



S O U L A C E

MODERN SPAACES

Overview

Project at a glance

26.5

Acres

Land Extent

266

Villas

No. of Units

Configuration

4 & 5 BHK's with a Lift

Plot Area

1809 to 4335 Sq.ft

Villa Built up Area

3387 & 4235 Sq.ft

Construction

Full RCC - Aluform Technology

Location

Sompura Gate, Off Sarjapur Road

Possession

December 2023 Onwards*

Legal Compliance

RERA Registered, BMRDA Approved

Home Loan

Approved by all major banks

Overall development cluster

More than just a project



500+
Villas

1400+
Apartments

Overall a massive community development in a cluster, comprising of Apartments, Villas & Commercial spaces for convenience.

Master Plan

Learn the in's & out's



- TYPE A
PLOT - 1809 SQ.FT | VILLA - 3387 SQ.FT
- TYPE B
PLOT - 2325 SQ.FT | VILLA - 4235 SQ.FT



Landscape design

Organic wilderness like expression



Thoughtful Concept

“WE SPACE - ME SPACE”

The concept of "We space" and "Me space" is designed to experience and value a particular landscape. By considering both the collective and individual experiences of a place, to create environments that are inclusive and responsive to the needs and desires of all residents.



Amenities designed for all

To help you get centered

A massive club house zoned centrally, and a green looped landscape is sure to give you a sense of balance between indoor and outdoor living. Practice yoga on the lawn, sweat it out with sports. Find your focus, chase your goals & live healthy at Soulace.



Swimming Pool



Basketball Court



Cricket Net Practice Court



Skating Rink



Badminton Court



Tennis Court



Gym



Table Tennis



Co-working Space



Informal Seating



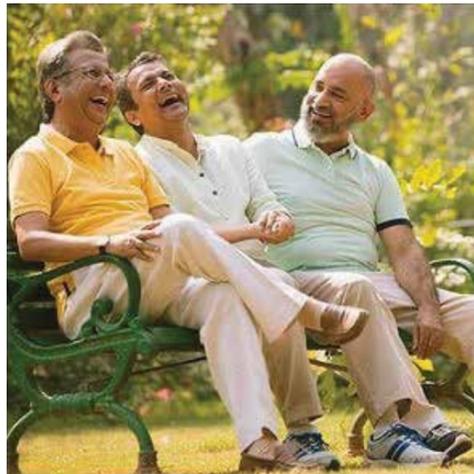
Mini Golf



Meditation Corner

Designed for all

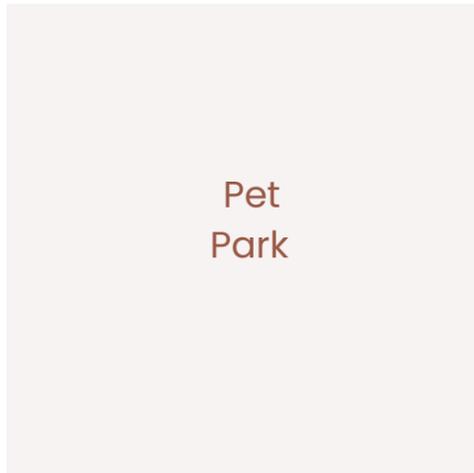
Key amenities



Senior Citizen
Park



Amphitheatre



Pet
Park



Guest
Accommodation



- Squash court
- Futsal court
- Party hall with kitchen
- 21 Seater Mini Theatre
- Multiple Children Play Areas
- Skating rink
- Jogging Trail/Walking path (1.3 Km)
- Children Play Areas

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- Productive Gardens
 - Work Pavilions
 - Meditation zones
 - Woodlands
 - Landscaped Courts
 - Reading Nooks/Chit Chat Zones
 - Many More



Unit Plans

Choose from our 4 & 5 BHK's on offer designed for functionality, spaciousness and ease of living



TYPE A

Our smaller one

Facing

East & West

Configuration

4 BHK With a Lift

Plot Area

1809 Sq.ft

Villa BUA

3387 Sq.ft



TYPE B

The bigger one!

