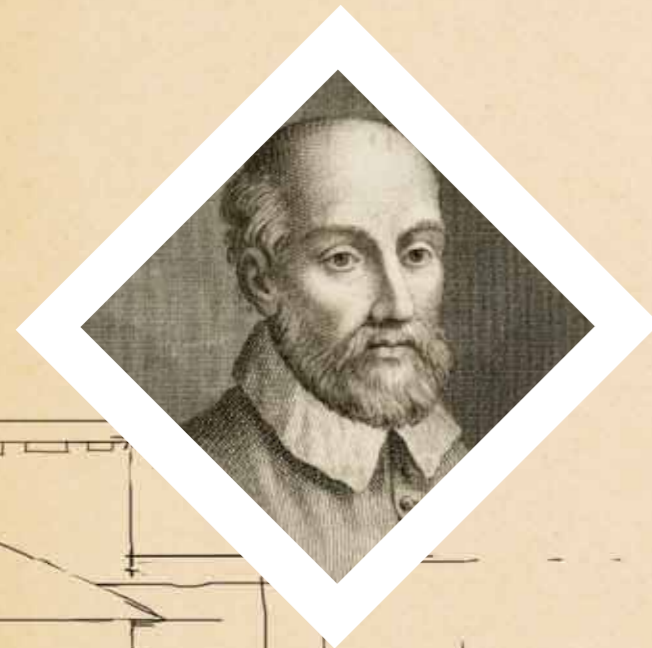




SOBHA LIMITED
Sarjapur - Marathahalli Outer Ring Road (ORR)
Devarabisanahalli, Bellandur Post
Bangalore - 560103.
Tel : +91 80 43490000
Fax : +91 80 49320444
Email: marketing@sobha.com
www.sobha.com

www.Zricks.com



Andrea Palladio

1508-1580

- Lived in : Venice, Italy
- Built : Villa Barbaro
Villa Capra "La Rotonda"
Basilica Palladiana
Church of San Giorgio Maggiore
- Wrote : The Four Books of Architecture
(I Quattro Libri dell'Architettura)

Andrea Palladio's works have inspired countless architectural marvels all over the world. Many believe that Palladio was the single most influential person in the development of Western Architecture. As an architect, he firmly believed in maintaining balance, proportion and harmony in all his projects.

At Sobha, we have always been inspired by such influential people and try to incorporate their ideas and philosophies in our own works. As a reverence to Palladio, we at Sobha are building an iconic landmark that will be based on harmony and symmetry – the fundamental principles of architecture, as defined by this great architect.



Persona

Sobha Palladian has been built keeping in mind Palladio's principles of balance and proportion. The clubhouse here has been designed with great intricacy and has an elaborate façade. The façade has a huge portico lined with majestic pillars that make it a true reflection of Palladian Architecture. This sophisticated design gives an impression of exquisite grandness and lends a regal touch to Sobha Palladian.



Balnea is a Super Luxury Clubhouse built in the typical style of Palladian architecture. Its façade is intricately designed with a spacious portico lined with majestic pillars. The clubhouse has an area of 855 sq.m. and includes all modern amenities and luxuries that you would want to indulge in.

Balnea



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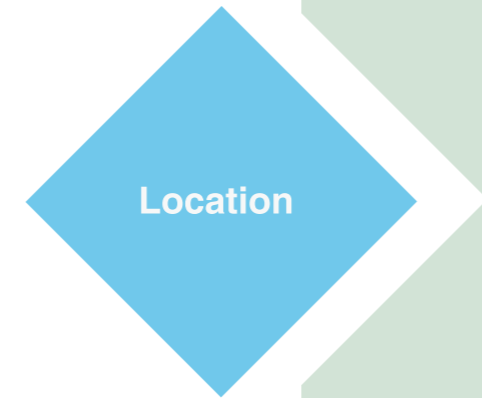
You can have a ball of a time playing a range of sports or simply take a break and unwind at one of these places.











