



SOBHA

PASSION AT WORK

PROJECT PRESENTER

SOBHA

OAKSHIRE

MASTER PLAN

SOBHA OAKSHIRE

Row houses



Activity Zone

- 01** Oxygen Park
A dedicated 380m jogging track that is the heart of the Activity Zone
- 02** Kids' Play Area
Encourages outdoor activities and makes your kids' playtime active & engaging
- 03** Work Pods
Discover the joy of working from nature



Rejuvenation Zone

- 04** Tranquil Lawns
Dedicated green areas to relax, read, and enjoy the outdoors
- 05** Reflexology Park
Improves your health and relaxes your mind



Features Zone

- 06** Sloped Roofs
Inspired by Modern Tudor architecture, sloped roofs are both stylish & functional
- 07** Private Garden
A distinct feature of Tudor-styled homes. Used for gardening, cookouts, & get-togethers.
- 08** Visitors' Car Park
Dedicated visitors' car parking space to keep the driveways congestion-free
- 09** Support Services
Engineered to perfection, and placed discreetly



Row houses Exterior View



Row houses Exterior View



Tranquil Lawn



Oxygen Park



Kids' Play Area



Living Room



Dining Room



Living Room



Kitchen

UNIT PICKLIST

SOBHA OAKSHIRE

Row houses

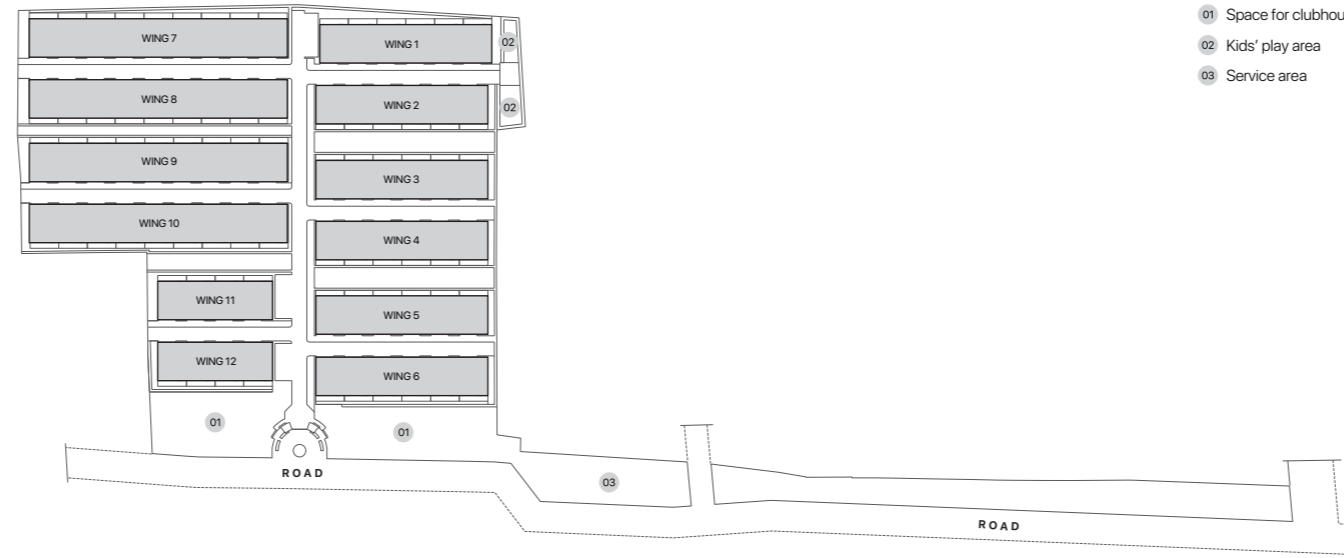
EAST FACING

	SBA PER UNIT	CARPET AREA (RERA)	NOS.
A1	319.71 sq m. / 3441.37 sq ft.	244.36 sq m. / 2630.29 sq ft.	18
A2	322.16 sq m. / 3467.69 sq ft.	244.36 sq m. / 2630.29 sq ft.	5
A3	321.42 sq m. / 3459.74 sq ft.	244.36 sq m. / 2630.29 sq ft.	5
A4	321.42 sq m. / 3459.74 sq ft.	244.36 sq m. / 2630.29 sq ft.	6
A5	322.16 sq m. / 3467.69 sq ft.	244.36 sq m. / 2630.29 sq ft.	6

WEST FACING

	SBA PER UNIT	CARPET AREA (RERA)	NOS.
B1	317.84 sq m. / 3421.27 sq ft.	247.77 sq m. / 2667.00 sq ft.	18
B2	320.28 sq m. / 3447.47 sq ft.	247.77 sq m. / 2667.00 sq ft.	5
B3	319.54 sq m. / 3439.52 sq ft.	247.77 sq m. / 2667.00 sq ft.	5
B4	319.54 sq m. / 3439.52 sq ft.	247.77 sq m. / 2667.00 sq ft.	6
B5	320.28 sq m. / 3447.47 sq ft.	247.77 sq m. / 2667.00 sq ft.	6

Key plan



Plan not to scale

- 01 Space for clubhouse & outdoor amenities
- 02 Kids' play area
- 03 Service area

Notes:

- Room sizes indicated are structural sizes and may vary due to finishes.
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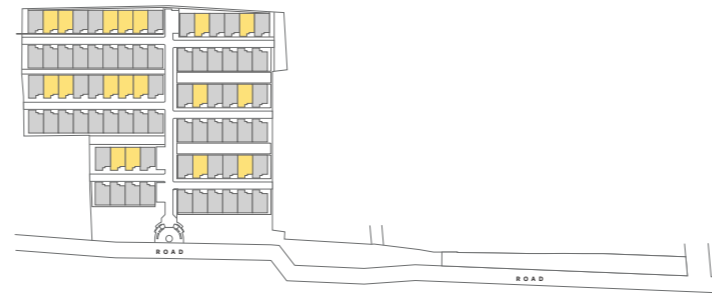


