



EMBRACE PURE
luxury

SOBHA
WINCHESTER
LIVE THE ROYAL LIFE



SUPERIOR LIVING AT A PREMIUM
address

Sobha Winchester is located on the majestic and spacious 200-feet, Thoraipakkam - Pallavaram Road. A location that is close to Velachery and allows easy access to the buzzing IT corridors, a plethora of distinguished educational institutions, reputed multi-specialty hospitals; keeping your convenience in mind.



SOBHA
WINCHESTER
LIVE THE ROYAL LIFE

LUXURY THAT IS
timeless

Because when it comes to true luxury there's always room for more.

Abounding in impressive craftsmanship and elegant design, Sobha Winchester stands tall with unmatched charm far beyond the existing definition of fine living.

A towering exemplar of exquisite styling and excellent quality synonymous with the SOBHA brand, it epitomises exclusivity and superior luxury.



At Sobha Winchester, you have the exclusivity of having lifestyle and luxury driven amenities. A clubhouse with ample space to relax and rejuvenate. An artfully-designed swimming pool. Landscaping envisioned and embodied to give you a great feel. Designed with an unerring attention to detail, there's only one thing you can do. Indulge.

DESIGNED TO
impress



Well-appointed
luxury Clubhouse



Swimming Pool &
Toddlers Pool



Gymnasium



Multipurpose Hall



Badminton
Court



Water Fountain



Landscaped
Parks



Children's
Play Area



Jogging Path



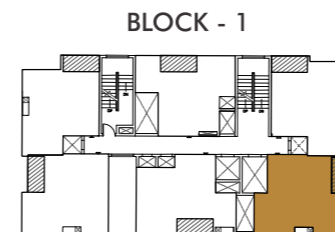
Net Cricket



Land Area : 4.295 acres
Structure : 3B + G + 19 Floors
No. of Blocks : 4
No. of Units : 344

PLANNED WITH
panache

TYPE	SUPER BUILT-UP AREA
1 BHK	60.53 sqm - 61.92 sqm (651.59 sft - 666.49 sft)
2 BHK	127.88 sqm - 133.21 sqm (1376.51 sft - 1433.81 sft)
2.5 BHK	137.88 sqm - 147.68 sqm (1484.13 sft - 1589.61 sft)
3 BHK	164.39 sqm - 178.25 sqm (1769.53 sft - 1918.66 sft)
4 BHK	255.52 sqm - 261.68 sqm (2750.44 sft - 2816.71 sft)

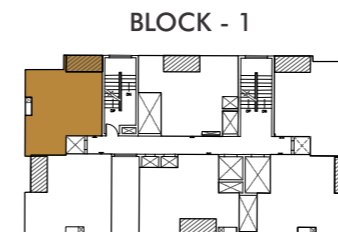


FLOOR PLANS

1 BHK

TYPE - B
BLOCK 1
 SBA : 60.63 sqm (652.61 sft)



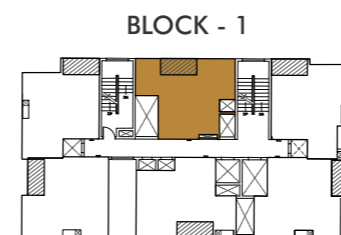


FLOOR PLANS

1 BHK

TYPE - E
BLOCK 1
 SBA : 60.86 sqm (655.09 sft)





FLOOR PLANS

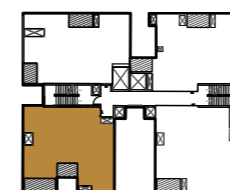
1 BHK

TYPE - F
 BLOCK 1
 SBA : 61.92 sqm (666.49 sft)





BLOCK - 2



FLOOR PLANS
2.5 BHK

TYPE - G1
 BLOCK 2
 SBA : 146.13 sqm (1572.92 sft)

