

# SOBHA MANHATTAN TOWERS

— TOWNPARK —

3 BHK LUXURY APARTMENTS, HOSUR ROAD

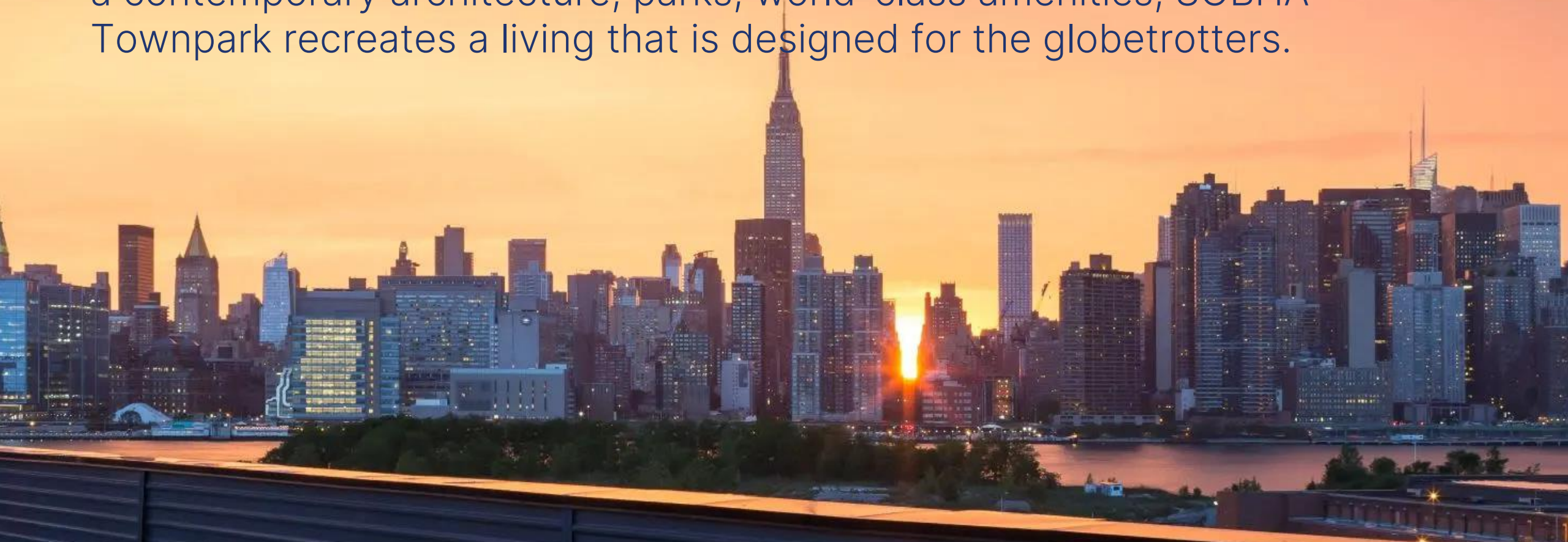
