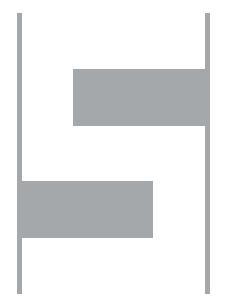




PASSION AT WORK



SOBHA
SENTOSA



WHERE HAPPINESS RESIDES

Singapore finds itself atop
the happiness indices year after year!
Here is an architectural tribute
to the island nation and the
joie de vivre of its people.

PRECAST TO PERFECTION

SOBHA's precast technology is a unique way of constructing homes in a controlled environment. SOBHA Sentosa has been planned to be constructed using this incredible method – so that you can expect impeccable quality, matchless precision, and ahead-of-time delivery.





TECH-CRAFTING EVERY NOOK

The structure of your home is meticulously crafted, using leading-edge technology from Germany and Italy.

ECO-FRIENDLY METHODS

The advantages of our advanced precast construction methodologies include reduced consumption of energy, water, and building materials.

QUALITY FOR GENERATIONS

The precast structure has been built to protect your home from earthquakes and offers excellent sound insulation.

STEEL-HEARTED SAFETY

With excellent fire-resistance features, the structures can fight fire and guard against corrosion.

SOBHA - INDIA'S ONLY SELF-RELIANT REAL ESTATE COMPANY

CONCEPT IMAGE

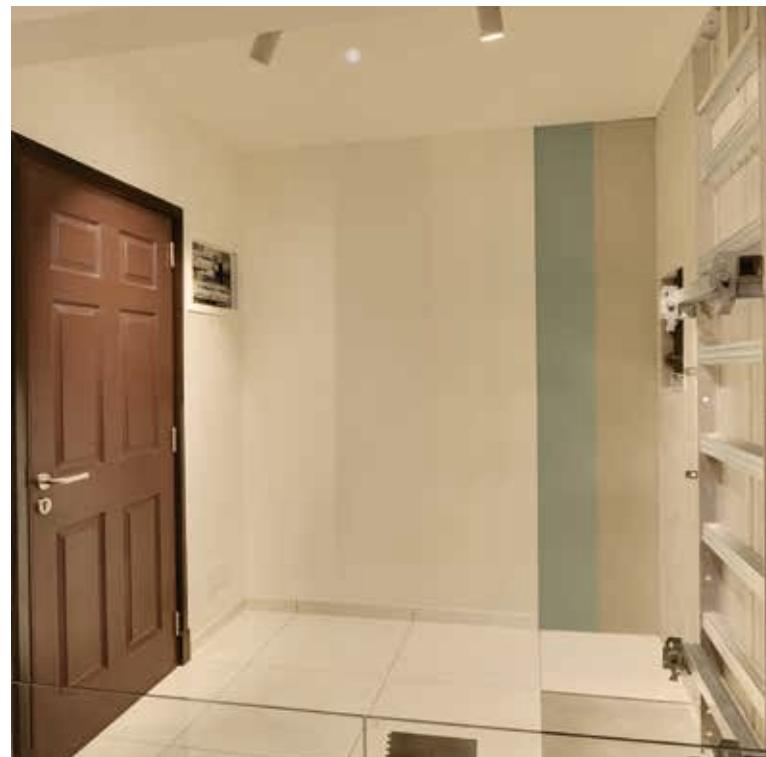


SOBHA Glazing and Metal Works Division, Bengaluru

For nearly three decades, we have defined our mettle with a sharp focus on quality, backed by our self-reliant model. We have crafted iconic statements in the residential space through quality and innovation. Our portfolio includes presidential apartments, villas, row houses, luxury apartments, and plotted developments.

