



PASSION AT WORK

PROJECT PRESENTER

SOBHA
GALERA

MASTER PLAN

SOBHA GALERA

Row houses

4BHK TRIPLEX

4BHK DUPLEX



El Axis

- 01 Entrance Plaza**
A wide entrance with archway and cobble stone pavers
- 02 Central Avenue**
The core of Galera's community life with tree lined pedestrian walkways
- 03 Fountain Belleza**
A Spanish style elegant water fountain to invigorate your senses



Activity Zone

- 04 165m Leisure Trail**
A dedicated area for jogging or walking and is the heart of the activity zone
- 05 Activity Lawn**
An outdoor activity zone for the whole family including parties, sports or stargazing
- 06 Kids' Play Area**
Encourages outdoor activities and makes your kids' playtime active and engaging
- 07 Pergolas**
Stylish pergolas that add shade and style to the leisure trail
- 08 Outdoor Seating**
Dedicated seating areas to relax, read and to enjoy the outdoors



Rejuvenation Zone

- 09 Corner Cove**
A relaxing hang out spot that is also the perfect place to unwind and socialize
- 10 Reflexology Walk**
Improve your health and relax your mind with the reflexology walk



Features Galera

- 11 Sloped Roof**
Inspired by Spanish villa architecture, the sloped roofs are both stylish and functional
- 12 Private Garden**
A distinct feature of Spanish style homes, the garden can be used for outdoor activities like gardening, cookouts and get-togethers
- 13 Visitors' Car Park**
Galera has dedicated visitors' car parking space to keep the Central Avenue congestion free
- 14 Services**
Support services have been engineered to perfection and placed discreetly in the community



