



PASSION AT WORK

SOBHA  
**dream**acres  
— YOUR PERFECT FIRST HOME —

**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 the 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 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. The photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are the artist’s impression 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 on 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 on this brochure without independently.

# #NEVERCOMPROMISE

- Mr. P.N.C. Menon founded Sobha Developers in 1995 with a clear vision to transform the way people perceive quality.
- Today Sobha, a ₹25 billion company, is one of the largest - and the only backward integrated - real estate developer in the country.
- A company that has built its reputation and its business on one simple tenet: **Never compromise**: on quality, on values, on passion, on commitment.
- Countless awards and accolades from trade bodies, Government and media.
- For 20 years, it has been a guarantee for high quality and prompt delivery, earning trust from homeowners everywhere.

SOBHA  
**dream**series

- This legacy gave birth to a dream: how can we bring this quality within the reach of many more people - particularly young families, executives and professionals.
- The tools to bring this dream to life are technology and massive scale. We use the world's best precast concrete technology and offer world-class apartments spread over a vast area.
- Sobha Dream Series will change the face of homes across the country.

# SOBHA dream acres

— YOUR PERFECT FIRST HOME —

The first project of Sobha Dream Series, is located at Balagere, close to IT/ITES companies, malls, hospitals, schools and colleges.

Key highlights:

81 Acres development

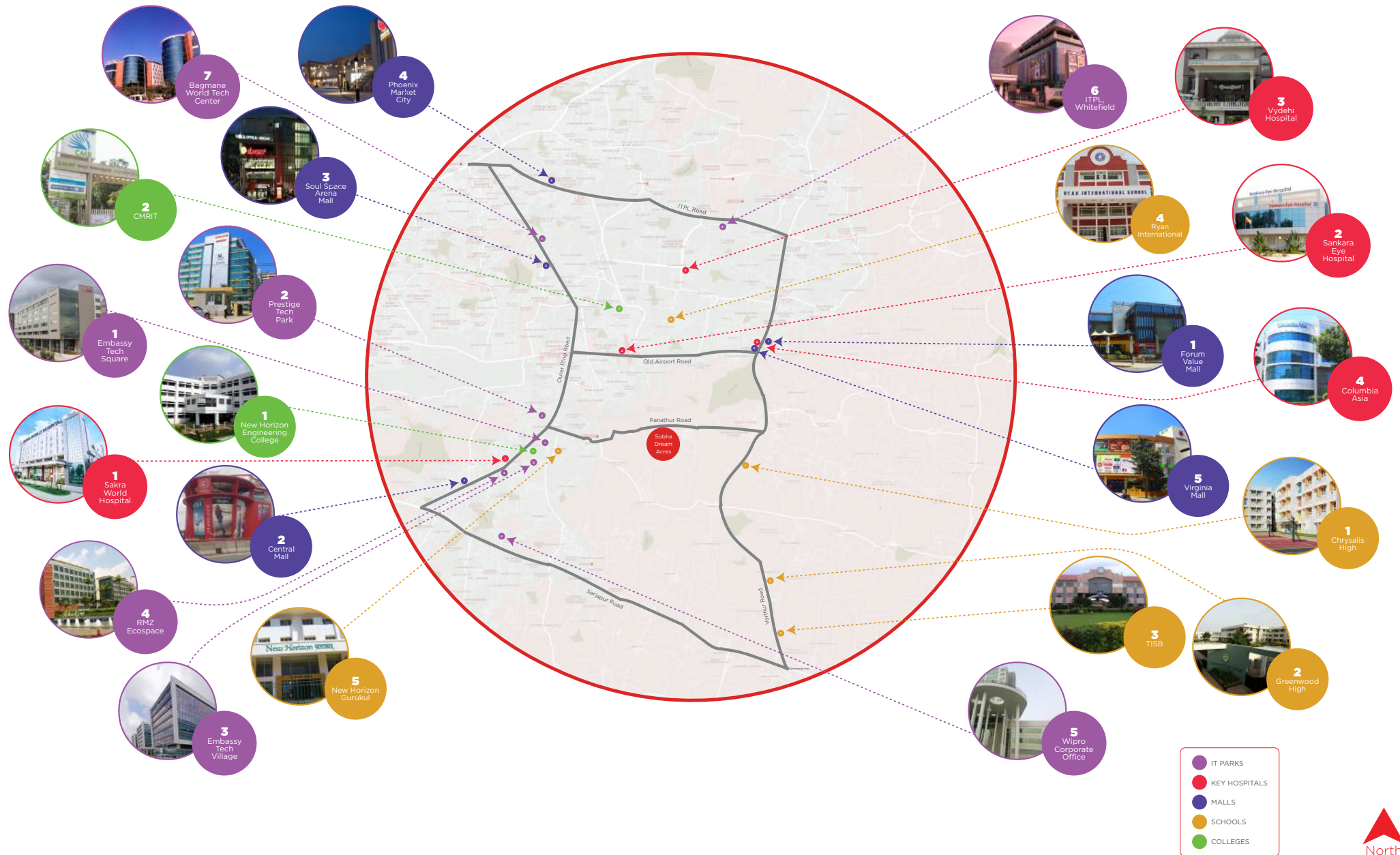
Precast technology

5 clubhouses & swimming pools with multiple outdoor sports

Located in Bangalore's commercial growth hub

Backward integration

# THE EPICENTER OF MODERN BENGALURU







# MASTER PLAN

**SOBHA**  
**dream**acres



- 1. Tennis Court
- 2. Volleyball Court
- 3. Half Basketball Court
- 4. Swimming Pool
- 5. Clubhouse
- 6. Landscape

## LEGEND

	TYPE A BLOCK
	TYPE B BLOCK
	TYPE E BLOCK
	CLUBHOUSE





WING 13 PODIUM LANDSCAPE  
SHOT ON JULY 2017

## 2 BEDROOM APARTMENTS

### STRUCTURE

Basement + Ground + 13 (or 14) storied R C C structure with pre-cast technology.

### CAR PARKING

Covered / open car parks in basements.

Open car parks for visitors.

### LIVING/DINING

Vitrified tile flooring and skirting.

Plastic emulsion paint for walls and ceiling.

### BEDROOMS

Vitrified tile flooring and skirting for all Bedrooms.

Plastic emulsion paint for walls and ceiling.

### TOILETS

Ceramic tile flooring.

Ceramic wall tiling up to false ceiling.

False ceiling / Plastic emulsion paint for ceiling.

### KITCHEN

Ceramic tile flooring.

Ceramic tiling dado from floor to ceiling level.

Plastic emulsion paint for ceiling.

### BALCONIES/UTILITIES

Ceramic tile flooring and skirting.

Concrete / Mild steel handrail

Plastic emulsion paint for ceiling.

All walls external grade textured paint.



## STAIRCASE

Fire Exit Staircase  
Concrete treads & risers.  
Texture Paint for walls.  
Fire rated door for all staircases.

## COMMON AREAS

Ceramic tile flooring & skirting.  
Texture Paint for walls.  
Plastic emulsion for ceiling.  
Concrete parapet / Mild steel handrail

## JOINERY

Main door and Bedroom doors of both sides laminate, with timber frame & architraves.  
All other external doors to be manufactured in specially designed aluminum extruded frames.  
Toilet doors of both sides laminate, with timber frame & architraves.  
High quality ironmongery and fittings for all doors.  
Aluminum windows.

## LIFTS

Total 2 no of lifts (1 no's of 8- passengers & 1 no's of 15-passengers) of reputed make in each wing.

## LANDSCAPE

Designer landscaping

## COMMON FACILITIES FOR ENTIRE PROJECT

Well-equipped clubhouse.  
Swimming pool.  
Children's play area

# 1 BEDROOM APARTMENTS

## STRUCTURE

Basement + Ground + 13 storied R C C structure with pre-cast technology.