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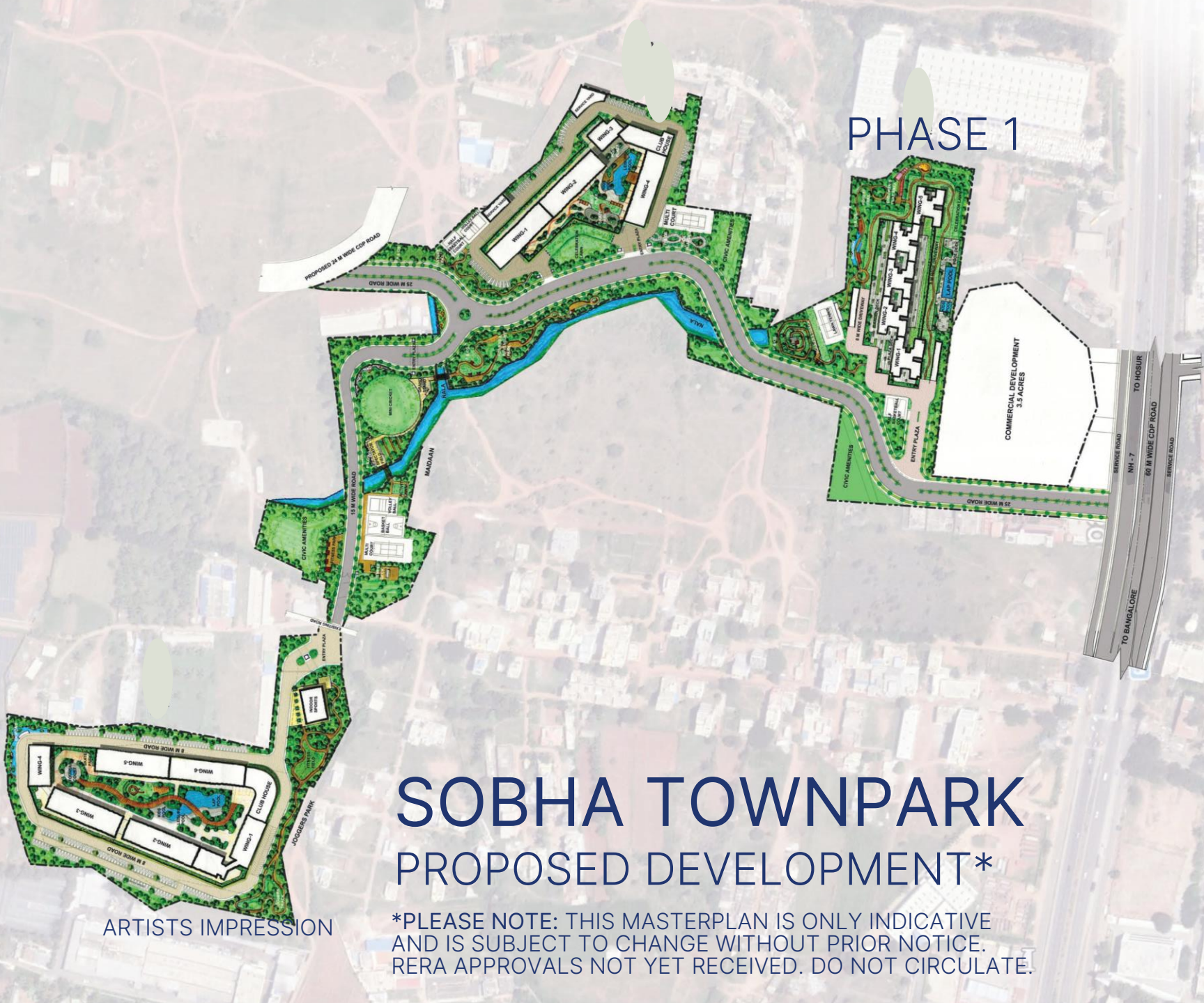
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# ABOUT SOBHA TOWNPARK

