



SOBHA

PASSION AT WORK

SOBHA
ROYAL CREST

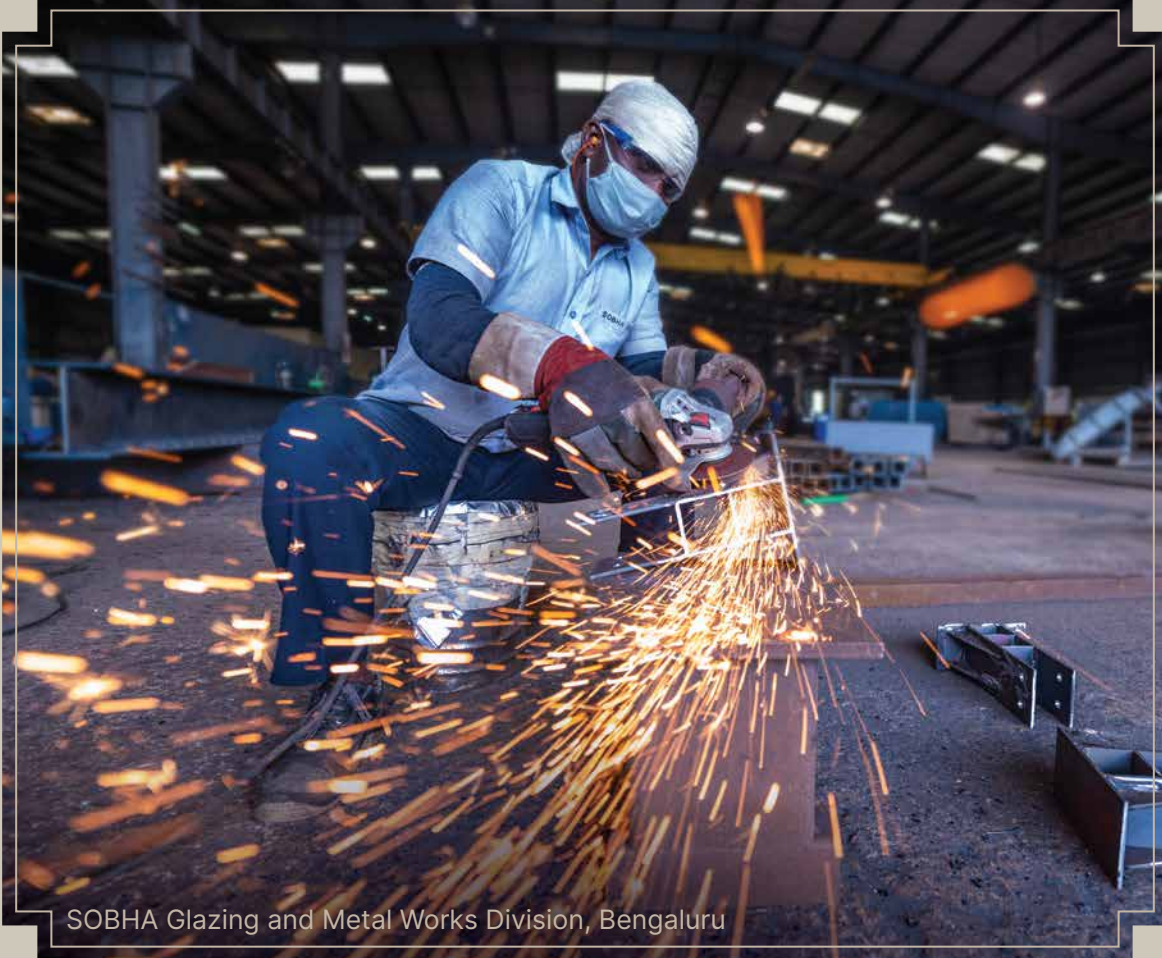
HOMES FOR THE MODERN ROYALS



Ravi Menon
Chairman, SOBHA Limited

From the Chairman's Desk

At SOBHA, product quality has always been sacrosanct – which is why we introduced the self-reliance model. It enables us to achieve international quality and control delivery timelines. Being the pioneers of themed architecture, with SOBHA Royal Crest we are paying a tribute to Bengaluru's rich heritage. By drawing inspiration from the Bangalore Palace, the project is a true reflection of the spirit of yesteryear Bengaluru. The community is thoughtfully designed by adopting key elements from Tudor-style architecture. It's certainly a one-of-a-kind opportunity to live the palatial life.