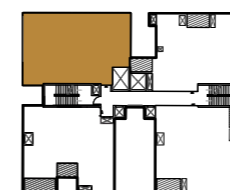




FLOOR PLANS

2.5 BHK

BLOCK - 2

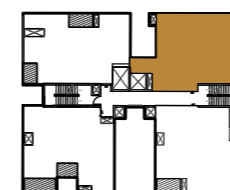


TYPE - H
BLOCK 2
 SBA : 145.21 sqm (1563.08 sft)





BLOCK - 2



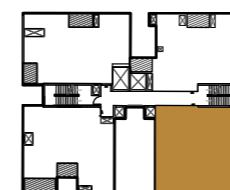
FLOOR PLANS
2.5 BHK

TYPE - I
BLOCK 2
 SBA : 137.88 sqm (1484.13 sft)





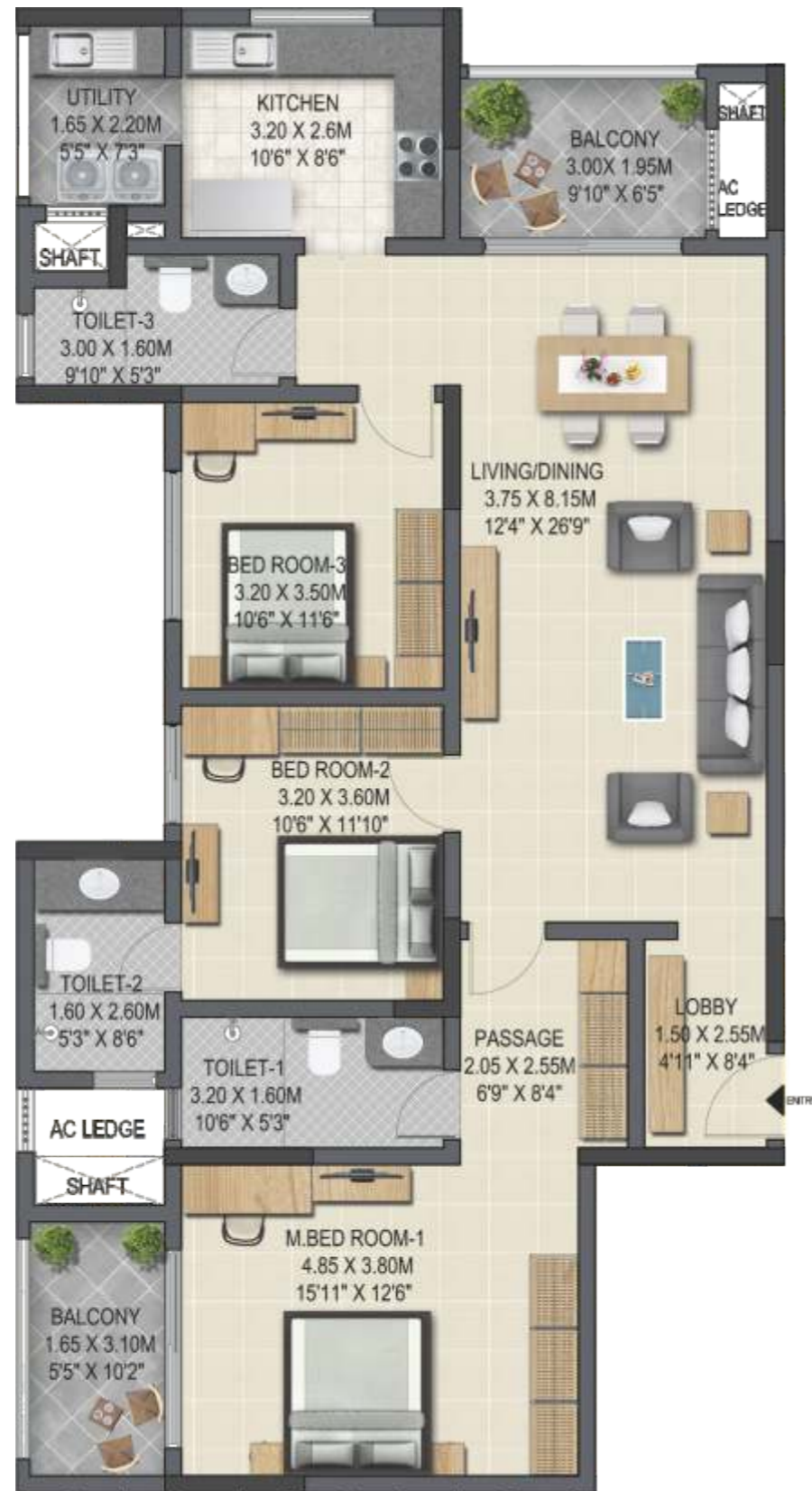
BLOCK - 2



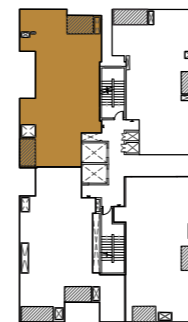
FLOOR PLANS
2.5 BHK

TYPE - J
BLOCK 2
 SBA : 146.65 sqm (1578.50 sft)





BLOCK - 3



