



PASSION AT WORK

A legacy you truly deserve.



SOBHA
Lifestyle
LEGACY

Your Timeless Pride.

There are some things that are bought but never sold.



Your grandfather's prized car. His diamond wrist watch. And even your father's telescope. Every time you laid eyes on them, they filled you with an immense sense of pride. The kind only a true heirloom can inspire. Now it's time for you to have a legacy of your own. A legacy that is a testament to all you have strived for. One that reflects your refined taste, your eye for detail and your dream for the future.

Presenting SOBHA Lifestyle Legacy. 42 immaculately designed super luxury villas close to Bangalore International Airport. Villas that are a fitting tribute to you and your stature. Villas that are your deserving legacy.

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A villa today. Your legacy tomorrow.



Rolling hills, graceful trees and elegantly built villas against the backdrop of Nandi Hills, Lifestyle Legacy seems like it comes to life from a painted masterpiece. Situated just minutes from Bangalore International Airport along the proposed 300ft IVC Road, the property is set within 55 lush green acres. One glimpse of this cluster of presidential villas and you can't help but notice the artistry that went into creating such works of art. For we have spared no effort in giving you every luxury, every convenience and every comfort. Intricate detailing, thoughtful yet insightful little touches and a subtle class make Lifestyle Legacy a truly magnificent home.

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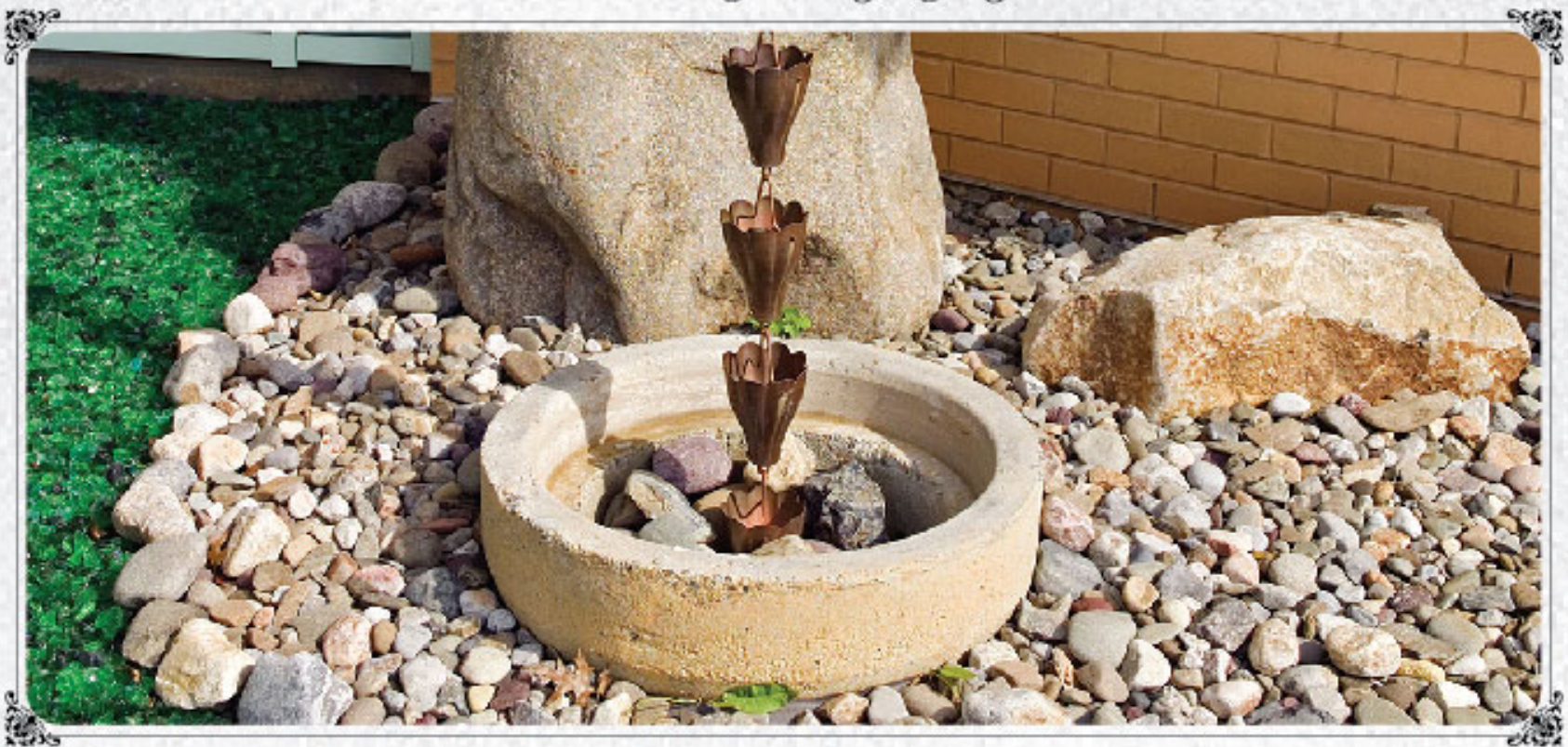
A legacy in the midst of nature.



