



why SOBHA?

SOBHA's quality standards are far superior to its competitors; one even contemplates if world-class standards are based on us. SOBHA's homes are meant for perfectionists who sees and appreciates even the minute of details.

These homes are for the discerning individual who never settles for the ordinary but yearns for an abode that would last for many generations to come.





our obsession with quality

We take intricate measures to ensure that the making of a SOBHA home is beyond compare. These methods have been perfected over several decades and this allows your future home to last for generations to come.



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 of lush and low-maintenance lawns.



Layered Exterior Walls

Cladded exterior surface for aesthetically superior and crack free 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.

execution par excellence

Precast is an advanced method of construction that involves casting in a reusable mold. Preserved in a stable and regulated environment, the product is transported to the site where it is retrofitted to the desired place.

This approach completely negates the chances of human error, thereby giving the structure exceptional strength, durability and unmatched finishing of exteriors. Moreover, it also allows to reduce construction time and substantially reduces maintenance costs.





what & for whom?

Nestled in the midst of Bengaluru's most happening IT corridor, our new offering intends to appeal to discerning individuals who indulge themselves in modern & futuristic tech innovations – never wanting to settle for anything less.

Conceptualized & designed to accentuate high-end luxury living, these world-class abodes are technologically enabled and elevates its residents to the epitome of the social strata.

Introducing

Bespoke Residences
Crafted for the Connoisseurs of Luxury



SOBHA

INSIGNIA



Live Beyond





live connected embrace the future.

Lying adjacent to Bellandur, Bhoganhalli has been witnessing tremendous developments and a steady growth over the years. Its proximity to the Outer Ring Road, which functions as Bengaluru's IT corridor, makes it an ideal location for the city's workforce to make it their home.

Besides, the place has unparalleled connectivity to both Whitefield and Electronic City, Bengaluru's major IT centres as well as to HSR Layout – a prominent startup hub. The upcoming metro line will further enhance Bhoganhalli's connectivity and elevate its status as a favourite designation for homebuyers.

area specifications

Config.	SBA (sq. ft.)	Carpet Area (sq. ft.)
3 BHK	1819.94	1164.99
3 BHK + Home Office	2377.75 – 2459.90	1504.59 – 1561.53
4 BHK	3406.84	2110.93

master
plan



LEGEND

GROUND LEVEL

- 01. ENTRY / EXIT
- 02. SECURITY CABIN & OWC
- 03. VISITOR'S PARKING
- 04. ENTRANCE PLAZA
- 05. BOARD WALK
- 06. SERVICE YARD
- 07. TODDLERS SAND LOT
- 08. JOGGING / CYCLING PATH
- 09. GARDEN BRIDGE
- 10. PLAY LAWN
- 11. TROPICAL WALK
- 12. REFLEXOLOGY PATH

TERRACE LEVEL

- 13. SWIMMING POOL / KID'S POOL
- 14. SUN DECK
- 15. POOL PLAZA
- 16. GREEN DECK



what makes
INSIGNIA
a Home Above All

smart home automation



Entrance Video Door Phone

- Sends notification on mobile/tab when visitors press doorbell
- Detects motion and sends alerts to smart device
- Enables remote communication
- Inbuilt infra-LEDs provide night vision



Living/Dining/Bedroom

- Light, fan, and AC control through the automation application



Kitchen

- Gas leakage detection and cloud-based alert
- Compatible with LPG and PNG



Bathroom

- Geyser control
- Stand-alone occupancy sensor for light



Parking Management

- Dedicated unmanned vehicle entry
- Automatic boom barrier with RFID card for secured access to authorised persons

energy management



Smart Water Meter

- Detects domestic water consumption and usage trend
- Sensor taps for common area washrooms
- Allows flat owner to pay for actual consumption
- Encourages water conservation



Common Area

- Lighting sensor
- Infrared motion detection sensor
- Daylight adjustment



Staircase Area

- Lighting with inbuilt sensor
- Daylight adjustment

specifications



Structure

- 2 basements + ground + 8-storied RCC structure



Car Parking

- Covered car parks in basement + 4 nos. open parking at site level



Foyer/Living/Dining

- Vitrified tile flooring and skirting
- Plastic emulsion paint for walls & ceiling



