



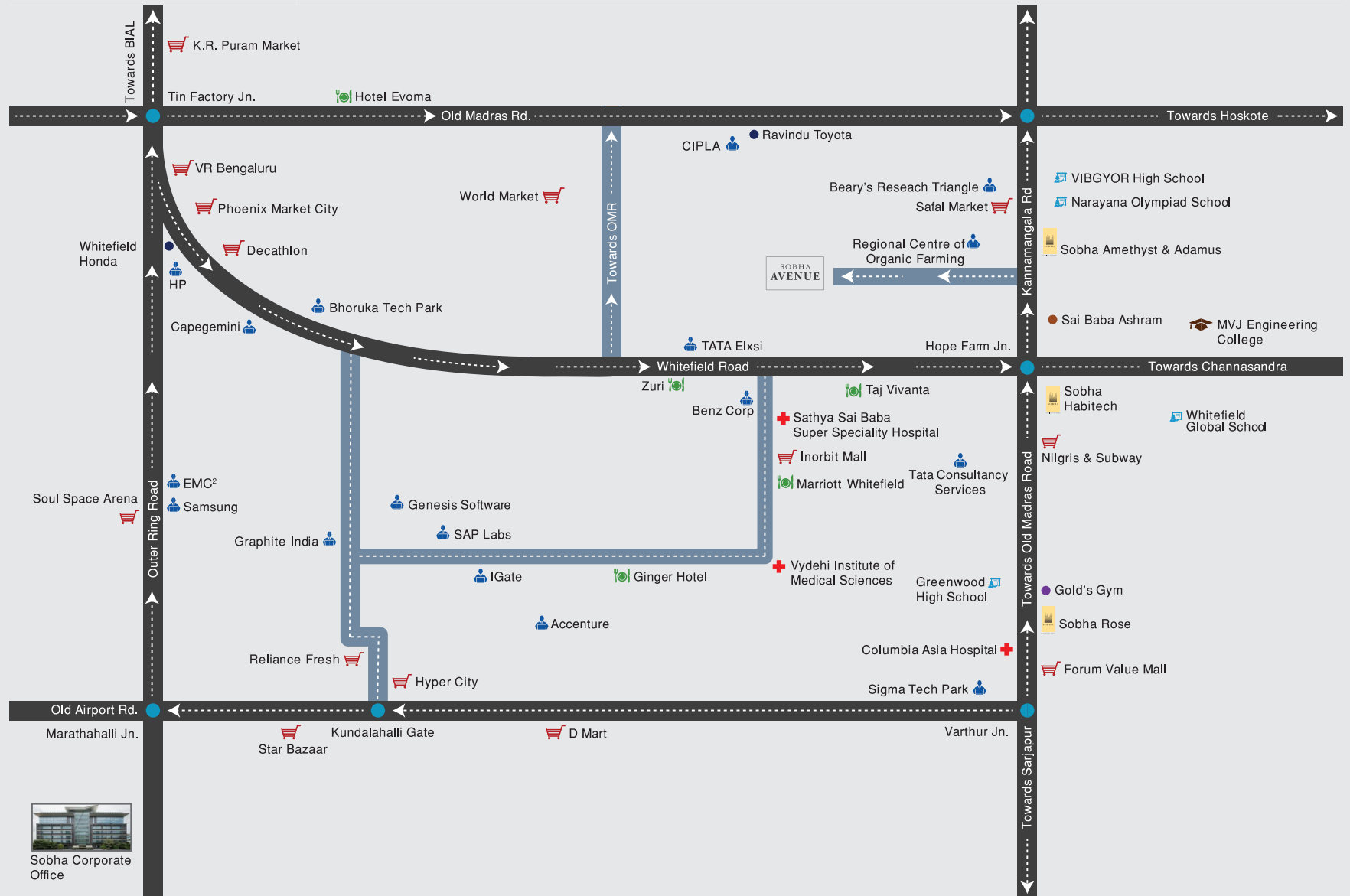
PASSION AT WORK

SOBHA AVENUE

3 BED LUXURY APARTMENTS
AT WHITEFIELD

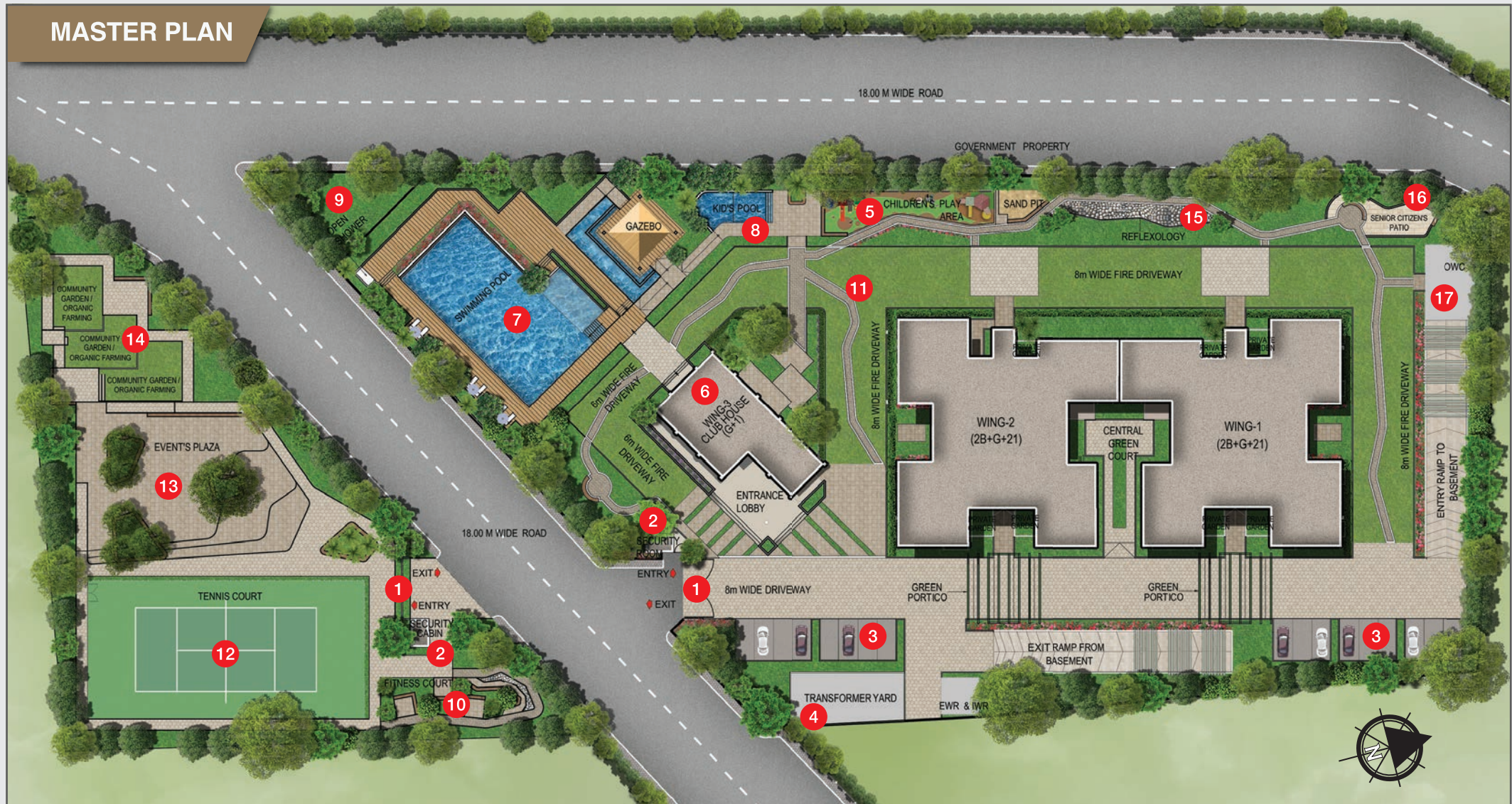
Call: 080 4349 0016 | email: marketing@sobha.com | visit: www.sobha.com

LOCATION MAP



- Corporates
- Leisure, Shopping & Ent.
- Hospitals
- Major Landmarks
- Institutions
- Food Joint, Hotels
- Existing Sobha Apts.
- Main Jn.

MASTER PLAN



- | | | |
|----------------------|--------------------------|----------------------------|
| 1 Entry/Exit | 7 Swimming Pool | 13 Playfield / Event Plaza |
| 2 Security Cabin | 8 Kids' Pool | 14 Organic Farming |
| 3 Visitors' Car Park | 9 DG Yard | 15 Reflexology |
| 4 Transformer Yard | 10 Senior Citizen Corner | 16 Senior Citizen Patio |
| 5 Kids' Play Area | 11 Jogging Track | 17 OWC |
| 6 Clubhouse | 12 Tennis Court | |

PROJECT DETAILS

Land Area : 2.97 acres
 Open Space : 80%
 Structure : 2B+G+21
 No. of Wings: 2
 Type of Units: 3 Bed Luxury Apartments

Homes with abundant open spaces

Set in 2.97 acres with 80% open spaces, these 3 bed luxury apartments will soon emerge as the most preferred destination for the cosmopolitan workforce of the city.

Luxury homes in the heart of Whitefield

Located in Whitefield, Sobha Avenue is close to prominent business parks, world-class hospitals, educational institutions, well-known malls and fine-dining restaurants.

