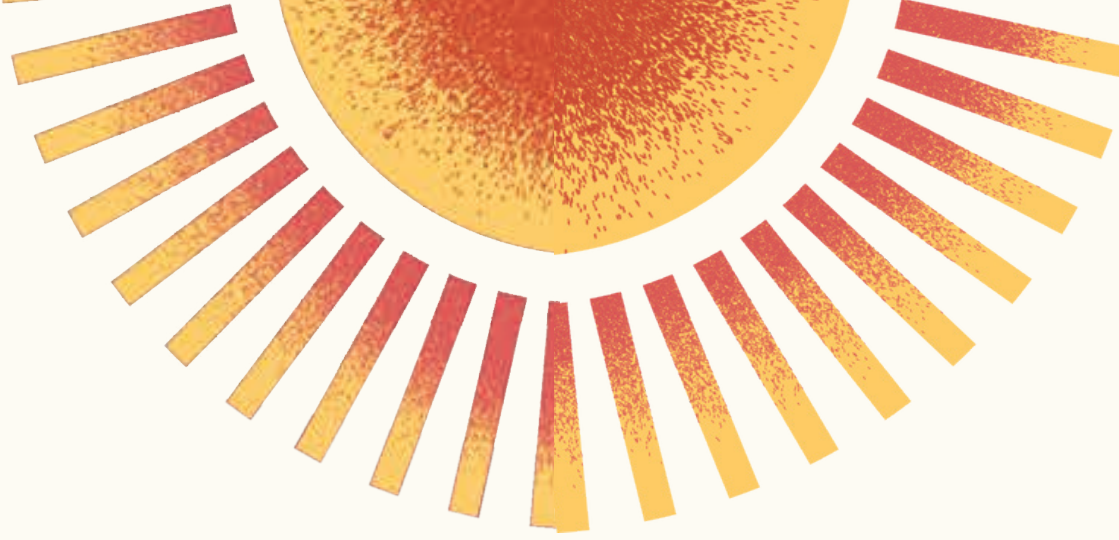


SOWPARNIKA

EUPHORIA

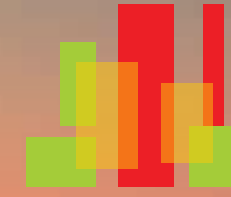
IN THE EAST





**Welcome to Ecstatic Living**





**SOWPARNIKA**  
Delivering Happiness

**The Essence Of**   
EASTERN ELEGANCE

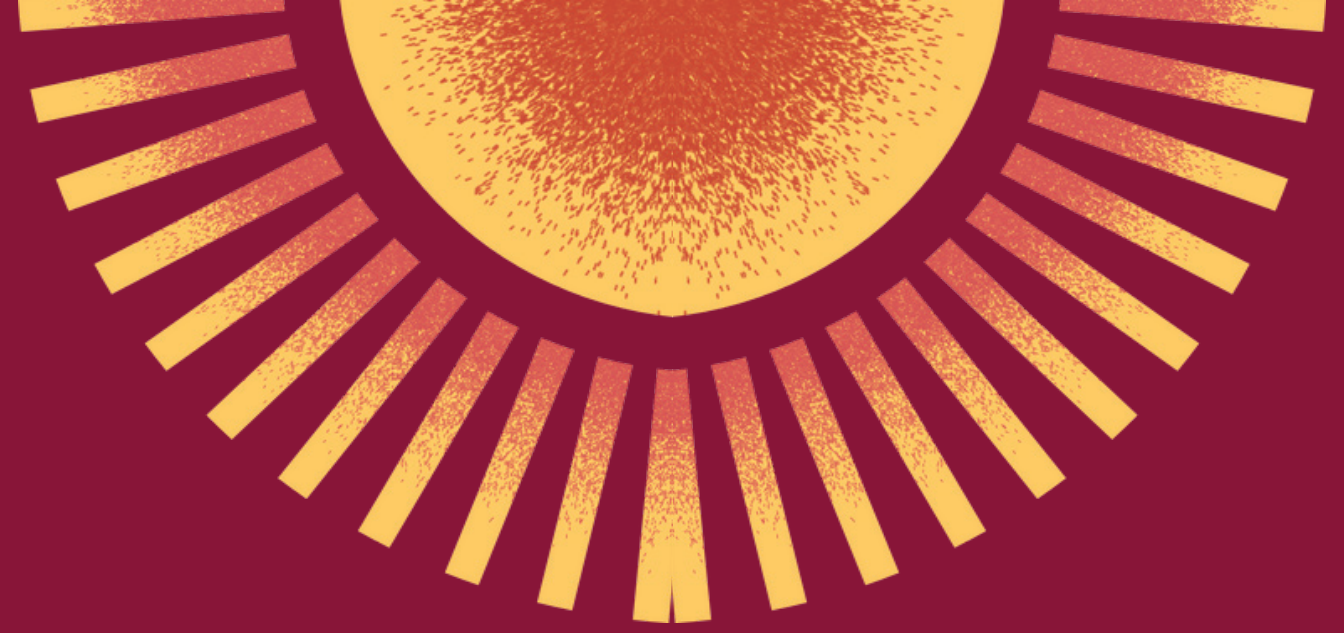
Rediscover the joy of living with Euphoria In The East by Sowparnika Projects  
Your gateway to luxury with an Oriental twist.

Our enchanting vistas span across Karnataka, Kerala, and Tamil Nadu, where we've woven

Over **50 splendid projects** | with **25 more flourishing** | Across **8 vibrant cities**

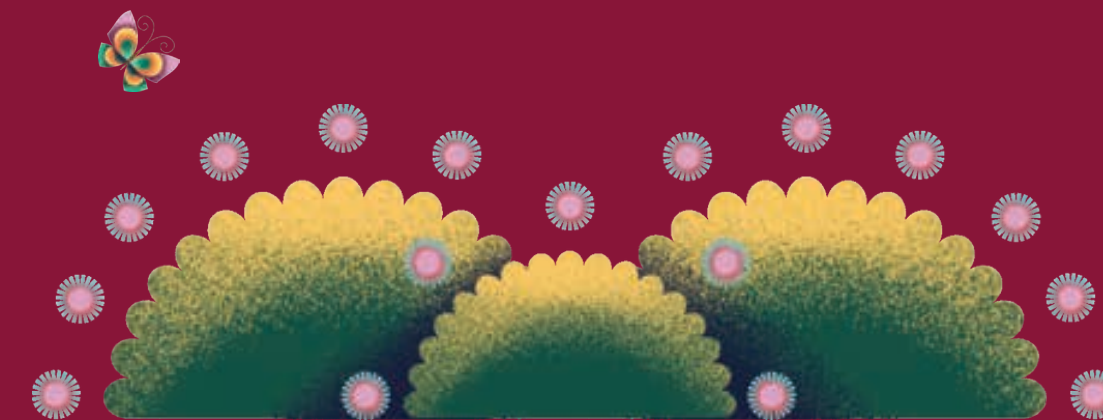
**Big Enough For**  
EVERYTHING YOU CAN IMAGINE...





## Why EUPHORIA?

We understand that true luxury is not simply defined by four walls, but by the connections we build and the moments we cherish. 'Euphoria' is more than just an apartment project, it's a canvas where life's most beautiful stories are painted. Here, we celebrate the art of connection and the joy of shared experiences. Here, the essence of life isn't confined to the square footage of your living space, it's measured by the warmth of shared conversations, the laughter of children playing, and the support of neighbors who feel like family. Welcome to "Euphoria In the East" where we redefine luxury as a feeling of pure contentment, where you're not just part of an apartment project, you're part of a heartfelt community.





**Your New**  
BEGINNING

At Euphoria In The East, perfection matters the most. We craft more than just homes; we curate experiences.  
With a commitment to quality, we redefine what it means to truly feel at home.





