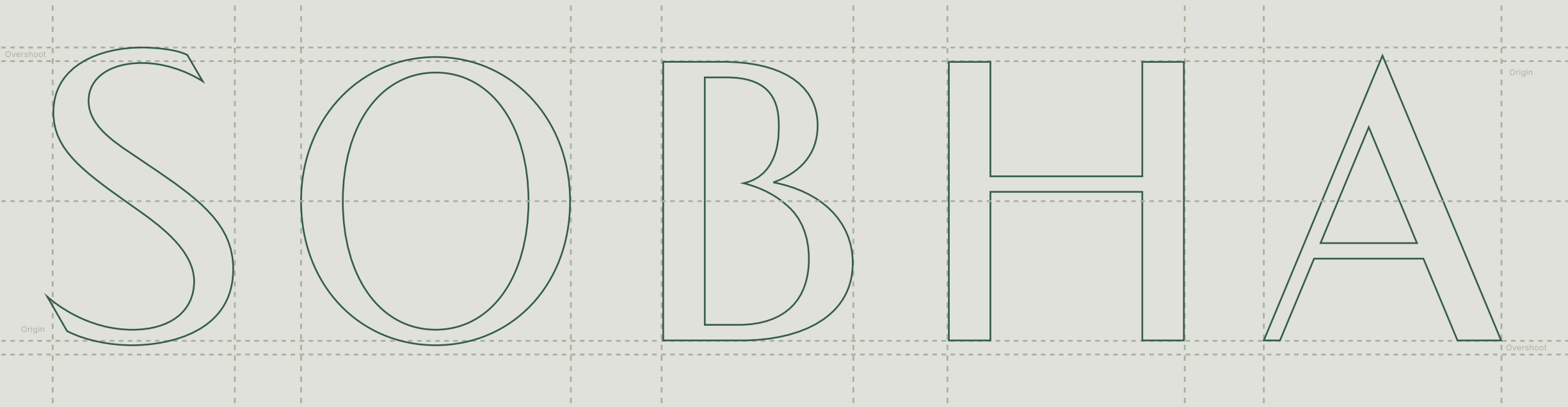




SOBHA AYANA

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

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

29 Years of
Passion at Work

Over 230
Prestigious Awards

Strong Workforce
14,000+ Employees

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.

