



PASSION AT WORK

SOBHA
dreamgardens

— AAPKA PEHLA PERFECT GHAR —

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— THIS IMAGE IS AN ARTISTIC IMPRESSION —

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ARN: SDG / Brochure / 1-10-2018

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The second project of Sobha Dream Series, is located at Bellahalli,
close to IT Parks, malls, hospitals, schools and colleges.

Key Highlights:

17 Acres development

Zen Theme*

Clubhouse & Swimming pool with outdoor sports

Located in Bangalore's next residential hub with easy access to all major facilities

*These are key aesthetic principles that collectively compromise 'ZEN DESIGN'. Zen style is a Japanese Buddhist architectural style. Zen design embodies the minimalist philosophy with the focus on simple forms making use of natural materials, patterns of light and space-rejecting all the clutter. It dictates that beauty and utility need not be overstated, the overall effect is fresh, clean and neat. This principle we found most suitable for the design brief provided to us - to design functional, compact yet spacious 2BHK apartments within a carpet area of 60sqm.



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#NEVERCOMPROMISE

Sobha has built its reputation & business practices on ethos of #nevercompromise on quality, value for money, infinite passion, prompt delivery and commitment.

Sobha's dream to provide quality homes within the reach of many more people gave birth to "Sobha Dream Series", homes designed particularly for young families, executives and professionals across the country.

Sobha Dream Series began its journey in year 2015, with the commitment to provide aspirational, affordable & quality homes to the salaried professionals and nuclear families across the country.

Sobha Dream Acres under Sobha Dream Series was first of its kind project launched in Balagere, East Bangalore. The project has 6500+ units spread over 81 acres, with 80% open space, using precast technology committed to delivering "#ahead of time".

Over the years Sobha Dream Acres has achieved several milestones, and the numbers speak for themselves. This has boosted our confidence in expanding Sobha Dream Series product line to other locations in Bangalore.

Our new upcoming project in Thanisandra Road, North Bangalore, is an extension of our same commitment to provide aspirational, affordable & quality homes benefiting the First Home Buyers, as a vision of "Apka pehla perfect ghar".

Thanisandra Road, is the next new Residential hub with easy access to all the major IT park, malls, hospital, school, international/domestic airport, railway station parallel to ORR.

KNIGHT FRANK Report Reference :

