

SOBHA NESARA

———— KOTHRUD, PUNE ————

4.5, 4, 3.5 & 3 BED LUXURY ABODES

Live the Fulfilling Life.

Wake up to an expanse of soothing greens.
Mindfully go through your chores. And then,
step out to a rewarding and fulfilling day.
SOBHA Nesara, spacious luxury abodes dotting
a picturesque landscape, promises serenity
and connectivity.





Artist's impression

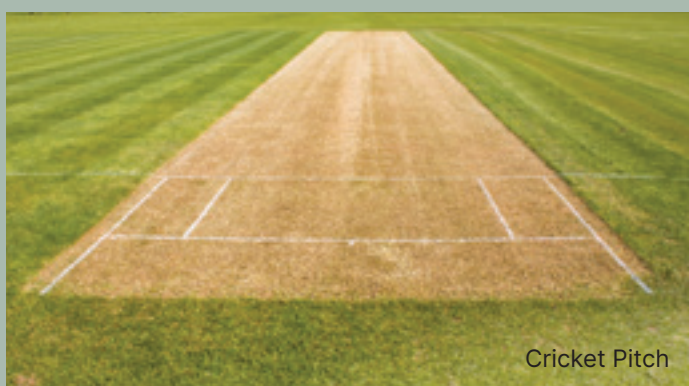
Gain the Location Advantage.

Located on the Mumbai-Bangalore Highway, Kothrud has all the conveniences that define modern life. While the Vanaz metro station is 10 minutes away, the proposed Chandni Chowk station is at a 2-minute distance. The service road accessibility to the project also allows the residents to avoid traffic on the highway.



All images are artist's impressions

Leisure Pool



Cricket Pitch



Putting Green

Leisurely Joys, Yours Forever.

Head to the activity lawn, attend the call of duty at the coworking space, and have a good time at the clubhouse. Display your golfing skills on the putting green, get your cricket gear on, and finally, take a plunge into the pool to rejuvenate your body and spirit.

Your Home, Your World.

The spacious living room and bedroom with 10-feet-high ceilings & double-height balconies let in plenty of natural light and air while ensuring utmost privacy. The kitchen is designed in such a way to bring unparalleled ease to cooking.



Master Plan

- | | | |
|------------------------|-------------------|--------------------------|
| 1. Multi-activity Lawn | 7. Sensory Garden | 13. Children's Play Area |
| 2. Celebration Arena | 8. Water Cascade | 14. Climbing Wall |
| 3. Open-air Deck | 9. Leisure Pool | 15. Putting Green |
| 4. Jogging Track | 10. Drop-off Area | 16. Pet Park |
| 5. Sunset Deck | 11. Clubhouse | 17. Cricket Pitch |
| 6. Pool Bar | 12. Kids' Pool | |

Clubhouse

Level 1

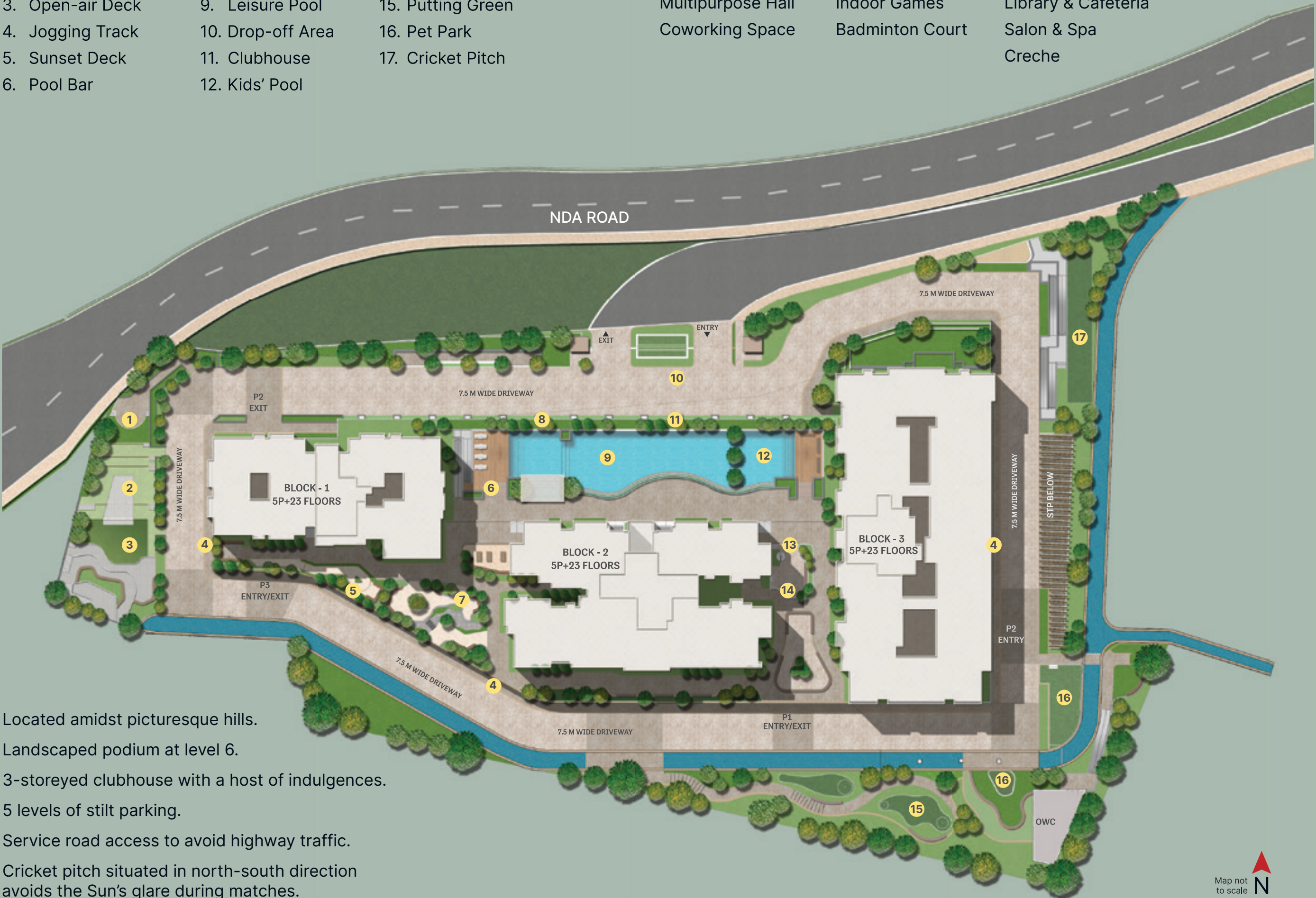
- Reception Lounge
- Multipurpose Hall
- Coworking Space

Level 2

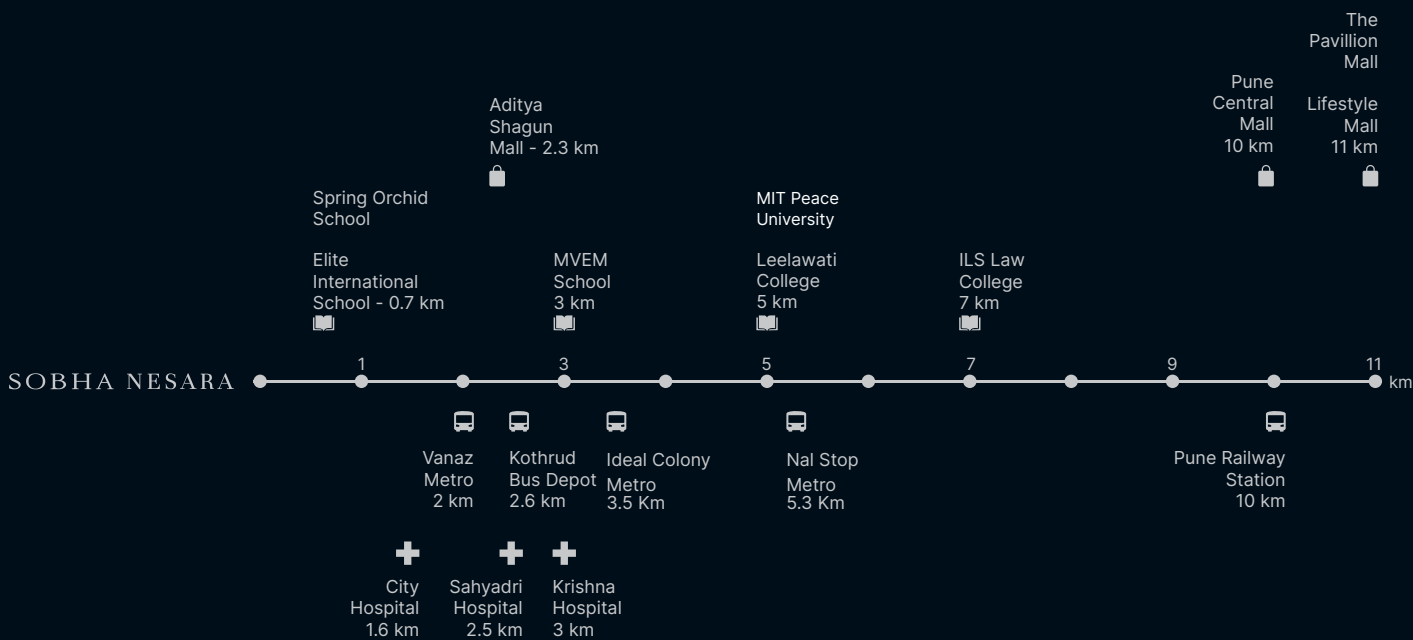
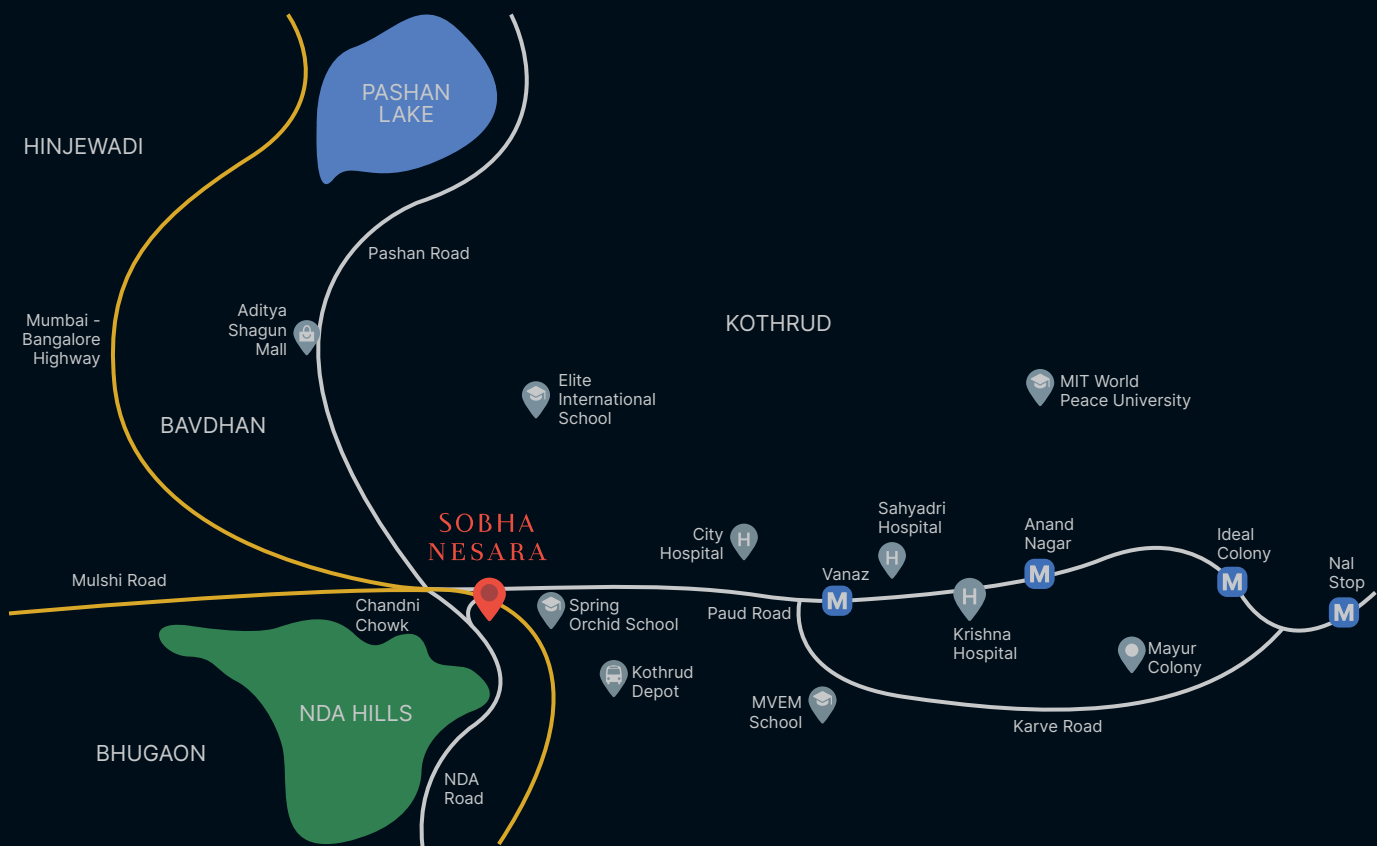
- Gym
- Indoor Games
- Badminton Court

