



LIVE  
GROW  
BLOOM







Land Area  
**5.5 Acers**

Units  
**540**

BHK Type  
**1, 2 & 3**

Club house  
**20,000 sqft**

HOME ISN'T A PLACE ...

**IT'S A FEELING ...**

SOUL TREE is not just a project, It's an Emotion.

Its a place to MINGLE, to LIVE and to GROW.

It thrives on the idea that 'LIFE HAPPENS OUTSIDE'.

The project is designed around the existence of a auspicious banyan tree at the site, the SOUL of the project.

Soul Tree is conceptualised to offer more than just an apartment space to a buyer. It offers an environment beyond the inside, an environment on the outside that encourages collaboration and wholesome community living.



## KEY FACTORS



**HOMES THAT  
BREATHE ...**



**HOMES THAT  
SHINE ...**



**HOMES THAT  
FLEX ...**



**HOMES THAT  
CONNECT ...**



**HOMES THAT  
EXPERIENCE  
NATURE ...**



**HOMES THAT  
ARE  
INTELLIGENT ...**

**Fueb**



When you need your  
own space...



When you want to spend  
some time together ...



When it's housefull with  
your loved ones ...



## **ONE SPACE MANY POSSIBILITIES ...**

Homes have been designed to  
meet a verity of lifestyles, such that  
they allow for maximum flexibility  
of use within the units along with  
ample cross ventilation and  
natural light.

MAKE YOUR HOME WHAT  
YOU WANT IT TO BE ...

## SPACES INSIDE & OUTSIDE ...



The design of the project is connected to nature that can upgrade the entire essence of a wholesome community living.





# MASTER PLAN

1. MAIN ENTRY / EXIT
2. ENTRANCE PLAZA WITH SPECIAL PAVING
3. CLUB HOUSE
4. DROP OFF / PICKUP POINTS
5. SERENITY BLOCK ENTRY / EXIT
6. BLISS BLOCK ENTRY/EXIT
7. WALKING TRACK
8. REFLEXOLOGY PATH
9. CHILDRENS PLAY AREA
10. OUTDOOR EXERCISE STATION
11. SENIOR CITIZEN SEATING CORNER
12. CHIT CHAT CORNER
13. PLAY LAWN
14. TODDLERS INTERACTIVE CORNER
15. EXISTING PEEPAL TREE
16. AMPHI THEATER
17. INTERACTIVE STAIRCASE
18. ELEVATED WALK WAY
19. MEDITATION CORNER
20. YOGA/ MEDITATION TERRACES
21. FEATURE WALL
23. HEALING GARDEN
24. NIRVANA BLOCK DROP OFF
25. NIRVANA BLOCK ENTRY/ EXIT
26. KID'S PLAY AREA
27. HALF BASKET BALL COURT
28. FRAGRANCE GARDEN
29. BUTTERFLY GARDEN
30. SUN RISE GARDEN
31. RAISED PLANTER BOX WITH SEATER
32. SKATING RINK
33. SERVICES
34. INTERNAL DRIVE WAY
35. CRICKET NET PRACTICE COURT
36. LIFT LOBBY WITH RISED DECK & TREES
37. APPROACH ROAD





## A PERFECT CLUB FOR YOUR HOME . . .

At Soul Tree, quality of life is the absolute priority. Our clubhouse attests to that. The 15,000 to 20,000 sq ft clubhouse has a half indoor, partially covered swimming pool for adults and toddlers. It is designed to keep all your needs in mind.

### LIST OF MORE AMENITIES . . .

- |                   |                               |
|-------------------|-------------------------------|
| -Indoor games     | -Slide to GF from podium      |
| -Snooker          | -Climbing net to podium       |
| -Creche/Lego room | -Kids play area               |
| -Party hall       | - Outdoor GYM                 |
| -Barbaque zone    | -Amphitheatre                 |
| -sand pit         | -Butterfly zone               |
| -Tot lot          | -Pickup and drop off          |
| -Skating strip    | -Rock climbing wall to podium |







Walking path &  
Jogging track



Senior citizen  
zone



Yoga & meditation  
zones



Multiple liesure  
podiums & seating



Skating  
strip



Indoor &  
outdoor GYM's

Cricket net

Table tennis

Basket ball

Badminton



## SPORTS FOR ALL ...

At SOUL TREE we have something for everyone from Cricket practice nets, Table tennis , half basket ball court, Badminton court to skating rink and partially covered swimming pool to connect with the community around you and at the same time we also have jogging and walking paths, reflexology path, yoga and meditation zones ,multiple liesure podiums & seatings spread accross the project to make you feel the calm of nature around you.







