

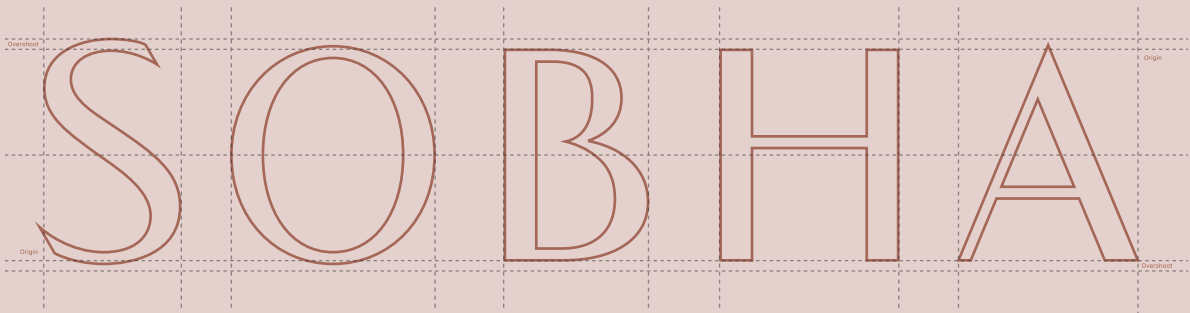
SOBHA
MAGNUS



PASSION.
INKED WITH
PERFECTION.

Estd.
19
95

SOBHA has crafted over 565 iconic projects in residential, commercial and contractual spaces spread over 143.65 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.

