



**HAVING TIME  
IS HAVING  
EVERYTHING.**

**SOBHA  
MARVELLA**

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**THE LUXURY OF TIME**  
SARJAPUR OUTER RING ROAD



## **BREAKFAST. DON'T HAVE IT FAST.**

Breakfast needn't any longer be about what can be prepared fast.  
And eaten faster.

Savour it. One bite at a time.

Have your fill.

Be all geared for the day ahead.

The time before breakfast can be spent leisurely, too.

Don't water down your swimming session.

Let not jogging seem like a race.

Let your gym time carry more weight.

**Good mornings. They are dawning.**

**LUNCH.  
ADD THE WONDERFUL  
INGREDIENT OF HOME  
AMBIENCE TO IT.**

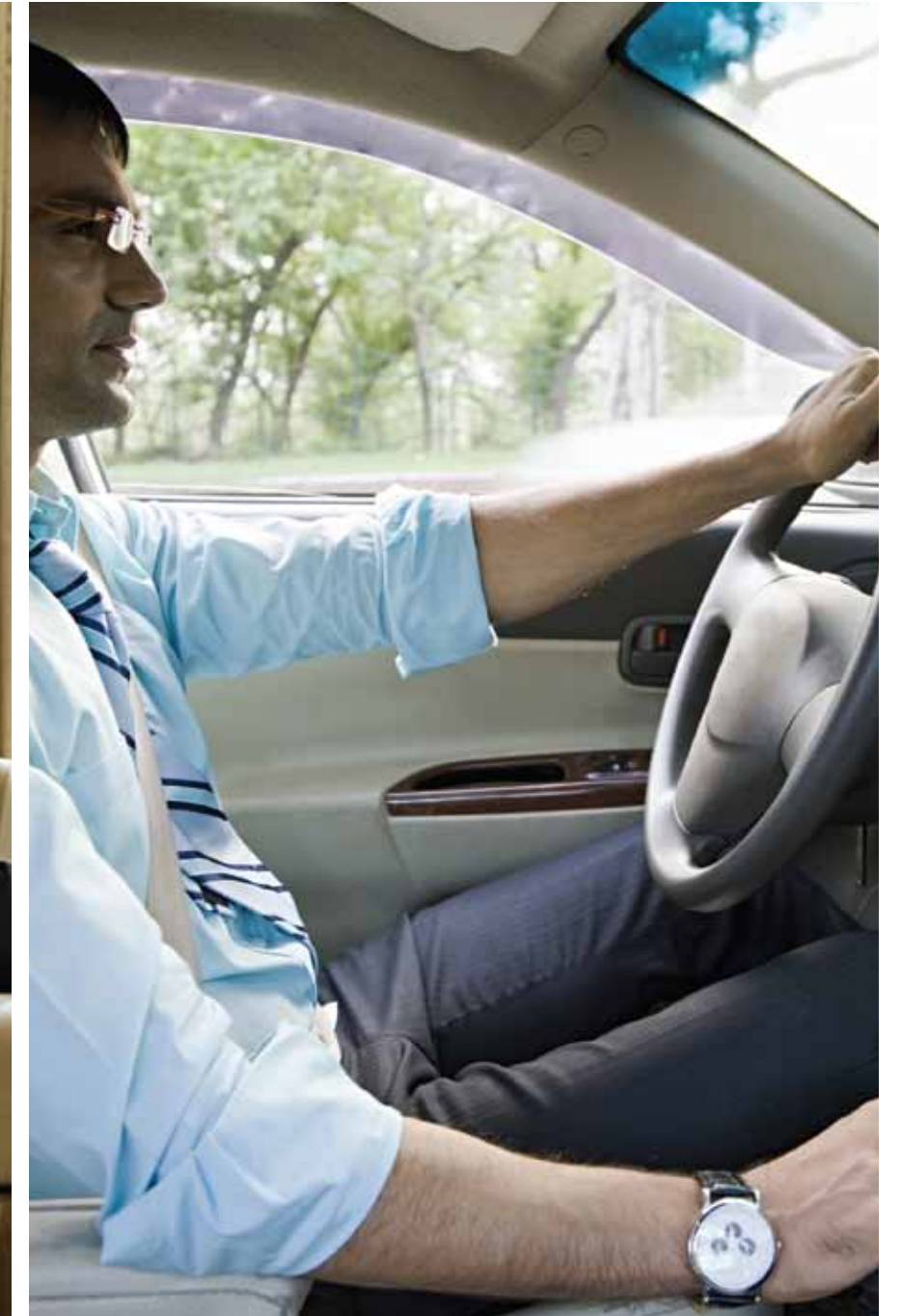
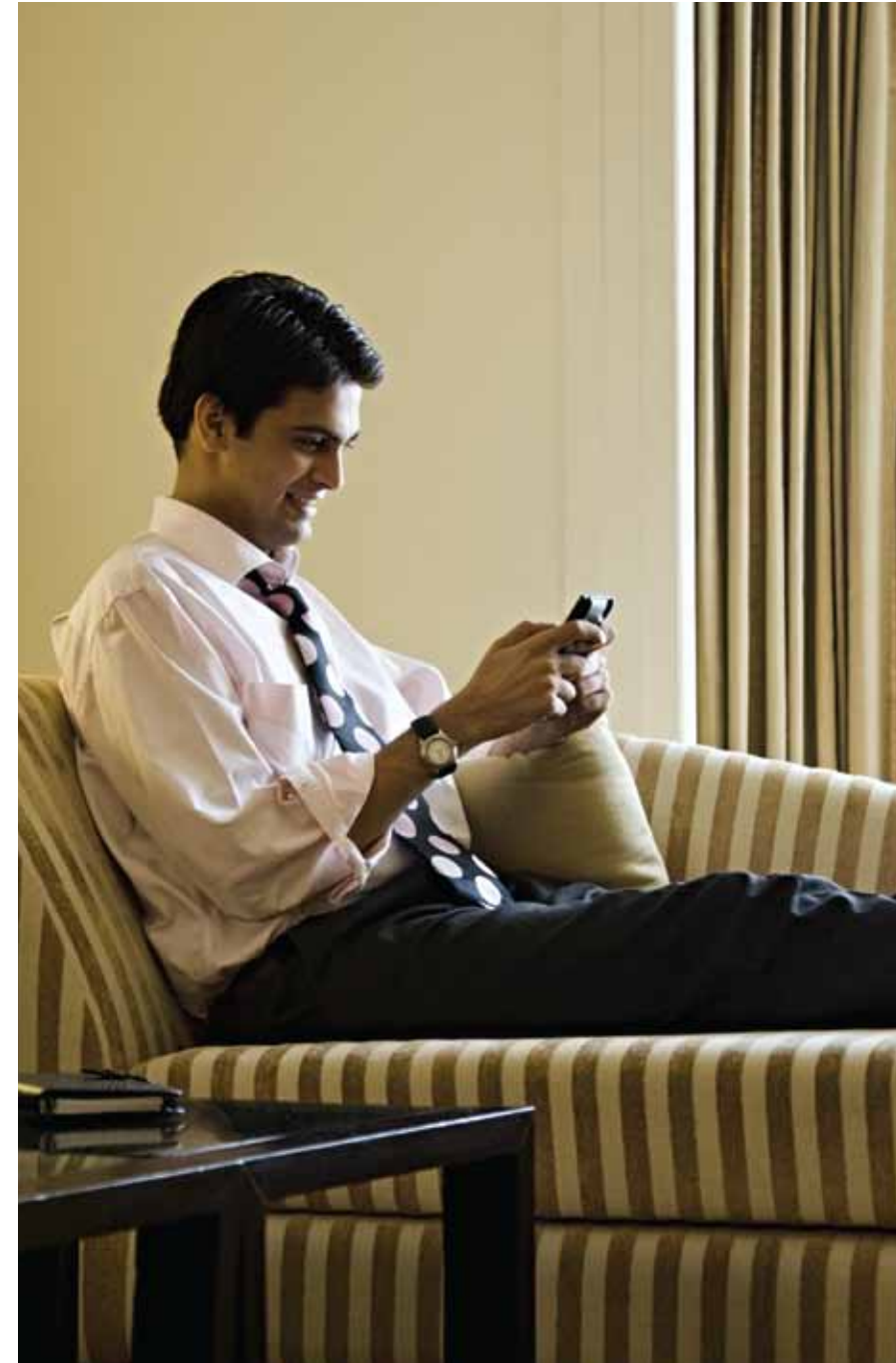
Have a lunch that works, by simply coming home from work for it.

Eat till you burp.

Let a little time be eaten up listening to your little ones' school stories.

Drive back. Feeling more driven to work.

**Good afternoons. They are dawning.**





## TEA. LET THE GOOD OLD DAYS COME POURING.

Remember the childhood days when you had a steaming cup of tea and delectable snacks in the evening before rushing out to play?

