



PASSION AT WORK

DREAM HIGHER.

SOBHA  
**dream**heights

GIFT CITY, GUJARAT

**GIFT City's first  
RESIDENTIAL project.**





PASSION AT WORK

**HIGH ON VALUE.**  
**HIGH ON ASPIRATION.**  
**HIGH ON OPPORTUNITIES.**

**Finest quality residential project at the  
fastest growing business hub of India.**

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# GUJARAT

**THE FASTEST GROWING  
STATE IN INDIA AND  
AN INVESTOR'S  
DREAM DESTINATION.**

## **ADVANTAGE GUJARAT**

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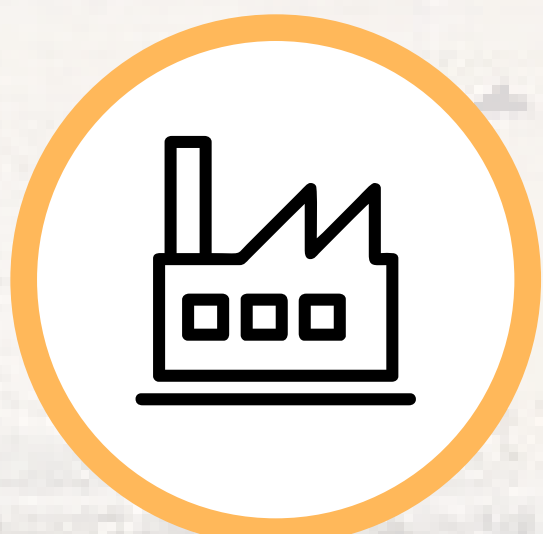
GSDP of over 14% p.a. for the past 10 years.



2nd largest exporting state in India.



The state contributes to 40% of India's port cargo.



Fastest growing manufacturing hub in the world.





# GIFT City, Gujarat

## (GUJARAT INTERNATIONAL FINANCE & TEC - CITY)

With 886 acres of land, GIFT City is an emerging global financial and IT services hub, a first of its kind in India, designed to be at or above par with globally benchmarked business districts. It is supported by state-of-the-art infrastructure encompassing all basic urban infrastructure elements along with excellent external connectivity. Companies from Financial Services, Technology and all other services sector will be targeted as potential occupants within the city.



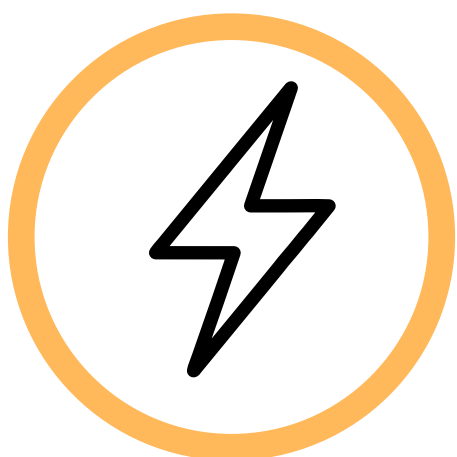
# GIFT City - GEARED FOR A **FUTURE READY** LIFESTYLE.



**WATER MANAGEMENT:** State-of-the-art water treatment system provides 24x7 potable water in all taps.



**DISTRICT COOLING SYSTEM:** An Energy Efficient and Sustainable air conditioning system.



**POWER SUPPLY:** Quality and uninterrupted power supply which ensures 99% power reliability.



**SOLID WASTE MANAGEMENT:** Collection of waste through Automated Waste Collection system.



**UTILITY TUNNEL:** A tunnel running through the city for routing digging-free utility services.





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# THE **GIFT** EDGE FOR SMART INVESTORS.



Strategically located at the Delhi-Mumbai industrial corridor.



20 minutes from Ahmedabad International airport.



Close to Mandal-Behcaraji SIR and Dholera SIR.



Cost advantage over other tier I cities due to lower wage inflation and operational cost.



Development of IT Parks and center of excellence on the Ahmedabad-Gandhinagar stretch.



# THE NEXT BUSINESS DESTINATION TO WATCH OUT FOR.

GIFT City is the preferred business destination



## BANK OF AMERICA

The second largest bank of the USA has established its global business services center.



