

NEW YORK

A DREAM DESTINATION

New York, also known as the Big Apple, is a city which offers infinite things to do and places to see. The city of skyscrapers where the atmosphere and style of life are unique, difficult to explain in a guide, and they are best discovered by visiting and enjoying it in person.

PRESENTING

SOBHA
TOWNPARK

HOSUR ROAD, BENGALURU

SOBHA Townpark, a sprawling integrated township comprising residential towers, a snazzy mall, iconic landmarks, and an array of urban conveniences.

THE 5 BOROUGHES OF NEW YORK





PROPOSE DEVELOPMENT PLAN OF
SOBHA TOWNPARK

SOBHA

OUR 1ST OFFERING AT SOBHA TOWNPARK

SOBHA MANHATTAN TOWERS — TOWNPARK —

3 BHK LUXURY APARTMENTS, HOSUR ROAD



FOR INTERNAL CIRCULATION AND TRAINING PURPOSE ONLY

THE LATEST OFFERING AT

SOBHA TOWNPARK

New York is the city of envy, office, work, and hustle;

Brooklyn is the region of homes and happiness.

Brooklyn's Hip.

Brooklyn's funky.

Brooklyn's happening.



SOBHA

LAUNCHING

SOBHA
BROOKLYN TOWERS
— TOWNPARK —

BROOKLYN'S ESSENCE

Brooklyn is one of the five boroughs in New York and is considered the “cool” one, with its vibrant mix of music festivals, a big art and foodie scene and a happening nightlife for the trendsetting millennials .