Bedrooms

- Vitrified tile flooring and skirting for bedrooms
- Plastic emulsion paint for walls & ceiling



Bathrooms

- Ceramic tile flooring
- Ceramic wall tiling up to false ceiling
- False ceiling with grid panels
- Vanity counter in all bathrooms



Kitchen

- Vitrified/ceramic tile flooring
- Vitrified/ceramic tiling for walls up to ceiling
- Plastic emulsion paint for ceiling/balconies/utilities
- Granite coping for parapet/Mild Steel handrail
- Plastic emulsion paint for ceiling/false ceiling
- All walls painted in textured paint

specifications



Staircase (Fire Exit Staircase)

- Concrete treads & risers
- Textured paint for walls
- Plastic emulsion paint for ceiling
- Mild Steel handrail



Common Areas

- Granite/vitrified/ceramic tile flooring
- Ceramic tile cladding up to ceiling/false ceiling
- Plastic emulsion paint for ceiling/false ceiling



Elevators

- 2 nos. of lifts



Landscape

- Designer landscaping



Joinery

- Main Door/Bedroom Doors
 - Frame – Timber
 - Architrave – Timber
 - Shutters – With both side High Density Fibreboard(HDF) skin
- Toilet Doors
 - Frame – Timber
 - Architrave – Timber
 - Shutters – With outside High Density Fibreboard(HDF)and inside laminate
- All other external doors to be manufactured in aluminium/UPVC extruded frames and shutter with panels
- Aluminium/UPVC glazed windows

specifications



Common Facilities

- Electrical rooms
- Parking areas
- Overhead tanks
- Pump rooms
- Driveways and ramps
- Transformer yards
- DG Room
- Water tanks & pump rooms
- Filtration room
- STP
- OWC
- Visitor's Parking
- RO treated water point will be provided for drinking and cooking at kitchen



Plumbing

- Sanitary fixtures of reputed make in all toilets
- Chromium-plated fittings in all toilets



Electrical

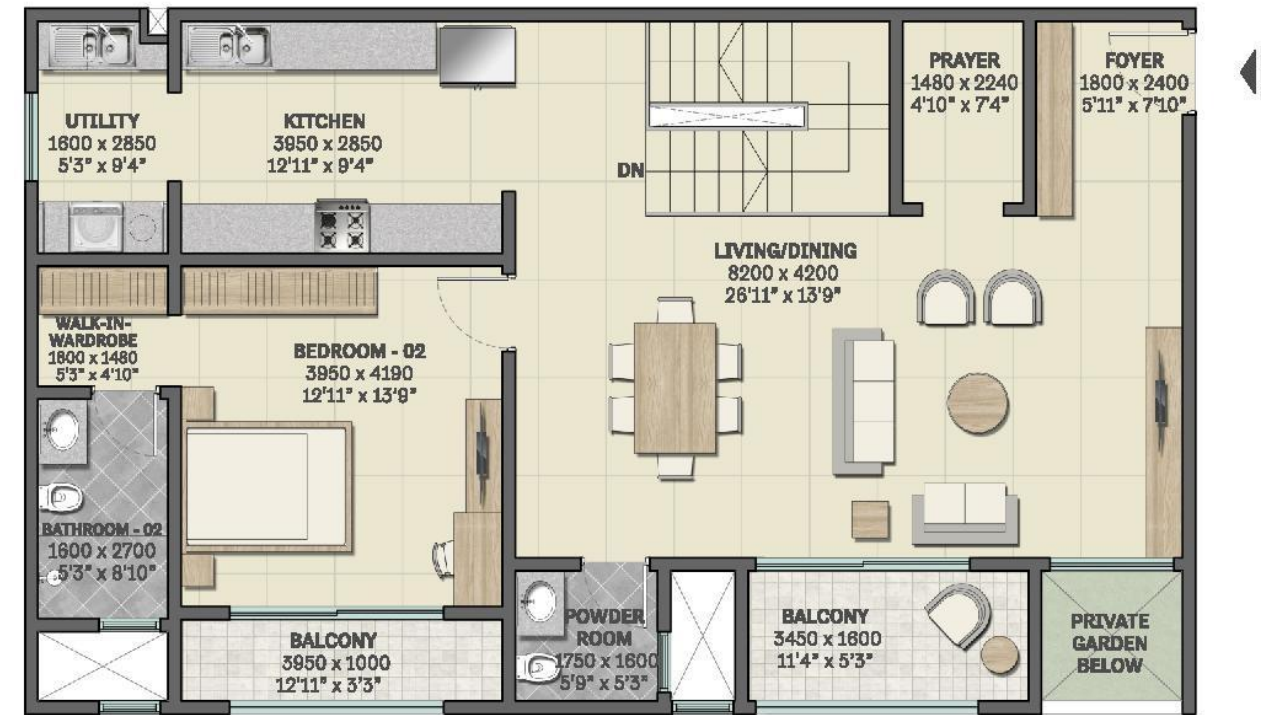
- BESCO power supply
- 6 Kilowatt three-phase supply for 3 BHK flat
- 7 Kilowatt three-phase supply for 3.5 BHK flat
- 8 Kilowatt three-phase supply for duplex flat
- Standby Power (Generator backup)
 - 3 Kilowatt single-phase supply
 - 100% for common facilities
- AC provision in living room and all bedrooms
- Telephone point in living and master bedroom
- Intercom facility from security cabin to each apartment

