



PASSION AT WORK

SOBHA
ARENA

KANAKAPURA MAIN ROAD

2 & 3 BED APARTMENTS

A home amidst acres of manicured gardens and amenities
reminiscent of a sports arena ...

A home for those who swear by sports and for those who
love to live in the lap of nature ...

A home for those who seek more from life ...



ARTISTIC IMPRESSION – indicative in nature and is for general information purpose only.

SOBHA ARENA - PEBBLE COURT (BLOCK 1) PRM/KA/RERA/1251/310/PR/180507/001622 | SOBHA ARENA - THE PARK (BLOCK 2) PRM/KA/RERA/1251/310/PR/170917/000411
SOBHA ARENA - THE PLAZA (BLOCK 3) PRM/KA/RERA/1251/310/PR/170923/000384 | SOBHA ARENA - THE SQUARE (Block 4) PRM/KA/RERA/1251/310/PR/180420/001513

<https://rera.karnataka.gov.in>

PRESENTING SOBHA ARENA

A UNIQUE SPORTS-THEMED PROPERTY



ARTISTIC IMPRESSIONS – indicative in nature and is for general information purpose only.

AN UPSCALE AND WELL-CONNECTED NEIGHBOURHOOD

A reminiscent of Bengaluru of the yore, South Bengaluru charms with its wide tree-lined roads, lush green gardens, serene lakes, landmark eateries and peaceful pace of life.

Like all other suburbs of Bengaluru, South Bengaluru also witnessed an unprecedented demand for quality residential and commercial properties after the IT revolution. South Bengaluru offers seamless connectivity to IT corridors and business parks

across the city via almost signal-free Outer Ring Road, NICE Road and upcoming Namma Metro links.

Situated on Kanakapura Main Road, SOBHA Arena gives you not just the most-desired address in the locality, but also a home close to your workplaces, schools, colleges, hospitals and shopping centres. It is just 100 metres from the upcoming Talaghattapura Metro Station and 1 km from the NICE Road junction.

LOCATION MAP



Location Coordinates: Latitude - 12.863349 Longitude - 77.534385

MAP NOT TO SCALE

										
SOBHA Arena	Existing SOBHA Apartments	Entertainment & Shopping	Corporate Companies	Main Roads & Junctions	Hospitals	Temple	Schools	Resorts	Police Station	Metro

PROXIMITY

- JAYANAGAR
- BANGALORE CENTRAL MALL
- WOCKHARDT HOSPITAL
- JP NAGAR JUNCTION
- JAYADEVA HOSPITAL
- BANNERGHATTA NATIONAL PARK
- APOLLO HOSPITAL
- DPS
- BIG BAZAAR
- METRO CASH & CARRY
- WONDERLA

MASTER PLAN



ARTISTIC IMPRESSION - indicative in nature and is for general information purpose only.

GENERAL/OUTDOOR AMENITIES

- | | |
|----------------------------------|--|
| 01. ENTRY & EXIT GATE | 15. KIDS' TRAFFIC PARK AND PLAY AREA |
| 02. SECURITY CABIN | 16. PET PARK |
| 03. VISITORS' CAR PARK | 17. PARTY LAWN WITH PAVILION |
| 04. DROP-OFF PLAZA | 18. SPORTS GROUND |
| 05. ENTRY RAMP TO BASEMENT | 19. SKATE PARK |
| 06. EXIT RAMP FROM BASEMENT | 20. KIDS' PLAY AREA |
| 07. BLOCK-THE PARK | 21. JOGGING/PEDESTRIAN PATH |
| 08. BLOCK-THE PLAZA | 22. TRANSFORMER YARD |
| 09. FUTURE DEVELOPMENT | 23. DG YARD |
| 10. COMMON CLUBHOUSE | 24. ORGANIC WASTE CONVERTER |
| 11. SWIMMING POOL | 25. SEWAGE TREATMENT PLANT (UNDERGROUND) |
| 12. KIDS' POOL | 26. SERVICE YARD |
| 13. OUTDOOR JACUZZI | 27. BLOCK-PEBBLE COURT |
| 14. AMPHITHEATRE AND PARTY SPACE | 28. BLOCK-THE SQUARE |



PROJECT DETAILS

LAND AREA: 40,134.43 SQM (432,002.99 SQ.FT.)