LAUNCHING

SOBHA
BROOKLYN TOWERS
— TOWNPARK —

8.62 ACRES

1305 UNITS

7 STILTS + 33 FLOORS

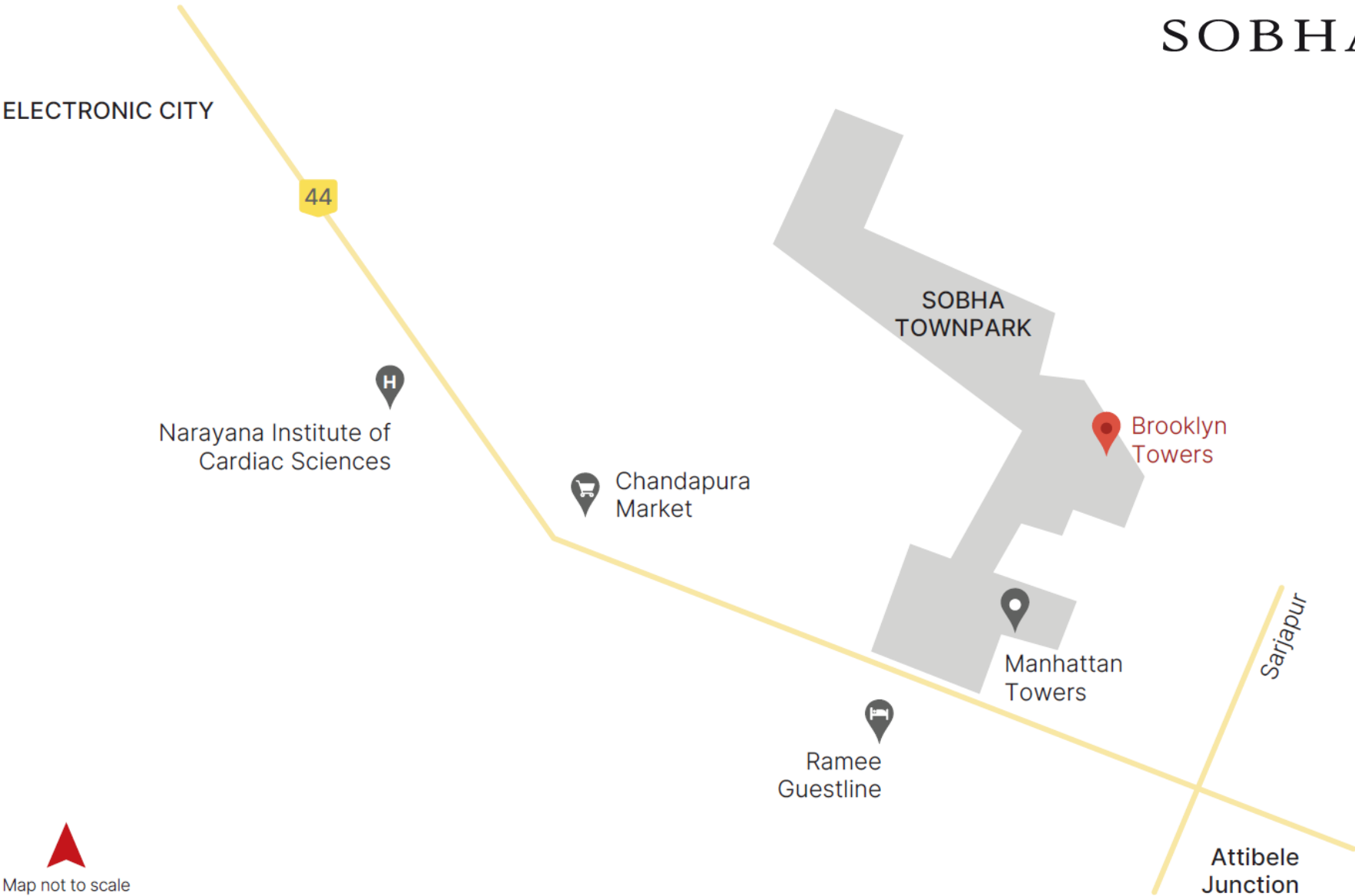
5 WINGS

UNIT CONFIGURATIONS

TYPE	SQ.FT	NO. OF UNIT
1BHK	495 / 503 / 723 SQ.FT	390 NOS
2BHK	833 - 1007 SQ.FT	851 NOS
2.5 BHK	1193 SQ.FT	64 NOS
TOTAL		1305

LOCATION

SOBHA



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LOCATION HIGHLIGHTS

- 10 mins from the Largest IT hub of India : E-city
- 25 mins from proposed Hosur airport
Signal Free corridor to KGIA
- Excellent connectivity, Metro station in 5 mins
- Proximity to Employment Hubs like E-City, Bommasandra & Jigini Industrial Estates
- 40 mins from Koramangla, 30 mins to Sarjapur Road
- Excellent Healthcare: Largest facility in Bangalore : NHC : 10min
- Best International Schools within 15 mins

Master Plan



1. Pet Park
2. Scenic Drive
3. Futsal Court
4. Cricket Pitch
5. Half Basketball Court
6. Volleyball Court
7. Services
8. The Roundabout (Entry/Exit)
9. The Prospect Clubhouse
10. Sunset Walk
11. Camping Lawn
12. Leisure Pool
13. Arbor Walk
14. Rainbow Step Play
15. The Arena
16. Tropic Junction
17. Badminton Court
18. Bamboo Trek
19. Work Canopy
20. Sunset Promenade
21. Skate-robics
22. Eco Pond
23. Reflexology Walk
24. Senior's Hangout
25. Woodbridge Events Corner
26. Brooklyn Bridge (Kids' Play Area)
27. Food Truck Café

SPOTLIGHT AMENITIES

The Roundabout (Entry/ Exit)

Inspired by the Columbus Square in Brooklyn, Roundabout is a grand entry to the project and the place is perfect to walk around too.

