



SBR MINARA

Discover the Essence  
of **Luxurious Living**

[sbrgroup.in](http://sbrgroup.in)

PRM/KA/RERA/1251/446/PR/120922/005238

# 3 LUXURY GOOD THINGS COMES IN

Plush Living

Sublime Location

Upscale Amenities

Set in an expansive 3 Acres - 35 Guntas land area in the heart of Whitefield, SBR Minara is located in Seegehall, just a short distance from the ITPB (tech park) and the lively KR Puram neighborhood. These modern apartments are a peaceful and quiet heaven away from the hustle and bustle of the city without compromising on the convenience of amenities and luxuries. At SBR Minara, nothing is settled for less than the highest standards of excellence.

# Plush Living

# 01



SBR MINARA



**Abundant**  
Greenery

SBR Minara was conceptualized and created with an unwavering reverence for nature, and every effort was made to improve your life in a conscientious way.

# Tallest

Tower in  
Whitefield

**ENJOY A PANORAMIC  
VIEW OF WHITEFIELD**

With

**Tower A - 27 floors**  
**Tower B - 28 floors**  
**Tower C - 34 floors**

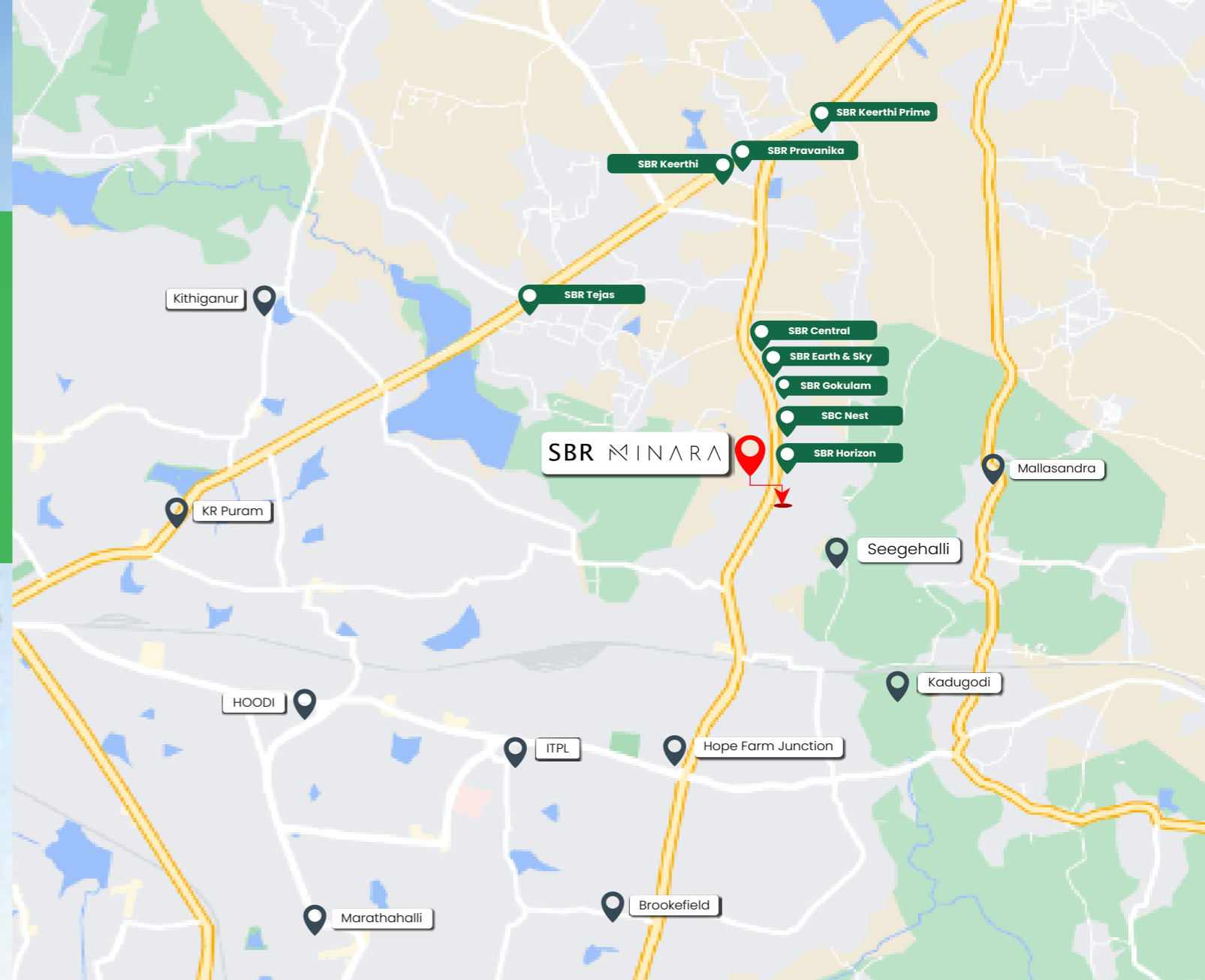
SBR Minara wins hearts with a picturesque view of the city's skyline.



# Sublime

Location

Seegehalli, Whitefield



## Nearby Location



### Schools

- Chrysalis High - 1.5 Km
- ORCHIDS The International School - 3.4 Km
- Whitefield Global School - 4.5 Km
- VIBGYOR High School - 3.7 Km
- National Public School - 2.8 Km
- Narayana Olympiad School - 5.1 Km



### Office

- Bearys Global Research Triangle - 5.4 Km
- ITPB - 6.1 Km
- Bagmane WTC - 11.8 Km
- H M Tech Park - 9 Km
- International Tech Park Bangalore (ITPB) - 11 Km



### Hospital

- Manipal Hospital - 6.5 Km
- New Life Hospital - 7 Km
- Satya sai baba Hospital - 7 Km
- Vydehi Hospital - 7.8 Km



### College

- MVJ College - 4.8 Km
- Cambridge PU College - 9 Km
- Christ The King College - 10 Km



### Grocery Stores

- Rolla HyperMarket - 200 Mts
- Tata Star Bazaar - 450 Mts
- Safal Market - 5.4 Km



### Malls

- Nexus Shantiniketan Mall - 7.3 Km
- Orion UPTOWN Mall - 5.5 Km
- Phoenix Marketcity - 11 Km
- Ascendas Park Square Mall - 5.7 Km



### Metro & Railway Station

- Whitefield Metro Station - 2.2 Km
- Whitefield Railway Station - 2.1 Km
- KR-Puram Railway Station - 16 Km

No  
Vehicular  
Movement

Upscale  
Amenities

Discover Peace

100% Vaastu  
Compliant



# Master Plan



## Legend

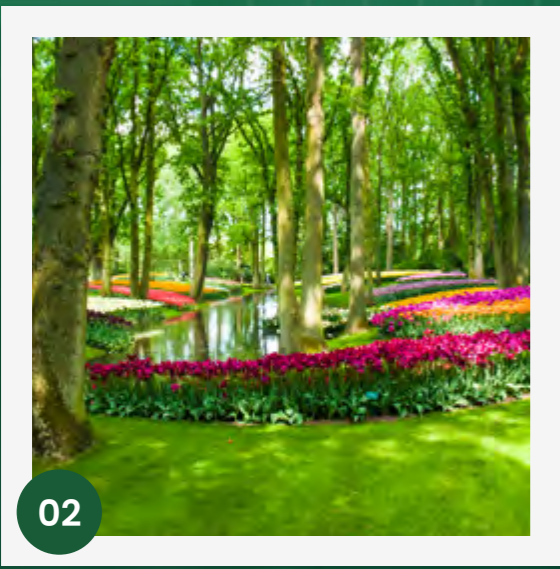
- 01 ENTRY
- 02 HERBAL GARDEN
- 03 SENSORY GARDEN
- 04 JOGGING TRACK
- 05 CRICKET PITCH
- 06 LAWN TENNIS
- 07 PEOPLE'S PLAZA
- 08 OPEN AMPHITHEATRE
- 09 SKATING RINK
- 10 KIDS PLAY AREA
- 11 BAMBOO TREE PLANTATION
- 12 PET PARK
- 13 MIYAWAKI PLANTATION
- 14 SEATING
- 15 SOFTSCAPE
- 16 PERGOLAS
- 17 SWIMMING POOL
- 18 EXIT