SOBHA - India's Only Self-reliant Real Estate Company.

For nearly three decades, we have defined our mettle with a sharp focus on quality, backed by our self-reliant model. Today, SOBHA has a towering presence across 24 cities in India. Our marquee corporate projects bear testimony to our expertise in turnkey solutions – thanks to our in-house design and execution capabilities. We have crafted iconic statements in the residential space through quality and innovation. Our portfolio includes presidential apartments, villas, row houses, luxury apartments, and plotted development.

Crafting Your SOBHA Home.

Discover the intricate measures we take to ensure that a SOBHA home is beyond compare. We have perfected our methods over the past two decades, so that your home lasts for many generations.



Wall Finishing & Flooring

A multilayered wall ensures seamless surface, aesthetic finish, and longevity. The floor is evenly laid, waterproofed, and sealed with grout.



Seepage-free Bathrooms

With clearly marked wet & dry areas, your bathroom is built for easy maintenance. The multilayer waterproofing keeps seepages at bay.



Well-designed Lawns

Meticulously laid grass, with systematic & extensive waterproofing paves the way for lush and low-maintenance lawns.



5-layered Exterior Walls

Tough and textured surfaces for an aesthetically superior, crack-free and dust-repellent external wall.



Safe & Robust Balconies

A rust-proof rail of safety backed by stone coping & high-quality sliding doors ensure longevity & easy maintenance.



Efficient Parking Spaces

The tyre-friendly flooring and a wide driveway assist in efficient navigations and offer optimum safety.

An Ever-growing Neighbourhood.

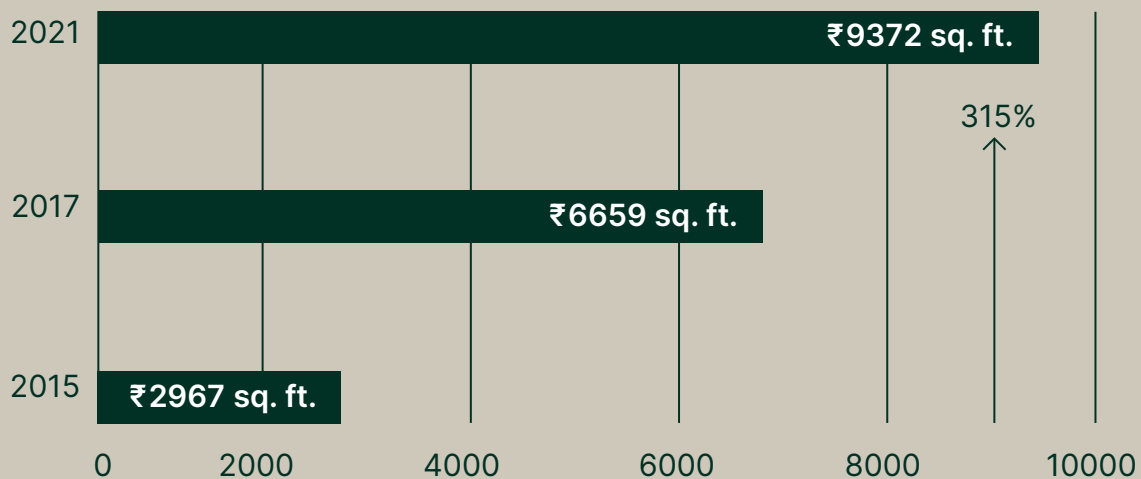
Banashankari, one of the most preferred residential destinations in South Bengaluru, is well-connected to the Outer Ring Road, NICE Road, Mysore Road, and Kanakapura Road. The locality is accessible to most parts of the city via public transport, including Namma Metro. What's more, the project is in close proximity to popular retail centres such as Jayanagar and JP Nagar.