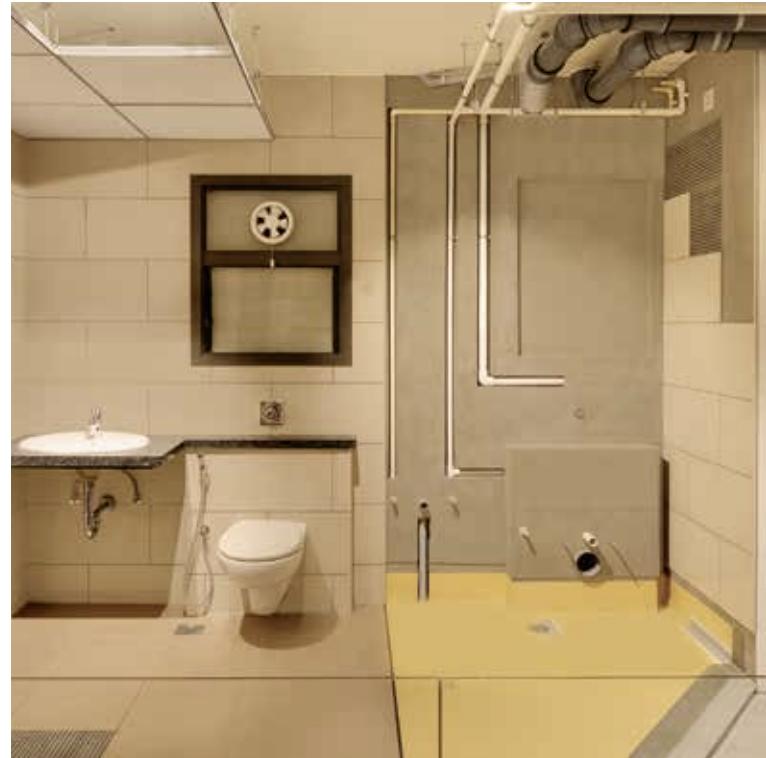
CRAFTING YOUR SOBHA HOME

Discover the intricate measures we take to ensure that a SOBHA home is beyond compare.



WALL FINISHING & FLOORING

A multilayered wall ensures seamless surface, aesthetic finish, and longevity.



SEEPAGE-FREE BATHROOMS

With clearly marked wet & dry areas, your bathroom is built for easy maintenance.



WELL-DESIGNED LAWNS

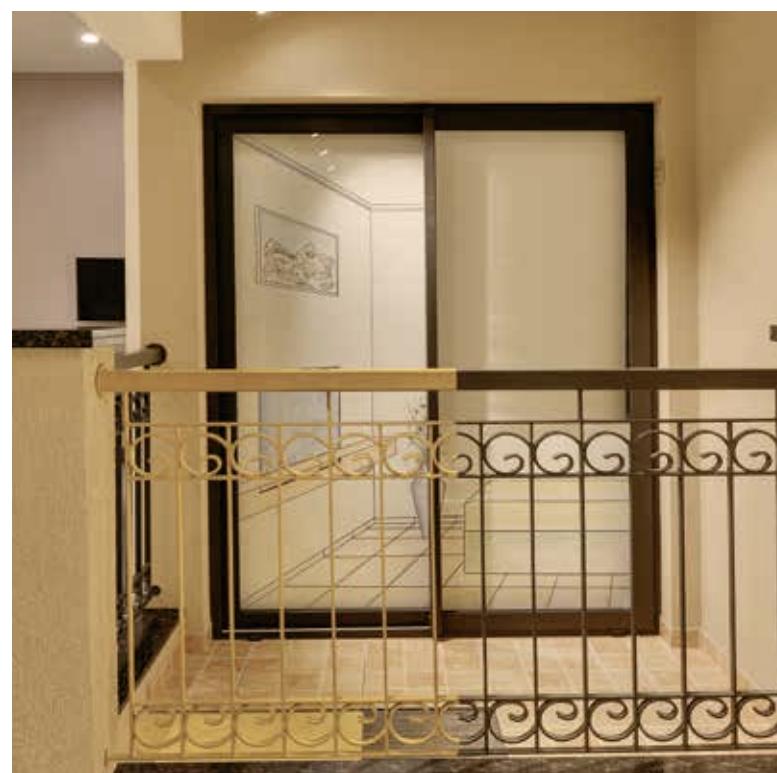
Meticulously laid grass, with systematic & extensive waterproofing.

