



SACRED GROVE

BY THE LAKE



A PREMIUM LAKEFRONT PROPERTY



SOBHA

DEVELOPED AND MARKETING BY SOBHA DEVELOPERS

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A QUIET RHYTHM OF WELLNESS AND VITALITY.

Sacred Grove by the Lake benefits from a well-connected and rapidly evolving locale that links seamlessly to surrounding regions and beyond. This strategic ease invites global capital and fosters thriving ecosystems.



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AN EVERGREEN INVESTMENT FOR FUTURE POTENTIAL.

Plotted developments are timeless, tangible assets in an ever-changing financial landscape.

Offering the rare advantage of a steady appreciation, they present a more secure option amidst global market uncertainties.

With lower entry costs and minimal maintenance demands, they provide flexible ownership and strong long-term value.

For the discerning investor, plotted developments emerge as a refined and forward-looking choice.



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THE NEW ECONOMIC FRONTIER, UNVEILED.

East Bengaluru is rapidly emerging as a key driver of the city's next phase of growth. With organised plotted communities in limited supply, it presents a distinct advantage in a market shaped by end-user interest and investor confidence.

Established Global Capability Centres in the form of multinational giants, expanding business hubs, and infrastructure momentum continue to strengthen this corridor's prospects.

For those seeking land ownership, future appreciation, and lasting financial potential, the region presents a compelling opportunity.



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ROOTED IN DIVINITY, POISED FOR GROWTH.

Chikka Tirupathi places you between Whitefield, Sarjapur, and Hoskote, keeping you close to East Bengaluru's active growth zones. With land prices nearly 40% lower than saturated markets such as Sarjapur Road, and a projected 8-10% CAGR through 2030*, it gives a promising early-entry advantage.

IT spillover, industrial growth, and logistics activity are steadily bringing attention to this region. Alongside this progress, the locale is renowned as the home ground of the revered Chikka Tirupathi Temple, just 2 km away.

*Source: Cushman & Wakefield - Marketbeat Bengaluru Report (Industrial H1 2024)



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THE FUTURE – READY AXIS OF DEVELOPMENTS.

Sacred Grove by the Lake benefits from a well-connected and rapidly evolving locale that links seamlessly to surrounding regions and beyond. This strategic ease invites global capital and fosters thriving ecosystems.

- **NH 648:** Now being upgraded into a multi-lane corridor, only 5 minutes away, this will facilitate faster connectivity within the region.
- **Satellite Town Ring Road (STRR):** This expressway is located just 400m from the project, set to improve intercity connectivity.
- **Bangalore–Chennai Industrial Corridor:** Reachable within 30 minutes, this will drive large-scale industrial expansion and accelerate economic activity across the region.

