**SOBHA SILICON OASIS**
O Hosa Road,
Next to HSR Layout, Bengaluru - 560 100.

**SOBHA LIMITED**
(Formerly Sobha Developers Ltd.)
Sarjapur - Marathahalli Outer Ring Road (ORR)
Devarabisinahalli, Bellandur Post, Bengaluru - 560 103.
Tel: +91 80 4349 0000
Email: marketing@sobha.com
www.sobha.com

SOBHA

PASSION AT WORK





*At Sobha, we don't just build you a home to live in, but a home to experience the best of life. And our happy customers around Bengaluru stand as a testimony for that.*

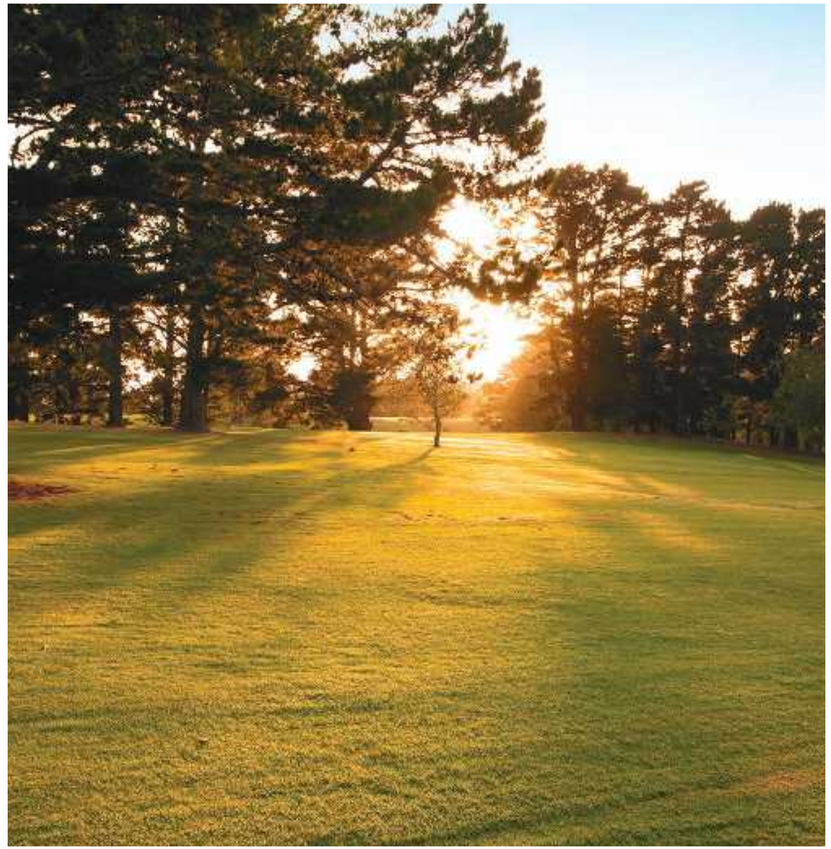
EXPERIENCE WHAT
THE REST OF BENGALURU HAS

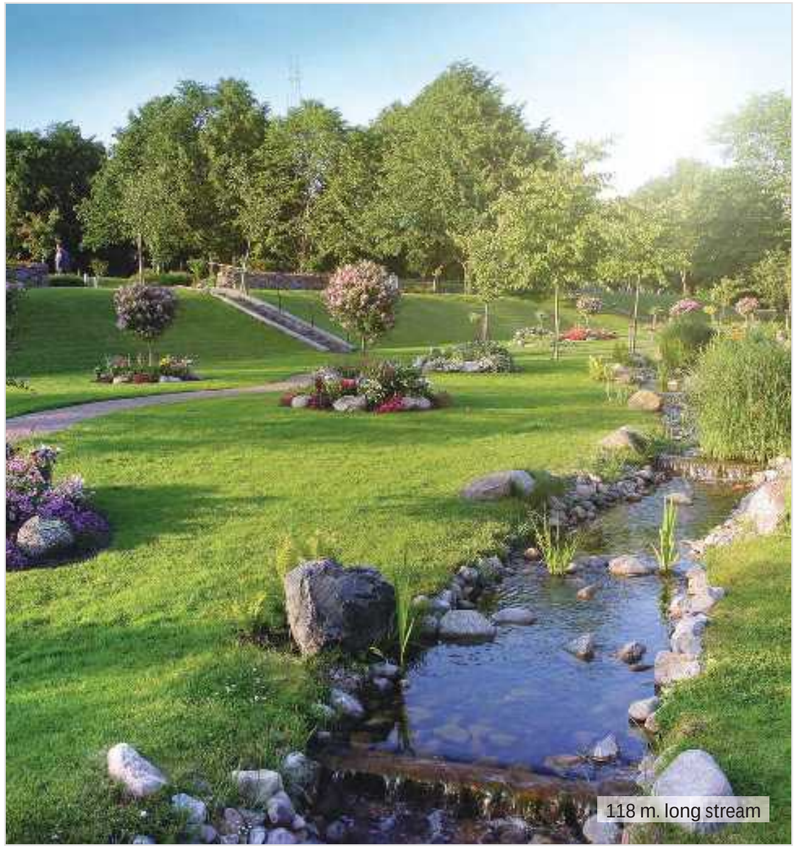


MS. **KANAK** OF **KANAKA**PURA HAS EXPERIENCED
***A SERENE HOME***



Often, it's the painters or poets who take you to the land where a rippling brook is meandering through a vast expanse of land or a series of trees are branching out to make arched pathways. Now experience this picturesque view at Sobha Silicon Oasis. Explore every shade of nature within the vicinity of your home.





