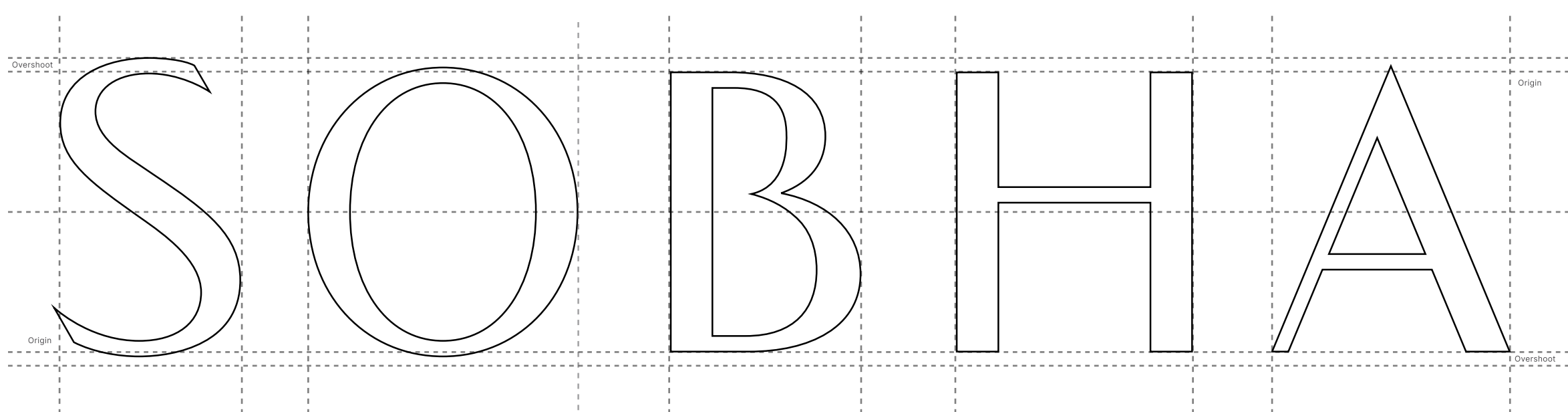


SOBHA NESARA

———— KOTHRUD, PUNE ————





SOBHA has crafted 565 iconic projects in the residential, contractual and commercial spaces spread over 143.65 million sq. ft. by paying minute attention to detail – in systems, processes, and design.

National Footprint
27 Cities in 14 States

SOBHA's Portfolio of Excellence.



RESIDENTIAL

Spread across
84.31 million sq. ft.



CONTRACTING

Spread across
59.34 million sq. ft.

