

SOBHA  
ALTAIR

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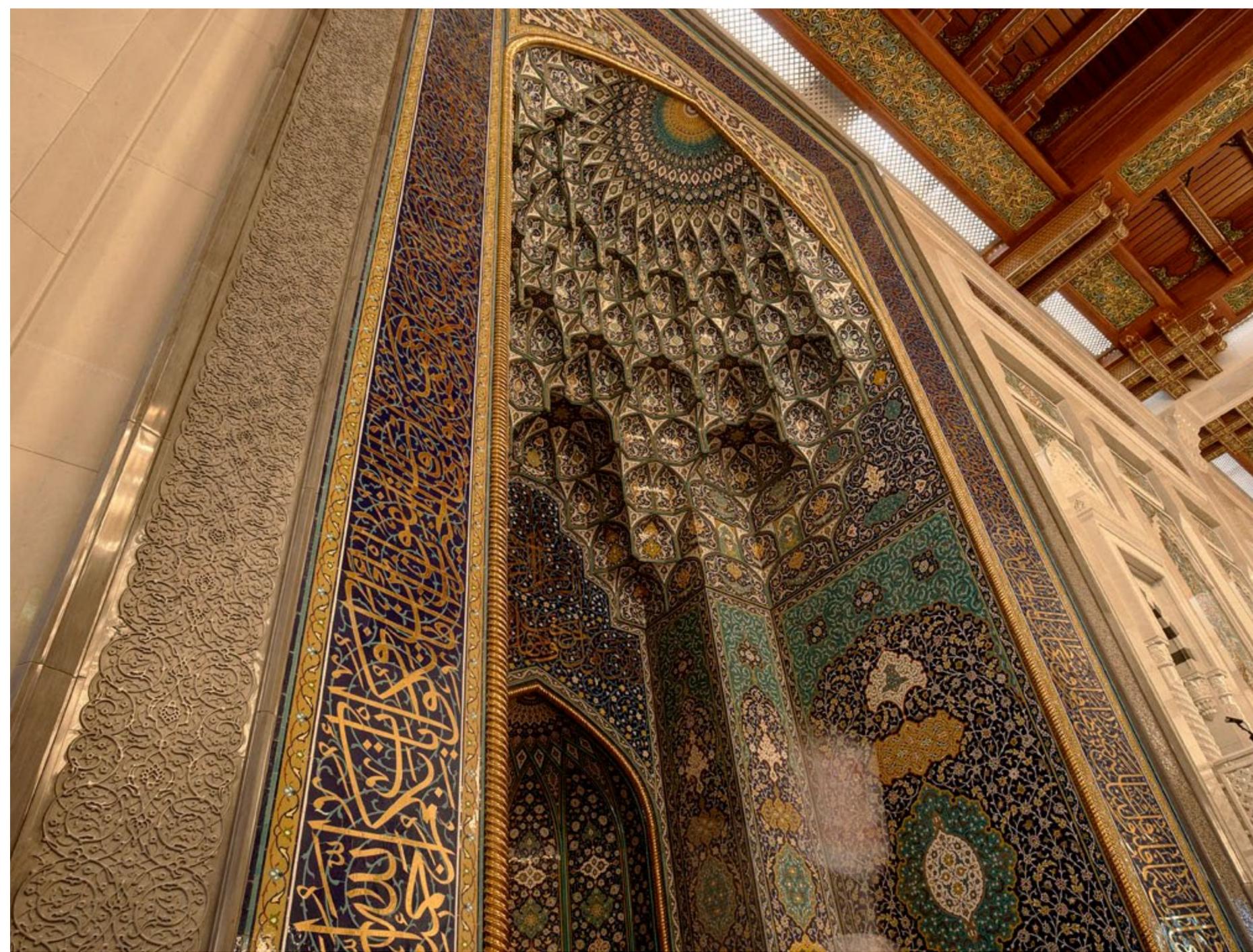
*"Perfection is not a dream,  
but a reality that I strive  
towards in my work."*

Mr. PNC Menon  
FOUNDER, SOBHA GROUP

1995  
Year of Est.

16,150+  
Workforce

27 Cities  
14 States



Sultan Qaboos Grand Mosque, Oman

## Passion. Inked with Perfection.

SOBHA has crafted 576 iconic projects in residential, commercial and contractual spaces spread over 148.02 million sq. ft. by paying minute attention to detail – in systems, processes, and design. With a steadfast approach to deliver impeccable quality, SOBHA performs 1,456 quality checks before handover.

# Portfolio of Excellence.



## Residential

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Spread across  
88.18 million sq. ft.