A1
4BHK
SBA 319.71 SQM | 3441.37 SFT
CARPET AREA 244.36 SQM | 2630.29 SFT



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Key plan



Plan not to scale

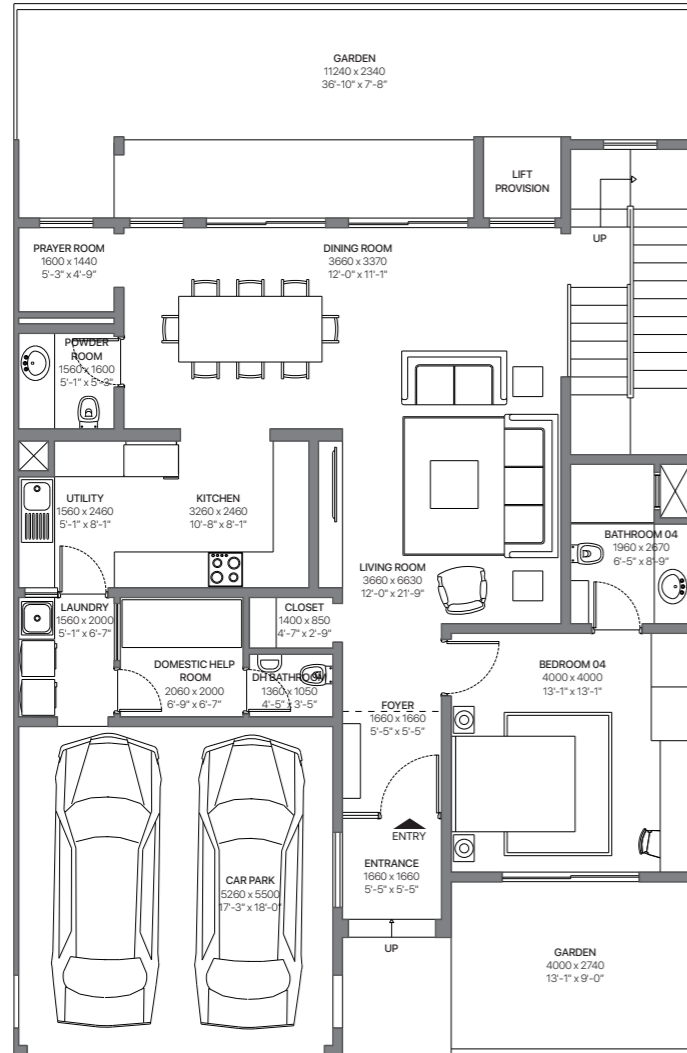


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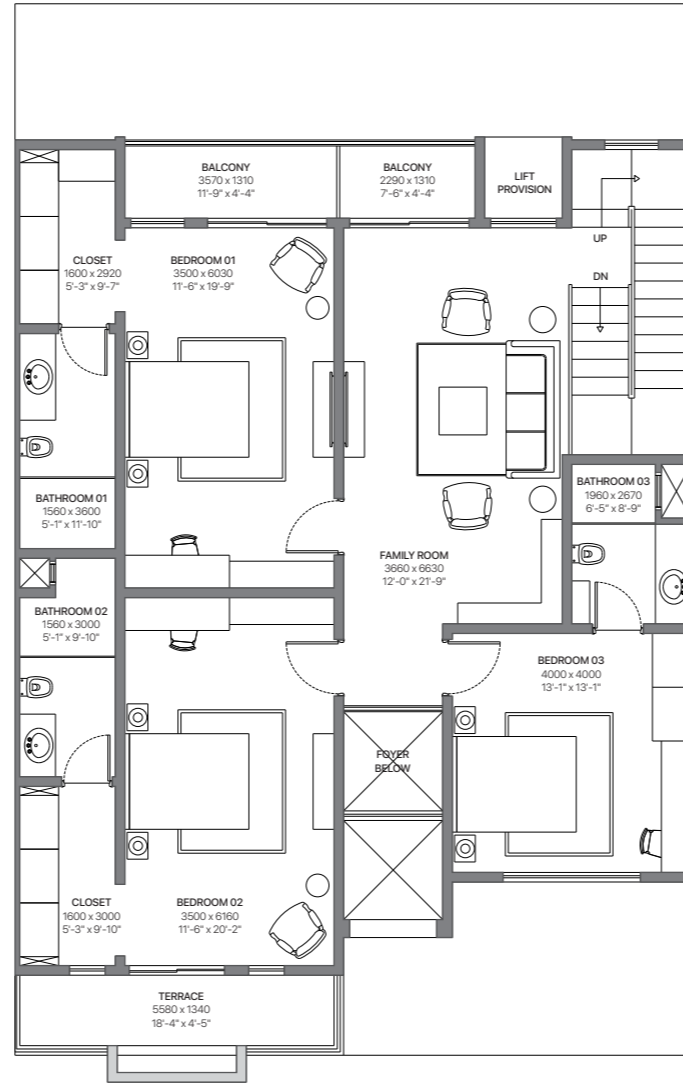
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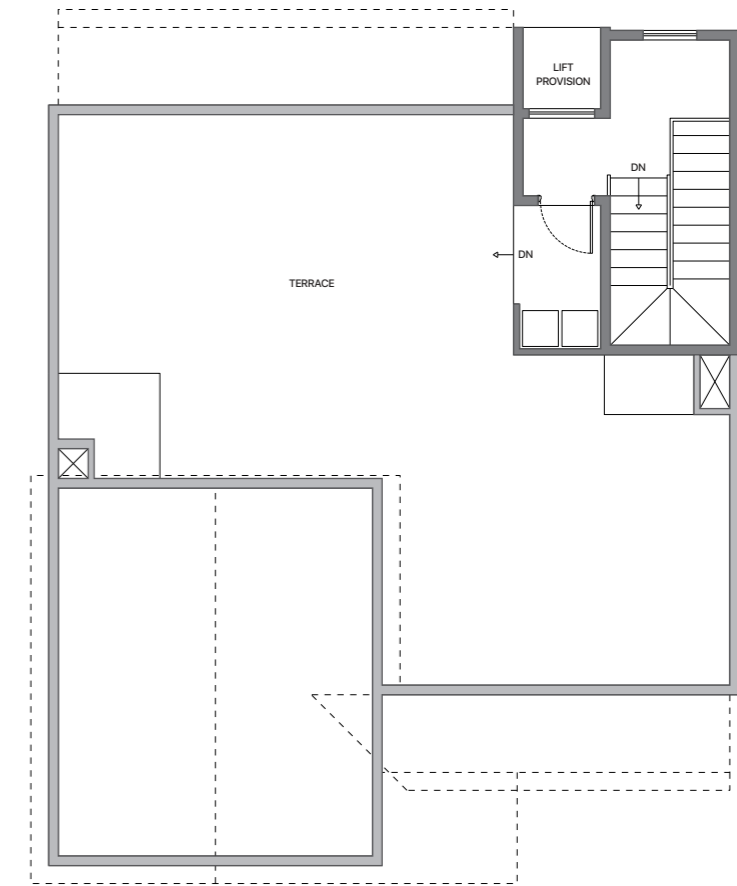
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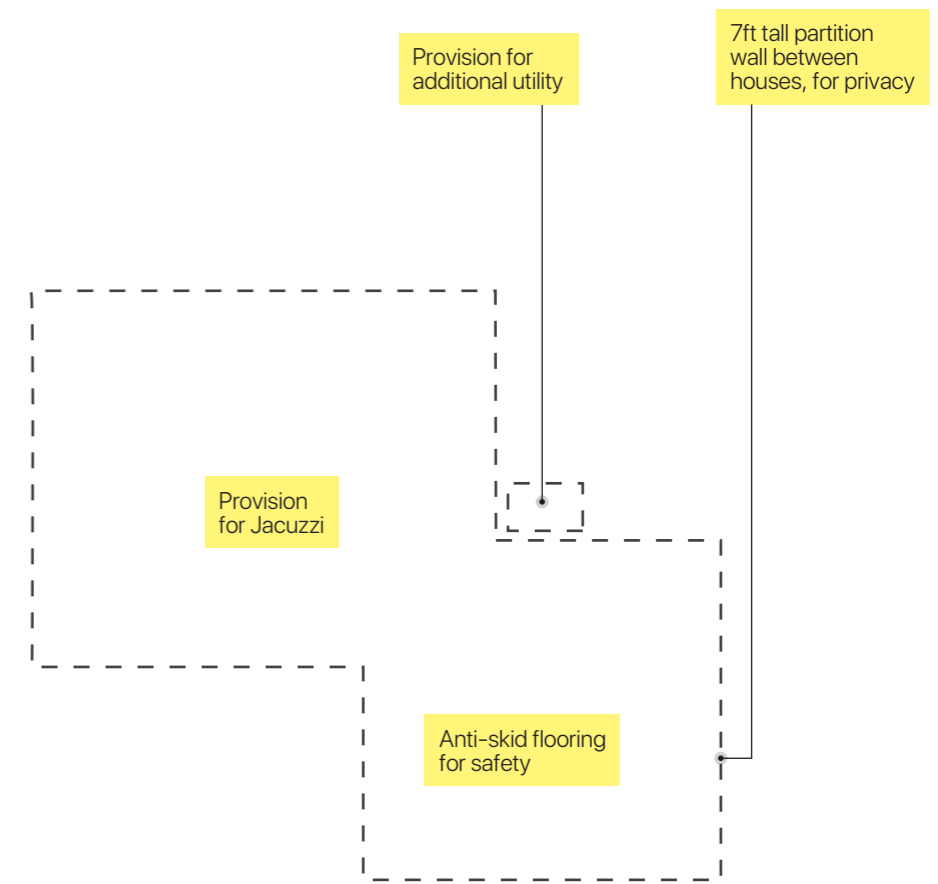
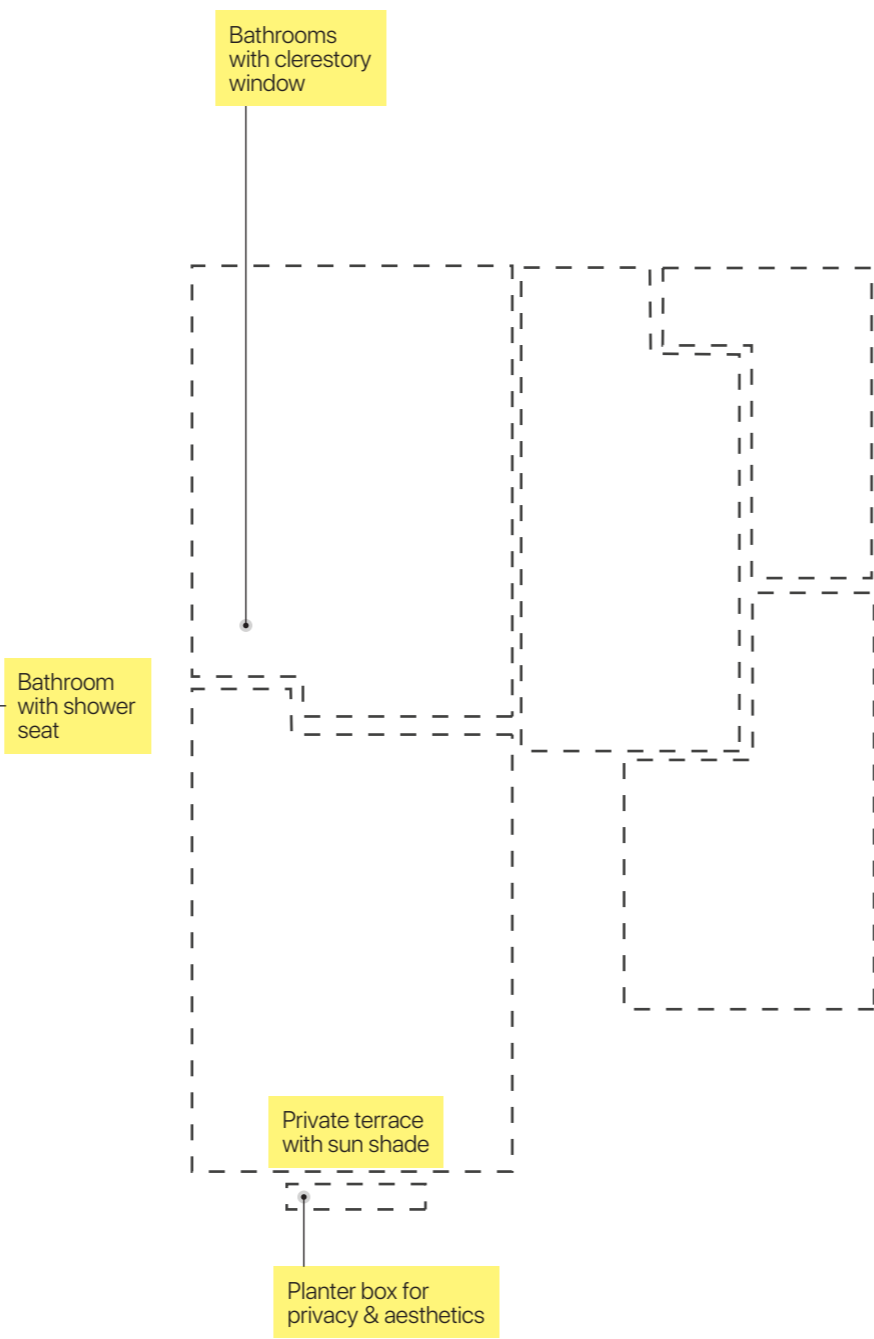
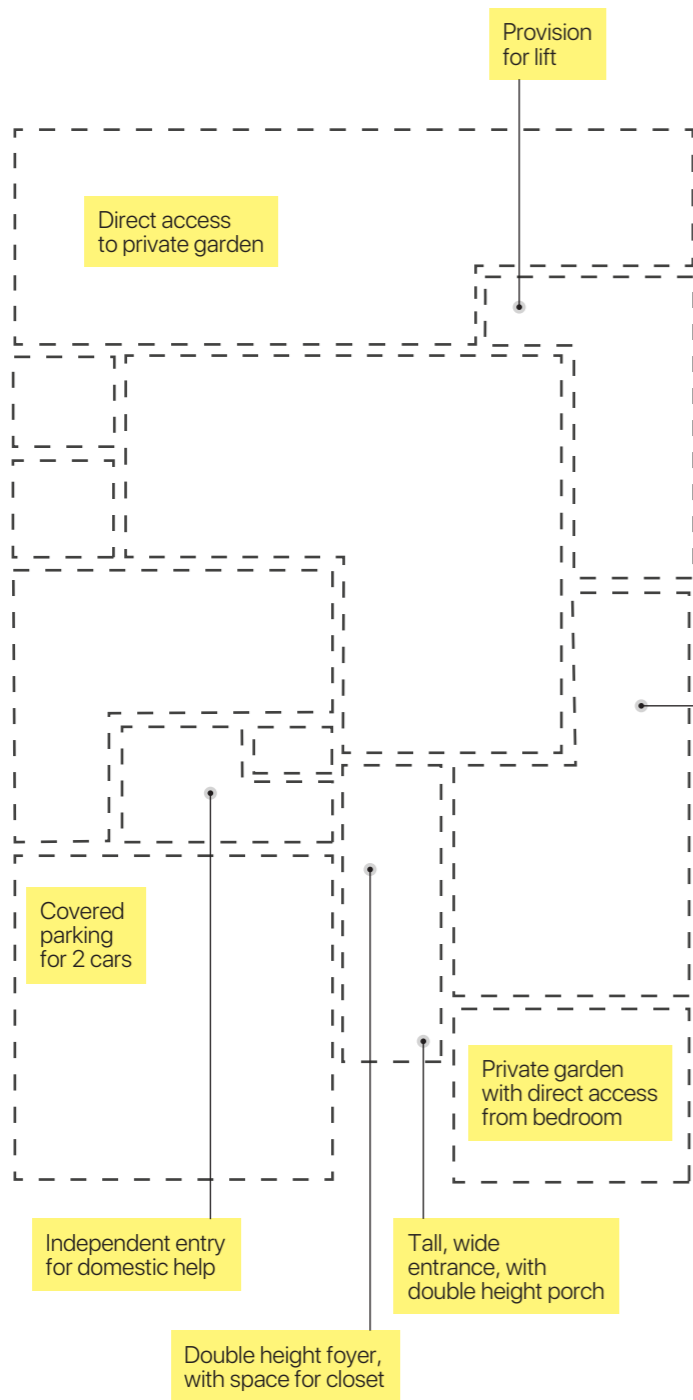
Ground Floor



First Floor



Terrace



A1
4BHK
SBA 319.71 SQM | 3441.37 SFT
CARPET AREA 244.36 SQM | 2630.29 SFT



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Key plan



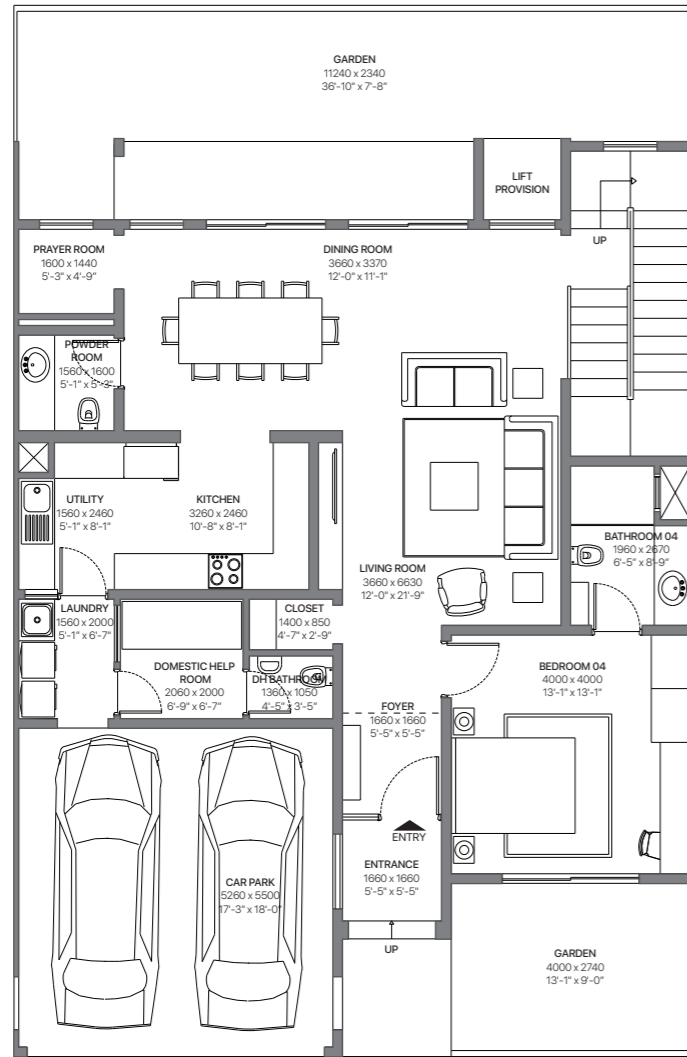
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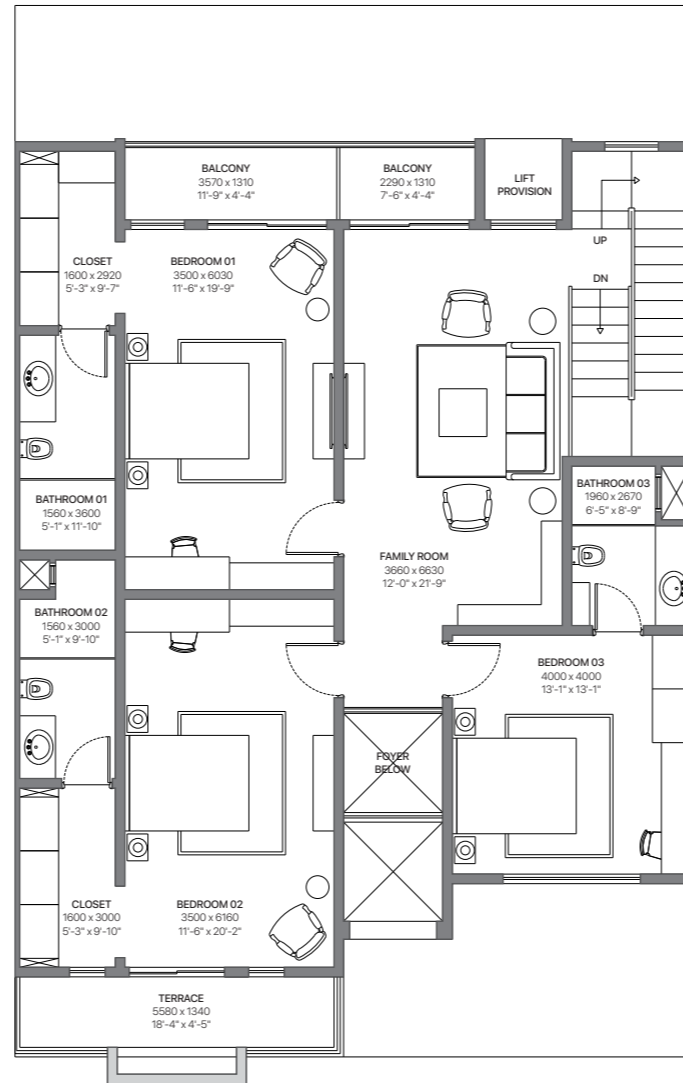
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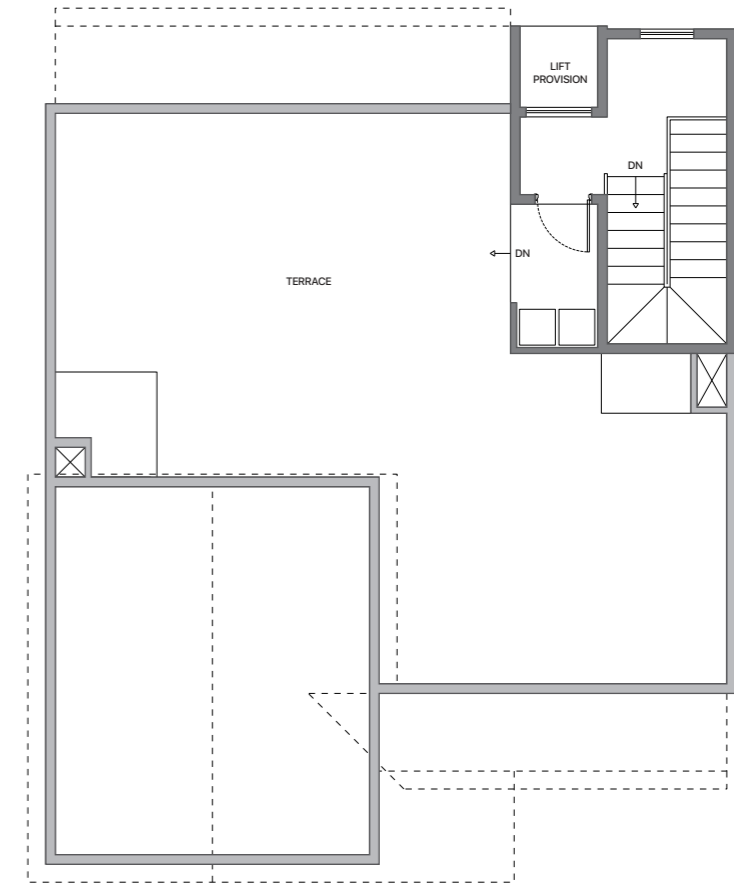
All dimensions in mm



