



WHAT IF LIFE COULD BE
EVERYTHING, ALL AT ONCE?





Artist's Impression. Not an actual site photograph.

A Place That Redefines

HOW YOU
LIVE

A man and a woman are seated at a round dining table in a restaurant, looking out at a city skyline through large windows. The table is set with plates of food, glasses, and lit candles. The scene is bathed in warm, golden light from the setting or rising sun.

WHERE LIFE ISN'T ABOUT COMPROMISES

— ♦ —
It's About Convergence

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Here,

EVERY MOMENT
FEELS
EFFORTLESS



In A World Full Of
Places To Live

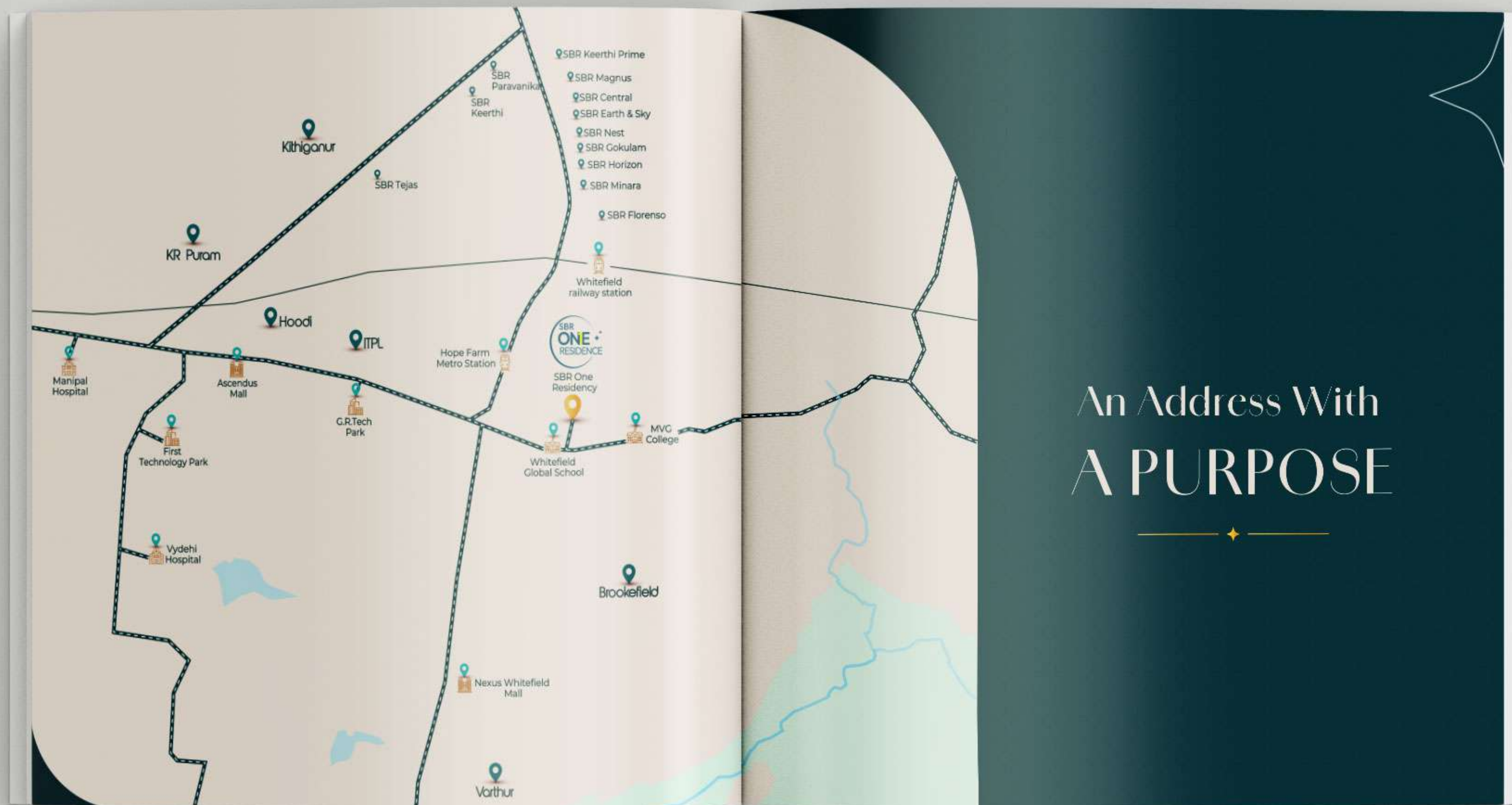
ONLY ONE
DESTINATION
DEFINES YOU

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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