Club Royale at  
SOBHA Royal Pavilion,  
Bengaluru

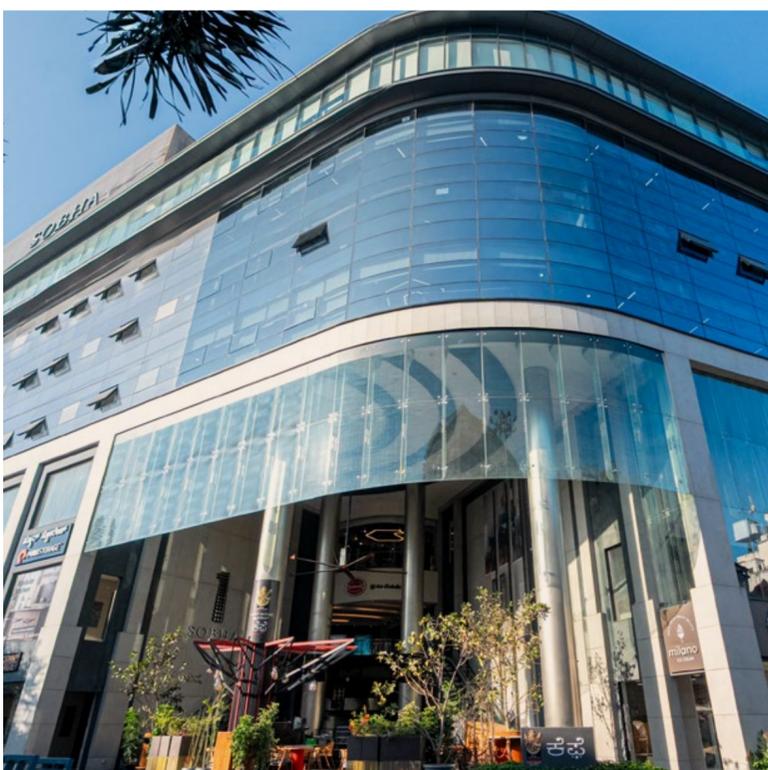


## Contracting

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Spread across  
59.84 million sq. ft.

Infosys Studio,  
Bengaluru



## Commercial

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Spread across  
0.43 million sq. ft.

1 SOBHA,  
Bengaluru



# Vanguard of Innovation.

## Manufacturing Verticals

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.

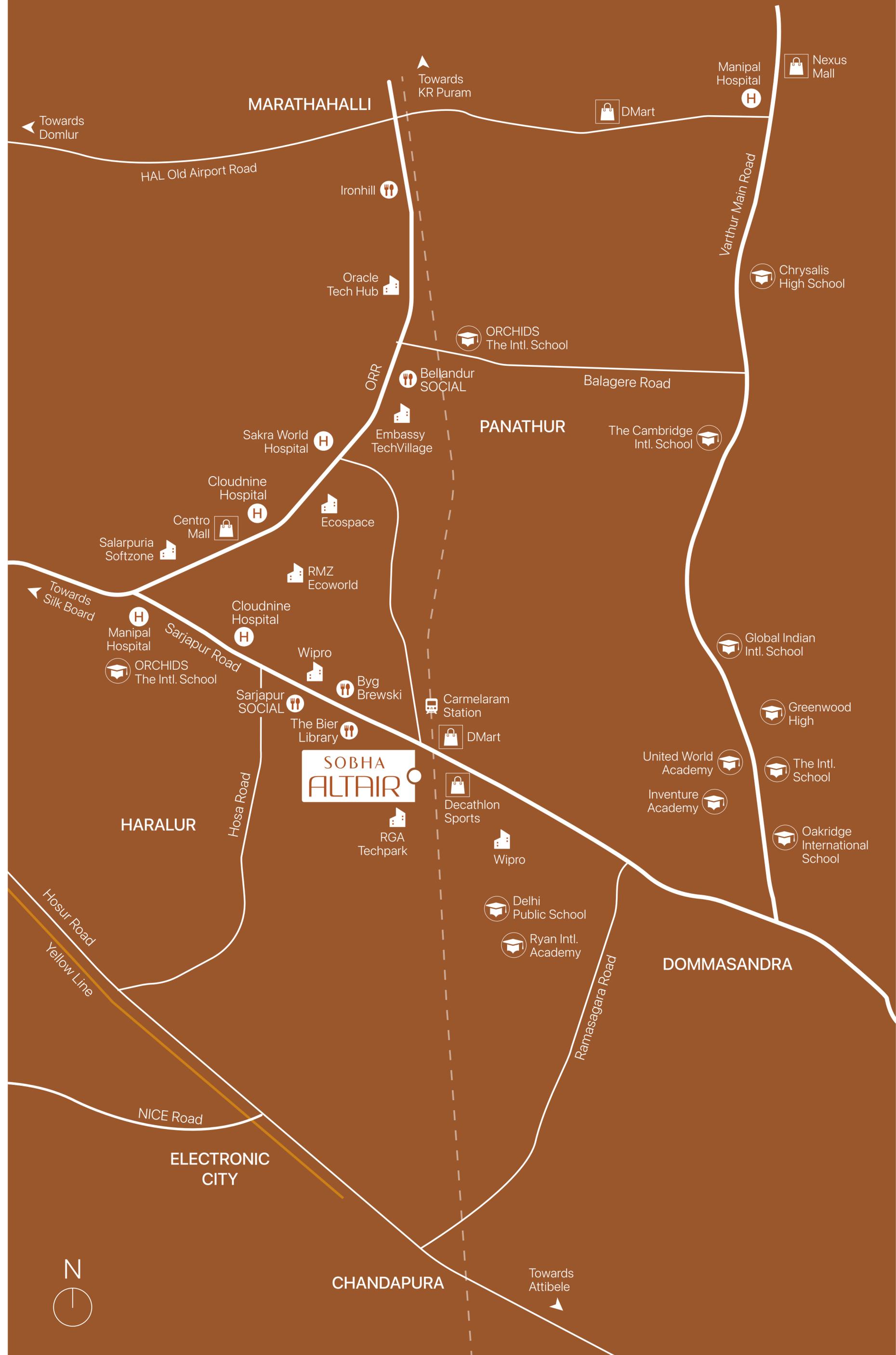
In a world defined by relentless pace,  
time is the rarest jewel.