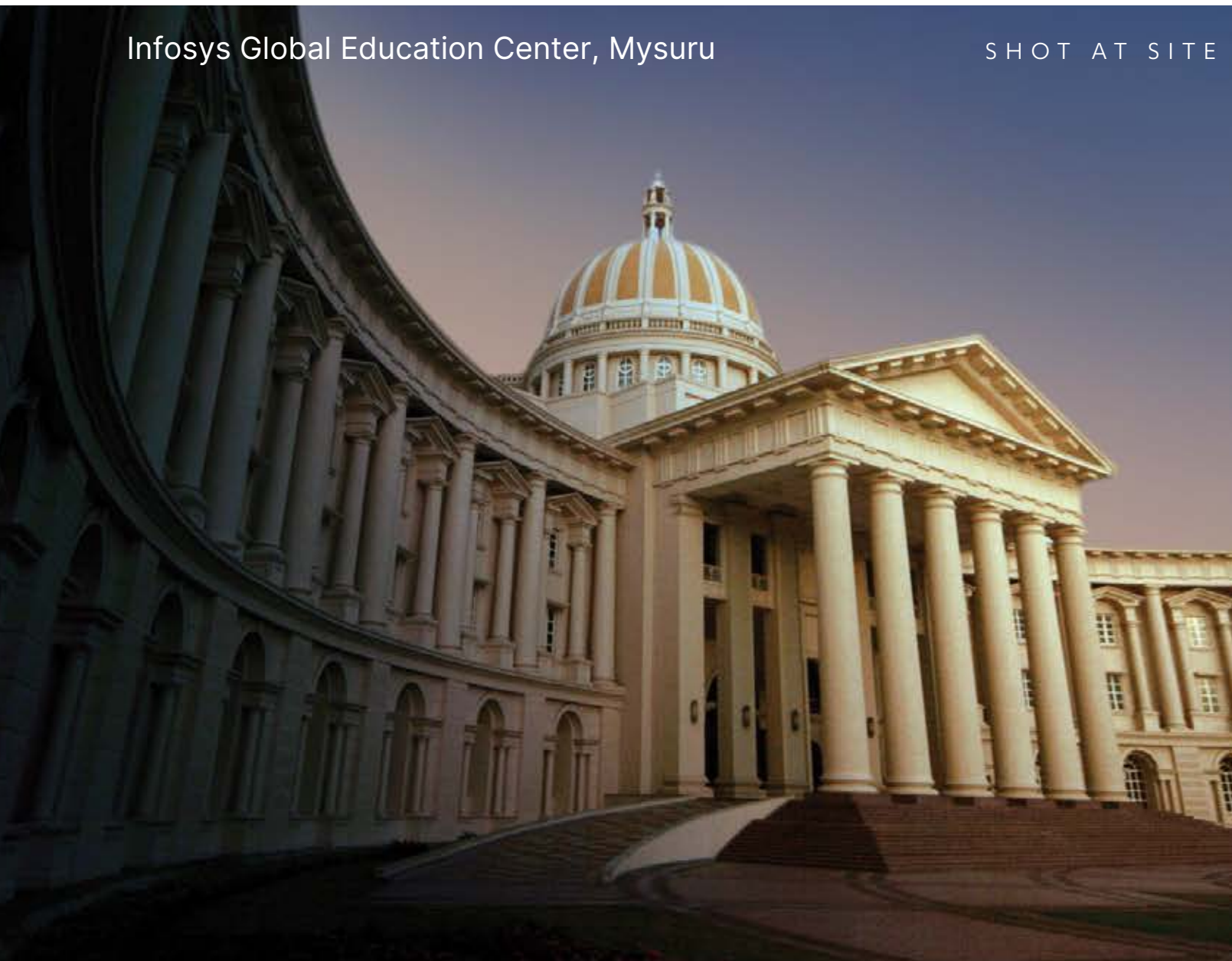


PORTFOLIO OF EXCELLENCE.



RESIDENTIAL

SPREAD ACROSS
84.31 MILLION SQ. FT.



CONTRACTING

SPREAD ACROSS
59.34 MILLION SQ. FT.



COMMERCIAL

SPREAD ACROSS
0.43 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.



INTERIORS DIVISION

3,75,000 sq. ft.

GLAZING & METAL WORKS DIVISION

1,00,000 sq. ft.

PRECAST FACILITY

73,000 sq. ft.

CONCRETE PRODUCTS DIVISION

55,000 sq. ft.

KOTHNUR QUIETLY DEFINING URBAN LIVING.

As South Bengaluru’s flourishing address, this locale offers promising business appeal and lifestyle ease. With top educational institutions, healthcare, and social spaces, it fosters a well-rounded life. Steady infrastructure and commerce make it a thriving hub.