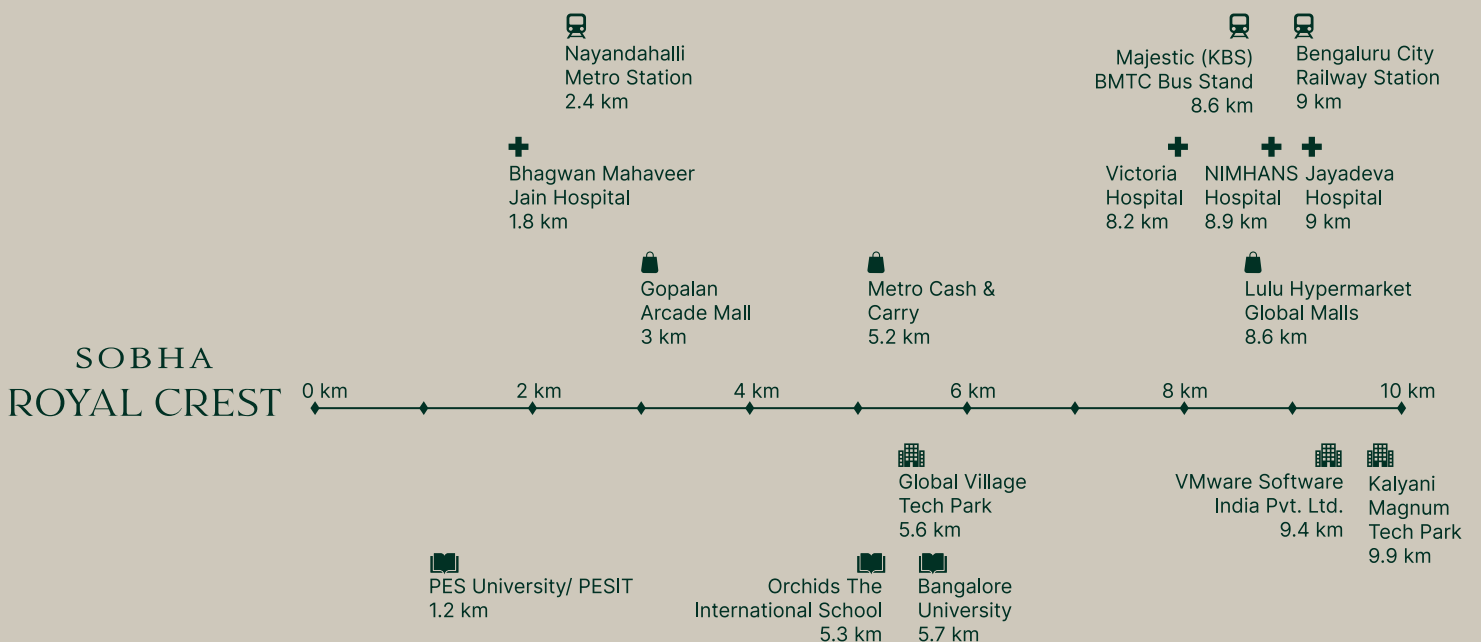
Hassle-free Commuting on the Cards.

The ongoing 10-lane-Bangalore-Mysore Expressway, which is about 5 minutes away from the project, will reduce the travel time between the two cities by 90 minutes. The upcoming phase-2 metro line will make commuting faster, notably travelling to the Bengaluru International Airport. Further, it will connect several markets from north to south in a single corridor. The proposed Bengaluru Suburban Rail Project will facilitate seamless integration between Metro, Rail and Transit & Traffic Management Centres located at BMTC's transit infrastructure sites such as Banashankari, Vijayanagar, Yeshwanthpur, Peenya, etc.

Rising Residential Price Appreciation in Banashankari



Source: Various property portals.



Master Plan

- ◆ Sports & other recreational facilities are thoughtfully located away from the residential blocks, making way for a calm and tranquil ambience.
- ◆ Bell-mouth entrance for smooth traffic flow.
- ◆ The units are thoughtfully planned with non-facing balconies to provide utmost privacy.
- ◆ Nearly 80% of the community space is traffic-free.



Amenities

- | | | | |
|----|--------------------|----|---------------------|
| 01 | Entry/Exit | 16 | Sunrise Walkway |
| 02 | Drop Off | 17 | The Promenade |
| 03 | Tudor Court | 18 | Playground |
| 04 | Club Castle | 19 | Pet Park |
| 05 | The Odeum | 20 | Jogging Path |
| 06 | Picnic Grove | 21 | The Grand Courtyard |
| 07 | Celebration Lawn | 22 | Festival Plaza |
| 08 | Kids' Pool | 23 | Pottery Garden |
| 09 | Regalia Pool | 24 | Security Cabin |
| 10 | Club Deck | 25 | Reflexology Park |
| 11 | Fountain Plaza | 26 | Seniors' Gazebo |
| 12 | Arbor Park | 27 | Visitors' Parking |
| 13 | Fans' Gallery | 28 | Knot Garden |
| 14 | Sports Arena | 29 | Topiary Garden |
| 15 | Renaissance Square | | |

Clubhouse

- ◆ Board Games
- ◆ Coworking Space
- ◆ Yoga/Aerobics Room
- ◆ Gym
- ◆ Multipurpose Hall
- ◆ Party Lawn
- ◆ Badminton & Table Tennis Hall



A Legacy to Live by.

