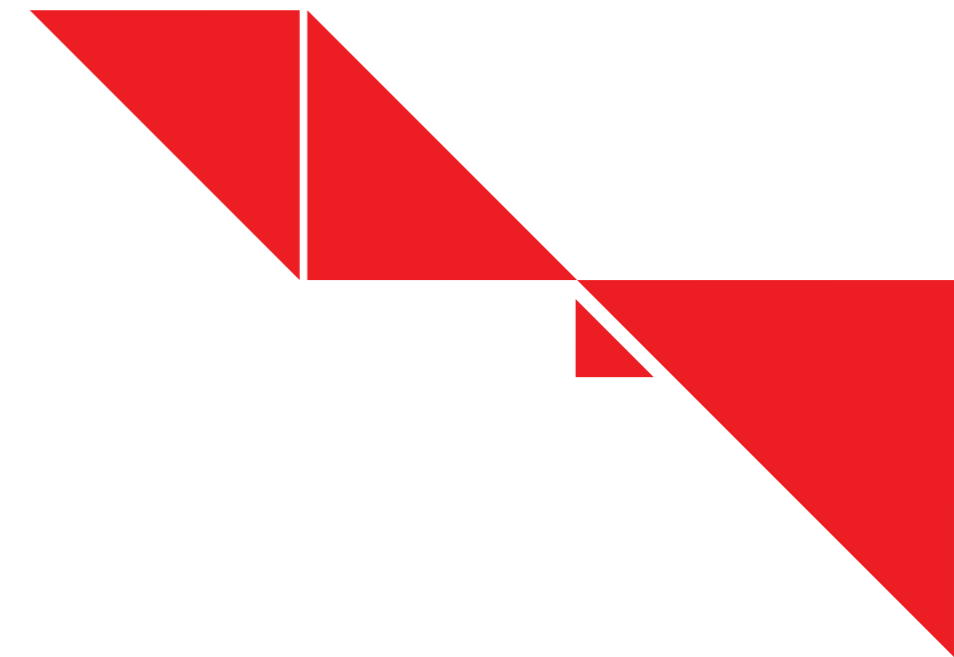




## #NEVERCOMPROMISE

- Mr. P.N.C. Menon founded Sobha Developers in 1995 with a clear vision to transform the way people perceive quality.
- Today Sobha, a ₹ 25 billion company, is one of the largest - and the only backward integrated - real estate developer in the country.
- A company that has built its reputation and its business on one simple tenet: **Never compromise**: on quality, on values, on passion, on commitment.
- Countless awards and accolades from trade bodies, Government and media.
- For 20 years, it has been a guarantee for high quality and prompt delivery, earning trust from homeowners everywhere.

“*One of the largest and the only backward integrated real estate developer in the country.*”

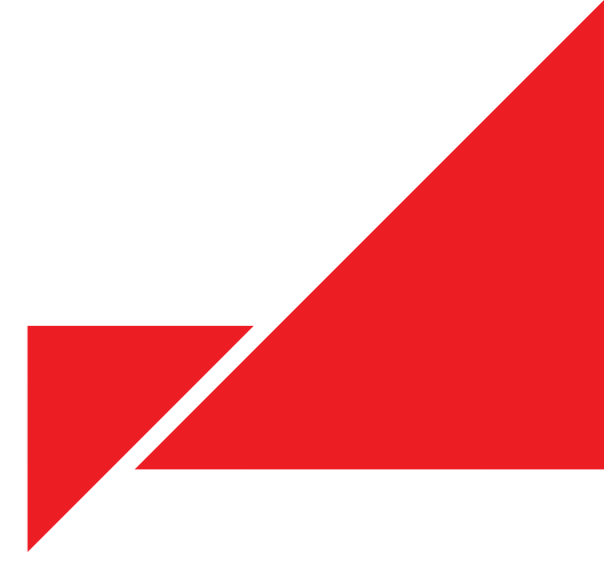




INFOSYS GEC CAMPUS, MYSORE







- This legacy gave birth to a dream: how can we bring this quality within the reach of many more people - particularly young families, executives and professionals.
- The tools to bring this dream to life are technology and massive scale. We use the world's best precast concrete technology and offer world - class apartments spread over a vast area.
- Sobha DreamSeries will change the face of homes across the country

“*Our dream is to bring the Sobha quality within the reach of many more people.*”

PRESENTING THE FIRST SOBHA DREAM SERIES PROJECT

# SOBHA dreamacres



The first project of Sobha Dream Series, is located at Balagere, in Bangalore's Golden Quadrilateral, close to IT/ITES companies, malls, hospitals, schools and colleges.

#### Summary

Type: Township

Area: 81 acres

#### No. of units: 6500 +

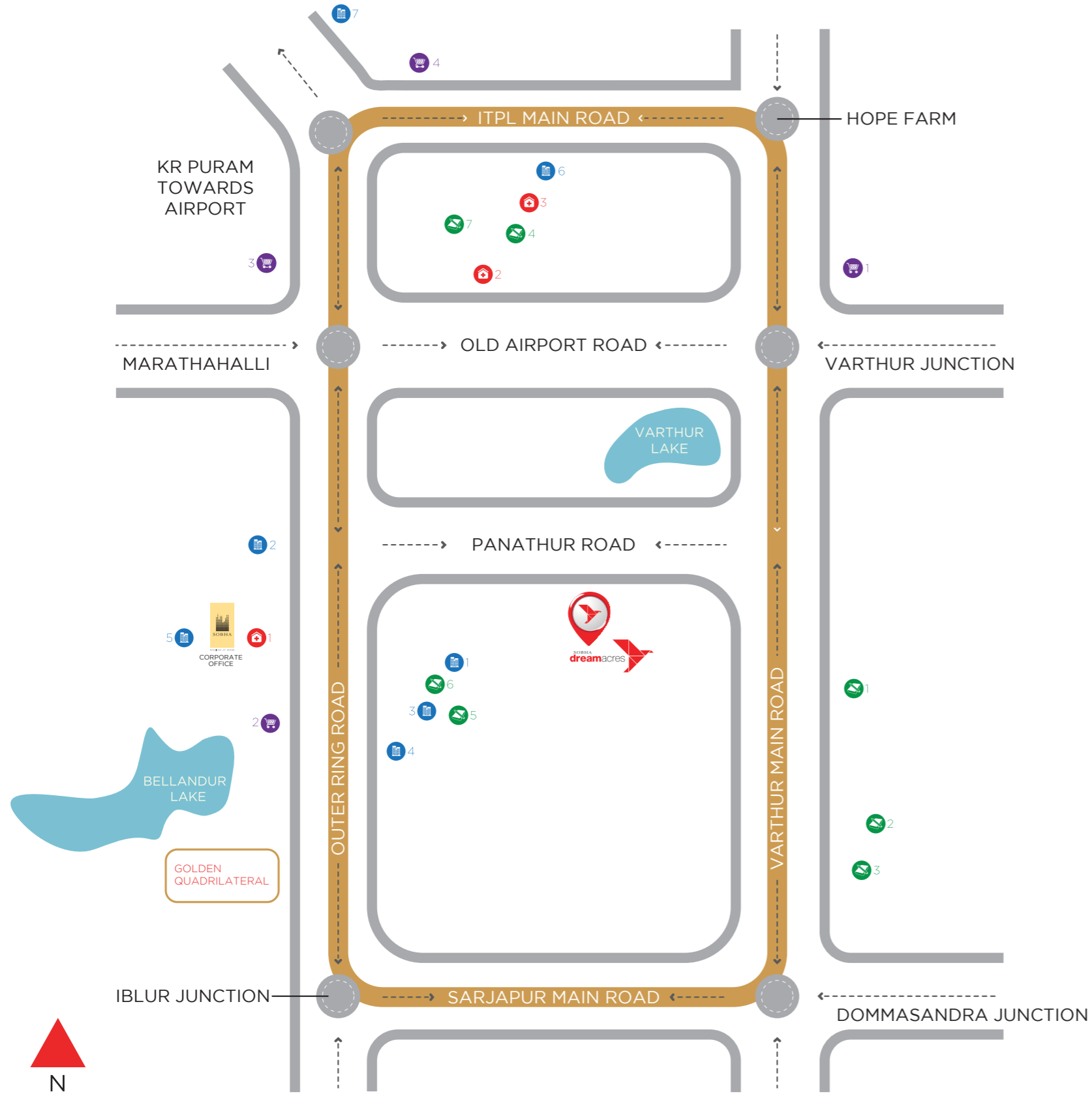
- 1 BHK  
- 59.96 Sq mts to 61.43 Sq mts
- 2 BHK Regular  
- 69.28 Sq mts to 94.02 Sq mts
- 2 BHK Large  
- 87.00 Sq mts to 112.43 Sq mts

#### Unique features:

- 80% Open space
- Precast technology
- 5 Club houses & swimming pools with multiple outdoor sports
- Located in the golden quadrilateral – Bangalore's commercial growth hub
- Backward Integration



# BANGALORE'S GOLDEN QUADRILATERAL: WHERE IT IS AND ITS IMPORTANCE



## PROMINENT LOCATIONS

Sarjapur - Marathahalli ORR	4.0 km
Whitefield	5.7 km
Marathahalli	7.1 km
Whitefield Railway station	9.6 km
Sarjapur	12.7 km
KR Puram Railway Station	17.2 km



### IT PARKS

1 Embassy Tech Square	4.4 km
2 Prestige Tech Park	4.7 km
3 Embassy Tech Village	5.1 km
4 RMZ Ecospace	6.0 km
5 Mantri Commercial	6.0 km
6 ITPL, Whitefield	9.3 km
7 Bagmane World Tech Center	11.6 km



### KEY HOSPITALS

1 Sakra World Hospital	5.8 km
2 Sankara Eye Hospital	7.8 km
3 Vydehi Hospital	8.6 km



### MALLS

1 Forum Value Mall	4.9 km
2 Central Mall	6.8 km
3 Soul Space Arena Mall	8.8 km
4 Phoenix Market City	11.7 km



### SCHOOLS

1 Chrysalis High	3.0 km
2 Greenwood High	5.7 km
3 TISB	6.6 km
4 Ryan International	9.3 km

### COLLEGES

5 New Horizon Gurukul	4.2 km
6 New Horizon Engineering	4.9 km
7 CMRIT	9.2 km

# MASTER PLAN



LEGEND	
<span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span>	TYPE A - 1000 SFT BLOCK
<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	TYPE B - 1200 SFT BLOCK
<span style="display:inline-block; width:15px; height:10px; background-color:brown; border:1px solid black;"></span>	TYPE E - 650 SFT BLOCK
<span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span>	CLUB HOUSE

1. Tennis courts
2. Volleyball court
3. Half Basketball court
4. Jogging/Bicycle track
5. Kids playground
6. Swimming pool
7. Skating rink
8. Kids playground
9. Walkway Adventure trail
10. Clubhouse
11. Kids play area
12. Swimming pool
13. Amphitheatre
14. Kids pool
15. Kids playground
16. Pets corner
17. Wifi Corner
18. Board Game alcove
19. Forest adventure trail
20. Bicycle track
21. Courtyard plaza
22. Volleyball court
23. Koi Pond
24. Volleyball court
25. Half Basketball court
26. Multipurpose area
27. Kids playground
28. Swimming pool
29. Kids playground
30. Swimming pool
31. Kids playground
32. Tropical Experience Walk



# SOBHA DREAM ACRES: AMENITIES



## EXTERNAL

- 5 clubhouses & swimming pools
- Abundant open spaces and parks
- Jogging tracks
- Outdoor sports facilities
- Multiple volleyball courts
- Multiple tennis courts
- Multiple basketball courts
- Multiple kids' play area
- Open air theatre

## 50,000 SQ. FT. CLUBHOUSE IN RAINFOREST (PHASE 1)

- Badminton courts
- Squash courts
- Table tennis room
- Billiards table
- Pool table
- Multiple carrom tables
- Party hall
- Guest rooms
- Music room/Dance room
- Library
- ATM
- Crèche
- Coffee shop
- Gymnasium
- Swimming pool
- Yoga/Aerobics
- Clinic
- Convenience retail



## SOBHA DREAM ACRES: AMENITIES



### INTERNAL

- High quality vitrified/ceramic tile flooring & skirting in all rooms
- Plastic emulsion paint for walls and ceiling
- High quality ceramic wall tiling and flooring in the kitchen and bathrooms
- Fittings & sanitaryware of reputed make in all bathrooms
- Balcony and utility/washing machine area with every apartment
- High quality ceramic flooring in common areas; lifts of reputed make



1 BHK  
 APARTMENT

SBA – 661.18 sq ft  
 61.43 sq mts



This unit is the perfect sized apartment for a single working individual or a small family. There is a large lounging space in the living area with a contemporary kitchen-n-dining and a separate master-bed area that comes with an attached bathroom.