01

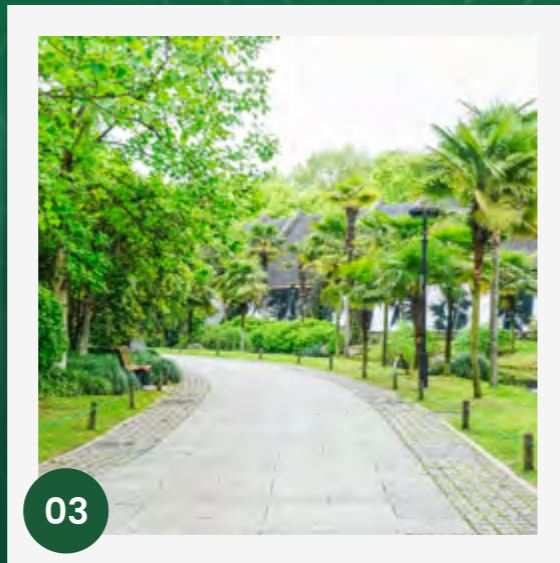
# Grand

Entry & Exit



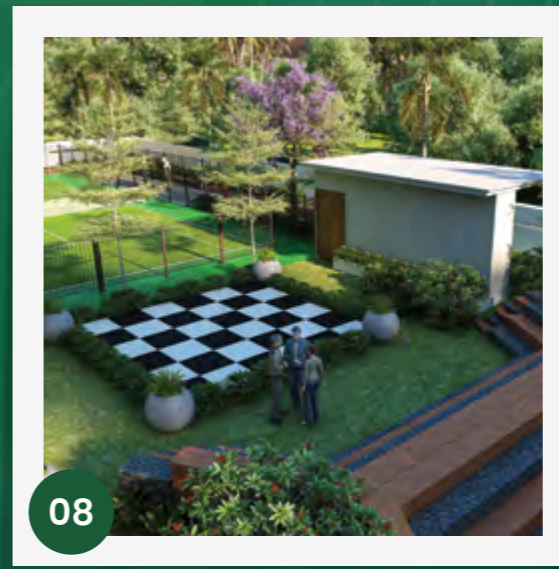
02

Herbal Garden



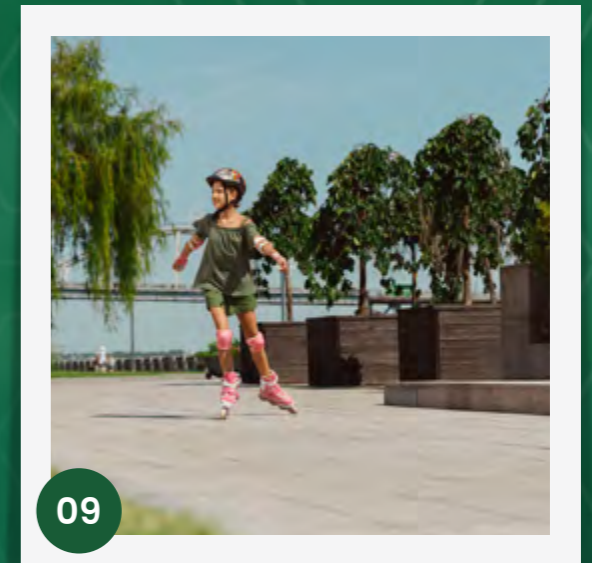
03

Sensory Garden



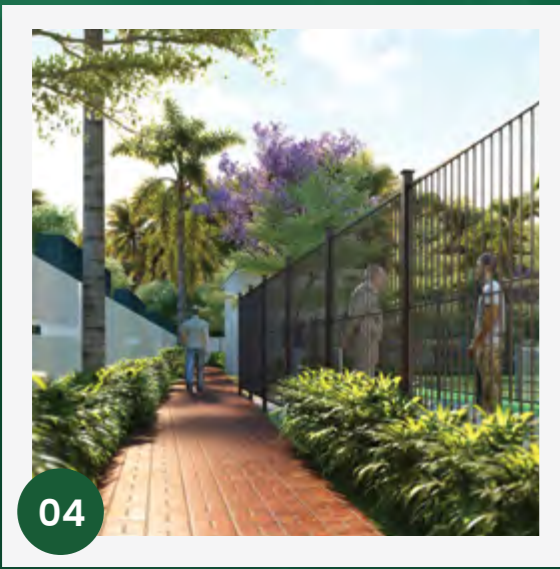
08

Open Amphitheatre



09

Skating Rink



04

Jogging Track



05

Cricket Pitch



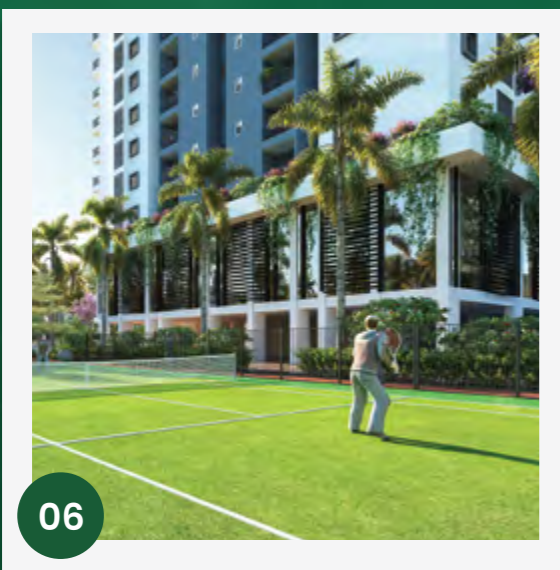
10

Kids Play Area



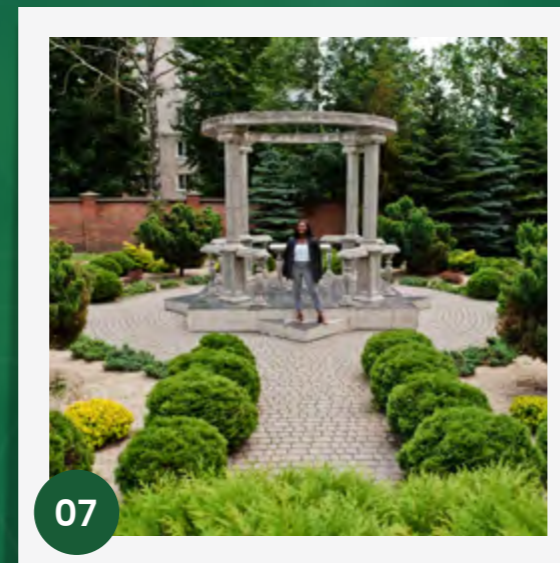
11

Bamboo Plantation



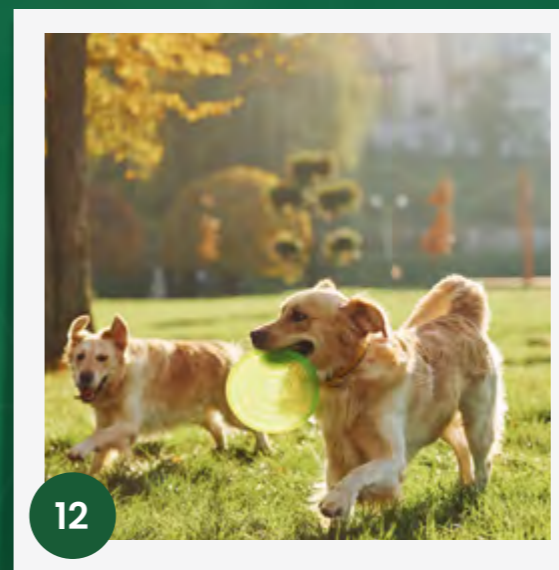
06

Lawn Tennis



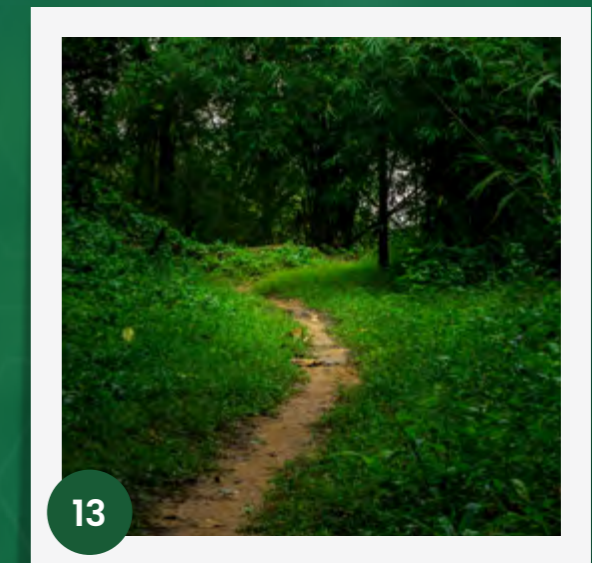
07

People Plaza