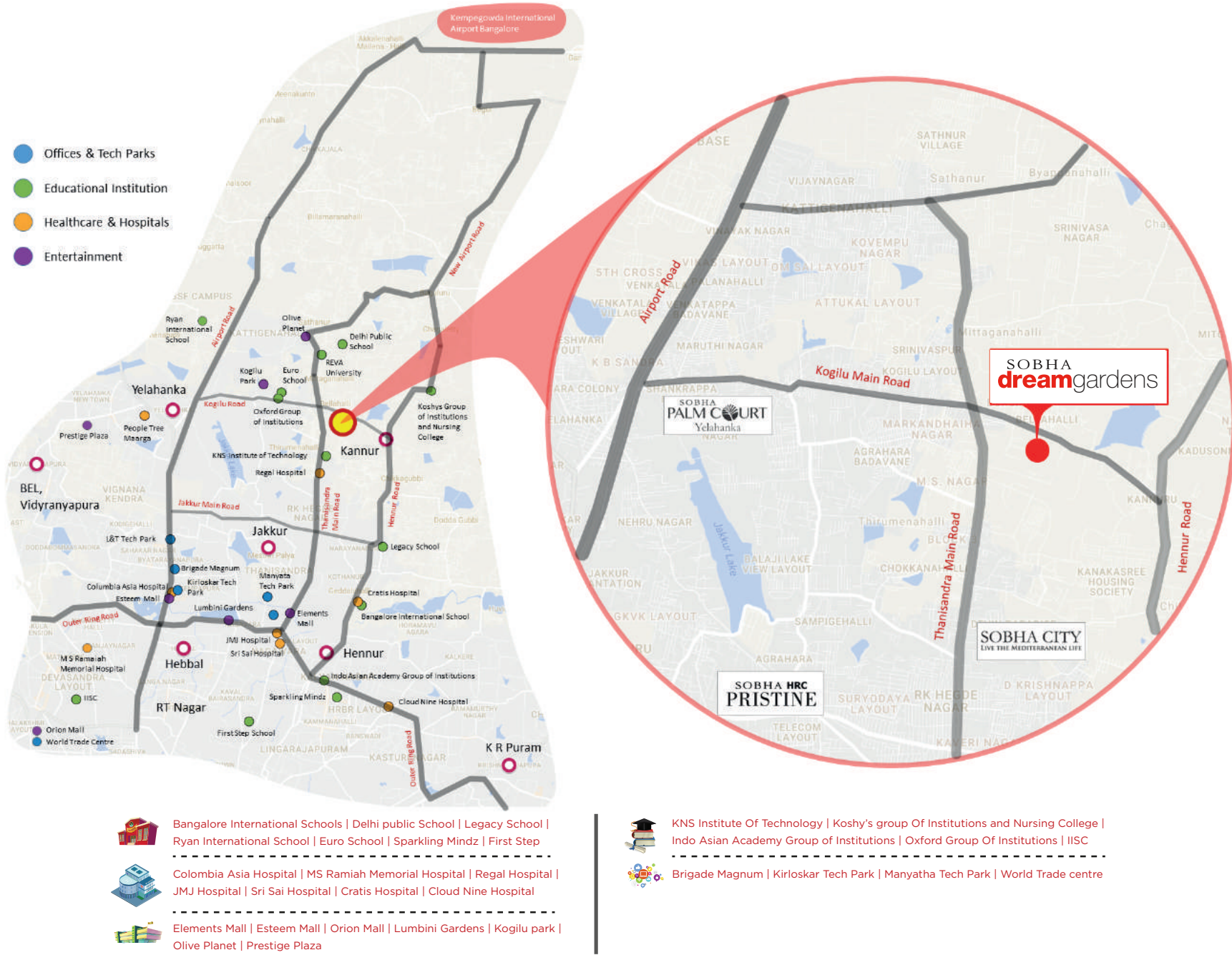


Top residential investment destinations

Rank	Location	City	2015			2020E			Price growth	
			Price (₹/sq ft)			Price (₹/sq ft)			2015-2020	CAGR
			Min	Max	Avg	Min	Max	Avg		
7	Thanisandra	Bengaluru	3,800	5,800	4,800	5,900	9,000	7,450	55%	9.2%

Source: Knight Frank Research

LOCATION MAP



MASTER PLAN

Outdoor Amenities

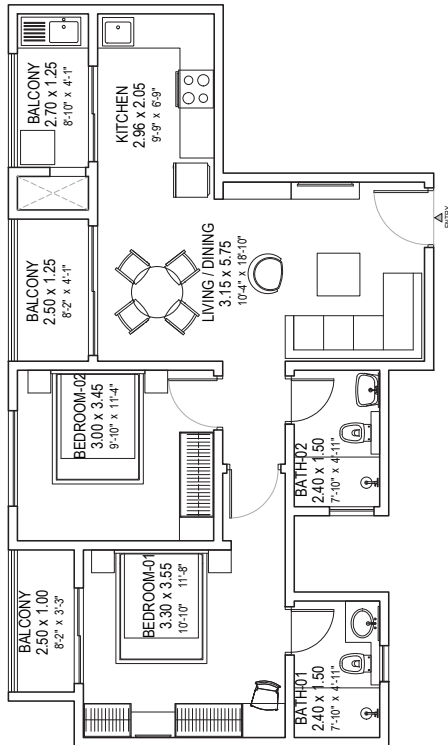
1.	Swimming Pool
2.	Children's Play Area
3.	Tennis Court
4.	Half Basketball Court
5.	Proposed Club House



UNIT PLAN

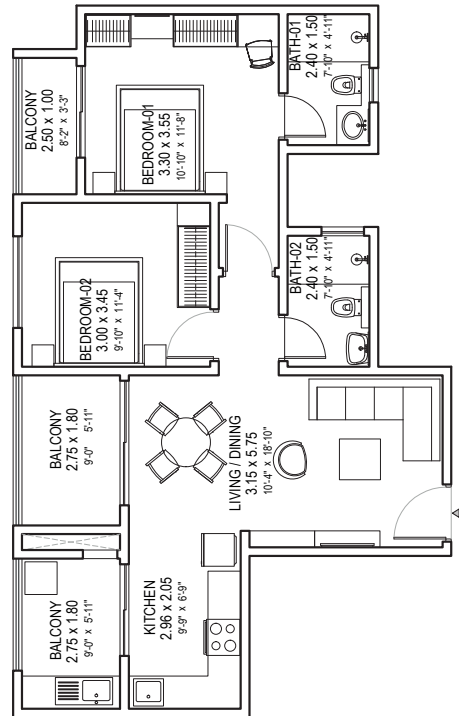
Spacious living room with ample natural light | Luxurious master bedroom with a balcony attached | Open kitchen

