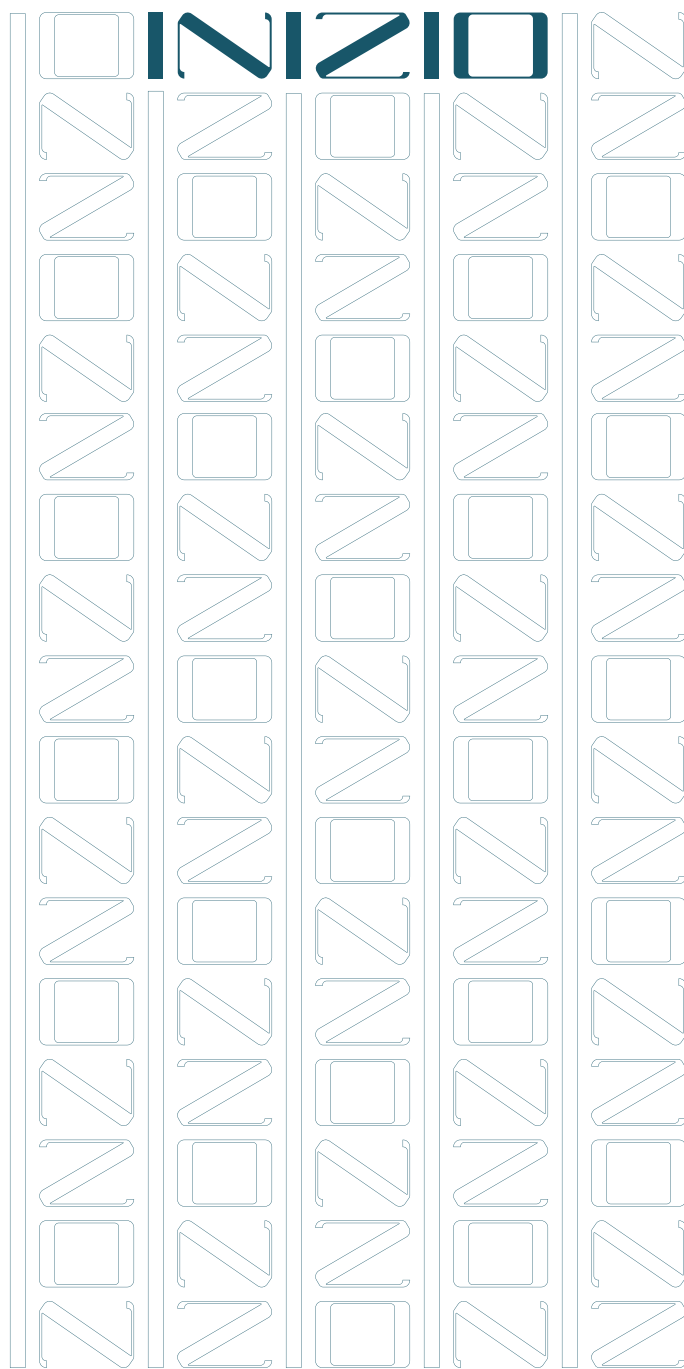


SOBHA



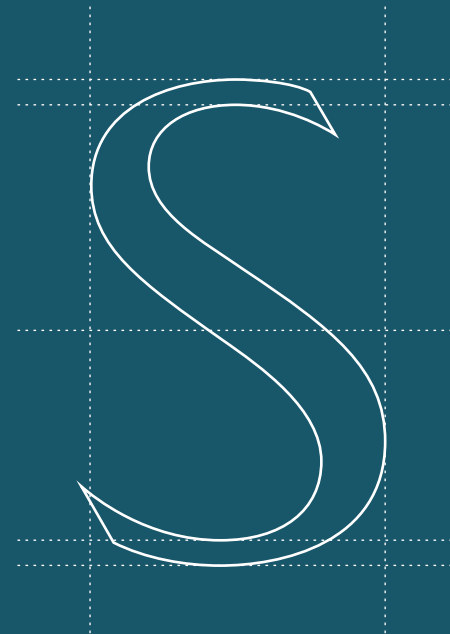
The SOBHA Legacy.

Anchored in international design ethos, SOBHA forayed into India's real estate frontiers with an unwavering resolution to redefine luxury. Driven by founder Mr. PNC Menon's enduring vision for precision, the brand has become synonymous with quality and on-time delivery.

Across three decades, SOBHA has been renowned for creating architectural landmarks that fuse global expertise with technological innovation, continually setting new standards of excellence.

“Perfection is not a dream.
But a reality that I strive
towards in my work.”

Mr. PNC Menon
Founder, SOBHA Group



Passion. Inked with Perfection.

SOBHA has crafted 576 iconic projects in residential, commercial, and contractual spaces spread over 148.02 million sq. ft. (13.75 million sq. m.) 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.

As of September 2025

Established
in 1995

Strong Expertise
16,100+ Workforce



Mr. PNC Menon



Club Royale at SOBHA Royal Pavilion, Bengaluru | Shot at Site

National Footprint
27 Cities in 14 States

Over 256
Prestigious Awards



Radius of Convenience.