## World Trade Centre

A distinguishable trading hub for businesses, World Trade Centre occupies 4 sq. Kms city space of GIFT City with a 29-floor tall building.



## India Inx

A subsidiary of BSE Ltd, commenced its trading activities on January 16, 2017 and is India's first International Exchange set up at GIFT City.



## Tata Communications

The leading telecommunications service provider has set up ultra-modern green data center at the GIFT City.



## Oracle

An American multinational computer technology corporation has occupied over 105,442 sq. ft. office space at the GIFT City.







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# GIFT City - A WALK TO WORK CONCEPT



**Office spaces**



**Schools**



**Recreation & Social facilities**



**Hotels & Clubs**



**Living spaces**



# GIFT City, Gujarat

(GUJARAT INTERNATIONAL FINANCE & TEC - CITY)

INDIA's only IFSC  
and SMART city.





PASSION AT WORK

# TOP IFSCs in the world & how much does it **COST** to live there.



**SINGAPORE** COST  $\cong$  1584\$ / sq.ft.



**PARIS** COST  $\cong$  1356\$ / sq.ft.



**LONDON** COST  $\cong$  894\$ / sq.ft.



**FRANKFURT** COST  $\cong$  729\$ / sq.ft.



**DUBLIN** COST  $\cong$  628\$ / sq.ft.



**TOKYO** COST  $\cong$  491\$ / sq.ft.



**QUINGDAO** COST  $\cong$  375\$ / sq.ft.



## **GIFT City**

**COST  $\cong$  80\$ / sq.ft.**





PASSION AT WORK

# SOBHA **dream**heights

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GIFT CITY, GUJARAT

**AT 33 STOREYS, GUJARAT'S  
TALLEST RESIDENTIAL  
TOWERS AND GIFT CITY'S  
FIRST RESIDENTIAL PROJECT.**



# LOCATED IN THE HEART OF THE GIFT CITY



## LEGENDS

- |                       |                              |                      |
|-----------------------|------------------------------|----------------------|
| ● SOBHA DREAM HEIGHTS | ● State Bank of India        | ● BSE Brokers' Forum |
| ● Brigade IFSC        | ● Jamnabai Narsee School     | ● Fire Station       |
| ● GIFT TOWER 1        | ● NORTH GATE                 | ● Prestige           |
| ● GIFT TOWER 2        | ● GIFT INTERNATIONAL CLUB    | ● EAST GATE          |
| ● Savvy Pragya        | ● Grand Mercure Hotel        |                      |
| ● World Trade Centre  | ● The Signature- Hiranandani |                      |



# **GIFT City** - DEMAND & SUPPLY SCENARIO



**X**

**9000**

Working Professionals

:

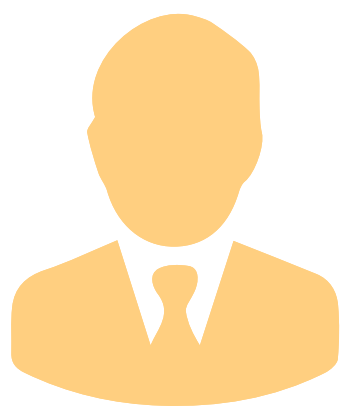


**X**

**474**

Residential Units

**DEMAND : SUPPLY**



**X**

**18**

:



**X**

**1**

At present, GIFT City comprises of 9000+ working professionals. SOBHA Dream Heights, the first residential project, comprises of only 474 apartments.

There exists a wide gap between the demand and supply.





