TOI HOMES
THE TIMES OF INDIA GROUP

SOBHA

SOBHA ONEWORLD

HOSKOTE, EAST BENGALURU

Project Report

Includes

- Configurations available
- Payment plans
- Investment highlights
- Comparative projects
- Micro - market analysis
- Location analysis

RERA/1251/446/PR/250123/005663

Overview

TOI HOMES
THE TIMES OF INDIA GROUP

LAUNCH	CURRENT	CAGR	FEATURING	PAYMENT PLAN
May 2026	₹14,850 / Sq. Feet*	11%*	14 Towers, 40 Units	CLP
POSSESSION	**2030 EXPECTED**	**XIRR***	**PLOT SIZE**	**HOMELOAN**
May 2030	₹22,543 / Sq. Feet*	14%*	2.7 Acres	Available

Disclaimer*

Book your consultation now!

+91 - 700 - 54 - 700 - 55

Chat!

Why TOI recommends?

TOI HOMES
THE TIMES OF INDIA GROUP

Ideal for: Premium end-users seeking spacious homes in an emerging growth corridor and investors looking to benefit from East Bengaluru's infrastructure expansion, industrial growth, and long-term capital appreciation potential.

Sobha One World brings together Sobha's renowned construction quality, thoughtfully planned residences, premium amenities, and expansive open spaces, creating a future-ready community for modern families.

Located in the rapidly developing Hoskote corridor, the project stands to benefit from growing industrial investments, the Chennai–Bengaluru Expressway, Satellite Town Ring Road (STRR), and increasing residential demand from East Bengaluru's workforce.

Strategically positioned in Hoskote, the development enjoys connectivity to Whitefield, KR Puram, Old Madras Road, ITPL, and key industrial hubs, while being supported by improving social infrastructure and employment-driven housing demand.

Recommended Configurations

BUY FOR END USE

3 BHK Grande
1834 sq ft

BUY TO SELL

2 BHK Grande
1205 sq ft

BUY TO RENT

1 BHK
734 sq ft

Configurations

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
1 BHK	734	₹12,500	₹0.92 Cr*
2 BHK Luxe	1063	₹12,500	₹1.33 Cr*
2 BHK Grande	1205	₹12,500	₹1.51 Cr*
3 BHK Luxe	1511	₹12,500	₹1.89 Cr*
3 BHK Grande	1834	₹12,500	₹2.29 Cr*
4 BHK Luxe	2096	₹12,500	₹2.62 Cr*
4 BHK Grande	2416	₹12,500	₹3.02 Cr*

Sobha One World offers a wide range of configurations catering to first-time buyers, end-users, and investors, with the 2 BHK Grande and 3 BHK Luxe emerging as the most balanced options for affordability, liquidity, and long-term appreciation potential.

Payment Plan

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked to construction milestones and project progress, with installments scheduled as development advances.	End-users and investors seeking phased capital deployment with reduced upfront financial burden.	Enables investors to align payments with project completion stages while benefiting from Hoskote's infrastructure-led growth and Sobha's premium brand value.

Sobha One World's construction-linked payment structure allows buyers to optimize cash flow through staggered payments while securing early entry into Bengaluru's emerging Hoskote growth corridor, supported by major infrastructure projects and long-term appreciation potential.

Investment Highlights

CALCULATED FOR 1BHK UNIT MEASURING 734 SQ. FT

₹ 1.08 Cr
(Value today)

₹ 0.81 Cr
(Down payment)

You

25%
Pay upfront

₹ 0.27 Cr
(Loan amount)

Bank

75%
Loan

0.70 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14 %*
XIRR
Calculations*

4 Years
Holding period

₹ 1.65 Cr*
*Selling Price**

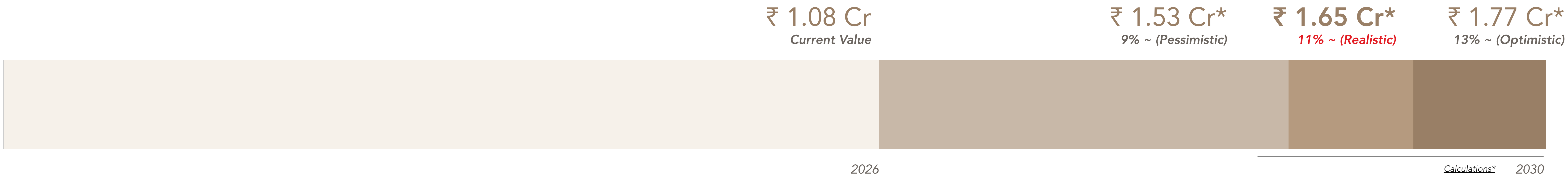
"With an expected XIRR of 14% over a 4-year holding period, the property's value is projected to grow from ₹1.08 Cr to ₹1.65 Cr, offering an estimated appreciation of ₹0.57 Cr while benefiting from Bengaluru's expanding infrastructure and strong residential demand."*