Lush greenery and verdant foliage are a common sight at Lifestyle Legacy. The property has been beautifully landscaped and every home has its own pristine lawn and well-maintained gardens. What's more, Lifestyle Legacy even has a total of 10 acres of greenery with over 13,000 trees so you can enjoy the feeling of being one with nature.

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An eco-friendly legacy.



Lifestyle Legacy boasts of one of the finest rainwater harvesting facilities. By any stretch of imagination, the 15 million litre unit is the largest of its kind in a gated community.

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Like in every masterpiece, the beauty is in the details.



When it comes to the finer details, we have spared no effort in making Lifestyle Legacy the quintessence of perfection. Specially designed street lamps create the most breathtaking view of the property. The 18 meter wide vehicular roads have been built to enable comfortable driving. Even utility services like telephone, electricity and water lines have been designed to ensure perfect concealment and to enable future development with ease.

Every aspect of the property has been immaculately planned and built to match up with the very best gated communities in the world. What's more, you can see all this detail today. Most of the infrastructure is built and ready for use as we speak.

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A legacy with every luxury you need.



Actual shot

Lifestyle Legacy has a host of excellent amenities for your comfort and convenience. Indulge in some rest and relaxation at the 23,000 sft clubhouse, from the very day that you book your villa. Enjoy an evening dip at the clubhouse pool. Spend some time out on the golf putting green. Or even play a game of tennis on the international standard tennis court. And there is still so much more you can enjoy.

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Swimming pool | Gymnasium | Spa & salon | Squash court | Table tennis | Indoor badminton court | Library | Cards and billiards room
 Party hall | Children's play area | Tennis court | Golf putting green

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*Four vastu compliant villas to choose from.
Four ways to make a legacy.*