Inspired by New York life, in Bangalore. A city that has always been ahead of time, New York is known and loved for its vibrant and engaging aura with a contemporary architecture, parks, world-class amenities, SOBHA Townpark recreates a living that is designed for the globetrotters.







PHASE 1

ARTISTS IMPRESSION

# SOBHA TOWNPARK PROPOSED DEVELOPMENT\*

\*PLEASE NOTE: THIS MASTERPLAN IS ONLY INDICATIVE AND IS SUBJECT TO CHANGE WITHOUT PRIOR NOTICE. RERA APPROVALS NOT YET RECEIVED. DO NOT CIRCULATE.

## KEY HIGHLIGHTS

A world class integrated township spread over 32 acres\*, and which includes luxury and premium residences plus a super luxury commercial development (shopping mall).



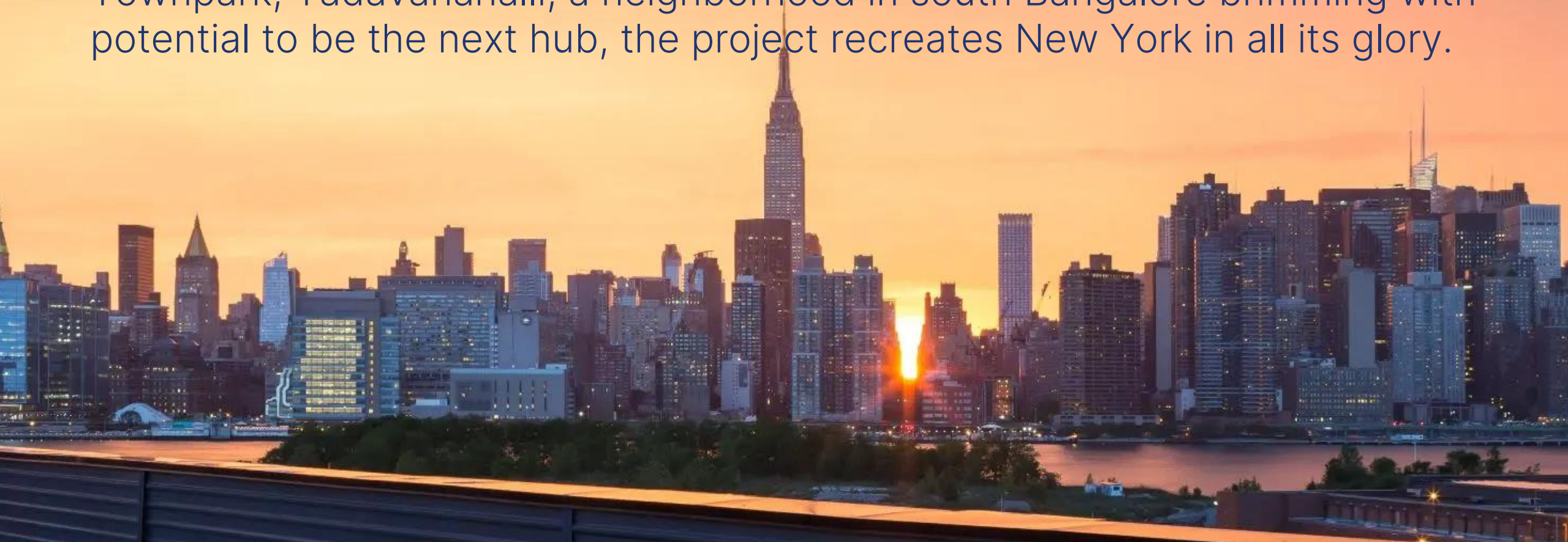
# INTRODUCING MANHATTAN TOWERS

Manhattan towers is an uber luxury project consisting of 3 BHK apartments themed around the art deco style. This is a first-of-its-kind project sculpted for the sophisticated customer who aspires to live the SOBHA lifestyle.



# INTRODUCING MANHATTAN TOWERS

Claiming the famed skyline of New York, SOBHA Manhattan towers exemplifies modern architecture style in all its glory. Situated in SOBHA Townpark, Yadavanahalli, a neighborhood in south Bangalore brimming with potential to be the next hub, the project recreates New York in all its glory.





# MANHATTAN TOWERS



ARTISTS IMPRESSION

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**PROJECT  
SNAPSHOT**

TYPE OF APARTMENTS	3 BED LUXURY APARTMENTS
LAND AREA	7.24 ACRES
NO. OF UNITS	560
NO. OF FLOORS	WING 1 & 5 (1B+G+38) WING 2 & 4 (1B+G+37)
NO. OF BLOCKS	(PHASE 1 – WING 4 & 5) (PHASE 2 – WING 1 & 2)
COMPLETION DATE	DEC-2026 (PHASE 1) SEP-2028 (PHASE 2)
PROPOSED CLUBHOUSE	1524.87 Sq Mtr
OPEN SPACE IN PROJECT	75%



# MASTER PLAN

## LEGEND

1. ENTRANCE PLAZA
2. KID'S PLAY AREA
3. SKATING RINK
4. BOD-POND
5. FOUNTAIN PLAZA
6. STEPPED SEATING
7. SENIOR CITIZEN PARK
8. ORGANIC WASTE CONVERTER
9. DG YARD AND TRANSFORMER YARD
10. MULTI-COURT
11. CRICKET PITCH
12. SEWAGE TREATMENT PLANT
13. WORK FROM NATURE
14. SWIMMING POOL
15. KID'S POOL
16. UNDERGROUND SUMP
17. VISITOR'S PARKING
18. BOARD WALK
19. CIVIC AMENITIES-1
20. CIVIC AMENITIES-2



