



WHAT IF LIFE COULD BE
EVERYTHING, ALL AT ONCE?





WHERE LIFE
ISN'T ABOUT
COMPROMISES

It's About Convergence

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Here,
— ♦ —
EVERY MOMENT
FEELS
EFFORTLESS

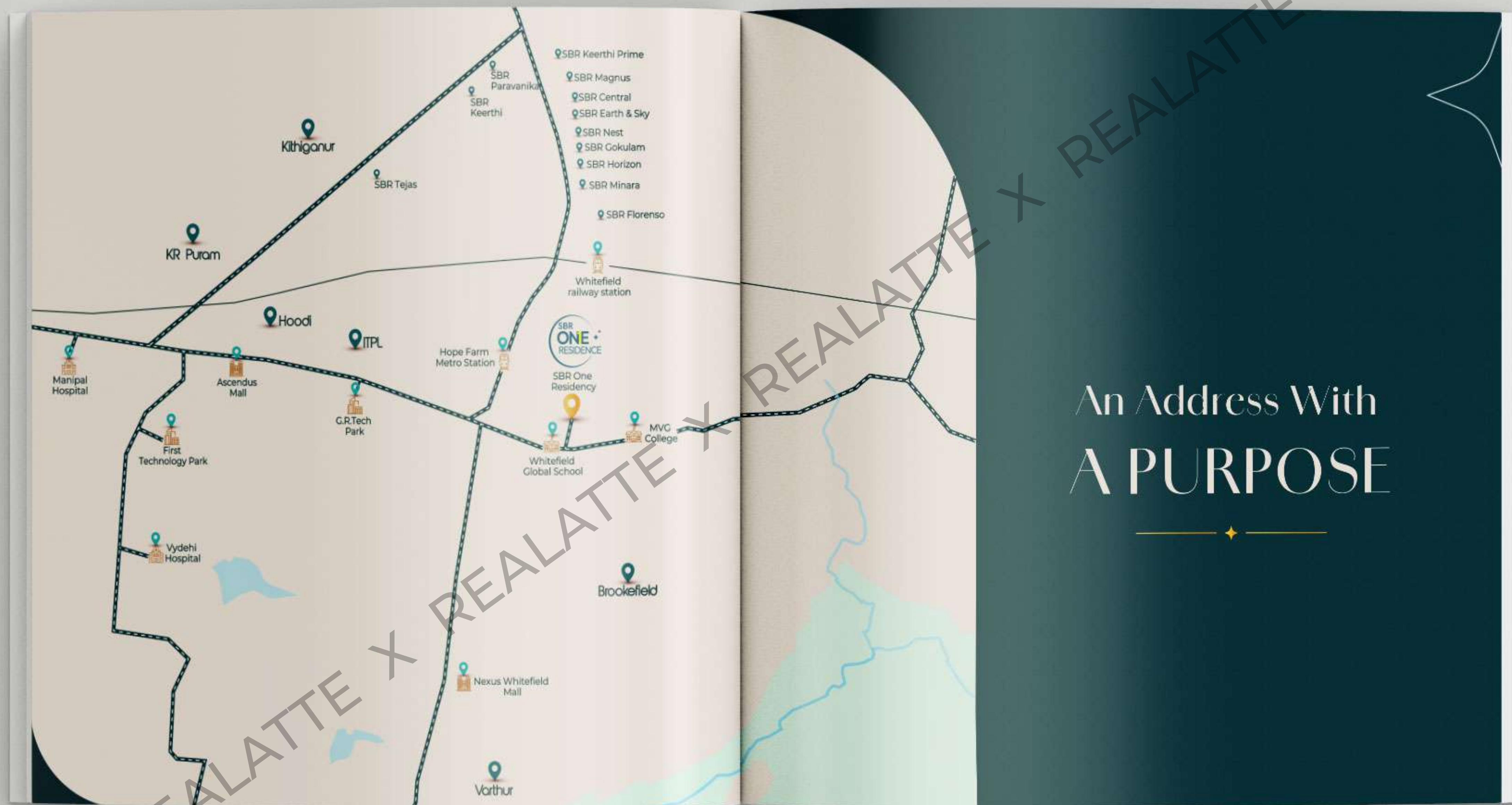


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SBR ONE RESIDENCE



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SEAMLESS LIVING, CURATED FOR YOU



MALLS

| | |
|---------------------|--------|
| Phoenix Market City | 9.8 km |
| Nexus Whitefield | 3.5 km |
| Forum Mall | 4.3 km |
| Ascendas | 3 km |



HOSPITALS

| | |
|--------------------|--------|
| Aster CMI Hospital | 3.9 km |
| Manipal Hospital | 4.7 km |
| Vydehi Hospital | 4.8 km |
| Axis Hospital | 4.1 km |



IT TECH PARKS

| | |
|-----------------------|--------|
| First Technology Park | 3.7 km |
| Mindcomp Park | 4.9 km |
| GRTech Park | 2 km |
| ITPB | 3.3 km |



SCHOOLS

| | |
|------------------------|--------|
| National Public School | 5.1 km |
| Narayana Olympiad | 9.9 km |
| Whitefield Global | 300 m |
| MVG College | 800 m |
| Deen's Academy | 2.9 km |



METRO & RAILWAY STATIONS

| | |
|----------------------------|--------|
| Hope Farm Metro Station | 1.3 km |
| Whitefield railway station | 2.8 km |