PROXIMITY TO



EDUCATIONAL INSTITUTIONS

- Vydehi School of Excellence • VIBGYOR High School • Chrysalis High • CMRIT • Delhi Public School • Deens Academy
- The Brigade School • Gopalan College of Engineering and Management • Kidzee
- Sri Satya Sai Institute of Higher Learning • Ujjval Vidyalaya



CORPORATES

- ITPL • MFAR Silverline Tech Park • TCS • Sapient • HCL Technologies • Intel • Samsung • Sigma Technology Park



HOSPITALS

- Columbia Asia Hospital • Narayana Multi Speciality Hospital • New Life Hospital • Vydehi Hospital
- Sri Satya Sai Super Speciality Hospital



MALLS AND ENTERTAINMENT

- Ascendas Park Square Mall • Phoenix Market City • Inorbit Mall • Park Square Mall • Safal Market • VR Bengaluru



Tennis Court



Kids' Play Area



Senior Citizens' Corner

Outdoor Amenities

Tennis Court

Swimming Pool

Events Plaza

Children's Play Area

Reflexology

Senior Citizen Patio

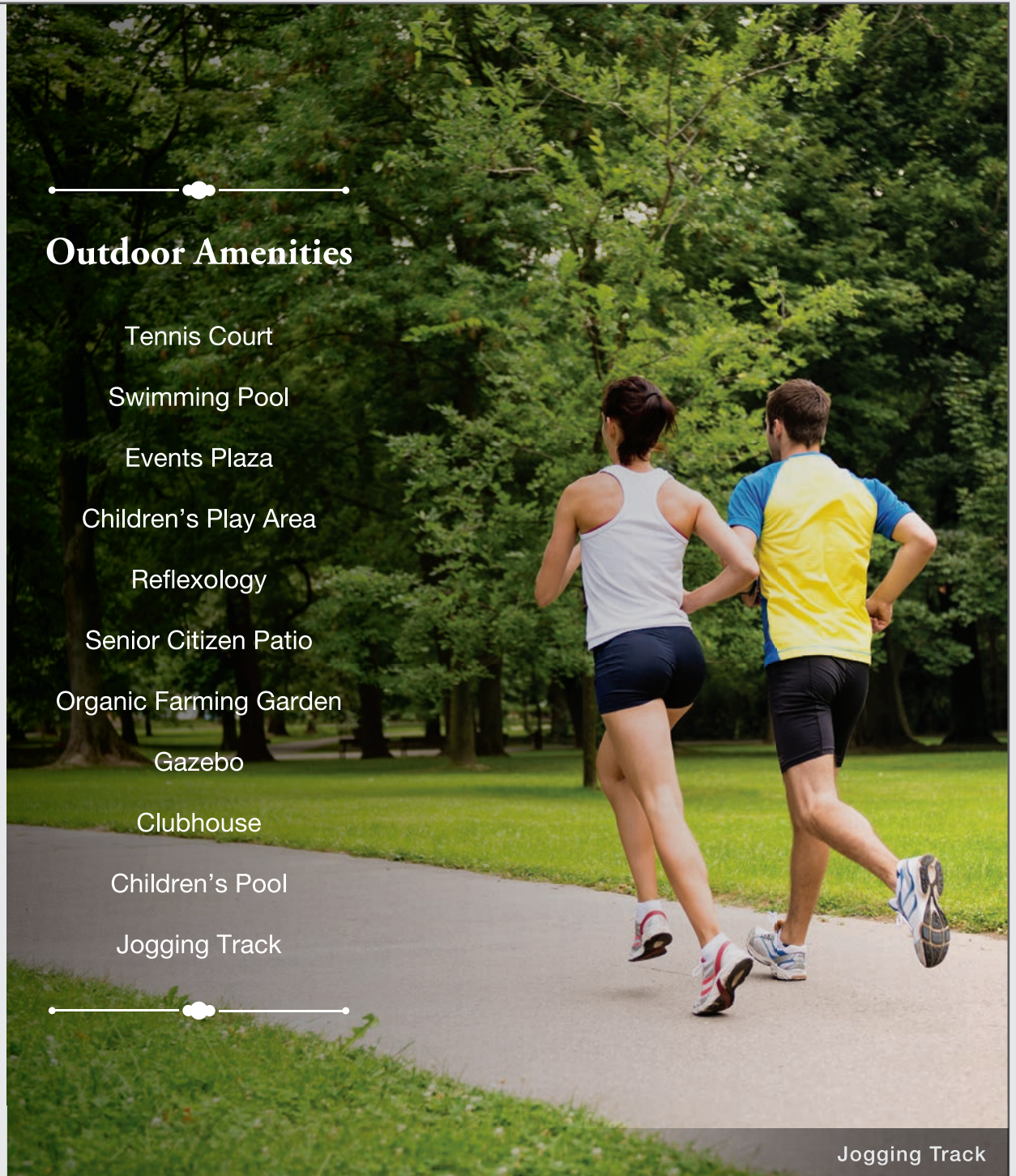
Organic Farming Garden

Gazebo

Clubhouse

Children's Pool

Jogging Track



Jogging Track

Indoor Amenities

Multipurpose Hall

Pool Table

Reading Lounge

Table Tennis

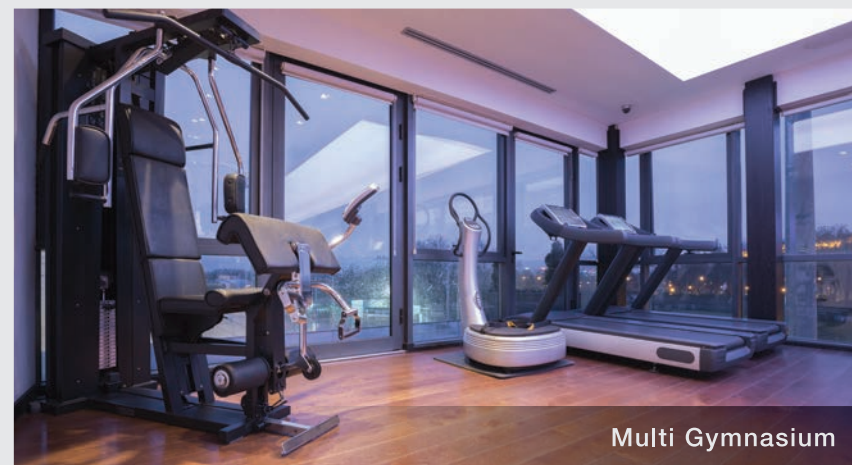
Gym



Table Tennis



Multipurpose Hall



Multi Gymnasium



Pool Table

ARCHITECTURAL/CIVIL SPECIFICATIONS

- 175 exclusive 3 Bedroom apartments (1536 to 1890.15 sq.ft.)

STRUCTURE

- 2 Basement + Ground + 21 storey RCC structure

CAR PARKING

- Covered car parks in 2 basement levels

FOYER / LIVING / DINING

- Superior quality vitrified tile flooring and skirting
- Plastic emulsion paint for walls and ceiling

BEDROOMS

- Superior quality vitrified tile flooring and skirting
- Plastic emulsion paint for walls and ceiling

TOILETS

- Superior quality anti-skid ceramic tile flooring
- Superior quality ceramic wall tiling up to false ceiling
- False ceiling with grid panel
- Granite vanity counters in all toilets

KITCHEN

- Superior quality ceramic tile flooring
- Superior quality ceramic wall tiling from floor to ceiling soffit