Bring those fabulous days right back.

Because, there will be no more of returing from work with only a little time for rest before dinner.

Enjoy tea time with family.

Step out for a refreshing stroll.

Play with your kids.

Catch a movie at a multiplex.

Retire for the day with a deep sense of contentment.

**Good evenings. They are dawning.**

# LOCATION OF CHOICE FOR THOSE WHO VALUE TIME



## SARJAPUR OUTER RING ROAD. WELL IN TUNE WITH YOUR NEED FOR GENEROUS TIME. AND ALSO IN TUNE WITH THE TIMES.

Your home finds a very special place in your heart, when it finds a winsome place on the ground. It's that simple. Sobha Marvella enjoys locational conveniences galore. Being on Sarjapur Outer Ring Road, a rapidly developing locality holding tremendous future promise, means you usher in lasting satisfaction. Living closer to your workplace means life works better. Having excellent connectivity to a slew of significant points in the city means you reach the joys of your home faster from wherever. There is really no looking beyond your locality, be your need whatever.

The stage is well set. To live the kind of life you have set your heart on.

### PROXIMITY:

**Workplace**  
 5 minutes to SAP, AT&T, ISoft PLC | 10 minutes to Intel, Capgemini, Accenture, Honeywell, Oracle, Sasken, Broadcom, Microland, Motorola Solutions | 15 minutes to Cisco, Wipro, Noka, JP Morgan, LG, Symphony, Ness Technologies, Sony | 20 minutes to Infosys, Logica CMG

**Home Needs**  
 5 minutes to Niligris Supermarket | 10 minutes to Total Superstore, Spencer's, Big Bazaar Express | 15 minutes to More Supermarket, Reliance Fresh | 20 minutes to Staples, Home Town, Spar Hypermarket, Croma Electronics, Houseful Furniture

**Education**  
 10 minutes to New Horizon College, Vidayambh Play School  
 20 minutes to Greenwood International School, TISB, Gear Innovative School, Krupanidhi College, St. Francis School  
 30 minutes to Bethany High School, Christ College, Jyoti Nivas Women's College, Indus International School

**Hospital**  
 15 minutes to VIMS Speciality Hospital | 20 minutes to St. Johns Hospital, Sankara Eye Hospital, Lake View Hospital | 30 minutes to Jayadeva Hospital, Sagar Apollo Hospital

**Bank**  
 5 minutes to ICICI Bank, ING Vysya Bank | 10 minutes to HDFC Bank, SBI Bank, Citibank | 15 minutes to Kotak Mahindra Bank, Axis Bank

**Restaurants/Food Joints**  
 5 minutes to Cafe Coffee Day, Pizza Hut, Punjabi Times, Mast Kalandar, Bhagini | 10 minutes to Domino's Pizza, Kanti Sweets, KFC, Country Club | 15 minutes to Barbeque Nation, IVY Unwind Island, Papa Johns Pizza, The Village, Golkanda Chimney

**Entertainment/Shopping**  
 5 minutes to Central Mall, Cinemax | 15 minutes to Innovative Multiplex, Total Superstore | 20 minutes to Oasis Mall, Forum Mall, Koramangala BDA Complex, PVR Cinemas | 30 minutes to Gopalan Cinemas, Gopalan Innovation Mall, Shoppers Stop

## **SOBHA MARVELLA. INSPIRED BY THE POWER OF TIME.**

Life has so much to give. And time is the key to getting them all. When you have it, you are very well enriched. You bond stronger with your family. You pursue passions better. You enjoy deeper the vibrant hues of life. You discover the fount of possibilities. You feel at home with the world. This priceless feeling has been crafted. With sheer passion. And profound insight. For dear you. And your dear ones.

Welcome to Sobha Marvella. Happy times are waiting.



## ALL THE WORLD-CLASS AMENITIES. AND ALL THE TIME TO ENJOY THEM.

Luxuries mean nothing when you lack the time to experience them to your heart's content, day after day. With Sobha Marvella, you are well relaxed. And your joys, heightened. It is a home that inimitably addresses the pronounced need for work-life balance. It is the life you richly deserve.