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Zephyr

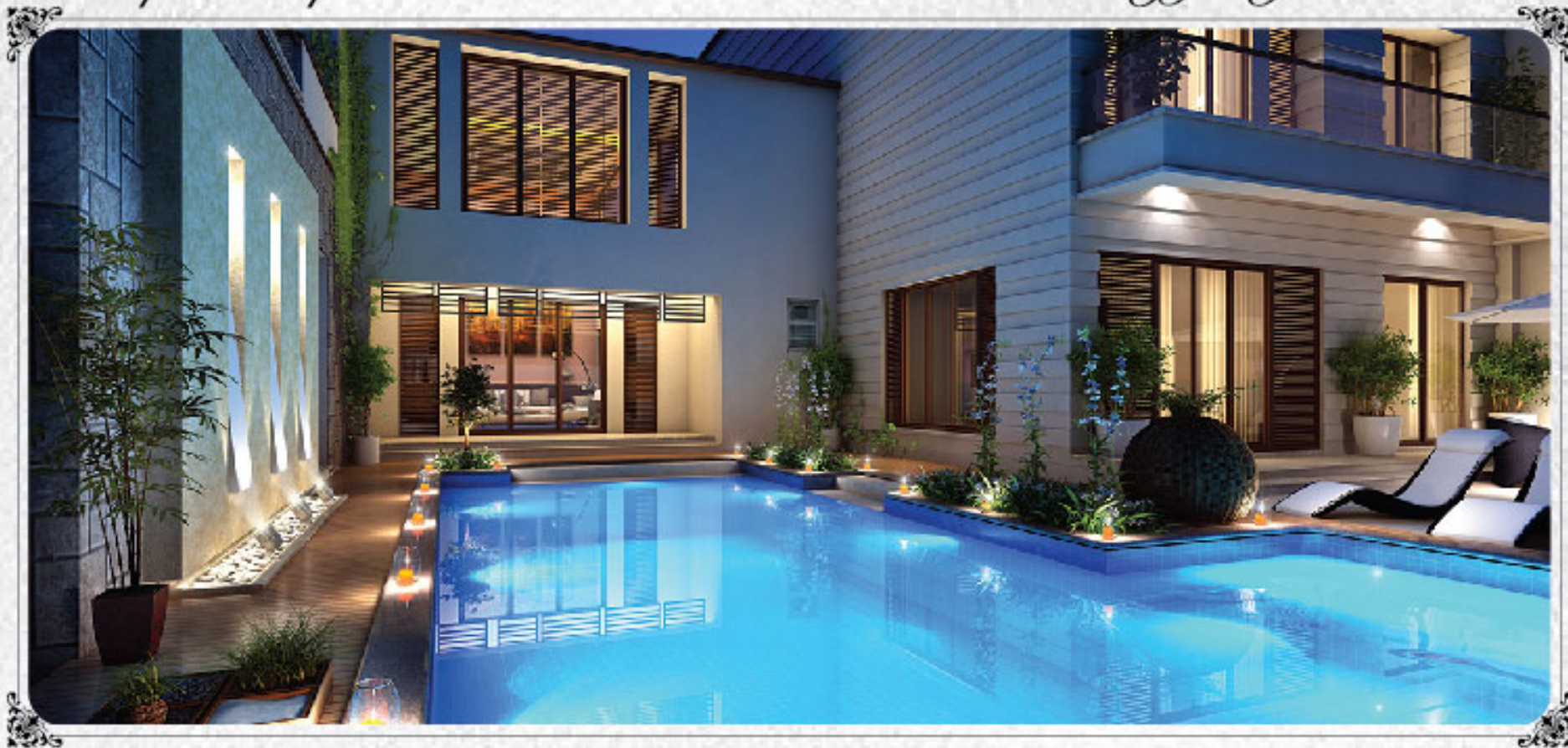


Zephyr is Greek for a serene west wind. True to this name, these west facing villas are as serene as they are magnificent.

Ground + one storey | Plot size - 10,000 sft | SBA - 7,519 sft | 4 luxurious bedrooms | Double height grand entrance veranda | Double height living room with view of private pool and attached landscaped courtyard | Separate family rooms at each level | Bar area | Prayer room | Separate space for office & pantry | Breakfast area | Private garden | Private swimming pool | Private terrace | Master bedroom with separate study and private terrace | Master bath with a landscaped courtyard attached | 2 covered car parks with driver's toilet | Separate room for domestic help

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A private pool. To make memories that will stay for generations.



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Eurus



Eurus are the very elegant east facing villas of Lifestyle Legacy. Named after the Greek deity who brings an eastern wind, these exquisite villas are first ones to be kissed by the sun each morning.

Ground + one storey | Plot size - 10,000 sft | SBA - 7,387 sft | 4 luxurious bedrooms | Double height grand entrance veranda | Double height living room with view of private pool and attached landscaped courtyard | Separate family rooms at each level | Bar area | Prayer room | Separate space for office & pantry | Breakfast area | Private garden | Private swimming pool | Private terrace | Master bedroom with separate study and lounge area | Master bath with a landscaped courtyard attached | 2 covered car parks with driver's toilet | Separate room for domestic help

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A family room for all those treasured moments.



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Boreas



Boreas are the north facing villas of Lifestyle Legacy, named after the Greek God for the wind from the north, who was the father of Cleopatra. Little wonder then that these imposing villas truly look heavenly.

