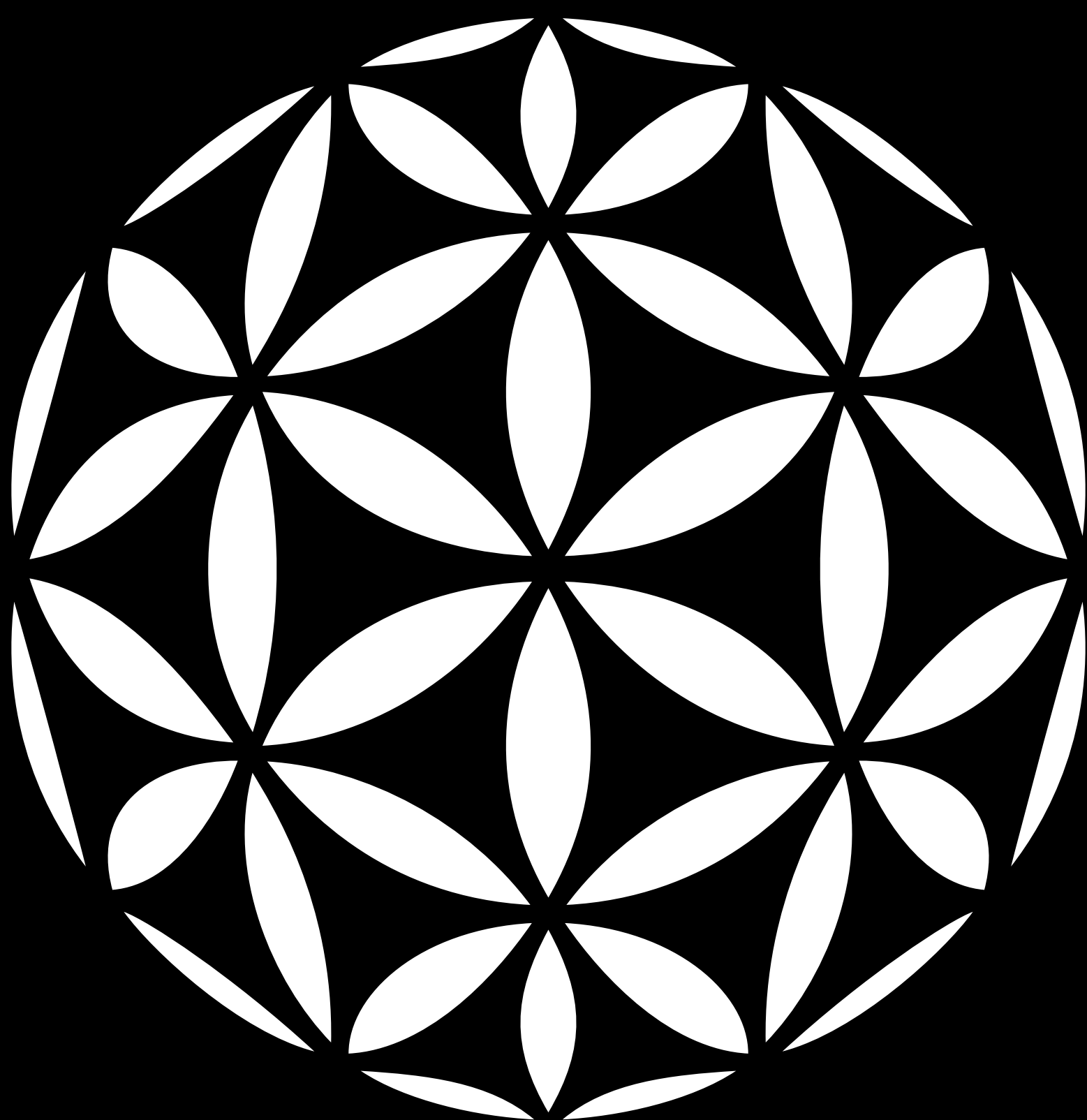




SOBHA
ONENWORLD

GREATER WHITEFIELD

SOBHA

The Creators of Worlds.

For over three decades, SOBHA has shaped an extraordinary pan-India legacy, redefining the measure of Indian real estate excellence.

This relentless pursuit of perfection continues to evolve with a grander purpose: the creation of mega communities. At its core lies the Backward Integration model, where design, engineering and craftsmanship, come together under one exacting standard.

Today, this philosophy enters a future-ready chapter — Bengaluru's next-generation integrated community, envisioned through life-centric design.