Facing

East & West

Configuration

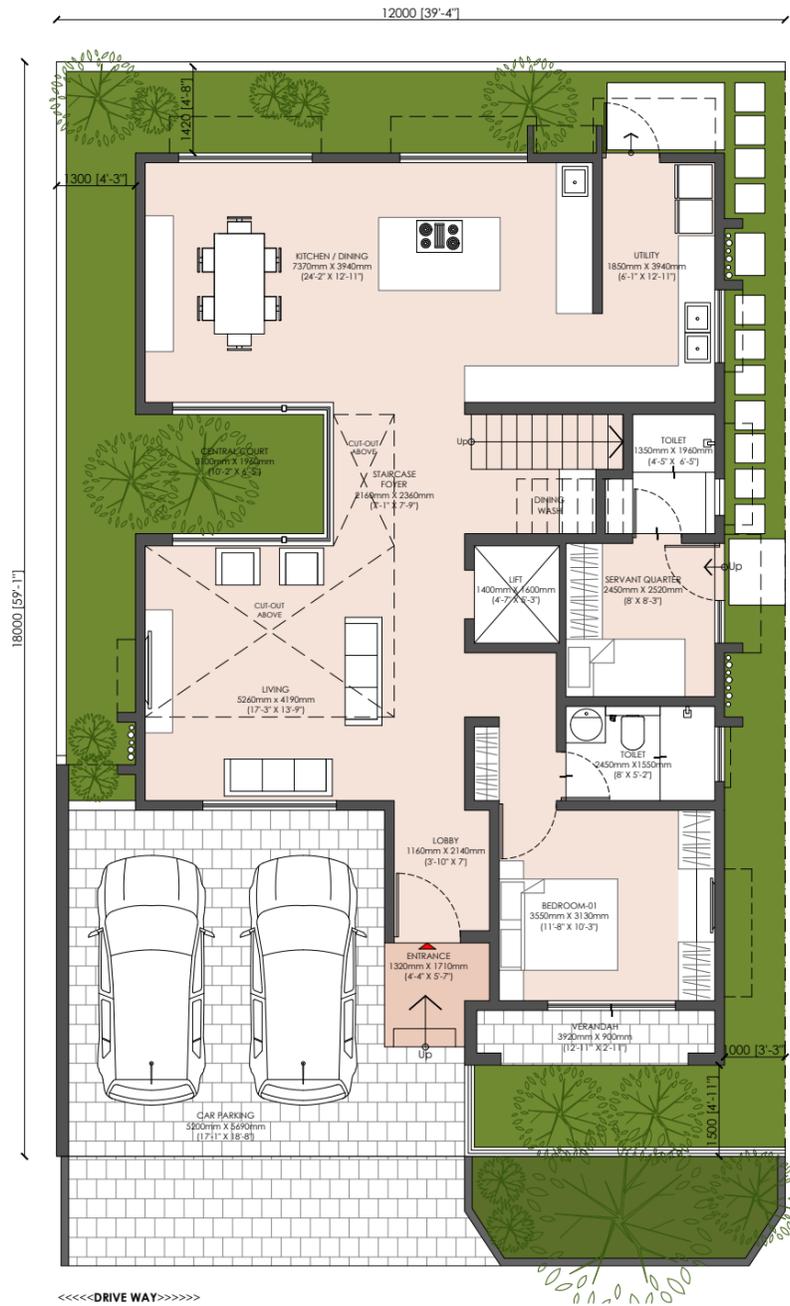
5 BHK with a lift + Servant room

Plot Area

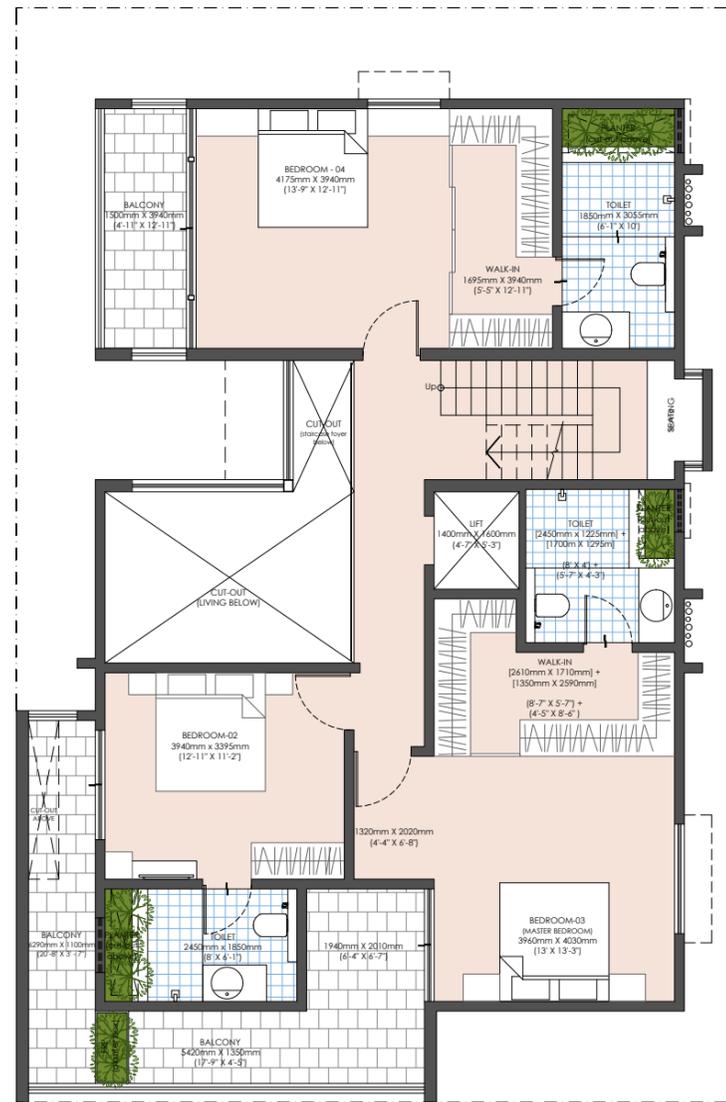
