

**exclusive duplex villas at  
the villa address of delhi ncr**

---



duplex villas | **international  
city**

FLOOR PLANS

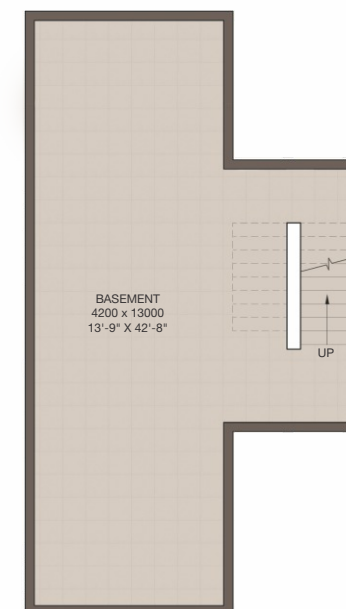
## LOWER DUPLEX VILLA

PLOT AREA 418 SQ.MT. (500 SQ.YD.) | SALEABLE BUILT-UP AREA 292.9 SQ.MT. (3153.1 SQ.FT.)

international  
city



GROUND FLOOR



BASEMENT



## UPPER DUPLEX VILLA

PLOT AREA 418 SQ.MT. (500 SQ.YD.) | SALEABLE BUILT-UP AREA 392.2 SQ.MT. (4221.9 SQ.FT.)

international  
city



FIRST FLOOR



SECOND FLOOR

# specifications: 418 sq.mt. duplex villas



RCC FRAMED STRUCTURE WITH CONCRETE MASONRY WALLS DESIGNED WITH SEISMIC CONSIDERATIONS.

STONE CLADDING / TEXTURE PAINT ON EXTERIORS.

LARGE SIZE DOUBLE GLAZED WINDOWS WITH NATURAL / ENGINEERED STONE COPING ON WINDOW SILLS AND PARAPET.

FULLY FITTED VRF AIR-CONDITIONING.

24 HOUR POWER BACKUP.

HOT WATER SUPPLY TO ALL TOILETS & KITCHEN THROUGH CENTRALISED WATER HEATING SYSTEM.

PRESSURISED WATER SUPPLY SYSTEM.

PIPED GAS NETWORK PROVISION.

## LIVING / DINING / FAMILY / PASSAGE

FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT

## BEDROOMS

FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TIMBER LAMINATED FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT

## KITCHEN

FLOORING	SUPERIOR QUALITY VITRIFIED TILES
WALLS	SUPERIOR QUALITY CERAMIC WALL TILING FROM FLOOR TO CEILING
FITTINGS & FIXTURES	CHROMIUM PLATED FITTINGS, EXHAUST FAN & HOT WATER SUPPLY
UTILITY AREA	SUPERIOR QUALITY CERAMIC TILE FLOORING, SUPERIOR QUALITY CERAMIC WALL TILING UP TO FALSE CEILING & GRANITE COUNTER WITH SINK

## BALCONIES\*

FLOORING	SUPERIOR QUALITY ANTISKID CERAMIC TILE FLOORING AND SKIRTING
PARAPET / RAILING	NATURAL / ENGINEERED STONE COPING / GLASS / SS

## BATHROOMS / TOILETS

WALLS	NATURAL ENGINEERED STONE WALL TILING IN MASTER BATHROOM & SUPERIOR QUALITY CERAMIC WALL TILING UPTO FALSE CEILING IN OTHER BATHROOMS
CEILING	FALSE CEILING / PLASTIC EMULSION PAINT
FLOORING	NATURAL / ENGINEERED STONE FLOORING IN MASTER BATHROOM & SUPERIOR QUALITY ANTISKID CERAMIC TILE FLOORING IN OTHER BATHROOMS
COUNTER	NATURAL / ENGINEERED STONE
FIXTURES	WASH BASIN COUNTER-TOP, SHOWER PARTITION WITH PANEL IN ALL BATHROOMS
ACCESSORIES	EXHAUST FAN, TOWEL RAIL, TOILET PAPER HOLDER IN ALL TOILETS
FITTINGS	FITTINGS OF REPUTABLE MAKE

## DOORS & WINDOWS

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

## STAIRCASE

INTERNAL STAIRCASE	SUPERIOR QUALITY NATURAL / ENGINEERED STONE TREADS AND RISERS GLASS WITH SS / WOODEN RAILING
EXTERNAL STAIRCASE (COMMON)	M.S STAIRCASE WITH NATURAL / ENGINEERED STONE TREADS

## UTILITY ROOM

FLOORING	SUPERIOR QUALITY CERAMIC TILE FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT FOR WALLS AND CEILING
TOILET	SUPERIOR QUALITY ANTISKID CERAMIC TILE FLOORING & SUPERIOR QUALITY CERAMIC WALL TILING UP TO FALSE CEILING. STANDARD SANITARY WARE AND FITTINGS

## TERRACES

TERRACES WITH TILE FLOORING

## BASEMENT\*

FLOORING	SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT FOR WALLS AND CEILING

## SECURITY

VIDEO DOOR PHONE, SECURED COMMUNITY WITH ACCESS CONTROL AT ENTRANCE. EACH UNIT LINKED TO MAIN SECURITY VIA INTERCOM

## CAR PARKING

2 OPEN CAR PARKS FOR EACH UNIT

## LANDSCAPE

DESIGNER LANDSCAPING

Disclaimer: Marble/granite being natural materials have inherent characteristics of color and grain variations. Utility/S. Room shall not be provided with air conditioning and double glass glazing for window. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The brands of the equipments/appliances are tentative and liable to change at the sole discretion of the Company. Applicant/Allottee shall not have any right to raise objections in this regards. The plot sizes, areas and plans are subject to changes following final statutory approvals and detail design of services. \*as applicable to the unit

**international**  
**city**  
gurgaon

## we will be glad to hear from you

---

CALL \_\_\_\_\_

INDIA      +91 124 4706666  
              +91 88009 93066

DUBAI      +971 55 359 1773

SINGAPORE +65 6226 3494

SMS \_\_\_\_\_

SOBHA TO 56677

EMAIL \_\_\_\_\_

SALES.NCR@SOBHA.COM

VISIT \_\_\_\_\_

WWW.INTERNATIONALCITY.IN

development partners