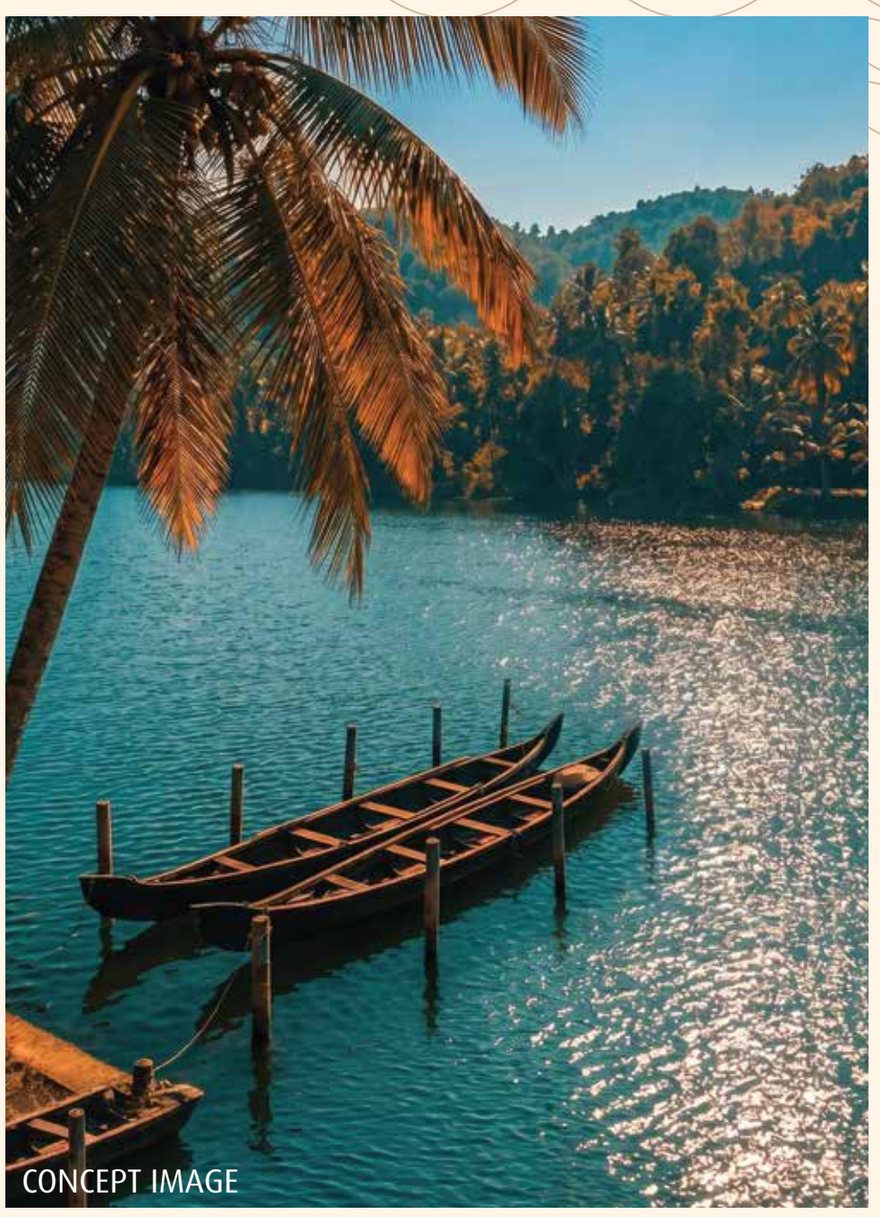
bellevue

by SOBHA

IN PARTNERSHIP WITH

UKn™ PROPERTIES


CONCEPT IMAGE


CONCEPT IMAGE

Table of *Contents*

I. The SOBHA Story

II. Tranquil Location

III. The Project Unveiled

IV. World-class Amenities

V. Timeless Interiors

VI. Testimonies of Excellence

Overshoot Origin

SOBHA

Origin Overshoot

"*Perfection* is not a dream,
but a *reality* that I strive
towards in my *work.*"

Mr. PNC Menon
Founder, SOBHA Group

The Man Who Saw *Beyond.*

SOBHA is a testament to what happens when a dream is nurtured by unwavering determination, relentless perseverance, and an unyielding resolve to challenge convention. One man's vision redefined quality, transforming it from an aspiration into an expectation.

It stands synonymous with architectural excellence, shaped by global expertise, technological innovation, timeless craftsmanship, and commitment to on-time delivery.



MR. PNC MENON | FOUNDER, SOBHA GROUP

Passion, Transcending *Perfection.*

At SOBHA, progress is discipline made visible through detail. With an exhaustive list of 1,456 quality checks, every handover ensures that nothing escapes the eye—from what is seen to what lies beneath the surface.

This principle has translated into over 590 iconic projects across residential, contractual, non-residential and commercial domains, encompassing an impressive 154.23 million sq. ft.



SHOT AT CLUB ROYALE, SOBHA ROYAL PAVILION, BENGALURU

DATA AS OF JUNE 2026

Established *in 1995*

National Footprint

28 Cities in 14 States



Strong Expertise

14,700+ Workforce

Over 270

Prestigious Awards

DATA AS OF JUNE 2026

Our Endeavours, Outpacing *Expectations.*



ARTIST'S IMPRESSION OF SOBHA ONEWORLD, BENGALURU

RESIDENTIAL

Spread across
89.79 million sq. ft.

CONTRACTING

Spread across
60.14 million sq. ft.


SHOT AT INFOSYS GLOBAL EDUCATION CENTRE, MYSURU



SHOT AT 1 SOBHA, BENGALURU

NON-RESIDENTIAL AND COMMERCIAL

Spread across
4.3 million sq. ft.

DATA AS OF JUNE 2026

The Realisation of the *Unprecedented.*

In redefining real estate, SOBHA pioneered Backward Integration—
a first-of-its-kind philosophy mastering every discipline,
from engineering to interiors, in-house. Ensuring timely delivery,
cost efficiency, consistent quality, and complete execution control,
this uncompromising approach has earned recognition
as a Harvard Business School case study.


CONCEPT IMAGE

SOBHA INTERIORS

3,75,000 sq. ft.

This division produces world-class interior solutions for end-to-end execution of homes, offices, hospitality, and educational spaces.

SOBHA CONCRETE PRODUCTS

55,000 sq. ft.

This division manufactures concrete blocks, pavers, kerbs, water drainage channels, paving slabs, and related landscape products of international quality in large-scale volumes.


CONCEPT IMAGE

SOBHA GLAZING & METAL WORKS

1,00,000 sq. ft.

This division produces state-of-the-art aluminium doors, windows, and glazing systems.


CONCEPT IMAGE


CONCEPT IMAGE

SOBHA STONECRAFT

32,483 sq. ft.

A cutting-edge granite processing powerhouse, operational since 2023 in Hoskote, Bengaluru, blends high-precision Computer Numerical Control technology with tailored finishes to deliver extraordinary solutions.

SOBHA PRECAST

73,000 sq. ft.

The Precast Facility reinforces the foundation of the homes by manufacturing key load-bearing elements for structural stability.