There's a glorious era to reminisce about – a time when architecture inspired awe. Bengaluru – an emotion that resonates with the times past, a place that also keeps pace with the future. Here's a tribute to the rich heritage of Bengaluru – an architectural marvel inspired by the Bangalore Palace.

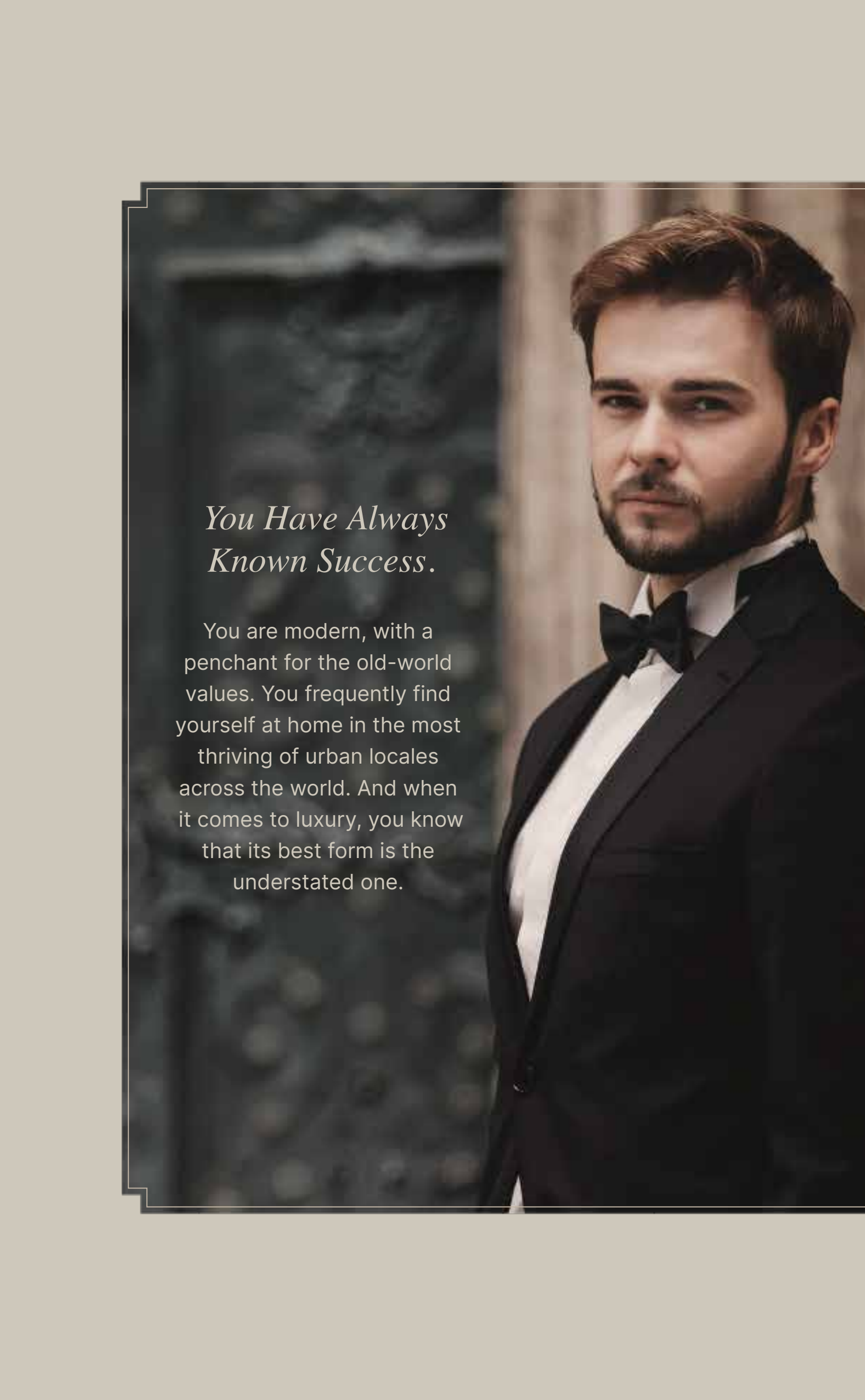


Architect's Note

The Bangalore Palace is one of Bengaluru's most iconic landmarks. It clearly exemplifies the city's rich cultural heritage and grandeur. With this theme, we intend to recreate the yesteryear charm with a perfect fusion of modern features that accentuate its vintage architectural