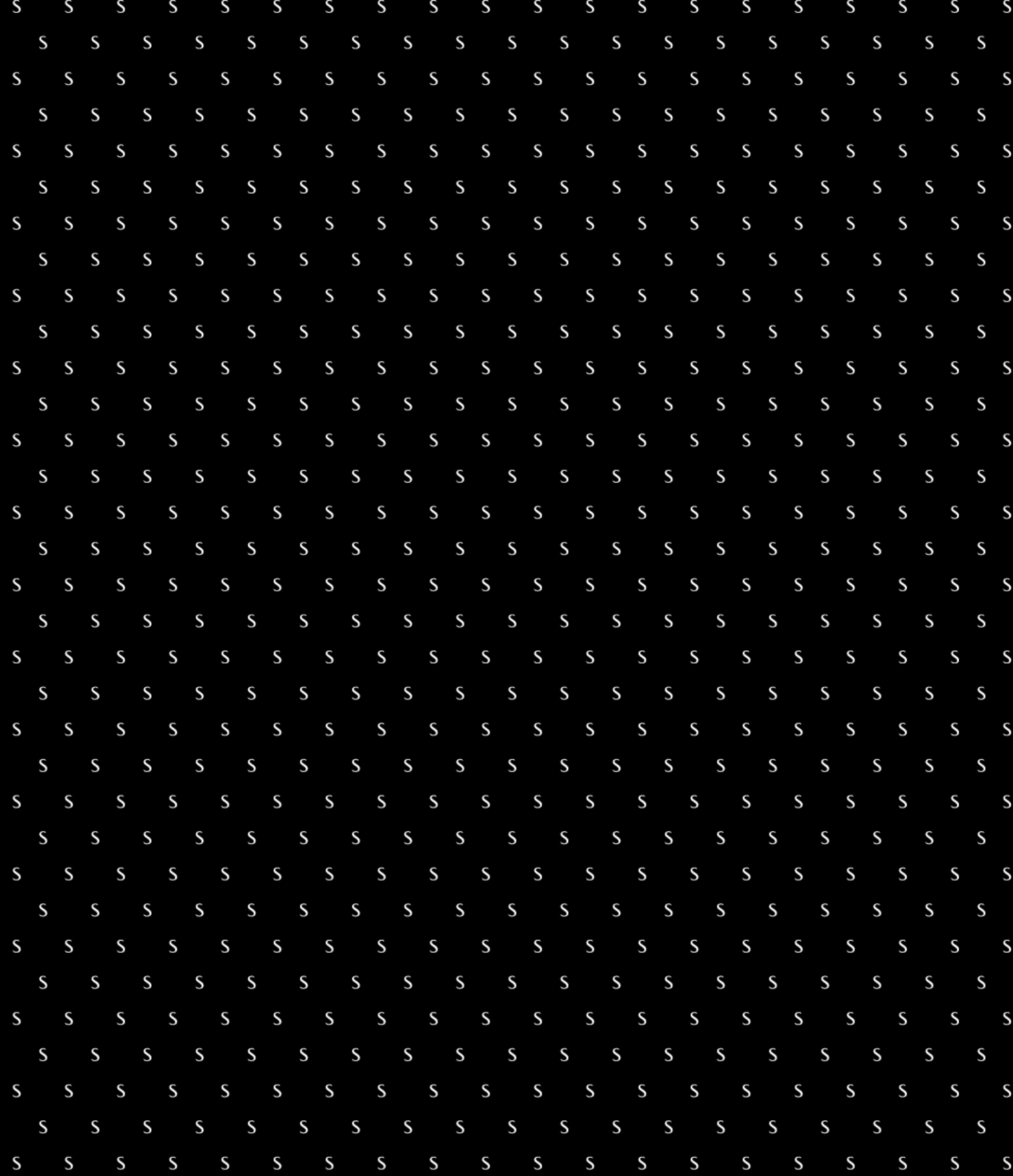
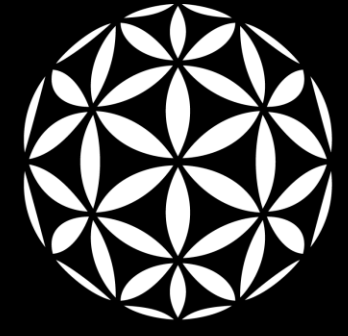


SOBHA OneWorld



Greater Whitefield

SOBHA



SOBHA  
ONEWORLD

**The Location.**



# Greater Whitefield. The City's Easter Arch of Tomorrow.



# Greater Whitefield. The City's Easter Arch of Tomorrow.



# The Neighbourhood

- The Brigade School
  - Focus Academy Global School
- 30 min**

- Global Residential School
  - Birla Open Minds Intl. School
  - Eqube Intl. School
- 25 min**

- DPS Whitefield Mallasandra
  - National Public School
  - Oracle Public School
- 20 min**

- The Polaris Intl. School
- 15 min**

- Chrysalis High School
  - New Baldwin Int. School
  - Klay BST
- 10 min**

- Eurokids PreSchool
  - VIBGYOR High School
- 5 min**

 **Education**

- Manipal Hospital
  - Aster Whitefield Hospital
  - Vydehi Hospital
- 30 min**

- East Point Hospital
- 15 min**

- Motherhood Clinic
  - MVJ Hospital
- 10 min**

 **Healthcare**

- EPIP Zone
  - Bagmane World Technology Centre
  - RMZ Infinity
  - KIADB Aersopace Park
- 30 min**

- GR Tech Park
  - ITPL
- 25 min**

- Brigade Signature Towers
- 10 min**

- Bearys Global Research Triangle
- 5 min**

 **Offices**

- Inorbit Mall
  - Nexus Shantiniketan Mall
- 30 min**

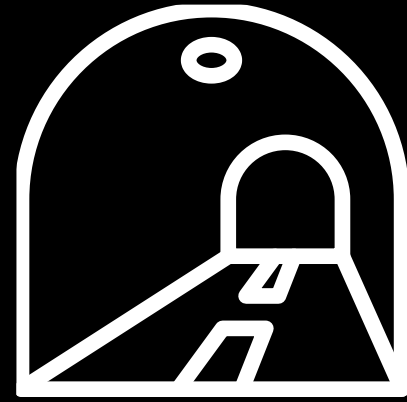
- Park Square Mall
  - Gopalan Signature Mall
  - VR Bengaluru
  - Phoenix Marketcity
- 25 min**

- Decathlon
  - SBR Horizon
- 10 min**

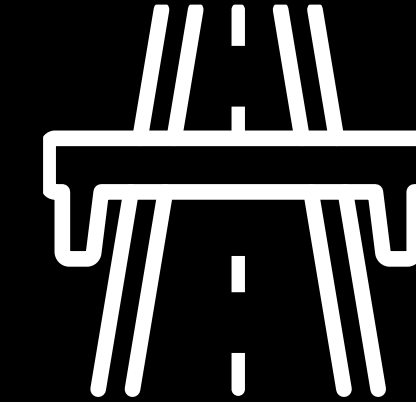
- Orion Uptown Mall
- 5 min**

 **Leisure & Convenience**

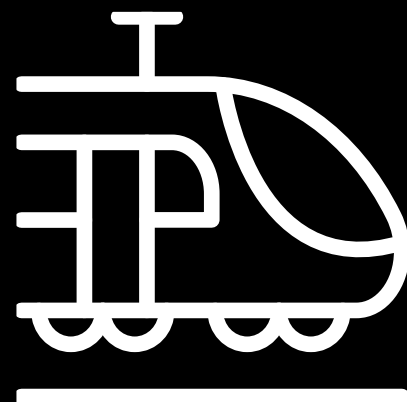
The **Future-ready Horizon.**



The **Bengaluru  
Business Corridor**



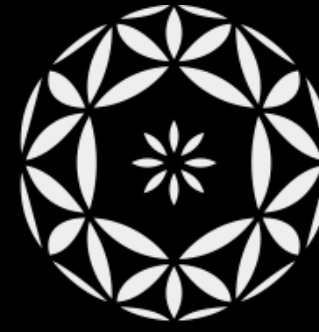
Upcoming **Satellite  
Town Ring Road**



43-km **Purple  
Line**



Bangalore-Chennai  
**Expressway**



# ONE RESIDENCES

AT SOBHA ONEWORLD





Hoskote Lake View Point  
ಹೊಸಕೋಟೆ ಲೇಕ್ ವ್ಯೂ ಪಾಯಿಂಟ್  
ಹೊಸಕೋಟೆ ಲೇಕ್ ವ್ಯೂ ಪಾಯಿಂಟ್

Jeeva Daya Goshala, Hoskote

4th Cross Rd  
4th Main Rd

Phase 1

Hoskote Toll Plaza

Upcoming Development

You Are Here

Upcoming Development

Orion UPTOWN Mall  
ಒರಿಯನ್ ಅಪ್‌ಟೌನ್ ಮಾಲ್

Raghuvanhalli - Hosakote Rd

SOBHA Galera







## Project Details

Net Site Area: **48 Acres | 15.32 Guntas(1,95,799.1 sq. m.)**

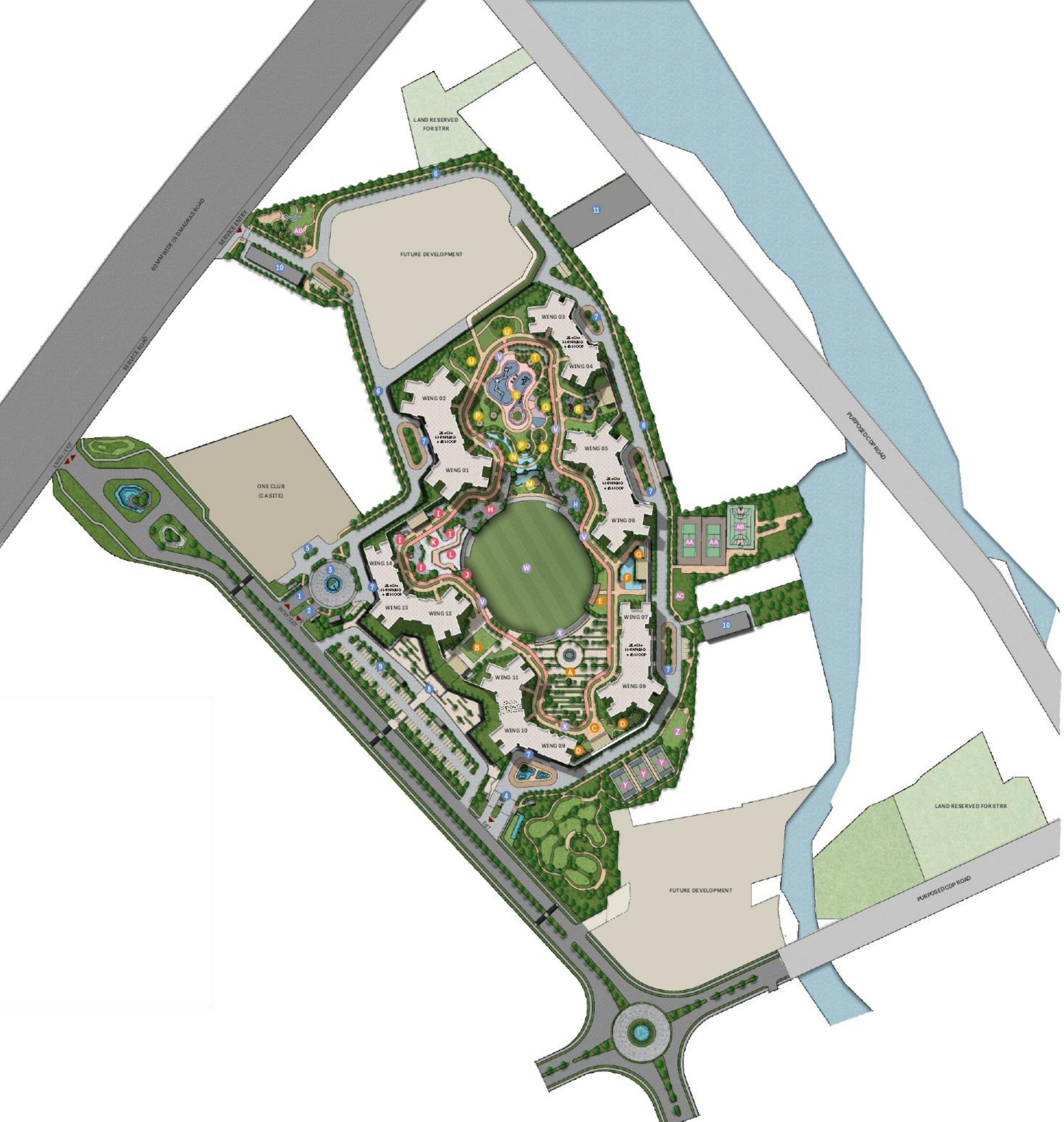
No. of Units: **3,484**

No. of Wings: **14**

No. of Floors:

Wing 1, 2, 9, 10, 11, 12, 13, 14: **3 Basements + Ground Floor Parking + First Floor Parking + 46 Typical Floors**

Wing 3, 4, 5, 6, 7, 8: **3 Basements + Ground Floor Parking + First Floor Parking + 45 Typical Floors**



## Project Details

4 BHK Grande : **2,415 sq. ft.**

4 BHK Luxe : **2,096 sq. ft.**

3 BHK Grande : **1,735 - 1,838 sq. ft.**

3 BHK Luxe : **1,510 sq. ft.**

2 BHK Grande : **1,204 sq. ft.**

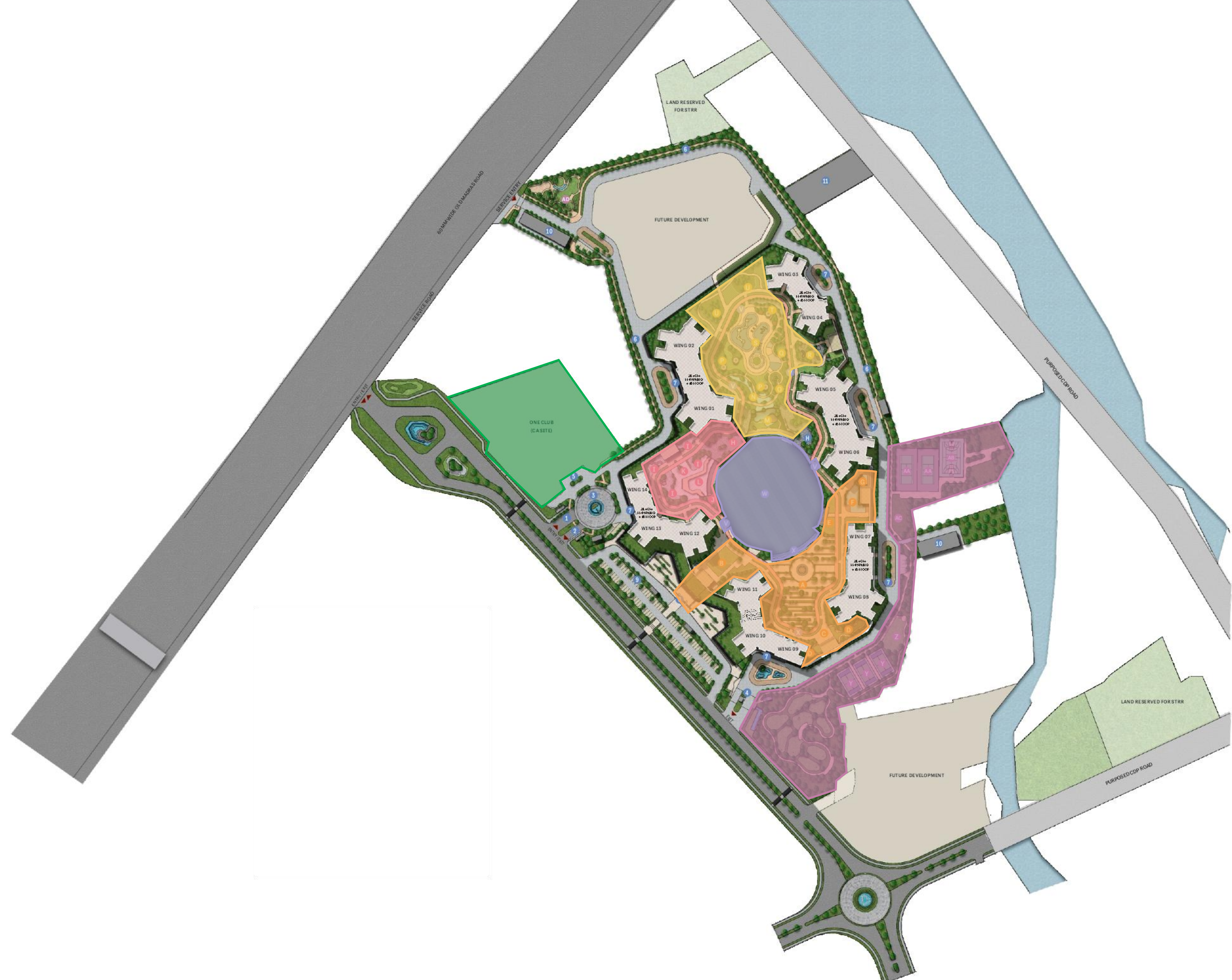
2 BHK Luxe : **1,063 sq. ft.**

1 BHK: **734 sq. ft.**



## Entry & Drop-off Zones.

1. ENTRANCE GATEWAY
2. COMMON EXIT
3. ENTRY/EXIT ROUND-ABOUT
4. EXIT GATEWAY
5. CLUBHOUSE DROP-OFF
6. JOGGING/PATHWAY
7. TOWER DROP-OFF/SCHOOL BUS BAY
8. RETAIL ENTRANCE
9. RETAIL PARKING
10. OWC
11. DG YARDS



## The Five Landscape Zones.

Temperate **Enclave**

Mediterranean **Serenity**

Tropical **Zen**

World **Stadium**

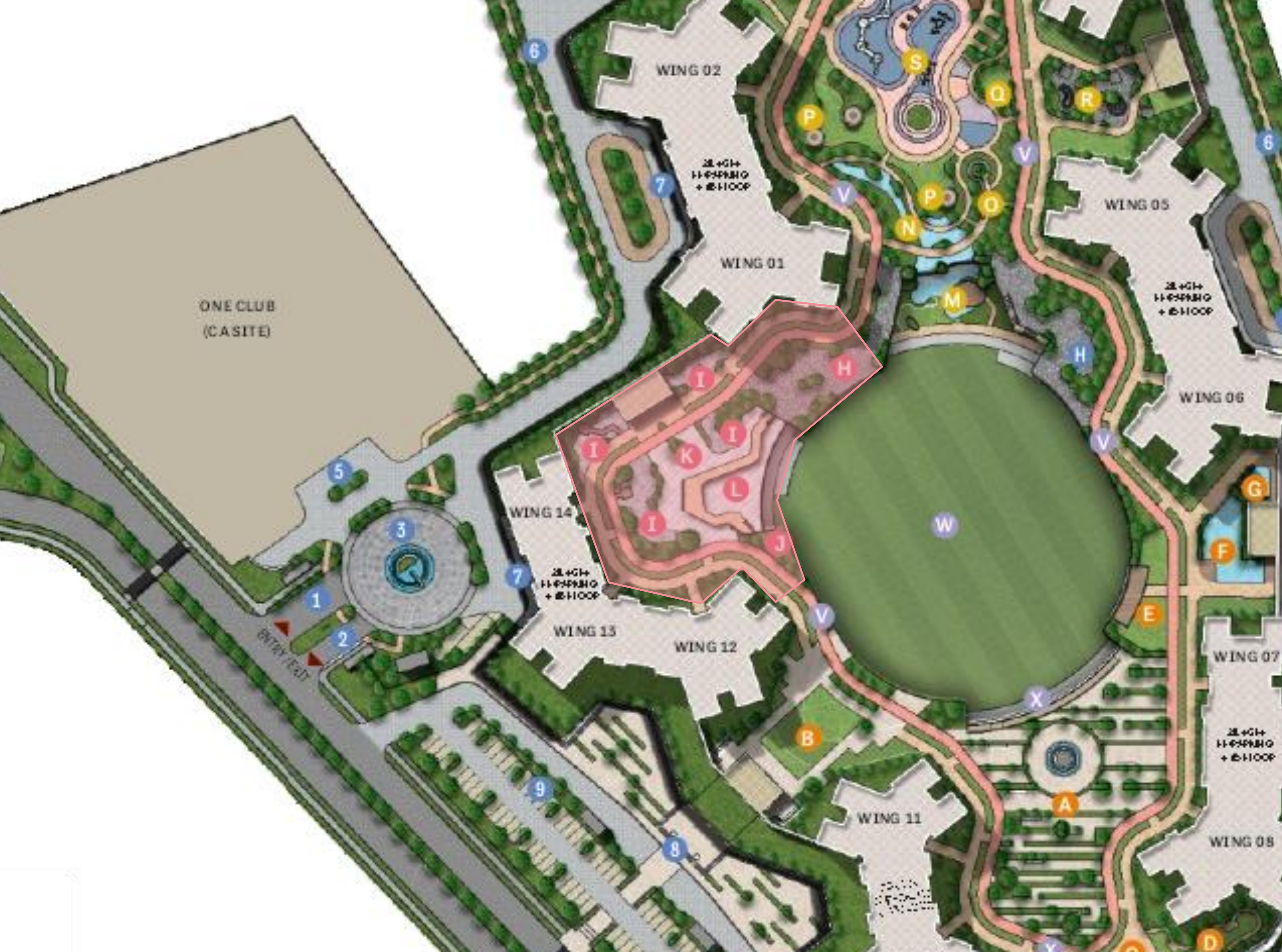
Continental **Grounds**



## The Five Landscape Zones.

### Temperate Enclave

- A. ONEWORLD PLAZA
- B. FESTIVAL LAWN
- C. ACTIVITY DECK
- D. WELLNESS GARDENS
- E. OBSERVATION DECK
- F. LEISURE POOL
- G. KIDS POOL



