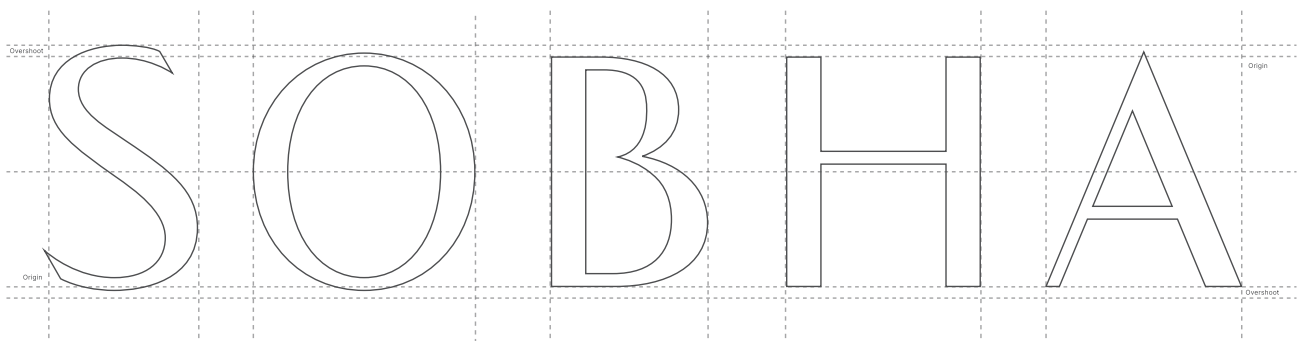




SOBHA
WATERFRONT
TRUE-BLUE LUXURY

Passion.
Inked with Perfection.

Estd.
19
95



SOBHA has crafted 589 iconic projects in residential, contractual, non-residential and commercial spaces spread over 152.69 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 every handover.

Over 265
Prestigious Awards

Strong Expertise
14,850+ Workforce

National Footprint
28 Cities in 14 States

Portfolio of Excellence.



Residential

SOBHA turns architecture into everlasting masterpieces. From presidential residences, villas, row houses, and luxury apartments to plotted developments, every creation embodies imperishable grandeur.

| Spread across 88.25 million sq. ft.



Contracting

With a commanding national footprint, SOBHA delivers turnkey excellence for world-class corporates including Infosys, Taj, ITC, Bosch, Biocon, Timken, Dell, etc.

| Spread across 60.14 million sq. ft.



Non-residential and Commercial

From the iconic 1 SOBHA, Bengaluru and SOBHA City Mall, Thrissur to SOBHA factories, Jakkur Training Centre, and several others, each creation is a beacon of vision, purpose, and architectural mastery.

| Spread across 4.3 million sq. ft.

Pioneering Self-reliance.

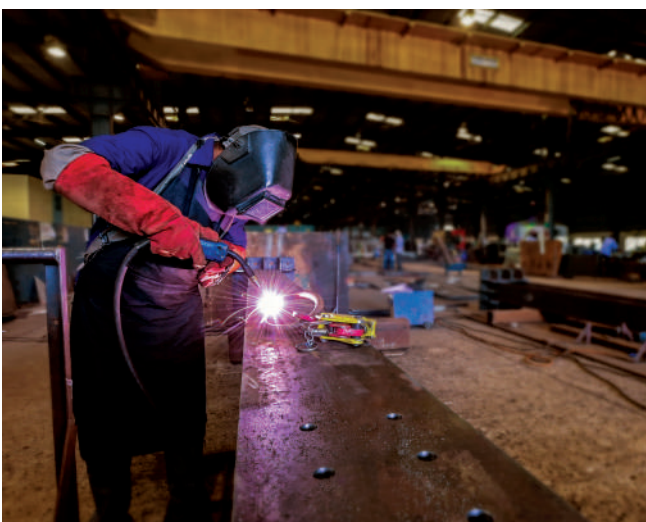
SOBHA introduced the concept of Backward Integration in the real estate industry, bringing the finest together—from precision engineering to innovative design, and from superior concrete products, glazing & metal works to top-notch interiors. This philosophy allows SOBHA to provide unmatched quality to its customers. This has been featured as a Harvard Business School case study.



Concrete Products Division
Spread across 55,000 sq. ft.



Interiors Division
Spread across 3,75,000 sq. ft.



