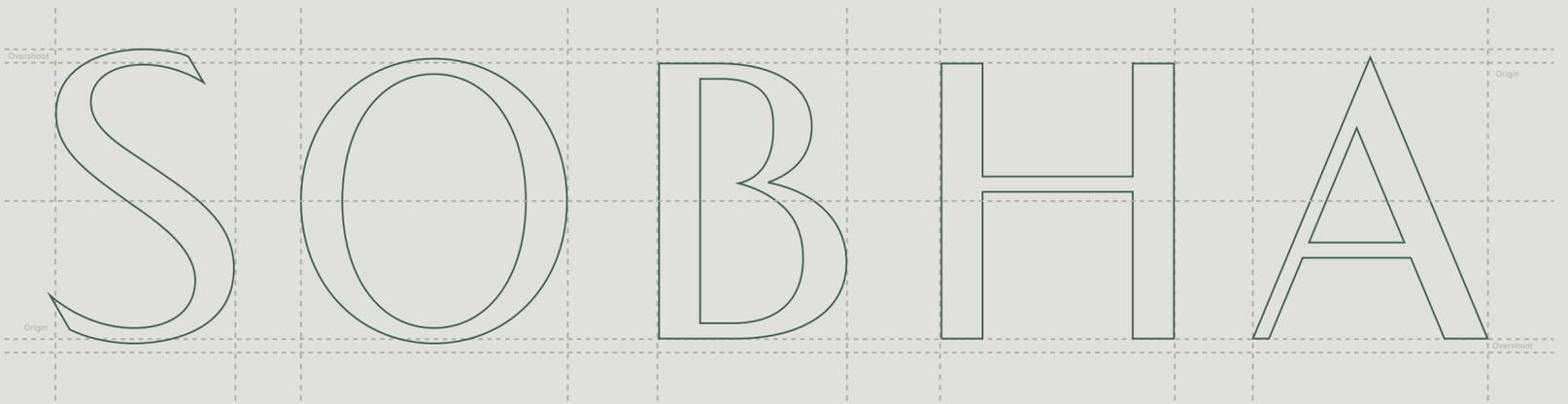




SOBHA  
AYANA

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.



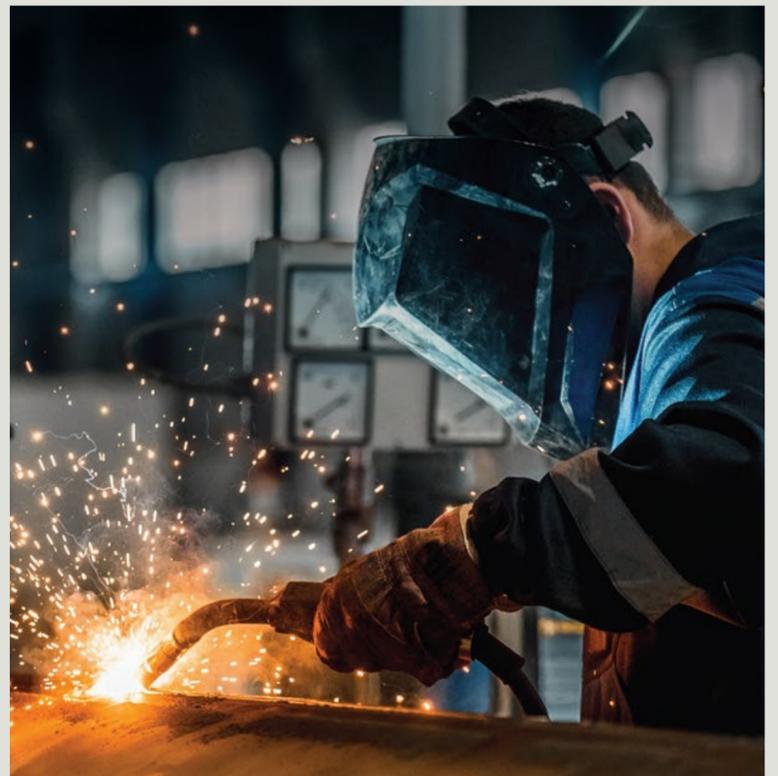
**Interiors Division**  
3,75,000 sq. ft.