# PHASE 1





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**PROJECT  
AMENITIES**

---

KID'S PLAY AREA

---

SKATING RINK

---

BIO-POND

---

FOUNTAIN PLAZA

---

STEPPED SEATING

---

SENIOR CITIZEN PARK

---

MULTI COURT

---

CRICKET PITCH

---

WORK FROM NATURE

---

SWIMMING POOL

---

KID'S POOL

---

BOARD WALK

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APARTMENT  
CONFIGURATION



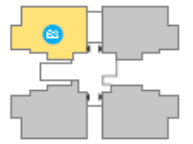
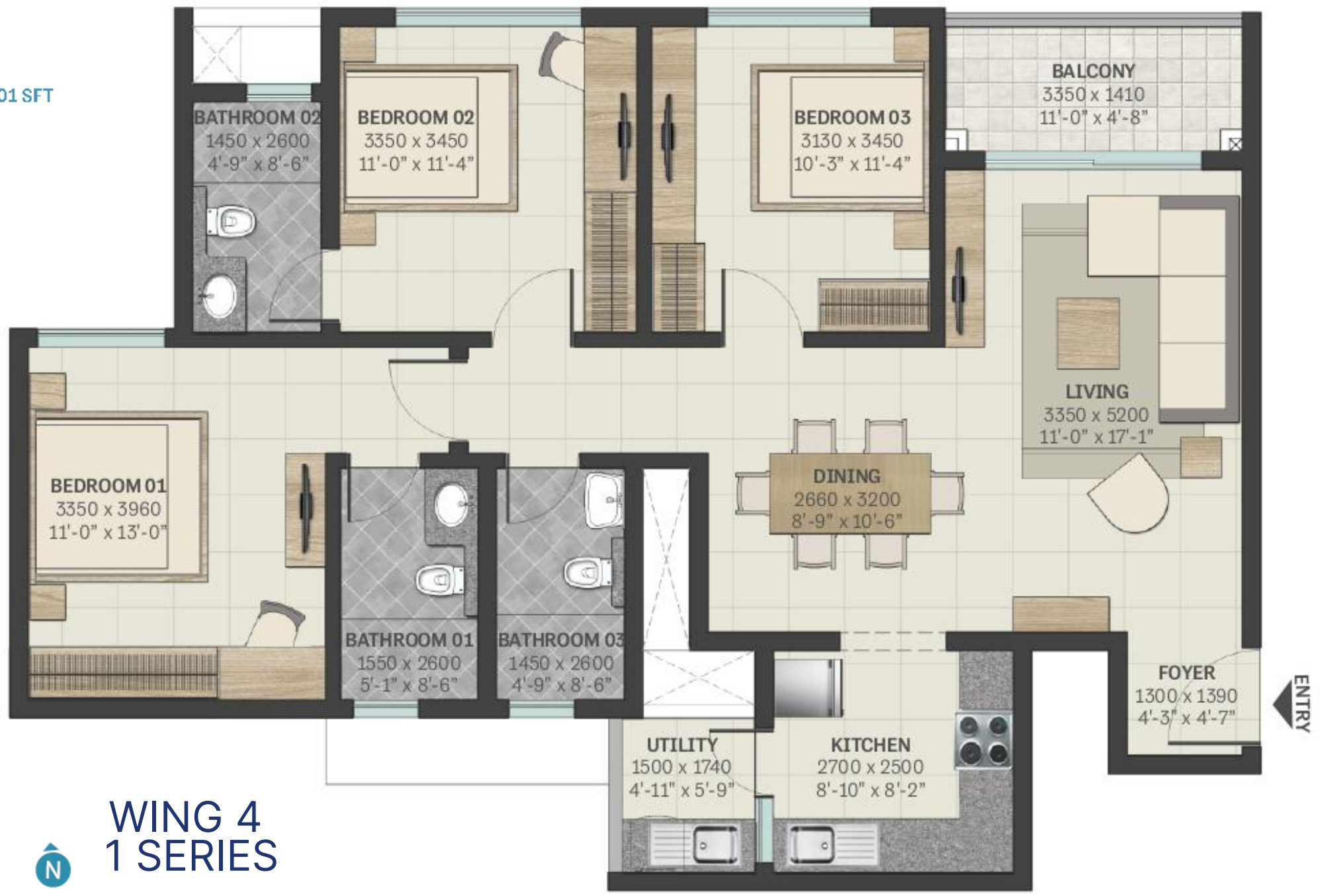
WING - 4	TYPE (SQ FT)	B3	B4	B5	B6
	SBA	1498	1498	1498	1498
	CARPET AREA	1001	1001	1001	1001
WING - 5	TYPE (SQ FT)	B1	B2	A1	A2
	SBA	1498	1498	1755	1755
	CARPET AREA	1001	1001	1176	1176
WING - 4	TYPE (SQ MTR)	B3	B4	B5	B6
	SBA	139	139	139	139
	CARPET AREA	93	93	93	93
WING - 5	TYPE (SQ MTR)	B1	B2	A1	A2
	SBA	139	139	163	163
	CARPET AREA	93	93	109	109