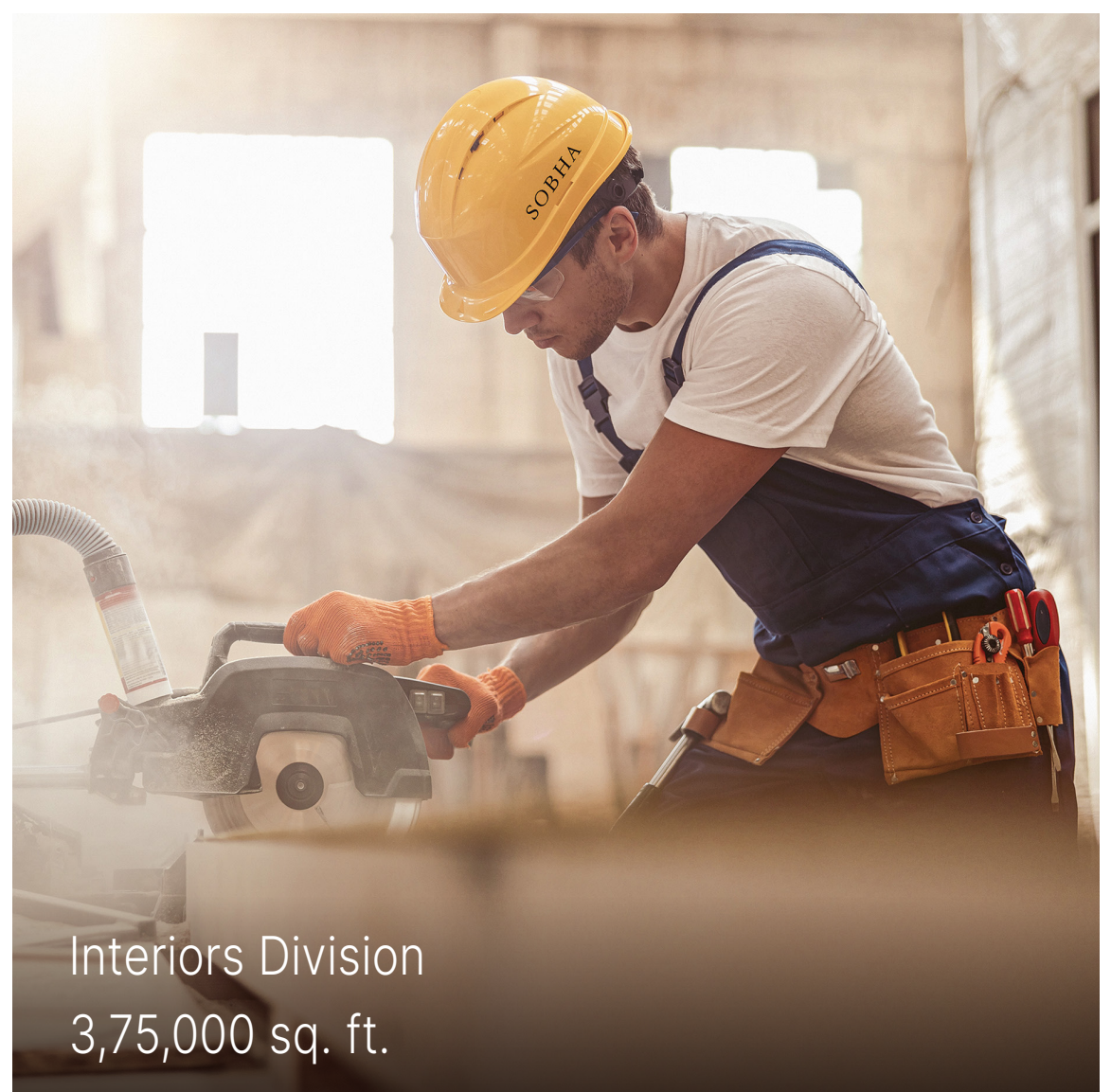