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



Precast Facility
Spread across 73,000 sq. ft.

SOBHA in Hyderabad, Since 2001.



Infosys Campus, Gachibowli

Spread over 18.7 lakh sq. ft.

Infosys Campus, Pocharam

Spread over 32.8 lakh sq. ft.

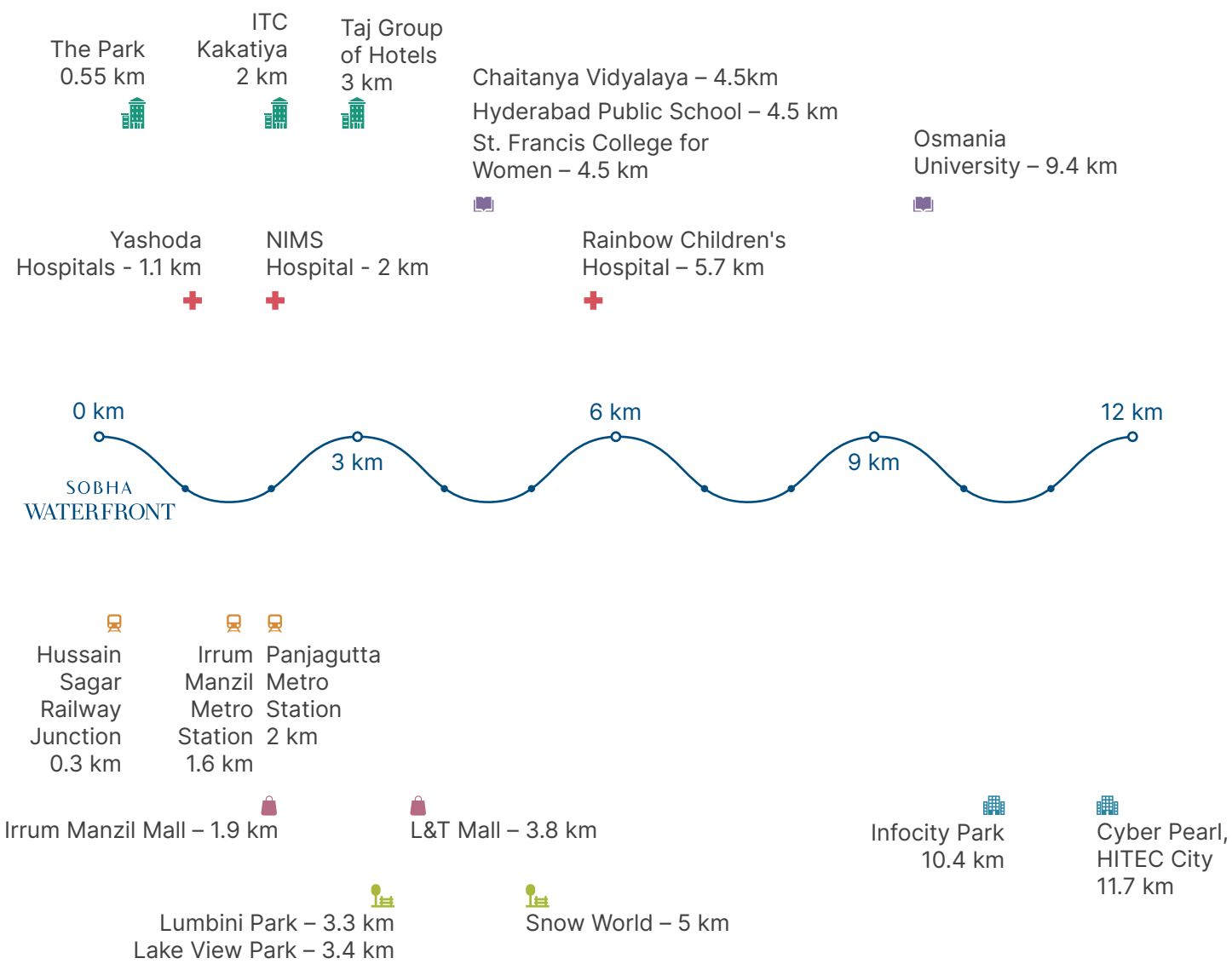
SOBHA in Hyderabad.

SOBHA marked its entry in Hyderabad with its contractual projects for Infosys. It has delivered more than 51.5 lakh sq. ft. for Infosys campuses in Gachibowli and Pocharam



Classy Neighbourhood, Great Lifestyle.

