

PASSION AT WORK



Dream Higher



SOBHA
dreamheights

GIFT CITY, GUJARAT

Contents

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ENTRANCE VIEW

Artistic Impression - Indicative in nature and for general information purpose only.

GUJARAT'S TALLEST RESIDENTIAL TOWERS, AT 33 STOREYS

SOBHA Dream Heights fuses the features of GIFT City, India's first functional Smart City with SOBHA's world class quality, robust construction and modern amenities to give you a quality of life that is par excellence.

It is, at 33 Storeys, the tallest residential towers in Gujarat.



THE MASTER PLAN

OUR KEY TO FLAWLESS EXECUTION

- | | |
|------------------|------------------|
| 1. Canopy Garden | 6. Kids Pool |
| 2. Alcove Garden | 7. Swimming Pool |
| 3. Island Plaza | 8. Pool Deck |
| 4. Alfresco Deck | 9. Water Curtain |
| 5. Activity Lawn | 10. Entry Plaza |

3 STOREY CLUBHOUSE

- | | |
|---------------------|-----------------|
| - Multipurpose Hall | - Activity Room |
| - Gymnasium | - Pool Table |
| - Table Tennis | |

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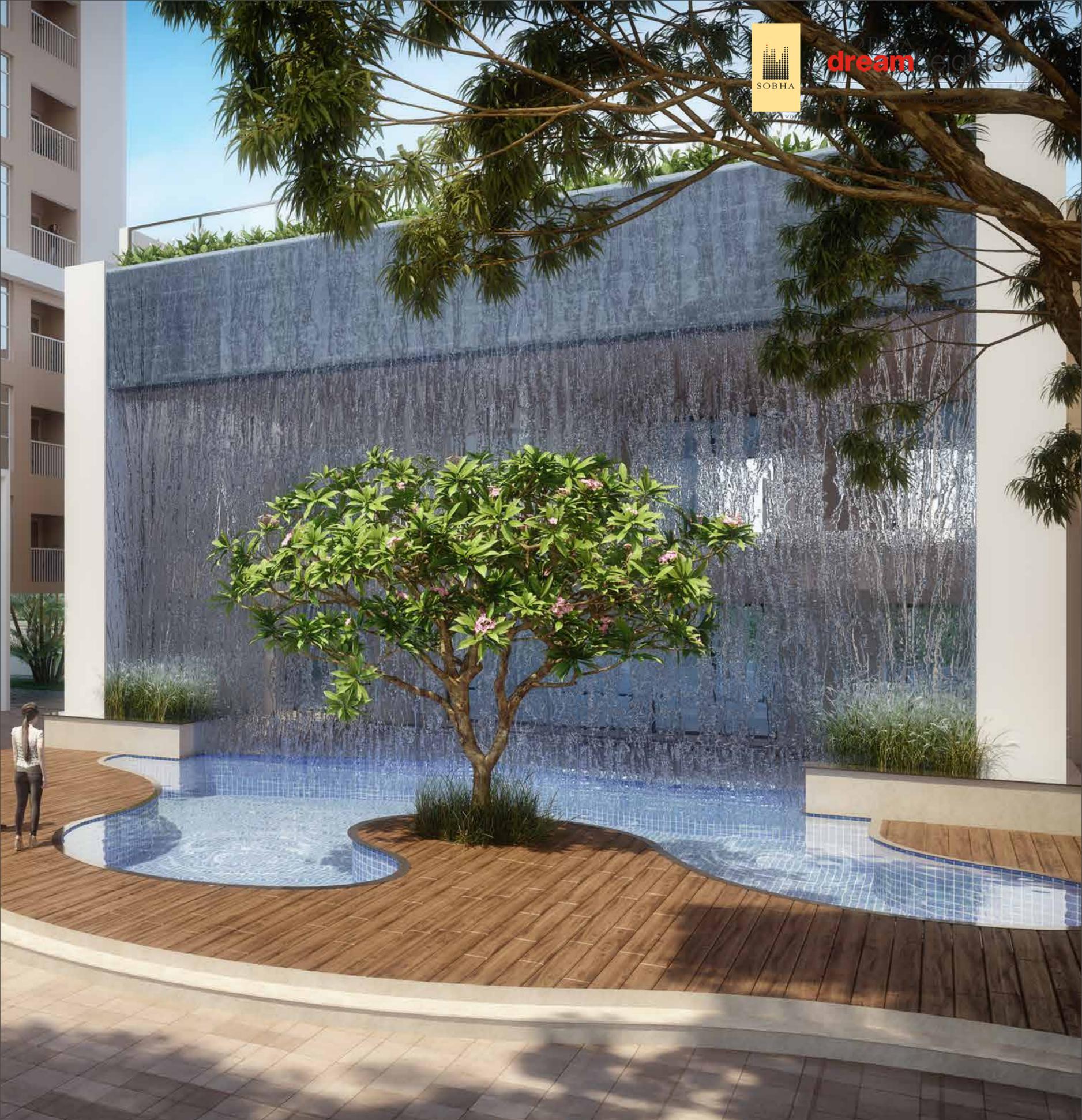
Panoramic pool deck