# An Architectural EXCELLENCE

To get the most out of your space



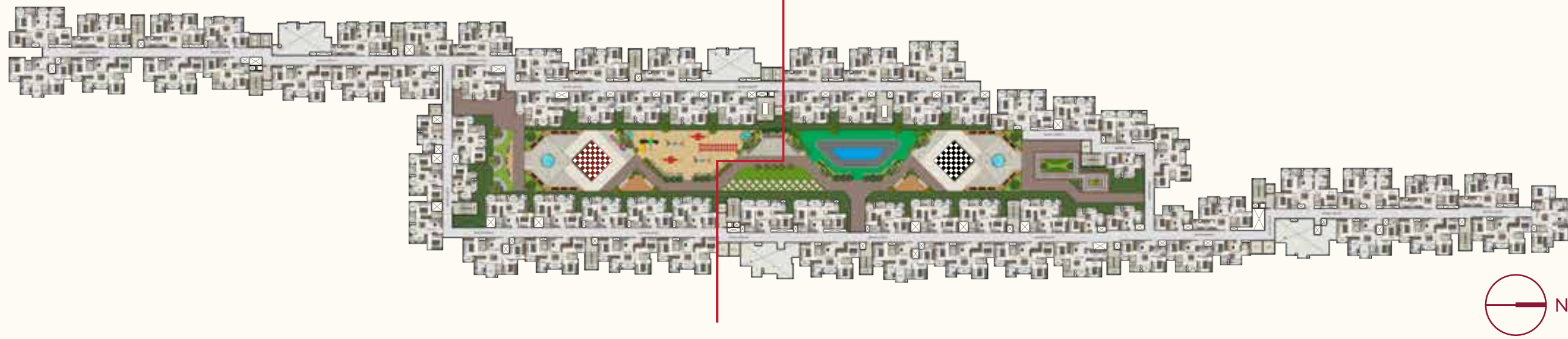
Euphoria In The East showcases stunning contemporary architecture that sets it apart. The innovative design and attention to detail create a visually appealing and functional living space.



# PROJECT HIGHLIGHTS

## EXPERIA BLOCK

## IMPERIA BLOCK



Welcome to a tranquil 8.6 acres haven featuring a serene central courtyard and 1102 meticulously designed units, including Premium and Super Premium options, housed in two striking towers - Experia Block and Imperia Block - each comprising 1 Basement (Parking), Ground Floor (Parking), and 14 upper floors.

Total No. Units = 1102 Nos. | 1st Floor = 75 units | 2nd to 14th floor 79 units per floor

### Experia Block

Types of Unit	Saleable area in SQFT	PER FLOOR	PER FLOOR X 14 FLOOR Total Units
3 BHK	1191-1572	18	250 units
2 BHK	911-1092	19	266 units
1 BHK	540-548	2	28 units
Total		39	544 units

### Imperia Block

Types of Unit	Saleable area in SQFT	PER FLOOR	PER FLOOR X 14 FLOOR Total Units
3 BHK	1191-1532	20	278 units
2 BHK	911-1092	15	210 units
1 BHK	540-541	5	70 units
Total		40	558 units



**Where the symphony**  
of ease orchestrates with proximity  
to all you need.

Unwind in a world of unique indulgence and relaxation, where every amenity is a scene carefully choreographed to elevate your lifestyle.





# Amenities

01. Main Entry Portal with Water Body

## PODIUM LANDSCAPE

- 02. Zen Garden
- 03. Courtyard Plaza
- 04. Giant's Checkers Court
- 05. Hopscotch Court
- 06. Toddler's Play Area
- 07. Community Plaza
- 08. Toddler's Cycle Track
- 09. Giant's Chess Court
- 10. Reflexology Pathway

## SETBACK LANDSCAPE

- 11. Amphitheatre
- 12. Kid's Play Area
- 13. Yoga Lawn
- 14. Meditation Lawn
- 15. Lily Pond
- 16. Meditation Deck
- 17. Outdoor Fitness Plaza
- 18. Senior Citizen's Corner

- 19. Sand Volleyball Court
- 20. Cricket Practice Pitch
- 21. Kid's Mini Golf Practice Course
- 22. Basketball Practice Pitch
- 23. Outdoor Ping Pong Court

## CLUBHOUSE LANDSCAPE

- 24. Palm Court
- 25. Taxi Pick-up and Drop-off Plaza
- 26. Party Lawn
- 27. Party Deck
- 28. Outdoor Seating
- 29. Toddler's Play Area
- 30. Pond Plaza
- 31. Koi Pond
- 32. Reading Cabana
- 33. Gazebo

## OTHERS

- 34. Cycle Track
- 35. Jogging Track
- 36. Warm-up Lawn
- 37. Kid's Mini Football Court  
(3 vs. 3)
- 38. Drop-off Plaza



## INDOOR AMENITIES

- 01. Multipurpose Hall
- 02. Cultural Studio
- 03. Unisex Salon & Spa
- 04. Healthcare Centre
- 05. ATM
- 06. Creche
- 07. Mini Theater
- 08. Indoor Games
- 09. Convenience Store Space
- 10. Squash Court
- 11. Badminton Court
- 12. Gym
- 13. Billiards
- 14. Table Tennis
- 15. Library
- 16. Co-working Space
- 17. Cafeteria
- 18. Heated Pool
- 19. Bar Counter & Barbeque Deck
- 20. Kid's Pool
- 21. Swimming Pool
- 22. Pool Deck with Lounge Seating

## Common Services

- A. Intercom to Apartment from Security Cabin Through Service Provider.
- B. CCTV Surveillance
- C. Transformer & DG Services
- D. Sewage Treatment Plant
- E. Rainwater Harvesting
- F. Lift Of Reputed Make
- G. 24-Hour Power Backup for Common Areas

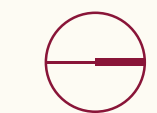


# Unequaled Grandeur Reaching

UNSURPASSED LEVELS



FIRST FLOOR PLAN



# Unmatched Splendor With

UNPRECEDENTED HEIGHTS



TYPICAL FLOOR PLAN





**Live Grand**  
Your Dream Haven Awaits



## Live, Play, and Thrive.

### ▶ PODIUM LANDSCAPE AMENITIES

- 02. Zen Garden
- 03. Courtyard Plaza
- 04. Giant's Checkers Court
- 05. Hopscotch Court
- 06. Toddler's Play Area
- 07. Community Plaza
- 08. Toddler's Cycle Track
- 09. Giant's Chess Court
- 10. Reflexology Pathway



## A SERENE SANCTUARY

With **60+ amenities** in the whole vicinity, unwinding has never been easier. Specially built for your comfort and peace, the spacious Zen Garden, Leisure Lawn and other multiple outdoor venturing options, this place provides a safe haven for you and your thoughts.

