



PASSION AT WORK

## We build quality into every detail.

Over the years, we, at Sobha Developers Ltd. have come to be one of the most preferred real estate brands in Bangalore. Today, we build homes to cater to the discerning homebuyers all across the city. A city that is the true 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 say that we have successfully completed over 80 real estate projects and 216 contractual projects and delivered more than 52 millions square feet. In the fiscal year 2011-12 alone, we registered an astounding INR 1700 crores new sales in the residential spaces segment. This, in itself, is testimony to the brand equity of Sobha - an INR 15 billion real estate company listed on the BSE & NSE. But we intend to reach even greater heights by reaching our target of INR 20 billion in 2012-2013.

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 organization 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 it possible. Headquartered in

Bangalore, we have over fifty residential projects across the city that reflects our undeterred passion for excellence, perfection and detailing. We were the first to bring quality homes to Sarjapur and today, we have over 19 hallmark properties in the area like the highly successful Sobha Oman Topaz, Marvella, Classic, Cinnamon, Iris, Mayflower and more. Our relentless pursuit of quality is a constant in every property we create. Little wonder then that they garner instant admiration.

We have also expanded our footprint to 22 cities and 13 states across the country with properties in major cities like Bangalore, Gurgaon, Chennai, Pune, Coimbatore, Thrissur and Mysore. And today, 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 at 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 industry. The company is widely and indisputably recognized for redefining the very perception of quality & perfection in the construction space. This is endorsed by the accolades we have consistently earned over the years for building close to two hundred 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 feel the true joys of owning a home.

**SOBHA  
ETERNIA**  
— A classic reinvented —  
1.5 km from Total Mall, off Sarjapur Road.

Project location: SOBHA ETERNIA - Haralur Village, Varthur Hobli, Sarjapur Road, Bangalore East Taluk.

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## Classics never go out of style. They are just reinvented.

# SOBHA ETERNIA

— A classic reinvented —

**1.5 km from Total Mall, off Sarjapur Road.**





## Welcome to a classic reinvented. Welcome to Sobha Eternia.

After the grand success of Sobha Classic, we bring you yet another tribute to fine living - Sobha Eternia. Situated right next to Classic off Sarjapur Road, 3 km before Wipro Corporate Office, these exquisite lakeside homes are enveloped in soothing tranquility. Yet they are in the midst of Bangalore's IT hub. And just like a classic, they exude sophistication, refinement and luxury that few can resist.





**It's got classic luxury  
with a gorgeous lake view.**



Elegant, refined and exclusive, the homes of Sobha Eternia have much to offer. From the lush green surroundings to the breath-taking lake view to the intricate detailing of each home, these warm and spacious 3 BHK apartments are indeed the quintessence of the good life. So if you love the classics, then you'll feel right at home here. What's more, there are just a 107 of these limited edition homes, meant only for a discerning handful of people like you.





**Enjoy the classic comfort of life.**



With the fantastic host of amenities that Sobha Eternia has, your time at home will always be special. Enjoy evening dip in the pool, de-stress after a busy day in the meditation room or play a game of basketball with your kids. One thing is for sure. Every memory here will be a happy one.

3BHK super luxury apartments | SBA: 1879-2289 sft | Fully equipped gymnasium | Yoga centre | Multipurpose hall | Swimming pool | Creche | Children's play area | Half Basket Ball court | Best of educational, shopping & recreational destinations within 15 minutes driving distance