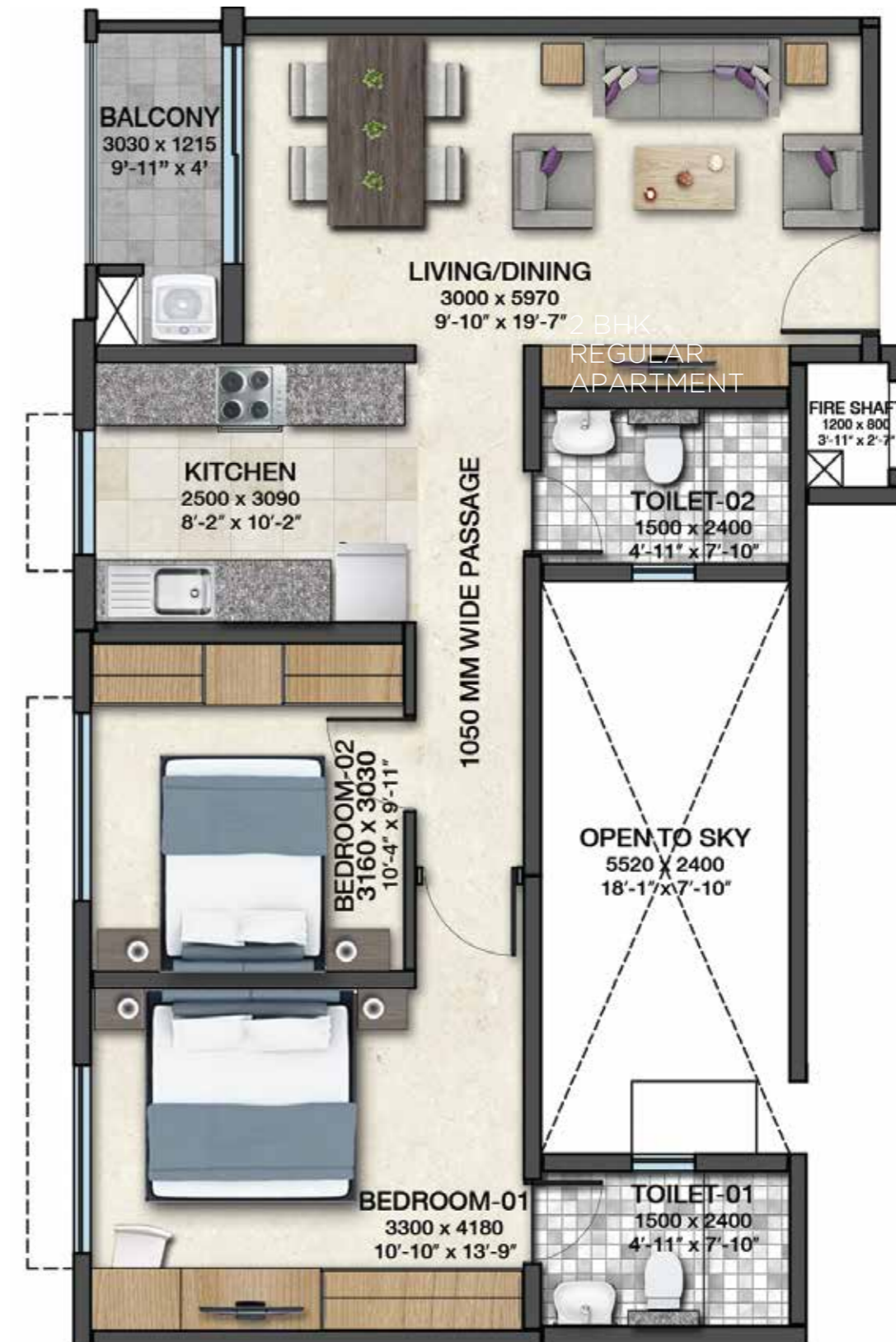
- Large living room with a full sized TV unit area
- A lavish parallel kitchen with a dining area built in
- A separate balcony and washing machine space
- Full sized master bedroom with an attached bathroom
- Adequate lighting and ventilation throughout the apartment
- Adequate circulation space all through the apartment

2 BHK  
REGULAR  
APARTMENT

SBA – 1012.08 sq ft  
94.02 sq mts

This unit is optimally sized for the modern nuclear family, keeping in mind the spatial needs of the rooms and ensuring perfect balance without going overboard. This apartment comes with a large kitchen, 2 full sized bedrooms, 2 bathrooms and a large living & dining area which overlooks the balcony.

- Large living room with a 11 ft. TV viewing distance
- A lavish parallel kitchen with a separate dining area
- A separate balcony and washing machine space
- Lavish master bedroom with an attached bathroom
- A full sized children's bedroom with a full length wardrobe space
- Adequate lighting and ventilation throughout the apartment
- Adequate circulation space all through the apartment



2 BHK  
LARGE  
APARTMENT

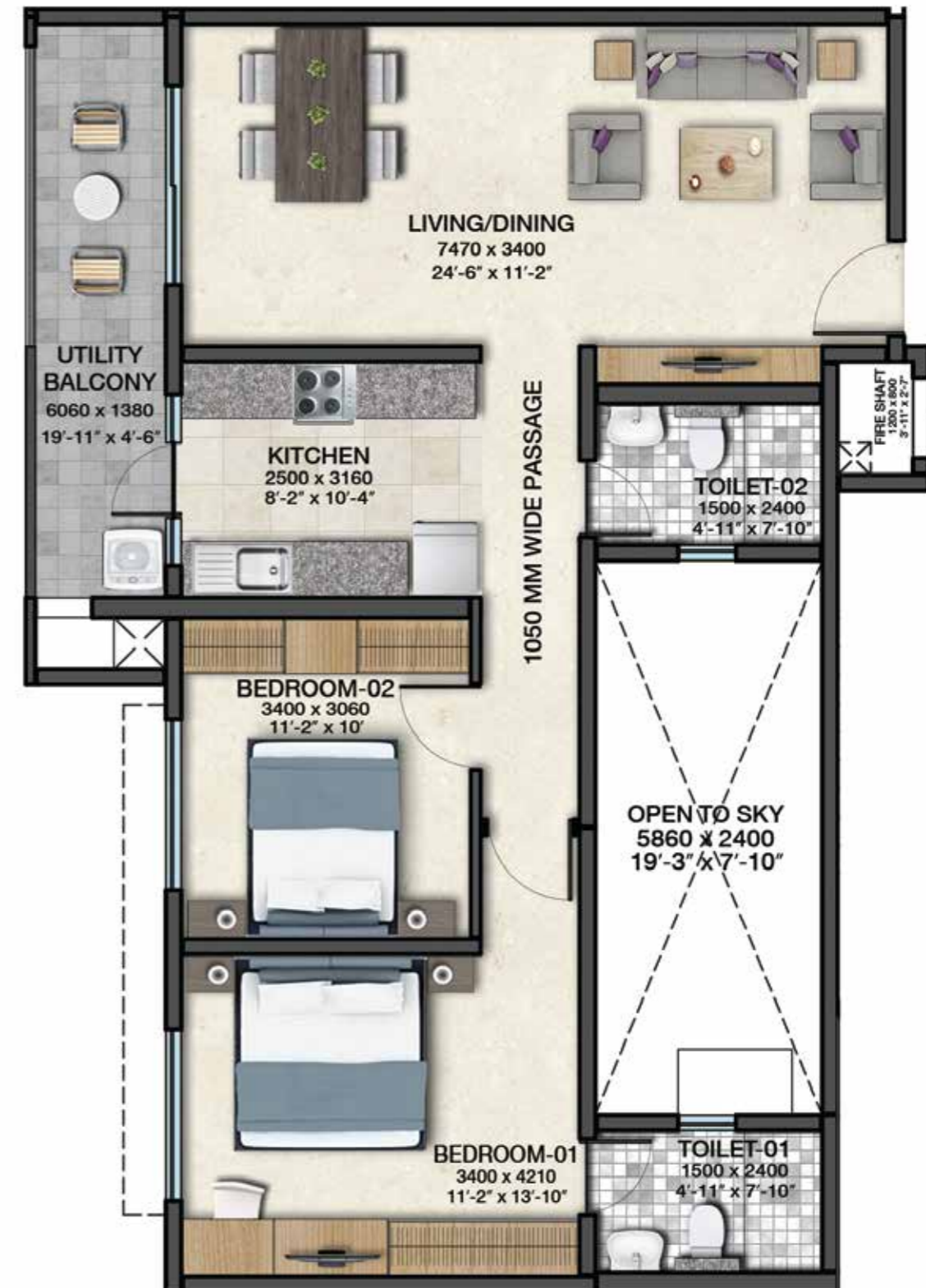
SOBHA  
**dreamacres**  
A SOBHA DREAM SERIES PROJECT







SBA – 1210.21 sq ft  
112.43 sq mts

For families who are looking for space and utility, this unit fits perfectly. With a super sized living and dining area and a grand balcony, this unit provides the luxury of space. This apartment also has a large kitchen, 2 full sized bedrooms and 2 bathrooms.

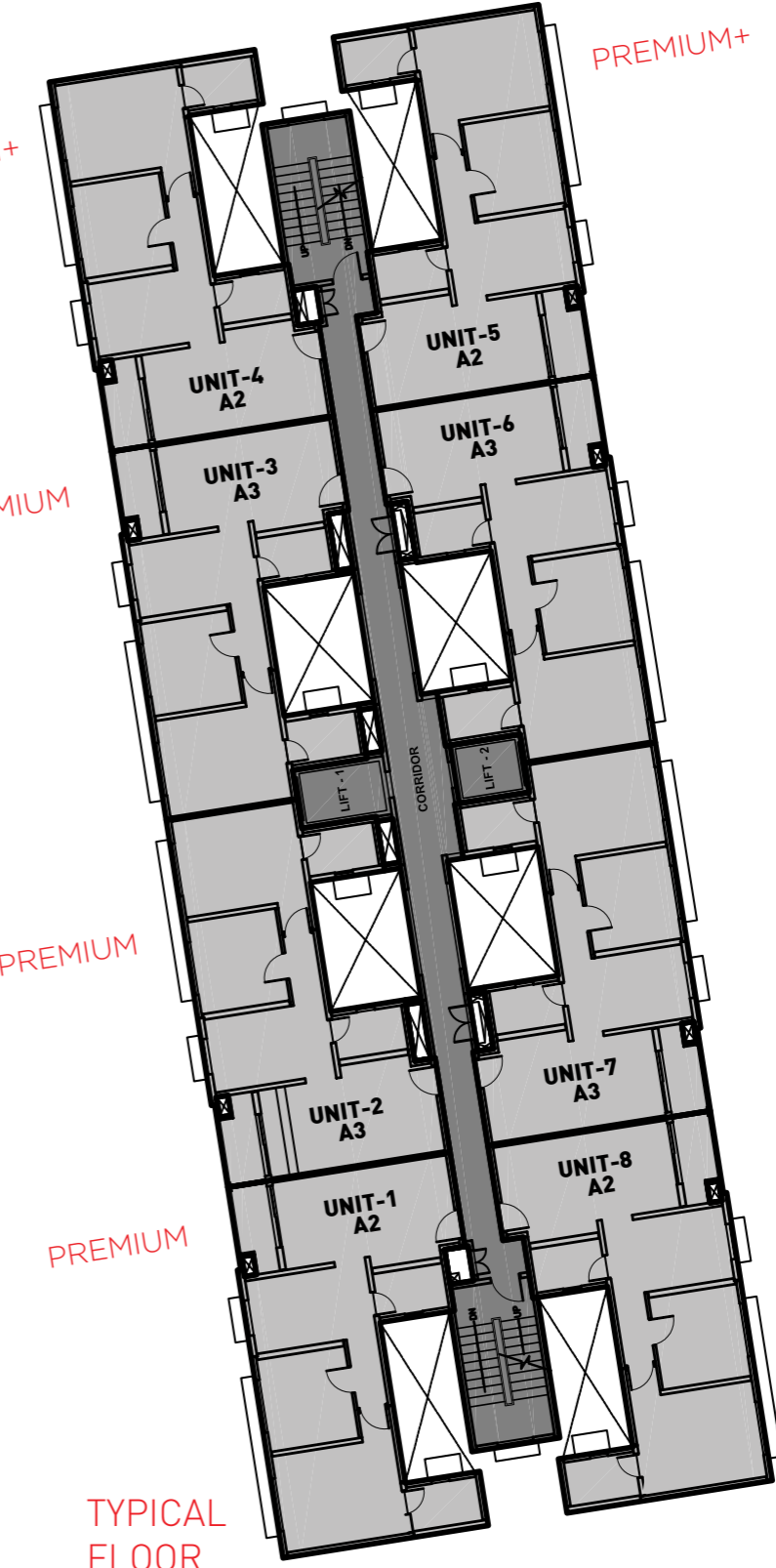
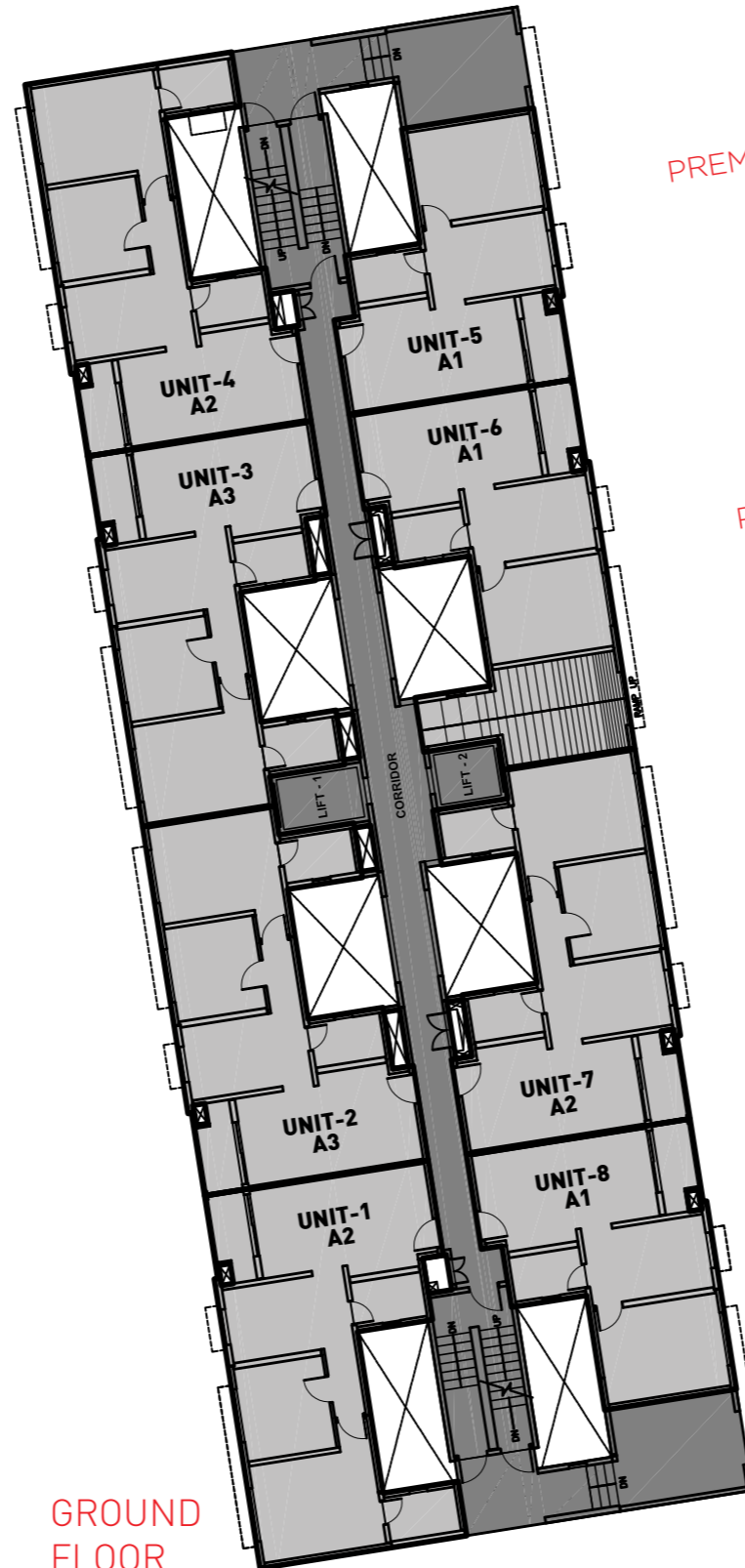
- Large living room with a 12 ft. TV viewing distance
- A lavish parallel kitchen with a separate dining area
- A grand balcony with an attached utility space
- Lavish master bedroom with an attached bathroom
- A full sized children's bedroom with a full length wardrobe space
- Adequate lighting and ventilation throughout the apartment
- Adequate circulation space all through the apartment