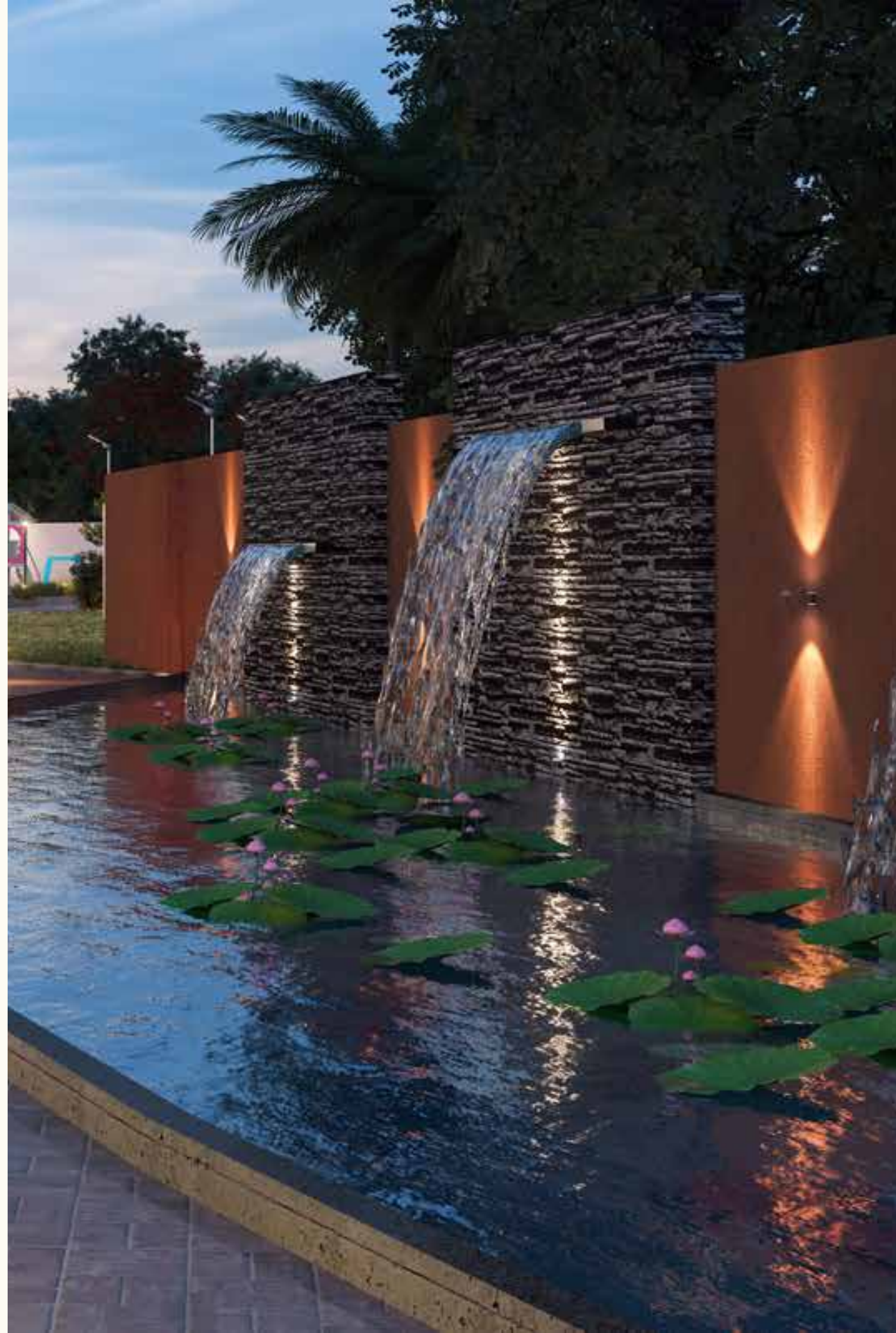


# Where fun is a way of Life



## SETBACK LANDSCAPE AMENITIES

- 11. Amphitheatre
- 12. Kid's Play Area
- 13. Yoga Lawn
- 14. Meditation Lawn
- 15. Lily Pond
- 16. Meditation Deck
- 17. Outdoor Fitness Plaza
- 18. Senior Citizen's Corner
- 19. Sand Volleyball Court
- 20. Cricket Practice Pitch
- 21. Kid's Mini Golf Practice Course
- 22. Basketball Practice Pitch
- 23. Outdoor Ping Pong Court



# BE AT PEACE, ALL TIME, ANY TIME...

Amphitheatre, Yoga and Meditation Lawns, 4+ Ponds and Palm Court. These are just a few of what you will experience here at Euphoria In The East, where all measures have been taken to bring you peace, right at your doorstep.



## Your gateway to enriched Life

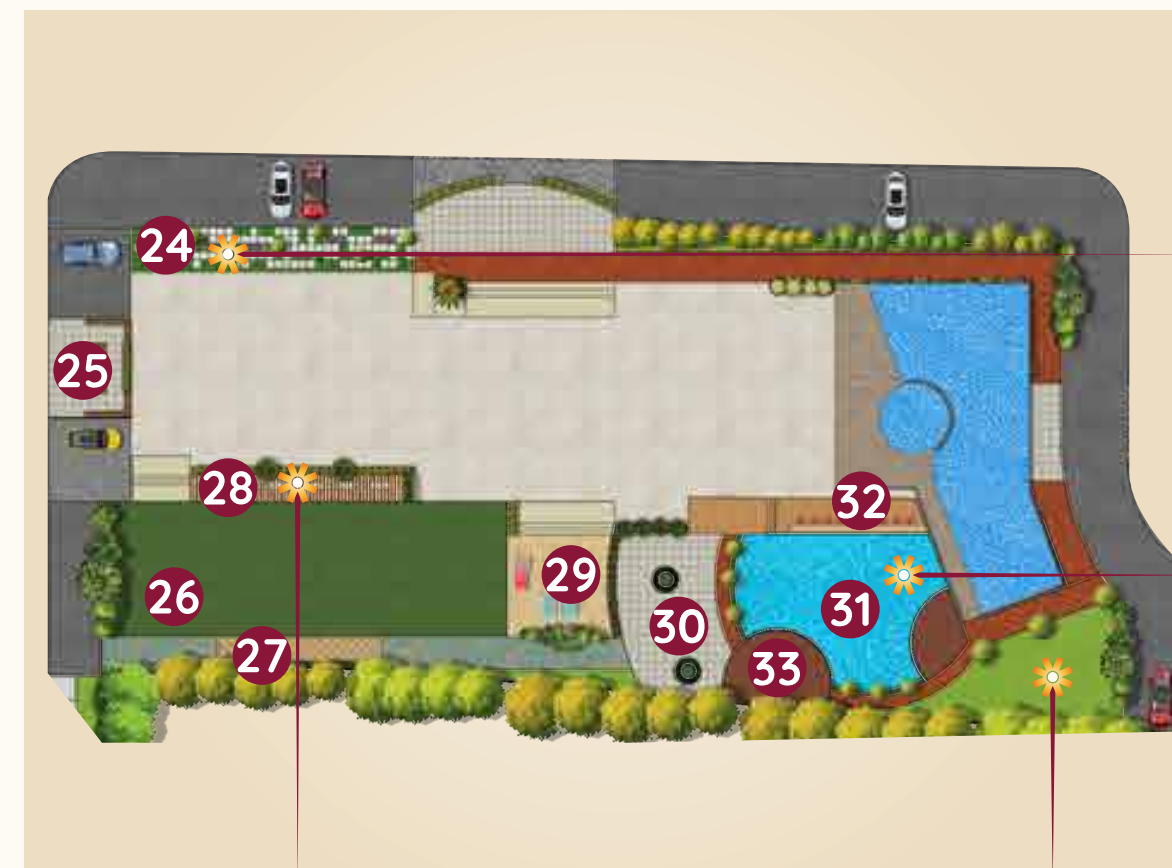
### ▶ CLUBHOUSE LANDSCAPE AMENITIES

- 24. Palm Court
- 25. Taxi Pick-up and Drop-off Plaza
- 26. Party Lawn
- 27. Party Deck
- 28. Outdoor Seating
- 29. Toddler's Play Area
- 30. Pond Plaza
- 31. Koi Pond
- 32. Reading Cabana
- 33. Gazebo



## THE RECREATIONAL HUB OF EUPHORIA

Our thoughtfully designed 'Club Euphoria' offers an unmatched blend of luxury and leisure. Unwind in the serene Palm Court, celebrate in the vibrant Party Lawn, or find solace in the cozy Reading Cabana. Watch your children play in the dedicated area, and create lasting memories with your loved ones. This is more than a clubhouse; it's an extension of your home, where relaxation and connection are always within reach.





## Well Being Meets Convenience

### ▶ OTHER AMENITIES

- 34. Cycle Track
- 35. Jogging Track
- 36. Warm-up Lawn
- 37. Kid's Mini Football Court (3 vs. 3)
- 38. Drop-off Plaza



## FOR THE OLD, THE YOUNG AND EVERYONE IN BETWEEN...

Curated for your pleasure, Euphoria In The East includes engagements for everyone. Be it a toddler, a child, a working individual or a retired soul, we have everything you can ever need.

Once you set a foot inside, a plethora of scenic pleasure greets you. Life is precious, and so is your lifestyle, and we promise to build you the best one.

	ZEN GARDEN
	PLAY AREA
	SENIOR CITIZEN'S CORNER
	CYCLE TRACK
	YOGA LAWN & MEDITATION LAWN

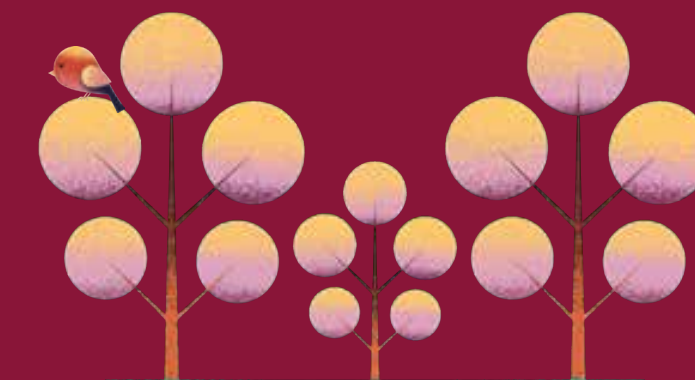




## Discover The HEART OF EUPHORIA



Nestled in a coveted address, Euphoria In The East doesn't just promise a residence; it curates an enchanting lifestyle. Every corner resonates with the promise of a life lived extraordinarily. It's more than just a home; it's a gateway to an existence where every heartbeat is accompanied by the thrill of possibilities.





## Beyond Cloud Nine



Your gateway to limitless horizons is now here! With the world at your feet and stars within reach, discover the world beyond the ordinary.