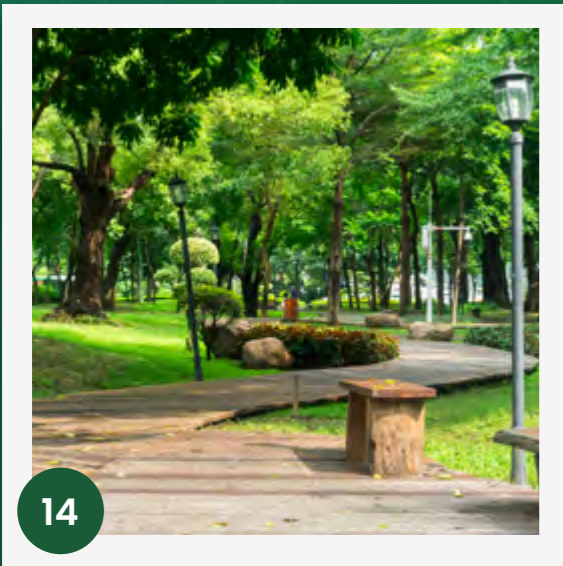
12

Pet Park



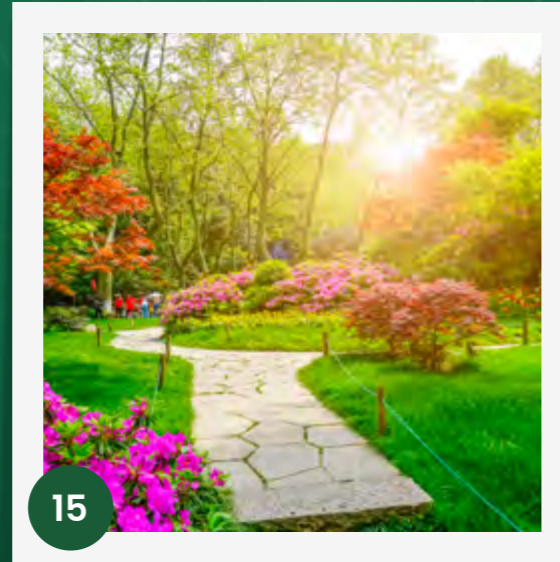
13

Miyawaki Plantation



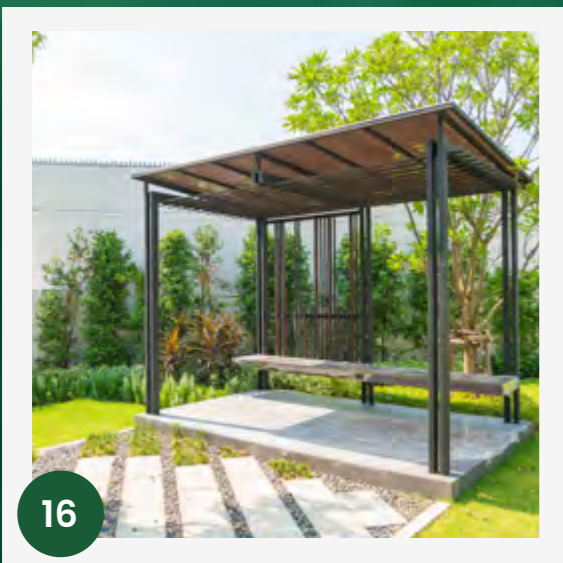
14

Seating



15

Softscape



16

Pergolas



Immerse yourself in the absolute greenery that envelops SBR Minara. Lush landscapes, verdant gardens, and carefully preserved green spaces create an oasis of tranquility within the bustling urban landscape. Embrace the therapeutic effects of nature as you stroll through the meticulously manicured lawns and breathe in the refreshing scent of blooming flowers.



