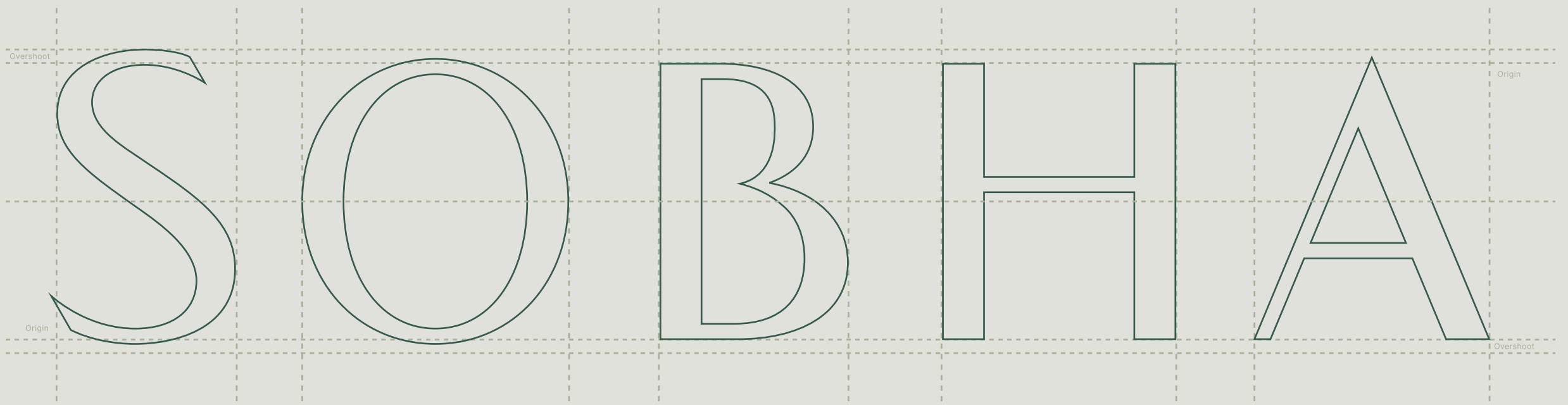




SOBHA
AYANA

AT DREAM ACRES

Estd.
19
95



Passion. Inked with Perfection.

SOBHA has crafted over 548 iconic projects in residential, commercial and contractual spaces spread over 136.68 million sq. ft. by paying minute attention to detail

29 Years of
Passion at Work

Strong Workforce
14,000+ Employees

– in systems, processes, and design. With a steadfast approach to deliver impeccable quality, SOBHA performs 1,456 quality checks before handover.

Over 230
Prestigious Awards

National Footprint
27 Cities in 14 States

Pioneering Self-reliance.

SOBHA introduced the concept of backward integration in the real estate industry, bringing the finest together – from precision engineering to innovative design, and from superior concrete products, glazing

& metal works to top-notch interiors. This philosophy allows SOBHA to provide unmatched quality to its customers. This has been captured as a case study featured in Harvard Business Review.



Interiors Division
3,75,000 sq. ft.



Precast Facility
73,000 sq. ft.



Concrete Products Division
55,000 sq. ft.



Glazing & Metal Works Division
1,00,000 sq. ft.

Contemporary Living in Tropical Utopia.

As the sun's warm glow intensifies on the expansive 81 acres of SOBHA Dream Acres, the lingering mist from the night before gracefully dissipates, unveiling a mesmerising display of verdant beauty. The lush foliage glistens with dew, and

the melodious symphony of birdsong fills the air, creating a captivating harmony that soothes the soul.

Introducing SOBHA Ayana - your last chance to be part of this exclusive community.



Opulence blossoms in this realm as SOBHA Ayana, adorning an outstanding design, a naturally earthy façade and an abundance of amenities. Built on the principles of modern tropical architecture, this haven effortlessly fuses contemporary luxury with the enchanting carpet of green.