PINK LINE

Kalena Agrahara to Nagawara

YELLOW LINE

RV Road to Bommasandra

GREEN LINE

Nagasandra to Silk Institute

5 MIN WALK TO

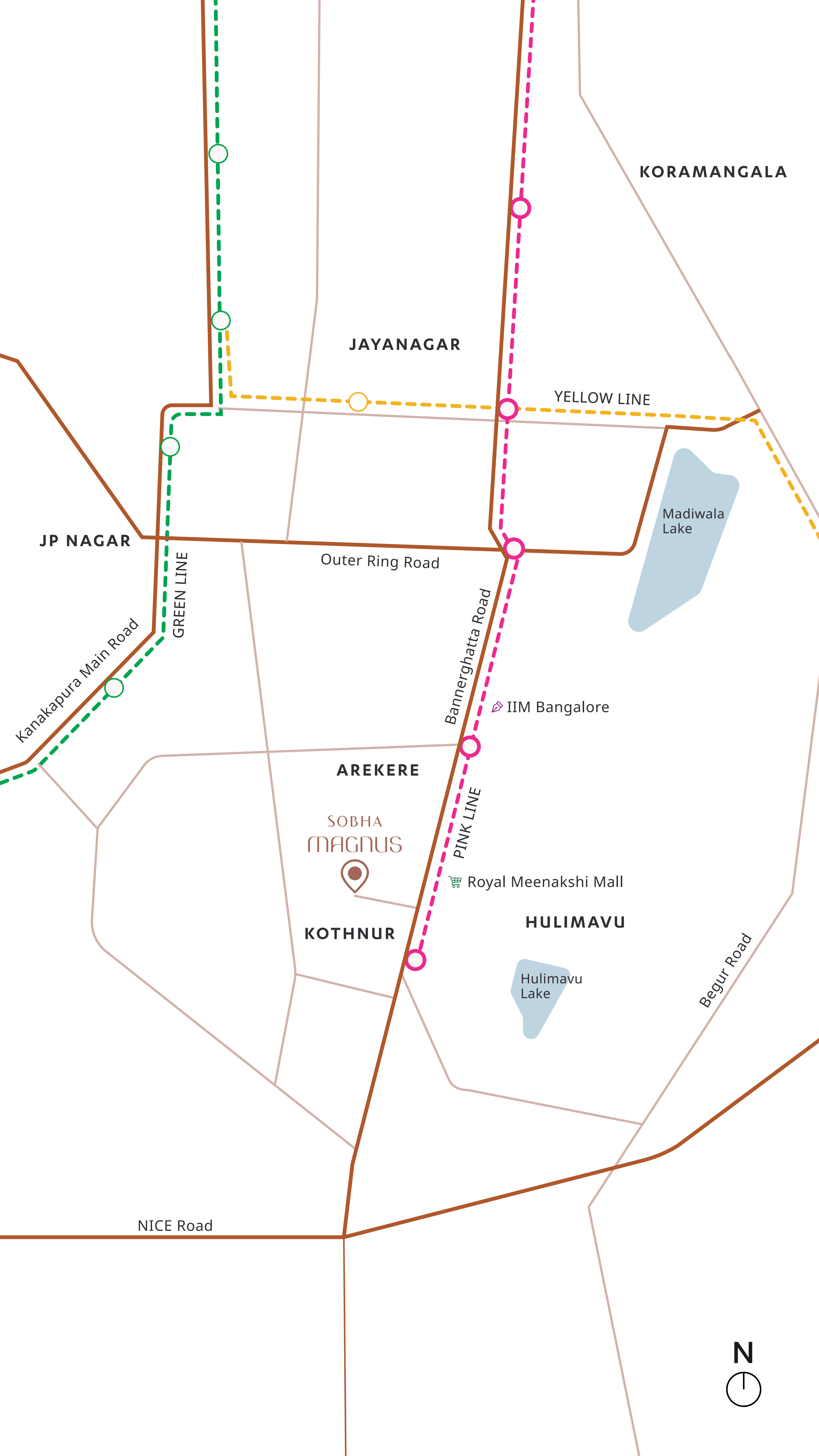
Bannerghatta Road

10 MIN WALK TO

Kalena Agrahara Metro Station

25 MIN DRIVE TO

Electronic City via NICE Road



KORAMANGALA

JAYANAGAR

YELLOW LINE

Madiwala Lake

JP NAGAR

Outer Ring Road

GREEN LINE

Kanakapura Main Road

Bannerghatta Road

IIM Bangalore

AREKERE

SOBHA
MAGNUS

Royal Meenakshi Mall

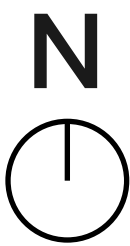
KOTHNUR

HULIMAVU

Hulimavu Lake

Begur Road

NICE Road



EXCEPTIONAL ACCESS.

Located off Bannerghatta Main Road, a vital artery of the city, this project ensures a smooth commute to major hubs like JP Nagar, Jayanagar, Central Bengaluru, Kanakapura Road and Mysore Road. Moreover, Electronic City is 25 minutes away via the NICE Road.



EDUCATION

- Christ University Bannerghatta - 1.7 km
- IIM Bangalore - 3.7 km
- Sherwood High - 4.3 km
- T John College - 4.8 km
- Greenwood High - 6 km
- NPS, JP Nagar - 6.6 km
- Ryan International School - 7.5 km
- DPS, Bengaluru South - 7.5 km
- Christ University, Koramangala - 8.5 km



CORPORATES

- WeWork, Bannerghatta Road - 2.3 Km
- Kalyani Magnum - 6.2 km
- Divyasree Towers - 6.2 km
- IBC Knowledge Park - 8.1 km
- Prestige Technopolis - 8.1 km
- Brigade Software Park - 8.5 km