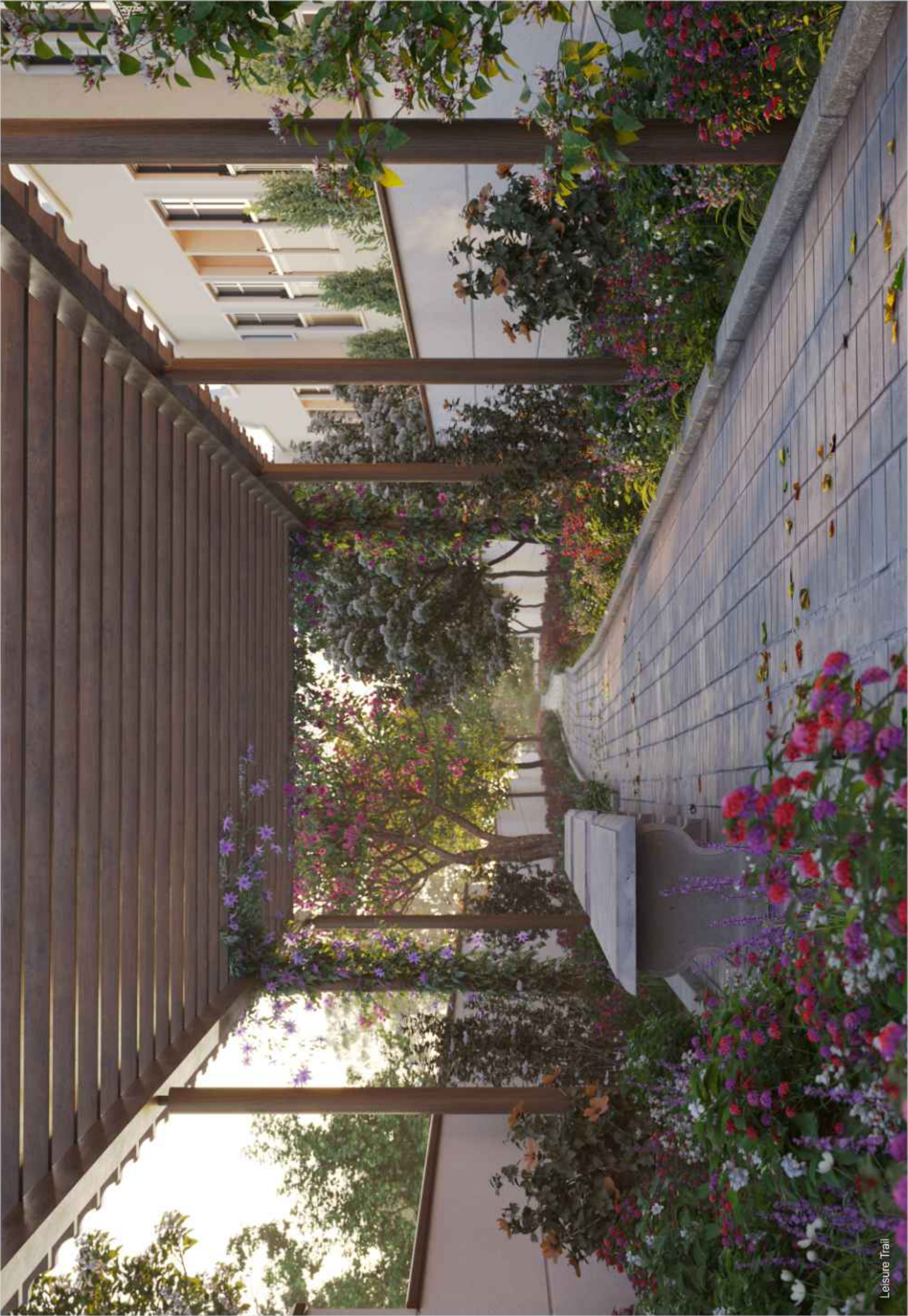
Row house Exterior View



Row house Exterior View



Fountain Belleza



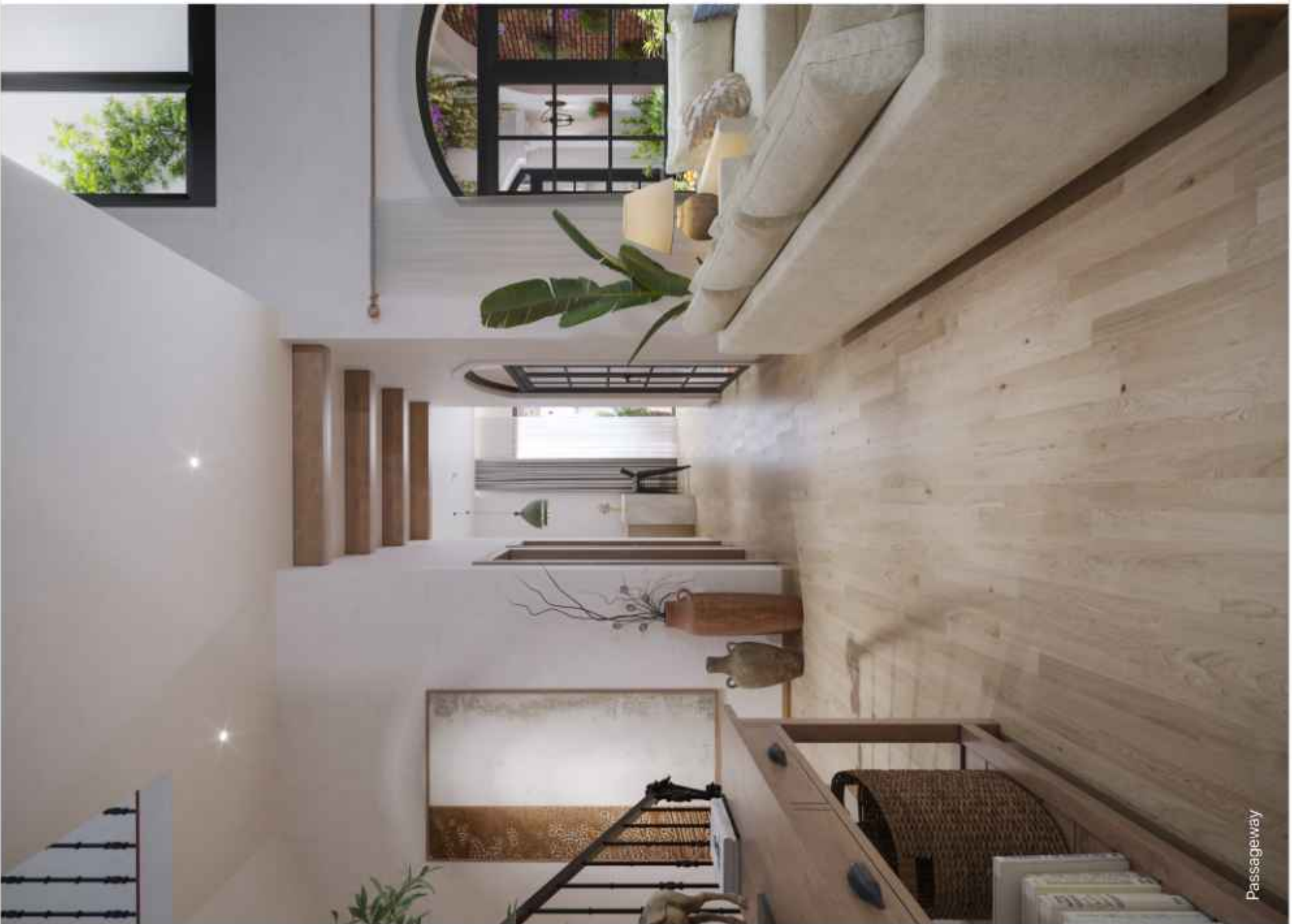
Leisure Trail



Living Room



Staircase



Passageway



Courtyard



Courtyard



Dining Room



Dining Room



Private Garden



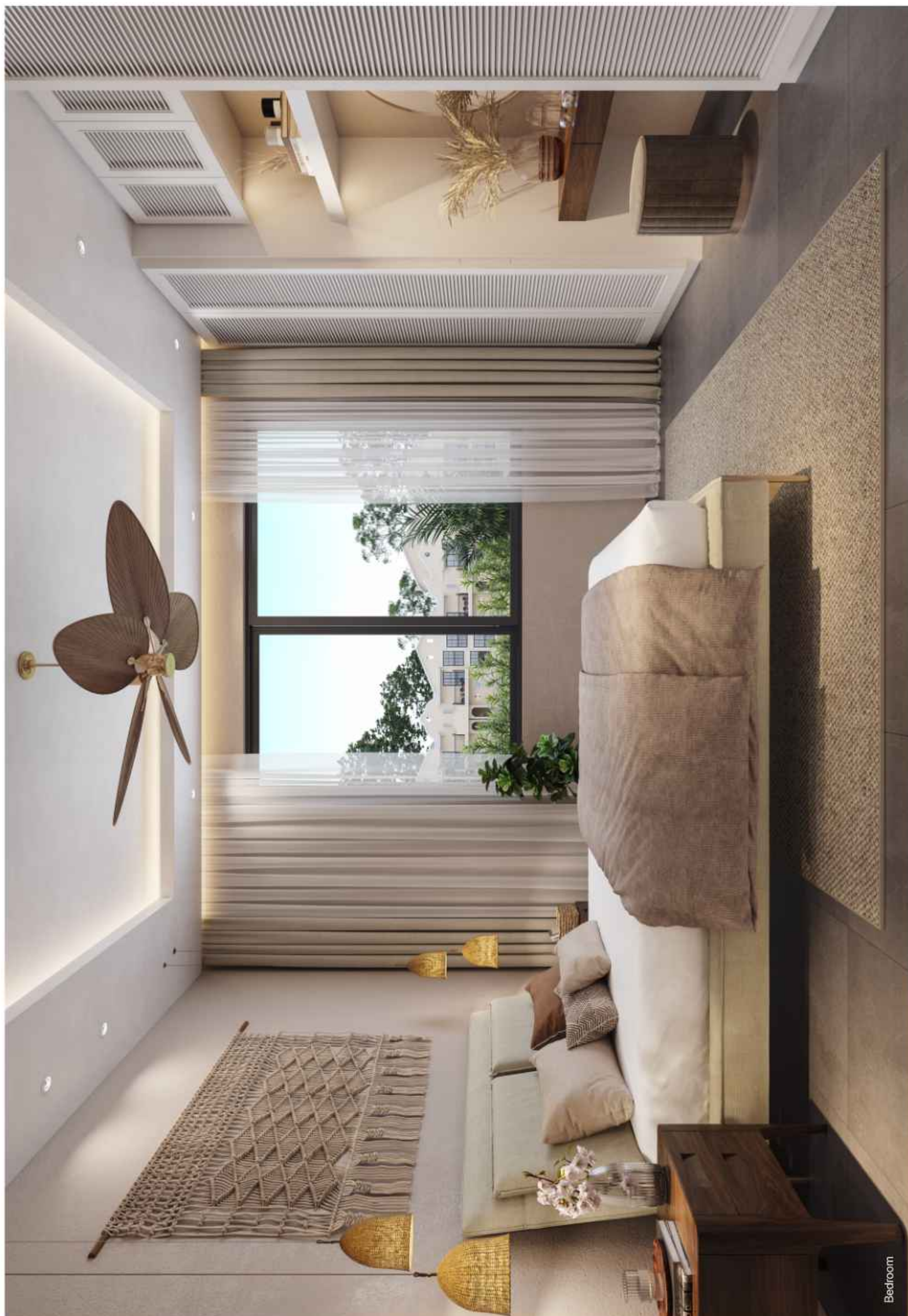
Bedroom



Bedroom



Bedroom



Bedroom



AVAILABILITY CHART

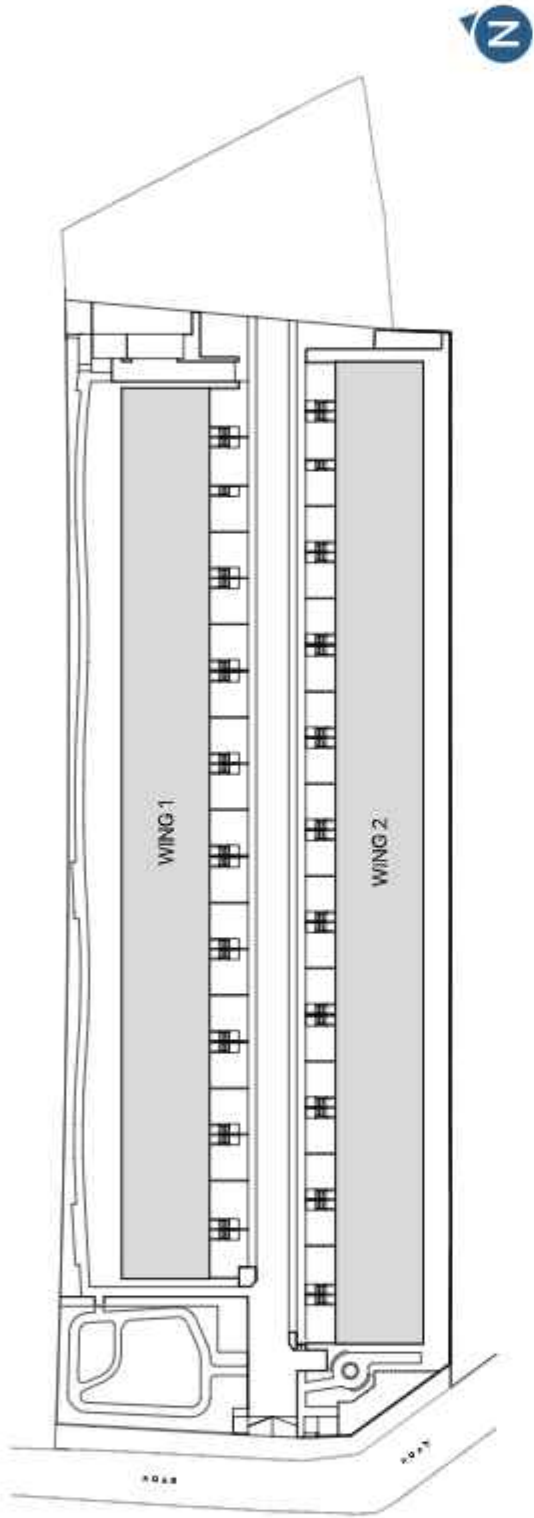
SOBHA GALERA

Row houses

TRIPLEX			
SBA PER UNIT	CARPET AREA (RERA)		NOS
A1- 402.92 sq.m. / 4337.63 sq.ft.	311.67 sq.m. / 3354.82 sq.ft.		2
A2- 400.28 sq.m. / 4304.62 sq.ft.	311.67 sq.m. / 3354.82 sq.ft.		1
A3- 400.81 sq.m. / 4314.36 sq.ft.	311.67 sq.m. / 3354.82 sq.ft.		1
A4- 403.28 sq.m. / 4340.94 sq.ft.	311.69 sq.m. / 3355.03 sq.ft.		2
A5- 400.64 sq.m. / 4312.53 sq.ft.	311.69 sq.m. / 3355.03 sq.ft.		1
A6- 401.18 sq.m. / 4318.26 sq.ft.	311.69 sq.m. / 3355.03 sq.ft.		1
DUPLEX			
SBA PER UNIT	CARPET AREA (RERA)		NOS
B1- 279.57 sq.m. / 3009.34 sq.ft.	228.50 sq.m. / 2459.57 sq.ft.		11
B2- 281.68 sq.m. / 3032.02 sq.ft.	228.50 sq.m. / 2459.57 sq.ft.		4
B3- 279.64 sq.m. / 3010.02 sq.ft.	227.49 sq.m. / 2448.70 sq.ft.		13
B4- 281.74 sq.m. / 3032.70 sq.ft.	227.49 sq.m. / 2448.70 sq.ft.		4

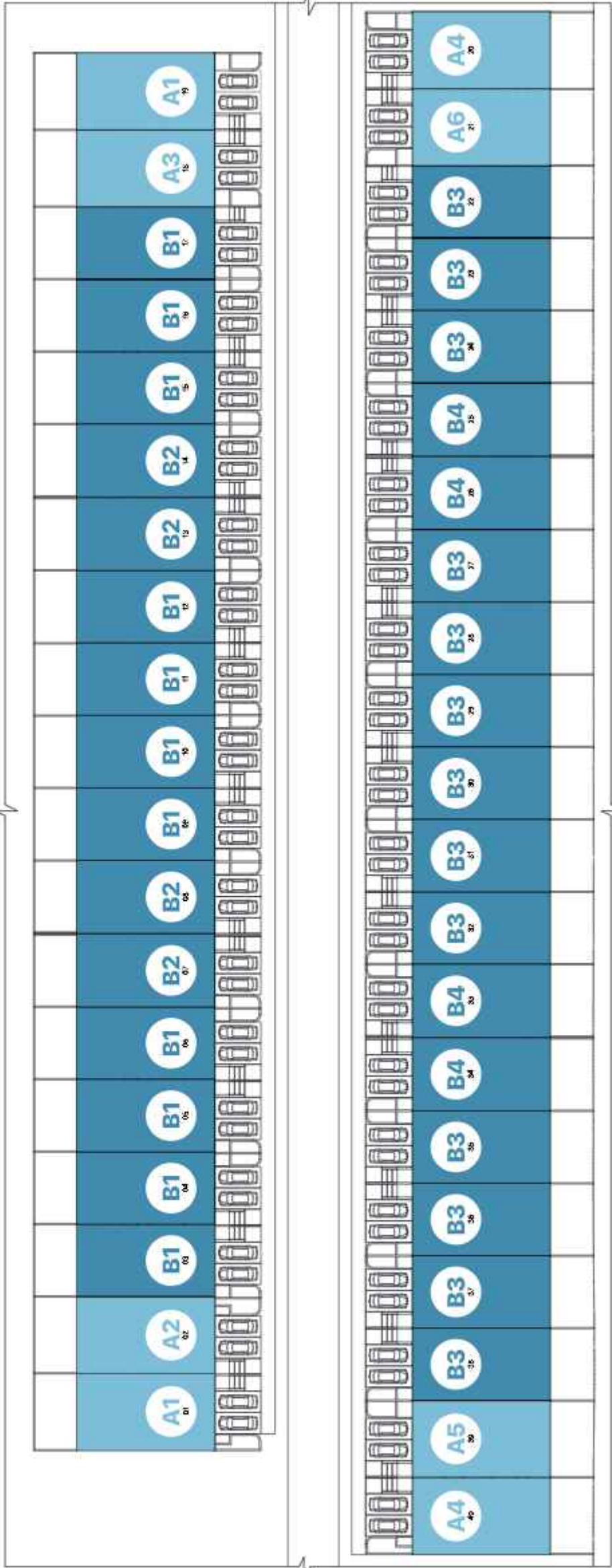
Key plan

Plan not to scale



Notes:

- Room sizes indicated are structural sizes and may vary due to finishes.
- Furniture, equipment, and kitchen counter-top are not part of the standard fixtures. This entry indicates the space available and the likely positions of electrical points.
- The company reserves the right to alter, amend, and vary the layout, plans, specifications and/or sizes, shapes and position of openings, ducts, columns, terraces and balconies without prior notice or obligation, as per the applicable laws.
- Carpet area shall mean the net usable floor area and the area covered by internal partition wall in the apartment and shall exclude area covered by external walls, service shafts, exclusive balcony or verandah and exclusive open terrace and any other limited common areas.
- This document is owned by the company and is protected by copyright and intellectual property laws. Any information or image contained in this document cannot be copied, transmitted, or reproduced without the express written consent of the company.



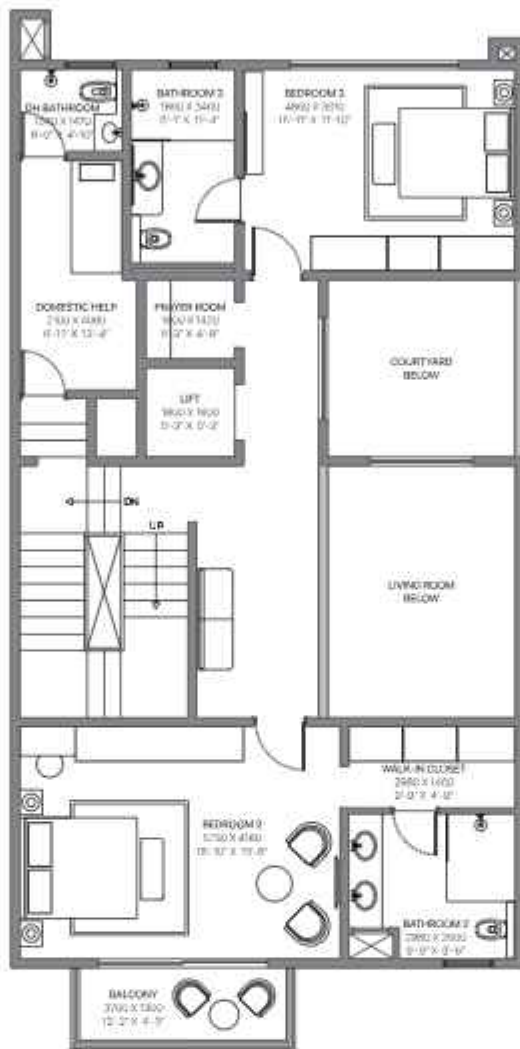
4BHK TRIPLEX

SBA 402.92 SQM | 4337.03 SFT

CARPET AREA 311.67 SQM | 3354.82 SFT



Ground Floor



First Floor



Second Floor

Plan not to scale

All dimensions in mm

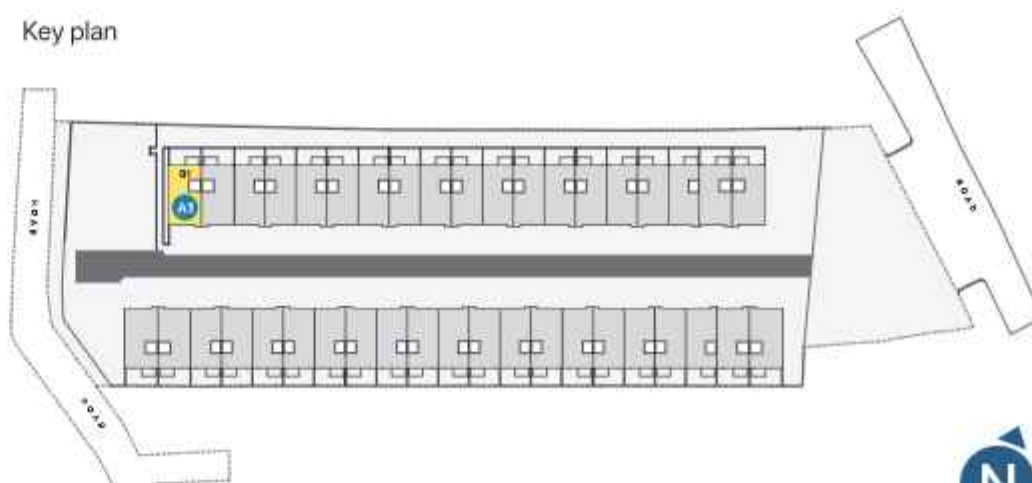


Scan QR code to know more about SOBHA Galleria

Notes:

- Room sizes indicated are structural sizes and may vary due to finishes.
- Furniture, equipment, and kitchen countertop are not part of the standard fixtures. This only indicates the space available and the likely positions of electrical points.
- The company reserves the right to alter, amend, and vary the layout, plans, specifications and/or sizes, shapes and position of openings, ducts, columns, terraces and balconies without prior notice or obligation, as per the applicable laws.
- Carpet area shall mean the net usable floor area and the area covered by internal partition wall in the apartment and shall exclude area covered by external walls, service shafts, exclusive balcony or verandah and exclusive open terrace and any other limited common areas.
- This document is owned by the company and is protected by copyright and intellectual property laws. Any information or image contained in this document cannot be copied, transmitted, or reproduced without the express written consent of the company.

