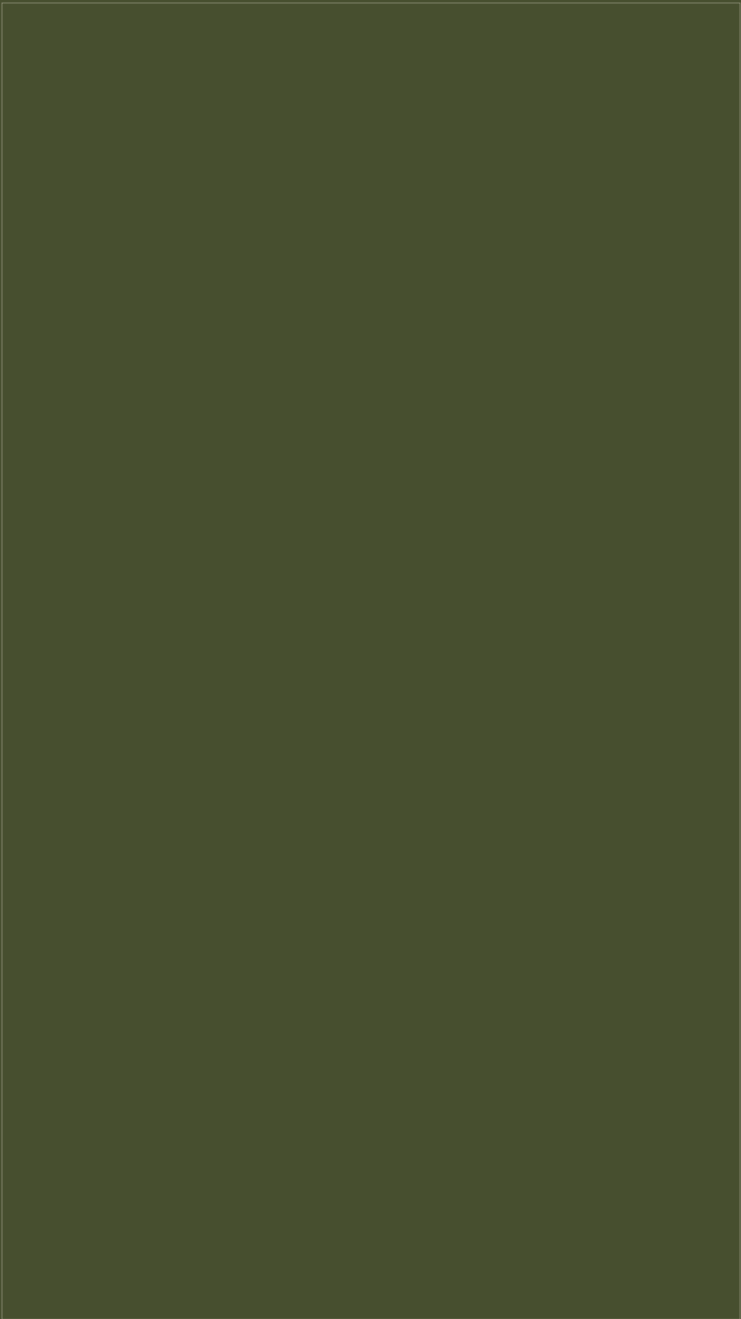




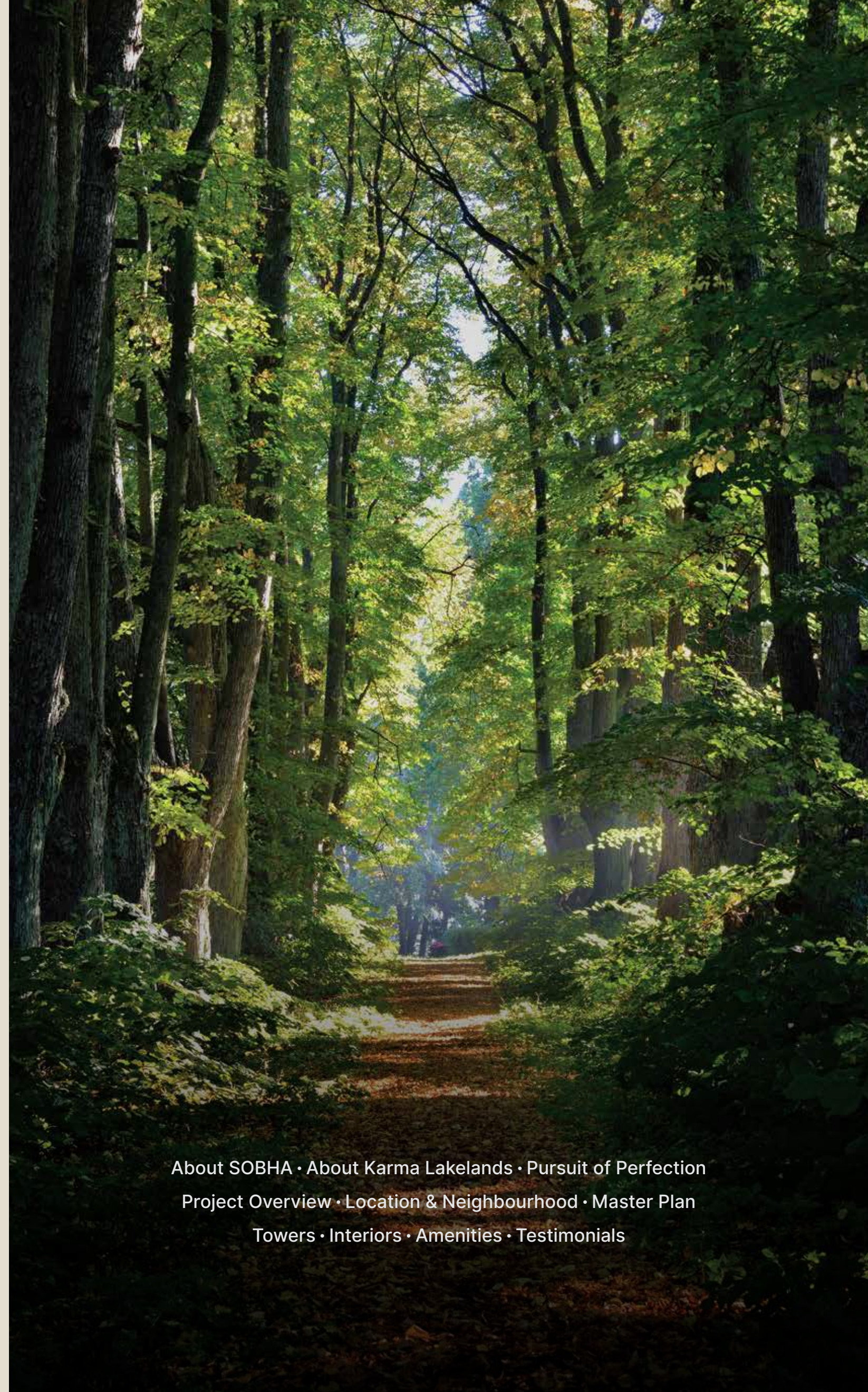
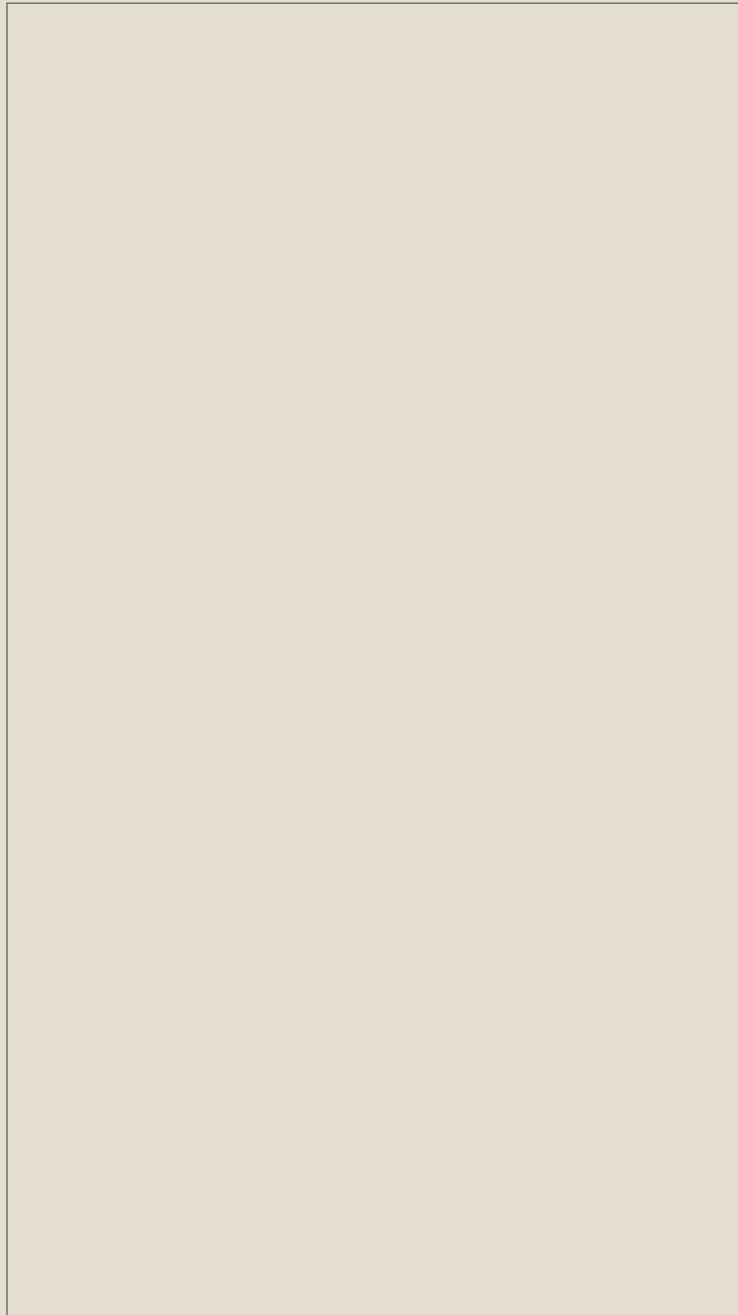
PASSION AT WORK



SOBHA ARANYA

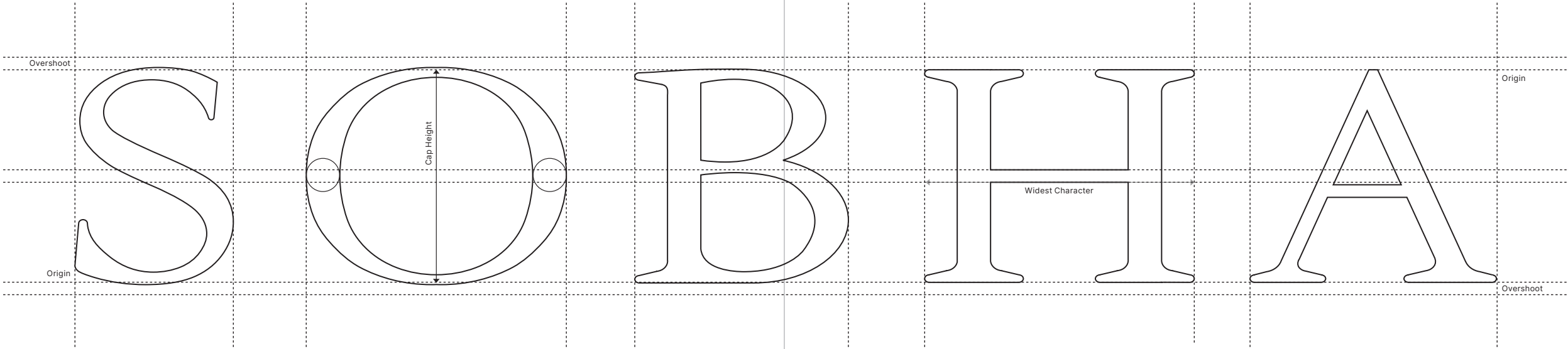
In Partnership With





[About SOBHA](#) • [About Karma Lakelands](#) • [Pursuit of Perfection](#)
[Project Overview](#) • [Location & Neighbourhood](#) • [Master Plan](#)
[Towers](#) • [Interiors](#) • [Amenities](#) • [Testimonials](#)

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PASSION. INKED WITH PERFECTION.