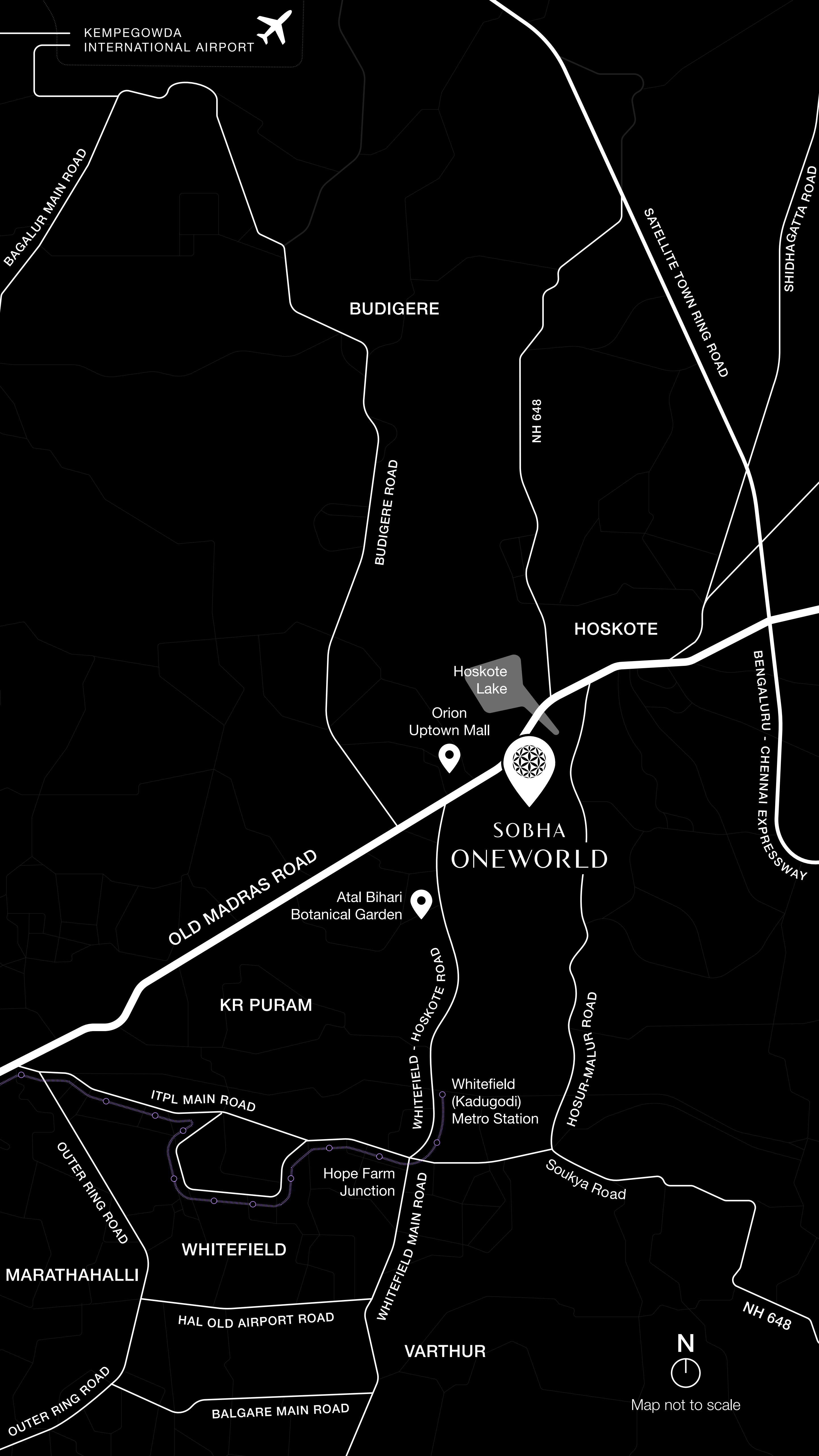


Infosys Global Education Center, Mysuru | Shot at Site

Greater Whitefield The City's Eastern Arc of Tomorrow.

As Bengaluru's latest lifestyle corridor, this peri-urban area brings together future-ready infrastructure, key city routes, employment hubs, and civic conveniences. Its openness and growth potential give SOBHA OneWorld a distinctive location advantage.

As an extension of Whitefield, it stays well linked to KR Puram and the airport. Schools, healthcare, retail, and lifestyle essentials further shape a well-rounded social framework.



