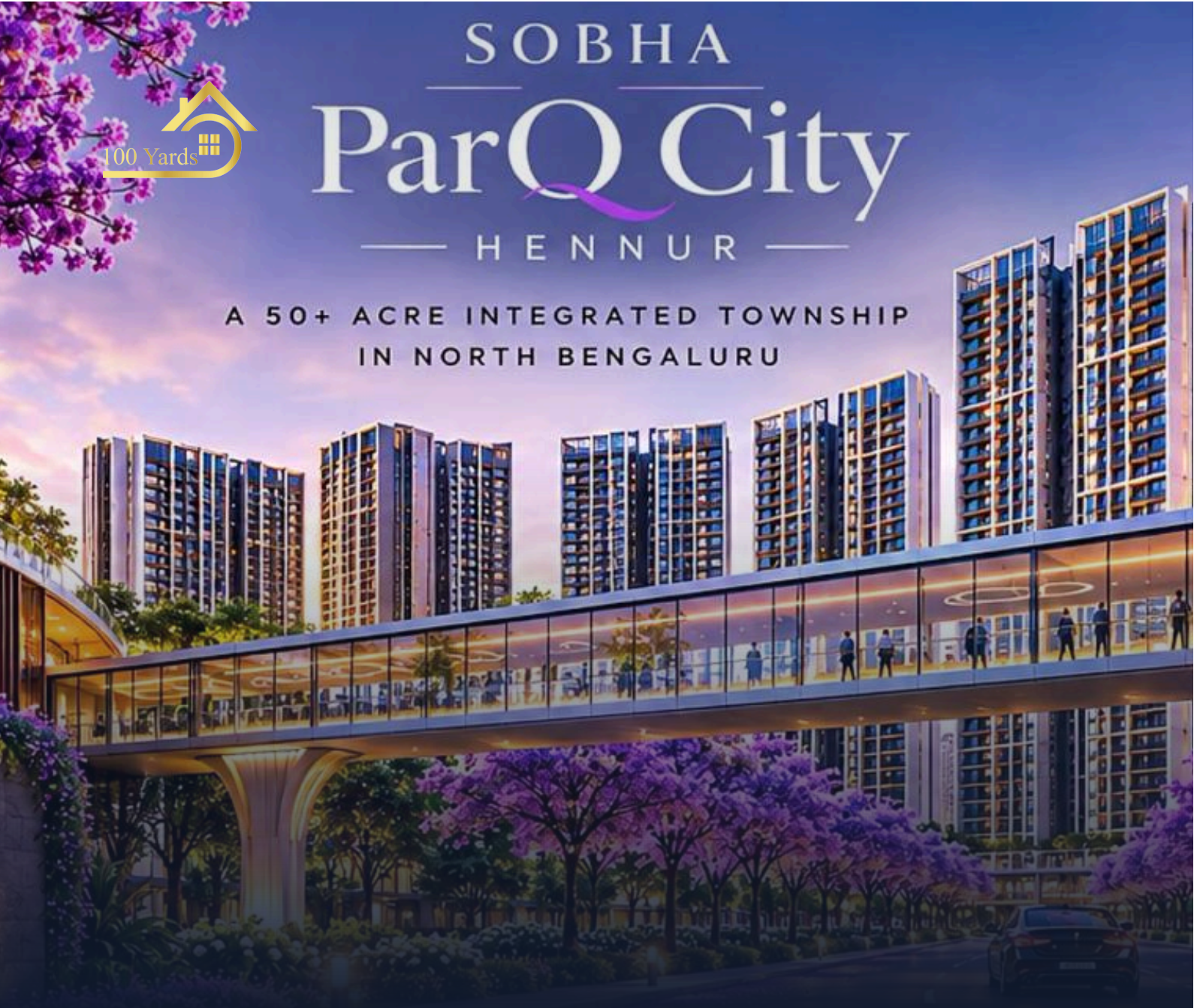


PROPERTY INTELLIGENCE REPORT

Sobha Parq City

Hennur–Bagalur Road, Chikkagubbi, North Bengaluru

A 50-acre Sobha township on North Bengaluru's second road to the airport.