Somajiguda is home to Hyderabad’s renowned hospitals, schools, and colleges. The locale has malls, entertainment zones, and IT Parks in close proximity. It also offers easy connectivity to metro stations and the airport.



*For representational purposes only. Actual locations may vary.

Meticulously Designed Master Plan.

Amenities

- 01. Entry / Exit
- 02. Waterfall Drive
- 03. Rooftop Lakeview Deck
- 04. Patio
- 05. Corner Park
- 06. Harbour Plaza
- 07. Jogging / Cycling Path
- 08. Cycle Station
- 09. Pedestrian Entry
- 10. Splash Pool
- 11. Galleria Bay
- 12. Yoga / Meditation Pods
- 13. Kids' Climbing Wall
- 14. Outdoor Fitness Corner
- 15. Multipurpose Sports Court
- 16. Canyon Cove
- 17. Seniors' Cabana
- 18. The Peninsula Club
- 19. Linear Garden
- 20. Serenity Podium



Meticulously Designed Master Plan.

Maximum Space: With just four units per floor, there is ample space between towers.

Vastu Compliance: The main entrance, residential units, and important facilities are Vastu-compliant.

Utmost Privacy: Placement of the towers has been planned with no balconies facing each other.

Enhanced Safety: Traffic movement allowed only in a specific area (marked with red dotted line in the master plan).

Project Overview

Project Area	4.1 acres
Number of Residences	238
Number of Towers	4
Number of Floors	2 Basements + 2 Stilts + 15 Floors
Clubhouse	6-storeyed Standalone Tower

Unit Dimensions

Unit Type	No. of Units	SBA (sq. ft.)	Carpet Area (sq. ft.)
3 Bed Residence	58	1949-2188	1283-1437
3.5 Bed Residence	15	2825	1839
3.5 Bed Residence with Domestic Help Room	75	2690-2885	1701-1878
4 Bed Residence with Domestic Help Room	90	3045-3287	1963-2173

A Towering Architectural Feat.



The grand entrance flanked by waterfalls gives you a first impression of what is to come. The façade, designed in fluid form, renders the project a modern profile. The towers are positioned in a way that most homes have a view of the Hussain Sagar Lake.

Harbour Plaza



Lush green lawn, ornamental shrubs, meandering streams, and well-planned seating arrangements - here is a place to relax.

