



PASSION AT WORK

**Lifestyle villas amidst nature's own backyard.**

**SOBHA  
GARDENIA  
VENGAIVASAL, CHENNAI**

ENTRANCE VIEW



CLUB HOUSE VIEW



STREET VIEW - VILLA NO. 26, 25, 24, 23, 22 & 21



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

SOBHA GARDENIA, CHENNAI

STREET VIEW - VILLA NO. 33, 34, 35 & 36



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STREET VIEW - VILLA NO. 17, 18 & 19



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SOBHA GARDENIA, CHENNAI

STREET VIEW - VILLA NO. 54, 53, 52 & 51



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SOBHA GARDENIA, CHENNAI

STREET VIEW - VILLA NO. 57, 58, 59, 60, 61 & 62



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SOBHA GARDENIA, CHENNAI



# OUTDOOR GYM



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SOBHA GARDENIA, CHENNAI





# SOBHA GARDENIA

## SITE PLAN

LAND AREA  
6.85 acres

TYPE OF UNITS  
2, 2.5, 3, 3.5 & 4 BHK

NO. OF UNITS  
79

FOUNTAIN SQUARE



CLUB HOUSE



DRIVEWAY



REFLEXOLOGY PATHWAY



OUTDOOR GYM



### LEGEND

Plots	Type	Super Built-up Area Range	No. of Villas	
	TYPE-A	4 BHK	3274.33 sft - 3365.21 sft	12 nos
	TYPE-B & C	3.5 BHK	2283.06 sft - 2706.11 sft	43 nos
	TYPE-D	3 BHK	1561.18 sft	1 no
	TYPE-D	2.5 BHK	1382.48 sft - 1386.66 sft	8 nos
	TYPE-D	2 BHK	1334.75 sft - 1423.29 sft	15 nos

### CLUBHOUSE AMENITIES

- Multipurpose Hall
- Indoor Games
- Table Tennis Room
- Gymnasium
- Steam
- Sauna

### EXTERNAL AMENITIES (OSR & OPEN AREA)

- Tennis Court
- Children's Play Area
- Jogging Track
- Outdoor Gym
- Reflexology Pathway
- Sensory Garden

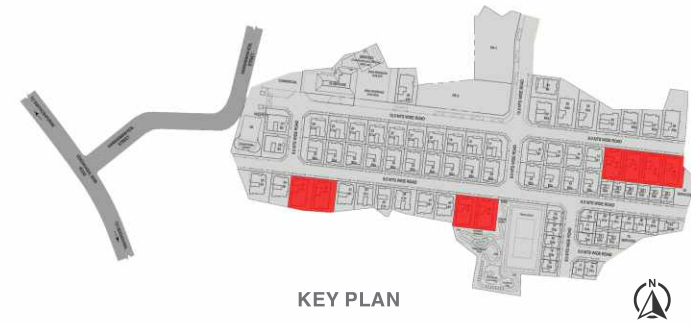
# SOBHA GARDENIA

## TYPE - A1 4 BHK FLOOR PLAN

SUPER BUILT-UP AREA : 312.64 sq. m. (3365.21 sq. ft.)

CARPET AREA\* (as per RERA) : 236.57 sq. m. (2546.44 sq. ft.)

\* Excluding BALCONY AREA : 14.38 sq. m. (154.79 sq. ft.)



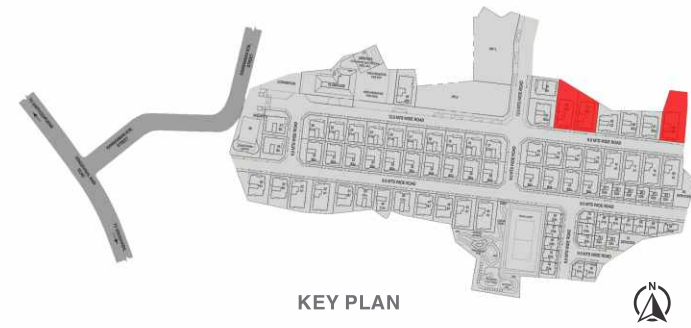
# SOBHA GARDENIA

## TYPE - A2a 4 BHK FLOOR PLAN

SUPER BUILT-UP AREA : 310.40 sq. m. (3341.12 sq. ft.)

CARPET AREA\* (as per RERA) : 241.60 sq. m. (2600.58 sq. ft.)

\* Excluding BALCONY AREA : 8.53 sq. m. (91.82 sq. ft.)