Type	SBA Range	Carpet Area Range*
2 Bed	120.43 sqm (1296.30 sq.ft.)	84.14 sqm (905.67 sq.ft.)
2 Bed	123.45 sqm (1328.80 sq.ft.)	85.06 sqm (915.58 sq.ft.)
3 Bed	147.96 sqm (1592.63 sq.ft.)	102.69 sqm (1105.34 sq.ft.)
3 Bed	158.30 sqm (1703.93 sq.ft.)	109.94 sqm (1183.38 sq.ft.)

*Excluding Balcony



ARTISTIC IMPRESSION – indicative in nature and is for general information purpose only.

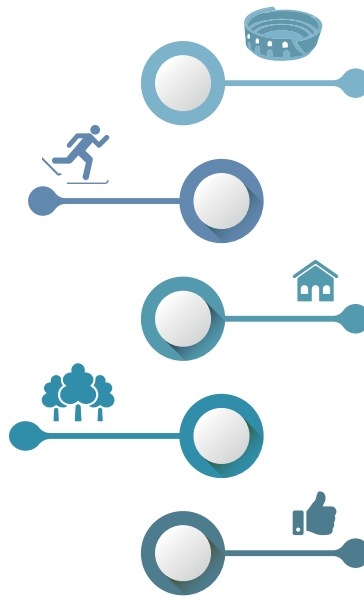
THE TOP FIVE FEATURES

SPORTS-THEME

They say sports is a way of life. SOBHA Arena lets you stretch and reach out for all those experiences that the sports person in you has always longed for. The project has a wide variety of sports facilities including swimming pool, skate park, multi-sports arena, kids' racing bay, kids' play area, do-it-yourself zone.

GREEN HAVEN

Situated on a sprawling 10.13 acres with 75% open spaces, SOBHA Arena is a haven in the concrete jungle. Be a proud owner of one of these 3 Bed Luxury apartments and live a life surrounded by all that you love.



THE AMPHITHEATRE

Bring out the artiste in you and perform to a packed audience of your friends and family at SOBHA Arena's grand amphitheatre. Make your weekends memorable in the great outdoors of the property.

THE CLUBHOUSE

The 24,000 sq.ft. clubhouse comes with a host of amenities like a state-of-the-art gymnasium, pool table and multi-sports hall. Escape from the monotony of everyday life and make more friends with each passing day.

QUALITY AND DELIVERY

Our decades of process-oriented approach to design and construction has resulted in an extraordinary track record in delivering homes. We have delivered homes ahead of or on schedule over the past two decades. SOBHA has consistently been ranked among top real estate brands and is known in India and the Middle-East for its unrelenting quality. Your home will continue to delight even years after you have occupied it, thanks to high-quality finishes and maintenance-free details.

TYPE A1

3BHK
SBA - 2039 SFT
CARPET AREA - 1466 SFT

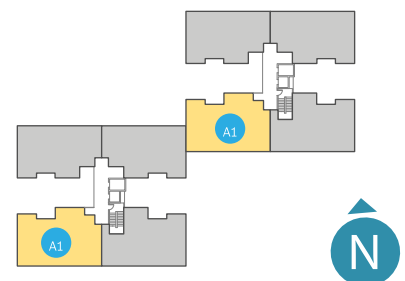
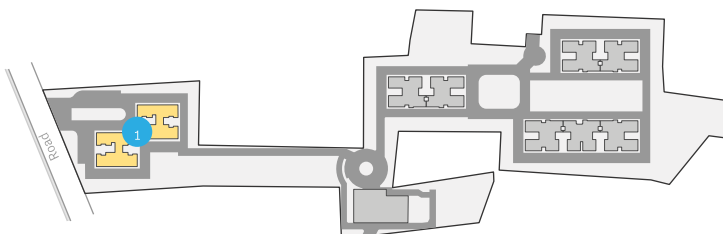
FLOOR PLAN