2325 Sq.ft

Villa BUA

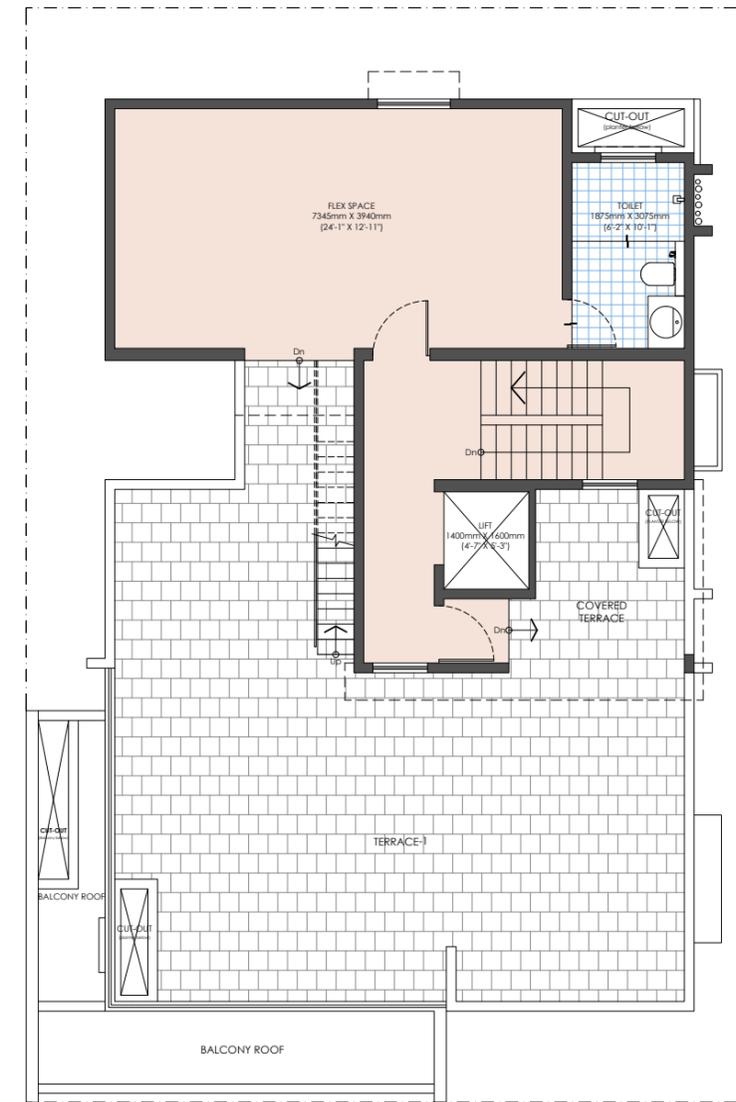
4235 Sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Typical Unit - Type B