Key plan

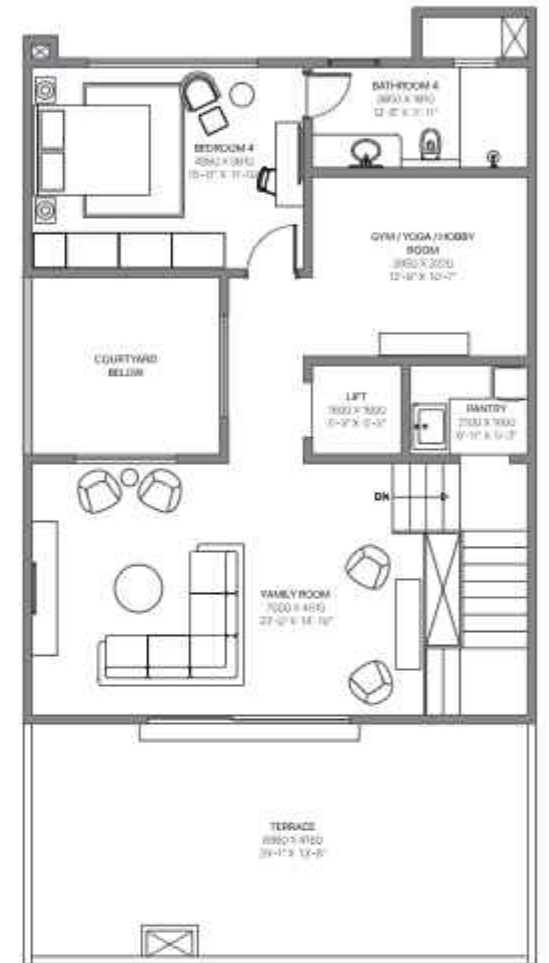
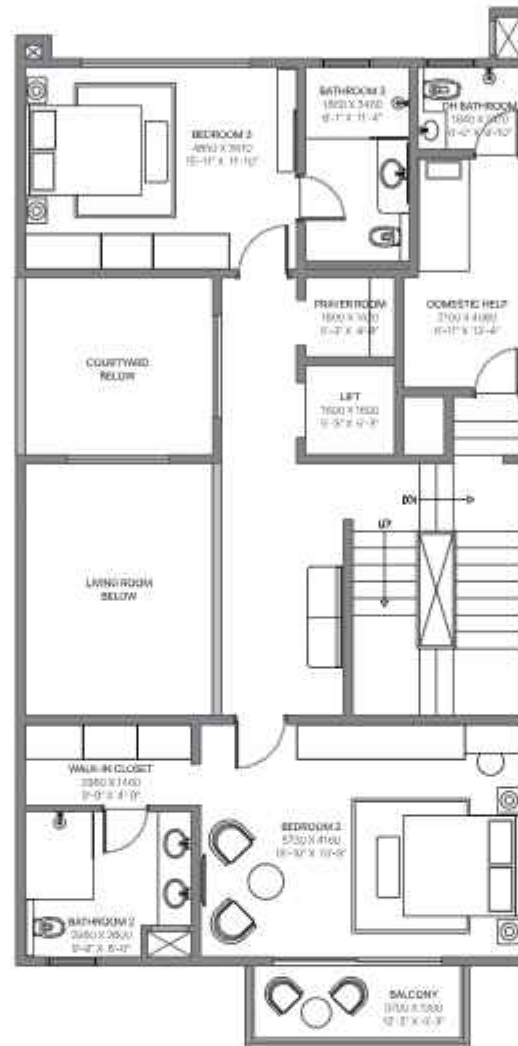


A1

4BHK TRIPLEX

SBA 402.92 SQM | 4337.03 SFT

CARPET AREA 311.67 SQM | 3354.82 SFT



Plan not to scale

All dimensions in mm

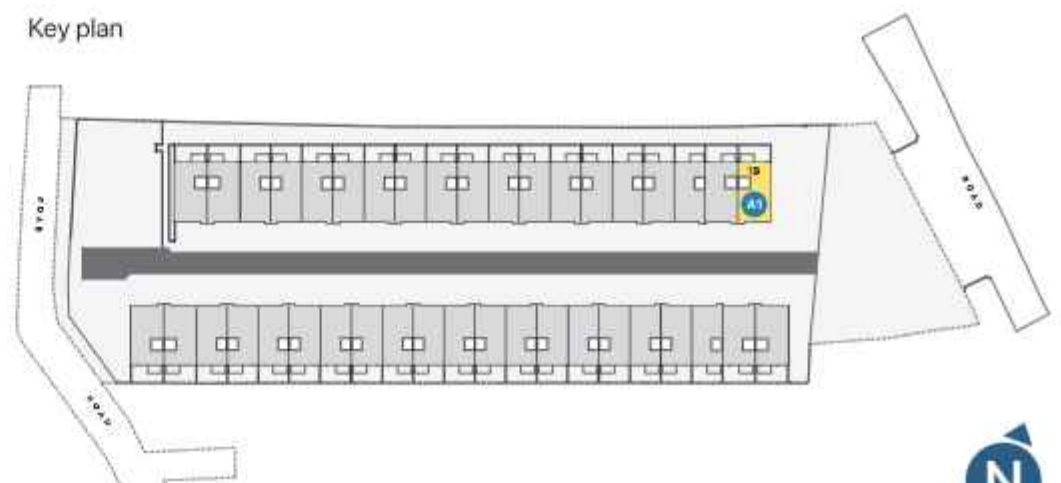


Scan QR code to know more about SDBHA Galera

Notes:

- Room sizes indicated are structural sizes and may vary due to finishes.
- Furniture, equipment, and kitchen countertop are not part of the standard fixtures. This only indicates the space available and the likely positions of electrical points.
- The company reserves the right to alter, amend, and vary the layout, plans, specifications and/or sizes, shapes and position of openings, ducts, columns, terraces and balconies without prior notice or obligation, as per the applicable laws.
- Carpet area shall mean the net usable floor area and the area covered by internal partition wall in the apartment and shall exclude area covered by external walls, service shafts, exclusive balcony or verandah and exclusive open terrace and any other limited common areas.
- This document is owned by the company and is protected by copyright and intellectual property laws. Any information or image contained in this document cannot be copied, transmitted, or reproduced without the express written consent of the company.

Key plan



A2

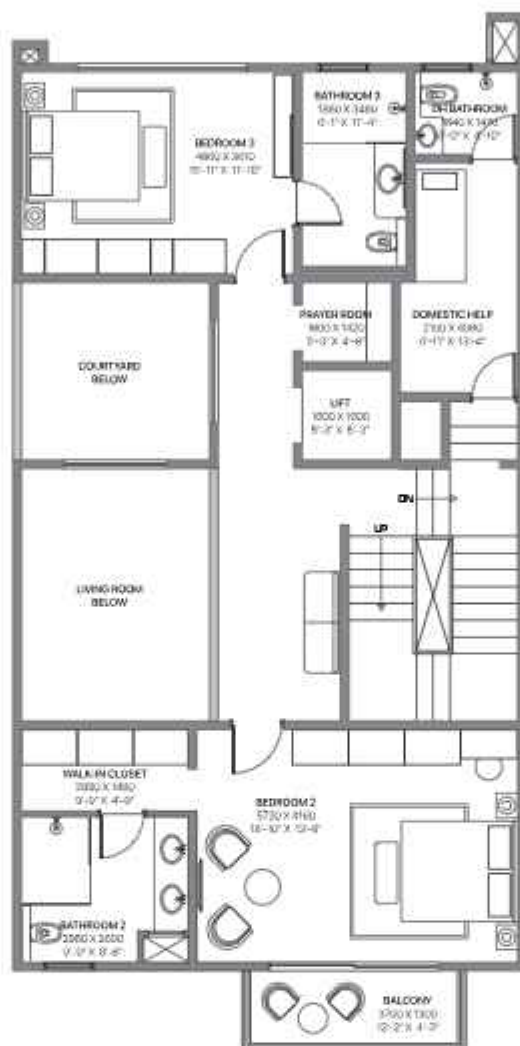
4BHK TRIPLEX

SBA 400.28 SQM | 4308.62 SFT

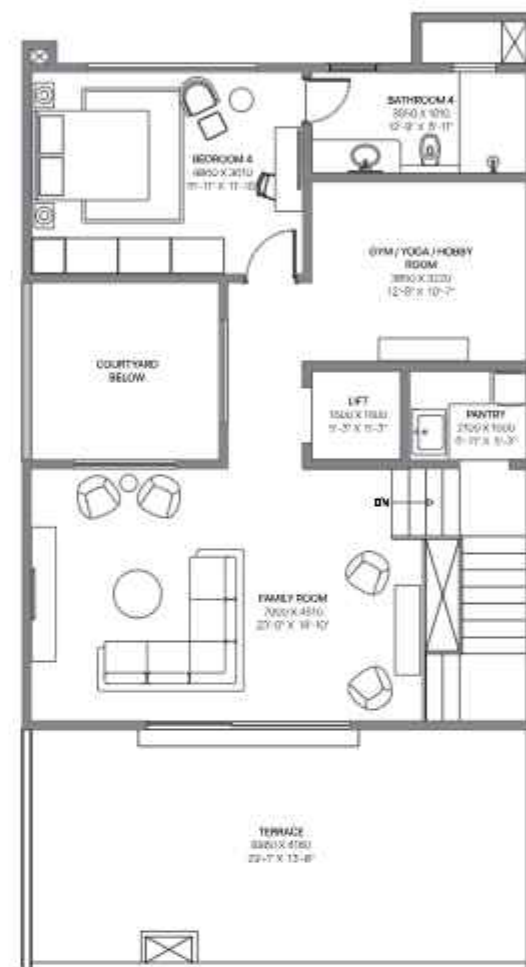
CARPET AREA 311.67 SQM | 3354.82 SFT



Ground Floor



First Floor



Second Floor

Plan not to scale.

All dimensions in mm

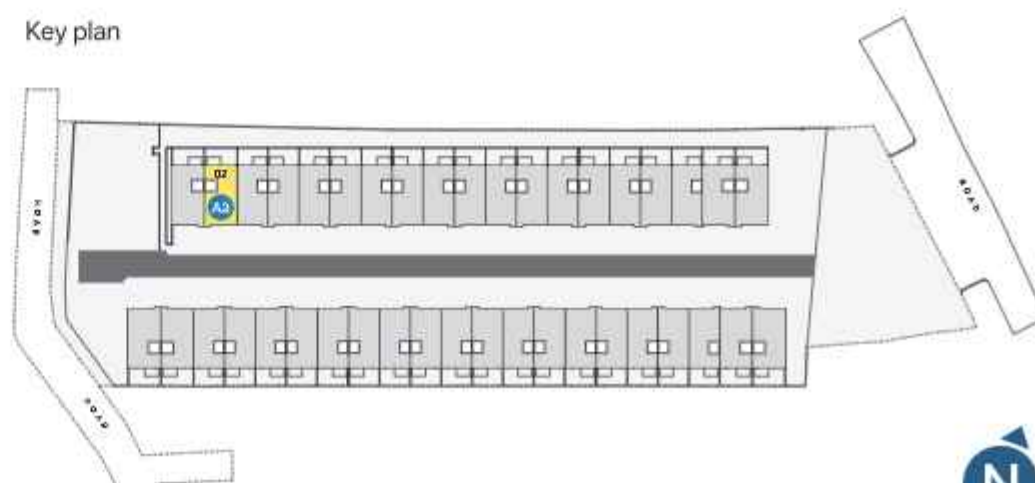


Scan QR code to know more about SOBHA Galera

Notes:

- Room sizes indicated are structural sizes and may vary due to finishes.
- Furniture, equipment, and kitchen countertop are not part of the standard fixtures. This only indicates the space available and the likely positions of electrical points.
- The company reserves the right to alter, amend, and vary the layout, plans, specifications and/or sizes, shapes and position of openings, ducts, columns, terraces and balconies without prior notice or obligation, as per the applicable laws.
- Carpet area shall mean the net usable floor area and the area covered by internal partition wall in the apartment and shall exclude area covered by external walls, service shafts, exclusive balcony or verandah and exclusive open terrace and any other limited common areas.
- This document is owned by the company and is protected by copyright and intellectual property laws. Any information or image contained in this document cannot be copied, transmitted, or reproduced without the express written consent of the company.