## PROJECT CONFIGURATION



### UNIT TYPES

1-Bedroom, 2-Bedroom, and  
3-Bedroom Units.



### UNIT SIZES

Ranging from 540 Sq. ft.  
to 1572 Sq. ft.



### HIGH-QUALITY FINISHES

Premium materials and finishes are used  
throughout the units, ensuring a luxurious  
living experience.



### SPACIOUS LIVING AREAS

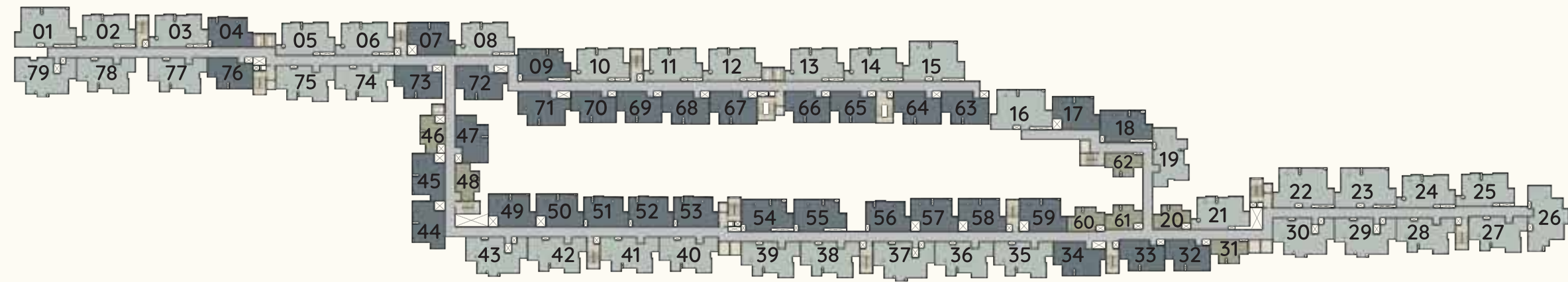
Open-concept layouts that  
maximize space and natural light.



### PRIVATE BALCONIES

Enjoy stunning views and a breath of fresh  
air from your private balcony.

# UNIT NUMBER PLAN



- 3 BHK UNITS
- 2 BHK UNITS
- 1 BHK UNITS

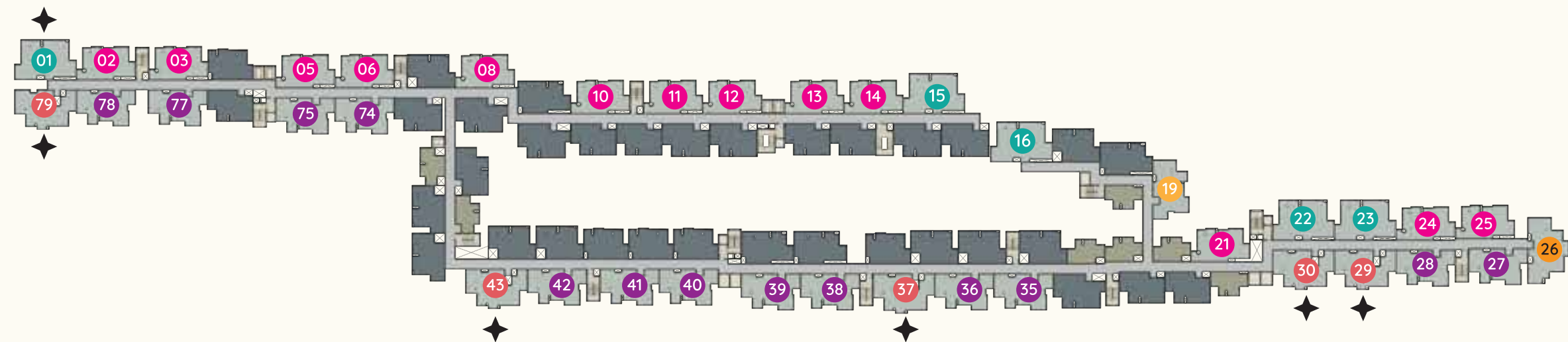


## 3-Bedroom Unit

Detailed floor plan showcasing the layout and dimensions



# KEY PLAN - 3 BHK



3 BHK UNITS

## TYPES OF UNIT PLANS

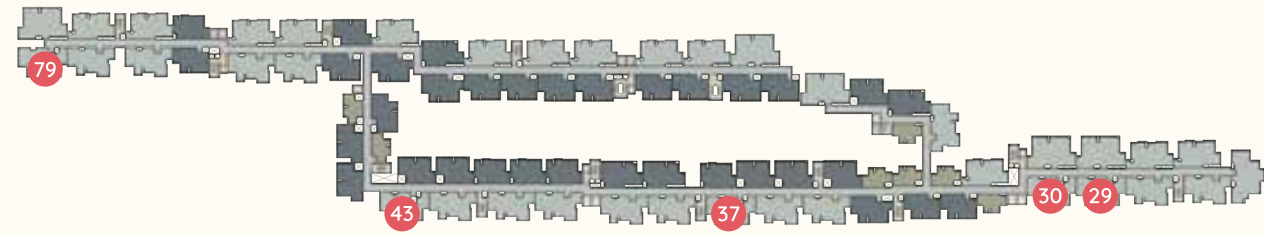
- TYPE 1
- TYPE 2
- TYPE 3
- TYPE 4
- TYPE 5
- TYPE 6
- ◆ TYPE 7 with Extended Balcony at 4th, 8th & 12th Floors
- ◆ TYPE 8 with Extended Balcony at 4th, 8th & 12th Floors



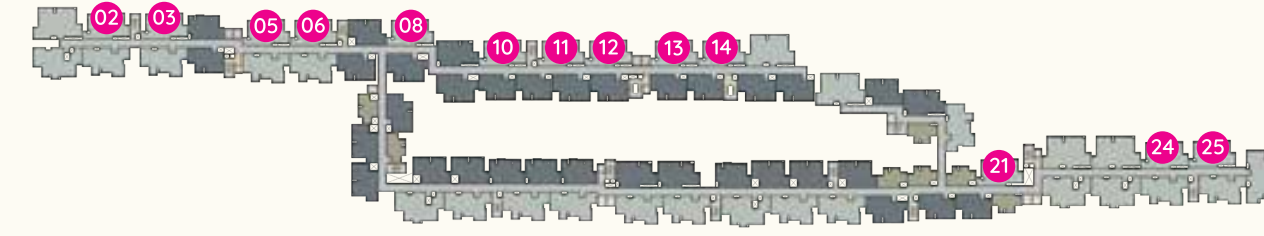
ENTRY



TYPE 1 - 3 BHK EAST FACING	
Saleable Area : 1532 SQ. FT.	Unit Numbers : 01, 15, 16, 22, 23



■ 3 BHK UNITS



■ 3 BHK UNITS



▲ ENTRY



**TYPE 2 - 3 BHK NORTH FACING**

Saleable Area :  
1384 SQ. FT.

Unit Numbers :  
79, 43, 37, 30, 29



**TYPE 3 - 3 BHK EAST FACING**

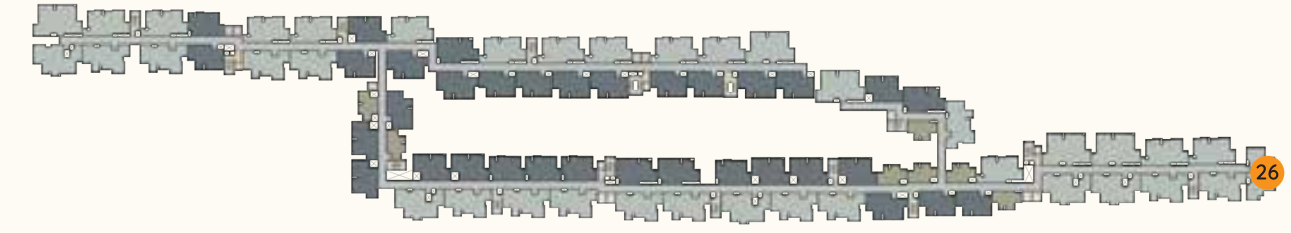
Saleable Area :  
1191 SQ. FT.

Unit Numbers :  
02, 03, 05, 06, 08, 10,  
11, 12, 13, 14, 21, 24, 25





■ 3 BHK UNITS



■ 3 BHK UNITS



**TYPE 4 - 3 BHK NORTH FACING**

Saleable Area :  
1248 SQ. FT.