Level 3

- Jacuzzi, Steam & Sauna
- Library & Cafeteria
- Salon & Spa
- Creche



Located amidst picturesque hills.
Landscaped podium at level 6.
3-storeyed clubhouse with a host of indulgences.
5 levels of stilt parking.
Service road access to avoid highway traffic.
Cricket pitch situated in north-south direction
avoids the Sun's glare during matches.



Site Address: Survey No 77/1, Plot 1, Paud Road, Near Chandni Chowk, Kothrud, Pune 411038

Experience Center: Lohia Jain I.T. Park Block - 3, Ground Level, Paud Road, Bhushan Colony, Kothrud, Pune 411038

✉ marketing@sobha.com 🌐 www.sobha.com



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PASSION AT WORK

FLOOR PLAN

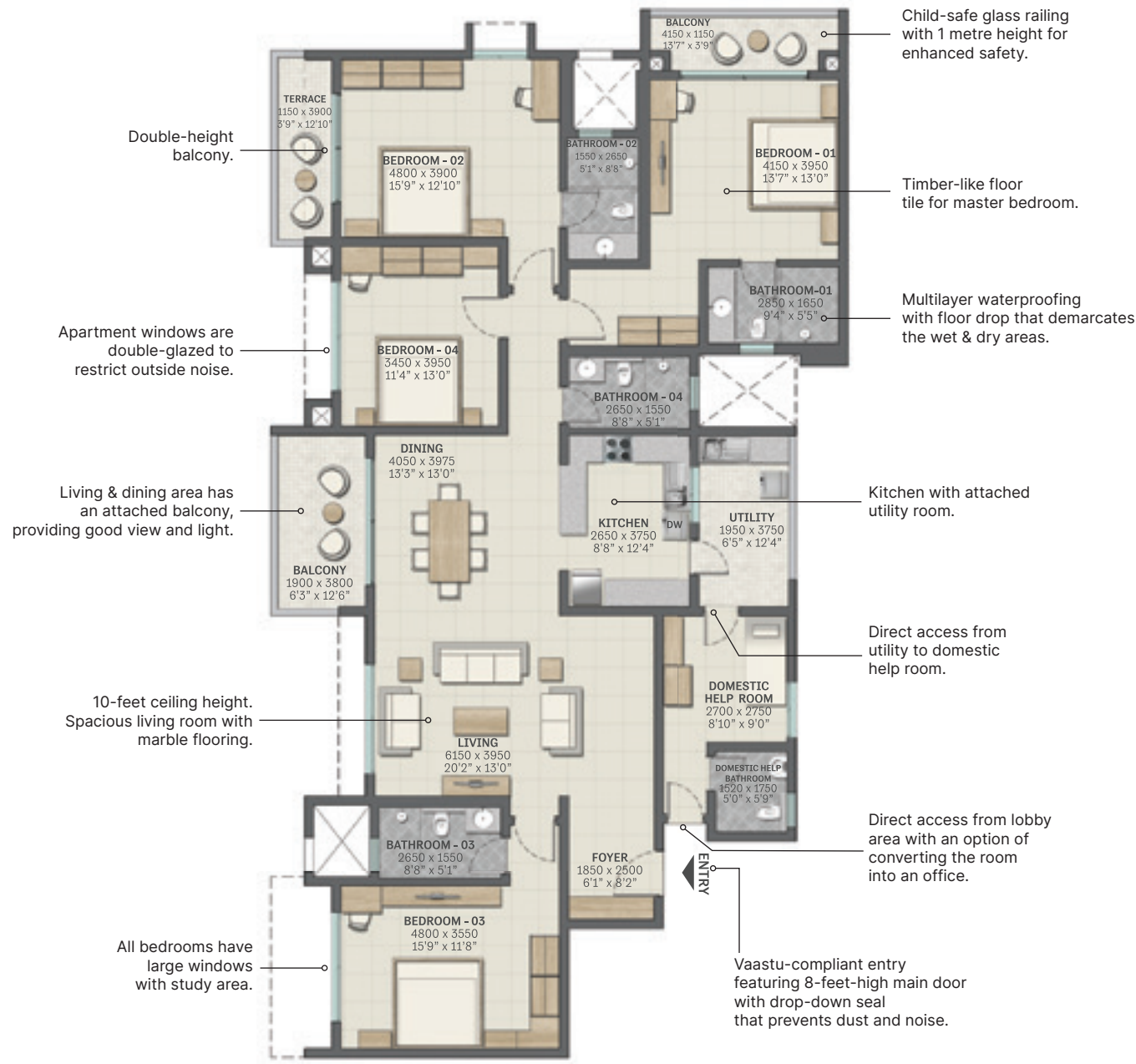


SOBHA NESARA
KOTHRUD

4.5, 4, 3.5 & 3 Bed Luxury Residences

TYPE L

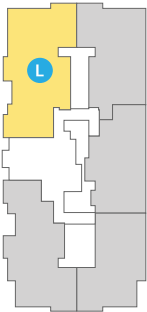
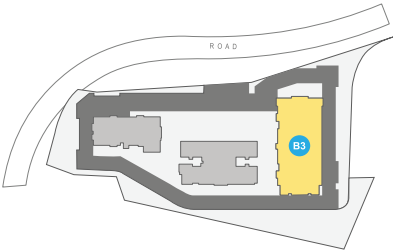
4.5 BHK (5 Bathrooms, 1 Terrace, 2 Balconies)
SBA - 2987 SFT
RERA CARPET AREA - 1889 SFT
BALCONY AREA - 124 SFT
UTILITY AREA - 78 SFT
PRIVATE TERRACE AREA - 48 SFT



All dimensions in mm

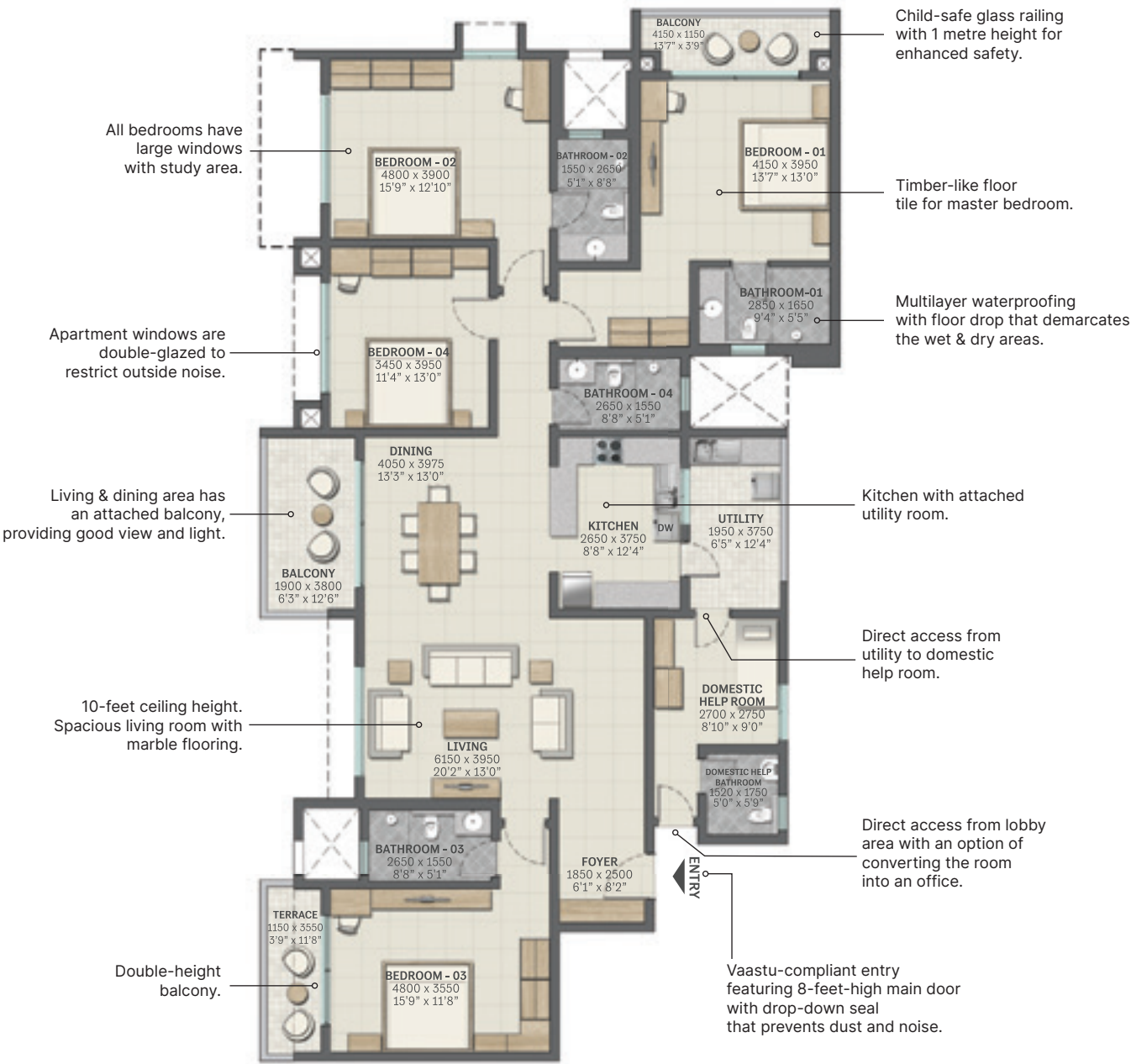
SBA & Carpet Area rounded up to nearest whole number

Key plan



TYPE L1

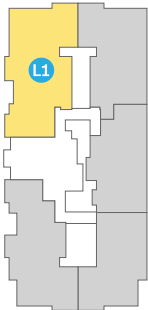
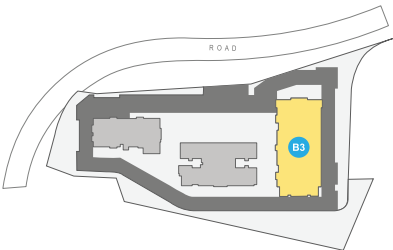
4.5 BHK (5 Bedrooms, 1 Terrace, 2 Balconies)
SBA - 2980 SFT
RERA CARPET AREA - 1889 SFT
BALCONY AREA - 124 SFT
UTILITY AREA - 78 SFT
PRIVATE TERRACE AREA - 44 SFT