LEGEND	
	TYPE A - 1000 SFT BLOCK
	TYPE B - 1200 SFT BLOCK
	TYPE E - 650 SFT BLOCK
	CLUB HOUSE

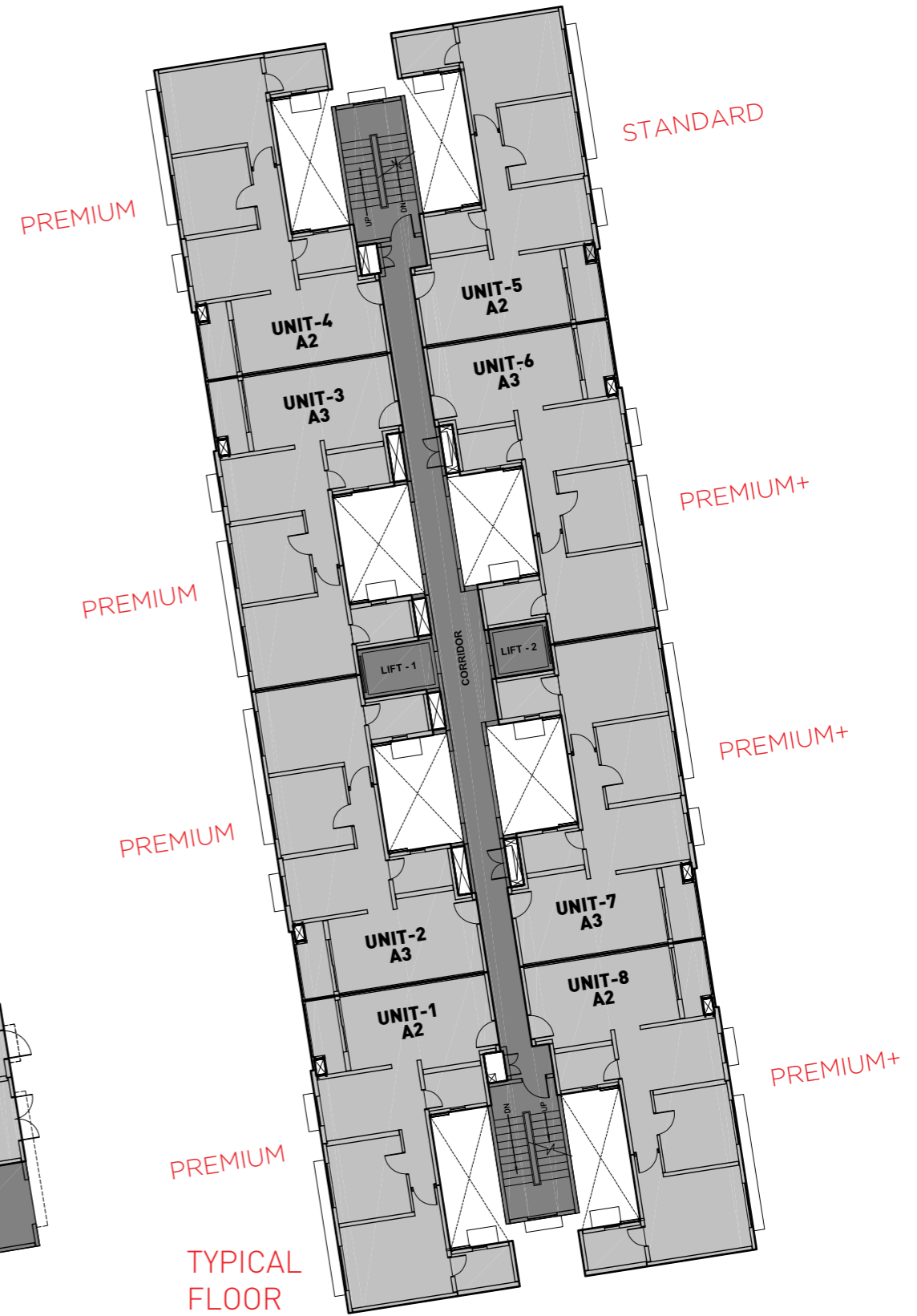
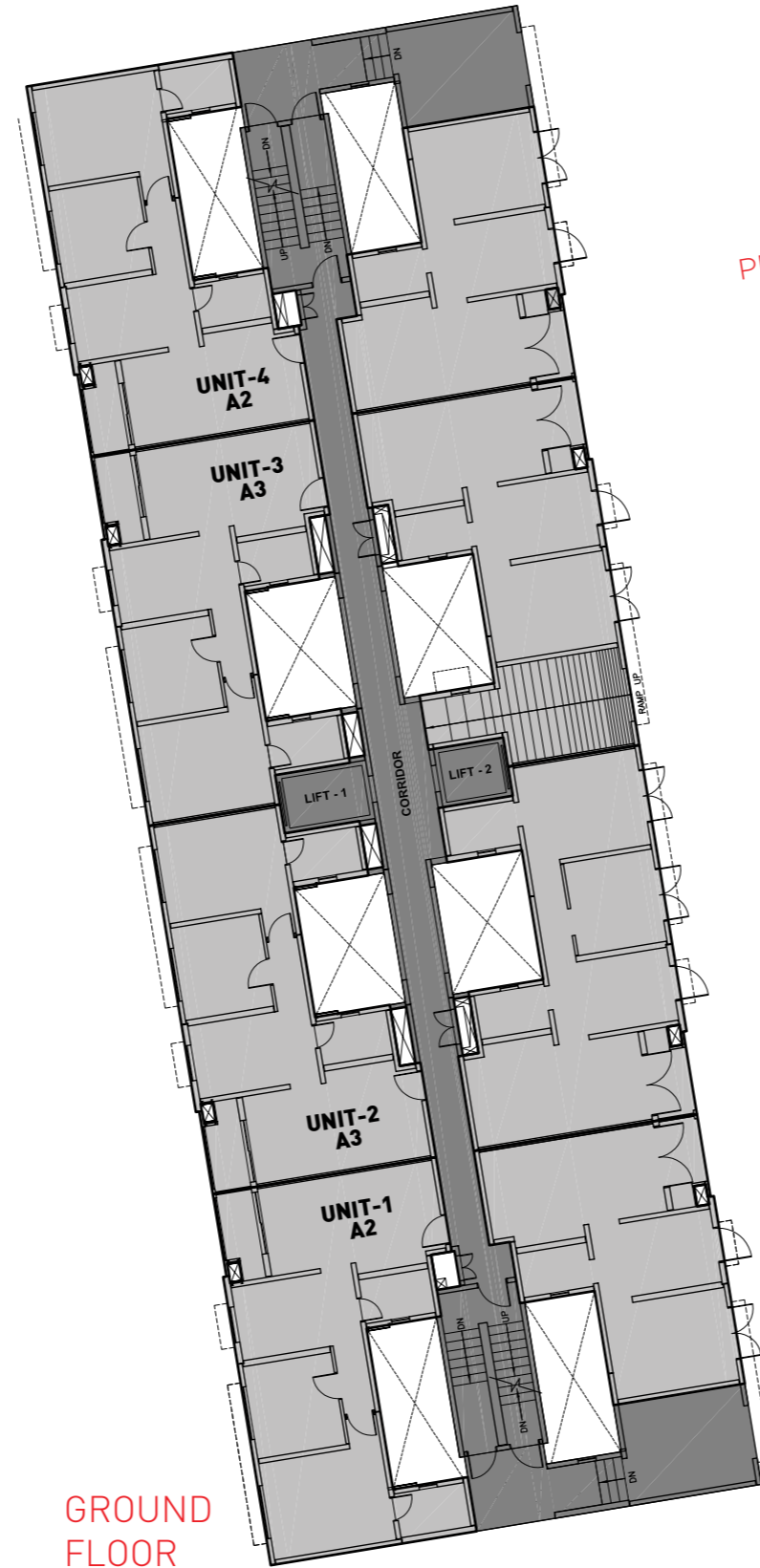
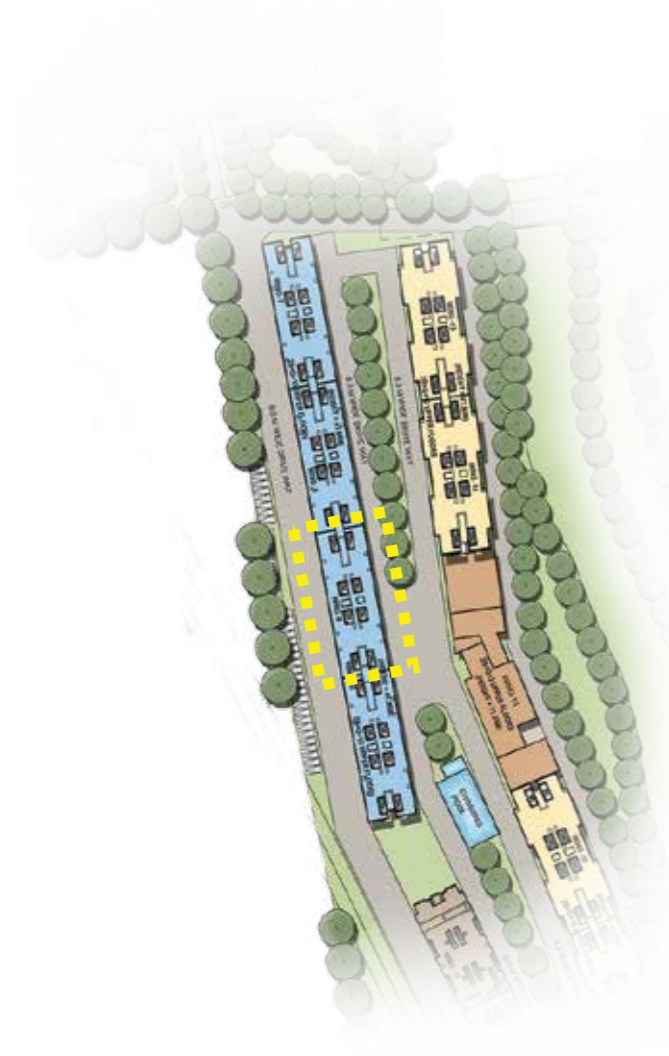
# Wing 7