Ground Floor



First Floor



Terrace

A2
4BHK
SBA 322.16 SQM | 3467.69 SFT
CARPET AREA 244.36 SQM | 2630.29 SFT



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Key plan



Plan not to scale

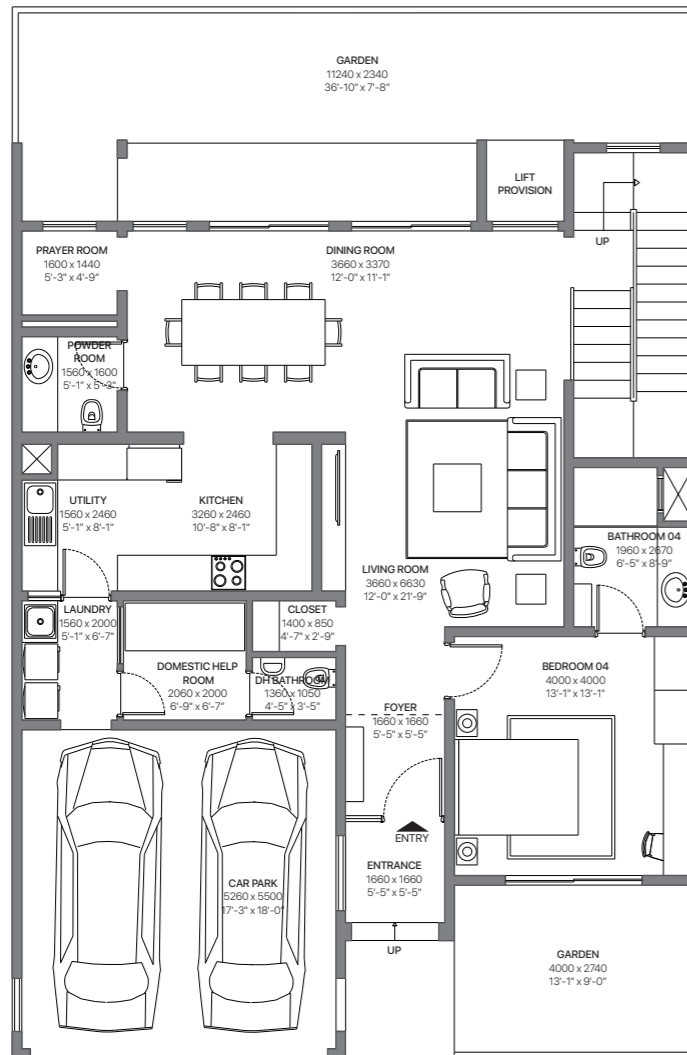


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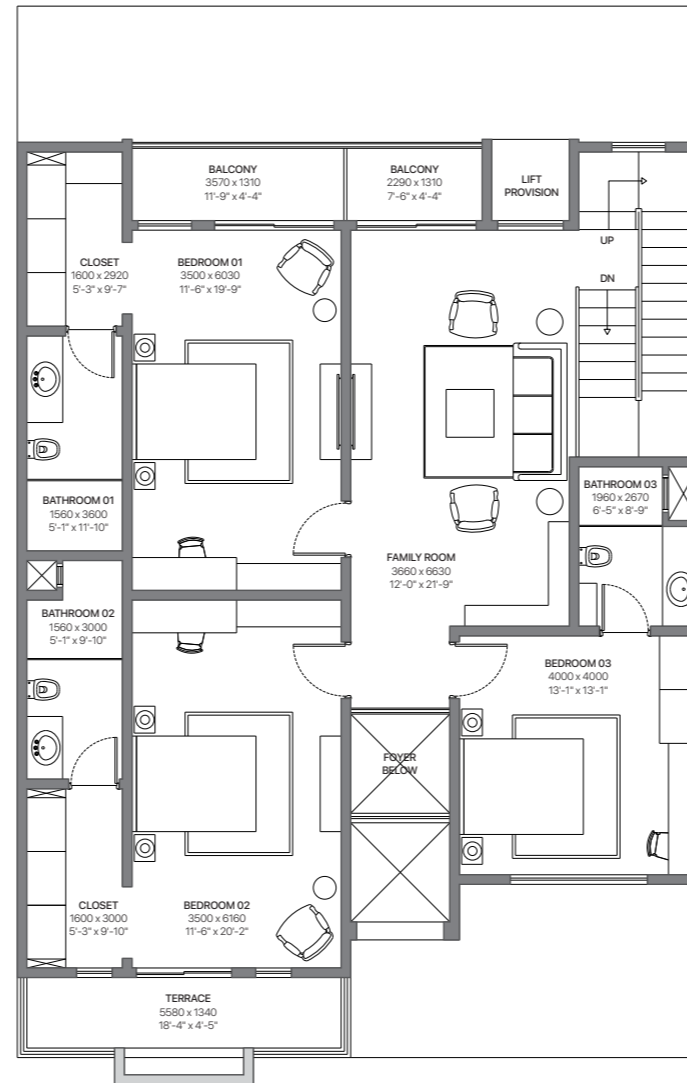
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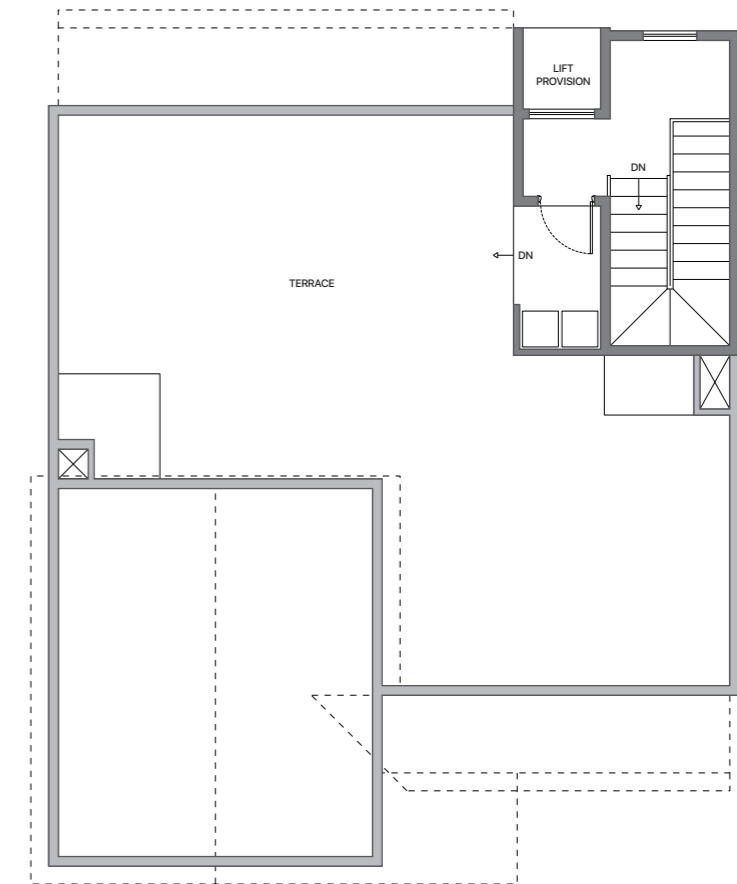
All dimensions in mm



Ground Floor



First Floor



Terrace

A3

4BHK

SBA 321.42 SQM | 3459.74 SFT
 CARPET AREA 244.36 SQM | 2630.29 SFT



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Key plan



Plan not to scale

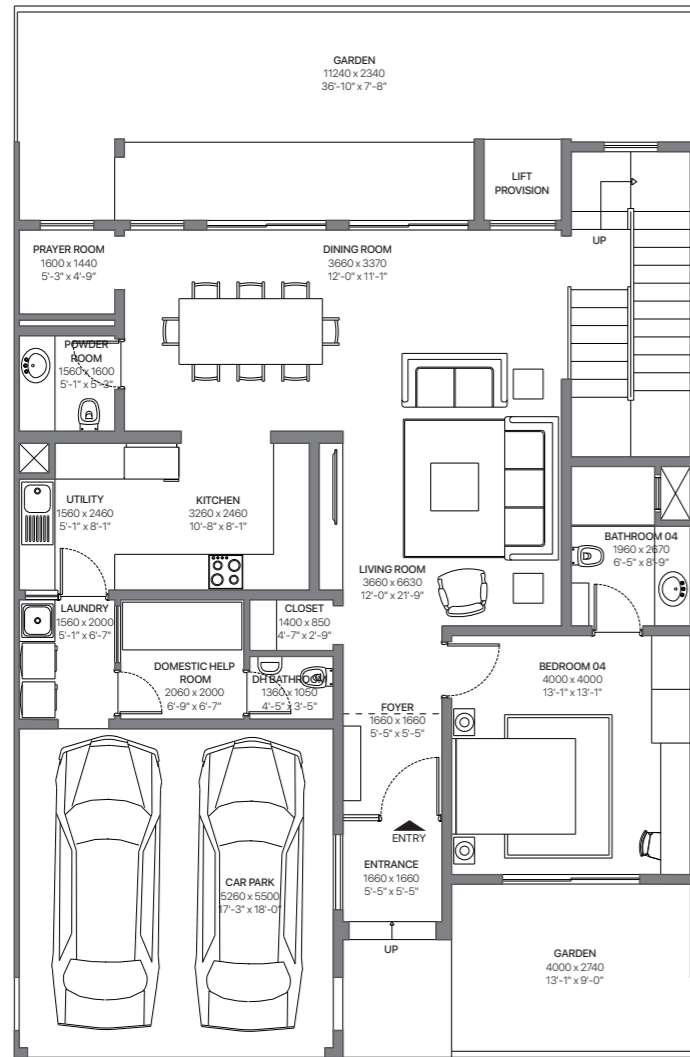


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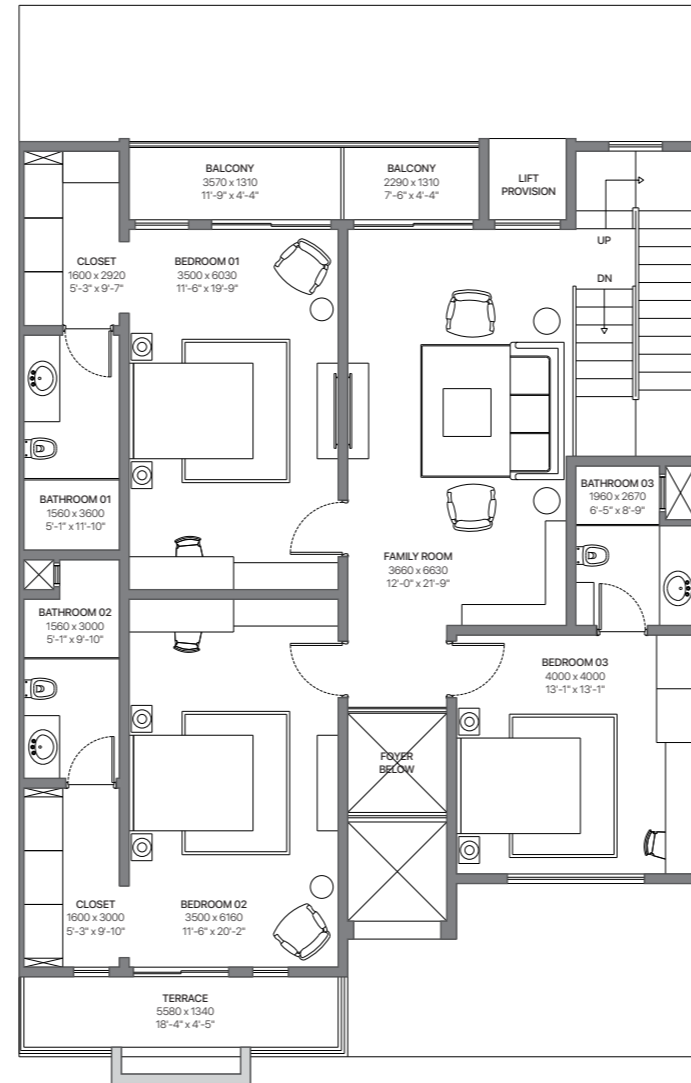
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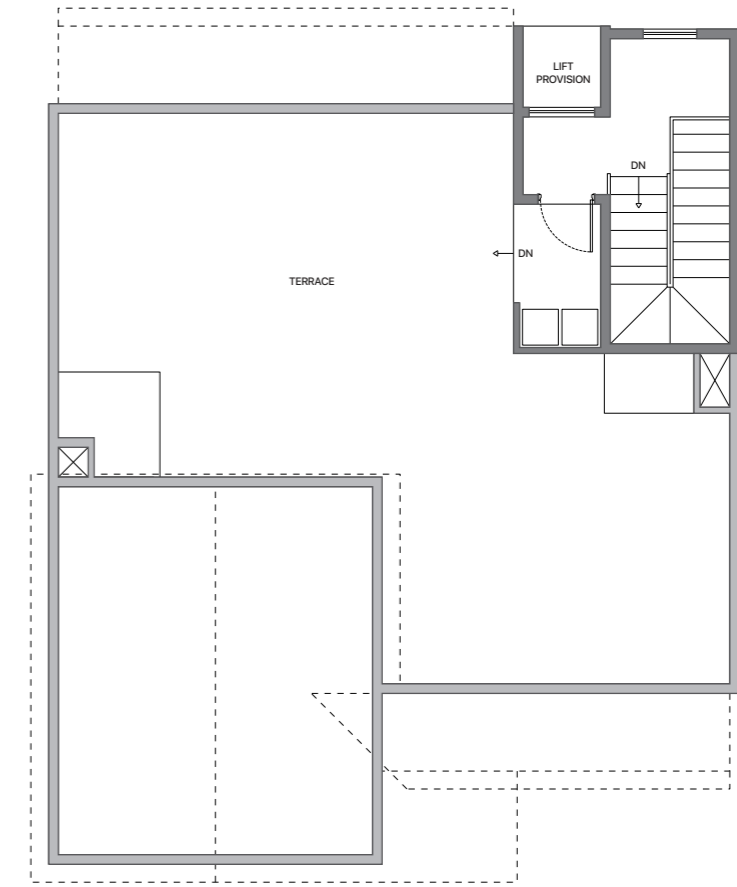
All dimensions in mm