CRAFTING YOUR SOBHA HOME



5-LAYERED EXTERIOR WALLS

Tough and textured surfaces for an aesthetically superior, crack-free wall.



SAFE & ROBUST BALCONIES

A rust-proof rail of safety backed by stone coping & high-quality sliding doors.

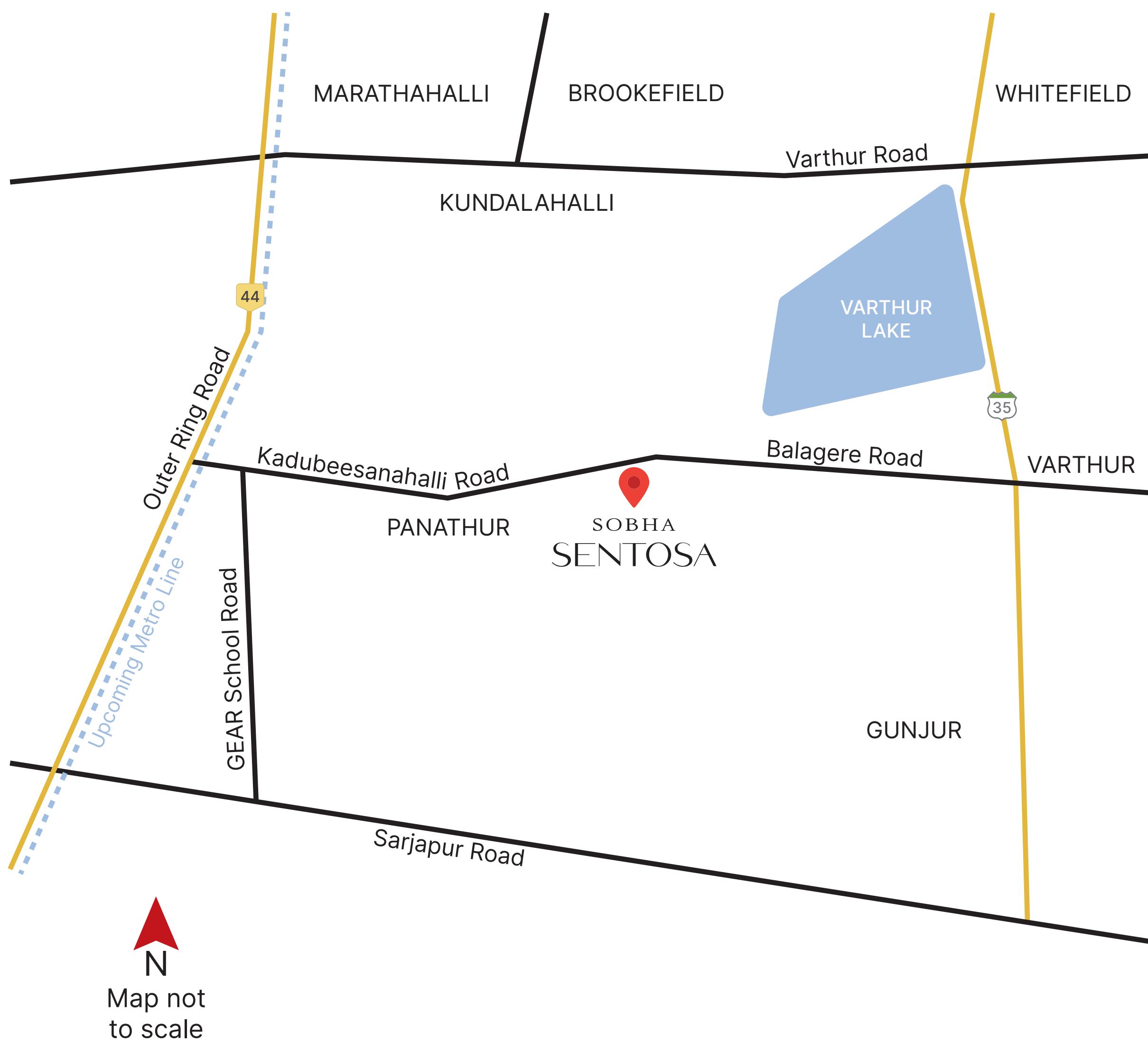


EFFICIENT PARKING SPACES

The tyre-friendly flooring and a wide driveway assist in efficient navigations.