SOBHA has crafted over 539 iconic projects in the residential and commercial spaces spread over 133.58 million sq. ft. (12.40 Sq. m.) by paying minute attention to detail – in systems, processes, and design. With a steadfast approach to deliver impeccable quality, SOBHA performs 1,456 quality checks before handover.

29 Years of
Passion at Work

Over 230
Prestigious Awards

Strong Workforce
13,850+ Employees

National Footprint
27 Cities in 14 States

SOBHA'S PORTFOLIO OF EXCELLENCE



SOBHA City, Bengaluru

Residential
SOBHA believes in setting new benchmarks in quality. From presidential apartments, villas, row houses, and luxury apartments, to plotted developments, every SOBHA product is built to last for generations.

| Spread across 72.74 million sq. ft.
| (6.75 million sq. m.)



Infosys Global Education Center, Mysuru

Contracting
The contracts business at SOBHA showcases an expansive portfolio across India. Our turnkey projects include some of the global corporate giants – Taj, ITC, Bosch, Biocon, Timken, and Dell to name a few.

| Spread across 59 million sq. ft.
| (5.48 million sq. m.)



1 SOBHA Mall, Bengaluru | Shot at Site

Commercial
SOBHA forayed into the commercial space with SOBHA City Mall, in Thrissur. SOBHA's latest venture is 1 SOBHA Mall, an entertainment and shopping centre on St. Marks Road, Bengaluru.

| Spread across 4 million sq. ft.
| (0.37 million sq. m.)

PIONEERING SELF-RELIANCE

SOBHA introduced the concept of backward integration in the real estate industry, bringing the finest together – from precision engineering to innovative design, and from superior concrete products, glazing & metal works to top-notch interiors. This philosophy allows SOBHA to provide unmatched quality to its customers. This has been captured as a case study featured in Harvard Business Review.

Manufacturing Verticals



Concrete Products Division
55,000 sq. ft. (5109.66 sq. m.)



Interiors Division
3,75,000 sq. ft. (34838.64 sq. m.)



Glazing & Metal Works Division
1,00,000 sq. ft. (9290.30 sq. m.)



Precast Facility
73,000 sq. ft. (6781.92 sq. m.)



INTERNATIONAL CITY Elite Villa Gated Community, 150 acres (6,07,028 sq. m.)
279 Villas Spread over Phases 1 & 2, Successfully Sold Out.



SOBHA CITY Luxe Residential Towers, 39 acres (1,57,827 sq. m.)
1548 Homes in 20 Towers, Successfully Sold Out.

ARCHITECTING GURUGRAM — SINCE 2011.

Catering to the ever-burgeoning appetite for an uber luxe residential market, SOBHA Ltd. has left an indelible mark on Gurugram's real estate landscape, with over 1800+ satisfied families across luxurious gated communities, International City and SOBHA City.

The two projects exemplify SOBHA's commitment to quality and innovation, while providing lush parks, recreational zones, and state-of-the-art amenities for all age groups. These projects showcase expertise in creating vibrant communities that resonate with exclusive lifestyles.



A NEW LEAF IN ——— ECO RESPONSIBILITY.

Karma Lakelands provides a gorgeous synergy of resort living and urban conveniences, amidst Ficus* forests and bamboo trees, where peacocks and nilgais throng. The 270-acre (1.09 million sq. m.) ecological Eden has over 2 lakh plants and trees. Its piece-de-resistance is an award-winning 9-hole golf course, surrounded by idyllic water bodies and sand banks. You may even have the audience of squirrels and kingfishers cheering you on. Amidst the lush grounds, several gaming zones brim with excitement, while a plethora of activities promise endless adventure.



All images are
shot
at
site*

Nilgai, largest Asian antelope.



Sustainable award-winning 9-hole Golf Course irrigated with recycled water.

*Ficus is a genus of about 850 species of woody trees, shrubs, vines, vines etc. | Images shot at Karma Lakelands



A SILENT REVOLUTION — IN SUSTAINABILITY.

As a homage to nature, Karma Lakelands has carved out a sanctuary of sustainability- prohibiting honking, supporting wildlife, while actively promoting water restoration, rainwater harvesting, solar-utilisation and adopting bio-composting. Karma Lakelands also has initiatives in organic, agro, and bee farming.

The commitment to responsible living is ingrained in every facet. The property has bagged over 12 prestigious Indian and International awards in categories such as Golf Clubs & Course, Eco-friendly practices, F&B etc.



Kumquat, China orange.



Thoroughbred American Quarter Horses



Corsican Pine Cone

All images are
shot
at
site

*Images shot at Karma Lakelands

The artistry of nature is a source of wonder.
Balance. Precision. Harmony. Detailing.
A sense of connection and belonging
that transcends the individual.
At SOBHA Aranya,
each element is imagined and crafted,
in accordance with Nature's order in the -

PURSUIT ———
OF PERFECTION.

Nature is a masterful artist,
crafting designs that captivate the senses.
From the symmetry of a flower
to the rhythmic ripples of water.
From the smallest leaf
to the expansive starry sky.
From the spirals of a pinecone
to the fractal branching of a tree.
From the most fragile insect
to the most resilient mammal.

AN ODE TO PERFECTION IN CRAFTSMANSHIP. ———

The story of SOBHA's Pursuit of Perfection has been captured in the meticulous craftsmanship and attention to details of the construction quality and interiors. The wall finishing, flooring, tiling, and painting, are carefully crafted with unmatched finesse and finish.