Ground Floor



First Floor



Terrace

A4
4BHK
SBA 321.42 SQM | 3459.74 SFT
CARPET AREA 244.36 SQM | 2630.29 SFT



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Key plan



Plan not to scale

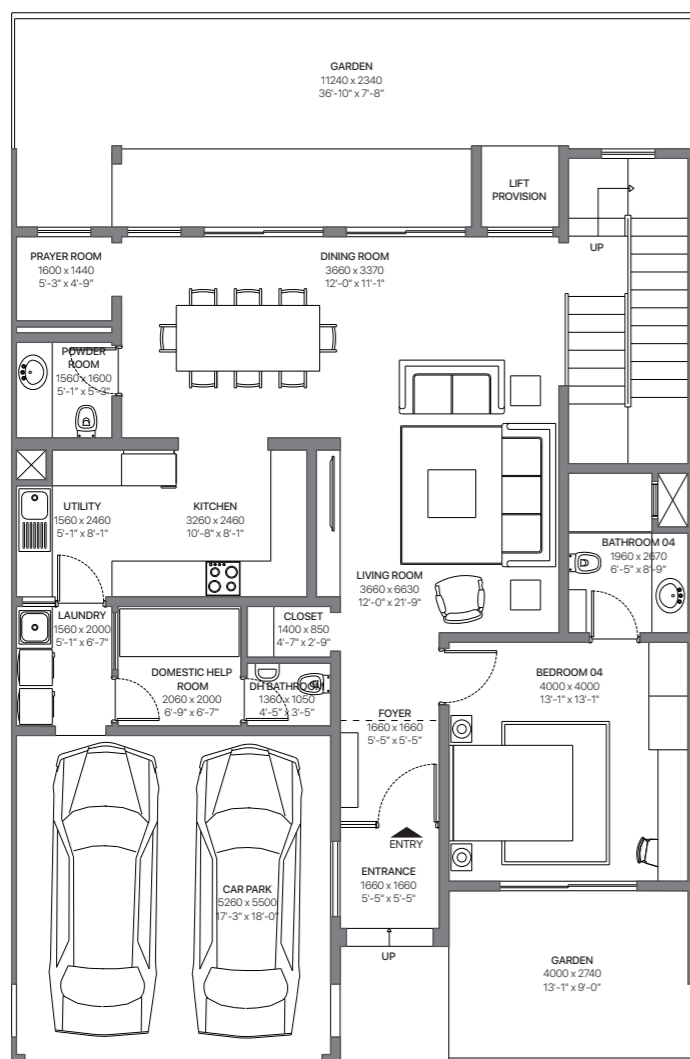


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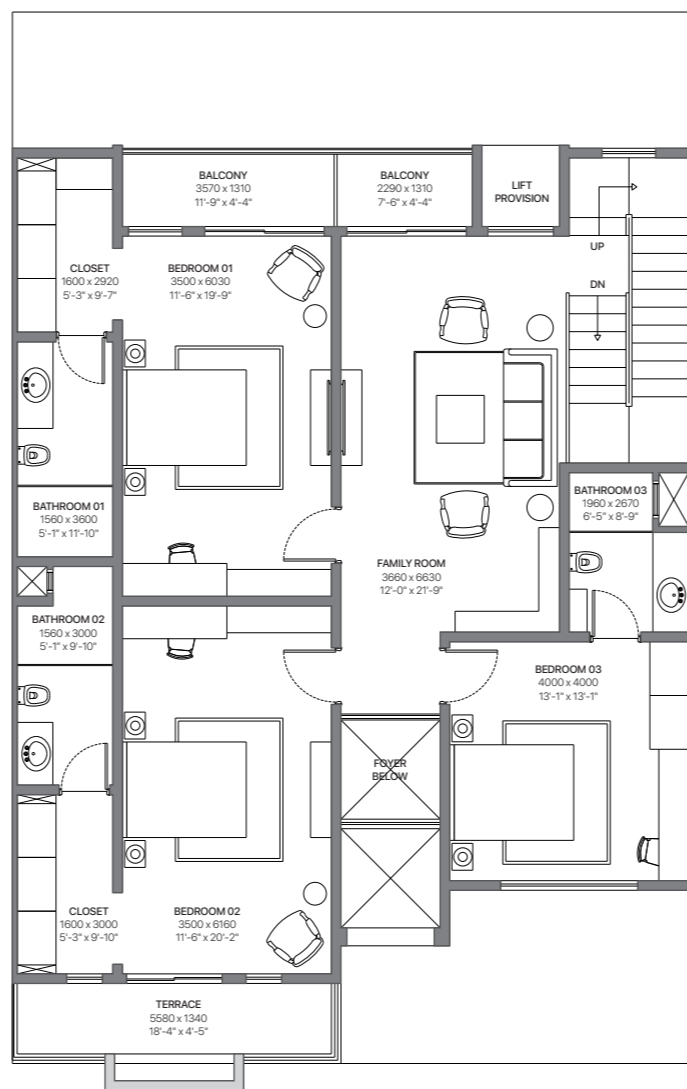
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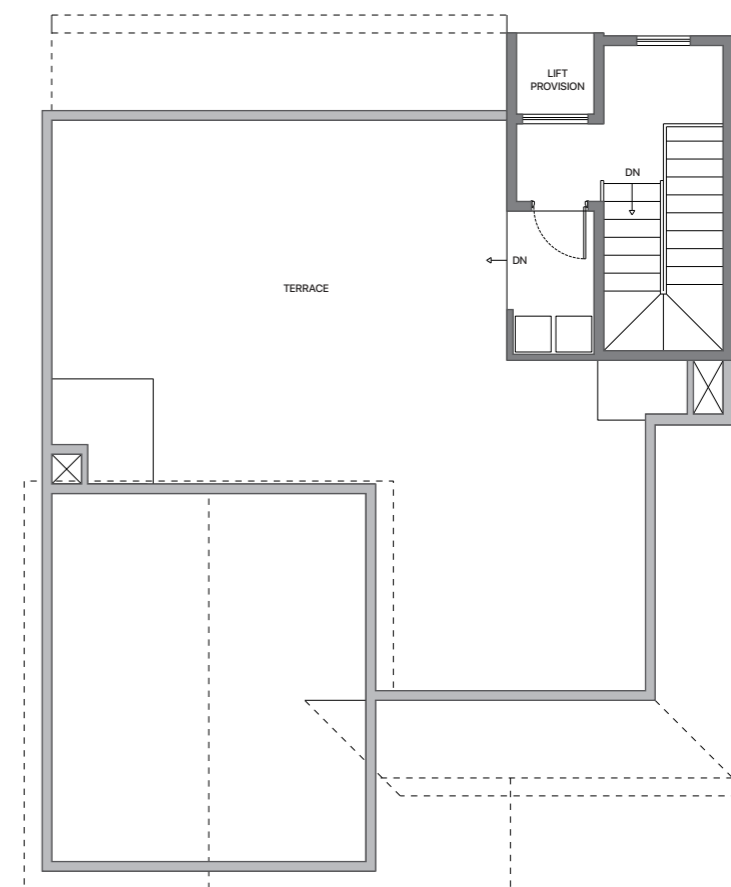
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Ground Floor



First Floor



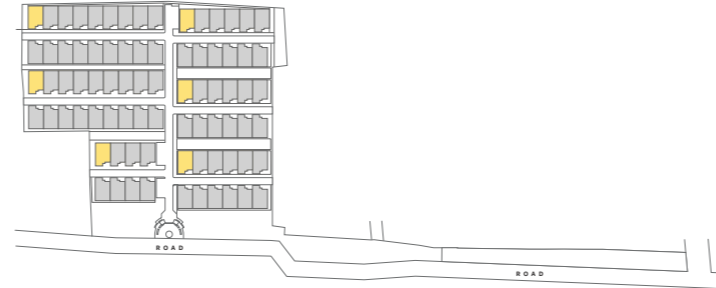
Terrace

A5
4BHK
SBA 322.16 SQM | 3467.69 SFT
CARPET AREA 244.36 SQM | 2630.29 SFT



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Key plan



Plan not to scale

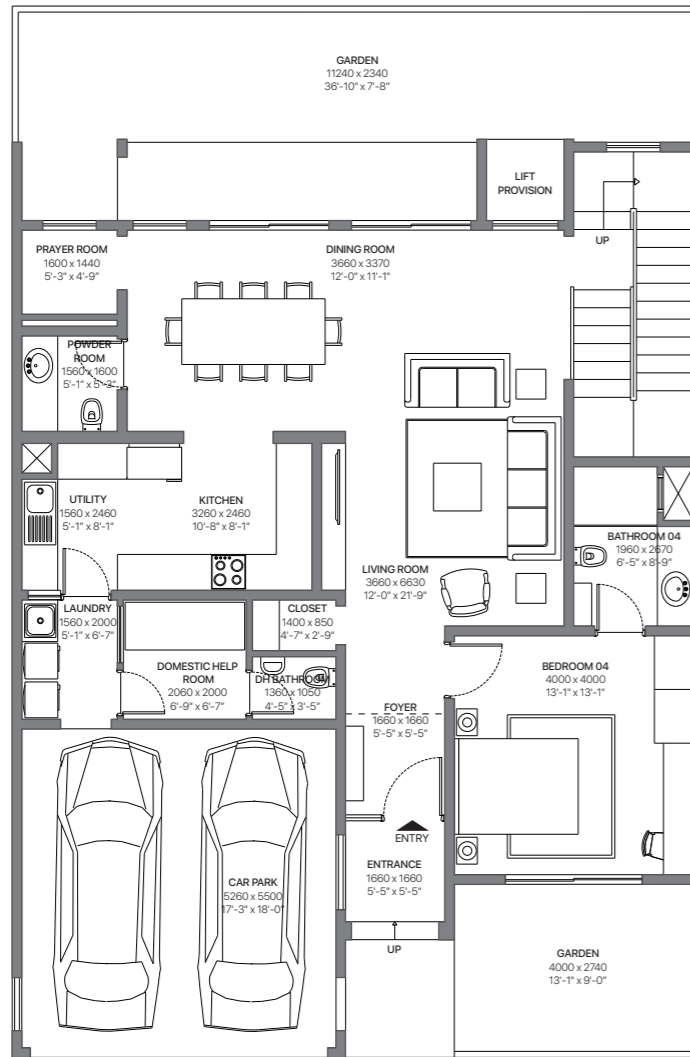


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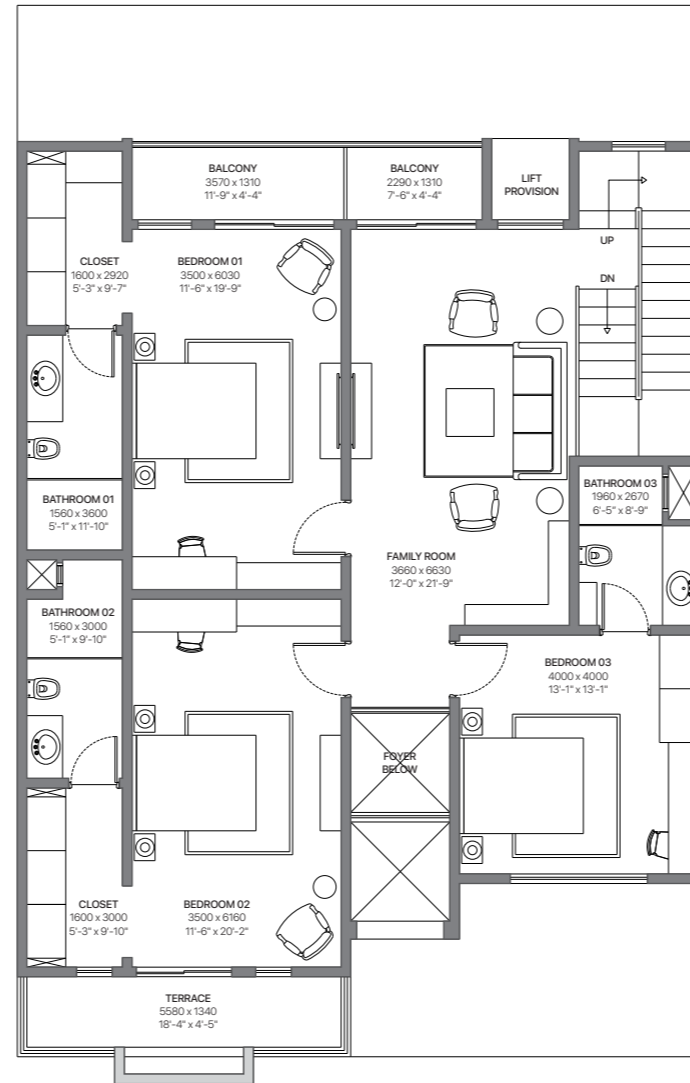
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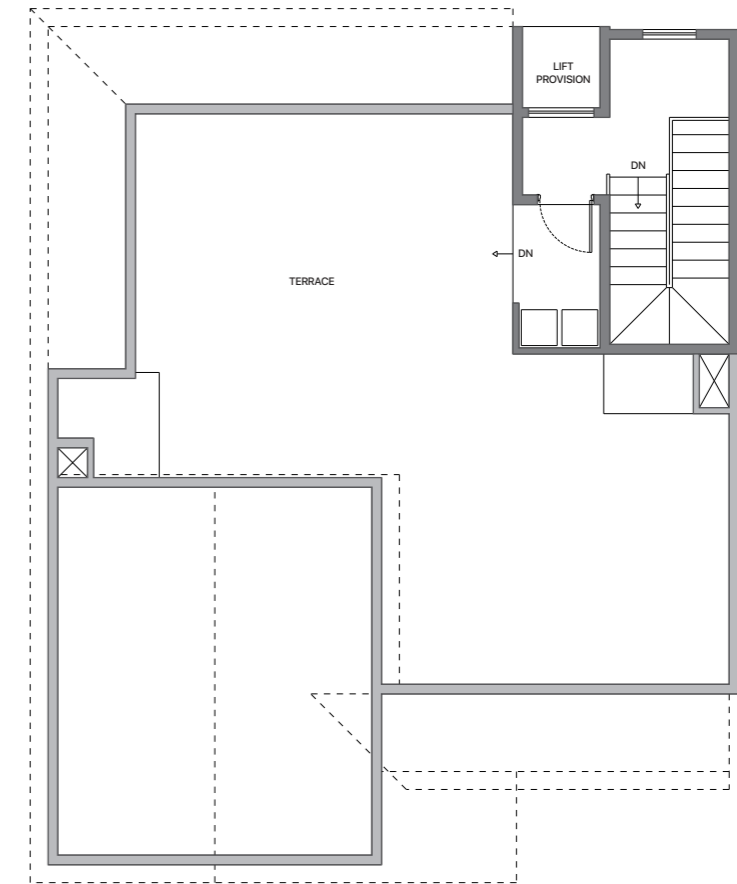
All dimensions in mm