**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.

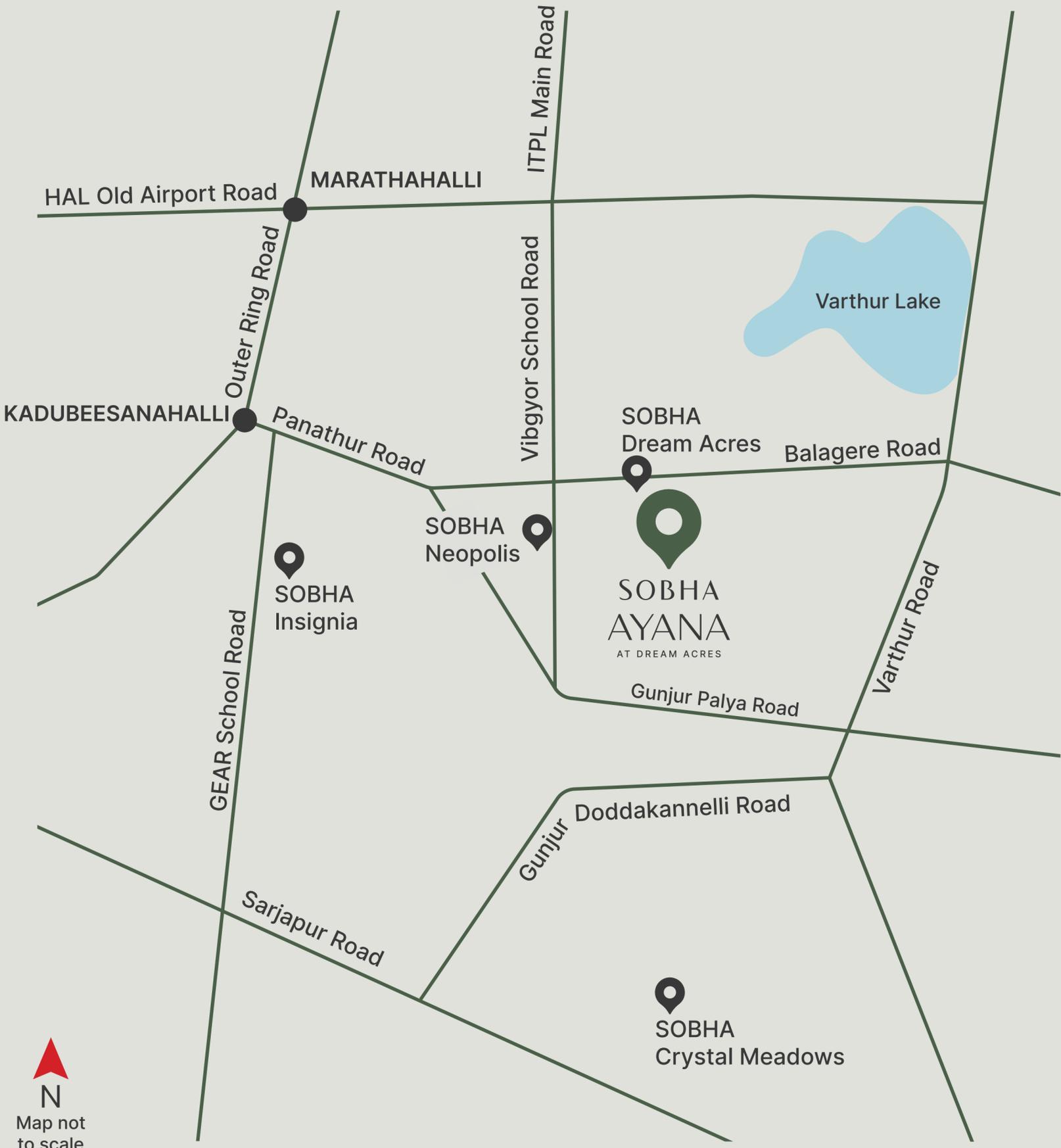
Encompassing over 6 sprawling acres of land, with 3 acres dedicated to vibrant forestscapes, SOBHA Ayana presents an opportunity for those yearning to commune with nature amidst the city's urban sprawl.