ROBUST FOUNDATION

From the aluminum framework to shear walls, from steel reinforcement to slab concrete; there is meticulous detailing, delivered with accuracy and consistency. Tough and textured surfaces are used for a superior, crack-free, and dust-repellent external wall.



EFFICIENT TERRACE & PARKING

The tiling, waterproofing and design technology in the terrace ensures convenience and safety. Tyre-friendly flooring and a wide driveway in the parking area offers easy navigations and optimum safety.



STATE-OF-THE-ART INTERIOR

No surface ever looks unfinished due to the usage of the latest international technology. A multilayered wall ensures seamless surface, aesthetic finish, and longevity. The floor is evenly laid, waterproofed, and sealed with grout.



SEEPAGE-FREE BATHROOMS

The bathroom technology involves multilayer waterproofing that keeps seepages at bay. With clearly marked wet & dry areas, the bathroom is built for easy maintenance.



SAFE AND DURABLE BALCONY & PODIUM

External horizontal surfaces like balconies and podiums undergo systematic tiling, waterproofing and finishing, ensuring durability and longevity. In the balcony a safe rust-proof rail is backed by stone coping & high-quality sliding doors for easy maintenance.

SOBHA ARANYA ECO-LUXE LIVING EXPERIENCED

— LIKE
NEVER BEFORE.

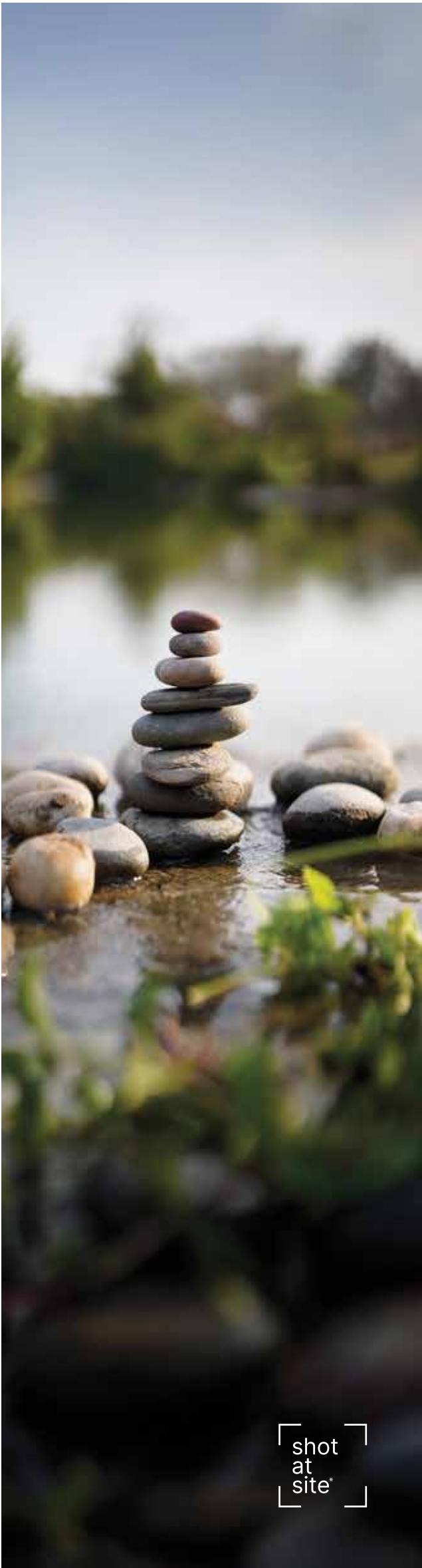
Breathe in the beauty of nature in the blissful landscape of SOBHA Aranya - in a home imbining the essence of a delicate balance. It is the perfect retreat to take a pause and soak in the ultimate comforts and conveniences.

True to its name, SOBHA Aranya is a seamless fusion of quality craftsmanship and nature's intricate design, with stunning views of verdant forestscapes and the golf course.

Here, every amenity is consciously designed to allow residents to revel in the harmony of a plush lifestyle in the green tapestry of wonder.