## The Five Landscape Zones.

### Mediterranean **Serenity**

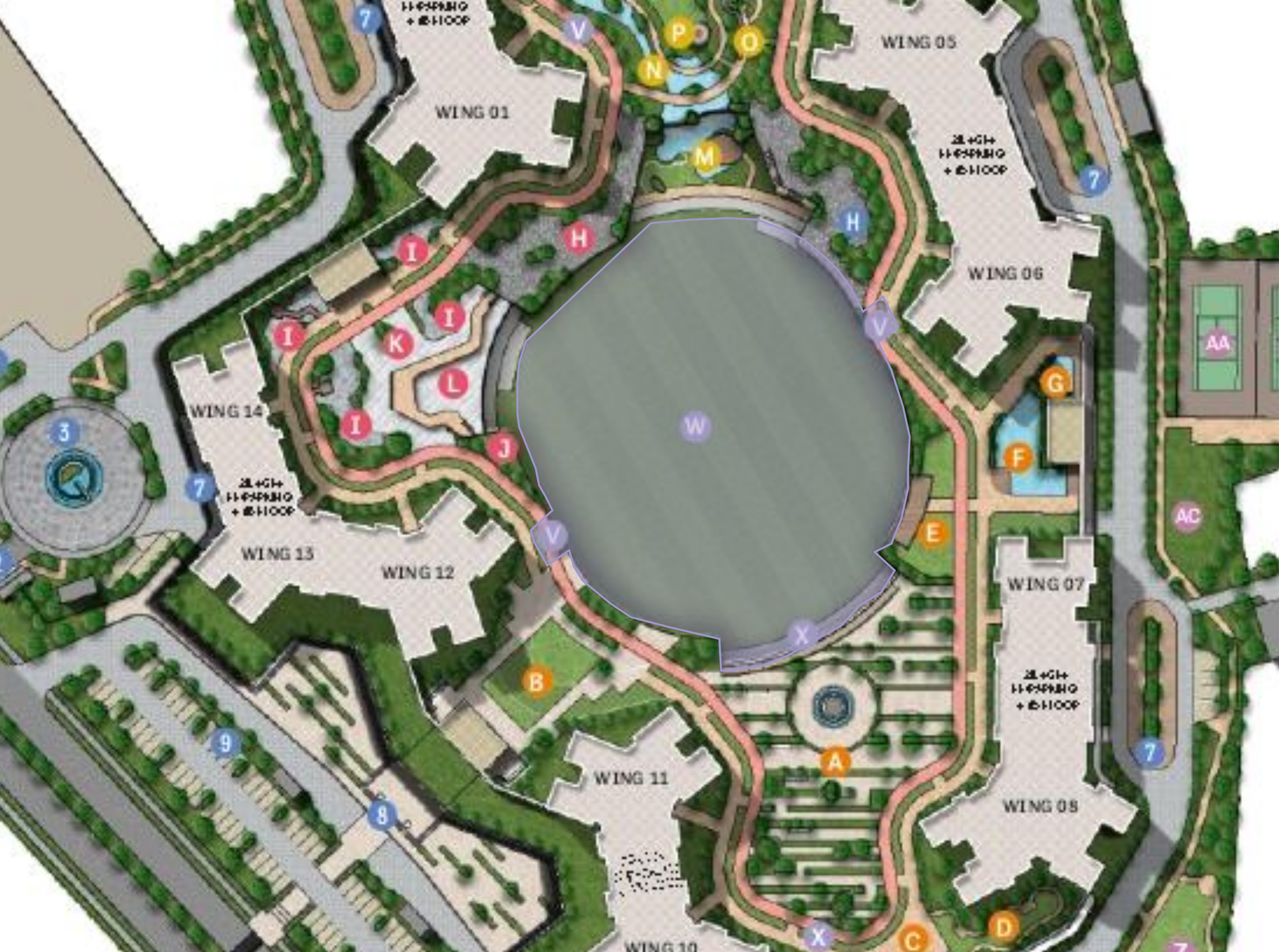
- H. OASIS TRAIL
- I. DRY STREAM
- J. TUSCAN GARDENS
- K. EXHIBITION SQUARE
- L. AMPHITHEATRE



## The Five Landscape Zones.

### Tropical Zen

- M. TRANQUILITY FALLS
- N. LAGOON COVE
- O. REFLEXOLOGY WALK
- P. RAINFOREST FIELD
- Q. YOGA LAWN
- R. ZEN COURTYARD
- S. PLAY PARK
- T. SKATING RINK
- U. TROPICANA GARDENS



## The Five Landscape Zones.

### World Stadium

- V. JOGGING/CYCLING TRACK
- W. CELEBRATION FIELD/CRICKET  
      GROUNDS/FOOTBALL FIELD
- X. RUNNING TRACK



# The Five Landscape Zones.

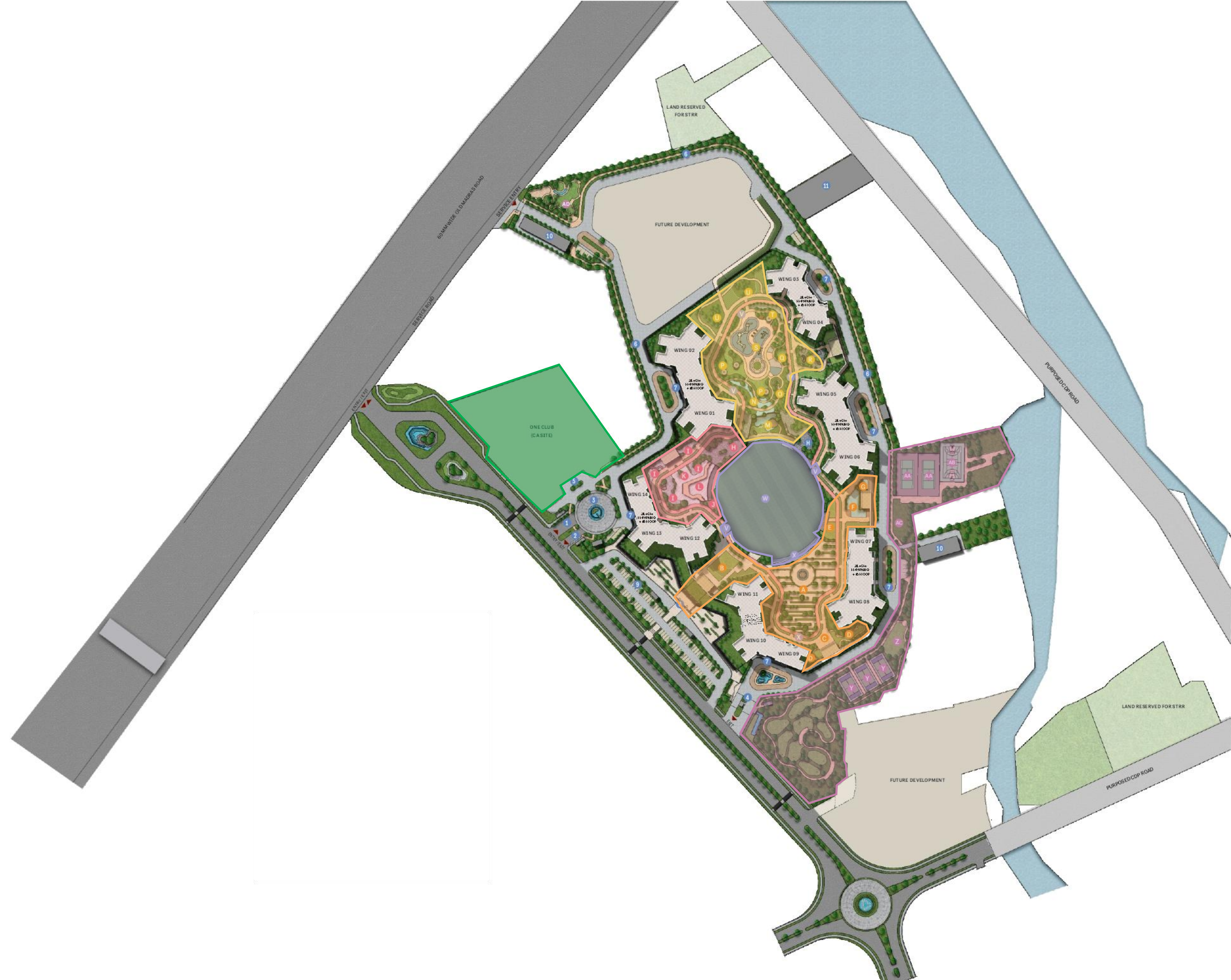
## Continental Grounds

- Y. PICKLEBALL COURTS
- Z. PLAY LAWN
- AA. TENNIS COURTS
- AB. MULTI-SPORT COURT
- AC. FITNESS LAWN
- AD. PET PARK



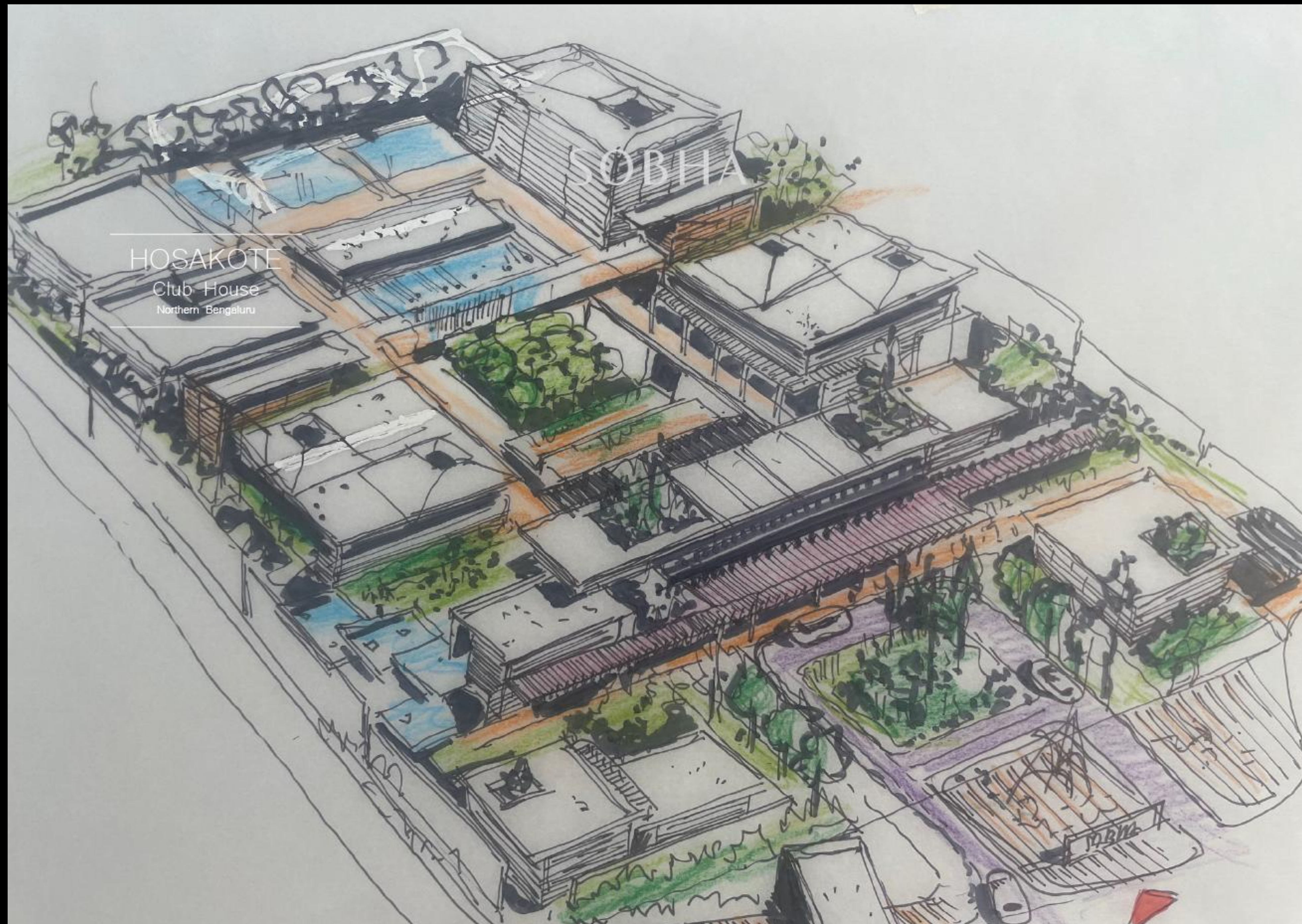








**ONE RESIDENCES**  
AT SOBHA ONEWORLD



**One Club**

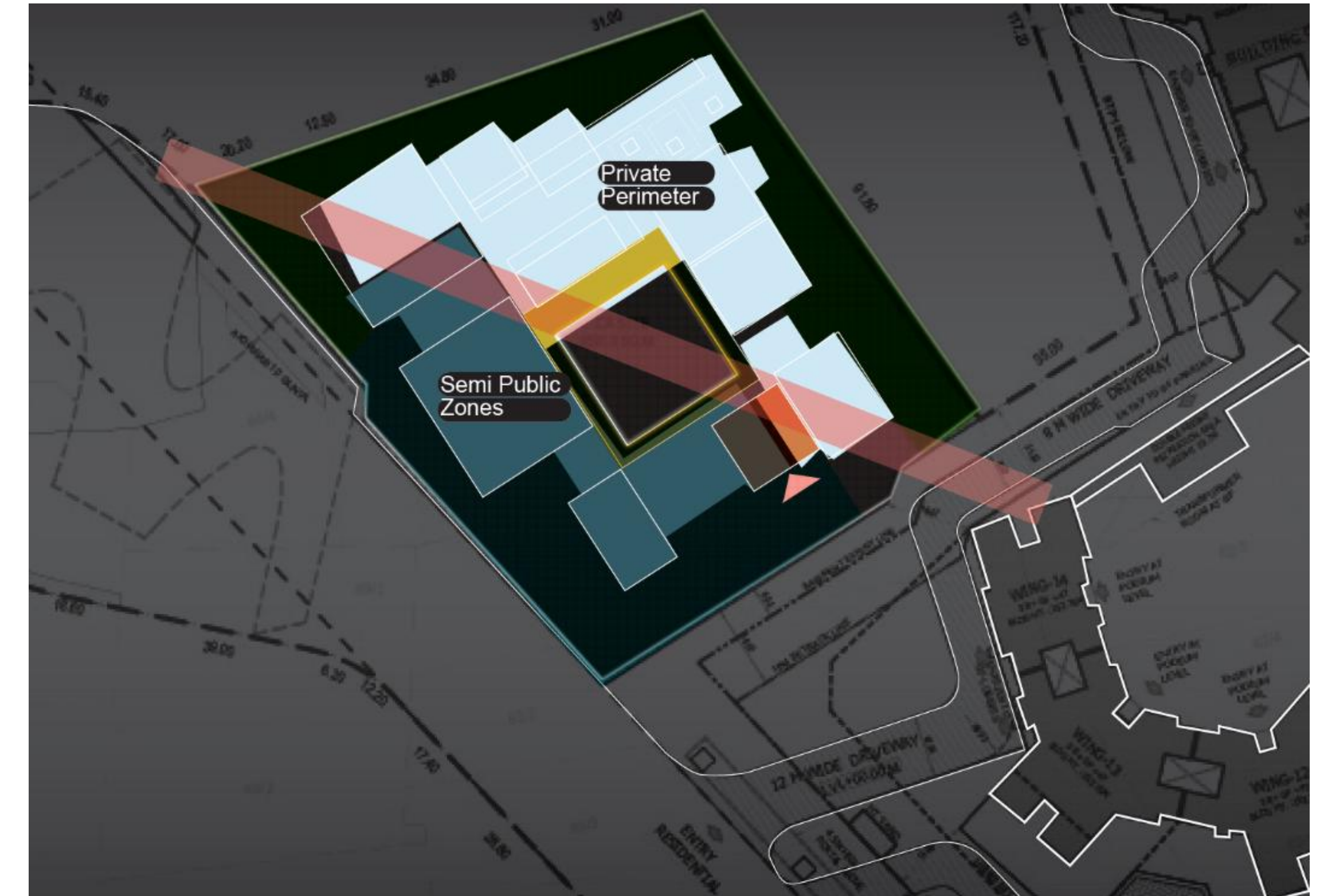


## One Club

- Spanning across around **1,00,000 sq. ft.** & present within a **2.4 Acres.**
- **One expansive social hub** designed to foster interaction, community engagement, and a stronger sense of belonging among residents, instead of smaller clubhouses across the project.
- The **amenities have been planned to match the scale of the project.** Rather than offering a large number of seldom-used facilities, the focus has been on delivering thoughtfully **curated amenities at a larger scale**, ensuring greater usability and convenience for residents.

- The clubhouse seamlessly brings together spaces for **work, recreation, celebrations, dining, wellness, and learning** under one roof.

- Multi-purpose Halls (3 Nos.)
- Restaurant
- Café
- Mini Theatre (2 Nos.)
- Indoor Pool
- Gymnasium
- Lobby & Juice Centre
- Yoga/Meditation Hall
- Table Tennis Halls (5 Nos.)
- Squash Court
- Badminton Halls (5 Nos.)
- Indoor Kids' Play Area
- Billiards & Pool Tables
- Indoor Games
- Business Lounge
- Co-working Space
- Conference Room
- Aerobic Hall
- Reading Hall
- Senior Citizen Hall with
- Reading Lounge Creche (2 Nos.)
- Learning Hall (4 Nos.)
- Grand Hospitality Lobbies
- Lounge
- Guest Rooms (24 Nos.)
- Laundromat



- The clubhouse has been **strategically zoned to balance public accessibility with resident privacy.** Public-facing spaces such as banquet halls and co-working lounges are positioned towards the front, while more private recreational zones are located deeper within the building..



- **A central courtyard forms the heart of the clubhouse**, creating an open and vibrant environment that enhances natural light, ventilation, and community interaction.



ONE RESIDENCES  
AT SOBHA ONEWORLD

ONE EMPORIUM

One Emporium



## One Emporium

- Single storeyed retail space of around **65,000 sq. ft.** completely managed and maintained by SOBHA.
- Being part of a large, integrated community enables the project to **attract and support high-quality service providers** such as premium salons, dry cleaning services, convenience retail, and everyday essentials.
- The presence of well-curated retail and lifestyle services is expected to **enhance the project's visibility and desirability**, as it naturally draws more people towards the development. This, in turn, can positively influence rental demand and **long-term value appreciation.**



## One Emporium

- The retail zone have been planned with **independent accessibility from the outside**, ensuring that non-residents can access these spaces without entering the residential community, thereby maintaining privacy and minimal disturbance for residents. Separate entrance from the community is also available.
- The development also features **ample parking provisions** to comfortably accommodate residents, visitors, and retail patrons.



