



PASSION AT WORK

SOBHA  
**dream**gardens

— YOUR PERFECT FIRST HOME —

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# SOBHA dreamgardens

— YOUR PERFECT FIRST HOME —

The second project of Sobha Dream Series, is located at Bellahalli,  
close to IT Parks, malls, hospitals, schools and colleges.

#### Key Highlights:

17 Acres development

Zen Theme\*

Clubhouse & Swimming pool with outdoor sports

Located in Bangalore's next residential hub with easy access to all major facilities

\*These are key aesthetic principles that collectively compromise 'ZEN DESIGN'. Zen style is a Japanese Buddhist architectural style. Zen design embodies the minimalist philosophy with the focus on simple forms making use of natural materials, patterns of light and space-rejecting all the clutter. It dictates that beauty and utility need not be overstated, the overall effect is fresh, clean and neat. This principle we found most suitable for the design brief provided to us - to design functional, compact yet spacious 2BHK apartments within a carpet area of 60sqm.



THIS IMAGE IS AN ARTISTIC IMPRESSION

# #NEVERCOMPROMISE

Sobha has built its reputation & business practices on ethos of #nevercompromise on quality, value for money, infinite passion, prompt delivery and commitment.

Sobha's dream to provide quality homes within the reach of many more people gave birth to "Sobha Dream Series", homes designed particularly for young families, executives and professionals across the country.

Sobha Dream Series began its journey in year 2015, with the commitment to provide aspirational, affordable & quality homes to the salaried professionals and nuclear families across the country.

Sobha Dream Acres under Sobha Dream Series was first of its kind project launched in Balagere, East Bangalore. The project has 6500+ units spread over 81 acres, with 80% open space, using precast technology committed to delivering "#aheadoftime".

Over the years Sobha Dream Acres has achieved several milestones, and the numbers speak for themselves. This has boosted our confidence in expanding Sobha Dream Series product line to other locations in Bangalore.

Our new upcoming project in Thanisandra Road, North Bangalore, is an extension of our same commitment to provide aspirational, affordable & quality homes benefiting the First Home Buyers, as a vision of "Aapka pehla perfect ghar".

Thanisandra Road, is the next new Residential hub with easy access to all the major IT park, malls, hospital, school, international/domestic airport, railway station parallel to ORR.

KNIGHT FRANK Report Reference :