Artist's impressions

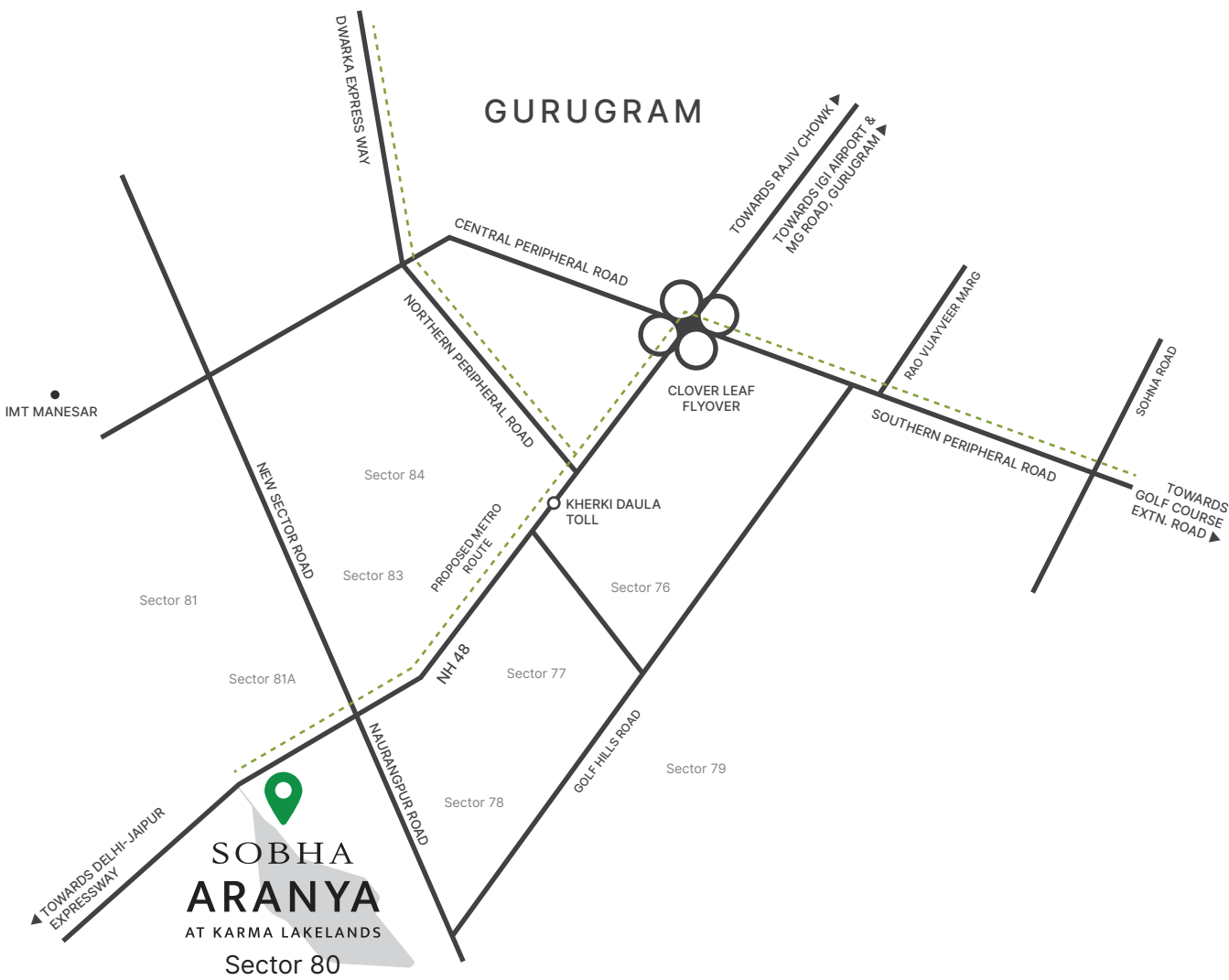


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*Image shot at Karma Lakelands

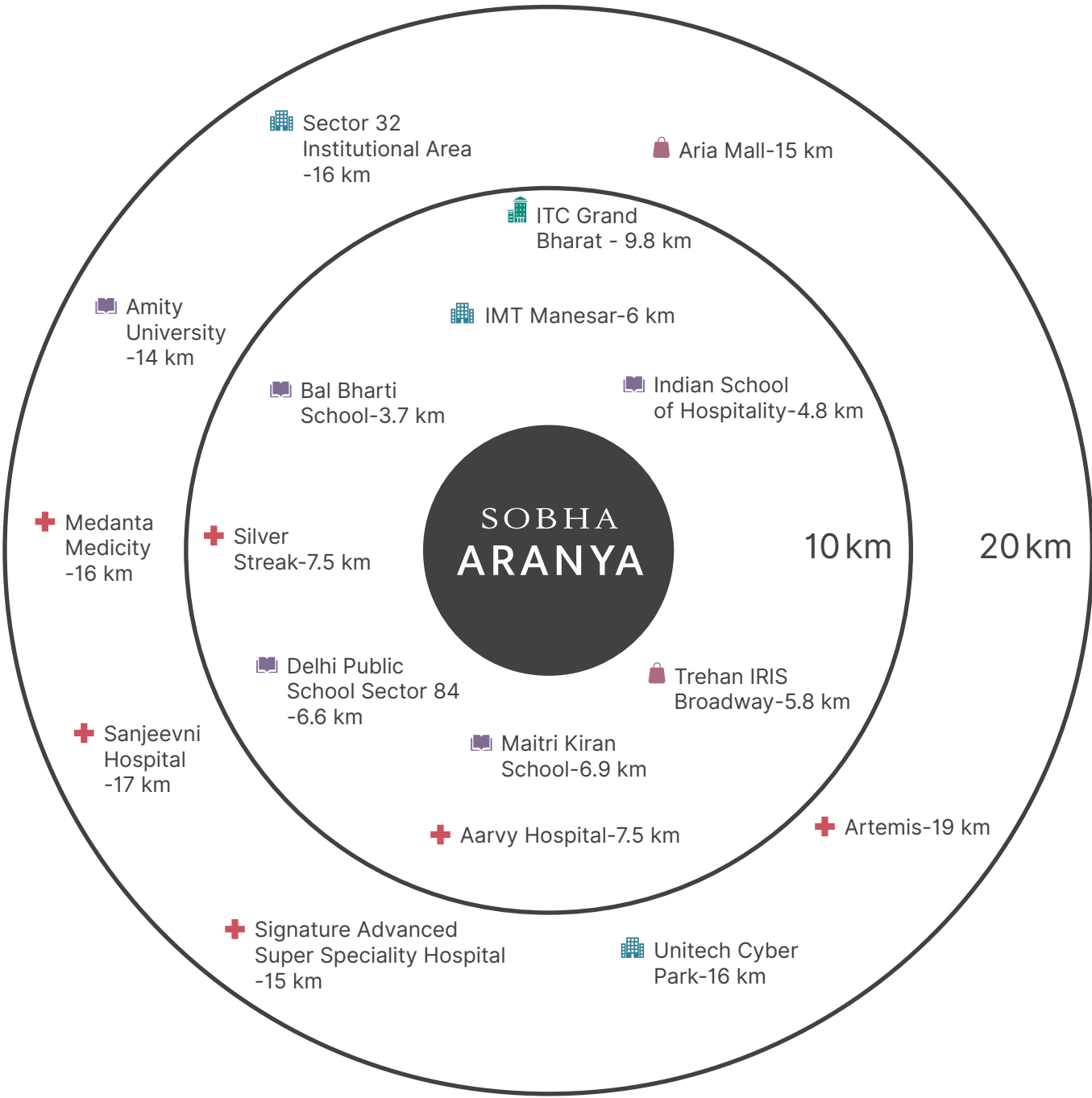
WELCOME TO — GREEN SUBURBIA.