Recreation



- Table Tennis
- Foosball
- Pool Table
- Squash Court
- Indoor Badminton
- Gymnasium
- Multipurpose Hall
- Reading Lounge
- Children's Play Area

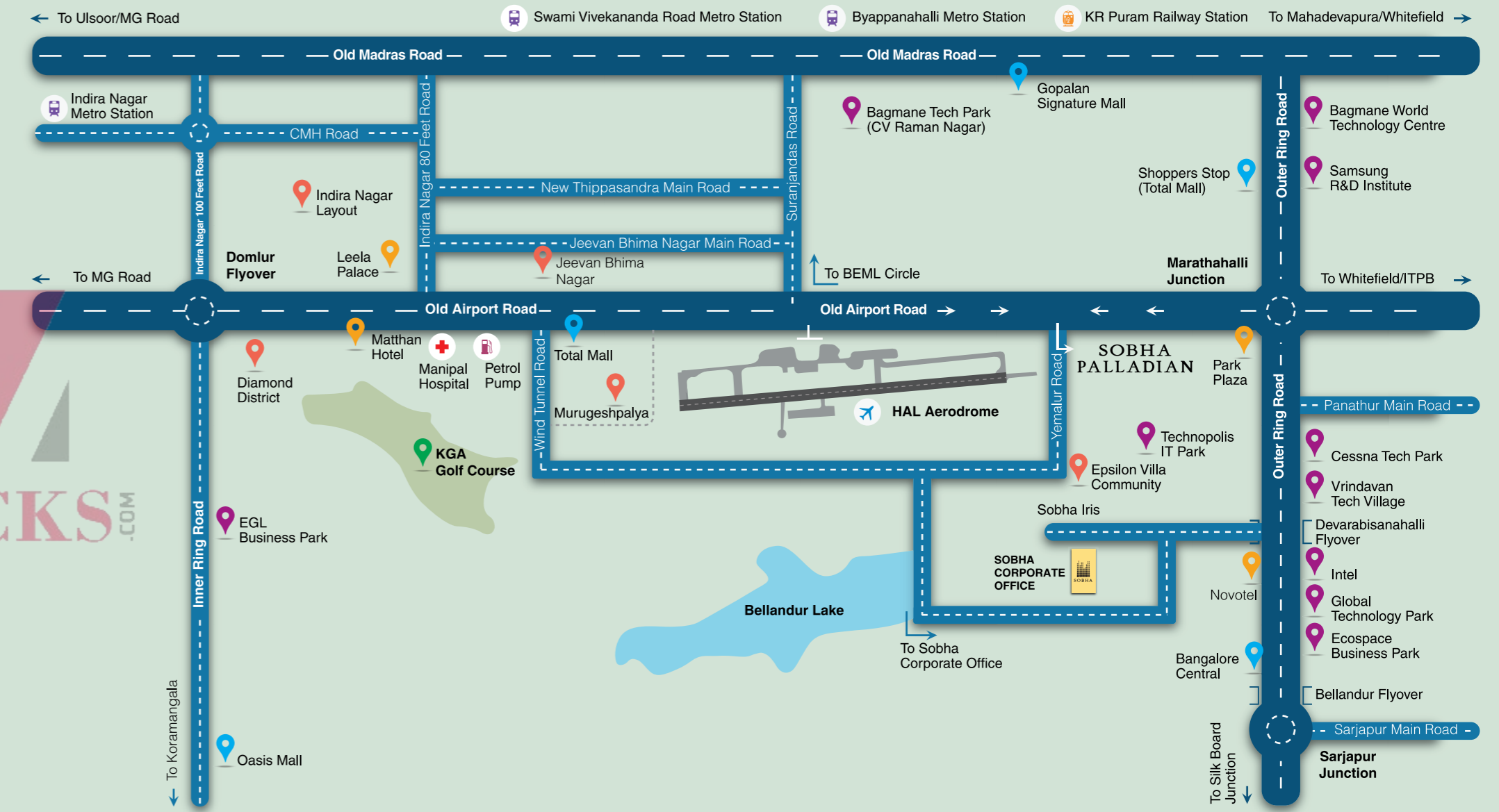
There are not many who can boast of living in such a prominent neighbourhood that is close to all the premium places you'd like to visit. This architectural masterpiece is situated amidst the heart of the city, yet nestled in 5.25 acres of serene lush greenery, which makes it an immensely desirable and peaceful place to stay. This wonderful location and beautiful surroundings truly complement the architectural wonder that is Sobha Palladian.