Ground Floor



First Floor



Terrace

B1
4BHK
SBA 317.84 SQM | 3421.27 SFT
CARPET AREA 247.77 SQM | 2667.00 SFT



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Key plan



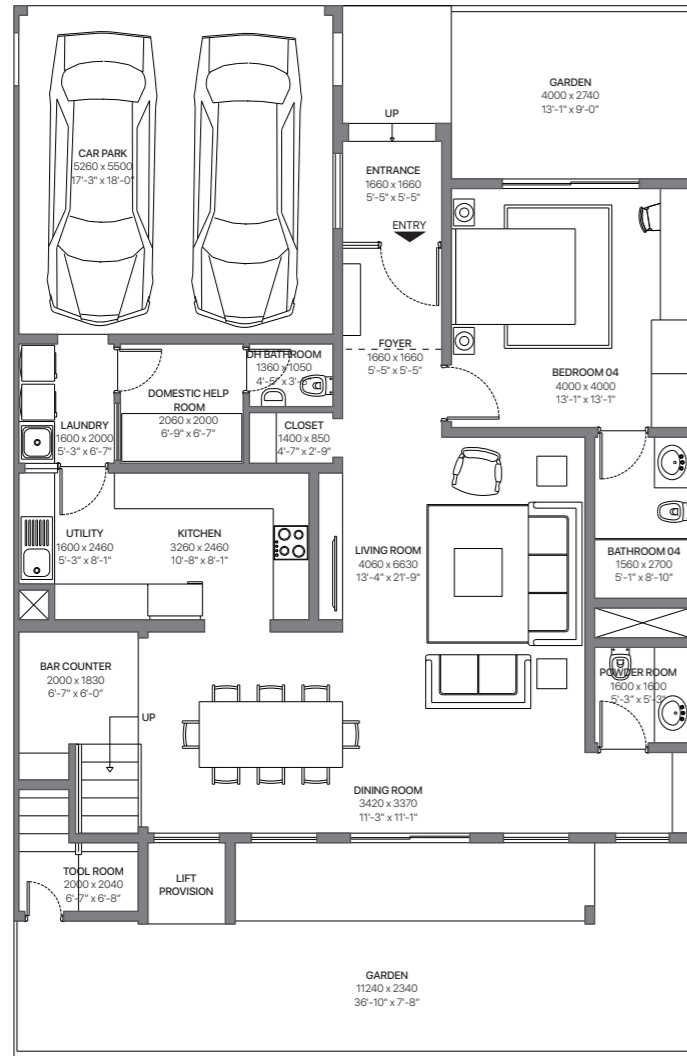
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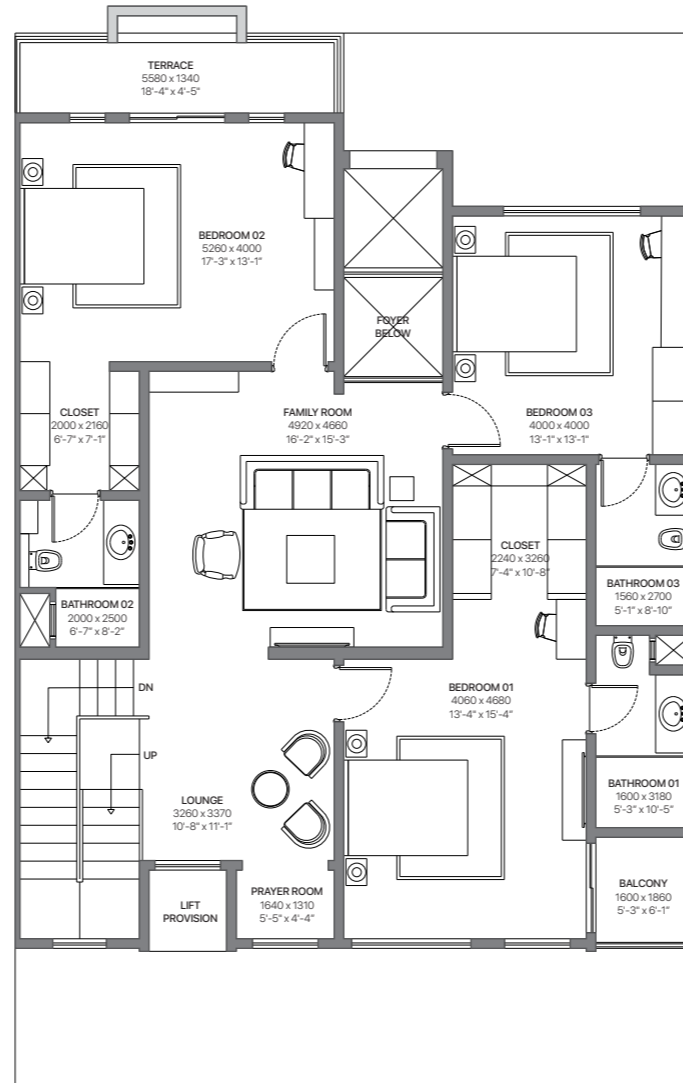
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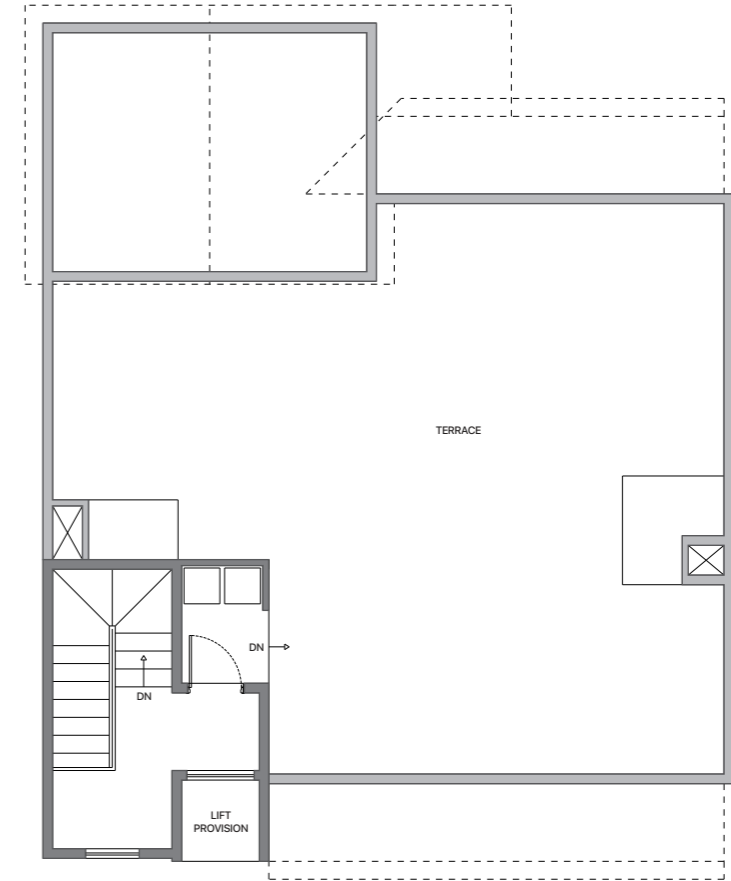
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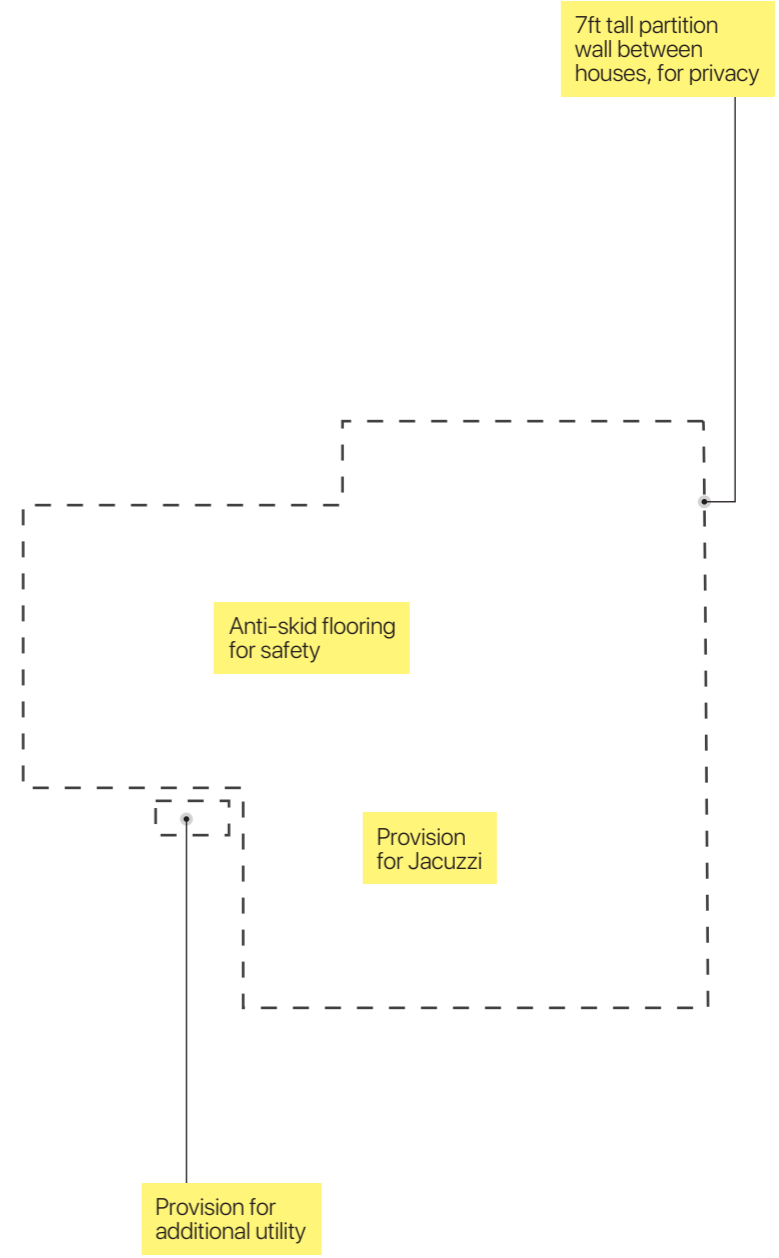
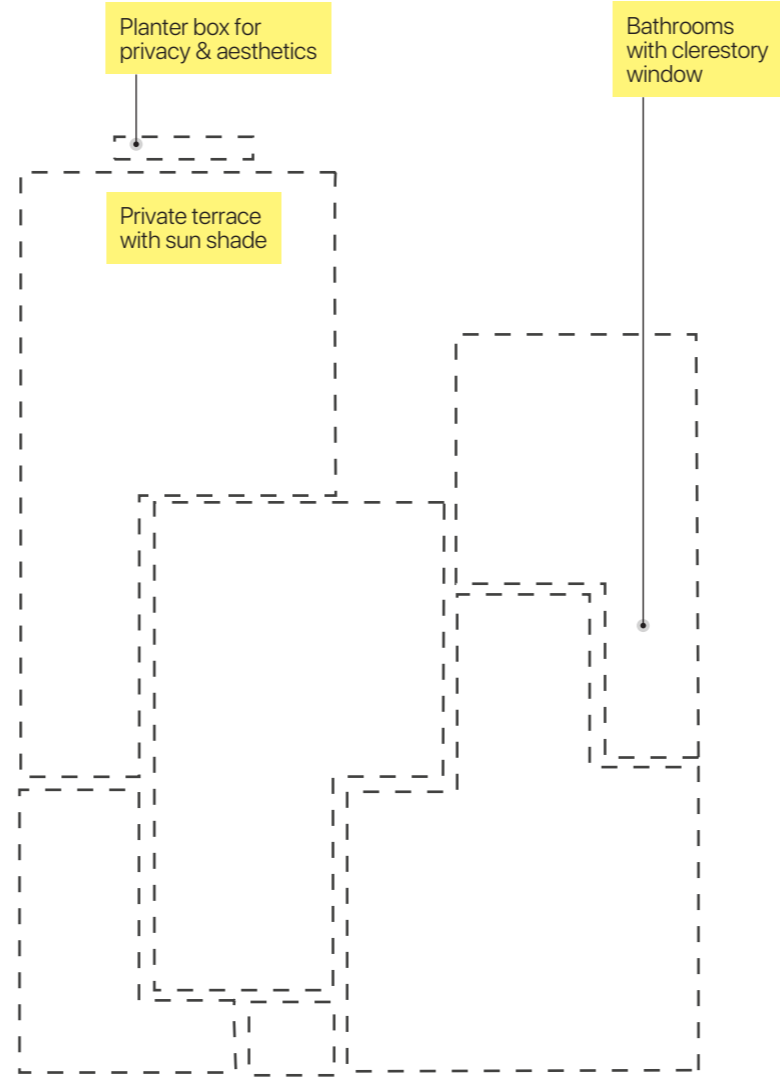
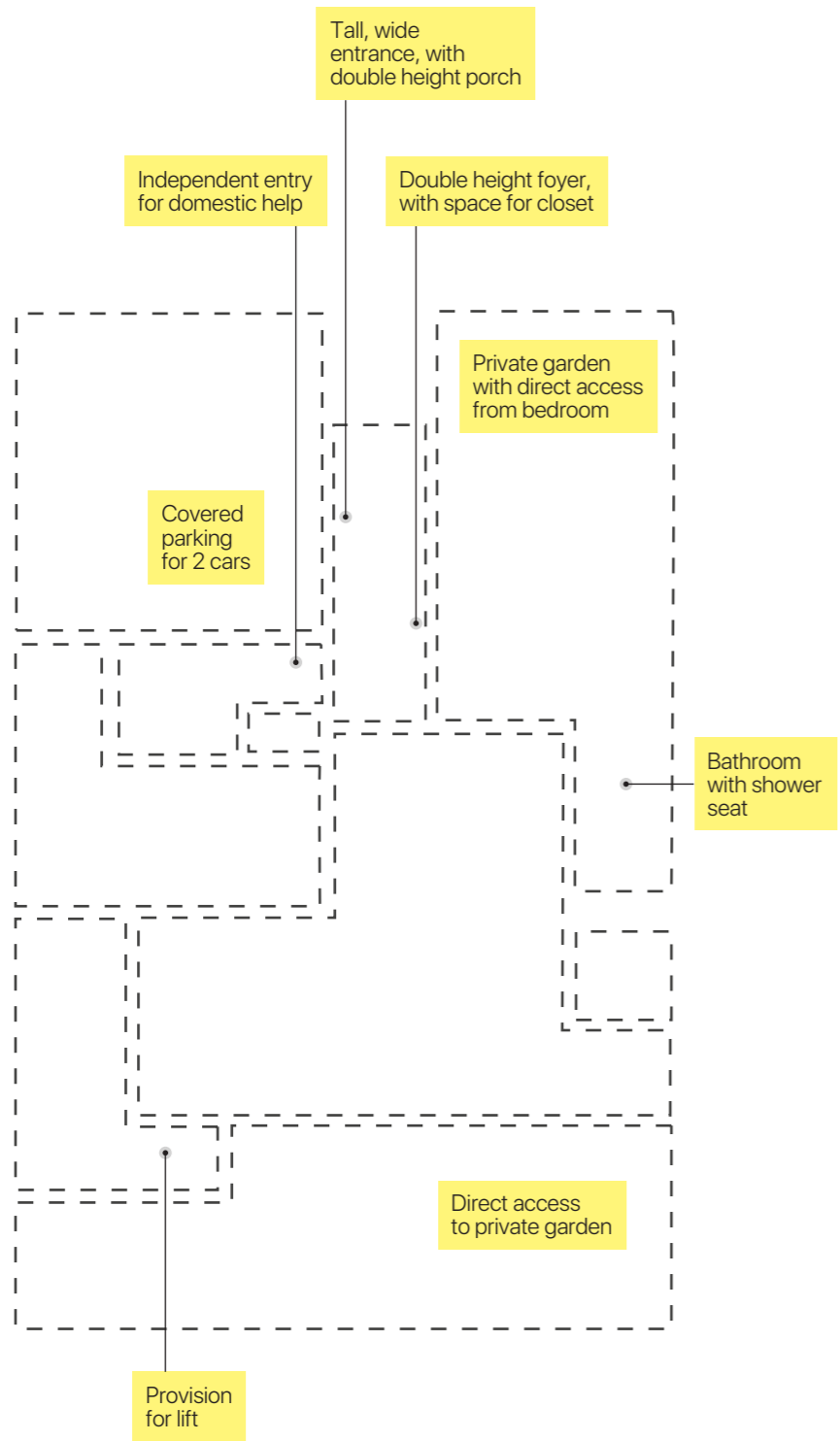
Ground Floor