Set along the Eastern Waterfront at the cusp of the Atal Setu, this coveted address ushers you into Mumbai 3.0 with strategic access. Sweeping sea views and the seasonal pink-hued migratory flamingos frame a life at the centre of transformation.

Here, eminent institutions, advanced healthcare, and spirited recreation create a refined way of life.

Articulation of Access.

SOBHA Inizio has direct links to Lower Parel, Worli, BKC, Nariman Point, and swift routes to Navi Mumbai. The Metro Line 3 (Aqua Line or Colaba-Bandra-SEEPZ Line) that stretches to Cuffe Parade, endowing this address with a unique ease of connectivity.

The travel time to Navi Mumbai International Airport from SOBHA Inizio is only 45 minutes. It signals a new urban frontier shaped by effortless travel and lifestyle.



Vision at the Edge of Tomorrow.

Atal Setu Bridge | Artist's Impression

Upcoming Developments



The **Sewri-Worli Connector** forms a signal-free corridor between the western and eastern precincts, leading toward the Bandra-Worli Sea Link. This will reduce travel time from an hour to startling 10 minutes.



The **Orange Gate Tunnel** links the Eastern Freeway to the Coastal Road, creating a cohesive transit corridor for seamless daily commute.



The recently inaugurated **Navi Mumbai International Airport**, via the Sewri-MTHL corridor, will introduce a gateway to global destinations.



The upcoming **Sewri Metro Station on Metro Line 11** will be in close proximity to SOBHA Inizio providing a clear mobility advantage, with rapid transit accessibility.



The anticipated **Eastern Waterfront Development** will bring exclusive professional and leisure environments to a curated promenade.

Dawn of a New Urban Paradigm.

SOBHA's maiden venture into Mumbai is a homage to modernity shaped by global aesthetic cues. With an architectural language that harmonises contemporary design, it is a first of its kind.

Every pane of glass, every beam of gleaming light is a proclamation of its stature—echoing its sophistication and gravitas.



Day View Elevation | Artist's Impression



Artist's Impression

Masterfully Planned to Perfection.

Dual Access, Seamlessly Orchestrated:
Thoughtfully planned entry and exits for an effortless 360° driveway circulation.

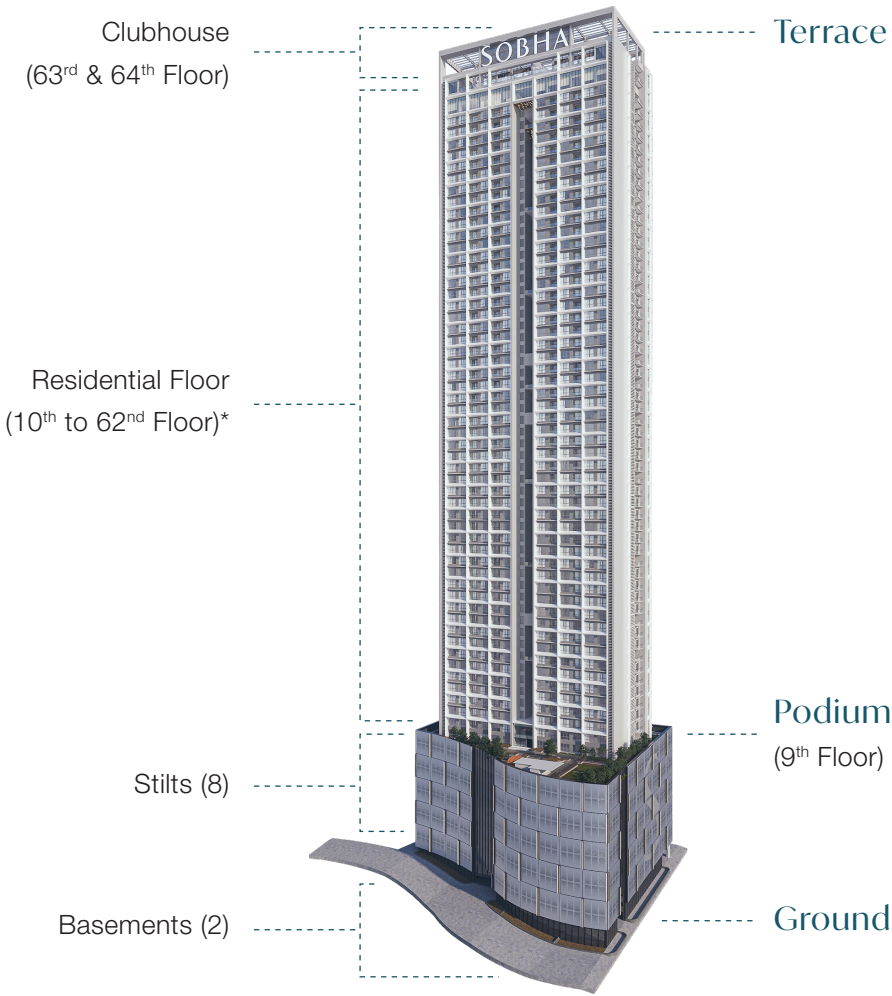
Realms for Residences & Retail:
Exclusive access points ensuring privacy for residences.