SOBHA

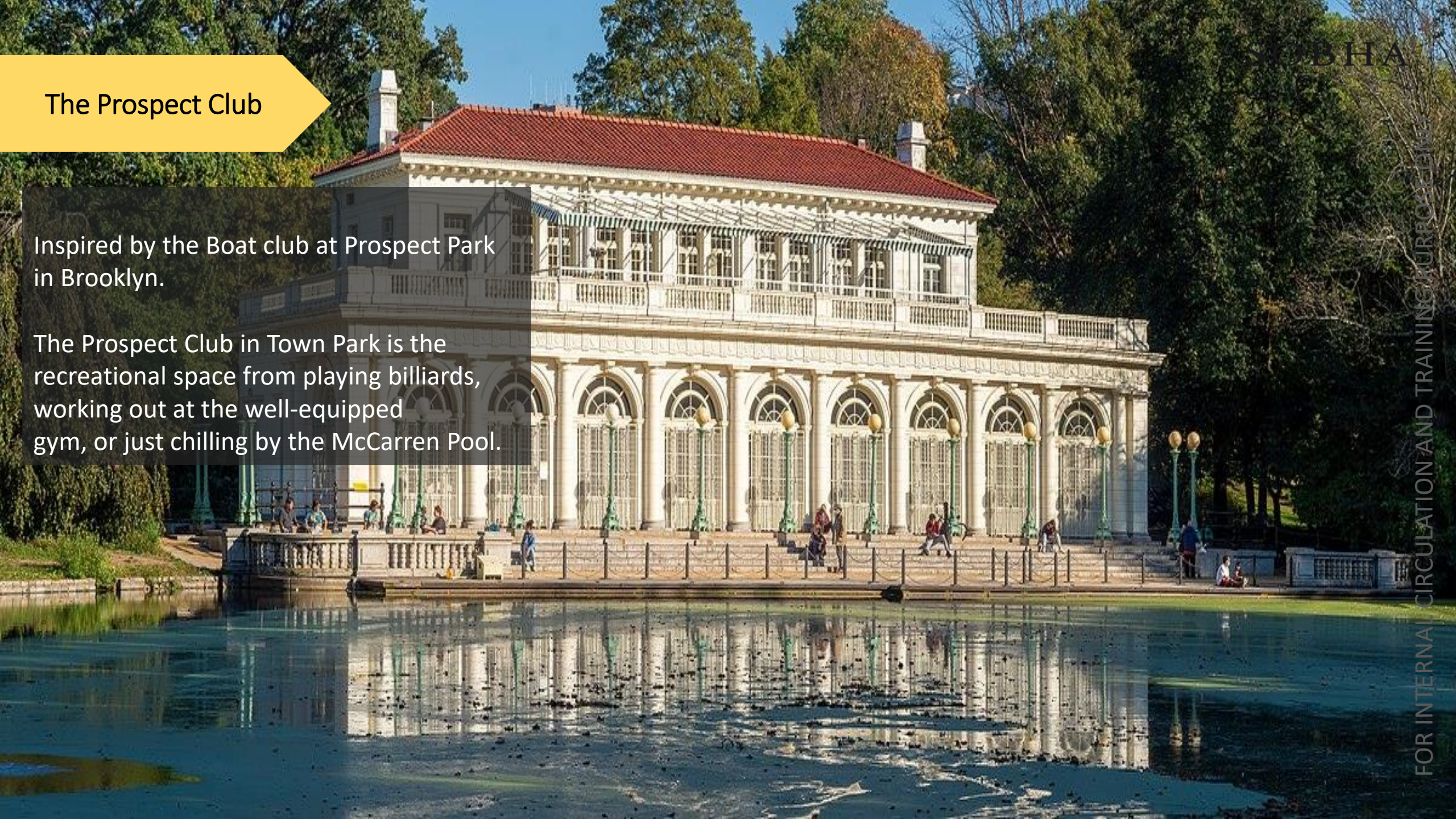


FOR INTERNAL CIRCULATION ONLY

The Prospect Club

Inspired by the Boat club at Prospect Park in Brooklyn.

The Prospect Club in Town Park is the recreational space from playing billiards, working out at the well-equipped gym, or just chilling by the McCarren Pool.



Brooklyn Bridge (Kids' Play Area)

This is a replica of the iconic landmark of Brooklyn bridge, is a perfect hangout for children.

The High Walk

The High Walk, thoughtfully designed to provide leisure space, offers panoramic views of the picture-perfect surroundings. Watch the sun rise and set from these unique podiums and embrace the ambiance.

Rainbow Step Play

A play area for kids where the different colour of lights illuminates when stepped on it.



Work Canopy

An exclusive workspace in the lap of nature. The abundance of greenery will soothe and refresh your mind from the mundane working style.



Woodbridge Events Corner

A place to organise events
and functions for the
residents

Arbor Walk

Inspired by the scenic walk
in New York's Central Park.

Food Truck Café

The uniquely designed food truck café for an array of lip-smacking treats.





Scenic Drive

Tree lined scenic drive around the project.