**AMENITIES AT SOBHA MARVELLA:**  
Gym | Swimming Pool | Children's Play Area

**ACCESS TO THE GRAND SOBHA LAKEVIEW CLUBHOUSE LOCATED BARELY 200 MTRS AWAY.**



Actual shot

**FACILITIES AVAILABLE AT THE CLUBHOUSE:**  
Cafeteria | Indoor Badminton Court  
Tennis Court | Table Tennis | Cards Room  
Squash Court | Billiards | Crèche | Gym  
Multi-purpose Hall | Aerobics | Ladies Parlor  
Gents Salon | Clinic | Meditation Room  
Library | Health Spa | Bar | Swimming Pool  
Children's Play Area



## BE EMPOWERED BY NOT JUST TIME, BUT BY TECHNOLOGY, TOO.

Your Sobha Marvella home will also be a **SMART HOME**. So, apart from giving you all the time you need for all you want to do, it also ensures that the time spent away from your address will mean absolute peace of mind. You can control everything about your home with a touch pad or a smart phone. Live the super smart life. In every way.



**MOOD  
SETTING**



**YOUR HOME WILL OPEN THE DOOR TO A GREAT EVENING, EVEN BEFORE YOU OPEN THE DOOR.**

The lights, the ACs, the fans...everything can be set the way you want it, from wherever you are, using your touch pad. So your home is ready for an evening of vibrance. Just step in with your family, and soak up the ineffable feeling.



**GAS LEAK  
SENSOR**



**GAS CAN LEAK, BUT YOU CAN ALWAYS HAVE AN AIR OF CONFIDENCE ABOUT YOU.**

Be you at home or elsewhere, you can know it when your gas cylinder leaks. And, therefore, deal with the matter in a timely way. Your home is a taste of the future. So breathe easy, always.



**ENTRANCE  
MANAGEMENT**



**THERE IS A SMART STRANGER AT THE DOOR. BUT YOU HAVE SOMETHING SMARTER.**

Trouble comes knocking. You are not in. But your kids are. However, you can rest assured. Because, that is how secure your home is. Yes, you can see who is at your door from miles away. So any attempt at intrusion is nipped in the bud.



**PANIC  
BUTTON**



**WHEN AN ELDERLY MEMBER HAS A PRESSING MEDICAL NEED, JUST A PRESS WILL DO.**

Dialing in a situation of health scare is not to be expected of the elderly. Your home simplifies matters for them. With just one soft press of the panic button, an alert is sent pronto to a set of pre-decided numbers, including that of hospitals.

# MASTER PLAN

## PROJECT DETAILS

Sanctioning authority: BBMP. Approval number - JDTP/N/LP/153/2010-11 Dtd- 18th May 2012  
 Location: Sarjapur - Marathahalli Outer Ring Road | Land area: 1.6 acres  
 Type of apartment: Hi-tech Super Luxury | Total apartments: 86, B+G+10 & B+G+11 | 3 BHK - 82 Units  
 4 BHK penthouse - 4 Units | SBA range: 3 BHK - 1846 sq.ft to 2108 sq.ft.  
 4 BHK penthouse - 3700 sq.ft to 3744 sq.ft. | Open Space: 78%

**SOBHA  
MARVELLA**

THE LUXURY OF TIME



# MASTER PLAN



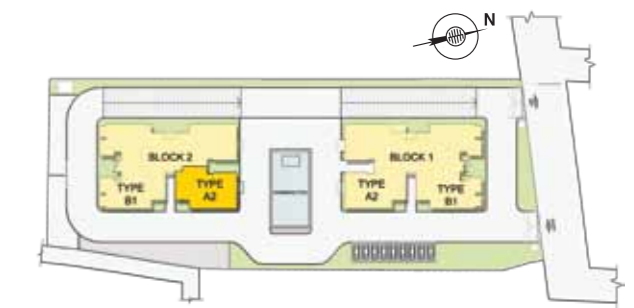
- LEGENDS:**
- 1. Entry
  - 2. Visitor car park
  - 3. Children's play area
  - 4. Swimming pool
  - 5. Transformer yard
  - 6. DG yard
  - 7. Fire exit
  - 8. Exit

# FLOOR PLANS

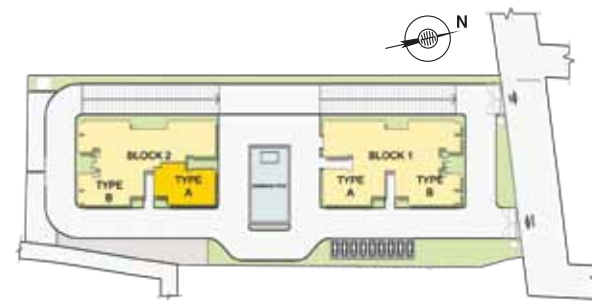
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THE LUXURY OF TIME