KEMPEGOWDA
INTERNATIONAL AIRPORT



BAGALUR MAIN ROAD

BUDIGERE

BUDIGERE ROAD

NH 648

SATELLITE TOWN RING ROAD

SHIDHAGATTA ROAD

HOSKOTE

Hoskote
Lake

Orion
Uptown Mall

Atal Bihari
Botanical Garden

SOBHA
ONEWORLD

OLD MADRAS ROAD

KR PURAM

WHITEFIELD - HOSKOTE ROAD

Whitefield
(Kadugodi)
Metro Station

HOSUR-MALUR ROAD

Soukya Road

ITPL MAIN ROAD

OUTER RING ROAD

Hope Farm
Junction

WHITEFIELD

MARATHAHALLI

HAL OLD AIRPORT ROAD

WHITEFIELD MAIN ROAD

VARTHUR

BALGARE MAIN ROAD

OUTER RING ROAD



Map not to scale

NH 648

The Surrounding Social Realm.



Education

- Focus Academy Global School
- The Brigade School
- 15 km
- Global Residential School
- 13 km
- DPS Whitefield Mallasandra
- Birla Open Minds Intl. School
- 10 km
- National Public School
- Eqube Intl. School
- The Polaris Intl. School
- 8 km
- Oracle Public School
- 7 km
- New Baldwin Intl. School
- 6 km
- Chrysalis High School
- Klay BST
- 5 km
- EuroKids PreSchool
- 3 km
- VIBGYOR High School
- 2 km



SOBHA OneWorld



Healthcare

- Vydehi Hospital
- Manipal Hospital ITPL
- Aster Whitefield Hospital
- 13 km
- East Point Hospital
- 8 km
- MVJ Hospital
- 6 km
- Motherhood Clinic
- 4 km

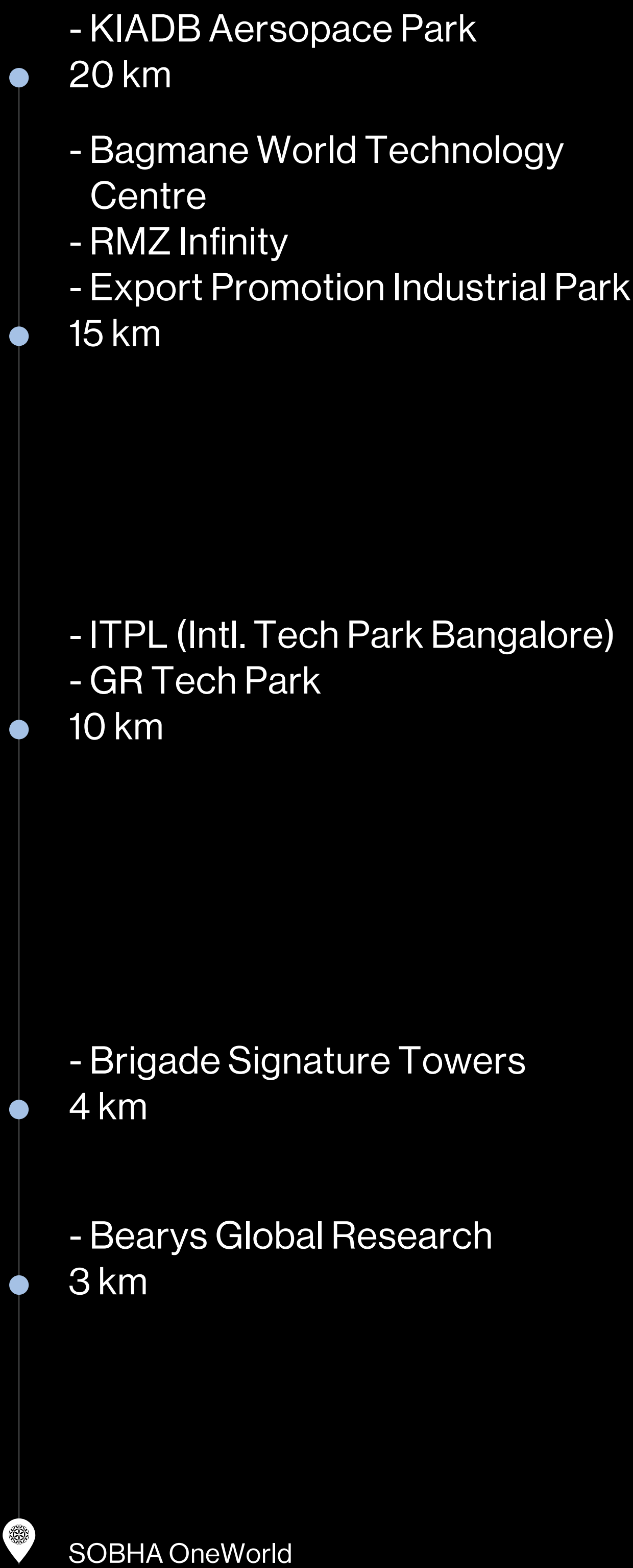


SOBHA OneWorld

The Surrounding Social Realm.