Embracing the serene charm of nature while maintaining excellent connectivity is undeniably advantageous. It is located centrally in Sector 80, Gurugram as a gateway to both current and future developments in the Delhi NCR region. The project enjoys seamless connectivity to the IGI Airport via a signal-free drive. The Southern Peripheral Road (SPR) links directly to Golf Extension Road, while the Northern Peripheral Road (NPR) provides a direct route from Gurugram to Dwarka.

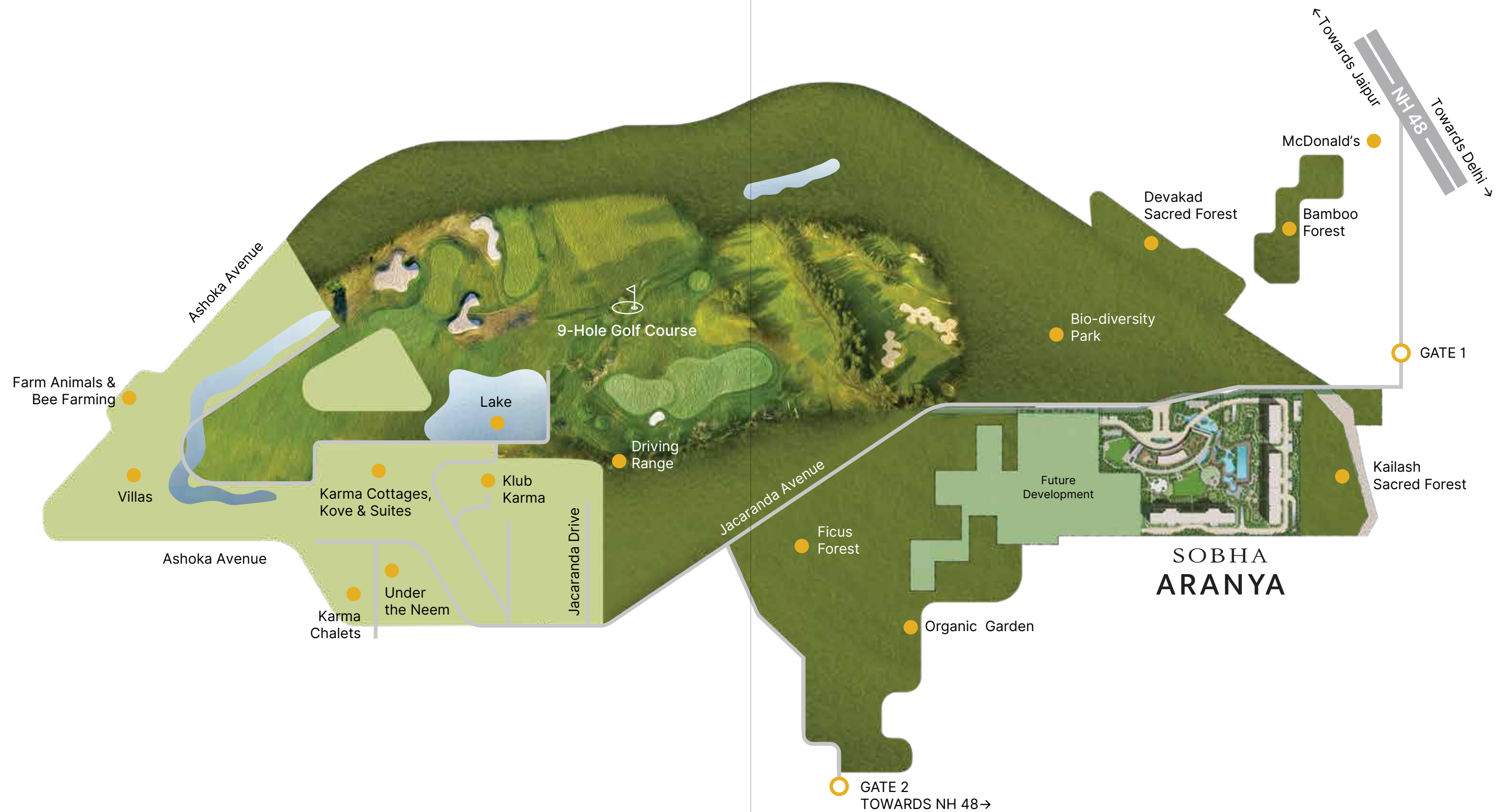


THE EASE — OF CONVENIENCE.

Life is seamless when conveniences are in the vicinity. SOBHA Aranya is in proximity to reputed schools, hospitals, industrial and commercial hubs, shopping malls and key locales in the city.



*Represents distance only. Actual directions may vary.



N
Map not
to scale

Disclaimer: The illustration above is for representative purpose only & its contents do not constitute a commitment by the developers of Karma Lakelands & any claims arising out of it. The Promoters/Architects reserve the rights to add/delete/modify any details mentioned & they are subject to change without any prior notice.

*Sub judice

MASTERFULLY
CRAFTED LIKE
NATURE’S
PERFECTION.

- Over 85% of open spaces and a large central space designed to house recreational amenities and community gathering spaces with an eco-conscious clubhouse.
- The peripheral vehicular driveway cuts off the traffic ensuring uninterrupted movement and a safe amenities zone.
- The project includes several sustainable features like solar panels, rainwater collection pond, OWC among others.