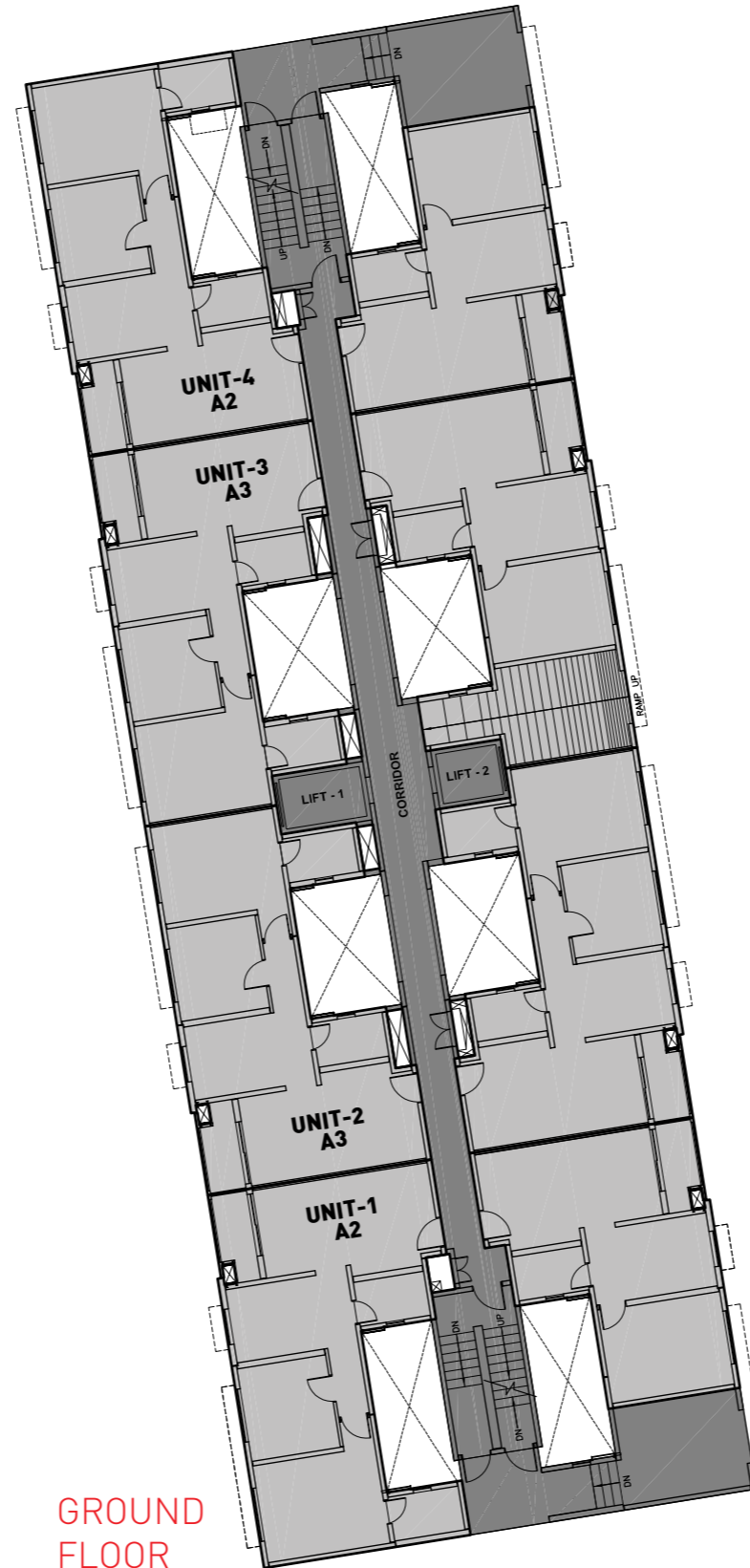
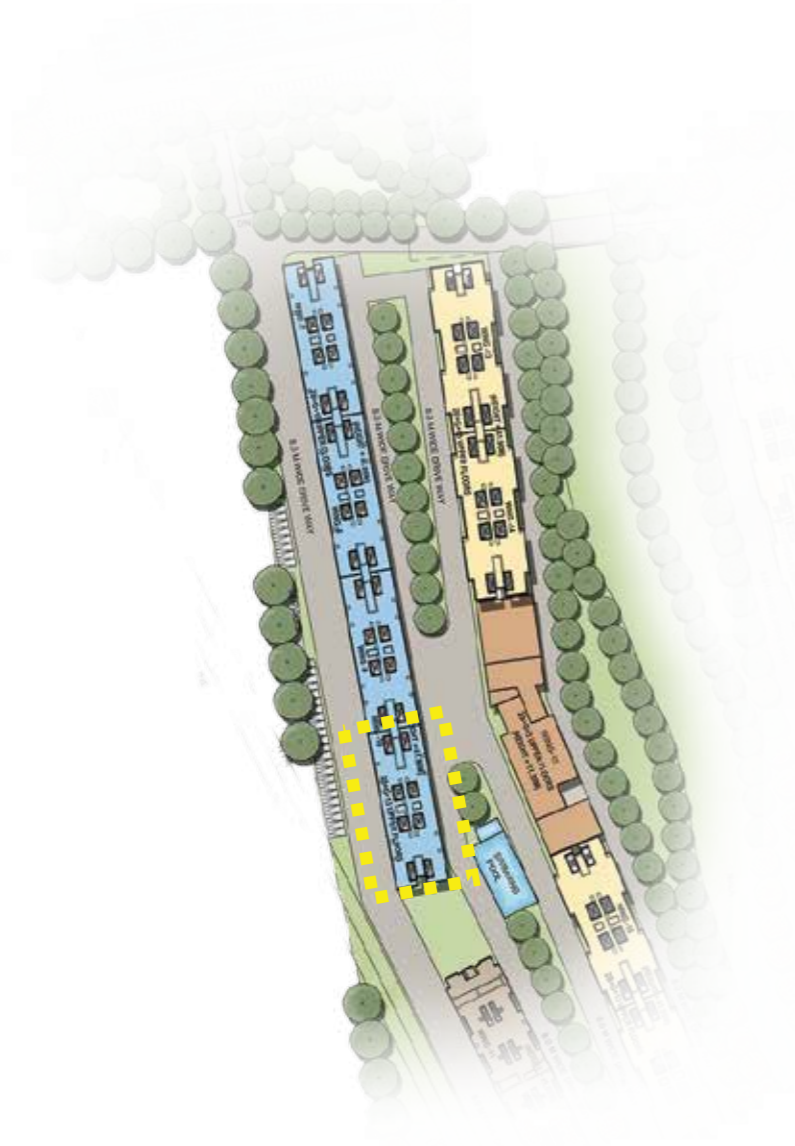