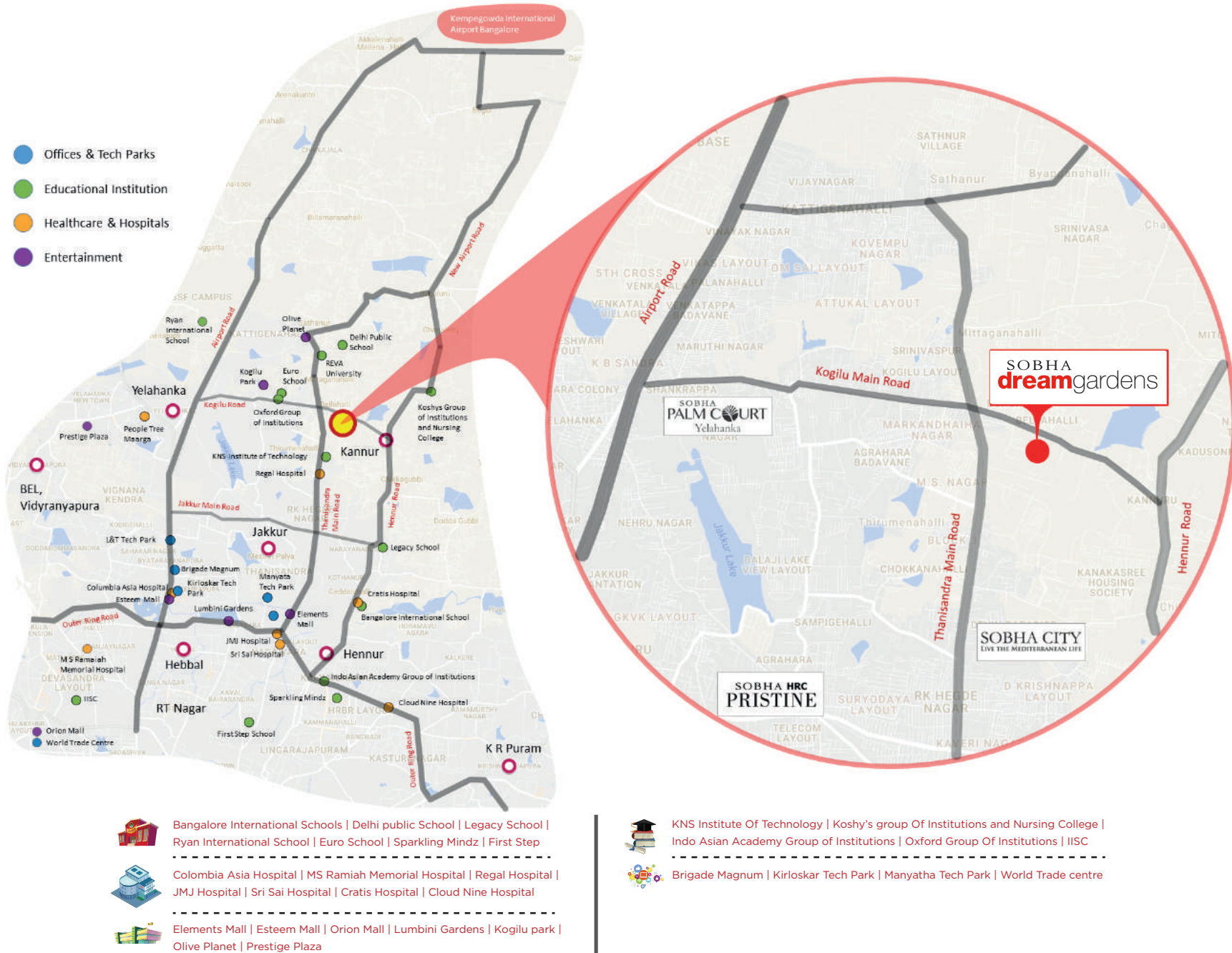


Top residential investment destinations

Rank	Location	City	2015			2020E			Price growth	
			Price (₹/sq ft)			Price (₹/sq ft)			2015-2020	CAGR
			Min	Max	Avg	Min	Max	Avg		
7	Thanisandra	Bengaluru	3,800	5,800	4,800	5,900	9,000	7,450	55%	9.2%

Source: Knight Frank Research

# LOCATION MAP



LEGEND

ENTERTAINMENT ZONE

1. Zen Plaza
2. Tree Fort
3. Reflexology Ring
4. Senior's Peak
5. Meditation Lawn
6. Japanese Garden
7. Orchard Grove
8. Tranquility Park
9. Bamboo Walk
10. Rock Garden
11. Amphitheatre
12. Picnic Grove
13. Pet Trail

WATER ZONE

22. Lap Pool
23. Leisure Pool
24. Kids Pool
25. Sun Deck
26. Serenity Falls
27. Dry Stream
28. Bio Pond
29. Bio Deck

OTHERS

30. Entry Signage Wall
31. Drop Off Point
32. Pick Up Point
33. Ascending Deck

ACTIVITY ZONE

14. Play Area
15. Multi Courts
16. Cricket Pitch
17. Tennis Court
18. Activity Field
19. Jogging Track / Cycling Path
20. Sand Lot
21. Skate Park





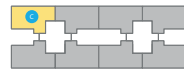
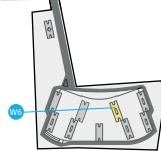
# UNIT PLAN

## TYPE C

2BHK  
SB A - 1058 SFT  
CARPET AREA - 626 SFT

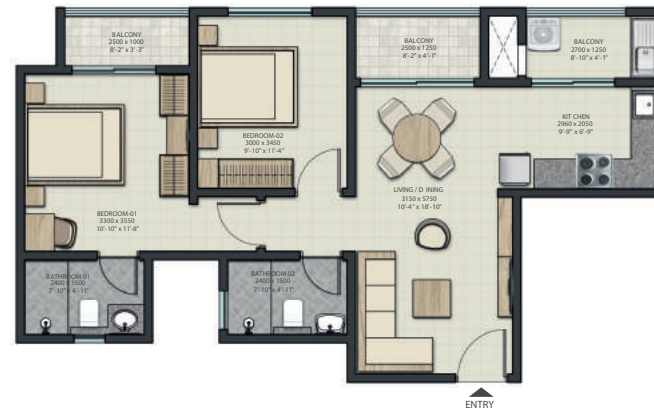


Key Plan

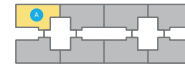
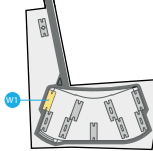