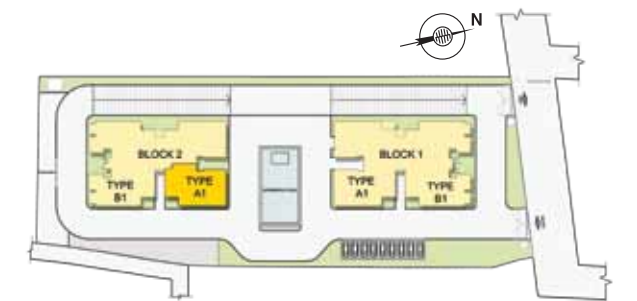
TYPE - A2  
3 BHK + servant's room & toilet  
SBA: 2086 sq.ft.  
Typical floor plan



**FLOOR PLANS**

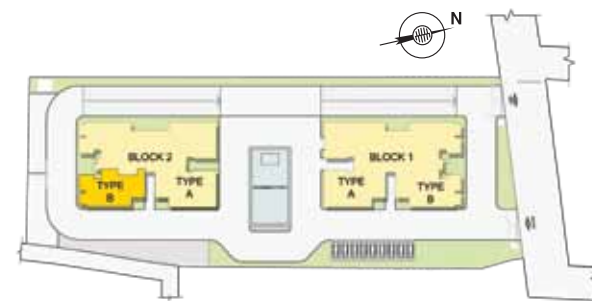


**TYPE - A**  
3 BHK + private garden + servant's room & toilet  
SBA: 2046 sq.ft.  
Ground floor plan

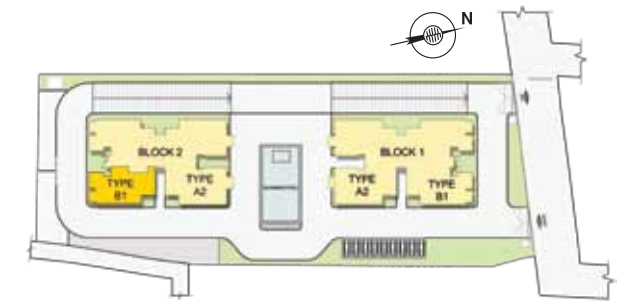


**TYPE - A1**  
3 BHK + servant's room & toilet  
SBA: 2015 sq.ft.  
First floor plan

**FLOOR PLANS**



**TYPE - B**  
3 BHK + private garden  
SBA: 1877 sq.ft.  
Ground floor plan



**TYPE - B1**  
3 BHK  
SBA: 1846 sq.ft.  
First & typical floor plan

**FLOOR PLANS**

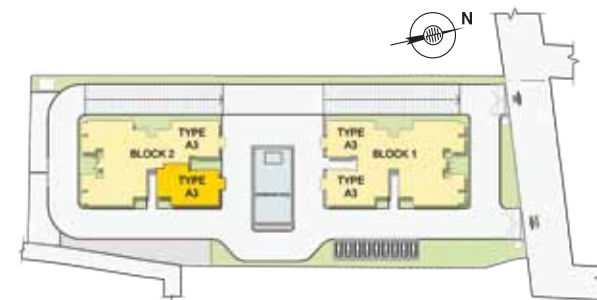


LOWER LEVEL



UPPER LEVEL

**TYPE - A3**  
4 BHK duplex penthouse  
SBA: 3700 sq.ft.



# SPECIFICATIONS

## ARCHITECTURAL/CIVIL SPECIFICATIONS

- 86 nos of exclusively designed 3 & 4 Bedroom apartments

## STRUCTURE

- Basement + Ground + 10/11 storied R C C framed structure with concrete block masonry walls

## CAR PARKING

- Covered car parks in basement level
- Visitors' car parks on ground level

## FOYER/LIVING/DINING

- Superior quality natural/engineered stone flooring and skirting
- Plastic emulsion paint for walls and ceiling

## BEDROOMS

- Superior quality timber laminated flooring/equivalent and skirting for Master Bedroom
- Superior quality vitrified tile flooring and skirting in other bedrooms
- Plastic emulsion paint for walls and ceiling

## TOILETS

- Superior quality antiskid ceramic tile flooring
- Superior quality ceramic wall tiling up to false ceiling
- False ceiling/plastic emulsion paint for ceiling
- Granite vanity counters in all toilets except servant toilet