PROJECT HIGHLIGHTS

Vaastu
Compliant

Home
Automation

50+ World-Class
Amenities

72%
Open Spaces

Each Unit is
a Corner Unit

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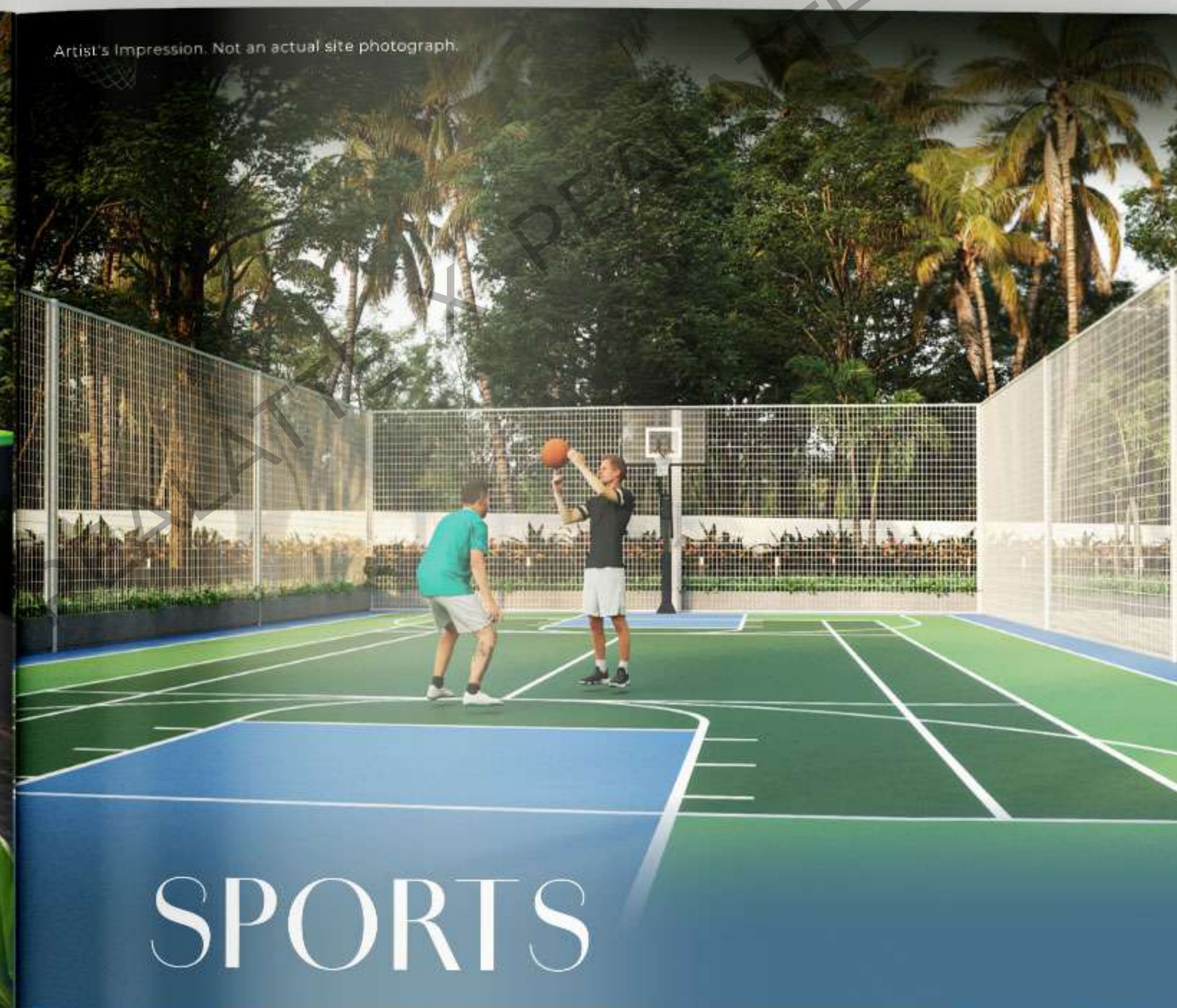