Corporates



Leisure & Conveniences



The Future-ready Horizon.

What is emerging here transcends
seamless movement across the city.
With urban connectivity and infrastructure,
opportunities are flourishing.



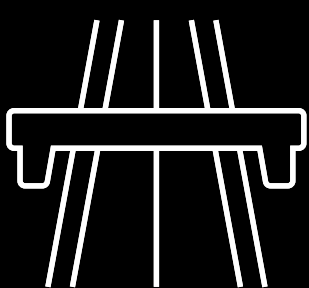
Concept Image

Key Upcoming Developments.



The Bengaluru Business Corridor (Integration of Peripheral Ring Road with NICE Road)

Just 8 minutes west of SOBHA OneWorld, this 116-km bypass will make travel across Bengaluru smoother. Its proposed Phase 2 will further cut intercity travel time and ease city traffic on key routes.

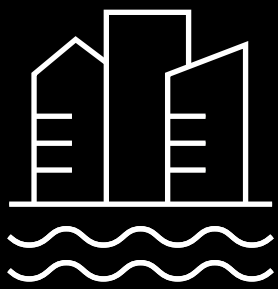


Satellite Town Ring Road

Just 10 minutes east of the project, this corridor will connect 12 satellite towns and simplify intra-city travel.

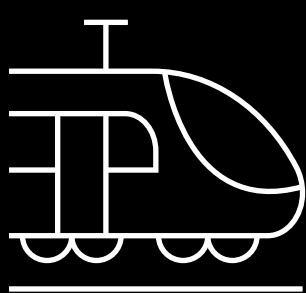
Dobbasapete | Doddaballapura | Devanahalli
Sulibele | Hoskote | Sarjapura | Attibele | Anekal
Tattekere | Kanakapura | Ramanagara | Magadi

Key Upcoming Developments.



Bengaluru–Chennai Expressway (Launch Scheduled for Early 2027)

Just 10 minutes from SOBHA OneWorld, this expressway will bring Chennai within a 3-hour travel time.



43-km Purple Line (Challaghatta to Whitefield)

Proposed 16-km stretch from KR Puram to Hoskote can bring metro access closer to SOBHA OneWorld. An upcoming station near the Hoskote Toll Gate, at walkable distance, will make daily travel easy.

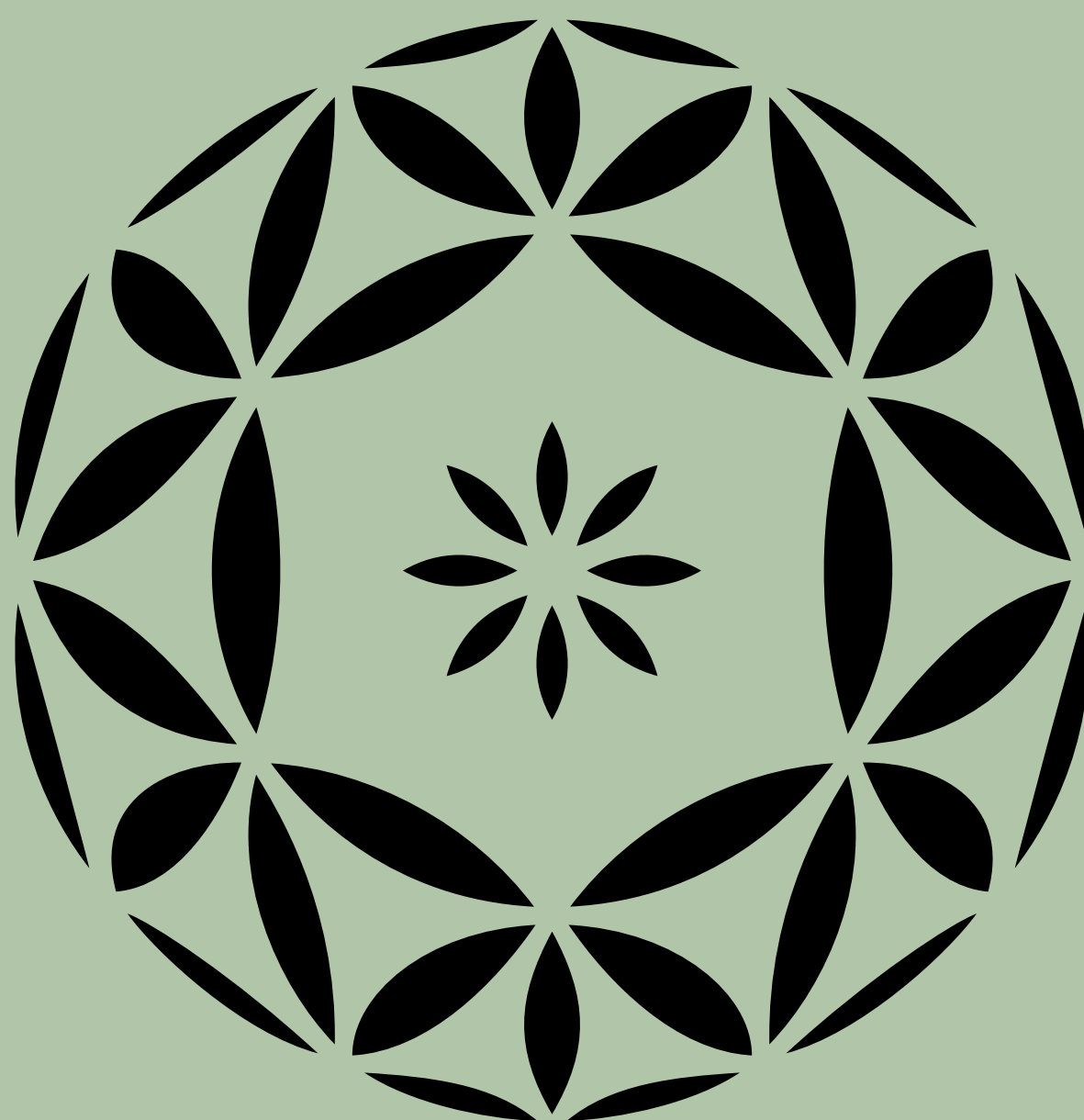
SOBHA OneWorld **Infinite Worlds in One.**