## CAR PARKING

Covered / open car parks for residents.

Open car parks for visitors.

## LIVING/DINING/ KITCHEN

Vitrified tile flooring and skirting.

Ceramic tiling dado 2' above kitchen counter top.

Plastic emulsion paint for walls and ceiling.

## BEDROOMS

Vitrified tile flooring and skirting for all Bedrooms.

Plastic emulsion paint for walls and ceiling.

## TOILETS

Ceramic tile flooring.

Ceramic wall tiling up to false ceiling.

False ceiling / Plastic emulsion paint for ceiling.

## BALCONIES/UTILITIES

Ceramic tile flooring and skirting.

Concrete / Mild steel handrail

Plastic emulsion paint for ceiling.

All walls external grade textured paint.

## STAIRCASE

Fire Exit Staircase  
Concrete treads & risers.  
Texture Paint for walls.  
Fire rated door for all staircases.

## COMMON AREAS

Ceramic tile flooring & skirting.  
Texture Paint for walls.  
Plastic emulsion for ceiling.  
Concrete parapet / Mild steel handrail

## JOINERY

Main door and Bedroom doors of both sides laminate, with timber frame & architraves.  
All other external doors to be manufactured in aluminum extruded frames.  
Toilet doors of both sides laminate, with timber frame & architraves.  
High quality ironmongery and fittings for all doors.  
Aluminum windows.

## LIFTS

Total 3 no of lifts (2 no's of 8- passengers & 1 no's of 15-passengers)of reputed make in each wing.

## LANDSCAPE

Designer landscaping

## COMMON FACILITIES FOR ENTIRE PROJECT

Well-equipped clubhouse.  
Swimming pool.  
Children's play area

# SOBHA dreamacres

— YOUR PERFECT FIRST HOME —

Sales Office & Experience Center – Panathur Main Road, Off ORR, Balagere, Bangalore – 560087  
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 Acres, Balagere.

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)

RERA Number: [PRM/KA/RERA/1251/446/PR/170915/000193](#) | [PRM/KA/RERA/1251/446/PR/170915/000157](#) | [PRM/KA/RERA/1251/446/PR/170915/000221](#) | [PRM/KA/RERA/1251/446/PR/170915/000156](#) | [PRM/KA/RERA/1251/446/PR/170915/000223](#) | [PRM/KA/RERA/1251/446/PR/170915/000165](#) | [PRM/KA/RERA/1251/446/PR/170915/000202](#) | [PRM/KA/RERA/1251/446/PR/170915/000195](#) | [PRM/KA/RERA/1251/446/PR/170915/000163](#) | [PRM/KA/RERA/1251/446/PR/170915/000206](#) | [PRM/KA/RERA/1251/446/PR/170915/000207](#) | [PRM/KA/RERA/1251/446/PR/170915/000168](#) | [PRM/KA/RERA/1251/310/PR/170915/000170](#) | [PRM/KA/RERA/1251/446/PR/170915/000160](#) | [PRM/KA/RERA/1251/446/PR/170916/000293](#) | [PRM/KA/RERA/1251/446/PR/171031/001452](#) | [PRM/KA/RERA/1251/446/PR/171031/001467](#) | [PRM/KA/RERA/1251/446/PR/180612/001897](#) | [PRM/KA/RERA/1251/446/PR/180627/001929](#) | [PRM/KA/RERA/1251/446/PR/171031/001467](#) | [PRM/KA/RERA/1251/446/PR/180612/001897](#) | [PRM/KA/RERA/1251/446/PR/180627/001929](#) | [PRM/KA/RERA/1251/446/PR/181010/002036](#) | [PRM/KA/RERA/1251/446/PR/181010/002037](#) | [PRM/KA/RERA/1251/446/PR/181010/002038](#) | [PRM/KA/RERA/1251/446/PR/181010/002039](#) | [PRM/KA/RERA/1251/446/PR/190223/002449](#) | [PRM/KA/RERA/1251/446/PR/190223/002448](#)