First Floor



Terrace



B1
4BHK
SBA 317.84 SQM | 3421.27 SFT
CARPET AREA 247.77 SQM | 2667.00 SFT



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Key plan



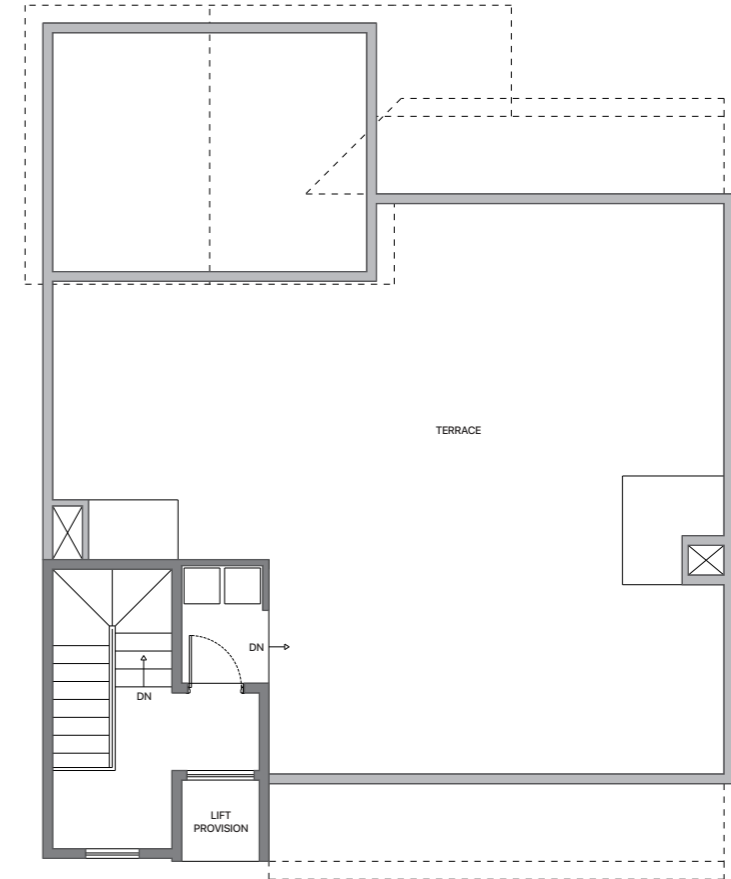
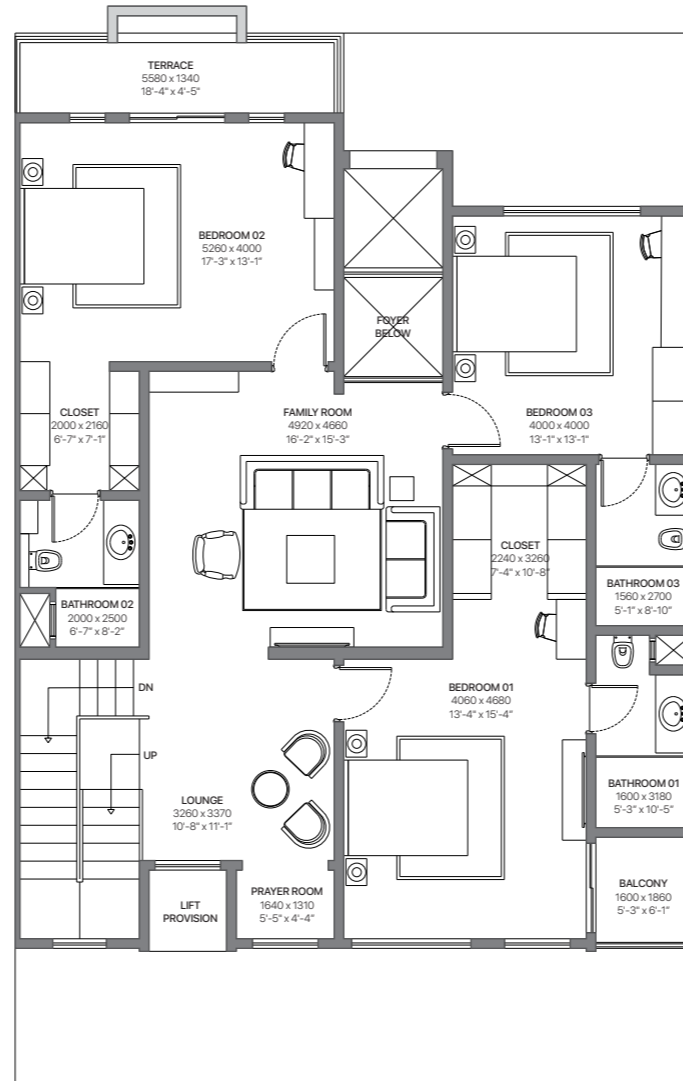
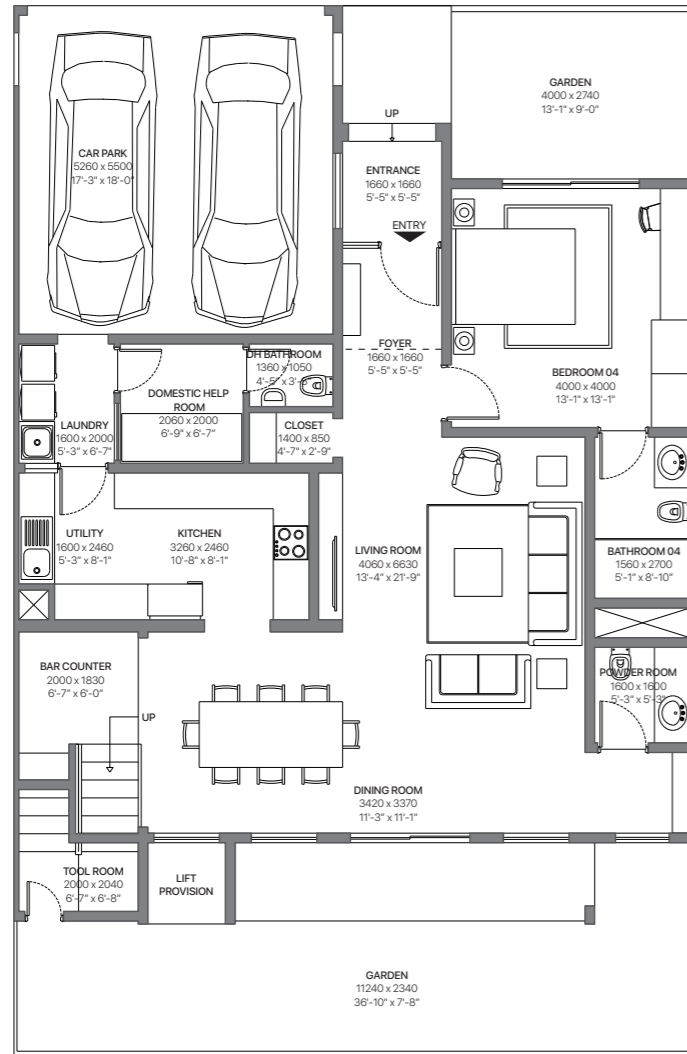
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Plan not to scale