Key plan



A3

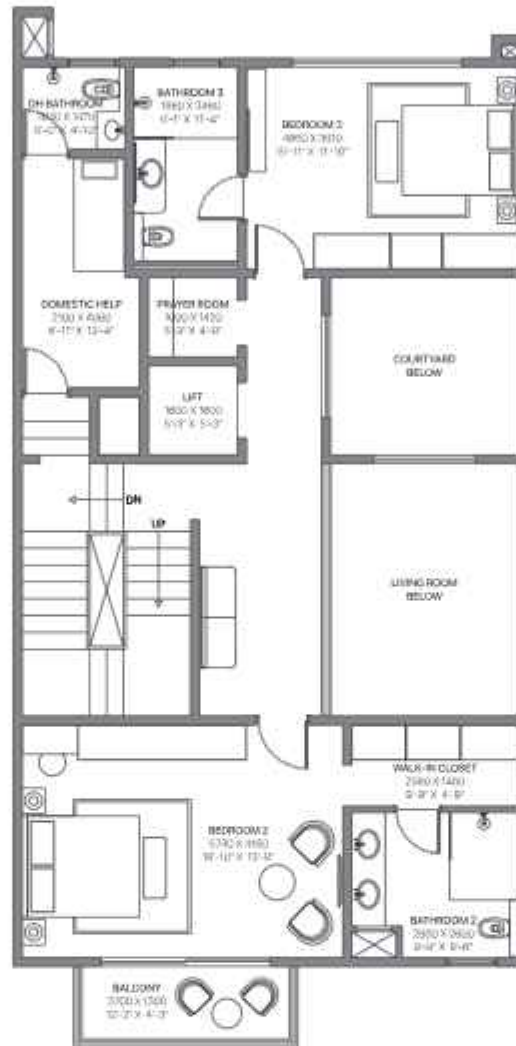
4BHK TRIPLEX

SBA 400.81 SQM | 4314.35 SFT

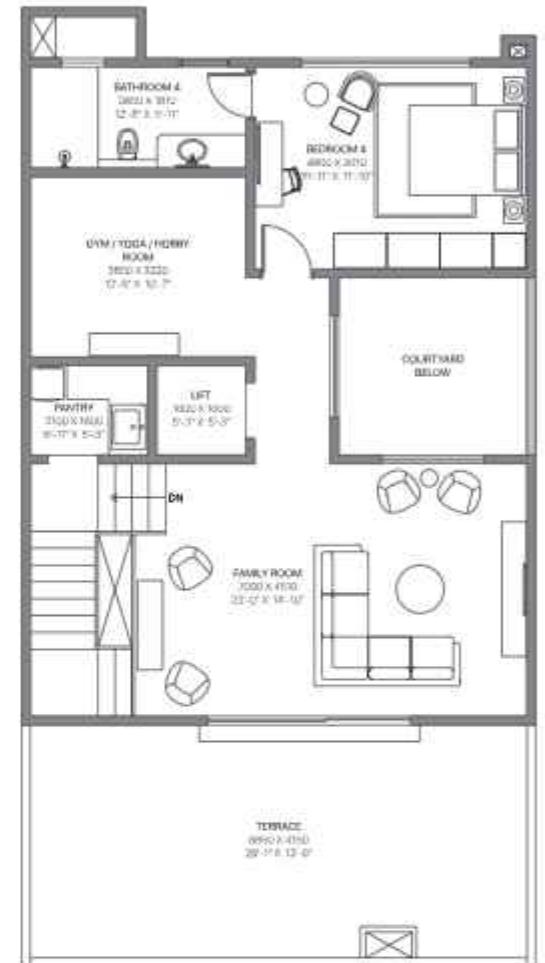
CARPET AREA 311.67 SQM | 3354.82 SFT



Ground Floor



First Floor



Second Floor

Plan not to scale

All dimensions in mm

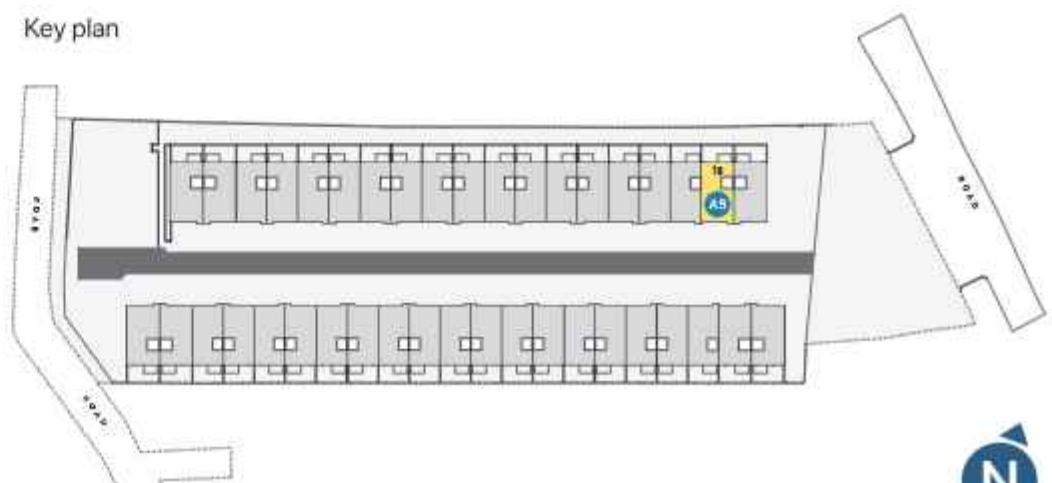


Scan QR code to know more about SDBHA Galera

Notes:

- Room sizes indicated are structural sizes and may vary due to finishes.
- Furniture, equipment, and kitchen countertop are not part of the standard fixtures. This only indicates the space available and the likely positions of electrical points.
- The company reserves the right to alter, amend, and vary the layout, plans, specifications and/or sizes, shapes and position of openings, ducts, columns, terraces and balconies without prior notice or obligation, as per the applicable laws.
- Carpet area shall mean the net usable floor area and the area covered by internal partition wall in the apartment and shall exclude area covered by external walls, service shafts, exclusive balcony or verandah and exclusive open terrace and any other limited common areas.
- This document is owned by the company and is protected by copyright and intellectual property laws. Any information or image contained in this document cannot be copied, transmitted, or reproduced without the express written consent of the company.

Key plan



A4

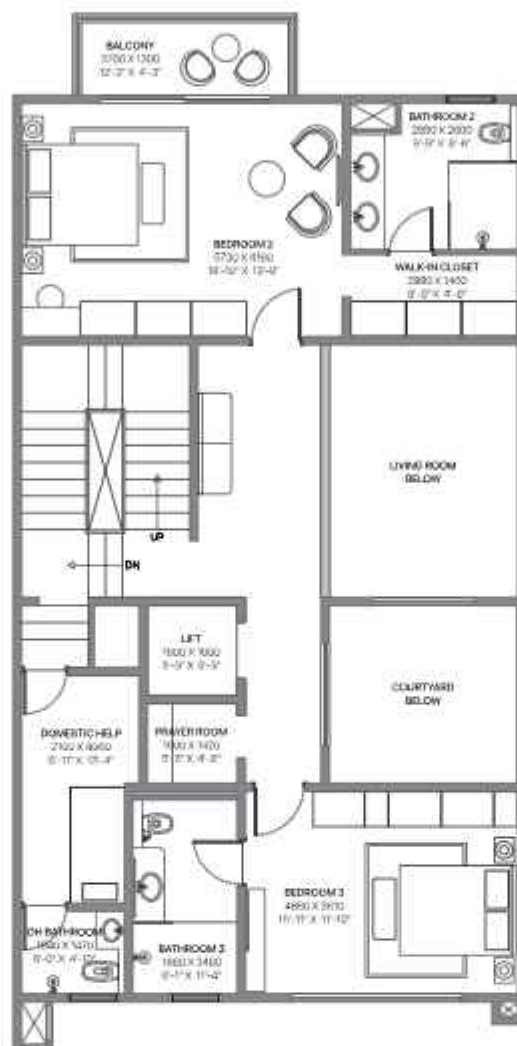
4BHK TRIPLEX

SBA 403.28 SQM | 4340.94 SFT

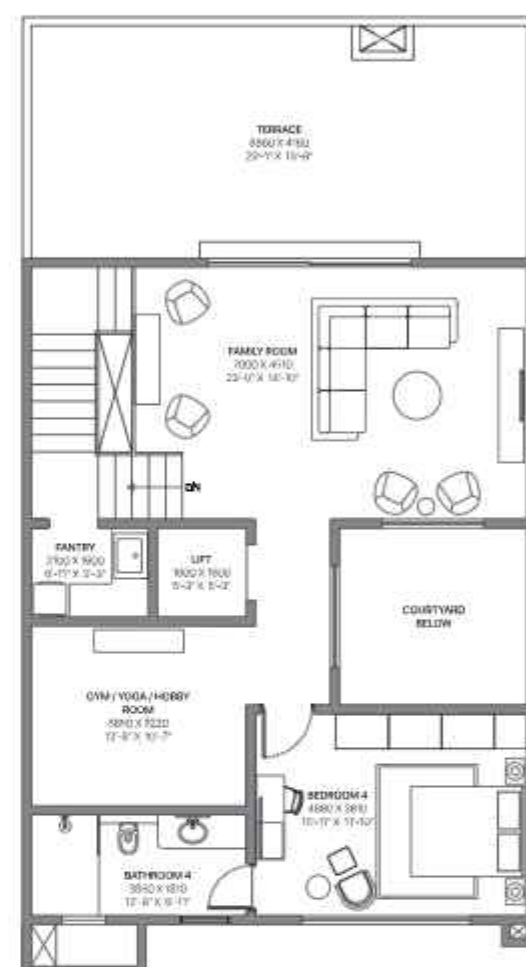
CARPET AREA 311.69 SQM | 3355.03 SFT



Ground Floor



First Floor



Second Floor

Plan not to scale.

All dimensions in mm

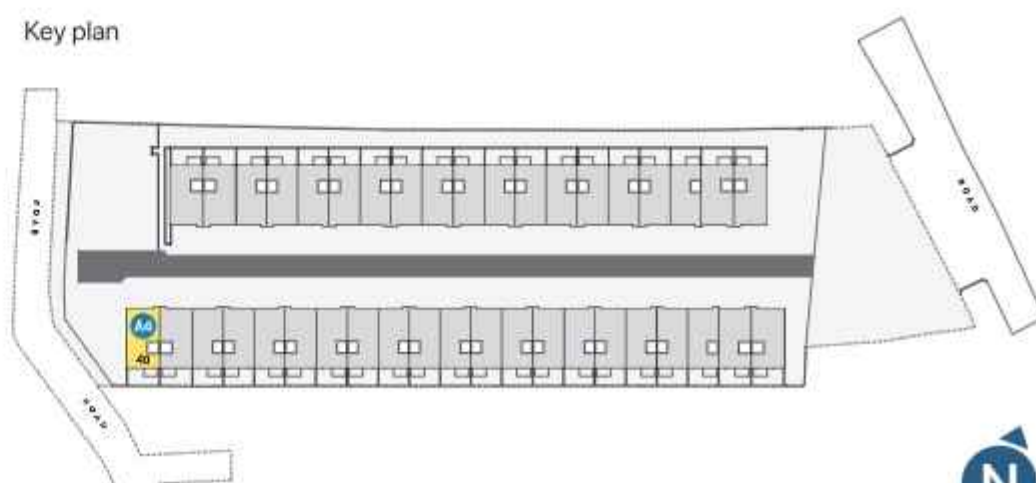


Scan QR code to know more about SOBHA Galera

Notes:

- Room sizes indicated are structural sizes and may vary due to finishes.
- Furniture, equipment, and kitchen countertop are not part of the standard fixtures. This only indicates the space available and the likely positions of electrical points.
- The company reserves the right to alter, amend, and vary the layout, plans, specifications and/or sizes, shapes and position of openings, ducts, columns, terraces and balconies without prior notice or obligation, as per the applicable laws.
- Carpet area shall mean the net usable floor area and the area covered by internal partition wall in the apartment and shall exclude area covered by external walls, service shafts, exclusive balcony or verandah and exclusive open terrace and any other limited common areas.
- This document is owned by the company and is protected by copyright and intellectual property laws. Any information or image contained in this document cannot be copied, transmitted, or reproduced without the express written consent of the company.

