





WELCOME TO A HOME THAT IS  
CONTRIVED FOR A SINGULAR PURPOSE:



TO MAKE A STATEMENT. THE HOMES AT SOBHA 25 RICHMOND, HOWEVER, MAKE A STATEMENT NOT JUST WITH THE LOCATION BUT ALSO THE SOPHISTICATION THAT COMES WITH A BESPOKEN HOME. YOU ARE AT LIBERTY TO CUSTOMIZE YOUR HOME IN OUR DESIGN STUDIO THE WAY YOU WANT IT. SO GO ON, FLIP THROUGH THE BOOK AND SEE WHAT DREAMS ARE MADE OF.

LAUNCHING  
SOBHA 25 RICHMOND  
AT RICHMOND ROAD, BANGALORE.

ZRICH





## LOCATION



# PROXIMITY



LET YOUR HOME DO THE TALKING. YOU DO THE WALKING.  
YOUR HOME MAKES A STATEMENT WHILE YOU LIVE THE GOOD LIFE.  
LIVE IN THE VICINITY OF LIFE.

UB CITY – 2 KMS

1 MG MALL – 2.8 KMS

BANGALORE CLUB – 650 METERS

GOLF COURSE – 6KMS

VIDHAN SOUDHA – 2.6 KMS

RACE COURSE – 5 KMS

CHINNASWAMI STADIUM – 3 KMS

BOWRING CLUB – 2.5 KMS

TAJ VIVANTA – 2.7 KMS

OBEROI – 2.8 KMS

HYATT – 2.8KMS

JW MARRIOT – 2KMS

ITC GARDENIA – 2 KMS

BRIGADE ROAD – 1.8 KMS

RITZ CARLTON – 1 KMS

**ZRICKS** PROPERTIES

LAUNCHING  
SOBHA



RICHMOND  
BANGALORE

BESPOKE HOMES



# MASTER PLAN



# FLOOR PLANS



GROUND FLOOR PLAN

TYPE-A  
2779.12 sq. ft.

KEY PLAN



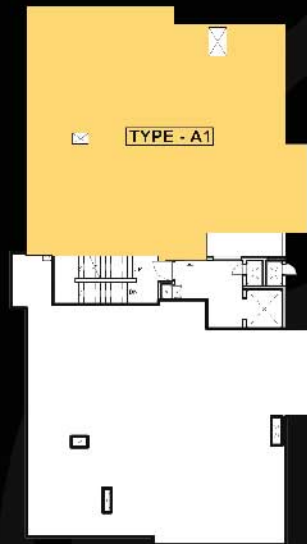


SECOND FLOOR PLAN

TYPE-A1  
2777.29 sq. ft.



KEY PLAN

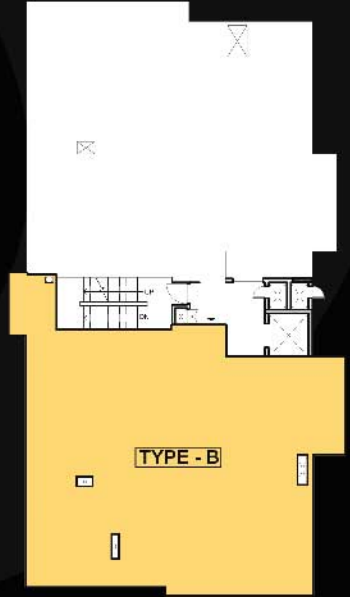


SECOND FLOOR PLAN

TYPE-B  
2826.72 sq. ft.



KEY PLAN





THIRD & FOURTH FLOOR PLAN

TYPE-A2  
3282.06 sq. ft.



KEY PLAN



THIRD & FOURTH FLOOR PLAN

TYPE-A2  
3282.06 sq. ft.



KEY PLAN





## PROJECT ELEMENTS

- FIVE 3BHK APARTMENTS & TWO PENTHOUSES, LOCATED AT ONE OF BANGALORE'S ICONIC ADDRESSES.
- SIZES VARY FROM 258 SQM TO 308 SQM
- 2.40 M HIGH WOODEN DOORS.
- DEEP AND LARGE BALCONIES.
- DOUBLE HEIGHT CEILING IN LIVING AND DINING AREA IN PENTHOUSE.
- PLUNGE POOL AND PARTY DECK IN PENTHOUSE.



LIMITED EDITION APARTMENTS  
WITH PRIVATE GARDENS

ZRICKS



## PROJECT HALLMARKS

- MARBLE OR NATURAL WOODEN FLOORING
- VRV CENTRAL AIR CONDITIONING
- STATE OF THE ART HOME AUTOMATION - AUTOMATED APARTMENT MANAGEMENT SYSTEMS WITH TOUCH SCREEN AND REMOTE CONTROL FOR ELECTRICAL AND AIR CONDITIONING.
- 100% GENERATOR BACK UP.