## TYPE A

2BHK  
SB A - 1009 SFT  
CARPET AREA - 627 SFT



Key Plan

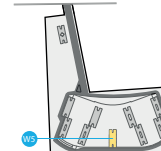


## TYPE E

1BHK  
SB A - 678 SFT  
CARPET AREA - 412 SFT



Key Plan



All dimensions in mm  
SBA & Carpet Area rounded upto nearest whole number

# 1 BEDROOM APARTMENTS

## STRUCTURE

Basement + Ground + 23 storied RCC structure for Wing 1 to 9  
Two Basements + Ground + 17 storied RCC structure for wing 10

## CAR PARKING

Covered car parks in Basement and Ground floor level

## LIVING/DINING

Vitrified/Ceramic tile flooring and skirting.  
Plastic emulsion paint for walls and ceiling.

## BEDROOMS

Vitrified/Ceramic tile flooring and skirting.  
Plastic emulsion paint for walls and ceiling.

## TOILETS

Antiskid ceramic tile flooring.  
Ceramic wall tiling up to false ceiling.  
False ceiling with grid panel.  
Granite vanity counters in master toilets of 2BHK only.

## KITCHEN

Ceramic tile flooring  
Ceramic wall tiling 2ft. above counter.  
Plastic emulsion paint for ceiling.

## BALCONIES

Ceramic tile flooring and skirting.  
Granite coping for parapet/mild steel handrail  
All walls external grade textured paint.  
Plastic emulsion paint for ceiling.  
Grid false ceiling as applicable.

## STAIRCASE

Fire Exit Staircase  
Concrete treads & risers.  
Textured paint for walls.  
Plastic emulsion paint for ceiling.  
MS handrail.

## COMMON AREAS

Ceramic/Vitrified tile flooring.  
Texture Paint for walls.  
Plastic emulsion for ceiling.  
Granite coping for parapet/MS handrail

## JOINERY

Main door & Bedroom doors of both sides laminate with timber frame & architraves.  
All other external doors to be manufactured in aluminum extruded/UPVC frames & shutter.  
Toilet doors of both sides laminated with timber frame & architraves.  
Aluminum/UPVC windows.

## LIFTS

Elevators of reputed make.

## PLUMBING & SANITARY

Sanitary fixtures of reputed make in all toilets.  
Chromium plated fittings in all toilets.

## ELECTRICAL SPECIFICATION FOR 1BHK FLAT

BESCOM Power supply  
For 1BHK flat - 2 kilowatts single phase supply  
Standby Power (Generator Backup)  
For 1BHK flat - 0.5 kilowatt single phase supply.  
100% for common facilities.  
Power connection to High Wall Split Air Conditioning Unit in Bedroom.  
Telephone point in Living room.  
Television point in Living room.  
Intercom facility from security cabin to each apartment with handset.

## 2 BEDROOM APARTMENTS

### STRUCTURE

Basement + Ground + 23 storied RCC structure for Wing 1 to 9  
Two Basements + Ground + 17 storied RCC structure for wing 10

### CAR PARKING

Covered car parks in Basement and Ground floor level

### LIVING/DINING

Vitrified/Ceramic tile flooring and skirting.  
Plastic emulsion paint for walls and ceiling.

### BEDROOMS

Vitrified/Ceramic tile flooring and skirting.  
Plastic emulsion paint for walls and ceiling.

### TOILETS

Antiskid ceramic tile flooring.  
Ceramic wall tiling up to false ceiling.  
False ceiling with grid panel.  
Granite vanity counters in master toilets of 2BHK only.

### KITCHEN

Ceramic tile flooring  
Superior quality ceramic wall tiling from floor to ceiling.  
Plastic emulsion paint for ceiling.

### BALCONIES

Ceramic tile flooring and skirting.  
Granite coping for parapet/mild steel handrail  
All walls external grade textured paint.  
Plastic emulsion paint for ceiling.  
Grid false ceiling as applicable.

