



SOULACE

MODERN SPACES

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



Project at a glance

26.5

Acres

Land Extent

266

Villas

No. of Villas

Configuration



All 4 & 5 BHK
with a personal Lift

Plot Area



1809-4335 Sq.ft

Villa Built up Area



3287 & 4335 Sq.ft

Construction



Full RCC - AluForm
Technology

Location



Off Sarjapur Road

Legal



RERA registration,
DMCO, Approved

Possession



June 2025
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. DRIVEWAY
- 2. DRIVEWAY
- 3. DRIVEWAY

Active Zone

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

Kids Zone

- 1. DRIVEWAY
- 2. DRIVEWAY
- 3. DRIVEWAY

Work From Home

- 1. DRIVEWAY
- 2. DRIVEWAY

Recreation Zone

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

Green Zone

- 1. DRIVEWAY
- 2. DRIVEWAY
- 3. DRIVEWAY
- 4. DRIVEWAY
- 5. DRIVEWAY

Miscellaneous

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

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:

*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



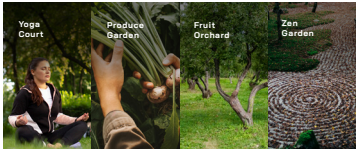
Cricket Pitch



Skate Park

Outdoor Amenities:

*Images for reference only



Yoga Court

Mindfully made to enhance your meditation sessions.

Produce Garden

Get that green thumb working with organic farming.

Fruit Orchard

Let your children explore and enjoy time with nature.

Zen Garden

Step into tranquility with our Japanese inspired Zen garden.



Banyan Kund



Solitude Nook



Silent Workpod

Outdoor Amenities:

Images for reference only



Pet Park

Seniors Court

Kids Play Area

Outdoor Dining

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

Images 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 Private Elevator

Plot Area

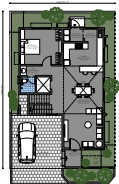
1809 Sq.ft

Villa BUA

3387 Sq.ft



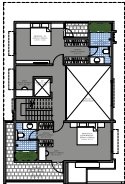
GROUND FLOOR



Family Space

Enjoy quality time with your loved ones.

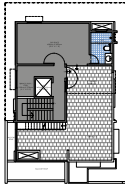
FIRST FLOOR



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 Private Elevator
+ Service Quarter

Plot Area

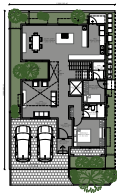
2325 Sq.ft

Villa BUA

4235 Sq.ft



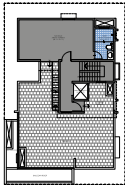
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Family Space

Enjoy quality time with your loved ones.

Personal Space

Your very own private space for some me-time.

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

STRUCTURE

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

WALLS

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

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.
-

FLOORING

- Italian marble flooring in living, dining, kitchen & bedrooms.
-

BATHROOMS

- Flooring : Anti-Skid Ceramic tiles
 - Wall : Ceramic Tiles
 - False Ceiling : Grid Ceiling with shadow channels
-

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
-

GRID POWER/BACKUP

- EB Power : 10 KV
- DB 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

MODERN
M
SPACES

Project funded by
Bajaj Housing Finance Ltd.



Project under development and funded by Bajaj Housing Finance Limited.
All repayment's (EMIs) guaranteed by mortgage from Bajaj Housing
Finance Limited will be provided for sale of flats.

Contact

+91 9008 288 288

Corporate Office

73/2, Near Asset Serene Apartment, Chamberahalli,
Sarjapura Main Road, Bangalore-562125

Project Address

Sy.No. 40/1, Kade Agrahara Village, Sompura Gate,
Off Sarjapura Main Road, Bangalore-562125

Project RERA

PRM/KA/RERA/125/1308/P9/150223/006723