIDENCES + MU Room
3 BED RESIDENCES + MU Room + PVT Terrace
3 BED RESIDENCES + MU Room
3 BED RESIDENCES
1 BED STUDIO

SBA (SQ.FT.)

4077.52
3914.58 – 4008.87
3399.89 – 3537.28
3230.51 - 3298.67
3044.64 – 3137.95
677.69 – 755.01

ARTIST'S IMPRESSION





THOUGHTFULLY DESIGNED

TYPE A1

4 BHK + MU ROOM
CARPET AREA - 2114 SFT
SBA - 3914 SFT

ONLY FOR REFERENCE



THOUGHTFULLY DESIGNED

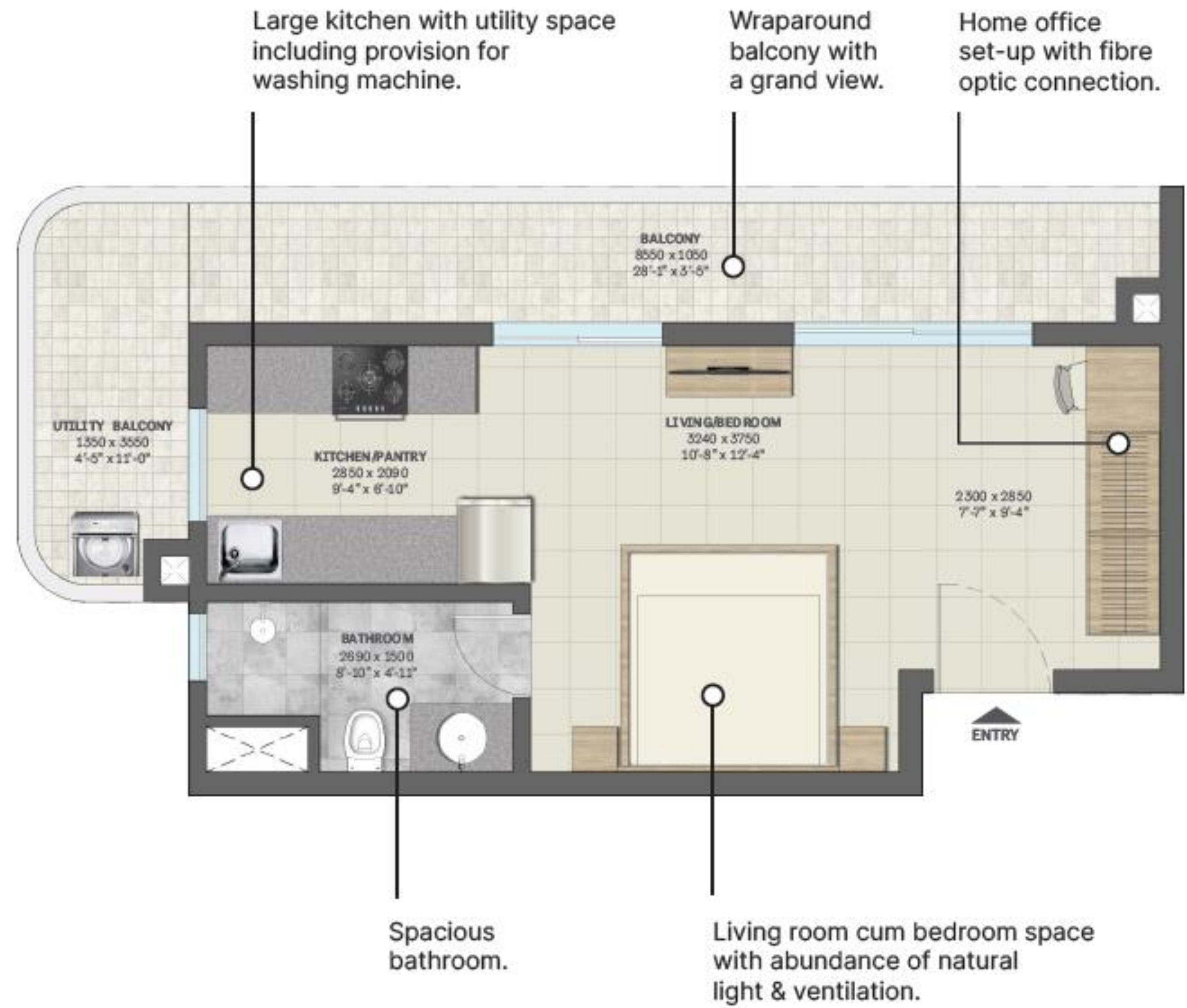
TYPE C2

3 BED RESIDENCE

SALEABLE AREA 282.85 SQ. M. | 3044.64 SQ. FT.

CARPET AREA 148.46 SQ. M. | 1598.02 SQ. FT.

ONLY FOR REFERENCE



THOUGHTFULLY DESIGNED

TYPE D

1 BED STUDIO RESIDENCE
 SALEABLE AREA 68.24 SQ. M. | 734.57 SQ. FT.
 CARPET AREA 28.53 SQ. M. | 307.14 SQ. FT.

ONLY FOR REFERENCE

L SHAPED LIVING & DINING



ARTIST'S IMPRESSION

FAMILY LOUNGE WITH WRAP AROUND BALCONY.



ARTIST'S IMPRESSION

WRAP AROUND BALCONY
INSPIRED BY FLUIDIC DESIGN.



ARTIST'S IMPRESSION

MASTER BEDROOM
FOR THE URBAN CONNOISSEUR.



ARTIST'S IMPRESSION

SMARTLY DESIGNED KITCHEN SPACE FOR THE MASTER CHEF.



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