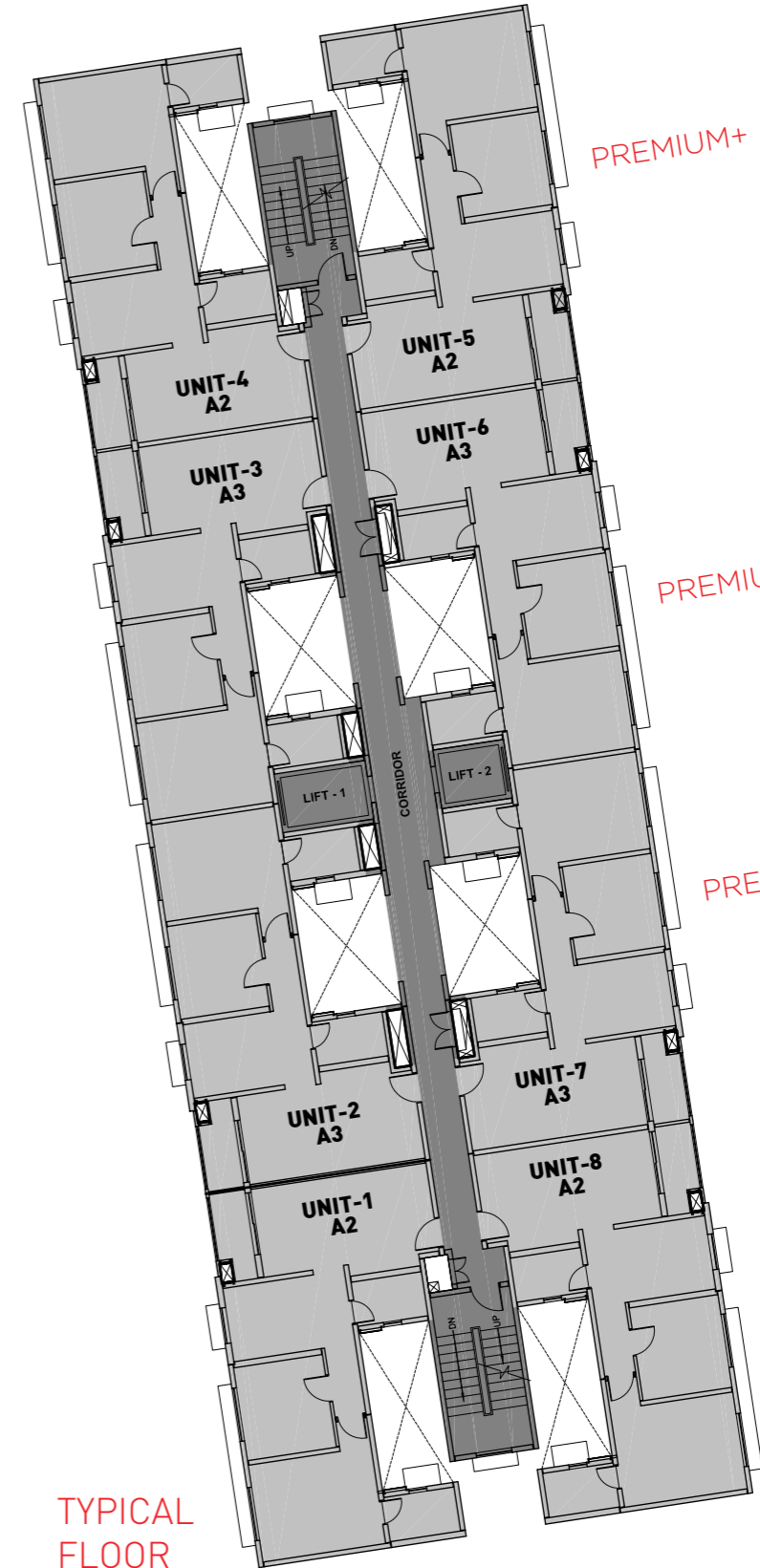
Wing 9



Wing 10

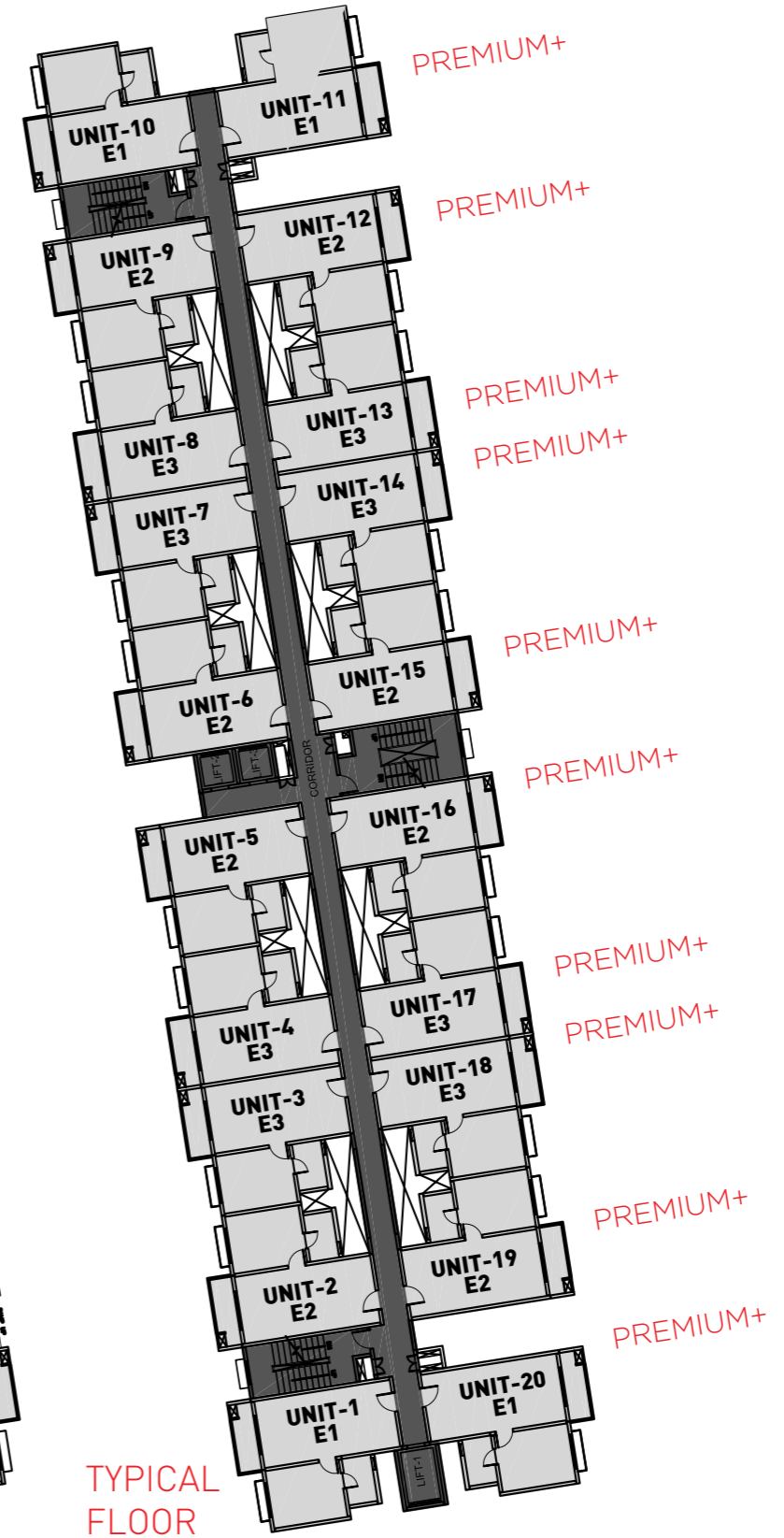
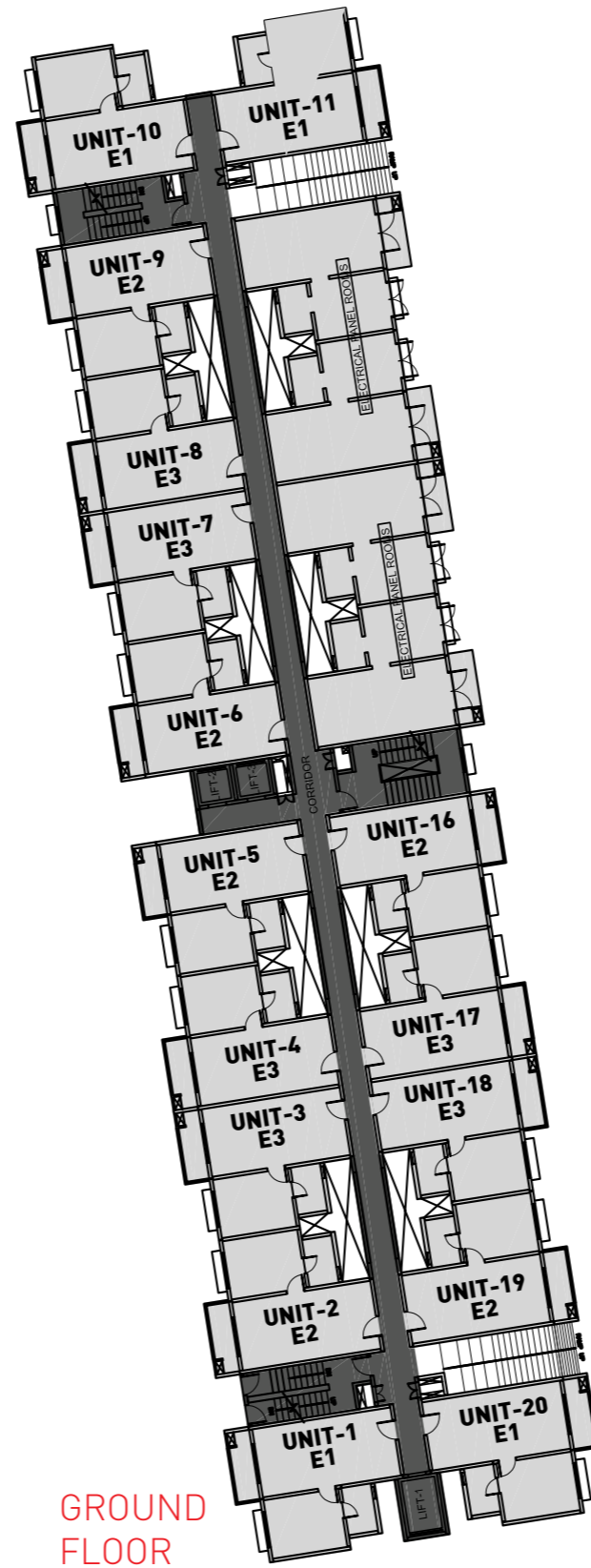
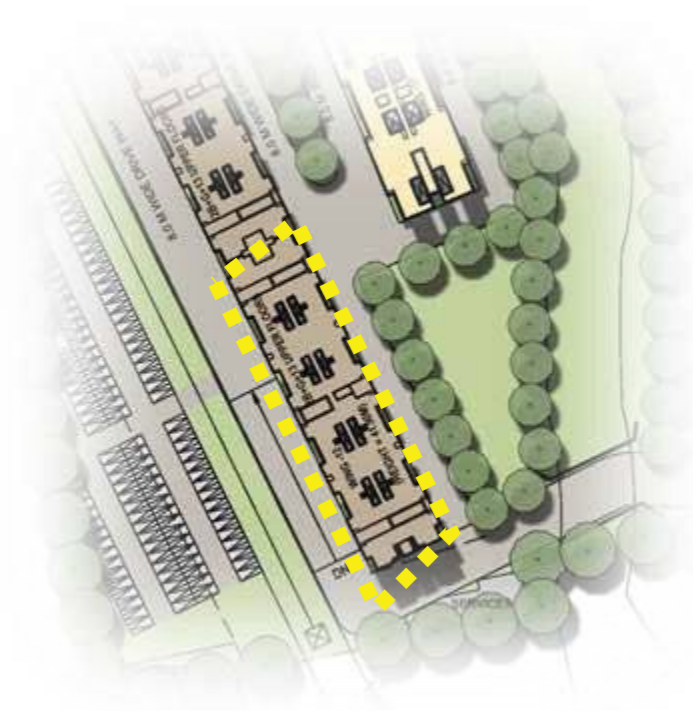