Presenting SOBHA OneWorld, a landmark mega community of remarkable scale and ambition, conceived to establish what a city can hold.

This new-gen integrated development presents a layered landscape with continental influences. A grandiose canopy frames the arrival, while a lush green roundabout elevates the overall experience.

Beyond it unfolds a poised world of luxe residences, retail avenues, picturesque landscapes, and everyday indulgences.

Built for the future, SOBHA OneWorld draws its name from this vision of wholeness.



ONE RESIDENCES

AT SOBHA ONEWORLD

One Residences A First of Its Kind.

Heralding a vision of profound intent, this majestic address gathers contemporary high-rise towers, offering residences with generous layouts and refined arrival experiences.

The towers are oriented towards a Central Yard, lending the homes eternal vistas of the scenic landscapes. Abundant natural light and flowing cross-ventilation further infuse the living spaces with sensibility from end to end.

One Residences is crafted for those who seek a holistic lifestyle.



Artist's Impression of Elevation - Evening View



Landscape Legend

I Temperate Enclave

- A OneWorld Plaza
- B Festival Lawn
- C Activity Deck
- D Wellness Gardens
- E Observation Deck
- F Leisure Pool
- G Kids' Pool

II Mediterranean Serenity

- H Oasis Trail
- I Dry Stream
- J Tuscan Gardens
- K Exhibition Square
- L Amphitheatre

III Tropical Zen

- M Tranquillity Falls
- N Lagoon Cove
- O Reflexology Walk
- P Rainforest Field
- Q Yoga Lawn
- R Zen Courtyard
- S Play Park
- T Skating Rink
- U Tropicana Gardens

IV World Stadium

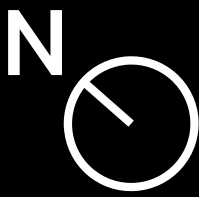
- V 750m Jogging / Cycling Track
- W 90m-dia Cricket Ground & Football Field
- X 350m Running Track

V Continental Grounds

- Y Pickle Ball Courts (3 Nos.)
- Z Play Lawn
- AA Tennis Courts (2 Nos.)
- AB Multi-sport Court
- AC Fitness Lawn
- AD Pet Park

Access & Utilities

- 1 Entrance Gateway
- 2 Common Exit
- 3 Entry / Exit Roundabout
- 4 Exit Gateway
- 5 One Club Drop-off
- 6 Jogging / Pathway
- 7 Tower Drop-off School Bus Bay
- 8 Entrance to One Emporium
- 9 Parking to One Emporium
- 10 OWC
- 11 DG Power House



Map not to scale

Project Details

Net Site Area : 48 Acres, 15.32 Guntas

Total Units : 3,484

Total Wings : 14

Total Floors :

Wing 1, 2, 9, 10, 11, 12, 13, 14:	3 Basements + Ground Floor Parking + First Floor Parking + 46 Typical Floors
Wing 3, 4, 5, 6, 7, 8:	3 Basements + Ground Floor Parking + First Floor Parking + 45 Typical Floors

Area Specifications

Unit Type	SBA (sq. ft.)
4 Bed Grande	2,415
4 Bed Luxe	2,096
3 Bed Grande	1,735 - 1,838
3 Bed Luxe	1,510
2 Bed Grande	1,204
2 Bed Luxe	1,063
1 Bed Residence	734

A Monumental Canvas, Masterfully Realised.



