



LIVE
GROW
BLOOM





Land Area
5.5 Acres

Units
540

BHK Type
1, 2 & 3

Club house
20,000 sqft

HOME ISN'T A PLACE ...
IT'S A FEELING ...

SOUL TREE is not just a project, It's an Emotion.

Its a place to MINGLE, to LIVE and to GROW.

It thrives on the idea that 'LIFE HAPPENS OUTSIDE'.

The project is designed around the existence of a auspicious banyan tree at the site, the SOUL of the project.

Soul Tree is conceptualised to offer more than just an apartment space to a buyer. It offers an environment beyond the inside, an environment on the outside that encourages collaboration and wholesome community living.



KEY FACTORS



HOMES THAT
BREATHE ...

HOMES THAT
SHINE ...

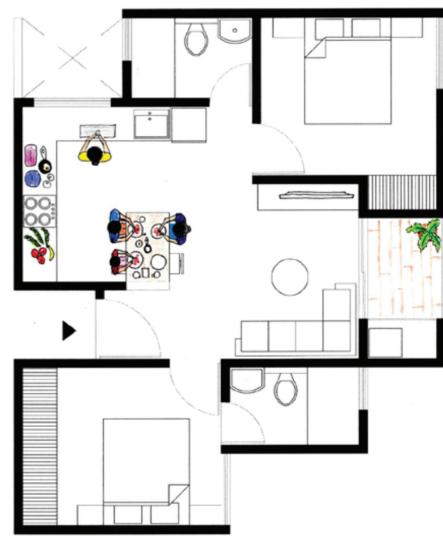
HOMES THAT
FLEX ...

HOMES THAT
CONNECT ...

HOMES THAT
EXPERIENCE
NATURE ...

HOMES THAT
ARE
INTELLIGENT ...

Fueb

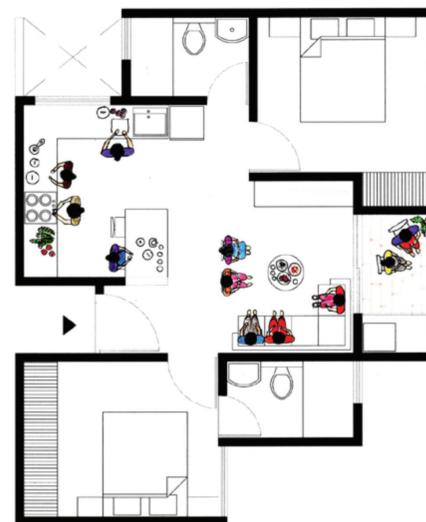


When you need your
own space...



When you want to spend
some time together ...

When it's housefull with
your loved ones ...



ONE SPACE MANY POSSIBILITIES ...

Homes have been designed to meet a verity of lifestyles, such that they allow for maximum flexibility of use within the units along with ample cross ventilation and natural light.

MAKE YOUR HOME WHAT
YOU WANT IT TO BE ...

SPACES INSIDE & OUTSIDE ...



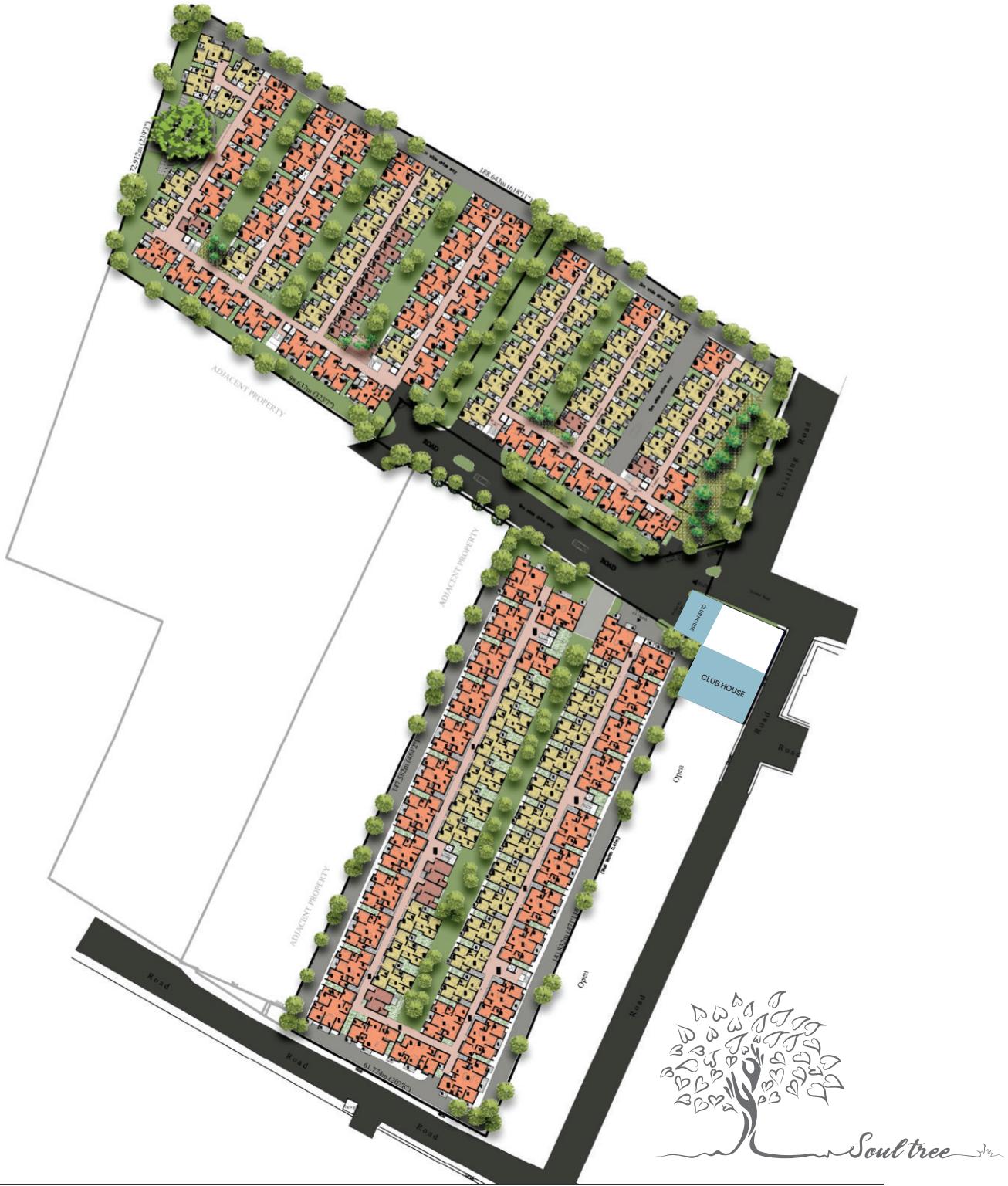
The design of the project is connected to nature that can upgrade the entire essence of a wholesome community living.