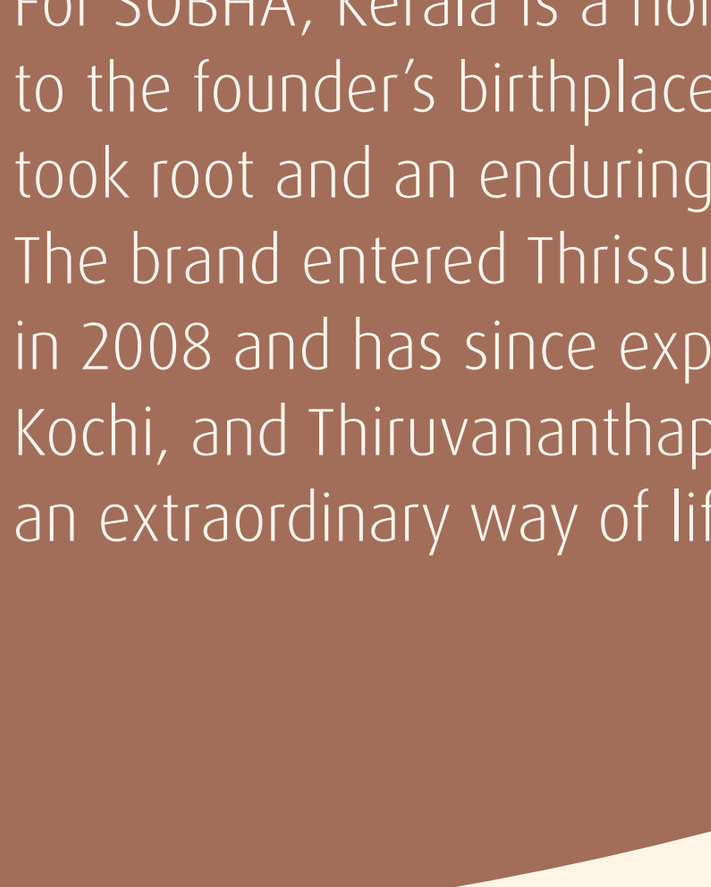

CONCEPT IMAGE

Kerala, by SOBHA.

Some journeys take you across the world,
only to bring you back to where it all began.

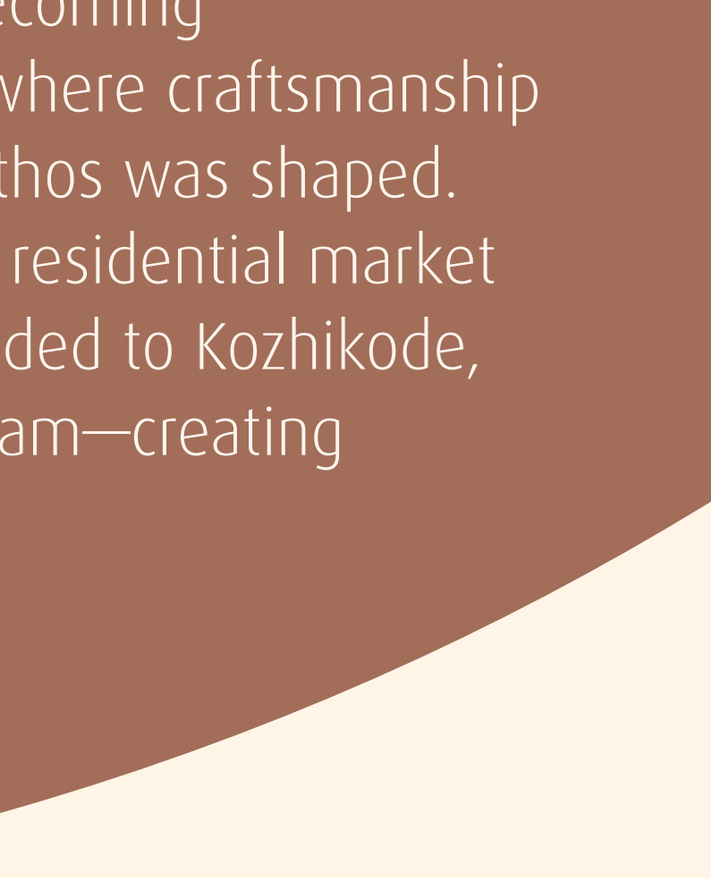
For SOBHA, Kerala is a homecoming
to the founder's birthplace, where craftsmanship
took root and an enduring ethos was shaped.
The brand entered Thrissur's residential market
in 2008 and has since expanded to Kozhikode,
Kochi, and Thiruvananthapuram—creating
an extraordinary way of life.

Thrissur


ARTIST'S IMPRESSION

SOBHA CITY

A 55-acre township featuring apartments, villas, and a commercial mall.


SHOT AT SITE

SOBHA SILVER ESTATE

A sprawling enclave of 3 and 4 bed villas crafted for contemporary living.

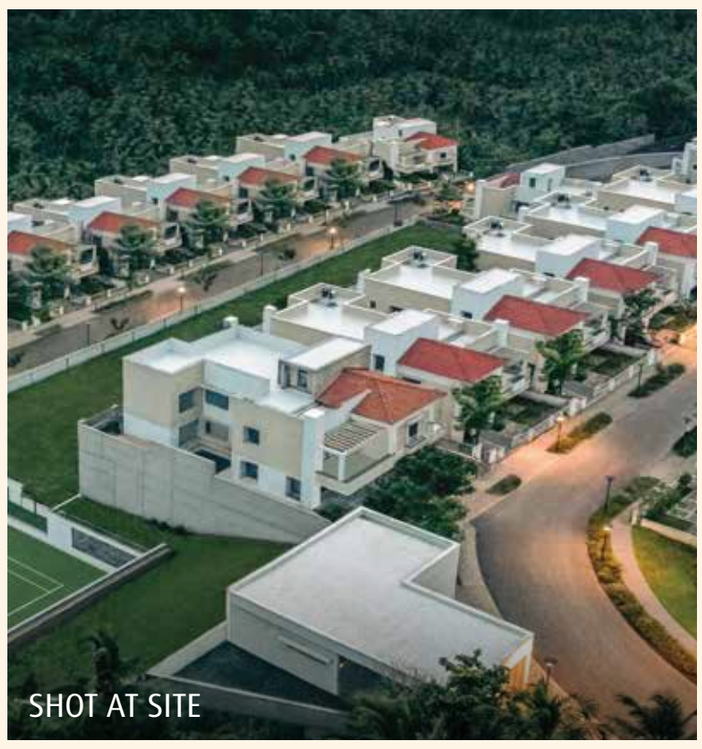

ARTIST'S IMPRESSION

SOBHA METROPOLIS

2, 3, and 4 bed residences inspired by classical Greek and modern Roman architecture.

ALL PROJECTS ARE RERA APPROVED.