## BESPOKEN MASTERPIECES



AT SOBHA 25 RICHMOND, YOU WILL ENJOY THE RARE SOPHISTICATION THAT COMES WITH A BESPOKEN HOME. FOR THE SINGULAR PURPOSE OF MAKING SOBHA 25 RICHMOND TRULY YOUR DREAM HOME, WE HAVE CREATED A STATE-OF-THE-ART DESIGN STUDIO SOBHA 25 RICHMOND IS THE BEST LIVING SPACE ONE COULD ASK FOR IF THEY ARE LOOKING FOR A CANVAS TO CREATE THE HOME OF THEIR DREAMS.



INTERIORS

ZRICKS

LIVING ROOM





# KITCHEN



# MASTER BEDROOM





BATHROOM



SWIMMING POOL





# SPECIFICATIONS



## STRUCTURE

- 2 BASEMENT PLUS GROUND PLUS 2 STOREY PLUS PENT HOUSE (DUPLEX)
- RCC FRAMED STRUCTURE WITH MASONRY WALLS.
- 15 COVERED CAR PARKS (14 +1 FOR VISITOR)

## FOYER/LIVING/DINING/FAMILY/LIBRARY

- SUPERIOR QUALITY NATURAL MARBLE/WOODEN/ENGINEERED STONE FLOORING AND SKIRTING.
- PLASTIC EMULSION PAINT FOR WALLS.

## KITCHEN

- SUPERIOR QUALITY NATURAL MARBLE/ ENGINEERED STONE/VITRIFIED TILE FLOORING.
- SUPERIOR QUALITY VITRIFIED/CERAMIC TILING UP TO CEILING.
- PLASTIC EMULSION PAINT FOR CEILING.

## STAIRCASE

- GRANITE FOR TREADS & RISERS AND SKIRTING.
- PLASTIC EMULSION PAINT FOR CEILING.
- MS RAILING.
- VITRIFIED/CERAMIC TILE CLADDING FOR WALLS.

## MASTER BEDROOM

- WOODEN /MARBLE/ENGINEERED STONE FLOORING AND SKIRTING.
- PLASTIC EMULSION PAINT FOR WALLS & FALSE CEILING.

## BEDROOMS

- SUPERIOR QUALITY NATURAL MARBLE/ENGINEERED STONE FLOORING AND SKIRTING.
- PLASTIC EMULSION PAINT FOR WALLS & FALSE CEILING.



TOILETS

- SUPERIOR QUALITY NATURAL MARBLE/ENGINEERED STONE/DESIGNER CERAMIC TILE/VITRIFIED TILE FLOORING.
- SUPERIOR QUALITY NATURAL MARBLE/ ENGINEERED STONE/VITRIFIED TILE FOR WALLS UPTO FALSE CEILING
- SUPERIOR QUALITY NATURAL MARBLE/ ENGINEERED STONE VANITY COUNTER FOR WASH BASIN.
- SHOWER PARTITION IN GLASS
- GYPSUM PLASTER BOARDS FOR FALSE CEILING.

DOMESTIC HELP TOILET

- SUPERIOR QUALITY CERAMIC TILE FLOORING.
- SUPERIOR QUALITY CERAMIC TILE CLADDING FOR WALLS UP TO GRID FALSE CEILING.

DOMESTIC HELP ROOM

- SUPERIOR QUALITY CERAMIC TILE FLOORING AND SKIRTING.
- PLASTIC EMULSION PAINT FOR WALLS & CEILING.

UTILITY

- SUPERIOR QUALITY CERAMIC TILE FLOORING AND WALL TILING.
- PLASTIC EMULSION PAINT FOR FALSE CEILING.
- BALCONIES /TERRACES
- WOODEN DECK FLOORING WITH RAILING IN GLASS.

JOINERY

MAIN DOOR/ BEDROOM DOORS

- FRAME – TIMBER
- ARCHITRAVE - TIMBER
- SHUTTERS – WITH BOTH SIDE MASONITE SKIN.