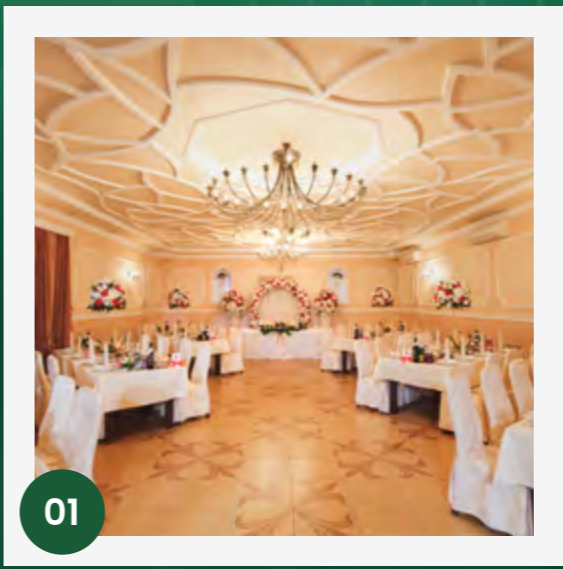
# Trinity Club

40,000 SFT



# Tower-A

## Lower Level

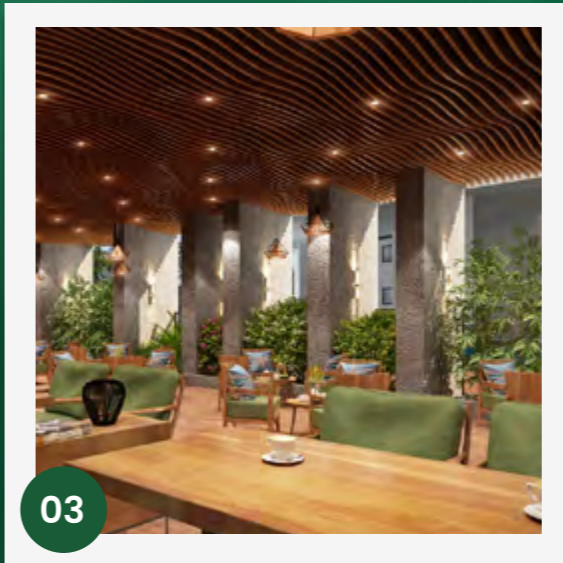


2 Banquet Halls

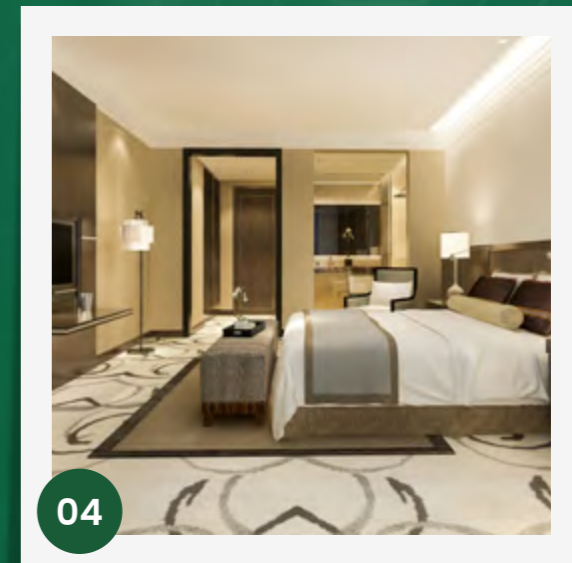


2 Restaurants

## Upper Level



1 Coffee Shop Lounge



Guest Room



Co-working Space



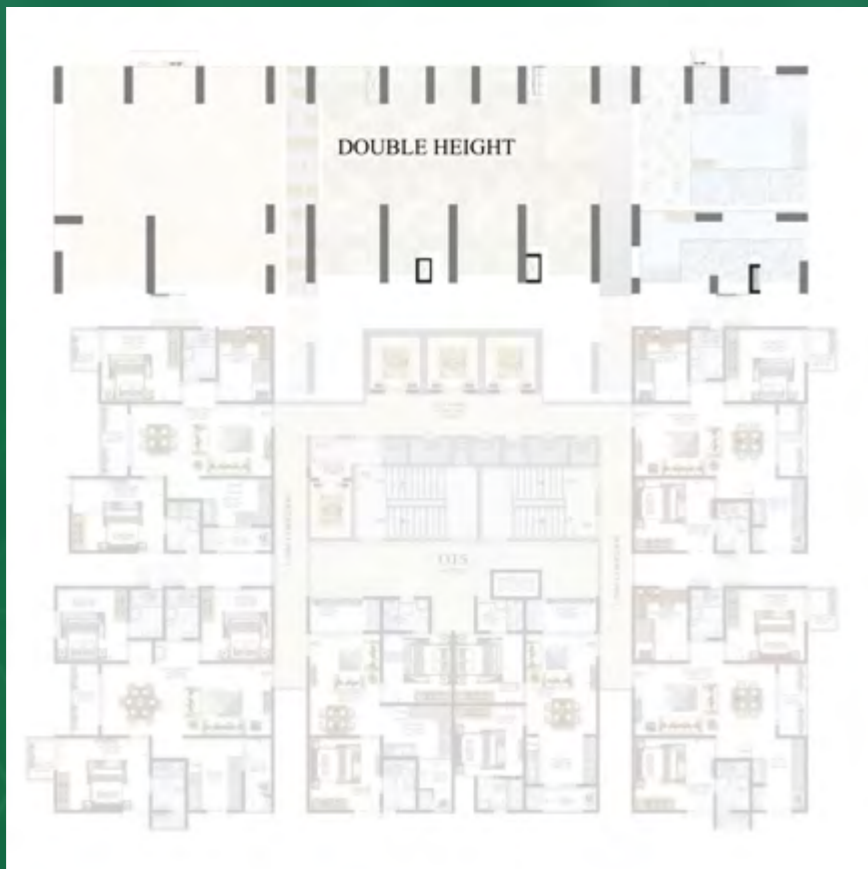
Conference Hall

# Tower-B

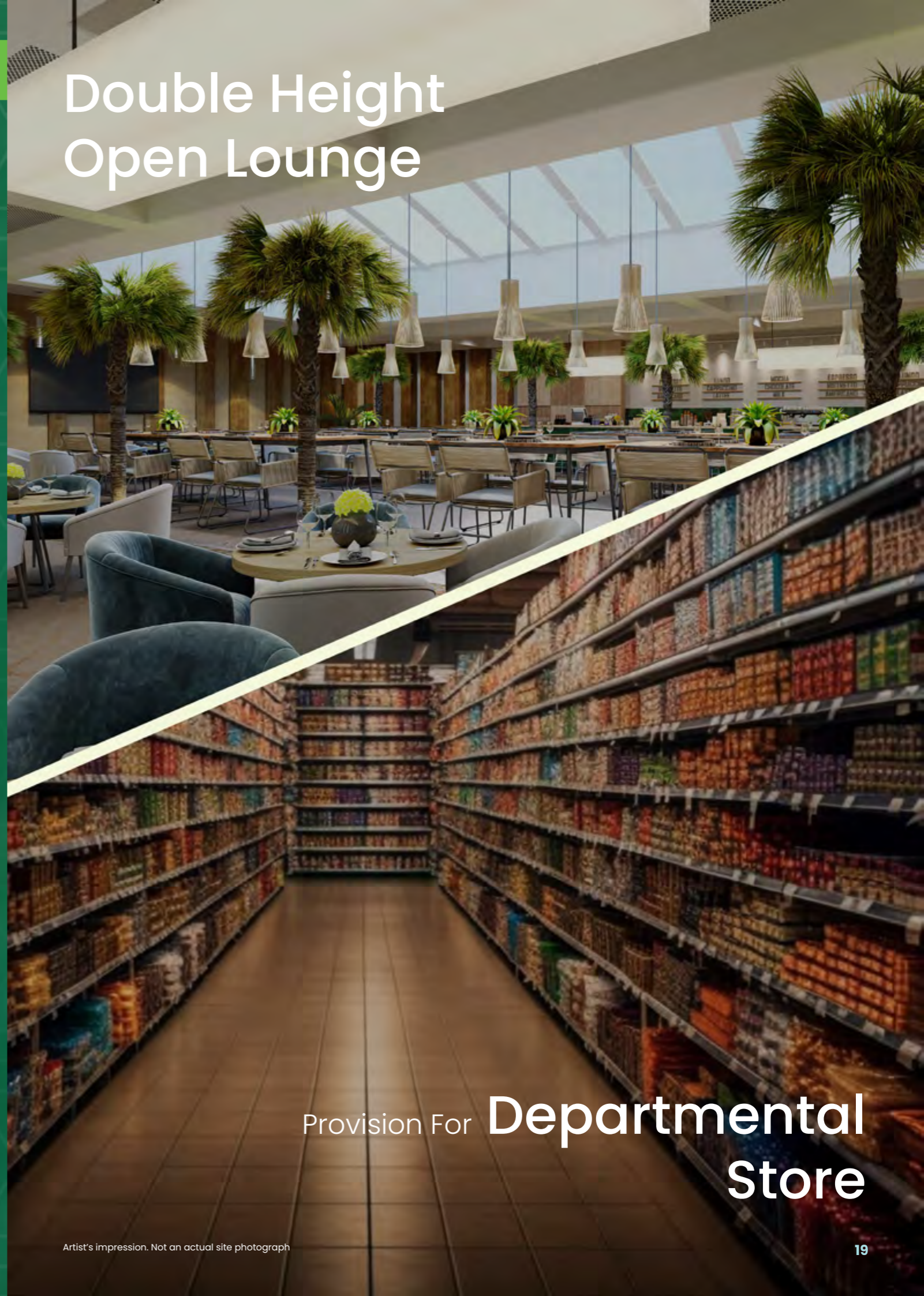
Lower Level



Upper Level



# Double Height Open Lounge



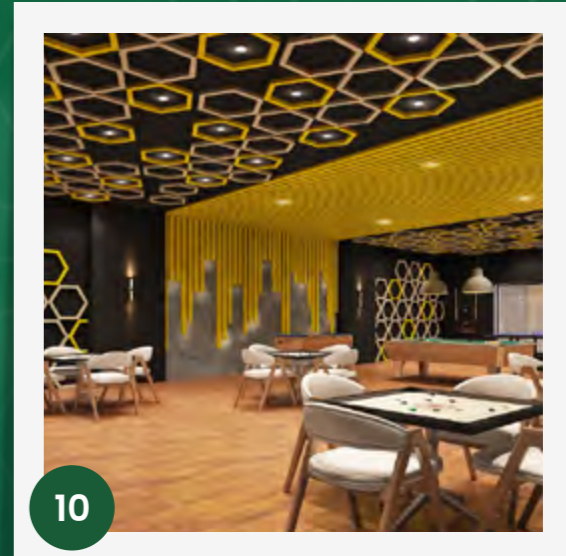
Provision For **Departmental Store**

# Tower-C

## Lower Level

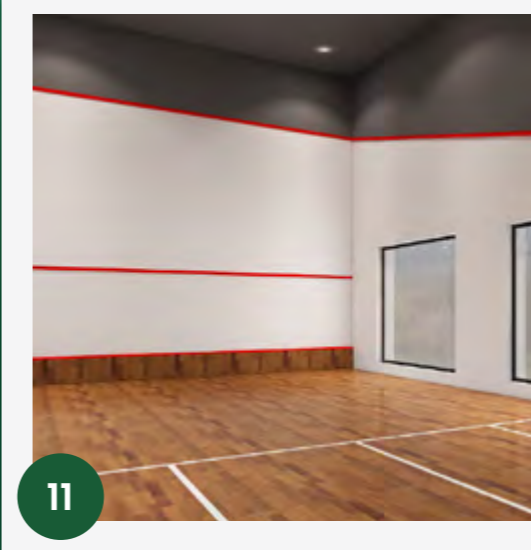


2 Badminton Courts

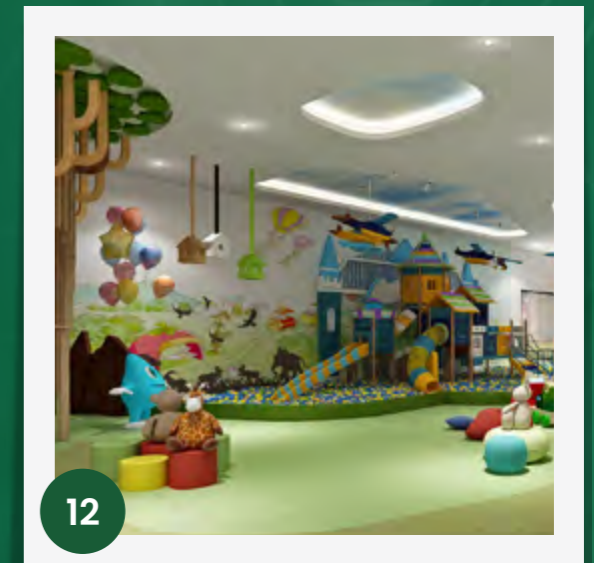


Indoor Game Arena

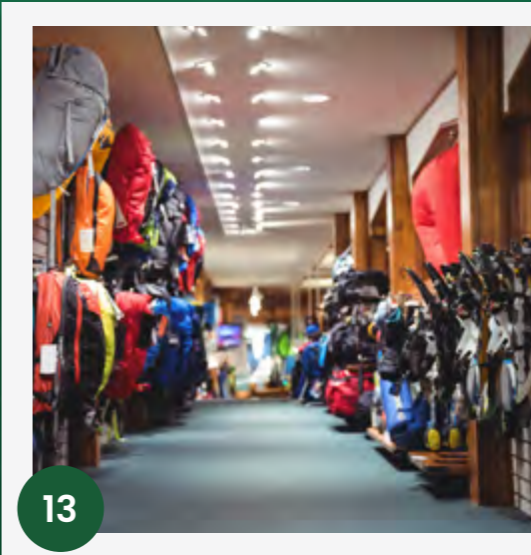
## Upper Level



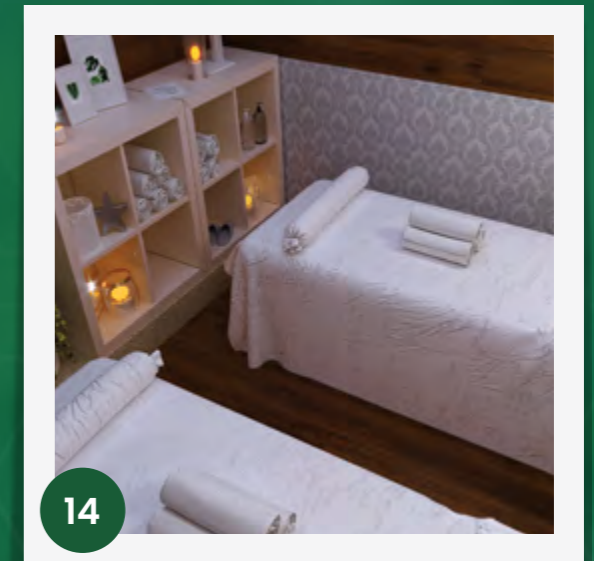
Squash Court



Creche



Sport Shop Variant



Ladies and Gents Spa



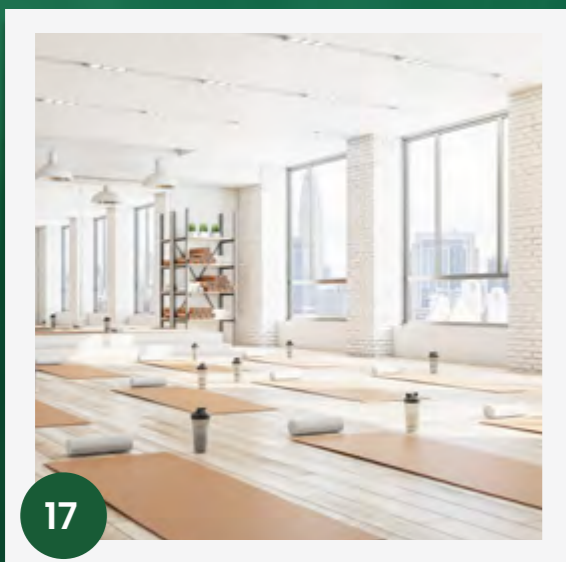
15

Gym



16

Unisex Salon



17

Yoga & Zumba Studio



SBR Minara's commitment to providing upscale fitness and wellness amenities is evident in its Gym, Yoga and Zumba Studio, and Unisex Salon. By combining state-of-the-art facilities, expert guidance, and a focus on rejuvenation, members can uplift their physical and mental well-being while indulging in the ultimate self-care experience.



# Swimming Pool



# Floor Plan

Simplex