Ground + one storey | Plot Size – 5000 sft | SBA - 4974 sft | 4 Luxurious bedrooms | Double height grand entrance veranda and foyer | Living room with landscaped courtyard | Prayer room | Family room | Master bedroom with separate study area | Private terrace | 2 covered car parks | Separate rooms for domestic help

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Every great dish and every laugh will be cherished for years.



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Notus



Notus, named after yet another Greek God, are the south facing villas. Beautiful as can be, these villas reflect your taste for the finer things in life.

Ground + one storey | Plot Size – 5,000 sft | SBA – 5,059 sft | 4 Luxurious bedrooms | Double height grand entrance veranda | Landscaped courtyard at the lower level | Prayer room | Family room | Master Bedroom with separate lounge & study area alongwith a huge private terrace | 2 covered car parks
Separate rooms for domestic help

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A double height living room that generations can look up to.



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Specification

STRUCTURE

- Ground plus 1 storey RCC framed structure with masonry walls.
- Covered car park in ground floor.

POYER/LIVING/DINING/FAMILY/BAR/PRAYER

- Superior quality natural/engineered stone flooring and skirting.
- Plastic emulsion paint for walls & ceiling.

MASTER BEDROOM/ OFFICE/GYM/ STUDY

- Wooden laminated flooring and skirting.
- Plastic emulsion paint for walls & ceiling.

MASTER TOILET

- Superior quality natural/engineered stone flooring.
- Superior quality vitrified/ceramic wall tiling up to false ceiling.
- Superior quality natural/engineered stone vanity counter for wash basin.
- False ceiling with grid panels.

BEDROOMS

- Superior quality natural/engineered stone/vitrified tile flooring and skirting.
- Plastic emulsion paint for walls & ceiling.

TOILETS/CHANGE ROOM

- Superior quality ceramic tile flooring.
- Superior quality ceramic wall tiling upto false ceiling.
- Superior quality natural/engineered stone vanity counter for wash basin.
- False ceiling with grid panels.

SERVANT'S TOILET/DRIVERS TOILET

- Superior quality ceramic tile flooring.
- Superior quality ceramic wall tiling up to grid false ceiling.

SERVANT ROOM/LAUNDRY

- Superior quality ceramic tile flooring and skirting.
- Plastic emulsion paint for walls & ceiling.

KITCHEN

- Superior quality natural/engineered stone flooring.
- Superior quality vitrified/ceramic tiling up to ceiling.
- Plastic emulsion paint for ceiling.

STAIRCASE

- Superior quality natural/engineered stone for treads & risers
- Plastic emulsion paint for ceiling.
- Glass Railing with wooden top rail.

ENTRANCE VERANDAH/PATIO

- Superior quality natural/engineered stone flooring and skirting.
- Granite coping for parapet/ handrail as per design.
- Plastic emulsion paint for ceiling (where applicable).
- All walls painted in textured paint.

PRIVATE TERRACE

- Superior quality ceramic tile flooring and skirting.
- Glass handrail as per design.

UTILITY

- Superior quality ceramic tile flooring and wall tiling.
- Granite coping for parapet/ handrail as per design.
- Plastic emulsion paint for ceiling (where applicable).
- All walls painted in textured paint.

DOORS & WINDOWS

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 shutter with panels.

Heavy-duty aluminium glazed Sliding windows & French windows made from specially designed and manufactured sections.

LANDSCAPE

- Designer landscaping.

PLUMBING SPECIFICATIONS

- Sanitary fixtures of reputed make in all toilets
- Chromium plated fittings of reputed make in all toilets
- 25 litre capacity geyser in all toilets except servant toilet
- 15 litre capacity geyser in servant toilet
- Solar water heater provided
- Stainless steel single bowl sink with drain board in utility
- Bathrub in Master toilet.