# ONE RESIDENCES

AT SOBHA ONEWORLD

## Unit Plans



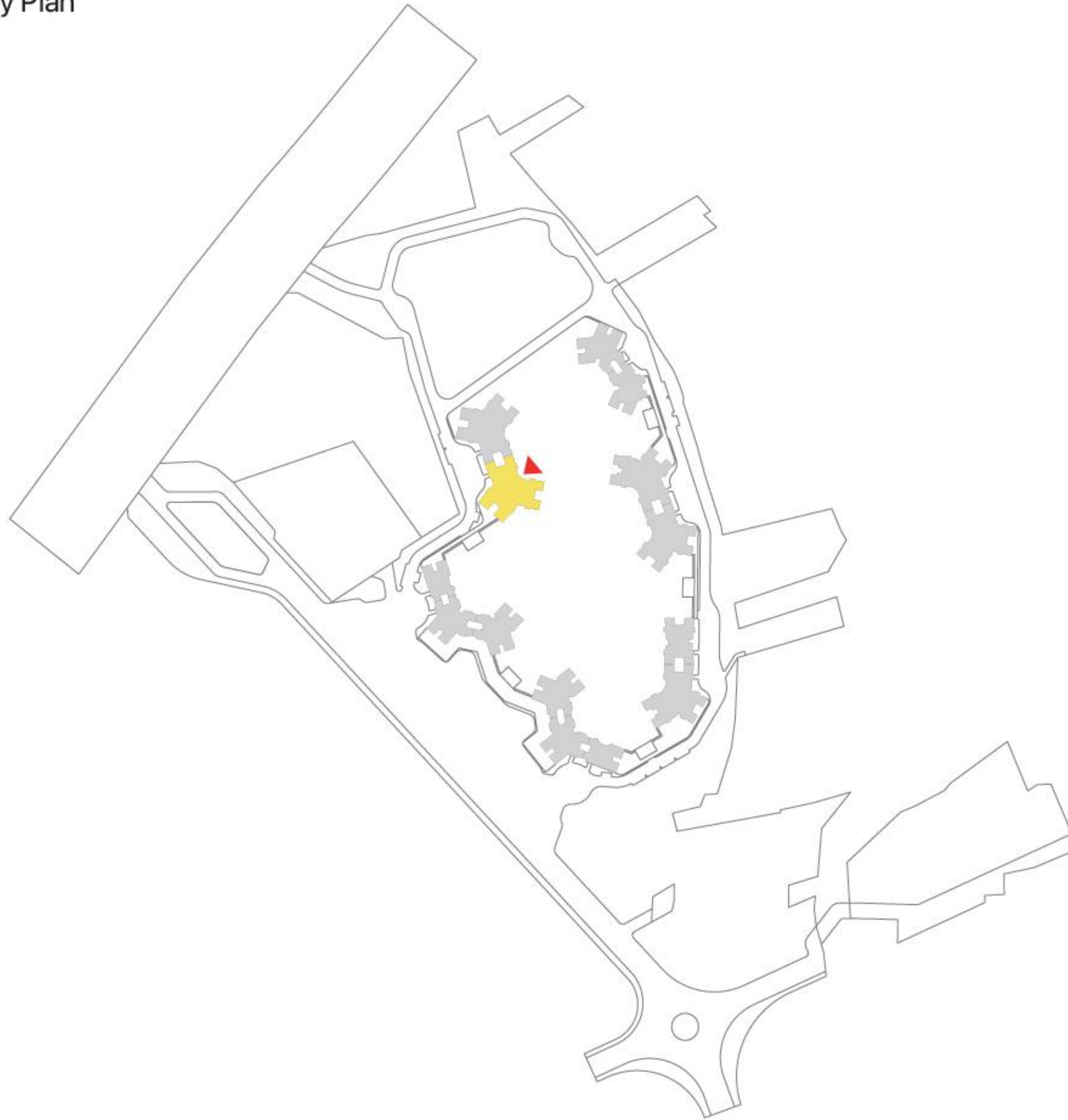
# Wing 1

Classification

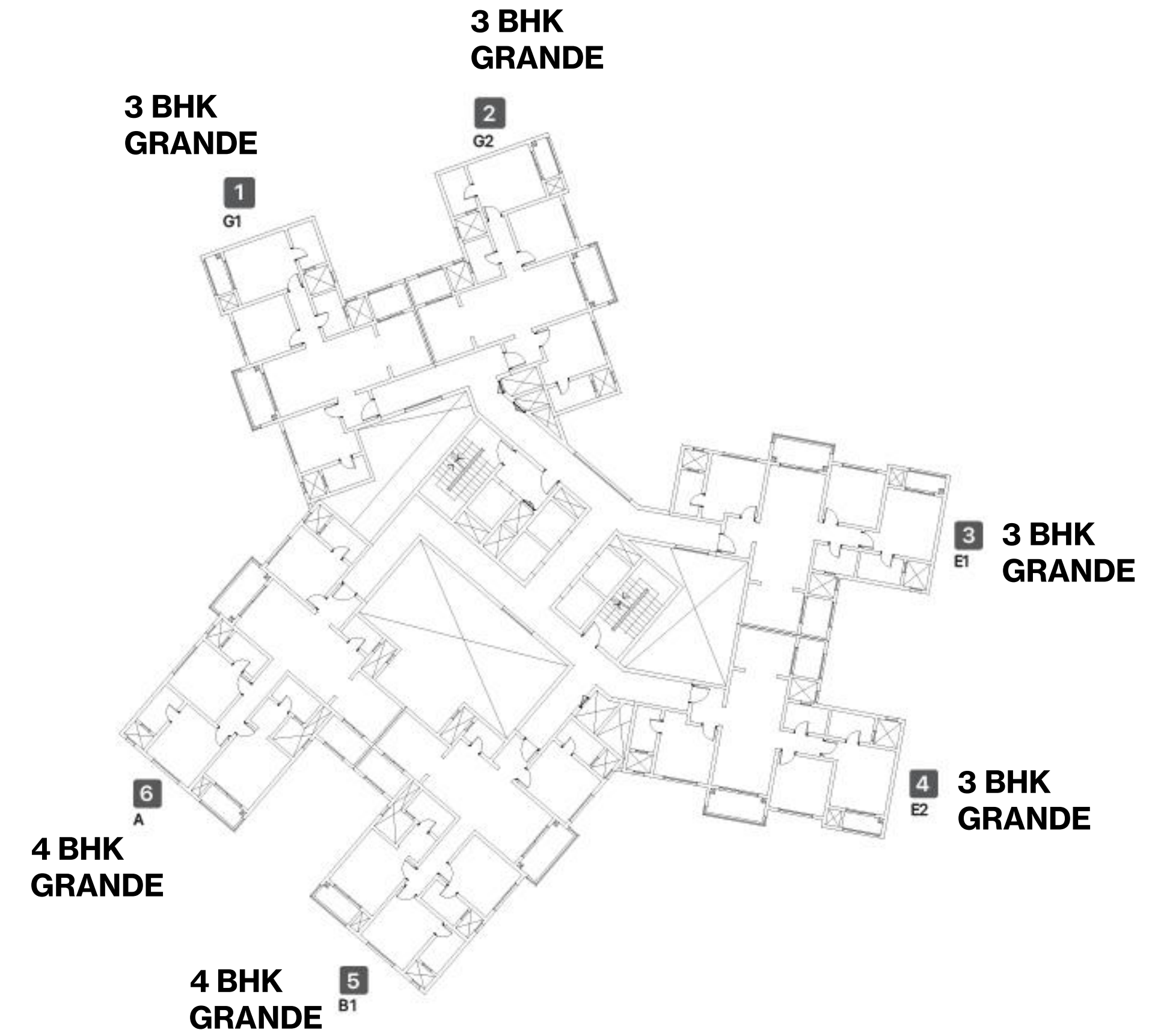
			SBA PER UNIT	CARPET AREA	NOS.
<b>4 BHK GRANDE</b>	 A	A	224.43 sq m. 2415.77 sq ft.	138.24 sq m. 1488.02 sq ft.	45
<b>4 BHK GRANDE</b>	 B	B1	224.43 sq m. 2415.77 sq ft.	138.01 sq m. 1485.54 sq ft.	45
<b>3 BHK GRANDE</b>	 E	E1 E2	170.35 sq m. 1833.67 sq ft.	103.19 sq m. 1110.74 sq ft.	92
<b>3 BHK GRANDE</b>	 G	G1 G2	169.10 sq m. 1820.24 sq ft.	102.04 sq m. 1098.36 sq ft.	89

Types	BHK	Nos	Carpet Area in sft	SBA in sft
<b>WING 1</b>				
A	4BHK - Grande	45	1,488.02	2,415.77
B1	4BHK - Grande	45	1,485.54	2,415.77
E1	3BHK - Grande	46	1,110.74	1,833.67
E2	3BHK - Grande	46	1,110.74	1,833.67
G1	3BHK - Grande	43	1,098.36	1,820.24
G2	3BHK - Grande	46	1,098.36	1,820.24
		<b>271</b>	<b>3,33,752.32</b>	<b>5,48,118.30</b>

Key Plan



Floor Plan



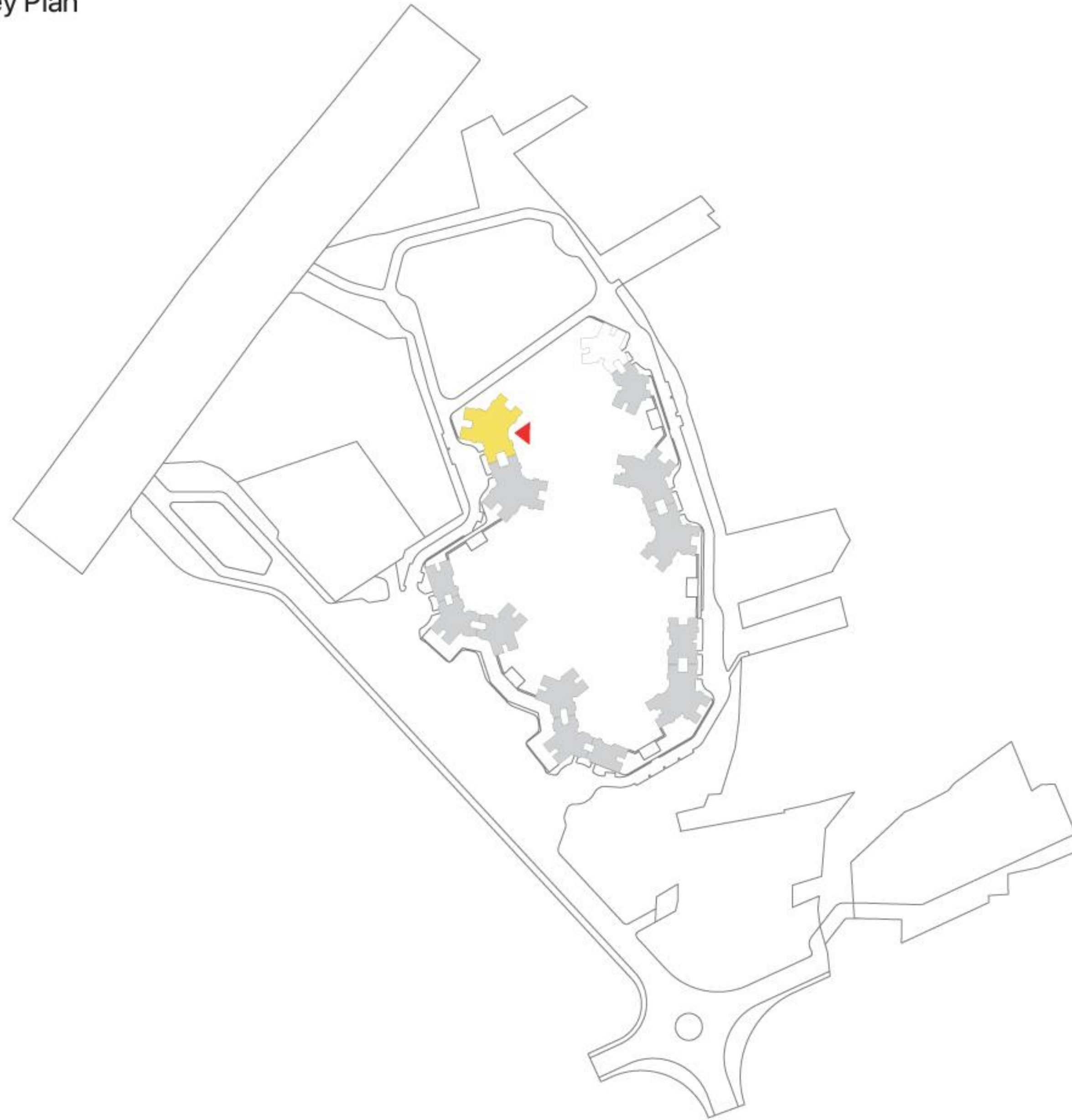
# Wing 2

Classification

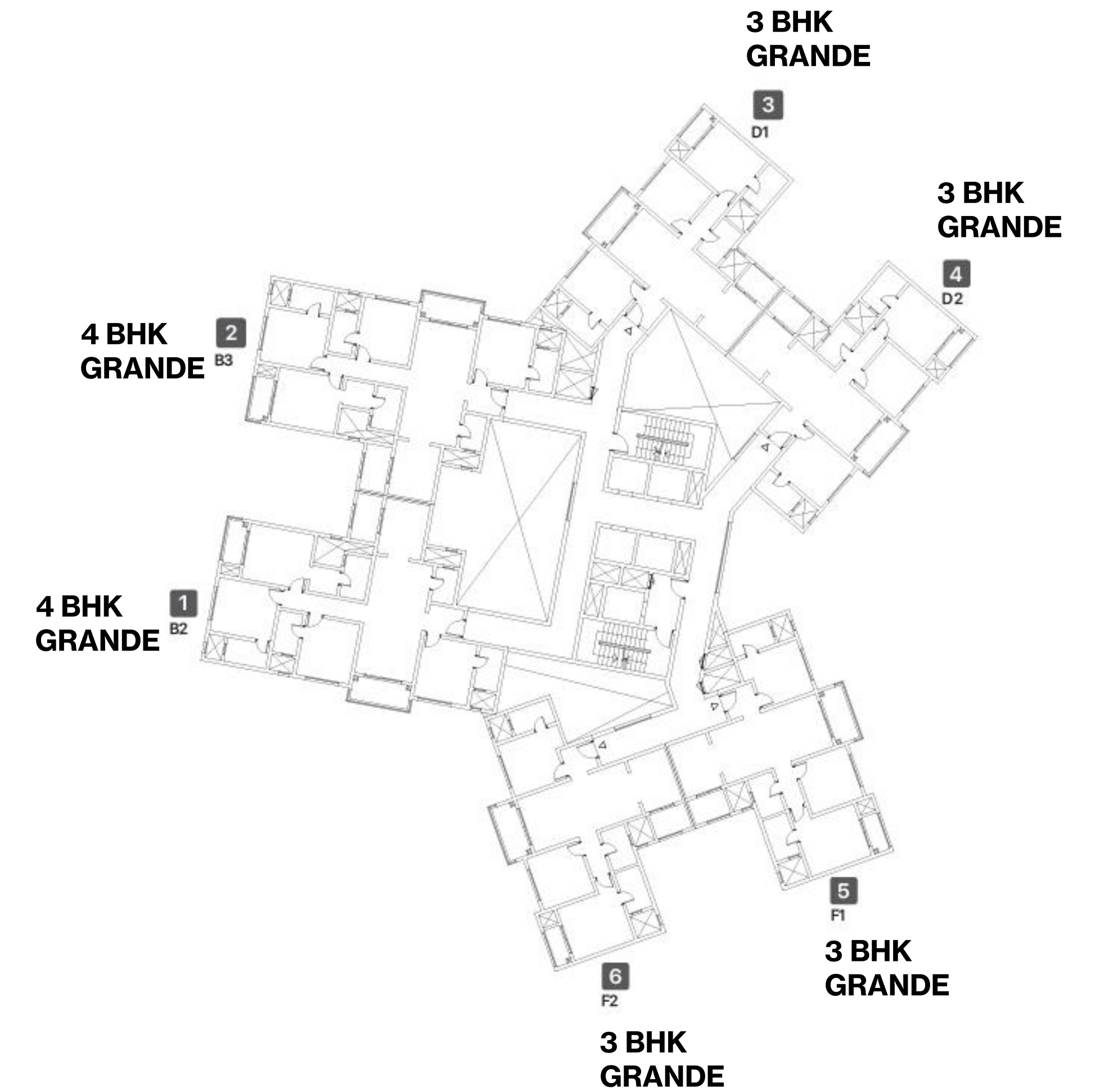
		SBA PER UNIT	CARPET AREA	NOS.
<b>4 BHK GRANDE</b>	<span style="color: red;">■</span> B	B2 B3 224.43 sq m. 2415.77 sq ft.	138.01 sq m. 1485.54 sq ft.	90
<b>3 BHK GRANDE</b>	<span style="color: green;">■</span> D	D1 D2 170.75 sq m. 1838.01 sq ft.	103.05 sq m. 1109.23 sq ft.	92
<b>3 BHK GRANDE</b>	<span style="color: cyan;">■</span> F	F1 F2 169.12 sq m. 1820.38 sq ft.	102.38 sq m. 1102.02 sq ft.	89

Types	BHK	Nos	Carpet Area in sft	SBA in sft
<b>WING 2</b>				
B2	4BHK - Grande	45	1,485.54	2,415.77
B3	4BHK - Grande	45	1,485.54	2,415.77
D1	3BHK - Grande	46	1,109.23	1,838.01
D2	3BHK - Grande	46	1,109.23	1,838.01
F1	3BHK - Grande	46	1,102.02	1,820.38
F2	3BHK - Grande	43	1,102.02	1,820.38
		<b>271</b>	<b>3,33,827.54</b>	<b>5,48,530.04</b>

Key Plan



Floor Plan



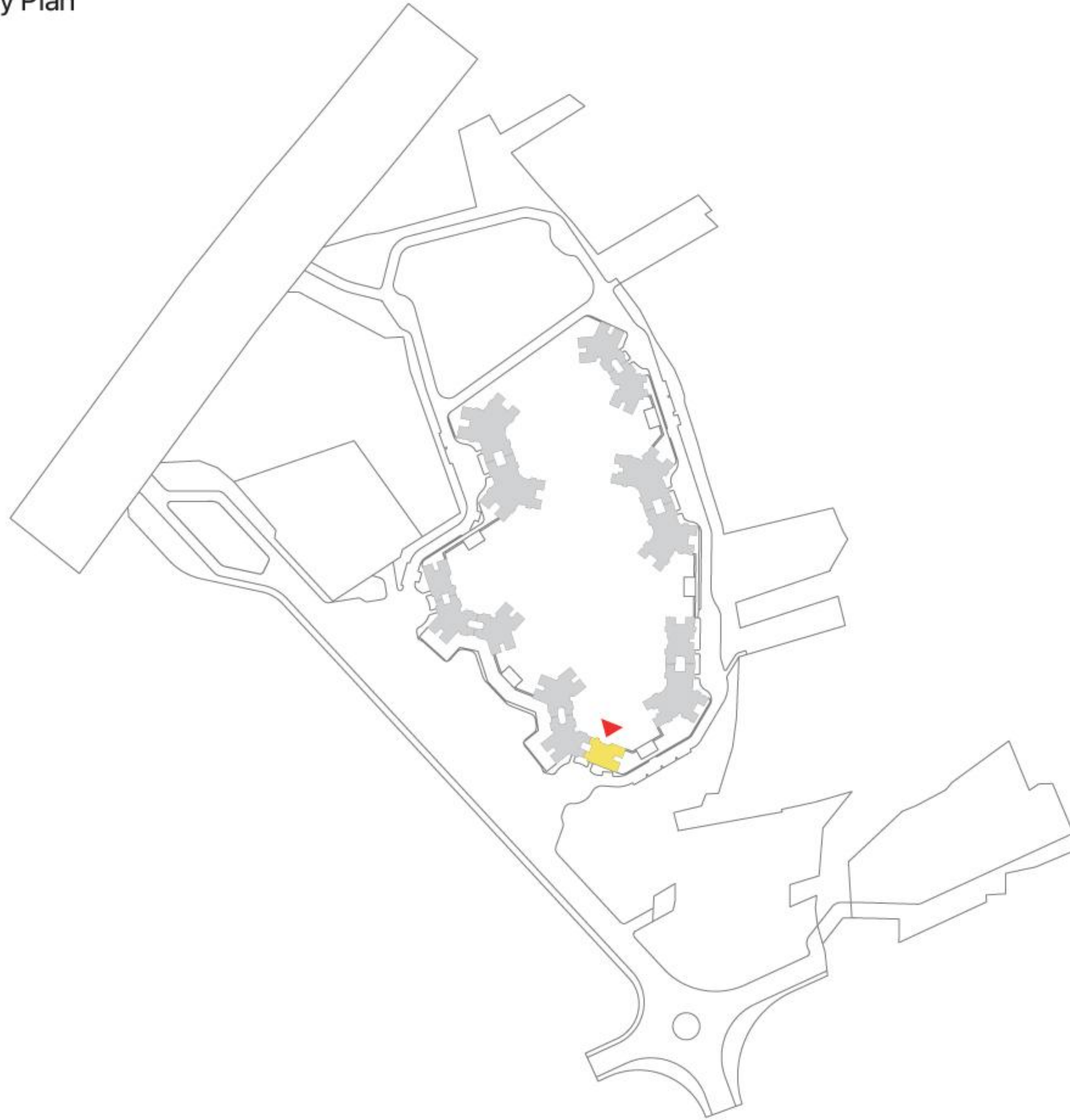
# Wing 9

Classification

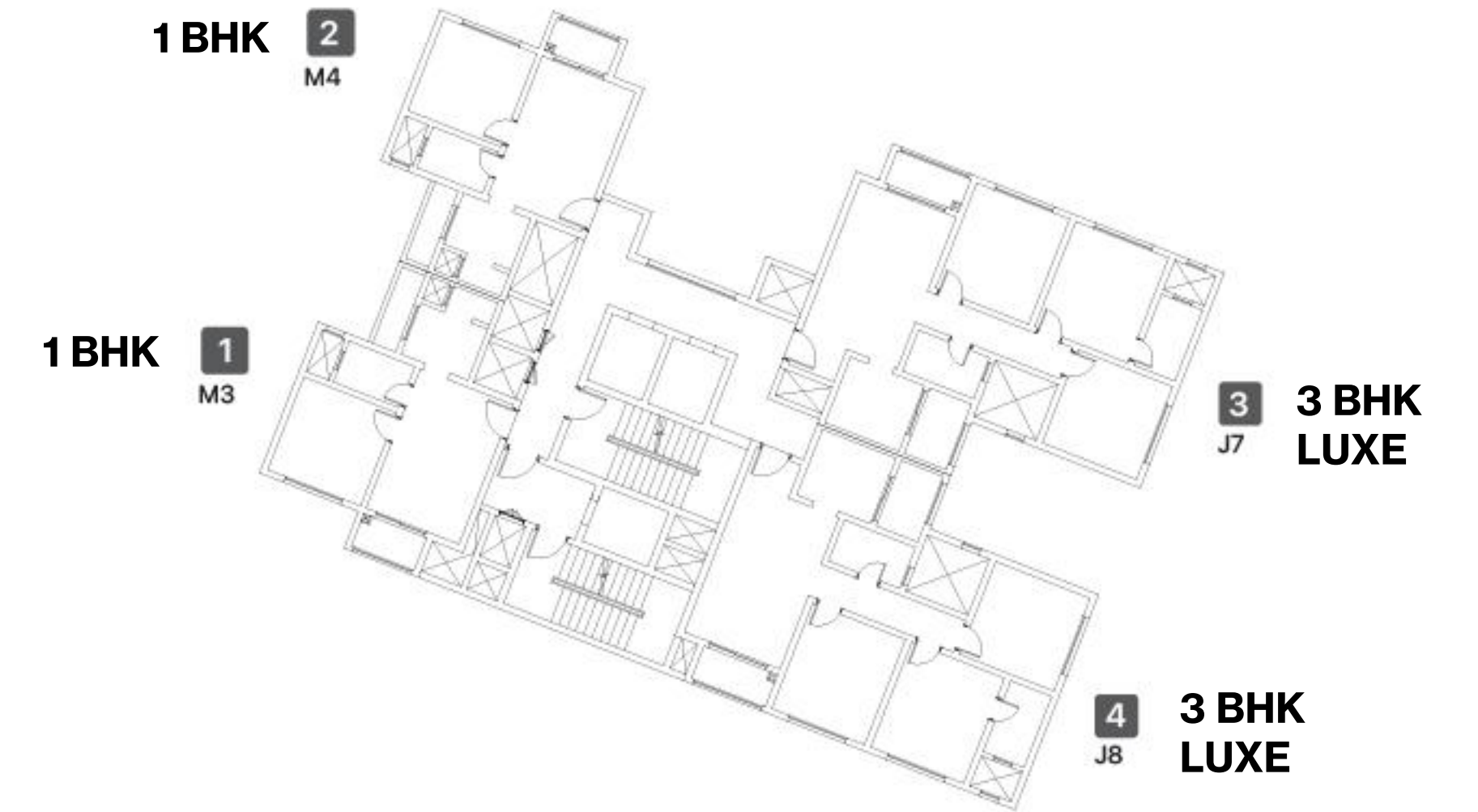
		SBA PER UNIT	CARPET AREA	NOS.
<b>3 BHK LUXE</b>	<b>J</b>   J7 J8	140.35 sq m. 1510.70 sq ft.	89.19 sq m. 960.04 sq ft.	90
<b>1 BHK</b>	<b>M</b>   M3 M4	68.19 sq m. 734.05 sq ft.	40.16 sq m. 432.28 sq ft.	89