Unit Numbers :  
78, 77, 75, 74, 42, 41, 40,  
39, 38, 36, 35, 28, 27



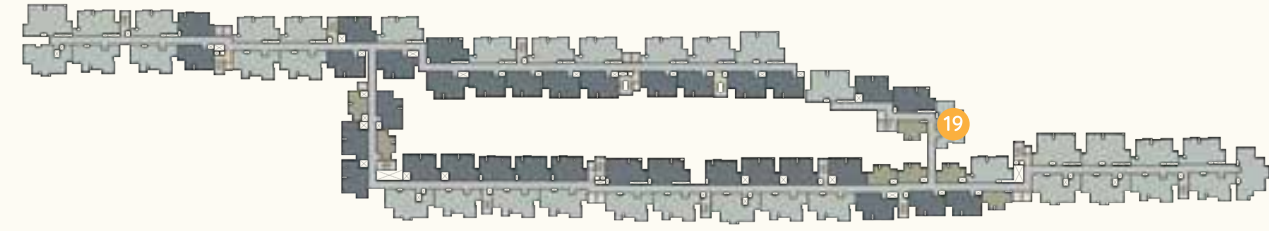
**TYPE 5 - 3 BHK WEST FACING**

Saleable Area :  
1496 SQ. FT.

Unit Numbers :  
26







■ 3 BHK UNITS



■ 3 BHK UNITS



**TYPE 6 - 3 BHK EAST FACING**

Saleable Area :  
1248 SQ. FT.

Unit Numbers :  
19



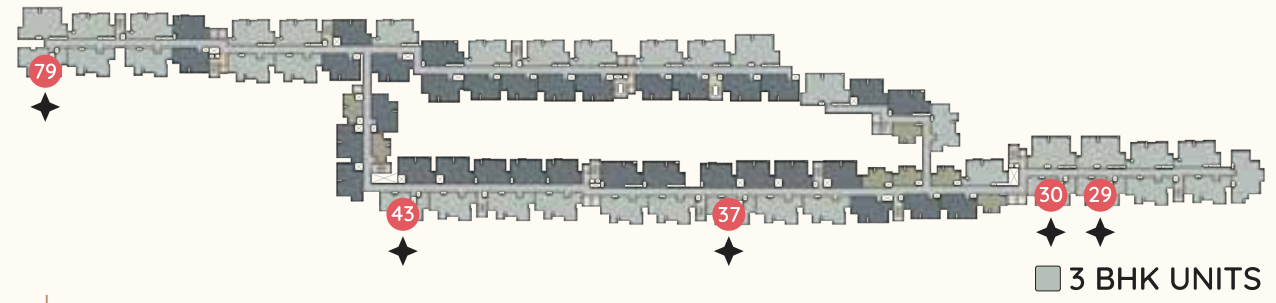
**TYPE 7 - 3 BHK EAST FACING**

Saleable Area :  
1572 SQ. FT.

Unit Numbers :  
01 with extended balcony  
at 4th, 8th & 12th Floor



ENTRY



**TYPE 8 - 3 BHK NORTH FACING**

Saleable Area :  
1408 SQ. FT.

Unit Numbers :  
79, 43, 37, 30, 29 with extended  
balcony at 4th, 8th & 12th Floor

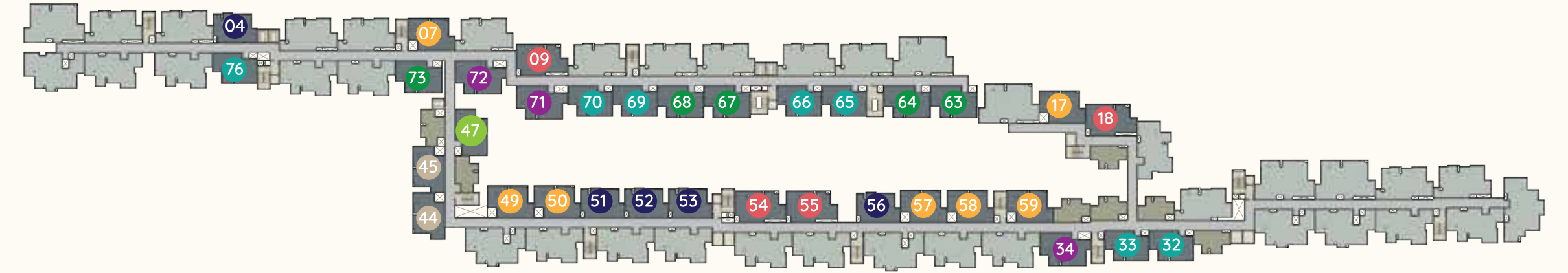


## 2-Bedroom Unit

Detailed floor plan showcasing the layout and dimensions



## KEY PLAN - 2 BHK



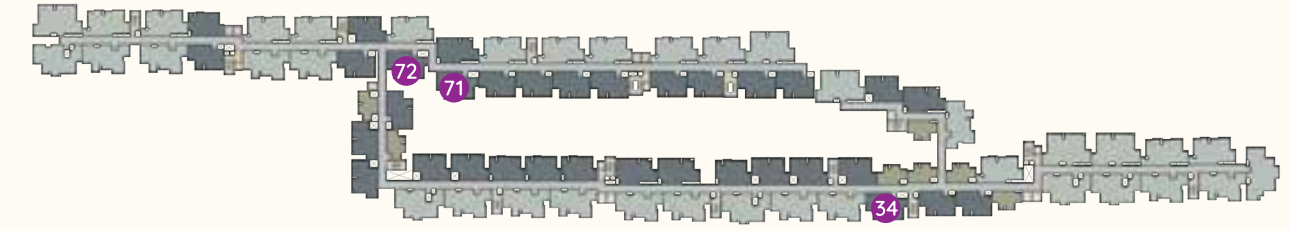
### TYPES OF UNIT PLANS

- TYPE 1
- TYPE 2
- TYPE 3
- TYPE 4
- TYPE 5
- TYPE 6
- TYPE 7
- TYPE 8





■ 2 BHK UNITS



■ 2 BHK UNITS



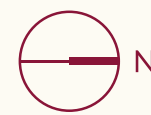
ENTRY



ENTRY

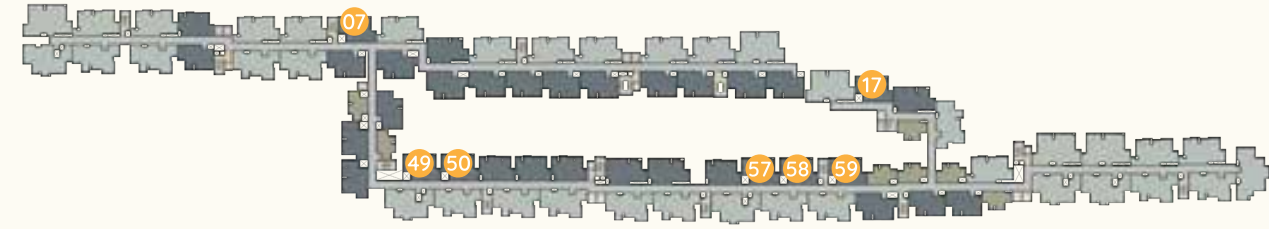


TYPE 1 - 2 BHK EAST FACING	
Saleable Area : 1092 SQ. FT.	Unit Numbers : 09, 54, 55, 18

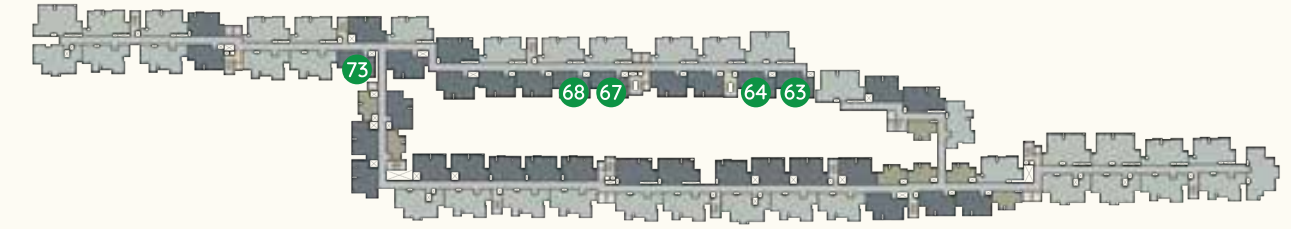


TYPE 2 - 2 BHK NORTH FACING	
Saleable Area : 1083 SQ. FT.	Unit Numbers : 72, 71, 34