## KITCHEN

- Superior quality ceramic tile flooring
- Superior quality ceramic wall tiling dado up to ceiling
- Plastic emulsion paint for ceiling

## BALCONIES/UTILITIES

- Superior quality antiskid ceramic tile flooring and skirting
- Granite coping for parapet/mild steel handrail
- Plastic emulsion paint for ceiling
- All walls external grade textured paint

## SERVANT ROOM

- Superior quality ceramic tile flooring
- Plastic emulsion paint for walls & ceiling

## STAIRCASE (Fire Exit Staircase)

- Concrete treads & risers
- Plastic emulsion paint for walls and ceiling

## COMMON AREAS

- Vitrified tile/granite/equivalent flooring
- Superior quality ceramic wall tiling up to ceiling
- Plastic emulsion for ceiling
- Granite coping for parapet/mild steel handrail

## SPECIFICATION DISCLAIMER

1. The views shown are artist's impression only.
2. The size, shape, and position of doors/windows, columns, design of railings and various other elements are subject to change.
3. The furniture/fixtures, including counter in kitchen, is shown to indicate the space available and likely position of electrical points are not a part of standard specifications.
4. The finishes – flooring, tiles in toilet, kitchen, utility, balconies, etc., paint colour, door finish/colour, and any other finishes are only indicative and are subject to change.
5. The dimensions and areas shown are from block to block, without considering any plaster & finish.
6. Internet connectivity required for smart home automation.

Sobha Developers reserves the right to change specifications without prior notice, in the interests of quality and timely delivery. We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building.

## JOINERY

- Main Door/Bedroom Doors
- Frame – Timber
- Architrave - Timber
- Shutters – with both side masonite skin

## Toilet Doors

- Frame – Timber
- Architrave – Timber
- Shutters –with outside masonite and inside laminate

All other external doors to be manufactured in specially designed aluminium extruded frames and shutter with panels.

Heavy-duty aluminium glazed sliding windows & French windows made from specially designed and manufactured sections.

## LIFTS

- Total no. of 4 lifts of reputed make ( 2/Block )

## COMMON FACILITIES

- Gymnasium
- Swimming pool
- Children's play area

## ELECTRICAL

- Split AC provision in living room and all bedrooms
- BESSCOM power supply: 7 KW 3 phase supply for 3 bedroom units & 10 KW 3 phase supply for 4 bedroom units
- Stand-by power of 3 KW for apartments and 100% power backup for common area facilities
- Exhaust fans in kitchen and toilets
- Television points in living, family & all bedrooms
- Telephone points in all bed rooms, living room
- Intercom facility from security cabin to each apartment

## PLUMBING AND SANITARY

- Sanitary fixtures of reputed make in all toilets
- Chromium plated fittings of reputed make in all toilets
- 25 litre capacity geyser in all toilets
- 15 litre capacity geyser in servant toilet
- Stainless steel single bowl sink with drain board in utility
- Bidet, bathtub, shower partition in penthouse master toilet

## SMART AUTOMATION

- Smart Entrance Management: View visitor at the door on indoor panel, touch pad or your smart phone
- Smart Safety: Gas Leak Sensor in kitchen, Soft Panic Switch in pad to trigger emergency action
- Mood Settings: Convenience through fans, light and AC Control possible by automation as well as regular switches in living room and master bedroom

# FAQs ON HOME AUTOMATION FEATURES AT SOBHA MARVELLA

## What is a Smart Home & why should I own it?

Smart Home is the biggest innovation in real estate that will change the way you live for better. Sobha Marvella's home automation solutions shall allow you and your family to feel and enjoy a visible upgradation of your living standards. These homes shall integrate key activities in daily life to a console that you can use to effect greater convenience and security for your family inside the home though being outside the home.

## Can I monitor and control Home from my phone or personal computer or a laptop?

Yes, we can enable the Home Automation Application on your Smart Phone as well as computer or your laptop if it has internet connection.

## How can I save energy and money from Home Automation?

Your Sobha Marvella apartment will possess optional Away/Vacation/Low Energy modes which will switch off device connected to automation system that use standby current. In typical households, 30% of electricity is wasted in Standby and Leakage.

## Can all types of lights be controlled by my console?

Yes, all types of lights as well as fan and split AC in your Sobha Marvella apartment can be controlled through your console.

## Can light control be integrated with other controls?

Yes. Light controls can be integrated with other appliance controls to create moods.

## In case of any problem who will support me?

Sobha Marvella's authorized and exclusive supplier of Home Automation features shall provide you with an AMC at reasonable cost which will entitle you to prompt after sales support.