Artistic Impression - Indicative in nature and for general information purpose only.

A NEW HIGH IN LEISURE

Swimming pool and separate kids pool on the clubhouse deck.

Beautiful landscaping on podium along with activity lawn.



Spectacular water curtain

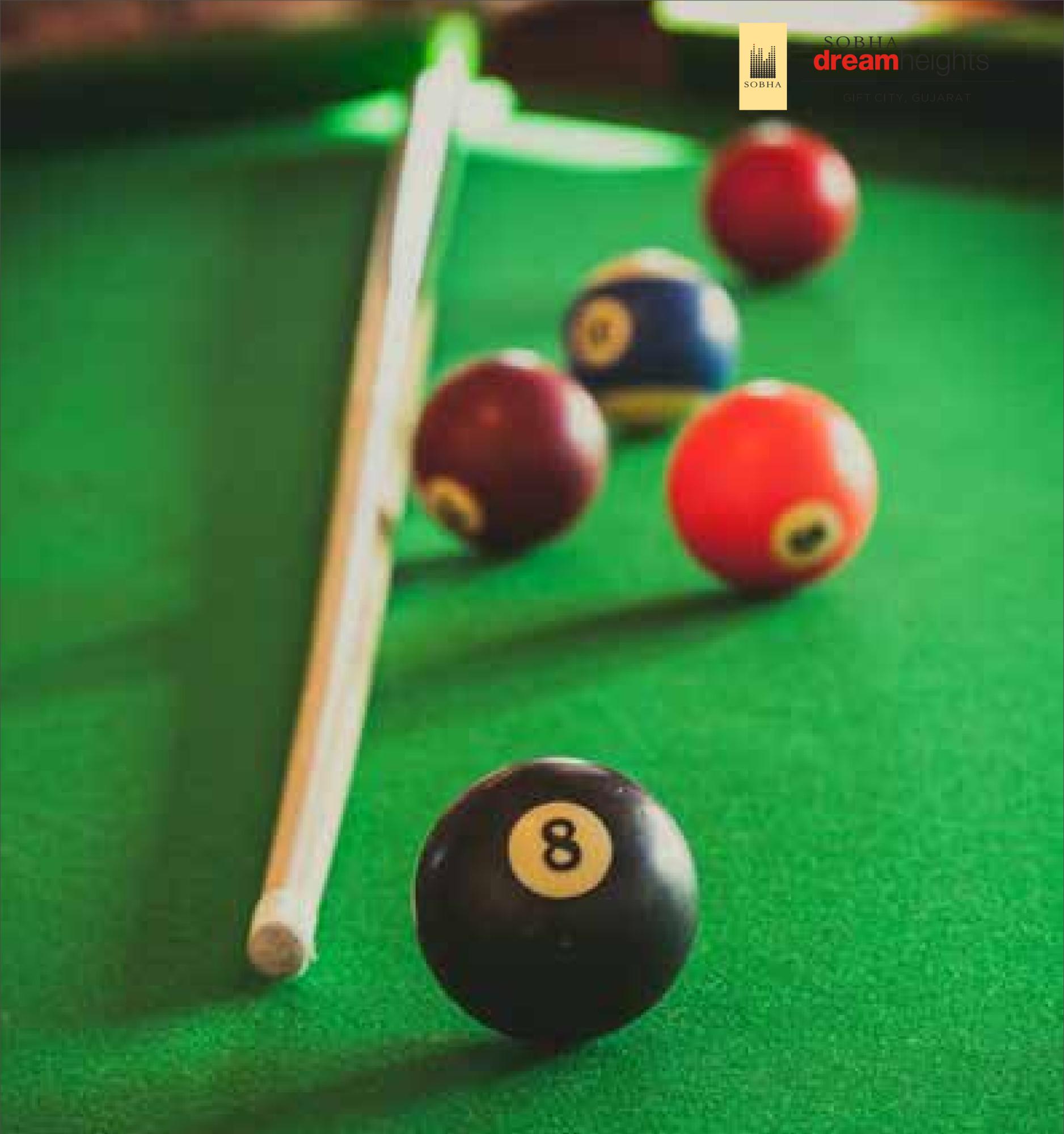
Artistic Impression - Indicative in nature and for general information purpose only.