GROUND FLOOR

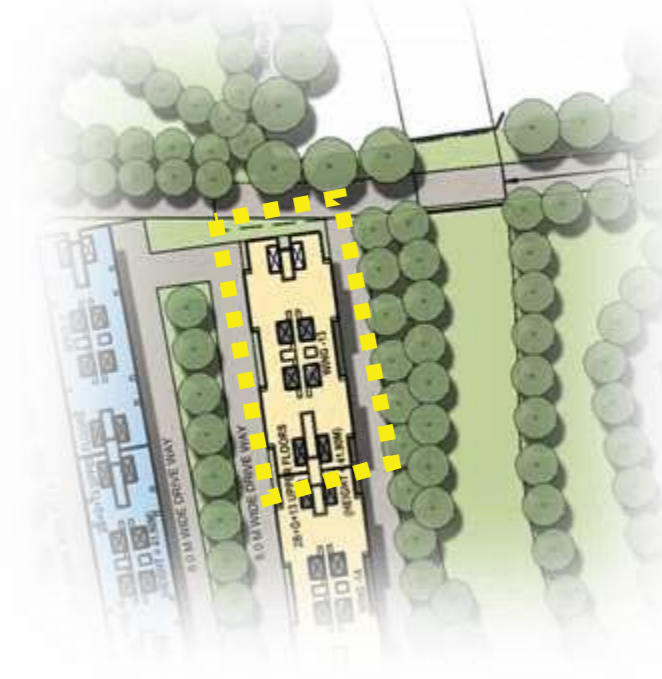


TYPICAL FLOOR

# Wing 12

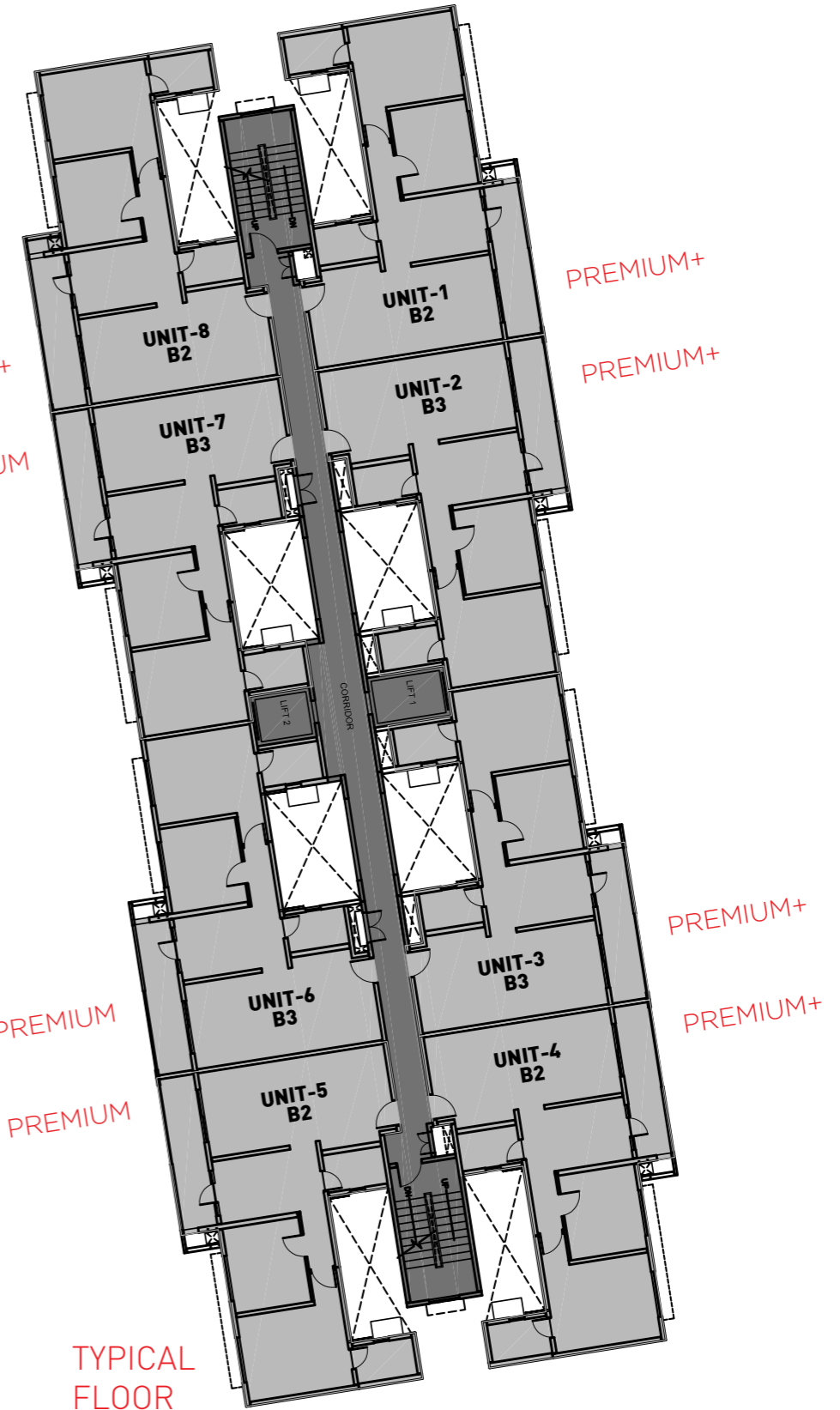


Wing 13

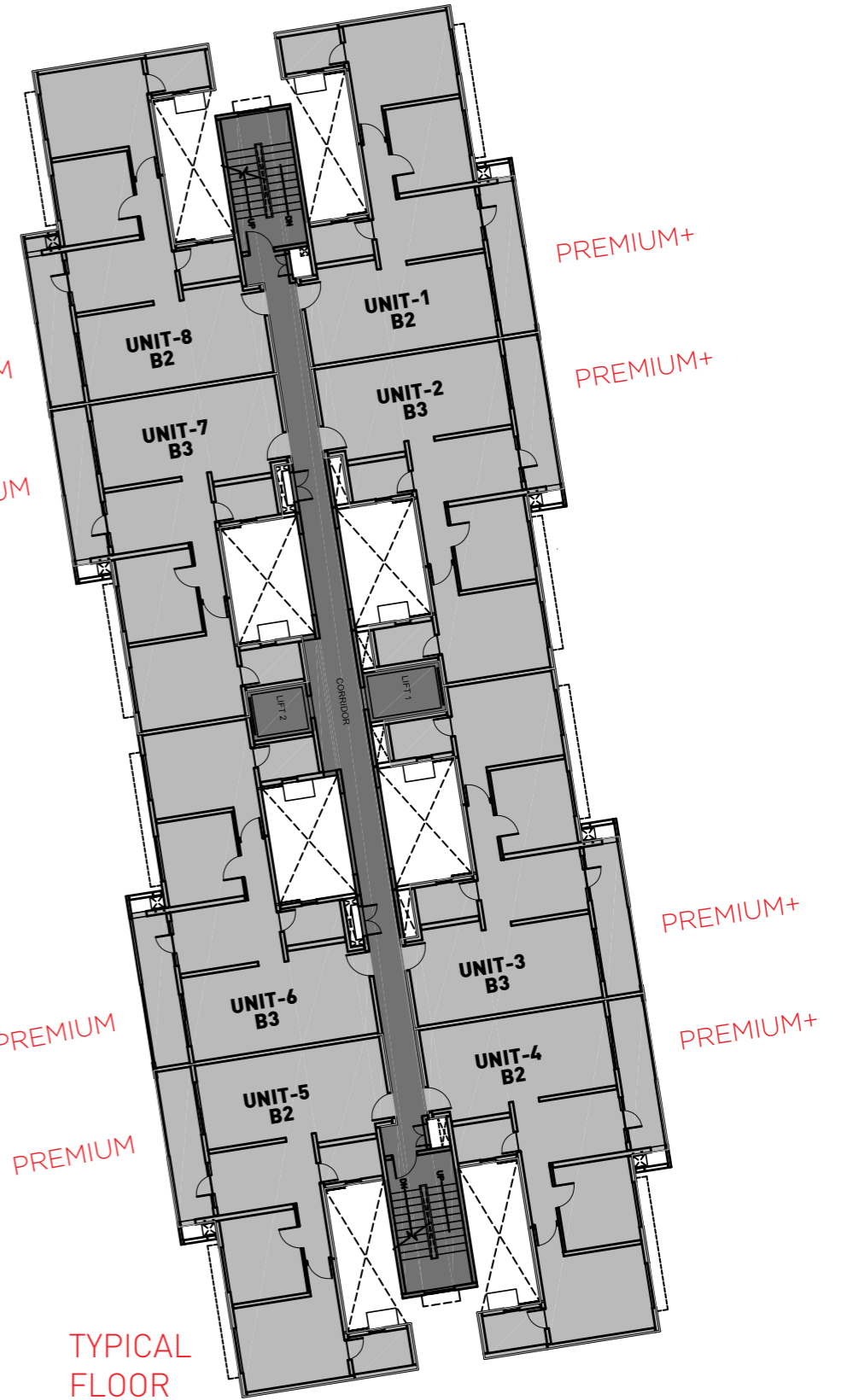
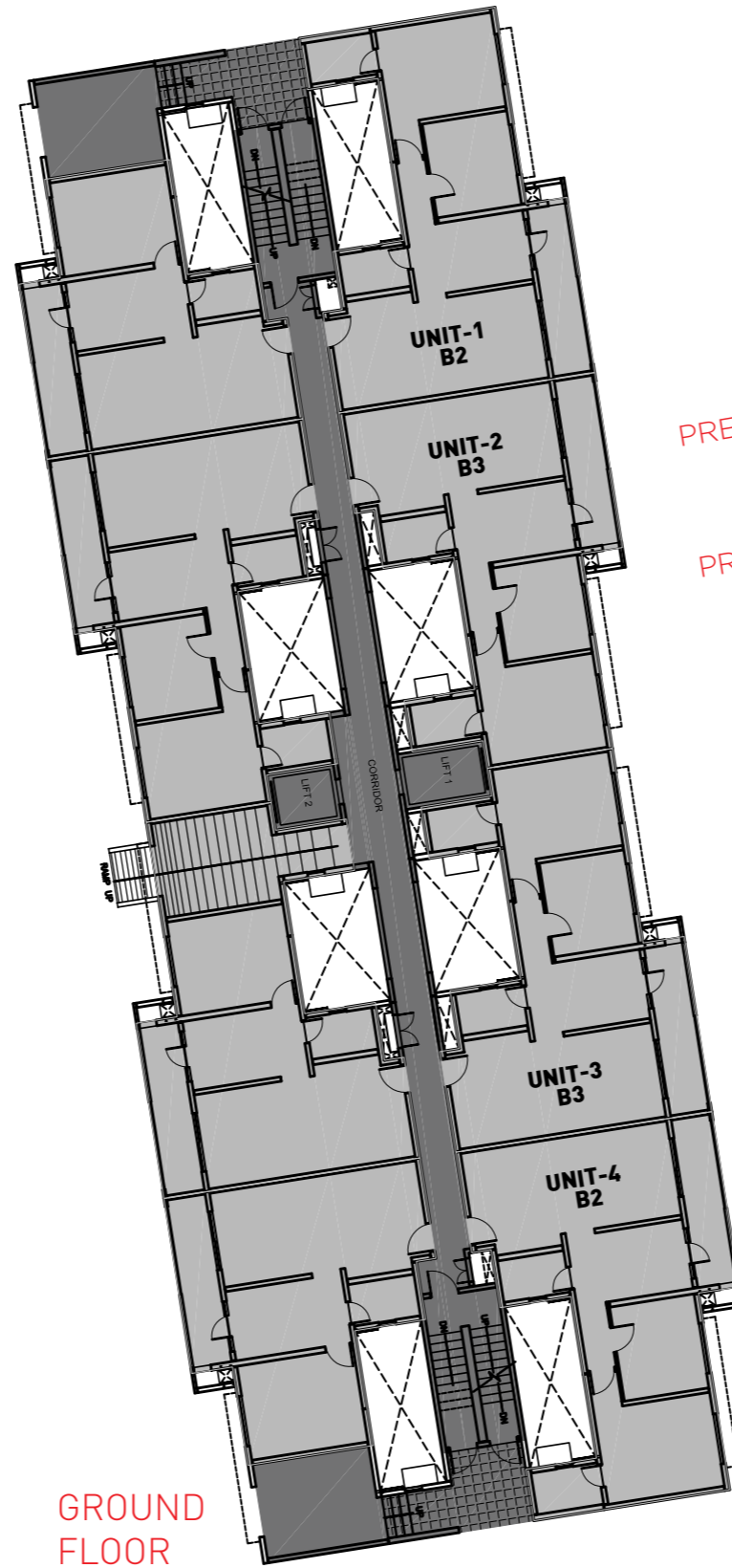
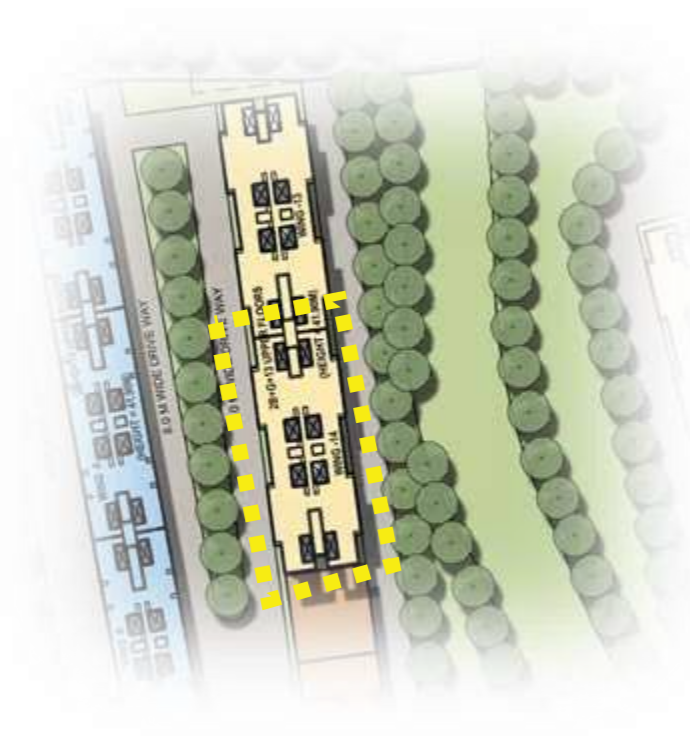