MASTER PLAN

- 1. MAIN ENTRY / EXIT
- 2. ENTRANCE PLAZA WITH SPECIAL PAVING
- 3. CLUB HOUSE
- 4. DROP OFF / PICKUP POINTS
- 5. SERENITY BLOCK ENTRY / EXIT
- 6. BLISS BLOCK ENTRY/EXIT
- 7. WALKING TRACK
- 8. REFLEXOLOGY PATH
- 9. CHILDRENS PLAY AREA
- 10. OUTDOOR EXERCISE STATION
- 11. SENIOR CITIZEN SEATING CORNER
- 12. CHIT CHAT CORNER
- 13. PLAY LAWN
- 14. TODDLERS INTERACTIVE CORNER
- 15. EXISTING PEEPAL TREE
- 16. AMPHI THEATER
- 17. INTERACTIVE STAIRCASE
- 18. ELEVATED WALK WAY

- 19. MEDITATION CORNER
- 20. YOGA/ MEDITATION TERRACES
- 21. FEATURE WALL
- 23. HEALING GARDEN
- 24. NIRVANA BLOCK DROP OFF
- 25. NIRVANA BLOCK ENTRY/ EXIT
- 26. KID'S PLAY AREA
- 27. HALF BASKET BALL COURT
- 28. FRAGRANCE GARDEN
- 29. BUTTERFLY GARDEN
- 30. SUN RISE GARDEN
- 31. RAISED PLANTER BOX WITH SEATER
- 32. SKATING RINK
- 33. SERVICES
- 34. INTERNAL DRIVE WAY
- 35. CRICKET NET PRACTICE COURT
- 36. LIFT LOBBY WITH RISED DECK & TREES
- 37. APPROACH ROAD





A PERFECT CLUB FOR YOUR HOME ...

At Soul Tree, quality of life is the absolute priority. Our clubhouse attests to that. The 15,000 to 20,000 sq ft clubhouse has a half indoor, partially covered swimming pool for adults and toddlers. It is designed to keep all your needs in mind.

LIST OF MORE AMENITIES ...

- | | |
|--------------------|--------------------------------|
| - Indoor games | - Slide to GF from podium |
| - Snooker | - Climbing net to podium |
| - Creche/Lego room | - Kids play area |
| - Party hall | - Outdoor GYM |
| - Barbaque zone | - Amphitheatre |
| - sand pit | - Butterfly zone |
| - Tot lot | - Pickup and drop off |
| - Skating strip | - Rock climbing wall to podium |





Walking path & Jogging track



Senior citizen zone



Yoga & meditation zones



Multiple leisure podiums & seating



Skating strip



Indoor & outdoor Gyms



SPORTS FOR ALL ...

At SOUL TREE we have something for everyone from Cricket practice nets, Table tennis , half basket ball court, Badminton court to skating rink and partially covered swimming pool to connect with the community around you and at the same time we also have jogging and walking paths, reflexology path, yoga and meditation zones ,multiple liesure podiums & seatings spread accross the project to make you feel the calm of nature around you.





FEEL GREEN ...