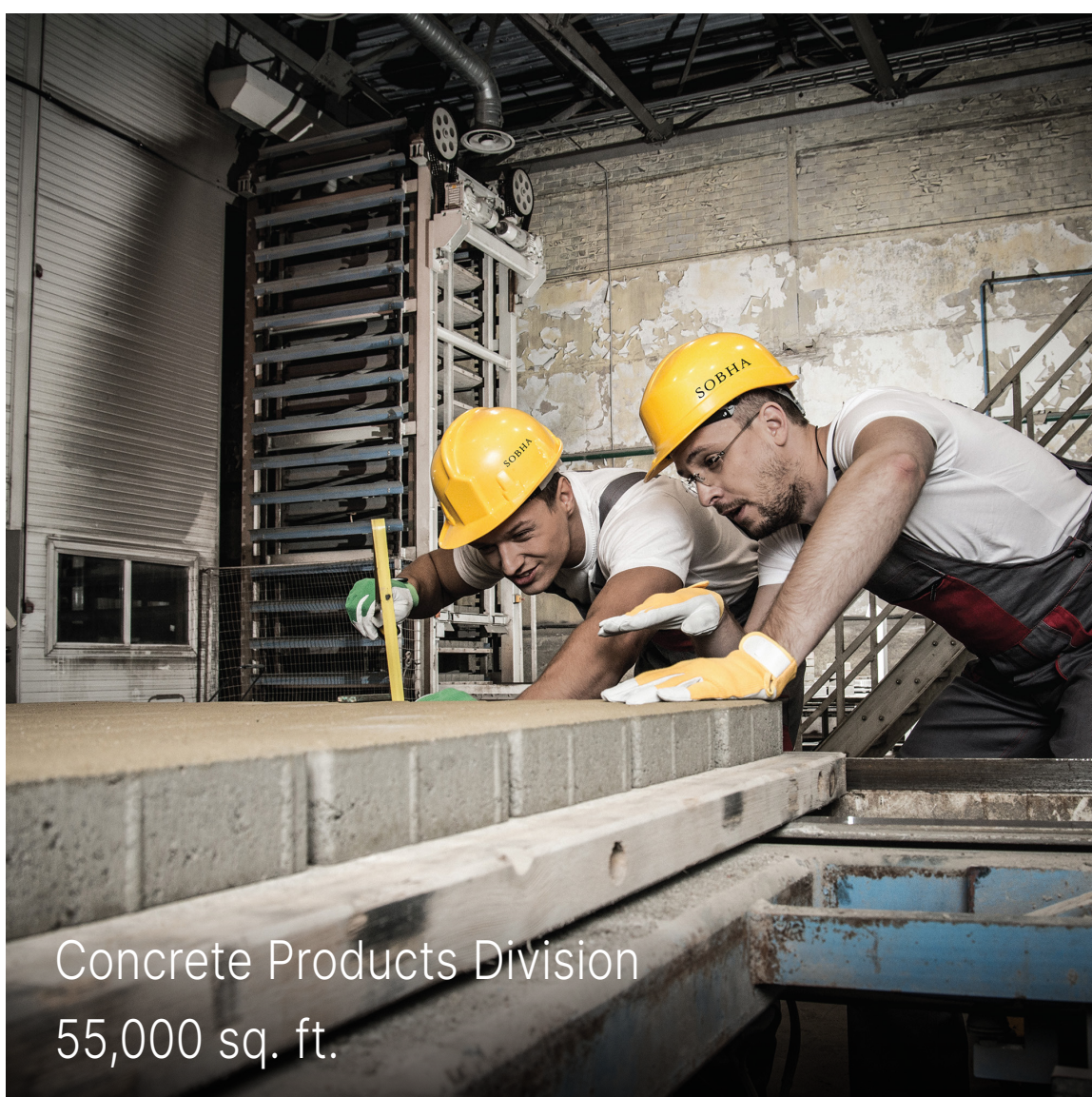