Key plan

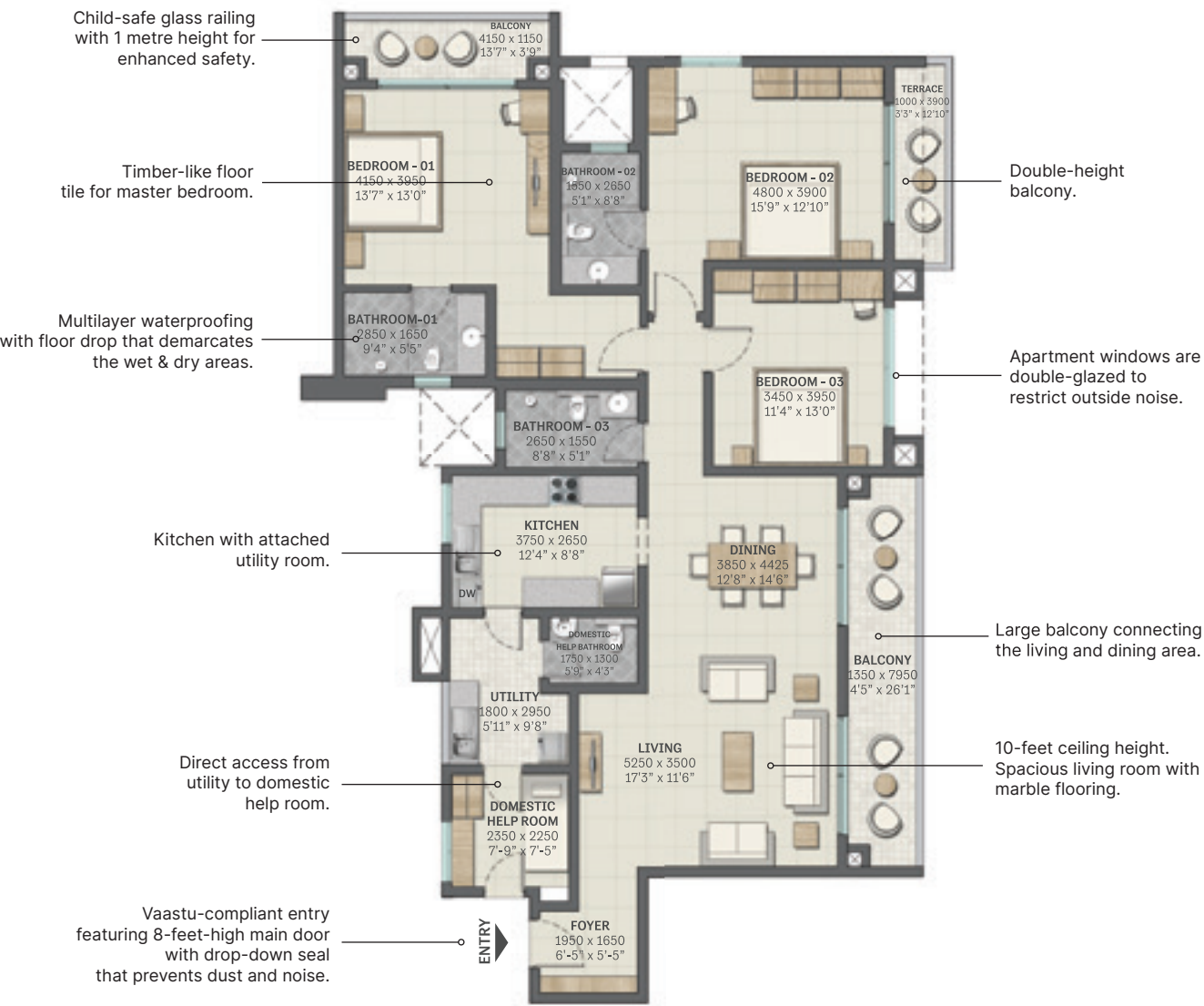
All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number



TYPE M

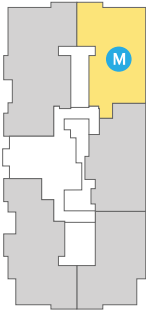
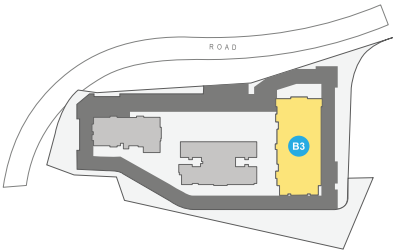
3.5 BHK (4 Bathrooms, 1 Terrace, 2 Balconies)
SBA - 2489 SFT
RERA CARPET AREA - 1502 SFT
BALCONY AREA - 158 SFT
UTILITY AREA - 66 SFT
PRIVATE TERRACE AREA - 42 SFT



All dimensions in mm

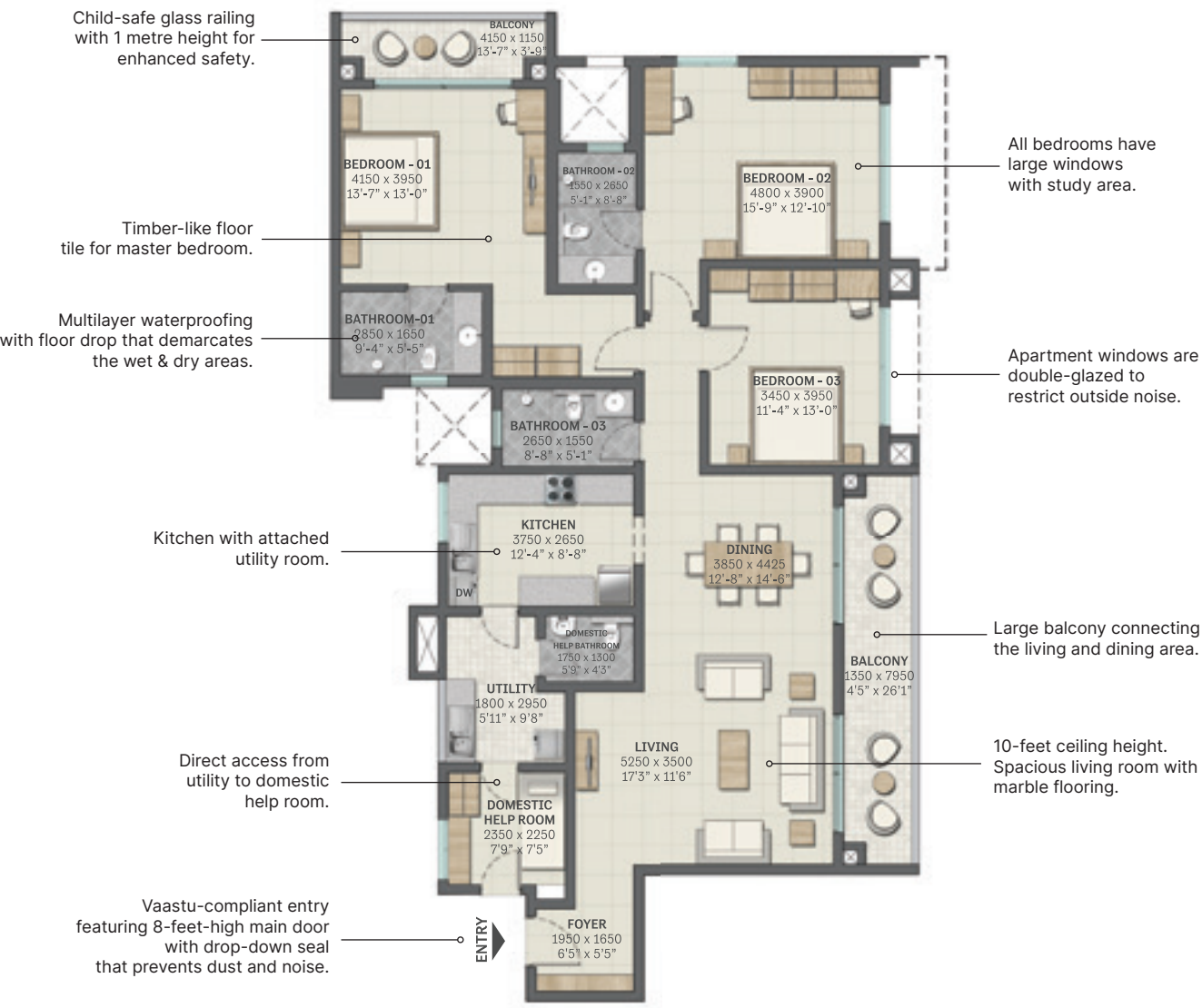
Key plan

SBA & Carpet Area rounded up to nearest whole number



TYPE M1

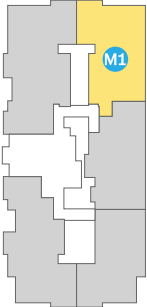
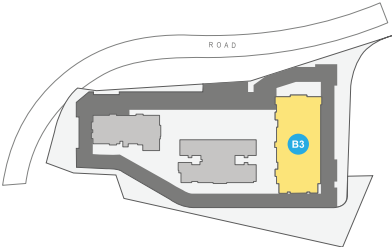
3.5 BHK (4 Bathrooms, 2 Balconies)
SBA - 2423 SFT
RERA CARPET AREA - 1502 SFT
BALCONY AREA - 158 SFT
UTILITY AREA - 66 SFT



All dimensions in mm

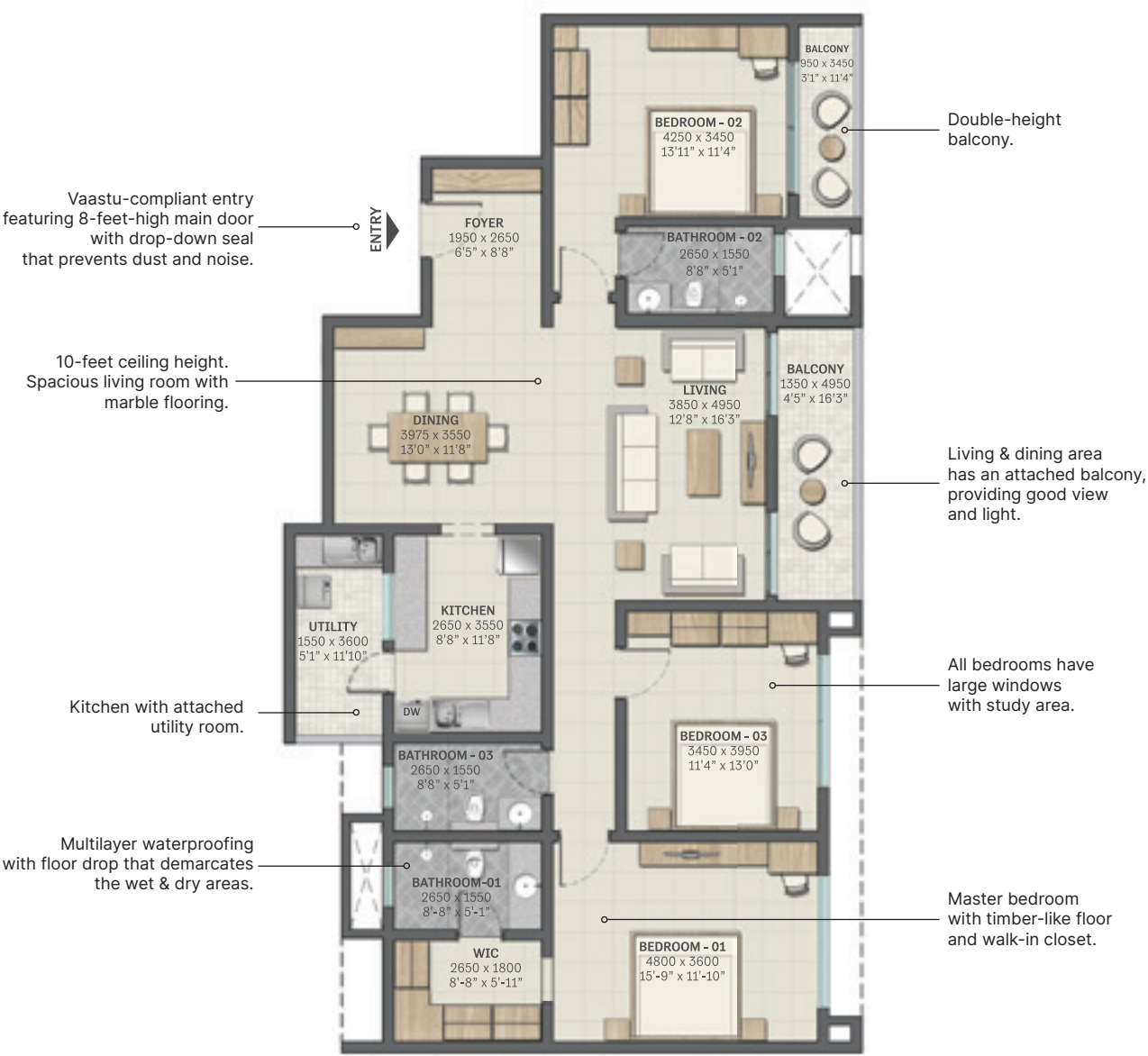
SBA & Carpet Area rounded up to nearest whole number

