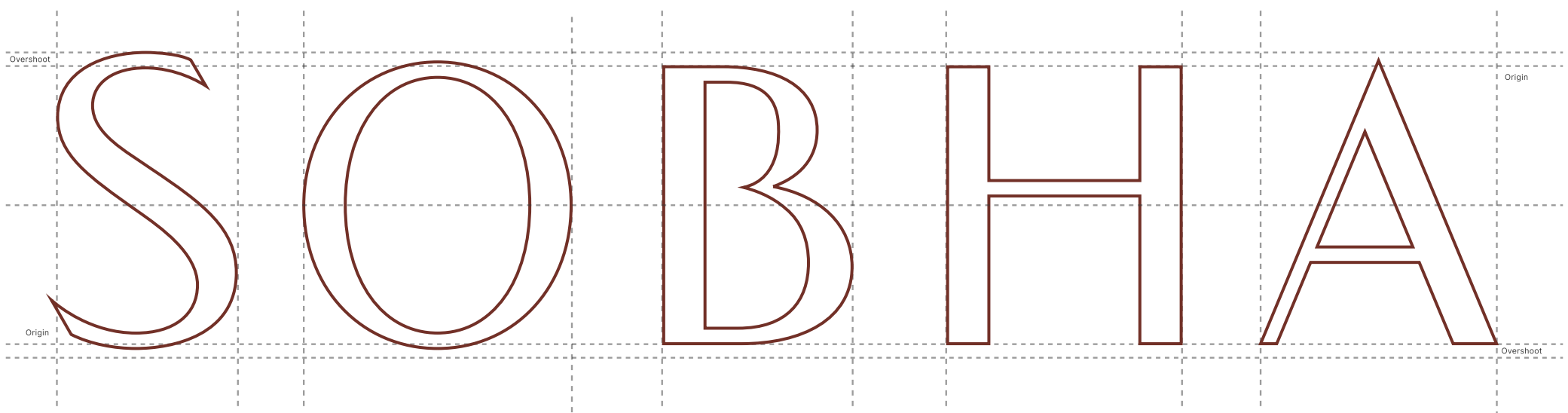




SOBHA OAKSHIRE

Estd.
**19
95**

Passion. Inked with Perfection.



SOBHA has crafted over 554 iconic projects in the residential & commercial spaces spread over 135.9 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.