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# HIGH LIVING REDEFINED

SOBHA  
**dream**heights

GIFT CITY, GUJARAT





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# THE MASTER PLAN

## OUR KEY TO FLAWLESS EXECUTION



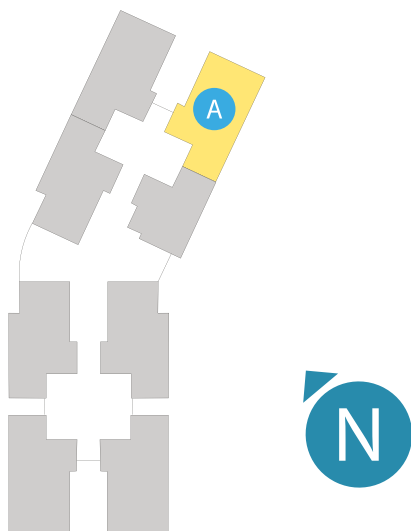
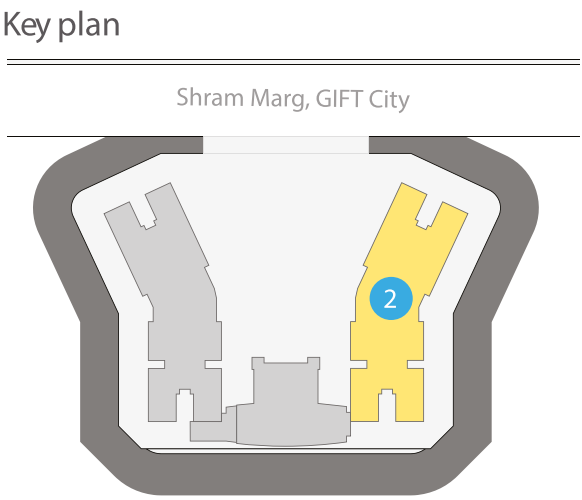
- 1) CANOPY GARDEN
- 2) ALCOVE GARDEN
- 3) ISLAND PLAZA
- 4) ALFRESCO DECK
- 5) ACTIVITY LAWN

- 6) KIDS POOL
- 7) SWIMMING POOL
- 8) POOL DECK
- 9) WATER CURTAIN
- 10) ENTRY PLAZA



UNIT PLAN

2BHK Type A



2 BHK

SBA - 1135 SFT / 105 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

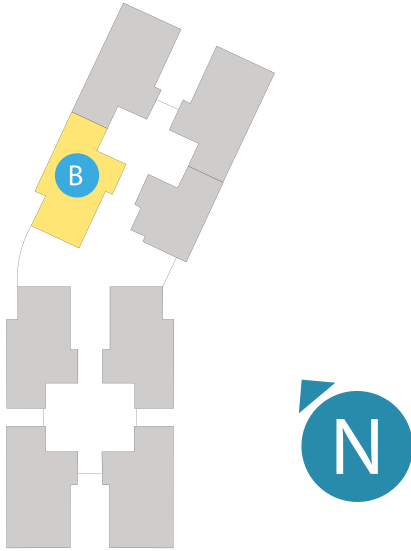
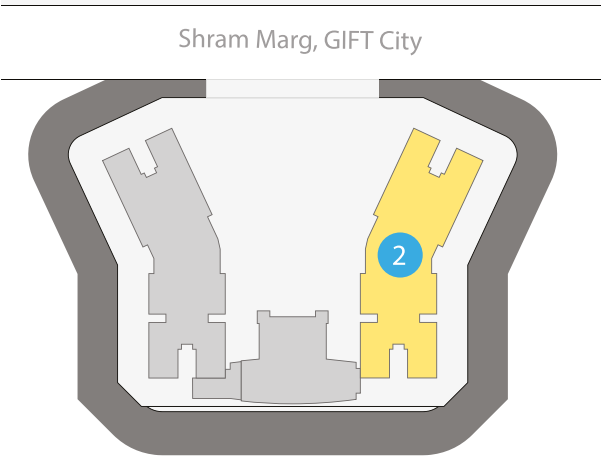


# UNIT PLAN

## 2BHK Type B



Key plan



2 BHK  
SBA - 1090 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

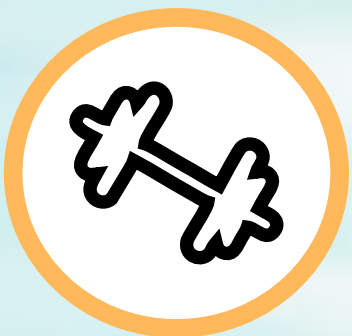


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# ADDING **LUXURY** TO THE **LIFESTYLE**



Swimming pool and separate kids pool on the clubhouse deck with alfresco deck, along the pool area.