## Will system work in case of power failure also?

Yes, the UPS shall enable the system to work even in case of power failure. The system has its own backup to manage the transition from mains to DG set power and back.

## What is the guarantee and warranty on the product and devices?

Sobha Marvella's Smart Homes comes with a one year warranty.

## What will happen if the Automation system has a failure? Will I have to live in dark?

The Sway system in the automation enables true two-way control of devices from traditional switch as well as home automation. In the unlikely event of home automation system failing, the traditional switches will continue to work, so you can use your lights, etc. via traditional switches. This feature also allows different people in the family to use the home as per their convenience: those who are comfortable with automation system can use it, those who don't want to use automation system can continue using traditional switches. Both modes of operation can co-exist seamlessly. Also when you move into the home, you can take your time to familiarise yourself with the system because traditional switches are anyway there for you!

## I have servants/watchman, why should I go for Home Automation?

Most of the theft & system failures are by insiders and incorrect usage. Your Sobha Marvella apartment shall assist you/safeguard your privacy and enhance your lifestyle.

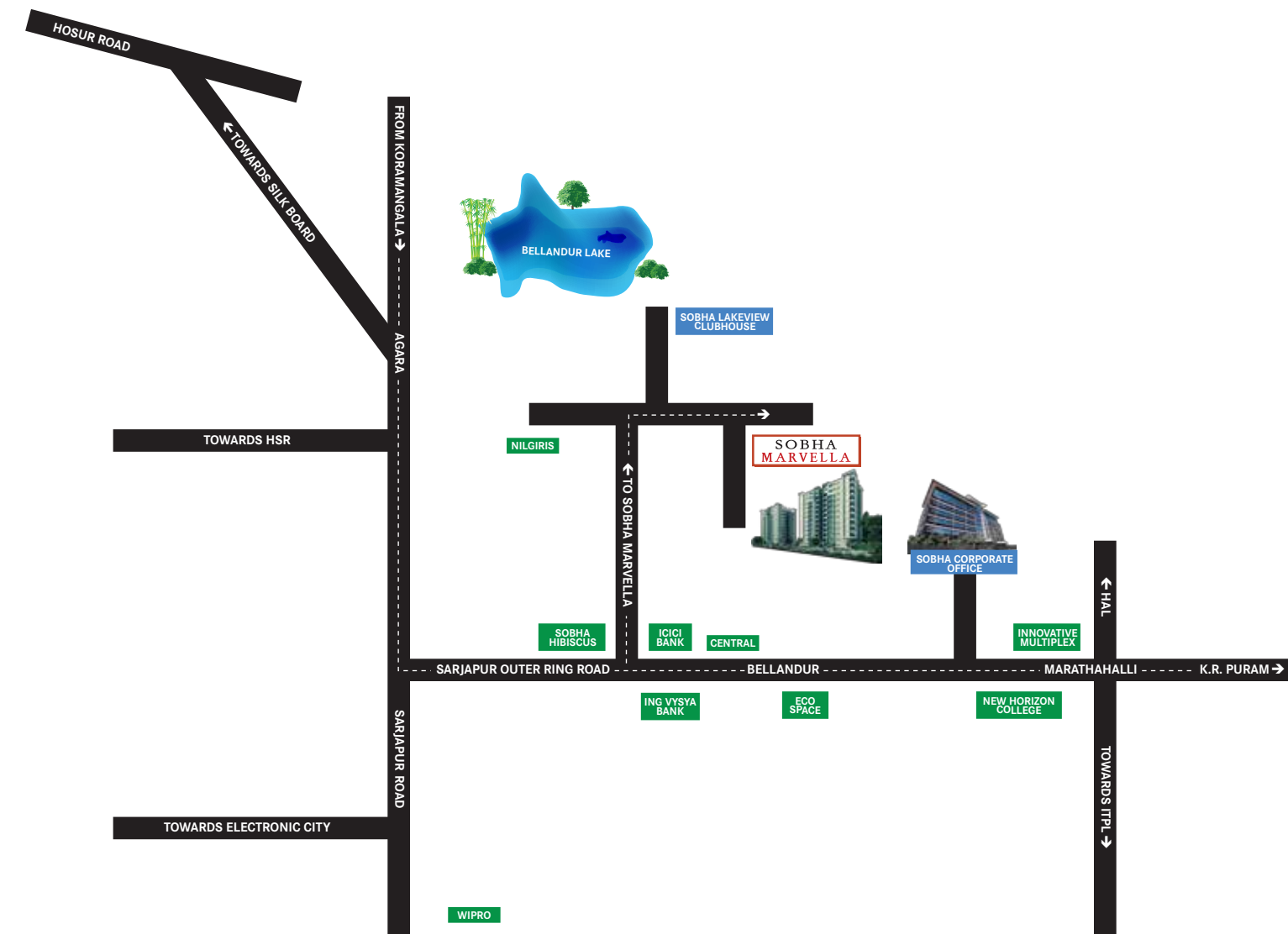
## What shall be the power consumption of this system?

