



SOBHA

PASSION AT WORK



SOBHA NESARA

KOTHRUD

ONE LOCALE. MANY EXPERIENCES.

Quaint yet lively, scenic yet buzzing!
Kothrud offers the best of both worlds.

Come, explore a new way of living
in a locale that is sure to inspire you.





Artist's impression

EMBRACE A CONTEMPORARY LIFESTYLE.

Discover the joys of hillside living!
SOBHA Nesara is spread across
a sprawling expanse of over 3 acres.
It beautifully blends the convenience
of city life and serenity of the wooded greens.

NATURE IS EVERGREEN, SO IS THE VIEW.

Now enjoy the uninterrupted view
of the NDA hills from the comfort of
your home at SOBHA Nesara.
Here, life takes a much-needed
break from the everyday grind,
in nature's embrace.



Balcony with a view of NDA hills



DIVE IN, RECHARGE.

After a long day,
dive into the pristine blue waters
and soothe your senses.
Enjoy the pleasures of privileged living
and escape the mundane, every day.

LOUNGE IN LUXURY.

Meet your friends or invite
your loved ones for a party,
and make every get-together
memorable.



Artist's impression

Grand entrance



Artist's impression

State-of-the-art gymnasium

STRONG BODY, STRONGER YOU.

The go-to place to strengthen
your mind and body.

Move your muscles, calm your mind,
and take the world head on.

ECHOES YOUR VIBRANCE.

Elegant and stylish living spaces
emit an aura of warmth. Its large windows
welcome a natural flow of light & air,
and the spacious balcony
offers picturesque views.



Artist's impression

Vibrant living room



RETREAT TO REJUVENATE.

Recline and relax in your private sanctuary.

A thoughtfully designed bedroom,
spacious enough to give you
refreshing vibes.

SAVOUR EVERY MOMENT.

Create your signature dish every day. An ergonomically designed kitchen efficiently utilises the space so that you prepare meals with ease and elegance.