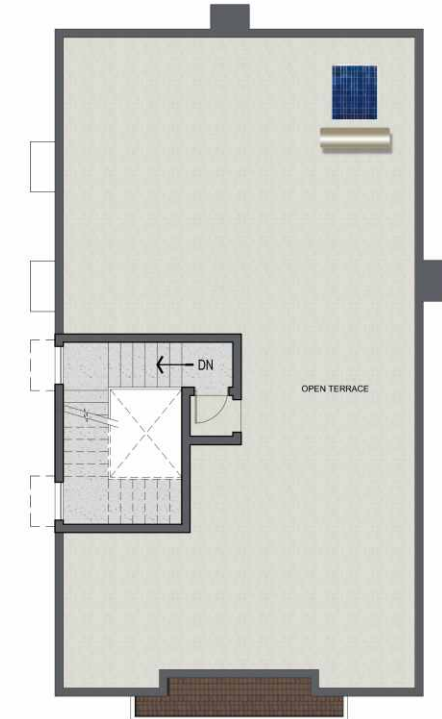
KEY PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

# SOBHA GARDENIA

## TYPE - B1 3.5 BHK FLOOR PLAN

SUPER BUILT-UP AREA : 236.60 sq. m. (2546.79 sq. ft.)

CARPET AREA\* (as per RERA) : 179.70 sq. m. (1934.29 sq. ft.)

\* Excluding BALCONY AREA : 4.15 sq. m. (44.67 sq. ft.)



# SOBHA GARDENIA

## TYPE - B2a 3.5 BHK FLOOR PLAN

SUPER BUILT-UP AREA : 235.14 sq. m. (2531.09 sq. ft.)

CARPET AREA\* (as per RERA) : 182.98 sq. m. (1969.60 sq. ft.)

\* Excluding BALCONY AREA : 4.55 sq. m. (48.98 sq. ft.)





# SOBHA GARDENIA

## TYPE - C1a 3.5 BHK FLOOR PLAN

SUPER BUILT-UP AREA : 217.57 sq. m. (2341.96 sq. ft.)

CARPET AREA\* (as per RERA) : 166.19 sq. m. (1788.87 sq. ft.)

\* Excluding BALCONY AREA : 3.20 sq. m. (34.44 sq. ft.)



# SOBHA GARDENIA

## TYPE - C1c 3.5 BHK FLOOR PLAN

SUPER BUILT-UP AREA : 225.13 sq. m. (2423.25 sq. ft.)

CARPET AREA\* (as per RERA) : 173.31 sq. m. (1865.51 sq. ft.)

\* Excluding BALCONY AREA : 3.20 sq. m. (34.44 sq. ft.)



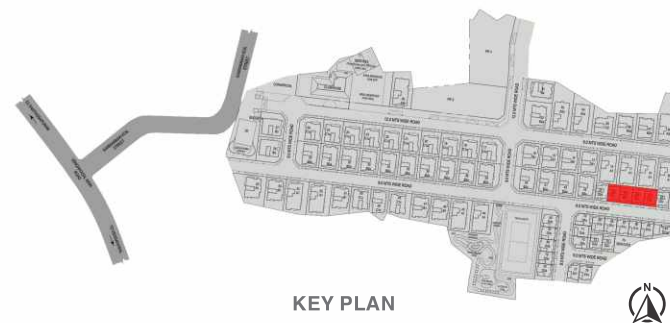
# SOBHA GARDENIA

## TYPE - D2b 2.5 BHK FLOOR PLAN

SUPER BUILT-UP AREA : 128.72 sq. m. (1385.58 sq. ft.)

CARPET AREA\* (as per RERA) : 93.88 sq. m. (1010.52 sq. ft.)

\* Excluding BALCONY AREA : 5.35 sq. m. (57.59 sq. ft.)