Types	BHK	Nos	Carpet Area in sft	SBA in sft
<b>WING 9</b>				
J7	3BHK - Luxe	45	960.04	1,510.70
J8	3BHK - Luxe	45	960.04	1,510.70
M3	1BHK	43	432.28	734.05
M4	1BHK	46	432.28	734.05
		<b>179</b>	<b>1,24,876.52</b>	<b>2,01,293.45</b>

Key Plan



Floor Plan



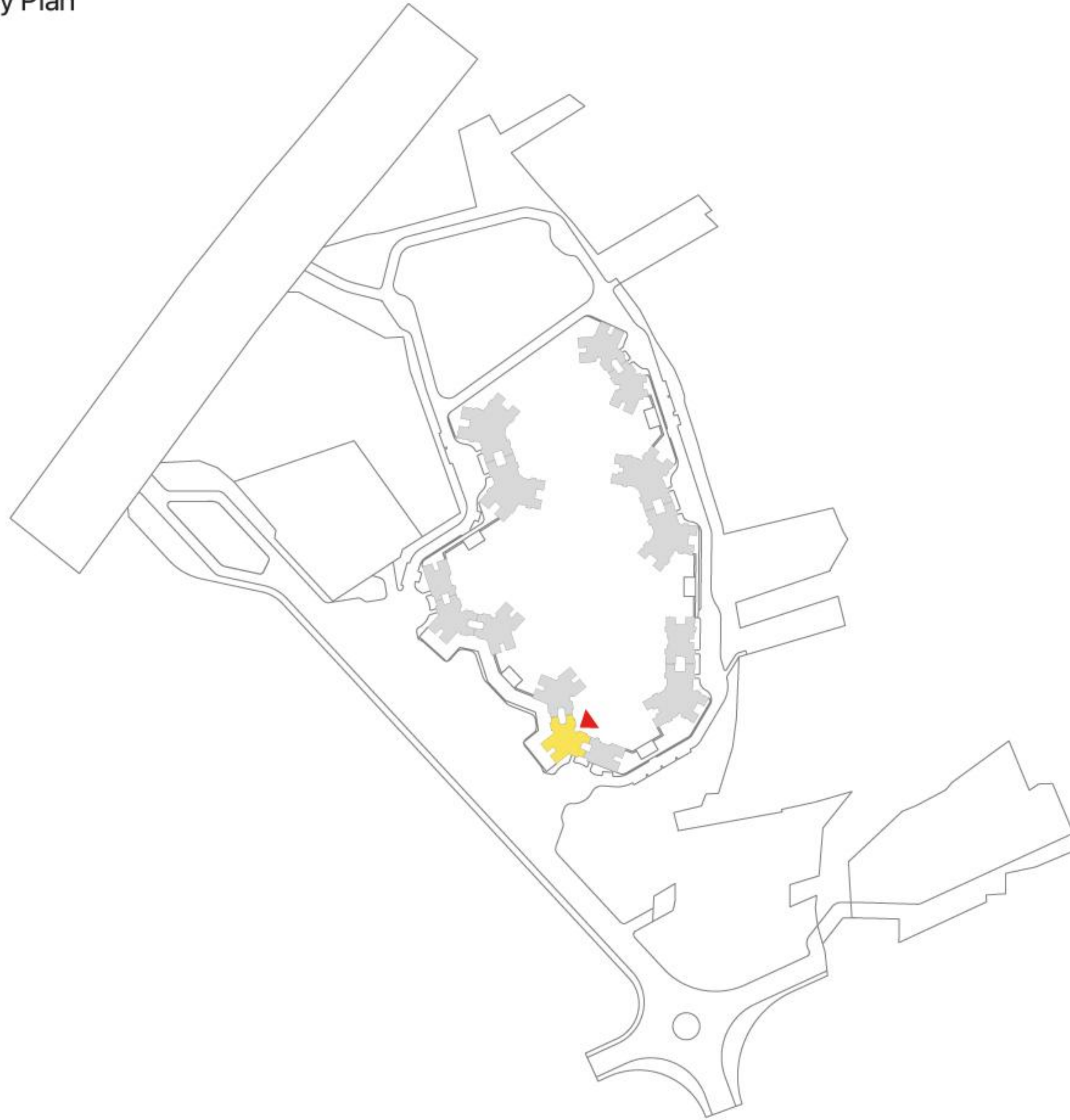
# Wing 10

Classification

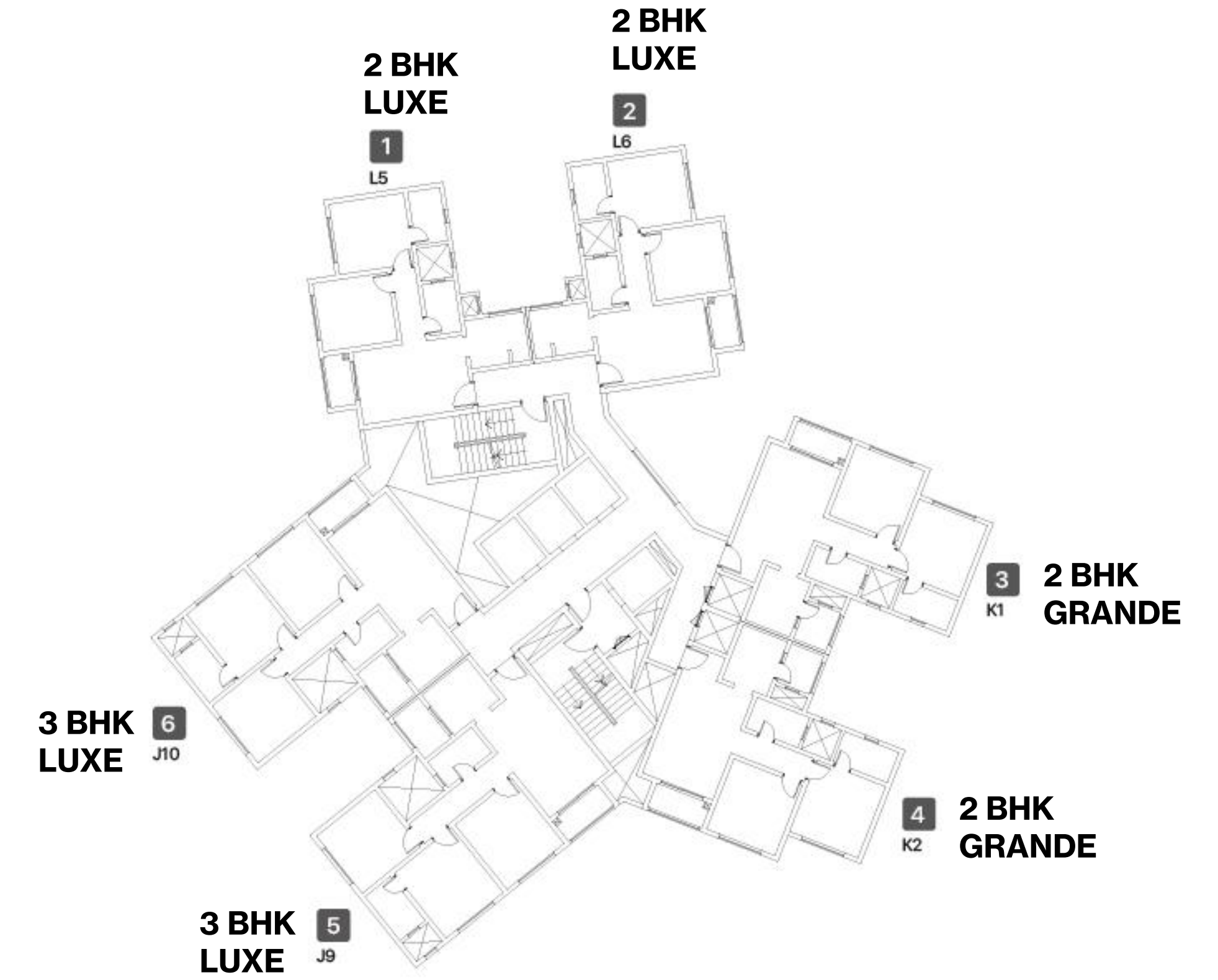
		SBA PER UNIT	CARPET AREA	NOS.
<b>3 BHK LUXE</b>	J J9 J10	140.35 sqm. 1510.70 sq ft.	89.19 sqm. 960.04 sqft.	90
<b>2 BHK GRANDE</b>	K K1 K2	111.94 sq m. 1204.92 sq ft.	69.03 sq m. 743.04 sq ft.	92
<b>2 BHK LUXE</b>	L L5 L6	98.78 sqm. 1063.23 sq ft.	60.23 sq m. 648.32 sq ft.	89

Types	BHK	Nos	Carpet Area in sft	SBA in sft
<b>WING 10</b>				
J10	3BHK - Luxe	45	960.04	1,510.70
J9	3BHK - Luxe	45	960.04	1,510.70
K1	2BHK - Grande	46	743.04	1,204.92
K2	2BHK - Grande	46	743.04	1,204.92
L5	2BHK - Luxe	43	648.32	1,063.23
L6	2BHK - Luxe	46	648.32	1,063.23
		<b>271</b>	<b>2,12,463.76</b>	<b>3,41,443.11</b>

Key Plan



Floor Plan



# Wing 11

Classification

3 BHK LUXE



J

J11 J12 J13 J14

SBA PER UNIT

140.35 sq m.  
1510.70 sq ft.

CARPET AREA

89.19 sq m.  
960.04 sq ft.

NOS.

182

2 BHK LUXE



L

L7 L8

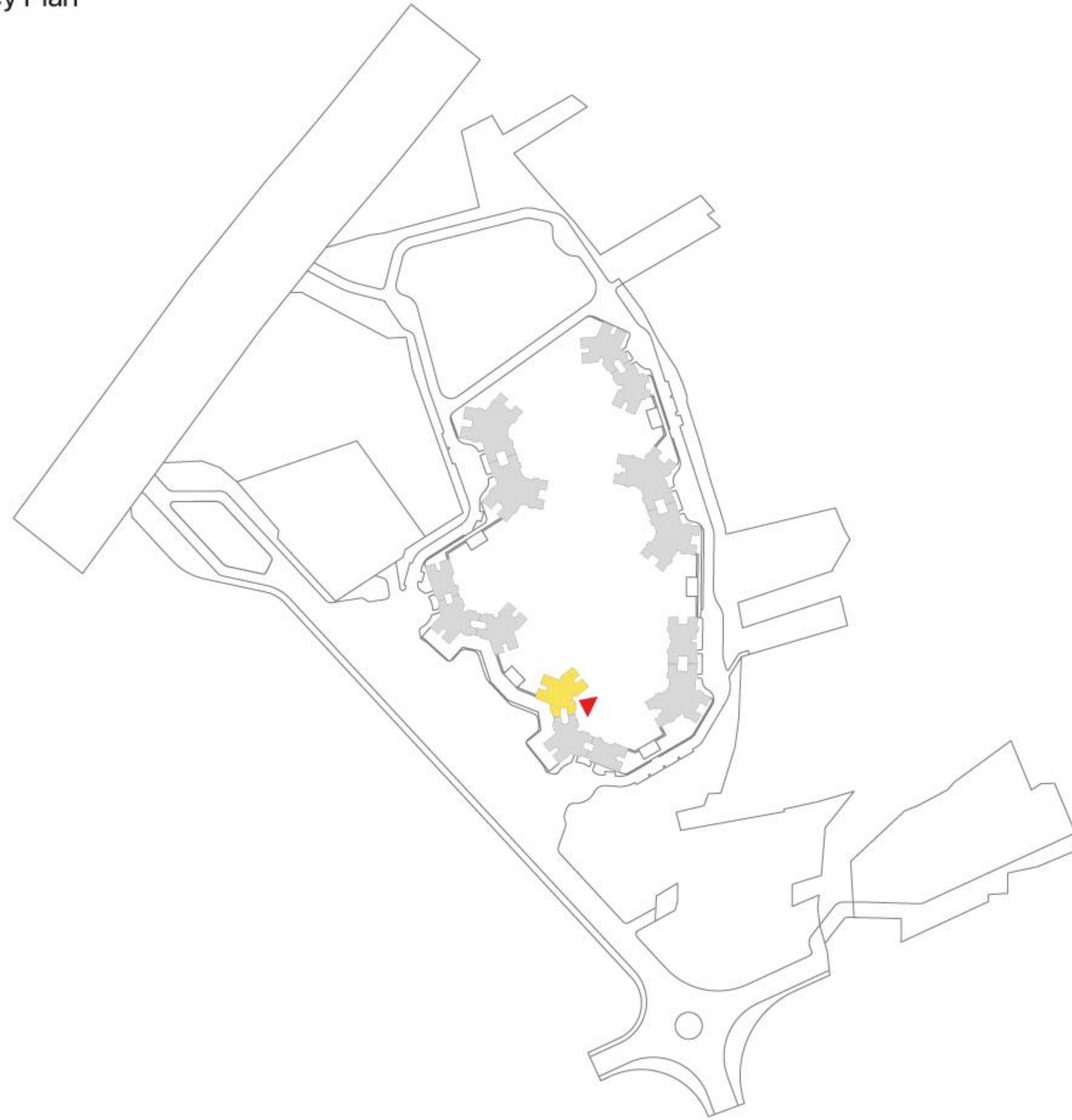
98.78 sq m.  
1063.23 sq ft.

60.23 sq m.  
648.32 sq ft.

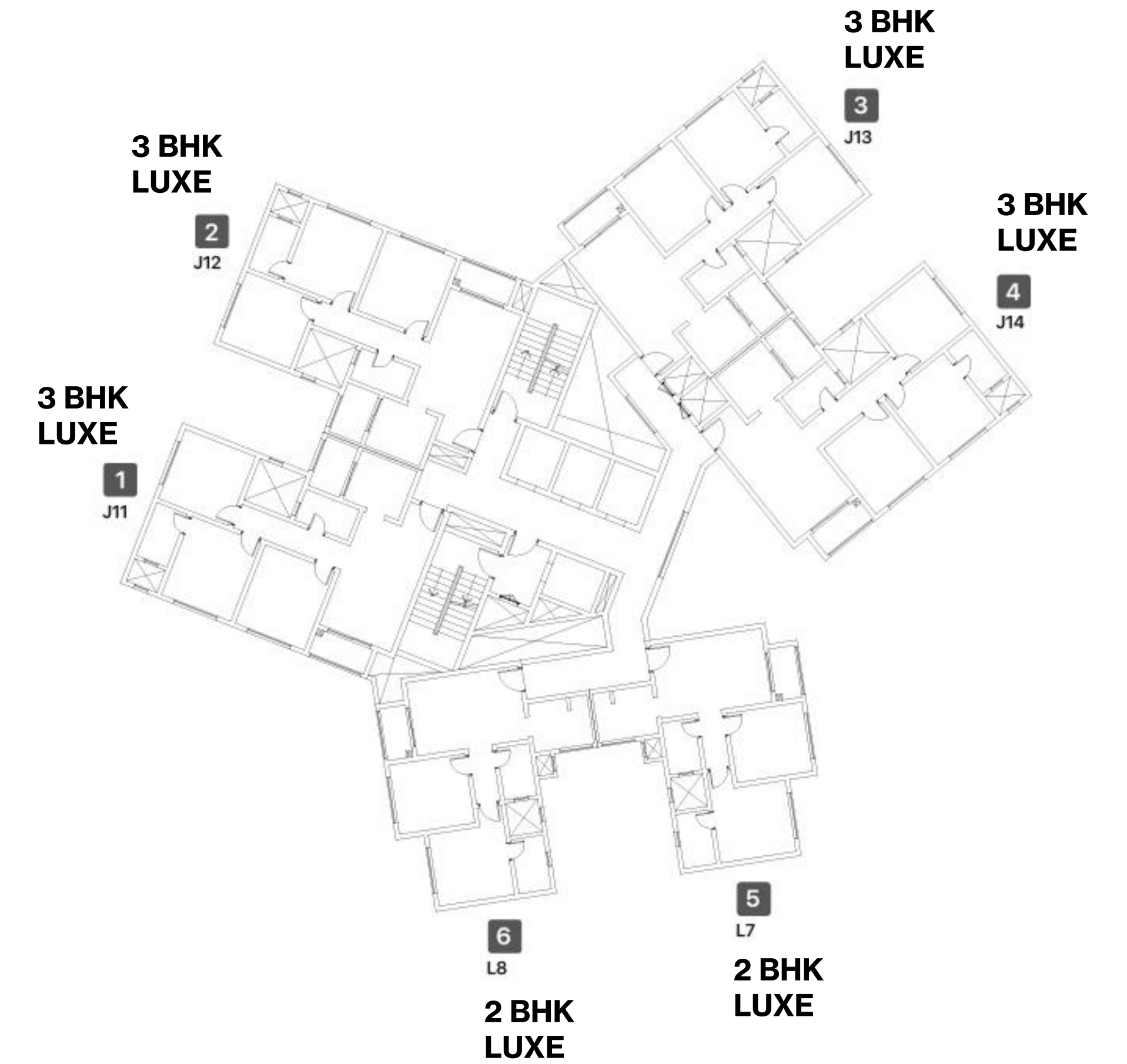
89

Types	BHK	Nos	Carpet Area in sft	SBA in sft
<b>WING 11</b>				
J11	3BHK - Luxe	45	960.04	1,510.70
J12	3BHK - Luxe	45	960.04	1,510.70
J13	3BHK - Luxe	46	960.04	1,510.70
J14	3BHK - Luxe	46	960.04	1,510.70
L7	2BHK - Luxe	46	648.32	1,063.23
L8	2BHK - Luxe	43	648.32	1,063.23
		<b>271</b>	<b>2,32,427.76</b>	<b>3,69,574.87</b>

Key Plan



Floor Plan



# Wing 12

Classification

**3 BHK LUXE**



J

J19 J20 J21 J22

SBA PER UNIT  
140.35 sq m.  
1510.70 sq ft.

CARPET AREA  
89.19 sq m.  
960.04 sq ft.