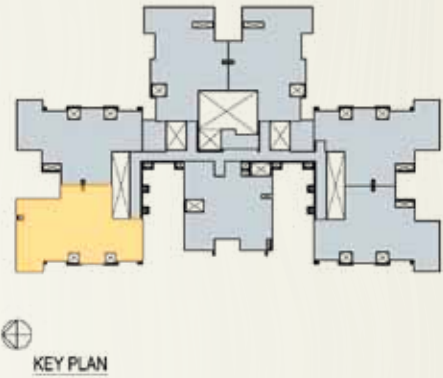
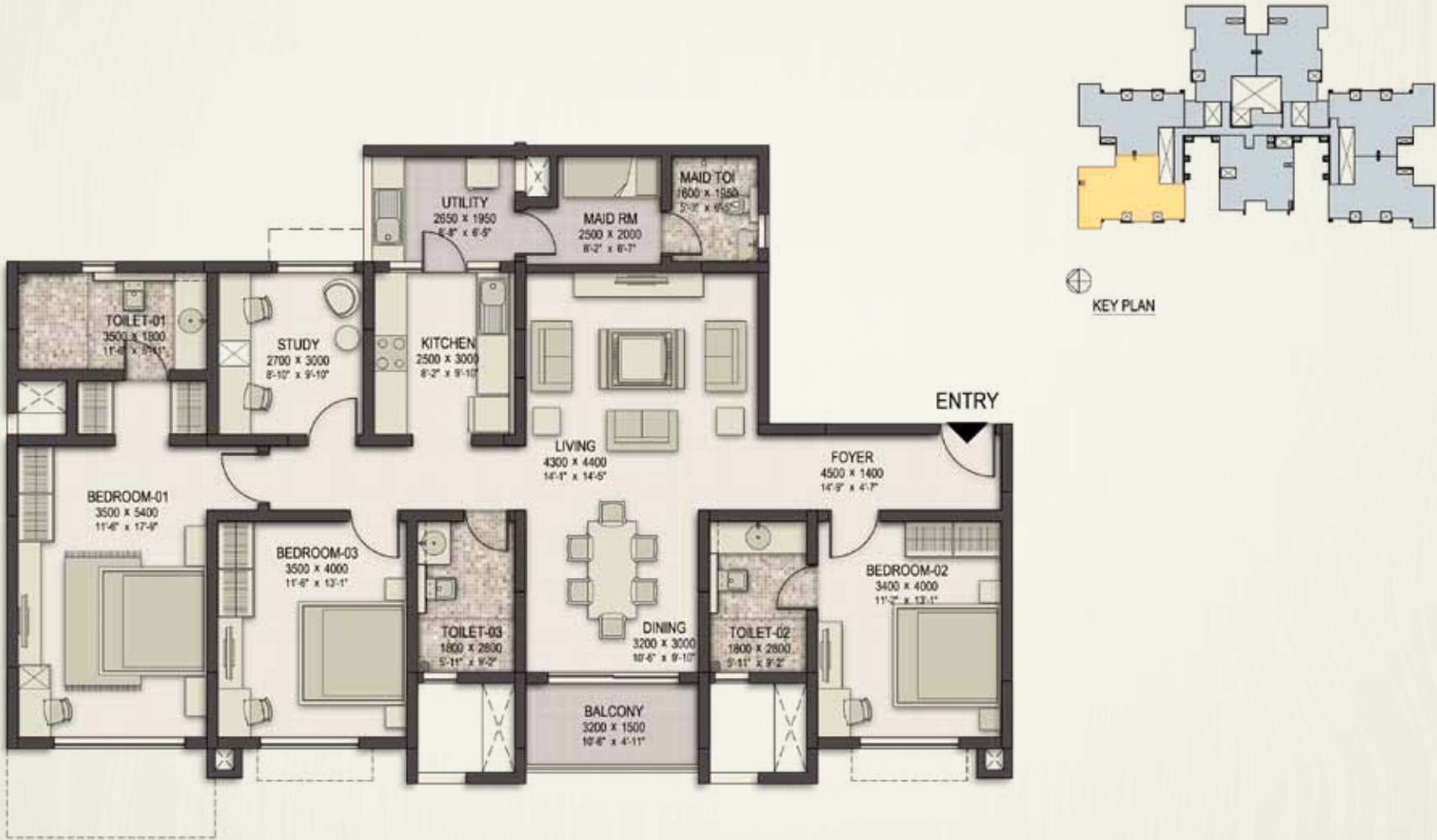


Master plan

Sanctioning authority : BDA  
Sanction No. : BDA/NM/AS/AA-3/TS-1/E/05/2011-12  
Location : 1.5 kms off Sarjapur road  
Type of Apartments : Super Luxury  
Configuration : 107 exclusive 3BHK units  
SBA Range : 1879 sft to 2289sft  
Open Space : 75%