## FEEL GREEN . . .

## ENERGY CONSERVATION

Energy efficient lights in common areas  
Solar powered street lights

## WATER CONSERVATION

Dual piping & dual flush system for sanitary  
All landscape maintained through recycled water  
Water efficient fixtures, Rain water harvesting  
and Ground water recharge

## SOLID WASTE MANAGEMENT

Segregation at source Organic waste convertor



# SPECIFICATIONS

DOORS  
Door – SHOBHA DOORS

FLOORING TILES  
– ZEALTOP

PAINT  
– ASIAN PAINTS

PLUMBING  
– TOTO/ Grohe/ Jaguar

ELECTRICAL  
– FUEB intelligent Touch switches at an additional cost  
– ANCHOR switches  
– ANCHOR wires.

GENERATOR BACKUP  
– CUMMINS

ELEVATOR  
– SCHINDLER.

## 01 CIVIL THE FINER DETAILS

### STRUCTURE

- R.C.C framed structure, designed as per relevant BIS codes for earth quake resistance and structurally efficient systems implemented.

### WALLS

- External walls with 6” solid concrete blocks and internal walls with 4” solid concrete blocks

### PLASTERING

- Sponge finish for external walls
- Smooth sponge finish for internal walls

## 02 ARCHITECTURE THE FINER DETAILS

### DOORS

- Main Door – Engineered wooden door. full width jamb (with architrave)
- Main Door fitted with FUEB SMART DIGITAL DOOR LOCK
- Internal doors – Engineered wooden doors with laminate finish

### WINDOWS

- UPVC sliding windows with mosquito mesh and MS safety grill.

### FLOORING

- Living, kitchen and dining.
- bedrooms : double charged vitrified tiles.

### BATHROOM

- Floor : Antiskid ceramic tiles flooring
- Walls : Glazed ceramic tiles
- False ceiling : Grid false ceiling with PVC coated tiles and shadow channels.

### PAINT

- External walls : Exterior grade emulsion
- Internal Walls : Emulsion over wall care putty

## 03 PLUMBING, ELECTRICAL & SERVICES THE FINER DETAILS

### CP & SANITARY FITTINGS & FIXTURES

- Grohe or jaguar or equivalent make ISI CP and sanitary fittings.
- TOTO or equivalent soft close seat ccover EWC
- TOTO or equivalent monolithic one piece sink

### ELECTRICAL

- Wipro switches or equivalent
- Automated smart touch switches by FUEB at additional cost
- Fire resistant anchoror polycab or equivalent wires.

### ELECTRICAL POINTS

- Provision of electrical points for refrigerator, chimney and washing machine.
- TV & Telephone point in living room.
- Electrical point for geyser & exhaust fan in toilets.
- AC point for master bedrooms