At SOBHA Altair, distance yields access,  
and hours translate to restoring presence.  
Every moment carries the privilege of proximity,  
unfolding as...

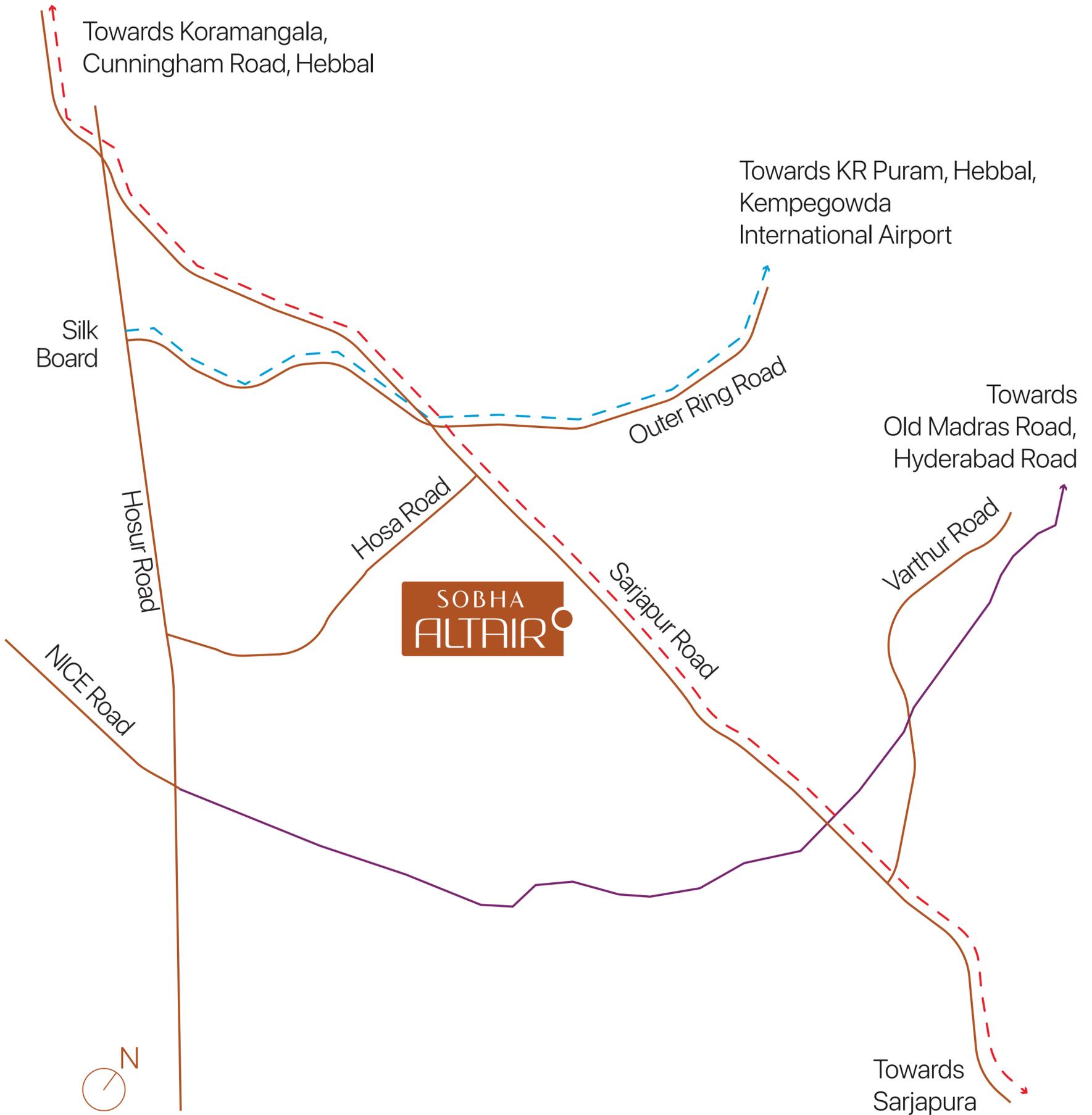
moments reclaimed for self-reflection,  
of mornings unhurried,  
of shared memories with loved ones,  
of passions and pursuits rekindled,  
of evenings that linger,  
of balance lived, not longed for.