FLOOR PLANS

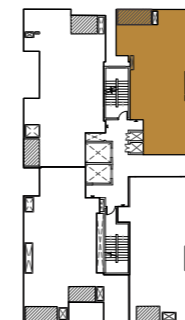
3 BHK

TYPE - K2
BLOCK 3
 SBA : 174.42 sqm (1877.51 sft)





BLOCK - 3



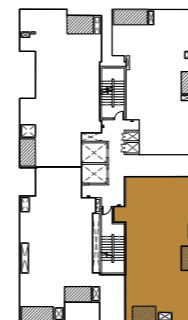
FLOOR PLANS
3 BHK

TYPE - L
BLOCK 3
SBA : 164.39 sqm (1769.53 sft)





BLOCK - 3



FLOOR PLANS

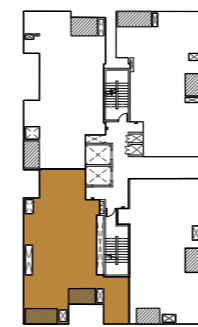
3 BHK

TYPE - M2
BLOCK 3
 SBA : 165.79 sqm (1784.56 sft)





BLOCK - 3



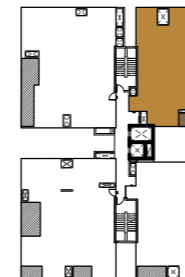
FLOOR PLANS
3 BHK

TYPE - N
 BLOCK 3
 SBA : 174.65 sqm (1879.98 sft)