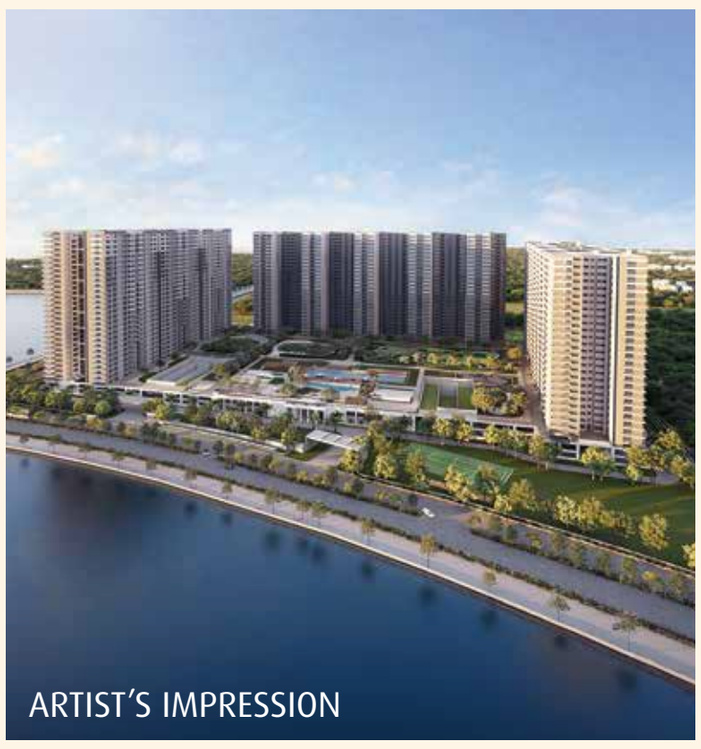
Kozhikode


SHOT AT SITE

SOBHA BELA ENCOSTA

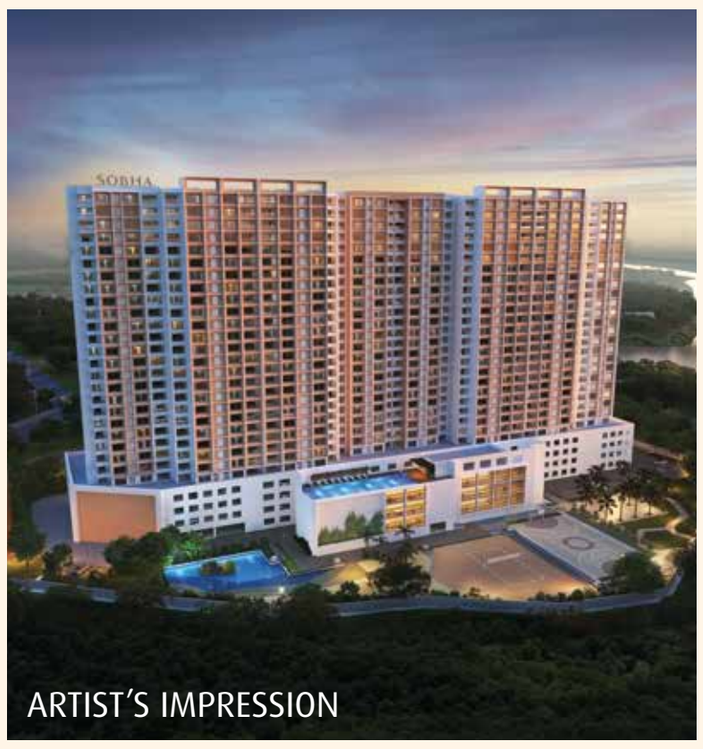
A Portuguese-inspired 4 and 5 bed luxury villa township with expansive open spaces and breathtaking views.

Kochi


ARTIST'S IMPRESSION

MARINA ONE

A 16.7-acre waterfront sanctuary offering 3 and 4 bed residences, 50+ curated luxuries, and one of Kerala's largest clubhouses.



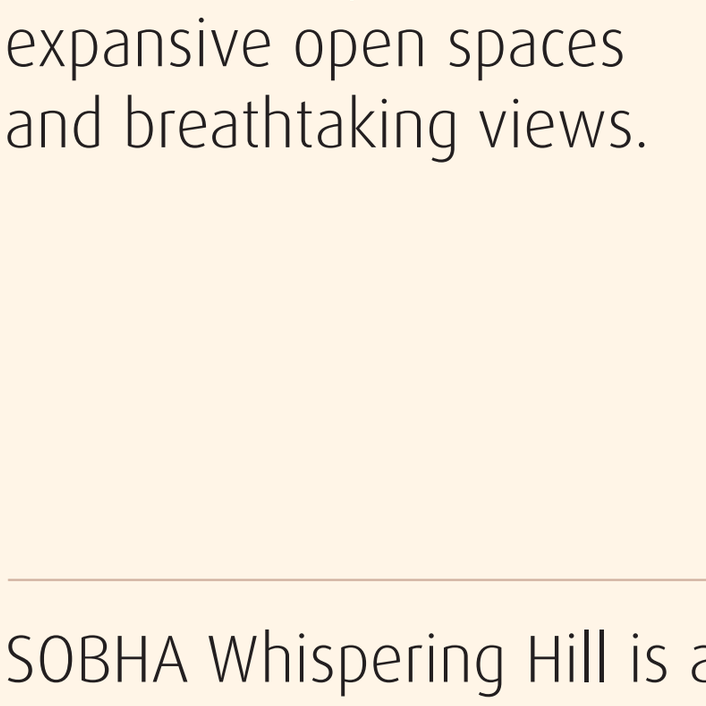
ARTIST'S IMPRESSION

SOBHA ATLANTIS

3 and 4 bed residences surrounded by lush greenery, emerald waters, and beach-inspired amenities.

Thiruvananthapuram

SOBHA Whispering Hill is a thoughtfully envisioned community comprising three signature expressions of distinctive spaces in Akkulam's promising locale.


ARTIST'S IMPRESSION

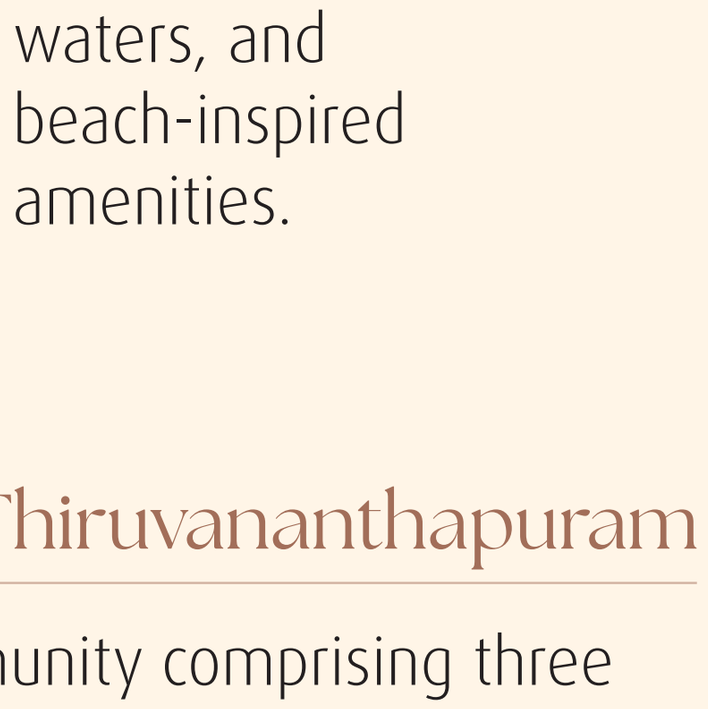
SOBHA MEADOWS – WHISPERING HILL

Set amidst scenic hillock views and exceptional amenities, these 3 bed residences offer a life of refinement.


ARTIST'S IMPRESSION

SOBHA RIDGE – WHISPERING HILL

Perched on a picturesque hilltop, these 3 and 4 bed residences blend panoramic vistas with nature-immersed outdoors.


ARTIST'S IMPRESSION

SOBHA WOODS – WHISPERING HILL

The final chapter of the SOBHA Whispering Hill legacy unfolds with 3 and 4 bed homes, where sophistication meets tranquillity.

ALL PROJECTS ARE RERA APPROVED.

A Compassion-built *Foundation.*



SHOT AT THE SOBHA ACADEMY, PALAKKAD | A CBSE ENGLISH MEDIUM SCHOOL FOR THE UNDERPRIVILEGED



SHOT AT THE SOBHA ACADEMY



SHOT AT SOBHA HERMITAGE, PALAKKAD | A COMFORTABLE HOME FOR SENIOR CITIZENS

The SOBHA legacy extends beyond the landmarks created, living in communities touched and lives transformed. What began as a commitment to give back to the homeland grew into a philanthropic vision nurturing new possibilities through education, healthcare, women's empowerment, and support for the elderly through Sri Kurumba Educational and Charitable Trust.

The journey continues to shape God's Own Country, with Kozhikode marking a new chapter.

Kozhikode— the Ever-beating Heart of *Malabar.*

For centuries, Kozhikode has been a gateway between worlds—its shores witnessing the passage of merchants, cultures, and ideas carried across oceans.

Today, expanding IT corridors, enhanced infrastructure, and steady investment momentum have imbued the city with enduring value. Steeped in legacy and rich with promise, it is a place where coming back is instinctive, and staying feels destined.



CONCEPT IMAGE

An Ode to Nature's *Theatre.*

Bellevue by SOBHA is crafted for those seeking spatial freedom, quietude, and distinction. Set in Feroke, a flourishing pocket of Kozhikode, it is cocooned in unhurried calm, overlooking shimmering waters and emerald greens.

Close to It All

Wider tri-district stretch of Kozhikode, Malappuram, and Kannur | SH 28 (Calicut Road) | NH 66 (Kozhikode Bypass) Kozhikode City Centre | Calicut International Airport



A Setting That Moves with Your *Lifestyle.*

Every convenience is within a quick reach—from leading employment hubs and reputed educational institutions to premier healthcare and dynamic lifestyle destinations.