floor
plan

TYPE - A
4 BHK (DUPLEX)
SBA - 3407 SQFT
CARPET AREA - 2111 SQFT



GROUND FLOOR (LOWER LEVEL)

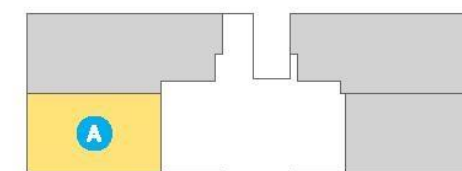


FIRST FLOOR (UPPER LEVEL)

All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number

Key plan

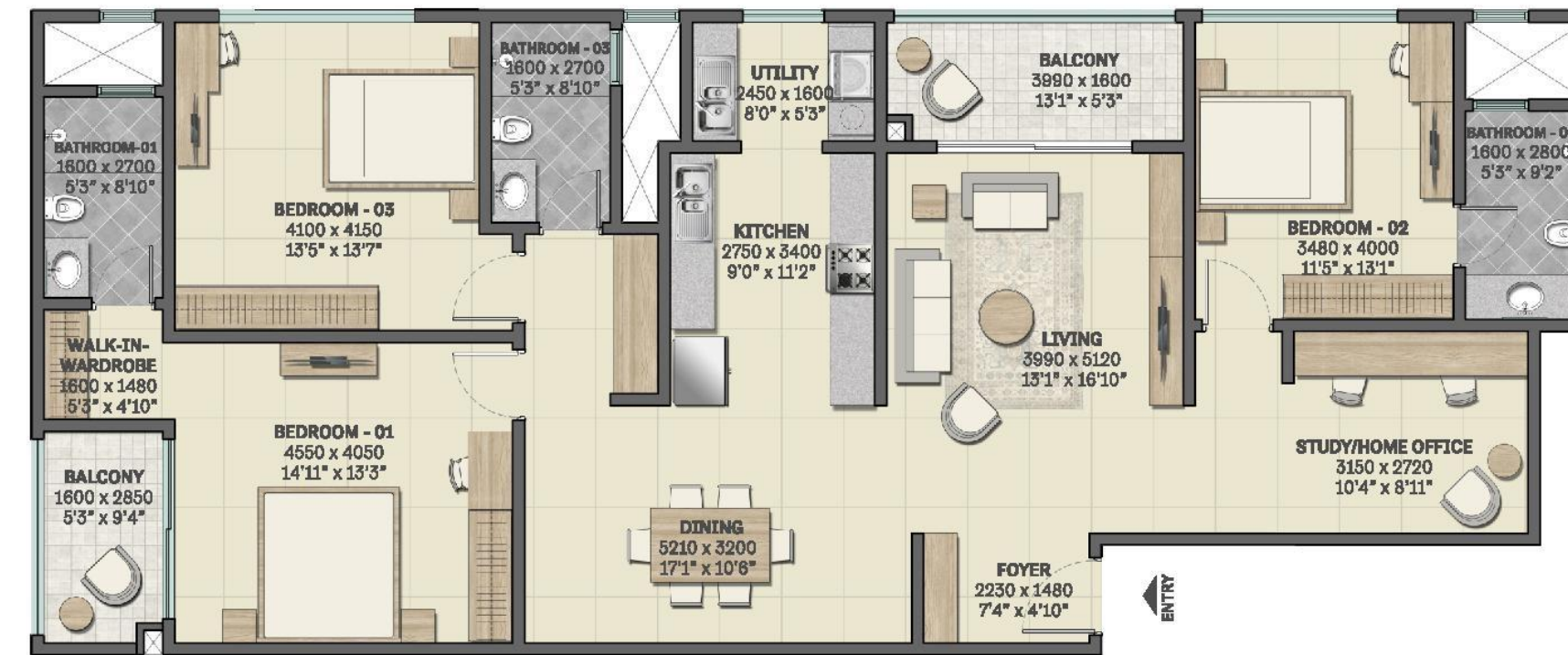


TYPE - B

3.5 BHK

SBA - 2378 SQFT

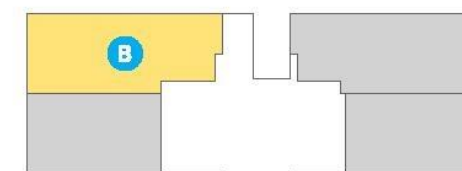
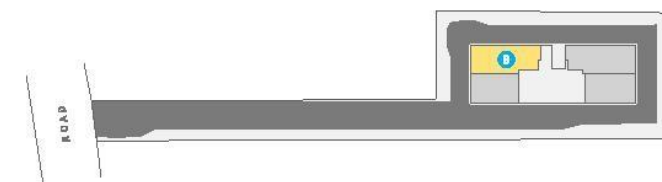
CARPET AREA - 1505 SQFT