NOS.  
182

**2 BHK LUXE**



L

L9 L10

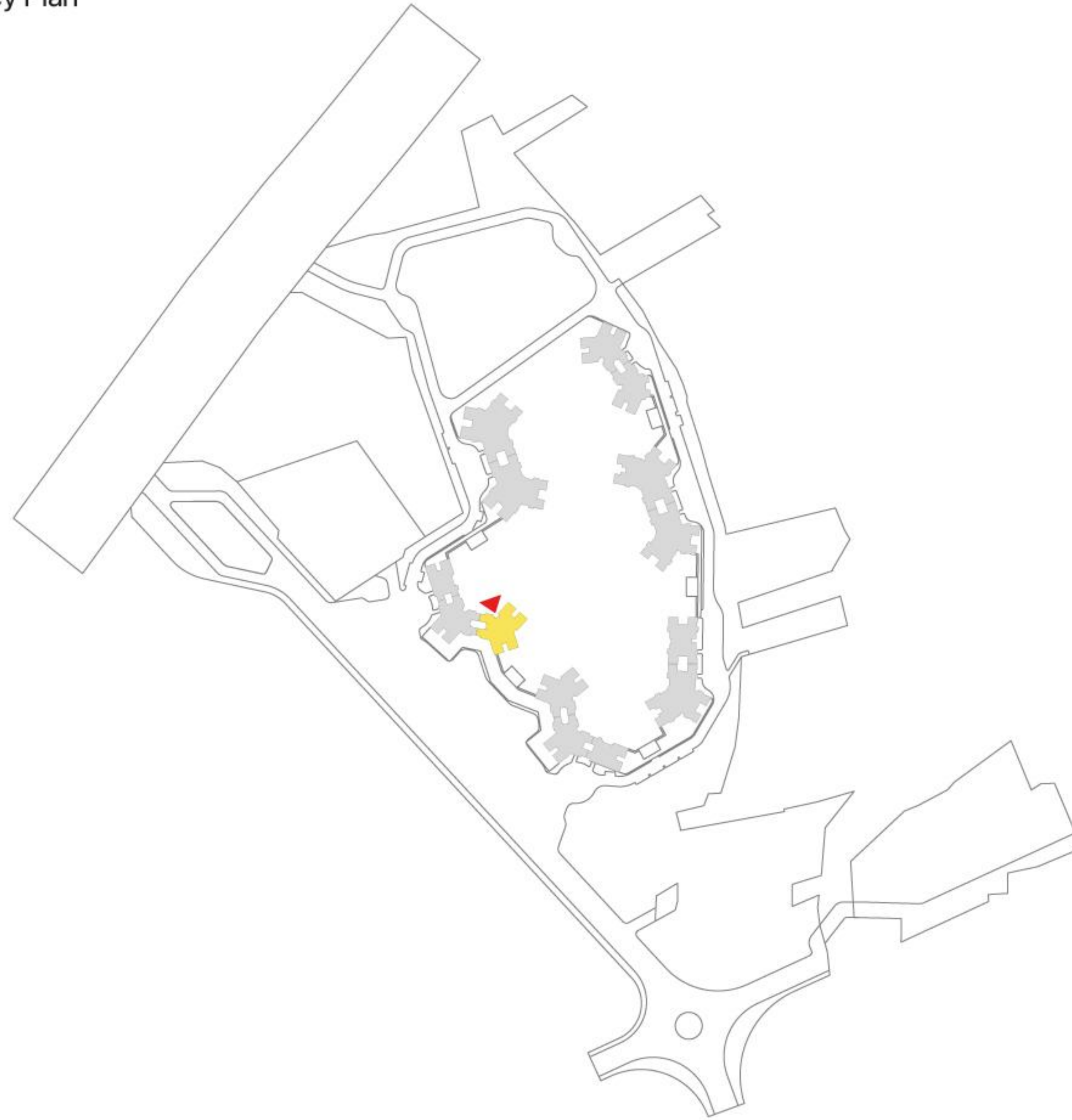
SBA PER UNIT  
98.78 sq m.  
1063.23 sq ft.

CARPET AREA  
60.23 sq m.  
648.32 sq ft.

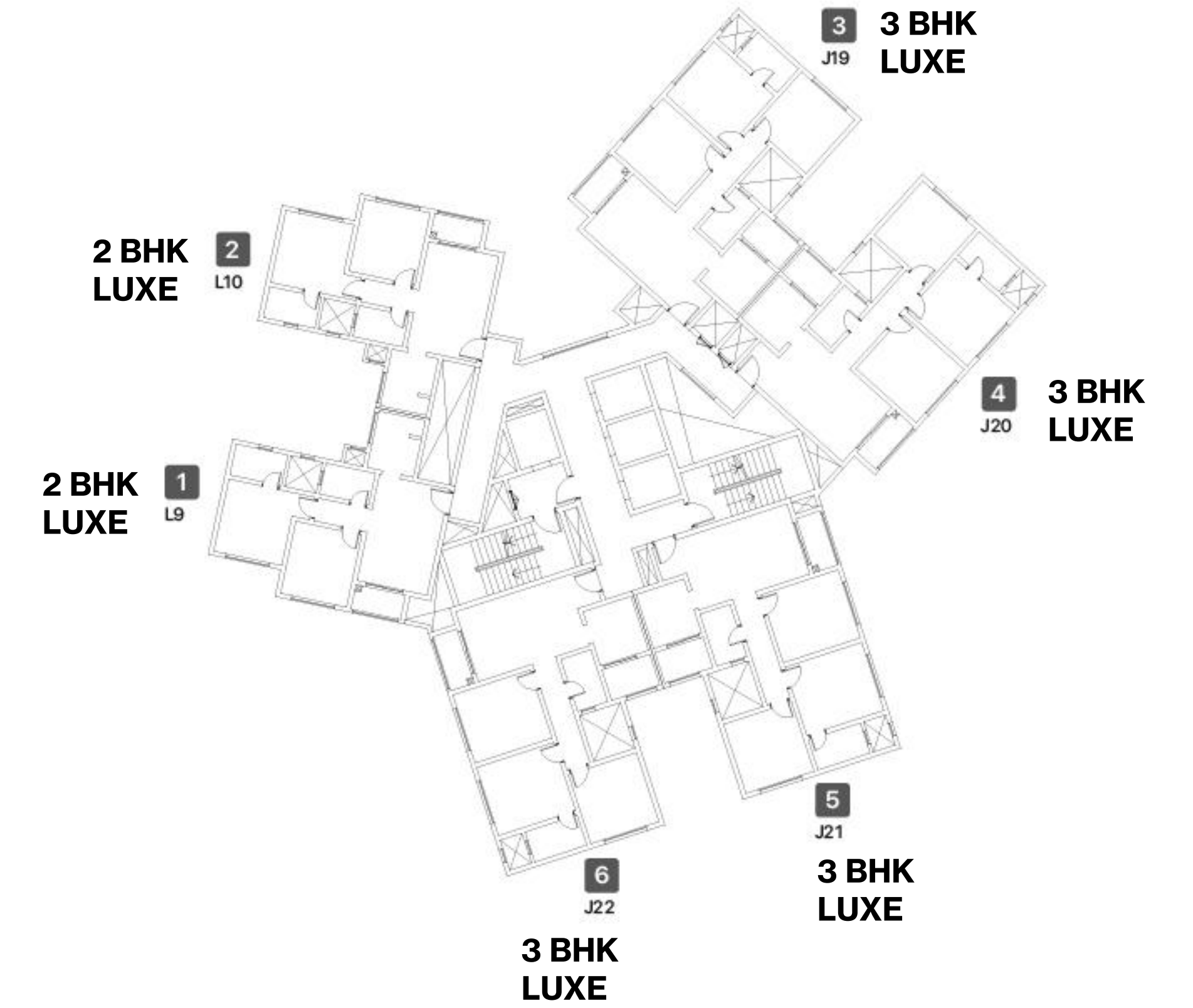
NOS.  
89

Types	BHK	Nos	Carpet Area in sft	SBA in sft
<b>WING 12</b>				
J19	3BHK - Luxe	46	960.04	1,510.70
J20	3BHK - Luxe	46	960.04	1,510.70
J21	3BHK - Luxe	45	960.04	1,510.70
J22	3BHK - Luxe	45	960.04	1,510.70
L10	2BHK - Luxe	46	648.32	1,063.23
L9	2BHK - Luxe	43	648.32	1,063.23
		<b>271</b>	<b>2,32,427.76</b>	<b>3,69,574.87</b>

Key Plan



Floor Plan



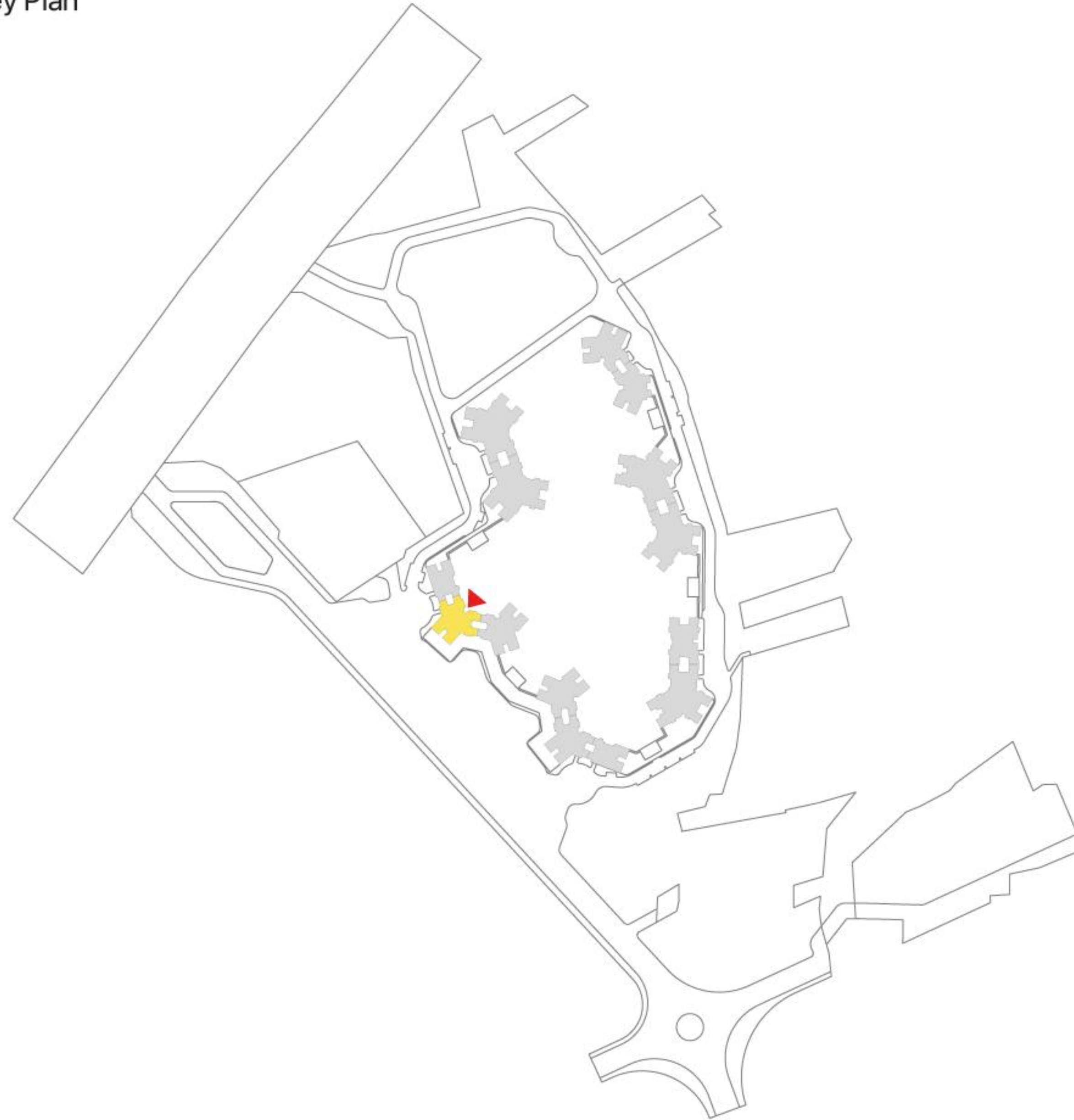
# Wing 13

Classification

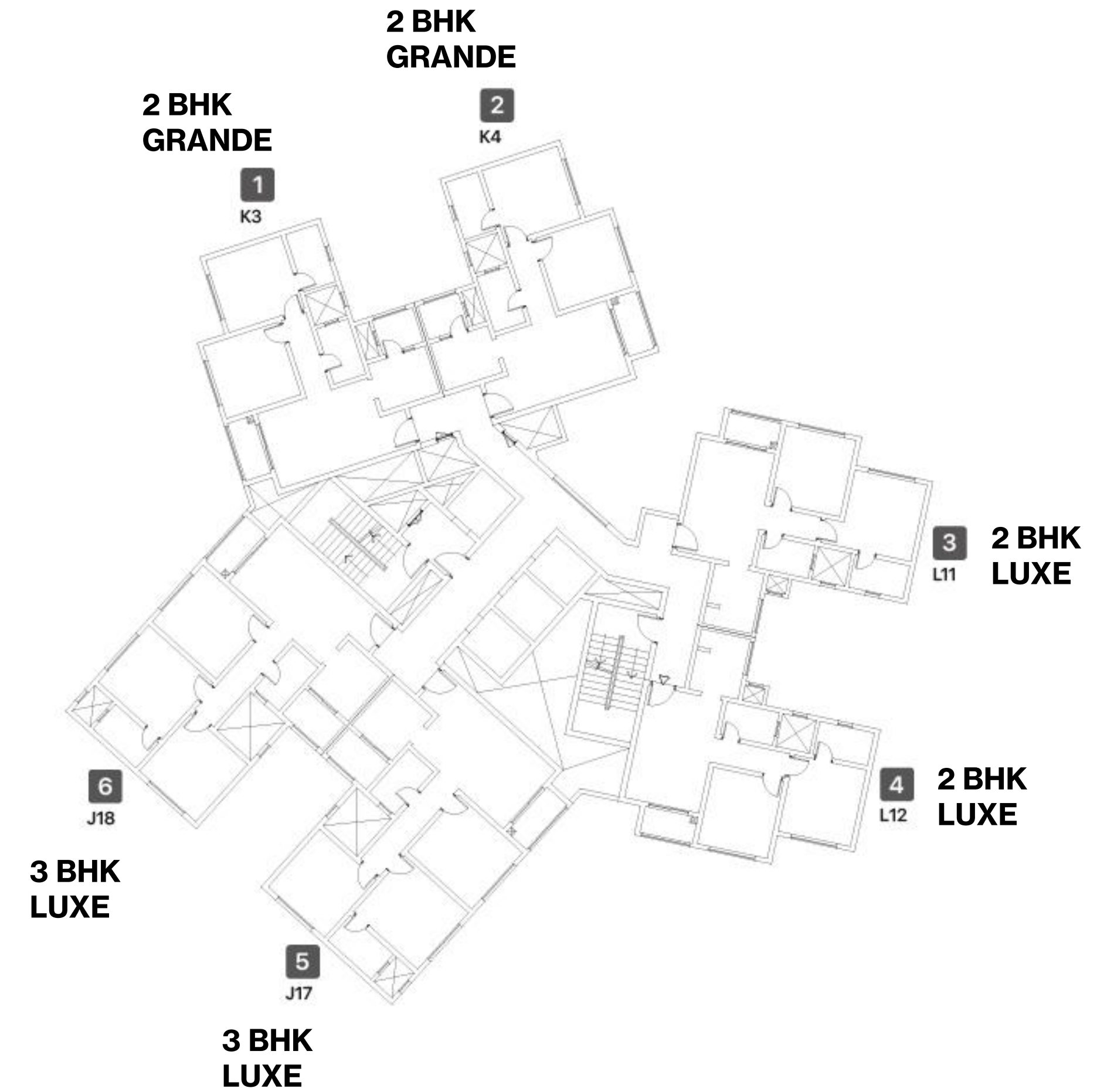
		SBA PER UNIT	CARPET AREA	NOS.
<b>3 BHK LUXE</b>	<b>J</b>   J17 J18	140.35 sq m. 1510.70 sq ft.	89.19 sq m. 960.04 sq ft.	90
<b>2 BHK GRANDE</b>	<b>K</b>   K3 K4	111.94 sq m. 1204.92 sq ft.	69.03 sq m. 743.04 sq ft.	92
<b>2 BHK LUXE</b>	<b>L</b>   L11 L12	98.78 sq m. 1063.23 sq ft.	60.23 sq m. 648.32 sq ft.	89

Types	BHK	Nos	Carpet Area in sft	SBA in sft
<b>WING 13</b>				
J17	3BHK - Luxe	45	960.04	1,510.70
J18	3BHK - Luxe	45	960.04	1,510.70
K3	2BHK - Grande	46	743.04	1,204.92
K4	2BHK - Grande	46	743.04	1,204.92
L11	2BHK - Luxe	46	648.32	1,063.23
L12	2BHK - Luxe	43	648.32	1,063.23
		<b>271</b>	<b>2,12,463.76</b>	<b>3,41,443.11</b>

Key Plan



Floor Plan



# Wing 14

Classification

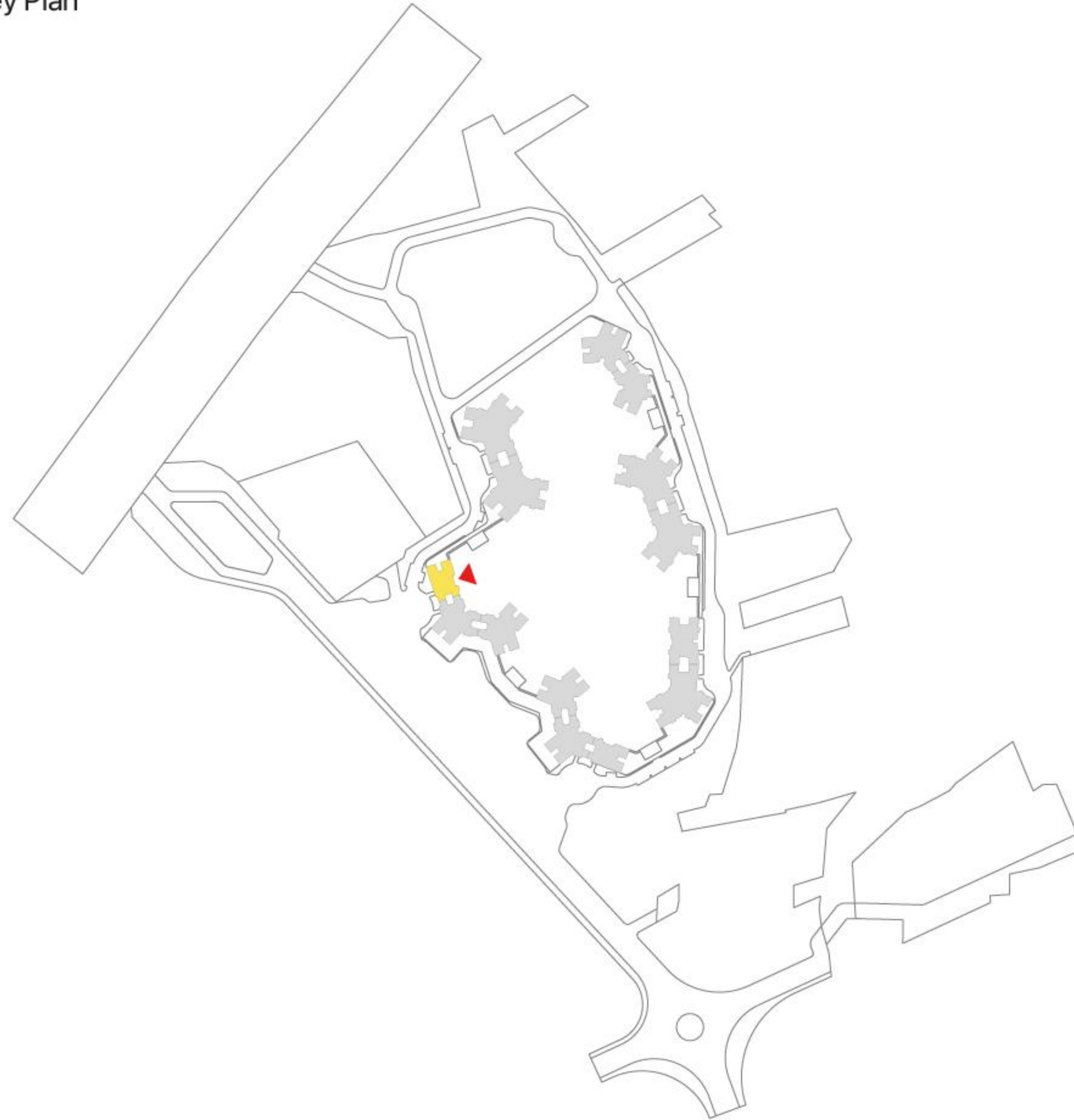
**3 BHK LUXE**

**1 BHK**

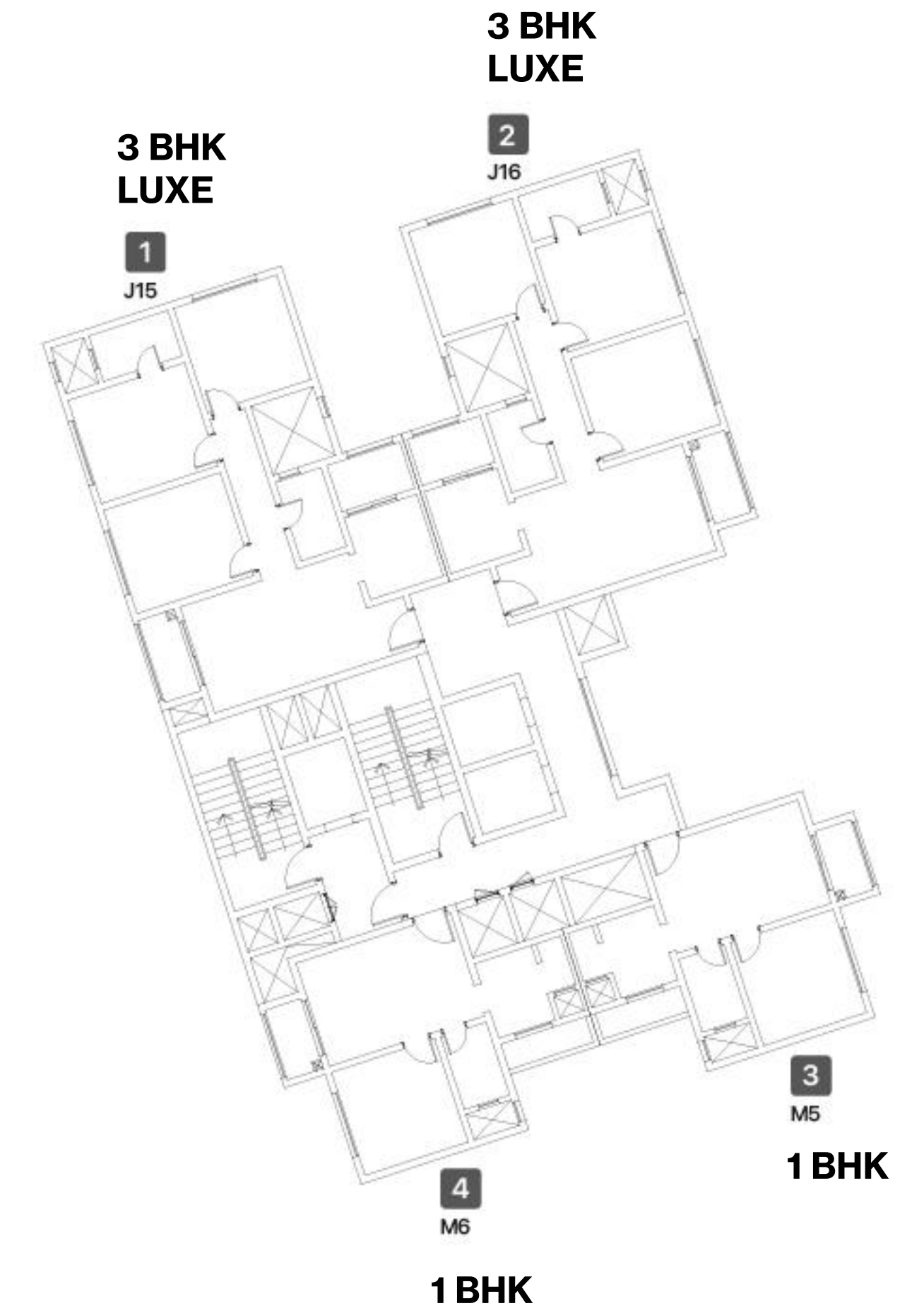
		SBA PER UNIT	CARPET AREA	NOS.
<b>J</b>	J15 J16	140.35 sq m. 1510.70 sq ft.	89.19 sq m. 960.04 sq ft.	90
<b>M</b>	M5 M6	68.19 sq m. 734.05 sq ft.	40.16 sq m. 432.28 sq ft.	89