# Live Connected.

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

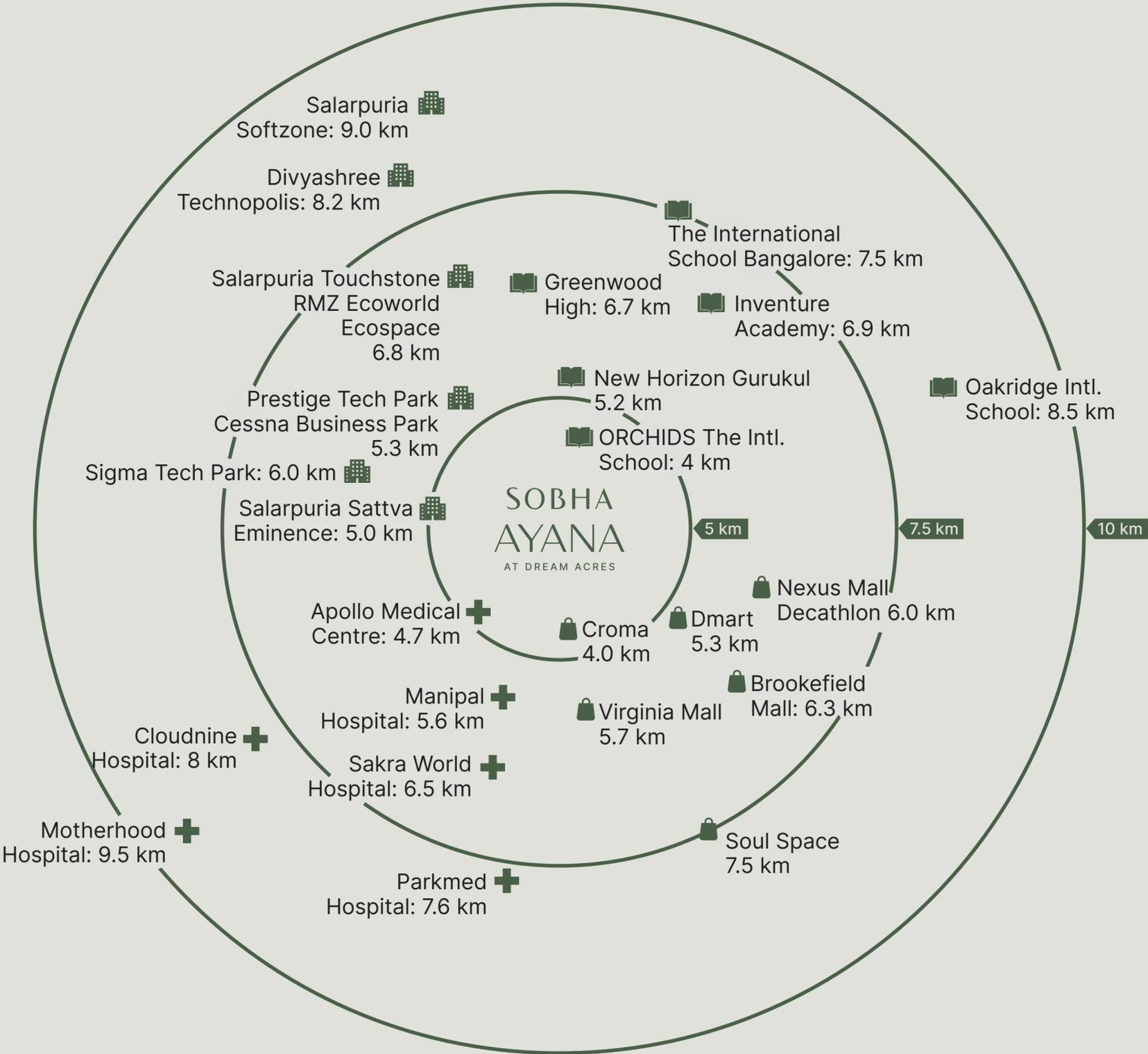
Road, Bengaluru's bustling IT hub, the region emerges as the perfect locale for the city's workforce.