28 Years of
Passion at Work

Over 200
Prestigious Awards

Strong Workforce
10,000+ Employees

National Footprint
27 Cities in 14 States

SOBHA's Manufacturing Verticals

Precast Facility
Spread across 73,000 sq ft



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



Interiors Division
Spread across 3,75,000 sq ft



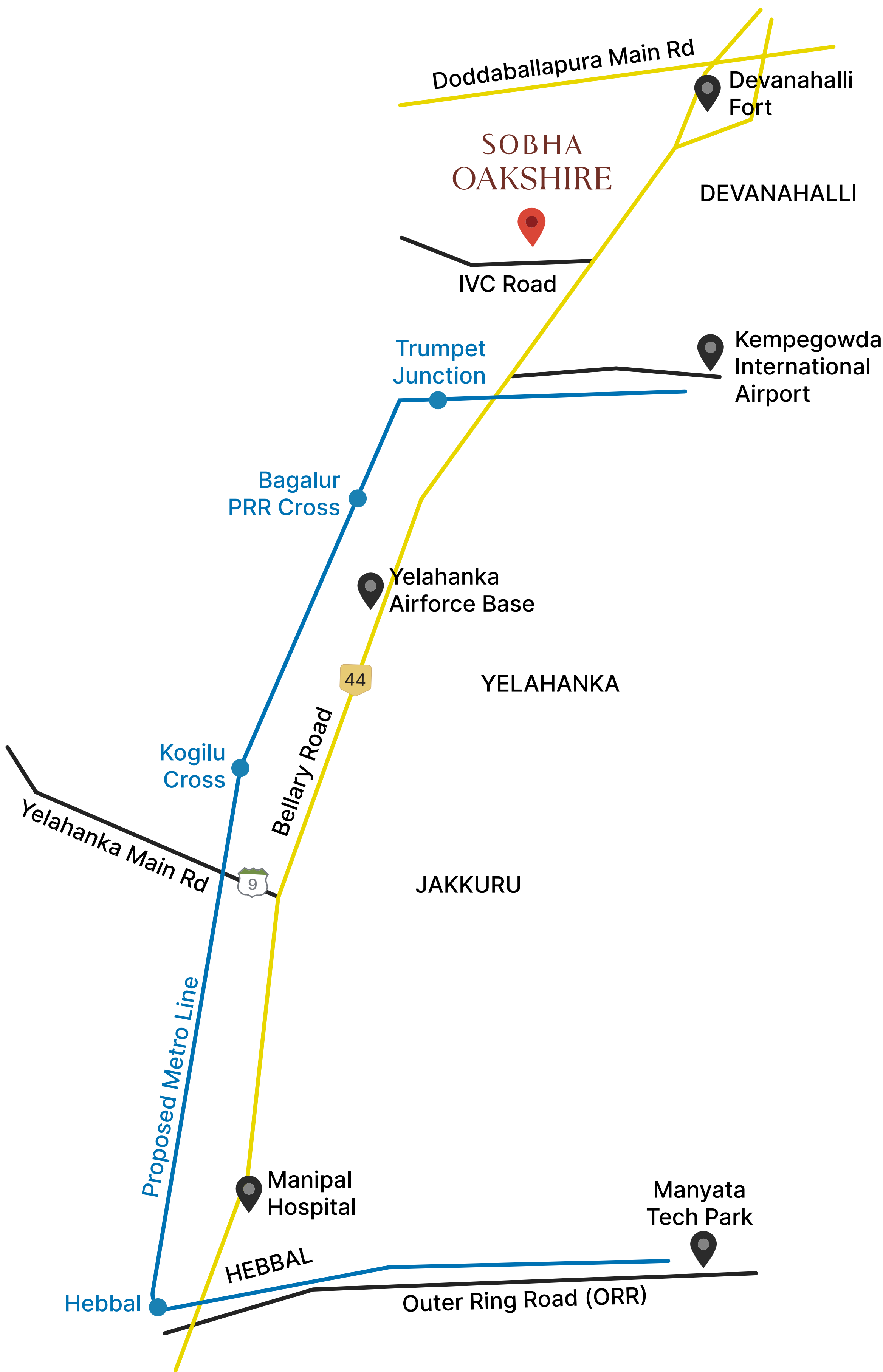
Concrete Products Division
Spread across 55,000 sq ft



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 and metal works to top-notch interiors. This philosophy allows SOBHA to provide unmatched quality to its customers.

An Ideal Location for Row Houses and Villas



N

Map not
to scale

The Neighbourhood

Education

Vidyashilp Academy
Stonehill International School
Delhi Public School Bangalore North
Chrysalis High, Yelahanka
Cambridge Public School
Canadian International School

Business

Hinduja Ecopolis
Shell India Market Private Ltd.
Boeing Aerospace Park
Brigade Magnum
Kirloskar Tech Park
Embassy Manyata Tech Park
Karle Town Centre

Healthcare

Akash Institute of Medical Science
& Research Centre
Omega Multispecialty Hospital
Manipal Hospital, Hebbal
Aster CMI Hospital, Hebbal

Entertainment

The Galleria Mall
Esteem Mall
Bhartiya Mall of Bengaluru
Elements Mall

Master Plan

- Grand bell-mouthed entrance with imposing gateways
- All homes are Vastu-compliant, with East or West-facing entrance
- Backyards with 4ft fence and 8-13m space in between, for privacy

Project Details

- Total land area: 8 Acres 35 Guntas
- Type of unit: Row Houses
- Total units: 80
- No. of floors: G + 1 + Terrace
- Car parking per unit: 2