ELECTRICAL SPECIFICATIONS

- Split AC provision in living, dining, family and all bedrooms
- BESCOM power supply: 14 KW 3 phase supply.
- 100% Generator back up for villas and common area facilities
- Exhaust fans in Kitchen and toilets
- Television points in living, family and all bedrooms
- Telephone points in living room, family, kitchen and all bed rooms
- Intercom facility from security cabin to each villa

SPECIFICATION DISCLAIMER

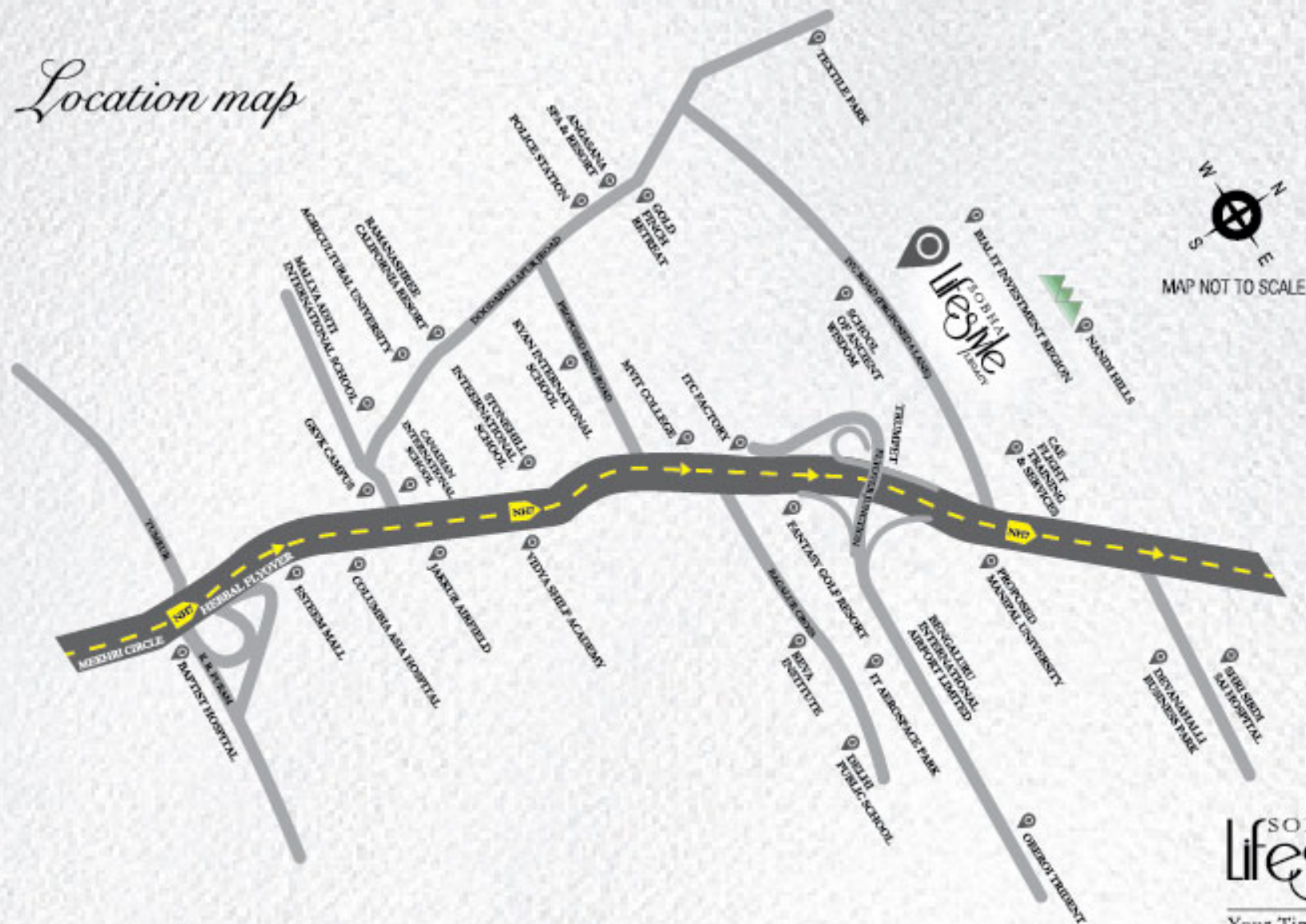
The views shown are artist's impression only. | The size, shape, and position of doors / windows, columns, design of railings and various other elements are subject to change. | The furniture / fixtures, including counter in kitchen, is shown to indicate the space available and likely position of electrical points are not a part of standard specifications. | The finishes - flooring, tiles in toilet, kitchen, utility, balconies, etc., paint colour, door finish / colour, and any other finishes are only indicative and are subject to change. | The dimensions and areas shown are from block to block, without considering any plaster & finish.