PREMIUM+

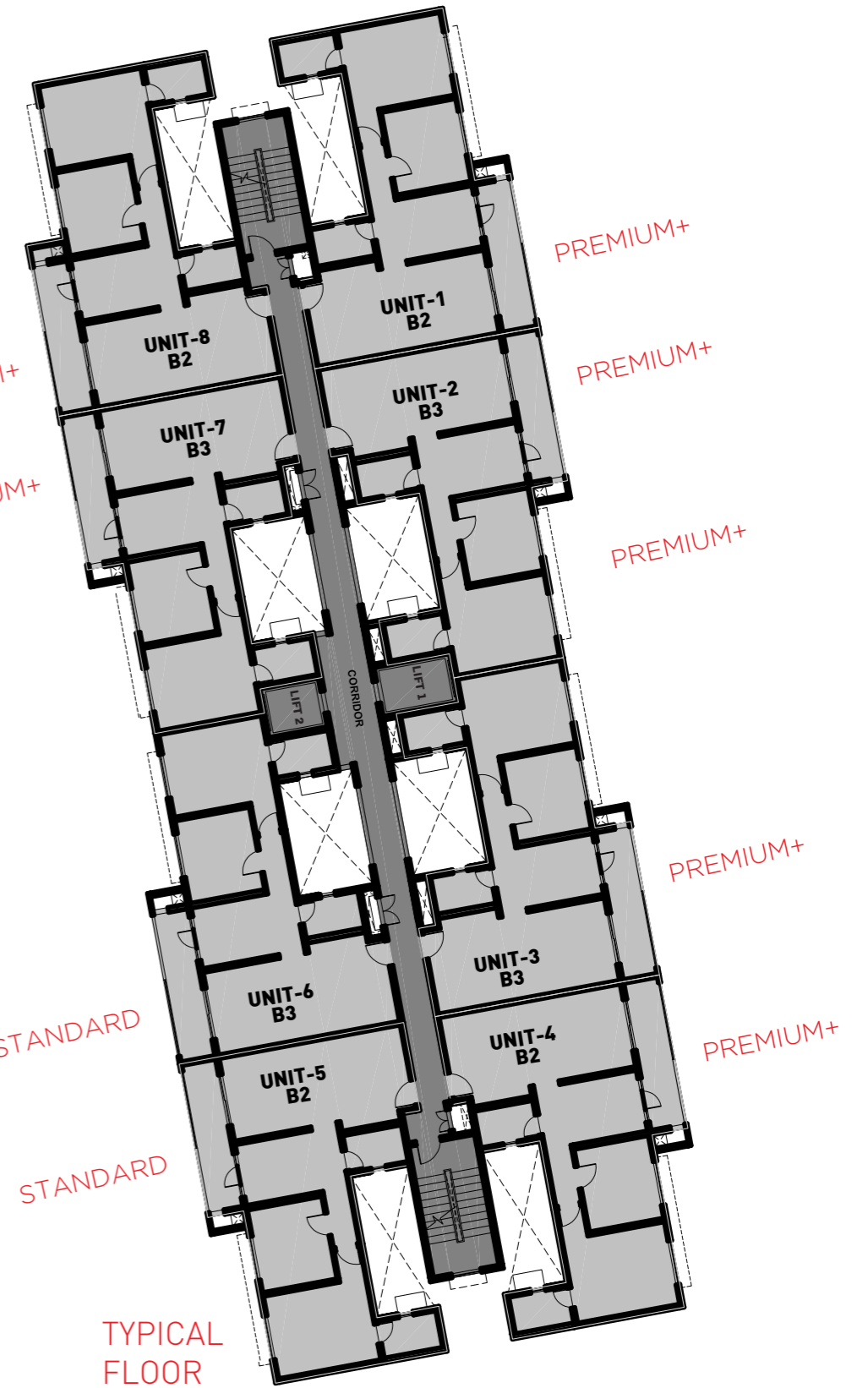
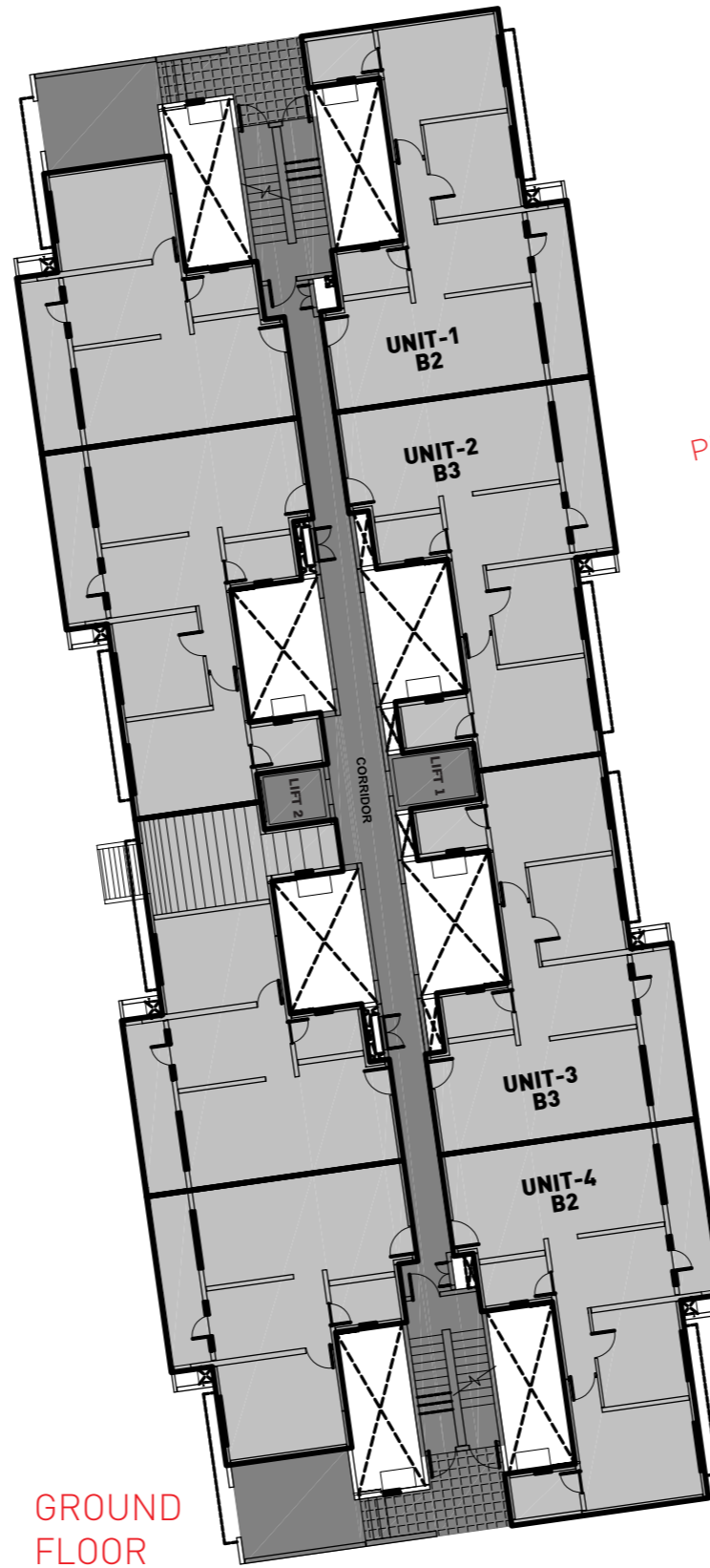
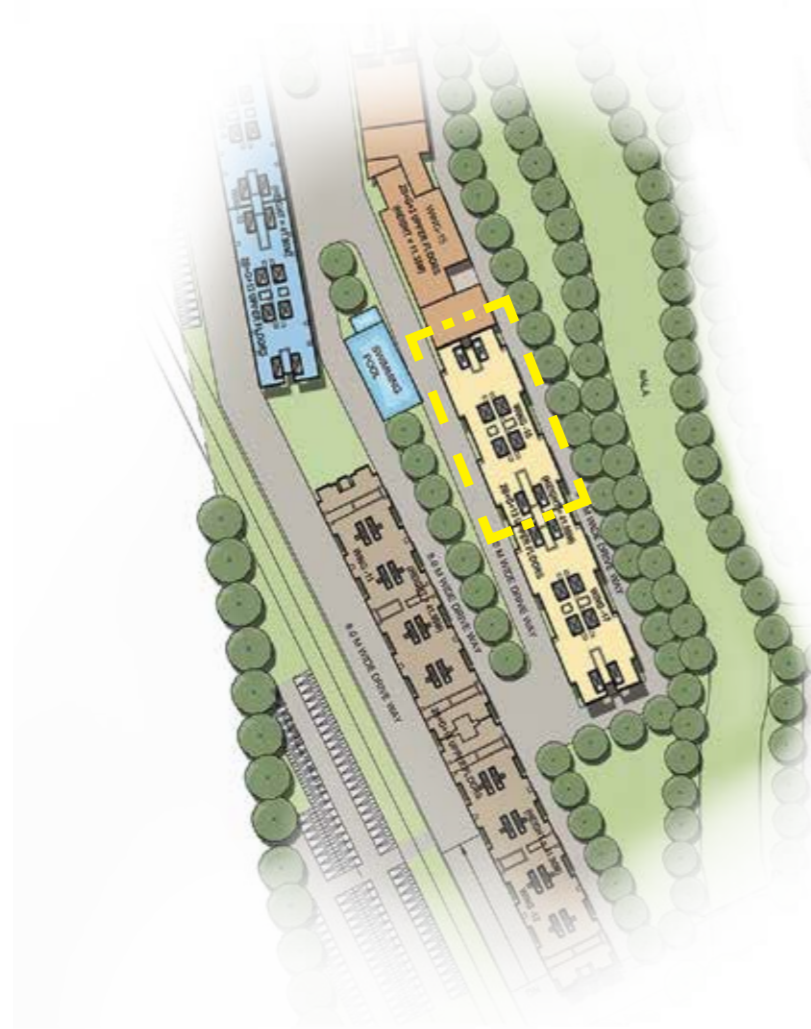
PREMIUM



Wing 14

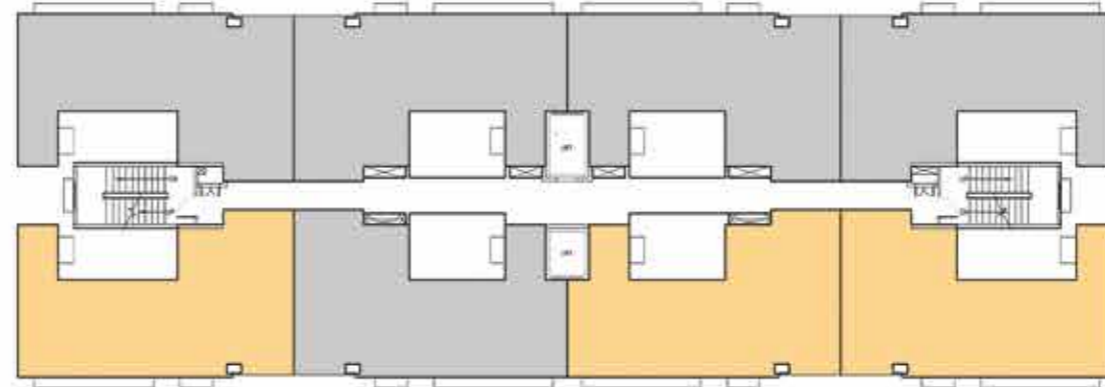


Wing 16



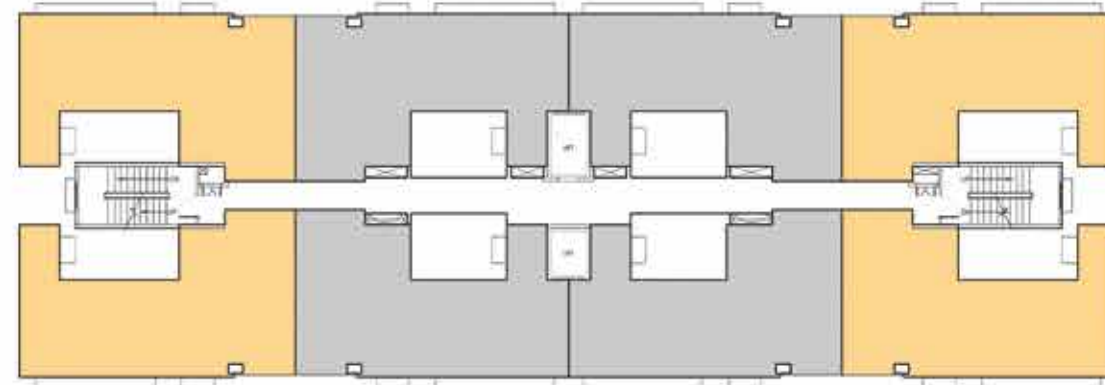
TYPE A1

SBA - 745.70 sq ft  
 69.28 sq mts



TYPE A2

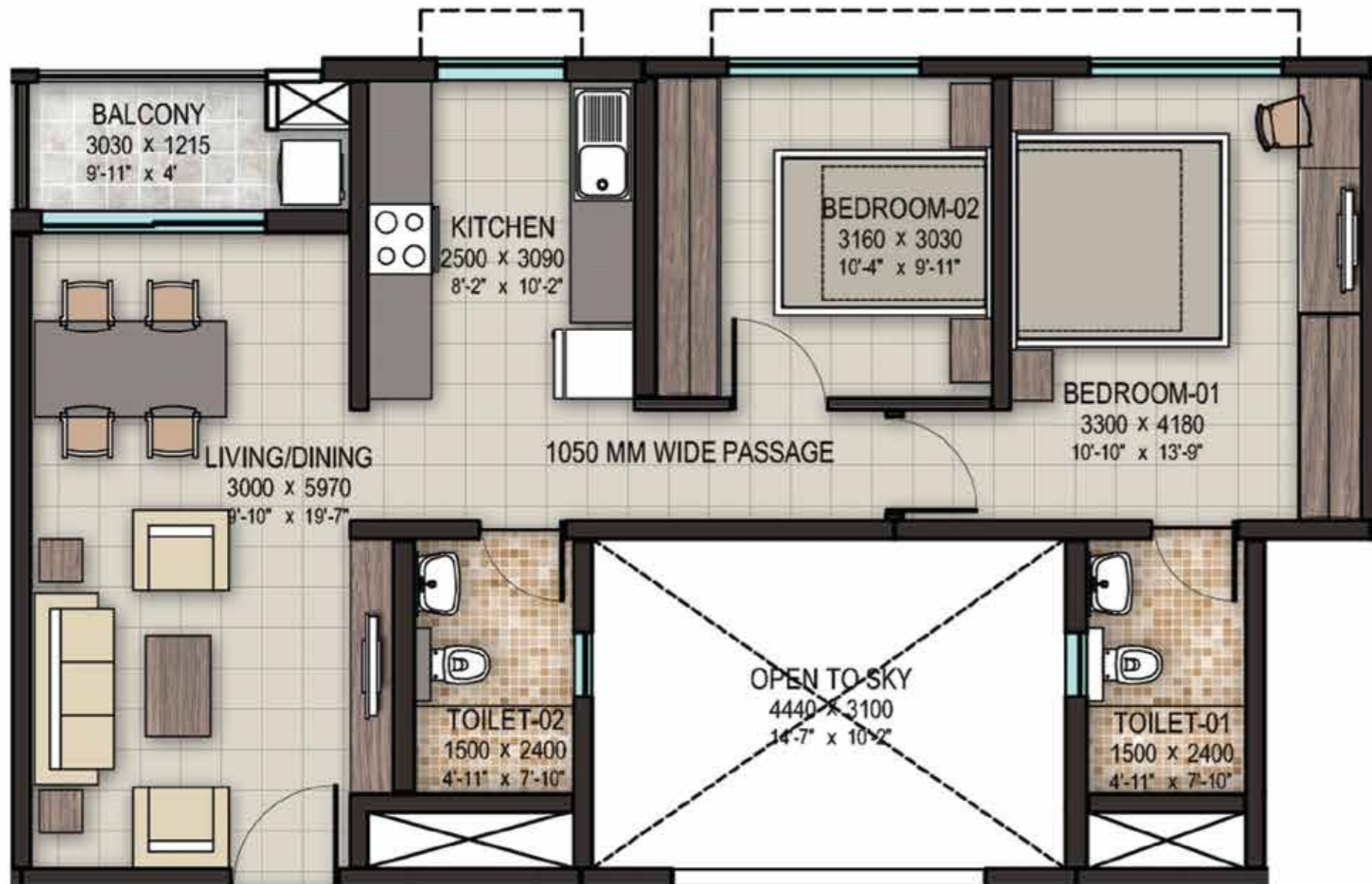
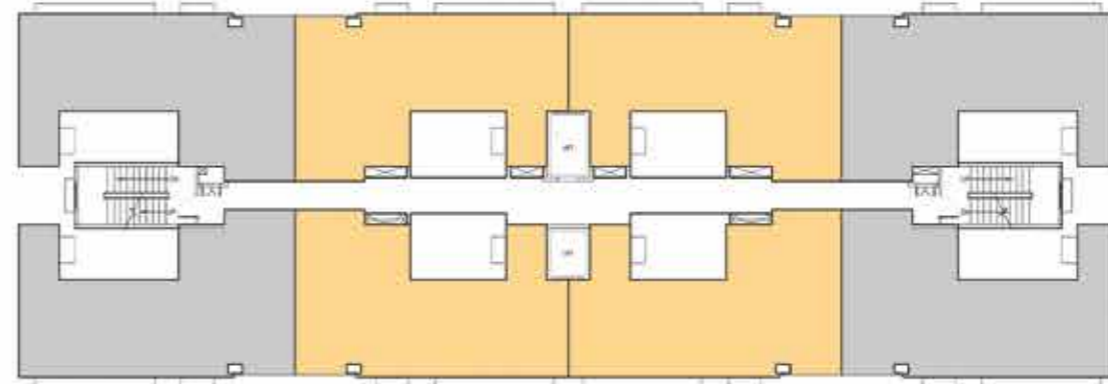
SBA - 1012.08 sq ft  
 94.02 sq mts