Plot Area - 2325 Sq.ft Villa BUA - 4235 Sq.ft

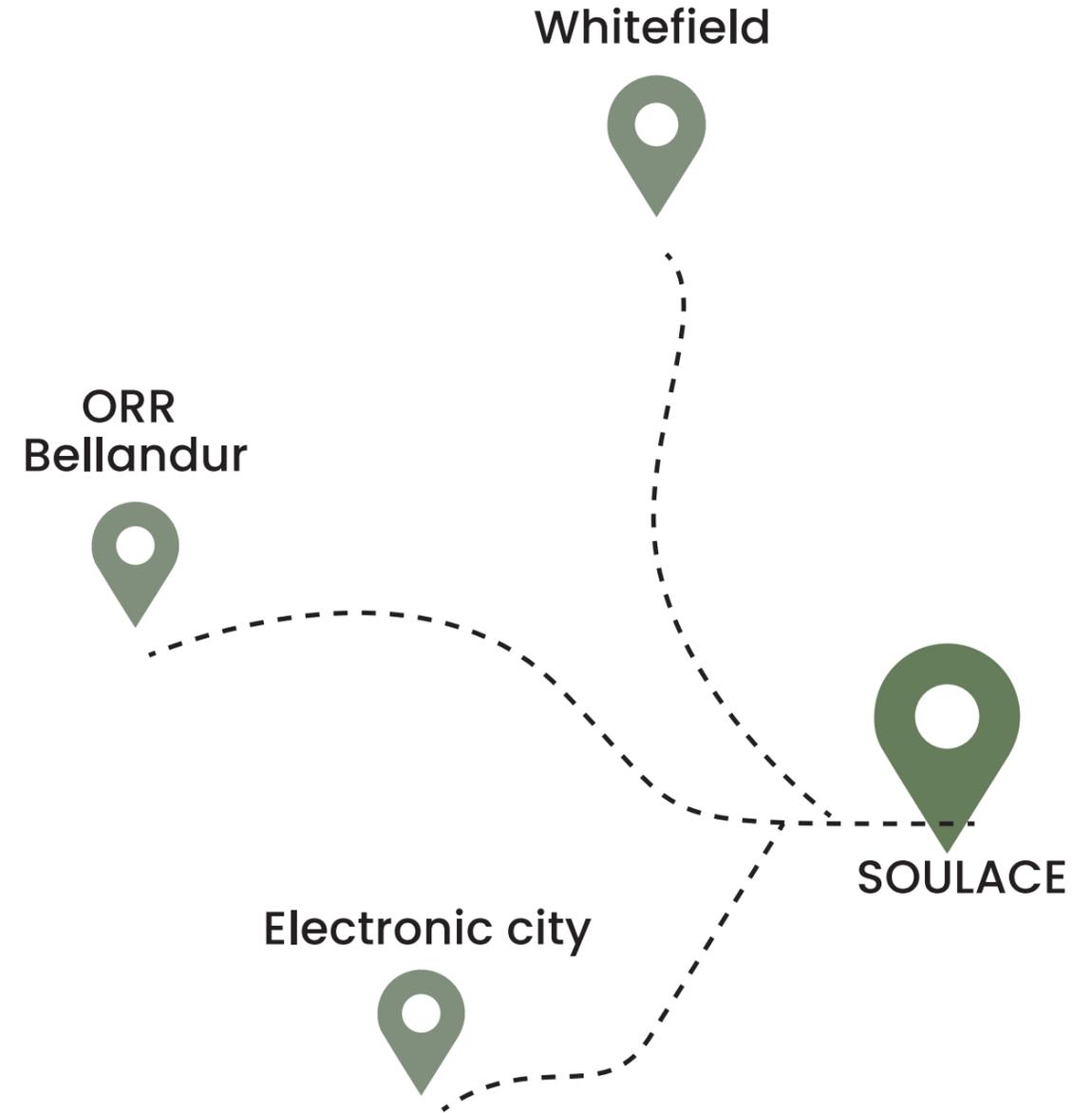
Know your location

