

Earthly Paradise

Let's face it, different people have different benchmarks for success. For a discerning few, there are the presidential villas in the gated community by Sobha Lifestyles. Coming up near Devanahalli international airport, these villas seem like a fine coup in luxury and class

by Benoy Sebastian and Akshay Reddy





WHAT

it against the backdrop of Nandi Hills, Sobha Lifestyle's ultra modern and luxurious villas are located far away from the clamour and chaos of the city. Yet, it is superbly connected to the urban world through the new upcoming international airport. A team, which only a few can afford. Sobha offers three different size specifications across 55 acres of land. The 165-odd villas are spread over 10,000, 7,500 and 5,000 square feet of space respectively. Each of them comes equipped with some of the finest fittings and amenities. Above all, the 10,000sqft villas come with a private pool of their own. Considering that Sobha Lifestyle maintains an eco-friendly status as a developer, they're definitely living up to that commitment by providing the lush green environment for this new project. It follows green building and environment-friendly

principles. In the total site area of 55 acres, almost 51 per cent of space is earmarked for open spaces, 18 theme parks and a commitment to plant 4,500 trees. The largest rain water storage tank will help meet the domestic water requirement of 165 villas for approximately eight months in a year. This is the first and one of its kind initiative in the country. The gated community also possesses four bore wells for regular domestic use. World class infrastructure such as walk ways, underground cabling with colour codes and sewage lines will be among the high points. Specially designed street lamps from Germany create the most breathtaking aerial view of the property. The 18m wide vehicular roads have been designed to last years. Pedestrian walkways around the community make sure that you do not have to use the roads for walking.





Sobha Developers Limited is a Rs. 10+ billion company, founded in 1995 by PNC Menon. It is also one of the largest and only backward integrated real estate player in the country, their prime focus being residential and contractual projects. The company's residential projects include presidential apartments, villas, row houses, super luxury apartments, luxury apartments, moderately priced apartments and plotted development along with amenities such as clubhouse, swimming pool and shopping complex. In the past 15 years, Sobha has completed 152 residential projects, 13 commercial projects and 179 contractual projects covering 39.90 million sqft of area in 20 cities across India. They currently have 22 ongoing residential projects aggregating to 8.02 million sqft, six commercial projects aggregating 0.61 million sqft, and 36 contractual projects aggregating 6.53 million sqft under various stages of construction. Sobha's strive for maximising value for all its stakeholders is the end result of an interwoven approach involving sustainable business strategy executed by a unique backward integration model, efficient design and engineering, best in class technology, process driven systems, personalised customer, continuous training and skill development, and uplifting the rural community.

WHEEL

Devanahalli is famous for mainly two things – one, it is the birthplace of Tipu Sultan, the fiery 18th century ruler of Mysore and two, it houses the Bengaluru international airport. Now all that is set to change with Devanahalli becoming the address for corporate India's top honchos. Amidst acres and acres of greenery, we see emerging rows of elegant vias, and other luxury residential solutions.



KNOW YOUR NEIGHBOURHOOD

Educational Institutions

- * Stonehill International School
- * Canadian International School
- * Vidya Shrip Academy
- * Delhi Public School
- * Ryan International School
- * Mallya Aditi International School
- * Srishti College of Art, Design and Technology
- * Nagarjuna Vidyamketan School
- * B.M.S. Institute of Technology

Clubs & Resorts

- Angsana Hotel and Resort
- The Golden Palms - Hotel and Spa

Hospitals

- Columbia Asia Hospital
- Baptist Hospital

NEAREST AIRPORT

Four kilometers from Bengaluru international airport



The Rooms

- * Superior quality marble flooring and skirting as per approved sample*
- * Plastic emulsion paint for walls*
- * Laminated, parquet flooring and granite skirting*

FEATURES AND AMENITIES

- * Some of the amenities provided at Lifestyle are:
- * Swimming pool
- * Gymnasium
- * Ladies parlour/ gents Parlour
- * Child care

- * Steam room/ jacuzzi
- * Squash court
- * Table tennis
- * Indoor badminton
- * Library/ reading
- * Cards/ billiards room
- * Party hall
- * Partially covered car parks



Call: 099015-87777
Email: lifestyle@sobha.com
Website: www.sobha-lifestyle.com



**SANITARY FITTINGS
AND ACCESSORIES**

Bathrooms

- * Superior quality ceramic tile flooring
- * Superior quality ceramic wall tiling up to grid false ceiling
- * Granite counter tops

Kitchen

- * Superior quality ceramic tile flooring and ceiling

Staircase (Internal)

- * Granite treads and risers
- * MS railing with wooden top rail.

Balconies/ Utilities

- * Superior quality ceramic tile flooring/ skirting
- * Granite coping for parapet/ MS hand-rail as per design
- * All walls painted in textured paint