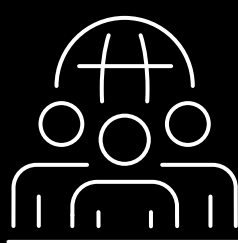
Unified Ecosystem

A fully integrated development with residences, retail hubs, wellness zones and community spaces.



Nature in Harmony

Integration of greenery throughout, with overall 80% open space to bring balance.



Inclusive Mega Community

Conceptualised as a world of belonging, where evolving lifestyles, global experiences and like-minded residents come together.



Future-forward Urban Vision

Conceived at a magnificent scale, this life-centric project is designed to gracefully adapt to upcoming developments.



Pedestrian-first Planning

A network of walkable pathways for efficient circulation within.



Layered Spatial Synergy

A clear arrangement of public, semi-private, and private spaces, ensuring residents enjoy all conveniences without having to step out.

Multiplicity of Worlds, Landscaped as One.

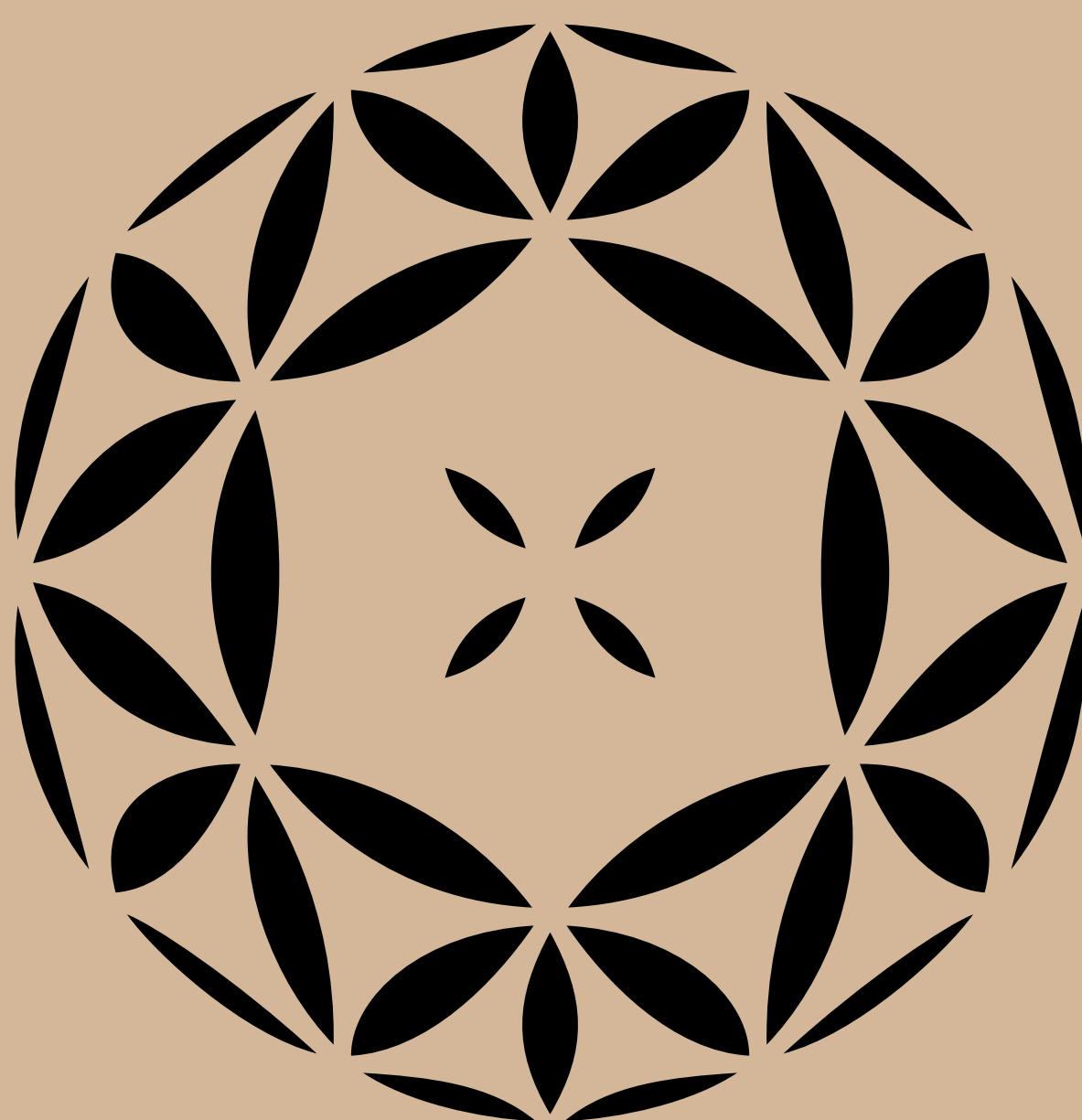
SOBHA OneWorld hosts residential towers in a backdrop that is a journey in itself. It is a living realm where family, community, and nature unfold as a seamless continuum.

