

Exquisite homes set amidst  
North Bangalore's IT hub.







## About Sobha Chrysanthemum

Virtually next door to Manyata Tech Park, one of the most crucial IT parks of the near future; and the all-important Hebbal flyover which encompasses the region, lies a home that is so perfect in every way that you will find it hard to resist. Sobha Chrysanthemum is precisely one such property and we can safely proclaim that it is the ideal home, as it offers 3 bedroom luxury apartments ranging between 1716 sq. ft. and 1867 sq. ft. Endowed with every conceivable amenity and facility, offering an uninterrupted view of the city's skyline, this elegant property undoubtedly makes the ideal choice for investment in North Bangalore.



# Site Plan

1. Entry
2. Security Cabin
3. 6 M Fire Engine Access
4. Visitors Car Park
5. Wing 1, B+G+12
6. Wing 2, B+G+12
7. Wing 3, B+G+12
8. Wing 4, B+G+12
9. Wing 5, B+G+12
10. Wing 6, B+G+12
11. Wing 7, B+G+11
12. Wing 8, B+G+11
13. Kids' Play Area
14. Basket Ball (Half Court)
15. Tennis Court
16. Civic Amenities
17. O.W.C.
18. S.T.P. (Below)
19. Transformer Yard - 1
20. Transformer Yard - 2
21. Transformer Yard - 3
22. UG Sump (Below)

Sobha Chrysanthemum is spread across 9.0 acres.  
 3 Bedroom Luxury Apartments, 509 units  
 8 Wings, G+11&12 Floors  
 Super Built-up Area:  
 3 Bedroom: 1716 sq. ft. to 1867 sq. ft.  
 Car park: 2.5 m x 5 m