118 m. long stream

4 acres of green space laced with tropical trees adds a new dimension to life. It's a perfect place to take a leisurely walk or just sit and relax.

118 meter long gleaming stream dances as it drifts around the green expanse. And a jogging track along its side creates a perfect ambience of a promenade and invites many tired souls to rejuvenate.



Parks and open spaces



MR. **BAL** OF HEB**BAL** HAS EXPERIENCED

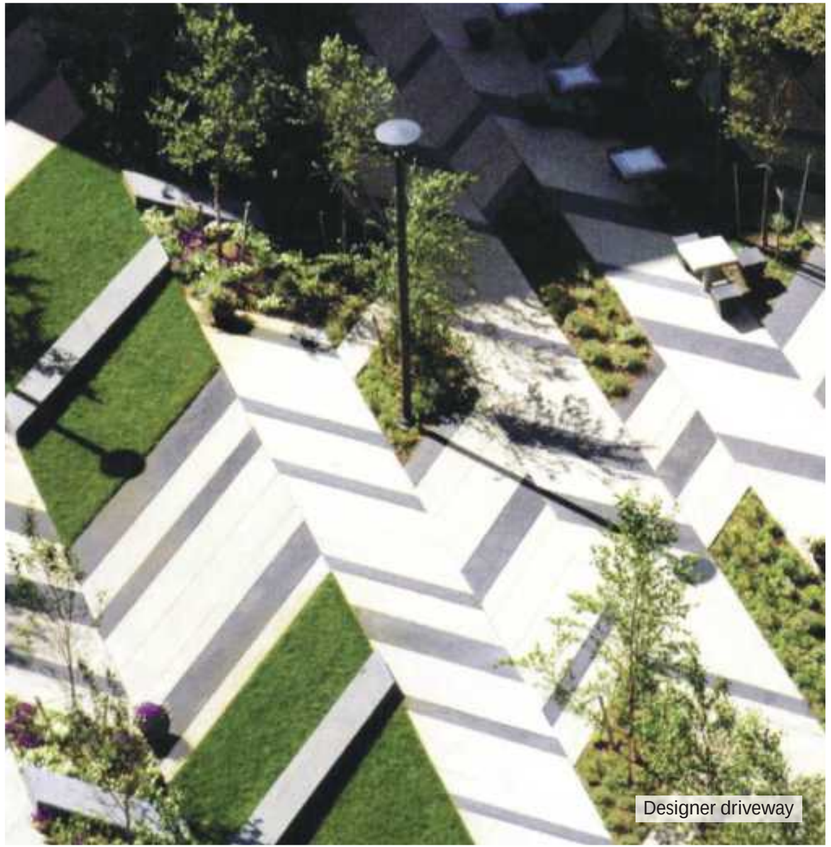
***A UNIQUE DESIGN***



Think of an abode where tropical water cascades with lilies of myriad shades are oating to welcome all. And its uniquely designed walkways transform you to a new space in no time. These fabulous settings are not just in reels but also in real life at Sobha Silicon Oasis. Here, sculptural expressions and designing frills bring a harmony between concrete structures and nature.



