



PASSION AT WORK



Dream higher.



SOBHA  
**dream**heights

GIFT CITY, GUJARAT

# SOBHA Dream Heights. High Living Redefined.

SOBHA Dream Heights fuses the features of GIFT City, India's first operational Smart City and IFSC 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 tower in Gujarat with features like the District Cooling System that creates in-built centralized air conditioning for your home, Utility Tunnels that are planned to make sure that residents are not inconvenienced during maintenance work, Automated Waste Collection System that makes it easy for you to dispose of your waste through garbage chutes, a state-of-the art Water Treatment System that makes sure that every tap in your home delivers drinkable water and a Centralized Power Grid that minimizes power outage, helping residents to save on electricity bills.

Discover our passion towards quality and the amazing design details that enables SOBHA Dream Heights to take living to a higher level altogether at our *Experience Center* at the site.



**ENTRANCE VIEW**

ARTISTIC IMPRESSIONS - indicative in nature and for general information purpose only.

# All the Features, None of the Hassle.

SOBHA homes are made according to stringent quality checks which ensure that every SOBHA home stands the test of time.

## The Design

---

At 33 storeys, the tallest residential tower 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).

## Effortless Living Features

---

Pre-installed AC (powered by District Cooling System) in living room & master bedroom.  
Optical fiber for hi-speed broadband in each apartment.  
Garbage chutes on each floor for automated waste collection.

## Living Room

---

Vastu compliant entry.  
7.05 ft. high main door with architraves to conceal uneven joints.  
Optimal sized spacing for seating and dining area.

## Bedroom

---

Spacious balcony where you can enjoy delightful evenings.  
Emulsion paint for walls and ceilings.  
Waterproof primer to avoid patches on wall.

## Optimal Kitchen

---

Easy-to-clean floor to ceiling tiling.  
Large utility area with sliding glass door.  
False ceiling in utility area.  
State-of-the-art water treatment system ensures 24x7 potable water from all taps.

## Safe Bathrooms

---

Anti-skid tile flooring.  
3 layers of waterproofing.  
Water-resistant doors.  
False ceiling to conceal pipes & bulky appliances.

## 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.

## 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 a digging-free city.



**LEGEND**

- 1 CANOPY GARDEN
- 2 ALCOVE GARDEN
- 3 ISLAND PLAZA
- 4 ALFRESCO DECK
- 5 ACTIVITY LAWN
- 6 KIDS POOL
- 7 SWIMMING POOL
- 8 POOL DECK
- 9 WATER CURTAIN
- 10 ENTRY PLAZA

**3 STOREY CLUBHOUSE**

- MULTI PURPOSE HALL
- GYMNASIUM
- TABLE TENNIS
- ACTIVITY ROOM
- POOL TABLE

**THE MASTER PLAN:  
OUR KEY TO FLAWLESS  
EXECUTION**

# 2BHK - TYPE A

## FLOOR PLANS

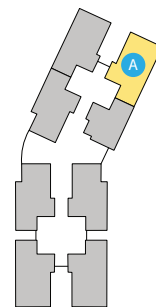
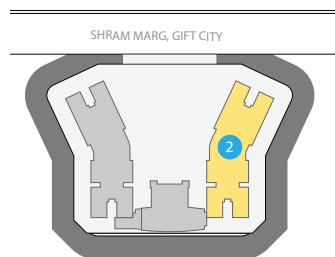
SBA - 1135 SFT / 106 SQM  
 CARPET AREA - 629 SFT / 58 SQM  
 BALCONY - 90 SFT / 8 SQM



All dimensions in mm

Carpet area and SBA rounded up to nearest whole number

Key plan



# 2BHK - TYPE C

## FLOOR PLANS

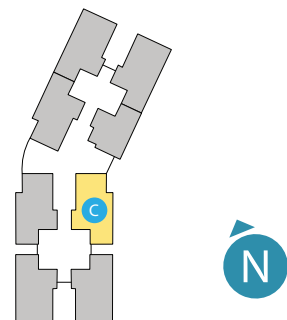
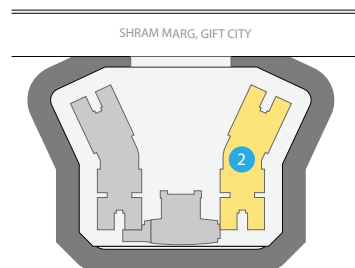
SBA - 1095 SFT / 101 SQM  
CARPET AREA - 629 SFT / 58 SQM  
BALCONY - 65 SFT / 6 SQM



All dimensions in mm

Carpet area and SBA rounded up to nearest whole number

Key plan



# Design That Raises Your Quality of Life.

Specifications of each home.

## STRUCTURE

---

RCC framed structure.

Basement + 3 floors of parking & services + 30 upper floors for 2 towers.

## LIVING/DINING

---

Vitrified/ceramic tile flooring and skirting.

Emulsion paint for walls & ceiling.

## BEDROOMS

---

Vitrified/ceramic tile flooring and skirting.

Emulsion paint for walls & ceiling.

## BALCONIES

---

Ceramic tile flooring and skirting.

Granite coping for parapet/MS handrail as per design.

Emulsion paint/grid false ceiling as per design.

All walls external grade paint.

## KITCHEN

---

Ceramic tile flooring.

Ceramic wall tiling upto ceiling.

Emulsion paint for ceiling.

## BATHROOMS

---

Anti-skid ceramic tile flooring.

Ceramic wall tiling upto false ceiling.

False ceiling with grid panels.

Granite vanity counters in master bath of 2 BHK only.

