



**SOULACE**

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**MODERN SPAACES**



Discover a beautiful way of life with Soulace. A Vibrant **268 Premium Villa** community that is build for life time connections.





# Project at a glance

26.5

Acres

266

No. of Units

Configuration



All 4 & 5 Bed  
with a personal Lift

Plot Area



1809-4035 Sqft

Villa Built up Area



3287 & 4035 Sqft

Construction



Full RCC - Alfom  
Technology

Location



Off Sarjapur Road

Legal



RERA registration,  
BMRDA Approved

Possession



September 2024  
onwards



# Location matters?



Nestled just a **5-minute drive from the bustling Sarjapur Road**, Soulace resides in the heart of the **hyper-growth area of Sompura Gate**.

It also provides easy access to Bangalore's key IT hubs like Electronic City, Whitefield, and Bellandur, Outer Ring Road.





# What about Education Centers?

Surrounded by  
Bangalore's premier  
schools and colleges,  
ensuring access to  
quality education  
without the hassle of  
long commutes.





## What social, entertainment, and shopping options are available?

Being situated in a **rapidly growing** part of Bangalore, the area is dotted with shopping centers, restaurants, eateries, and Bangalore's finest brew pubs.







## How About Emergencies?



The locality features some of Bangalore's **leading hospitals and health centers**, ensuring quick access to medical assistance. Additionally, the police station is located within 3 km to guarantee the safety of all residents.



# Get future ready today!

Sompura Gate is emerging as one of **Bangalore's most hottest investment destinations**, due to the upcoming **Bangalore Metro**, **Peripheral Ring Road (PRR)** & **Satellite Town Ring Road (STRR)** that provides convenient access to Bangalore airport and various parts of the city.







## Quick Access to Sarjapur Road

Soulace, located in a purely residential area, **benefits from low traffic volumes** on Kada Agrahara Road. Additionally, the community enjoys easy accessibility, with three roads seamlessly connecting to the main Sarjapur Road in minutes.





## A Flourishing Development Cluster

Expansive community cluster development plan comprising of High rise **apartments**, **villas** and **commercial spaces** curated to offer a diverse living experience.



# Overall development cluster

## More than just a project





# Master Plan

A Closer Look at our Project's Intricate Details



## Access

- 1. ACCESSIBLE
- 2. ACCESSIBLE
- 3. ACCESSIBLE

## Active Zone

- 1. ACCESSIBLE
- 2. ACCESSIBLE
- 3. ACCESSIBLE
- 4. ACCESSIBLE
- 5. ACCESSIBLE
- 6. ACCESSIBLE
- 7. ACCESSIBLE
- 8. ACCESSIBLE
- 9. ACCESSIBLE
- 10. ACCESSIBLE

## Kids Zone

- 1. ACCESSIBLE
- 2. ACCESSIBLE
- 3. ACCESSIBLE

## Work From Home

- 1. ACCESSIBLE
- 2. ACCESSIBLE

## Recreation Zone

- 1. ACCESSIBLE
- 2. ACCESSIBLE
- 3. ACCESSIBLE
- 4. ACCESSIBLE
- 5. ACCESSIBLE
- 6. ACCESSIBLE
- 7. ACCESSIBLE
- 8. ACCESSIBLE
- 9. ACCESSIBLE
- 10. ACCESSIBLE

## Green Zone

- 1. ACCESSIBLE
- 2. ACCESSIBLE
- 3. ACCESSIBLE
- 4. ACCESSIBLE
- 5. ACCESSIBLE

## Miscellaneous

- 1. ACCESSIBLE
- 2. ACCESSIBLE
- 3. ACCESSIBLE
- 4. ACCESSIBLE
- 5. ACCESSIBLE
- 6. ACCESSIBLE
- 7. ACCESSIBLE
- 8. ACCESSIBLE
- 9. ACCESSIBLE
- 10. ACCESSIBLE



# ORGANIC WILDERNESS



Our landscape design seamlessly combines with the natural terrain, creating an organic and wild feel to the area.



# “We Space, Me Space”



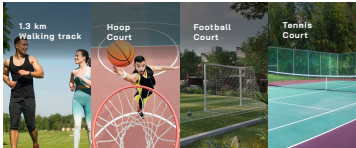
Soulace has been designed to thoughtfully separate your **‘we’ time** from your **‘me’ time**, taking into account the needs of every member of the community, for young & old, introverts & extroverts, active & laidback. For anything you need to do, **Soulace has a space for you.**



# Outdoor Amenities:

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*\*Images for reference only*



1.3 km  
Walking track

Ace your fitness goals  
with our expansive  
peripheral jogging track.

Hoop  
Court

Nail a slam dunk or  
master your  
dribbling skills.

Football  
Court

Pick teams and prepare  
to kick-off a power  
packed game.

Tennis  
Court

Serve up some fun  
at our awesome  
tennis court.



Outdoor  
Exercise  
Gallery



Cricket  
Pitch



Skate  
Park



# Outdoor Amenities:

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\*Images for reference only



Yoga  
Court

Produce  
Garden

Fruit  
Orchard

Zen  
Garden

Mindfully made to  
enhance your  
meditation sessions.