All dimensions in mm



B2
4BHK
SBA 320.28 SQM | 3447.47 SFT
CARPET AREA 247.77 SQM | 2667.00 SFT



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Key plan



Plan not to scale

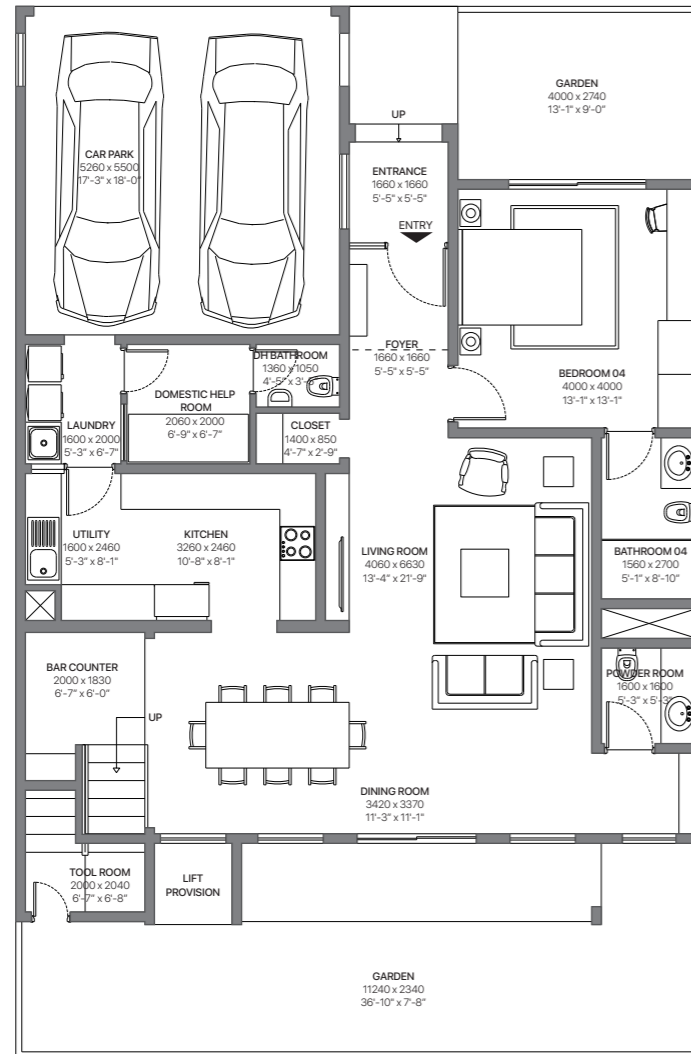


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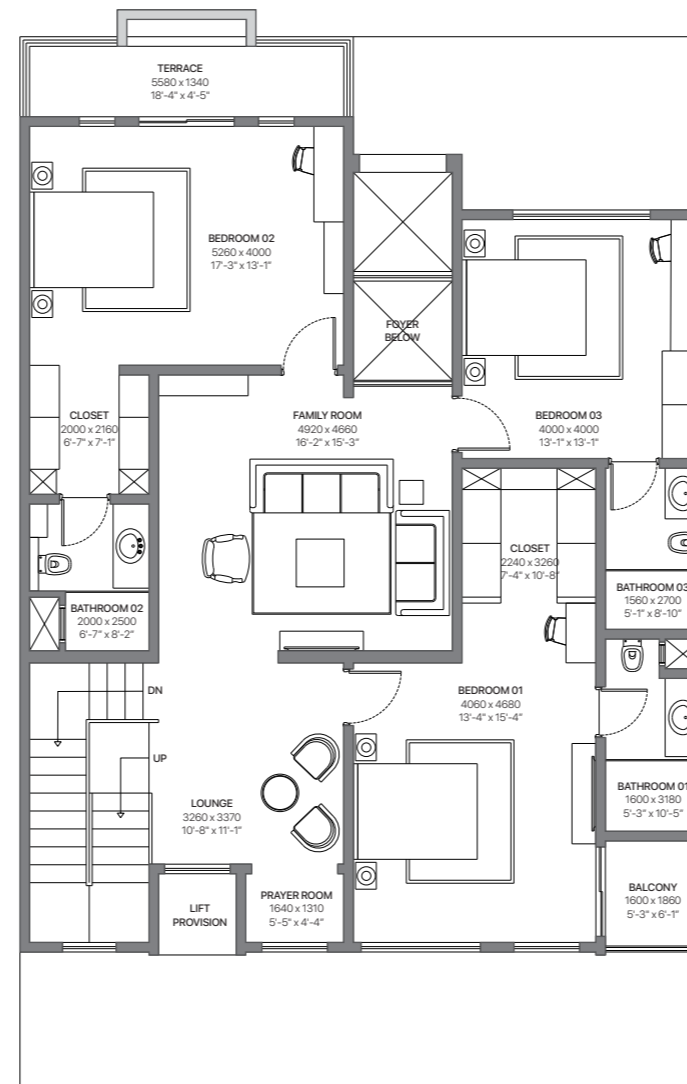
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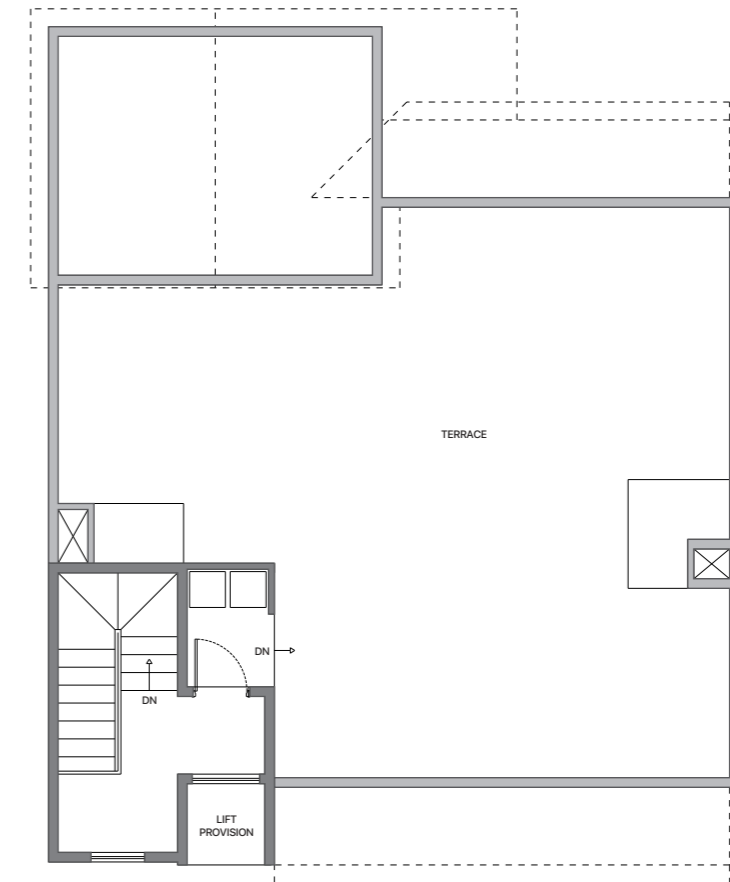
All dimensions in mm



Ground Floor



First Floor



Terrace

B3
4BHK
SBA 319.54 SQM | 3439.52 SFT
CARPET AREA 247.77 SQM | 2667.00 SFT



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Key plan



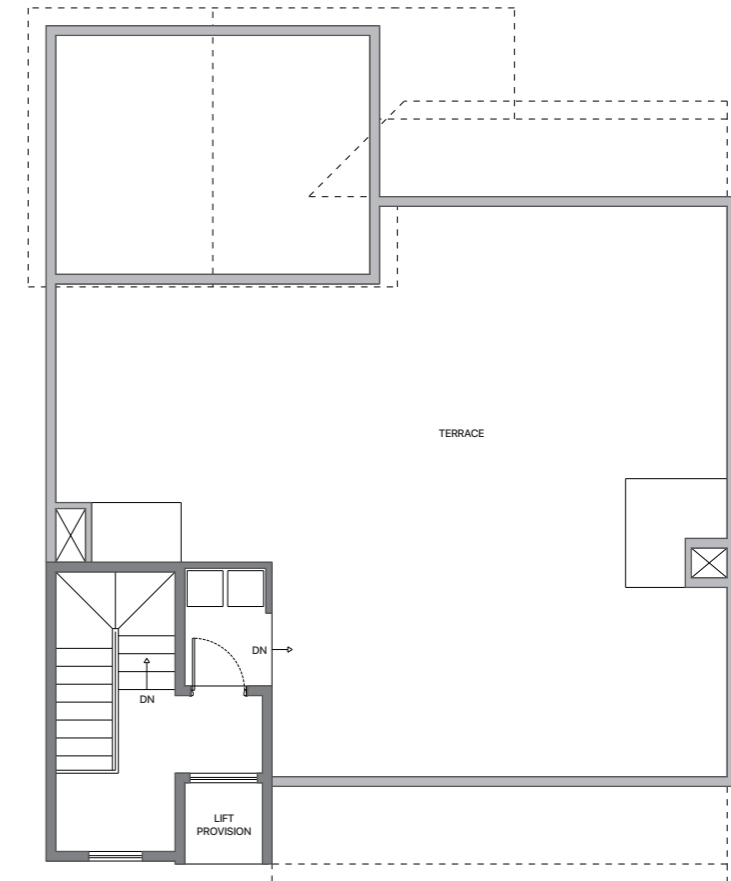
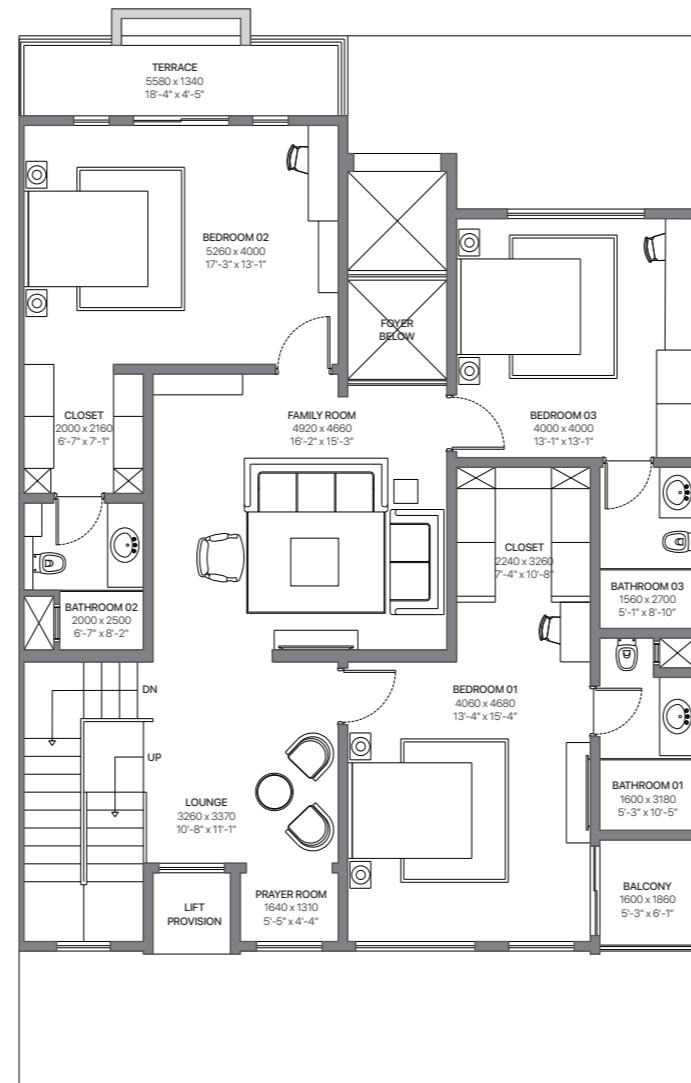
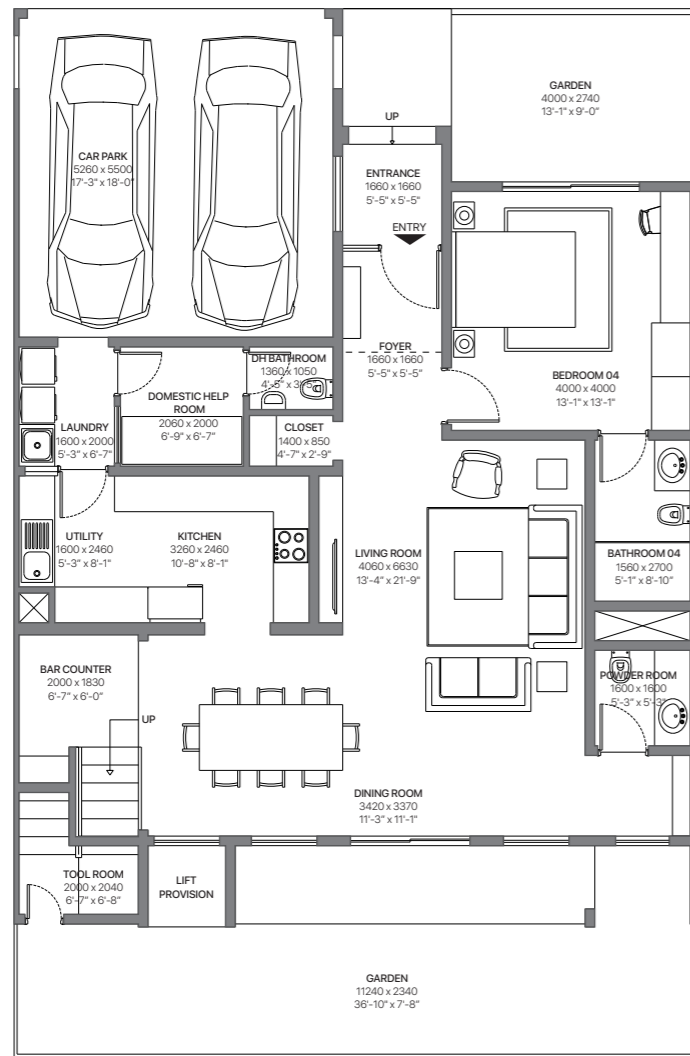
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Plan not to scale