THE NEIGHBOURHOOD

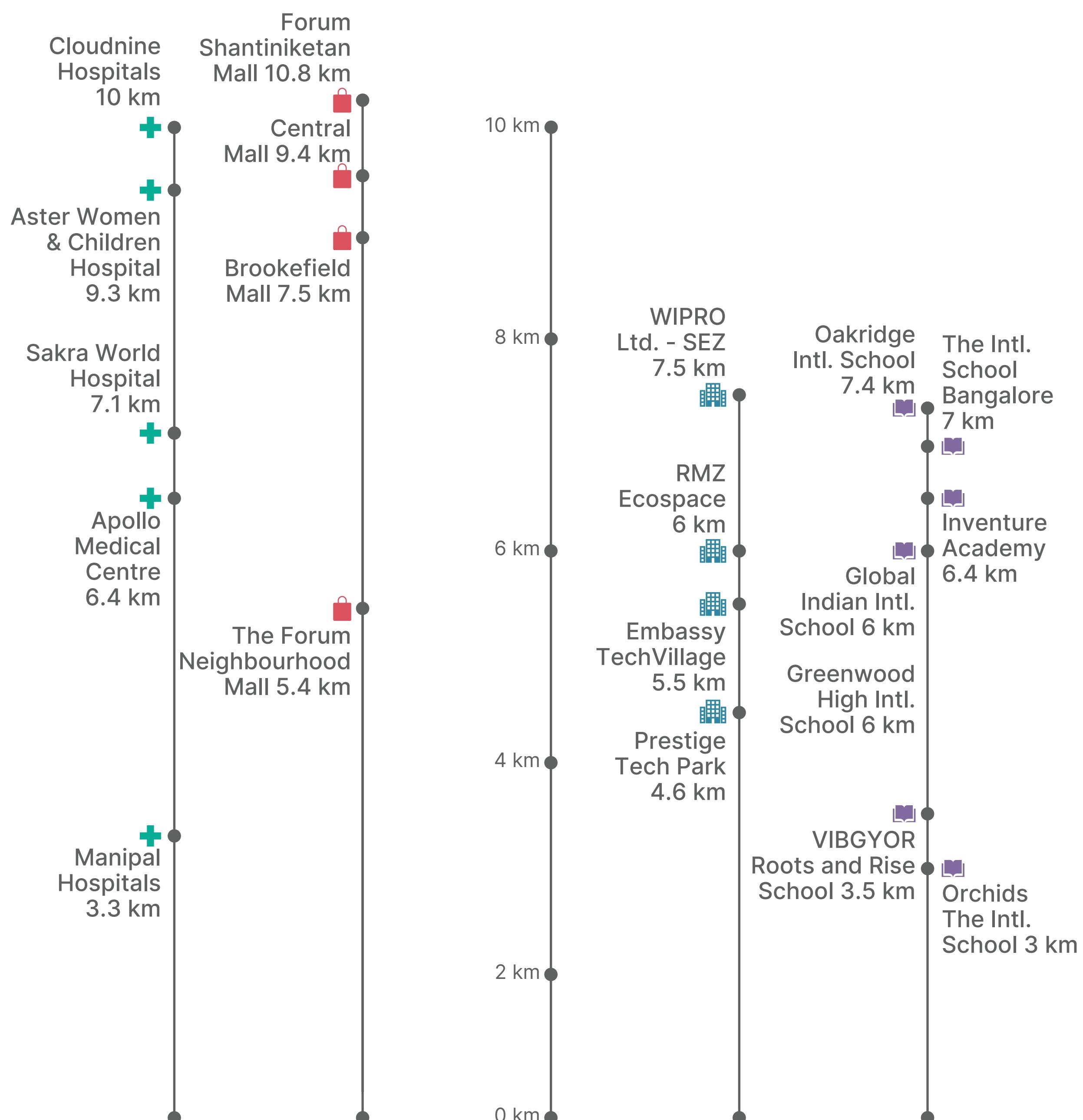
Located on Panathur Main Road, SOBHA Sentosa is in close vicinity to the city's finest shopping malls, schools, hospitals, and IT parks.