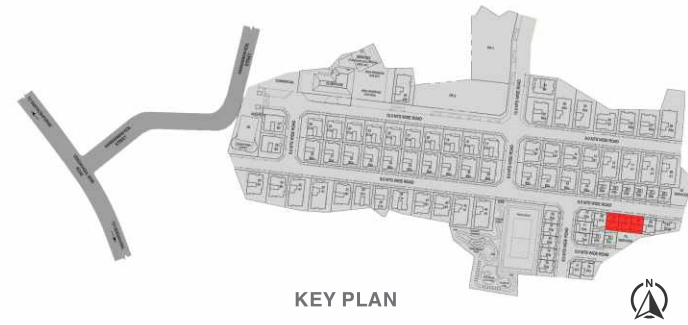
# SOBHA GARDENIA

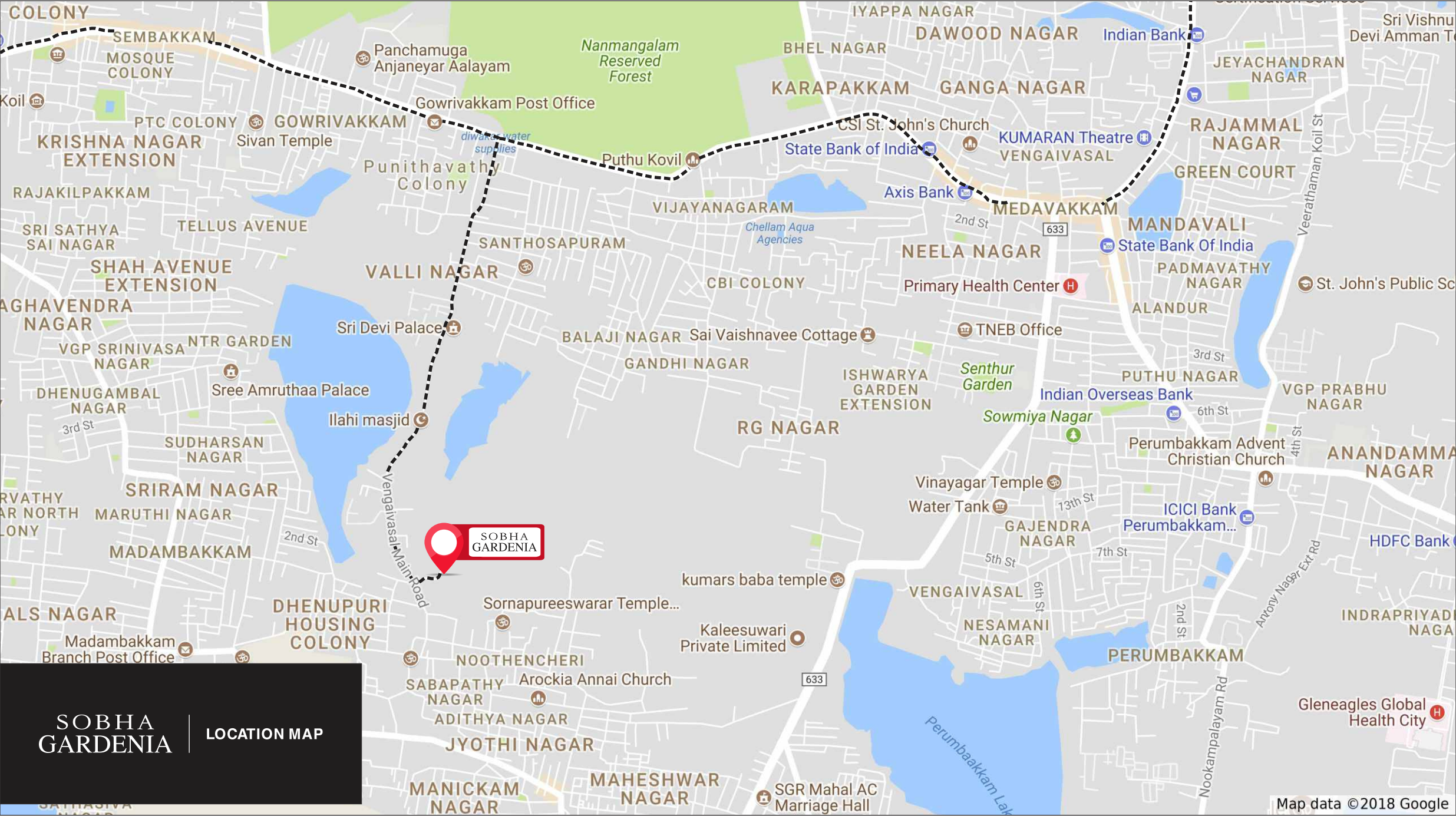
## TYPE - D1c 2 BHK FLOOR PLAN

SUPER BUILT-UP AREA : 124.09 sq. m. (1335.75 sq. ft.)

CARPET AREA\* (as per RERA) : 93.86 sq. m. (1010.31 sq. ft.)