Key plan

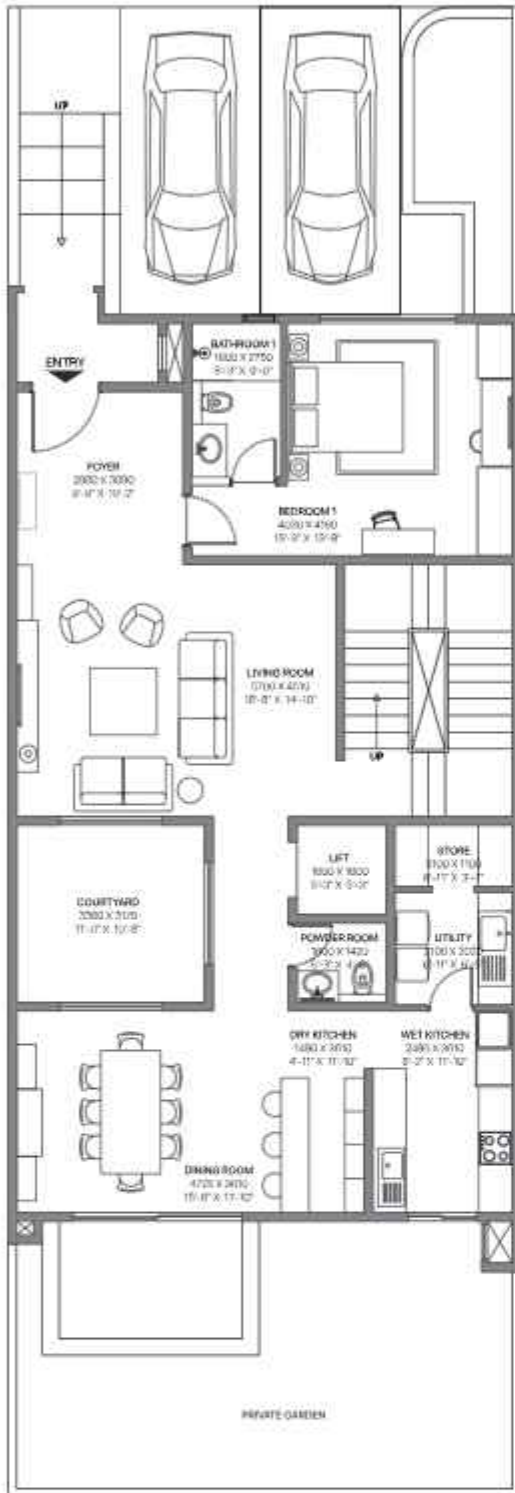


A4

4BHK TRIPLEX

SBA 403.28 SQM | 4340.94 SFT

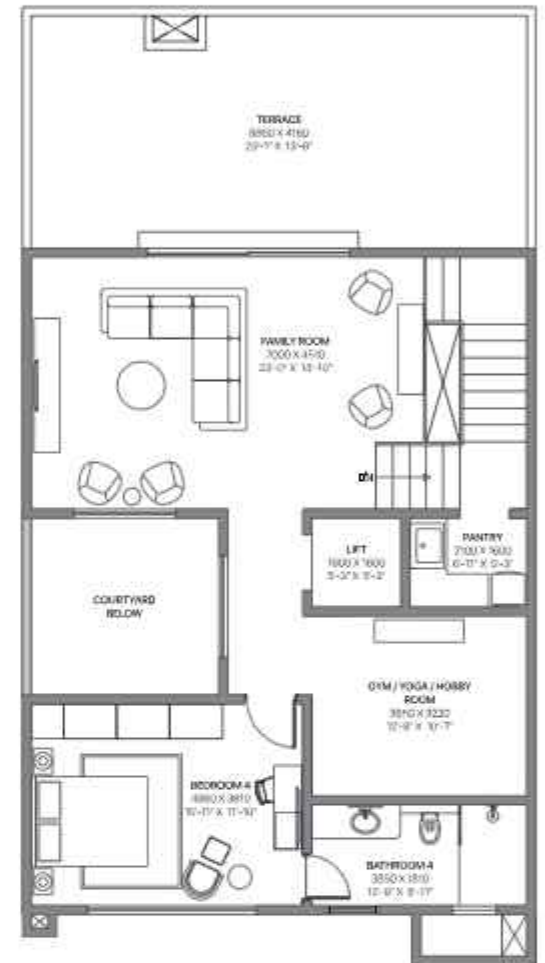
CARPET AREA 311.69 SQM | 3355.03 SFT



Ground Floor



First Floor



Second Floor

Plan not to scale

All dimensions in mm

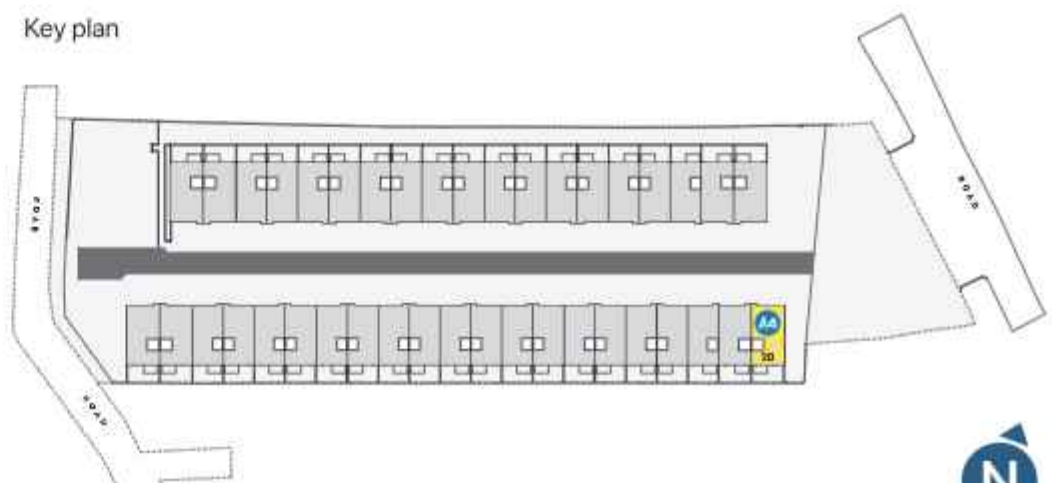


Scan QR code to know more about SDBHA Galera

Notes:

- Room sizes indicated are structural sizes and may vary due to finishes.
- Furniture, equipment, and kitchen countertop are not part of the standard fixtures. This only indicates the space available and the likely positions of electrical points.
- The company reserves the right to alter, amend, and vary the layout, plans, specifications and/or sizes, shapes and position of openings, ducts, columns, terraces and balconies without prior notice or obligation, as per the applicable laws.
- Carpet area shall mean the net usable floor area and the area covered by internal partition wall in the apartment and shall exclude area covered by external walls, service shafts, exclusive balcony or verandah and exclusive open terrace and any other limited common areas.
- This document is owned by the company and is protected by copyright and intellectual property laws. Any information or image contained in this document cannot be copied, transmitted, or reproduced without the express written consent of the company.

Key plan

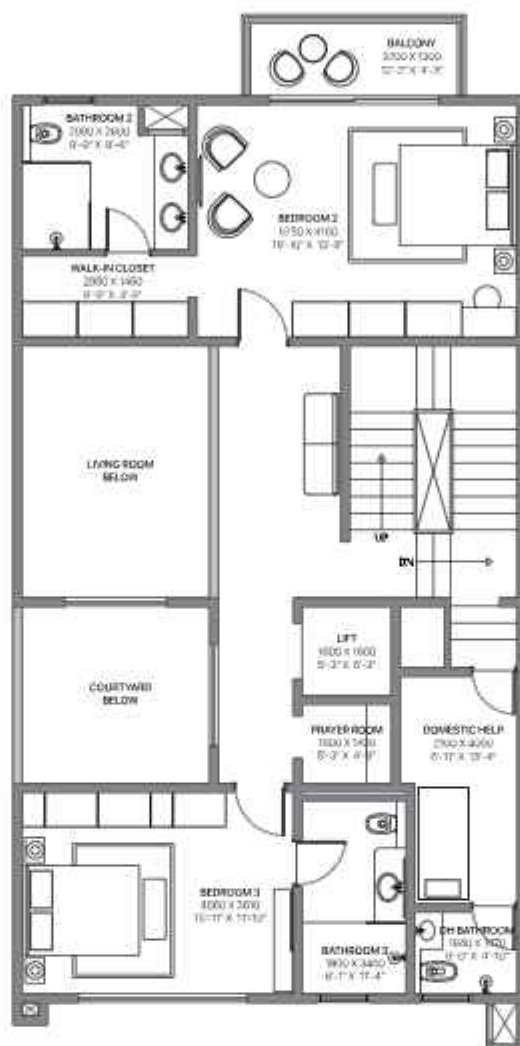


A5

4BHK TRIPLEX

SBA 400.64 SQM | 4312.53 SFT

CARPET AREA 311.69 SQM | 3355.03 SFT



Plan not to scale.

All dimensions in mm

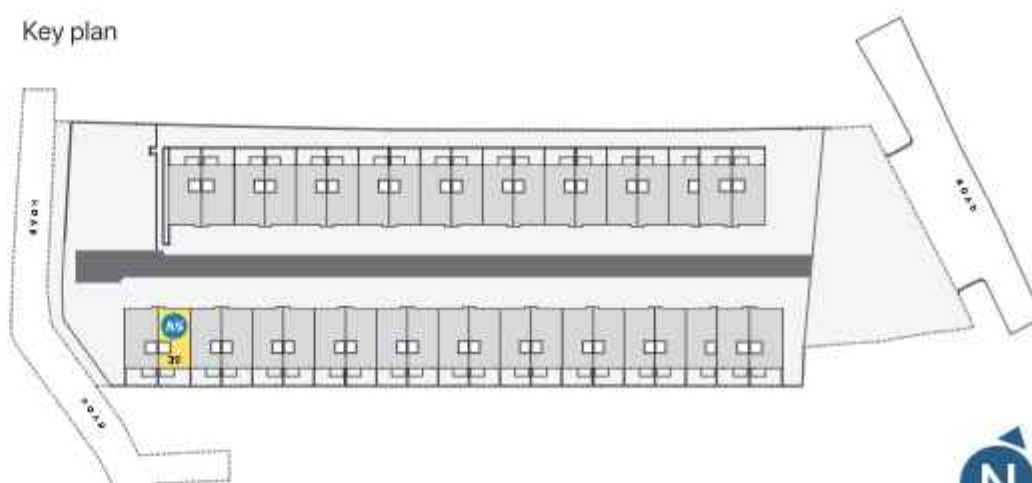


Scan QR code to know more about SOBHA Galera

Notes:

- Room sizes indicated are structural sizes and may vary due to finishes.
- Furniture, equipment, and kitchen countertop are not part of the standard fixtures. This only indicates the space available and the likely positions of electrical points.
- The company reserves the right to alter, amend, and vary the layout, plans, specifications and/or sizes, shapes and position of openings, ducts, columns, terraces and balconies without prior notice or obligation, as per the applicable laws.
- Carpet area shall mean the net usable floor area and the area covered by internal partition wall in the apartment and shall exclude area covered by external walls, service shafts, exclusive balcony or verandah and exclusive open terrace and any other limited common areas.
- This document is owned by the company and is protected by copyright and intellectual property laws. Any information or image contained in this document cannot be copied, transmitted, or reproduced without the express written consent of the company.