INFRASTRUCTURE UPGRADE IN PROGRESS

The newly proposed roads, that are part of the Comprehensive Development Plan (CDP), will further improve connectivity from Panathur and its surrounding areas to ORR, Bellandur, Varthur, Whitefield, and Sarjapur.

Rising Residential Price Appreciation in Panathur.
In the last ten years, Panathur and surrounding areas have witnessed over 160% price appreciation.



MASTER PLAN

- Thoughtfully designed homes, which do not face each other or have common walls, ensure maximum privacy.
- Sports & other recreational facilities are conveniently located away from the residential blocks, making way for a calm and tranquil ambience.
- Every unit has living/bedrooms/balconies planned in the periphery, giving ample light & ventilation, and landscape view.

PROJECT DETAILS

- Land area: 7.5 Acres
- Number of apartments: 533
- Number of apartments per floor: 4
- Number of wings: 7 + Clubhouse
- Number of floors: 2B + G + 17

UNIT DIMENSIONS

- 1 BHK: 680-685 sq. ft.
- 3 BHK: 1,507 sq. ft.
- 3 BHK + Home Office/Study: 1,804 sq. ft.

AMENITIES

GENERIC

01 Entry/Exit

04 Visitors' Parking

RECREATION

- 02 Supertree Grove
- 05 Gazebo Deck
- 06 Events Corner
- 08 Moonlight Theatre
- 09 The Happiness Club
- 10 Orchard Way
- 11 Merlion Pool
- 13 Fortune Plaza
- 14 Fountain of Wealth
- 16 The Courtyard
- 20 Pet Park
- 21 Organic Farm
- 22 Botanical Garden
& Butterfly Park

SPORTS

- 12 Skating Rink
- 17 Futsal Court
- 18 Basketball Court
- 24 Cricket Pitch

WELLNESS

- 03 The Broad Walk
- 07 Jogging Track
- 19 Fitness Park
- 23 Reflexology Trail

& Seniors' Gazebo

KIDS' ZONE

15 Marina Bay Sands
11 Kids' Pool

CLUBHOUSE

Gym
Yoga & Aerobics
Indoor Games
Multipurpose Hall
Party Terrace
Badminton Court
& Table Tennis (Wing 04)





ARCHITECT'S NOTE

SOBHA Sentosa is an architectural marvel that celebrates the spirit of Singapore. We have identified elements that make the island nation unique and developed exciting ways to imbibe them in our design concept, features, and amenities to appeal to our discerning audience. Taking inspiration from the Sentosa Island in Singapore, we have created a home that you can rightfully call an abode of happiness.

THE MERLION



Overlooking the turquoise waters of the pool, the iconic statue is just a fitting addition to your community.



SUPER TREE GROVE

The Supertrees are sustainable vertical gardens. Grand in stature, these structures harvest the Sun, and provide shade during the day and light at night.

MARINA BAY SANDS

The scaled-down model
of Singapore's most iconic hotel
is designed exclusively for children,
as a hangout.



BUTTERFLY PARK



Take your little one for a stroll
in the Butterfly Park, watch them
gazing at the winged wonders
with eyes wide open in awe.

MOONLIGHT THEATRE

Catch that spectacular musical
featuring children in your community
or get to watch a new adaptation
of your favourite play.