HEALTHCARE

- Narayana Nethralaya - 1 km
- Fortis Hospital - 3.2 km
- Apollo Hospitals - 3.3 km
- Rainbow Children's Hospital - 4 km
- Jayadeva Hospital - 6.1 km
- Sagar Hospital - 6.9 km
- Manipal Hospital - 7.2 km



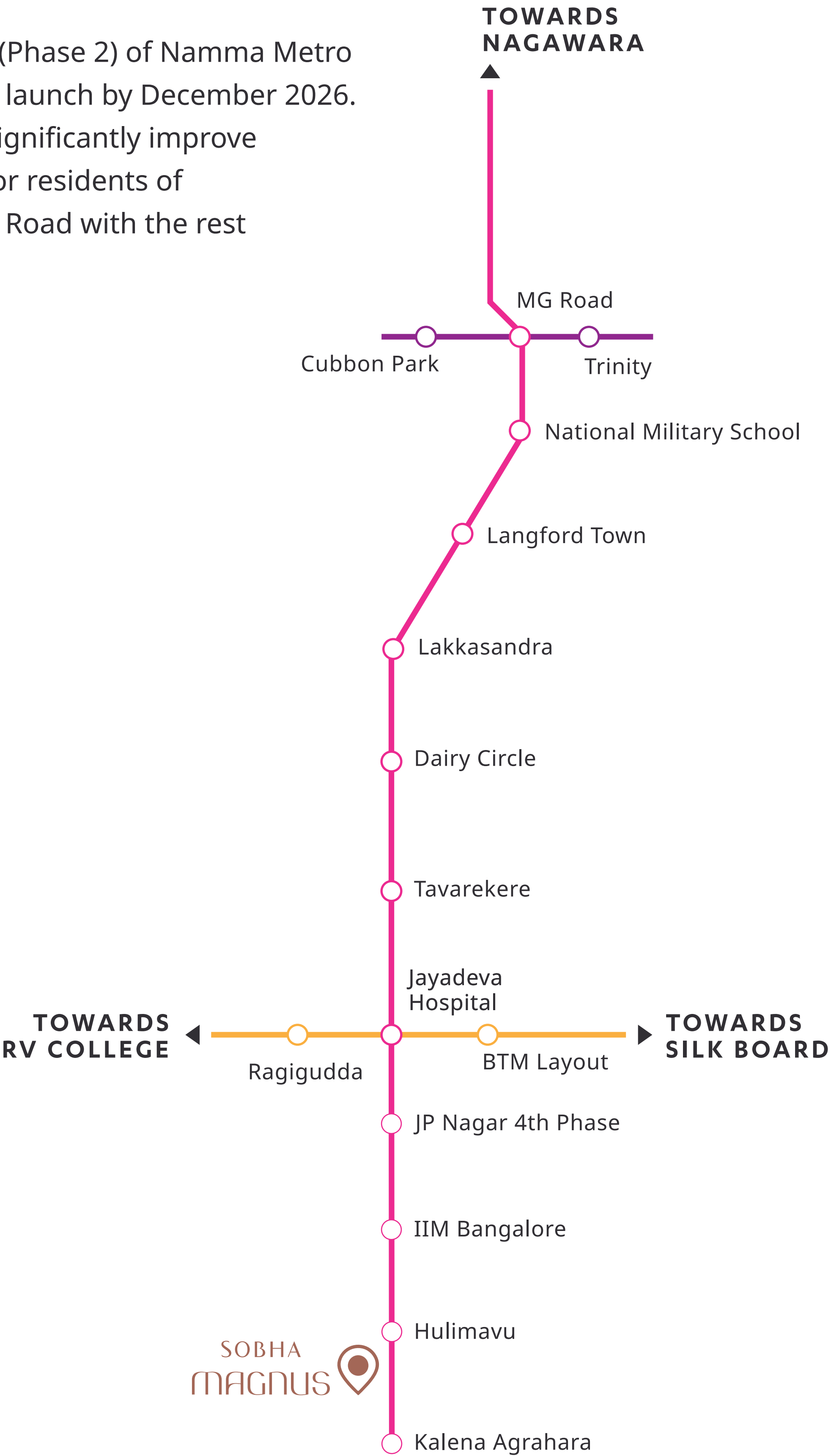
LEISURE

- Royal Meenakshi Mall - 1 km
- Decathlon - 2.4 km
- Vega City Mall - 5 km
- Gopalan Innovation Mall - 5.4 km
- Central Mall - 6.3 km
- Elegance Mantri Mall - 6.5 km
- Nexus Mall - 8.9 km

CENTRE OF WHAT'S NEXT.