### STAIRCASE

Fire Exit Staircase  
Concrete treads & risers.  
Textured paint for walls.  
Plastic emulsion paint for ceiling.  
MS handrail.

### COMMON AREAS

Ceramic/Vitrified tile flooring.  
Texture Paint for walls.  
Plastic emulsion for ceiling.  
Granite coping for parapet/MS handrail

### JOINERY

Main door & Bedroom doors of both sides laminate with timber frame & architraves.  
All other external doors to be manufactured in aluminum extruded/UPVC frames & shutter.  
Toilet doors of both sides laminated with timber frame & architraves.  
Aluminum/UPVC windows.

### LIFTS

Elevators of reputed make

### PLUMBING & SANITARY

Sanitary fixtures of reputed make in all toilets.  
Chromium plated fittings in all toilets.

### ELECTRICAL SPECIFICATION FOR 2BHK FLAT

BESCOM Power supply

For 2BHK Premium flat - 3 kilowatts single phase supply

For 2BHK Non Premium Flat - 2 kilowatts single phase supply

Standby Power(Generator Backup)

For 2BHK Premium flat - 0.75 kilowatt single phase supply.

For 2BHK Non Premium flat - 0.75 kilowatt single phase supply.

100% for common facilities.

Power connection to High Wall Split Air Conditioning Unit in Master Bedroom.

Telephone point in Living and Master Bedroom.

Television point in Living and Master Bedroom.

Intercom facility from security cabin to each apartment with handset.

# SOBHA dreamgardens

— YOUR PERFECT FIRST HOME —

Sobha dream gardens Sales & Marketing office, Kannuru Main Road, Mitganahalli, Bellahalli, Bangalore, Karnataka 562149  
Phone: 080 49202477 | Email: [new.enquiries@sobha.com](mailto:new.enquiries@sobha.com) | Website: [sobhadreamseries.com](http://sobhadreamseries.com)

Sobha Ltd, takes great pride in delivering international quality standards to its customers. Please find enclosed specifications for Sobha Dream Gardens, Bellahalli.

While the specifications reflect the high quality standards that Sobha Ltd. employs in the project, we would request our customers to note that many of the materials used in the project- including, but not limited to, marble, granite, wood, etc. are subject to variations in tone, grain, texture, Colour and other aesthetic features, which are beyond our control. For example, in case of granite, which is pre-polished, when laid, may result in certain amount of unevenness, due to its inherent property. While we confirm that we will use similar quality materials available, we are unable to confirm/assure that the products used in the building will always match the samples shown with regard to these features.

We also request you to note that certain manufactured materials such as ceramic/rectified and vitrified tiles, anodized/powder coated aluminum, sanitary ware, etc., are subject to Colour variations and this is mostly due to items being manufactured in different lots and due to the inherent manufacturing process (In case of vitrified tiles). The final product used in the building will therefore be subject to these Colour variations, which again is beyond our purview.

Sobha Limited relies on manufacturers and suppliers for its raw materials – such as marble, granite, timber, tiles, aluminum, sanitary ware, etc. These are possibilities that the materials specified and shown in model apartment / samples may not be available at the time of construction. In such instances Sobha Limited reserves the right to replace unavailable material with suitable alternatives of the same standard, grade and specification. We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building. Sobha Limited will attempt to minimize variations to specifications, however in case of any variation of the same we will not compromise in terms of the standard, grade and specification.

Sales Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Schedule "C" Property.

RERA Website: [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)

SOBHA DREAM GARDENS- PHASE 1 WING 8 AND 9  
PRM/KA/RERA/1251/309/PR/181122/002165

SOBHA DREAM GARDENS- PHASE 2 WING 5,6 & 7  
PRM/KA/RERA/1251/309/PR/190102/002269

SOBHA DREAM GARDENS- PHASE 3 WING 3 and 4  
PRM/KA/RERA/1251/309/PR/190102/002270

SOBHA DREAM GARDENS- PHASE 4 WING 1 AND 2  
PRM/KA/RERA/1251/309/PR/181122/002154

SOBHA DREAM GARDENS- PHASE 5 WING 10  
PRM/KA/RERA/1251/309/PR/181122/002155