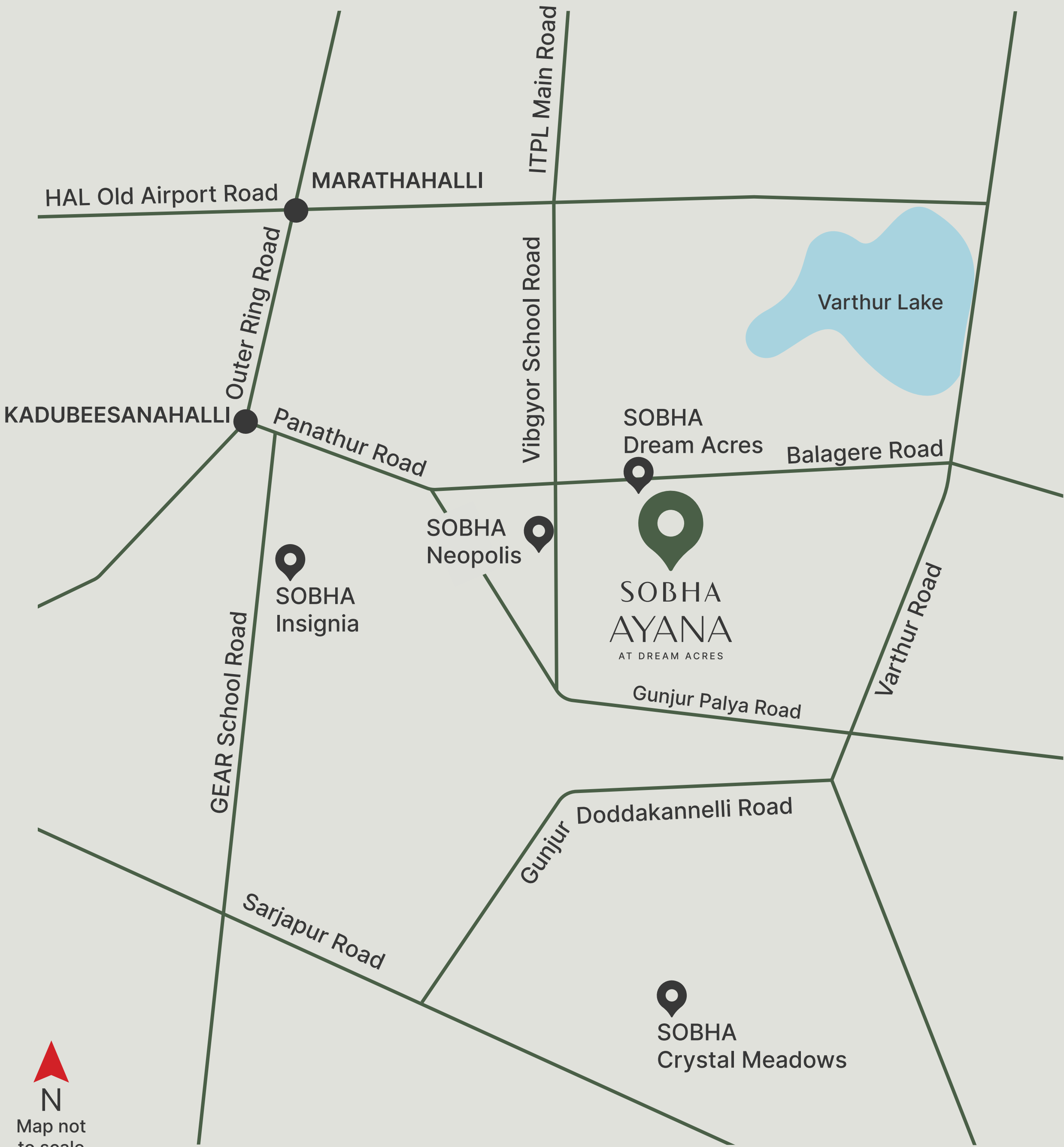
Encompassing over 6 sprawling acres of land, with 3 acres dedicated to vibrant forestscapes, SOBHA Ayana presents an opportunity for those yearning to commune with nature amidst the city's urban sprawl.



Live Connected.