An impressive wave of infrastructural developments is set to shape Kothnur to benefit both residents and investors.

The Pink Line (Phase 2) of Namma Metro is expected to launch by December 2026. This line will significantly improve connectivity for residents of Bannerghatta Road with the rest of Bengaluru.





It begins with knowing
that everything here
was always meant for you.

The curves breathe with ease.
The light settles with grace.
Nature lingers, never leaves.
Mornings feel like renewal.
Evenings settle into stillness.

Dew drops glisten.
Trees murmur lullabies.
Nothing demands.
Everything aligns.

Life flourishes,
for every element finds its purpose —
in honour of yours.

**THE GREATEST CHAPTER
OF YOUR LIFE.**

SANCTUARY SO URBAN YET RUSTIC.

Conceived for multi-generational living, these eco-luxe abodes are shaped by biophilic sensibilities and defined by their fluidic façades. Its soft edges blur the distinction between structure and landscape, allowing the environment to breathe. Thoughtfully constructed using passive design principles, each living space is a climate-responsive haven.



ENVIRONMENT SETS THE TONE.

Set within a verdant landscape, the architecture feels less like an edifice and more like a living presence.

Light filters gently through the beautifully framed recessed windows, wrapping every room in a subtle glow while keeping the air cool and composed. As you walk through its flowing corridors, the rounded edges draw in natural breeze, welcoming comfort in every season.



MASTERFULLY PLANNED FOR GREATNESS.

- **Green Canvas of Living:** Over 3.5 acres of open space, with close to 1.8 acres of foliated landscape and amenities seamlessly interwoven.
- **Linear Towers with Privacy:** Each home opens to unobstructed views with sunlight and cross-ventilation, preserving exclusivity.
- **Grand Arrival Experience:** Each tower has dedicated drop-off points, leading to plush double-height lobbies with generous lounges.

PROJECT DETAILS

Net Site Area: 5.85 Acres

No. of Residences: 294

No. of Wings: 5

No. of Floors: 2B + G + 9

AREA SPECIFICATIONS

4 BHK	2577 sq. ft.
3 BHK GRANDE	2088- 2090 sq. ft.
3 BHK LUXE	1856. - 1859 sq. ft.
2 BHK	1249 sq. ft.

LEGEND

- 1. School Bus Bay
- 2. Party Plaza
- 3. Kids’ Pool
- 4. Swimming Pool with Deck
- 5. Jogging Path
- 6. Multi-sport Court
- 7. Visitors’ Parking
- 8. Activity Lawn
- 9. Play Park
- 10. Skating Rink
- 11. Amphitheatre
- 12. Reflexology Garden
- 13. Seniors’ Corner
- 14. Bamboo Bower
- 15. Canopy Grove
- 16. Nature’s Nook
- 17. Nature’s Pavilion
- 18. Pet Park



FULFILLS EVERY MOOD AND PURSUIT.

At SOBHA Magnus, life intends to unfold in a conscious way. From wellness and leisure to moments of exclusive indulgence, each amenity is thoughtfully curated to harmonise with every rhythm of living.

IN THIS SECTION:

Recreational Zone
Park and Plaza Zone
Active Zone
Kids' Zone



CONCEPT IMAGE

RECREATIONAL ZONE

With each visit to the Recreational Zone, you'll discover new chapters of joy and connection, each one more memorable than the last.

Clubhouse • Nature's Pavilion • Seniors' Corner
Nature's Nook • Bamboo Bower

MULTIVERSE OF EXPERIENCES.