Grand tropical style water cascade



Designer driveway

It has seventeen lavish row houses with rich exterior and neatly designed interiors. Get ready to enjoy a rich living experience surrounded by amenities that relax you as easily as the nature around.

The uber cool clubhouse is a perfect instance of a modern design idea that has awlessly blended with the surroundings.

The designer pathway adds vastness to the surrounding with its dark diagonal cuts.

Rock garden is a natural thematic park that o ers art and nature in its unique way. It's one of the favourite spots of delight for every resident.



Central forest area





MR. **RAJA** OF **RAJA**JINAGAR HAS EXPERIENCED

***WORLD - CLASS AMENITIES***

You have always wished to stay far from the maddening crowd of a city without compromising on its conveniences. A world of facilities is waiting for you within the frontiers of Silicon Oasis. Here, your abode is somewhere between heaven and home.

The plush clubhouse is spread over sprawling 2680 sq.m. of area with a host of facilities and luxuries that you wish to indulge in.

Multi-purpose hall • Gymnasium • Pool Table • Table Tennis • Squash Court • Badminton Court • Business Centre
Cafeteria • Necessity Store • Crèche • Reading Lounge • Cards and Carrom Room





Café by the poolside

Brew ideas while sipping your favourite coffee or just chat for hours with your buddies at the coffee kiosk.

Take a break to binge something crispy and crunchy at the refreshment kiosk.

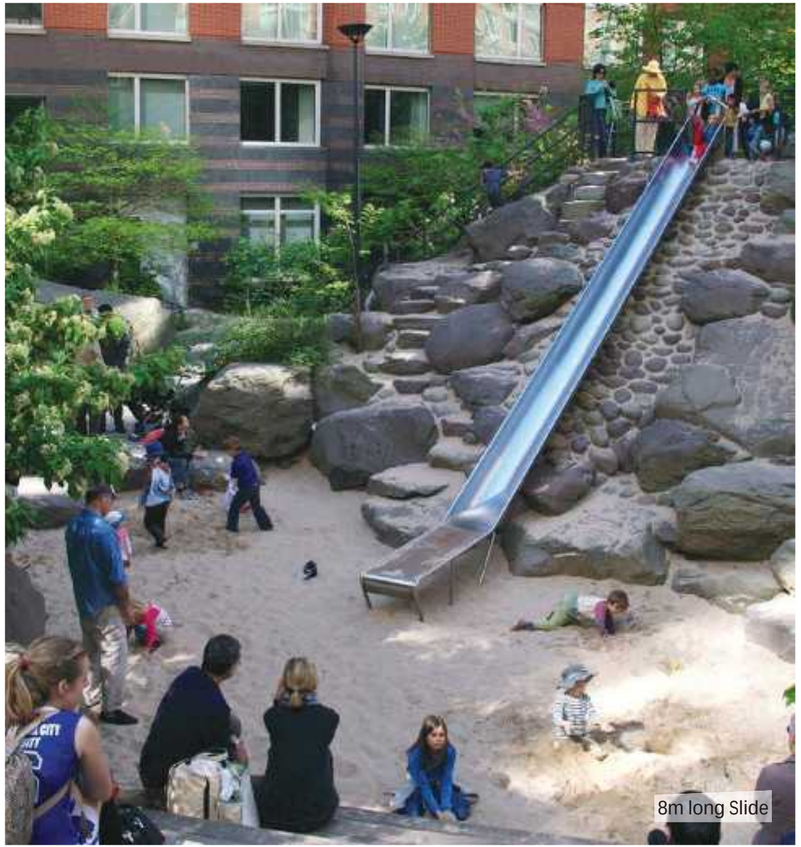
At times, hectic schedules leave you feeling stressed out. All you need is to swim at the vast designer over owing swimming pool or relax at the leisure pool.

Bring out the performer in you or simply enjoy a show at the huge amphitheatre.

Other amenities include:
Best-in-class Beach volleyball courts
Tennis court
Open party area overlooking pool and more



Upper Lap pool



8m long Slide

A thoughtfully designed natural play area has enough options for kids to keep themselves busy apart from usual swings, slides and seesaws. Skynet offers challenges at every step to the tiny toddlers along with lot of fun and a wet play section with a Dry Deck fountain enables them to explore water in a playful way. The biggest attraction of the play area is the installation of a 8 m long slide inspired by the famous Tear Drop Park in the US.