BLOCK - 4

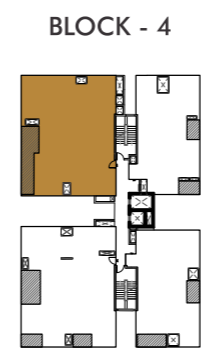
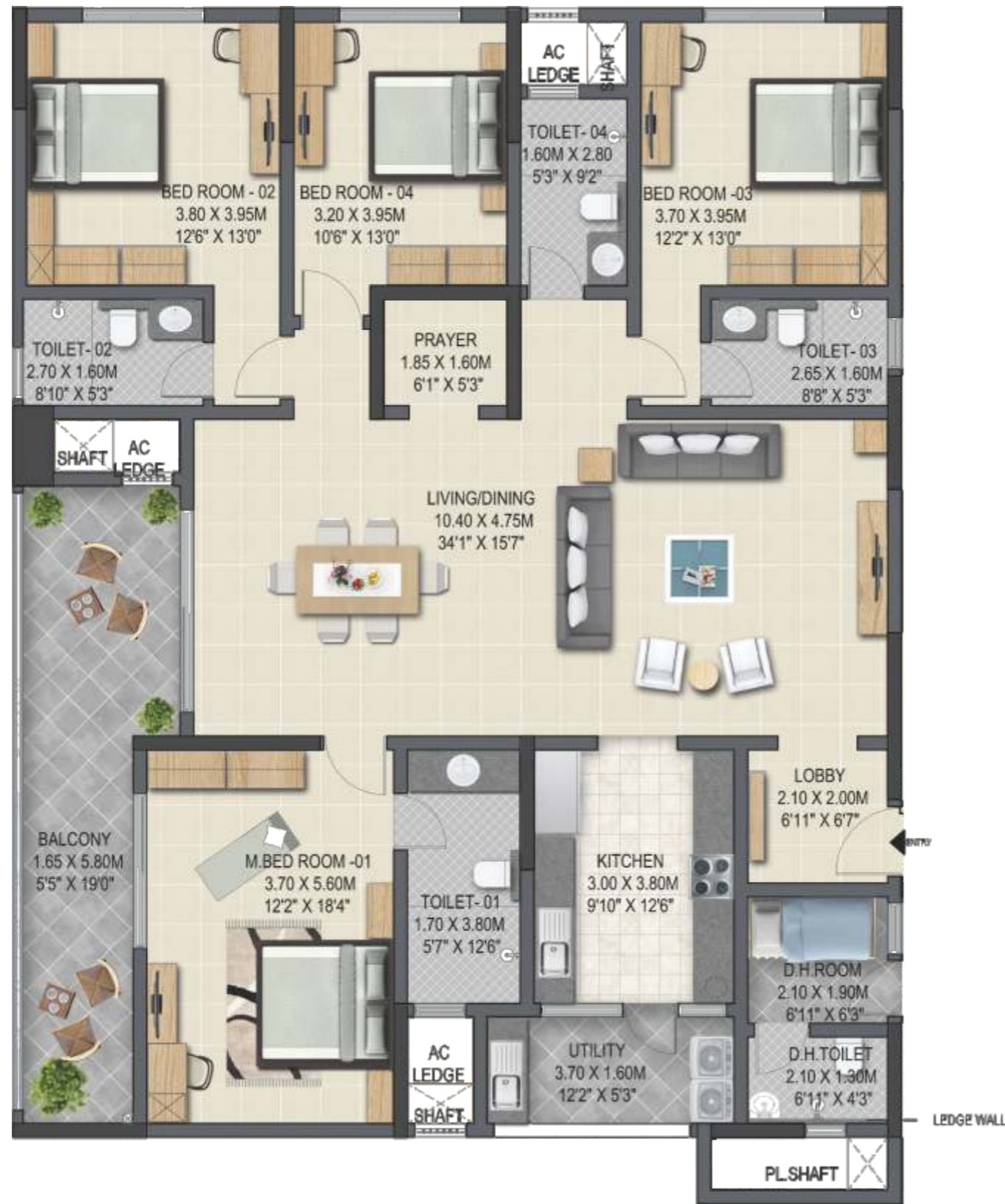


FLOOR PLANS

3 BHK

TYPE - P
BLOCK 4
 SBA : 170.23 sqm (1832.32 sft)





FLOOR PLANS

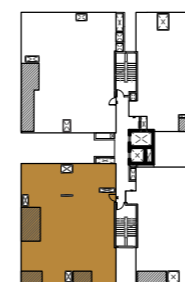
4 BHK

TYPE - P
BLOCK 4
 SBA : 170.23 sqm (1832.32 sft)





BLOCK - 4



FLOOR PLANS
4 BHK

TYPE - R1
BLOCK 4
 SBA : 259.58 sqm (2794.08 sft)



ARCHITECTURAL / CIVIL

Structure

- Three Basements + Ground plus 19 storeyed RCC framed structure with concrete block masonry walls
- Covered car park in Basement

Foyer/Living/Dining/Prayer/Passage

- Superior quality Vitrified / Ceramic Tile flooring and skirting
- Plastic emulsion paint for walls and ceiling

All Bedrooms

- Superior quality vitrified / Ceramic tile flooring and skirting
- Plastic emulsion paint for walls and ceiling

Kitchen

- Superior quality ceramic tile flooring
- Superior quality ceramic wall tiling up to ceiling
- Plastic emulsion paint for ceiling

Toilets:

- Superior quality Ceramic Tile flooring
- Superior quality Ceramic Tiles for walls up to False Ceiling
- False ceiling with grid panels
- Granite vanity counters