Key plan



A6

4BHK TRIPLEX

SBA 401.18 SQM | 4318.26 SFT

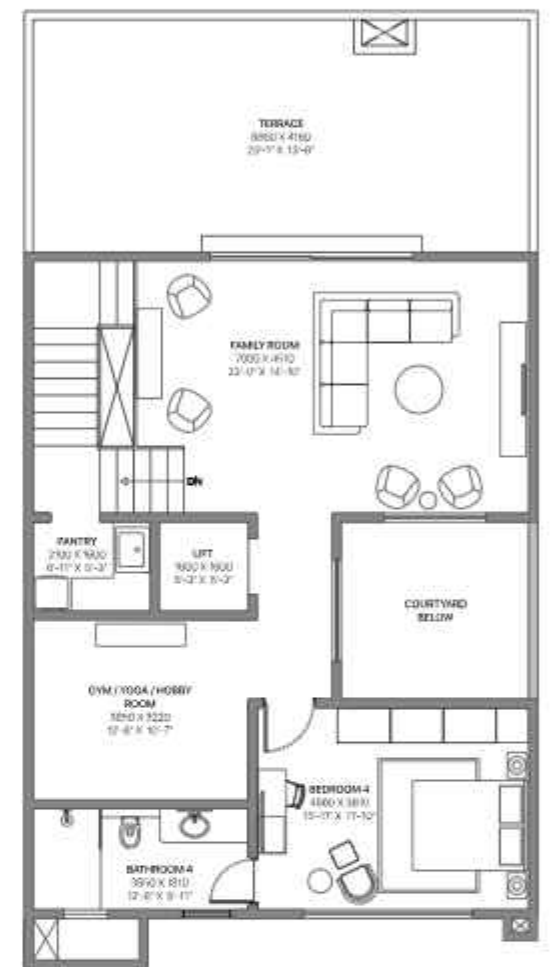
CARPET AREA 311.69 SQM | 3355.03 SFT



Ground Floor



First Floor



Second Floor

Plan not to scale

All dimensions in mm

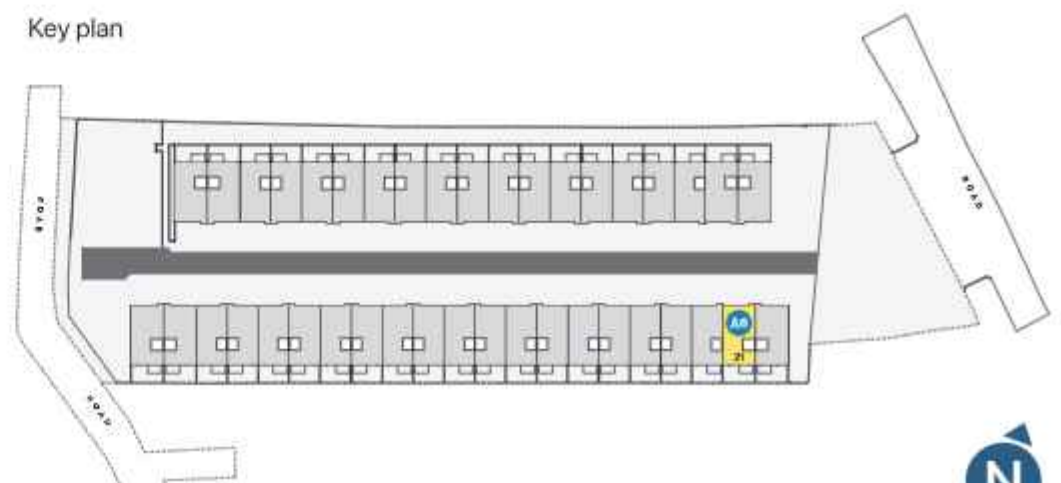


Scan QR code to know more about SDBHA Galera

Notes:

- Room sizes indicated are structural sizes and may vary due to finishes.
- Furniture, equipment, and kitchen countertop are not part of the standard fixtures. This only indicates the space available and the likely positions of electrical points.
- The company reserves the right to alter, amend, and vary the layout, plans, specifications and/or sizes, shapes and position of openings, ducts, columns, terraces and balconies without prior notice or obligation, as per the applicable laws.
- Carpet area shall mean the net usable floor area and the area covered by internal partition wall in the apartment and shall exclude area covered by external walls, service shafts, exclusive balcony or verandah and exclusive open terrace and any other limited common areas.
- This document is owned by the company and is protected by copyright and intellectual property laws. Any information or image contained in this document cannot be copied, transmitted, or reproduced without the express written consent of the company.

Key plan



B2

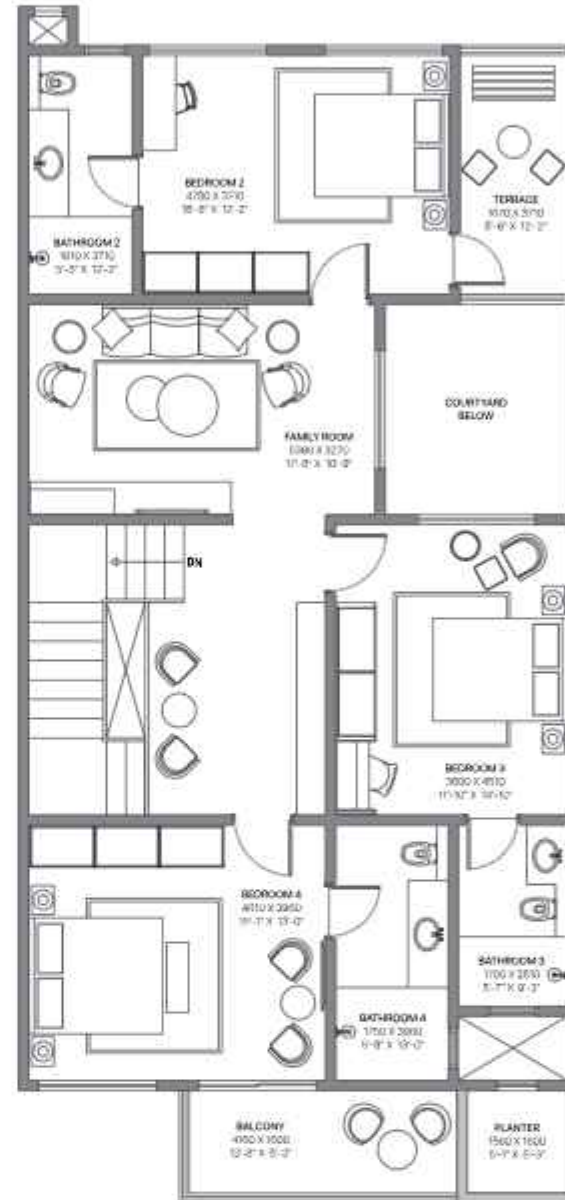
4BHK DUPLEX

SBA 281.68 SQM | 3032.02 SFT

CARPET AREA 228.50 SQM | 2459.57 SFT



Ground Floor



First Floor

Plan not to scale.

All dimensions in mm

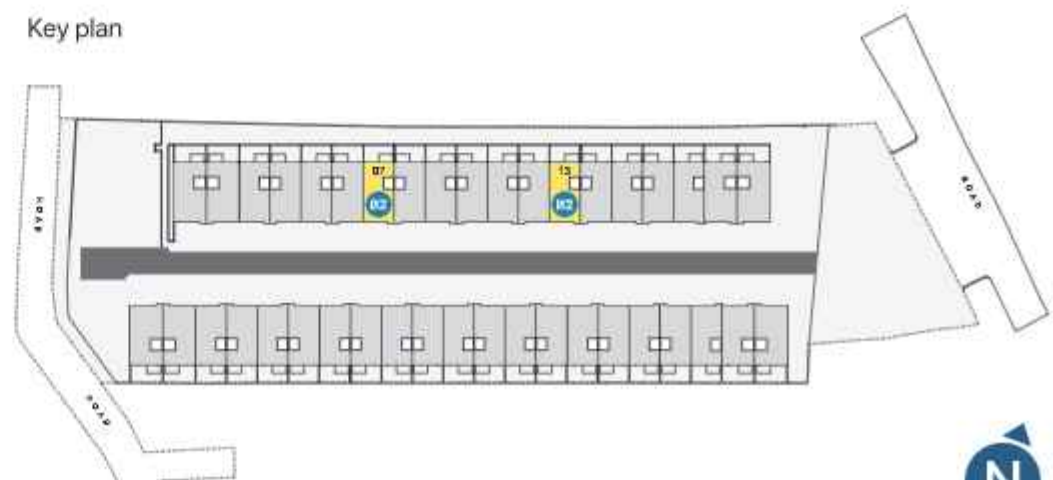


Scan QR code to know more about SOBHA Galera

Notes:

- Room sizes indicated are structural sizes and may vary due to finishes.
- Furniture, equipment, and kitchen countertop are not part of the standard fixtures. This only indicates the space available and the likely positions of electrical points.
- The company reserves the right to alter, amend, and vary the layout, plans, specifications and/or sizes, shapes and position of openings, ducts, columns, terraces and balconies without prior notice or obligation, as per the applicable laws.
- Carpet area shall mean the net usable floor area and the area covered by internal partition wall in the apartment and shall exclude area covered by external walls, service shafts, exclusive balcony or verandah and exclusive open terrace and any other limited common areas.
- This document is owned by the company and is protected by copyright and intellectual property laws. Any information or image contained in this document cannot be copied, transmitted, or reproduced without the express written consent of the company.

Key plan



B2

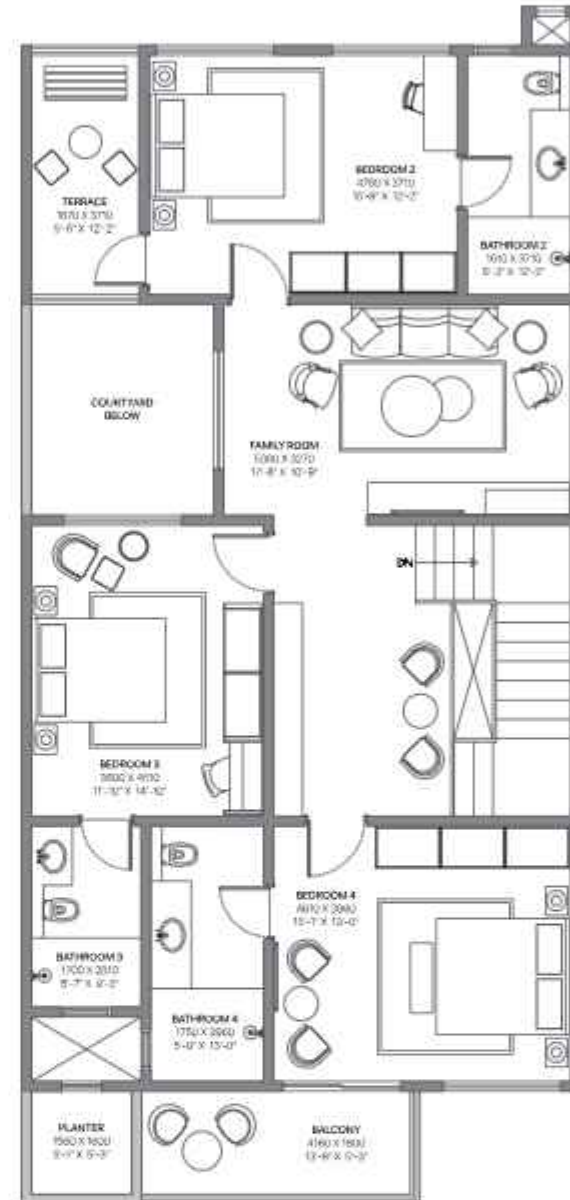
4BHK DUPLEX

SBA 281.68 SQM | 3032.02 SFT

CARPET AREA 228.50 SQM | 2459.57 SFT



Ground Floor



First Floor

Plan not to scale

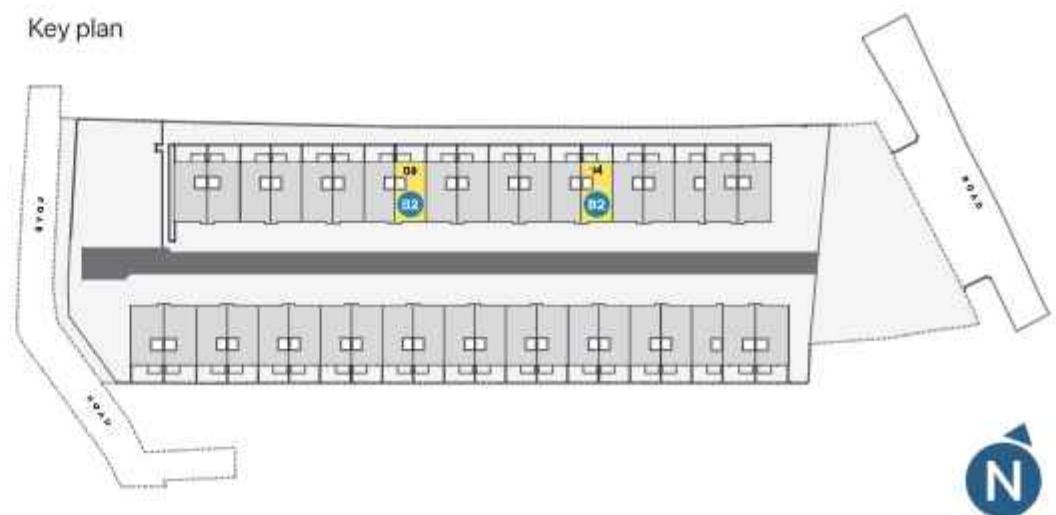
All dimensions in mm



Scan QR code to know more about SDBHA Galera

- Notes:
- Room sizes indicated are structural sizes and may vary due to finishes.
 - Furniture, equipment, and kitchen countertop are not part of the standard fixtures. This only indicates the space available and the likely positions of electrical points.
 - The company reserves the right to alter, amend, and vary the layout, plans, specifications and/or sizes, shapes and position of openings, ducts, columns, terraces and balconies without prior notice or obligation, as per the applicable laws.
 - Carpet area shall mean the net usable floor area and the area covered by internal partition wall in the apartment and shall exclude area covered by external walls, service shafts, exclusive balcony or verandah and exclusive open terrace and any other limited common areas.
 - This document is owned by the company and is protected by copyright and intellectual property laws. Any information or image contained in this document cannot be copied, transmitted, or reproduced without the express written consent of the company.