Wet play area and skynet



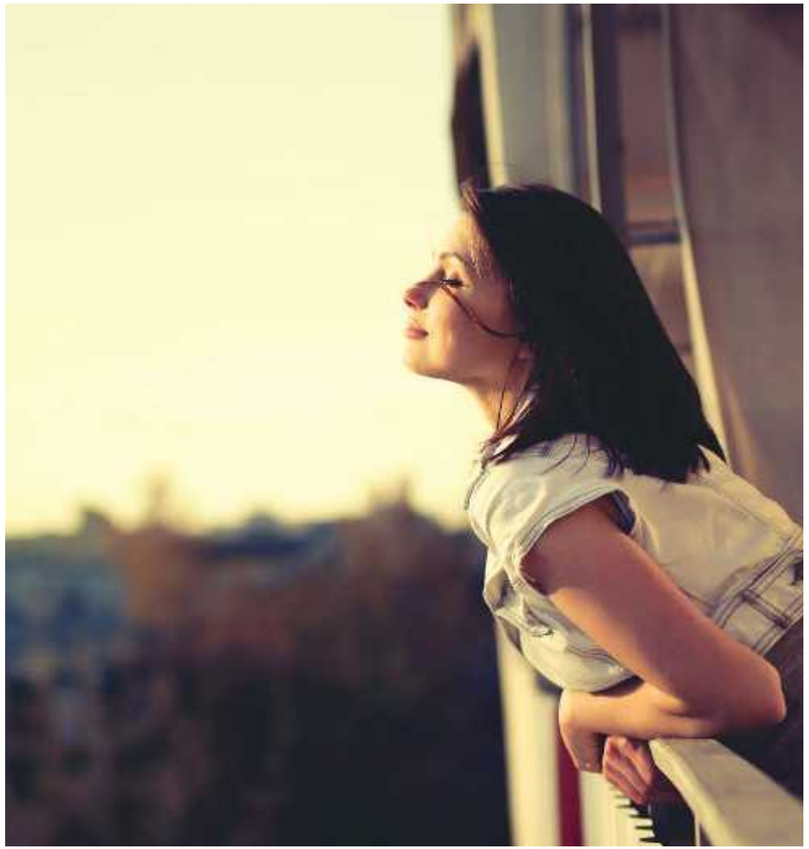
MS. **SARJA** OF **SARJA**PUR HAS EXPERIENCED

***A SPACIOUS HOME***



Your home is the only place that revives you day after day. Which is why at Silicon Oasis, every home has been thoughtfully designed so that it gives enough room for you and your loved ones to have memorable time.

Enjoy the pristine views of the resort style tropical oasis located in the center of development or have a quality family time at your balconies.





Living room and dining area

Weekend parties are wilder than wildlife excursions only in this part of the home. This space has been thoughtfully designed so that friends feel at home almost instantly. It lets you and your loved ones to have memorable moments not just once but every time.





MS. **JAYA** OF **JAYA**NAGAR HAS EXPERIENCED
***EXCELLENT CONNECTIVITY***

You have always desired to have a home which is, in the middle of your place of interests. Your wishes are granted here at Sobha Silicon Oasis. Its close proximity to major business parks makes your weekdays less exhaustive than others. Nearby super specialty hospitals keep health issues of your family at bay and well renowned schools o□er great education for your little ones.
Even going out for shopping, □ne dining and other entertainment are all within your comfortable reach.




# LOCATION MAP

# LOCATION MAP




Main Roads & Junctions

Existing Sobha Apartments

Educational Institutions

Hospitals

Corporate Companies

Hotels

Entertainment & Shopping

**Places at a glance:**

- Close to: Electronic City | Outer Ring Road | Silk Board Junction | Metro Station | NICE Road
- Business establishments: Some of the well known companies like Wipro, TCS, Infosys are in close vicinity
- Famous educational institutes: Oxford Engineering College, VIBGYOR High School, St. Joseph English High School are available at an easy drive
- Entertainment and Malls: Total Mall, Vishal Mart, Big Bazar are some of the few malls located at a close distance
- Hotels: Novotel, Crown Plaza, Keys Hotels at a comfortable distance













MR. **YESH** OF **YESH**WANTHPUR HAS EXPERIENCED

***A GREAT DEAL***



Now it's your turn to explore the best of life at Sobha Silicon Oasis. It's yet another landmark of Sobha quality where luxury has been rede□ned by blending nature with best-in-class amenities. Its strategic location at Electronic city o□ers excellent connectivity with the entire city. So, come at Sobha Silicon Oasis and enjoy best of every world.