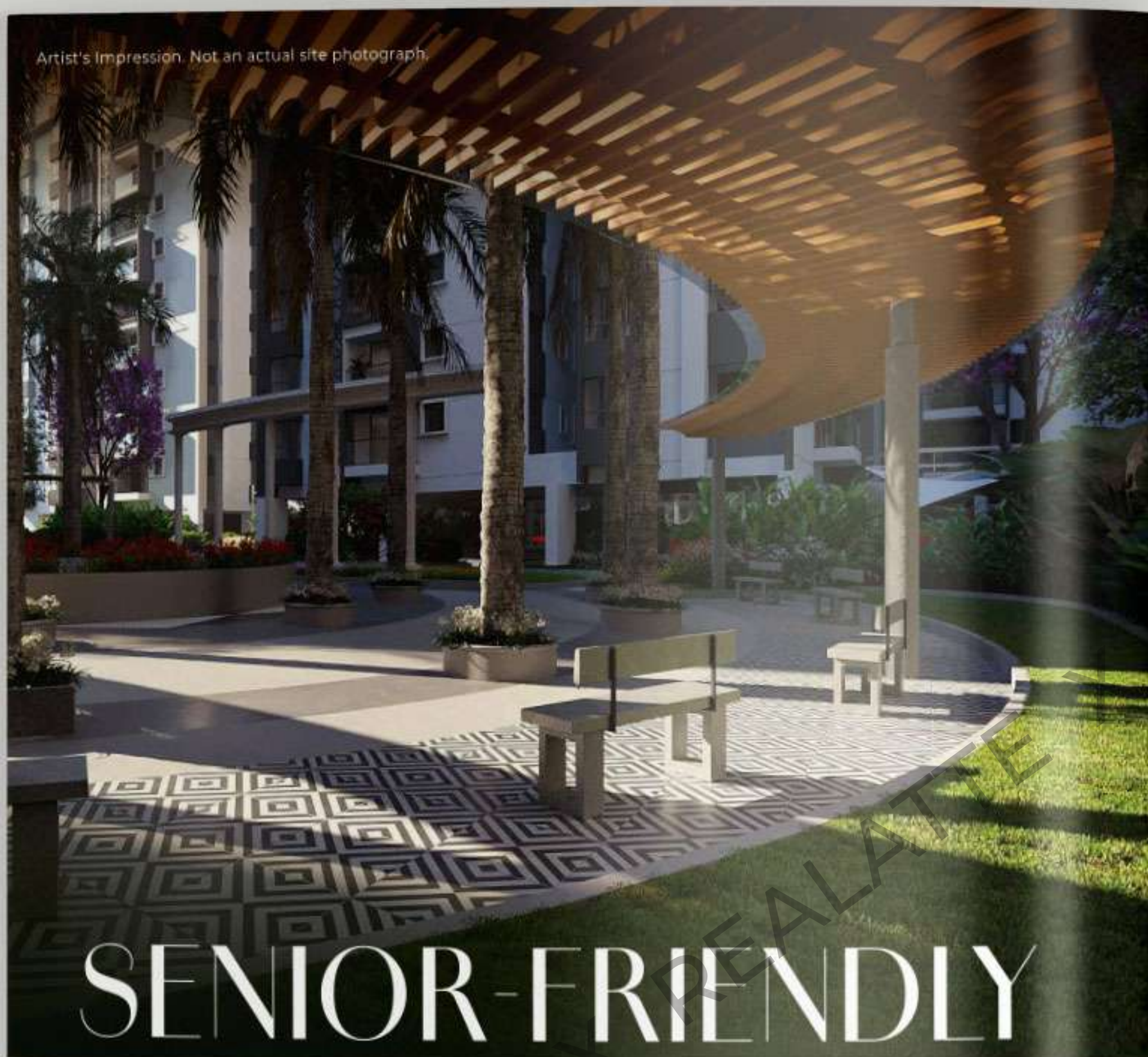
KIDS

- Children Play Area
- Toddlers Play Area
- Skating Rink



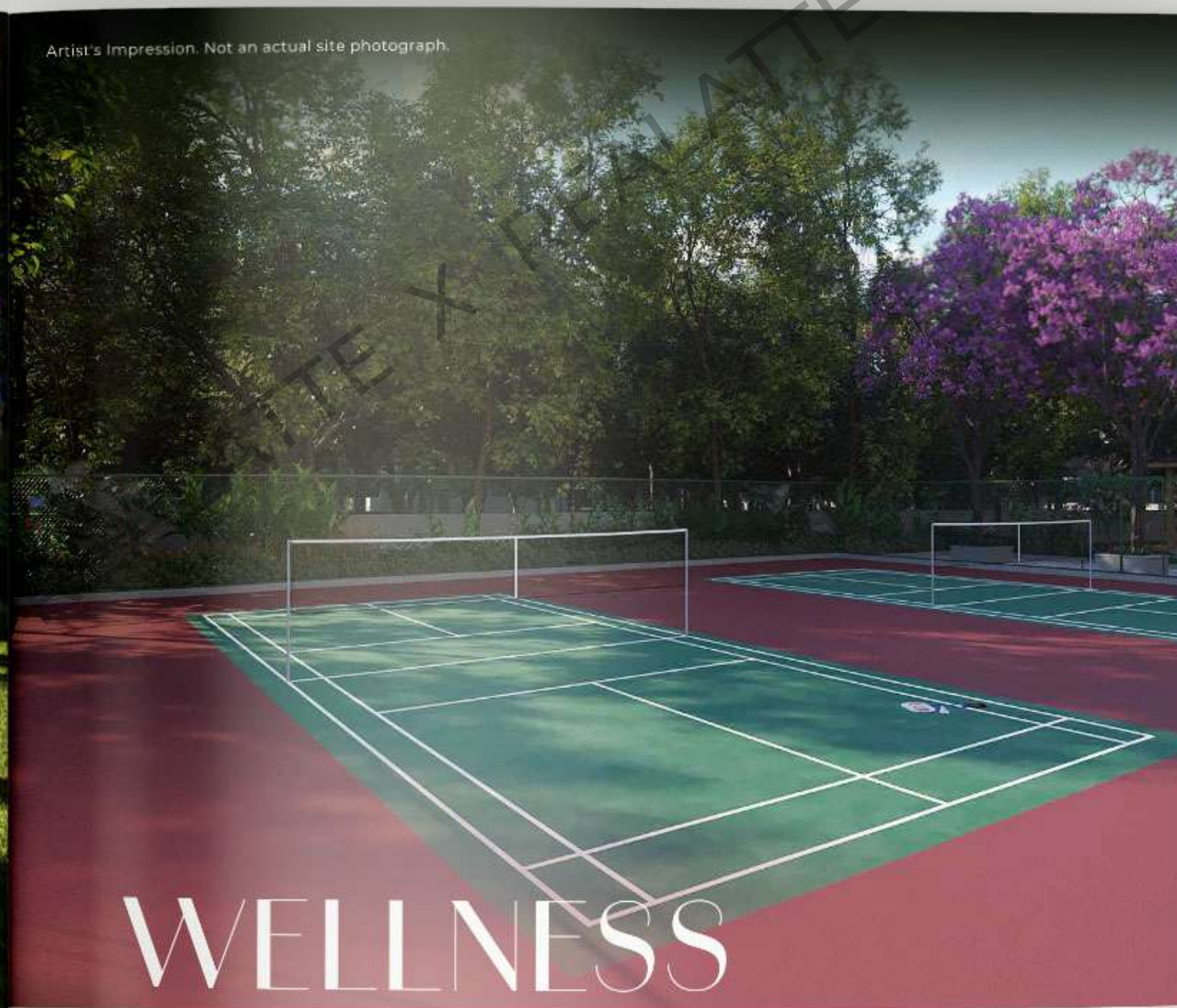
SPORTS

- Basket Ball Court
- Cricket Practice Net
- Bicycle Track
- Pickle ball Court

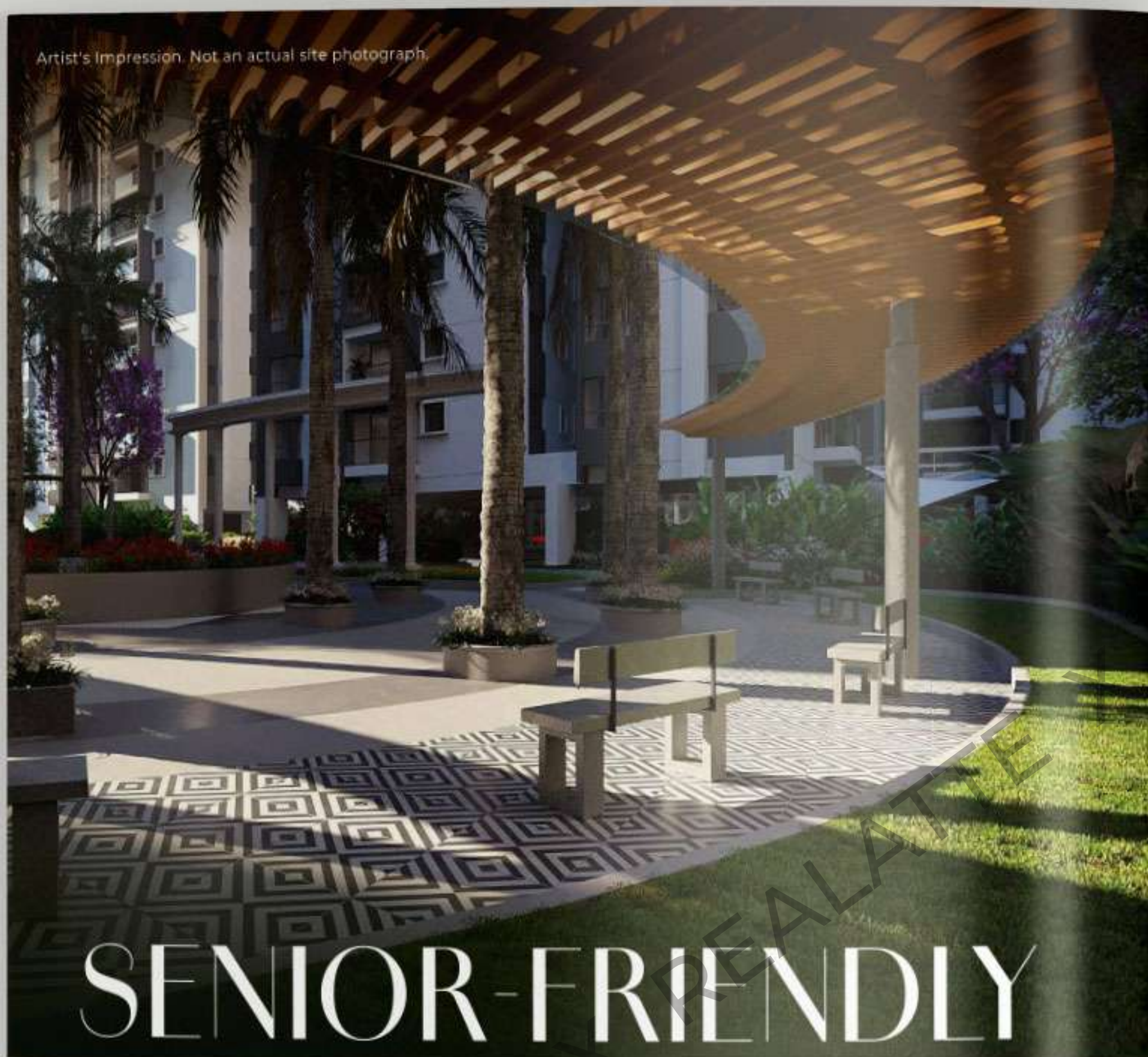


- ✦ Walkway
- ✦ Yoga Deck

- ✦ Bio Summing Pool
- ✦ Seating Under Pergola

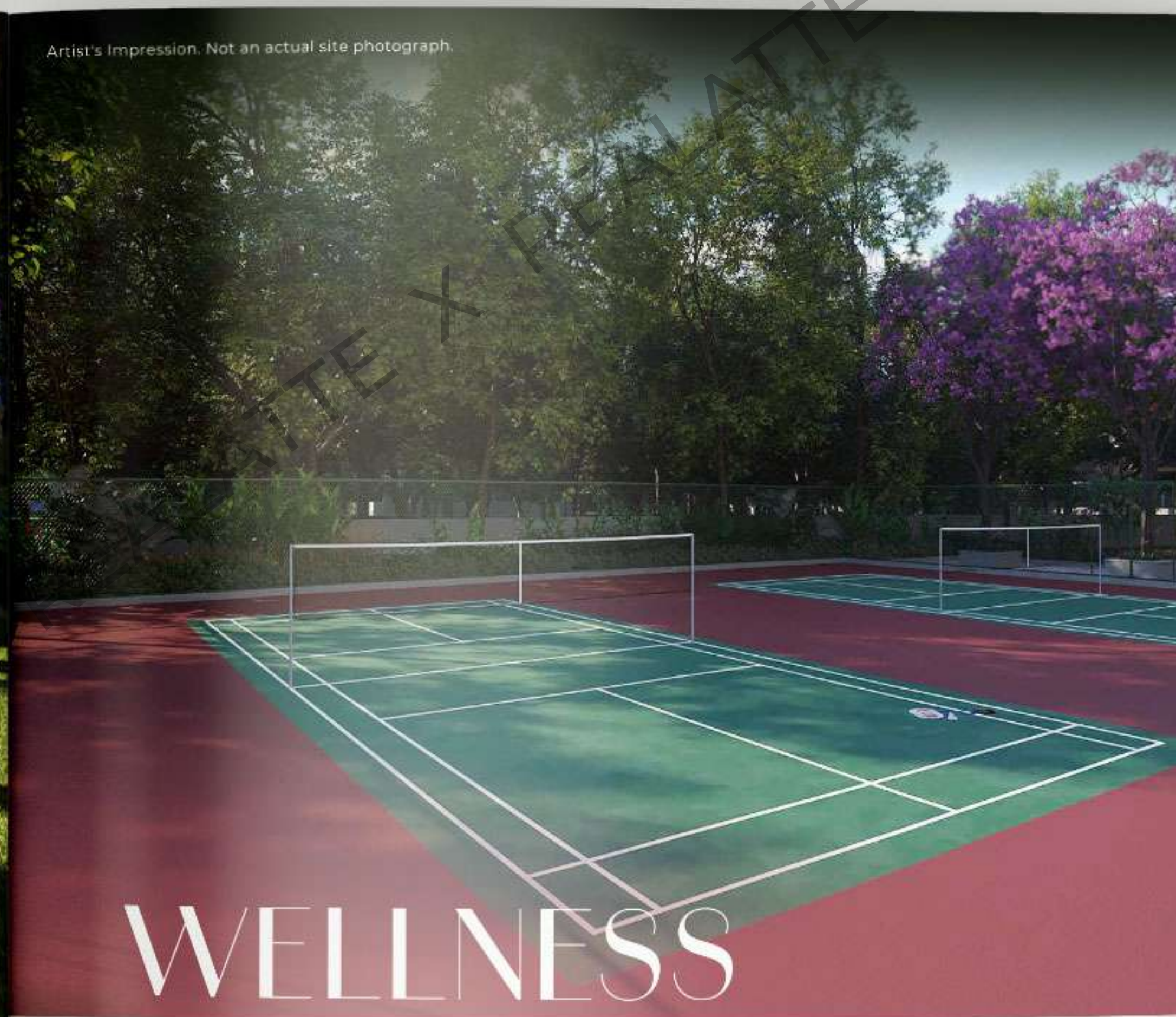


- ✦ Waterbody



- ✦ Walkway
- ✦ Yoga Deck

- ✦ Bio Summing Pool
- ✦ Seating Under Pergola



- ✦ Waterbody



ENTERTAINMENT

- ✦ Amphitheatre
- ✦ Barbecue

- ✦ Party Lawn
- ✦ Palm Court

- ✦ Musical Fountain



CLUB HOUSE Amenities



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Aerobics



Badminton