Types	BHK	Nos	Carpet Area in sft	SBA in sft
<b>WING 9</b>				
J15	3BHK - Luxe	45	960.04	1,510.70
J16	3BHK - Luxe	45	960.04	1,510.70
M5	1BHK	46	432.28	734.05
M6	1BHK	43	432.28	734.05
		<b>179</b>	<b>1,24,876.52</b>	<b>2,01,293.45</b>

Key Plan



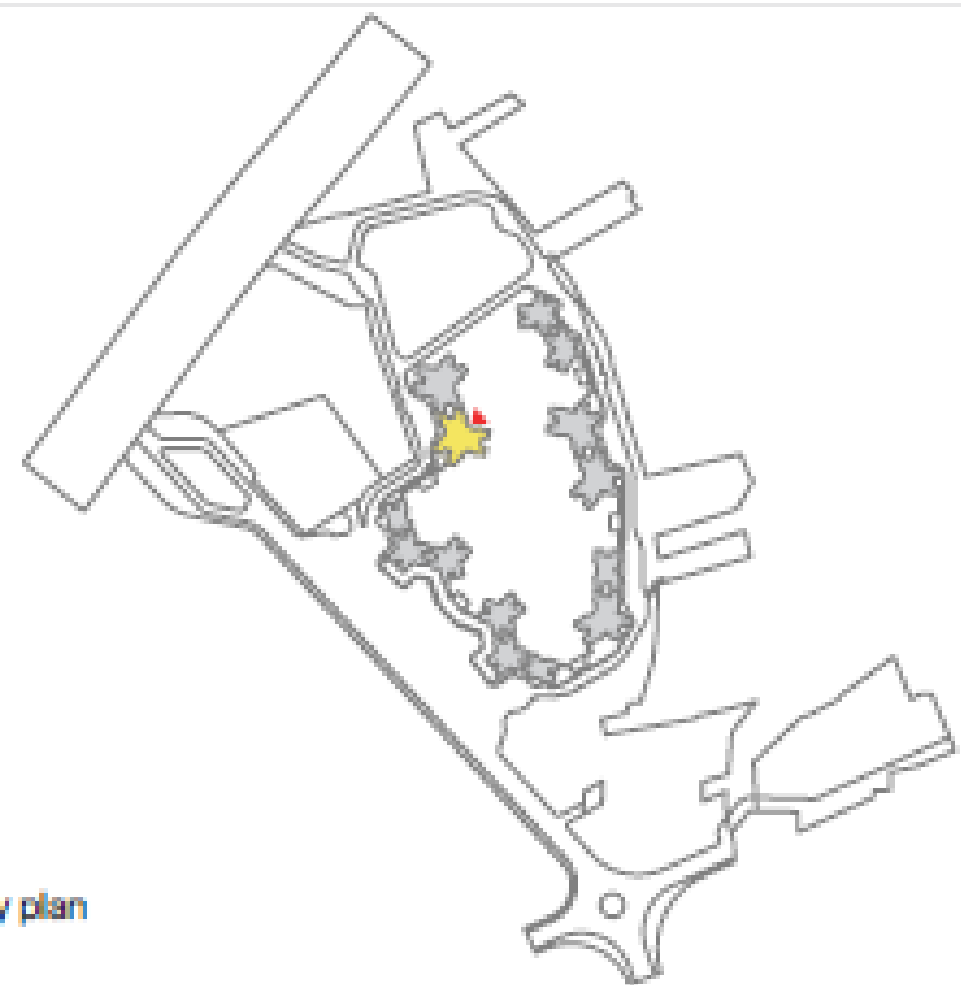
Floor Plan



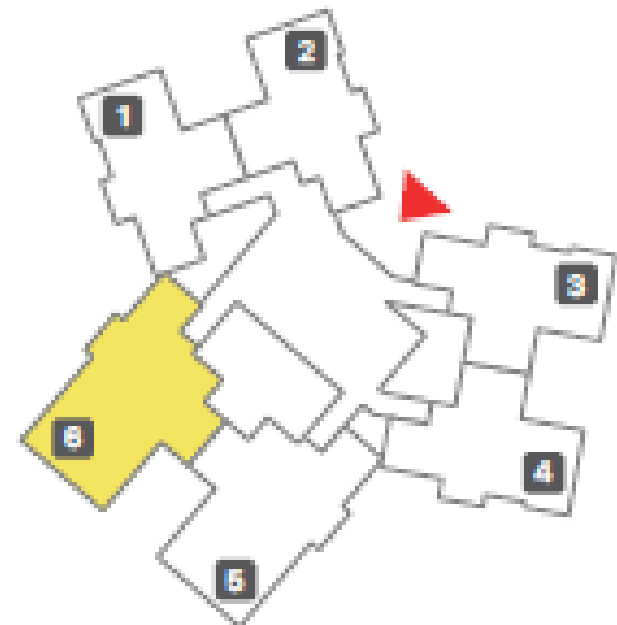
**A**

4BHK Grande | Wing 1  
SBA 224.43 SQM | 2415.77 SFT  
CARPET AREA 138.24 SQM | 1488.02 SFT

Plan not to scale  
Refer unit picklist for floor-wise inventory



Key plan



Plan | Wing 1

Large windows for abundant natural light & ventilation

Column-free living and dining area extending to a balcony with panoramic views

All bedrooms include provisions for wardrobes, study desks, & TV points

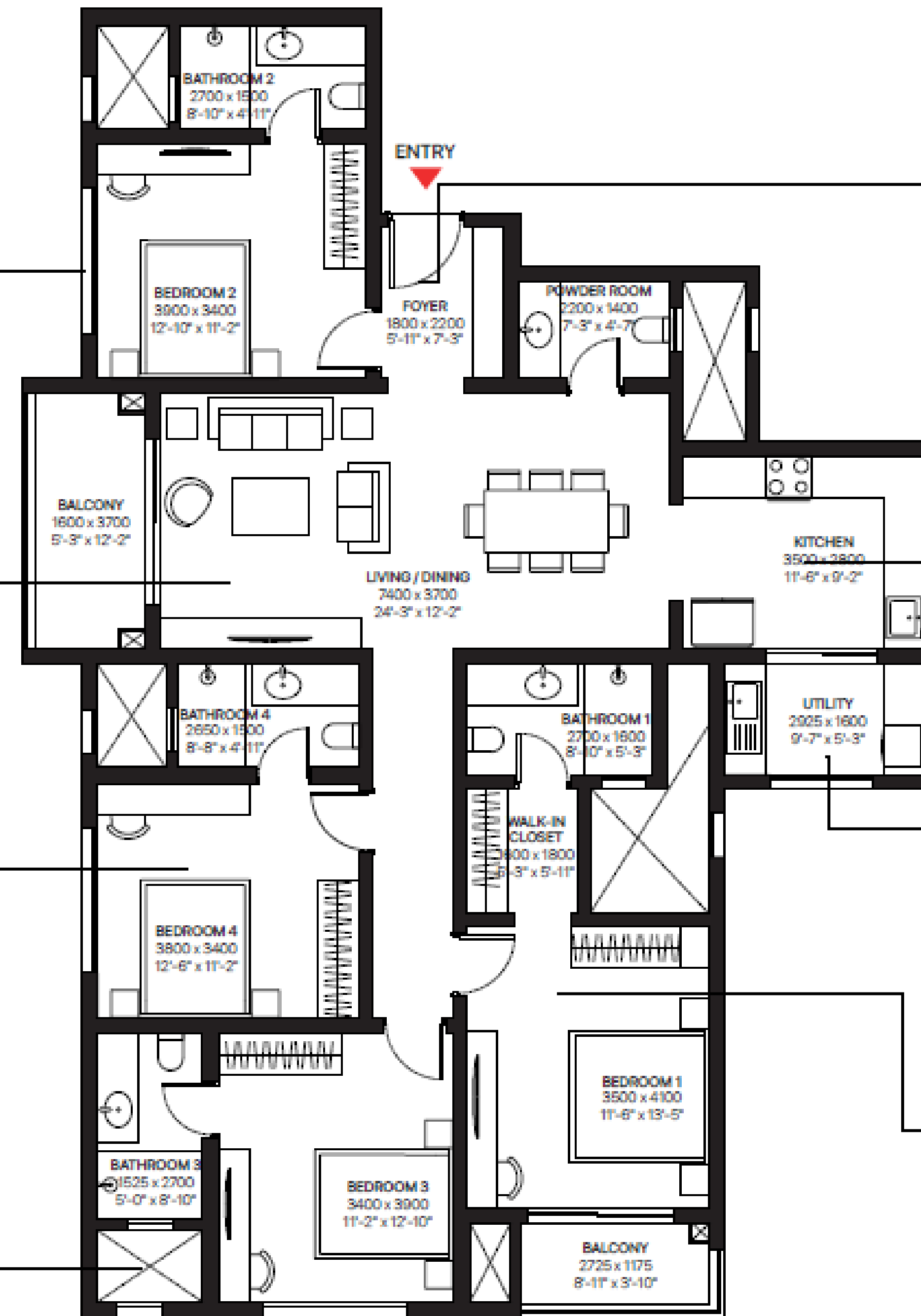
Outdoor AC units seamlessly integrated within designated shafts

Grand foyer with generous storage space

Kitchen with floor-to-ceiling tiling and a functional work triad

Well-ventilated utility area with space for washing machine & dishwasher

Master bedroom with walk-in closet, and a private balcony through a wide sliding door.



### C3

4BHK Luxe | Wing 8

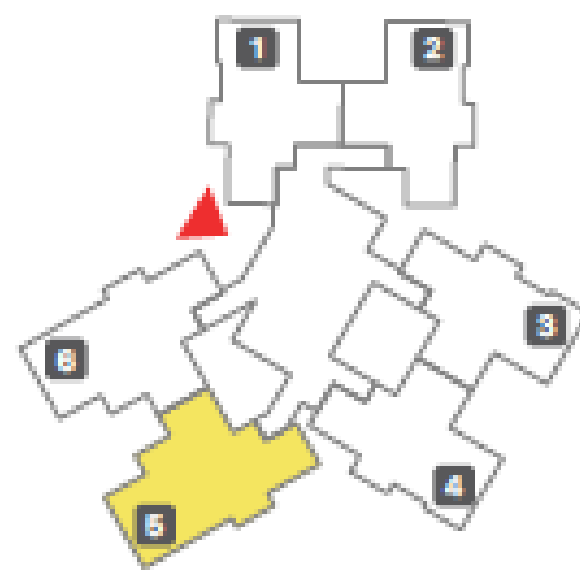
SBA 194.75 SQM | 2096.27 SFT

CARPET AREA 118.52 SQM | 1275.75 SFT

Plan not to scale  
Refer unit picklist for floor-wise inventory



Key plan



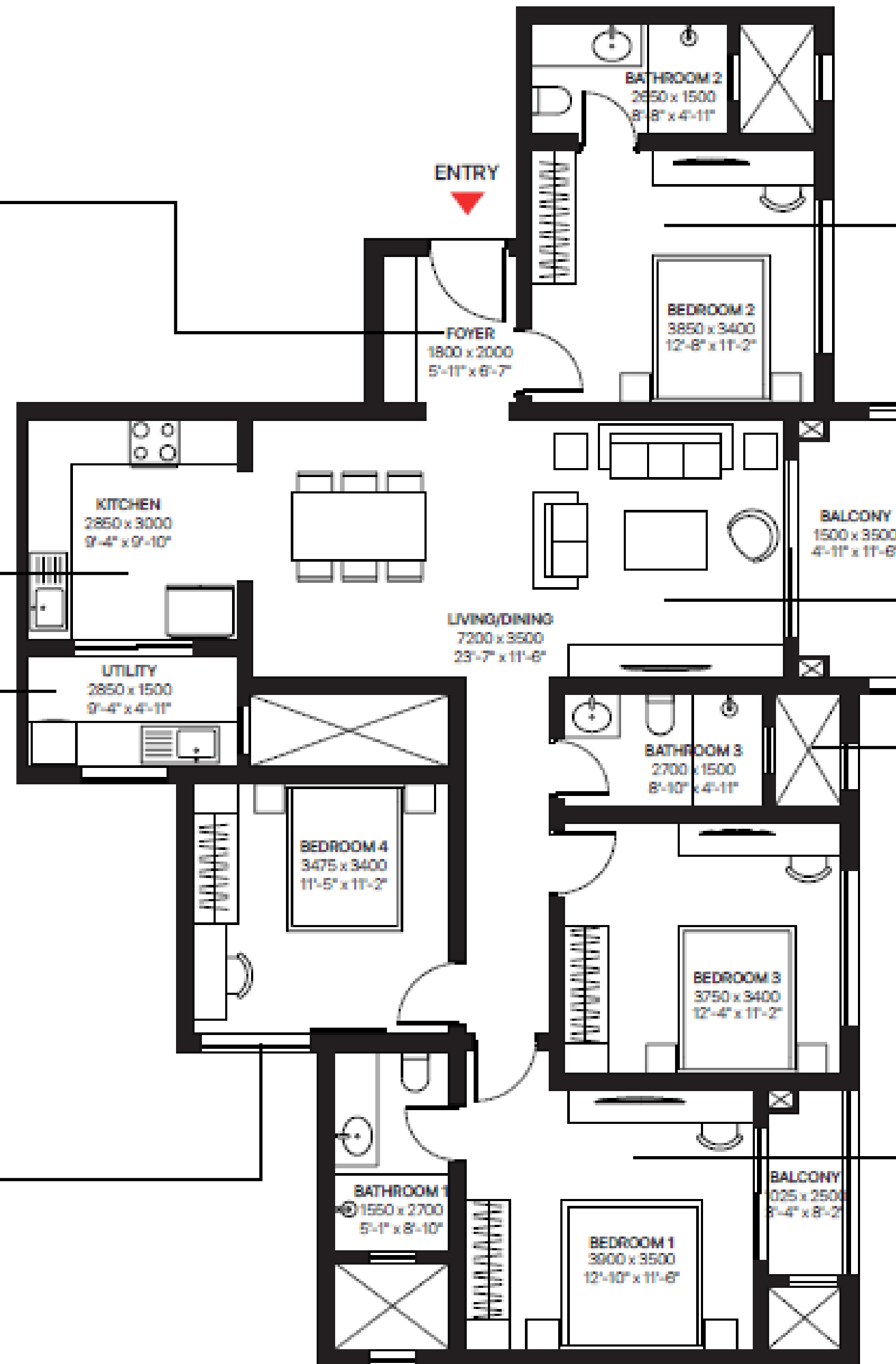
Plan | Wing 8

Grand foyer with generous storage space

Kitchen with floor-to-ceiling tiling and a functional work triad

Well-ventilated utility area with space for washing machine & dishwasher

Large windows for abundant natural light & ventilation



All bedrooms include provisions for wardrobes, study desks, & TV points

Column-free living and dining area extending to a balcony with panoramic views

Outdoor AC units seamlessly integrated within designated shafts

Master bedroom with a private balcony through a wide sliding door.

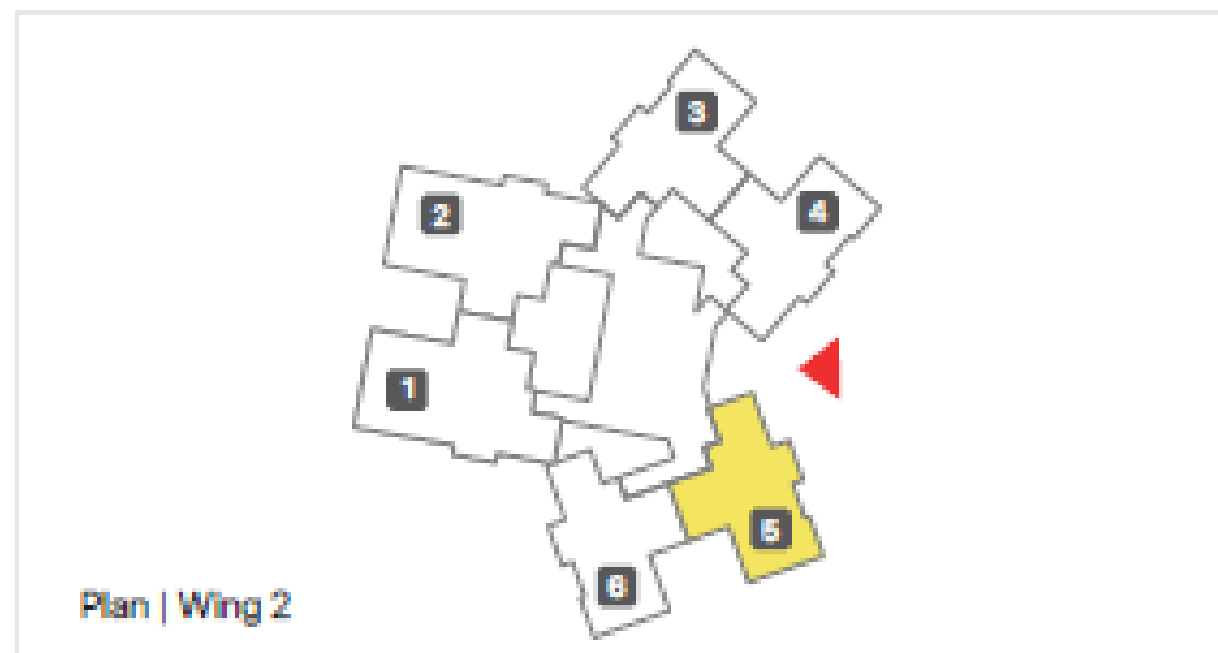
# F1

3BHK Grande | Wing 2  
SBA 169.12 SQM | 1820.38 SFT  
CARPET AREA 102.38 SQM | 1102.02SFT