Over□owing lap pool

# EXCEPTIONAL DESIGNS




## MASTER PLAN

### PROJECT DETAILS

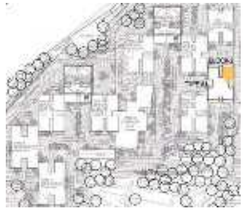
| | | |
|---|---|---|
| Land area | : | 15.19 acres |
| Total open space | : | 80% |
| Structure | : | 3B+G+20 Floors |
| No. of blocks released | : | 8 |
| Type of units | : | 2 & 3 BHK |



01 Grand entrance with tropical style water cascade
02 Basement entry/ exit
03 Visitor's car park
04 Transformer yard
05 Future development
06 Civic amenities site
07 DG yard
08 Designer driveways
09 Organic waste converter
10 Rock garden
11 118 mt. long stream
12 Palm grove parks
13 250 mt. long jogging track
14 Amphitheatre
15 Wet play area
16 Skynet
17 33 mt. long upper lap pool
18 Lower leisure pool
19 Shallow pond
20 Cafe
21 Pool deck
22 Open party space
23 Natural play area
24 Cricket pitch
25 Beach volleyball courts
26 Tennis court
27 Driveway to row houses
28 Exit




Key Plan



# A1

2 BHK

SBA: 127.2 sq.m



# A1

2 BHK

SBA: 127.2 sq.m

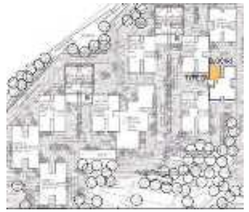



Key Plan






Key Plan



# B1

2BHK
SBA: 126.89 sq.m



# B1

2BHK
SBA: 126.89 sq.m




Key Plan






**Key Plan**



# C1

3BHK

SBA: 140.66 sq.m



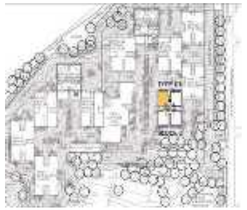
# C1

3BHK

SBA: 140.66 sq.m




**Key Plan**



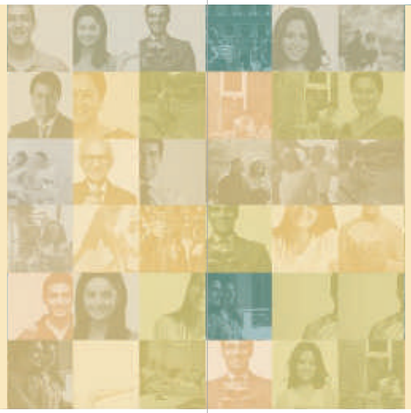



Key Plan



# D1

3BHK
SBA: 142.61 sq.m



# D1

3BHK
SBA: 142.61 sq.m




Key Plan






Key Plan



# F1

3BHK

SBA: 140.88 sq.m



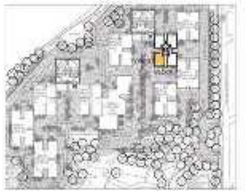
# G1

3BHK

SBA: 142.84 sq.m




Key Plan



# DETAILED SPECIFICATIONS

## STRUCTURE
- 2/3 Basements + Ground + 20/21 storied RCC structure

## CAR PARKING
- Covered car parks in basement levels

## FOYER / LIVING / DINING
- Superior quality vitrified tile flooring and skirting
- Plastic emulsion paint for walls and ceiling

## BEDROOMS
- Superior quality vitrified tile flooring and skirting
- Plastic emulsion paint for walls and ceiling

## TOILETS
- Superior quality ceramic tile flooring
- Superior quality ceramic wall tiling up to false ceiling
- False ceiling with grid panels
- Vanity counter in all toilets

## KITCHEN
- Superior quality tile flooring
- Superior quality ceramic tiling upto ceiling
- Plastic emulsion paint for ceiling

## BALCONIES / UTILITIES
- Superior quality ceramic tile flooring and skirting
- Granite coping for parapet / MS handrail as per design
- Plastic emulsion paint for ceiling
- All walls painted in textured paint

## 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
- Superior quality ceramic tile cladding up to ceiling
- Plastic emulsion for ceiling

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



## LIFTS
- 2 nos. of lifts of reputed make in each block

## LANDSCAPE
- Designer landscaping

## COMMON FACILITIES
- Well-equipped common clubhouse

## PLUMBING & SANITARY
- Sanitary fixtures of reputed make in all toilets.
- Chromium plated fittings of reputed make in all toilets.