SOBHA Developers reserves the right to change specifications without prior notice, in the interests of quality and timely delivery. We request our valuable customers to note that any such changes made will, in any way, be detrimental to the quality of the building.

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Location map



MAP NOT TO SCALE

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SOBHA Lifestyle Phase 1 & 2



- A - MAIN ENTRANCE
- B - GOLF PUTTING GREEN
- C - CLUBHOUSE
- D - DG YARD
- E - SEWAGE TREATMENT PLANT
- F - TENNIS COURT
- G - LIFESTYLE PHASE 1 VILLAS
- H - PARK

55 acres of lush greenery | 55% open space | Ready to use clubhouse | 13,000 trees across the project | Rain water harvesting with 15 million liter storage | 43 presidential villas with 4 bedrooms each | 10 mins from Bangalore International Airport

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Fittingly, even your neighbours have a legacy of their own.



At Sobha Lifestyle Legacy, you won't just be owning ornately designed Villas to be treasured by generations with timeless pride. You'll pass on the gracious company of global leaders and achievers who represent India's Growth Story. Celebrated HNIs, CEOs, CFOs and Board members of country's top institutions who treat peaceful home as the reservoir and practicum of million dollar thoughts have already booked their villas in Sobha Lifestyle. The company of like minded top notch business leaders addicted to highest benchmarks in their lifestyles, thought processes and external performances complement the class of these luxurious villas being built by the company that's renowned world over for its passion for quality.

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We build quality in every detail.

Over the years, we, at **SOBHA** Developers Ltd., have become one of the most preferred real estate brands in Bangalore. Today, we build homes that cater to discerning homebuyers all across the city. A city that is truly the Silicon Valley of India and one that has been recognised as the "Best Indian city to live in" on all parameters.

Over the past 17 years, our passion for perfection has driven us forward, and it gives us great pride to state that we have successfully completed over 80 real estate projects and 216 contractual projects and delivered more than 52 millions square feet. In the fiscal year 2011-12 alone, we registered fresh sales valuing at INR 17.01 billion in the residential segment. This, in itself, bears testimony to the brand equity of the company -- an INR 15 billion real estate player listed on the BSE & NSE. But, we intend to scale even greater heights by achieving our guidance of new sales valuing at INR 20 billion in 2012-2013.

Since its inception in 1995, Sobha Developers Ltd. has blended a strong customer centric approach with robust engineering, a high degree of business ethics, timeless values and transparency in every sphere of business. All of these contribute to make us one of the most respected real estate brands in India. And, an organisation where quality meets excellence, technology meets aesthetics, and passion meets perfection.

It is often believed that quantity and quality seldom coexist for long. But, we at Sobha Developers Ltd., have made this possible. Headquartered in

Bangalore, we have completed 55 residential projects across the city, which reflect our undeterred passion for excellence, perfection and detailing. These include hallmark properties like the highly successful Sobha Malachite, Emerald, Amber, Petunia, Azalea and more. Our relentless pursuit of quality is a constant in every property we create. Little wonder then that they garner instant admiration.

We have also expanded our footprint in 22 cities and 13 states across the country with properties in major cities like Bangalore, Gurgaon, Chennai, Pune, Coimbatore, Thrissur and Mysore. And as on the first quarter of the current fiscal, we have 38 ongoing residential projects aggregating to 23.50 million square feet of developable area and 16.51 million square feet of super built-up area as well as 42 ongoing contractual projects aggregating to 9.22 million square feet, under various stages of construction.

Apart from being one of the top real estate players in the country, we are also the only backward integrated entity in the entire real estate sector. The company is widely and indisputably recognised for redefining the very perception of quality and perfection in the construction space. This is endorsed by the accolades we have consistently earned over the years for building close to 200 landmark premises for some of the biggest corporate houses of India. Once you buy a Sobha home, its unmatched finesse and detailing will surely make you experience the true joys of owning a quality home.

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