Sarjapur road

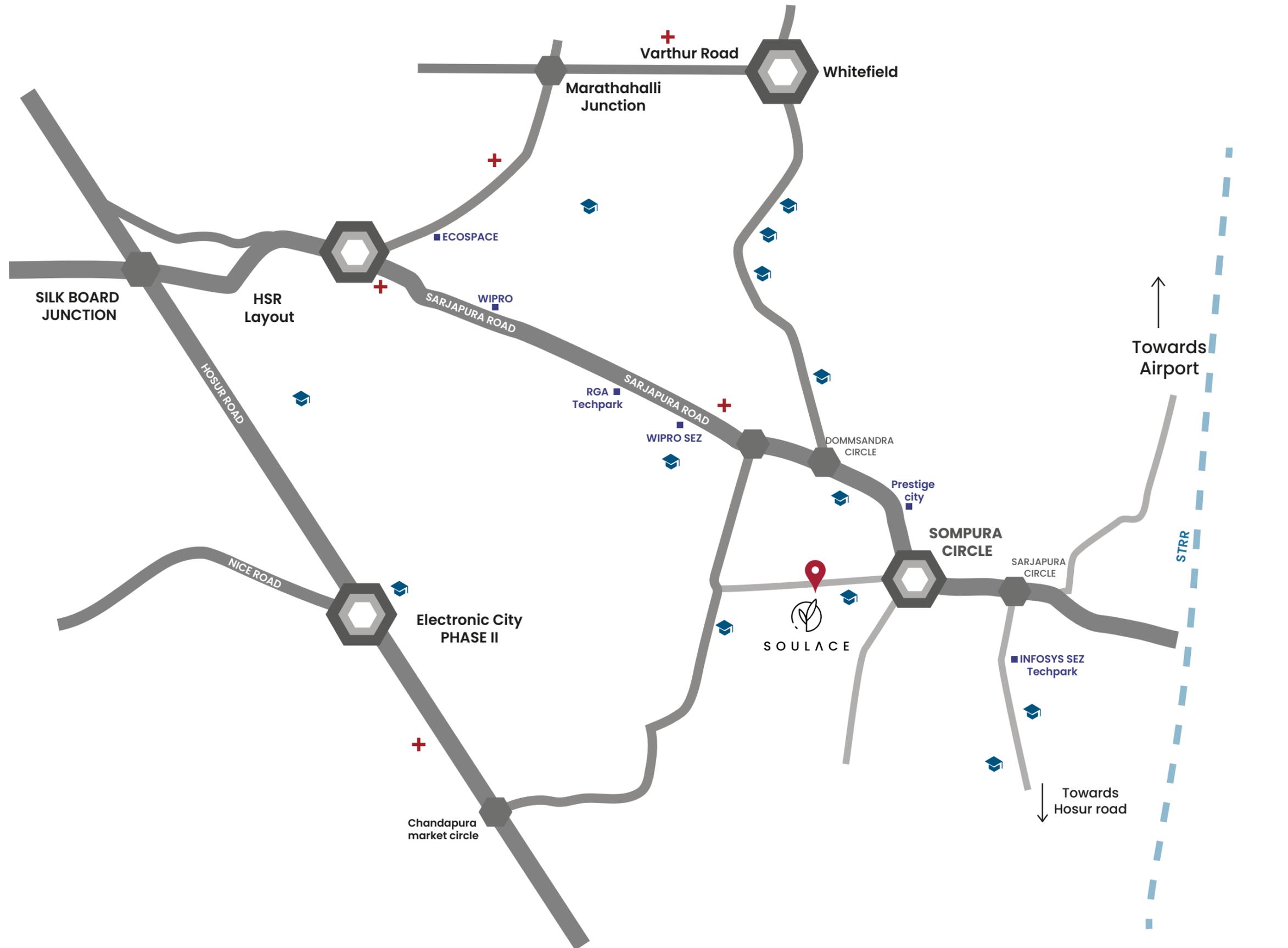
where Bangalore's future is taking shape.