Key plan



TYPE N

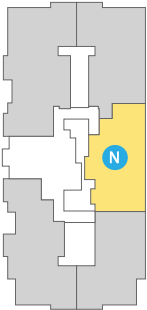
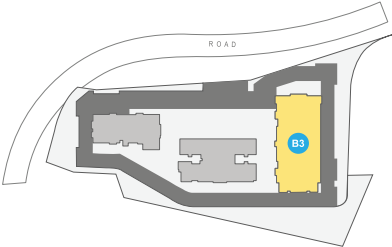
3 BHK (3 Bedrooms, 2 Balconies)
SBA - 2146 SFT
RERA CARPET AREA - 1380 SFT
BALCONY AREA - 107 SFT
UTILITY AREA - 60 SFT



Key plan

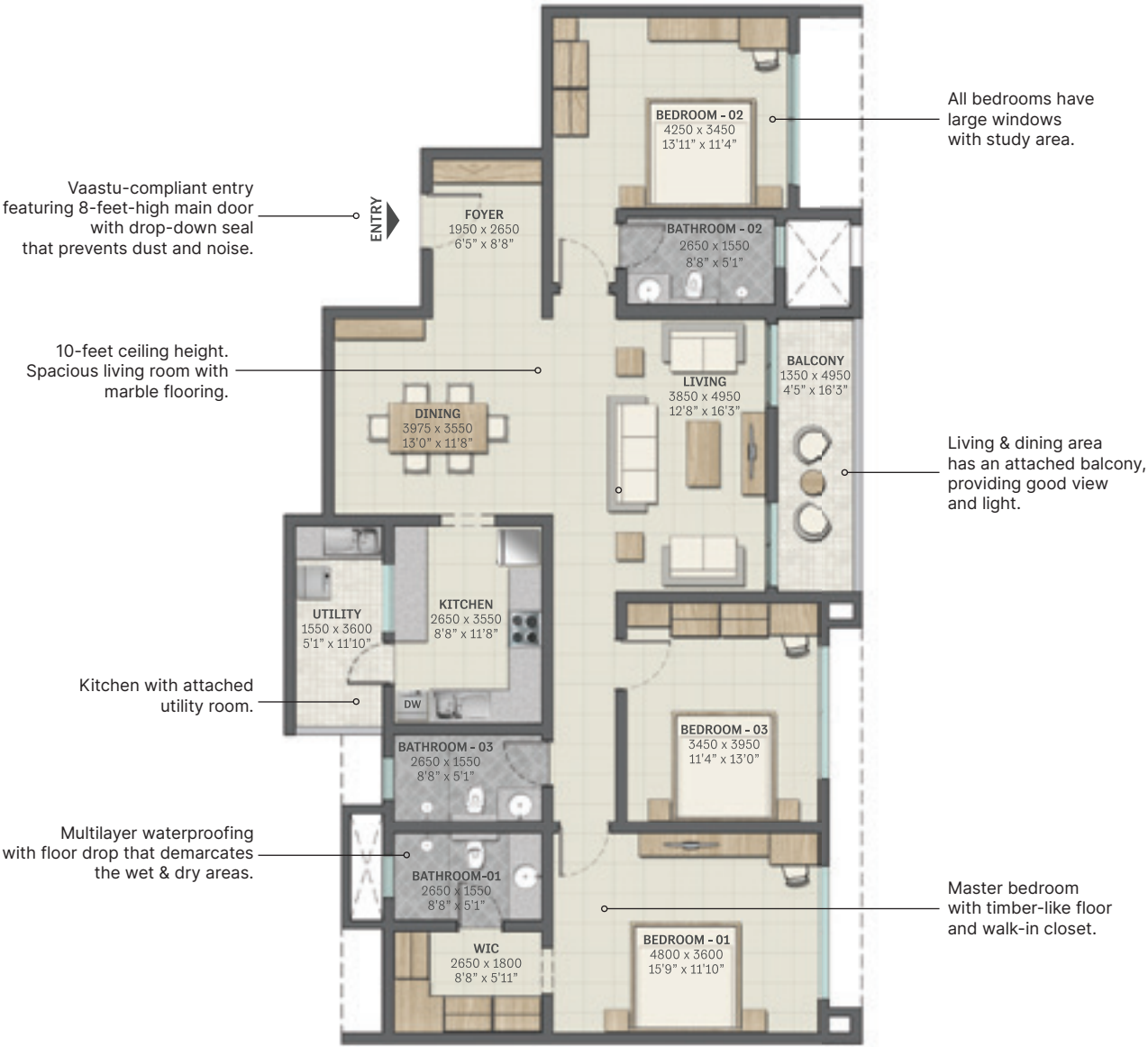
All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number



TYPE N1

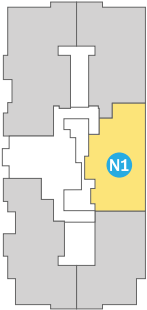
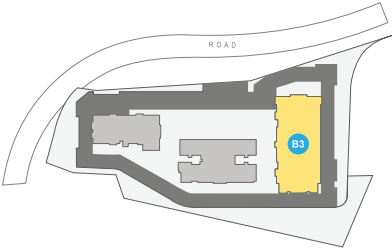
3 BHK (3 Bedrooms, 1 Balcony)
SBA - 2094 SFT
RERA CARPET AREA - 1380 SFT
BALCONY AREA - 71 SFT
UTILITY AREA - 60 SFT



All dimensions in mm

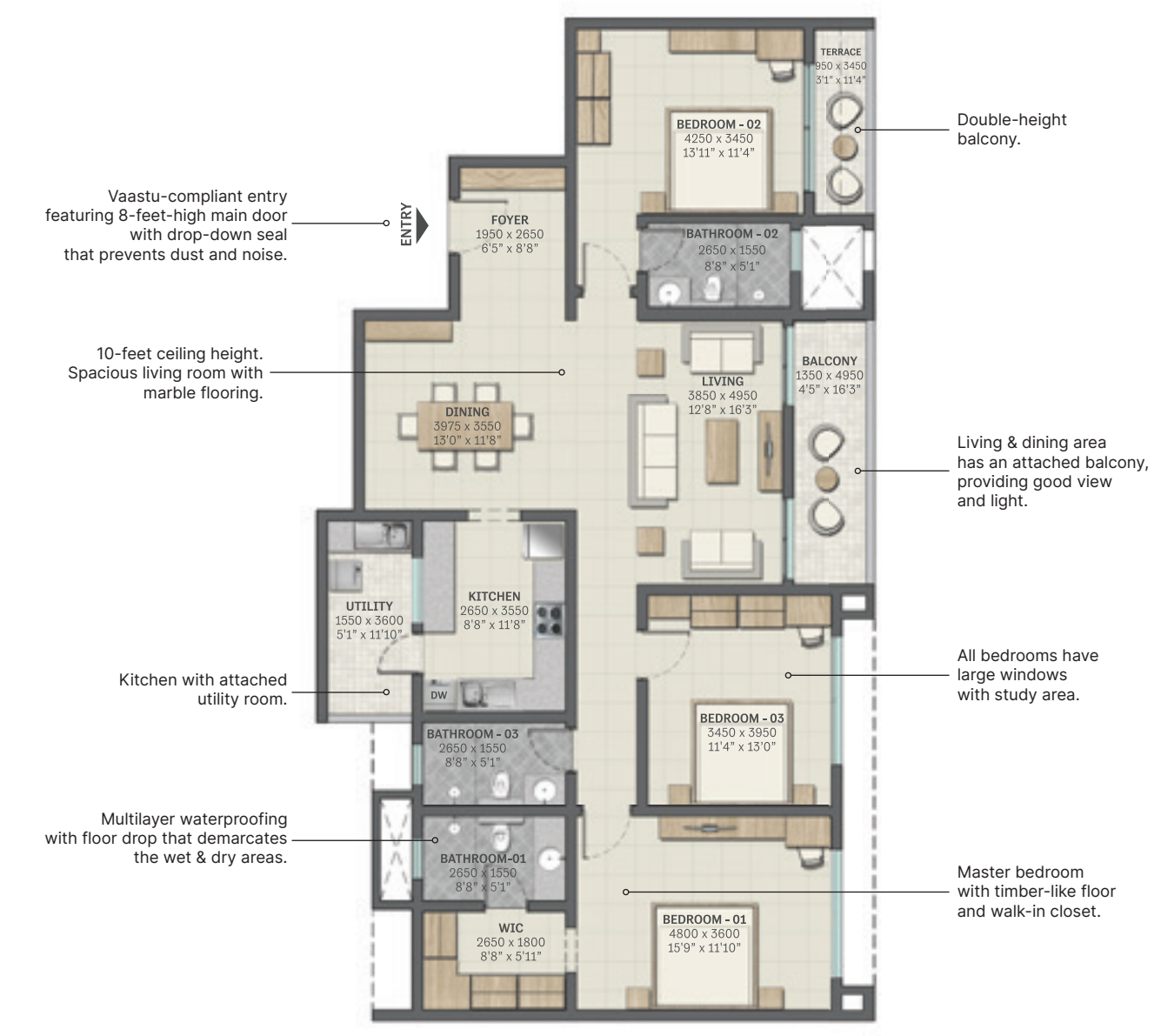
SBA & Carpet Area rounded up to nearest whole number

Key plan



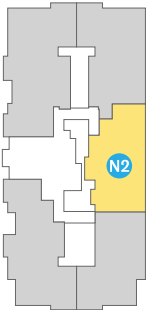
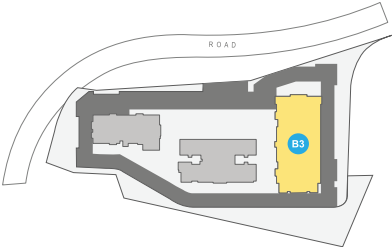
TYPE N2

3 BHK (3 Bedrooms, 1 Terrace, 1 Balcony)
SBA - 2146 SFT
RERA CARPET AREA - 1380 SFT
BALCONY AREA - 71 SFT
UTILITY AREA - 60 SFT
PRIVATE TERRACE AREA - 35 SFT