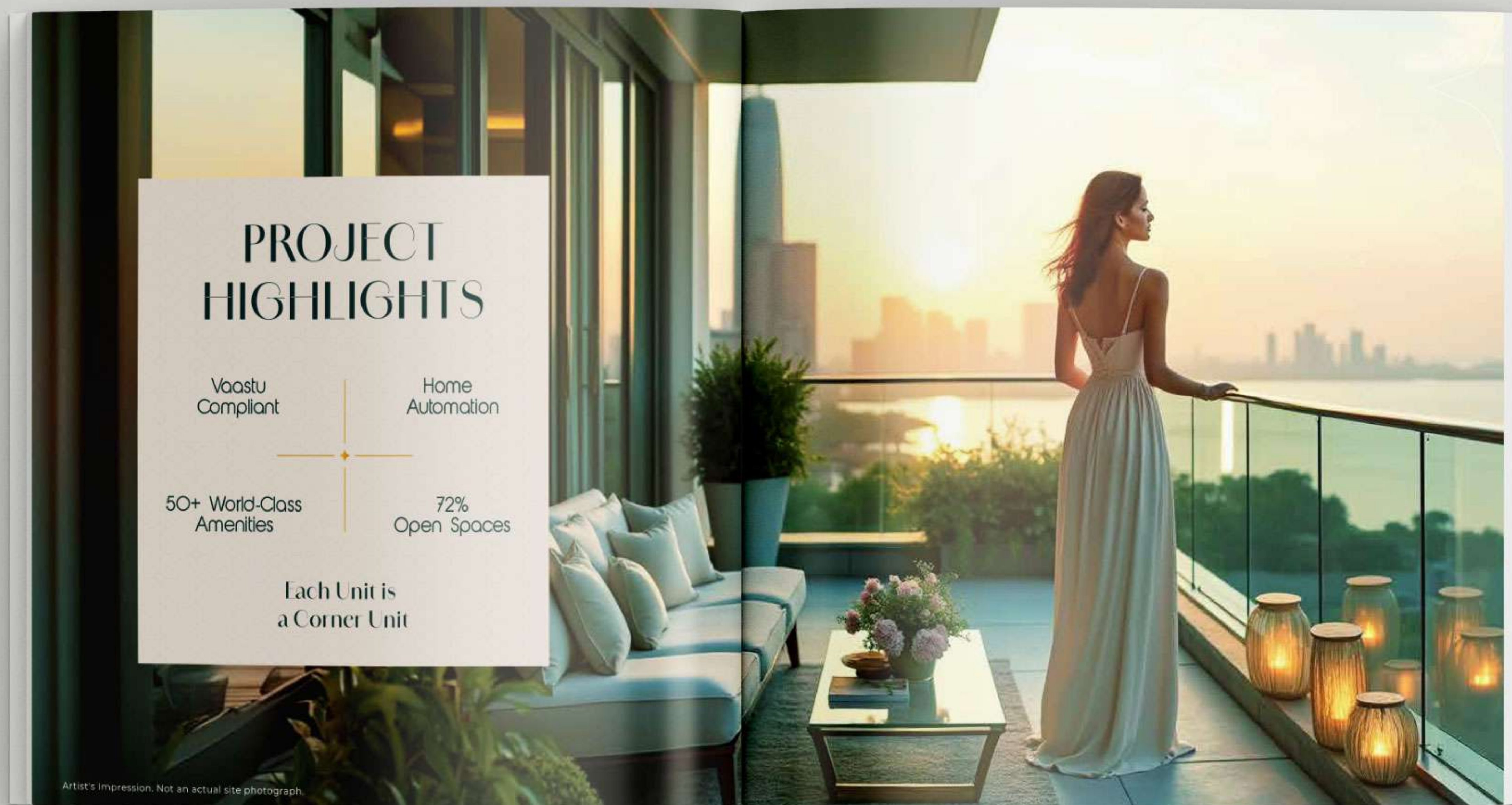
Home
Automation

50+ World-Class
Amenities

72%
Open Spaces

Each Unit is
a Corner Unit

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DESIGNED FOR
The Rhythm Of Life