- | | |
|---|--|
|  HOSPITAL |  LOCALITY |
|  PETROL PUMP |  WORKPLACE |
|  AIRPORT |  HOTEL |
|  METRO STATION |  SHOPPING & ENTERTAINMENT |
|  RAILWAY STATION |  LEISURE |

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Map is linear and not to scale.

Master Plan



- 1 Entrance Gateway
- 2 Entry to Basement
- 3 Swimming Pool & Changing Room
- 4 Transformer Yard
- 5 Tennis Court
- 6 Children's Play Area
- 7 Tree Gardens
- 8 D.G. Yard
- 9 STP & OWC
- 10 Lawn Area
- 11 Central Plaza
- 12 Clubhouse Entrance
- 13 Water Body with Tree Canopy
- 14 Central Walkway
- 15 Exit from Basement
- 16 Exit Gateway
- 17 Grand Entrance Architecture
- 18 Visitor's Car Park

Land Area : 5.25 acres
 Structure : B+G+6 Floors
 No. of Blocks : 5
 Type of Units : 3 & 4 BHK
 SBA Range
 • 3 BHK (1901-2666 sq.ft.)
 • 4 BHK (2722-3298 sq.ft.)



FOUNTAIN OF TRANQUILITY



SWIMMING POOL



TREE GARDEN

ZRICKS

Typical Floor plan



Key Plan



A2
4 BHK
SBA: 292.68 sq.m.
(3150.4 sq.ft.)

Features

- Master Bedroom with Dressing Area and a spacious Sit Out
- Separate room for domestic help
- Kitchen and Utility Room
- 4 Luxurious Bedrooms
- Private Garden
- Prayer Room
- Living Room
- Family Room
- Dining Area
- Foyer

Key Plan

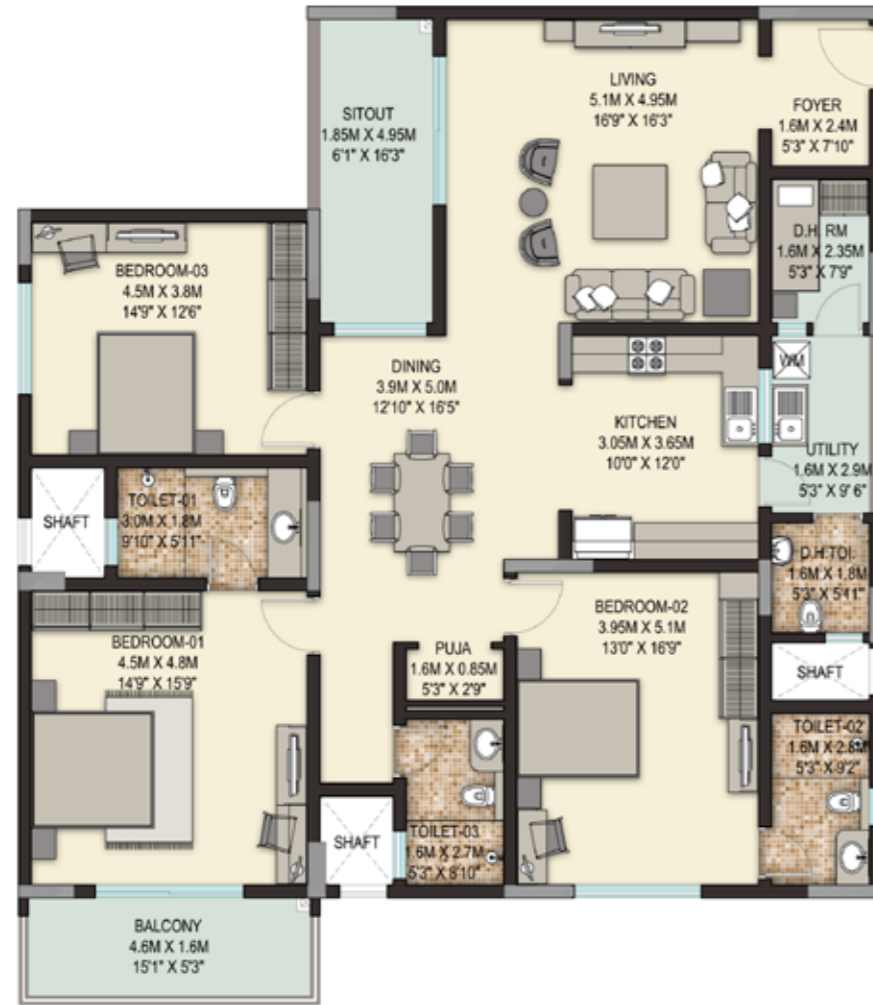


E3
3 BHK
SBA: 239.94 sq.m.
(2582.70 sq.ft.)