Eternally Timeless,  
Ideally Located.

# The Perfect Address for a Balanced Lifestyle.



# The Contours of What's Next.



**Namma Metro Phase 2A & 2B**  
will trace the Outer Ring Road toward Kempegowda International Airport.

**Namma Metro Phase 3B**  
spanning 35 km, will link Hebbal directly with Sarjapur.

**Peripheral Ring Road**  
will reduce inter-city congestion by rerouting heavy vehicles.

# Masterfully Crafted.

## Project Details

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Site Area	3.308 Acres
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Area Being Developed	2.669 Acres
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No. of Residences	207
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No. of Wings	3
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No. of Floors	3 Basements + Ground Floor + 18 Floors
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Clubhouse	Ground Floor + 2 Floors
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## Area Specifications

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4 Bed Grande	2570 sq. ft.
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4 Bed Luxe	2465 sq. ft.
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3 Bed Grande	2291 - 2248 sq. ft.
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3 Bed Luxe	1911 - 1894 sq. ft.
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## Amenities

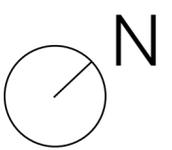
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1. Nature's Pavilion
2. Reflexology Garden
3. Outdoor Fitness Corner
4. Playground
5. Kids' Pool
6. Leisure Pool

7. Pool Plaza
8. Party Lawn
9. Alfresco Deck
10. Atrium
11. Pocket Grove

### The Club

- Multi-purpose Hall
- Fitness Centre
- Lounge
- Badminton Court
- Indoor Games



# Timeless Sophistication in an Extraordinary Locale.

Welcome to SOBHA Altair — a composed urban oasis defined by intelligent location. Positioned beyond the city's concrete sprawl, it rests in a rarer sphere of contemporary living reserved for the astute.

Inspired by biophilic design, these meticulously planned 3 and 4 bed homes harmonise spatial clarity with temporal ease. Here, connectivity delivers its ultimate reward. Fluid links to key business districts, social hubs, and everyday essentials restore balance and reclaim hours — Eternally Timeless, Ideally Located.

Elevation Evening View



SOBHA  
ALTAIR

Artist's Impression



Architecture

## Elevations That Define the Horizon.

Across 3.308 acres rise three towers, purposefully limited to 207 residences of distinction, where exclusivity takes precedence. Their earthy palette and organic materials convey grounded elegance, while generous ventilation and luminous interiors create spaces alive with light. Expansive balconies bestow moments of beauty suspended above the city.

# Interiors

Precision, clarity, and material integrity define every space. Careful planning and refined composition create ambience where living feels balanced and beautifully distilled.



Living and Dining Area

## Where Kinship Finds Its Tapestry.

The living and dining area becomes the hearth of the household, where meals are savoured and stories exchanged. The space resonates with laughter and lingering voices, transforming nourishment into ritual and companionship into memory.



Master Bedroom

## Cradled by Silence, Steeped in Reverie.

The bedroom is where each day finds its gentle renewal and serene conclusion. It is a space for unwinding, for stretching into comfort, for dreaming and reflecting, with soft light and privacy shaping its most soothing escape.



Balcony

## A Personal Promenade of Infinite Panoramas.

A balcony extends life outward, granting respite beneath open skies. It is an unrivalled vantage, where solitary pause enriches the pulse of everyday life.



Bathroom

## Silhouettes of Private Calm.

Designed with intent, the bathroom offers repose the instant you enter. Perfectly gushing water, deliberate surfaces, and softened light converge with upscale fittings and refined finishes to elevate daily ritual into rejuvenation.



Kitchen

## Alive with Inviting Aromas.

The kitchen stands as a sanctuary of taste, where culinary expression finds its rhythm. A warm corner of the home where cherished recipes, morning tea, shared laughter, and slow dinners all find their place.

# Amenities

A series of well-considered amenities forms the heart of this residential enclave. Each space is fashioned to support everyday activities, shared moments, and unhurried leisure.

The layout encourages movement, interaction, and moments of pause within an organised realm.

Nature's Pavilion

# A Canopy for Thoughtful Rest.



Reflexology Garden

# A Pathway to Quiet Renewal.



Leisure Pool

# Grace in Every Stroke.

Step into the stillness of water and feel the day dissolve. The pool does not merely invite swimming, it enables steadiness in an expanse that tenderly renews the self.



Artist's Impression

Outdoor Fitness Corner

# Boundless Momentum in the Open.



Alfresco Deck

# Moments Savoured under the Sky.



Playground

# Dreams Written in Imagination.



Kids' Pool

# Ripples That Carry Good Times.



# Masterfully Crafted.

**Pedestrian-first Spaces:** Separate entry and exit with 8-metre-wide driveways streamline vehicular movement, creating traffic-free amenity areas for enhanced safety.