Duplex



Penthouse

Artist's impression. Not an actual site photograph

# Numbering Plan



# Typical 2BHK + 2T

SBA - 920 Sq. ft

SERIES - 04 & 05



**APARTMENT'S NO'S**  
A - 004 & 005  
B - 004 & 005

**CARPET AREA**  
569 Sq. ft

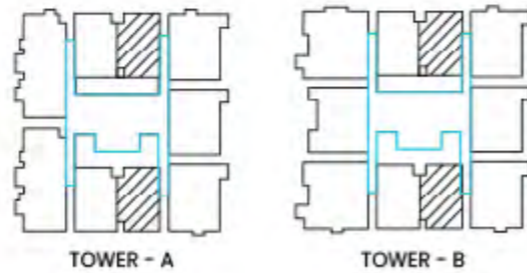
**FLOORS**  
TOWER A = 02-16 & 19-24 FLOORS  
TOWER B = 01-17 & 20-25 FLOORS

**FACING**  
EAST

**BALCONY AREA**  
72 Sq. ft



KEY PLAN



TOWER - A

TOWER - B

# Typical 2BHK + 2T

SBA - 945 Sq. ft

SERIES - 06 & 07



**APARTMENT'S NO'S**  
A - 006 & 007  
B - 006 & 007

**CARPET AREA**  
583 Sq. ft

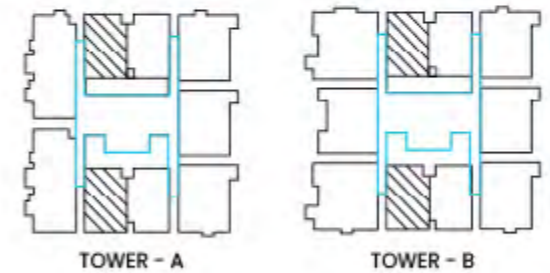
**FLOORS**  
TOWER A = 02-16 & 19-24 FLOORS  
TOWER B = 01-17 & 20-25 FLOORS

**FACING**  
WEST

**BALCONY AREA**  
79 Sq. ft



KEY PLAN



TOWER - A

TOWER - B

# Typical 3BHK + 2T

SBA - 1,290 Sq.ft

SERIES - 01, 02 & 03



**APARTMENT'S NO'S**  
A - 001, 002 & 003  
B - 001, 002 & 003

**CARPET AREA**  
801 Sq. ft

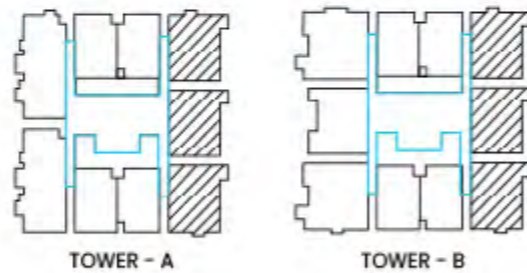
**FLOORS**  
TOWER A = 02-16 & 19-24 FLOORS  
TOWER B = 01-17 & 20-25 FLOORS

**FACING WEST**

**BALCONY AREA**  
109 Sq. ft



KEY PLAN



TOWER - A

TOWER - B



# Typical 3BHK + 2T

SBA - 1,357 Sq. ft

SERIES - 09



**APARTMENT'S NO'S**  
B - 009

**CARPET AREA**  
842 Sq. ft

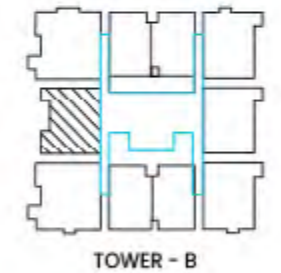
**FLOORS**  
TOWER B = 01-17 & 20-25 FLOORS