Panathur, a coveted destination for those seeking the ultimate in accessibility. Situated near the Outer Ring

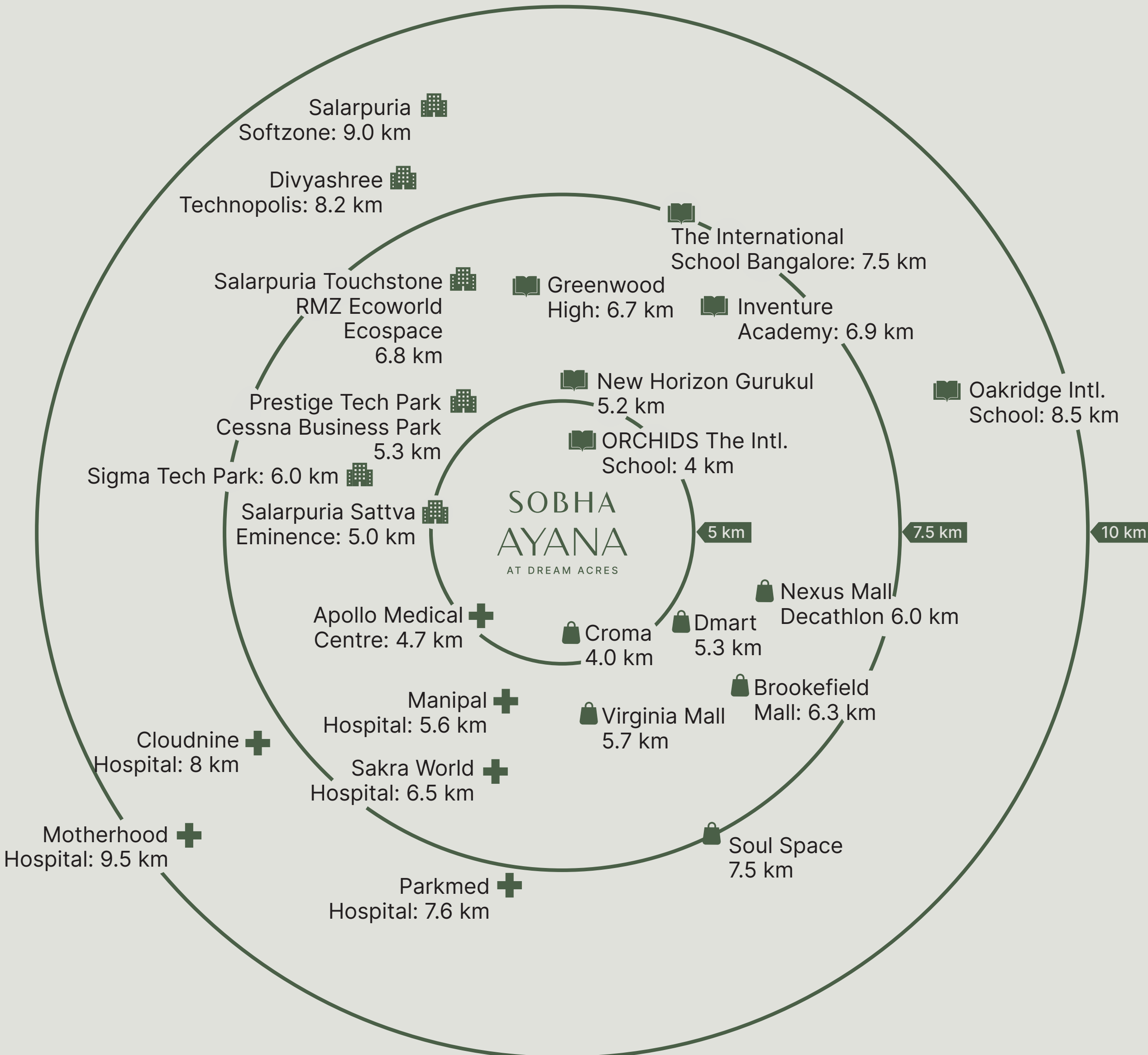
Road, Bengaluru's bustling IT hub, the region emerges as the perfect locale for the city's workforce.



Immersed in Conveniences.

Experience the effortless flow of life when all your needs are within reach. Nestled near Panathur Main Road, SOBHA Ayana is surrounded by Bengaluru's top schools,

hospitals, IT parks, shopping malls, and other key areas in the city. Embrace the luxury of having everything you desire just a stone's throw away.



Developments in the Horizon.