Key plan

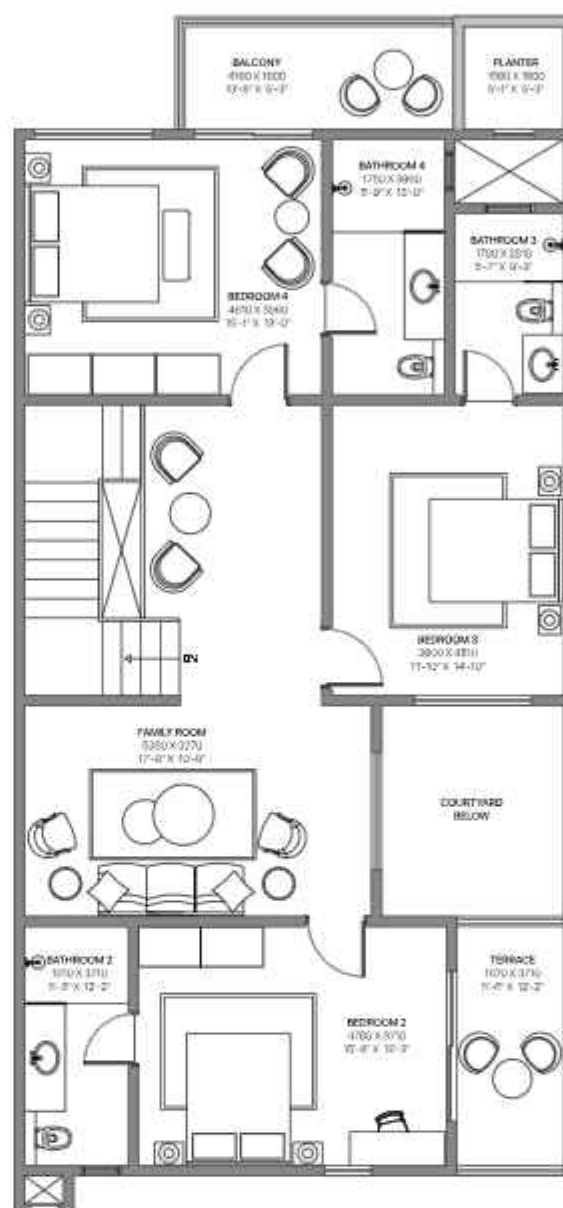


B3

4BHK DUPLEX

SBA 279.64 SQM | 3010.02 SFT

CARPET AREA 227.49 SQM | 2448.70 SFT



Plan not to scale.

All dimensions in mm

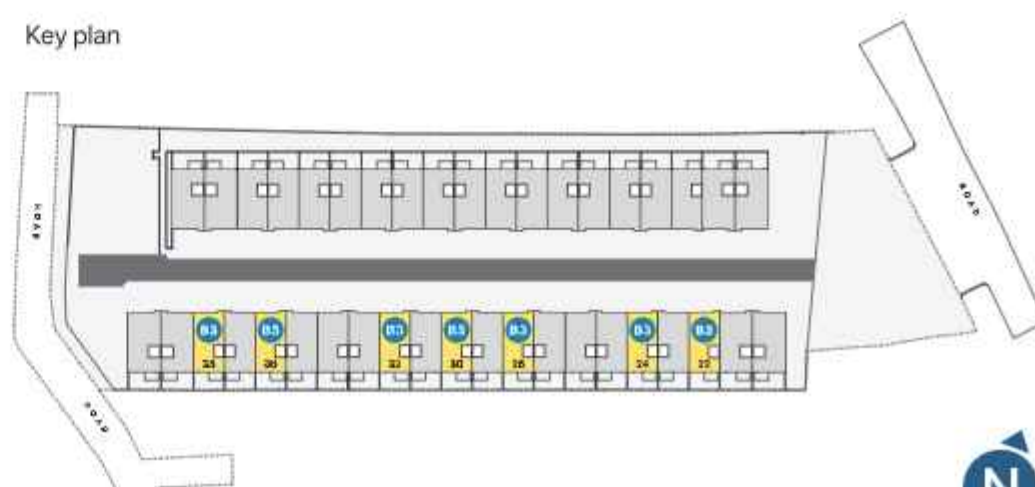


Scan QR code to know more about SOBHA Galera

Notes:

- Room sizes indicated are structural sizes and may vary due to finishes.
- Furniture, equipment, and kitchen countertop are not part of the standard fixtures. This only indicates the space available and the likely positions of electrical points.
- The company reserves the right to alter, amend, and vary the layout, plans, specifications and/or sizes, shapes and position of openings, ducts, columns, terraces and balconies without prior notice or obligation, as per the applicable laws.
- Carpet area shall mean the net usable floor area and the area covered by internal partition wall in the apartment and shall exclude area covered by external walls, service shafts, exclusive balcony or verandah and exclusive open terrace and any other limited common areas.
- This document is owned by the company and is protected by copyright and intellectual property laws. Any information or image contained in this document cannot be copied, transmitted, or reproduced without the express written consent of the company.

Key plan



B3

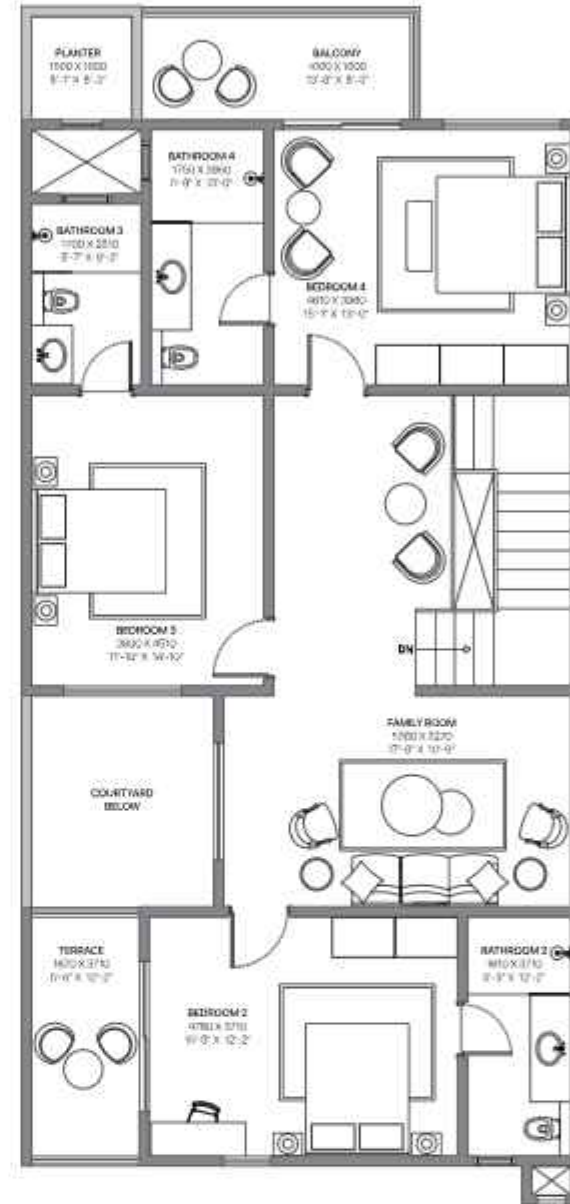
4BHK DUPLEX

SBA 279.64 SQM | 3010.02 SFT

CARPET AREA 227.49 SQM | 2448.70 SFT



Ground Floor



First Floor

Plan not to scale

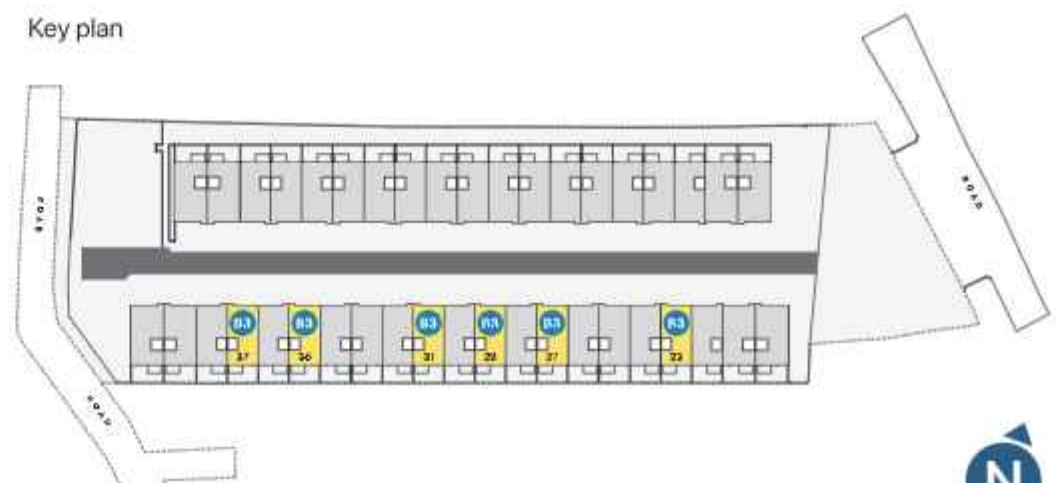
All dimensions in mm



Scan QR code to know more about SOBHA Galera

- Notes:
- Room sizes indicated are structural sizes and may vary due to finishes.
 - Furniture, equipment, and kitchen countertop are not part of the standard fixtures. This only indicates the space available and the likely positions of electrical points.
 - The company reserves the right to alter, amend, and vary the layout, plans, specifications and/or sizes, shapes and position of openings, ducts, columns, terraces and balconies without prior notice or obligation, as per the applicable laws.
 - Carpet area shall mean the net usable floor area and the area covered by internal partition wall in the apartment and shall exclude area covered by external walls, service shafts, exclusive balcony or verandah and exclusive open terrace and any other limited common areas.
 - This document is owned by the company and is protected by copyright and intellectual property laws. Any information or image contained in this document cannot be copied, transmitted, or reproduced without the express written consent of the company.

Key plan



B4

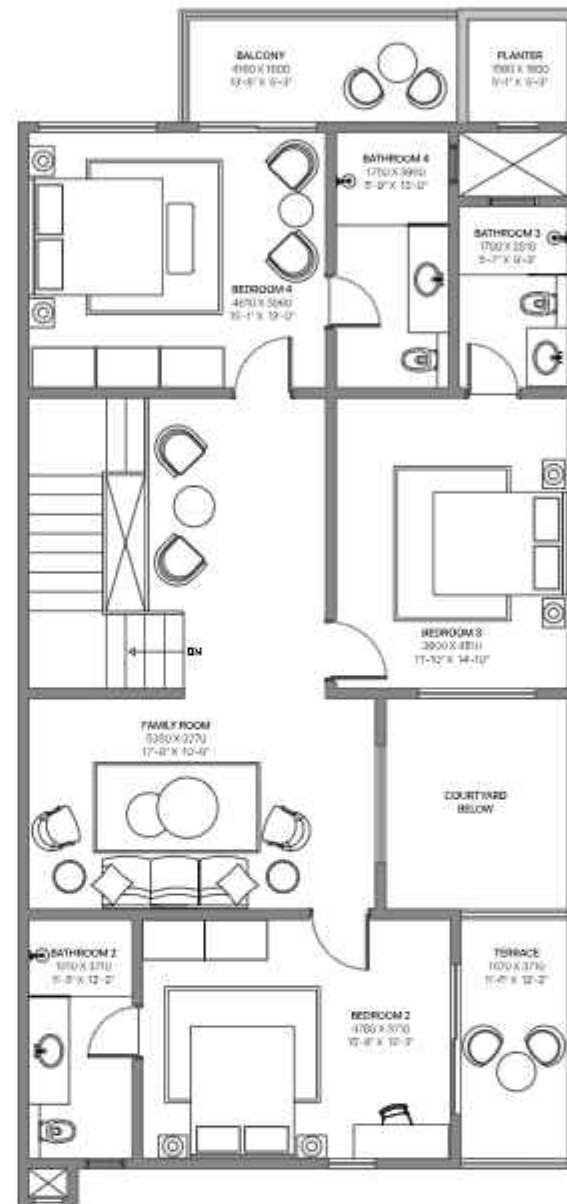
4BHK DUPLEX

SBA 281.74 SQM | 3032.70 SFT

CARPET AREA 227.49 SQM | 2448.70 SFT



Ground Floor



First Floor

Plan not to scale.