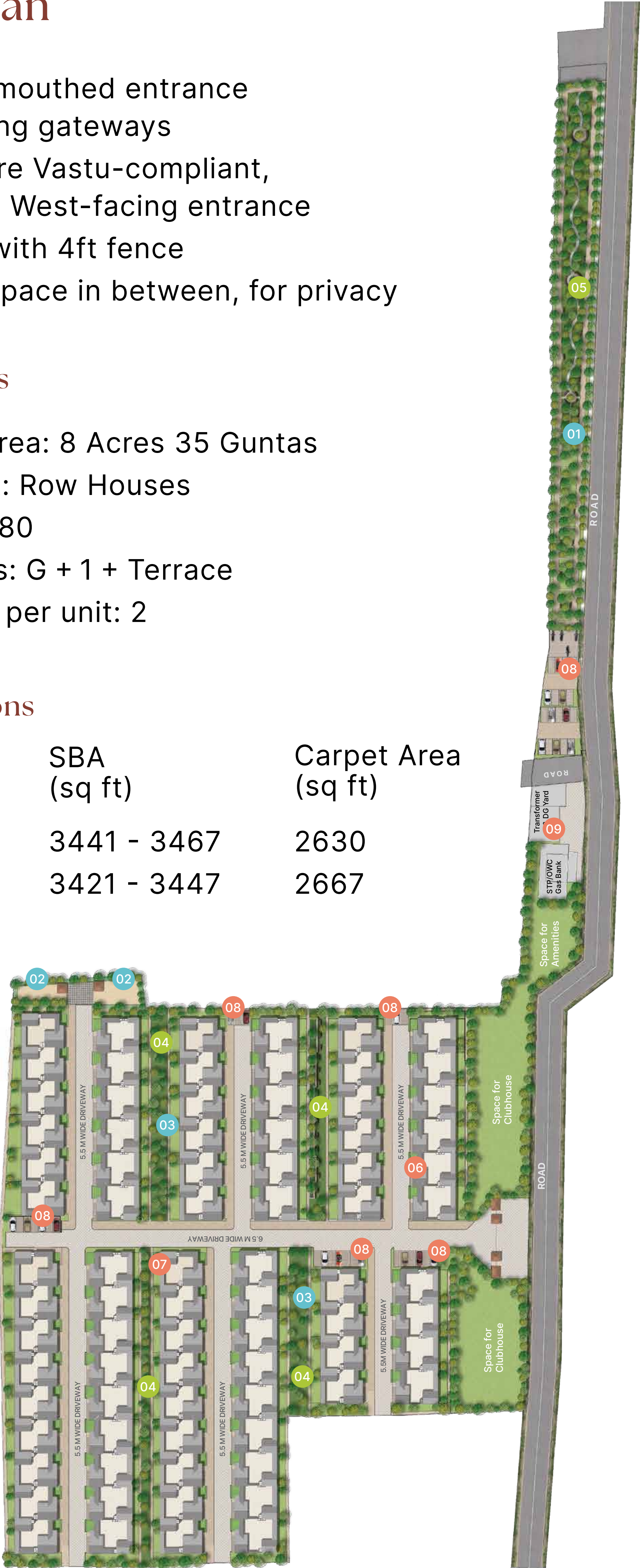
Unit Dimensions

Unit Type	SBA (sq ft)	Carpet Area (sq ft)
4 BHK		
East Facing	3441 - 3467	2630
West Facing	3421 - 3447	2667



N

Map not to scale



Tap to enlarge the Master Plan



Activity Zone

01 Oxygen Park

A dedicated 380m jogging track that is the heart of the Activity Zone

02 Kids' Play Area

Encourages outdoor activities and makes your kids' playtime active & engaging

03 Work Pods

Discover the joy of working from nature



Rejuvenation Zone

04 Tranquil Lawns

Dedicated green areas to relax, read, and enjoy the outdoors

05 Reflexology Park

Improves your health and relaxes your mind



Oakshire Features

06 Sloped Roofs

Inspired by Modern Tudor architecture, sloped roofs are both stylish & functional

07 Private Garden

A distinct feature of Tudor-style homes. Used for gardening, cookouts, & get-togethers.

08 Visitors' Car Park

Dedicated visitors' car parking space to keep the driveways congestion-free

09 Support Services

Engineered to perfection, and placed discreetly



The Modern Tudor

Quintessentially English, the Modern Tudor architecture brings alive the charm of yesteryears. Reminiscent of a royal lifestyle, these homes feature gabled steep roofs, timber & brick work, and ornate windows – culminating in timeless architectural masterpieces.

Contemporary life – styled in Tudor

Presenting SOBHA Oakshire – quaint homes inspired by the Modern Tudor style.