## PLUMBING

---

Sanitary fixtures of reputed make in all bathrooms.

Chromium plated fittings in all bathrooms.

## LIFTS

---

Five nos. of lifts/tower.

## JOINERY

---

Main door and bedroom doors laminate finish on 2 sides with timber frame and architrave.

Laminated bathroom doors on both the sides with timber frame and architrave.

All other external doors to be manufactured in aluminum extruded/UPVC frames and shutter.

Aluminum/UPVC windows.

## STAIRCASE (Fire Exit)

---

Concrete finish treads & risers.

Textured paint for walls.

Emulsion paint for ceiling.

Parapet/MS handrail as per design.

## COMMON AREA

---

Vitrified/ceramic tile flooring and skirting.

Textured paint for walls.

Emulsion paint for ceiling.

Parapet/MS handrail as per design.

## CAR PARKING

---

Covered car parks in basement + 3 floors.

## LANDSCAPE

---

Designer landscaping.

## ELECTRICAL SPECIFICATION FOR 2 BHK/1 BHK UNIT

---

EB power supply.

For 2 BHK flat – 3 kilowatt single phase supply.

For 1 BHK flat – 2 kilowatt single phase supply.

Supply and installation of AC in living & master bedroom.

Telephone point in living and master bedroom.

Television point in living and master bedroom.

Intercom facility from security cabin to each apartment.





**SMART LIVING ROOM**

ARTISTIC IMPRESSIONS - indicative in nature and for general information purpose only.



**OPTIMAL KITCHEN**

ARTISTIC IMPRESSIONS - indicative in nature and for general information purpose only.



**COMFORTABLE BEDROOM**

ARTISTIC IMPRESSIONS - indicative in nature and for general information purpose only.

# A Closer Look at Advantage SOBHA.



## BELIEF TO EXCEL

Culture of achieving excellence in quality.

Attention to minute details in systems, processes, design & execution of all activities.

## IN-HOUSE EXPERTISE

India's only backward integrated real estate company.

In-house design studio, concrete, interiors, glazing & metal works factory for superior quality.

Technicians trained by German experts.

## GLOBAL OPERATIONS

Presence in 6 countries.

Footprint across 27 cities & 14 states in India.

3,000 people employed directly.

## IMPECCABLE TRACK RECORD

20 years of timely delivery.

450 real estate & contractual projects delivered.

Over 103 million sq. ft. delivered & 51 million sq. ft. under construction.

## RECOGNIZED TIME & AGAIN

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

Voted as the Number 1 Choice of Home Buyers nationally in Consumer Confidence Report 2020.

Recipient of 170+ prestigious awards.

# The Finer Details of GIFT City.

## INDIA'S FIRST OPERATIONAL SMART CITY AND IFSC

GIFT City is being developed on 886 acres of land.

Infrastructure & facilities are at par with IFSCs in Singapore, Dubai and Dublin.

SOBHA Dream Heights is GIFT City's first residential project.

## INDIA'S FIRST

Smart City with District Cooling System.

Automated Waste Collection System plant.

Utility Tunnel that makes the surrounding digging free.

## FASTEST GROWING BUSINESS DISTRICT

A workforce of more than 9000 employees.

Homes more than 200+ companies, world-class school, international club and hotel.

Firms like INDIA INX, TCS, Oracle, Bank of America, Infibeam, etc., are already operating from here.

## BIG BUSINESS BOOST IN UNION BUDGET 2019-20

Companies operating out of GIFT City will enjoy 10-year tax holiday on 100% of the profit.

No taxation on overseas profit for Foreign Angels, encouraging global venture funds to set-up offices.

Fast-track setting up of the Unified IFSC Regulatory Authority for Single window clearance.

Banking transactions in the past 2 years has surged more than 3 times to \$22 billion in FY19.

## EASE OF CONNECTIVITY

Strategically located on the Delhi – Mumbai industrial corridor.

Just 20 minutes away from the Ahmedabad International airport.

Enjoys easy connectivity to the upcoming metro.

Well connected to nearby schools, malls, hospitals, etc.



With it's first project in Gujarat, SOBHA brings its towering reputation of passion for quality with SOBHA Dream Heights, located at GIFT City - Gujarat's business hub of the future.

Here's an investment opportunity of a lifetime. Don't miss it!

☎ 080 4646 4500 ✉ [marketing@sobha.com](mailto:marketing@sobha.com)

[www.sobha.com](http://www.sobha.com)

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

DISCLAIMER: This document is conceptual and not a legal offering by the Company for advertising and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales etc independently with the Company prior to concluding any decision for buying in any of the project. The user of the Brochure confirms that he / she has not solely relied on this information for making any booking /purchase in any project of the Company. The visuals and information contained herein marked as "artistic impression" are being indicative in nature and are for general information purposes only. The visuals contained marked as "generic image" and other visuals / image / photographs are general images and do not have any correlation with the project. The imagery used on the brochures may not represent actuals or may be indicative of style only. Photographs of interiors, space surrounding views and location may not represent actuals or may have been digitally enhanced or altered. These photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are the artist's impression and are an indicative of the actual designs. No information given in this brochure creates a warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws. The information in this brochure is presented as general information and no representation or warranty is expressly or impliedly given as to its accuracy. While enough care is taken by the Company to ensure that information in the brochure are up to date, accurate and correct, the readers / users are requested to make an independent enquiry with the Company before relying upon the same. Nothing in the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the Company. The Company is not responsible for the consequences of any action taken by the viewer relying on such material / information in this brochure without independently verifying with the Company.

RERA Registration No: PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/RAA05158/280319,  
available at [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)