MERLION POOL



After an eventful day, to which you've given your 100%, it's just natural to feel tired. But the refreshingly cool waters of the pool will instantly freshen you up.

REPOSE RETREAT

ARTIST'S IMPRESSION

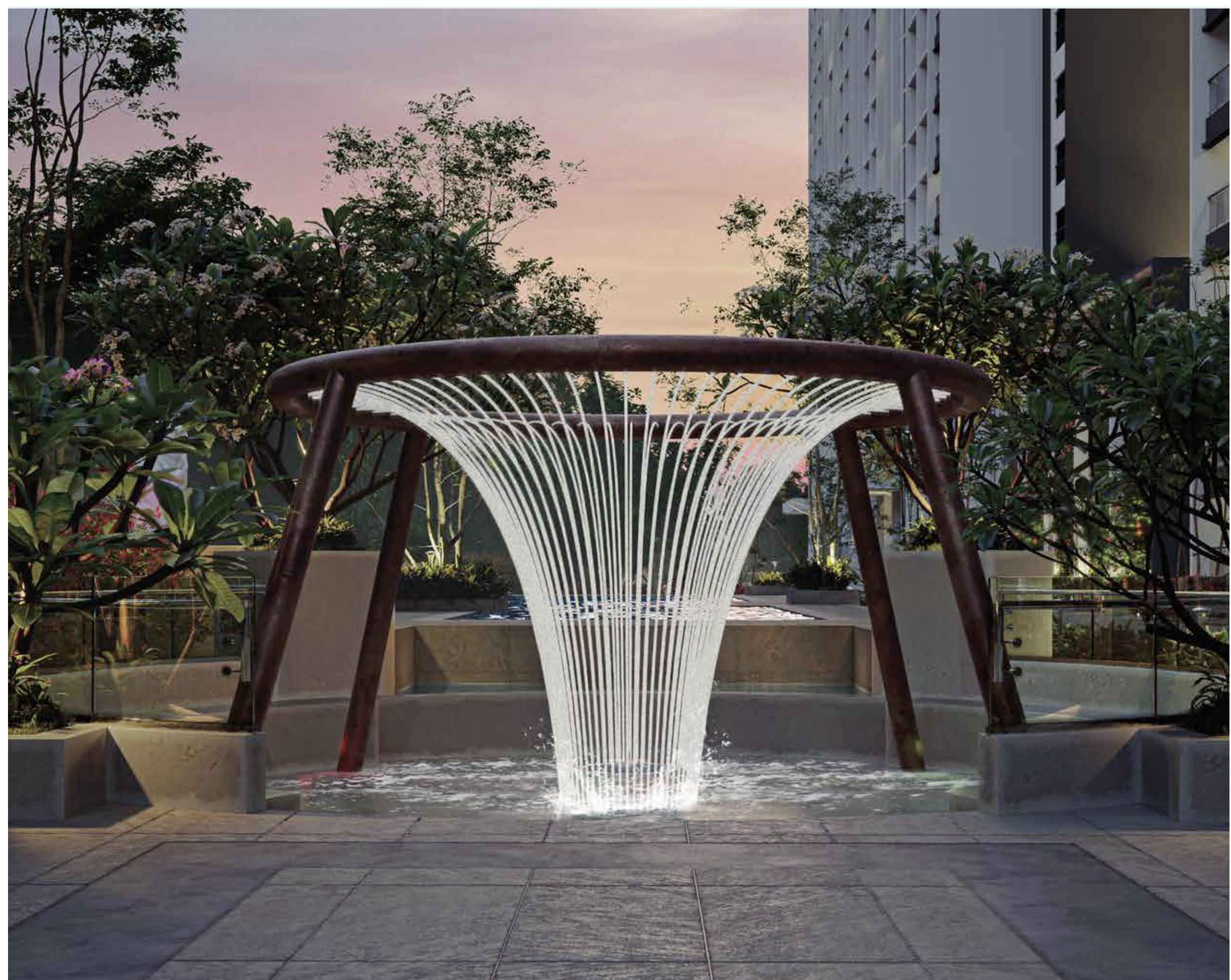


A perfect hangout for senior citizens to bond over shared passions and interests! It also has a reflexology path that will help them relax.