**Heart of Recreation:** A strategically positioned state-of-the-art clubhouse complements engaging amenities for all generations.

**Privacy-led Planning:** A unified, inward-facing master plan fosters a cohesive environment with thoughtfully oriented residences optimising views, sunlight and ventilation.

## Project Details

Site Area	3.308 Acres
Area Being Developed	2.669 Acres
No. of Residences	207
No. of Wings	3
No. of Floors	3 Basements + Ground Floor + 18 Floors
Clubhouse	Ground Floor + 2 Floors

## Area Specifications

4 Bed Grande	2570 sq. ft.
4 Bed Luxe	2465 sq. ft.
3 Bed Grande	2291 - 2248 sq. ft.
3 Bed Luxe	1911 - 1894 sq. ft.

## Amenities

1. Nature's Pavilion	7. Pool Plaza	<b>The Club</b> • Multi-purpose Hall • Fitness Centre • Lounge • Badminton Court • Indoor Games
2. Reflexology Garden	8. Party Lawn	
3. Outdoor Fitness Corner	9. Alfresco Deck	
4. Playground	10. Atrium	
5. Kids' Pool	11. Pocket Grove	
6. Leisure Pool		

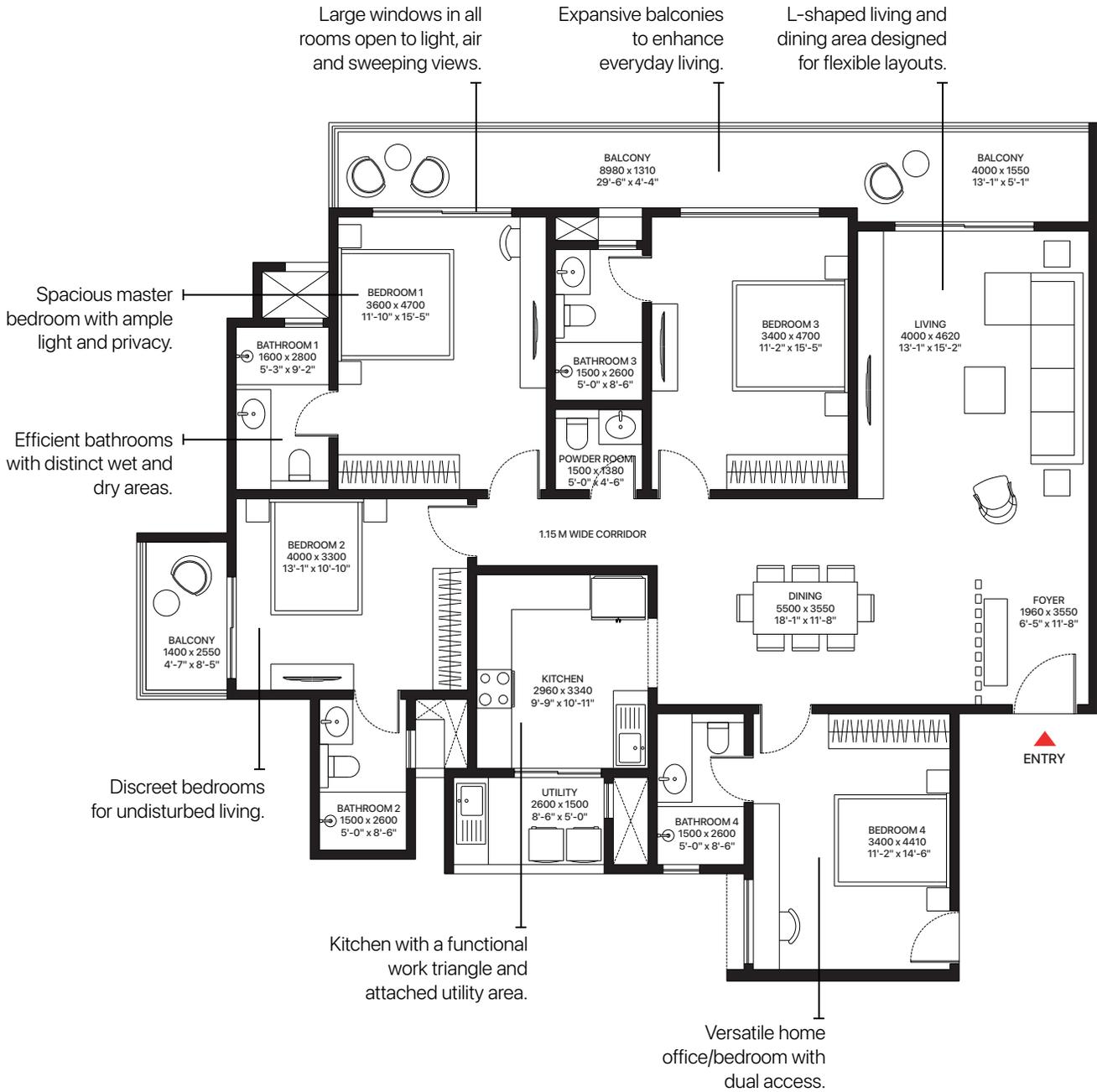


# Type A5

4 Bed Grande | Wing 1

SBA 238.81 sq. m. | 2570.60 sq. ft.