- Plastic emulsion paint for ceiling

BALCONIES / UTILITIES

- Superior quality anti-skid ceramic tile flooring and skirting
- Granite coping for parapet/mild steel handrail
- Plastic emulsion paint for ceiling
- All walls external grade textured paint

STAIRCASE

Fire Exit Staircase

- Concrete treads and risers
- Textured paint for walls
- Plastic emulsion paint for ceiling
- MS handrail

COMMON AREAS

- Vitrified tile/granite flooring

- Superior quality ceramic wall tiling up to ceiling
- Plastic emulsion paint for ceiling
- Granite coping for parapet/MS handrail

JOINERY

Main Door / Bedroom Doors

- Frame – Timber
- Architrave – Timber
- Shutters – with both side masonite skin

Toilet Door

- Frame – Timber
 - Architrave – Timber
 - Shutters – with outside masonite and inside laminate
- All other external doors to be manufactured in specially designed aluminium extruded frames and shutter with panels
- Heavy-duty aluminium glazed sliding windows

LIFTS

- High-speed elevators of reputed make (2 No./Wing). Total 4 in Nos.

PLUMBING AND SANITARY

- Sanitary fixtures of reputed make in all toilets
- Chromium plated fittings of reputed make in all toilets
- Stainless steel single bowl sink with drain board in utility

ELECTRICAL WORKS FOR UNITS - 1536 sq.ft. to 1574.35 sq.ft

- Split AC provision in living room and master bedroom
- BESCOM power supply: 5 kW 1 phase supply
- Standby power of 1 kW for apartments and 100% power backup for common area facilities
- Exhaust fans in kitchen and toilets
- Television points in living and master bedroom
- Intercom facility from security cabin to each apartment

ELECTRICAL WORKS FOR UNITS - 1814.16 sq.ft. to 1890.15 sq.ft

- Split AC provision in living room and all bedrooms
- BESCOM power supply: 6 kW 3 phase supply
- Standby power of 3 kW for apartments and 100% power backup for common area facilities
- Exhaust fans in kitchen and toilets
- Television points in living and all bedrooms
- Intercom facility from security cabin to each apartment