2BHK REGULAR



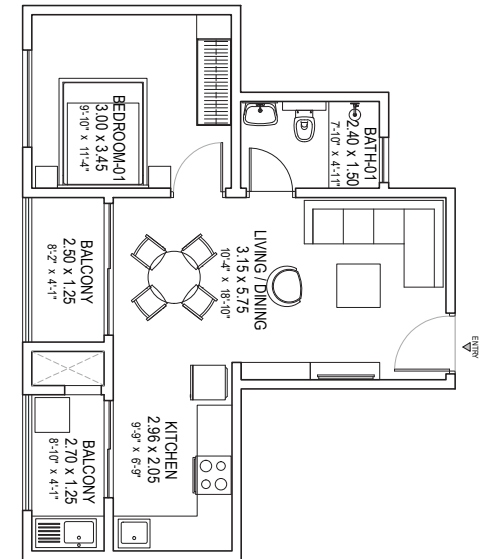
CARPET AREA
58.28 sq.mt

2BHK LARGE



CARPET AREA
58.28 sq.mt

1BHK



CARPET AREA
38.29 sq.mt

1 BEDROOM APARTMENTS

STRUCTURE

Basement + Ground + 23 storied RCC structure for Wing 1 to 9
Two Basements + Ground + 17 storied RCC structure for wing 10

CAR PARKING

Covered car parks in Basement and Ground floor level

LIVING/DINING

Vitrified/Ceramic tile flooring and skirting.
Plastic emulsion paint for walls and ceiling.

BEDROOMS

Vitrified/Ceramic tile flooring and skirting.
Plastic emulsion paint for walls and ceiling.

TOILETS

Antiskid ceramic tile flooring.
Ceramic wall tiling up to false ceiling.
False ceiling with grid panel.
Granite vanity counters in master toilets of 2BHK only.

KITCHEN

Ceramic tile flooring
Superior quality ceramic wall tiling from floor to ceiling.
Plastic emulsion paint for ceiling.

BALCONIES

Ceramic tile flooring and skirting.
Granite coping for parapet/mild steel handrail
All walls external grade textured paint.
Plastic emulsion paint for ceiling.
Grid false ceiling as applicable.

STAIRCASE

Fire Exit Staircase
Concrete treads & risers.
Textured paint for walls.
Plastic emulsion paint for ceiling.
MS handrail.

COMMON AREAS

Ceramic/Vitrified tile flooring.
Texture Paint for walls.
Plastic emulsion for ceiling.
Granite coping for parapet/MS handrail

JOINERY

Main door & Bedroom doors of both sides laminate with timber frame & architraves.
All other external doors to be manufactured in aluminum extruded/UPVC frames & shutter.
Toilet doors of both sides laminated with timber frame & architraves.
Aluminum/UPVC windows.

LIFTS

Elevators of reputed make.

PLUMBING & SANITARY

Sanitary fixtures of reputed make in all toilets.
Chromium plated fittings in all toilets.

ELECTRICAL SPECIFICATION FOR 1BHK FLAT

BESCOM Power supply
For 1BHK flat - 2 kilowatts single phase supply
Standby Power (Generator Backup)
For 1BHK flat - 0.5 kilowatt single phase supply.
100% for common facilities.

Power connection to High Wall Split Air Conditioning Unit in Bedroom.
Telephone point in Living room.
Television point in Living room.
Intercom facility from security cabin to each apartment with handset.

2 BEDROOM APARTMENTS

STRUCTURE

Basement + Ground + 23 storied RCC structure for Wing 1 to 9
Two Basements + Ground + 17 storied RCC structure for wing 10

CAR PARKING

Covered car parks in Basement and Ground floor level

LIVING/DINING

Vitrified/Ceramic tile flooring and skirting.
Plastic emulsion paint for walls and ceiling.

BEDROOMS

Vitrified/Ceramic tile flooring and skirting.
Plastic emulsion paint for walls and ceiling.

TOILETS

Antiskid ceramic tile flooring.
Ceramic wall tiling up to false ceiling.
False ceiling with grid panel.
Granite vanity counters in master toilets of 2BHK only.

KITCHEN

Ceramic tile flooring
Superior quality ceramic wall tiling from floor to ceiling.
Plastic emulsion paint for ceiling.

BALCONIES

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LIFTS

Elevators of reputed make

PLUMBING & SANITARY

Sanitary fixtures of reputed make in all toilets.
Chromium plated fittings in all toilets.

ELECTRICAL SPECIFICATION FOR 2BHK FLAT

BESCOM Power supply
For 2BHK Large - 3 kilowatts single phase supply
For 2BHK - 2 kilowatts single phase supply
Standby Power(Generator Backup)
For 2BHK Large - 0.75 kilowatt single phase supply.
For 2BHK - 0.75 kilowatt single phase supply.
100% for common facilities.
Power connection to High Wall Split Air Conditioning Unit in Master Bedroom.
Telephone point in Living and Master Bedroom.
Television point in Living and Master Bedroom.
Intercom facility from security cabin to each apartment with handset.

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— AAPKA PEHLA PERFECT GHAR —

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