All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number

Key plan

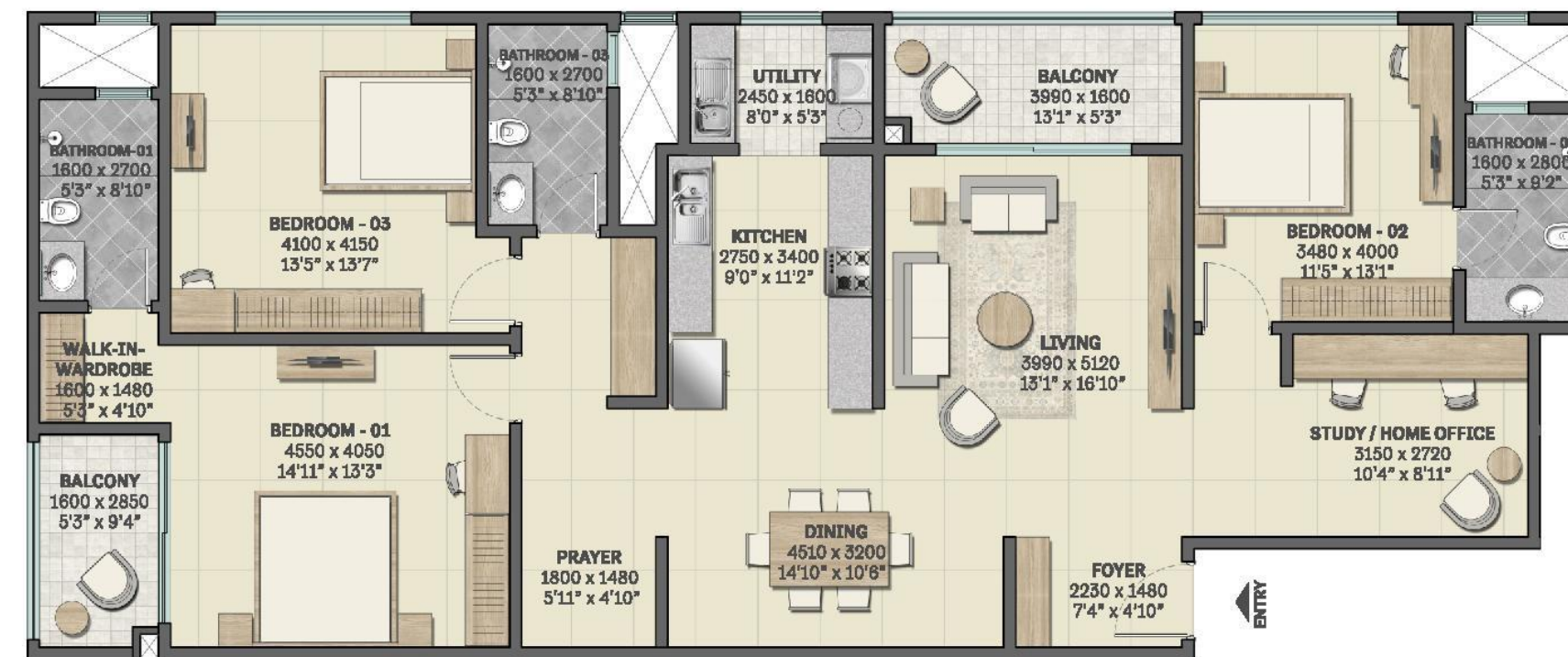


TYPE - C

3.5 BHK

SBA - 2403 SQFT

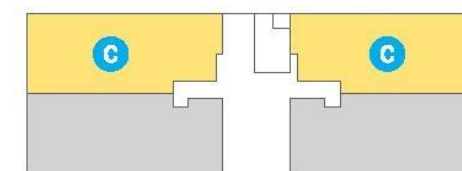
CARPET AREA - 1525 SQFT



All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number