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FLOOR PLANS



**TYPE B3**  
3BHK  
SBA - 1498 SFT  
CARPET AREA - 1001 SFT



**WING 4**  
**1 SERIES**



**TYPE B4**  
3BHK  
SBA - 1498 SFT  
CARPET AREA - 1001 SFT



WING 4  
2 SERIES





**TYPE B5**  
3BHK  
SBA - 1498 SFT  
CARPET AREA - 1001 SFT



**WING 4**  
**3 SERIES**



**TYPE B6**  
3BHK  
SBA -1498 SFT  
CARPET AREA - 1001 SFT



WING 4  
4 SERIES





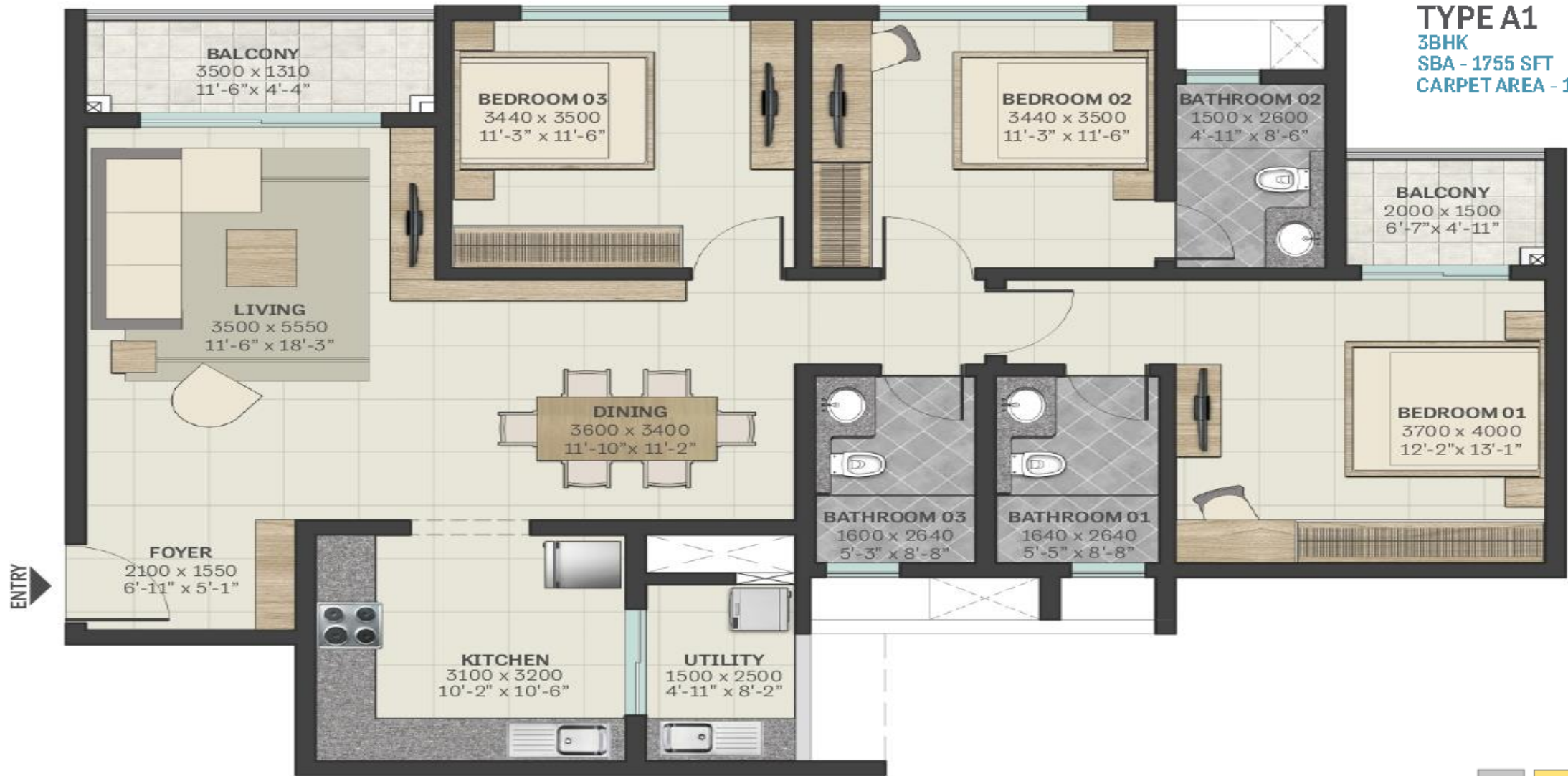
**TYPE B1**  
3BHK  
SBA - 1498 SFT  
CARPET AREA - 1001 SFT