ABOVE - CLASS AMENITIES

FOUNTAIN OF WEALTH

A stunning visual feast
for your eyes, this fountain
certainly renders a happy vibe!





THE HAPPINESS CLUB

Singapore is synonymous
with everything modern!
The swanky clubhouse inspires
joy and well-being.

LIVING SPACES



Call it the celebration room!
The living room is designed
to allow easy flow of natural
light and air.



ROOM OF DREAMS

Exquisitely designed, your bedroom provides a soothing ambience through muted colours and a wide open, well-ventilated space.

CULINARY CORNER

The open kitchen design, which follows the science of ergonomics and the kitchen work triangle principle, helps attain utmost efficiency.



TESTIMONIES OF EXCELLENCE



*Mr. Amit & Family,
SOBHA Dream Acres,
Panathur Main Road*

We bought a house in SOBHA Dream Acres in just 3 hours. The earlier phases in the project don't look like they are three or four years old, because it has been well maintained. We are excited to move in here.



*Mr. Jagdishrao & Family,
SOBHA Clovelly,
Uttarahalli*

I was looking to stay in an apartment after my retirement, where there is good security and community. Living in SOBHA Clovelly is like living in a resort right in the middle of the city.

TESTIMONIES OF EXCELLENCE



*Mr. Prakash & Family,
SOBHA Palm Court,
Yelahanka*

We have been living in SOBHA Palm Court for about five-six months. The layout of the homes, the views, the accessibility, and of course the quality of construction, made us choose SOBHA Palm Court.



*Dr. Sharath & Family,
SOBHA Arena,
Kanakapura Road*

When we visited the place, we realised how well-connected it is to the city. There was no looking back since. Besides, there are so many activities for our children, they will lead a very active life living here.

TESTIMONIES OF EXCELLENCE



*Mr. Pulkit & Family,
SOBHA Royal Pavilion,
Sarjapur Road*

We both are from Rajasthan and we loved the Rajasthan theme of SOBHA Royal Pavilion. What caught our attention, apart from the theme, is the construction quality, the layout, and the planning.



*Mr. Satish & Family,
SOBHA Lake Gardens,
KR Puram*

While there are a lot of options to choose from, we wanted a house that had exceptional quality, the completion time, and the brand. SOBHA Lake Gardens ticked all the boxes for us.

UNDISPUTED NATIONAL BRAND LEADER



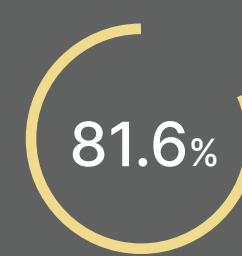
SOBHA LIMITED RANKED NO. 1 ACROSS CATEGORIES



Consumer
Confidence Index



South India
Across Asset Class



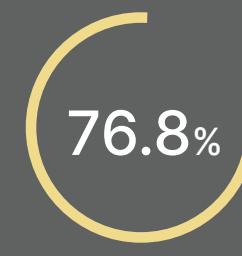
Residential
Across Asset Class



National
Across Asset Class



Super Luxury
Across India



CSR
Across India

Source: Track2Realty, BrandXReport 2021-22

PRM/KA/RERA/1251/446/PR/310322/004796

PRM/KA/RERA/1251/446/PR/310322/004797

PRM/KA/RERA/1251/446/PR/310322/004798

PRM/KA/RERA/1251/446/PR/310322/004799

SOBHA Sentosa, Panathur Main Road, Off Outer Ring Road
Balagere, Bengaluru, Karnataka 560087

 080 4646 4500  marketing@sobha.com  www.sobha.com

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, 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 artist's impressions 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 in 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 in this brochure without independently verifying with the Company.