ENERGY CONSERVATION

Energy efficient lights in common areas
Solar powered street lights

WATER CONSERVATION

Dual piping & dual flush system for sanitary
All landscape maintained through recycled water
Water efficient fixtures, Rain water harvesting
and Ground water recharge

SOLID WASTE MANAGEMENT

Segregation at source Organic waste convertor



SPECIFICATIONS

DOORS

Door – SHOBHA DOORS

FLOORING TILES

- ZEALTOP

PAINT

- ASIAN PAINTS

PLUMBING

- TOTO/ Grohe/ Jaguar

ELECTRICAL

- FUEB intelligent Touch switches at an additional cost
- ANCHOR switches
- ANCHOR wires.

GENERATOR BACKUP

- CUMMINS

ELEVATOR

- SCHINDLER.

01

CIVIL THE FINER DETAILS

STRUCTURE

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

WALLS

- External walls with 6" solid concrete blocks and internal walls with 4" solid concrete blocks

PLASTERING

- Sponge finish for external walls
- Smooth sponge finish for internal walls

02

ARCHITECTURE THE FINER DETAILS

DOORS

- Main Door - Engineered wooden door. full width jamb (with architrave)
- Main Door fitted with FUEB SMART DIGITAL DOOR LOCK
- Internal doors - Engineered wooden doors with laminate finish

WINDOWS

- UPVC sliding windows with mosquito mesh and MS safety grill.

FLOORING

- Living, kitchen and dining.
- bedrooms : double charged vitrified tiles.

BATHROOM

- Floor : Antiskid ceramic tiles flooring
- Walls : Glazed ceramic tiles
- False ceiling : Grid false ceiling with PVC coated tiles and shadow channels.

PAINT

- External walls : Exterior grade emulsion
- Internal Walls : Emulsion over wall care putty

03

PLUMBING, ELECTRICAL & SERVICES THE FINER DETAILS

CP & SANITARY FITTINGS & FIXTURES

- Grohe or jaguar or equivalent make ISI CP and sanitary fittings.
- TOTO or equivalent soft close seat ccover EWC
- TOTO or equivalent monolithic one piece sink

ELECTRICAL

- Wipro switches or equivalent
- Automated smart touch switches by FUEB at additional cost
- Fire resistant anchoror polycab or equivalent wires.

ELECTRICAL POINTS

- Provision of electrical points for refrigerator, chimney and washing machine.
- TV & Telephone point in living room.
- Electrical point for geyser & exhaust fan in toilets.
- AC point for master bedrooms

GRID POWER AND BACKUP POWER

- EB power : 3 KW
- DG power backup : 1 KW
- Common areas : 100% backup for lighting, lifts and utilities.

ELEVATOR

- 6/8 Passenger capacity elevator of reputed make.

A PERFECT LOCATION FOR YOUR HOME...

Sompura Gate, Sarjapur Road, located in south-east Bangalore, is one of the fastest-growing parts of the city which makes it perfect property investment destinations. Despite its close proximity to the IT hubs of the city it still retains the peaceful & serene aspect missing from almost every other part of the city. The real estate demand in this location has seen a ten folds increase.

 Corporates	 Hospitals
RGA Tech Park	Town Hospital, Sarjapur
Decathlon Limited	Spandhana Hospital
Wipro Corporate Park	Columbia Asia, Sarjapur
Electronic City	Hepline Hospital
Whitefield	Sakra world hospital
Cessna Business Park	Narayan Multi Speciality Hospital
 Retail & Entertainment	 Educational Institutions
NVKM Complex	TISB
Food City Hypermall	Greenwood High Int'l. School
Unique Hypermarket	Inventure academy
Phoenix Marketcity	Indus International School
Inorbit Mall	Shlok International
PVR Soul Spirit	ISME management School
	Azim Premji University (Wipro)



ABOUT

MODERN SPAACES

BUILDING EXCELLENCE

We do not just sell dreams, we sell homes.

We are part of an exciting process to create places for people to live, grow, bloom, play, heal and celebrate. All of this, in addition to assuring you quality at an affordable cost.

We believe that buildings are not just meant to be occupied, they are meant to be experienced. We believe in Crafting experience, and the difference is our people. Our core principals are to build projects safely and timely.

Contact: 90305 05501/ 99800 62323
Email: sales@modernspaaces.com



PROJECT ADDRESS:

SOUL TREE, Sy. no: 13/1 ,Ittina haveli layout,
Sompura, Sarjapura main road,
Bangalore - 562125

ARCHITECTS:

Liminal Space, Jayanager Nagar, Bangalore.
Name: Harsha | Ph: 99455 12330
Mail: harsha.liminalspace@gmail.com

OFFICE ADDRESS:

#73/2, Chambenahalli Village, Dommasandra
Post, Near Asset Serene Apartment, Sarjapura
Main Road, Bangalore – 562 125

LEGAL:

Law Park Associates, HSR Layout, Bangalore.
Name: S M Manjunatha | Ph: 98456 65379
Mail: lawparkassociates@yahoo.co.in