Indoor-outdoor Experience:
A double-height lobby on the 9th floor opens to a foliated podium with a courtyard, observation deck, and board walk.

Panoramic Orientation:
All the 2 & 3 bed residences capture stunning views of the Atal Setu Bridge and gorgeous water vistas.

Vertical Grandeur:

- 63rd floor features clubhouse amenities like fitness centre, games lounge, changing rooms and salon.
- Crowning the 64th floor is a plethora of indulgences such as swimming pool with deck, spa and changing rooms among others.



Project Details

Net Site Area
1.038 Acres

Area Specification**
Residence Type

3 Bed Residence Grande
3 Bed Residence Luxe
2 Bed Residence
1 Bed Residence

No. of Floors

2 Basements + Lower Ground Floor
+ Upper Ground Floor + 8 Stilts + 56 Floors

	RERA Carpet Area	Ancillary Area	Saleable Carpet Area
3 Bed Residence Grande	1129.47 sq. ft.	95.26 sq. ft.	1224.73 sq. ft.
3 Bed Residence Luxe	944.76 sq. ft.	76.53 sq. ft.	1021.29 sq. ft.
2 Bed Residence	778.99 sq. ft.	68.24 sq. ft.	847.23 sq. ft.
1 Bed Residence	498.27 sq. ft.	0.00 sq. ft.	498.27 sq. ft.

On Ground

- A Activity Lawn
- B The Cascade
- C Grand Entry to Residences
- D Retail Store at Lower Ground & Upper Ground Floor Level

On Podium

- E Outdoor Fitness Corner
- F Pickle Ball Court
- G Play Ground
- H Courtyard
- I Seniors' Cabana & Reflexology Walk
- J The Garden Lounge
- K Board Walk
- L Alfresco Deck

On Terrace

- M Observation Deck
- N Sky Lounge
- O Terrace Pool
- P Kids' Pool
- Q Pool Deck



*Residential floors include refuge floors & service floors.

**RERA approval received for the complete project, the sale of units above the 33rd floor is subject to statutory approvals from concerned authorities.





Night View Elevation | Artist's Impression

Composed with Aerial Poise.

SOBHA Inizio's façade presents an immaculate lattice of glass and metallic detailing that creates a striking architectural definition. As the tower reaches its rarefied height, the residences offer a sanctuary shaped by prismatic light and breathtaking horizons.

Each residence, from the larger formats to the intimate layouts, enjoys an elevated vantage overlooking the Atal Setu Bridge and sweeping water vistas in a privileged tableau of Mumbai's nocturnal brilliance.



Artist's Impression

Interiors

Refined Continuum of Exceptional Aesthetics.

The arrival impression begins with a resplendent marble-tiled lobby and as sense of composed luxury. There are gorgeous lift lobbies offering a calm ascent into the privacy of your residence. The living and dining area balances sleek design with spatial synergy.



Master Bedroom | Artist's Impression

Amenities

A Tiered Landscape of Modern Leisure.

SOBHA Inizio presents a layered amenity experience, spanning tranquil lounges, fitness zones, games rooms, a sky-borne pool and more. Each environment draws from global inspirations and subdued tones.

This creates a rhythm of wellness and exclusivity across the tower's vertical journey.

- Activity Lawn
- Seniors' Cabana
- Sky Lounge
- Alfresco Deck
- Terrace Pool
- Outdoor Fitness Corner
- Pickle Ball Court
- Board Walk
- & More



Main Lobby | Artist's Impression

The bedrooms elevate this narrative through serene palettes and cosy nooks. The balconies magnify the coastal charm, drawing in ample light and ventilation.



Swimming Pool with Deck | Artist's Impression



1 SOBHA, Bengaluru



RESIDENTIAL

SOBHA turns architecture into heirloom. From presidential apartments, villas, row houses, and luxury apartments to plotted developments, every creation is destined to last for generations.

SPREAD ACROSS
88.81 MILLION SQ. FT.

CONTRACTING

The contracts business at SOBHA exemplifies an extensive national footprint, executing turnkey projects for global corporate giants such as Infosys, Taj, ITC, Bosch, Biocon, Timken, and Dell among others.

SPREAD ACROSS
59.84 MILLION SQ. FT.

COMMERCIAL

SOBHA ventured into commercial domain with SOBHA City Mall in Thrissur. This vision extends to Bengaluru through 1 SOBHA on St. Mark's Road, where premium F&B and next-generation offices converge.

SPREAD ACROSS
0.43 MILLION SQ. FT.

Vanguard
of Innovation.

In redefining real estate, SOBHA introduced the concept of Backward Integration — a first-of-its-kind philosophy where every discipline, design to engineering, is cultivated in-house. From concrete casting to interior artistry, every detail reflects a commitment to unmatched quality. This pioneering approach has been featured as a Harvard Business School case study.



Infosys Global Education Center, Mysuru | Shot at Site



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