Disclaimer*

How your property could grow by 2030

TOI HOMES
THE TIMES OF INDIA GROUP

CALCULATED FOR 1BHK UNIT MEASURING 734 SQ. FT



(Expected Price by 2030)

₹ 1.08 Cr
(Current Value)

₹ 14,850 PSF
(Current Value)

11%*
TOI Realistic CAGR
4 Years

₹ 1.65 Cr*
(Realistic Value by 2030)

₹ 22,543 PSF*
(Realistic Value by 2030)

₹ 0.57 L*
Appreciation in 4 Years

With an expected 11% CAGR over 4 years, the property's current value of ₹1.08 Cr is projected to grow to ₹1.65 Cr by 2030, appreciating by an estimated ₹0.57 Cr while benefiting from Hoskote's infrastructure-led growth and rising residential demand.*

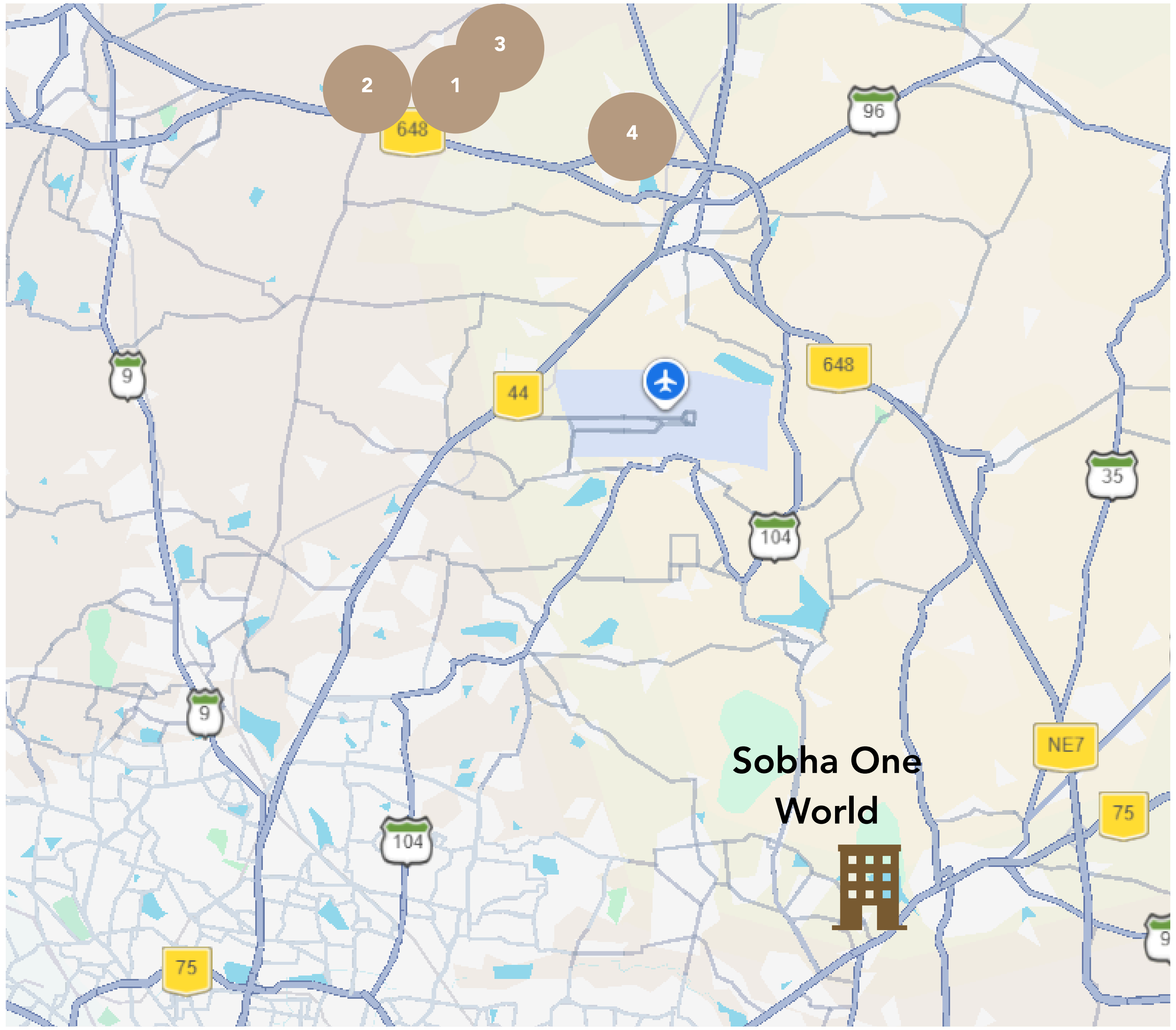
Disclaimer*

Book your consultation now!

+91 - 700 - 54 - 700 - 55

Chat!

Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Godrej Reserve	2019	₹4,500 – 5,000	₹8,500 – 10,000
2 Brigade Oasis	2021	₹5,000 – 5,500	₹8,500 – 10,500
3 Purva Tivoli Hills	2021	₹4,800 – 5,500	₹8,000 – 10,000
4 Prestige Gardenia Estates	2024	₹6,500 – 7,000	₹8,500 – 10,500
Sobha One World	**2026**	**₹14,850**	**₹14,850**

HISTORIC METRICS

12 - 14%*
Long-Term CAGR
(15–20 Years)

15 - 20%*
Recent YoY Price Growth
(5 Years)

80 - 150%*
Avg. Price Increase
(5-7 Years)

Sobha One World is positioned within Bengaluru's rapidly expanding eastern growth corridor, supported by strong infrastructure investments, industrial expansion, and improving connectivity. Combined with Sobha's brand strength, the project offers a compelling blend of end-user appeal and long-term appreciation potential.