brilliance. We have also carefully selected amenities that seamlessly blend with the overall aesthetics of the project like the Club Castle, the clubhouse designed like a castle, Terrace Courtyard, Arbor Walk, and Topiary Garden to name a few. These homes appeal to everyone who has a taste for everything classic yet contemporary.

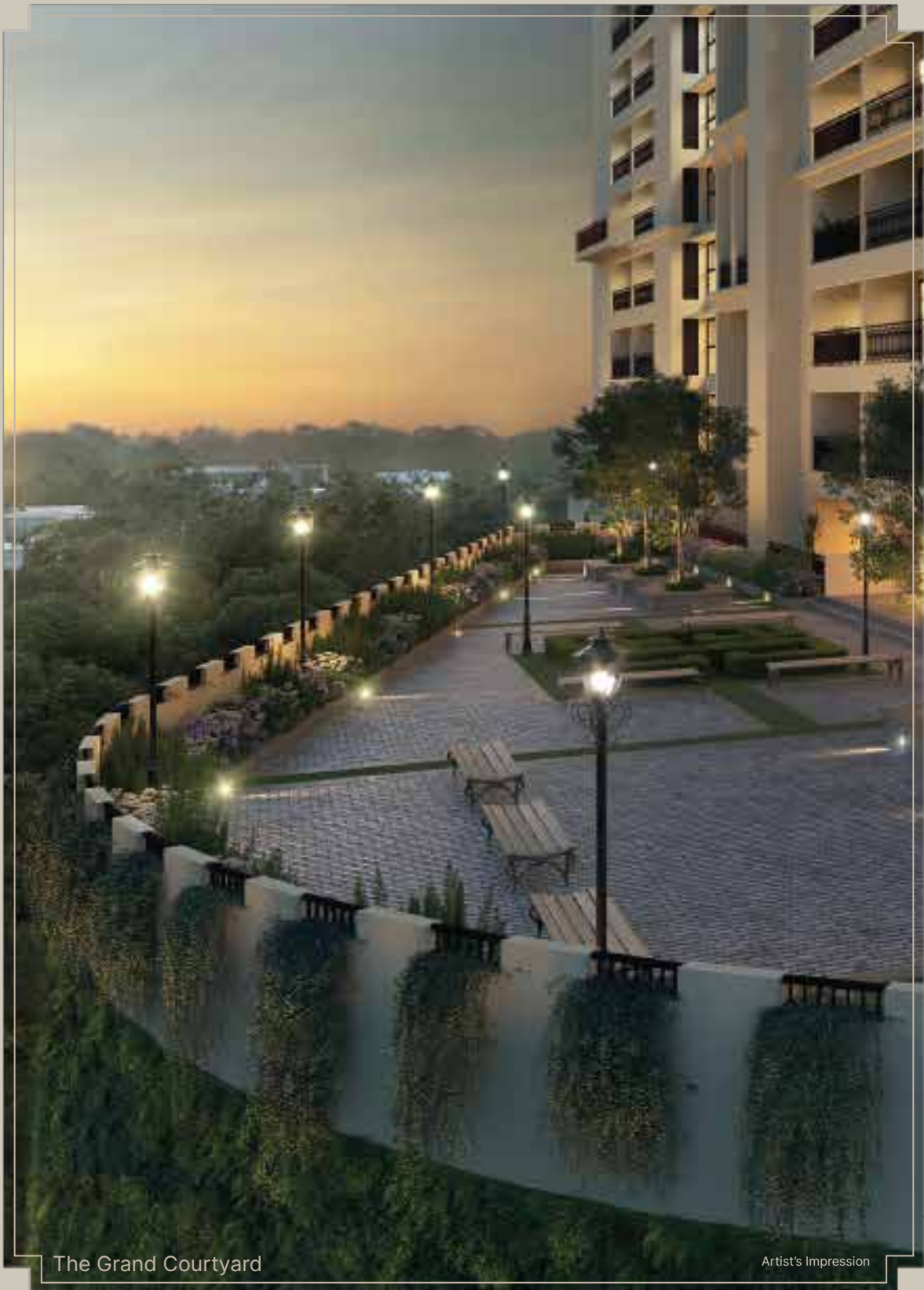


Geetha K Nair
EVP, Design & Engineering,
SOBHA Limited

A man with a beard and short brown hair, wearing a black tuxedo jacket, white shirt, and black bow tie. He is looking slightly to his right with a subtle smile. The background is a blurred, light-colored wall.