Court - 2



Banquet
& Pantry



Banquet
Pool Deck



Bowling
Alley



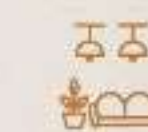
Billiards &
Snooker Table



Chess, Carrom
& Cards Room



Guest Room



Waiting Lounge


Coffee Lounge,
Restaurant, Pantry,
Service Area


Foosball


Library


Creche / Day care


Dance Studio


Multimedia Theatre


Multipurpose
Hall


Karate Area Provision


Video Gaming Zone &
Golf Stimulator



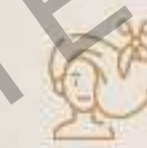
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Olympic size
Swimming pool
& kids pool



Provision for Salon



Table Tennis



Pharmacy &
Clinic Provision



Viewing Deck
and
Roof Garden



Health Club - Gym,
Spa, Sauna



Squash Court



Provision Store



Infinity
Swimming Pool

ARCHITECT'S Design Philosophy

At SBR One Residence, design transcends aesthetics to embody functionality and harmony. Spread across 11.75 acres of prime land in Whitefield, every detail reflects a thoughtful balance of modern living and natural integration. Iconic towers, meticulously planned layouts, and premium craftsmanship ensure abundant natural light, ventilation, and optimal space utilization. With over 50 world-class amenities and lush surroundings, the design ethos celebrates a seamless blend of comfort, connectivity, and sustainability. Each home is a sanctuary where elegance meets purpose, offering a lifestyle that redefines elevated living.