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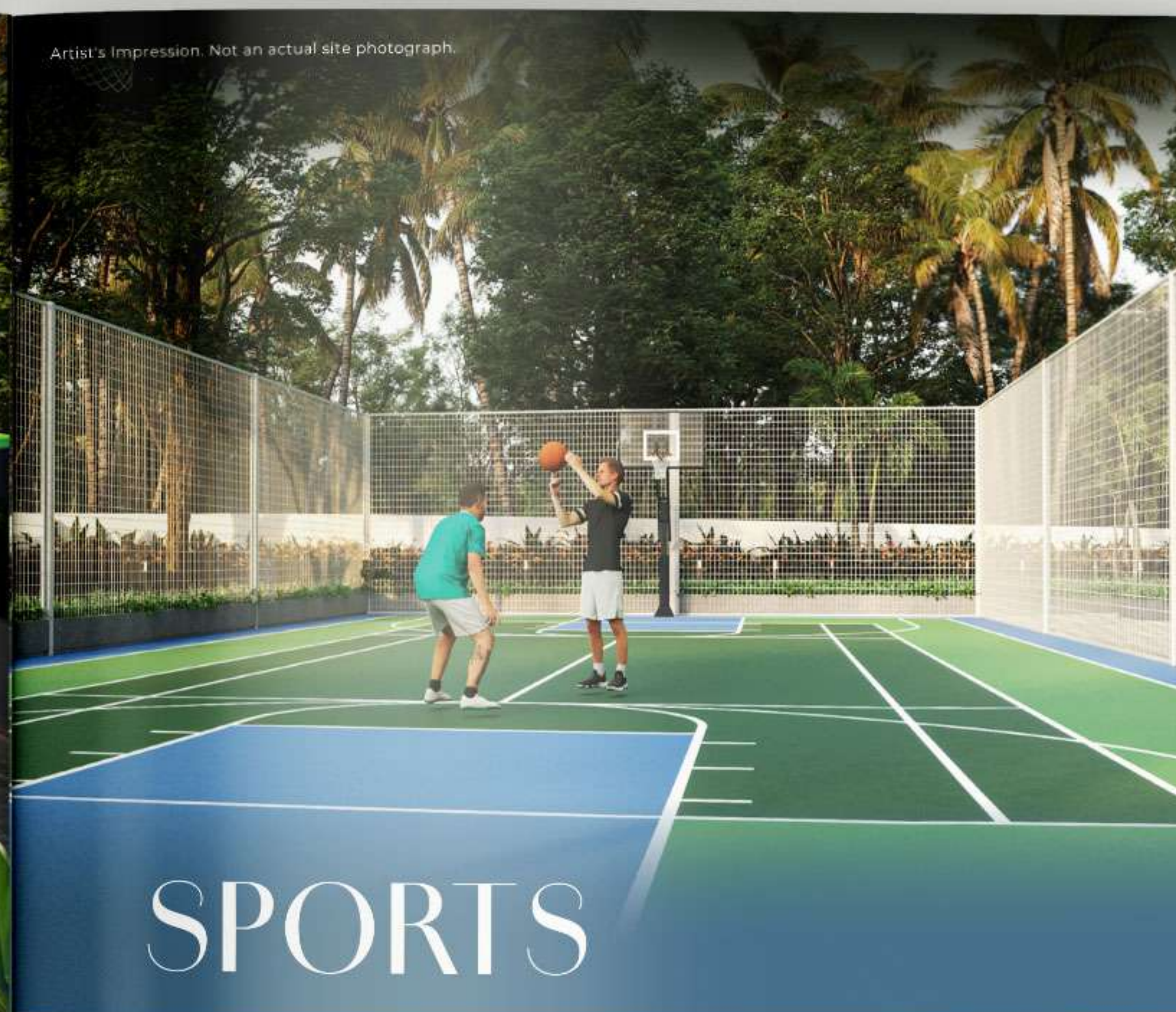