## ELECTRICAL WORKS
- Split A/C provision in one bedroom.
- BESCOM power supply: For 2 bedroom - 3KW single phase supply<br>For 3 bedroom - 5KW single phase supply
- Standby power of 1 KW for apartments and 100% power backup for common area facilities.
- Exhaust fans in kitchen and toilets.
- Television points in living and master bedroom.
- Telephone points in living and master bedroom.
- Intercom facility from security cabin to each apartment (only point)



# SOBHA MILESTONES

## 1995

Sobha Developers incorporated on August 7th, 1995

## 1997

Launch of the 1st residential project - Sobha Sapphire, Bengaluru; 1st plotted development - Harishree Gardens, Coimbatore



## 1998

1st Indian Real Estate Company to obtain ISO 9001 (1994 series) certification

## 1999

Completion & handover of 1st residential project – Sobha Sapphire, Bengaluru



## 2000

Sobha Interiors division established



Completion & handover of the Corporate Block for Infosys, Bengaluru



Sobha Glazing & Metals Division established



1st Contractual project outside Bengaluru commences for Infosys, Mysore

## 2001



Completion and handover of the Infosys project at Mysore

## 2003



Sobha Training Academy established

## 2004

ISO 9001 (2000 series) certification obtained

## 2005



Fully automated concrete products division commences operations

## 2006

Change of status from Private to Public. Raised Rs. 570 crores through IPO, Issue oversubscribed by a record 127 times

DA 1 rating by CRISIL

PR 1 rating by CARE

## 2007

Sobha Restoplus spring mattress division established



Launch of Kerala's 1st integrated township project, Sobha City, Thrissur



Launch of 1st residential project at Pune - Sobha Carnation

## 2008

Launch of 1st residential project in Coimbatore - Sobha Emerald



## 2009

Environmental Management System, ISO 14001:2004 and Occupational Health Safety Assessment Series, OHSAS 18001:2007 certifications obtained



Completion & handover of Global Education Centre II, the largest corporate education centre in the world for Infosys, Mysore





Pravasi Bharatiya Samman Puraskar to Mr. P.N.C. Menon by the then President of India, Smt. Pratibha Patil

## 2010

Becomes the first 10 Billion real estate brand in South India

`10 Billion

## 2011

Launch of 1st residential project in the NCR-Gurgaon Region - International City



Launch of 1st plotted development at Mysore - Sobha Garden



## 2012

'Most Reliable Builder' - CNBC Awaaz Real Estate Awards (Voted by Consumers)





10.45 million sq. ft. of new project launches across 6 cities – a record

`20 Billion

Achieves a net worth of Rs. 20 Billion

## 2013

Asia's best CEO (Property Category) to the VC & MD Mr. J. C. Sharma - The Institutional Investor magazine



Pathfinders award for the most enterprising CXO to the Chairman, Mr. Ravi Menon - Realty Plus excellence awards



Lifetime Achievement Award to Mr. P. N. C. Menon - NDTV Property Awards



'Top Indian Real Estate Company' - Dun & Bradstreet



'Builder of the Year' - CNBC Awaaz Real Estate Awards

## 2014

Entrepreneur of the Year ( Energy, Real Estate & Infrastructure), Chairman Mr. Ravi Menon – EY



'The Legend of Bengaluru' award to VC & MD Mr. J.C. Sharma - CIBI



Best Professionally Managed Company – CIDC Vishwakarma Awards





3 Star rating for Excellence in Environment, Health & Safety – CII

# THE SOBHA WAY



**TODAY'S TREND IS "GO GREEN" AND YOUR HOME IS NO EXCEPTION.**

At Sobha, we build homes that incorporate concepts to help the environment. These special features conserve water, save energy and create an atmosphere that's not just warm but nature-friendly too.



**WE STRIVE FOR PERFECTION. EVEN IN YOUR BATHROOMS.**

Maintaining a bathroom has always been a challenge. But not with a Sobha home. Because we build bathrooms with special features that make them easy to clean, easy to maintain and even easy on the eye.



**WE HAVE HIGH STANDARDS IN QUALITY. THAT'S WHY WE MAKE OUR OWN CONCRETE BLOCKS.**

When it comes to quality, there can be no compromise. That's why we manufacture our own high quality hollow construction blocks. They provide greater structural strength and keep your home looking good for years.