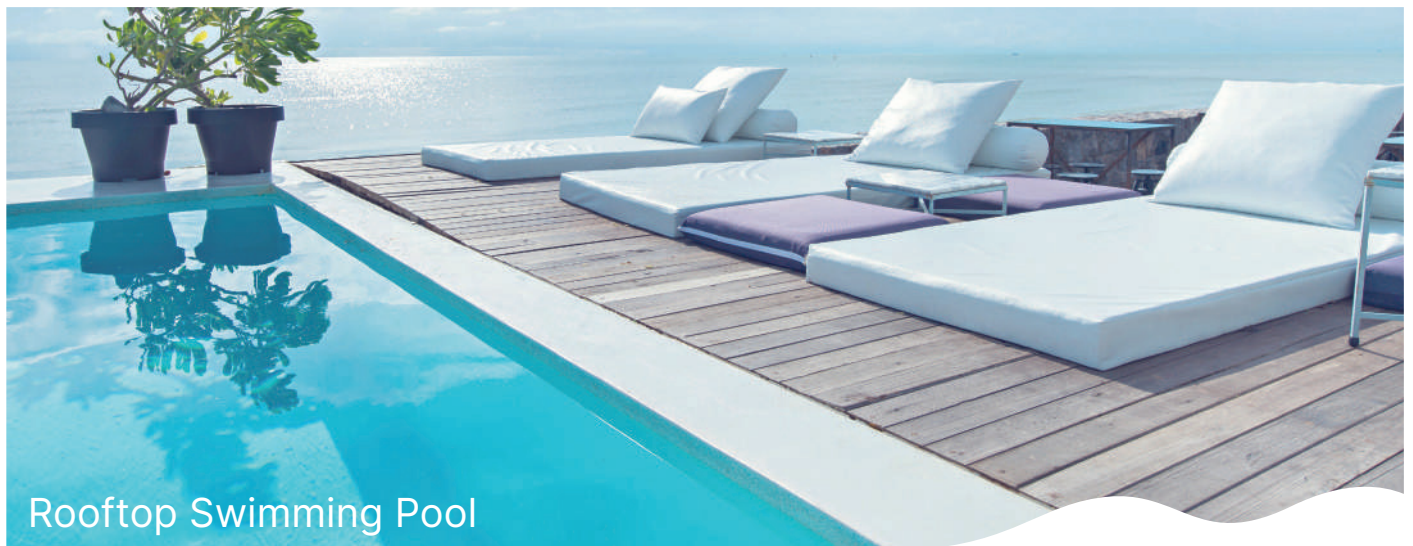
6-storeyed Peninsula Club



Gym



Badminton Court



Rooftop Swimming Pool

Elegantly designed, the Peninsula Club is well-equipped with a plethora of amenities.

- Grand Entrance Lobby
- Multipurpose Hall
- Sports Lounge
- Indoor Games
- Kids' Playroom
- Gym
- Yoga / Aerobics Room
- Badminton Court
- Rooftop Swimming Pool

Rooftop Lakeview Deck



The Rooftop Lakeview Deck, comprising a garden and alfresco seating area, is that perfect place to enjoy splendid views of the Hussain Sagar Lake.

Canyon Cove



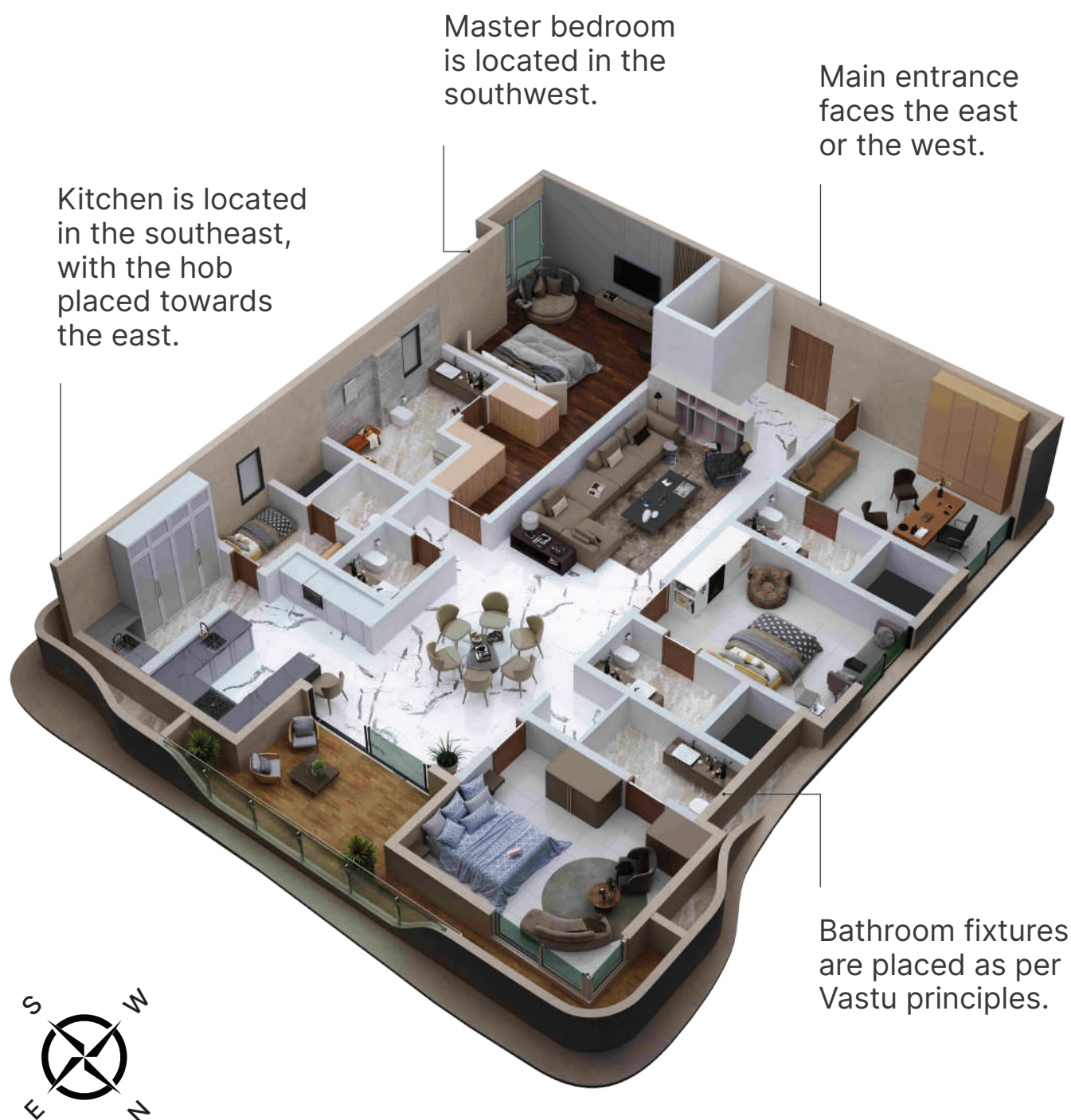
The Canyon Cove, a sunken playground for kids and toddlers, has a sand play area, wall climbing activities, and play platforms.