COMMERCIAL

Spread across
0.43 million sq. ft.

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 and metal works to top-notch interiors. This philosophy allows SOBHA to provide unmatched quality to its customers. This has been featured as a Harvard Business School case study.



Experience What You've Always Envisioned.

Here, cosmopolitan energy flows in a calm, grounded rhythm. These homes are crafted to be treasured for generations, with sweeping skyline views, unmatched access, and world-class amenities unlocking endless possibilities.

Because in this realm, extraordinary is your everyday.



Where Brilliance Belongs.

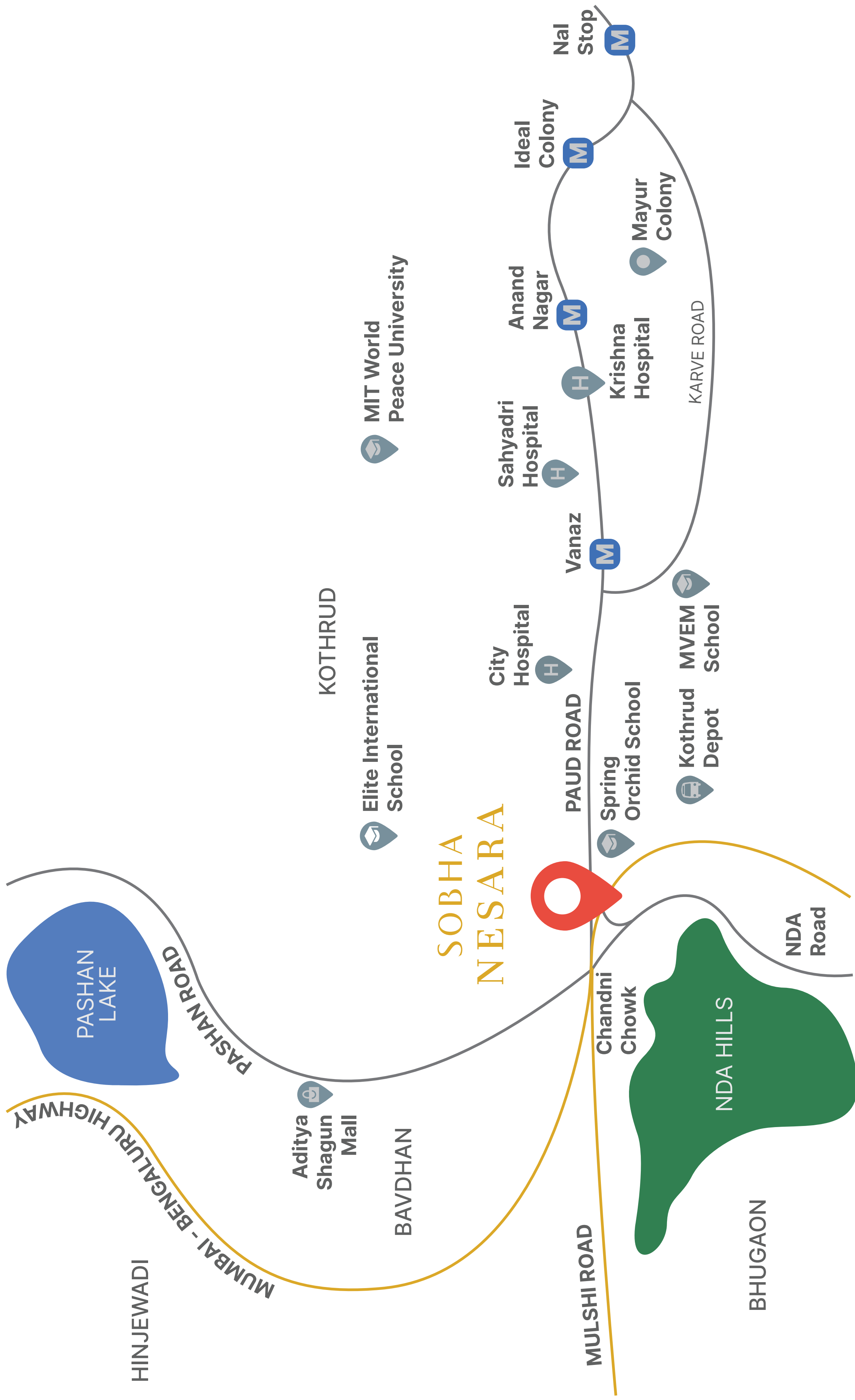
Nestled amidst the heart of NDA hills, SOBHA Nesara features three towers that rise with timeless grandeur, housing majestic abodes distinguished by architectural finesse and panoramic views of the cityscape.