# Floor Plans

Type B2 ▶

3 BHK - 1790 sq. ft.



Type A2 ▶

3 BHK - 1769 sq. ft.



Type E2 ▶

3 BHK - 1790 sq. ft.



Type C2 ▶

3 BHK - 1787 sq. ft.

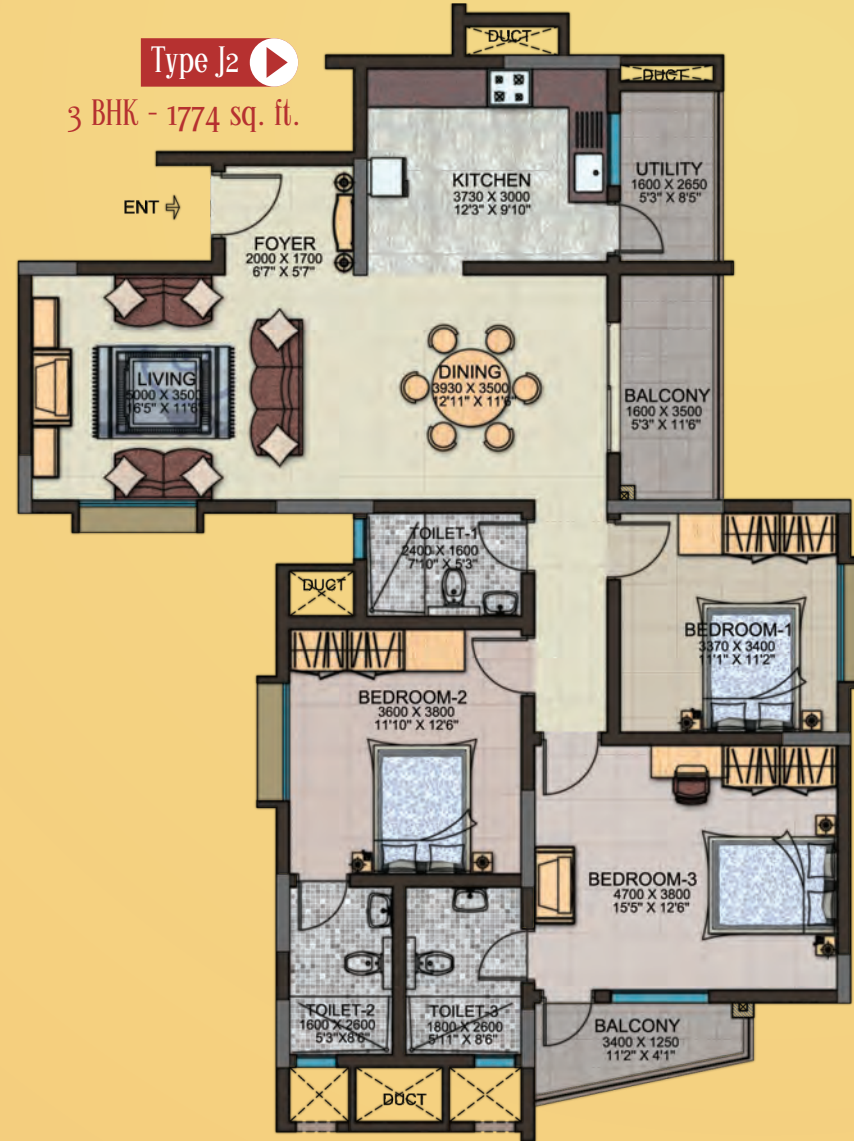




Type F2  
3 BHK - 1790 sq. ft.



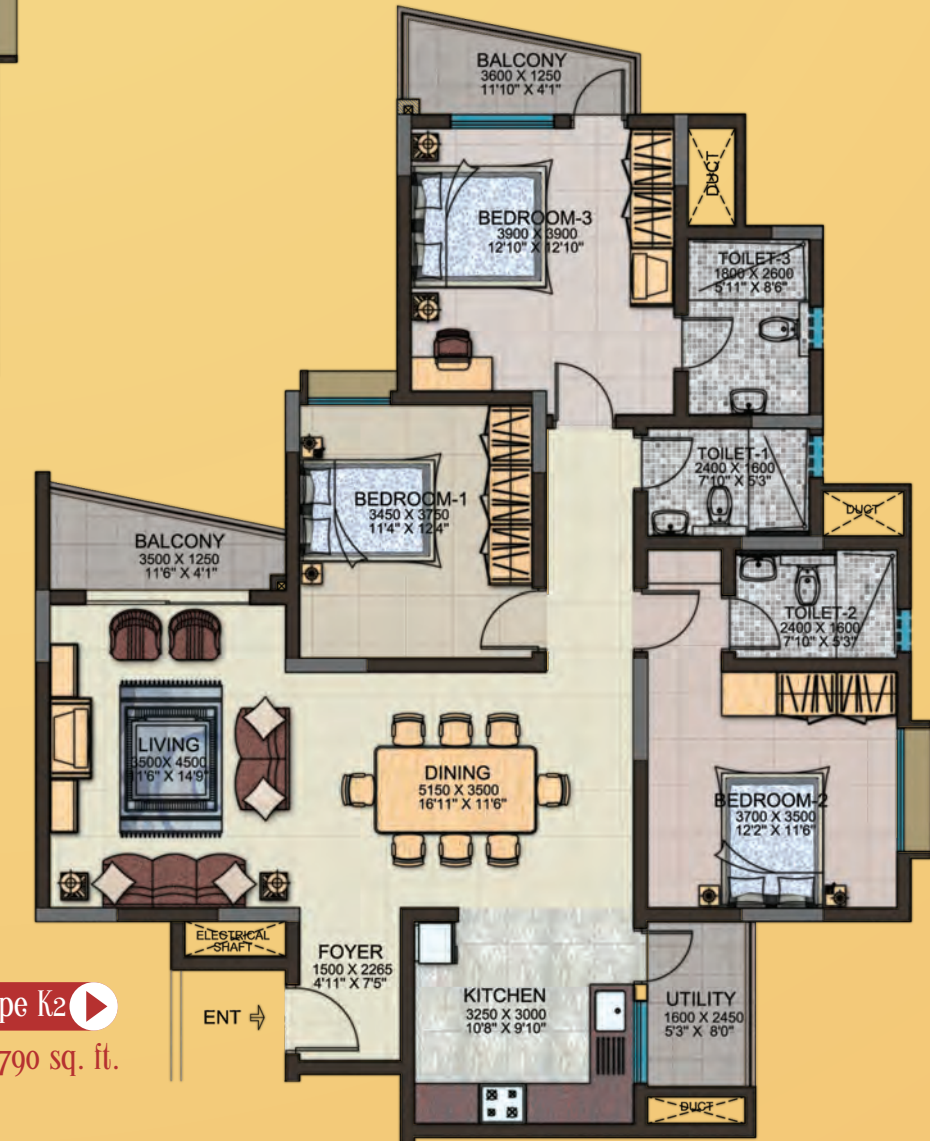
Type J2  
3 BHK - 1774 sq. ft.