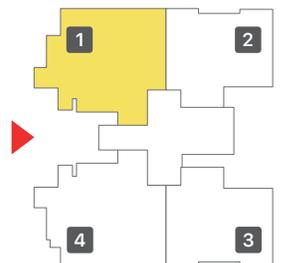
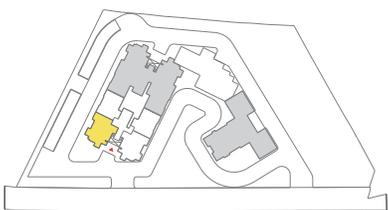
Carpet Area 148.51 sq. m. | 1598.56 sq. ft.



All dimensions in mm

Key Plan

SBA & Carpet Area rounded up to nearest whole number

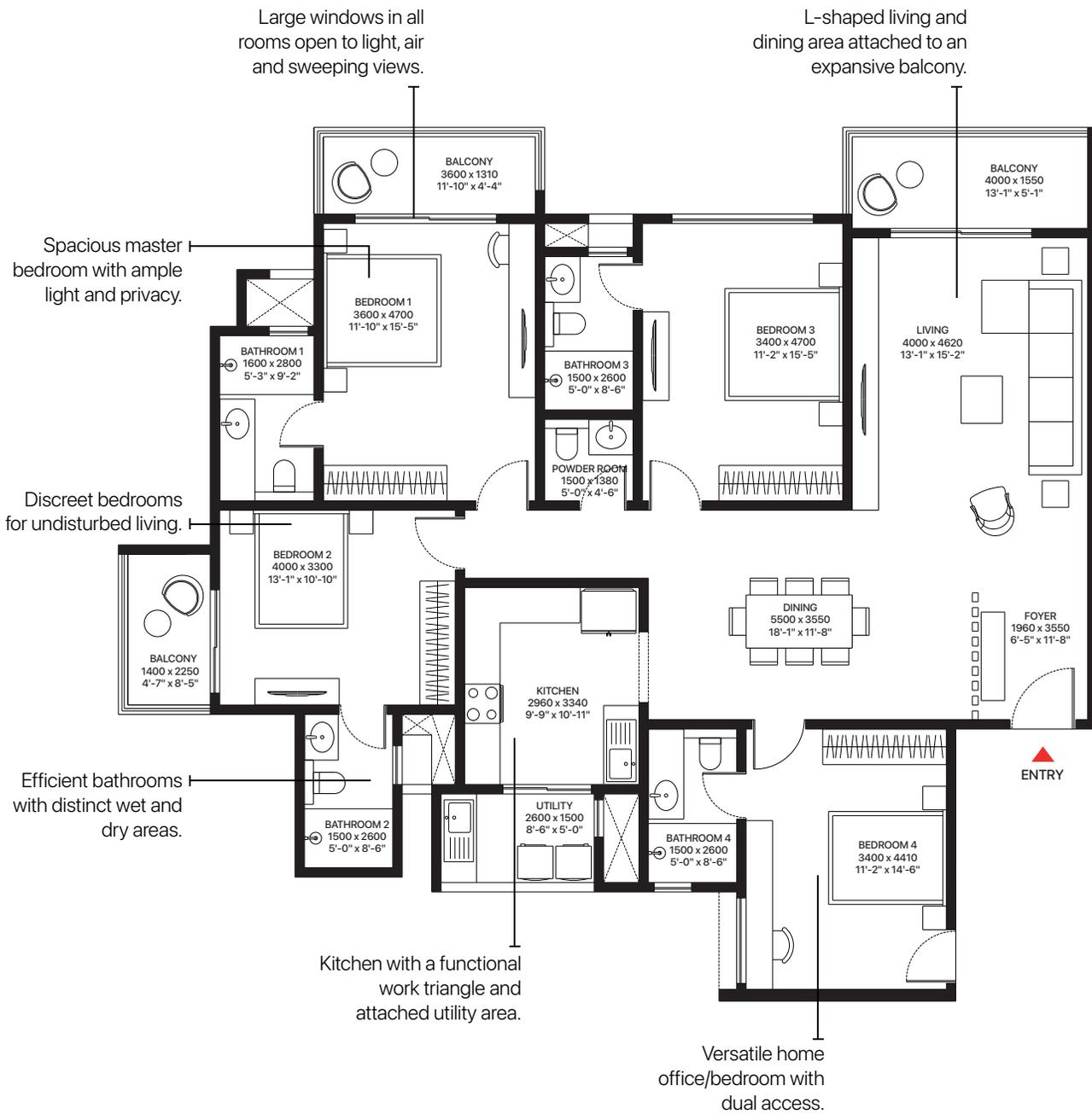


# Type A1

4 Bed Luxe | Wing 1

SBA 229.07 sq. m. | 2465.74 sq. ft.