■ 2 BHK UNITS



■ 2 BHK UNITS



ENTRY



TYPE 3 - 2 BHK EAST FACING	
Saleable Area : 994 SQ. FT.	Unit Numbers : 07, 49, 50, 57, 58, 59, 17



TYPE 4 - 2 BHK NORTH FACING	
Saleable Area : 998 SQ. FT.	Unit Numbers : 73, 68, 67, 64, 63





■ 2 BHK UNITS



■ 2 BHK UNITS



▲  
ENTRY



▲  
ENTRY

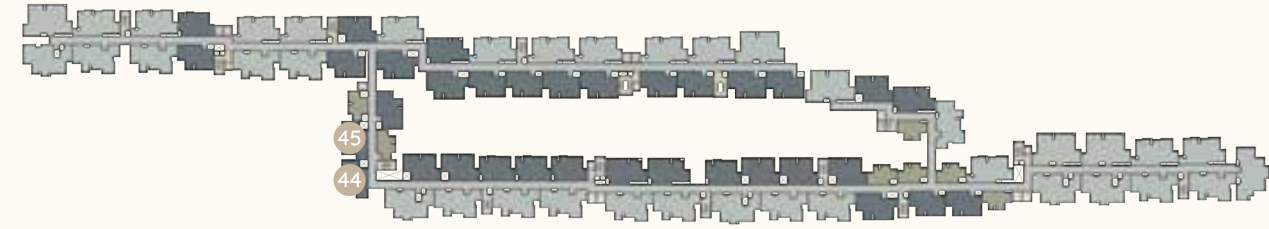


TYPE 5 - 2 BHK EAST FACING	
Saleable Area : 911 SQ. FT.	Unit Numbers : 04, 51, 52, 53, 56

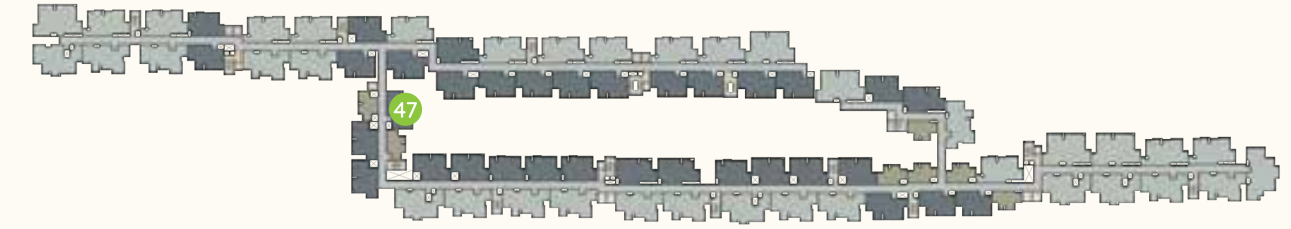


TYPE 6 - 2 BHK NORTH FACING	
Saleable Area : 914 SQ. FT.	Unit Numbers : 76, 70, 69, 66, 65, 33, 32





■ 2 BHK UNITS



■ 2 BHK UNITS



**TYPE 7 - 2 BHK NORTH FACING**

Saleable Area : 994 SQ. FT.	Unit Numbers : 45, 44
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**TYPE 8 - 2 BHK EAST FACING**

Saleable Area : 998 SQ. FT.	Unit Numbers : 47
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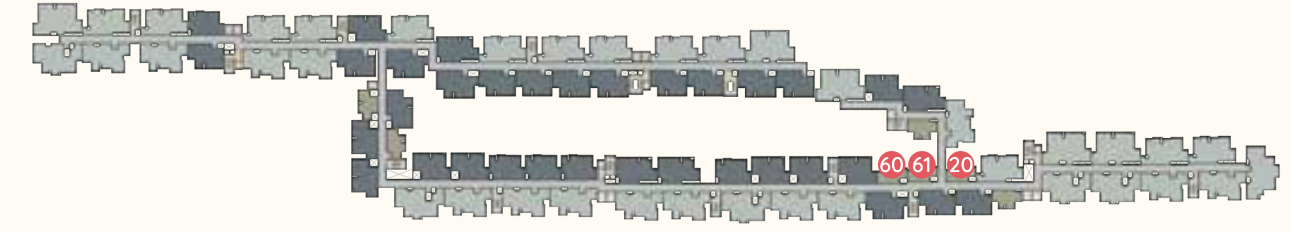
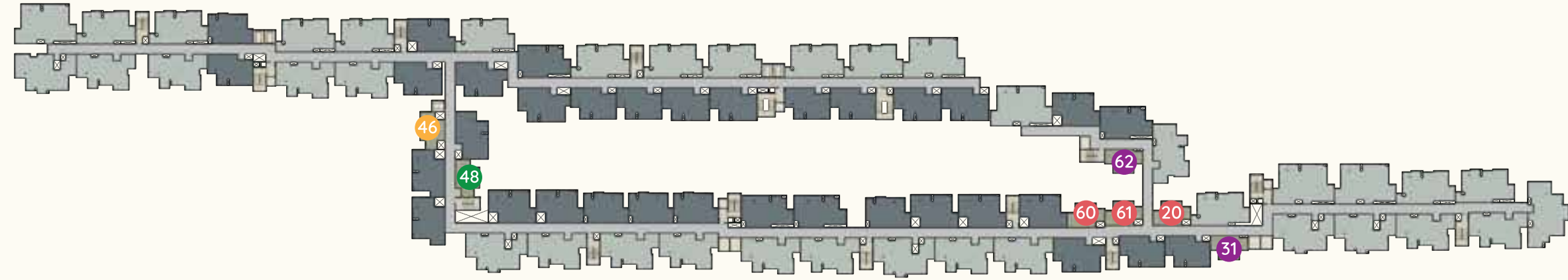
## 1-Bedroom Unit

Detailed floor plan showcasing the layout and dimensions



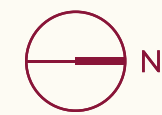


# KEY PLAN - 1 BHK

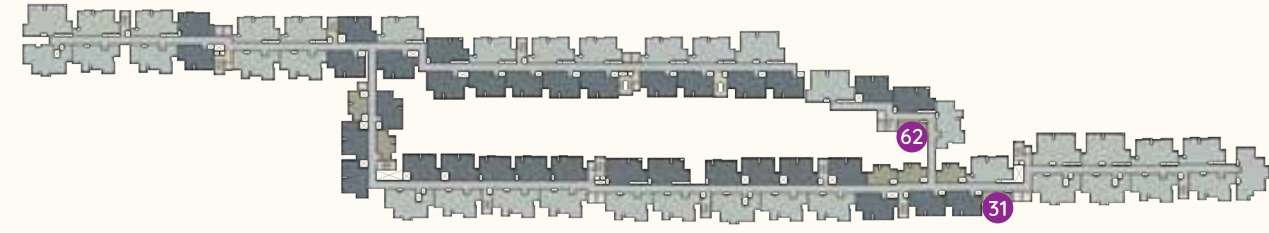


## TYPES OF 1 BHK UNIT PLANS

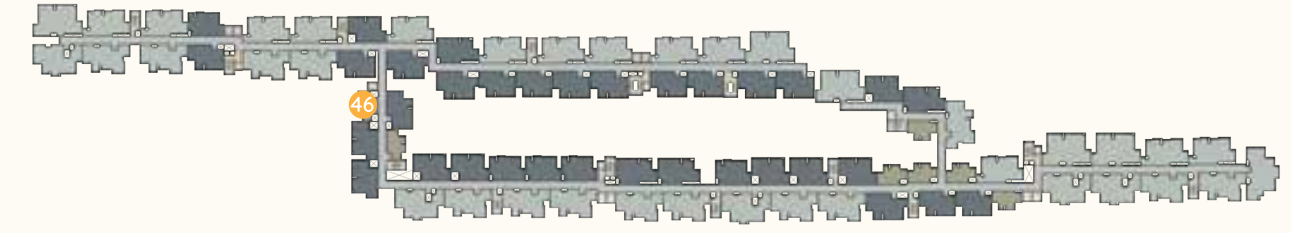
- TYPE 1
- TYPE 2
- TYPE 3
- TYPE 4



TYPE 1 - 1 BHK EAST FACING	
Saleable Area : 541 SQ. FT.	Unit Numbers : 60, 61, 20