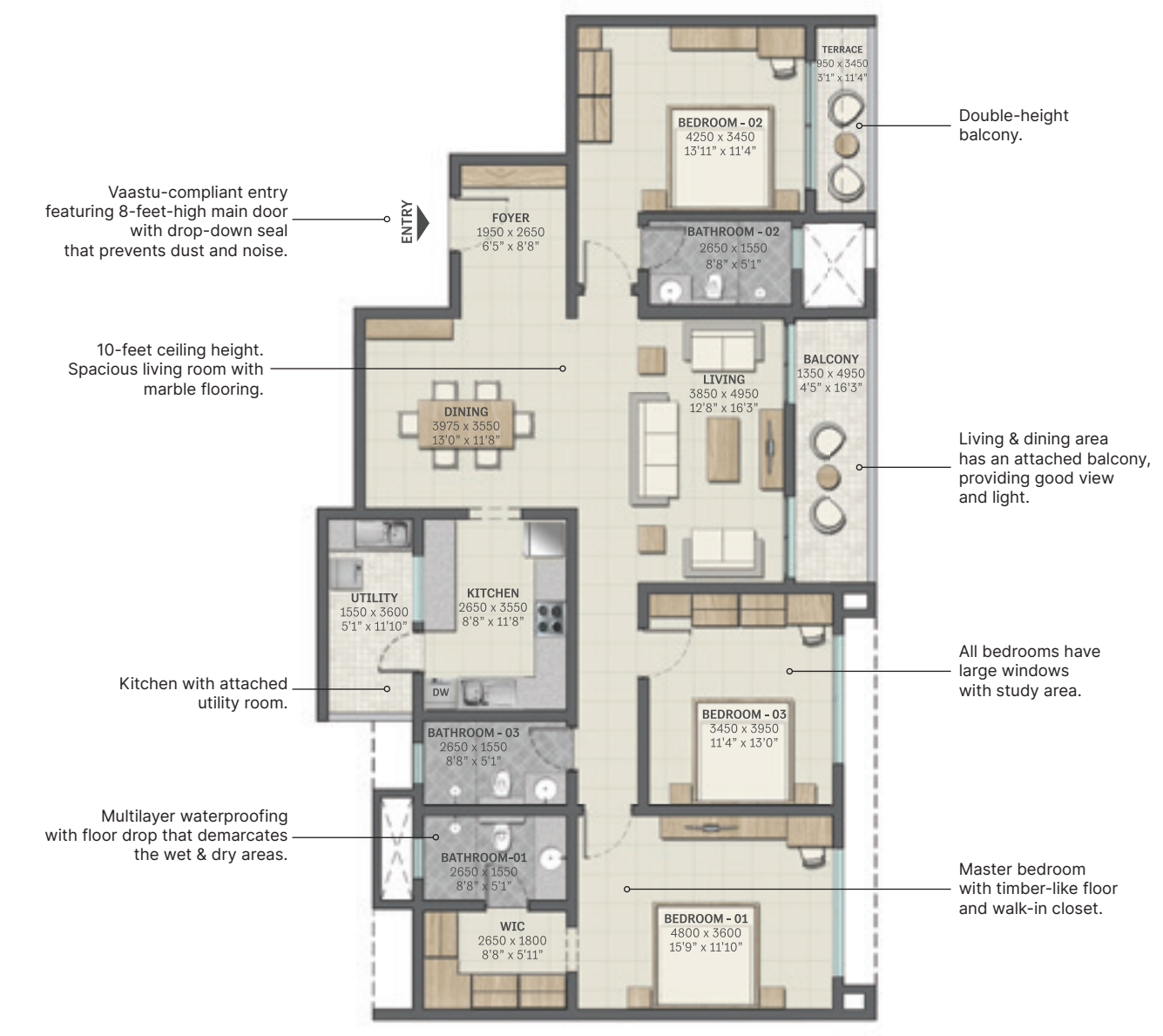
All dimensions in mm
SBA & Carpet Area rounded up to nearest whole number

Key plan

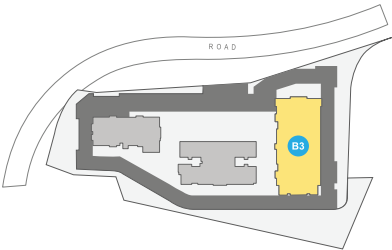


TYPE N3

3 BHK (3 Bedrooms, 1 Terrace, 1 Balcony)
SBA - 2158 SFT
RERA CARPET AREA - 1380 SFT
BALCONY AREA - 71 SFT
UTILITY AREA - 60 SFT
PRIVATE TERRACE AREA - 35 SFT

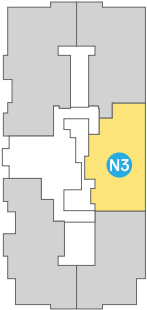


Key plan



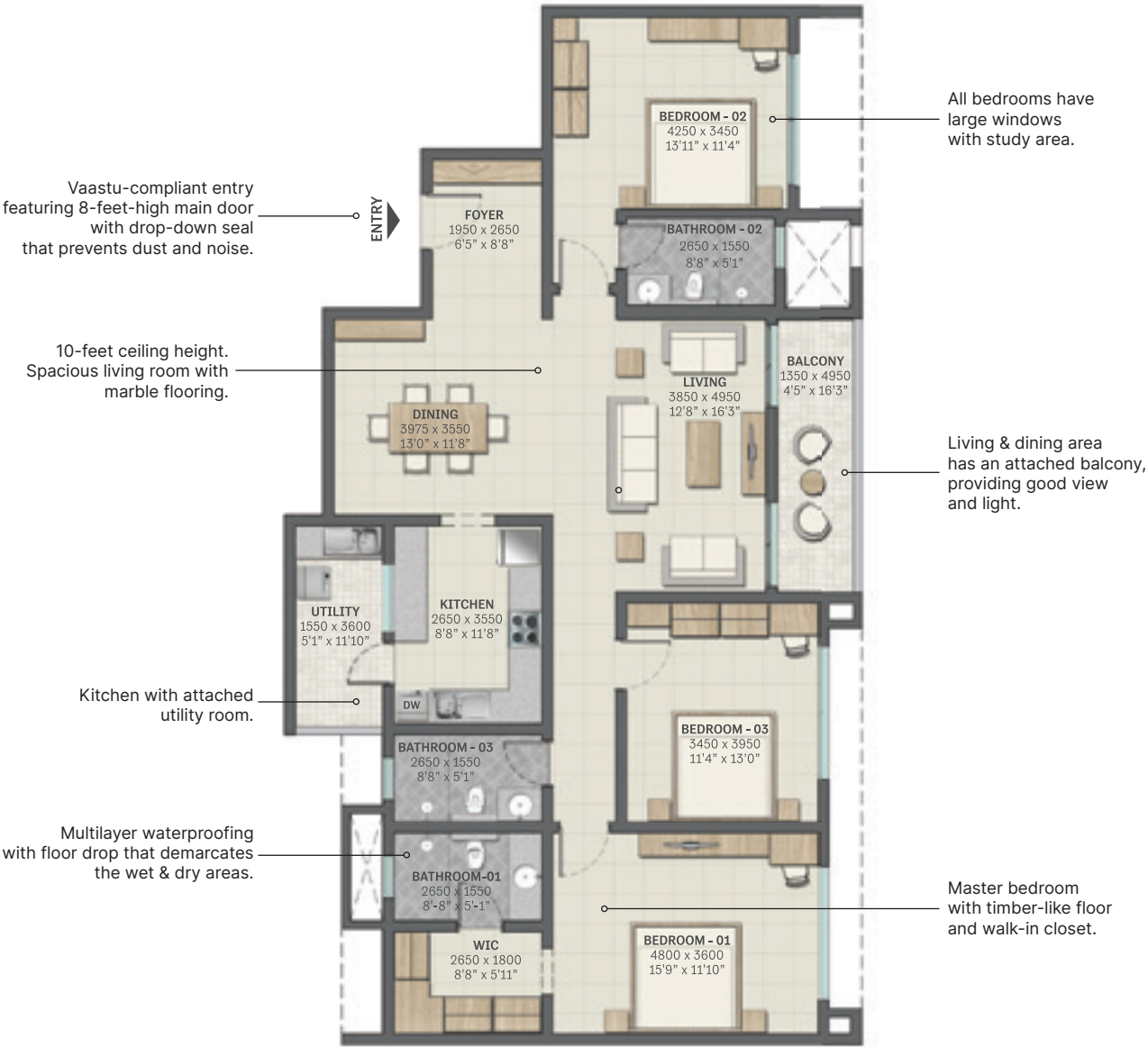
All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number



TYPE N4

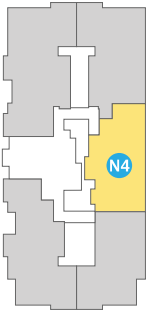
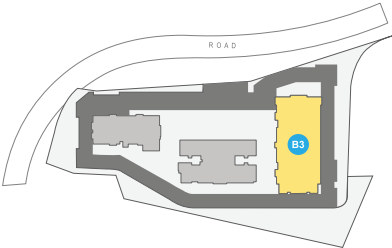
3 BHK (3 Bedrooms, 1 Balcony)
SBA - 2104 SFT
RERA CARPET AREA - 1380 SFT
BALCONY AREA - 71 SFT
UTILITY AREA - 60 SFT



All dimensions in mm

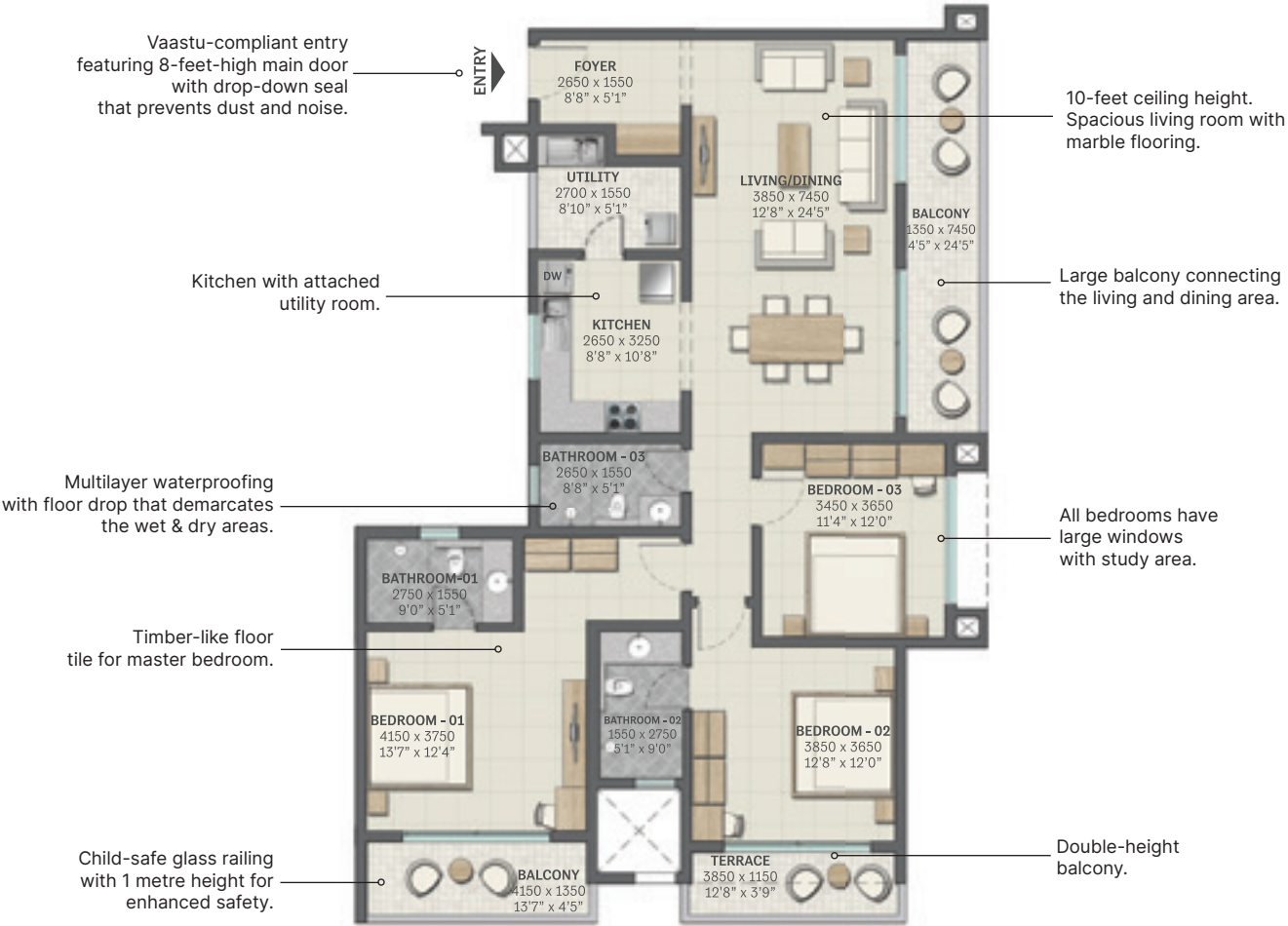
SBA & Carpet Area rounded up to nearest whole number