Scheduled for completion by 2025, the Namma Metro Phases 2A and 2B are set to revolutionise transportation in Bengaluru. Connecting Panathur to numerous

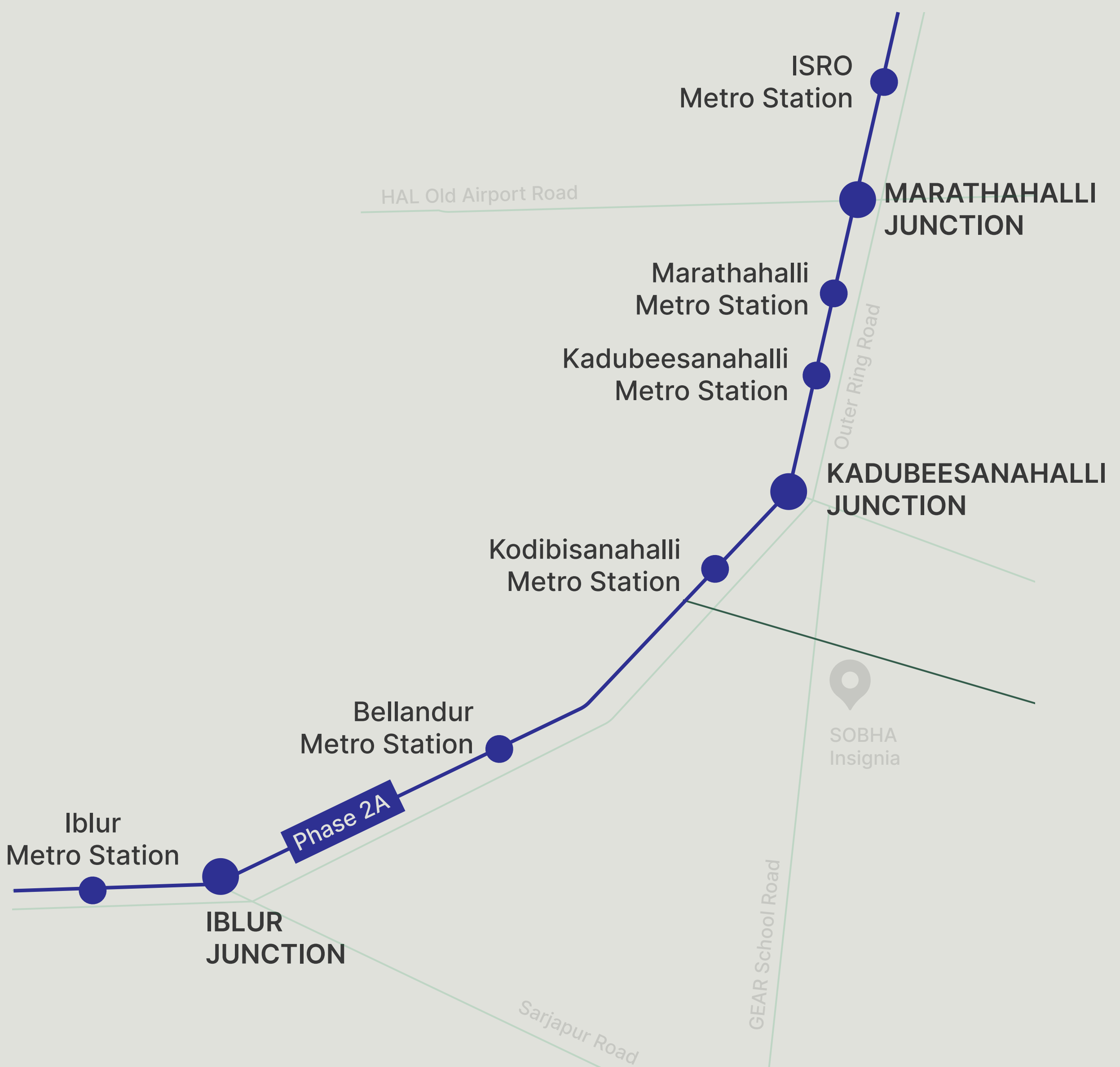
workspaces, these phases will dramatically improve access to key areas in the eastern, southern, central, and northern parts of the city.