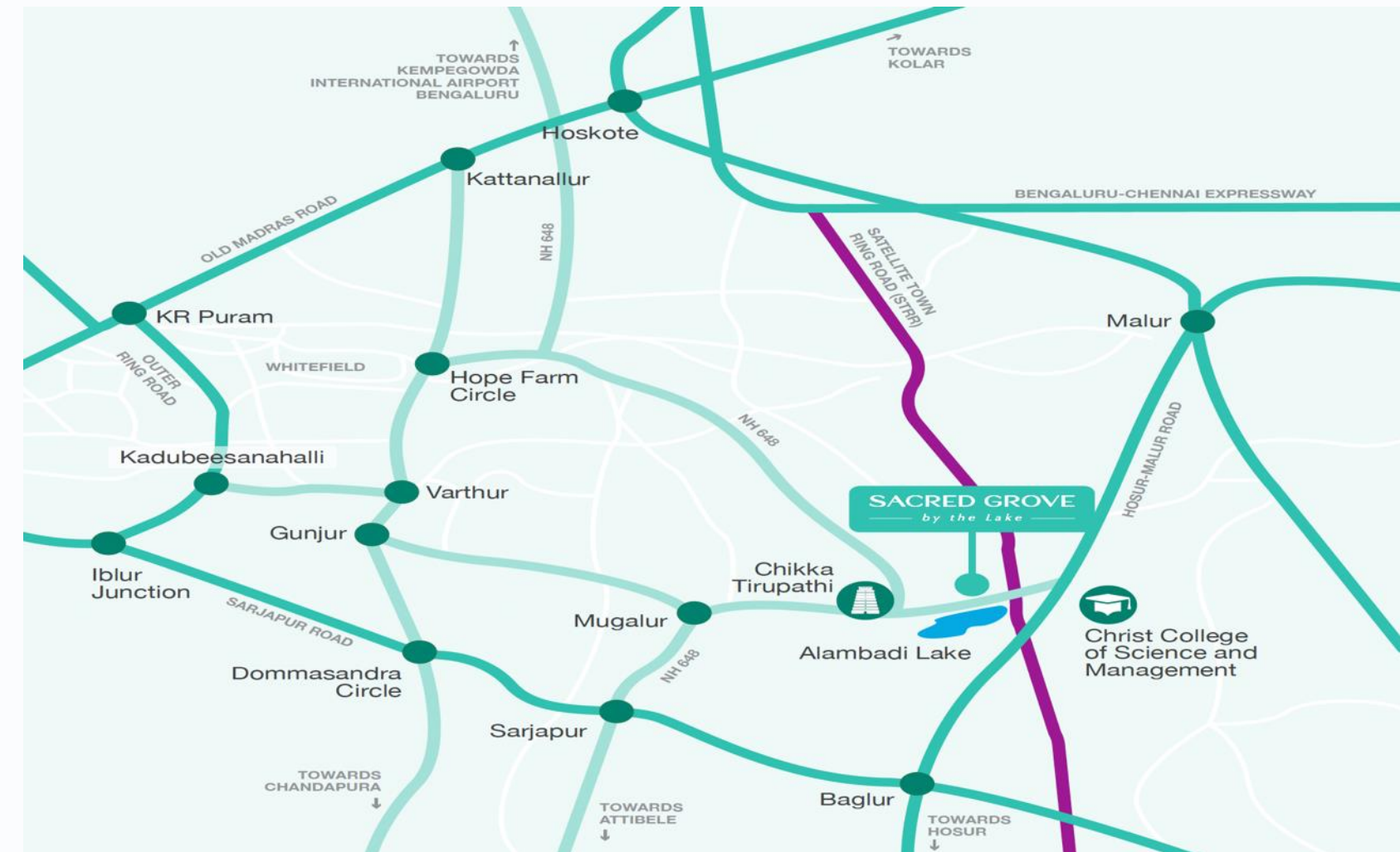


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EVERY CONVENIENCE, THOUGHTFULLY CLOSE.

With proximity to work, wellness, educational, and leisure centres, everyday ease and convenience remain assured. It offers a well-rounded lifestyle experience, backed by strong accessibility across key corridors.