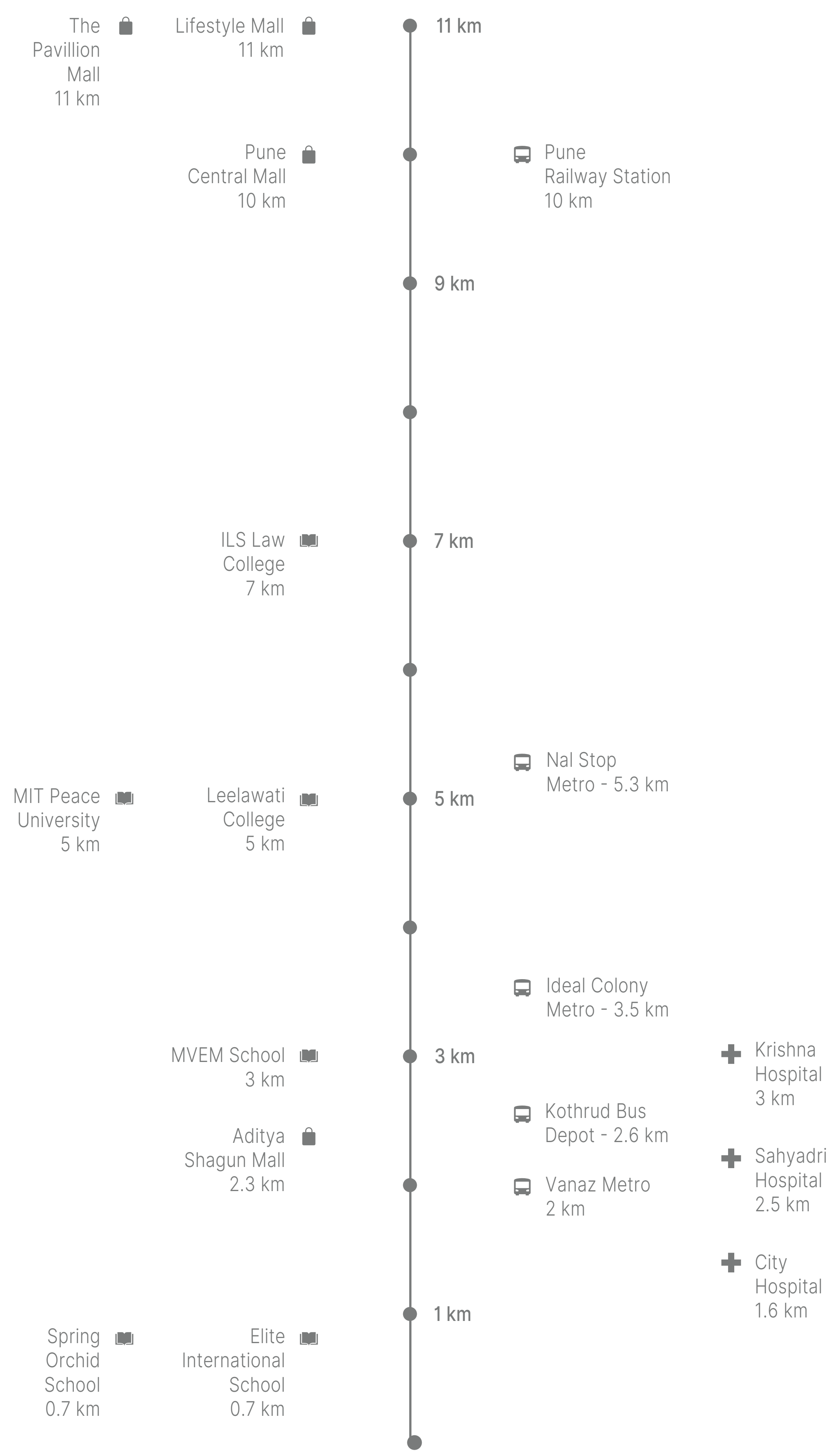
The Distinction of Perfect Location.

Situated on the Mumbai-Bengaluru Highway, this address offers urban living with seamless connectivity via the Mumbai-Pune Expressway. Vanaz Metro Station is 10 minutes away, and the proposed Chandni Chowk Station is at a 2-minute distance.

With top-tier education, healthcare, recreation, and green spaces, the locality provides a well-rounded lifestyle. The real estate market benefits from steady appreciation, driven by IT professionals and corporate firms.



Proximate



SOBHA
NÉSARA

Master Plan

1. Multi-activity Lawn
2. Celebration Arena
3. Open-air Deck
4. Jogging Track
5. Sunset Deck
6. Pool Bar

7. Sensory Garden
8. Water Cascade
9. Leisure Pool
10. Drop-off Area
11. Clubhouse
12. Kids' Pool

Clubhouse

Level 2

- Reception Lounge
Multi-purpose Hall
Co-working Space

- ## Indoor Games
- ### Badminton Court

Level 3

- Jacuzzi, Steam & Sauna
Library & Cafeteria
Salon & Spa
Crèche

Located amidst picturesque hills.

Landscaped podium at level 6.