Key plan

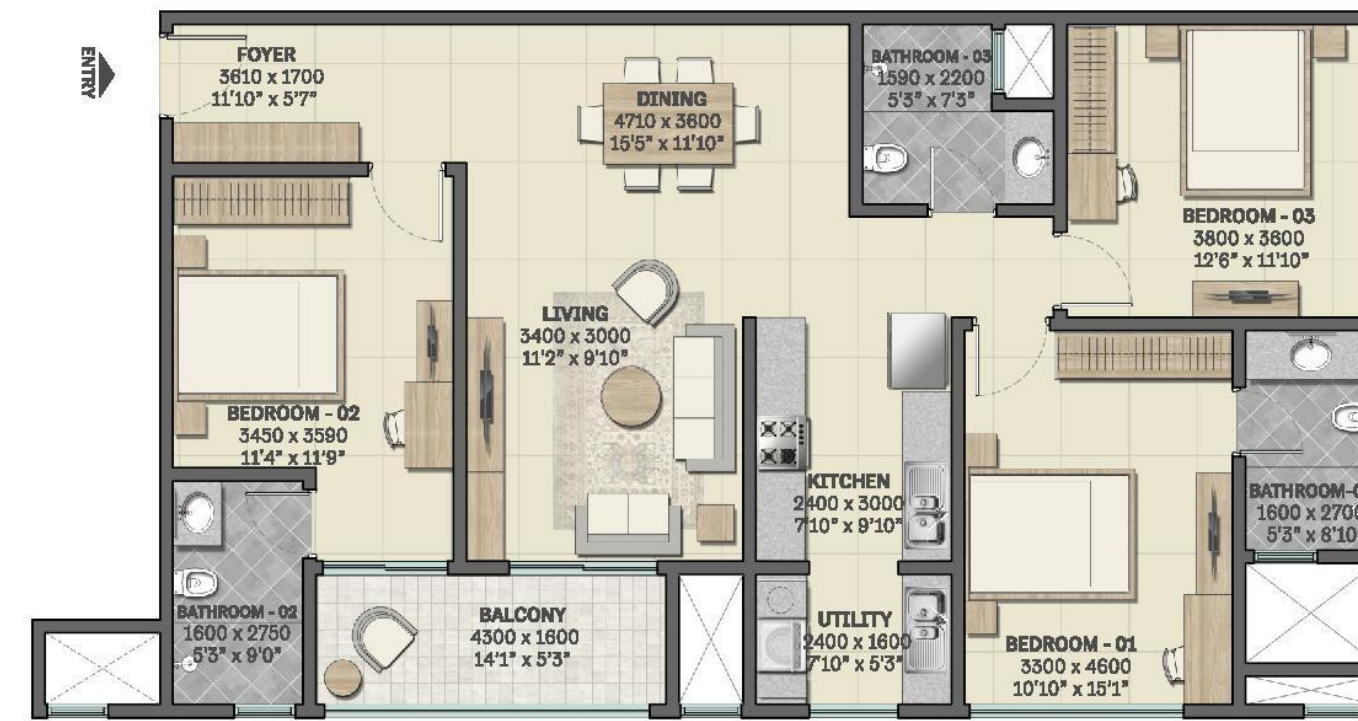


TYPE - D

3 BHK

SBA - 1820 SQFT

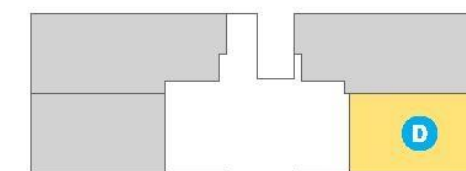
CARPET AREA - 1165 SQFT



All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number