# 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

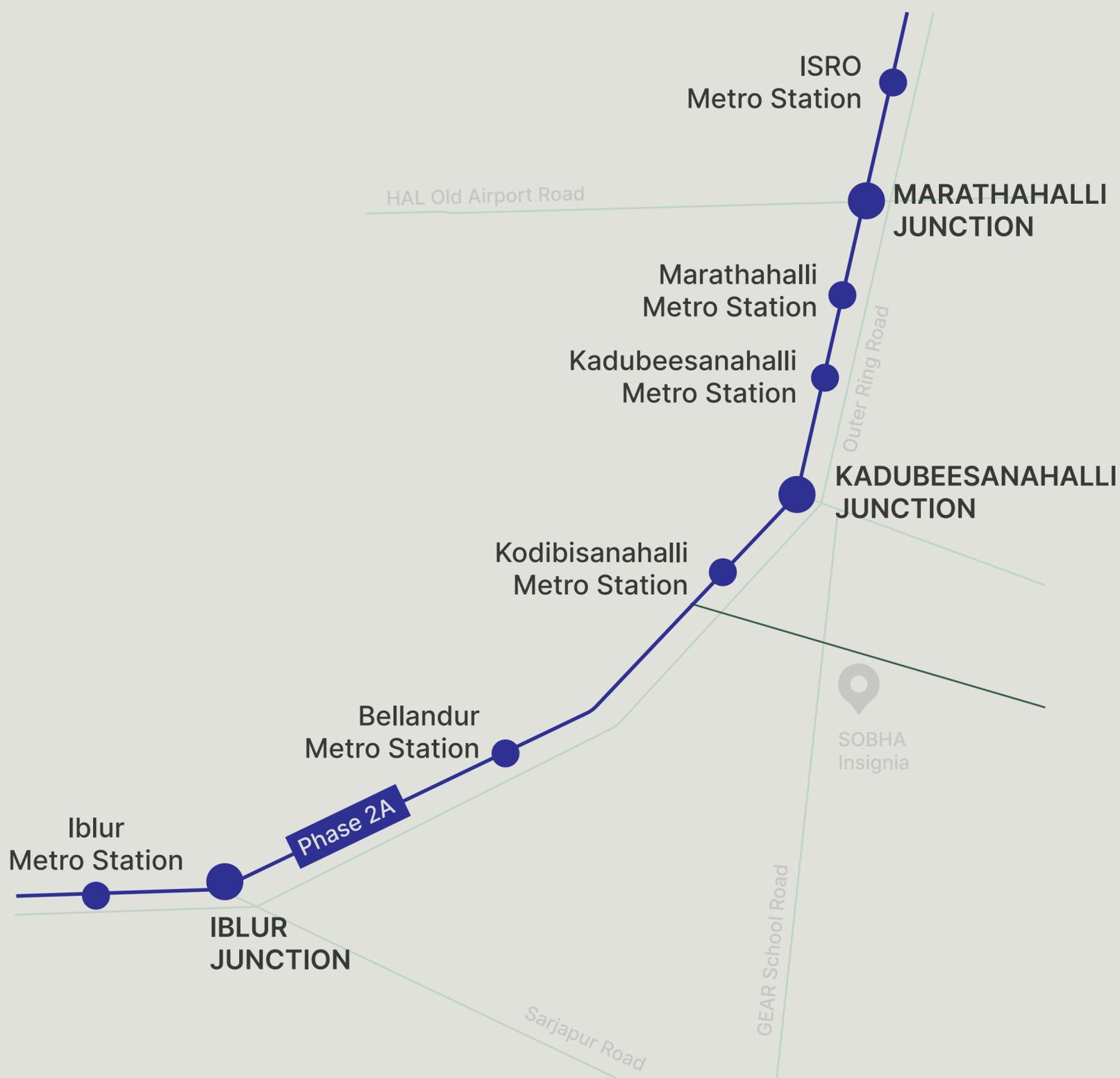
workspaces, these phases will dramatically improve access to key areas in the eastern, southern, central, and northern parts of the city.