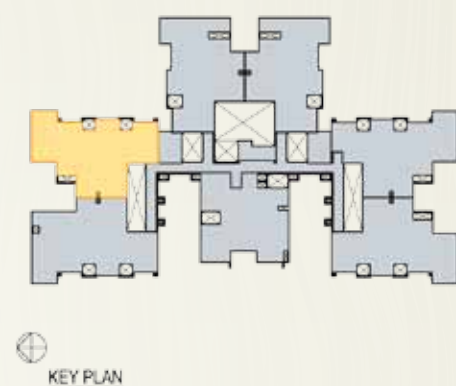
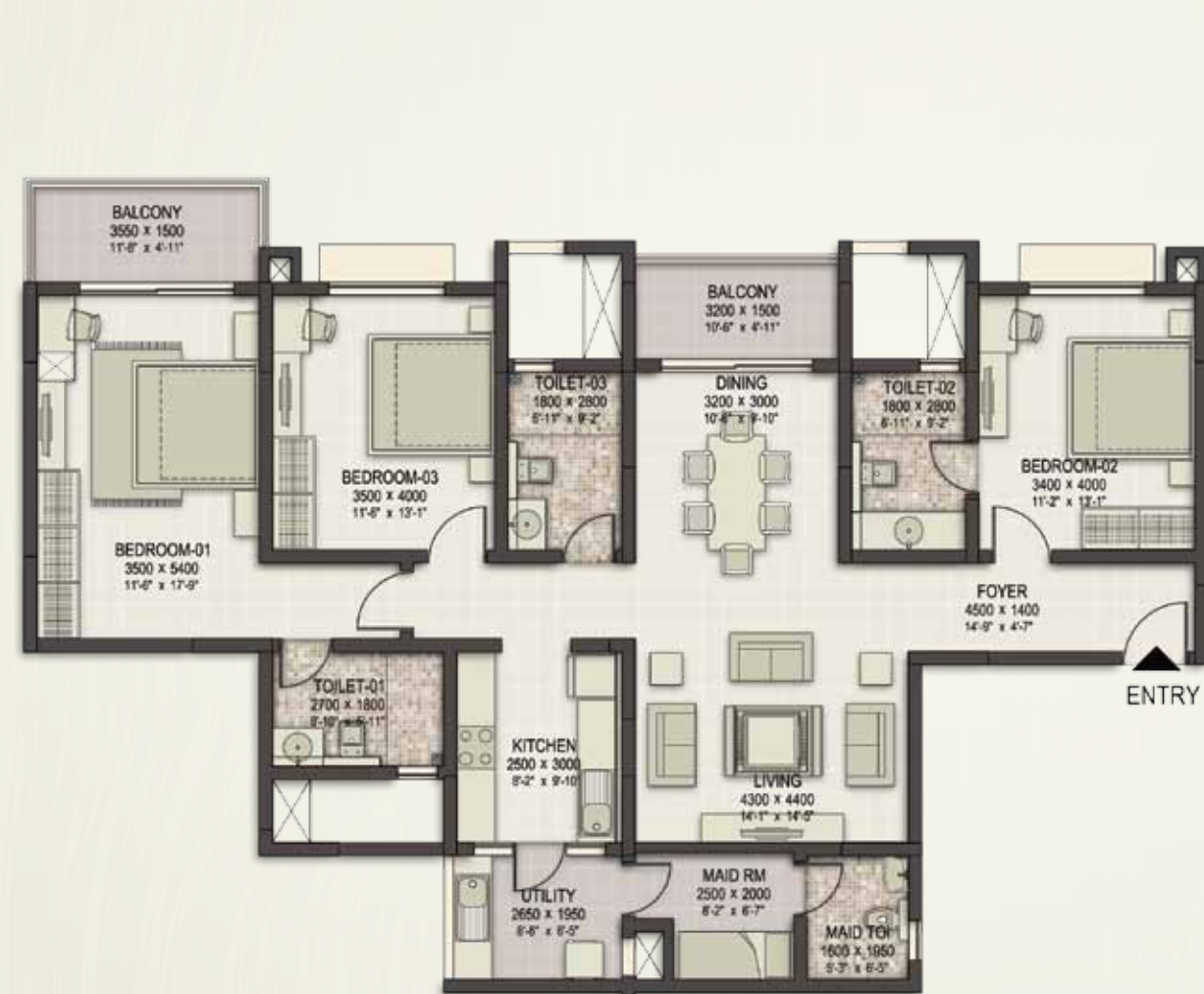


