



PASSION AT WORK



# SOBHA VICTORIA PARK

AN ODE TO REGAL LIVING



## India's Only Self-reliant Real Estate Company

For nearly three decades, we have defined our mettle with a sharp focus on quality, backed by our self-reliant model. Today, SOBHA has a towering presence across India. Our marquee corporate projects bear testimony to our expertise in turnkey solutions – thanks to our in-house design and execution capabilities. We have crafted iconic statements in the residential space through quality and innovation. A portfolio that includes presidential apartments, villas, row houses, luxury apartments, and plotted developments.

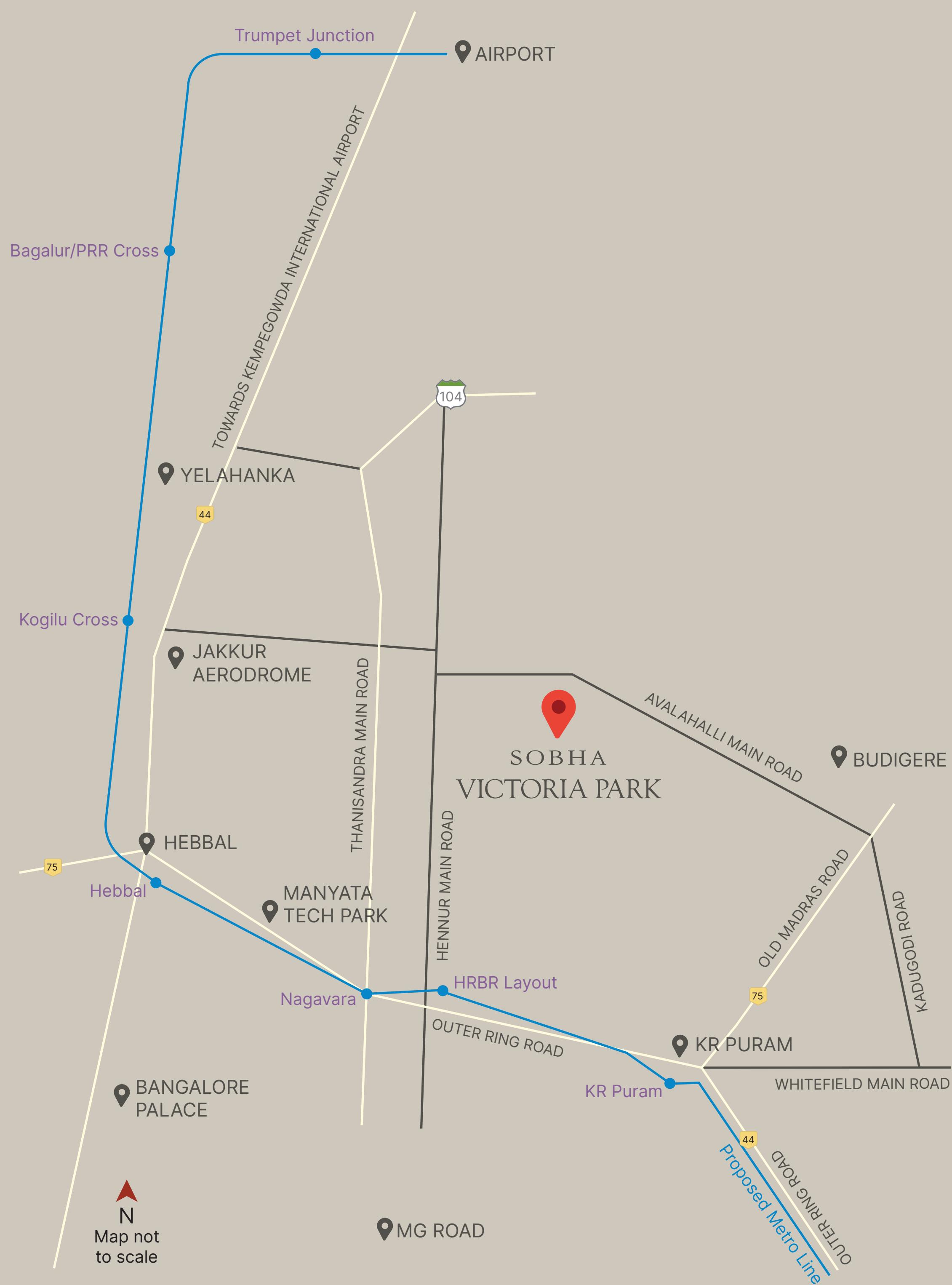
# Infrastructure Upgrade in Progress



Being closer to the airport, Hennur has been a developmental hotspot for over a decade.