All dimensions in mm

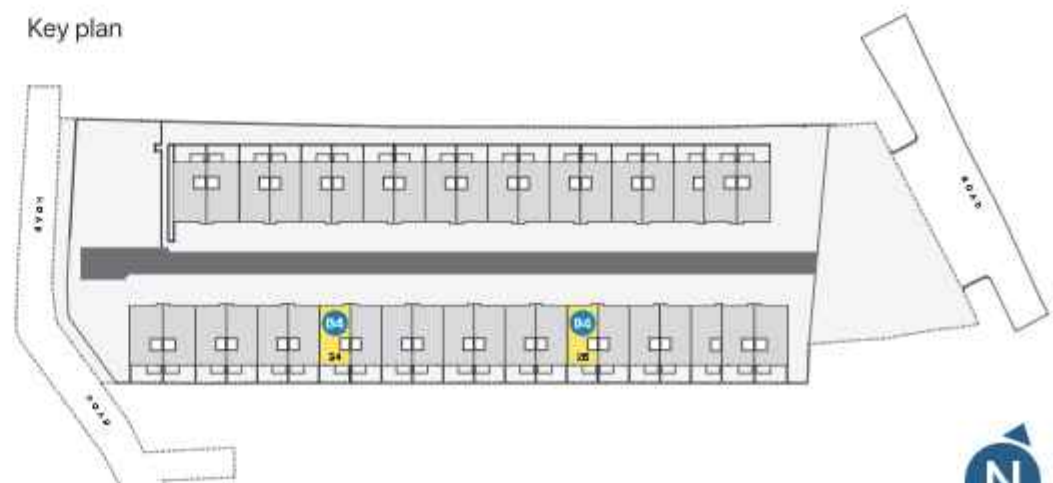


Scan QR code to know more about SOBHA Galera

Notes:

- Room sizes indicated are structural sizes and may vary due to finishes.
- Furniture, equipment, and kitchen countertop are not part of the standard fixtures. This only indicates the space available and the likely positions of electrical points.
- The company reserves the right to alter, amend, and vary the layout, plans, specifications and/or sizes, shapes and position of openings, ducts, columns, terraces and balconies without prior notice or obligation, as per the applicable laws.
- Carpet area shall mean the net usable floor area and the area covered by internal partition wall in the apartment and shall exclude area covered by external walls, service shafts, exclusive balcony or verandah and exclusive open terrace and any other limited common areas.
- This document is owned by the company and is protected by copyright and intellectual property laws. Any information or image contained in this document cannot be copied, transmitted, or reproduced without the express written consent of the company.

Key plan



B4

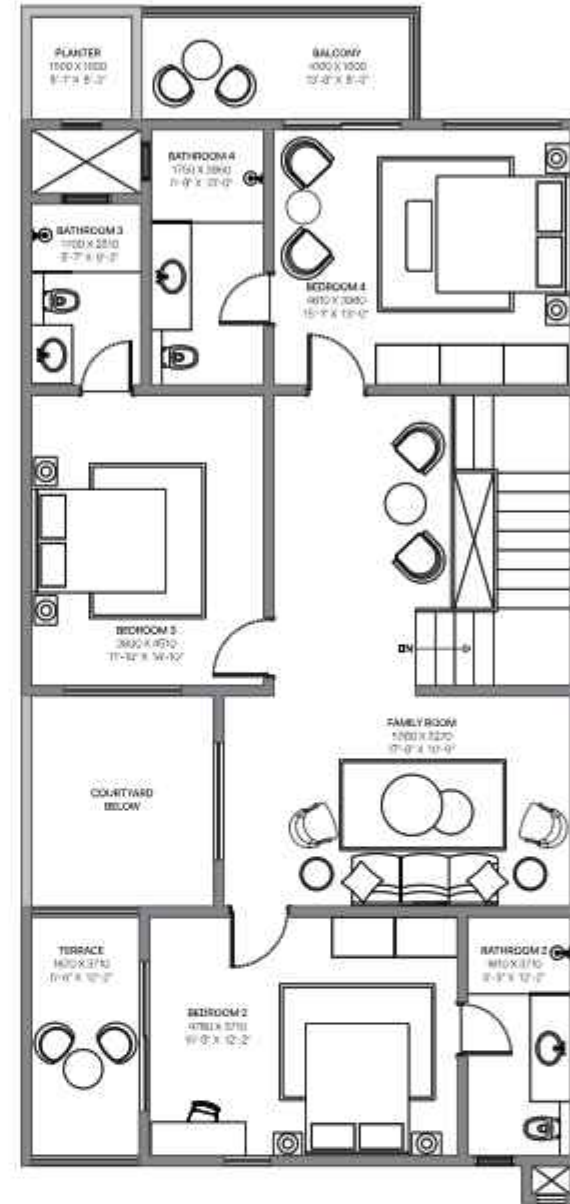
4BHK DUPLEX

SBA 281.74 SQM | 3032.70 SFT

CARPET AREA 227.49 SQM | 2448.70 SFT



Ground Floor



First Floor

Plan not to scale

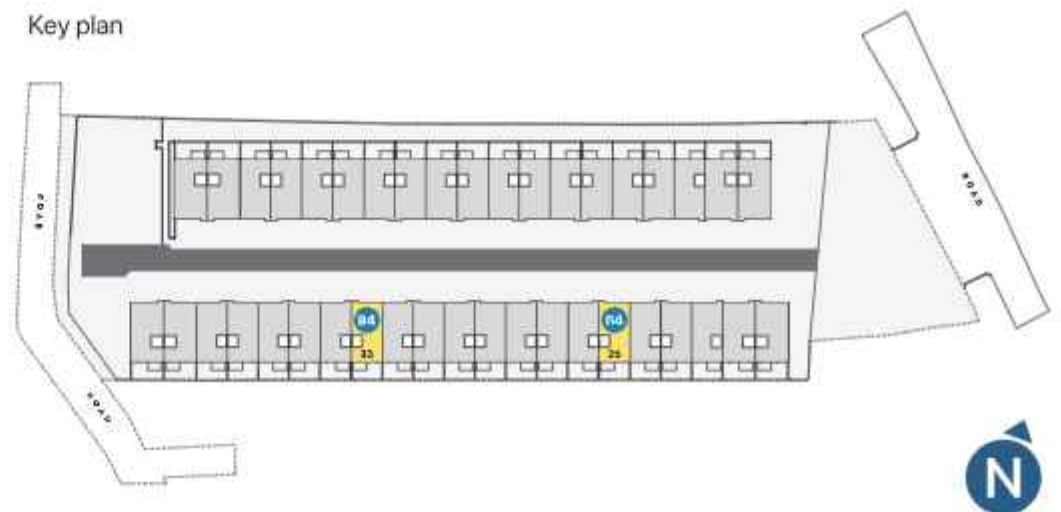
All dimensions in mm



Scan QR code to know more about SDBHA Galera

- Notes:
- Room sizes indicated are structural sizes and may vary due to finishes.
 - Furniture, equipment, and kitchen countertop are not part of the standard fixtures. This only indicates the space available and the likely positions of electrical points.
 - The company reserves the right to alter, amend, and vary the layout, plans, specifications and/or sizes, shapes and position of openings, ducts, columns, terraces and balconies without prior notice or obligation, as per the applicable laws.
 - Carpet area shall mean the net usable floor area and the area covered by internal partition wall in the apartment and shall exclude area covered by external walls, service shafts, exclusive balcony or verandah and exclusive open terrace and any other limited common areas.
 - This document is owned by the company and is protected by copyright and intellectual property laws. Any information or image contained in this document cannot be copied, transmitted, or reproduced without the express written consent of the company.

Key plan



AREA STATEMENT

SOBHA GALERA

Row houses

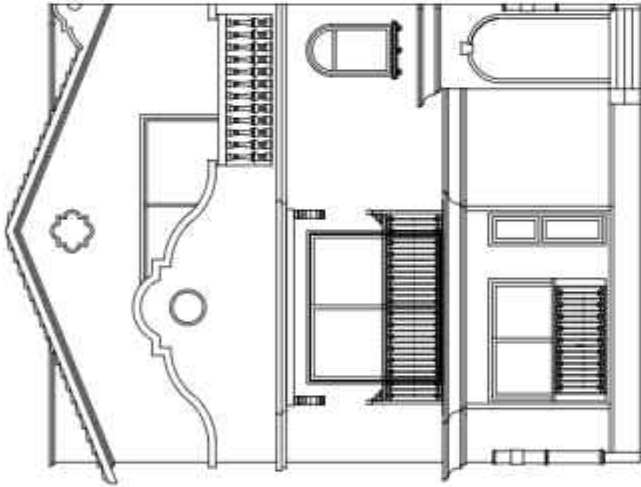
PROJECT AREA

SBA 12,179.64 sq.m / 133,101.64 sq.ft.

CONFIGURATION

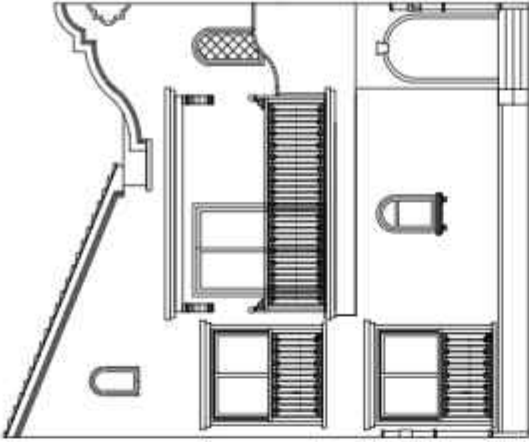
Nr. of Units 40
Floors G+1 / G+2

UNIT TYPE	
NO. OF UNITS	
CARPET AREA (AREA)	sq.m
	sq.ft.
BALCONY AREA	sq.m
	sq.ft.
EXTERNAL WALL AREA	sq.m
	sq.ft.
PLINTH AREA	sq.m
	sq.ft.
COMMON AREA*	sq.m
	sq.ft.
CLUB HOUSE AREA	sq.m
	sq.ft.
BLU PER UNIT	sq.m
	sq.ft.
PRIVATE GARDEN/TERRACE (1/3 ACTUAL AREA)	sq.m
	sq.ft.
SBA PER UNIT	sq.m
	sq.ft.



4BHK Triplex

A1	A2	A3	A4	A5	A6
2	1	1	2	1	1
311.67	311.67	311.67	311.69	311.69	311.69
3354.82	3354.82	3354.82	3355.03	3355.03	3355.03
7.08	7.08	7.08	7.34	7.34	7.34
79.21	79.21	79.21	79.01	79.01	79.01
40.42	37.99	38.48	40.47	38.04	38.53
435.03	408.87	414.14	435.62	409.46	414.74
359.17	356.74	357.23	359.50	357.07	357.56
3906.05	3939.90	3945.17	3989.66	3943.50	3948.79
4.25	4.22	4.23	4.25	4.23	4.23
45.75	45.44	45.51	45.50	45.49	45.55
26.67	26.49	26.53	26.70	26.62	26.55
287.12	285.17	285.57	287.38	285.44	285.83
390.09	387.45	387.95	390.45	387.51	388.35
4188.92	4170.51	4175.24	4202.84	4174.43	4180.16
12.83	12.83	12.83	12.83	12.83	12.83
138.10	138.10	138.10	138.30	138.10	138.10
402.92	400.28	400.81	403.28	400.64	401.18
4337.03	4308.62	4314.38	4340.94	4312.53	4319.26



4BHK Duplex

B1	B2	B3	B4
11	4	13	4
228.50	228.50	227.49	227.49
2459.57	2459.57	2448.70	2448.70
8.97	8.97	9.30	9.30
96.55	96.55	100.11	100.11
16.86	16.80	17.60	16.54
181.45	202.33	189.39	210.27
254.33	256.27	254.39	256.33
2737.58	2758.46	2738.20	2759.08
3.01	3.03	3.01	3.03
32.40	32.65	32.41	32.65
18.89	19.03	18.69	19.04
203.31	204.86	203.36	204.91
276.22	276.35	276.29	276.39
2973.28	2985.96	2973.96	2996.64
3.35	3.35	3.35	3.35
36.06	36.06	36.06	36.06
279.57	281.88	279.64	281.74
3009.34	3032.02	3010.02	3032.70

*Common area includes security cabin, drivers' toilets, sewage treatment plant, hoodroom, organic waste converter, electrical room, pump room, maintenance room, telecom room and water treatment plant. Unit sizes indicated are structural sizes and may vary due to finishes.
- This document is owned by the company and is protected by copyright and intellectual property laws. Any information or image contained in this document cannot be copied, transmitted, or reproduced without the express written consent of the company.
- The areas mentioned in the document are indicative in nature and subject to change.