Report no.	Prepared on	Prepared by	Karnataka RERA agent
HY-BR-2026-0528	26 November 2026	Hundred Yards Realtor Pvt Ltd	PRM/KA/RERA/1251/310/AG/231030/004229

WHY LOOK AT THIS PROJECT

Six reasons Sobha Parq City is on our shortlist.

Hennur–Bagalur Road is where three things meet: the airport, the Manyata office district and a metro line now in trial runs. Sobha Parq City puts a full township, with its own clubhouse, sports club and shops, at that meeting point.

The address is getting a metro

The airport metro (Blue Line) began trial runs in November 2026. It links KR Puram, Nagawara, Hebbal and Yelahanka to the airport, with a Pink Line interchange at Nagawara.

Source: IANS, 11 Nov 2026

Prices here have a track record

Hennur Road apartments rose about 12.8% in one year and about 82.8% in five years, to roughly ₹10,600 per sq.ft. An earlier ANAROCK study measured 48% growth from 2018 to late 2024.

Source: 99acres locality data via PropNewz, May 2026; ANAROCK Hennur Road micro-market report, Q3 2024

Two ways to the airport

The site is about 15 to 16 km from Kempegowda International Airport and can reach it by Hennur–Bagalur Road or by Bellary Road. Few North Bengaluru addresses have a second route.

Source: PropNewz review, 20 Aug 2026

Jobs are moving north

Manyata Tech Park sits down Hennur Main Road. To the north, the KIADB Aerospace Park covers nearly 950 acres of aerospace manufacturing and testing.

Source: The Realty Today, 2026

A township, not a tower

More than 50 acres and 3,100 homes, a clubhouse of about 1.16 lakh sq.ft., a separate sports club and a one-kilometre tree avenue. Shops, a salon and restaurants are planned at the entrance, so daily life stays inside the gate.

Source: Project presentation, as listed by 100 Yards

You are early

The project is at pre-launch. Buyers who enter at this stage choose from the full range of towers, floors and sizes, before the launch price list is published.

Source: Project status, as listed by 100 Yards

THE PROJECT IN NUMBERS

1, 2, 3 & 4 BHK homes by Sobha Limited.

50+
acres of township

3,100+
homes planned

1.16 lakh
sq.ft. of clubhouse

34+
floors in the towers

7
badminton courts

1 km
jacaranda tree avenue

Sobha Parq City is a pre-launch township by Sobha Limited on the Hennur–Bagalur Road at Chikkagubbi, North Bengaluru. The project material describes a development of more than 50 acres with over 3,100 homes in high-rise towers, in 1, 2, 3 and 4 BHK layouts from 750 to about 2,850 sq.ft.

The plan shows a grand clubhouse of about 1.16 lakh sq.ft., a separate sports club with seven badminton courts, a jacaranda tree avenue of about one kilometre, and skywalks for walking, jogging and cycling. A commercial block is planned at the entrance for daily needs such as shops, a salon, a spa and restaurants.