Proposed 2A route:

Silk Board-Kadubeesanahalli-KR Puram

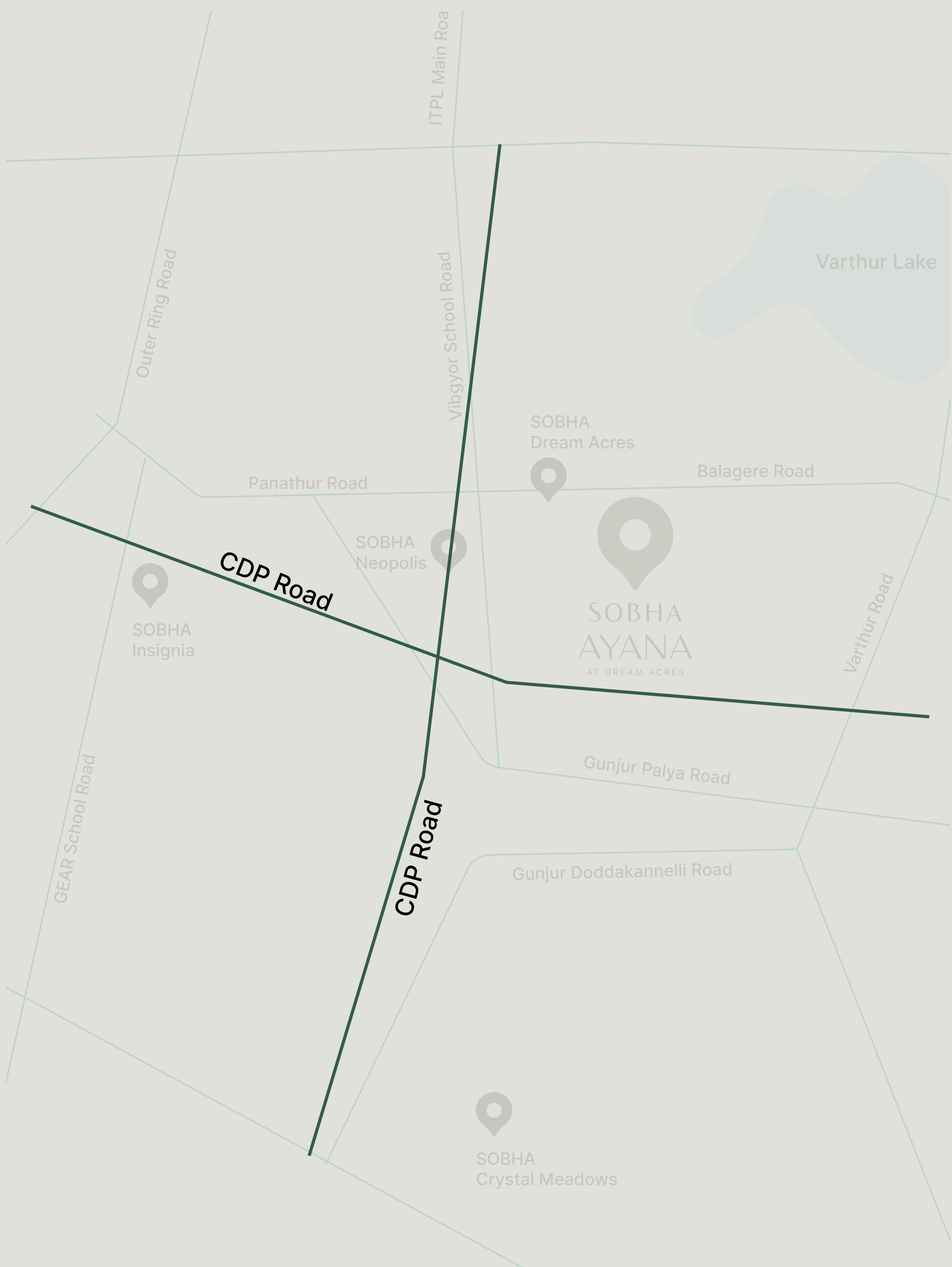
Proposed 2B route:

KR Puram-Hebbal-Kempegowda International Airport

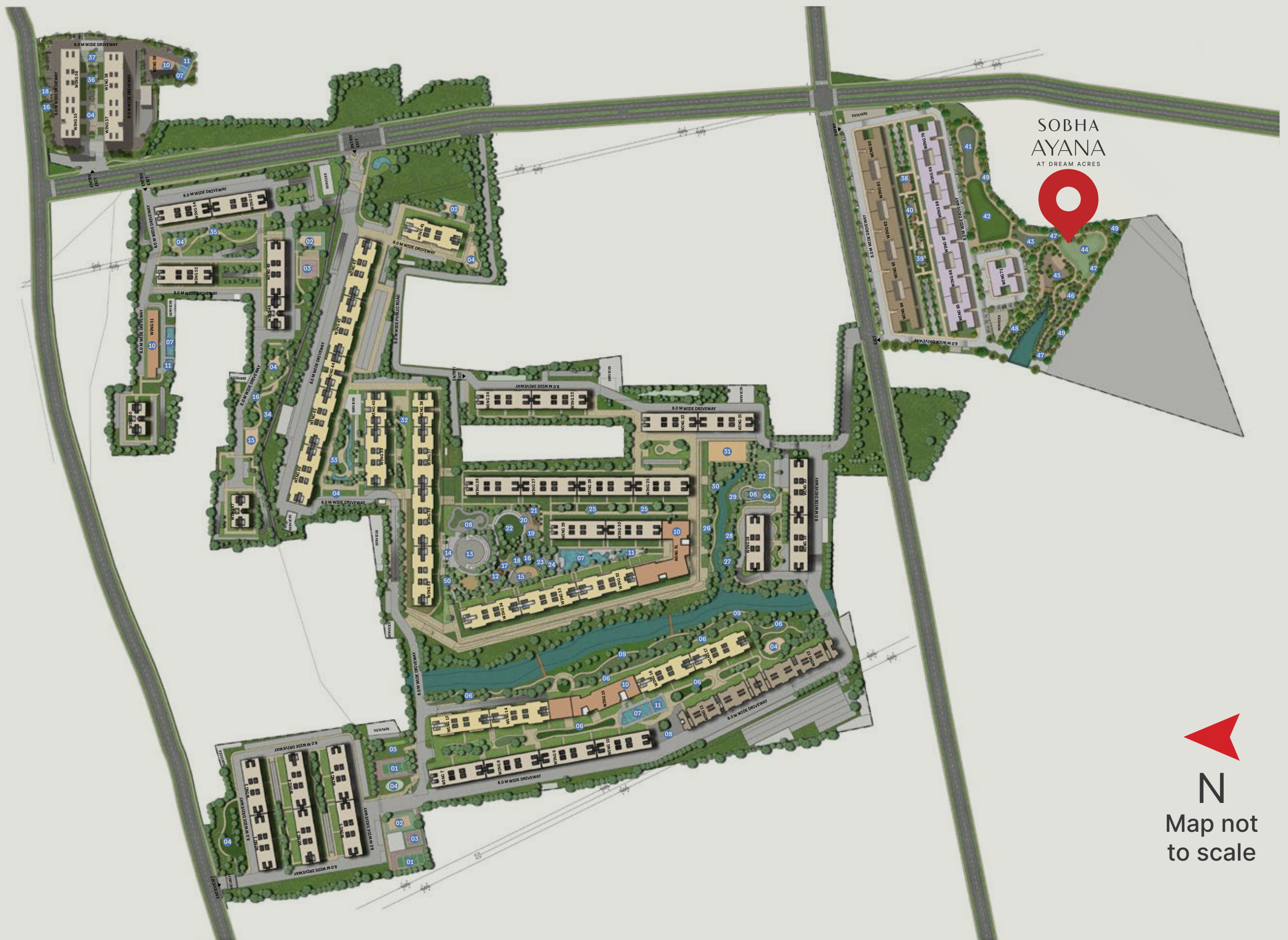


A monumental shift in the landscape of Panathur is expected as the Comprehensive Development Plan (CDP) Road network is set to link this area to the

vibrant hubs of ORR, Bellandur, Marathahalli, and Sarjapur Road. This transformation will provide seamless travel between these bustling localities.