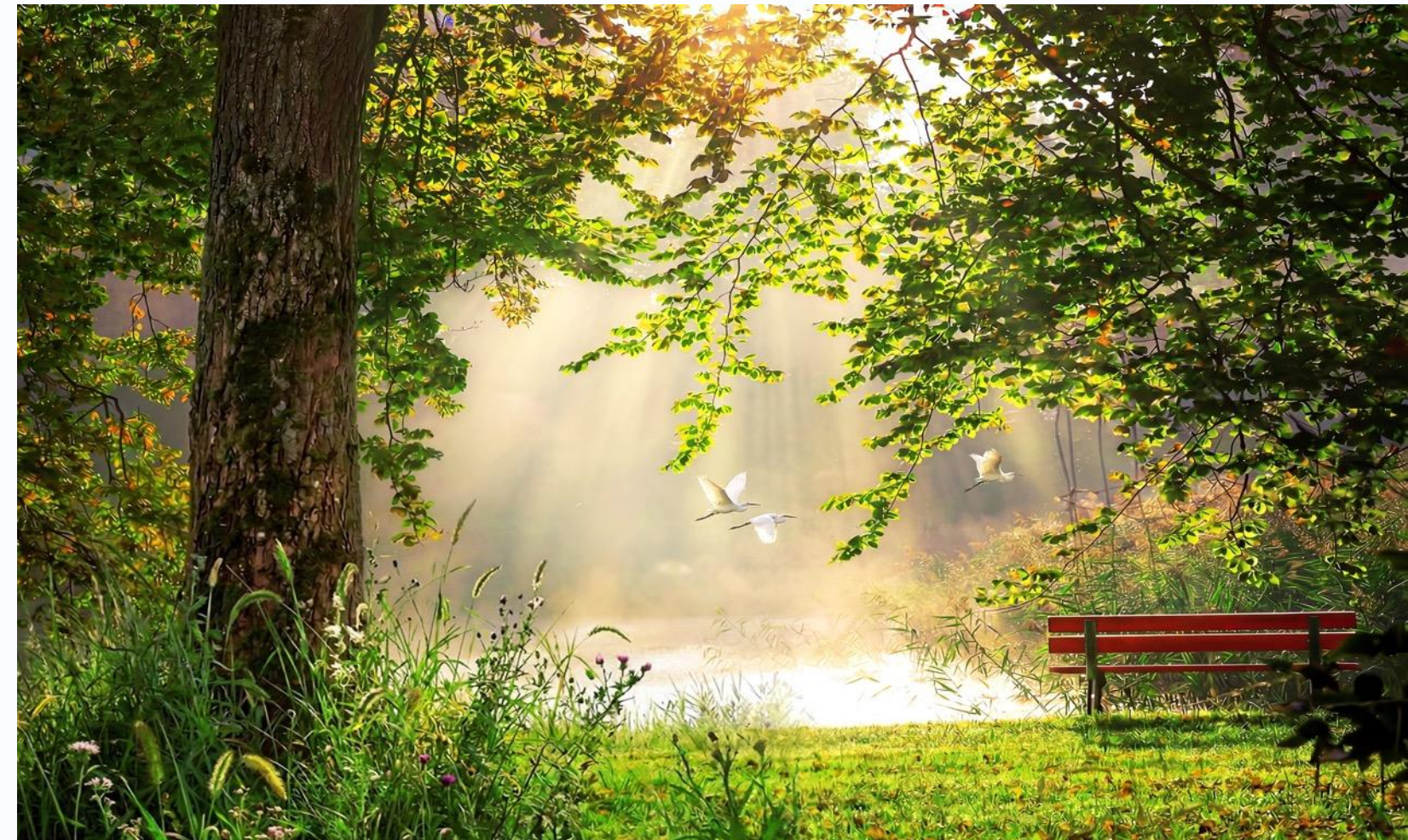
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A SERENE CANVAS FOR A LIFE WELL ANCHORED.

Sacred Grove by the Lake brings you thoughtfully designed plots near a tranquil sacred ground, with dedicated spaces for commercial use. A glistening lake welcomes you at the entrance, while a 10,000 tree Miyawaki forest and multiple parks create a calm, green setting across the development.

Complementing this natural fabric, the IUSTUS Sports Academy brings fitness, discipline, and active recreation close to your everyday life. A planned temple completes the experience, uniting nature, wellness, enterprise, and faith in one balanced address.



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MASTERFULLY PLOTTED. DESIGNED FOR BETTER LIVING.

Project Details

Land Area	: 26.14 Acres
Total Number of Plots	: 388
Open Spaces	: Over 45%

Vastu-compliant Plots

Meticulously aligned East and West-oriented layouts, planned to foster harmony.

Grand Entrance Experience

A striking lakeside arrival that creates a memorable first impression.

Project Dimensions

Plot Size	Area (sq. ft.)	Number of Plots
Type 1: 30' x 40'	1,200	60
Type 2: 30' x 50'	1,500	150
Type 3: 30' x 55'	1,650	52
Type 4	1,248 – 2,540	96



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SURROUNDED BY PURPOSEFUL COMFORTS.