Plan not to scale  
Refer unit picklist for floor-wise inventory



Key plan



Plan | Wing 2

Grand foyer with generous storage space

Kitchen with floor-to-ceiling tiling and a functional work triad

Well-ventilated utility area with space for washing machine & dishwasher

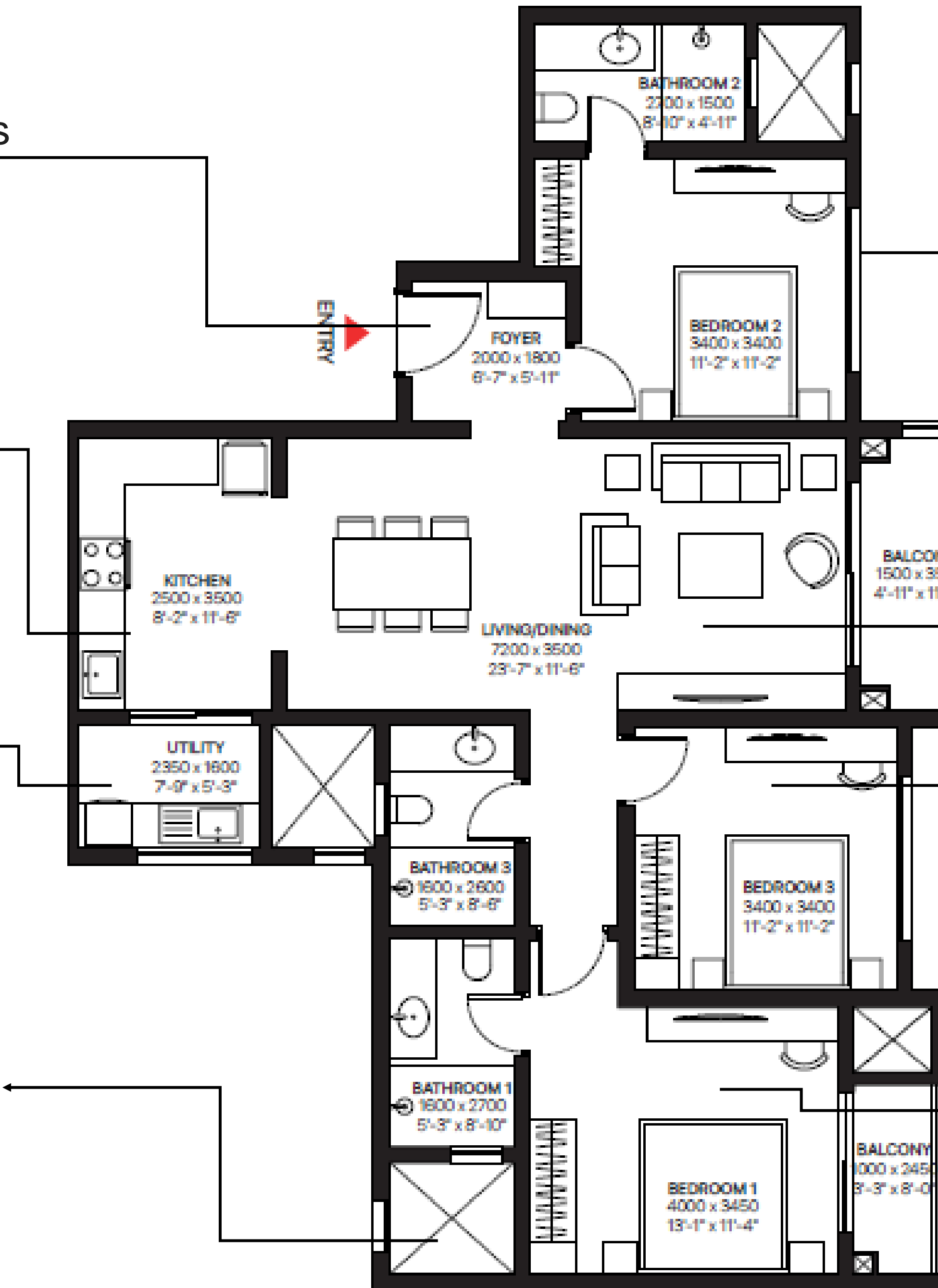
Outdoor AC units seamlessly integrated within designated shafts

Large windows for abundant natural light & ventilation

Column-free living and dining area extending to a balcony with panoramic views

All bedrooms include provisions for wardrobes, study desks, & TV points

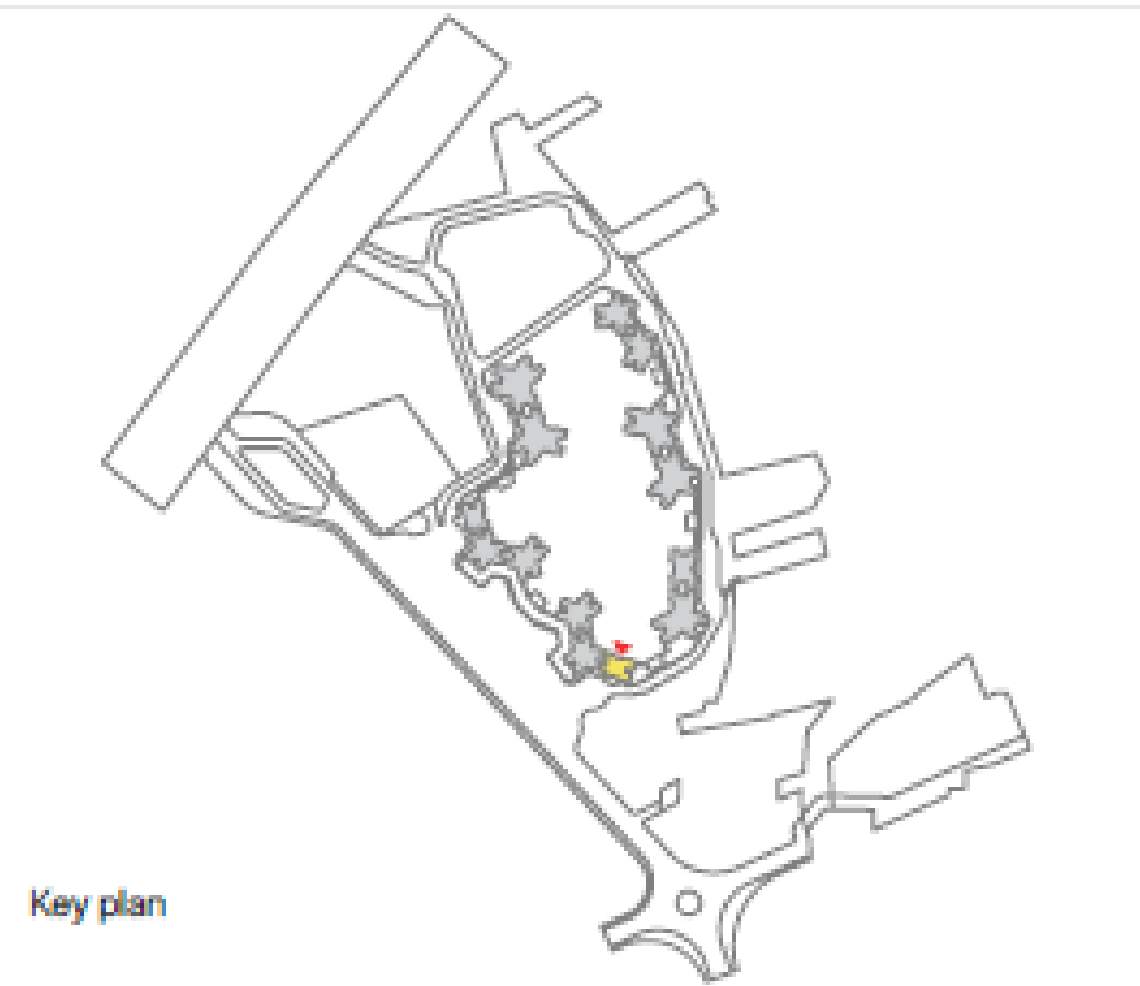
Master bedroom with a private balcony through a wide sliding door.



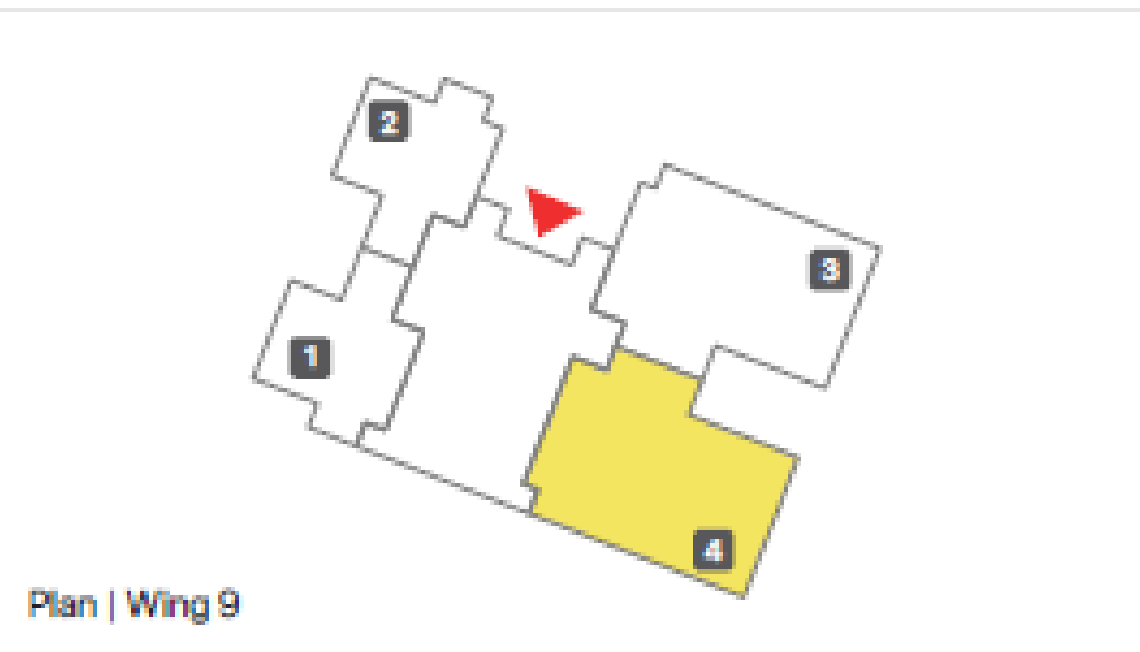
# J8

3BHK Luxe | Wing 9  
SBA 140.35 SQM | 1510.70 SFT  
CARPET AREA 89.19 SQM | 960.04 SFT

Plan not to scale  
Refer unit picklist for floor-wise inventory



Key plan

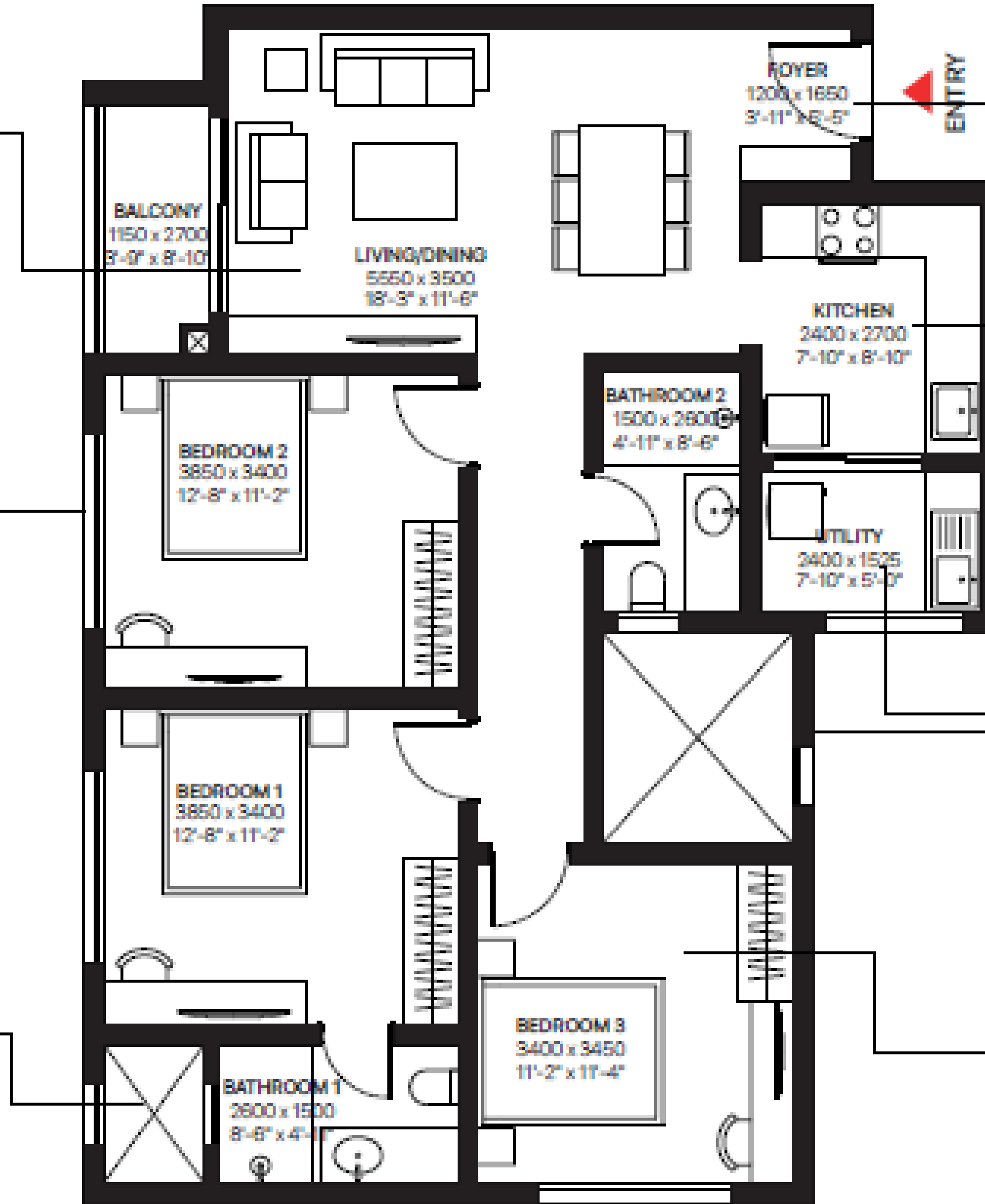


Plan | Wing 9

Column-free living and dining area extending to a balcony with panoramic views

Large windows for abundant natural light & ventilation

Outdoor AC units seamlessly integrated within designated shafts



Grand foyer with generous storage space

Kitchen with floor-to-ceiling tiling and a functional work triad

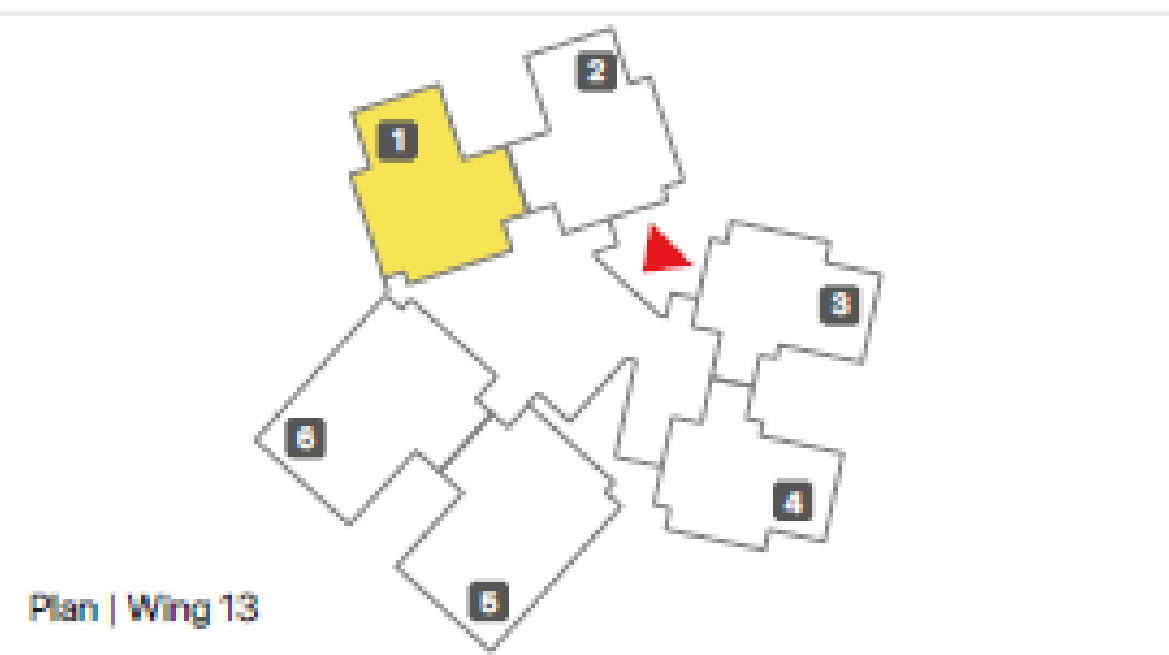
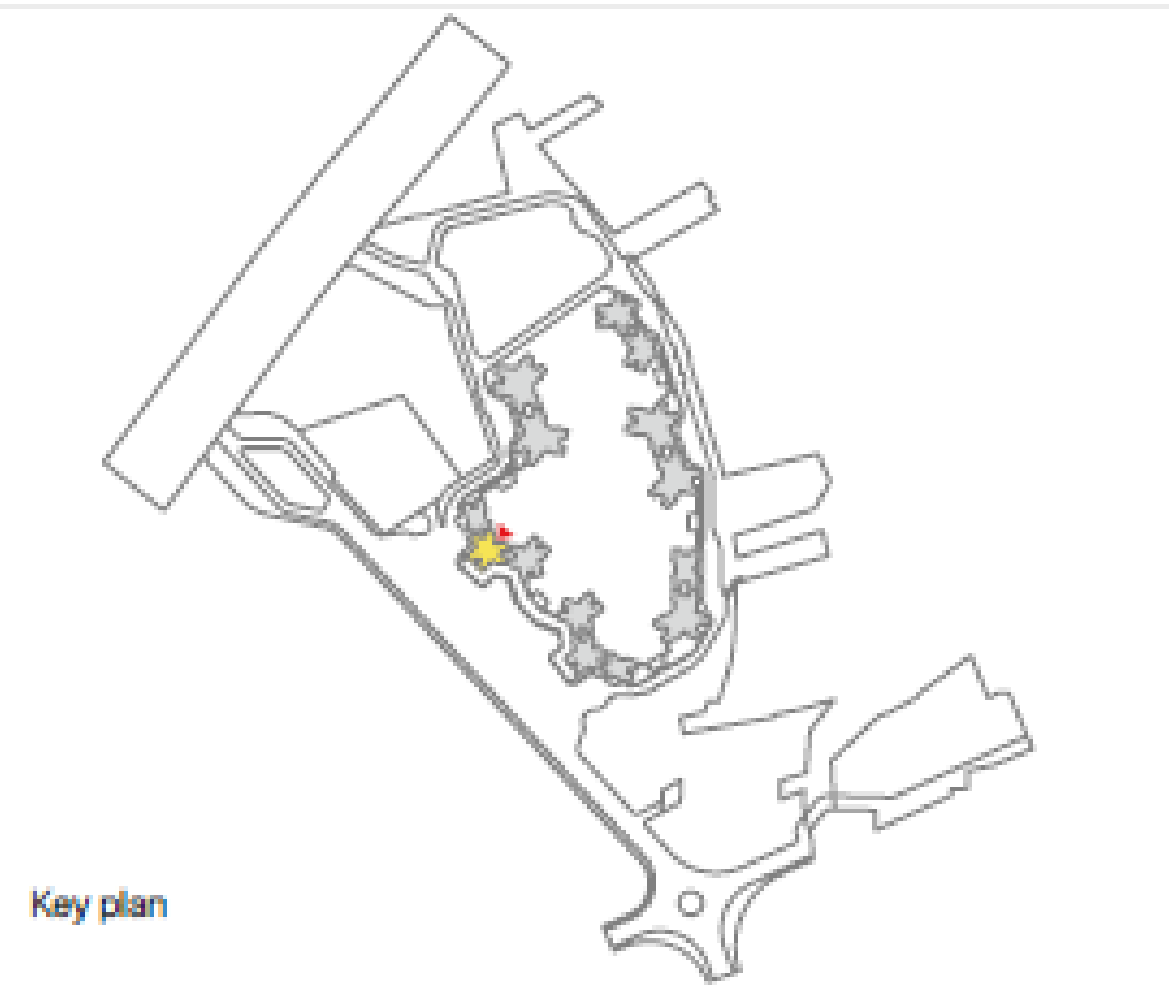
Well-ventilated utility area with space for washing machine & dishwasher

All bedrooms include provisions for wardrobes, study desks, & TV points

### K3

2BHK Grande | Wing 13  
SBA 111.94 SQM | 1204.92 SFT  
CARPET AREA 69.03 SQM | 743.04 SFT