**FACING EAST**

**BALCONY AREA**  
111 Sq. ft



KEY PLAN



TOWER - B



# Typical 3BHK + 3T

SBA - 1,578 Sq. ft

SERIES - 08 & 10



APARTMENT'S NO'S  
B - 008 & 010

CARPET AREA  
986 Sq. ft

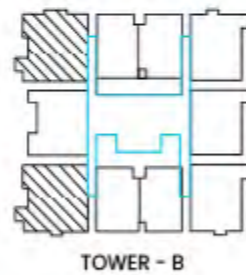
FLOORS  
TOWER B = 01-17 & 20-25 FLOORS

FACING  
EAST

BALCONY AREA  
117 Sq. ft



KEY PLAN



# Typical 3BHK + 3T

SBA - 1,701 Sq. ft

SERIES - 08 & 09



APARTMENT'S NO'S  
A - 008 & 009

CARPET AREA  
1,093 Sq. ft

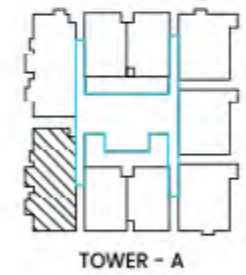
FLOORS  
TOWER A = 02-16 & 19-24 FLOORS

FACING  
EAST

BALCONY AREA  
115 Sq. ft



KEY PLAN







# Duplex

## Floor Plan

# Duplex 3 BHK + 3T

SBA - 1,969 Sq.ft    SERIES - 07



LOWER



UPPER

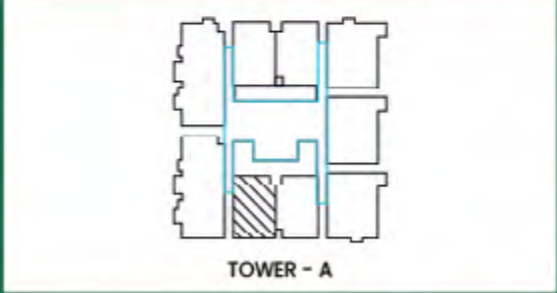


APARTMENT'S NO'S    CARPET AREA  
A - 007    1,221 Sq. ft

FLOORS  
TOWER A = 17 FLOOR

FACING    BALCONY AREA  
EAST    1/8 Sq. ft

### KEY PLAN



# Duplex 3BHK + 3T

SBA - 2,001 Sq.ft

SERIES - 05



LOWER



UPPER

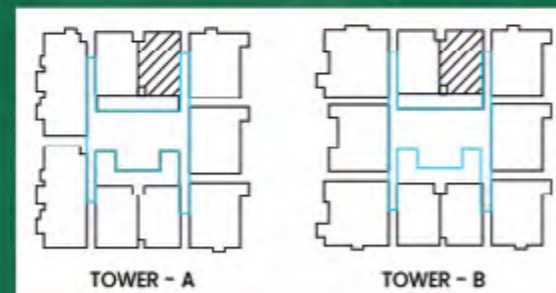
APARTMENT'S NO'S  
A - 005  
B - 005

CARPET AREA  
A - 1,250 Sq. ft

FLOORS  
TOWER A = 17 & 18 FLOORS  
TOWER B = 18 & 19 FLOORS

FACING EAST  
BALCONY AREA 1/1 Sq. ft

KEY PLAN



TOWER - A

TOWER - B

# Duplex 3BHK + 3T

TOWER - A ( SBA - 2,021 Sq.ft )

SERIES - 04

TOWER - B ( SBA - 2,006 Sq.ft )