3-storey clubhouse with activity room, multipurpose hall & gym.



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



Beautiful landscaping on podium along with activity lawn.



Soothing water curtain along with the beautiful Island Plaza.



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





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## **GIFT YOURSELF AN OPPORTUNITY OF A LIFETIME!**

### **3x3 reasons to invest today.**

# 1

## **GIFT City**

- India's only IFSC & first operational smart city.
- Wide gap between demand and supply of residential units viz working professionals.
- Existing workforce of 9000+ employees & 200+ companies.

# 2

## **SOBHA Dream Heights**

- At 33 storeys, Gujarat's tallest residential towers, with walk-to-work concept.
- GIFT City's first residential project with only 474 apartments.
- Unmatched SOBHA Quality with premium lifestyle amenities.

# 3

## **SOBHA**

- Top National Realty Brand in India for 5th consecutive year (Track2realty, BrandXReport 2018-19).
- India's only backward integrated real estate company, focussing on Quality & On-time Delivery.
- Present in 6 countries and 27 cities in India.





PASSION AT WORK

# SOBHA

## THE EPITOME OF QUALITY

- Mr. P.N.C. Menon (Chairman Emeritus Sobha Ltd.) founded SOBHA Limited in 1995.
- Today, SOBHA is a Rs. 40 billion company
- More than 10 million customers have put their trust in SOBHA.
- In 2006, SOBHA's first public offering created history when the issue got oversubscribed 126 times.



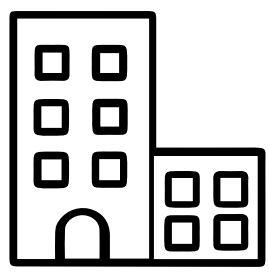


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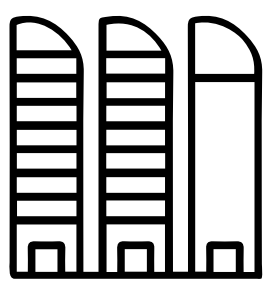
# SOBHA - AT A GLANCE



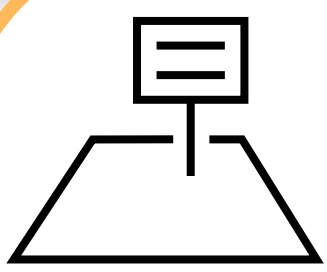
**27** Cities footprint



**106.8** mn. Sq. ft. area  
successfully completed



**467** Real estate & Contractual  
projects delivered



**2,502** Acres of land bank

The Contracts business at SOBHA boasts of corporate clients including, Infosys, LuLu, Biocon, Dell, HP, Taj, HCL, ITC, Bosch, GMR & many more.



# **BACKWARD INTEGRATION**

as a strategy for impeccable quality.



**SOBHA is the only real estate organization in India to have its own in-house manufacturing divisions to deliver according to the highest quality standards.**