Key plan

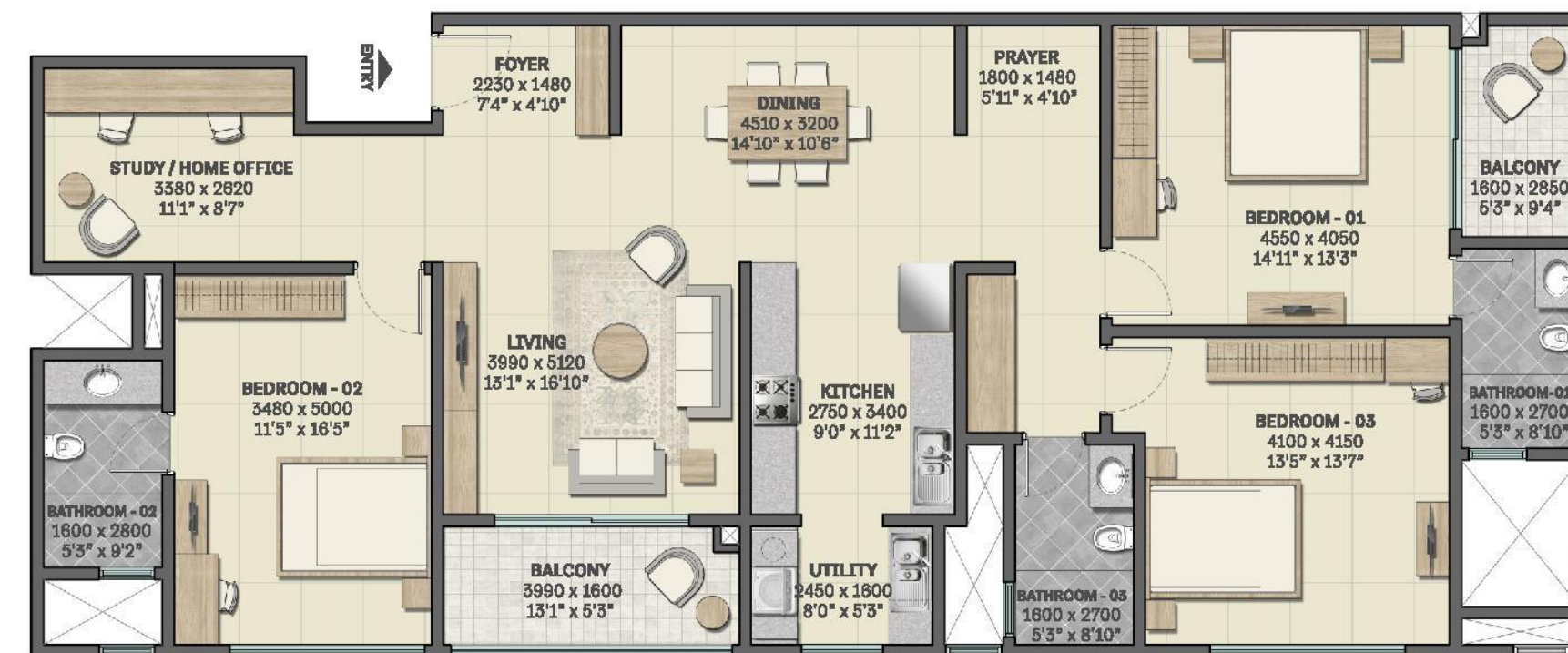


TYPE - E

3.5 BHK

SBA - 2425 SQFT

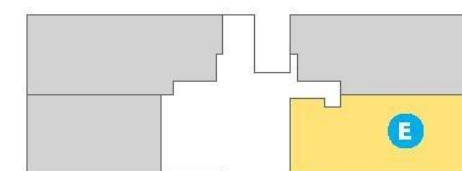
CARPET AREA - 1526 SQFT



All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number

Key plan

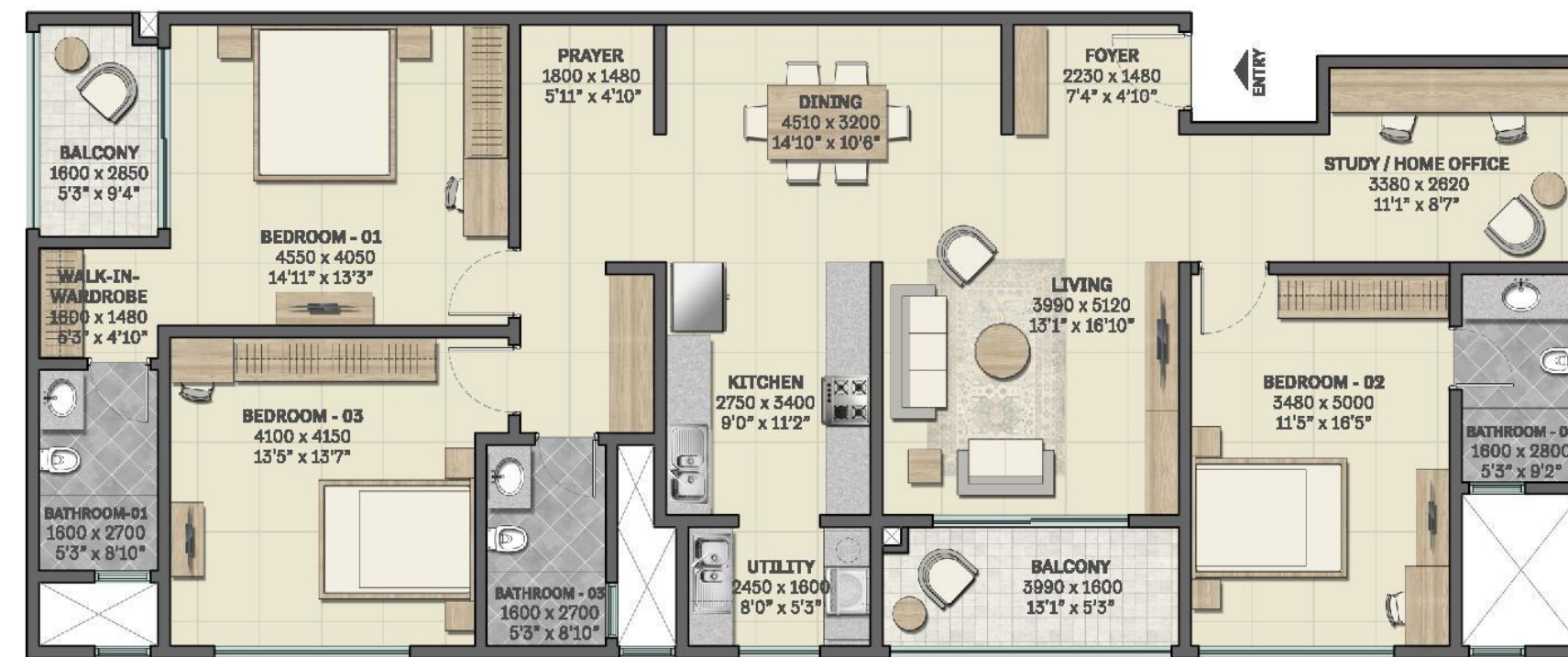


TYPE - F

3.5 BHK

SBA - 2460 SQFT

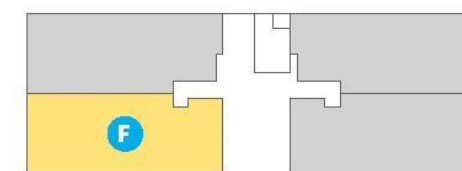
CARPET AREA - 1562 SQFT



All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number

Key plan





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