*You Have Always
Known Success.*

You are modern, with a penchant for the old-world values. You frequently find yourself at home in the most thriving of urban locales across the world. And when it comes to luxury, you know that its best form is the understated one.



The Elevated Realm of Joy.

Take a stroll through The Grand Courtyard, enjoying the cool breeze. Let your mind wander aimlessly as you glance across the sights and scenes unfold below you. And when the evening sky turns into a riot of colour, be awestruck!



Sunrise Walkway

Artist's Impression

Your Bridge to Good Times.

A walkway upon which you can cross to the good times! A place to stand and ponder, immerse yourself in the surroundings, or just hang around with your bunch of buddies. The Sunrise Walkway, with its unique design, will serve as your go-to spot!

A Walk Around the Park.

Feel like hitting the outdoors for some fresh air? The Arbor Park is the perfect destination. And don't be surprised if you bump into likeminded souls who are as interesting as you.



Splash Your Way to Fitness.

When it's evening and all about you is calm,
gently wade into the refreshingly cool waters
of the Regalia Pool. Make a splash, and then swim
its length till you feel that you have burnt
the calories you acquired during
the seven-course meal.



Regalia Pool

Artist's Impression

One-of-a-kind Garden.

Your children will love it here, for the setting is perfect for them to play hide and seek. Yes, the Topiary Garden has a wide range of trees, shrubs, and subshrubs which are clipped artfully to create a garden of living sculptures.



Do What You Love Doing.

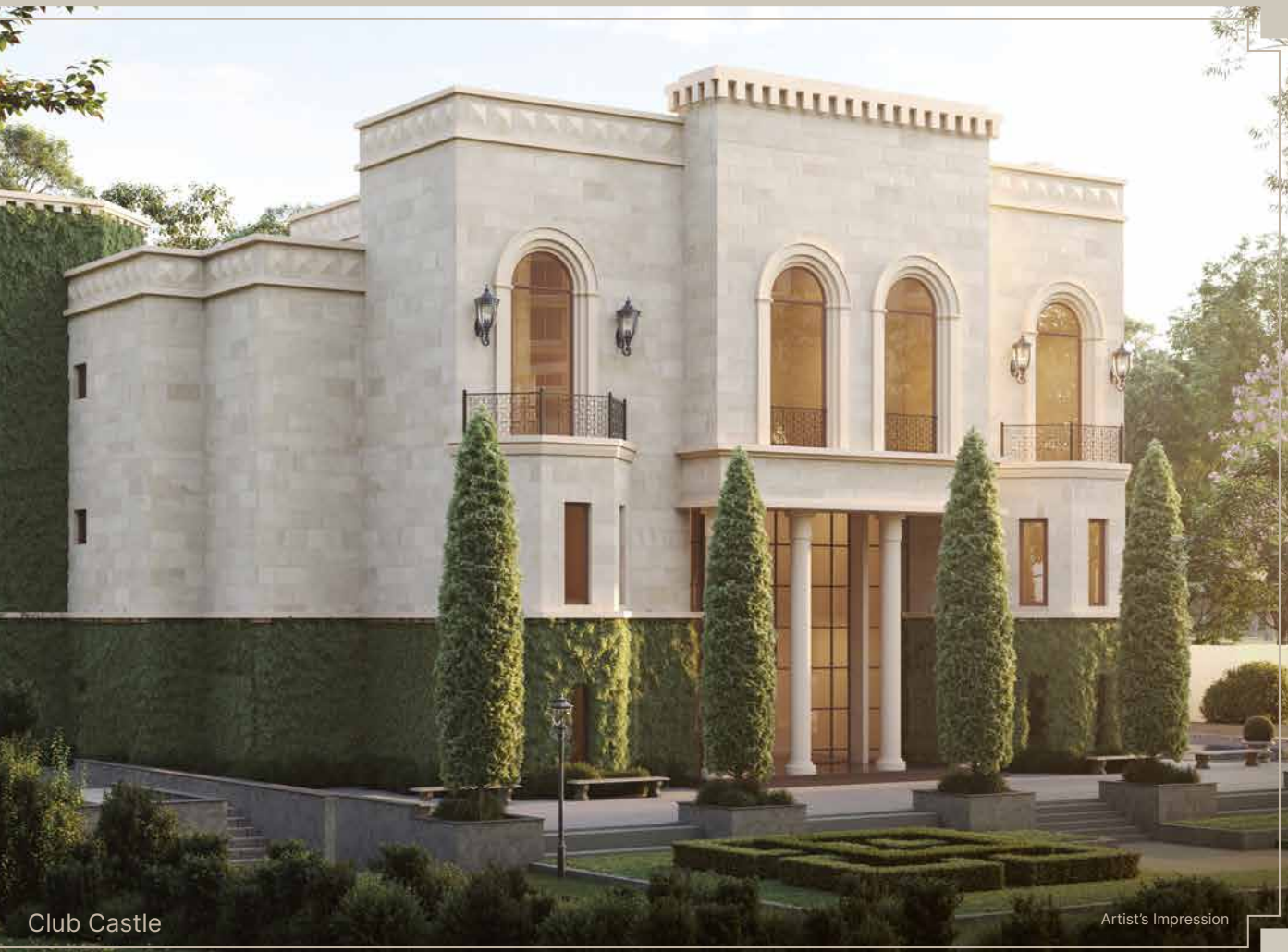
Featuring a Knot Garden, the Tudor Court also has expansive spaces to walk around, hold court, or just sit by and memorise that verse you've developed a liking for.