KIDS

- Children Play Area
- Toddlers Play Area

- Skating Rink

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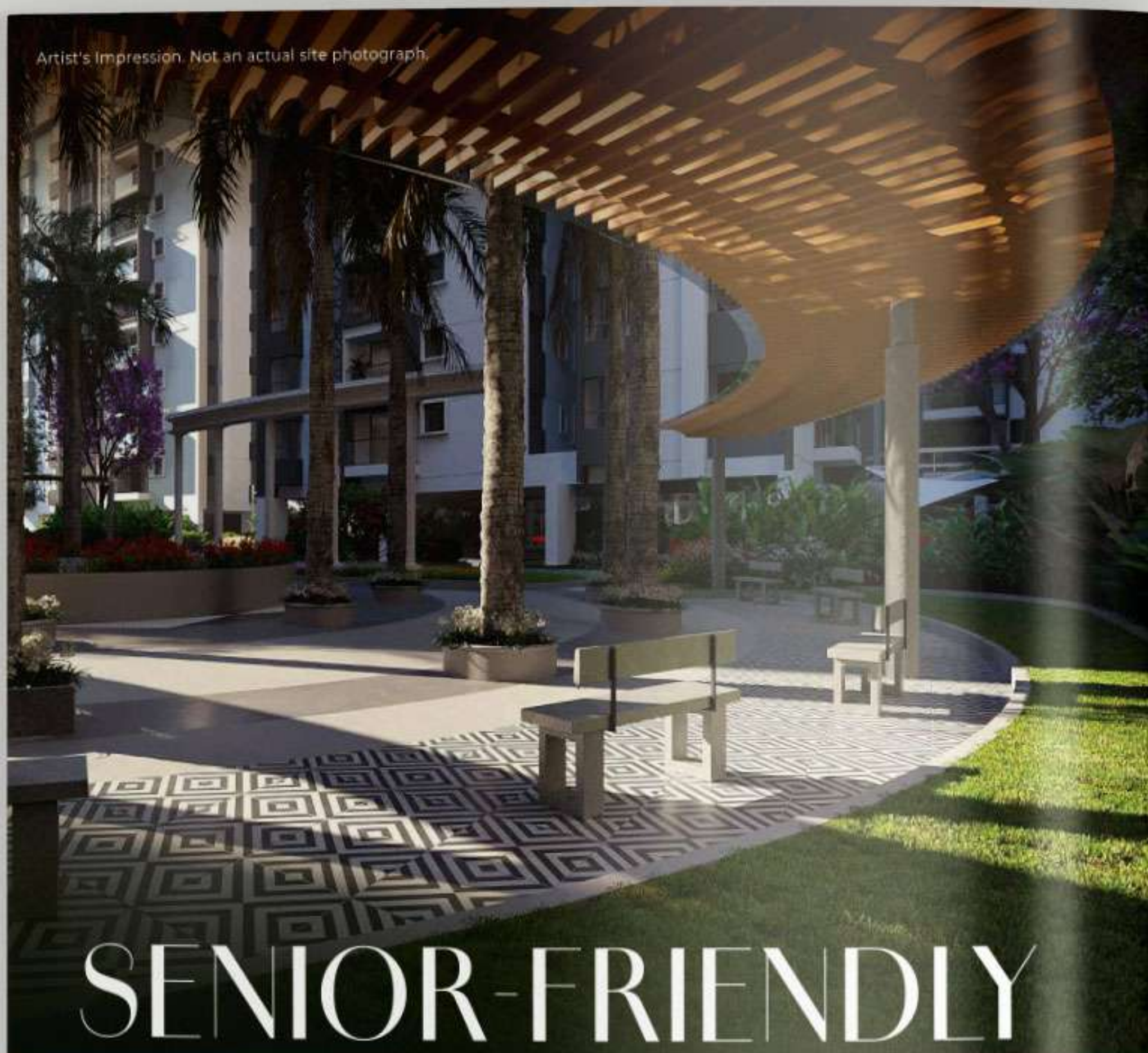