TOILET DOORS

- FRAME – TIMBER
- ARCHITRAVE – TIMBER
- SHUTTERS –WITH OUTSIDE MASONITE AND INSIDE LAMINATE

ELECTRICAL SPECIFICATIONS

- BESCOM POWER SUPPLY: 12 kW 3 PHASE SUPPLY FOR 3 BED ROOM FLAT WITHOUT SWIMMING POOL.
- 15 kW 3 PHASE SUPPLY FOR 3 BED ROOM FLAT WITH SWIMMING POOL.
- 100% STANDBY POWER (GENERATOR BACK UP) FOR INDIVIDUAL APARTMENT AND COMMON FACILITIES.
- TELEPHONE POINTS IN LIVING, ALL BEDROOMS, KITCHEN & D.H ROOM
- TELE VISION POINT IN LIVING AND ALL BEDROOMS.
- INTERCOM FACILITY PROVIDED FROM SECURITY CABIN TO EACH FLAT (ONLY POINT).

HVAC SPECIFICATION

- CENTRALIZED DX TYPE VRV SYSTEM (COOLING ONLY) IS PROVIDED WHEREIN SYSTEM, MULTIPLE INDOOR UNITS ARE CONNECTED TO ONE OUTDOOR UNIT MODULE.
- COMBINATION OF CEILING MOUNTED CASSETTE TYPE AND DUCTABLE TYPE INDOOR UNITS ARE PROVIDED. EACH INDOOR UNIT IS PROVIDED WITH CORDLESS/WIRED REMOTE CONTROLLER TO CONTROL THE TEMPERATURE AND AIR FLOW INTO THE SPACE.
- MASTER CENTRAL REMOTE CONTROLLER IS PROVIDED THROUGH WHICH ON/OFF, TEMPERATURE SETTINGS AND SCHEDULING CAN BE PERFORMED INDIVIDUALLY FOR INDOOR AND OUTDOOR UNITS.
- PROVIDING VRV SYSTEM WHICH WILL HAVE BEST COP IN THE INDUSTRY AT VARIOUS PARTS LOAD.
- PROVIDING CONDENSATE DRAIN PIPING TO ALL THE UNITS TO THE NEAREST DRAIN POINT.
- PROVIDING COPPER PIPING FROM ALL THE INDOOR UNITS TO OUTDOOR UNITS WITH REFNUT JOINTS.
- INDOOR DESIGN CONDITIONS: 75 + 1°F DBT AT 50%RH, 57°F WBT

PLUMBING & SANITARY

- SANITARY WARES OF ROCA /EQUIVALENT REPUTED MAKE IN ALL TOILETS
- CHROMIUM PLATED FITTINGS FROM JAGUAR/EQUIVALENT OF REPUTED MAKE
- SINGLE BOWL-SINGLE DRAIN BOARD STAINLESS STEEL SINK IN UTILITY, OF FRANKE MAKE/EQUIVALENT
- 25LTR CAPACITY GEYSER OF RACOLD/EQUIVALENT MAKE IN ALL TOILETS



# SMART HOME SPECIFICATION

NOT ONLY ARE THE HOMES EQUIPPED WITH ULTRA-MODERN SECURITY SYSTEMS, IT IS ALSO AUTOMATED TO MAKE LIFE EASIER. WE HAVE INCLUDED FEATURES SUCH AS ENTRANCE MANAGEMENT, SURVEILLANCE SYSTEMS AMONG MANY OTHERS TO MAKE SURE THAT YOUR HOME IS A JOY TO LIVE IN.



SMART HOME (HOME AUTOMATION) FACILITY IN EACH UNIT INCLUDE:

- SMART ENTRANCE MANAGEMENT:  
ONE DOOR CAMERA AT MAIN DOOR, ONE INDOOR UNIT MOUNTED ON WALL, ADDITIONAL MODULE FORENABLING VIDEO STREAMING FROM DOOR CAMERA TO TOUCH PAD.
- SMART CONNECTION:  
VIDEO SURVEILLANCE FOR THE ESTATE AT PROMINENT PLACES.
- SMART SAFETY:  
GAS LEAK SENSOR IN KITCHEN, SOFT PANIC SWITCH IN PAD TO TRIGGER EMERGENCY ACTION.
- MOOD SETTINGS:  
CONVENIENCE THROUGH FANS, LIGHT AND AC CONTROL POSSIBLE BY AUTOMATION AS WELL AS REGULAR SWITCHES IN LIVING, DINING AND ALL BEDROOMS.
- BATHROOM SENSING:  
OCCUPANCY TRIGGERED LIGHTS IN ALL BATHROOMS.
- ACCESS CONTROL:  
ACCESS CONTROLLED BOOM BARRIER AT MAIN ENTRANCE.  
ACCESS CONTROLLED ENTRY TO MAIN ENTRANCE LOBBY FROM GROUND FLOOR AND BASEMENT FLOOR.



ZRICKS





SOBHA



RICHMOND

BANGALORE

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