PHASE 1

Land Area	: 14.81 Acres (59964.16 sq. m.)
No. of Towers	: 5
Towers 1, 2 & 3	: 3 Basement + Ground + 43 Floors 2 residences per floor
Towers 4 & 5	: 3 Basement + Ground + 46 Floors 3 residences per floor
No. of Residences	: 524
Configuration	: 3 Bed + Utility/Store/DH room, 4 Bed & 4 Bed + DH room residences

 PARK & PLAZA ZONE

02. Healing Garden	25. Celebration Lawn
04. Seniors' Park	26. Scented Garden
16. Pet Park	27. Centrepiece
18. Island Cove	30. Water Feature
19. Amphitheatre	31. Zen Garden
22. Hanging Garden	34. Party Lawn
24. Feature Garden	

 ACTIVE ZONE

03. Reflexology Pavilion
10. Jogging/Cycling Path
11. 6-Lane Olympic Size Pool
28. Outdoor Fitness Deck

 RECREATIONAL ZONE

05. Picnic Grove
06. Sun Deck
09. Bonfire Circle
15. Leisure / Lazy Pool
32. Alfresco Deck
35. Clubhouse

 KIDS' ZONE

12. Play Park
13. Water Play Deck
14. Kids' Pool
20. Fountain Deck
29. Play Plaza

 ECO AMENITIES ZONE

01. Peripheral Planting
07. Bamboo Walk
08. Camping Grounds
17. Ecology Deck
21. Eco Pond
23. Forest Grove (West Side)
33. Forest Grove (East Side)



N
Map not
to scale

ROOTED —————
IN PERFECTION.

The Forest Grove consists of trees that tell stories of strength and resilience. Each tree is firmly planted upon the ground, with its branches reaching out ambitiously towards the sky. Just like Nature's grand design, at SOBHA Aranya, we commit to the ultimate perfection of form & functionality. The 5 Towers of Phase 1 come with spectacular forestscape and golf course views.

- Double-height Visitors Lounge • Green Terraces on Various Floors
- Eco-sustenance Features • Privacy, No Homes Face Each Other



Forest Grove
*Image shot at Karma Lakelands



Artist's Impressions

Bees meticulously construct their hives, creating hexagonal cells with precision to maximise space and efficiency. An aspect that comes alive at SOBHA Aranya.

The living room is expansive, from the large entrance door to the grand foyer. The living, dining, lounge area and bar space comes with a balcony offering views of the picturesque golf course on one side and the lush greens on the other.

ARTISTRY ——— IN DETAIL.

LIVING ROOM



Organic honey harvesting, shot at Karma Lakelands



BEDROOM



Weaver Bird Nest,
shot at Karma Lakelands

WOVEN WITH THE ULTIMATE COMFORT. —

A weaver bird creates its safe and secure haven of comfort with meticulous care.

The expansive master bedroom is an oasis of bliss. It has an attached balcony offering a stunning view of the award-winning golf course and lush forestscape. It has a dedicated vanity space and a generously sized walk-in wardrobe. The boudoir is thoughtfully designed to seamlessly accommodate work-from-home needs or provide a serene study retreat.

CRAFTING — FLAWLESSNESS.



Aerial View of Golf Course,
shot at Karma Lakelands

The finesse of golf lies not only in the swing of the club but meticulously positioning bunkers, fairways, and greens to test players' skill. Your abode is planned with as much thought.

The gorgeous sun-kissed balconies have spacious wood-like finish with an exclusive garden space. The double-glazed sliding doors help in resisting heat during summer and improve insulation in the winter. And what's more, the views are as expansive as the golf course!



BALCONY



The Leaf, shot at Karma Lakelands

EMBRACING ——— INTERCONNECTEDNESS.

A leaf is a testament to nature's intricate lattice, seamlessly linked to its life-sustaining network. It's quite literally the elaborate and efficient kitchen where the process of photosynthesis happens.

Our modern kitchen captures the same ethos and offers the ultimate convenience and safety. The floor-to-ceiling ceramic tiling helps you keep the culinary space spotless and shiny.



KITCHEN



African Queen Butterflies, shot at Karma Lakelands

INTERIORS

———— TWICE THE THOUGHTFULNESS.

It is said that nature's perfection is found in pairs.

Akin to the African Queen butterflies spotted at SOBHA Aranya, our master bathroom is a tribute to the quintessential couple.

Your intimate chambers reflect true indulgence and self-care. Spacious well-lit master bathroom comes with a large entry featuring a vanity space, along with twin his and hers chambers with basins.



BATHROOM

Artist's impressions

CURATING THE BEST OF INSIDE-OUTSIDE LIVING.

AMENITIES

Experience an array of nature-first amenities, designed to mesh the beauty of the great outdoors into your everyday life.

There are 5 major zones carved out, namely - Eco Amenities Zone, Park & Plaza Zone, Active Zone, Recreational Zone, and Kids' Zone.



CLUB — ANTARA

The luxurious eco-conscious 75,000 sq. ft. (6967 sq. m.) clubhouse offers panoramic views. The electricity here is generated from the solar panels while the rainwater harvesting caters to the water requirement.

- Café & Reading Lounge • Indoor Pool • Co-Working Space • Kids' Room
- Mini Theatre • Multipurpose Room • Yoga • Activity Room (Hobby Room)
- Indoor Games • Table Tennis • Badminton Court • Squash • Gym

CLUBHOUSE



ECO ——— AMENITIES ZONE

The property is dotted with several eco-amenities that adhere to the principle of reduce, reuse, restore & recycle.

Eco Pond • Ecology Deck • Restoration Forest • Forest Grove
Bamboo Walk • Camping Ground

All images are
[shot
at
site*]