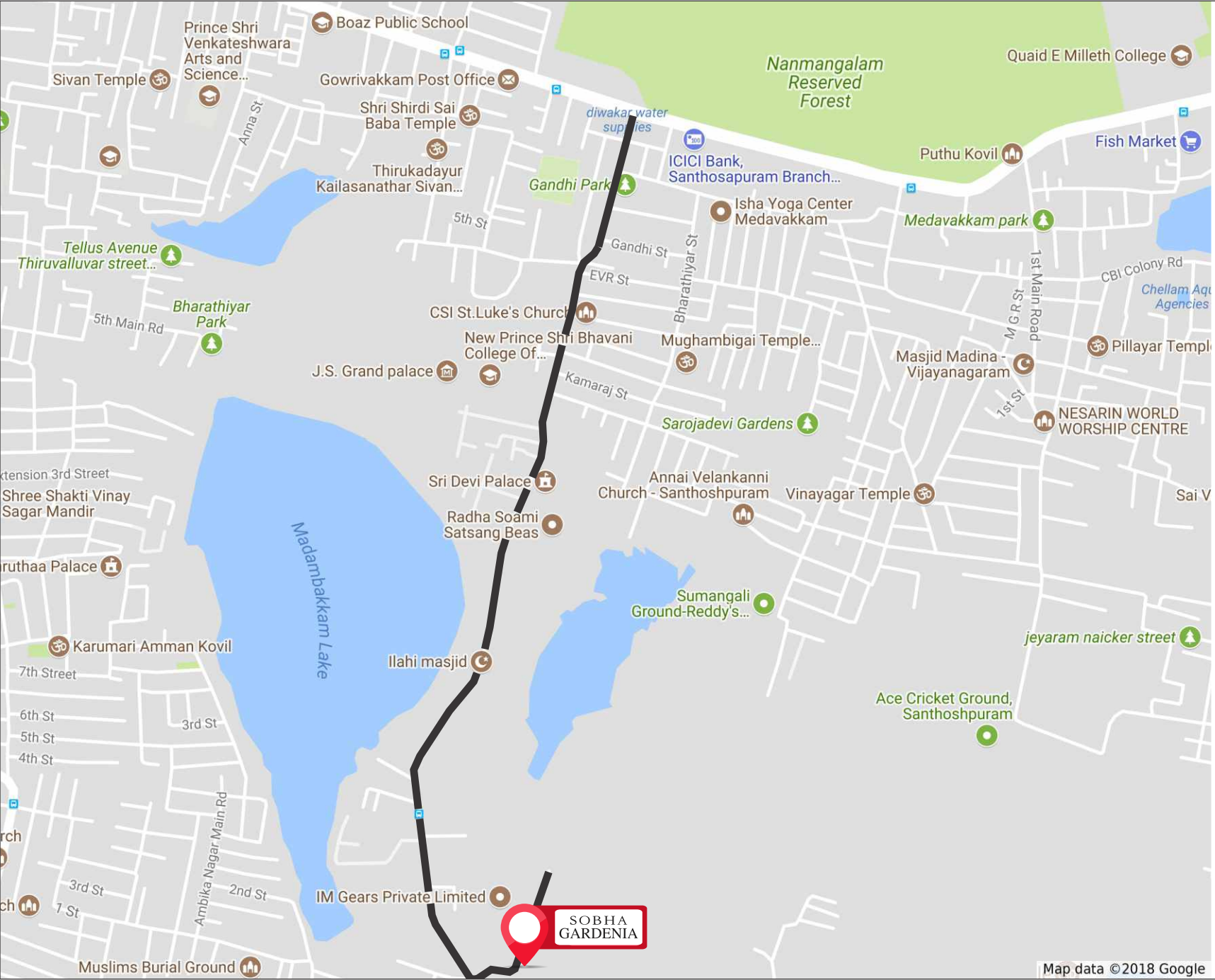
\* Excluding BALCONY AREA : 4.76 sq. m. (51.24 sq. ft.)





SOBHA GARDENIA

**SOBHA GARDENIA** | LOCATION MAP



## KNOW YOUR NEIGHBOURHOOD

### SCHOOLS

- Zion Matriculation School, Madambakkam
- Kendriya Vidyalaya School, Madambakkam
- Velammal New Gen School, Medavakkam
- BVM Global School, Perumbakkam
- The PSBB Millennium School, Thazhambur

### COLLEGES

- New Prince Shri Bhavani College Of Engineering & Technology, Vengaivasal
- Asan Memorial College of Arts and Science, Medavakkam
- Jerusalem College of Engineering, Pallikaranai
- Sree Balaji Dental College & Hospital, Pallikaranai
- VIT University, Vandalur - Kelambakkam Road

### HOSPITALS

- Gleneagles Global Health City, Perumbakkam
- Hindu Mission Hospitals, Tambaram
- Sree Balaji Dental College & Hospital, Pallikaranai
- Dr. Kamakshi Memorial Hospital, Pallikaranai
- Apollo Cradle, Karapakkam

### MALLS

- Grand Mall, Velachery
- Phoenix Market City, Velachery

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**RERA Registration Number : TN/01/Building/0043/2018**

TAMILNADU RERA WEBSITE : [www.tnrera.in](http://www.tnrera.in)

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