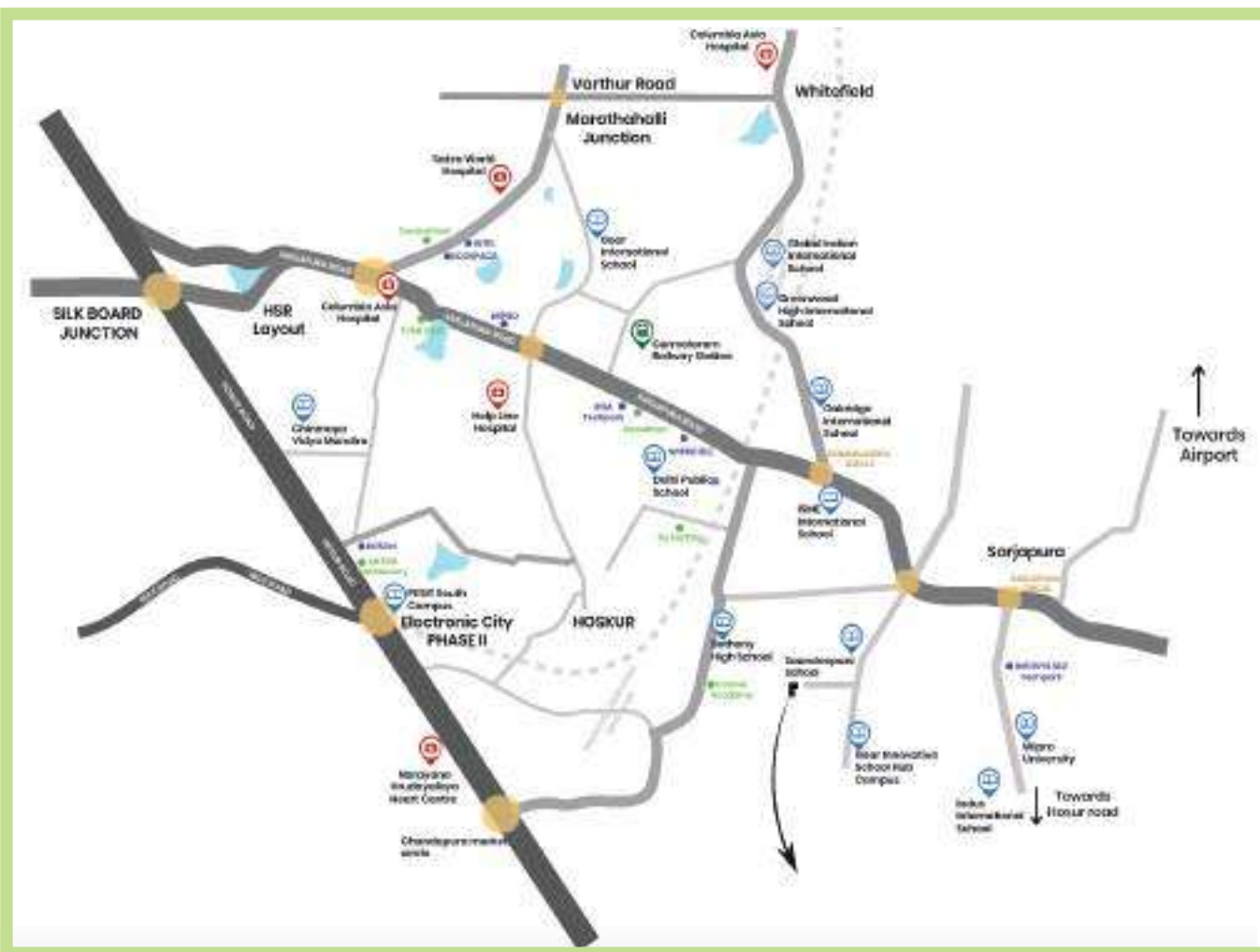
### GRID POWER AND BACKUP POWER

- EB power : 3 KW
- DG power backup : 1 KW
- Common areas : 100% backup for lighting, lifts and utilities.

### ELEVATOR

- 6/8 Passenger capacity elevator of reputed make.





## A PERFECT LOCATION FOR YOUR HOME . . .

Sompura Gate, Sarjapur Road, located in south-east Bangalore, is one of the fastest-growing parts of the city which makes it perfect property investment destinations. Despite it's close proximity to the IT hubs of the city it still retains the peaceful & serene aspect missing from almost every other part of the city. The real estate demand in this location has seen a ten folds increase.



### Corporates

RGA Tech Park  
Decathlon Limited  
Wipro Corporate Park  
Electronic City  
Whitefield  
Cessna Business Park



### Hospitals

Town Hospital, Sarjapur  
Spandhana Hospital  
Columbia Asia, Sarjapur  
Hepline Hospital  
Sakra world hospital  
Narayan Multi Speciality Hospital



### Retail & Entertainment

NVKM Complex  
Food City Hypermall  
Unique Hypermarket  
Phoenix Marketcity  
Inorbit Mall  
PVR Soul Spirit



### Educational Institutions

TISB  
Greenwood High Intl. School  
Inventure academy  
Indus International School  
Shlok International  
ISME mangement School  
Azim Premji Univerisity (Wipro)



## ABOUT

# MODERN SPAACES

## BUILDING EXCELLENCE

We do not just sell dreams, we sell homes.

We are part of an exciting process to create places for people to live, grow, bloom, play, heal and celebrate. All of this, in addition to assuring you quality at an affordable cost.

We believe that buildings are not just meant to be occupied, they are meant to be experienced. We believe in Crafting experience, and the difference is our people. Our core principals are to build projects safely and timely.

Contact: 90305 05501/ 99800 62323

Email: [sales@modernspaaces.com](mailto:sales@modernspaaces.com)



## PROJECT ADDRESS:

SOUL TREE, Sy. no: 13/1, Ittina haveli layout,  
Sompura, Sarjapura main road,  
Bangalore – 562125

## OFFICE ADDRESS:

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