**WING 5**  
**1 SERIES**



**TYPE A1**  
 3BHK  
 SBA - 1755 SFT  
 CARPET AREA - 1176 SFT



WING 5  
 2 SERIES





**TYPE A2**  
**3BHK**  
**SBA - 1755 SFT**  
**CARPET AREA - 1176 SFT**



**WING 5**  
**3 SERIES**



**TYPE B2**  
3BHK  
SBA - 1498 SFT  
CARPET AREA - 1001 SFT



WING 5  
4 SERIES





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PROJECT  
SPECIFICATIONS

## STRUCTURE

1 Basement + Ground + 37/38 storied RCC structure

## CAR PARKING

Covered car parks in basement, ground, first and second floor levels

## FOYER/LIVING/DINING

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

## BEDROOMS

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

## BATHROOM

- Ceramic tile flooring
- Ceramic wall tiling up to false ceiling
- False ceiling with grid panels

## BATHROOM DOORS

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

## KITCHEN

- Ceramic tile flooring
- Ceramic wall tiling upto ceiling
- Plastic emulsion paint for ceiling

## BALCONIES/UTILITIES

- Ceramic tile flooring and skirting
- Granite coping for parapet/MS handrail as per design
- Plastic emulsion paint for ceiling/False ceiling as per design
- All walls painted in textured paint

## STAIRCASE

- Concrete treads & Risers
- Textured Paint for Walls
- Plastic emulsion paint for ceiling
- MS handrail

## COMMON AREAS

- Vitrified Tile/ Ceramic tile /Granite flooring
- Ceramic tile cladding up to false ceiling
- Plastic emulsion paint / False ceiling as per design

## JOINERY

Main Door/ Bedroom Doors

- Frame – Timber
- Architrave – Timber

All other external doors to be manufactured in aluminum/ UPVC extruded frames and shutter with panels.

## LIFTS

3 nos of lifts in each residential wing

## LANDSCAPE

Designer landscaping

## COMMON FACILITIES

- Clubhouse
- Swimming pool



## PLUMBING

- Sanitary fixtures of reputed make in all bathrooms
- Chromium plated fittings in all bathrooms.

## ELECTRICAL

- Split AC provision in master bedroom and living
- BESCOM power supply : 5 KW single phase supply
- Standby power of 1 KW for apartments and 100% power backup for common area facilities
- Television points in living & master bedroom
- Telephone points in living & master bedroom
- Intercom facility from security cabin to each apartment (only point)

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HAPPY SELLING