EDUCATION

- Al Farook Educational Centre (ALFEC) 3.7 km
- Farook College (Autonomous) 4.5 km
- Bhavan's Vidyashram Chelambra 6 km
- MIMS College of Nursing Kozhikode 8 km
- Devagiri CMI Public School 14.7 km
- The White School International 14.4 km
- University of Calicut 10.5 km

WORKPLACE

- KINFRA Techno Industrial Park 11.4 km
- HiLITE Business Park 11.9 km
- Cyberpark Kozhikode 13.6 km
- UL CyberPark 13.8 km

HEALTHCARE

- Red Crescent Hospital 1.6 km
- Koyas Hospital 2.3 km
- Aster MIMS Hospital 9.8 km
- Baby Memorial Hospital 13.4 km
- Medical College Kozhikode 16.1 km
- Starcare Hospital Kozhikode 15.6 km

LEISURE

- Beypore Beach 6.6 km
- Kadalundi Bird Sanctuary 8.3 km
- LuLu Mall Kozhikode 9 km
- HiLITE Mall 12.6 km
- Sarovaram Biopark 21 km
- Kozhikode Beach 14.9 km
- Focus Mall 13.4 km
- Gokulam Galleria 12.8 km

CONNECTIVITY

- Feroke Railway Station 0.9 km
- Panvel–Kanyakumari Highway (NH–66) 4.5 km
- Kozhikode Railway Station 11 km
- Calicut International Airport 16 km

FOR REPRESENTATIONAL PURPOSES ONLY. ACTUAL DISTANCE MAY VARY.

A New Perspective on *Progress.*

Upcoming developments in and around Feroke are positioning it as a sought-after destination.

Cheruvannur Flyover | Feroke-Karuvanthuruthy Road Expansion CRIF Road Upgrades

Improved road networks will help reduce congestion, shorten travel time, and create safer, more efficient mobility for the residents.

Kozhikode Metro Project

Two proposed metro routes bridging key city zones will reshape travel and improve accessibility across Kozhikode, with Meenchanda Station as the nearest one from the project.

Coastal Highway Project

The 625-km coastal corridor connecting the state capital and Kasaragod, passing via Kozhikode, will unlock improved access, boost tourism, and contribute to lasting growth.

Feroke Railway Station (Second Phase Development)

The redevelopment of the 536-m platform will enable smoother travel and a seamless commute.



CONCEPT IMAGE



CONCEPT IMAGE

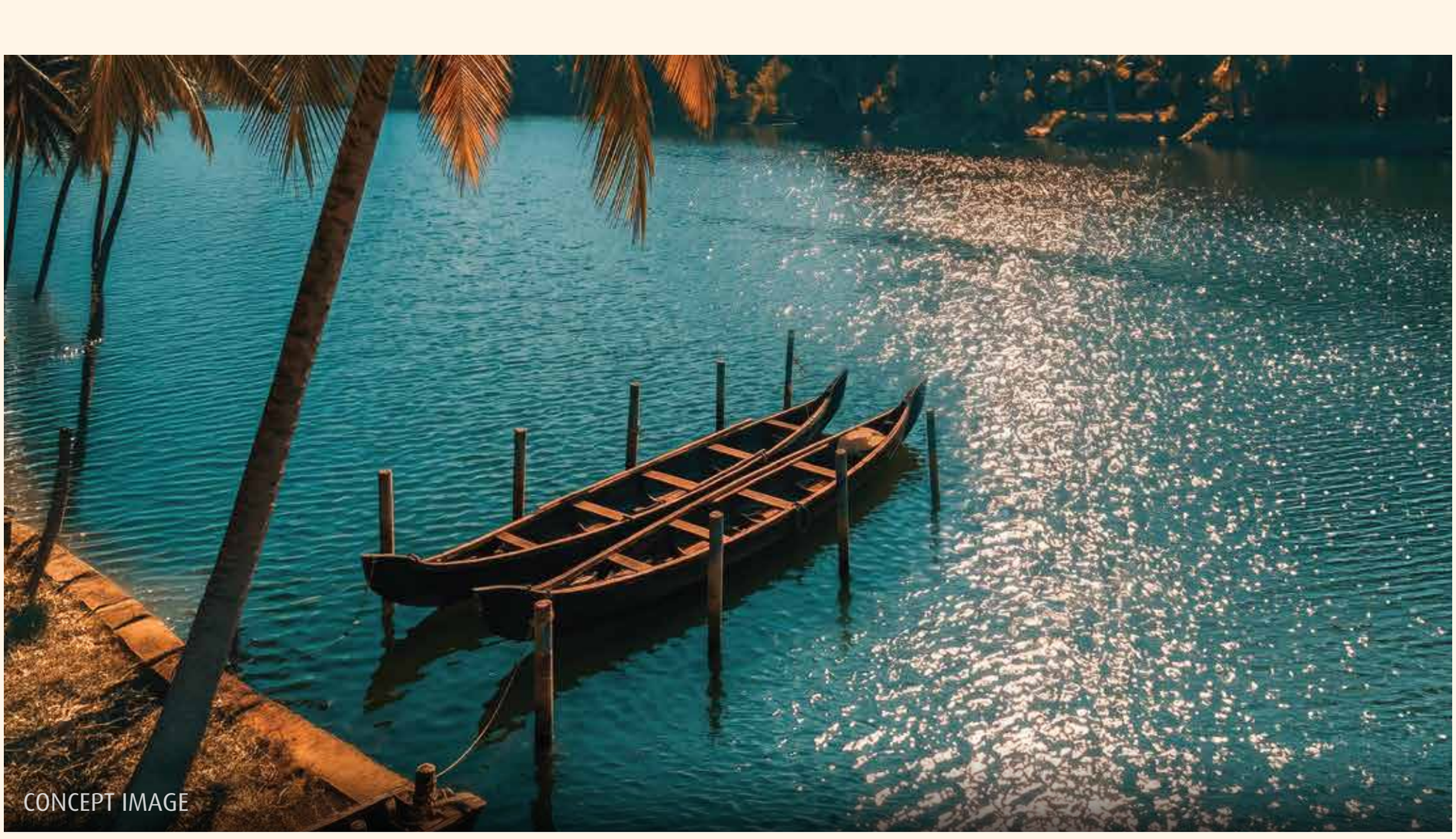
TAKEN FROM LEADING NEWSPAPERS AND INDUSTRY REPORTS.

After ambitions fulfilled.
After journeys explored.
After life's finest chapters savoured.

Comes a different kind of arrival.

Where silence feels richer
than spectacle.
Where subtlety becomes
the new splendour.
Where every element remains
true to its essence.

Nature, unscripted.
Water, untamed.
Horizons, unbound.



CONCEPT IMAGE

For everything that has been lived.
And everything yet to come.

Beyond the verdure.
Beyond the grandeur.
Beyond what meets the eye.

Experience
Beyond.

bellevue
by SOBHA

A RARE
PERSPECTIVE
OF ABUNDANCE
AND *Refinement.*

Project

A Waterfront Statement for a Life You Have *Authored.*

When the world is already yours, luxury becomes
less an impression and more a language you speak.

Set against the Chaliyar River, Beypore Beach, and the serene Western Ghats, Bellevue by SOBHA brings nature and refined living into harmony. Away from the city's bustle yet well-connected to its essentials, these limited-edition 298 expansive residences offer curated experiences, enduring craftsmanship, and global perspectives.

Here, everything you have admired across the world finally finds a place to belong.

ARTIST'S IMPRESSION OF ELEVATION – AERIAL VIEW

ARTIST'S IMPRESSION OF ELEVATION – EVENING VIEW

The Skyline's Defining *Presence.*

Rising as the tallest in the vicinity, the two wings span 142.55 m* and 44 floors each, including residential and parking levels. Every facet is conceived and crafted with intention and deliberation. Corner residences offer privacy, abundant light, and continuous airflow. Each home opens onto at least two balconies, framing panoramic views, while generous lift lobbies and four high-speed elevators ensure everyday efficiency.

*THE HEIGHT OF THE WINGS IS MEASURED FROM THE MAIN ROAD LEVEL.

Every Homecoming, Beautifully *Composed.*

The grand entrance, 8m-wide driveways, and dedicated resident and guest entry lanes lead to the parking facility. Designed across five levels and aligned with the site's natural contours, it rises 17.4 m, with 62 visitor car parks and 609 resident car parks. A single entry and two exits enable smooth vehicular circulation.

The driveway connects the ground level to the central parking level, offering balanced access to both upper and lower levels. Advanced fire safety systems, illuminated signage, column guards, and durable anti-skid flooring create a secure and hassle-free experience.