SERIES - 04



LOWER



UPPER

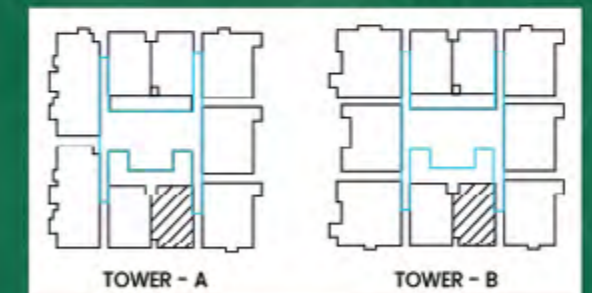
APARTMENT'S NO'S  
A - 004  
B - 004

CARPET AREA  
A - 1,250 Sq. ft  
B - 1,250 Sq. ft

FLOORS  
TOWER A = 17 & 18 FLOORS  
TOWER B = 18 & 19 FLOORS

FACING EAST  
BALCONY AREA 1/1 Sq. ft

KEY PLAN



TOWER - A

TOWER - B

# Duplex 3BHK+3T

Tower - B ( SBA - 2,030 Sq.ft ) SERIES - 06



LOWER



UPPER

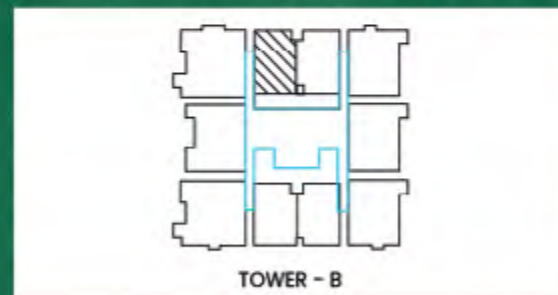


APARTMENT'S NO'S  
A - 006  
CARPET AREA  
1,265 Sq. ft

FLOORS  
TOWER B = 18 & 19 FLOORS

FACING  
WEST  
BALCONY AREA  
177 Sq. ft

KEY PLAN

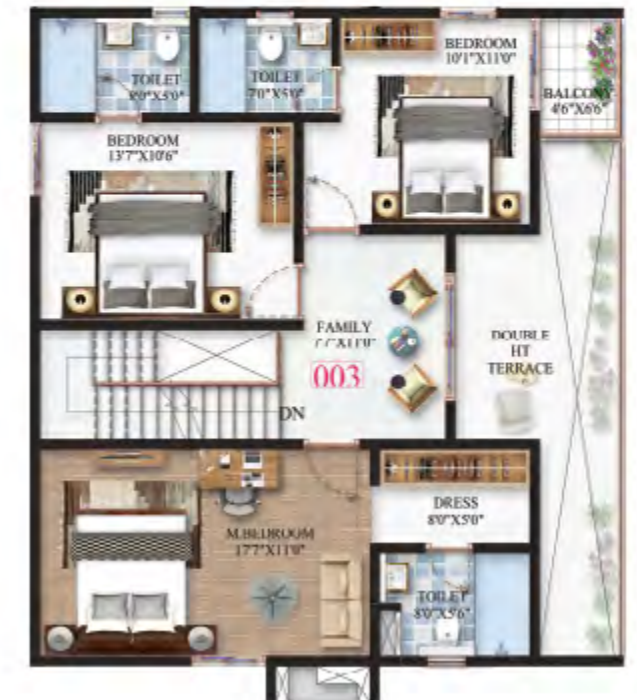


TOWER - B

# Duplex 4.5BHK + 4T

TOWER - A ( SBA - 2,676 Sq.ft ) SERIES - 01, 02 & 03

TOWER - B ( SBA - 2,649 Sq.ft ) SERIES - 01, 02 & 03



LOWER



UPPER

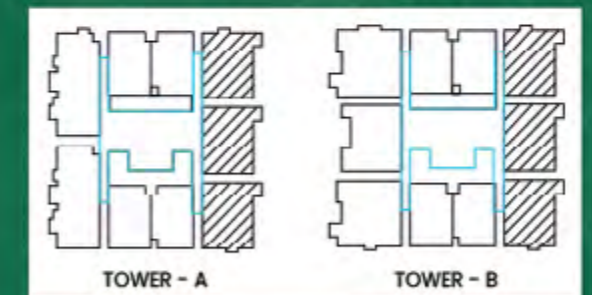


APARTMENT'S NO'S  
A - 001, 002 & 003  
B - 001, 002 & 003  
CARPET AREA  
A - 1,637 Sq. ft  
B - 1,637 Sq. ft

FLOORS  
TOWER A = 17 & 18 FLOOR  
TOWER B = 18 & 19 FLOOR

FACING  
WEST  
BALCONY AREA  
263 Sq. ft  
243 Sq. ft

KEY PLAN



TOWER - A

TOWER - B

# Duplex 4.5BHK + 4T

SBA - 2,837 Sq.ft

SERIES - 09



LOWER



UPPER



APARTMENT'S NO'S  
B - 009

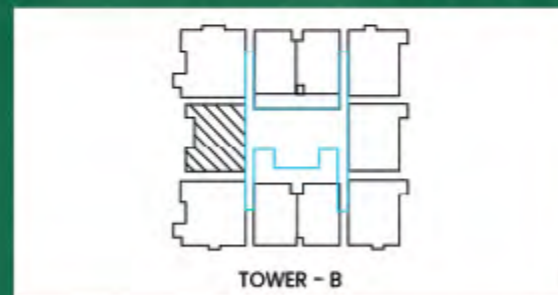
CARPET AREA  
1,725 Sq. ft

FLOORS  
TOWER B = 18 & 19 FLOOR

FACING  
EAST

BALCONY AREA  
288 Sq. ft

KEY PLAN



TOWER - B

The image shown with furniture / fitting fixtures including washbasin / washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

# Duplex 4.5BHK + 4T

SBA - 3,281 Sq.ft

SERIES - 08 & 010



LOWER



UPPER



APARTMENT'S NO'S  
B - 008 & 010

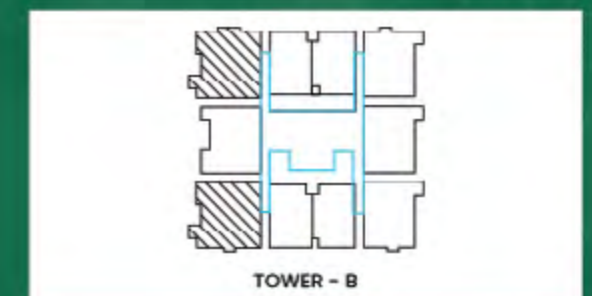
CARPET AREA  
2,026 Sq. ft

FLOORS  
TOWER B = 18 & 19 FLOORS

FACING  
EAST

BALCONY AREA  
304 Sq. ft

KEY PLAN



TOWER - B

The image shown with furniture / fitting fixtures including washbasin / washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

# Duplex 5BHK + 6T

SBA - 3,300 Sq.ft

SERIES - 08 & 09



LOWER



UPPER

APARTMENT'S NO'S  
A - 008 & 009

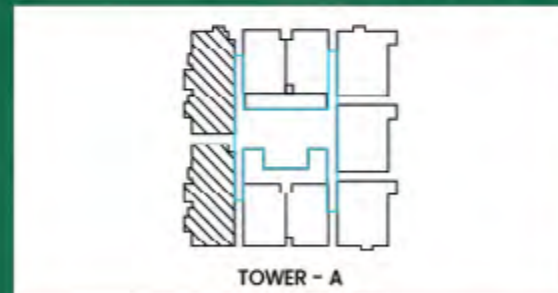
CARPET AREA  
2,143 Sq. ft

FLOORS  
TOWER A = 17 & 18 FLOOR

FACING  
EAST

BALCONY AREA  
1/8 Sq. ft

KEY PLAN



TOWER - A

The image shown with furniture / fitting fixtures including washbasin / washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.