Guided by life-centric design, the community unveils six immersive zones, each with its own mood and character. Unified paving, lighting, and wayfinding boards allow each zone to transition into the next with ease. Three of these are inspired by global landscape expressions - Temperate Enclave, Mediterranean Serenity and Tropical Zen.

The journey then opens into three additional zones – World Stadium, Continental Grounds and One Club.



Artist's Impression of OneWorld Plaza



AMENITIES

Global Inspirations, Curated as Experiences.

At SOBHA OneWorld, every square foot is shaped with holistic living in mind, and every 100 metres reveals a new indulgence to step into. The amenity experience moves effortlessly from personal spaces to social zones, and from private retreats to public settings of interaction and energy. Each one is designed as part of an aesthetic landscape that supports human well-being and biodiversity alike.



Artist's Impression of Zen Courtyard

Temperate Enclave

This zone draws from the urban calm of the Americas through layered native trees, seasonal hues, broad plazas, modern seating blocks, and restful pathways.



Artist's Impression of Temperate Enclave

Mediterranean Serenity

The warmth of European settings comes through in olive-like trees, stone planters, dry gardens, and rustic hardscapes.



Artist's Impression of Mediterranean Serenity

Tropical Zen

Asia is reimagined through lush tropical softscape, colourful flora, water, mist, and a serene grove-like retreat.



Artist's Impression of Tranquillity Falls

World Stadium

In the podium lies a lush, sunken sports hub. Featuring a 90m-dia shared cricket ground and football field, it is complemented by a 350m running loop at the stadium. Beyond it, 750m and 1,070m walking/running trails flow through the larger landscape.



Artist's Impression of World Stadium

Continental Grounds

The ground level is a vibrant setting where local and native softscapes sit alongside sports, recreation, and residential movement.



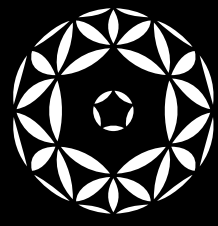
Artist's Impression of Multi-sport Courts

One Club

This approximately 1,20,000 sq. ft. three-tiered leisure destination is curated to bring together work, recreation, wellness, celebration, dining and learning. At its centre lies a central green plaza for community interactions.