ARTIST'S IMPRESSION OF ENTRANCE PLAZA

Masterplanned beyond the *Familiar.*



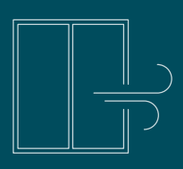
Arrival Defined by Grandeur

A striking entrance and expansive driveways with dedicated resident and guest entry lanes create a compelling first impression. It continues with soaring double-height lobbies across the wings, podium, and clubhouse.



For Effortless Movement

Ground-level amenities are thoughtfully positioned along the periphery, ensuring smooth vehicular circulation.



Purposefully Positioned

Strategically oriented to invite abundant natural light, cross-ventilation, and uninterrupted vistas throughout.



Designed for Exclusivity

Comprising only corner residences, every home offers a sense of seclusion and personal space.



In Harmony with Nature

Celebrating the land's natural character, it brings together varied elevations, gentle slopes, layered terraces, and exquisite viewpoints, complemented by 1.91 acres of open spaces.

Project Details

Site Area
4.319 Acres

No. of Residences
298

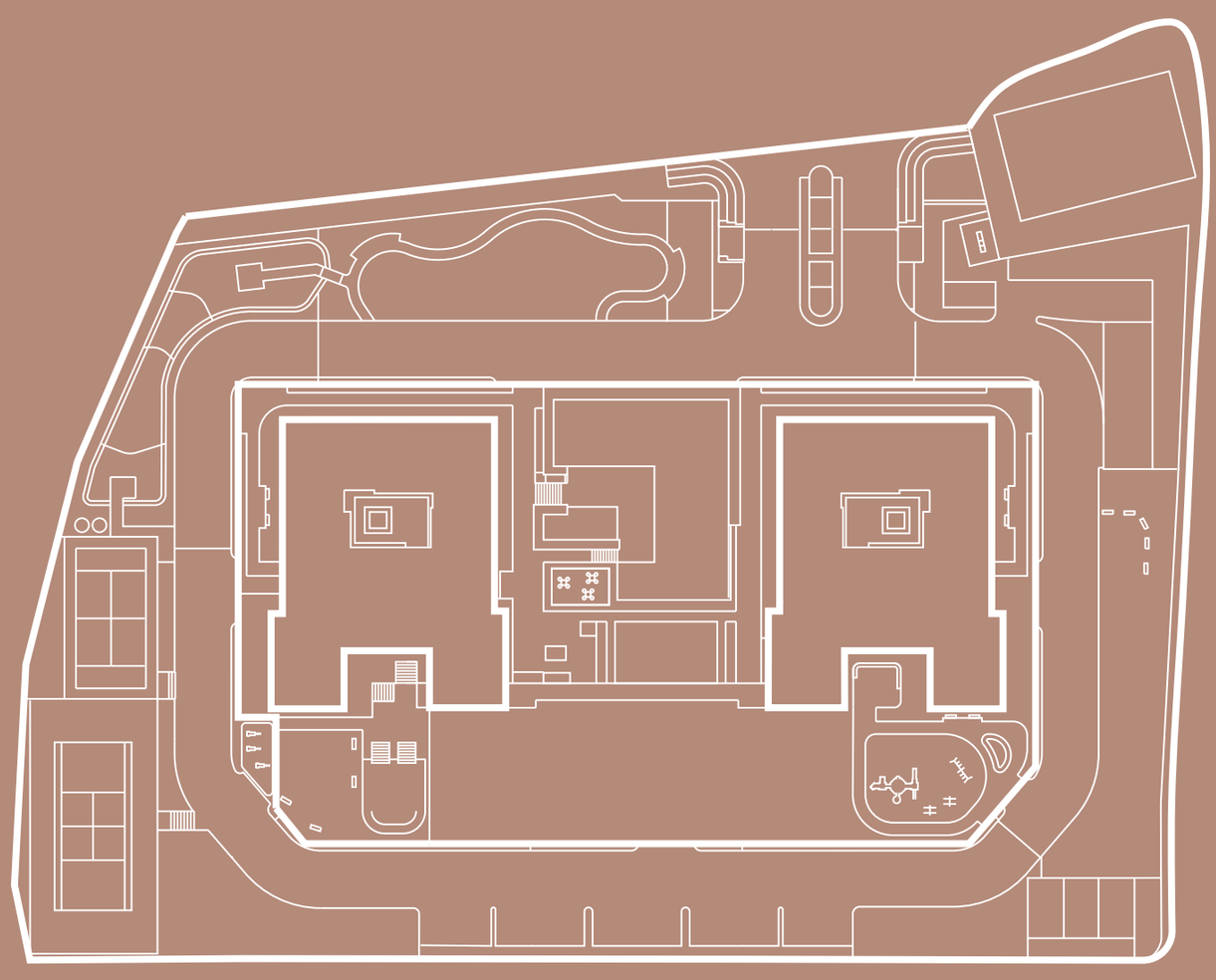
No. of Wings
2

Residences per Floor per Wing
4

No. of Floors
5 Parking Levels + 39 Upper Floors

Area Configurations

4 Bed Residence + Family Room + Domestic Help Room (Type A)	**3331 sq. ft.**
4 Bed Residence + Domestic Help Room (Type B)	**2662 sq. ft.**
3 Bed Residence + Domestic Help Room (Type C)	**2243 sq. ft.**
4 Bed Residence + Domestic Help Room (Type D)	**2853 sq. ft.**
3 Bed Residence + Family Room + Domestic Help Room (Type E)	**2945 sq. ft.**
4 Bed Residence (Type F)	**2691 sq. ft.**



Discover
the *Master Plan*

Master Plan *Legends*

Landscape Facility

1 Entrance Plaza
2 Celebration Lawn
3 Bio Pond
4 Pickleball Court
5 Multi-court
6 Miyawaki Forest
7 Visitor's Parking
8 Activity Lawn
9 Services
10 Cricket Pitch

Podium

A Sun Deck
B Party Lawn
C Island Pavilion
D Kids' Pool
E Lap / Leisure Pool
F Pool Deck
G Pocket Courtyards
H Play Area
I Outdoor Fitness Corner
J Seniors' Gazebos
K Reflexology Walk
L Yoga / Meditation Lawn