Type G2  
3 BHK - 1790 sq. ft.



Type K2  
3 BHK - 1790 sq. ft.





## Amenities

Clubhouse | Tennis Court | Basketball Court | Badminton Court | Swimming Pool | Kids' Pool | Cobbled Pathways | Jogging Track

## Specifications

**Structure:** 6 wings of Ground + 12 storeyed and 2 wings of Ground + 11 storeyed RCC framed structure with concrete block masonry walls | Common basement | Covered car park in the basement floor

**Foyer / Living / Dining:** Superior quality vitrified tile flooring and skirting | Plastic emulsion paint for the walls and ceiling

**Bedrooms:** Superior quality vitrified tile flooring and skirting | Plastic emulsion paint for the walls and ceiling

**Toilets:** Superior quality ceramic tile flooring | Superior quality ceramic wall tiling up to the false ceiling level | False ceiling with grid panels | Plastic emulsion paint for the ceiling of apartments on the top most floor

**Kitchen:** Superior quality ceramic tile flooring | Superior quality ceramic tiling up to lintel level | Plastic emulsion paint for the wall above lintel level and ceiling

**Staircase**

**Fire Exit Staircase (closed):** Cement concrete for treads and risers | MS handrail | Textured Paint for the walls

**Common Areas:** Granite tile flooring and skirting | Textured paint for the walls | Plastic emulsion paint for the ceiling | Granite coping for the parapet / MS handrail as per design

**Balconies / Utilities:** Superior quality ceramic tile flooring and skirting | Granite coping for the parapet / MS handrail as per design | Plastic emulsion paint for the ceiling |

All walls painted in textured paint

**Joinery**

**Main door:** Lacquered PU finished natural solid wood frame and architraves | Shutter with both sides masonite skin

**Internal doors:** Lacquered PU finished natural solid wood frame and architraves | Shutter with both sides masonite skin

**Toilet doors:** Lacquered PU finished natural solid wood frame and architraves | Shutter with masonite skin on the external side and laminate on the internal side

High quality ironmongery and fittings for all doors | Heavy-duty aluminium glazed sliding windows and French windows made from specially designed and manufactured sections |

All other external doors to be manufactured in specially designed aluminium extruded frames

**Lifts:** Total no. of 16 lifts of reputed make | Capacity - One lift for 8 passengers and One stretcher lift in each block

**Power Supply:** 24 hours uninterrupted power supply - regular power supply of 6 KW 3 Phase and Standard Power Generator Backup of 1 KW

**Landscape:** Designer landscaping

## Know Your Neighbourhood

### Up-coming Infrastructure

- Thanisandra Main Road is currently being widened to 80 feet width
- Close proximity to the proposed Expressway, connecting the city and the Bengaluru International Airport
- Hebbal is the new hotel hotbed, with these upcoming 5 star hotels - Hyatt Residency, The Oberoi Luxury Hotel

### Nearby Educational Facilities

- Ryan International School
- Canadian International School
- Vidya Shilp Academy
- Delhi Public School
- TRIO World School

### Nearby Hospitals

- Columbia Asia Hospital: 8 Km from the project
- Baptist Hospital: 11 Km from the project

### Near by Shopping Centres / Fast Food Joints

- Esteem Mall
- Food World
- Big Bazaar
- Pizza Corner
- Dominos

### Companies located in the vicinity of the project

- IBM
- Phillips
- Fidelity
- Tech Mahindra
- BEL Corporate Office
- Cognizant
- NXT

### Surrounding Suburbs

- HBR Layout
- HRBR Layout
- Kamanahalli
- Jalvayu Vihar
- Sahakarnagar
- Dollars Colony

### Nearby Resorts

- Country Club
- Ramanashree California
- Angsana Oasis Spa & Resorts
- Royal Orchid
- Fantasy Golf Resort
- The Bits Club
- The Dominion
- Silver Oak

### Daycare Centres

- Euro Kids - Hebbal
- Bright Kids - RT Nagar
- Podar Jumbo Kids - Sahakarnagar

Note: All specifications mentioned above are subject to change & decisions taken from time to time by the Developers shall be final and binding. In the brands mentioned above, the Developers may use equivalent at their discretion.

# Location Map



MAP NOT TO SCALE

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