All dimensions in mm

Carpet area and SBA rounded up to nearest whole number

Key plan



TYPE P

3BHK

SBA - 1601 SFT

CARPET AREA - 1091 SFT

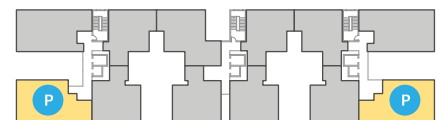
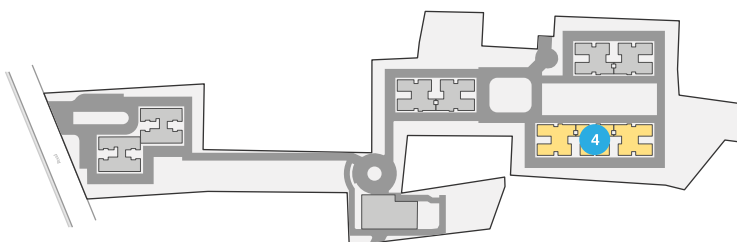
FLOOR PLAN



All dimensions in mm

Carpet area and SBA rounded up to nearest whole number

Key plan



SPECIFICATIONS

STRUCTURE

- 2 Basements + Ground + 18-storey
RCC structure

CAR PARKING

- Covered car park in basement level
- Surface parking for visitors

FOYER/LIVING/DINING

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

BEDROOMS

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

TOILETS

- Ceramic tile flooring
- Ceramic wall tiling upto false ceiling
- False ceiling with grid panels
- Vanity counter in all toilets

KITCHEN

- Ceramic tile flooring
- Ceramic tiling upto ceiling
- Plastic emulsion paint for ceiling

BALCONIES/UTILITIES

- Ceramic tile flooring and skirting
- Granite coping for parapet / MS handrail as per design
- Plastic emulsion paint for ceiling / false ceiling as per design
- All walls painted in textured paint

SERVANT ROOM (ONLY FOR SOBHA ARENA - PEBBLE COURT (BLOCK 1))

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

SERVANT TOILET (ONLY FOR SOBHA ARENA - PEBBLE COURT (BLOCK 1))

- Ceramic tile flooring
- Ceramic wall tiling upto false ceiling
- False ceiling with grid panels

STAIRCASE (FIRE EXIT STAIRCASE)

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

COMMON AREAS

- Ceramic tile / vitrified tile flooring
- Ceramic tile cladding / painting up to ceiling / false ceiling
- Plastic emulsion paint for ceiling / false ceiling as per design

JOINERY

MAIN DOOR / BEDROOM DOORS:

- Frame – Timber
- Architrave - Timber
- Shutters – with both side HDF skin

TOILET DOORS:

- Frame – Timber
- Architrave – Timber
- Shutters – with outside HDF and inside laminate

- All other external doors to be manufactured in UPVC / aluminium extruded frames and shutter with panels
- UPVC / aluminium glazed sliding windows

LIFTS

- 2 numbers of lifts in each wing

PLUMBING

- Sanitary fixtures of reputed make in all toilets
- Chromium plated fittings in all toilets
- Stainless steel single bowl sink with drain board in utility (ONLY FOR SOBHA ARENA - PEBBLE COURT (BLOCK 1))

ELECTRICAL

- BESCO power supply:
 - For 2 bedroom- 4 KW single phase supply
 - For 3 bedroom- 5 KW single phase supply
- Split AC provision in one bedroom
- Standby power of 1KW for apartments and 100% power backup for common area facilities
- Television points in living & master bedroom
- Telephone points in living & master bedroom
- Intercom facility from security cabin to each apartment (only point)

ELECTRICAL (ONLY FOR SOBHA ARENA - PEBBLE COURT (BLOCK 1))

- Split AC provision in living and all bedrooms
- BESCO power supply:
 - For 2 bedroom- 4 KW single phase supply
 - For 3 bedroom with servant room- 7 KW 3 phase supply
- Standby power of 3 KW for apartments and 100% power backup for common area facilities
- Television points in living & all bedrooms
- Telephone points in living & all bedrooms
- Intercom facility from security cabin to each apartment (only point)

SOBHA Limited takes great pride in delivering international quality standards to its customers. Please find enclosed specifications for “**SOBHA Arena - The Square (Block 4)**”.