Disclaimer*

Similar Projects

TOI HOMES
THE TIMES OF INDIA GROUP

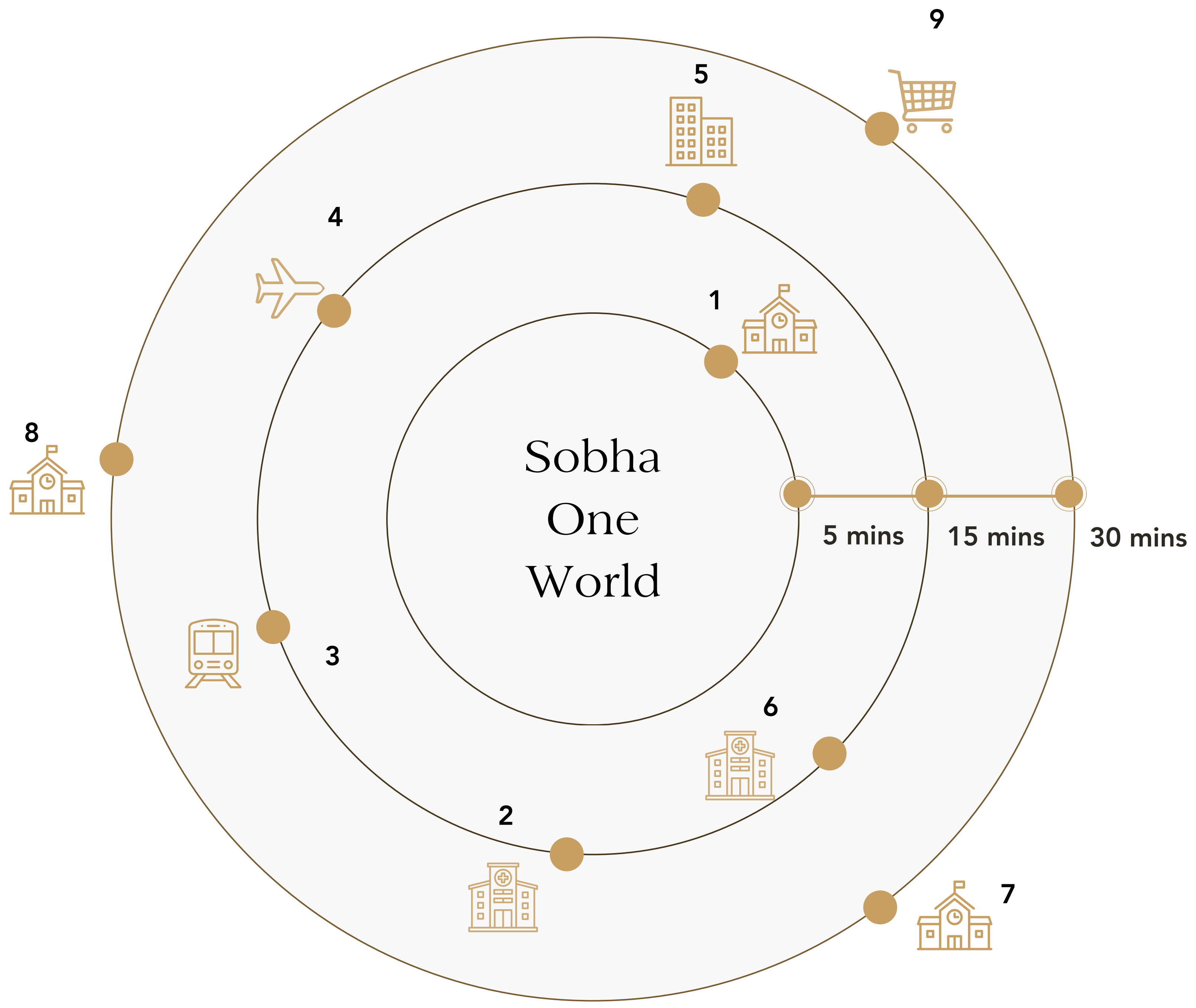
Project	Sobha One World	Embassy Springs	Godrej Reserve	Prestige Gardenia Estates	Purva Tivoli Hills
Developer	Sobha Limited	Embassy Group	Godrej Properties	Prestige Group	Puravankara
Location	Hoskote, Bengaluru	Devanahalli, Bengaluru	Devanahalli, Bengaluru	Devanahalli, Bengaluru	Devanahalli, Bengaluru
Project Type	Premium Plotted Development	Integrated Township	Premium Plotted Development	Premium Plotted Development	Luxury Plotted Development
Launch Year	2026	2016	2018	2024	2023
Handover Timeline	2031	Phase-wise Delivered	Delivered	2028–29	2027–28
Launch Price (₹/sq ft)	₹14,850	₹3,500–4,500	₹3,000–4,000	₹6,500–8,000	₹5,500–7,000
Current Price (₹/sq ft)	₹14,850	₹8,000–10,000	₹7,000–9,000	₹7,500–9,500	₹7,500–9,000
CAGR Since Launch (%)	New Launch	~11–13%	~12–14%	New Launch	~10–12%
Project Density	Low	Medium	Low	Low	Low
Clubhouse	Premium Clubhouse	Township Clubhouse	Resort-Style Clubhouse	Integrated Clubhouse	Luxury Clubhouse
Ideal For	Long-Term Investors, End Users	End Users, Investors	Investors, End Users	Premium Investors	Premium Investors
Key USP / Highlights	Sobha Quality + Premium Plots	Scale & Integrated Ecosystem	Godrej Brand & Mature Community	Prestige Brand & Location	Luxury Plotted Lifestyle

Disclaimer*

Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

Facilities Nearby

TOI HOMES
THE TIMES OF INDIA GROUP



1	Stonehill International School	7 Km
2	Akash Hospital, Devanahalli	9 Km
3	Namma Metro Phase 2B Airport Line	10 Km
4	Kempegowda International Airport	12 Km
5	KIADB Aerospace & IT Investment Region (ITIR)	13 Km
6	Ramaiah Leena Hospital	14 Km
7	Delhi Public School North	16 Km
8	REVA University	18 Km
9	Phoenix Mall of Asia	24 Km

Builder Profile

SOBHA

A premium real-estate developer in India, known for its backward-integrated model (in-house manufacturing + construction + design) and presence in multiple states, delivering residential, commercial and township projects.