In addition to this, the area is witnessing tremendous growth with various infrastructure projects – both ongoing and proposed.

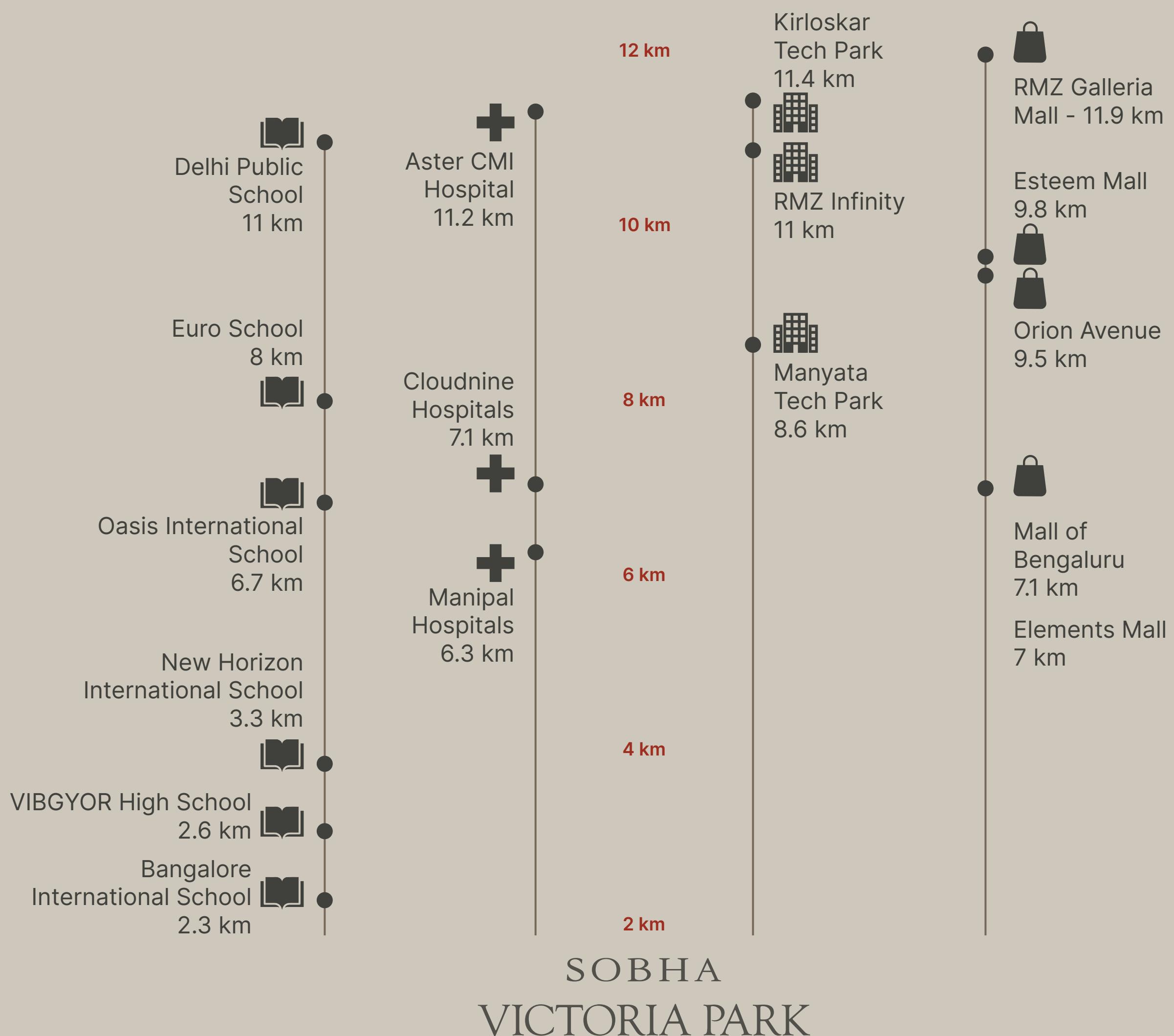
These include the Phase 2-B metro line and the 73-kilometre Peripheral Ring Road.