Gracefully positioned just beyond the entrance, The Club spans across 13,000 sq. ft. with a grand lobby, ground floor and a floor above. Ramps, spacious elevators, and age-inclusive features, offer a seamless setting designed for every generation.



GROUND FLOOR

- Reception & Lounge
- Multi-purpose Hall
- Badminton Court
- Service Block (Pantry / Restrooms)

FIRST FLOOR

- Games Room
- Gym
- Yoga & Dance Studio
- Service Block (Restrooms)

MULTI-PURPOSE HALL



CONCEPT IMAGE

GAMES ROOM



ARTIST'S IMPRESSION

NATURE'S PAVILION



BAMBOO BOWER





CONCEPT IMAGE

PARK AND PLAZA ZONE

Discover infinite reasons to pause and savour the charm of leafy trails, blooming groves, and everyday moments that warm the heart.

Party Plaza • Canopy Grove • Amphitheatre
Activity Lawn • Pet Park

PARTY PLAZA



CANOPY GROVE



AMPHITHEATRE



ARTIST'S IMPRESSION

PET PARK



CONCEPT IMAGE



CONCEPT IMAGE

ACTIVE ZONE

For the spirited and the inspired, this is where spending an hour or more brings movement, motivation, and a fresh burst of vitality to the day.

Swimming Pool with Deck • Multi-sport Court
Jogging Path • Reflexology Garden

SWIMMING POOL WITH DECK



MULTI-SPORT COURT





CONCEPT IMAGE

KIDS' ZONE

Where giggles fill the air,
tiny feet chase sunshine, and
new adventures begin each day.
Witness little ones blossom
in the most delightful way.

Kids' Pool • Play Park
Skating Rink

KIDS' POOL



ARTIST'S IMPRESSION

PLAY PARK



CONCEPT IMAGE

CRAFTED FOR CONSCIOUS MINDS.

Step inside and discover abodes with smart home integrations and a focus on sustainability. From the soft flow of space to the intricate artistry, the interiors are put together to offer a forward-thinking lifestyle anchored in comfort and environmental responsibility.

IN THIS SECTION:

Lobby
Living and Dining Area
Balcony
Master Bedroom
Kids' Room
Kitchen
Bathroom

LOBBY



LIVING AND DINING AREA



KITCHEN



BALCONY



MASTER BEDROOM



KIDS' ROOM



BATHROOM



TESTIMONIES OF EXCELLENCE.



MR. BHATNAGAR & 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.



MR. MANOT & FAMILY
SOBHA WATERFRONT
HYDERABAD

We were always aware of SOBHA quality, as my uncle had invested in multiple properties of SOBHA in Bengaluru. The sales person dealt with all our queries very meticulously and brought in a lot of transparency.



MR. YADAV & FAMILY
INTERNATIONAL CITY
GURUGRAM

SOBHA is not only a brand but a way of life. SOBHA means quality and assurance of timely delivery. We are fortunate to be a part of this family. We recommend all our friends associate with SOBHA and experience the excellent environment.



MR. NARESH & FAMILY
SOBHA CITY
GURUGRAM

We were looking for a community where our kids have open space to play safely! This project has amenities for both kids and adults. It has a wide range of sporting amenities — from a cricket ground to a skating rink.



MR. FAIZAL & FAMILY
MARINA ONE
KOCHI

The main reason we were drawn to Marina One was SOBHA's reputation for quality, the location of the property, and the attractiveness of the future community. Kudos to the team for making our buying experience truly memorable.



MR. PATEL & FAMILY
SOBHA DREAM HEIGHTS
GIFT CITY, GUJARAT

We finalised our dream home with SOBHA, after detailed research of various other projects at GIFT City. Being from a real estate background, I've never seen anything like the SOBHA Experience Center. We are proud to be a part of the SOBHA family.

PRM/KA/RERA/1251/310/PR/131025/008160 | rera.karnataka.gov.in

SOBHA Magnus, off Bannerghatta Main Road, Kalena Agrahara, Bengaluru, Karnataka 560076

 080 4646 4500  marketing@sobha.com  sobha.com

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