Go on and immerse yourself in the enchanting surroundings.



Indulge in Regal Pastimes.

It's time to play! Head to the Club Castle and choose your preferred pastime, as the clubhouse has a host of indulgences. Play a game of snooker or give in to the joys of having a tete-a-tete with that bookish neighbour of yours.



Club Castle

Artist's Impression

Let Celebrations Begin at Home!

The interiors are exquisitely crafted to perfection. A Vaastu-compliant entry with 8 feet tall entrance door and large column-free spaces offer flexibility for interior design. The living room seamlessly connects to the balcony that features a 1.5 feet wide sliding door.



Living Room

Artist's Impression

Get a Good Night's Sleep.

You completely agree with the one who said "sleeping is no mean art", for you earn your sleep by keeping yourself awake all day. And when it's time to call it a day, retreat into your private paradise that provides a soothing ambience and utmost comfort.



Bedroom

Artist's Impression

Your Culinary Journey Starts Here.

The open-kitchen design, which follows the science of ergonomics, comes with an attached utility space. Now go ahead, unleash that culinary wizard in you and create an assortment of signature dishes.



Testimonies of Excellence.



*Mr. Amit & Family,
SOBHA Dream Acres,
Panathur Main Road*

We bought a house in SOBHA Dream Acres in just 3 hours. The earlier phases in the project don't look like they are three or four years old, because it has been well maintained. We are excited to move in here.



*Mr. Jagdishrao & Family,
SOBHA Clovelly,
Uttarahalli*

I was looking to stay in an apartment after my retirement, where there is good security and community. Living in SOBHA Clovelly is like living in a resort right in the middle of the city.



*Mr. Prakash Deshpande & Family,
SOBHA Palm Court,
Yelahanka*

We have been living in SOBHA Palm Court for about five-six months. The layout of the homes, the views, the accessibility, and of course the quality of construction, made us choose SOBHA Palm Court.



*Dr. Sharath & Family,
SOBHA Arena,
Kanakapura Road*

When we visited the place, we realised how well-connected it is to the city. There was no looking back since. Besides, there are so many activities for our children, they will lead a very active life living here.



*Mr. Pulkit & Family,
SOBHA Royal Pavilion,
Sarjapur Road*

We both are from Rajasthan and we loved the Rajasthan theme of SOBHA Royal Pavilion. What caught our attention, apart from the theme, is the construction quality, the layout, and the planning.



*Mr. Satish & Family,
SOBHA Lake Gardens,
KR Puram*

While there are a lot of options to choose from, we wanted a house that had exceptional quality, the completion time, and the brand. SOBHA Lake Gardens ticked all the boxes for us.

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