A CHOREOGRAPHY
OF PURPOSEFUL
PURSUITS AND
PEACEFUL *Interludes.*

Amenities

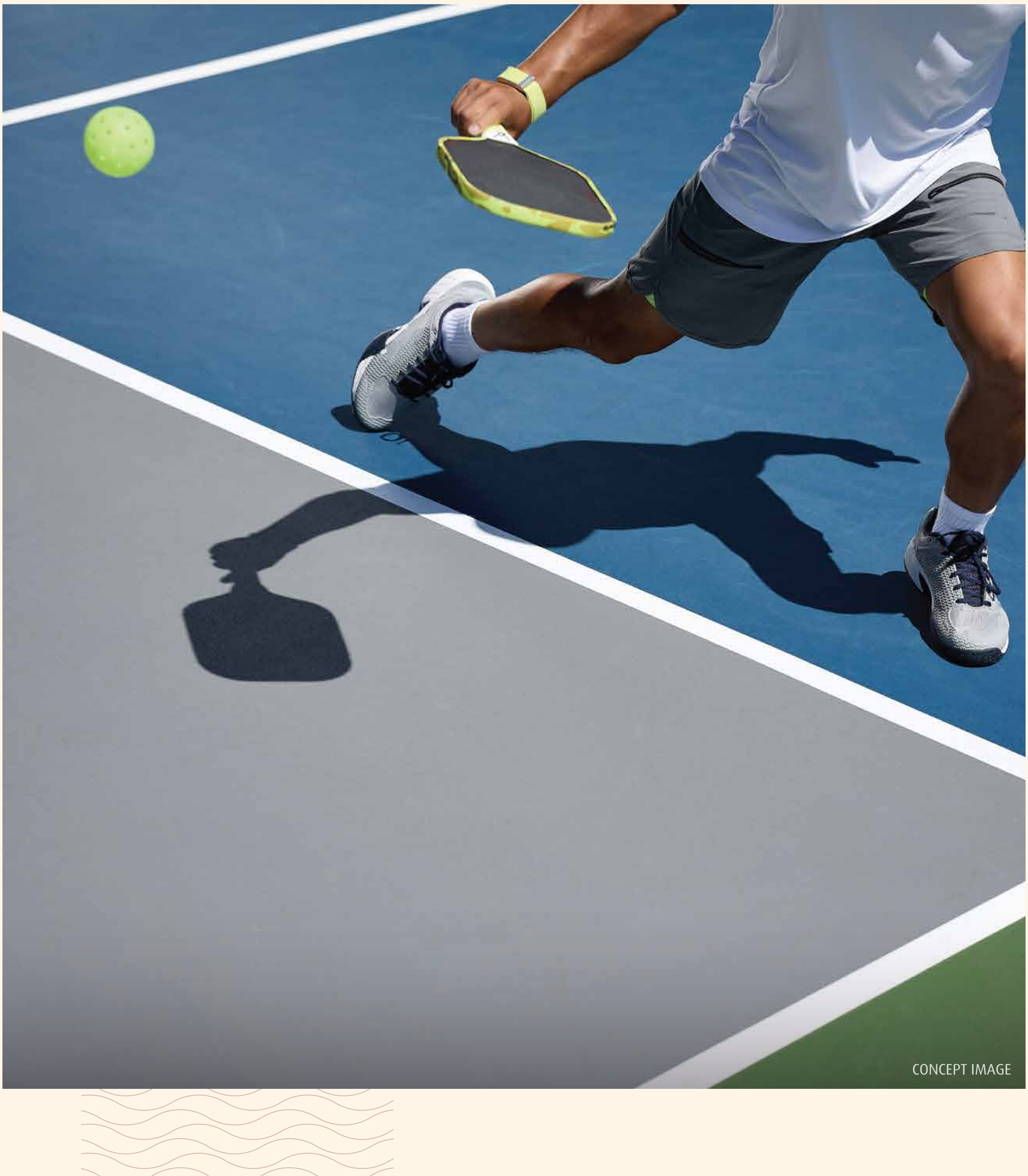


ARTIST'S IMPRESSION OF THE CLUB

Where Every Story Finds Its Way into *Another.*

The 20,000 sq. ft. Club is an extension of your day—
a sequence of curated luxuries, each one unfolding
into the next. Here, every nook transitions
into the simple joys of winding down, catching up,
and being exactly who you want to be.

Gymnasium • Yoga Room • Book Club • Indoor Games • Kids' Play Area
Entertainment Room • Badminton Court • Table Tennis
Banquet Hall (on Ground Level)



CONCEPT IMAGE

The Friction of a Split-second *Play.*

Dive into quick serves and sharp volleys that turn every game into a thrilling test of skill, timing, and reflex.



CONCEPT IMAGE

For the Ultimate *All-rounders.*

A dynamic arena inspired by the universal spirit of play. Here, camaraderie deepens, resilience grows, and every sporting endeavour becomes a shared celebration.



ARTIST'S IMPRESSION OF LAP AND LEISURE POOL

The Blue Poetic *Paradise.*

From spirited laps to a laid-back float or unhurried strolls along the deck, seconds are no longer something that pass—they become treasures to pursue, savour, and remember.



CONCEPT IMAGE

Made for Little Waves of *Joy.*

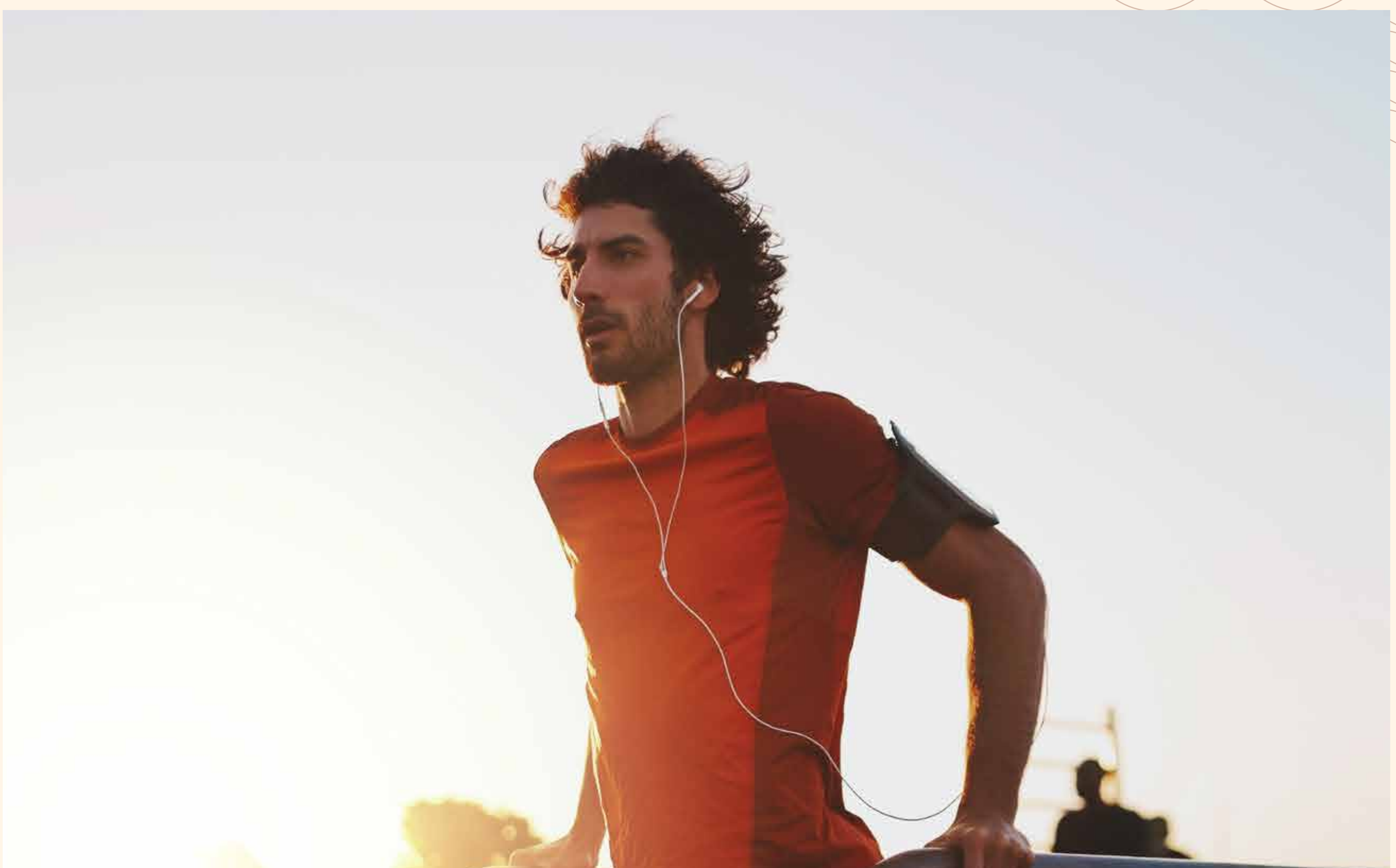
From tiny feet meeting the water for the first time to confident strokes across the pool, every splash here becomes a part of a story your children grow up with.



CONCEPT IMAGE

The Gentle Chaos of *Happiness.*

Witness little explorers enjoy their favourite time of the day. It is designed as a haven for adventures that return home with them—in stories, smiles, and wide-eyed wonder.