Key plan



TYPE P

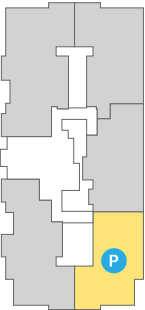
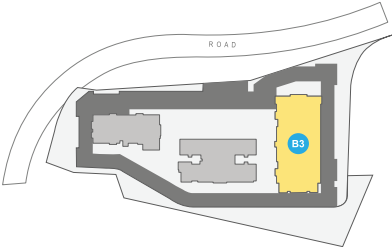
3 BHK (3 Bathrooms, 1 Terrace, 2 Balconies)
SBA - 2133 SFT
RERA CARPET AREA - 1241 SFT
BALCONY AREA - 168 SFT
UTILITY AREA - 52 SFT
PRIVATE TERRACE AREA - 48 SFT



All dimensions in mm

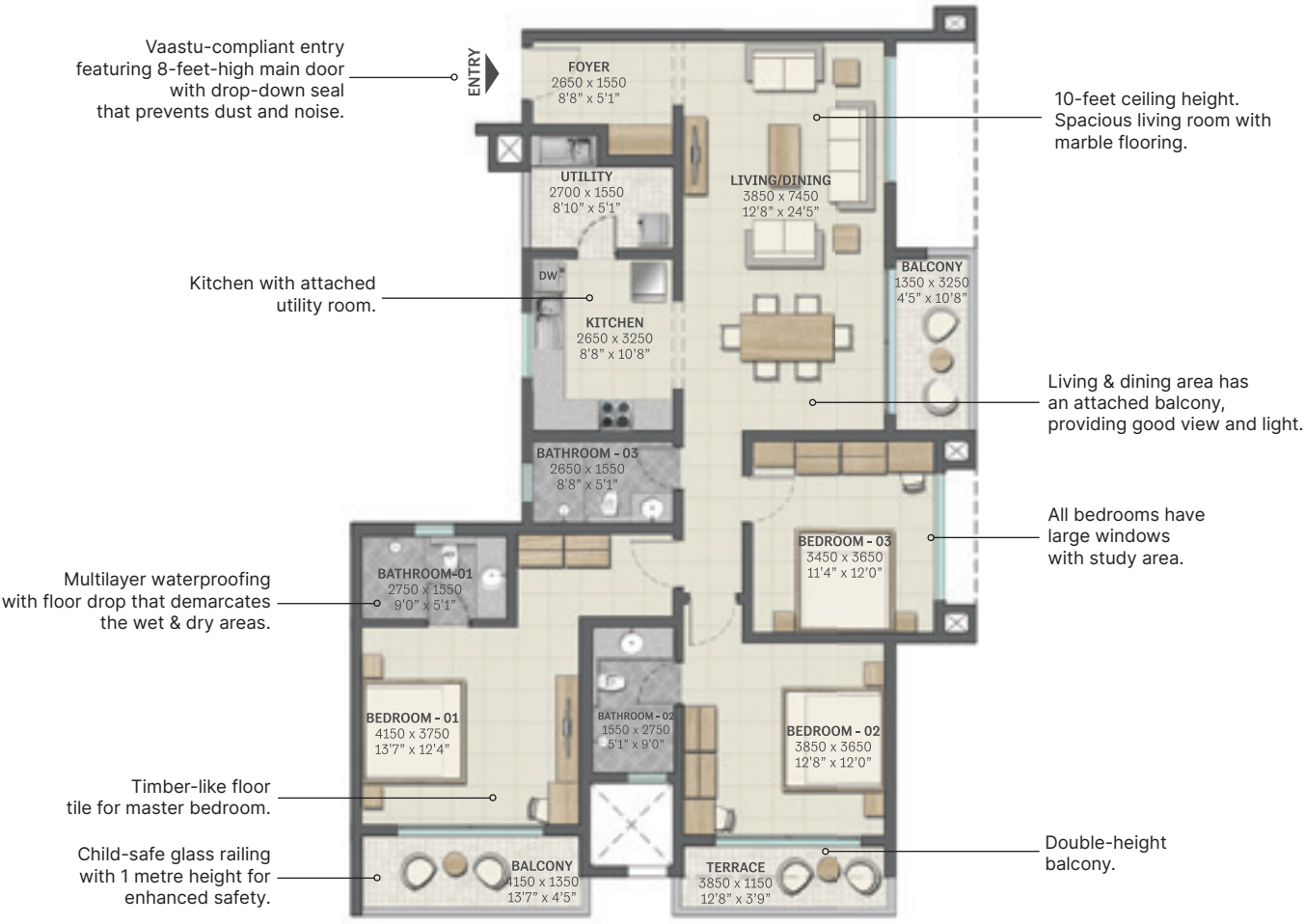
SBA & Carpet Area rounded up to nearest whole number

Key plan



TYPE P1

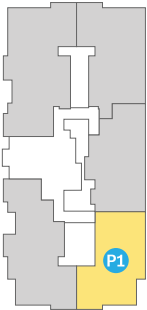
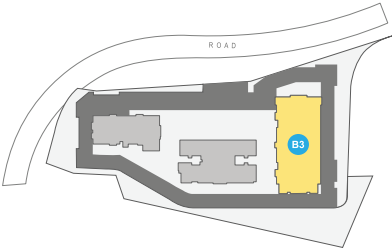
3 BHK (3 Bathrooms, 1 Terrace, 2 Balconies)
SBA - 2048 SFT
RERA CARPET AREA - 1241 SFT
BALCONY AREA - 108 SFT
UTILITY AREA - 52 SFT
PRIVATE TERRACE AREA - 48 SFT



All dimensions in mm

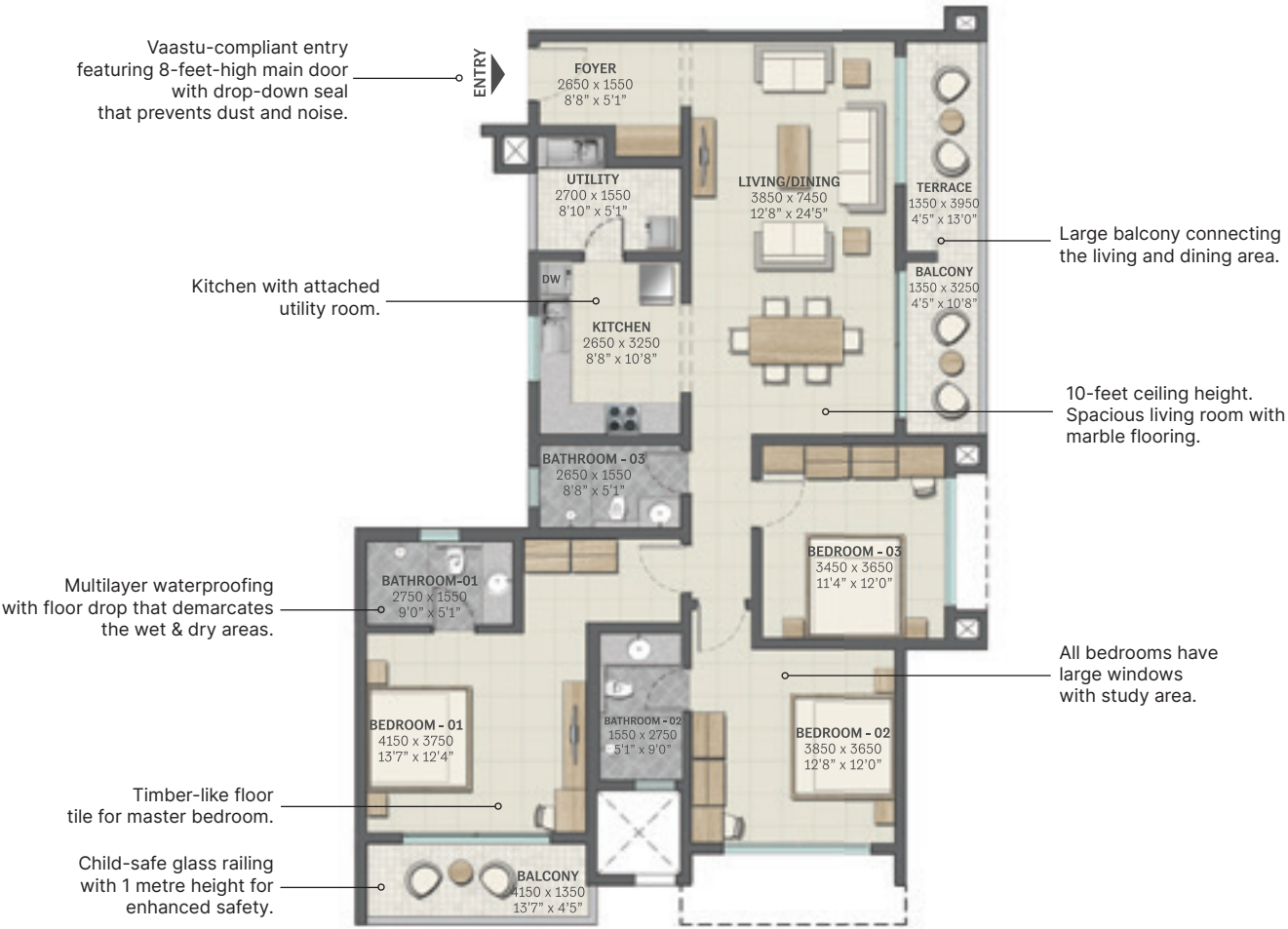
SBA & Carpet Area rounded up to nearest whole number

Key plan



TYPE P2

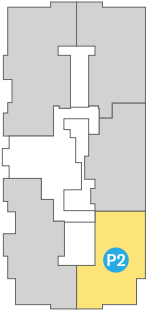
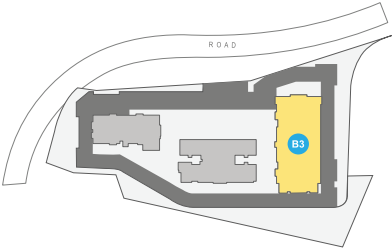
3 BHK (3 Bathrooms, 1 Terrace, 2 Balconies)
SBA - 2058 SFT
RERA CARPET AREA - 1241 SFT
BALCONY AREA - 111 SFT
UTILITY AREA - 52 SFT
PRIVATE TERRACE AREA - 57 SFT