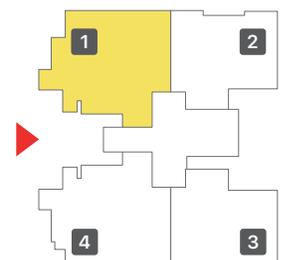
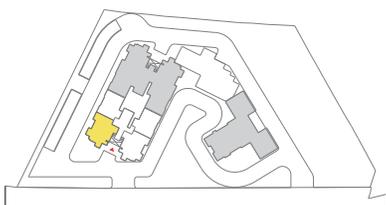
Carpet Area 148.51 sq. m. | 1598.56 sq. ft.



All dimensions in mm

Key Plan

SBA & Carpet Area rounded up to nearest whole number

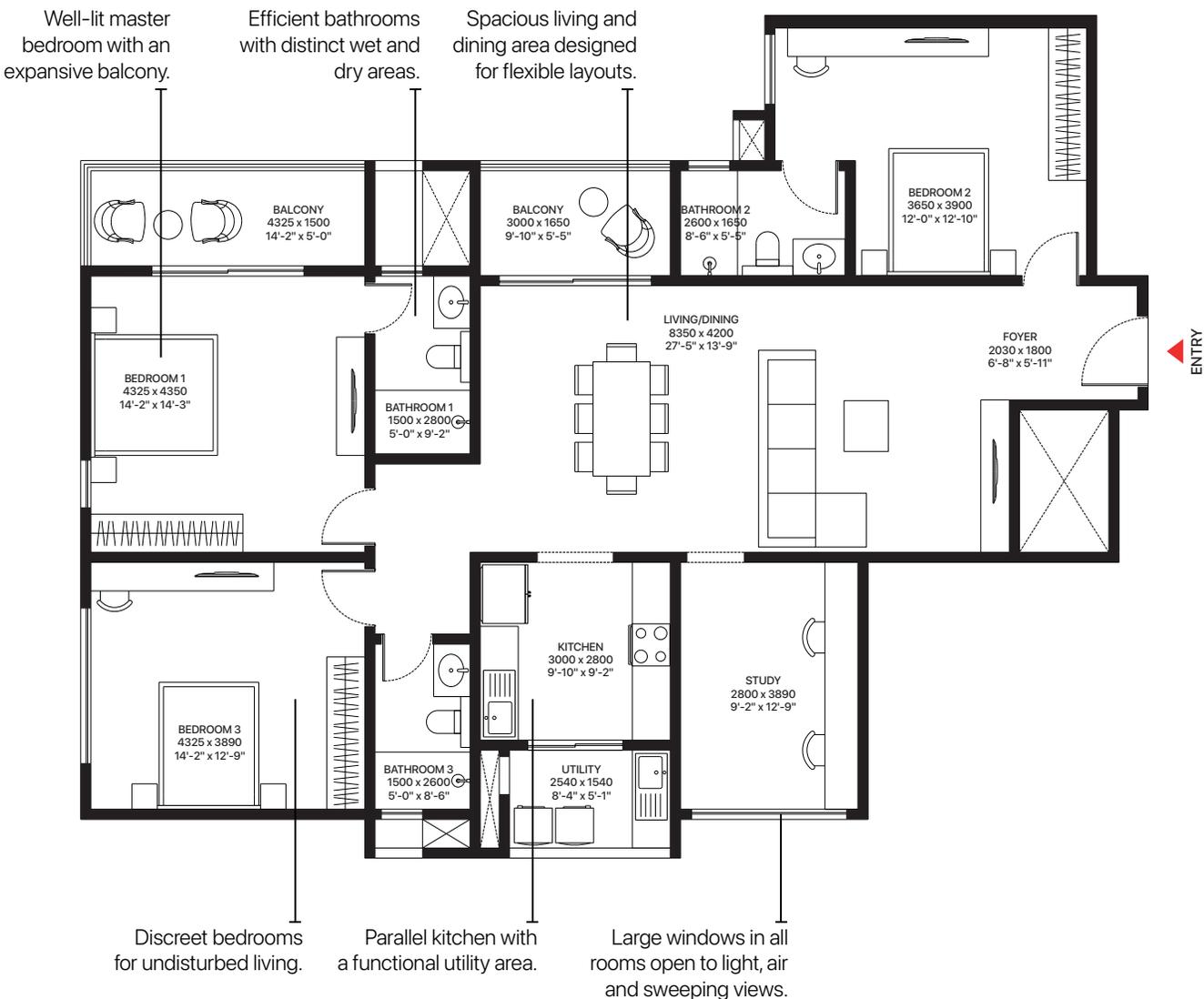


# Type C2

3 Bed Grande | Wing 4

SBA 208.89 sq. m. | 2248.51 sq. ft.