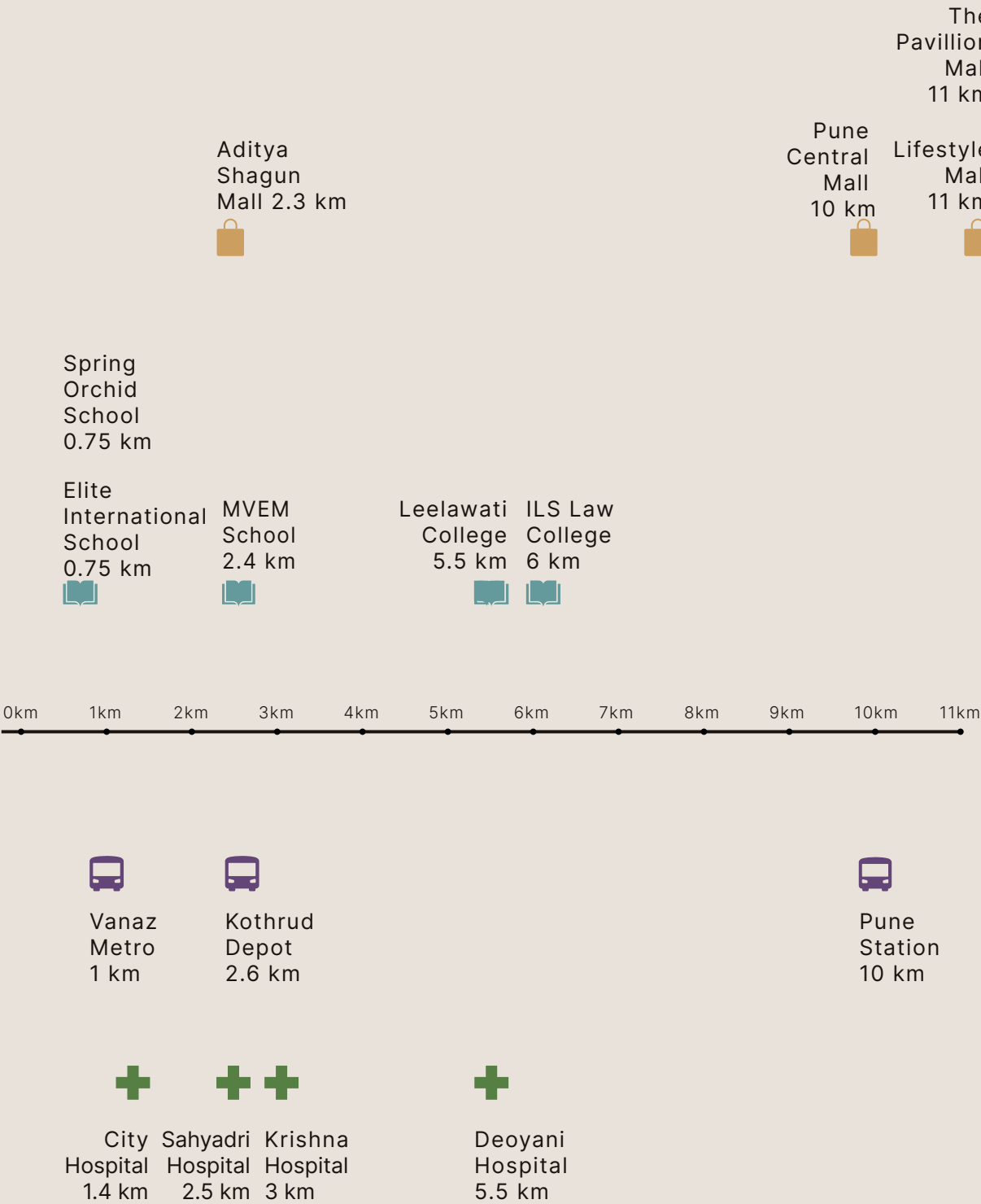
Artist's impression

Ergonomic kitchen

GOOD CONNECTIVITY. GREAT CONVENIENCE.

Kothrud is located on the Mumbai-Bengaluru highway and lets you enjoy all the conveniences of modern life. From business parks to educational institutions, you have it all in your vicinity.





SOBHA NESARA
K O T H R U D



MASTER PLAN

1. Activity Lawn
2. Celebration Corner
3. Sports Lawn
4. Joggers' Track
5. Sunset Deck
6. Sensory Garden
7. Water Curtain
8. Aqua Pool Bar
9. Grand Entrance
10. Swimming Pool
11. Kids' Pool
12. Children's Play Area
13. Pet Park
14. Rock Climbing Wall
15. Clubhouse
 - Yoga & Dance Room
 - Indoor Games Room
 - Gymnasium
 - Multipurpose Gallery
 - Salon & Spa
 - Steam & Sauna
 - Jacuzzi
 - Cafe
 - Toddlers' Playpen

Site Address:

Survey No.77, 1, Paud Road, Near Chandani Chowk,
Kothrud, Pune - 411038

Experience Center:

Lohia Jain I.T Park Block - 3, Ground Level, Paud Road,
Bhushan Colony, Kothrud, Pune - 411038

✉ marketing@sobha.com

☎ 080 4646 4500

MahaRERA:

BLOCK 1 - P52100020057 | BLOCK 2 - P52100020034
maharera.mahaonline.gov.in

DISCLAIMER: This document is conceptual and not a legal offering by the Company for advertising and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales, etc. independently with the Company prior to concluding any decision for buying in any of the project. The user of the Brochure confirms that he / she has not solely relied on this information for making any booking / purchase in any project of the Company. The visuals and information contained herein marked as "artist's impression" are artistic impressions being indicative in nature and are for general information purposes only. The visuals contained marked as "concept image" and other visuals / image / photographs are general images and do not have any correlation with the project. The imagery used in the brochures may not represent actuals or may be indicative of style only. Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered. These photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are artist's impressions and are an indicative of the actual designs. No information given in this brochure creates a warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws. The information in this brochure are presented as general information and no representation or warranty is expressly or impliedly given as to its accuracy. While enough care is taken by the Company to ensure that information in the brochure are up to date, accurate and correct, the readers / users are requested to make an independent enquiry with the Company before relying upon the same. Nothing in the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the Company. The Company is not responsible for the consequences of any action taken by the viewer relying on such material / information in this brochure without independently verifying with the Company.