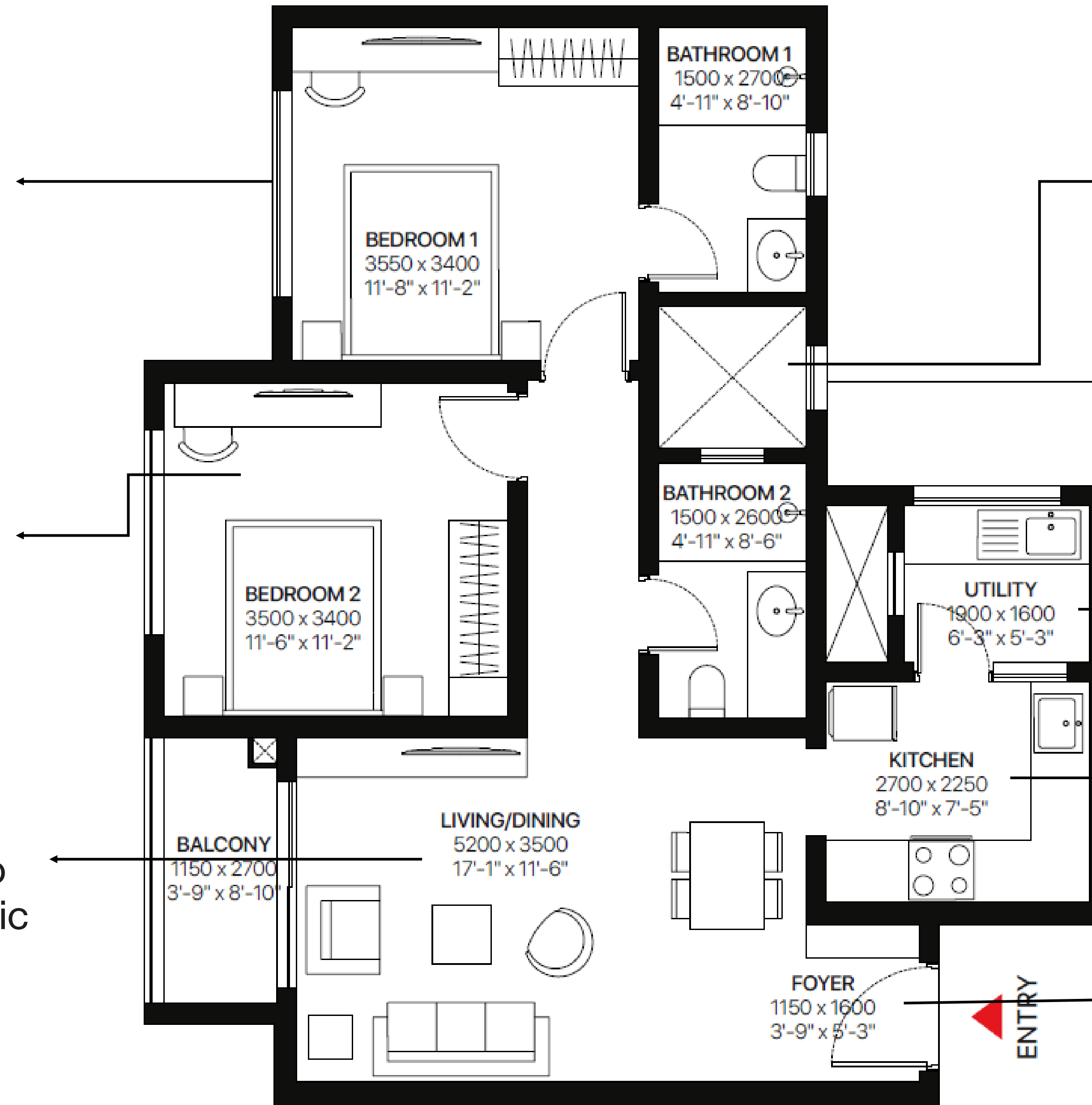
Plan not to scale  
Refer unit picklist for floor-wise inventory



Large windows for abundant natural light & ventilation

All bedrooms include provisions for wardrobes, study desks, & TV points

Column-free living and dining area extending to a balcony with panoramic views



Outdoor AC units seamlessly integrated within designated shafts

Well-ventilated utility area with space for washing machine & dishwasher

Kitchen with floor-to-ceiling tiling and a functional work triad

Grand foyer with generous storage space

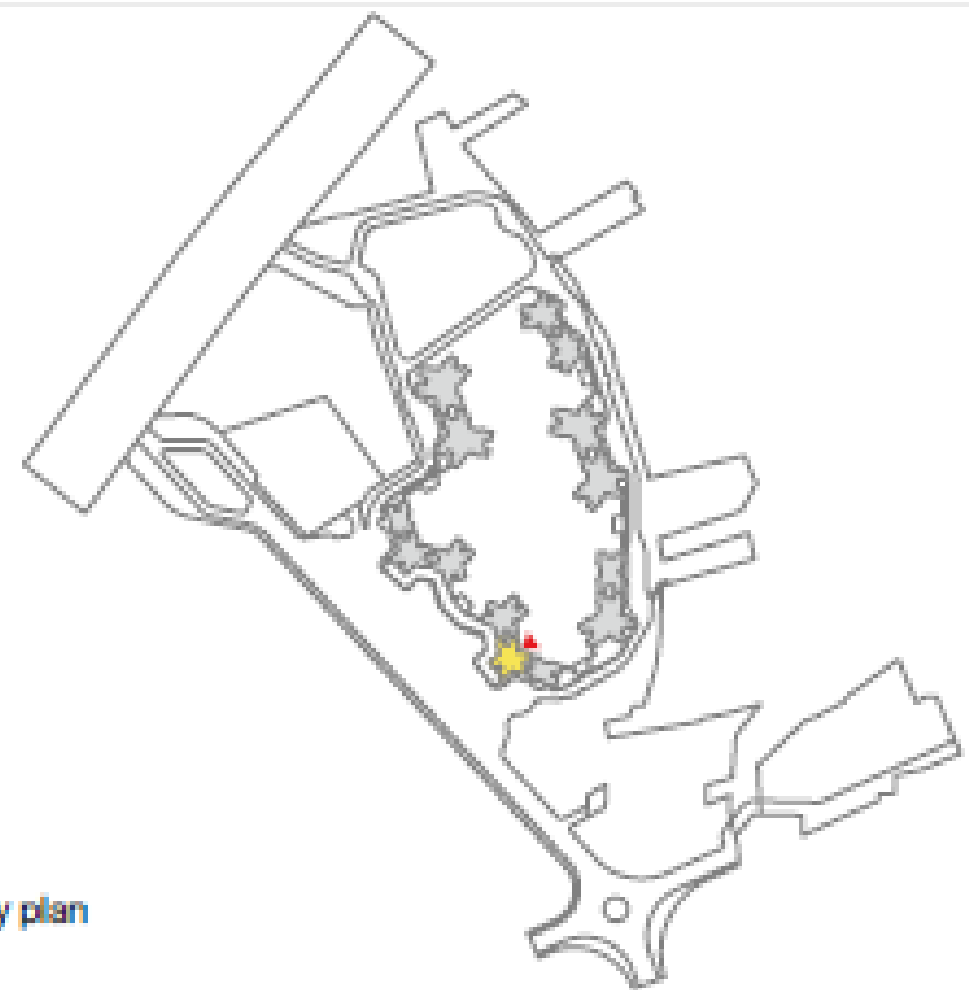
# L5

2BHK Luxe | Wing 10

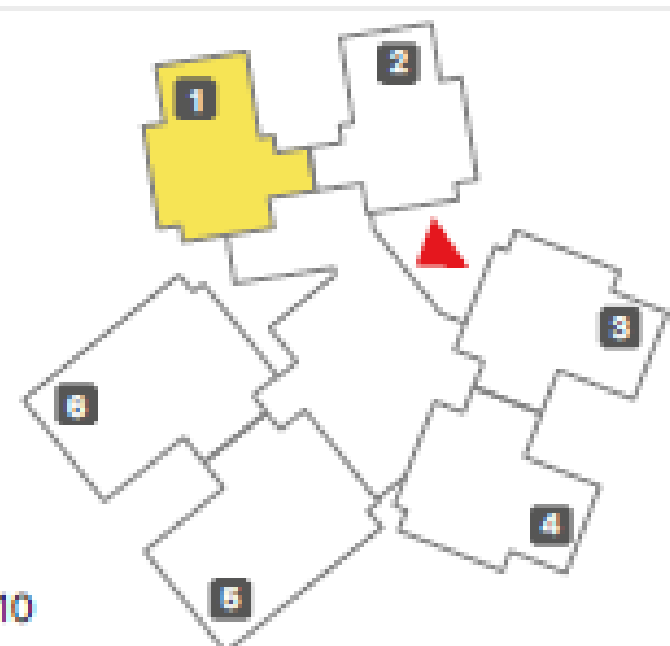
SBA 98.78 SQM | 1063.23 SFT

CARPET AREA 60.23 SQM | 648.32 SFT

Plan not to scale  
Refer unit picklist for floor-wise inventory



Key plan



Plan | Wing 10

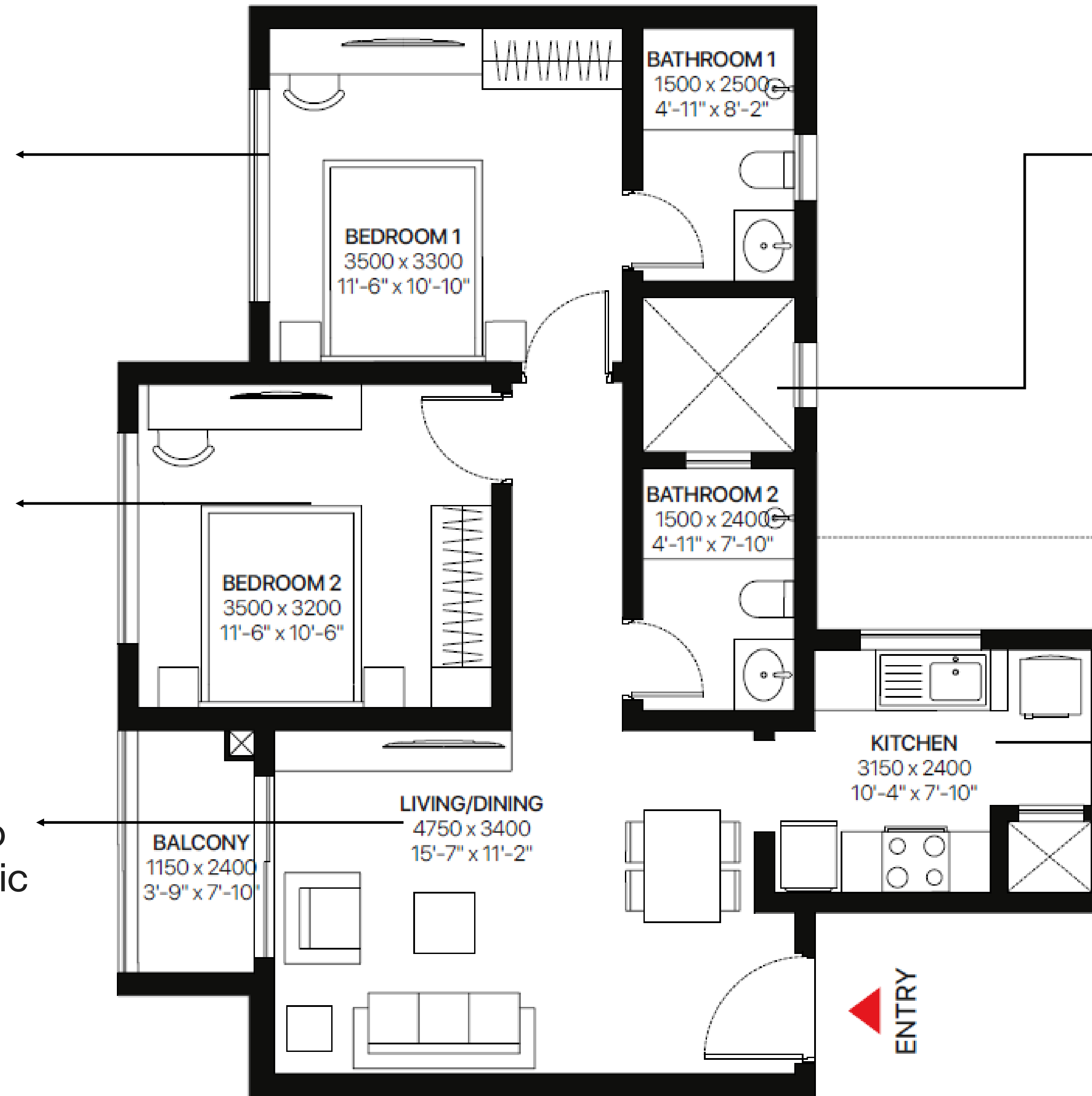
Large windows for abundant natural light & ventilation

All bedrooms include provisions for wardrobes, study desks, & TV points

Column-free living and dining area extending to a balcony with panoramic views

Outdoor AC units seamlessly integrated within designated shafts

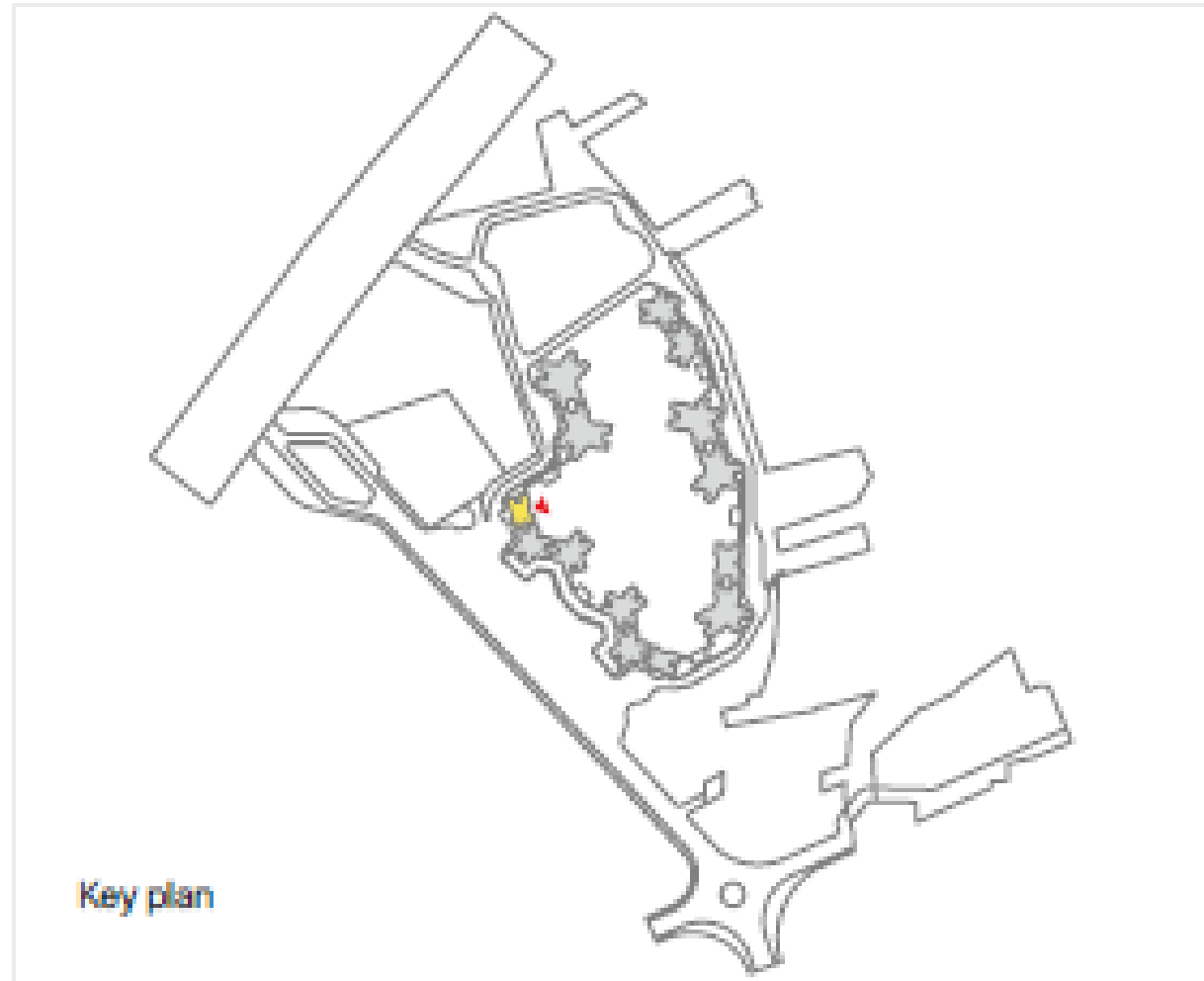
Kitchen with floor-to-ceiling tiling and a functional work triad



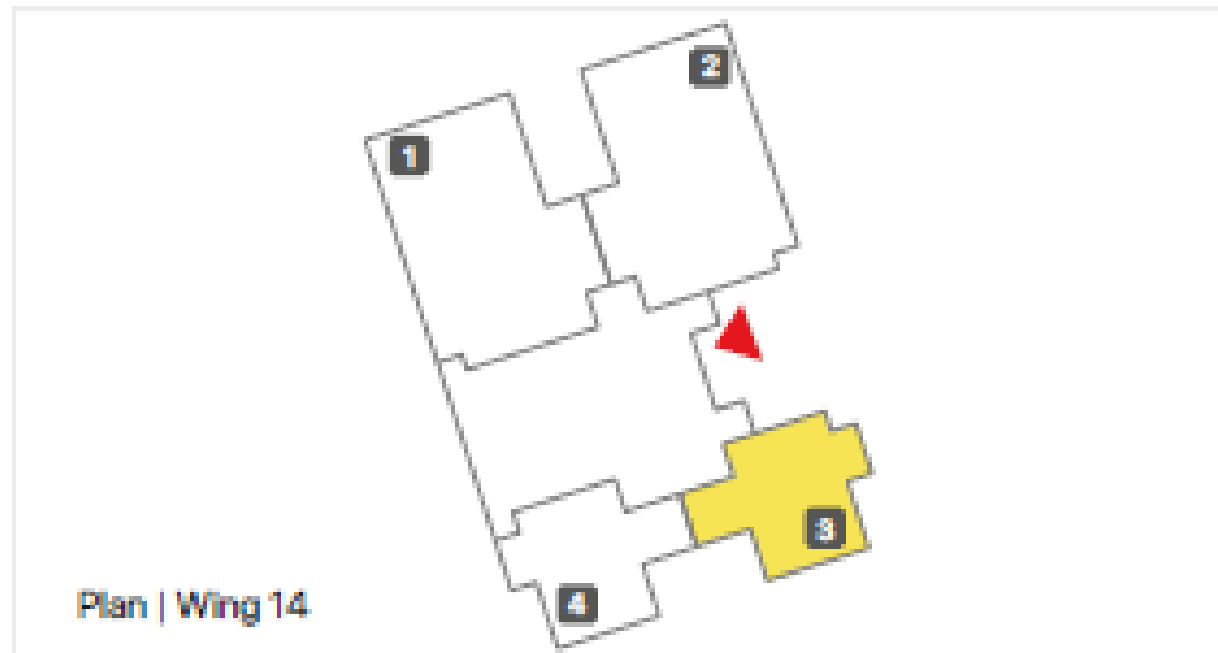
# M5

1BHK | Wing 14  
SBA 68.19 SQM | 734.05 SFT  
CARPET AREA 40.16 SQM | 432.28 SFT

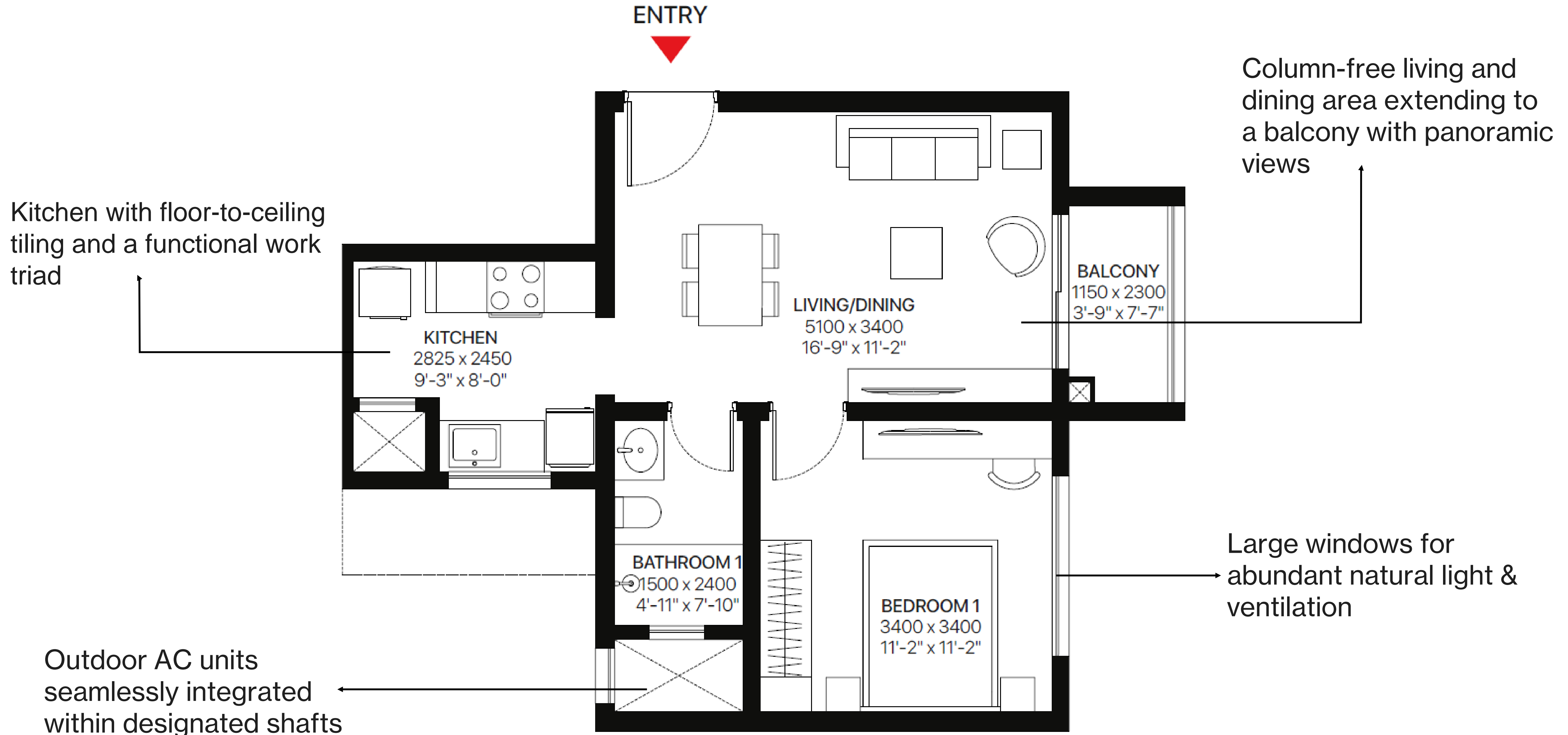
Plan not to scale  
Refer unit picklist for floor-wise inventory



Key plan



Plan | Wing 14

















Fin