CONCEPT IMAGE

Let the Sky Spot Your *Strength.*

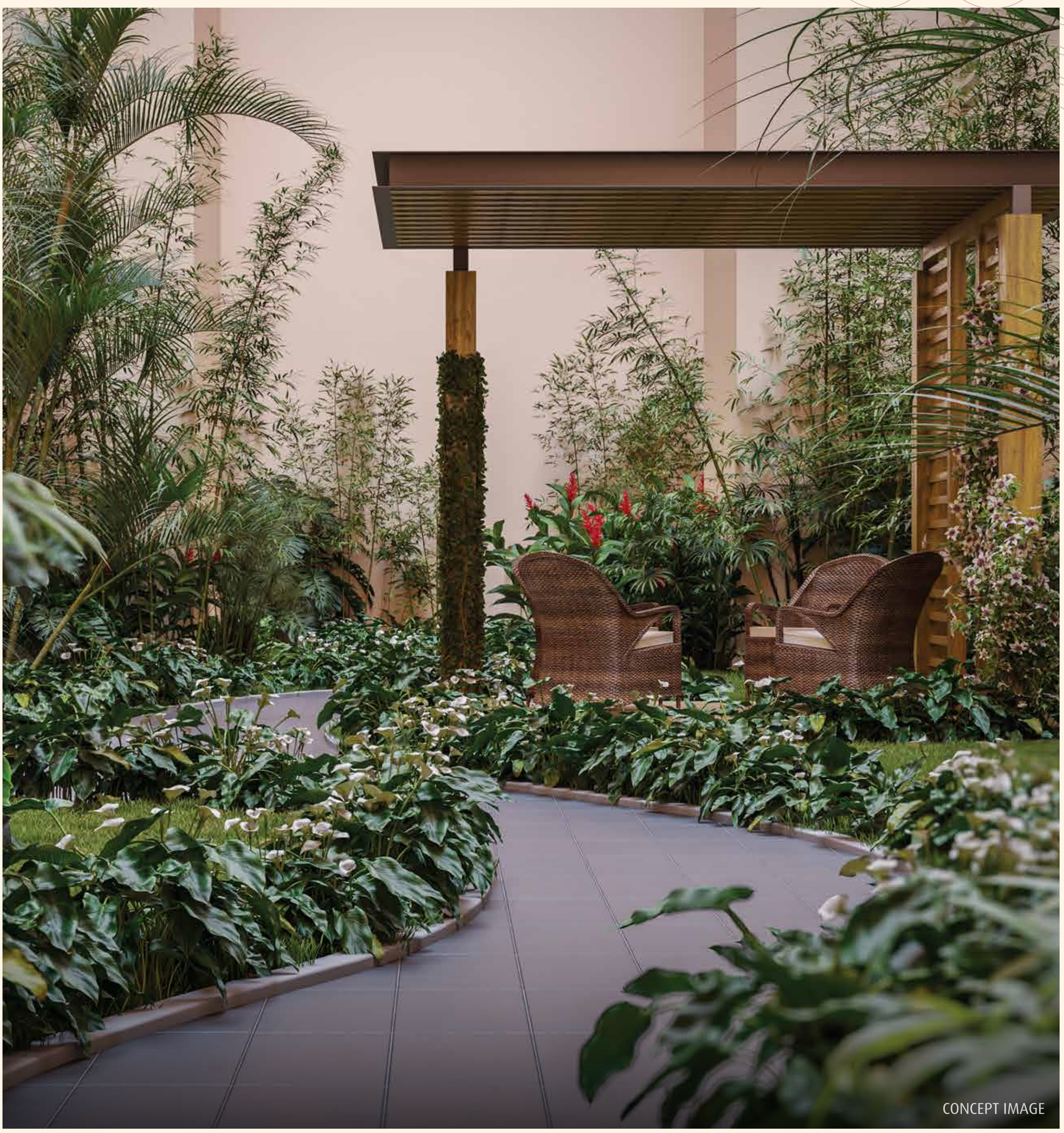
The climbing sun illuminates your skin while a rush of soft breeze cuts through the effort. Here, every session awakens your senses, and every moment feels instinctively unconfined.



CONCEPT IMAGE

A Pitch for Every Cricketing *Instinct.*

Step onto the crease and leave the everyday behind, as the thrill of bowling and the art of batting take centre stage.



CONCEPT IMAGE

A Circle of Shared *Worlds.*

Be it discussions about global affairs or a cheerful exchange about mischievous little toddlers at home, the gazebos evolve into a heartwarming corner filled with a sense of belonging.



CONCEPT IMAGE

RSVP to a Thousand Stories Yet *Untold.*

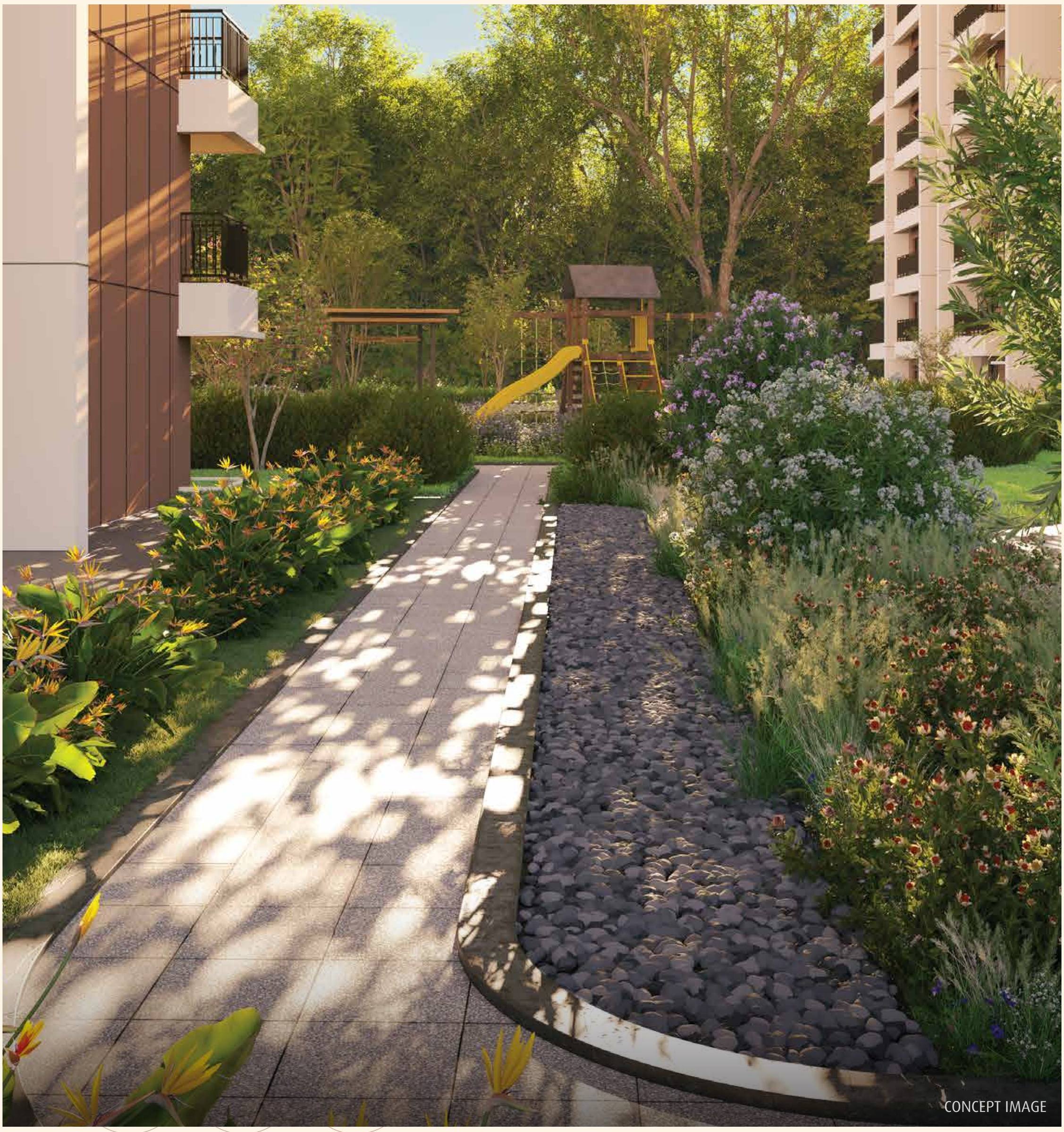
Embraced by a tropical landscape, every gathering becomes a story of its own. Here occasions find warmth with the people who make it truly worth it.



CONCEPT IMAGE

A Tableau for Enchanted *Evenings.*

An ever-evolving backdrop where soulful melodies, flowing movements, and joyful gatherings blend with the twilight glow, while the gentle shimmer of waters adds a touch



CONCEPT IMAGE

Journeys Written in *Stone.*

A textured trail cradles your feet,
awakening pressure points
as you walk with a companion,
moving through nature
one grounded step at a time.