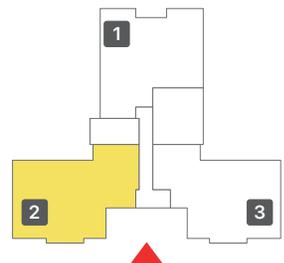
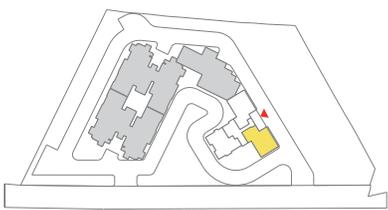
Carpet Area 137.08 sq. m. | 1475.53 sq. ft.



All dimensions in mm

Key Plan

SBA & Carpet Area rounded up to nearest whole number

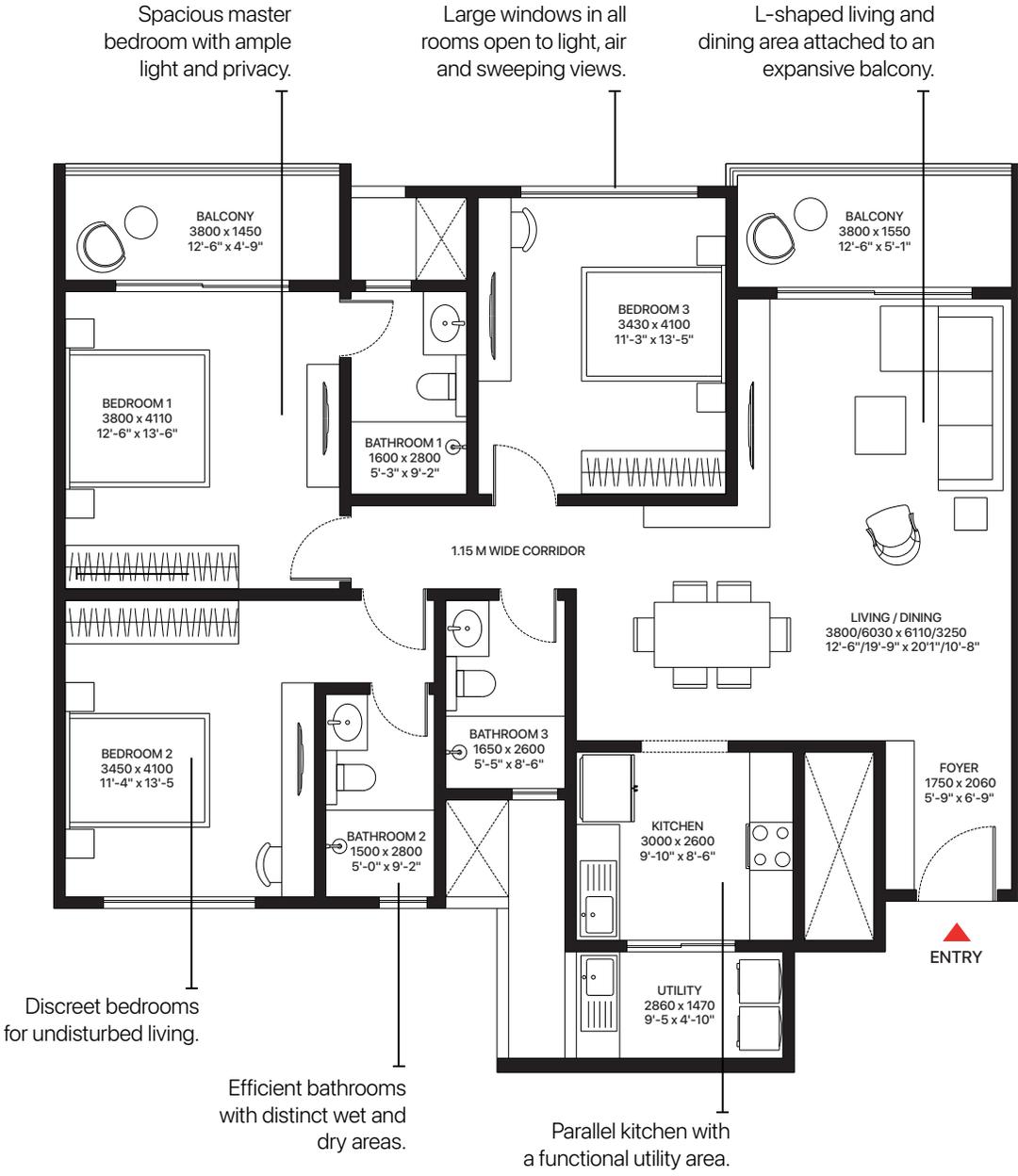


# Type B1

3 Bed Luxe | Wing 2

SBA 176.01 sq. m. | 1894.52 sq. ft.

Carpet Area 113.50 sq. m. | 1221.71 sq. ft.



All dimensions in mm

Key Plan

SBA & Carpet Area rounded up to nearest whole number