**WE LIKE TO KEEP THING CLEAN.**

True to this statement, we ensure that every Sobha property has its own Sewage Treatment Plant with MBR or Hi Clear Technology.



**WE MAKE EVERY RAINDROP COUNT.**

Rainwater harvesting systems are installed on all Sobha properties. They increase the ground water table and also reduce the requirement for external fresh water supplies.



**SOFT WATER. NO MATTER THE LOCATION.**

To ensure that you have a constant source of soft water, every Sobha property features its own Water Treatment Plant.



**LONG-LASTING ELEGANCE AND FUNCTIONALITY ON EVERY SURFACE.**

We pay special attention to the surfaces in your house. And our eye for detail extends to every □oor and every wall. That is why Sobha homes look new and pristine for years on end.



**HOMES PAINTED IN PERFECTION.**

We understand that a good looking home is a source of pride. That's why we use special primers and paints to keep your home looking new for years.



**BEAUTIFUL HOMES DESERVE ROADS AND PATHWAYS TO MATCH.**

We believe that the roads and pavements that lead up to your home should be as beautiful as your home itself. That's why we use our own construction materials for pavements in each of our properties.



**NOTHING WASTES AT A SOBHA HOME.**

Organic Waste Converters are featured on all properties to convert organic waste into manure.



**FLAWLESSNESS. WE DEMAND IT EVEN FROM DOORS AND WINDOWS.**

Every Sobha home has doors and windows that we personally manufacture, so you can be sure of impeccable quality. We also have several features that enhance the aesthetic and functionality of these □xtures.



**HOMES THAT MAKE THE MOST OF THE SUNSHINE.**

Every Sobha home has features that make it highly energy e□cient. We have designed them to use solar energy for lighting and heating purposes to cut down on the consumption of electricity.



**WE BUILD HOMES TO MEET OUR HIGH STANDARDS. AND YOURS TOO.**

We follow detailed clearance procedures for all homes and common areas to ensure that you get impeccable quality in every little detail.



**THE MOST IMPORTANT FACTOR THAT DETERMINES THE QUALITY OF A HOME IS THE VERY PEOPLE WHO BUILD IT.**

Which is why, we at Sobha have established an academy of learning and development for everyone who builds homes for you. We call it the Sobha Academy.



**EVERY WORK OF ART DESERVES THE PERFECT FINISH.**

When it comes to the □nishing details of your home, we leave no stone unturned. We blend together design and convenience into every little detail.




**WE BUILD CONVENIENCE INTO CAR PARKS.**

The parking facilities on any Sobha property have a host of features all designed with one intention – your convenience. We also ensure that the parking area remains as beautiful as the rest of the property.

# CONSTRUCTION MARVELS

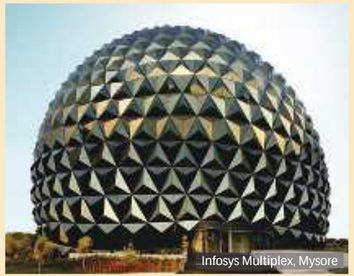

Sobha Lifestyle, Bengaluru


ADAMUS, Bengaluru


Infosys SDB 4, Mysore


Sobha City, Thrissur




Infosys Multiplex, Mysore

Sobha has built many great buildings over the years, which includes corporate o□ces as well as residential projects. Our customers have always been greatly pleased with our work and especially impressed by our quality of construction.


Infosys O□ce, Bengaluru

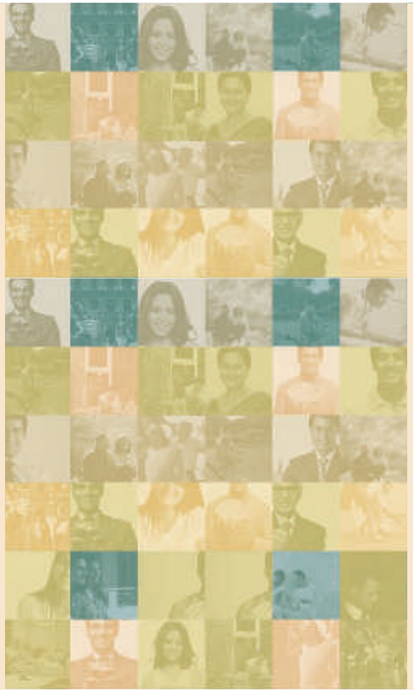
*"Sobha Limited have built exceptionally high quality campuses for us and always delivered within agreed schedules. They have built more than 14 million sq. of space for us since 1999 and we are deeply satis ed with their services."*

**Narayana Murthy**
Chairman & Chief Mentor
Infosys Technologies Limited

# HOME TRUTHS

At Sobha Limited we have always been following high quality standards and transparency in every sphere of business. “Home Truths Demo” is one of our unique initiatives to empower our patrons about the crucial mechanisms and components that go in building a home. It also gives a comprehensive knowledge about the □ner details of a □nished home.