TYPE : B  
UNIT : 3 BHK + SERVANT ROOM & STUDY  
SBA : 2206.38 sft

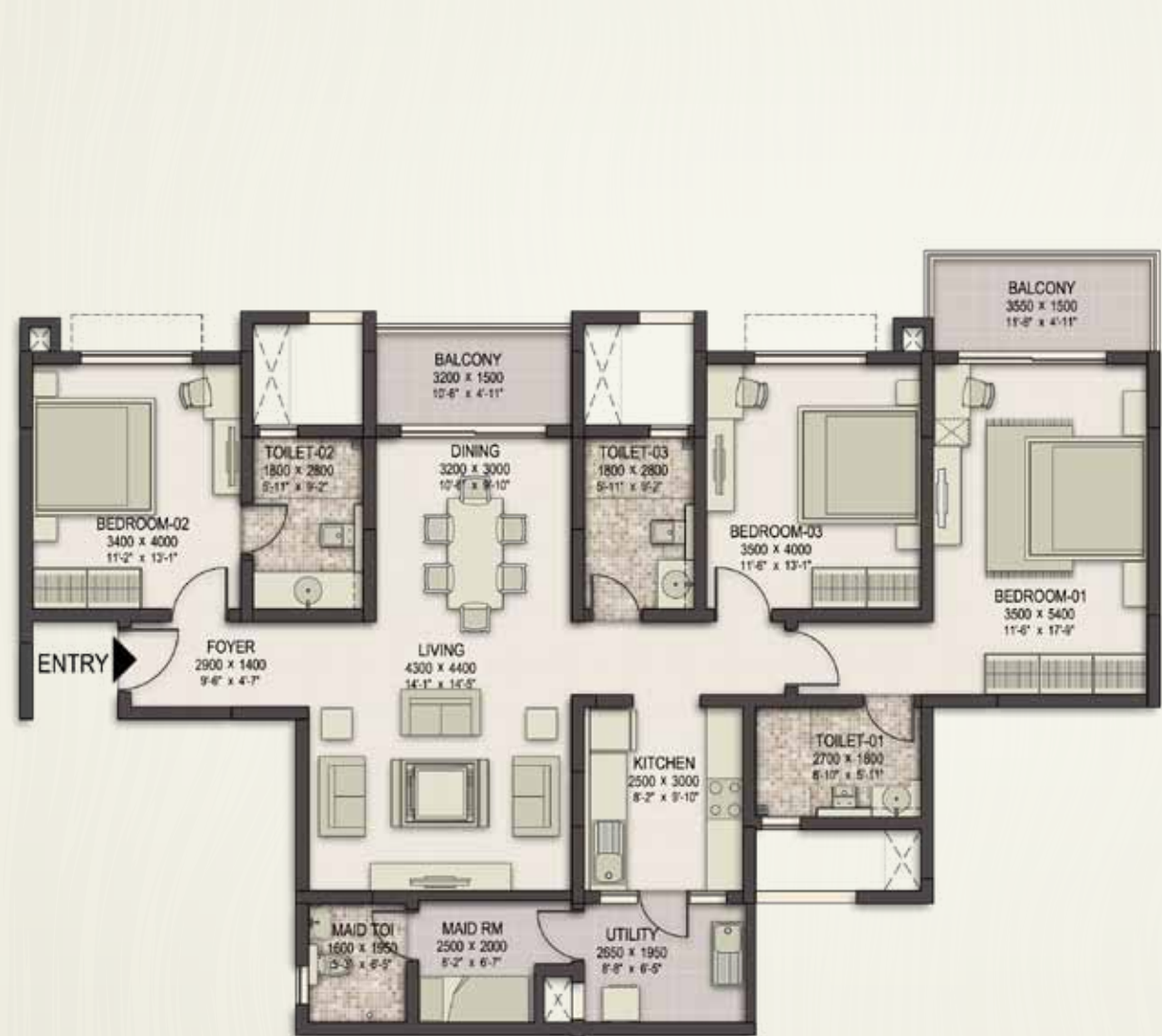




TYPE : C  
UNIT : 3 BHK + SERVANT ROOM  
SBA : 2104.46 sft

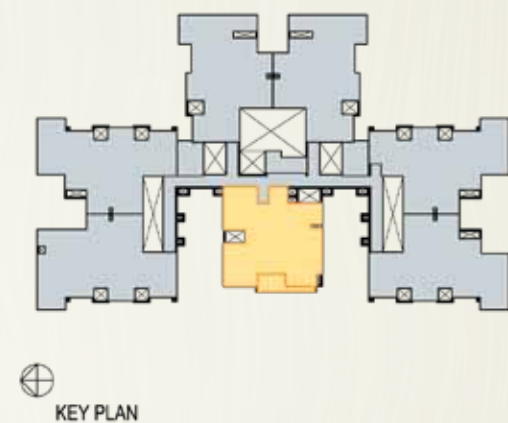


TYPE : E  
UNIT : 3 BHK + SERVANT ROOM  
SBA : 2070.53 sft





TYPE : A  
UNIT : 3 BHK  
SBA : 1986.61 sft



TYPE : D  
UNIT : 3 BHK  
SBA : 1879.27 sft





# Specification

## STRUCTURE

- Basement + Ground + 15 storied RCC 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 vitrified tile 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 tiling dado from floor to ceiling soffit
- 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

## STUDY (WHEREVER APPLICABLE)

- Superior quality vitrified tile flooring and skirting
- Plastic emulsion paint for walls and ceiling

## STAIRCASE

### Fire Exit Staircase

- Granite/ equivalent for treads & risers
- Texture Paint for walls and Plastic emulsion for ceiling
- Fire rated door for all staircases

## COMMON AREAS

- Granite / equivalent flooring
- Superior quality ceramic tile cladding up to ceiling
- Plastic emulsion for ceiling
- Granite coping for parapet / Mild steel handrail

## JOINERY

- Main door and Bedroom doors of both sides masonite skin, with Timber frame & architraves
- All other external doors to be manufactured in specially designed heavy-duty aluminium extruded frames
- Toilet door of timber frame and architraves. Shutter with Masonite skin on the external side and laminate on the internal side
- Servant toilet door to be manufactured in specially designed aluminium extruded frames
- High quality ironmongery and fittings for all doors