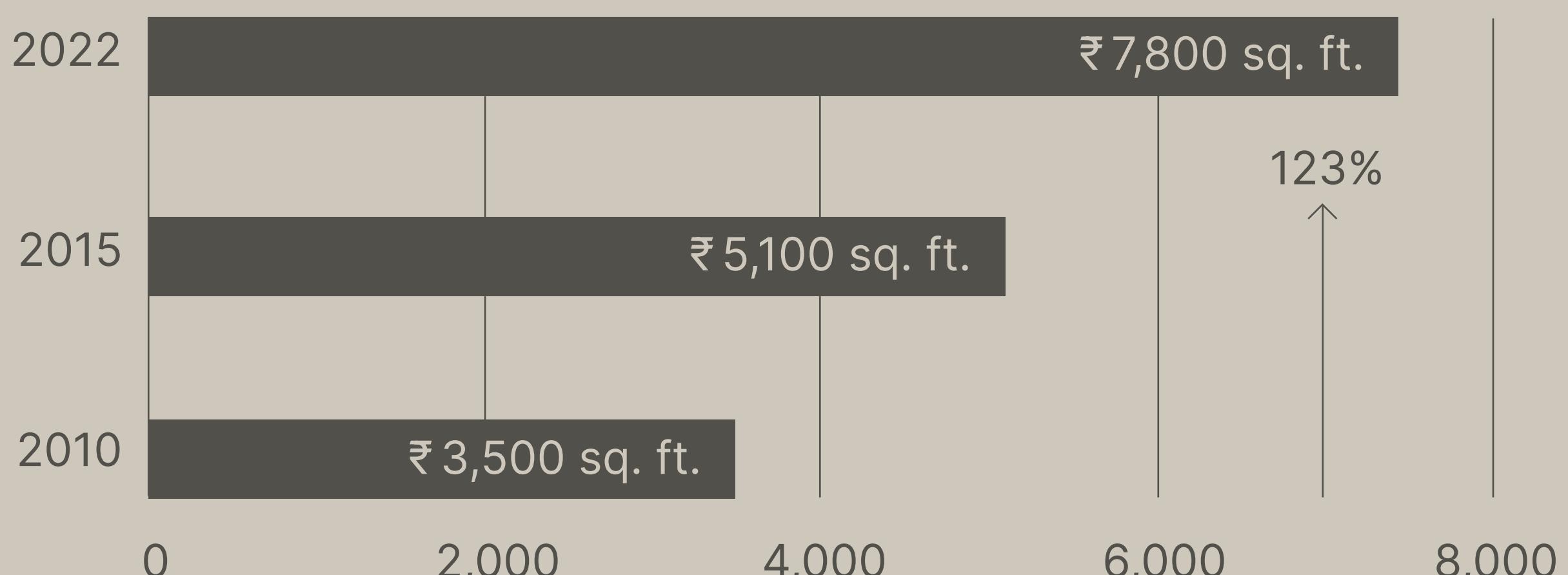
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# The Ever-booming North

The locale, off Hennur Main Road in North Bengaluru, is a bustling hub that offers utmost connectivity, and a plethora of avenues for work, leisure, and more.



## Rising Residential Price Appreciation in Hennur Main Road



# Master Plan

- 01 Entry/Exit
- 02 Jogging Path
- 03 Warrender Pool
- 04 Victoria Court
- 05 Royal Opera
- 06 Courtyard
- 07 Half Basketball Court
- 08 Celebration Plaza
- 09 Reflexology Deck
- 10 Skating Rink
- 11 Kids' Park
- 12 Play Field
- 13 Outdoor Fitness Deck
- 14 Nature Trail



## Project Details

- Land area: 6.5 acres
- Number of apartments & row houses: 300 & 19
- Number of apartments per floor: 6
- Number of wings: 5
- Number of floors: 2B + G + 9
- Unit dimensions: 1,419 - 1,833 sq. ft. (apartments)  
2,646 - 2,664 sq. ft. (row houses)



## Architect's Note

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SOBHA Victoria Park recreates the everlasting appeal of the Victorian architecture, right here in Bengaluru!

Comprising luxury row houses and apartments, this marvellous ode to English living lets you relive the royal lifestyle through its architecture and amenities.

Victorian style is an eclectic mix of Tudor, French, and Italian architectures. With its bay windows, steeply pitched roofs, ornate gables and more, Victorian architecture never ceases to inspire everyday living.



Geetha K Nair  
EVP, Design & Engineering,  
SOBHA Limited

# You Are Inimitable

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You are relentless and know that the future belongs to you. You never miss an opportunity to adapt yourself to the changing times. While you embrace everything futuristic, you nurture a deeper love for the bygone.