■ 1 BHK UNITS



■ 1 BHK UNITS

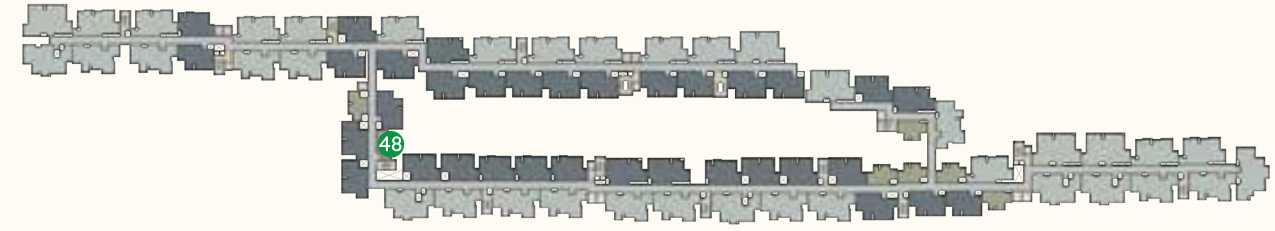


TYPE 2 - 1 BHK WEST FACING	
Saleable Area : 540 SQ. FT.	Unit Numbers : 62, 31



TYPE 3 - 1 BHK NORTH FACING	
Saleable Area : 548 SQ. FT.	Unit Numbers : 46





■ 1 BHK UNITS



TYPE 4 - 1 BHK EAST FACING	
Saleable Area : 540 SQ. FT.	Unit Numbers : 48



# SPECIFICATIONS

## 1. Structure :

- Core wall and shear wall monolithic construction using the best quality shuttering system.

## 2. Flooring :

- Living, Dining, Kitchen & Bedrooms : Vitrified tiles of reputed make.
- Toilet Flooring : Anti-Skid Ceramic tiles of reputed make.
- Toilet Dadoing Up to 7 feet : Ceramic glazed tiles of reputed make.
- Kitchen Dadoing Above the Counter to Height of 2 feet : Ceramic glazed tiles of reputed make (supply only).
- Balcony : Anti-Skid Ceramic tiles of reputed make.
- Common Area : Anti-Skid Ceramic tiles of reputed make.

## 3. Kitchen :

- Granite top & stainless steel single bowl with drain board sink of reputed make (supply only).
- Provision for chimney in kitchen.
- Provision for water purifier.

## 4. Toilet :

- Sanitary fittings : Wall-mounted EWC, Counter top wash basin of reputed make.
- CP fittings : Shower spout, diverter, shower head, health faucet of reputed make.
- Provision for geyser and exhaust fan in toilets.

## 5. Door :

- Main Door : Super steel frame & dual door of reputed make.
- Internal Doors : Super steel frame & single door of reputed make.
- Toilet Doors : FRP door.
- Balcony Doors : UPVC glazed shutter with mosquito mesh.
- Fire-rated steel doors for fire exit.

## 6. Windows :

- UPVC windows with glazed shutters and mosquito mesh.

## 7. Electrical :

- Modular switches & sockets of reputed make.
- ELCB and MCB with independent EB meter of approved make.
- Good quality concealed copper wiring of approved make.
- Provision for washing machine point.
- TV points are provided in Living and Master bedroom.

## 8. Power Backup :

- 100% power backup for common areas.
- 1.0 KW power backup for each flat through limiter switch.
- For 1 BHK units, 0.5 KW power backup through limiter switch.

## 9. Paint :

- Internal : Walls & ceilings in emulsion of reputed make.
- External : Waterproof emulsion of reputed make.
- All railings : Enamel paint of reputed make.

## 10. Elevator :

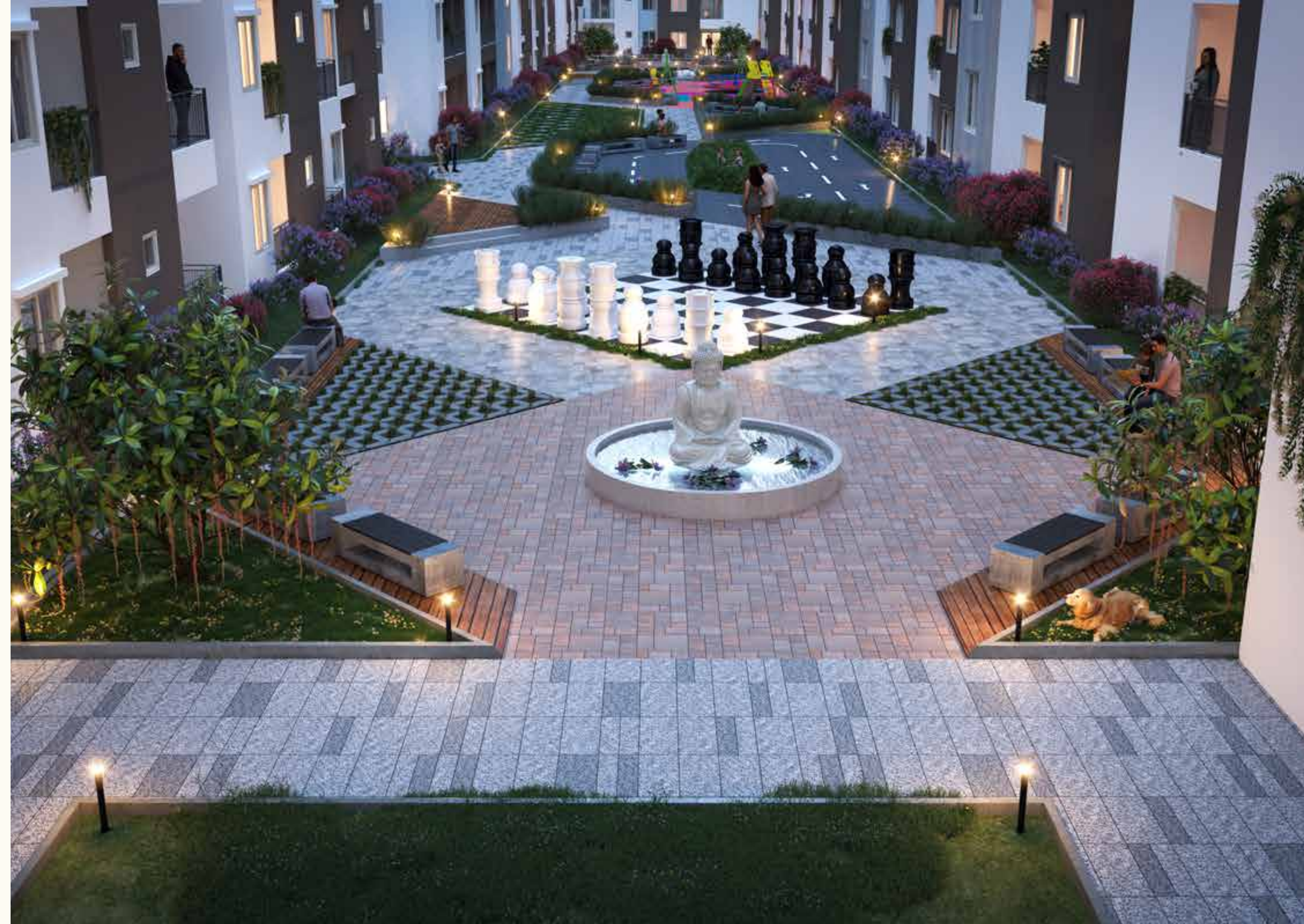
- Lifts of reputed make.

## 11. Water supply :

- Borewell water supply.

## 12. Air conditioning :

- Provision for fixing AC in living cum dining and all bedrooms.