All dimensions in mm

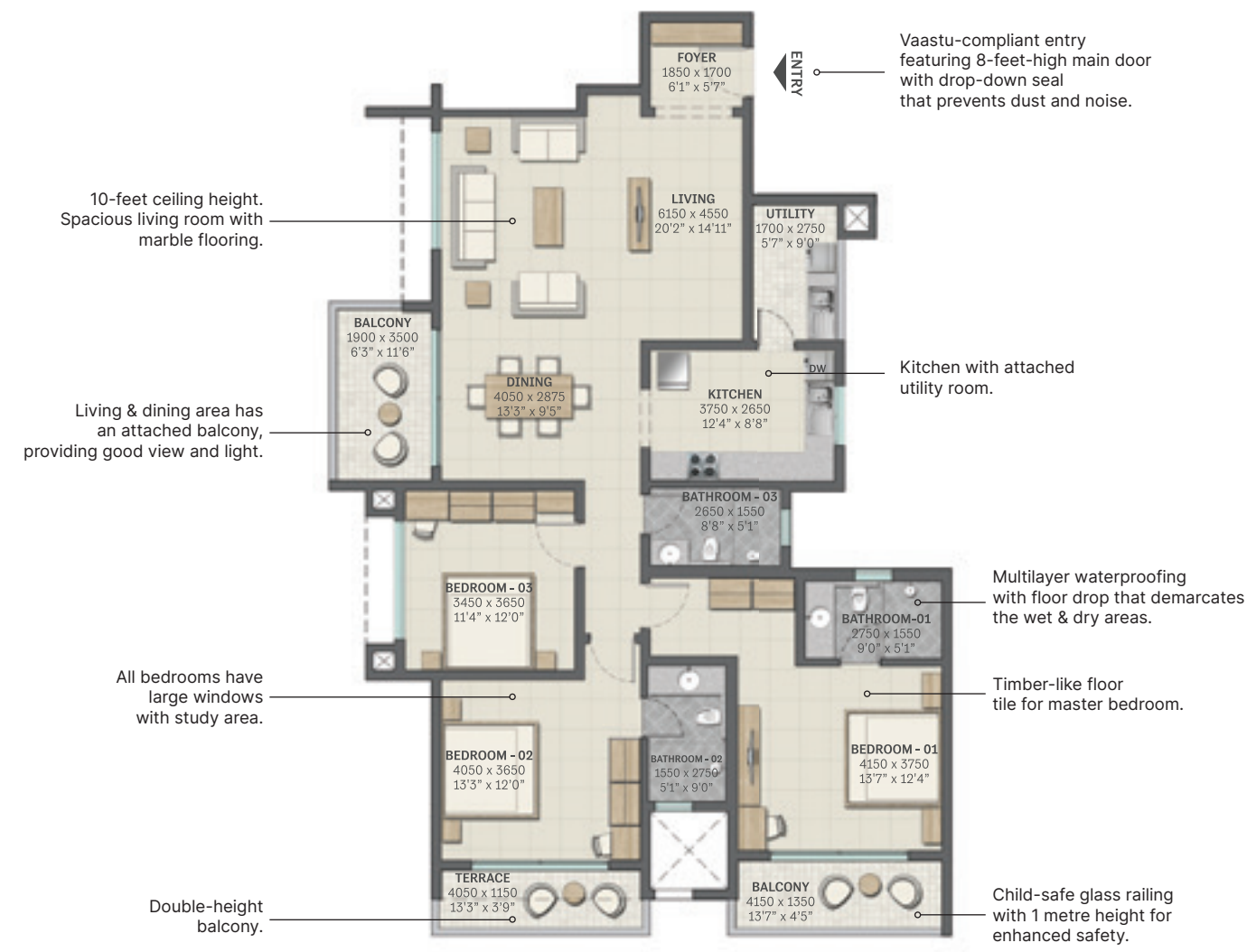
SBA & Carpet Area rounded up to nearest whole number

Key plan



TYPE Q

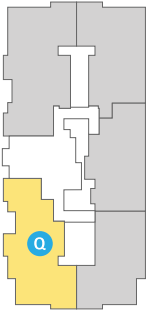
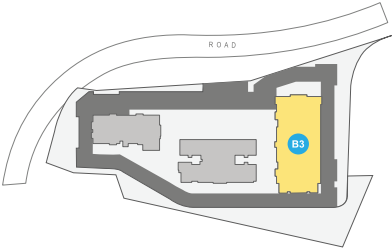
3 BHK (3 Bedrooms, 1 Terrace, 2 Balconies)
SBA - 2257 SFT
RERA CARPET AREA - 1368 SFT
BALCONY AREA - 132 SFT
UTILITY AREA - 50 SFT
PRIVATE TERRACE AREA - 50 SFT



All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number

Key plan



TYPE R

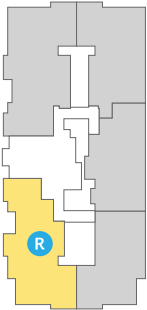
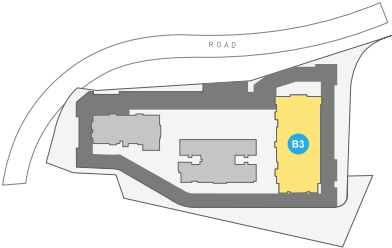
4 BHK (4 Bathrooms, 1 Terrace, 2 Balconies)
SBA - 2641 SFT
RERA CARPET AREA - 1646 SFT
BALCONY AREA - 132 SFT
UTILITY AREA - 50 SFT
PRIVATE TERRACE AREA - 50 SFT



Key plan

All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number



TYPE R1

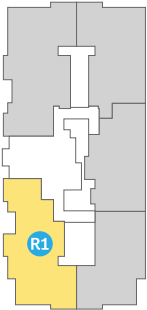
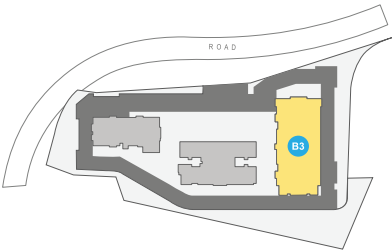
4 BHK (4 Bathrooms, 1 Terrace, 2 Balconies)
SBA - 2632 SFT
RERA CARPET AREA - 1646 SFT
BALCONY AREA - 132 SFT
UTILITY AREA - 50 SFT
PRIVATE TERRACE AREA - 44 SFT



Key plan

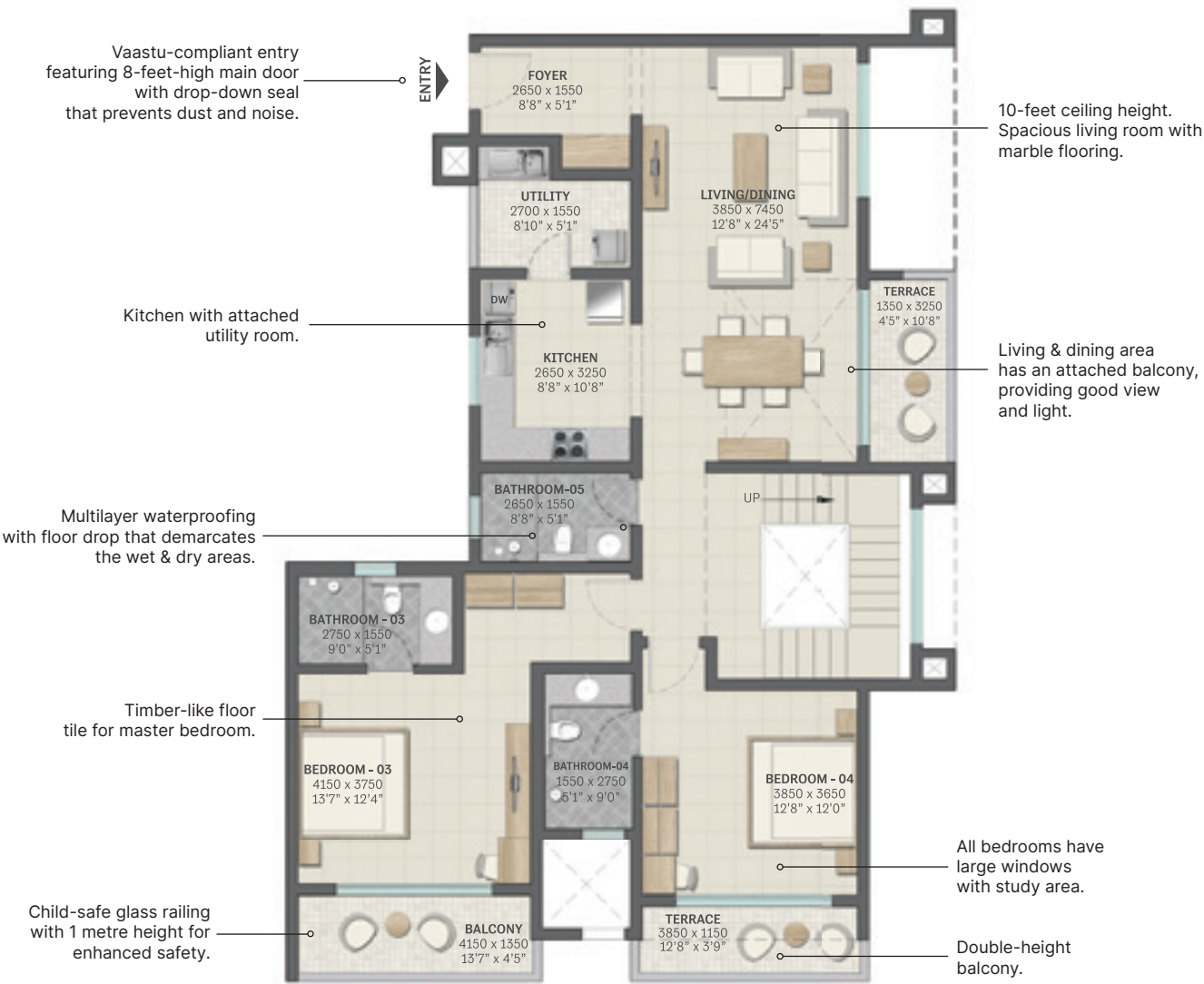
All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number



TYPE S (Lower Floor)

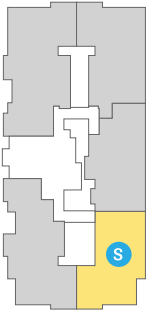
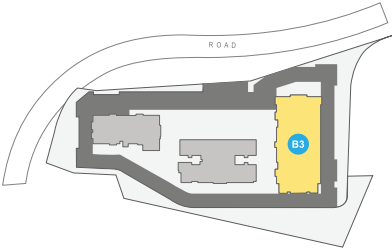
4 BHK DUPLEX (3 Bathrooms, 2 Terrace, 1 Balcony)
SBA - 3463 SFT
RERA CARPET AREA - 2117 SFT
BALCONY AREA - 121 SFT
UTILITY AREA - 52 SFT
PRIVATE TERRACE AREA - 96 SFT