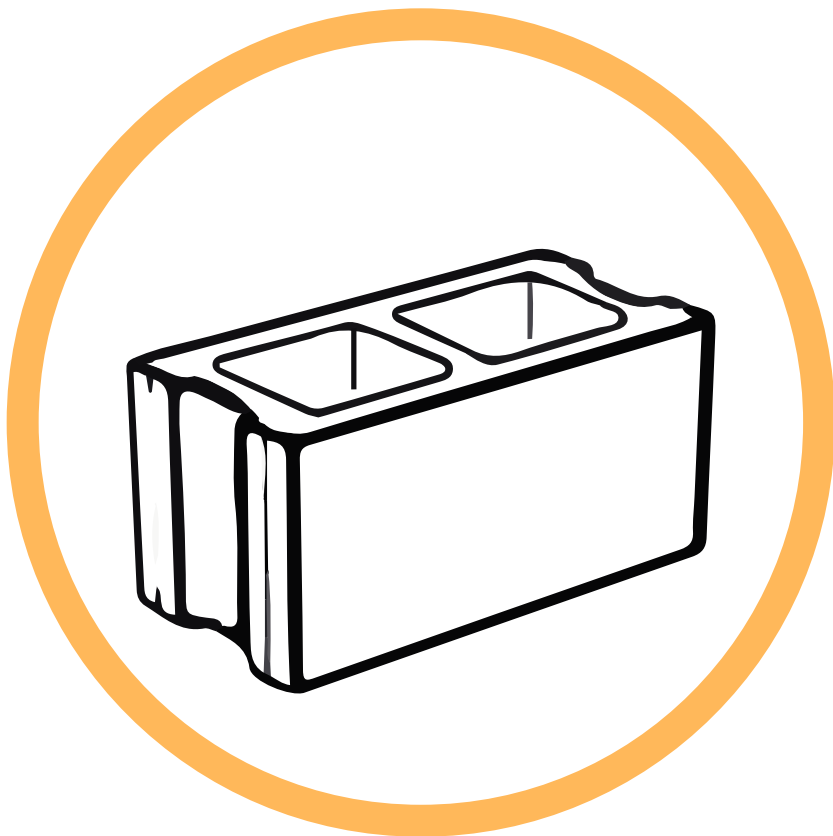


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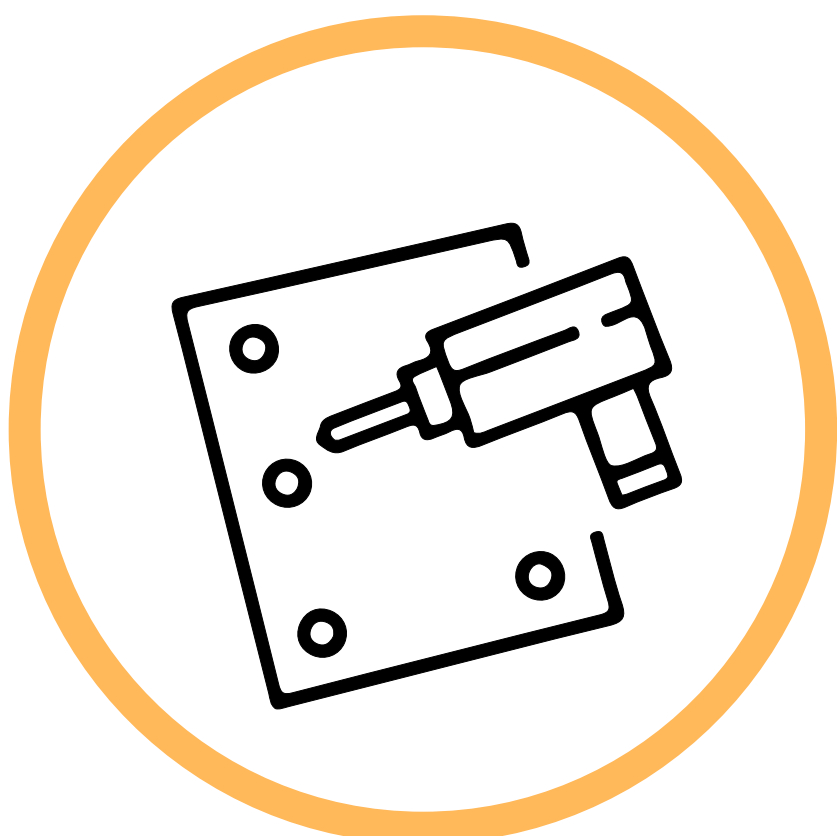
**SOBHA's in-house backward integration units include:**



**SOBHA  
INTERIORS**



**SOBHA  
CONCRETE  
PRODUCTS**



**SOBHA  
GLAZING &  
METAL WORKS**



**SOBHA  
RESTOPLUS**





PASSION AT WORK

# SOBHA **dream**heights

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GIFT CITY, GUJARAT

## **Don't miss the opportunity!**

Here's an investment opportunity of a lifetime. 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.

**Call: 7486-000-666**

**email: [sales.gift@sobha.com](mailto:sales.gift@sobha.com)**

RERA : PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/  
RAA05158/280319, Website: <https://gujrera.gujarat.gov.in>