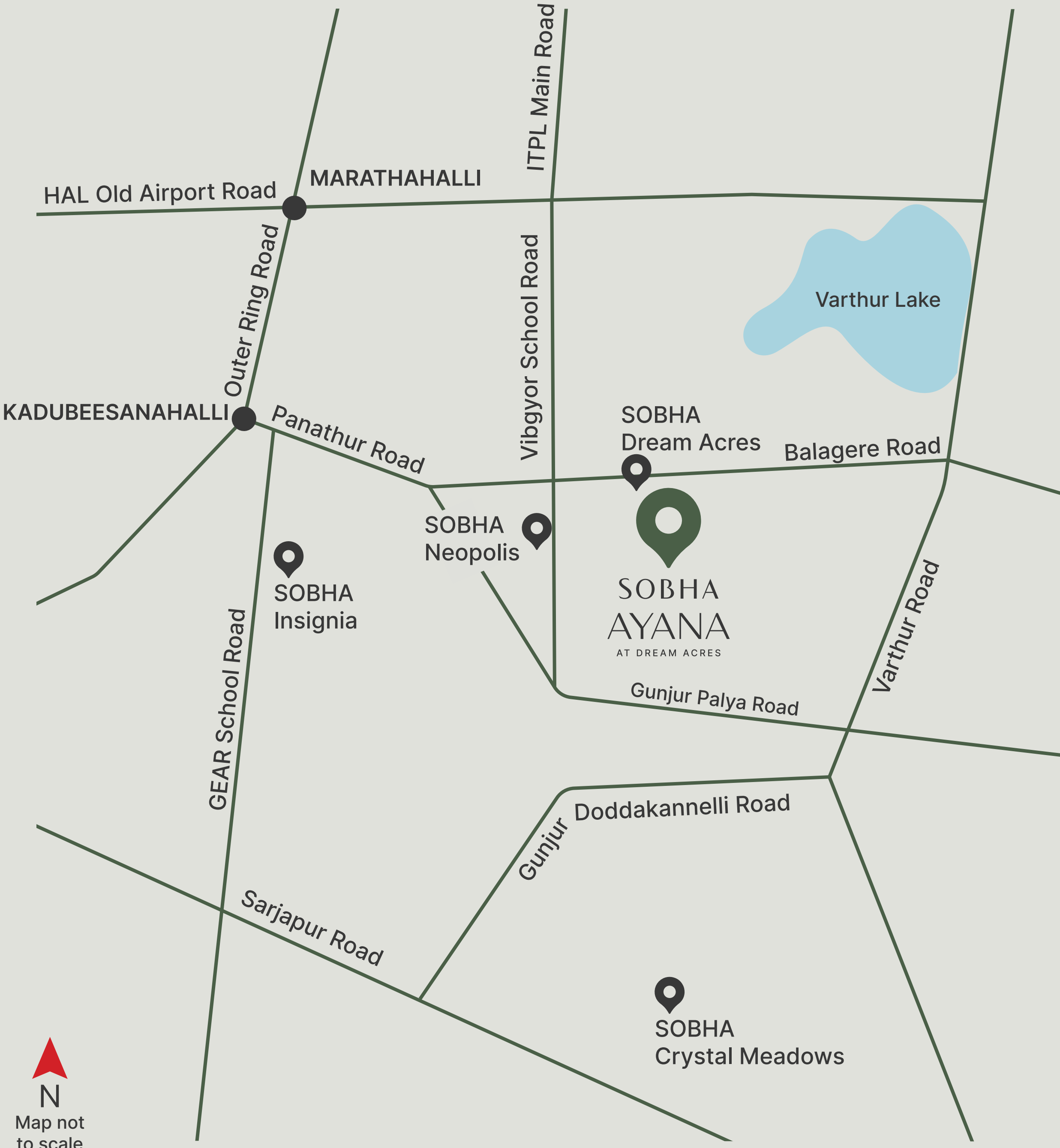
Encompassing over 6 sprawling acres of land, with 3 acres dedicated to vibrant forestsapes, SOBHA Ayana presents an opportunity for those yearning to commune with nature amidst the city's urban sprawl.



Live Connected.