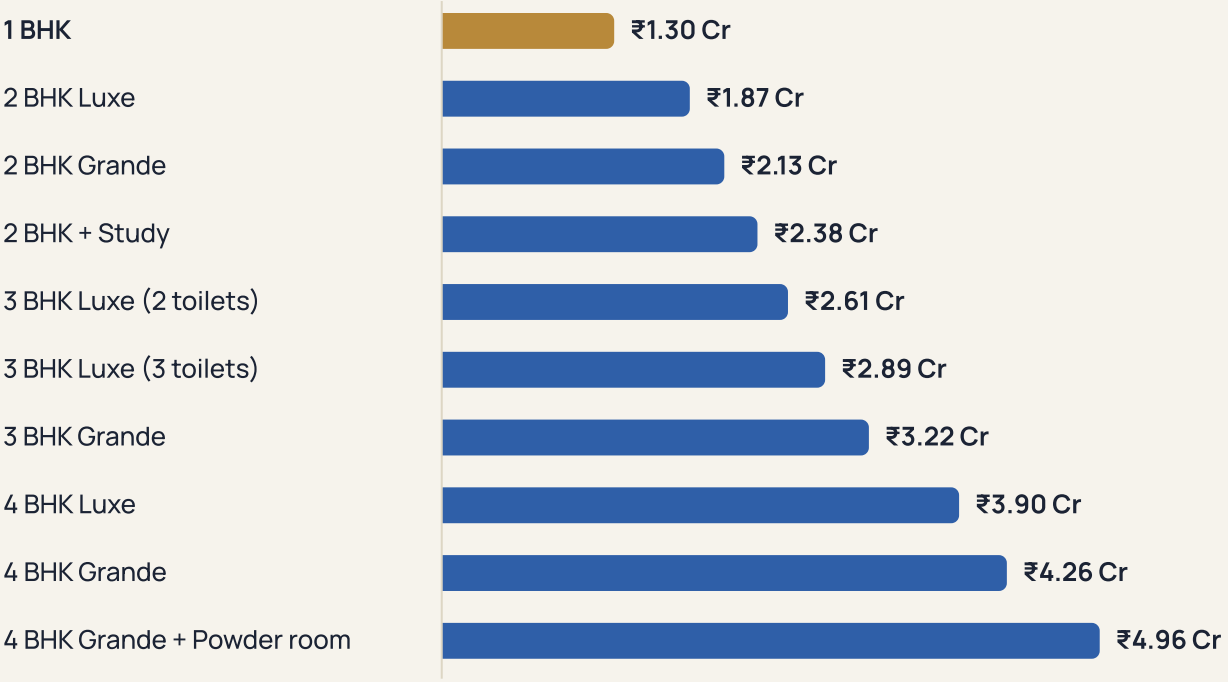
BUILDER	TYPE	HOMES
Sobha Limited	Apartments	1, 2, 3 & 4 BHK
SIZES	**LAND**	**HOMES IN ALL**
750 – 2,850 Sq.ft.	50+ Acres	3,100+

Project facts: developer's published material, as listed by 100 Yards.