SOBHA dreamacres Master Plan



Amenities

- | | | |
|------------------------------------|----------------------|---------------------------------|
| 01. Tennis Court | 19. Foodie Kiosk | 37. Party Plaza |
| 02. Volleyball Court | 20. Bbq Counter | 38. Play Deck |
| 03. Half Basketball Court | 21. Picnic Pavilion | 39. The Lanai (Tropical Garden) |
| 04. Children's Play Area | 22. Celebration Lawn | 40. Isla Verde (Cabana Island) |
| 05. Cricket Pitch | 23. Yoga Meditation | 41. Activity Arena |
| 06. Jogging Track | 24. Canopy Trail | 42. Celebration Court |
| 07. Swimming Pool | 25. Wave Garden | 43. Yoga Lawn |
| 08. Skating Rink | 26. Bamboo Trek | 44. Camping Grounds |
| 09. Walkway Adventure | 27. Fruit Orchard | 45. Tranquillity Valley |
| 10. Clubhouse | 28. Adventure Trail | 46. Paradise Grove |
| 11. Kids' Pool | 29. Moon Garden | 47. Serenity Trail |
| 12. Game Hub / Board Game Alcove | 30. Camping Grounds | 48. Bamboo Bower |
| 13. Amphitheatre / Outdoor Theatre | 31. Futsal | 49. Green Spine |
| 14. Step Plaza | 32. Courtyard Plaza | 50. Tree House |
| 15. Fitness Plaza | 33. Flower Garden | |
| 16. Reflexology Garden | 34. Tropical Forest | |
| 17. Tropic Junction | 35. Resting Pavilion | |
| 18. Seniors' Pavilion | 36. Tree Court | |

SOBHA AYANA Master Plan

AT DREAM ACRES



Amenities

- | | |
|--------------------------------|------------------------|
| A. Play Deck | G. Camping Grounds |
| B. The Lanai (Tropical Garden) | H. Tranquillity Valley |
| C. Isla Verde (Cabana Island) | I. Paradise Grove |
| D. Activity Arena | J. Serenity Trail |
| E. Celebration Court | K. Bamboo Bower |
| F. Yoga Lawn | L. Green Spine |

Masterfully Crafted.

- 3 acres of tropical forestscape offer scenic views from the apartments.
- All bedrooms are strategically located to provide expansive views of the verdant foliage.
- No common walls between each unit ensure maximum privacy.
- Entry/exit ramps leading to basements are planned to divert traffic away from pedestrian walkways.

Project Details

Net Site Area: 6.28 Acres

No. of Units: 683

No. of Wings: 12

Wings:

60, 61, 62, 63, 64, 65, 66, 69, 70

67, 68

71

No. of Floors

2B+G+14

2B+G+11

2B+G+13

Area Specifications

UNIT TYPE	S.B.A. (sq. ft.)
C-Type: 3 BHK	1553
D-Type: 3 BHK	1789

Rejuvenate in Harmony.

Immerse in the epitome of
lavishness. Spanning across
1,50,000 sq. ft. are
5 extravagant clubhouses
offering over 100 amenities*

that are ready to be
experienced. From wellness
and fitness to leisure and
recreation, there is something
to delight every age group.



Finest Indulgences, Embraced by Nature.

On days when the sun shines bright, bask in the tropical paradise that awaits you. Dive into the sparkling pool, relax in the exquisite cabanas, and wander through the meticulously manicured gardens. When you wish to escape into a world of serenity, soak in the charm of

the Lanai, Isla Verde, or Tranquillity Valley where the songbirds serenade you.

That's not all, step into the luxurious clubhouse, where you can explore a state-of-the-art fitness centre, invigorating lounge areas, and more.



Where Tranquillity Resides with You.

From get-togethers to cherished moments with family, this is where comfort reaches new heights. Watch the delicate dance of nature in all its glory as you treat yourself to your favourite beverage. Go on culinary

adventures in the ergonomic kitchen and turn every meal into a gastronomic delight. Unwind in the master bedroom and prepare to be awakened by the gentle caress of morning sunbeams.



PRM/KA/RERA/1251/446/PR/030824/006958 | rera.karnataka.gov.in

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