Concept Image



ONE EMPORIUM

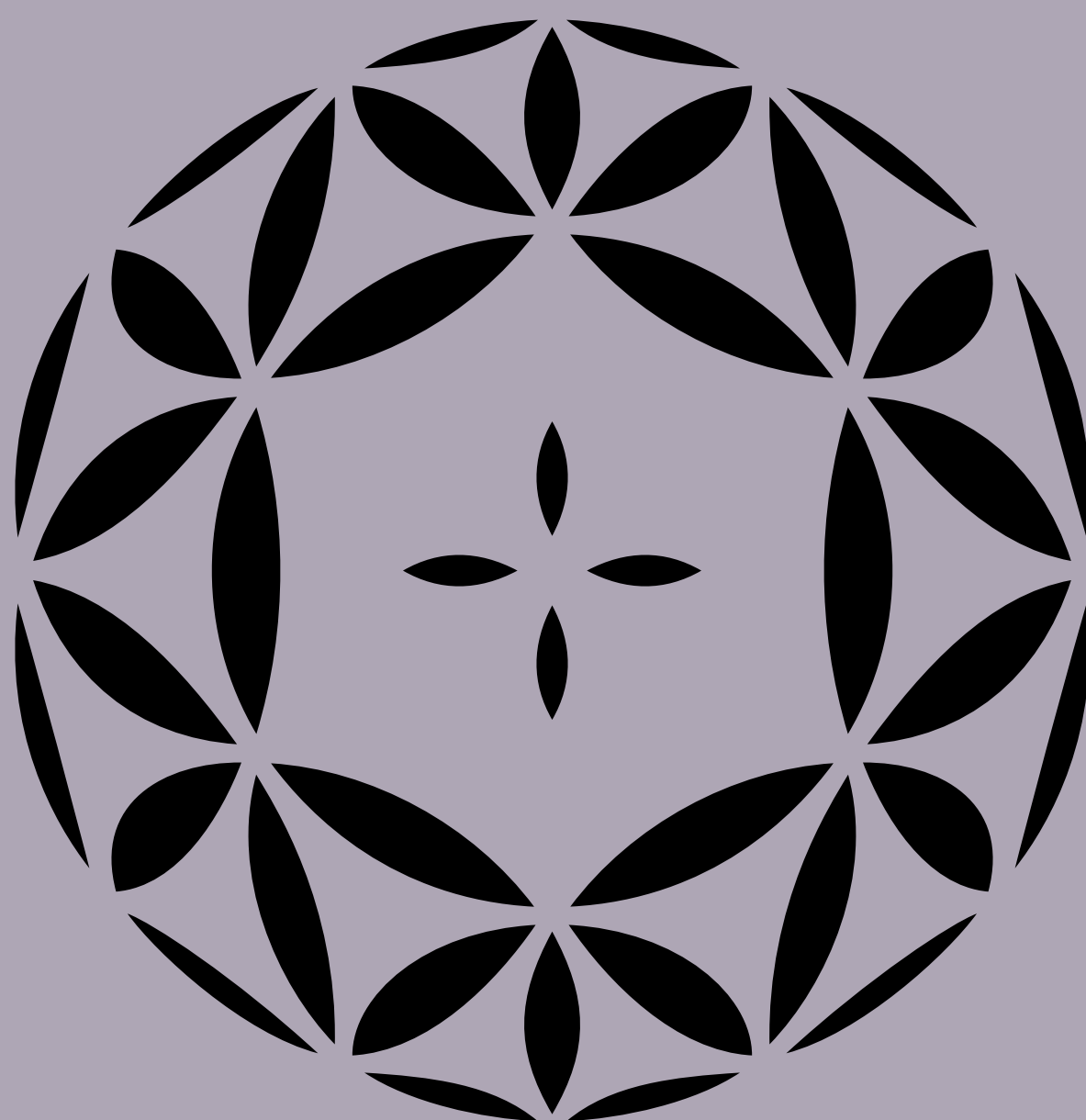
A Signature Retail Destination.

One Emporium brings the spirit of a modern marketplace into an elegant boulevard-facing setting. Spread across 65,000 sq. ft., this low-rise block is designed to host F&B outlets, lifestyle stores, and much more.

Designed for independent movement, it connects directly to the 30m boulevard and keeps the residences undisturbed with nearby surface parking.



Artist's Impression of One Emporium



INTERIORS

Timeless Aesthetics, Beautifully Composed.

From curated textures to artful details, each living space is designed with elegant taste. Sweeping views and seamless layouts lend these luxe residences an effortless sophistication.

Each home is planned with vastu-compliant entrances and bed directions, adding a layer of mindful comfort.



Artist's Impression of Living & Dining Area



Artist's Impression of Master Bedroom



Artist's Impression of Kids' Bedroom



Artist's Impression of Balcony



Artist's Impression of Open Kitchen

Here, Wholesomeness Is Lived Every Day.

At SOBHA OneWorld, the essence of belonging unfolds through the union of family, community, wellbeing, ambition, and leisure.

A mega canvas, brightened by global inspirations, unites thoughtful living spaces with best-in-class indulgences.

Rooted in nature yet enriched by varied cultures, this address brings each cherished dimension of life into one graceful whole.



Artist's Impression of Elevation - Day View

LOCATION



SOBHA OneWorld, Greater Whitefield, Old Madras Road, Bengaluru, Karnataka 562114



080 4646 4500



marketing@sobha.com



sobha.com

Phase 1: Wing 1 & Wing 2 - PRM/KA/RERA/1250/304/PR/080526/008634 | Phase 3: Wing 5 & Wing 6 - PRM/KA/RERA/1250/304/PR/080526/008635
Phase 4: Wing 7 & Wing 8 - PRM/KA/RERA/1250/304/PR/080526/008636 | Phase 2: Wing 3 & Wing 4 - PRM/KA/RERA/1250/304/PR/080526/008637
Phase 5: Wing 9, Wing 10 & Wing 11 - PRM/KA/RERA/1250/304/PR/080526/008638 | Phase 6: Wing 12, Wing 13 & Wing 14 - PRM/KA/RERA/1250/304/PR/080526/008639
rera.karnataka.gov.in

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.