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

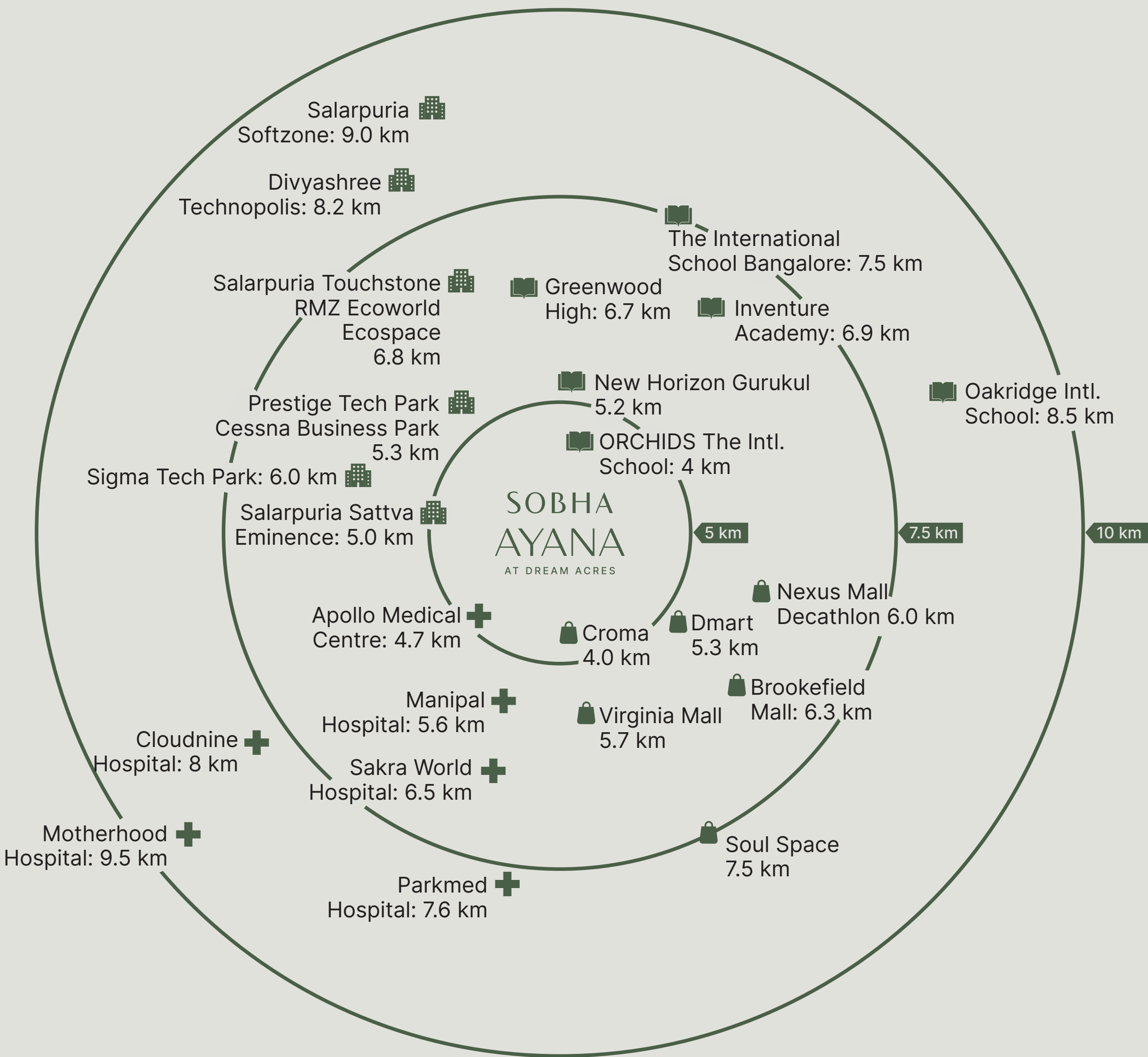
Road, Bengaluru's bustling IT hub, the region emerges as the perfect locale for the city's workforce.