Features

- Living Room with a spacious Sit Out
- Separate room for domestic help
- Kitchen and Utility Room
- 3 Luxurious Bedrooms
- Study Room
- Dining Area
- Foyer

Typical Floor plan



Key Plan



F2
 3 BHK
 SBA: 215.28 sq.m.
 (2317.30 sq.ft.)

Features

- Living Room with a spacious Sit Out
- Separate room for domestic help
- Kitchen and Utility Room
- 3 Luxurious Bedrooms
- Prayer Room
- Dining Area
- Foyer

Key Plan



P3
 3 BHK
 SBA: 189.12 sq.m.
 (2035.70 sq.ft.)

Features

- Dining Area with a Spacious Sit out
- Kitchen and Utility Room
- 3 Luxurious Bedrooms
- Living Room
- Foyer



EXCLUSIVELY DESIGNED 3&4 BEDROOM CONDOMINIUMS.

STRUCTURE

- Basement + Ground + 6 Storey
RCC structure

CAR PARKING

- Covered car parks in basement level

FOYER / LIVING / DINING

- Superior quality natural / engineered stone slab / vitrified tile flooring and skirting
- Plastic emulsion paint for walls and ceiling

BEDROOMS

- Superior quality laminated flooring and skirting / equivalent flooring for master bedroom
- Superior quality vitrified tile flooring and skirting in other bedrooms
- Plastic emulsion paint for walls and ceiling

TOILETS

- Superior quality anti-skid ceramic tile flooring
- Superior quality ceramic wall tiling up to false ceiling
- False ceiling with grid panel
- Granite vanity counters in all toilets except domestic help toilet
- Shower partition in master toilet

ELECTRICAL WORKS

- Split A/C provision in living room and all bedrooms
- BESCOM power supply: 10 kw 3 phase supply for 3 bedroom units, 12 kw 3 phase supply for 4 bedroom units
- Standby power of 3 kw for apartments and 100% power backup for common area facilities
- Exhaust fans in kitchen and toilets
- Television points in living, family, all bedrooms and domestic help room
- Telephone points in all bedrooms, living and family room
- Intercom facility from security cabin to each apartment

KITCHEN

- Natural / engineered stone slab / vitrified tile / ceramic tile flooring
- Superior quality ceramic wall tiling from floor to ceiling soffit
- Plastic emulsion paint for ceiling

BALCONIES / UTILITIES

- Superior quality anti-skid ceramic tile flooring and skirting
- Granite coping for parapet / mild steel handrail
- Plastic emulsion paint for ceiling
- All walls external grade textured paint

DOMESTIC HELP ROOM

- Superior quality ceramic tile flooring
- Plastic emulsion paint for walls & ceiling

STAIRCASE

FIRE EXIT STAIRCASE

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

COMMON AREAS

- Vitrified tile / granite flooring

PLUMBING & SANITARY

- Sanitary fixtures of reputed make in all toilets
- Chromium plated fittings of reputed make in all toilets
- 25 litre capacity geysers in all toilets
- 15 litre capacity geyser in a domestic toilet
- Stainless steel single bowl sink with drain board in utility

- Superior quality ceramic wall tiling up to ceiling
- Plastic emulsion for ceiling.
- Granite coping for parapet / MS handrail.

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.

OTHER DOORS / WINDOWS

- All other external doors to be manufactured in specially designed aluminium extruded frames and shutters with panels.
- Heavy-duty aluminium glazed sliding windows and french windows made from specially designed and manufactured sections.

LIFTS

- Total of 10 elevators of reputed make (2 per block)



Specifications