Well-designed Living Spaces.



Functional, and aesthetically pleasing,
the spacious interiors exude warmth.

Vastu-compliant Layout.



These meticulously crafted homes are completely Vastu-compliant.

Living Room. Unparalleled.



The living and dining area
is spacious enough to host
a party for 20-25 people.

Rest.
Assured.



The large corner window in the thoughtfully designed bedrooms ushers in light and air, and offers panoramic views.

Cook.
Contentedly.



The kitchen, well-planned
to ease your chores, is enabled with
gas leak detectors for safety.

Bathe.
Reenergise.



Designed to pamper, your private
paradise is equipped with a rain shower
and has provision for a bench.

Crafting Your SOBHA Home.

Discover the intricate measures we take to ensure that a SOBHA home lasts for many generations.



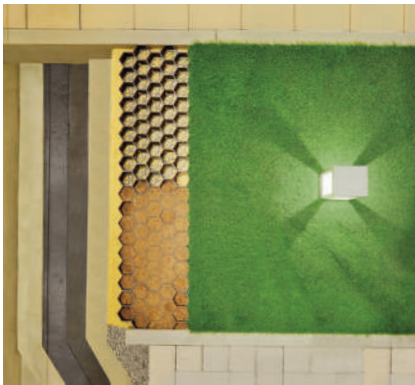
Wall Finishing & Flooring

A multilayered wall ensures a seamless surface, aesthetic finish, and longevity.



Seepage-free Bathrooms

With clearly marked wet & dry areas, your bathroom is built for easy maintenance.



Well-designed Lawns

Meticulously laid grass, with systematic & extensive waterproofing.



5-layered Exterior Walls

Tough and textured surfaces yield an aesthetically superior, crack-free wall.



Safe & Robust Balconies

A rust-proof rail of safety backed by stone coping & high quality sliding doors.



Efficient Parking Spaces

Tyre-friendly flooring and a wide driveway assist in efficient navigation.

A Few of Our Marquee Residential Projects across India.



Testimonies of Excellence.



Mr. Manot & Family,
SOBHA Waterfront,
Hyderabad

As my uncle had invested in multiple properties of SOBHA in Bengaluru, we were always aware of the SOBHA quality. The salesperson dealt with all our queries very meticulously & patiently, and brought in a lot of transparency.



Mr. Joby & Family,
SOBHA Atlantis,
Kochi

The team at SOBHA is so transparent and efficient that I booked my home at SOBHA Atlantis even without a site visit! Although my entire communication was over the phone, the process felt hassle-free.

Testimonies of Excellence.



Mr. Anupam & Family,
SOBHA City,
Gurugram

The quality of the construction shown to us during our visit is exactly what we got. The company goes to great lengths to showcase their work. It gave me the confidence to go ahead and buy my SOBHA home.



Mr. Pulkit & Family,
SOBHA Royal Pavilion,
Bengaluru

We are from Rajasthan and we loved the Rajasthan theme of SOBHA Royal Pavilion. What caught our attention, apart from the theme, is the construction quality of SOBHA, the layout planning, and all the unique amenities, especially the clubhouse.

RERA No: P02500005580
rera.telangana.gov.in

**SOBHA Waterfront, Bhanumati Road, Kundanbagh Colony
Somajiguda, Hyderabad, Telangana 500082**

 **080 4646 4565**  **marketing@sobha.com**

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