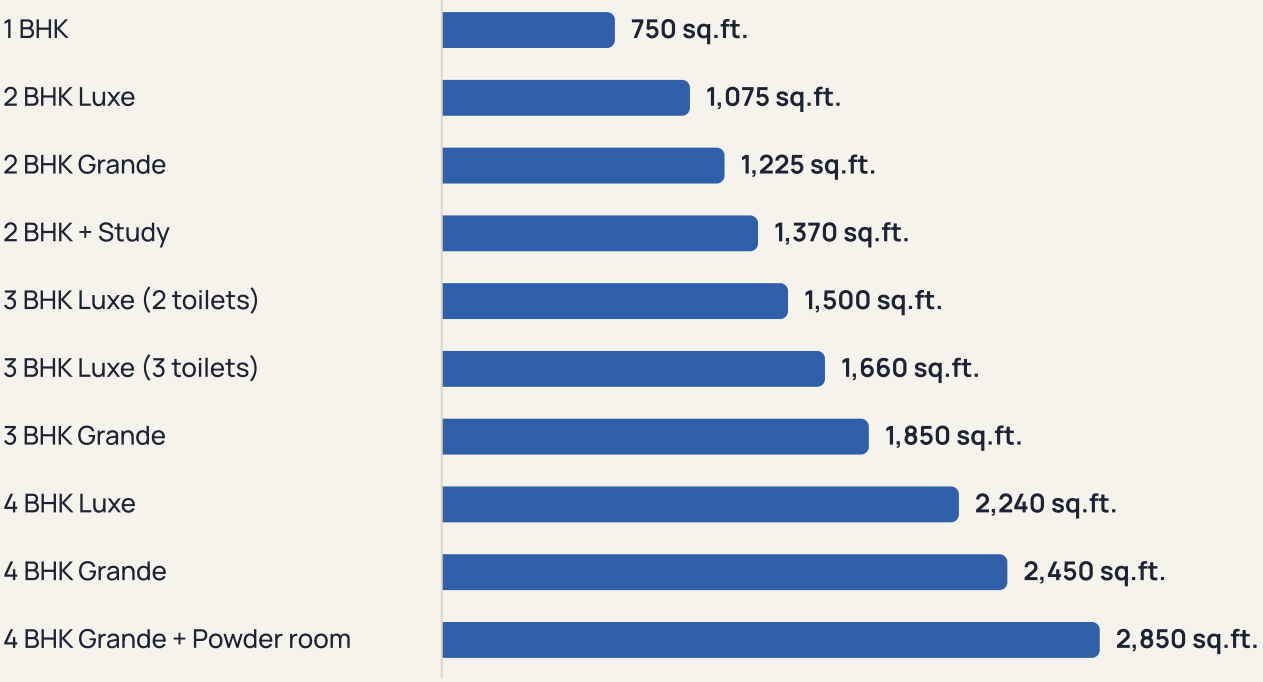
PRICE AND SIZE AT A GLANCE

From ₹1.30 Cr to ₹4.96 Cr.

Starting price by home type



How much space each one gives you (sq.ft.)

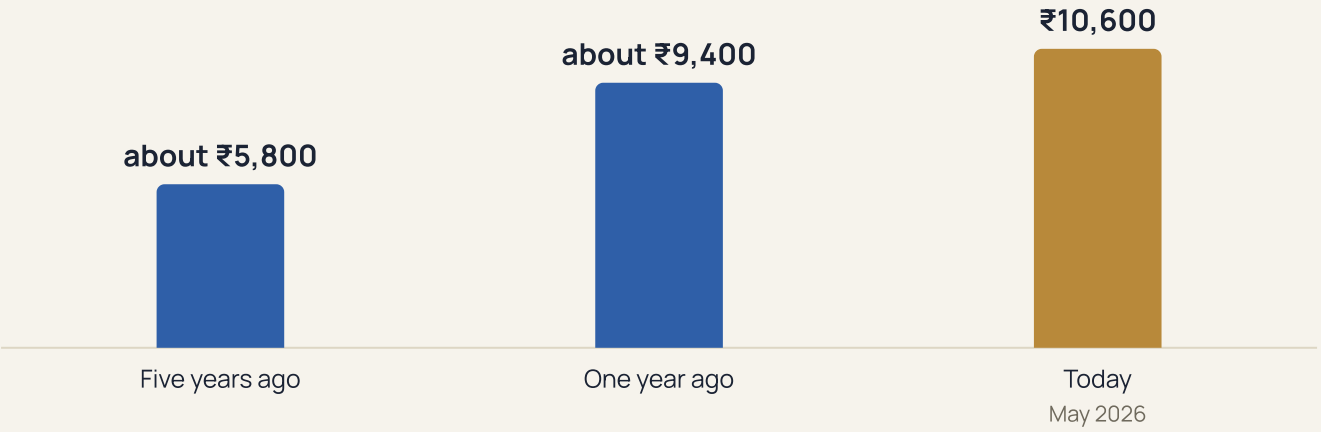


Indicative starting prices and super built-up areas from the developer's material, as listed by 100 Yards on 26 November 2026.

THE PRICE STORY

Hennur Road prices: up about 83% in five years.

Average asking price in Hennur Road, ₹ per sq.ft.



Source: 99acres locality data via PropNewz, May 2026. Earlier values worked out from the published percentages.

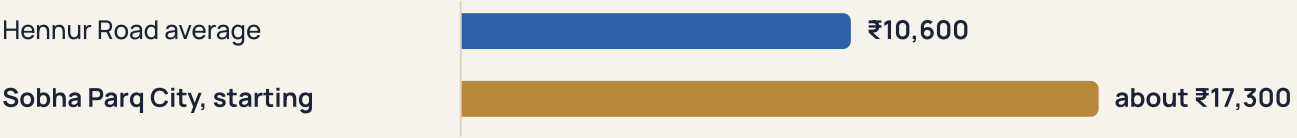
about ₹10,600 per sq.ft.
Hennur Road average, apartments
99acres via PropNewz, May 2026

about +12.8%
Change in one year
99acres via PropNewz, May 2026

about +82.8%
Change in five years
99acres via PropNewz, May 2026

+48%
Growth 2018 to Q3 2024
ANAROCK micro-market report

Where Sobha Parq City sits, ₹ per sq.ft.



Project figure: lowest-priced home on the indicative price list divided by its area. A branded project is priced above the street average; that premium is what you are choosing to pay for.