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

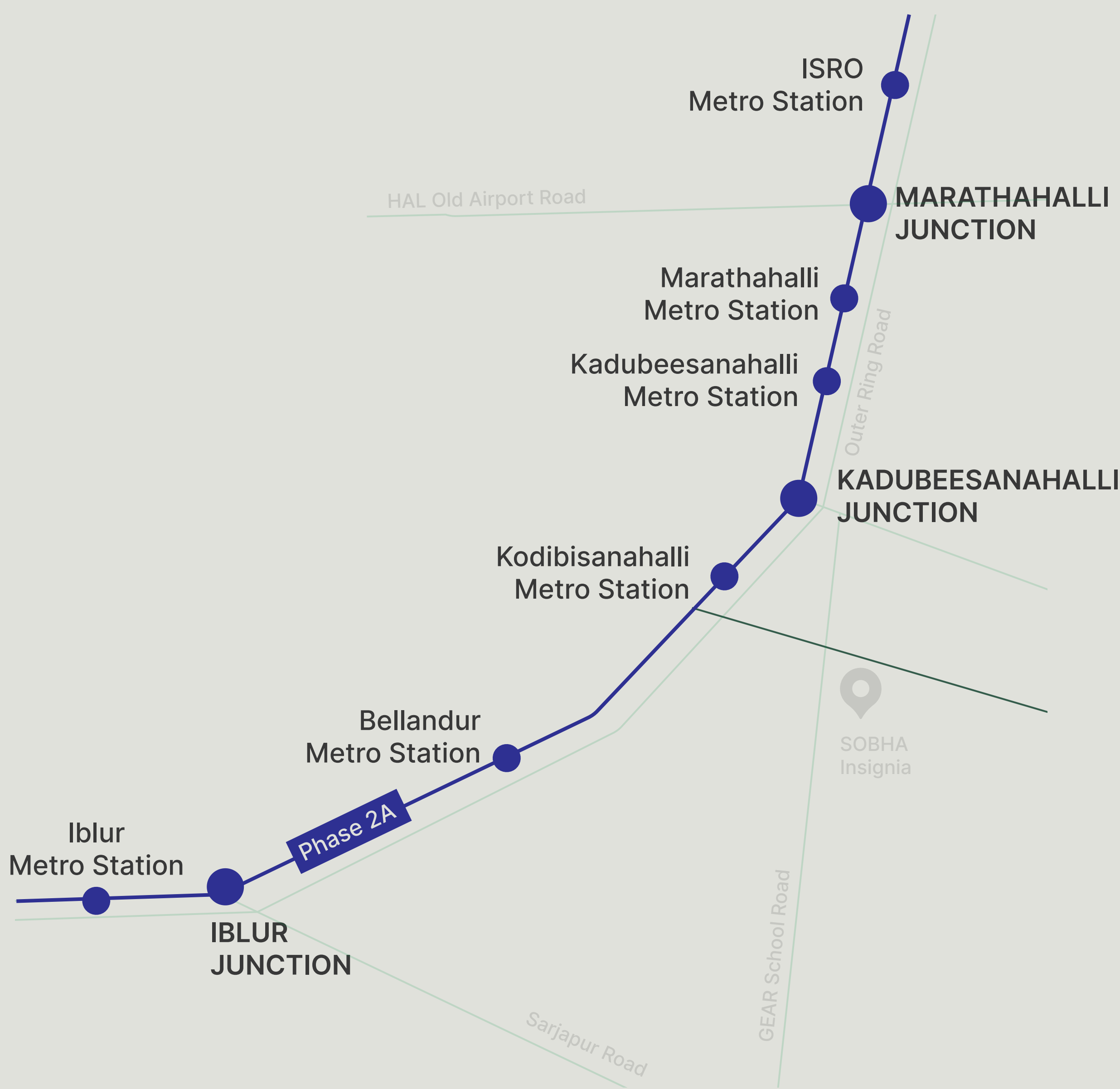
workspaces, these phases will dramatically improve access to key areas in the eastern, southern, central, and northern parts of the city.

Proposed 2A route:

Silk Board-Kadubeesanahalli-KR Puram

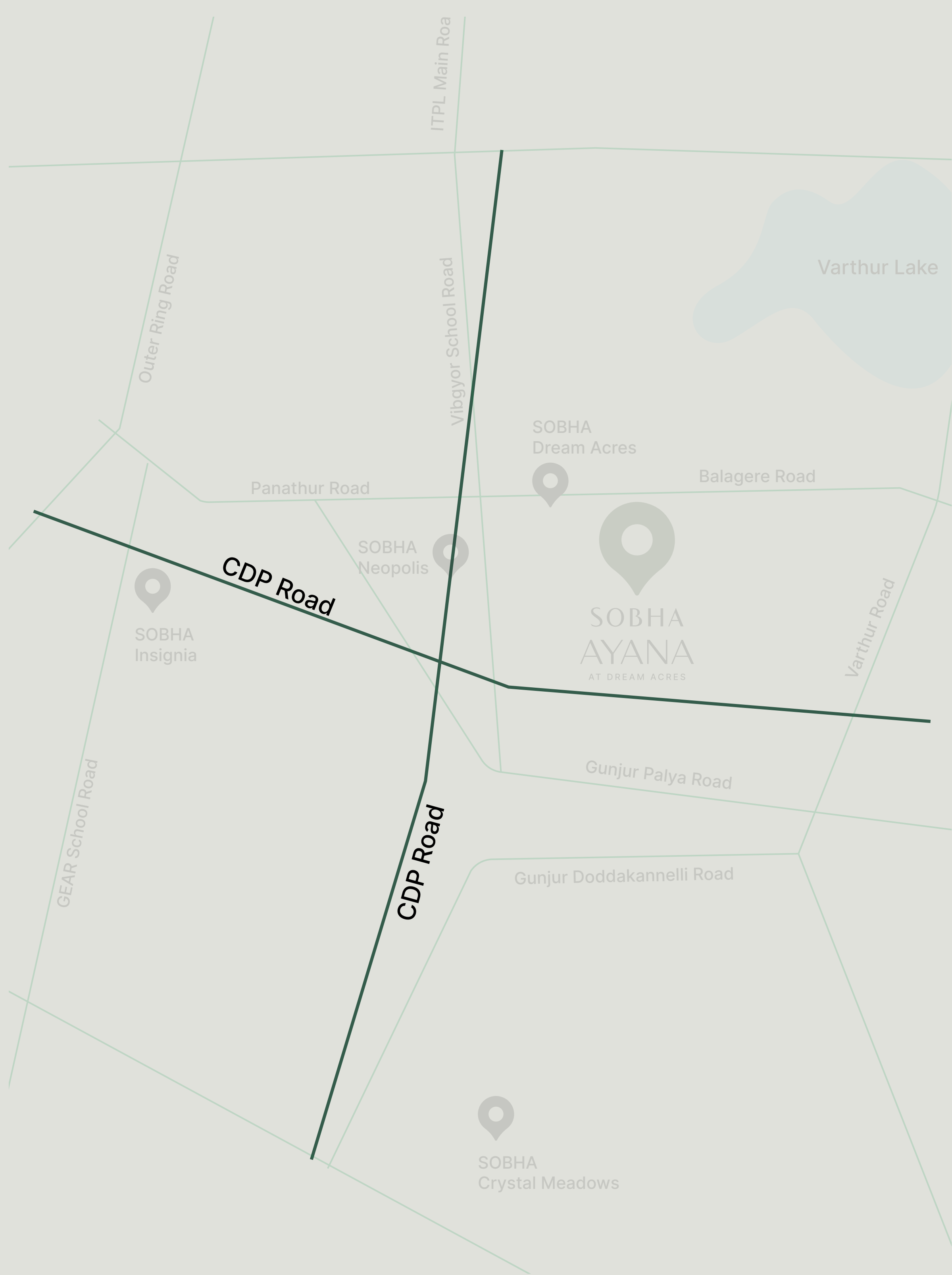
Proposed 2B route:

KR Puram-Hebbal-Kempegowda International Airport

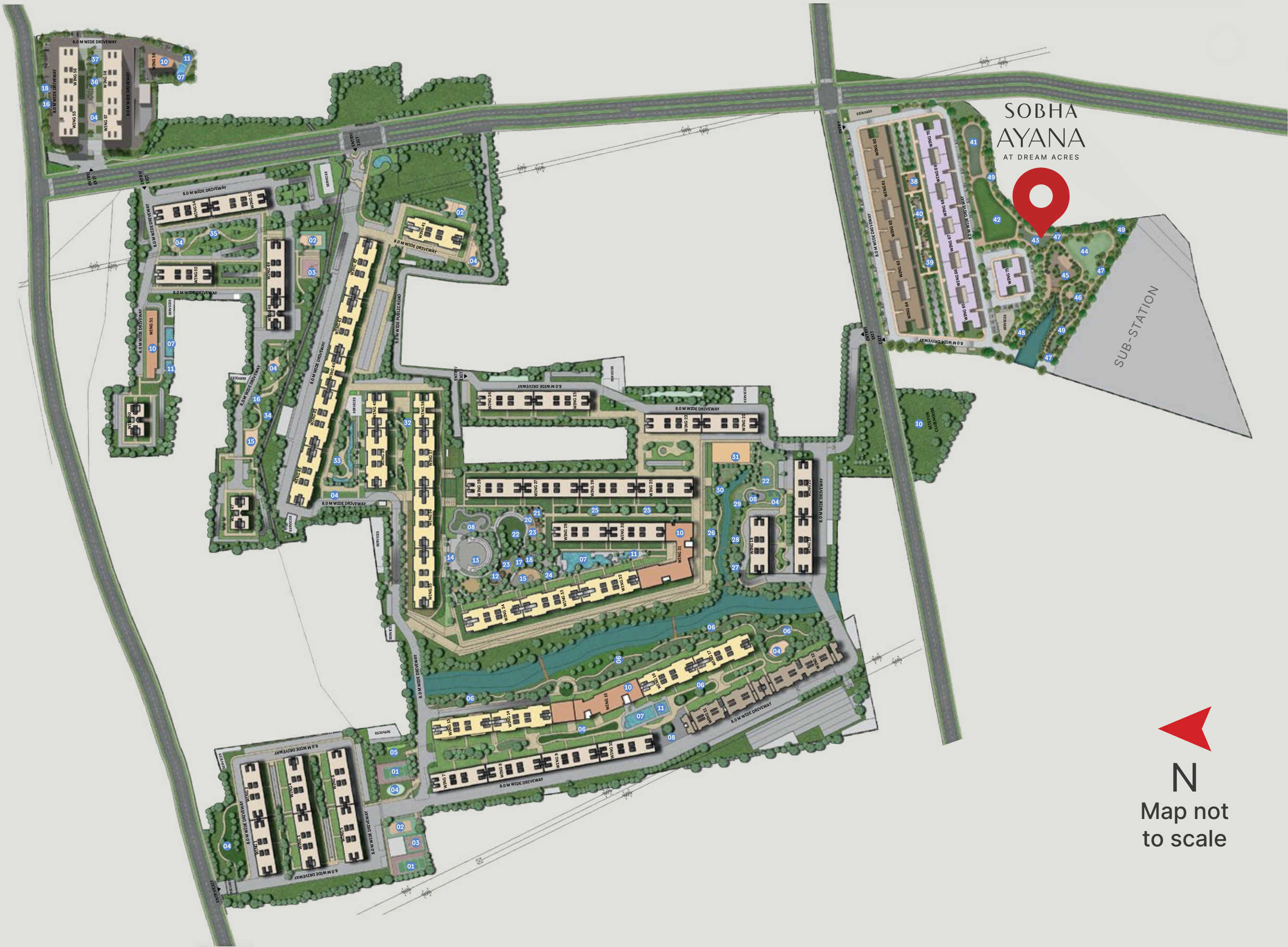


A monumental shift in the landscape of Panathur is expected as the Comprehensive Development Plan (CDP) Road network is set to link this area to the

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



SOBHA dreamacres Master Plan



N
Map not
to scale

Amenities

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

SOBHA

AYANA

AT DREAM ACRES

Master Plan



Amenities

- A. Play Deck

B. The Lanai (Tropical Garden)

C. Isla Verde (Cabana Island)

D. Activity Arena

E. Celebration Court

F. Yoga Lawn
- G. Camping Grounds

H. Tranquillity Valley

I. Paradise Grove

J. Serenity Trail

K. Bamboo Bower

L. Green Spine

Masterfully Crafted.

- 3 acres of tropical forestscape offers 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:	No. of Floors
60, 61, 62, 63, 64, 65, 66, 69, 70	2B+G+14
67, 68	2B+G+11
71	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.



*Construction in progress

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.