## Proposed 2A route:

Silk Board-Kadubeesanahalli-KR Puram

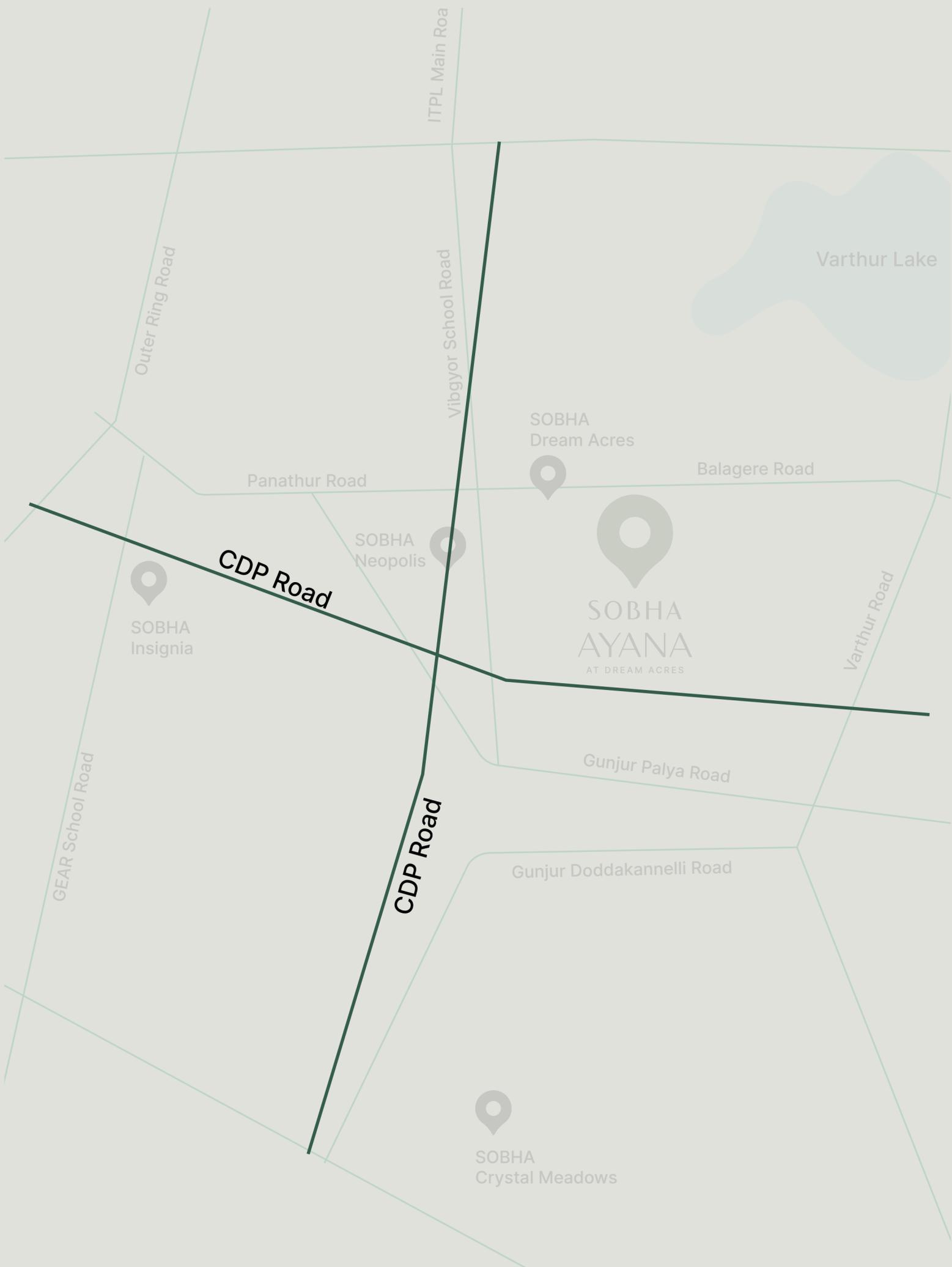
## Proposed 2B route:

KR Puram-Hebbal-Kempegowda International Airport

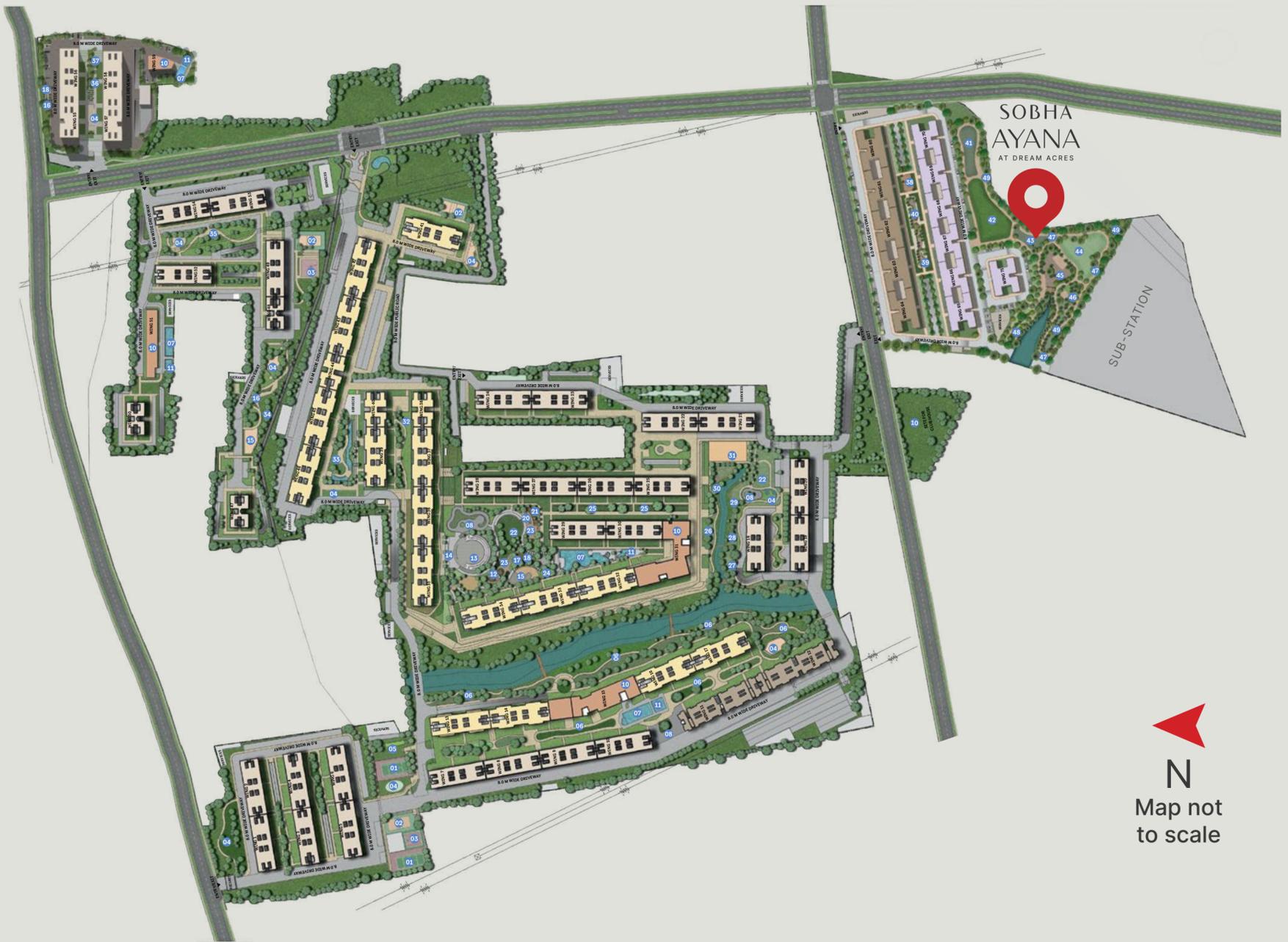


A monumental shift in the landscape of Panathur is expected as the Comprehensive Development Plan (CDP) Road network is set to link this area to the

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



# SOBHA dreamacres Master Plan



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 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 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:

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.



\*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.



PRM/KA/RERA/1251/446/PR/030824/006958 | [rera.karnataka.gov.in](http://rera.karnataka.gov.in)

---

SOBHA Ayana, Near Panathur Main Road, Off Marathahalli-ORR,  
Bengaluru, Karnataka 560087

☎ 080 4646 4500    ✉ [marketing@sobha.com](mailto:marketing@sobha.com)

DISCLAIMER: This document is conceptual and not a legal offering by the Company for advertising and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales, etc. independently with the Company prior to concluding any decision for buying in any of the project. The user of the Brochure confirms that he / she has not solely relied on this information for making any booking / purchase in any project of the Company. The visuals and information contained herein marked as "artistic impression" are artistic impressions being indicative in nature and are for general information purposes only. The visuals contained marked as "generic image" and other visuals / image / photographs are general images and do not have any correlation with the project. The imagery used on the brochures may not represent actuals or may be indicative of style only. Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered. These photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are artist's impressions and are an indicative of the actual designs. No information given on this brochure creates a warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws. The information on this brochure is presented as general information and no representation or warranty is expressly or impliedly given as to its accuracy. While enough care is taken by the Company to ensure that information in the brochure are up to date, accurate and correct, the readers / users are requested to make an independent enquiry with the Company before relying upon the same. Nothing in the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the Company. The Company is not responsible for the consequences of any action taken by the viewer relying on such material / information in this brochure without independently verifying with the Company.