Domestic Help Toilet: (4 BHK ONLY)

- Superior quality Ceramic Tile flooring
- Superior quality Ceramic Tiles for walls up to False Ceiling
- False ceiling with grid panels

Sit-outs

- Superior quality Ceramic Tile flooring and skirting
- Granite coping for parapet / MS handrail as per design
- Plastic Emulsion paint for ceiling
- False ceiling wherever applicable
- All walls painted in Textured paint

Utility

- Superior quality Ceramic Tile flooring
- All walls painted in Textured paint
- False ceiling wherever applicable
- Plastic Emulsion paint for ceiling
- Granite coping for parapet

Private garden (above basement roof slab) [2/2.5 & 3 BHK ONLY]

- Soil filling with lawn
- Granite coping for parapet / MS handrail as per design

Domestic Help Room (4 BHK ONLY)

- Superior quality Ceramic Tile flooring
- Plastic emulsion paint for walls & ceiling

Joinery

Main Door/ Bedroom Doors

- Frame – Timber
- Architrave - Timber
- Shutters – with both side masonite skin

Toilet Doors

- Frame – Timber
- Architrave – Timber

- Shutters – with outside masonite and inside laminate
- All other external doors to be manufactured in specially designed heavy-duty powder coated aluminum extruded frames and shutter with panels.

Windows/Ventilators

- Heavy-duty powder coated aluminum glazed sliding windows made from specially designed and manufactured sections

Common Areas

- Granite/ Vitrified / equivalent flooring
- Superior quality ceramic tile cladding up to ceiling / false ceiling
- Plastic emulsion paint for ceiling
- Granite coping for parapet/MS handrail as per design

Staircase

- Granite/ Vitrified / equivalent for Treads & Risers (2 / 2.5, 3 & 4 BHK ONLY)
- Cement concrete for Treads & Risers (1 BHK ONLY)
- MS handrail as per design.
- Plastic emulsion paint for Walls
- Plastic emulsion paint for ceiling

Lifts

- Total no. of lifts- 2. of reputed make

Landscape

- Designer landscaping

Disclaimer:

Marble / Granite being natural materials have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the

Company or Competent Authority. Marginal variations may be necessary during construction. The brands of the equipments / appliances are tentative and liable to change at the sole discretion of the Company. Applicant / Allottee shall not have any right to raise objections in this regards. Areas and plans are subject to changes following detail design of services.