ARTIST'S IMPRESSION OF YOGA AND MEDITATION LAWN

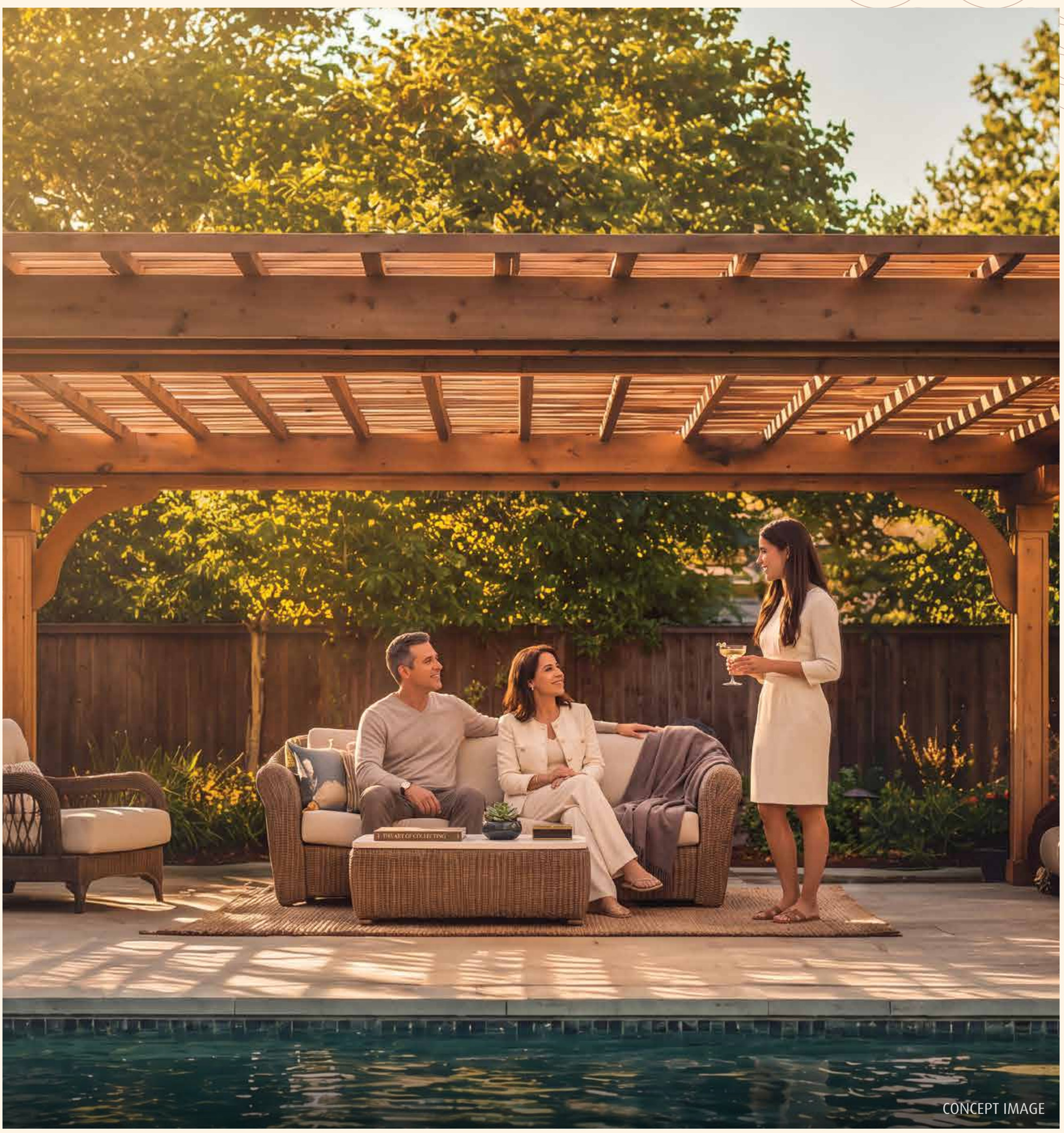
The Symphony of Healthy *Rituals.*

As dawn unfolds, every breath
slows the moment, every stretch
awakens the body, and every pause
draws you closer to quietude.
Here, mind gains clarity
and the body feels renewed.


CONCEPT IMAGE

Your Personal *Woodland Retreat.*

Golden-hours rays filter through the emerald canopy, gently enveloping you as you reflect inward. Birdsong dissolves into stillness, revealing a tranquil setting.



CONCEPT IMAGE

Your Slice of *Tropical Living.*

The world follows you in,
but slowly fades away.
Held by water's gentle embrace,
clarity unfolds in this serene
environment—whether
in solitude or in company.



A Space That Reinvents Its *Purpose.*

Where laughter travels farther than footsteps. A game begins with one throw, conversations stretch into sunsets, and the happiest moments are the ones no one planned.



ARTIST'S IMPRESSION OF BIO POND

A Flourishing Ecosystem of *Natural Wonder.*

Defined by two floating decks, this aquatic realm offers an escape that takes you on a sensory journey and invites moments of stillness.

A COMPOSITION
OF SPATIAL
POETRY AND
TIMELESS
Workmanship.

Interiors



ARTIST'S IMPRESSION OF DOUBLE-HEIGHT ENTRANCE LOBBY – WING

A Prelude to *Awe.*

Enter a realm where grandeur embraces you upon return. Soaring ceiling and artful elements infuse a sense of majesty, offering a glimpse of a life that unfolds itself.



ARTIST'S IMPRESSION OF LIVING AND DINING AREA

Harmony of *Togetherness.*

The home begins with a Vastu-compliant foyer. Sun-lit, naturally ventilated interiors open onto a balcony with expansive vistas, while the strategically placed dining and kitchen ensure efficient movement.



ARTIST'S IMPRESSION OF MASTER BEDROOM

The Architecture of *Rest.*

Generously proportioned and designed for comfort and privacy, the restful haven enjoys natural cross-ventilation and a private balcony. Most configurations feature a provision for a walk-in closet.



ARTIST'S IMPRESSION OF BALCONY

A Daily Dialogue with the *Horizon.*

Endless lifetime vistas become a private vantage. It is built with advanced waterproofing, precision drainage, and slip-resistant flooring to deliver durability and year-round protection.



ARTIST'S IMPRESSION OF KITCHEN

The Hearth of the *Home.*

From time-honoured recipes
to spontaneous culinary expressions,
the kitchen becomes your stage
of shared discovery. Seamlessly
connected to a multi-utility zone,
it ensures fluid movement
and effortless everyday practicality.



ARTIST'S IMPRESSION OF BATHROOM

The Art of *Nurturing Self.*

From energising starts to restorative pauses, every element is tailored for your daily rituals—enhanced by premium fixtures, slip-resistant tiles, and a sleek glass partition that distinctly separates the wet and dry areas.

When you have seen everything,
luxury sheds its desire
to be witnessed.

It becomes a quiet instinct...
an unspoken understanding,
a refined sensibility, and a way
of living that needs no validation.

Bellevue by SOBHA is an ode
to that rare perspective...
a world that begins where
the extraordinary ends.

Belong to
a place that was
always yours
to find.



ARTIST'S IMPRESSION OF ELEVATION – DAY VIEW

Testimonies of *Excellence.*



Mr. Mithun Dev & Family
SOBHA Ridge - Whispering Hill, Thiruvananthapuram

When we began searching for our ideal home in Thiruvananthapuram, only a handful of builders matched our expectations in terms of location, amenities, intelligent use of space, and above all, reliable quality. SOBHA felt like the natural choice and we look forward to being part of a wonderful community.

Mr. Manot & Family
SOBHA Waterfront, Hyderabad

We were always aware of SOBHA's quality, as my uncle had invested in multiple properties of SOBHA in Bengaluru. The salesperson dealt with all our queries very meticulously and patiently, and brought in a lot of transparency.





Mr. Beer & Family
International City, Gurugram

SOBHA is not only a brand but a way of life. SOBHA means quality, and assurance of timely delivery. We are fortunate to be a part of this family. We recommend all our friends to associate with SOBHA and experience the excellent environment.

Scan for Location

Bellevue by SOBHA

Feroke, Kozhikode, Kerala 673631

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