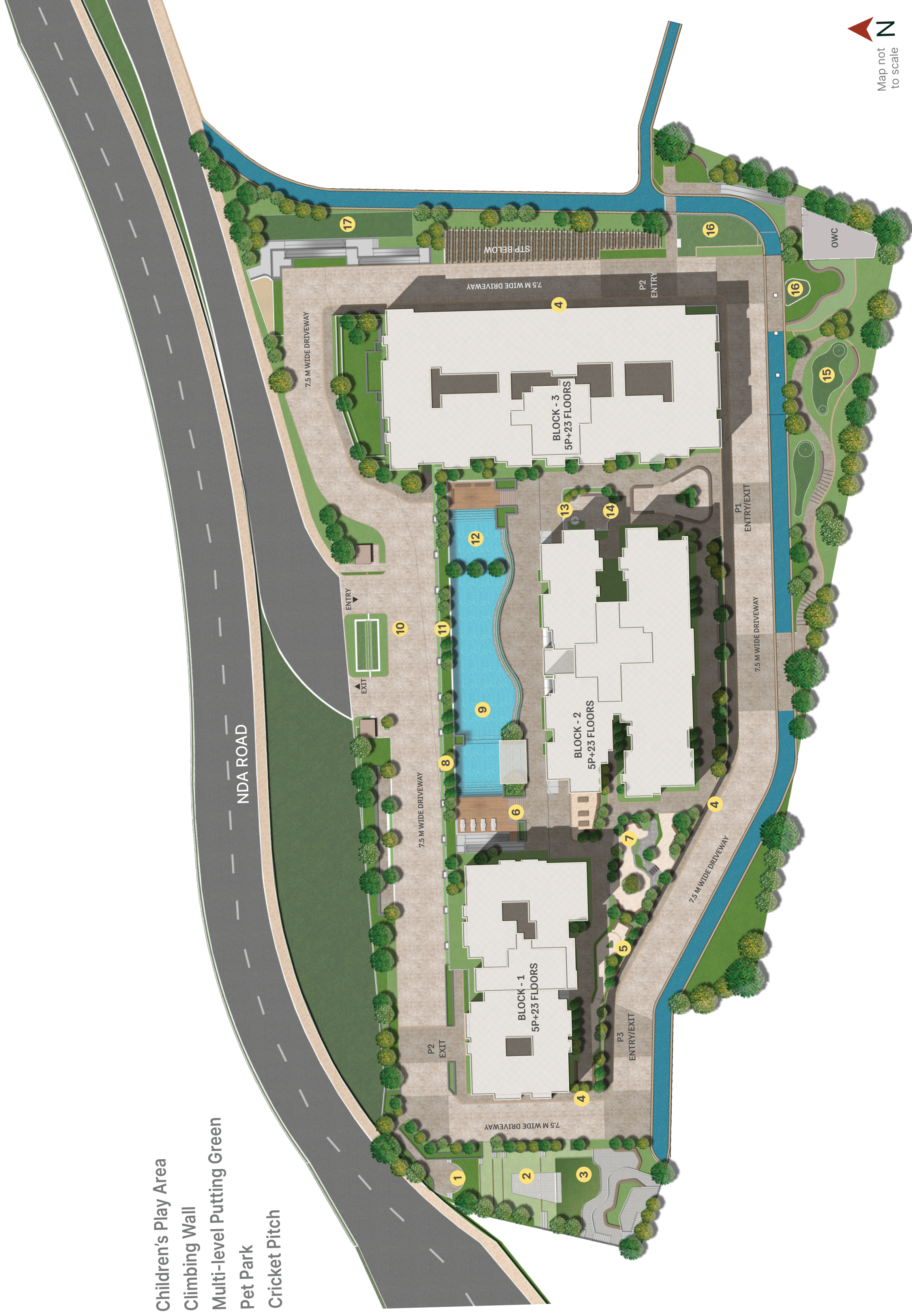
3-storved clubhouse with a host of indulgences.

5 levels of stilt parking.

Service Road access to avoid highway traffic.

Cricket Pitch situated in north-south direction to avoid the Sun's glare during matches.