A NEW HIGH IN AMENITIES

Shimmering water curtain along with the beautiful island plaza.

Alfresco deck, along the pool area, for a pleasant view of the starry sky.

Canopy garden & lush green expanse will take you closer to nature.



Stock image

A NEW HIGH IN ACTIVITIES

Table tennis and pool table for an extraordinary indoor sporting experience.

Activity room & multipurpose hall that are ideal for celebrations & get-together.

Gym for fit & healthy living.

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Grand central park

Artistic Impression - Indicative in nature and for general information purpose only.

THE DESIGN

At 33 Storeys, the tallest residential towers in Gujarat.

Elevated living with residential floors starting from floor 4.

Aesthetically landscaped vehicle-free podium to ensure kids' safety.

Earthquake-resistant structural design (CODE 893-2016).



Smart living room

Artistic Impression - Indicative in nature and for general information purpose only.

LIVING ROOM/DINING

Pre-installed AC (powered by DCS) in living room and master bedroom.

Vastu compliant entry.

Optimal sized spacing for seating and dining area.

7.05 ft. high main door with architraves to conceal uneven joints.



Master bedroom

Artistic Impression - Indicative in nature and for general information purpose only.

BEDROOM

Spacious balcony where you can enjoy delightful evenings.

Emulsion paint for walls and ceilings.

Waterproof primer to avoid patches on wall.



Optimal kitchen

Artistic Impression - Indicative in nature and for general information purpose only.

KITCHEN

Easy-to-clean floor to ceiling tiling.

Large utility area with sliding glass door.

Garbage chutes on each floor for automated waste collection.

State-of-the-art water treatment system ensures 24X7 potable water from all taps.



Stock image

SAFE BATHROOMS

Anti-skid tile flooring.

3 layers of waterproofing.

Water-resistant doors.

False ceiling to conceal pipes & bulky appliance.



Stock image

FIRE SAFETY

Concealed water sprinklers in all rooms.

Smoke detectors in all common areas & service rooms.

Fire-resistant doors as per fire safety norms.

Refuge area as per fire safety norms.



Image courtesy gift city website

HIGH IN FACILITIES

4 level parking with reserved parking for owners and general parking for visitors' convenience.

CCTV surveillance at common areas.

Underground utility tunnel makes GIFT City a digging-free city.

Optical fiber for hi-speed broadband in each apartment.

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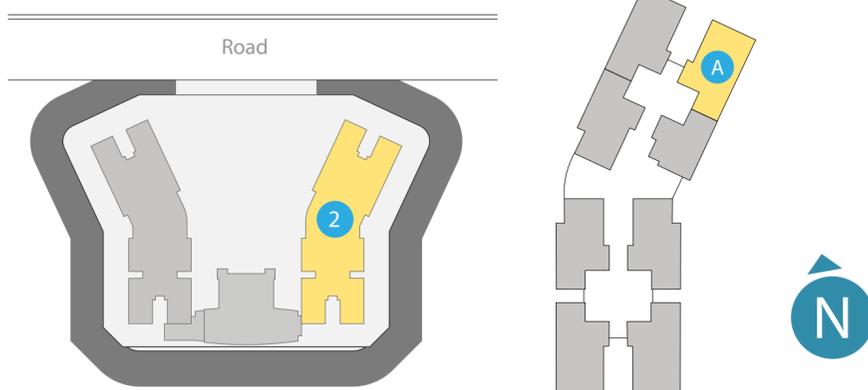
2BHK WITH 3 BALCONIES (TYPE A)