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MASTER PLAN

LEGEND

- | | | |
|---------------------------|--------------------------------|------------------------------|
| 1. RESIDENTIAL ENTRY | 16. TRANSFORMER YARD | 31. BLOCK - A TO L (PHASE 1) |
| 2. COMMERCIAL ENTRY | 17. PICKLEBALL COURT | 32. BLOCK-M TO P (PHASE 2) |
| 3. CYCLE TRACK | 18. BASKETBALL COURT | 33. COMMERCIAL KIOSK |
| 4. BICYCLE PARKING | 19. AMPHITHEATRE | 34. SEATING PLAZA |
| 5. COMMERCIAL PARKING | 20. KID'S ACTIVITY AREA | 35. YOGA DECK/STAGE |
| 6. GRANITE PAVED DRIVEWAY | 21. MAZE GARDEN | |
| 7. STONE PAVED DRIVEWAY | 22. PARTY LAWN | |
| 8. TREE COURT | 23. BARBEQUE | |
| 9. WATERBODY | 24. CLUBHOUSE ENTRANCE | |
| 10. SKATING RINK | 25. CLUBHOUSE | |
| 11. WALKWAY | 26. SEATING WITH TENSILE SHADE | |
| 12. KID'S PLAY AREA | 27. SEATING UNDER PERGOLA | |
| 13. TODDLER'S PLAY AREA | 28. PALM COURT | |
| 14. GAZEBO | 29. COLUMN FEATURE | |
| 15. CRICKET PRACTICE NET | 30. DRY DECK/MUSICAL FOUNTAIN | |



UNIT PLANS

The images shown with furniture/fitting fixtures/interior are only indicative of space planning and are not part of the developer's scope. The main doors will be as per the corridor design.

TYPE 1 2.5 BHK + 2T



FLOORS (TYPICAL)
1-18 FLOORS - E, J

| | |
|--------------|----------|
| SBA | 1392 SFT |
| CARPET AREA | 760 SFT |
| BALCONY AREA | 38 SFT |
| SERIES | 01 |
| FACING | WEST |



KEY PLAN



TYPE 2 2.5 BHK + 2T



FLOORS (TYPICAL)
1-18 FLOORS - D, K

| | |
|--------------|----------|
| SBA | 1200 SFT |
| CARPET AREA | 762 SFT |
| BALCONY AREA | 46 SFT |
| SERIES | 03 |
| FACING | NORTH |



KEY PLAN



TYPE 3 2.5 BHK + 2T



KEY PLAN

TYPE 4 2.5 BHK + 2T



KEY PLAN

TYPE 5
3 BHK + 3T



FLOORS (TYPICAL)
1-18 FLOORS - I

| | |
|--------------|----------|
| SBA | 1624 SFT |
| CARPET AREA | 1047 SFT |
| BALCONY AREA | 42 SFT |
| SERIES | 04 |
| FACING | EAST |



KEY PLAN

TYPE 6
3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - A, H
1-18 FLOORS - F, L

| | |
|--------------|----------|
| SBA | 1628 SFT |
| CARPET AREA | 1047 SFT |
| BALCONY AREA | 45 SFT |
| SERIES | 04 |
| FACING | EAST |



KEY PLAN

TYPE 7 3 BHK + 3T



FLOORS (TYPICAL)
1-18 FLOORS - C

| | |
|--------------|----------|
| SBA | 1632 SFT |
| CARPET AREA | 1040 SFT |
| BALCONY AREA | 47 SFT |
| SERIES | 01 |
| FACING | WEST |



KEY PLAN



TYPE 8 3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - D

| | |
|--------------|----------|
| SBA | 1652 SFT |
| CARPET AREA | 1040 SFT |
| BALCONY AREA | 47 SFT |
| SERIES | 01 |
| FACING | WEST |



KEY PLAN



TYPE 9 3 BHK + 3T



FLOORS (TYPICAL):
1-20 FLOORS - K

| | |
|--------------|----------|
| SBA | 1652 SFT |
| CARPET AREA | 1000 SFT |
| BALCONY AREA | 47 SFT |
| SERIES | 01 |
| FACING | WEST |



KEY PLAN

TYPE 10 3 BHK + 3T



FLOORS (TYPICAL):
1-20 FLOORS - H

| | |
|--------------|----------|
| SBA | 1672 SFT |
| CARPET AREA | 1080 SFT |
| BALCONY AREA | 51 SFT |
| SERIES | 01 |
| FACING | WEST |



KEY PLAN

TYPE 11 3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - A, B, F, G, L
1-19 FLOORS - I

| | |
|--------------|----------|
| SBA | 1692 SFT |
| CARPET AREA | 1096 SFT |
| BALCONY AREA | 51 SET |
| SERIES | 01 |
| FACING | WEST |



KEY PLAN

TYPE 12 3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - D, E, J, K
1-19 FLOORS - C

| | |
|--------------|----------|
| SBA | 1717 SFT |
| CARPET AREA | 1106 SFT |
| BALCONY AREA | 51 SFT |
| SERIES | 02 |
| FACING | WEST |