13. Children's Play Area
14. Climbing Wall
15. Multi-level Putting Green
16. Pet Park
17. Cricket Pitch



Map not
to scale

Serenity Unfolds in Quiet Strides.

For those seeking a moment of balance from the bustle of daily life, this tranquil path ensures a pleasant escape where each step awakens a sense of solace.



Sensory Garden



Celebration Lawn

Festivities Find the Finest Setting.

A charming backdrop for cherished gatherings, where memories unfold in an atmosphere of delight — from soulful musical evenings to unforgettable birthdays.

Moments Measured in Elegant Strokes.

Pristine greens reserved for those who revere the game. Be it focused sessions or unhurried afternoons, this is your zone to refresh in an environment that inspires precision and poise.



Multi-level Putting Green



Amenities

Swimming Pool with Café

Make a Splash, Unwind in Style.

Soothing waters converge with the warmth
of a cosy café, curated for those who appreciate
refined relaxation and tasteful moments.

Excellence Lies in Everyday Experiences.

Advance your wellness journey with a dynamic gym, spirited badminton sessions and the rejuvenation of a jacuzzi retreat. Stay productive in a co-working space tailored for your success.

- Multi-purpose Hall • Co-working Space
- Indoor Games • Badminton Court • Gym
- Jacuzzi, Steam & Sauna • Library
- Salon & Spa • Crèche





Living and Dining Area

Exceptional Spaces that Inspire.

The palatial layout blends airiness and elegance, with the room opening to a balcony that invites composure. Connections thrive here — children laugh, parents relax, and grandparents share stories, with a dining area set for memorable meals.

Wrapped in Refined Comfort.

Rooted in harmony, this room leads you from the momentum of the day into the gentle hush of dusk. Stillness envelopes you, welcoming restful nights and a breath of renewal with every sunrise.



Master Bedroom



Kitchen

Hearty Serving of Warmth and Flavours.

This modern culinary space is defined by sleek and impeccable functionality. Picture spontaneous pizza nights and flour-dusted counters where joyful chaos turns into lasting memories.

Designed for Daily Self-care.

A well-considered bathroom setup supports the pace of your day, delivering ease through the distinct separation of wet and dry spaces. Multi-layer waterproofing keeps seepage at bay.



Bathroom

Every Pursuit Gracefully Embraced.

In the subtle notes of melody, the turn of a page,
and the sweep of a brush, peaceful delights find
room to be honoured and nurtured.



Hobby Room

Testimonials



Mr. and Mrs. Borgalkar

What we both liked most was the attention detail—everything was well thought out. The quality and planning clearly reflected the brand's excellence. SOBHA's strong backward integration really stood out and of course, the location and overall quality sealed it for us.



Mr. and Mrs. Vaidya

SOBHA's approach combined a meticulously designed show residence with an insightful museum space that depicted the actual construction process, immediately instilling trust. We really love the city skyline view, which is why we booked a flat facing the city side. The amenities in SOBHA Nesara are excellent. A gym, swimming pool, and many others—we won't need to go outside.



Mr. and Mrs. Deshmukh

SOBHA truly stands out for its well-planned design and superior quality. We can say with conviction that they are ahead of other builders. We are very impressed by the ongoing construction—they are following the schedule. From start to finish, the entire experience has been transparent, trustworthy, and genuinely satisfying.



Mr. Swapnil Gupta

What stood out to me the most was the thoughtful layout of green spaces and amenities, seamlessly paired with premium materials throughout—a clear reflection of the brand's commitment to quality and lasting value. The detailing in the balcony, veranda, doors, and windows was excellent and played a key role in my decision to book the flat.



Ms. Nupura Thombre

Working in Germany with Infosys, I was already familiar with SOBHA's reputation. Knowing that all Infosys offices are built by them gave me confidence in their construction quality. SOBHA made a strong first impression, and that assurance helped me move forward with my choice.



MAHARERA: P52100020057 | P52100020034 | P52100020062 | maharera.mahaonline.gov.in

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Experience Center: Lohia Jain I.T. Park Block - 3, Ground Level, Paud Road, Bhushan Colony, Kothrud, Pune 411038



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