SPORTS

- Basket Ball Court
- Cricket Practice Net

- Bicycle Track
- Pickle ball Court

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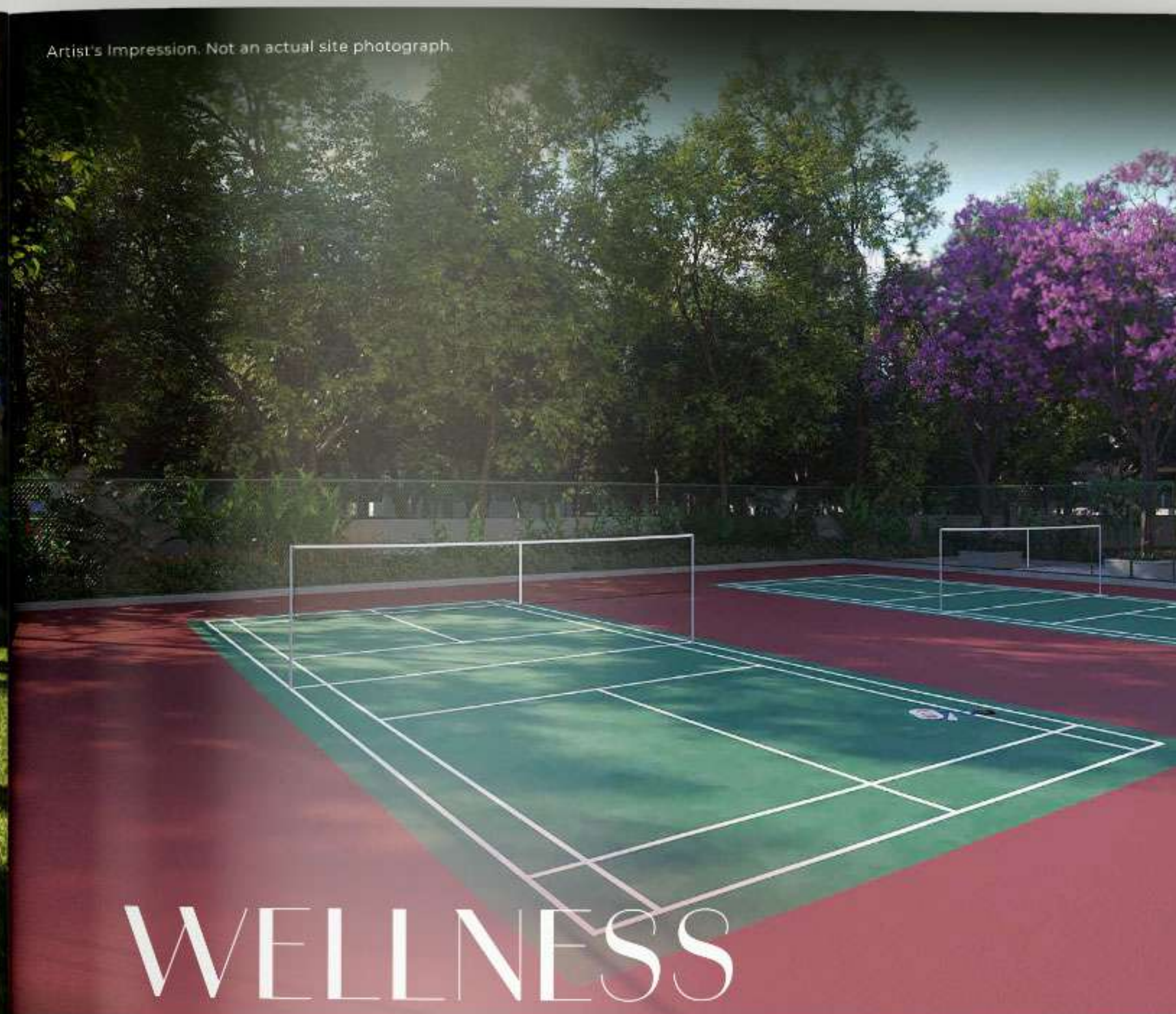