Sarjapur Road is one of the prominent throughfares in Bangalore. Right from Whitefield, the Outer Ring Road (ORR) to HSR layout and Electronic city are all equidistant.

The social infrastructure in the area has grown by leaps and bounds, including shopping centres, educational institutions, restaurants and hotels, shopping malls, recreation and entertainment zones. Buying a home in Sarjapur Road can be a good move due to the proposed metro, Peripheral Ring Road (PRR) and the elevated expressway (STRR), 4 lane realignment of NH 207 (now 648) which will be completed on fast track by NHAI should give seamless connectivity to the airport.



Equidistant to major IT Hubs



KEY UPCOMING DEVELOPMENTS

- Shopping malls
- Peripheral Ring Road
- Satellite town Ring Road
- Metro
- IT Sez

The background of the page features a repeating pattern of stylized green leaves or fern fronds. The pattern is composed of numerous thin, curved lines that create a dense, textured effect. The leaves are arranged in a staggered, overlapping manner, filling the top and bottom portions of the page. The central area is white, providing a clean space for the text.

Premium Specifications

We did put in an effort to make sure we choose the best.
Learn more about the finer details that matter.

Construction

AluForm Construction



EFFICIENT. PRECISE. SPEED. QUALITY.

AluForm/Mivan Shuttering is known for its speed of construction, accuracy and precision, which makes it a highly efficient construction method. The use of prefabricated aluminium panels reduces the need for traditional formwork, which saves time and delivers seamless finishes. The panels are designed to fit together perfectly, which ensures that the resulting structure is plumb and level.

Functional & Practical

Elevator in every home



Experience luxury

Home elevators are today a modern and glamorous feature which is both thoughtful and practical. It is a great option that enables easy access to one and all.

Flooring

Italian marble across



Experience luxury

Italian marble flooring in living, kitchen, dining, bedrooms and common areas to give you a sense of luxury and truly makes every house at Soulace a premium one.

Sustainability

Powered by Solar



Harness the Power of the Sun

Helping reduce the carbon footprint of the building and reducing the need for traditional power, every house at Soulace comes with a rooftop solar system to reduce the energy bills and contribute towards sustainability.

Specifications

The finer details

STRUCTURE

- Full R.C.C framed structure, designed as per relevant BIS codes for earth quake resistance and structurally efficient systems.

WALLS

- All walls external and internal are 6” concrete and steel framed walls.

DOORS

- Main Door - Engineered Wood with Teak Veneer fitted with digital lock.
Internal Doors - Engineered wood with laminate finish.

WINDOWS

- Fenesta premium wooden finish UPVC windows with mosquito mesh.

FLOORING

- Italian marble flooring in living, dining, kitchen & bedrooms.
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BATHROOMS

- Flooring : Anti-Skid Ceramic tiles
 - Wall : Ceramic Tiles
 - False Ceiling : Grid Ceiling with shadow channels
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PAINT

- Internal : Asian Premium emulsion over putty care
 - External : Asian emulsion with textured finish
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PLUMBING

- Ceramic Fittings : TOTO or equivalent
 - Chrome Platted Fittings : Hans Grohe or equivalent
 - Noiseless water pressure pump : Grundfos or equivalent
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ELECTRICAL

- Switches : Panasonic or equivalent
 - Wiring : Fire resistant Polycab or equivalent
 - Heat Pump : Centralised Emerson heat pump of 300 Ltr capacity
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GRID POWER/BACKUP

- EB Power : 10 KV
 - DG Backup : 100 % back up for houses & common areas
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Sustainability

On the right path

ENERGY CONSERVATION

- Energy efficient lights in common area
 - Clubhouse powered by solar
 - Built according to sunpath analysis
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SOLID WASTE MANAGEMENT

- Segregation at source
 - Organic waste convertor
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WATER CONSERVATION

- Dual plumbing system with recycled water for flushing
- Landscapes maintained through recycled water
- Water efficient fixtures
- Rain water harvesting
- Ground water recharge
- Smart water meters





Contact

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Project RERA

PRM/KA/RERA/1251/308/PR/150223/005723