Sarjapur-Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru – 560103, Karnataka, India

1995	₹16K Cr	160+	148 M+	12+
ESTABLISHED YEAR	MARKET CAPITALIZATION	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	STATES OF OPERATION

Flagship Projects

SOBHA NEOPOLIS

SOBHA AURUM
Sector 36, Greater Noida

BROOKLYN TOWERS
— TOWNPARK —

SOBHA ELYSIA

SOBHA CITY

Rating Matrix

Brand Equity	Poor	Bad	Acceptable	Good	Excellent
Delivery Record	Poor	Bad	Acceptable	Good	Excellent
Financial Strength	Poor	Bad	Acceptable	Good	Excellent
Project Quality	Poor	Bad	Acceptable	Good	Excellent
Pricing Power	Poor	Bad	Acceptable	Good	Excellent

Project Scorecard

Parameter	Rating
Location Strength	★★★★★
Micro-Market Maturity	★★★★☆
Developer Credibility	★★★★★
Product Differentiation	★★★★★
Growth Potential	★★★★★
Liquidity/ Exit Comfort	★★★★☆

Sobha One World carries a balanced-to-low investment risk profile, supported by Sobha's developer strength and Devanahalli's long-term growth outlook, with appreciation expected to be driven by infrastructure expansion, land value creation, and rising premium residential demand.

Property Risk Matrix

TOI HOMES
THE TIMES OF INDIA GROUP

Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Medium	Balanced
Regulatory/ Policy Changes	Low	Low	Contained
Opportunity Cost of Capital	Medium	Medium	Moderate
Liquidity Risk	Medium	Medium	Balanced
Execution & Delivery Risk	Medium	Medium	Moniter
Interest Rate Volatility	Low	Low	Limited
Rental Yield Volatility	Medium	Medium	Moderate

Sobha One World carries a moderate-to-low risk profile, with the primary investment thesis centered on long-term infrastructure execution, land appreciation, and Sobha's execution strength, while regulatory and developer-related risks remain relatively contained.

Disclaimer*

Strengths

TOI HOMES
THE TIMES OF INDIA GROUP

Backed by one of India's most trusted developers with a strong track record of quality and execution.

Strategically located in Devanahalli near Kempegowda International Airport and upcoming business hubs.

Benefits from infrastructure catalysts including STRR, Satellite Town Ring Road, and Aerospace SEZ expansion.

Master-planned development with extensive open spaces, lifestyle amenities, and community infrastructure.

Offers flexibility to build customized homes while benefiting from a branded township ecosystem.

Connect with us!

TOI HOMES
THE TIMES OF INDIA GROUP

Consult Our Certified Industry Experts

Mr. Mohammed Muddasir

+91 - 80738 - 13136

Mohammed.muddasir@timesinternt.in

10+years of Serving Happy customers

Mr. Syed Haseeb

+91 - 93536 - 61137

Syed.haseeb@timesinternet.in

Served 250+ Happy customers across Bangalore

Book your consultation now!

+91 - 700 - 54 - 700 - 55

Chat!

Important Links

[BUILDER BROCHURE]

[MASTER PLAN]

[FLOOR PLANS]

TOI HOMES
THE TIMES OF INDIA GROUP

Bennett & Coleman
THE TIMES OF INDIA

India's most trusted premium real estate advisory, backed by the credibility of Times of India. We specialize in luxury properties and provide end-to-end consultation for discerning investors.

+91 - 700 - 54 - 700 - 55

contact@toihomes.com

The Times of India Building, Sector 16, Film City, Noida

About TOI Homes

For nearly two centuries, The Times of India Group has stood as a symbol of credibility, insight, and leadership in India's media and consumer landscape. Since 1838, it has grown into a national institution known for trusted journalism, innovative storytelling, and pioneering technology—always guided by its mission to empower people with clarity, integrity, and care.

Its legacy extends across influential brands such as The Times of India, The Economic Times, Times Black, Cricbuzz, Abound, Times Prime, and ET Prime, creating an ecosystem that shapes conversations, informs decisions, and enriches millions of lives. Together, these brands uphold a deep tradition of reliability and transparency.

TOI Homes carries this legacy forward as a premium real-estate concierge service designed for discerning buyers. With curated listings, research-led insights, and seamless end-to-end support, it goes beyond brokerage offering trusted guidance, personalised service, and an elevated property experience defined by confidence, clarity, and comfort.

Disclaimer

The information presented by TOI Homes, part of The Times of India Group, is for general informational purposes only and does not constitute financial, legal, or investment advice. All data and insights are based on sources believed to be reliable but are not guaranteed for accuracy or completeness and are subject to change due to market conditions. The developer and associated entities are not liable for decisions made based on this information. Real estate investments involve risks, and buyers are advised to conduct independent due diligence and consult certified advisors before investing. TOI Homes does not endorse or promote any specific property or developer unless explicitly stated.