SENIOR-FRIENDLY

- ✦ Walkway
- ✦ Yoga Deck

- ✦ Bio Summing Pool
- ✦ Seating Under Pergola

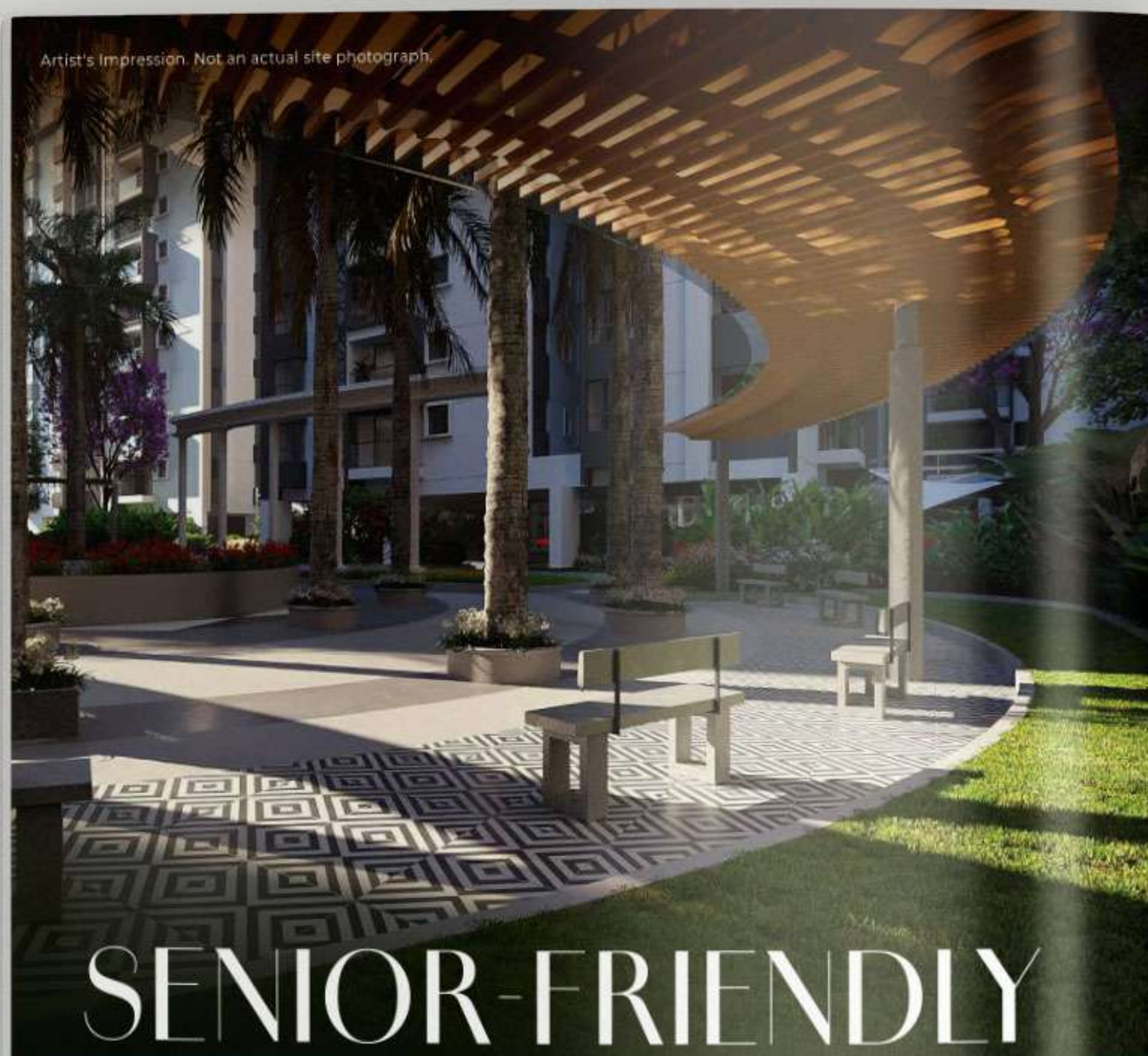
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WELLNESS