A rich spectrum of amenities, from dynamic sports courts to serene nature parks, supports a holistic way of living. Maintenance is provided complimentary until 2033 for added ease.



SPORTS ACADEMY IN
ASSOCIATION WITH PADUKONE
SCHOOL OF BADMINTON

IUSTUS SPORTS ACADEMY

Spanning over 1,00,000 sq. ft., this membership based sports destination is developed in association with Padukone School of Badminton. It serves as a high performance hub with professional grade facilities and a structured coaching system.



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ELEVATED CLUBHOUSE EXPERIENCE.

A refined clubhouse unfolds as a space of curated amenities and indulgences that cater to almost every evolving pursuit and interest.

- Gym
- Swimming Pool
- Multi-purpose Hall
- Cafeteria / Social Lounge
- Indoor Sports Arena



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OUTDOOR SPORTS

- Multi - Sport Court.
- Tennis Court
- Pickleball Court
- Basketball Court

FOREST GREEN RETREAT

Within a 10,000 tree Miyawaki forest, gently woven walking trails lead through dense greenery, creating a peaceful setting for calm walks in nature.

SACRED SPIRITUAL SPACE

A temple designed for reflection and calm, creating space for both personal pause and meaningful community bonding.

READY-FOR-USE ESSENTIAL UTILITIES

Seamless access to water and electricity is ensured through underground networks, complemented by efficient sewage systems for proper sanitation.

EFFICIENT STORMWATER DRAINAGE SYSTEM

Specially designed to prevent overflow and pooling of stormwater, it enables the plots to be flood resistant.



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SPECIFICATIONS.

- Underground drainage network for efficient rainwater management.
- Underground electrical cabling provided for street illumination.
- Electrical sleeve/conduit provision for individual plots, allowing protection from external elements.
- Underground sewerage system implemented for hassle-free disposal.
- Water pipelines installed below ground, it then supplies to every plot.
- Footpaths constructed for safe pedestrian movement.
- Streetlight poles installed across the project.
- Secure boundary defined through compound walls or fencing, subject to regulations on public access to internal roads.
- Landscaped park areas complemented by pruned foliage and shrub plantations along the boulevards.



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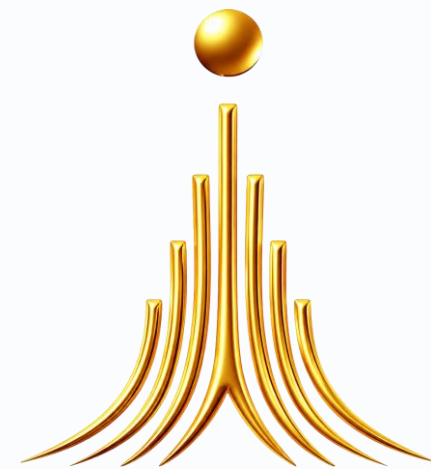
AN OVERVIEW.

 FRESH AIR Cleaner air. In every breath.	 OPEN GREENS Freedom of space Over 45% open space.	 STILL WATERS 70 acres of lake for peace and calm.	 NATURE WALKS Miyawaki forest. Explore the best of nature
 SPORTS ACADEMY One Lakh sft complex In Association with Padukone School of Badminton.	 VASTU ALIGNMENT Lake in the North East. Balanced living by design.	 UNTIL 2033 MAINTENANCE Complimentary care that continues, long after you move in.	 SACRED TEMPLE A space for reflection set within your community.

 BETTER SPACE Thoughtfully designed layouts that maximize openness, flow and usability.	 BETTER ENVIRONMENT Closer to nature, calmer by design and healthier by default
 BETTER LIGHT Natural illumination that enhances mood, health and everyday living.	 BETTER VALUE More delivered than promised. More experienced than expected.
 BETTER MATERIALS Chosen for longevity, performance, and timeless appeal.	 BETTER CONNECTIVITY Easy access. Project located just 400 meters from STRR
 BETTER DESIGN Where form follows function beauty and intelligence	 BETTER LIVING Where everything comes together, effortlessly.

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PROMOTER

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