While the specifications reflect the high quality standards that SOBHA Limited. employs in the project, we would request our customers to note that many of the materials used in the project- including, but not limited to, marble, granite, wood, etc. are subject to variations in tone, grain, texture, colour and other aesthetic features, which are beyond our control. For example, in case of granite, which is pre-polished, when laid, may result in certain amount of unevenness, due to its inherent property. While we confirm that we will use similar quality materials available, we are unable to confirm/assure that the products used in the building will always match the samples shown with regard to these features.

We also request you to note that certain manufactured materials such as ceramic/rectified and vitrified tiles, anodized/powder coated aluminum, sanitary ware,

etc., are subject to colour variations and this is mostly due to items being manufactured in different lots and due to the inherent manufacturing process (In case of vitrified tiles). The final product used in the building will therefore be subject to these colour variations, which again is beyond our purview.

SOBHA Limited relies on manufacturers and suppliers for its raw materials – such as marble, granite, timber, tiles, aluminum, sanitary ware, etc. There are possibilities that the materials specified and shown in model apartment / samples may not be available at the time of construction. In such instances SOBHA Limited reserves the right to replace unavailable material with suitable alternatives of the same standard, grade and specification. We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building.

SOBHA Limited will attempt to minimize variations to specifications, however in case of any variation of the same we will not compromise in terms of the standard, grade and specification.

ABOUT SOBHA

With three decades of glorious experience in creating interiors of palaces and masterpieces in the Middle-East, Mr. P.N.C. Menon founded SOBHA in 1995 with a clear vision to transform the way people perceive quality. Today, SOBHA, a ₹ 26 billion company, is the most trusted brand and only backward integrated real estate player in the country.

Since its inception, the Company has strived for benchmark quality, customer centric approach, robust engineering, in-house research, uncompromising business ethics, timeless values and transparency in all spheres of business conduct. This has contributed in making it a preferred real estate brand in India. In 2006, SOBHA went public through its initial public offering, an event that created history when the issue got oversubscribed a record 126 times.

One of the most well-respected brands in the real estate sector, SOBHA has many distinctions to its credit, mainly its impeccable execution and on-time delivery track record. As of June 30, 2017, SOBHA has completed 118 real estate projects and 293 contractual projects covering about 87.41 million square feet of area. The Company currently has ongoing real estate projects aggregating to 40.92 million square feet of developable area and 30.22 million square feet of saleable area, and ongoing contractual projects aggregating to 7.96 million square feet under various stages of construction. The Company has a real estate presence in 9 cities, viz. Bangalore, Gurgaon, Chennai, Pune, Coimbatore, Thrissur, Calicut, Cochin and Mysore. Overall, SOBHA has footprint in 26 cities and 13 states across India.

SOBHA Arena

The Park & The Plaza

Pebble Court and The Square

WIRE TRANSFER DETAILS	
BENEFICIARY NAME	SOBHA LTD
NAME OF THE BANK	AXIS BANK LTD.
NAME OF THE BRANCH	CORPORATE BANKING BRANCH
ADDRESS	BANGALORE
ACCOUNT NO.	009010300004688
TYPE OF ACCOUNT	CURRENT ACCOUNT
SWIFT CODE	AXISINBBA06
IFSC CODE	UTIB0001541

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 "artistic impression" are artistic impressions being indicative in nature and are for general information purposes only. The visuals contained marked as "generic image" and other visuals / image / photographs are general images and do not have any correlation with the project

The imagery used on 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 the artist's impression and are an indicative of the actual designs. No information given on this brochure creates a warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws. The information on this brochure is 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 on 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 on this brochure without independently verifying with the Company.



AN ISO 9001: 2008, ISO 14001: 2004 and
OHSAS 18001: 2007 Certified Company.

Call 080 4646 4514

Email marketing@sobha.com
Visit sobha.com