As a part of the demo, essential factors such as block work, tiling, under-tile water proo□ng, and more are methodically demonstrated by our German master craftsmen. Across the world, German craftsmen are known for their meticulous details and perfection. This workshop not only gives our esteemed clients a fair idea about construction techniques but also an in-depth knowledge about the various facets that go behind the scene in building an ideal home.



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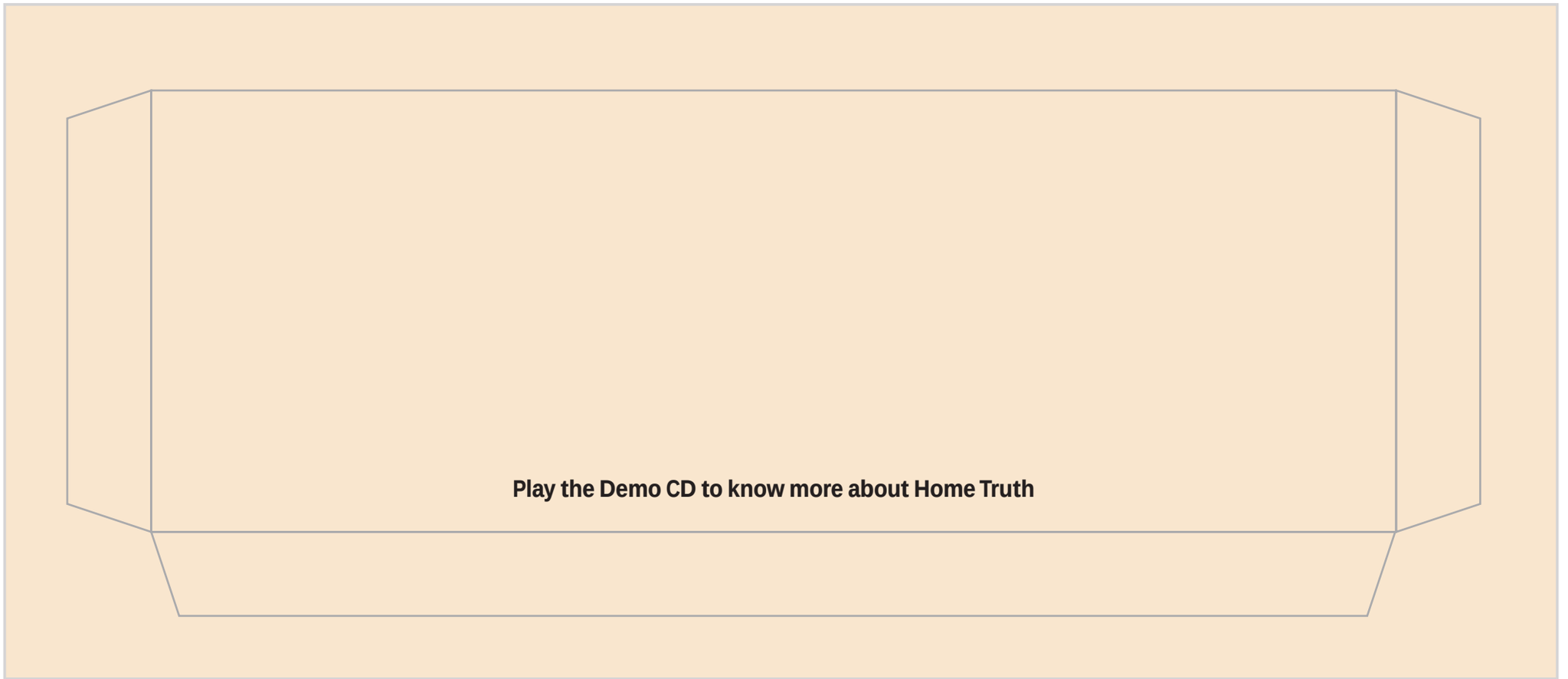
http://www.sobha.com/media-videos-home.php


Play the Demo CD to know more about Home Truth