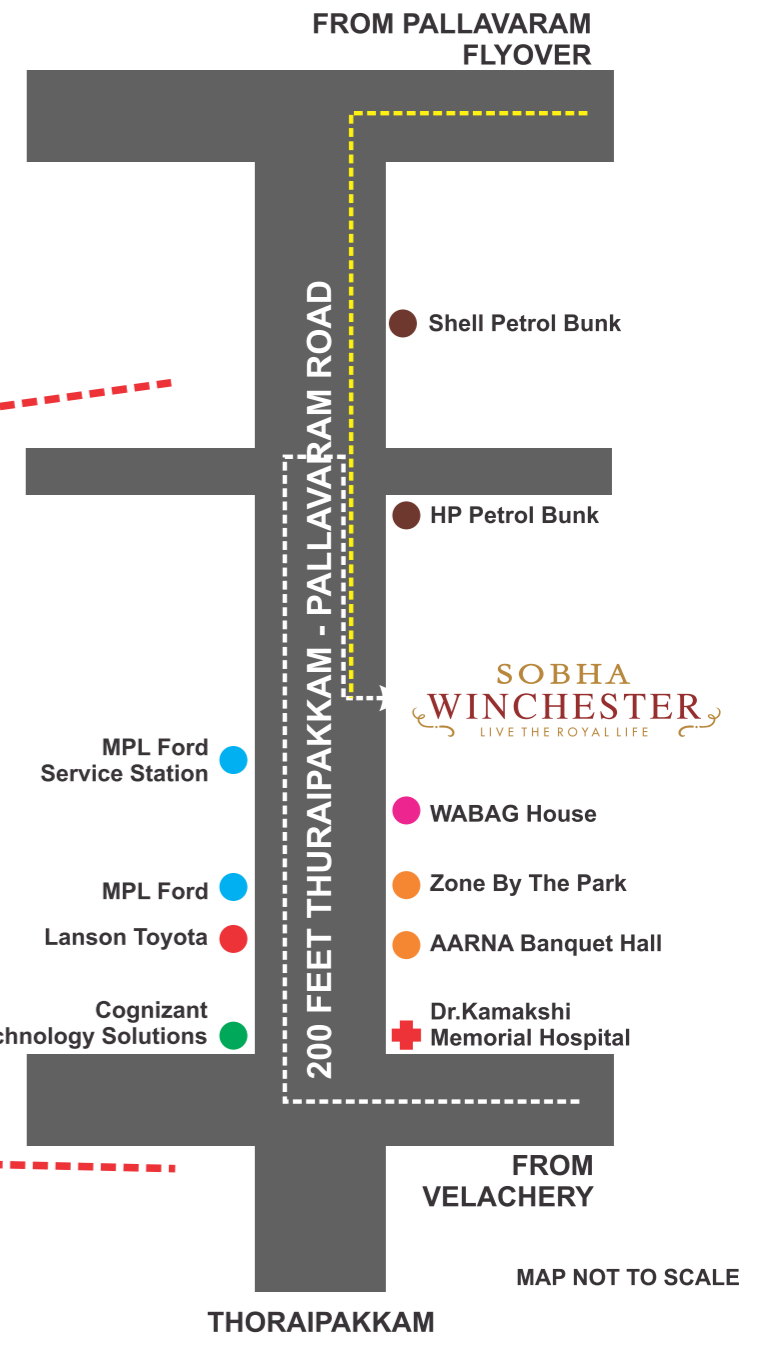
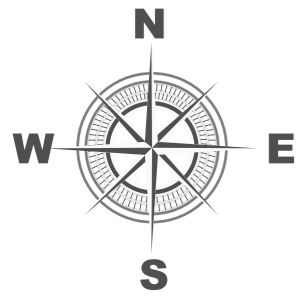
1. Size / Shape / Positions of openings, ducts, balconies and landscape are subject to change.
2. Room sizes indicated are structural sizes and actual sizes may vary due to finishes.
3. Areas mentioned are subject to change after finalization of services and structural design.
4. The furniture shown in the drawing is only to indicate the space available and the likely position of electrical points.

This brochure is conceptual and not a legal offering. All plans, specifications, artistic, renderings and images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets do not form a part of the offering. While we have done our best to maintain accuracy of fact, the company reserves the to add, delete or alter any details without prior notice.

Linear measurements and areas shown may be reckoned in metric system by the conversion as follows : 1 metre = 3.2808 feet, 1 sq m = 10.7634 sq ft in compliance with the Weights and Measurements Act.

GENERAL UNIT

specifications



SCAN THE QR CODE TO GET DIRECTIONS IN GOOGLE MAP

TAMBARAM - MEDAVAKKAM ROAD

CONNECTIVITY WITHOUT
compromise

Hospitals

- Dr. Kamakshi Memorial Hospital
- Neo Life Children's Hospital
- Grace Multi-speciality Hospital
- Prashanth Multi-speciality Hospital
- Vijayam Hospital

Schools

- Ravindra Bharathi Global School
- Sans Academy
- Modern Senior Secondary School
- St. Thomas Mat. Higher Secondary School
- BVM Global School

Colleges

- Jerusalem College of Engineering
- Vels University
- Sri Balaji Dental College
- National Institute of Ocean Technology
- DB Jain College

Malls

- Phoenix Market City
- Grand Mall

MAP NOT TO SCALE

Sobha Limited

Chennai Regional Office: 115, Mahatma Gandhi Road, Nungambakkam, Chennai - 600 034.

Phone : +91 44 2833 4567 / +91 97888 59526

Sobha Winchester

200 ft, Thoraipakkam - Pallavaram Road, Chennai - 600 117.

www.sobha.com