- Heavy-duty aluminium windows made from specially designed and manufactured sections

## LIFTS

- Total no. of 3 lifts of reputed make
- Capacity – 2 no's of 8- passengers & 1 no's of 14 to 16-passengers

## LANDSCAPE

- Designer landscaping

## COMMON FACILITIES

- Well-equipped clubhouse
- Swimming pool
- Children's play area

## PLUMBING & SANITARY

- Sanitary fixtures of reputed make in all toilets
- Chromium plated fittings of reputed make in all toilets
- Stainless steel single bowl sink with drain board in utility

## ELECTRICAL SPECIFICATIONS

- BESCOM power supply of three phase 7 Kilo Watt per flat
- Stand by power (Generator back up) of 3 Kilo Watts for each unit
- 100% stand by power (Generator back up) for common facilities
- Provision for AC in all bedrooms & living
- Intercom facility provided from security cabin to each apartment

# Location map



## Neighbourhood

### NEAR BY EDUCATIONAL FACILITIES:

Delhi Public School | VIBGYOR School | Oxford Institute | NIFT

### NEAR BY HOSPITALS:

Bmax hospitals (24 hrs emergency services) | St. John's hospital

### NEAR BY SHOPPING CENTRES:

Total Mall | Spencer's | Nilgiris | Forum Mall | Bangalore Central

## SPECIFICATION DISCLAIMER

The views shown are artist's impression only. | The size, shape, and position of doors / windows, columns, design of railings and various other elements are subject to change. | 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. | 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. | The dimensions and areas shown are from block to block, without considering any plaster & finish.

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.