There shall be approximately 40 Watts power consumption by this system.

## What kind of maintenance shall be required for the system?

As such, the Home Automation features in your Sobha Marvella apartment shall serve you with full satisfaction for at least 3-4 years. However, over a period of time, technology improvements and wear & tear may necessitate few exercises like change of device, enablement of new device, change of registered users, resetting of master account, adding any new device, system upgrades, etc. which shall be taken care of appropriately.

## LOCATION MAP



**THE BEST ADDRESS OF ITS KIND,  
WHERE SOBHA THINKS ONLY  
THE BEST FOR YOU.**

The 2,10,000 sq.ft. Wi-fi Sobha Corporate Office, on Sarjapur-Marathahalli ORR. A reflection of the Company's leadership status.

Sales & Marketing: 1 floor, South Wing

## WE BUILD QUALITY INTO EVERY DETAIL.

Over the years, we, at Sobha Developers Ltd., have become one of the most preferred real estate developers in Bangalore. Today, we build homes to cater to the discerning homebuyers all across the city. A city that is truly the Silicon Valley of India and one that has been recognised as the "Best Indian city to live in" on all parameters.

Over the past 17 years, our passion for perfection has driven us forward, and it gives us great pride to state that we have successfully completed over 80 real estate projects and 216 contractual projects, while delivering a total of more than 52 million square feet. In the fiscal year 2011-12 alone, we registered fresh sales valuing at INR 17.01 billion in the residential segment which is all set to grow by more than 15% in 2012-13 fiscal. This, in itself, bears testimony to the brand equity of Sobha – now a 2000 crore brand listed on the BSE & NSE.

Since its inception in 1995, Sobha Developers Ltd. has blended a strong customer centric approach with robust engineering, a high degree of business ethics, timeless values and transparency in every sphere of business. All of these contribute to make us one of the most respected real estate brands in India. And an organisation where quality meets excellence, technology meets aesthetics, and passion meets perfection.

It is often believed that quantity and quality seldom coexist for long. But we at Sobha Developers Ltd. have made this possible. Headquartered in Bangalore, we have completed 55 residential projects across the city, which reflect our undeterred passion for excellence, perfection and detailing. These include hallmark properties like the highly successful Sobha City, Classic, Elite, Forest View, Habitech, Dewflower and many more. Our relentless pursuit of quality is a constant in every property we create. Little wonder then that all our projects garner instant admiration.

It is this conviction that has earned us the trust of people all across the country. Sobha won "The Most Reliable Builder Award" (voted by consumers) at the CNBC Awaaz Real Estate Awards on 22nd December, 2012. The company also received the award for "The Best Residential Project" in the mid segment (Rs 35 lac – Rs 1 crore) with 70% or more completion for Sobha Elite at the same event. Also, Sobha Forest View was awarded "Environment-Friendly Project of the Year" by Realty Plus Excellence Awards 2012 – South. This is testimony to the faith people have in our quality and service.

We have expanded our footprint in 22 cities and 13 states across the country with properties in major cities like Bangalore, Gurgaon, Chennai, Pune, Coimbatore, Thrissur and Mysore. Currently, we have 38 ongoing residential projects aggregating to 23.50 million square feet of developable area and 16.51 million square feet of super built-up area as well as 42 ongoing contractual projects aggregating to 9.22 million square feet, under various stages of construction.

Apart from being one of the top real estate players in the country, we are also the only backward integrated entity in the entire real estate sector. The company is widely and indisputably recognised for redefining the very perception of quality and perfection in the construction space. This is endorsed by the accolades we have consistently earned over the years for building close to 200 landmark premises for some of the biggest corporate houses of India. Once you buy a Sobha home, its unmatched finesse and detailing will surely make you experience the true joys of owning a quality home.

## **Sobha Marvella**

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## **Sobha Developers Ltd.**

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