# A Class Apart

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Classy and contemporary, these apartments show you an elevated brilliance of the Victorian skyline. It's time to relive the glorious era while enjoying all the luxuries and conveniences modern life offers.



Artist's impression



Artist's impression

## Truly Victorian

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Row houses reflect the architectural legacy of the Victorian era. SOBHA Victoria Park offers an array of exquisitely crafted row houses for those who prefer a lifestyle that is uniquely English and splendidly modern.



Artist's impression

## Victoria Court

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Feel like enjoying some me-time in the open air? Victoria Court beckons. The setting is perfect to set your imagination free. Green lawn, beautifully manicured shrubs, an ornate fountain, and a gazebo – yes, it's enthralling!

# Warrender Pool

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Artist's Impression

When the temperature is soaring, take a dip into the Warrender Pool. Inarguably the best way to beat the heat, a refreshing plunge is all you need on a sultry evening to get charged up and go about your business with great ease.

# Royal Opera

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Artist's impression

When the teen band, comprising your neighbours, performs at the amphitheatre, be there to give them a loud round of applause. Got a joke to share with a wider audience? Unleash the stand-up within you!

# Lush Courtyards

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Artist's impression

Appealing to the eyes as well as the olfactory senses – thanks to the stunning design and an assortment of aromatic plants – the courtyards are a perfect addition to your Victorian-themed home. Now relive the era, in style!

# Luxe Living Room

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Spacious, well-ventilated, and ergonomically designed, the living room epitomises superior craftsmanship! Now, enjoy quality time with your family or invite your friends over for those special occasions.



Artist's impression

# Plush Bedroom

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Artist's impression

Your private world is where you take a retreat into – night after night! The bedroom is designed in such a way that it helps you relax after an eventful day at work and readies you for the tasks lined up for the next.

# Ergonomic Kitchen

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Artist's impression

Ease and efficiency make all the difference in the kitchen – the reason we build ours on the work triangle principle. Go on, and make delectable culinary masterpieces that will delight your guests.

# Elegant Bath

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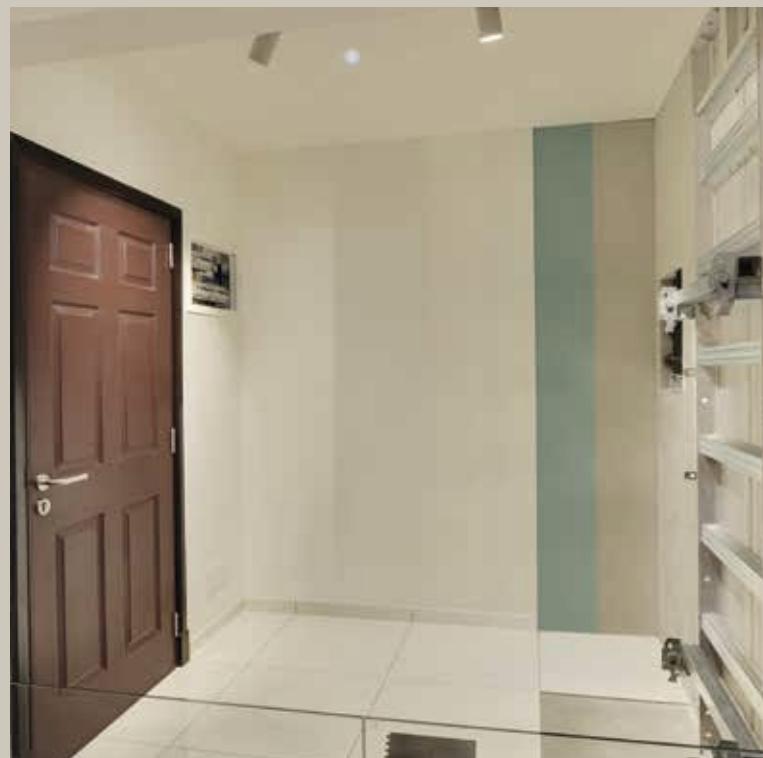


Artist's Impression

Take a break from the daily grind and get pampered by the luxuries of personal care in a setting that reminds you of the Victorian grandeur. Go on, experience the joy and stay rejuvenated.

# Crafting Your SOBHA Home

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## 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

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## 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.

# Testimonies of Excellence

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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.”



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, was the construction quality, the layout, and the planning.”

# Testimonies of Excellence

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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.”

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