All dimensions in mm

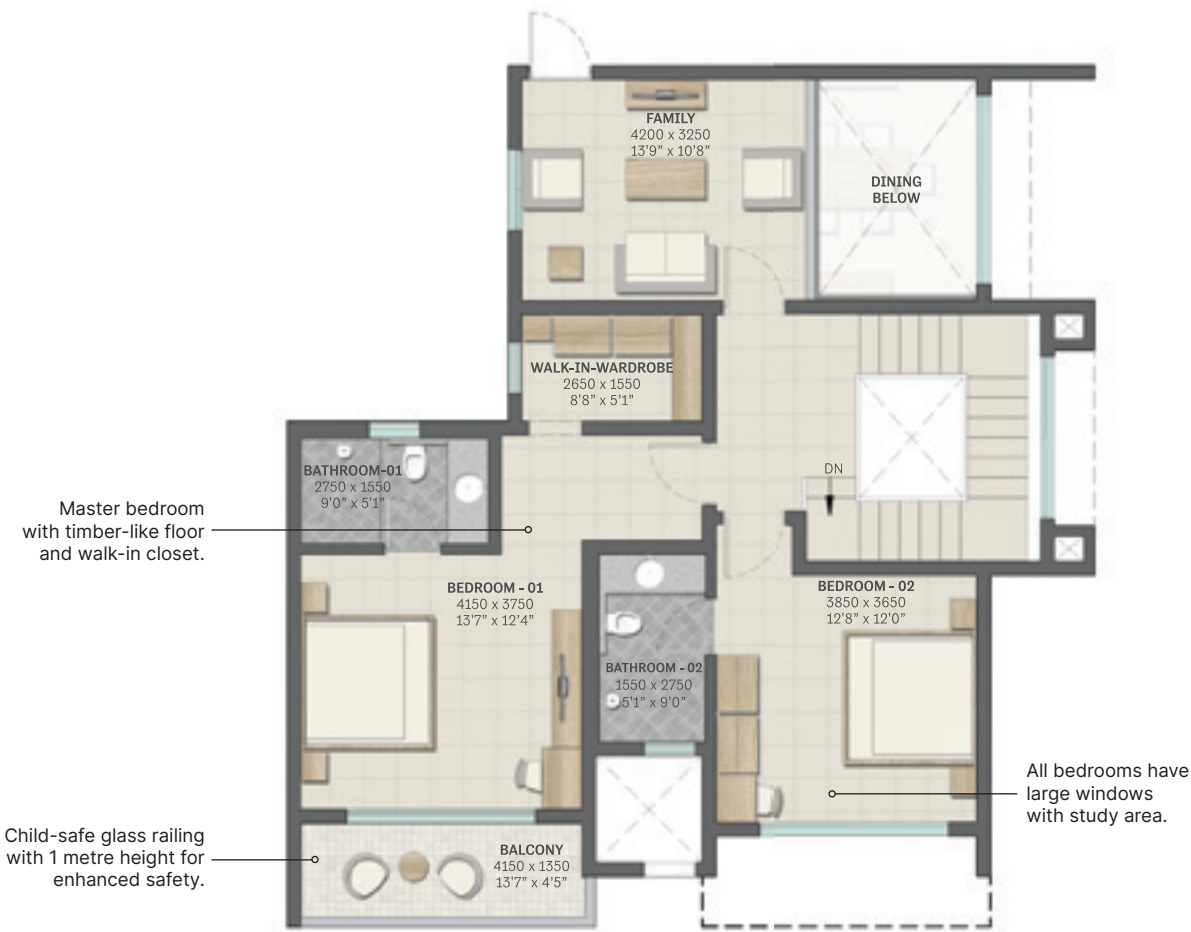
SBA & Carpet Area rounded up to nearest whole number

Key plan



TYPE S (Upper Floor)

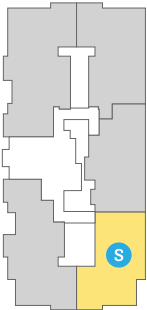
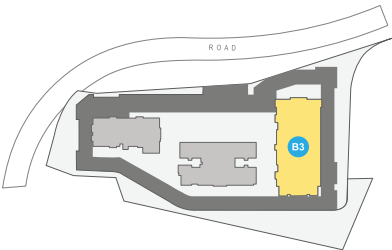
4 BHK DUPLEX (2 Bathrooms, 1 Balcony)
SBA - 3463 SFT
RERA CARPET AREA - 2117 SFT
BALCONY AREA - 121 SFT
UTILITY AREA - 52 SFT
PRIVATE TERRACE AREA - 96 SFT



All dimensions in mm

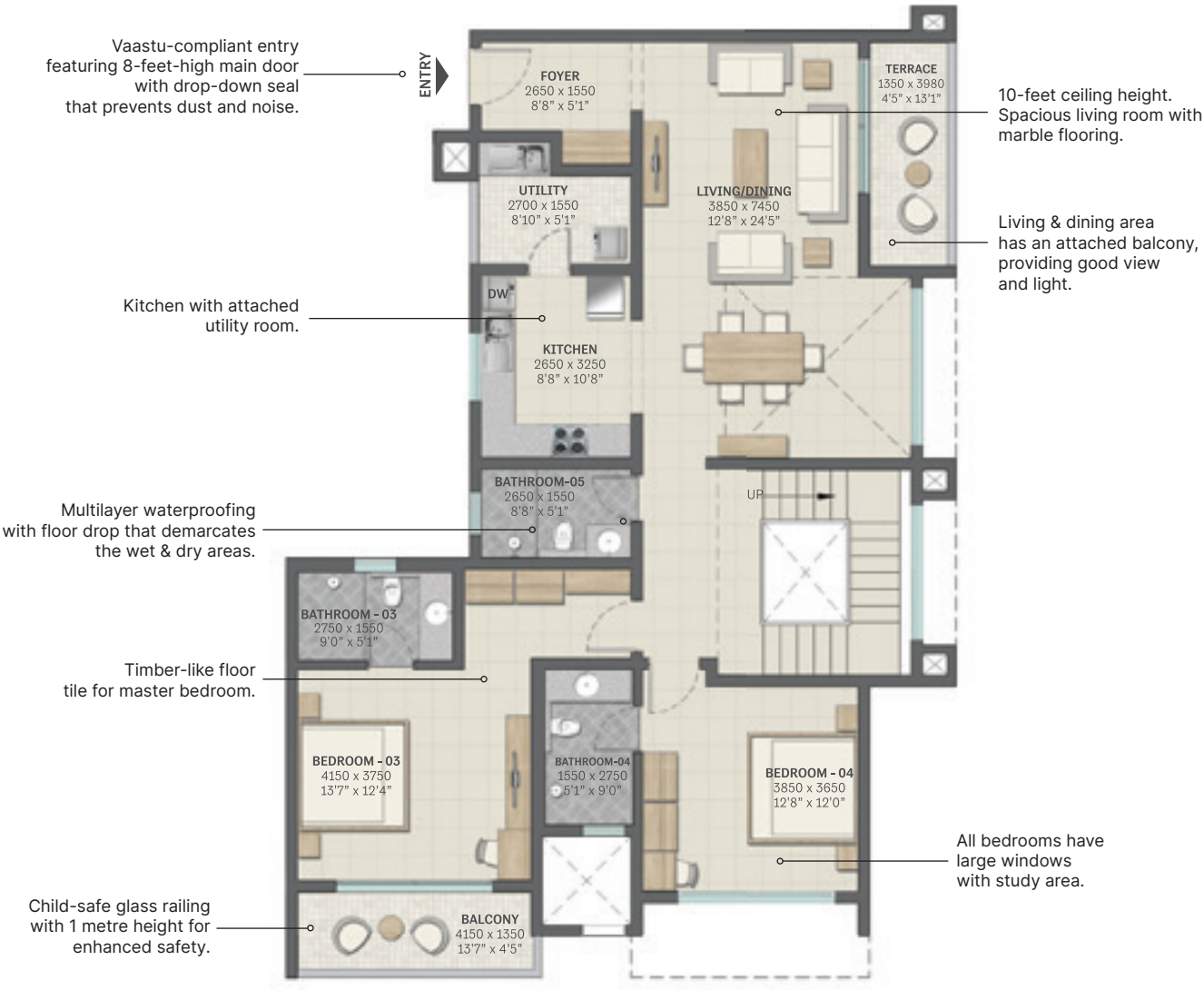
SBA & Carpet Area rounded up to nearest whole number

Key plan



TYPE T (Lower Floor)

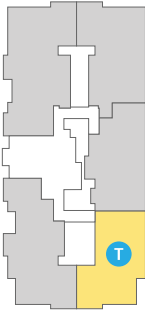
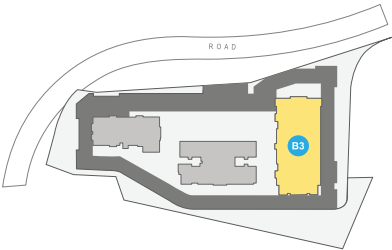
4 BHK DUPLEX (3 Bathrooms, 1 Terrace, 1 Balcony)
SBA - 3546 SFT
RERA CARPET AREA - 2153 SFT
BALCONY AREA - 178 SFT
UTILITY AREA - 52 SFT
PRIVATE TERRACE AREA - 48 SFT



All dimensions in mm

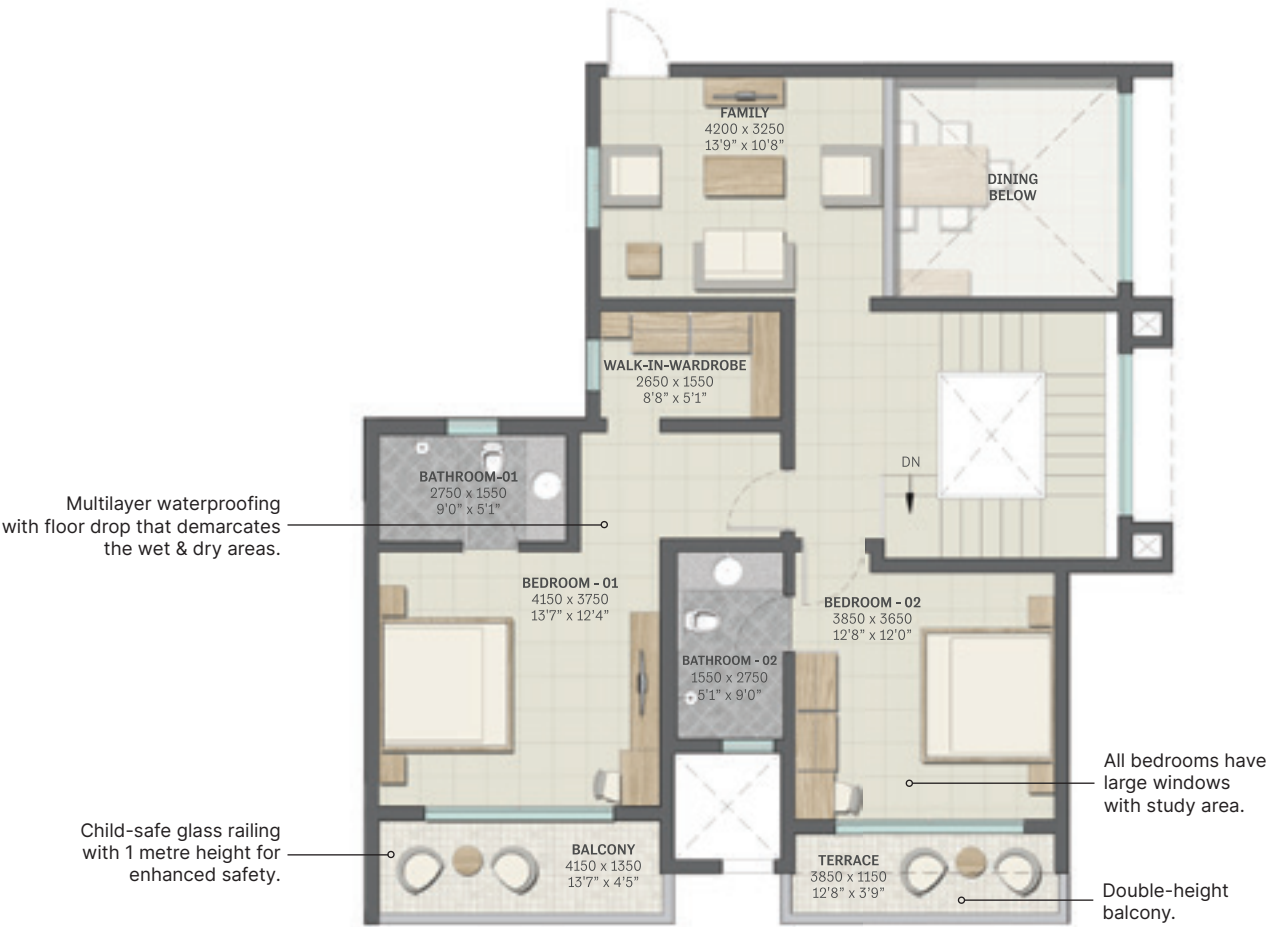
SBA & Carpet Area rounded up to nearest whole number

Key plan



TYPE T (Upper Floor)

4 BHK DUPLEX (2 Bathrooms, 1 Terrace, 1 Balcony)
SBA - 3546 SFT
RERA CARPET AREA - 2153 SFT
BALCONY AREA - 178 SFT
UTILITY AREA - 52 SFT
PRIVATE TERRACE AREA - 48 SFT



All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number

Key plan