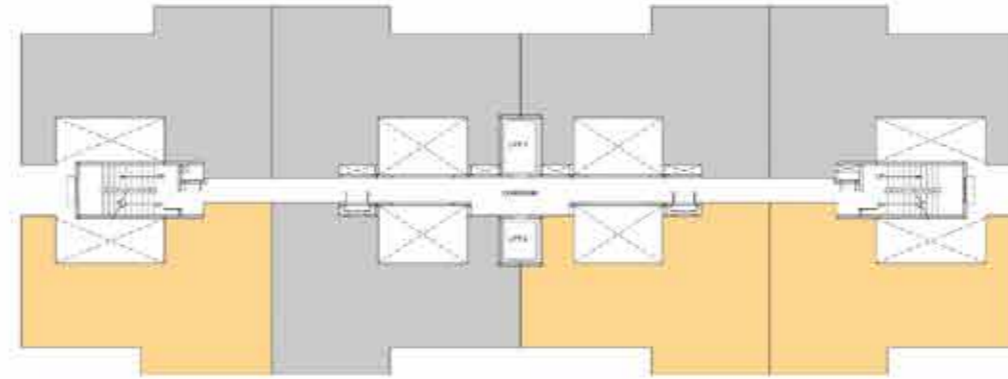
TYPE A3

SBA - 1007.36 sq ft  
 93.59 sq mts



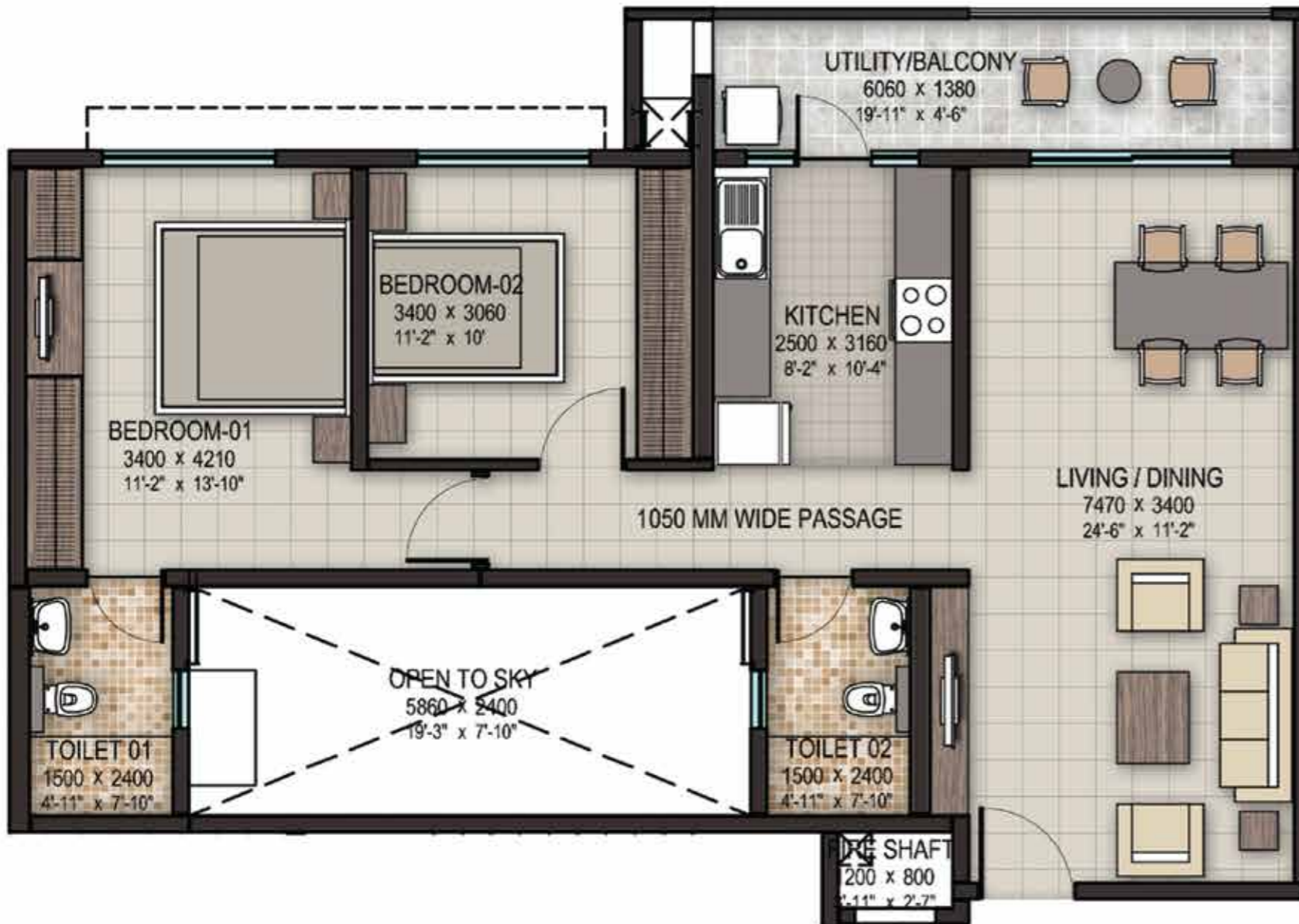
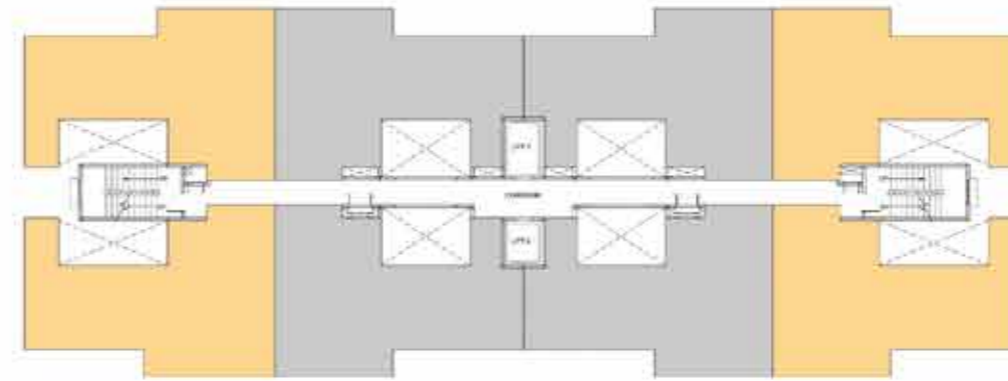
TYPE B1

SBA - 936.52 sq ft  
 87.00 sq mts



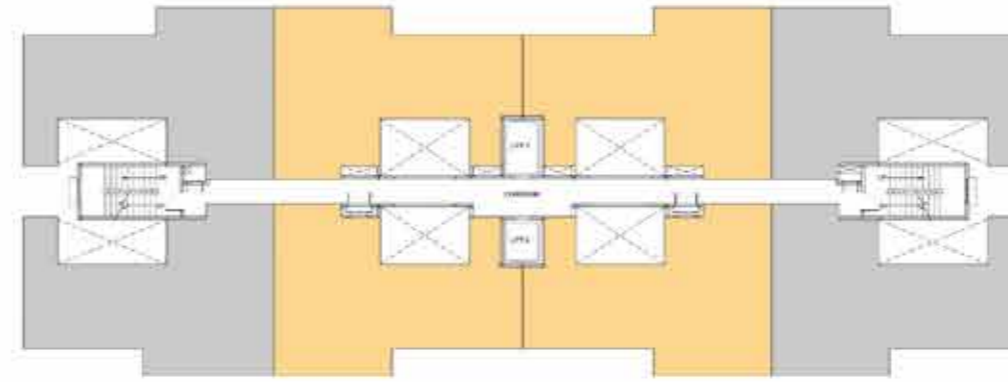
TYPE B2

SBA - 1210.21 sq ft  
 112.43 sq mts



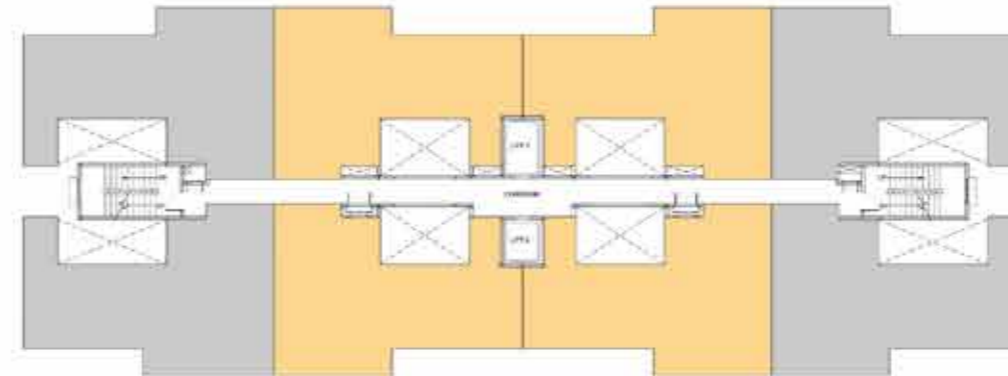
TYPE B3

SBA - 1205.47 sq ft  
 111.99 sq mts



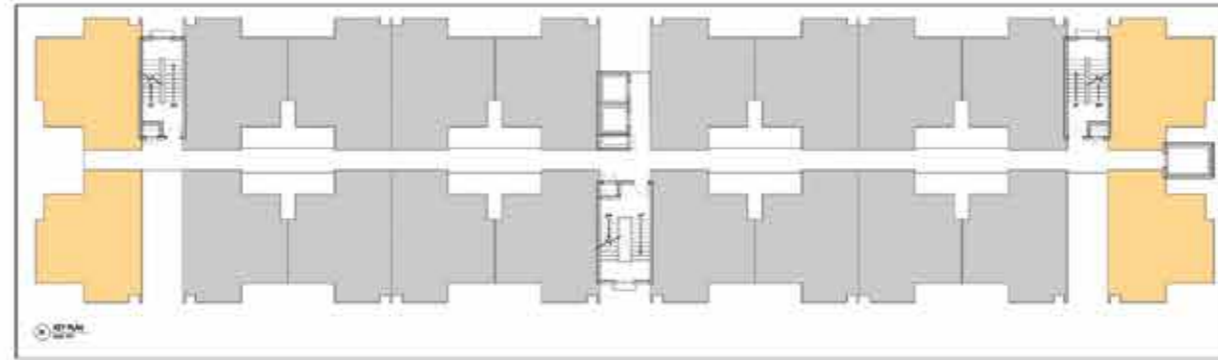
TYPE B3

SBA - 1205.47 sq ft  
 111.99 sq mts



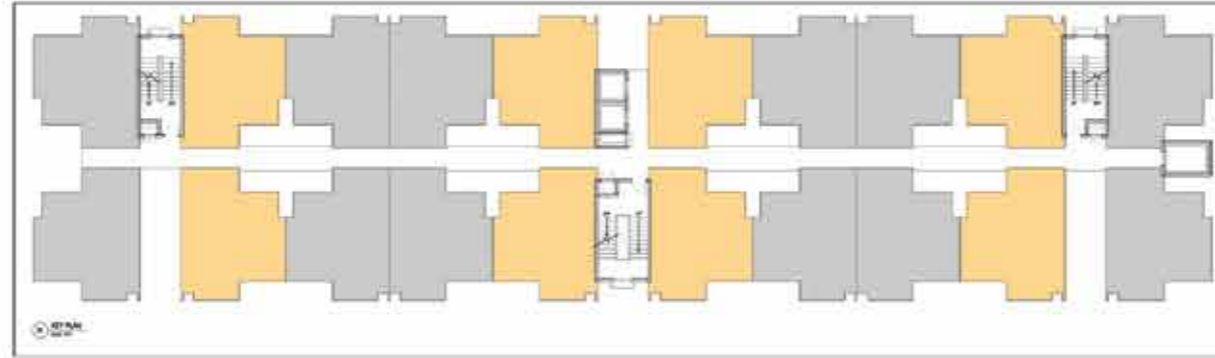
TYPE E1

SBA - 661.18 sq ft  
 61.43 sq mts



TYPE E2

SBA - 656.86 sq ft  
61.02 sq mts



TYPE E3

SBA – 645.46 sq ft  
 59.96 sq mts