All dimensions in mm

Carpet area and SBA rounded up to nearest whole number

Key plan



2bhk

SBA - 1135 SFT/105 SQM

CARPET AREA - 629 SFT/58 SQM

BALCONY - 90 SFT/8 SQM

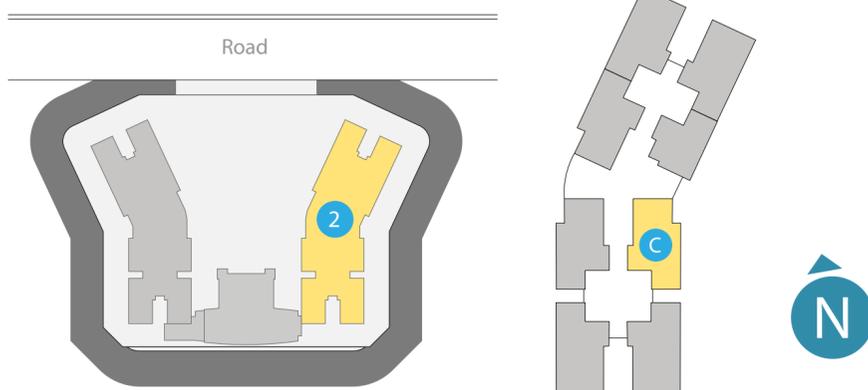
2BHK WITH 2 BALCONIES (TYPE C)



All dimensions in mm

Carpet area and SBA rounded up to nearest whole number

Key plan



2bhk

SBA - 1095 SFT/101 SQM

CARPET AREA - 629 SFT/58 SQM

BALCONY - 65S FT/6 SQM

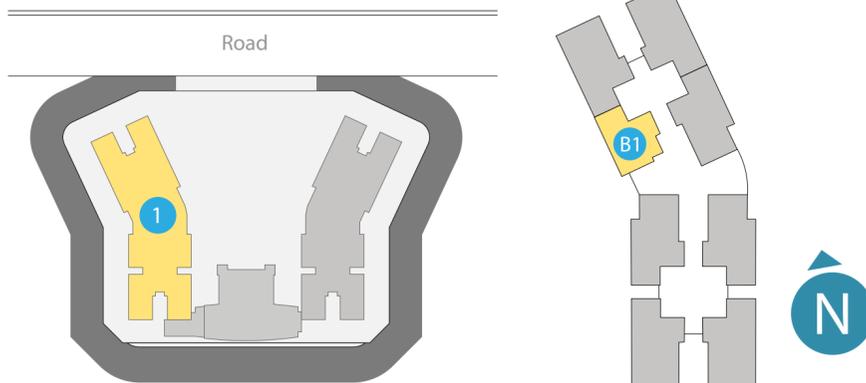


1BHK TYPE B1

All dimensions in mm

Carpet area and SBA rounded up to nearest whole number

Key plan



1bhk

SBA - 832 SFT/77 SQM

CARPET AREA - 457 SFT/42 SQM

BALCONY - 65 SFT/6 SQM

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Image courtesy gift city website

GIFT CITY

GIFT City, developed on 886 acres, is India's first operational Smart City & IFSC(International Financial Service Center). The world class infrastructure and facilities available here are at par with IFSCs in Singapore, Dubai and Dublin.

With a 12,000+ existing workforce & more than 250 companies, this is Gujarat's fastest growing business district.



Image courtesy gift city website

GIFT City is strategically located on Delhi - Mumbai industrial corridor. It is just 20 min. away from the Ahmedabad airport and enjoys easy connectivity to the upcoming metro.

The Union Budget of 2019-20 has announced several direct tax incentives, which includes a 10 year tax holiday on 100% of the profits for the companies operating from GIFT City.

Clearly, GIFT City has all that it takes to be a premium business hub of the future.

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SOBHA



SOBHA Headquarters, Bengaluru

A CLOSER LOOK AT ADVANTAGE SOBHA



Recognized as the Top National Realty Brand in India for the 5th consecutive year (as per Track2Realty, BrandXReport 2018-19).



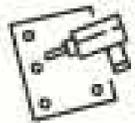
Voted as the Number 1 Choice of Home Buyers nationally in Consumer Confidence Report '20.



India's Highest Buyer Recommended Brand as per Track2Realty research.



450 projects delivered across 100.31 million sq. ft. area.



The only real estate brand in India to practice backward integration where we manage the raw materials in-house to ensure that quality is delivered to every customer.



The Contracts business at SOBHA boasts of an expansive portfolio of 301 projects for various clients like Infosys, Taj Hotels, HCL, Biocon and many more.



Presence across 14 states and 27 cities in India.



Every project delivered on time, everytime.



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 **7486 - 000 - 666**

**Site Office : SOBHA Limited, Block - 41, Zone - 4,
Shram Marg (Road 4B), GIFT City,
Gandhinagar, Gujarat - 382355**

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