Camping Ground
*Images shot at Karma Lakelands

Bamboo Walk

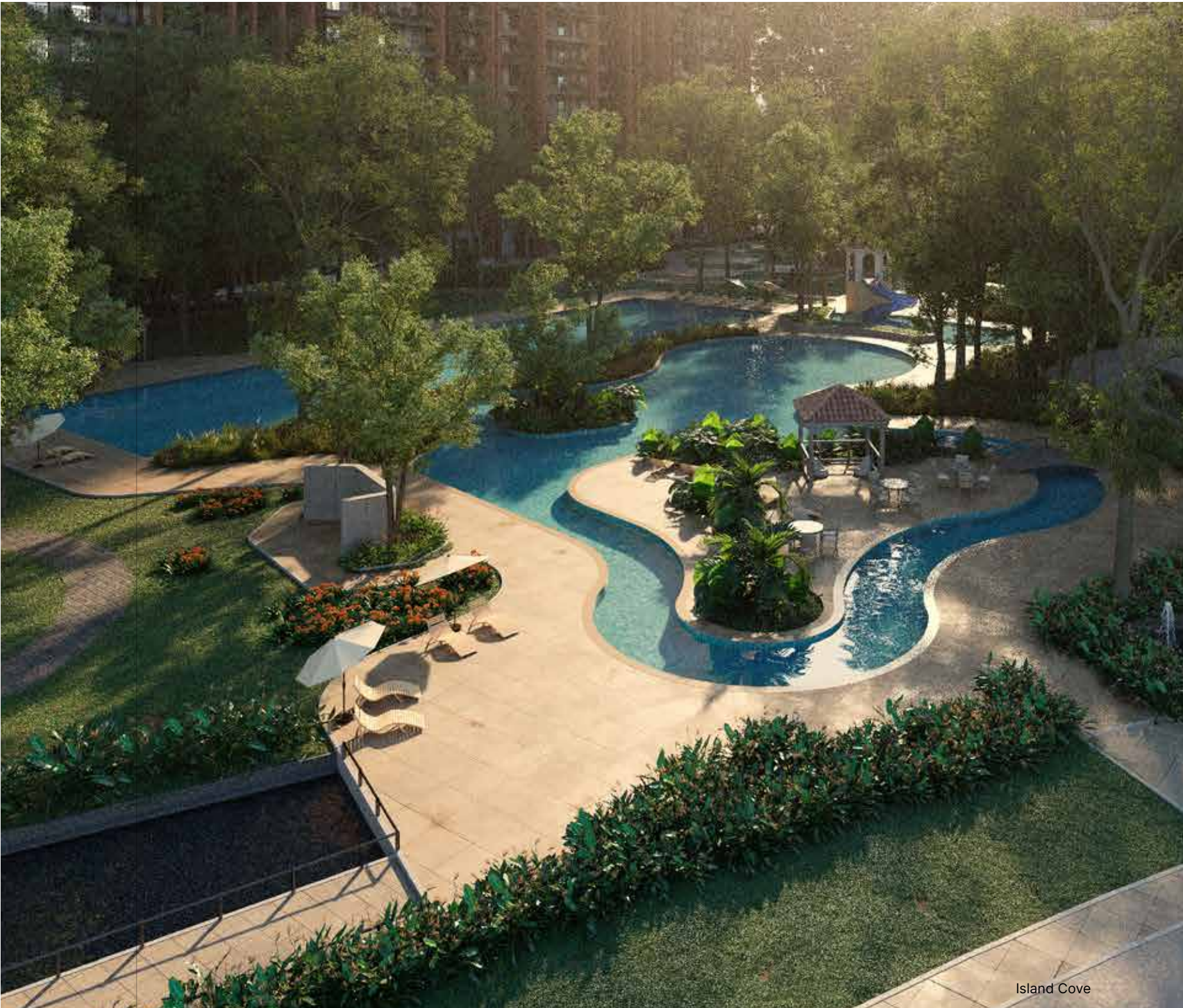
The most vibrant and gorgeous section is the Park and Plaza Zone with several thematic gardens for leisure and social activities.

- Celebration Lawn • Party Lawn • Amphitheatre
- Seniors' Park • Pet Park • Healing Garden • Scented Garden
- Island Cove • Centrepiece • Water Feature • Feature Garden
- Zen Themed Hanging Garden

PARK & —
PLAZA ZONE



Artist's impressions



ACTIVE ZONE ———



Jogging/Cycling Path



AMENITIES

6-lane Olympic-size Pool

There are multiple spaces for fitness enthusiasts
and those seeking wellness.
Jogging/Cycling Path • 6-lane Olympic-size Pool
Outdoor Fitness Deck • Reflexology Pavilion



Bonfire Circle

RECREATIONAL
ZONE

The property hosts expansive recreational spaces that foster a thriving and vibrant community life.

Picnic Grove • Leisure Pool • Alfresco Deck • Bonfire Circle • Sun Deck

KIDS' ZONE

A colourful space for dreaming and doing,
while being close to nature.

Play Plaza • Kids' Pool • Water Play Deck • Fountain Deck



Play Plaza

TESTIMONIES — OF EXCELLENCE



Mr. Naresh & Family
SOBHA City,
Gurugram

We were looking for a community where our kids have open space to play safely! This project has amenities for both kids and adults. It has a wide range of sporting amenities - from cricket ground to skating rink.



Mr. Beer & Family
International City
Gurugram

SOBHA is not only a brand but a way of life. SOBHA means quality, and assurance of timely delivery. We are fortunate to be a part of this family. We recommend all our friends to associate with SOBHA and experience the excellent environment.



Mr. Pulkit & Family
SOBHA Royal Pavilion
Bengaluru

We are from Rajasthan and we loved the Rajasthan theme of SOBHA Royal Pavilion. What caught our attention, apart from the theme, is the construction quality of SOBHA, the layout planning, and all the unique amenities, especially the clubhouse.



Mr. Faizal & Family
Marina One
Kochi

The main reason we were drawn to Marina One was SOBHA's reputation for quality, the location of the property, and the attractiveness of the future community. Kudos to the team for making our buying experience truly memorable.



Mr. Manot & Family
SOBHA Waterfront
Hyderabad

We were always aware of SOBHA quality, as my uncle had invested in multiple properties of SOBHA in Bengaluru. The salesperson dealt with all our queries very meticulously & patiently, and brought in a lot of transparency.



Mr. Patel & Family
SOBHA Dream Heights
GIFT City, Gujarat

We finalised our dream home with SOBHA, after detailed research of various other projects at GIFT City. Being from real estate background, I've never seen anything like the SOBHA Experience Center. We are proud to be a part of SOBHA family.

RC/REP/HARERA/GGM/808/540/2024/35 dated 01-April-2024 | www.haryanarera.gov.in

SOBHA Aranya, Karma Lakelands, Sector 80, Gurugram.

☎ 080 4646 4500 ✉ marketing@sobha.com

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