All dimensions in mm



B4

4BHK

SBA 319.54 SQM | 3439.52 SFT
 CARPET AREA 247.77 SQM | 2667.00 SFT



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Key plan



Plan not to scale

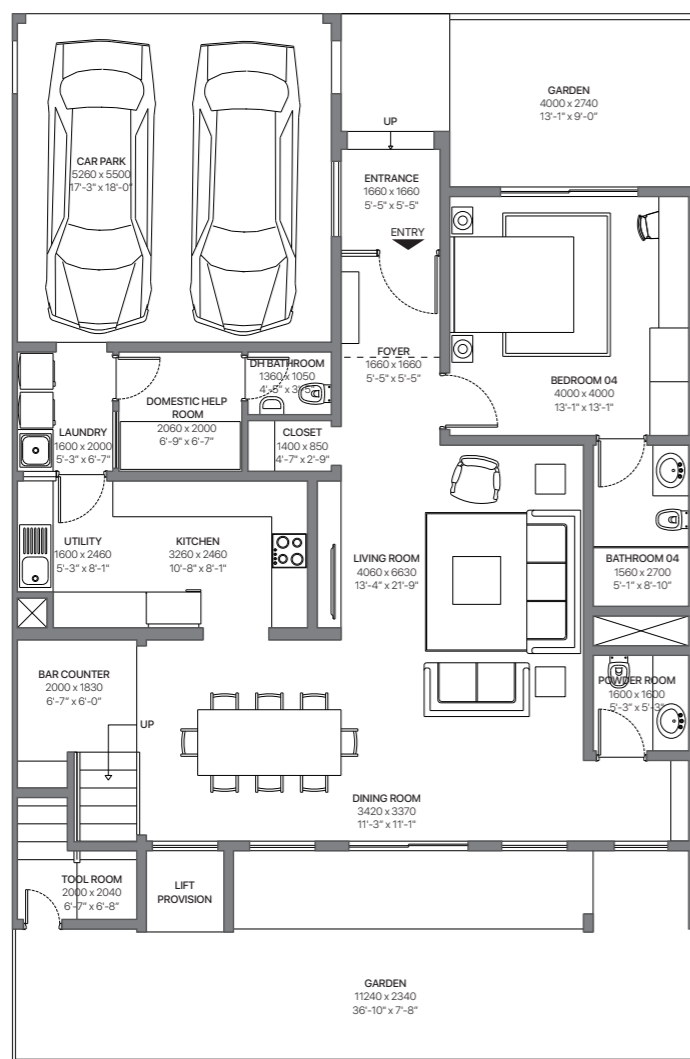


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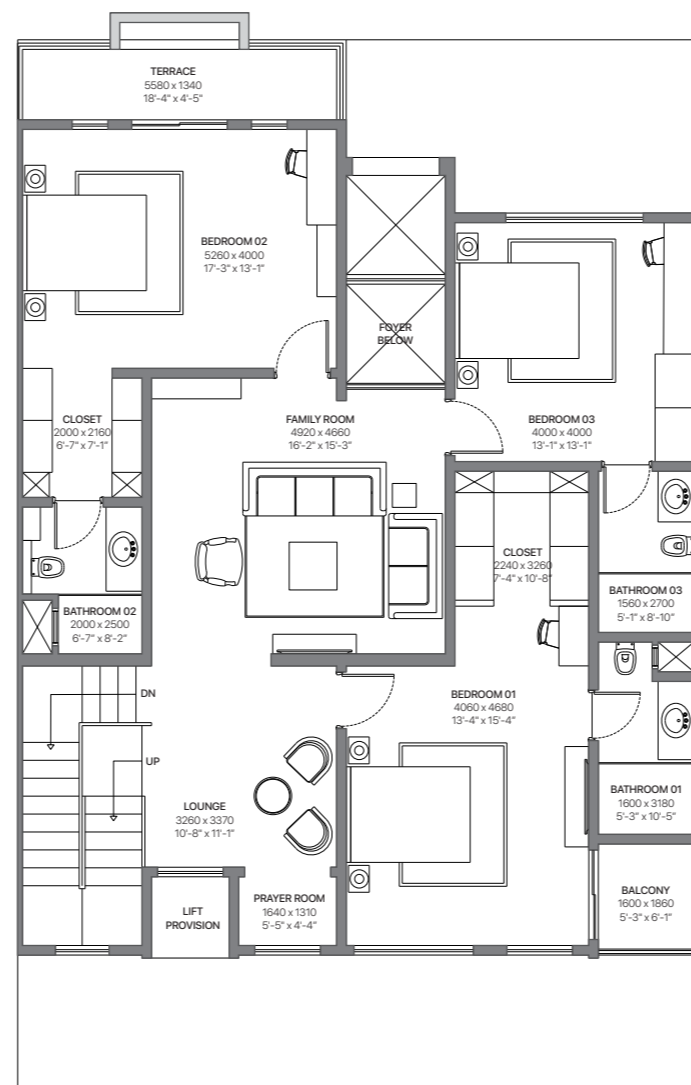
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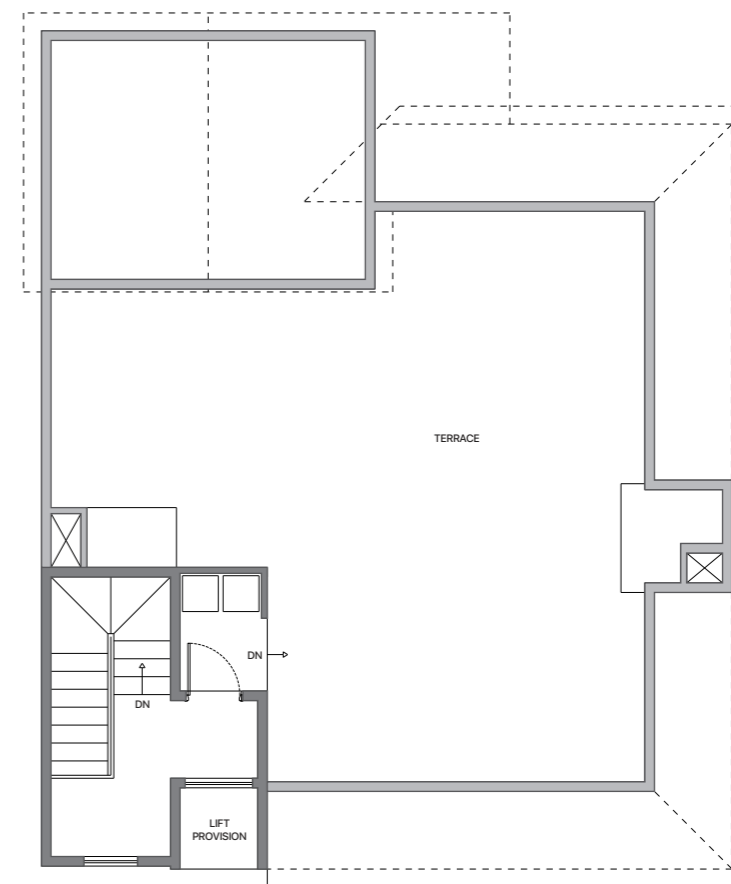
All dimensions in mm



Ground Floor



First Floor



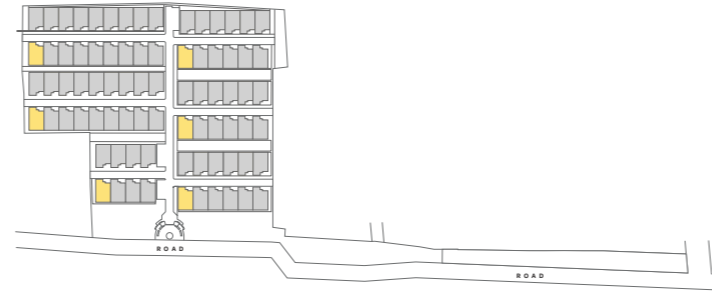
Terrace

B5
4BHK
SBA 320.28 SQM | 3447.47 SFT
CARPET AREA 247.77 SQM | 2667.00 SFT



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Key plan



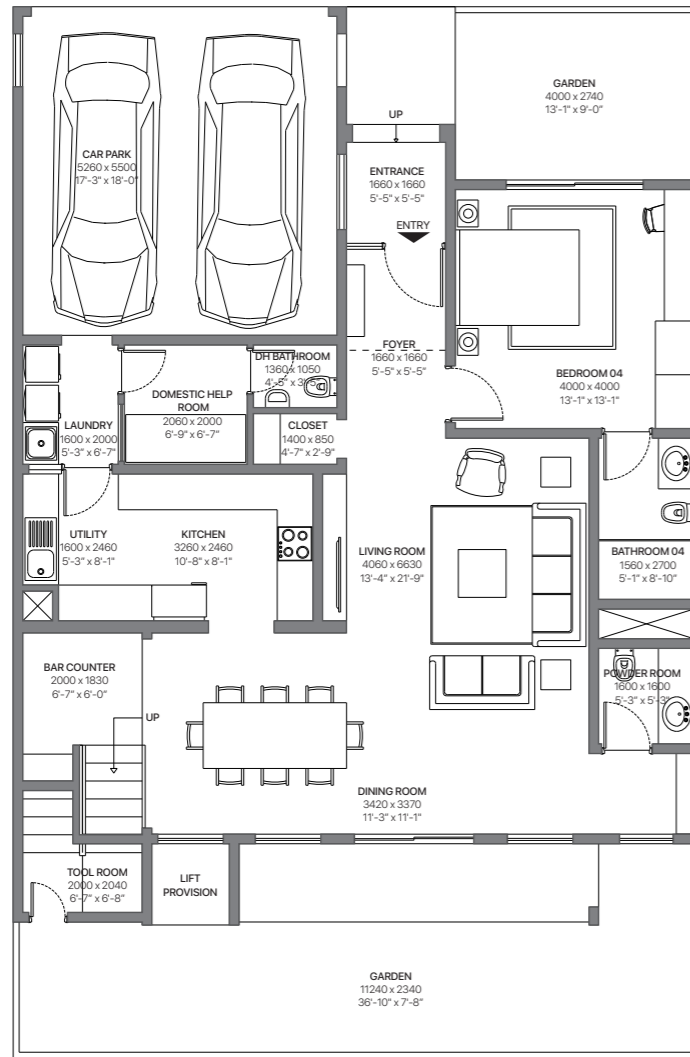
Plan not to scale

Notes:

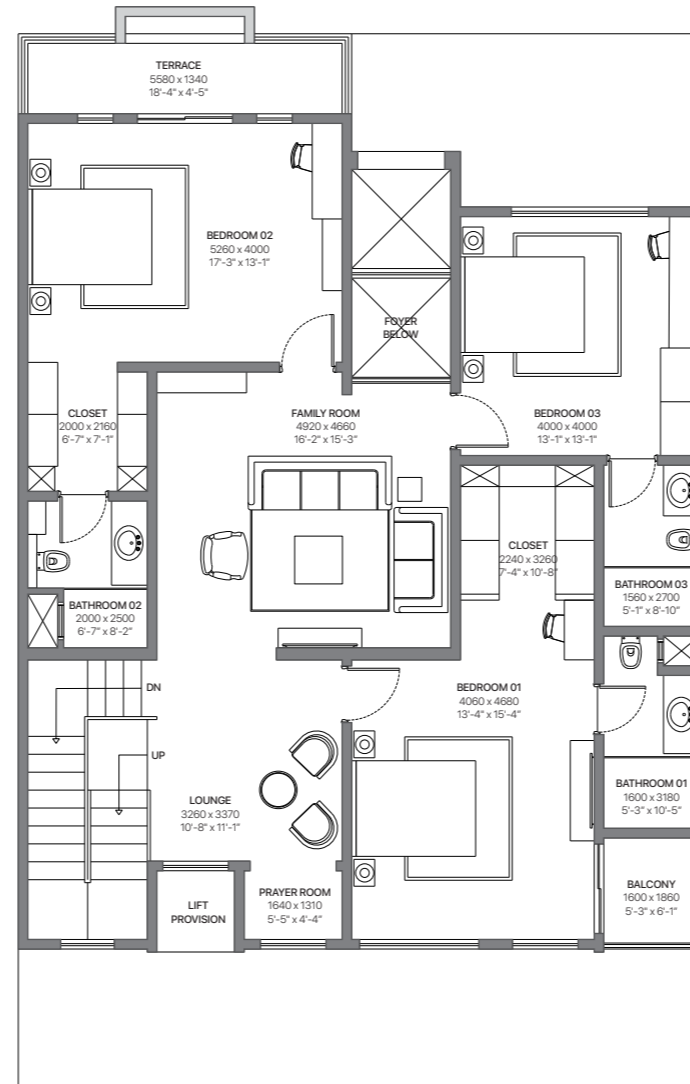
- Room sizes indicated are structural sizes and may vary due to finishes.
- Furniture, equipment, and kitchen countertop are not part of the standard fixtures. This only indicates the space available and the likely positions of electrical points.
- The company reserves the right to alter, amend, and vary the layout, plans, specifications and/or sizes, shapes and position of openings, ducts, columns, terraces and balconies without prior notice or obligation, as per the applicable laws.
- Carpet area shall mean the net usable floor area and the area covered by internal partition wall in the units and shall exclude area covered by external walls, service shafts, exclusive balcony or verandah and exclusive open terrace and any other limited common areas.
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Plan not to scale

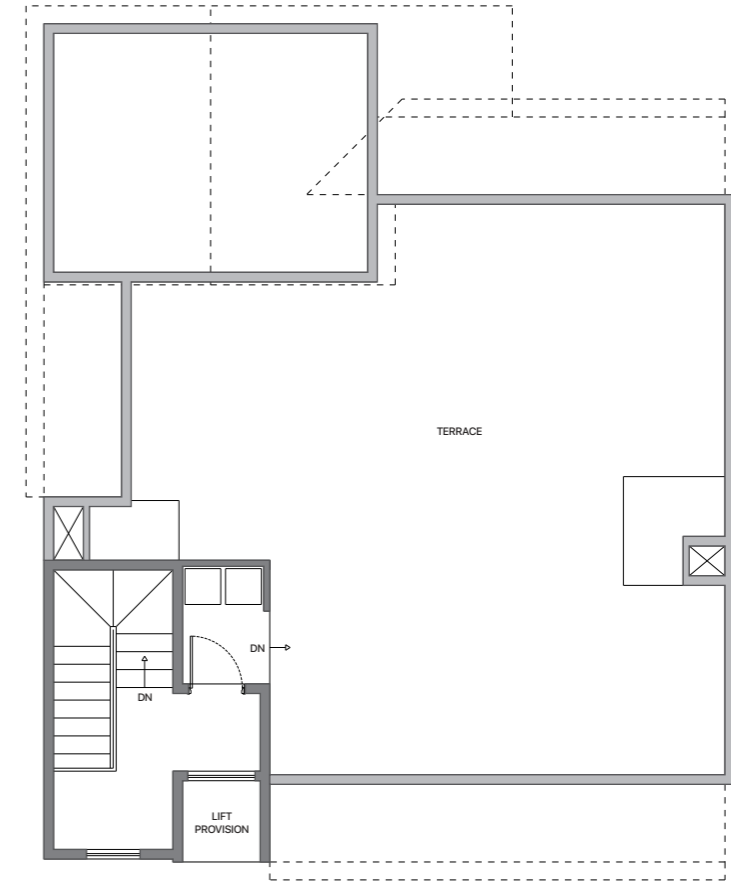
All dimensions in mm



Ground Floor



First Floor



Terrace

AREA STATEMENT

SOBHA OAKSHIRE

Row houses

PROJECT AREA

SBA 25,593.28 sq m. / 275,486.07 sq ft.

CONFIGURATION

No. of units 80
Floors G+1

East Facing



West Facing



UNIT TYPE	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5
NO. OF UNITS	18	5	5	6	6	18	5	5	6	6
CARPET AREA (RERA)	sq.m.	244.36	244.36	244.36	244.36	244.36	247.77	247.77	247.77	247.77
	sq.ft.	2630.29	2630.29	2630.29	2630.29	2630.29	2667.00	2667.00	2667.00	2667.00
BALCONY AREA	sq.m.	22.74	22.74	22.74	22.74	22.74	18.03	18.03	18.03	18.03
	sq.ft.	244.77	244.77	244.77	244.77	244.77	194.07	194.07	194.07	194.07
EXTERNAL WALL AREA	sq.m.	37.81	40.16	39.45	39.45	40.16	37.31	39.65	38.94	38.94
	sq.ft.	406.93	432.23	424.59	424.59	432.23	401.60	426.79	419.15	419.15
PLINTH AREA	sq.m.	304.91	307.26	306.55	306.55	307.26	303.11	305.45	304.74	304.74
	sq.ft.	3282.00	3307.29	3299.65	3299.65	3307.29	3262.68	3287.86	3280.22	3280.22
COMMON AREA (INCLUDING CLUBHOUSE)*	sq.m.	12.32	12.41	12.38	12.38	12.41	12.24	12.34	12.31	12.31
	sq.ft.	132.57	133.59	133.28	133.28	133.59	131.79	132.81	132.50	132.50
BUA PER UNIT	sq.m.	317.22	319.67	318.93	318.93	319.67	315.35	317.79	317.05	317.05
	sq.ft.	3414.57	3440.88	3432.93	3432.93	3440.88	3394.47	3420.67	3412.72	3412.72
PRIVATE GARDEN/TERRACE (1/3 ACTUAL AREA)	sq.m.	2.49	2.49	2.49	2.49	2.49	2.49	2.49	2.49	2.49
	sq.ft.	26.80	26.80	26.80	26.80	26.80	26.80	26.80	26.80	26.80
SBA PER UNIT	sq.m.	319.71	322.16	321.42	321.42	322.16	317.84	320.28	319.54	319.54
	sq.ft.	3441.37	3467.69	3459.74	3459.74	3467.69	3421.27	3447.47	3439.52	3439.52

* Common area includes security cabin, sewage treatment plant headroom, organic waste converter, pump rooms, clubhouse and water treatment plant. Unit sizes indicated are structural sizes and may vary due to finishes.

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The areas mentioned in the document are indicative in nature and subject to change.