Get that green thumb  
working with organic  
farming.

Let your children  
explore and enjoy  
time with nature.

Step into tranquility  
with our Japanese  
inspired Zen garden.



Banyan  
Kund



Solitude  
Nook



Silent  
Workpod



# Outdoor Amenities:

*Images for reference only*



A paw-some spot to  
unleash your furry  
friends.

A comforting social  
space for seniors to  
thrive and build  
connections.

Happy moments  
for the little ones.

Find the joy in dining  
outdoors underneath  
the starlit sky.



Amphitheater



Co-working  
Space



Congregational  
Lawn



# Inside Our Clubhouse



## TEMPERATURE CONTROLLED POOL

Stay blissfully warm all-year round with a dip in our temperature controlled swimming pool.



Multipurpose  
Hall



Reading  
Nook



TT Room



Photograph for reference only



## BADMINTON COURTS

Take a quick shuttle down to the badminton court and smash it up!



Mini Golf



Gym



Squash  
Court





## CAFÉ AND PANTRY

Get your work done at the workstation or simply catch up with friends & family at the most happening spot in your area!



Workstation  
Seating



Billiards



Board  
Games





## COVERED AND OPEN TO SKY PARTY SPACE

Throw spectacular parties at the Terrace Deck, where you and your neighbours can jam and celebrate in style.



Yoga  
Deck



21 Seater  
Media Room



Guest  
Room



## **Unit Plans**

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



4 BHK

## The Cozy Villa

Facing  
East & West

Configuration  
4 BHK With a personal lift

Plot Area

**1809 Sq.ft**

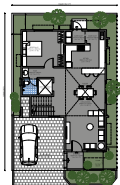
Villa BUA

**3387 Sq.ft**





## GROUND FLOOR



### Family Space

Enjoy quality time with your loved ones.

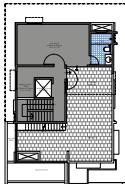
## FIRST FLOOR



### Personal Space

Your very own private space for some me-time.

## SECOND FLOOR



### Social Space

Perfect for hosting parties and social get-togethers.



5 BHK

# The Grand Villa

Facing

East & West

Configuration

5 BHK with a personal lift  
+ Service Quarter

Plot Area

**2325 Sq.ft**

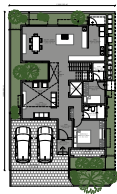
Villa BUA

**4235 Sq.ft**





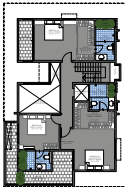
## GROUND FLOOR



### Family Space

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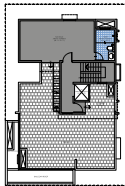
## FIRST FLOOR



### Personal Space

Your very own private space for some me-time.

## SECOND FLOOR



### Social Space

Perfect for hosting parties and social get-togethers.



## Unit Features

Discover our villas to embrace a premium lifestyle with extraordinary features that exudes timeless elegance and comfort.



# Aluform Technology



Aluform Technology has **transformed our projects**, by using lightweight & flexible materials with a focus on speed, quality & durability.

Aluform Tech/Mivan stands out for -

- 🕒 Efficiency
- 🛡️ Durability
- 📏 Precision
- 🏠 Quake Resistance
- ⚡ Speed
- 🏡 Superior Finish





## Every Home Equipped with an Elevator

Exclusive private elevators to infuse luxury and convenience into your daily life





*\*Images for reference only*



## Italian Marble Across

Italian marble flooring adds luxury and premium touch to every space





*\*Images for reference only*

## Powered by Solar

Harness the power of Sun with  
Rooftop Solar, Reducing Carbon  
Footprint and Energy Costs





\*Images for reference only



## UPVC Wooden Finish Windows

All the functional benefits of UPVC windows, with stylish, modern wooden-finish designs to add to your home's aesthetics.



\*Images for reference only



## Premium Fixtures

Featuring high-end Hansgrohe plumbing & Toto sanitary ware, designed to be stylish and durable.





\*Images for reference only



## Centralised Heat Pumps

Enhanced ease of living through  
consistent access to hot water,  
without having to be switched on  
every time.







# Sustainability

## ENERGY CONSERVATION

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

## SOLID WASTE MANAGEMENT

- Segregation at source

## WATER MANAGEMENT

- Dual piping & dual flush system for sanitary.
- All landscapes maintained through recycled water.
- Water efficient fixtures.
- Rain water harvesting.
- Ground water recharge.
- Smart water meters.



# Specifications

## The finer details

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### STRUCTURE

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

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



## PLUMBING

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

## 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



# MODERN SPAACES

**Building Spaces  
with People at Heart**





**Modern Spaces** has been creating an interesting story of growth and extraordinary success. We concentrate on blending technology, designs that people love, and natural elements to make spaces that make life better.



Developed



On-going



Up-coming





#### Contact

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#### Corporate Office

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Off Sarjapura Main Road, Bangalore-562125

#### Project RERA

PRM/KR/RERA/1251/308/PR/150223/006723