# Advantageous Locale

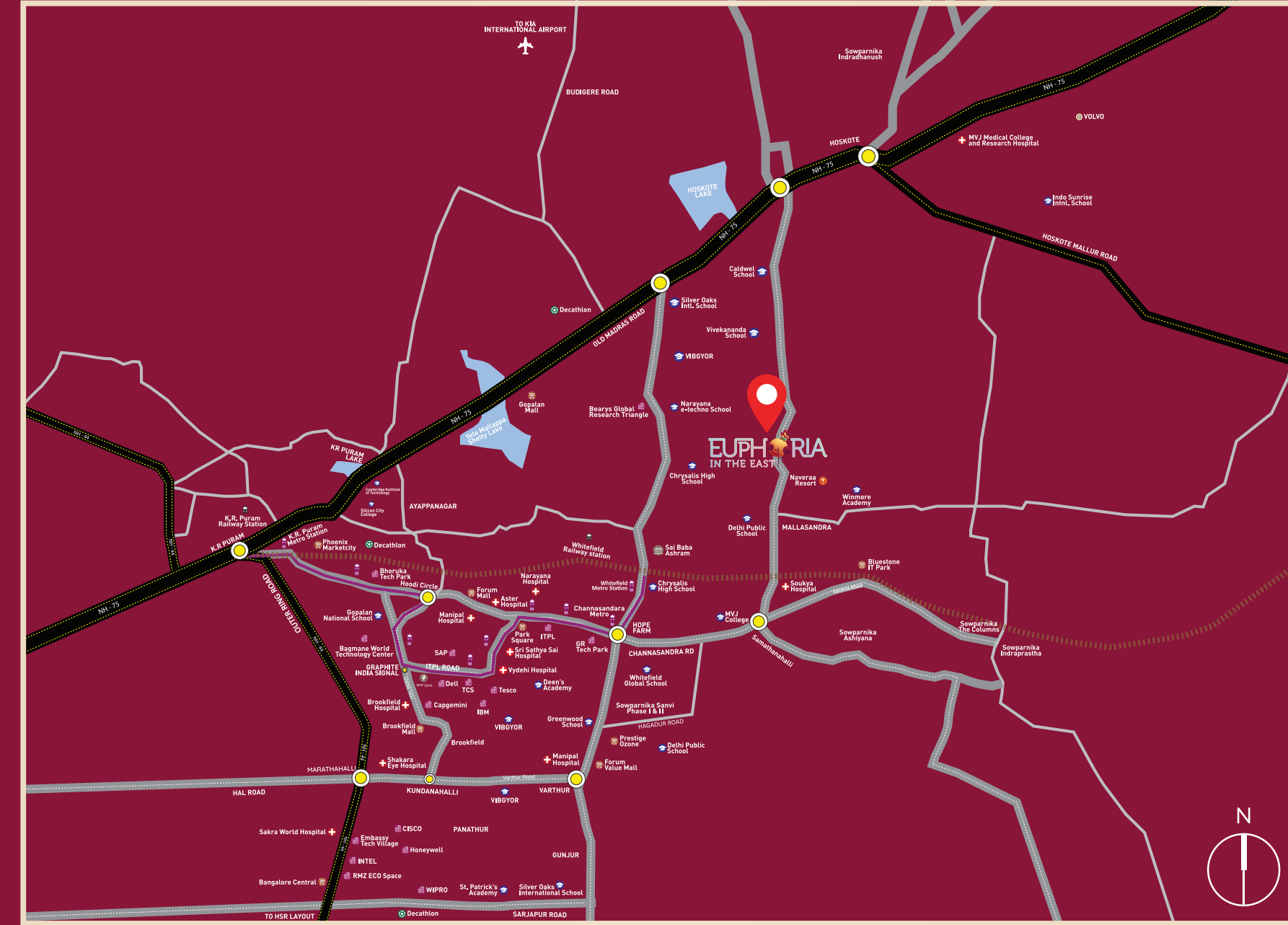
## THE NEW WHITEFIELD



Considered the future counterpart to Whitefield, the locale encompassing Euphoria In The East boasts seamless connectivity to both the city and the IT corridor. The Narasapura Industrial area is undergoing a remarkable surge in infrastructure development, complemented by a significant facelift of the National Highway (NH 207) to accommodate 4 to 6 lanes. The Whitefield-Hoskote belt extending up to Devanhalli is witnessing rapid progress, with the establishment of tech parks and manufacturing industries enhancing overall connectivity. The impending Namma Metro hub is poised to further amplify the area's connectivity, marking a substantial leap forward in its accessibility and developmental trajectory.



## LOCATION MAP



## PROXIMITY TO MAJOR SPOTS

### School & College

Delhi Public School	- 04 Min
Winmore Academy	- 06 Min
VIBGYOR CBSE School	- 26 Min
One World International School	- 27 Min
Valistus International School	- 26 Min
MVJ College	- 16 Min

### Hospital

Soukya Hospital	- 12 Min
Hoskote Government Hospital	- 15 Min
Manipal Hospital	- 29 Min
Sri Sathya Sai Hospital	- 30 Min
Vydehi Hospital	- 31 Min
Aster Hospital	- 26 Min

### Tech Park

ITPL	- 25 Min
TCS	- 30 Min
SCB Brigade Tech Park	- 24 Min
GR Tech Park	- 22 Min

- Educational Institutions
- Malls
- Hospitals
- Tech Parks & IT Companies
- Industries
- Sports Centre
- Metro line

## Pioneering Aesthetic and Delightful Living Spaces



**Ramji Subramaniam**  
Managing Director

Sowparnika is a brand synonymous with its aesthetic appeal and luxury while being modest. Sowparnika is one of the first to introduce Lean Six Sigma theory across all the processes within the organization. The value proposition being timely delivery while maximizing the efficiency in order to extend the benefit to the end customer. We at Sowparnika are firmly committed to our principles of Transparency, Customer Satisfaction and Teamwork at the same time being economically priced. Our journey so far boasts of 10000+ satisfied clients, 50+ completed projects, 25+ ongoing projects, 5.5 Million+ Sq. ft. developed, 5 Million+ Sq.ft. under development with it's presence in Karnataka, Kerala, Tamil Nadu & counting. Since its inception in 2003, Sowparnika has been committed to trust, quality and excellence and these factors have translated into architectural marvels, spreading happiness to all homeowners.

The continued patronage has elevated Sowparnika Projects and Infrastructure Private Limited as one of the leading property developers in South India, Working in sync with the Prime Minister's Housing Scheme, "Homes for All by 2027", Sowparnika has been delivering quality homes to all. We have redefined the concept of quality housing. With its headquarters in Bangalore, Sowparnika Projects is a leading real estate developer in the Southern part of India.

## Awards & Recognition



Luxury Villa Project of the Year 2024 (South India)



Luxury Villa Developer of the Year 2024 (South India)



Best Residential Project Affordable - Segment Sowparnika Flamenco



Entrepreneur of the Year - Real Estate



Mid-Segment Housing Project of the year - Olivia Nest



Best Residential Launch of the year- Indradhanush



Best Luxury Villa Design of the Year - LIFE ON THE GREEN



Entrepreneur of the Year - Real Estate



Excellence in Emerging Real Estate Brand



Most Anticipated Launch of the Year - Indradhanush



Best Emerging Real Estate Project



Best Launch - Ashiyana



Junior Chamber International Kottayam



NDTV Profit Real Estate Award



ET Now



ET Now



Kerala Financial Corporation Trivandrum



Silicon India with LICHFL



Brands Academy Awards



Indian Achievers' Podium



**ET ACHIEVERS AWARD 2023**

Best Luxury Villa Design of the Year for LIFE ON THE GREEN Project

## Key Differentiators

In-depth knowledge of our target customers helped us initiate Key Differentiators. A decision unique & essential for our vision which propelled Sowparnika with a matchless Competitive edge. Customer-centric, On-time delivery, Quality deliverables, 360° approach, In-house expertise, and Guaranteed value are the 6 key differentiators we implemented throughout Sowparnika's journey.

## Value Creation

We always believed that for a marvellous outside, we must be perfect inside. We invested every bit of our precious time into building the best in-house capabilities. Every single phase of our in-house capacity reflects our utmost confidence & clarity towards the future.

## IN-HOUSE CAPABILITIES



PROJECT EXECUTION & MANAGEMENT



PROPERTY MANAGEMENT



LEGAL EXPERTISE



LAND DEVELOPMENT & APPROVAL CAPABILITIES



ARCHITECTURAL, INTERIOR DESIGN & STRUCTURAL EXPERTISE



PLUMBING, ELECTRICAL & FIRE DESIGN EXECUTION



## An Exciting Experience Awaits You!

Our stringent standards followed by a 360-degree in-house process, vertical integration and efficient construction methods, has helped us deliver the benefit of housing at an enviable price to our customers, through the optimal utilization of resources.

## Ongoing Projects

### BANGALORE



### MYSURU



### TRIVANDRUM



### KOCHI



### KOZHIKODE



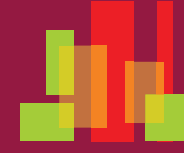
### THRISSUR



### COIMBATORE







**SOWPARNIKA**  
Delivering Happiness

# EUPHORIA

IN THE EAST

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