KEY PLAN

TYPE 13 3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - A, E, F, J, K, L
1-19 FLOORS - C

| | |
|--------------|----------|
| SBA | 1730 SFT |
| CARPET AREA | 1114 SFT |
| BALCONY AREA | 51 SFT |
| SERIES | 03, 04 |
| FACING | EAST |



KEY PLAN

TYPE 14 3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - B

| | |
|--------------|----------|
| SBA | 1730 SFT |
| CARPET AREA | 1114 SFT |
| BALCONY AREA | 51 SFT |
| SERIES | 03 |
| FACING | EAST |



KEY PLAN

TYPE 15 3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - D

| | |
|--------------|----------|
| SBA | 1430 SFT |
| CARPET AREA | 1114 SFT |
| BALCONY AREA | 51 SFT |
| SERIES | 04 |
| FACING | EAST |



KEY PLAN

TYPE 16 3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - G

| | |
|--------------|----------|
| SBA | 1730 SFT |
| CARPET AREA | 1114 SFT |
| BALCONY AREA | 51 SFT |
| SERIES | 03 |
| FACING | EAST |



KEY PLAN

TYPE 17

3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - H

| | |
|--------------|----------|
| SBA | 1276 SFT |
| CARPET AREA | 1114 SFT |
| BALCONY AREA | 51 SFT |
| SERIES | 03 |
| FACING | EAST |



KEY PLAN

TYPE 18

3 BHK + 3T



FLOORS (TYPICAL)
1-19 FLOORS - I

| | |
|--------------|----------|
| SBA | 1730 SFT |
| CARPET AREA | 1114 SFT |
| BALCONY AREA | 51 SFT |
| SERIES | 03 |
| FACING | EAST |



KEY PLAN

TYPE 19 3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - E, J
1-19 FLOORS - C

| | |
|--------------|----------|
| SBA | 1740 SFT |
| CARPET AREA | 1117 SFT |
| BALCONY AREA | 54 SFT |
| SERIES | 03 |
| FACING | NORTH |



KEY PLAN



TYPE 20 3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - B, E, G, I
1-19 FLOORS - I

| | |
|--------------|----------|
| SBA | 1752 SFT |
| CARPET AREA | 1127 SFT |
| BALCONY AREA | 53 SFT |
| SERIES | 02 |
| FACING | NORTH |



KEY PLAN











QUALITY

AT THE HELM

STRUCTURE:

- All structural elements are designed to be earthquake-resistant, in compliance with Seismic Zone II standards.

SUPER STRUCTURE:

- RCC framed structure.

SUB-STRUCTURE:

- Monolithic construction of core and shear walls using a high-quality aluminum modular formwork system.

JOINERY:

- **Main Door** (1050mm x 2400mm): Premium-quality Mahogany/Red Meranti wood frame spanning the full wall width, with architraves on both sides. The door features a veneered solid flush door shutter of 40mm thickness with all round teakwood beading, and P.U. polish finish on both sides with an IP-based smart door lock.
- **Bedroom Door** (900mm x 2400mm): Red Meranti/Mahogany wooden frame with a solid flush door, veneered on both sides with PU finish.
- **Toilet Doors** (750mm x 2400mm): Granite door frame with a laminated flush door.
- **Door Hardware:** Dorset/Equivalent
- **Windows (1500MM High):** Specially designed 3-track UPVC sliding windows with mosquito mesh and hardware from a reputed brand.
- **Balcony Doors (2400MM High):** 3-track uPVC sliding doors with architrave, aluminum low threshold, mosquito mesh, and hardware from a reputed brand.

ALL TOILETS:

- Flamed finish granite flooring with shower drain.
- Premium-quality 600 x 1200 tiles for wall dado, up to a height of 8 feet.
- Granite wash basin counter.
- Calcium silicate false ceiling where required.
- Reputed brand horizontal geyser with 15L capacity in all toilets (Jaquar/Havells/Equivalent).
- Premium-quality chrome-plated sanitary fixtures from Jaquar Laguna Series/Equivalent.

KITCHEN:

- Premium-quality vitrified tiles for flooring and skirting in 800 x 1600 size (Kajaria/Somany/Equivalent).
- Power and water inlet provision for RO.
- Power provision for kitchen hob and chimney.
- Provision for chimney exhaust.
- Water and drain point for sink tap.
- Kitchen counter, dado, sink, and CP fittings are in the client's scope with provisions provided with hot and cold water provision for sink mixer from geyser located in utility.

UTILITY:

- Anti-skid tile flooring of 300 x 300 or the same as kitchen tiles wherever applicable.
- Dado: Vitrified/ceramic tiles up to sill height, as per the design.
- Utility fixtures: Chromium-plated fittings as applicable.
- Provision for dishwasher, as applicable.
- Provision for geyser, as applicable.

BALCONIES:

- Wooden-look matte finish/Anti-Skid vitrified tiles for flooring and skirting.
- Powder Coated Aluminum/SS with Toughened Glass railing as per design with granite coping.
- Exterior Grade paint for ceiling.
- Exterior grade textured non-VOC paint for walls (Asian/Berger/Dulux/Equivalent).
- Water outlet in balconies.

ELEVATORS:

- 2 high-speed passenger lifts with auto rescue device and 1 service lift (capacity as per traffic analysis) per block, from a reputed brand (Kone/Schindler/Toshiba/Equivalent).
- Cladding in Granite/Lacquered Glass.