FOR INTERNAL CIRCULATION AND TRAINING PURPOSE ONLY



Senior's Hangout

Exclusive space for the Seniors' club

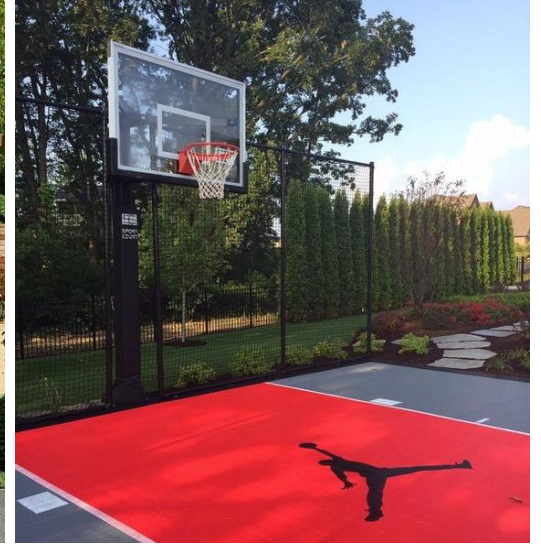


Reflexology Walk

Designed to massage various pressure points on your feet and promote wellness for the mind and body.

Amenities for an Active lifestyle

- **Scenic Drive:** Tree lined scenic drive around the project.
- **Senior's Hangout:** Exclusive space for the Seniors' club
- **Reflexology Walk:** Designed to massage various pressure points on your feet and promote wellness for the mind and body.
- **The Arena:** Activity area to organise events.
- **Bamboo Trek:** A Bamboo trail to enjoy the quiet walk.
- **Camping Lawn:** Camp around on a weekend for a change.
- **Volleyball Court**
- **Futsal Court**
- **Half Basketball Court**
- **Cricket Pitch**



Clubhouse Amenities

- Multipurpose hall
- Badminton court
- Party hall
- Gymnasium
- Indoor games
- Table tennis
- Association room
- Clinic
- Creche



PROJECT SPECIFICATION

Architectural Specifications

Internal Specifications

Exquisitely crafted to accommodate your sense of taste, and passion for life, Brooklyn Towers elevates quality living to a whole new level. SOBHA's famed standards of quality, design aesthetics, and superior finish are manifested in your private world – be it the living room, bedroom, or kitchen

Living/Dining/ Bedrooms

- Vitrified / Ceramic tile flooring and skirting
- Emulsion paint for walls & ceiling

Kitchen

- Vitrified/ Ceramic tile flooring
- 2ft dadoing above counter provision.
- Emulsion paint for ceiling

Toilets

- Ceramic tile flooring
- Ceramic wall tiling up to Grid ceiling
- Grid ceiling/Emulsion paint for ceiling

Balconies

- Ceramic tile flooring and skirting
- Concrete/Mild steel handrail
- False ceiling/Emulsion paint for ceiling
- External grade paint for walls

Joinery

- Main Door and Bedroom Doors of both sides laminate with timber frame and architrave
- Toilet Doors of both side laminate, with timber frame and architrave
- All other external doors to be manufactured in aluminum extruded / UPVC frames
- Aluminum / UPVC windows

Plumbing & Sanitary

- Sanitary fixtures of reputed make in all toilets
- Chromium plated fittings in all toilets

Electrical Works

- BESCOM power supply
 - For 1 bedroom - 2KW single phase supply
 - For 2/2.5 bedroom - 3KW single phase supply
- Standby power (Generator backup)
 - 1 BHK - 500 watts
 - 2 /2.5 BHK – 750 watts
 - 100% for common area facilities

External Specifications

Structure

- Ground+6 Stilts+33 Storied RCC (Reinforced Cement Concrete) structured building.
(Total no. of floors in each tower would be 39 i.e 6 + 33).

Car Parking

- Covered car parks in stilt levels for residents and surface open car parks for visitors.
(Every Unit will have one covered car park) 1343 nos.
Visitor Car Parking: Surface Level – 70 Nos. Covered – 65 Nos

Staircase (Fire Exit Staircase)

- Concrete treads & Risers
- Textured paint for walls

Common Areas

- Ceramic tile flooring
- Textured paint for walls
- False ceiling/Emulsion paint for ceiling
- Concrete parapet/Mild steel handrail

Lifts

- 4 nos. of lifts in each Wing (3 Passenger Lift & 1 Stretcher Lift)

Landscape

- Designer landscaping

THANK YOU



HAPPY SELLING...