- ✦ Waterbody

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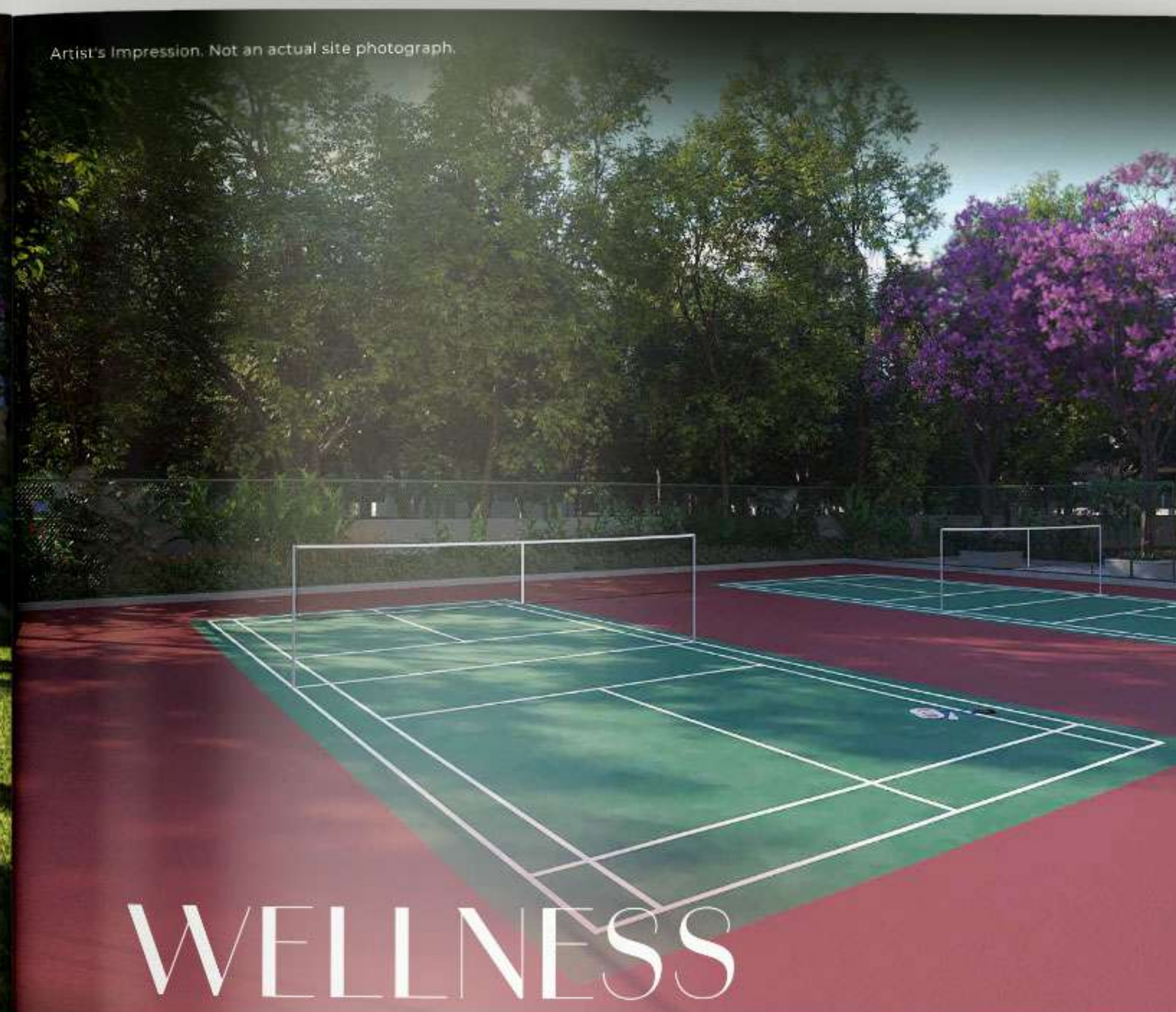


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- ✦ Walkway
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WELLNESS

- ✦ Waterbody



ENTERTAINMENT

✦ Amphitheatre
✦ Barbecue

✦ Party Lawn
✦ Palm Court

✦ Musical Fountain



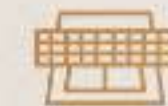
CLUB HOUSE Amenities



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Aerobics



Badminton
Court - 2



Banquet
& Pantry



Banquet
Pool Deck



Bowling
Alley



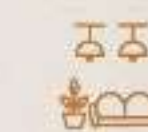
Billiards &
Snooker Table



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



Artist's Impression. Not an actual site photograph.



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Olympic size
Swimming pool
& kids pool



Provision for Salon



Table Tennis



Pharmacy &
Clinic Provision



Infinity
Swimming Pool



Viewing Deck
and
Roof Garden



Health Club - Gym,
Spa, Sauna



Squash Court



Provision Store

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	1192 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



FLOORS (TYPICAL)
1-18 FLOORS - B,G

SBA	1210 SFT
CARPET AREA	768 SFT
BALCONY AREA	42 SFT
SERIES	04
FACING	EAST



KEY PLAN



TYPE 4 2.5 BHK + 2T



FLOORS (TYPICAL)
1-18 FLOORS - A,H

SBA	1310 SFT
CARPET AREA	835 SFT
BALCONY AREA	47 SFT
SERIES	02
FACING	NORTH



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	1048 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	1060 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	1090 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	1730 SFT
CARPET AREA	1114 SFT
BALCONY AREA	51 SFT
SERIES	04
FACING	EAST



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



TYPE 17 3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - H

SBA	1730 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



TYPE 20 3 BHK + 3T





GALLERY

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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-IT 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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