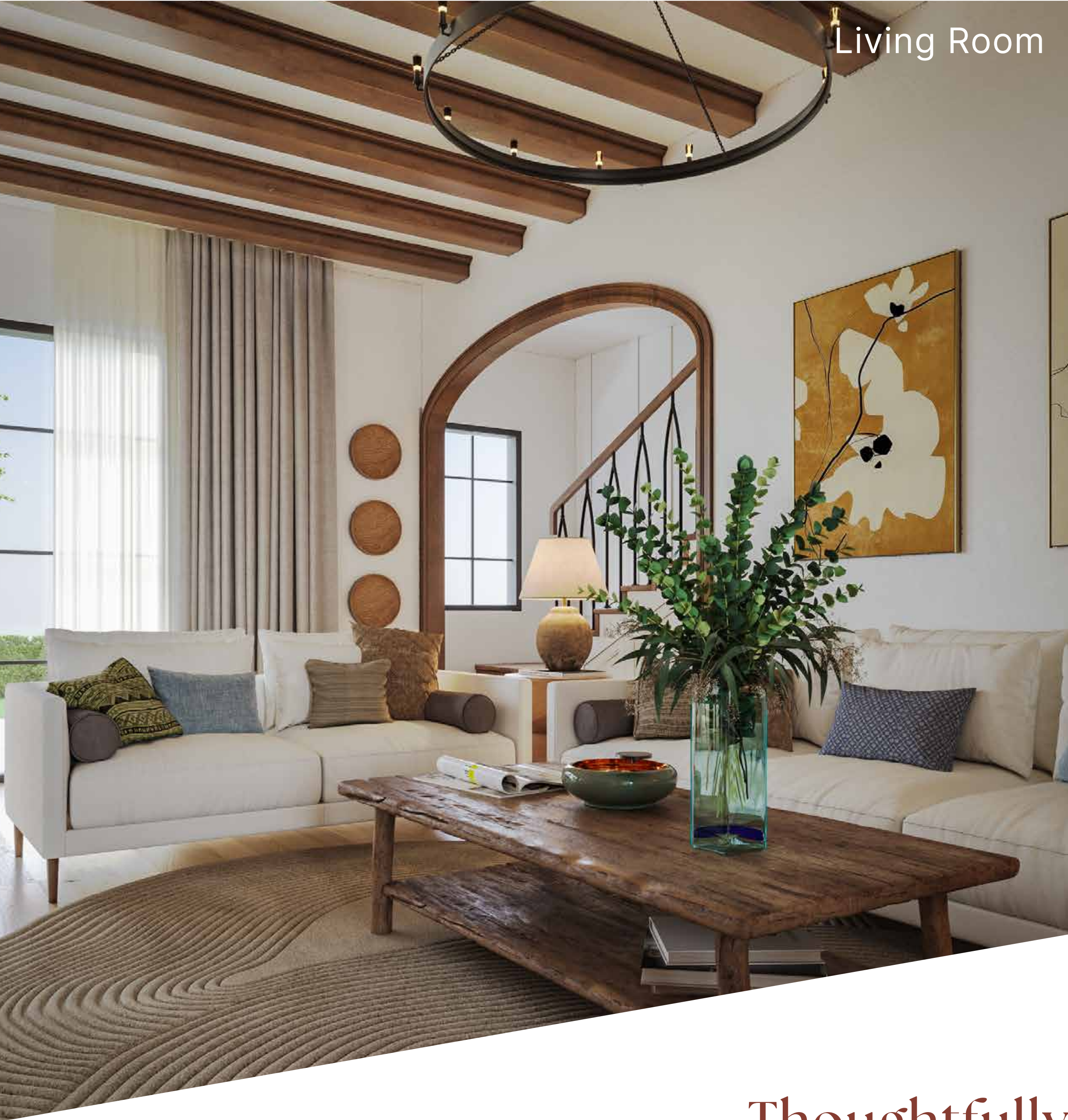
Red brick finish and decorative elements give a distinct look to these row houses, that are designed for enhanced privacy.

Experience grandness with steep roofs & large windows; embrace an exclusive lifestyle with the upper crust.



Front Elevation

Ground Floor



Living Room

Thoughtfully
Designed Spaces

Experience grandeur as you enter through the double-height porch. The magnificent living room seamlessly extends to the centrally located dining area.

The attached garden in the front yard enhances privacy of the bedroom. The private garden in the backyard is spacious enough for hosting family gatherings.

What’s more, there is a dedicated space for pets, and provision for a lift.

First Floor & Terrace

Ascend to the upper floor and spend quality time in the family room. Cherish the banter over a board game with your kids.

Retreat to your secluded sanctuary – the master bedroom – that has space for a large walk-in closet. The attached balcony offers soothing views of lush greenery. To top it all, the luxe bathroom has natural lighting through the clerestory window.

Step out of the lift to access the private terrace, that is designed with high partition wall and has provision for jacuzzi.



Master Bedroom



Well-curated Indulgences

Nature's bounty – exclusively for you.
Go for a health walk, or just socialise at the
Oxygen Park and Tranquil Lawns.
On days that you choose to 'work from nature',
step into one of the Work Pods.

Well-curated Indulgences

Encourage your children for an active lifestyle at the dedicated Kids' Play Area. Cherish the moments, as they enjoy with their besties.



Kids' Play Area

RERA No.:
PRM/KA/RERA/1250/303/PR/270323/005821
PRM/KA/RERA/1250/303/PR/270323/005822
PRM/KA/RERA/1250/303/PR/270323/005823

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