



SOBHA

# SACRED GROVE

- BY THE LAKE

Premium Plotted Development

Chikkathirupathi | 300m from STRR | 26 Acres

Developed and marketed by **SOBHA** in association with Iustus Residential Layout Pvt Ltd

320 Plots

13 Parks

Premium Gated  
Community

Close to STRR & Growth  
Corridors

# Why Invest Now



## STRR Growth Corridor

Strategic location poised for growth



## IT Hub Proximity

Close to Sarjapur and tech corridors



## Airport Connectivity

Easy access to Kempegowda International Airport

## STRR Growth Impact

➤ Infrastructure-led uplift along a fast-growing corridor

## High Appreciation Potential

Early-stage pricing with strong upside potential

## Low Entry Price

₹6000-₹7000/sqft

## Future Connectivity

Planned infrastructure supporting long-term value

# Plot Dimensions & Pricing

30x40

1,200 sqft

₹72L - ₹84L

30x50

1,500 sqft

₹90L - ₹1.05Cr

40x60

2,400 sqft

₹1.44Cr - ₹1.68Cr

# World-Class Amenities



## Landscaped Parks (13 Parks)

Lush green spaces, jogging tracks, meditation zones



## Lake/Park Facing Plots

Exclusive positioning with premium views



## Recreation Facilities

Swimming pool, clubhouse, sports courts, gym



## Premium Infrastructure

Wide roads, underground utilities, 24/7 security



## Eco-Friendly Design

Rainwater harvesting, waste management, tree-lined avenues



## Community Living

Gated community with controlled access, resident events

# Priority Access – EOI Process



Submit EOI

Complete expression of interest




₹5 Lakhs Minimum

Current dated cheque required



Priority Selection

Best inventory access and price benefits before launch

 Cheque in favour of

IUSTUS RESIDENTIAL LAYOUT PVT LTD

Contact for Priority Allotment