PLUMBING

- Water meter for individual flats.
- Drainage/sewage: SWR/PVC pipes and fittings.
- Water supply (internal & external): CPVC or uPVC pipes and fittings.
- Premium-quality sanitary and chrome-plated fittings with thermostatic diverter in toilets (Jaquar/Equivalent).

ELECTRICAL SPECIFICATION

- (Concealed copper wiring (Havells/Polycab or equivalent).
- Premium-quality modular switches of reputed brands (ABB/Legrand/Havells/Equivalent) for non-10T switches.
- Home automation switches as per design.

Light points, ceiling fan points, 6A & 16A sockets, and distribution boards in respective areas as per schedule/electrical layout.

One telephone point in the living room with a single-pair telephone cable to the Optical Network Terminal Box (ONT).

Conduit provision for a dedicated internet connection in the living room.

EB power supply: 4 KW for 2.5 BHK and 5 KW for 3 BHK.

DG backup for EB power supply with flexibility to use any electrical points (except heating points) up to 50% of the allocated connected load.

100% DG backup for common facilities, including electrical points for DG, yard, transformer yard, pump room, common areas, landscape lighting, clubhouse lights, and street lighting of internal roads.

EV charging points for cars/bikes in common parking areas, as per statutory requirements.

PVC conduits (rigid type) of reputed make as per IS specifications for internal electrification.

MCBs and DBs of reputed make as per IS specifications.

Solar-powered water heater for top-floor units.

FIRE & SAFETY

- Fire sprinkler system in all flats (with CPVC Blaze Master piping), corridors, and basements.
- Drainage/sewage: SWR/PVC pipes and fittings.
- Risers and ring mains of reputed make (GI pipe with paint) as per statutory norms.
- Fire hydrants and extinguishers on all floors.
- Fire alarms and public address system.

PIPED GAS

- Meter-based piped gas provision by GAIL.
- Gas Leakage Detector.

HOME AUTOMATION

- IP-based smart door lock.
- IoT system - ABB/Equivalent.
- Smart web community.

PARKING

- Multi-level covered parking with entry/exit ramps and signage.
- Dedicated space for car charging in the common parking area.
- Epoxy paint up to 1-meter level on the walls.

ECO SUSTAINABILITY FACILITIES

- WTP (Water Treatment Plant) - Softened water made available for the kitchen.
- ARBIT-type sewage treatment plant of adequate capacity as per norms. Treated sewage water will be used for landscaping/flushing purposes.
- Rainwater harvesting.
- Organic waste converters.

SECURITY

- CCTV Surveillance System.
- Solar Powered Fencing on Compound Wall.
- Solar Powered Street Lamps/Applicable Common areas.

CLUB HOUSE AMENITIES

+ Dedicated G+3 + Terrace Floor Club House with an Open Party Lawn.

GROUND FLOOR

- Double Height Reception.
- Ground Floor - Space for Estate Manager, Laundry Services, Departmental Store/Pharmacy.
- Creche.
- Library.
- Coffee Shop
- Bio Pool
- Banquet Hall
- Open Party Lawn

SECOND FLOOR

- Game Zone
- Bowling Zone
- Mini Plex
- Golf Simulator
- Squash Courts - 2 Nos
- Badminton Courts - 2 Nos

TERRACE FLOOR

- Swimming Pool
- Barbeque & Bar Lounge
- Open Terrace.

MAINTENANCE STAFF FACILITIES

- Wash Rooms
- Drivers Rest House.
- Dedicated room for E-Commerce delivery facility.

FIRST FLOOR

- Gym
- Aerobics
- Dance/Martial Arts Studio
- Salon
- Separate Spa for Men & Women

THIRD FLOOR

- Multi-Purpose Hall
- Coworking Space
- Dormitory & Guest Rooms

MORE ABOUT US



Since our inception, SBR Group has held a steadfast belief embodied in a single mantra:

"Never Compromise on Quality."

At SBR Group, our ultimate goal is to transform dreams into reality.

Our tagline, "Building Reality," perfectly aligns with the aspirations of our customers who seek not just homes, but a community and proximity to essential elements for quality living.

Our ethos revolves around our people, the sturdy foundation and pillars upon which our business stands. Our team shares a common purpose, a commitment to trustworthiness, and the earned respect of our customers.

These principles form the backbone of our Value System: Trust, Transparency, Quality, and Timeliness. The result? Long-term customer relationships, evident in numerous appreciative testimonials. Our journey is marked by a dedication to Professionalism X Transparency



Residential



SBR Magnus



SBR Firenze



SBR Earth & Sky



SBR Minara



SBR Pravanka



SBR Gokulam



SBR Urban Jewel County



SBR Keerthi Prime



SBR Keerthi



SBR Tejras



SBR Horizon



The Nest

Commercial



SBR Central



SBR lucky mall



SBR Towers

Our Associates



ARCHITECTS:
ASLAM ARCHITECTS
AND INTERIOR
DESIGNERS PVT. LTD.



STRUCTURAL CONSULTANTS:
INNOTECH ENGINEERING CONSULTANT PVT. LTD.



MEP CONSULTANTS &
FIRE FIGHTING:
GREETS BUILDING
SERVICES PVT. LTD.



LANDSCAPE CONSULTANTS:
Calids CALIDS



MAIN CONTRACTOR:
GANNON DUNKERLEY
& CO., LTD.



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