# Penthouse

Floor Plan

# Penthouse 3BHK + 3T

SBA - 2,339 Sq.ft **SERIES - 06**

SBA - 2,321 Sq.ft **SERIES - 07**



LOWER



UPPER

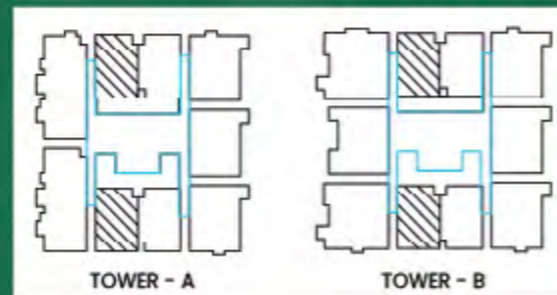


TERRACE

APARTMENT'S NO'S	CARPET AREA	TERRACE AREA
A - 006 & 007	A - 1,475 Sq. ft	06 - 552 Sq. ft
B - 006 & 007		07 - 550 Sq. ft

**FLOORS**  
TOWER A = 25, 26 & 27 FLOORS  
TOWER B = 26, 27 & 28 FLOORS

FACING	BALCONY AREA
WEST	04 - 186 Sq. ft
	05 - 173 Sq. ft



KEY PLAN

# Penthouse 3BHK + 3T

SBA - 2,377 Sq.ft **SERIES - 04**

SBA - 2,357 Sq.ft **SERIES - 05**



LOWER



UPPER

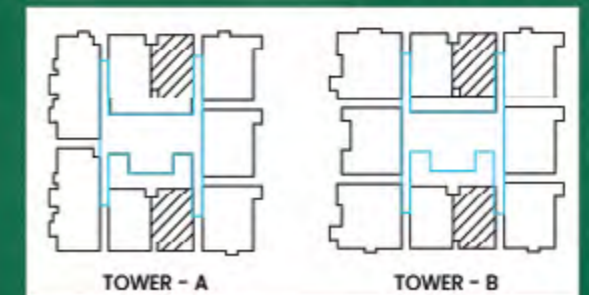


TERRACE

APARTMENT'S NO'S	CARPET AREA	TERRACE AREA
A - 004 & 005	A - 1,503 Sq. ft	04 - 545 Sq. ft
B - 004 & 005		05 - 547 Sq. ft

**FLOORS**  
TOWER A = 25, 26 & 27 FLOORS  
TOWER B = 26, 27 & 28 FLOORS

FACING	BALCONY AREA
EAST	04 - 185 Sq. ft
	05 - 171 Sq. ft



KEY PLAN

# Penthouse 4.5BHK + 4T

SBA - 3,169 Sq.ft **SERIES - 09**



LOWER



UPPER



TERRACE

APARTMENT'S NO'S  
B - 009

CARPET AREA  
A - 1,963 Sq. ft

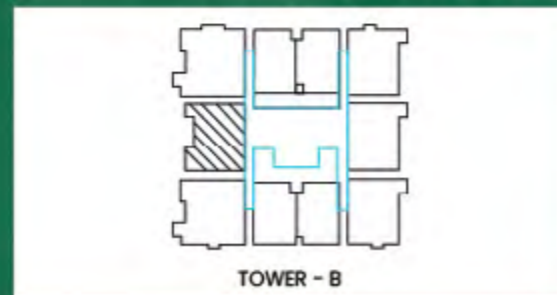
TERRACE AREA  
893 Sq. ft

KEY PLAN

FLOORS  
TOWER B = 26, 27 & 28 FLOORS

FACING  
EAST

BALCONY AREA  
286 Sq. ft



TOWER - B

# Penthouse 4BHK + 4T

SBA - 3,200 Sq.ft **SERIES - 01, 02 & 03**



LOWER



UPPER



TERRACE

APARTMENT'S NO'S  
A - 001, 002 & 003  
B - 001, 002 & 003

CARPET AREA  
A - 2,037 Sq. ft

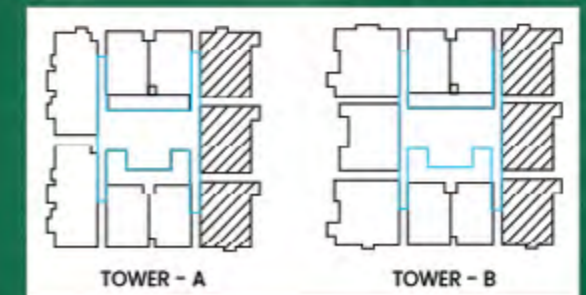
TERRACE AREA  
776 Sq. ft

KEY PLAN

FLOORS  
TOWER A = 25, 26 & 27 FLOORS  
TOWER B = 26, 27 & 28 FLOORS

FACING  
WEST

BALCONY AREA  
236 Sq. ft



TOWER - A

TOWER - B

# Penthouse 4BHK + 4T

SBA - 3,689 Sq.ft SERIES - 08 & 10



LOWER



UPPER



TERRACE

APARTMENT'S NO'S  
A - 008 & 010

CARPET AREA  
A - 2,313 Sq. ft

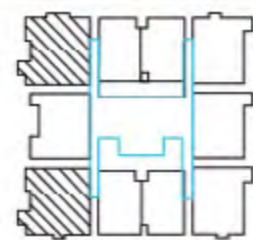
TERRACE AREA  
1,022 Sq. ft

KEY PLAN

FLOORS  
TOWER A = 26, 27 & 28 FLOORS

FACING  
EAST

BALCONY AREA  
306 Sq. ft



TOWER - B

# Penthouse 5BHK + 6T

SBA - 3,767 Sq.ft SERIES - 08 & 09



LOWER



UPPER



TERRACE

APARTMENT'S NO'S  
A - 008 & 009

CARPET AREA  
A - 2,475 Sq. ft

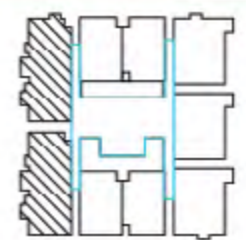
TERRACE AREA  
1,069 Sq. ft

KEY PLAN

FLOORS  
TOWER A = 25, 26 & 27 FLOORS

FACING  
EAST

BALCONY AREA  
200 Sq. ft



TOWER - A



## SPECIFICATIONS

### Structure:

All elements of structure are designed for Earthquake Resistant compliance to SEISMIC ZONE-II  
 Sub structure-RCC framed structure  
 Super structure - Aluminum Shuttering with Shear core wall

### Masonry walls:

160mm Thick shear core walls  
 Plastering/Rendering:  
 Internal walls-Gypsum plaster (quered), finished with OBD/Emulsion  
 External walls-Fair faced concrete finish with exterior Emulsion paint

### Door:

Main Door Engineered Solid core shutter 40 mm thick veneered on both sides with SS fixtures Other Doors Engineered hollow core shutter 32-38 mm thick laminated on both sides with SS fixtures  
 Toilet Doors Engineered hollow core shutter 32 mm thick with laminate on both sides with SS fixture  
 Plastic laminate, on the internal side. Brushed SS hardware for all doors

### Windows:

UPVC Sliding windows with clear glass with provision for mosquito mesh

### Flooring:

Living/Dining/kitchen-600mm x 600mm High quality vitrified tiles flooring  
 Master Bed Room laminated Wooden Flooring  
 Bed rooms-600mmx600mm high quality vitrified tiles  
 Balcony/Utilities-600mm x 600mm high quality textured vitrified tile  
 Common areas Combination of Granite flooring & high-quality Vitrified tiles

### Kitchen:

19mm Black granite counter top with one large SS sink with drain board  
 Ceramic tiles dado for 2 feet height above counter,  
 Provision for water purifier connection

### Toilet:

Premium Branded CP fittings & fixtures  
 Premium branded Wash basin & Water closet  
 Premium branded glazed/Ceramic tiles for flooring & up to the false ceiling height  
 CPVC pipes for hot & cold-water line Suspended pipes in the toilet above false ceiling  
 Provision for Geyser above false ceiling in every bath room  
 Dual piping system for flushing & water supply

### Painting:

Plastic Emulsion Oil bound Distemper for internal walls & ceilings  
 Exterior emulsion for external walls  
 Enamel painting for Metal & Wood surfaces

### Water Supply:

Water treatment & softening plant for the entire water supply system  
 STP/Water recycling plant treated water used for musing & landscaping  
 Rain water harvesting techniques to be used to supplement & recharge bore wells  
 Gravity water system

### Electrical:

15 Mark Copper wires  
 Premium Mostar switches  
 Sufficient points in all rooms  
 Provision for Electrical point for split AC in Master Bed Rooms  
 SKW & 3KW BESCO power for each 3 Bedroom & 2 Bedroom units respectively  
 Provision for TV points in Master bedrooms living room  
 ELCB for each unit  
 CCTV system for Security surveillance  
 Captive power DG  
 100% back up for all common areas and facilities & 3KW for 4 Bedroom units 15W for 3 Bedroom units 10KW for 2-bedroom units

### Fire Safety Services:

External Fire and Hydrant System Piping Single headed Hydrant stand post Fee Pumps Hydrant, Diesel & Jockey)  
 Valves and other necessary accessories

SBR MINARA

Project Developed by

SBR INFRA BUILDTECH

Design Consultants-QDC India Ltd

Landscaping-Verde Splace



## ABOUT SBR GROUP

An integrated real estate development firm, SBR Group, believes in transforming dreams into reality it has successfully delivered several residential and commercial properties till date.

The Group is the brainchild of successful entrepreneurs from various walks of life who have dedicated their lives to transforming the real estate scenario of Bangalore to meet the ever-changing demands of customers, SBR Group is managed by senior professionals and experts in the respective technical fields and has been built on the strong foundations and pillars of the SBR Group's core values—transparency, ethics, quality and timely delivery which has played an instrumental role in its success over the years.

## ONE MICRO MARKET. ONE MEGA DEVELOPER.

SBR Group is all about turning dreams into reality. The tagline, "Building Reality" closely aligns with the same thought. Since the Reception, the Developer stands by the mantra of never compromising on quality and timely deliveries of all building developments, while holding hands of innovation and progress The latest ventures on CMR Road and Whitefield are testaments of the same. With nine premium projects with a built Up area of over 20 million sq ft, proves the will and eagerness to make a change for the better These projects include both residential and commercial spaces, ranging from 2-4 BHK apartments in compact communities. All of these located in prime locations with easy access to the OMR Highway catering to young achievers which gives them a unique address with the ease of communication and easy het working these projects have served more than 1100 families and counting turning this dreams of owning a home into a sweet realty. The future efforts and endeavors are to only strengthen the Company's position in the city while continuing to deliver dreams of a lifetime.

# OUR PROJECTS



SBC NEST



SBR HORIZON



SBR TEJAS



SBR GOKULAM



SBR KEERTHI



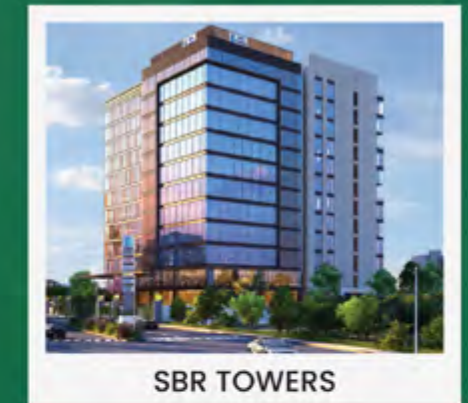
SBR PRAVANIKA



SBR KEERTHI PRIME



SBR LUCKY MALL



SBR TOWERS



SBR CENTRAL



SBR EARTH & SKY



SBR URBAN JEWEL COUNTY



# SBR MINARA

**SEEGEHALLI, WHITEFIELD.**

PRM/KA/RERA/1251/446/PR/120922/005238



[www.sbrgroup.in](http://www.sbrgroup.in)



**CREDAI**  
BENGALURU

**Disclaimer:**

This Brochure is Based On Conceptual Design and is an Artistic Impression & Cannot be Used as a Legal Document. The Promoters, Developers & Architect May Change/Alter Design, to Suit any Functional Requirements of the End User