



SBR MINARA

Powered by



Luxury ~~GOOD THINGS~~ COMES IN 3

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 Seegehali, 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

Tallest Tower

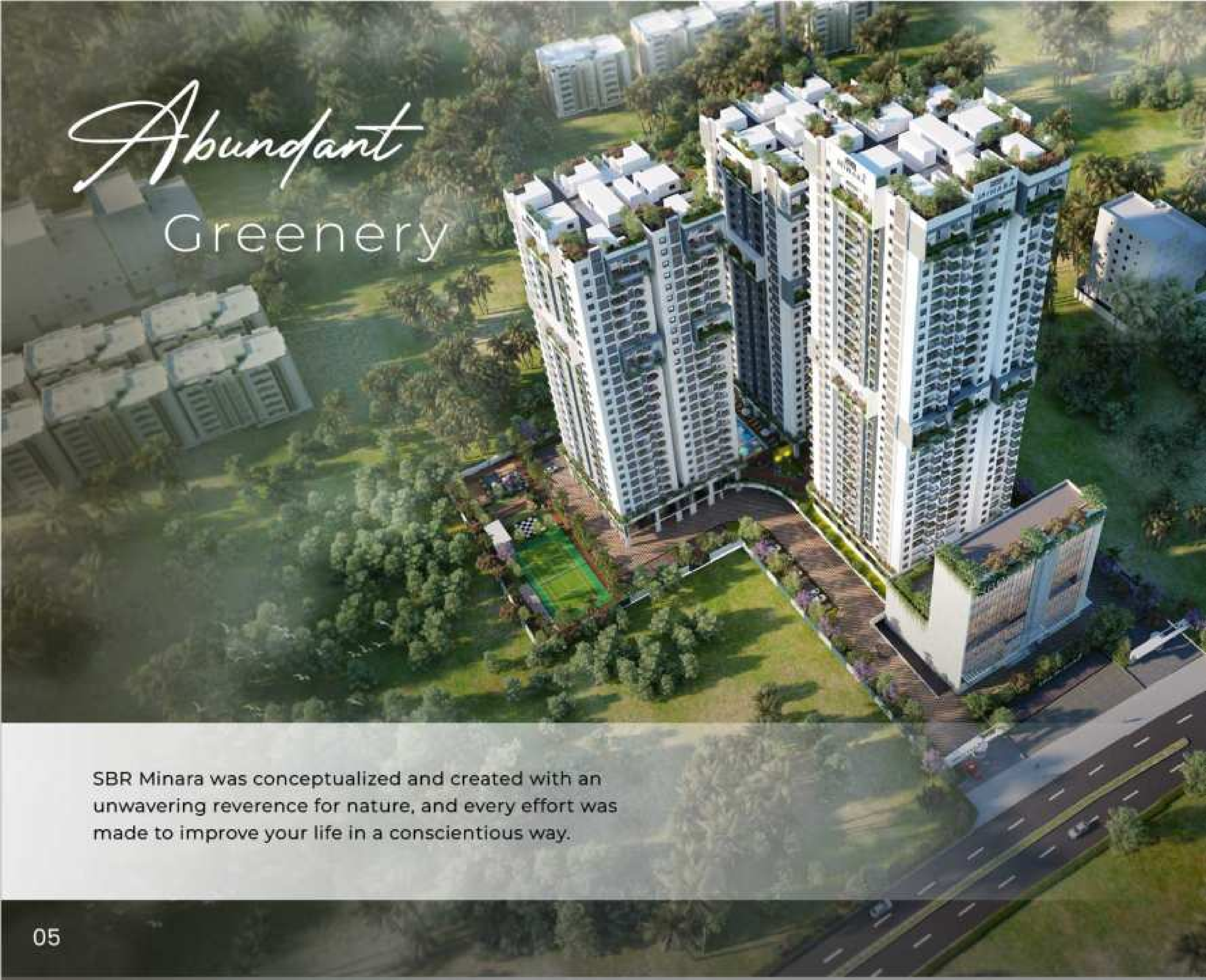
IN WHITEFIELD
VICINTY

ENJOY A PANORAMIC
VIEW OF WHITEFIELD

PHASE- 1 FOR TOWER A & B
PHASE- 2 FOR TOWER C

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.



An aerial photograph of the SBR Minara residential complex. The image shows several tall, modern apartment buildings with white facades and blue accents. The buildings are surrounded by lush greenery, including trees and lawns. A tennis court is visible in the foreground, and a road with a few cars is at the bottom right. The overall scene is bright and sunny, with shadows cast by the buildings and trees.

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.

NO Vehicular *Movement*



No Smoke
Pollution



No Sound
Pollution

Discover Peace

100% VAASTU *Compliant*

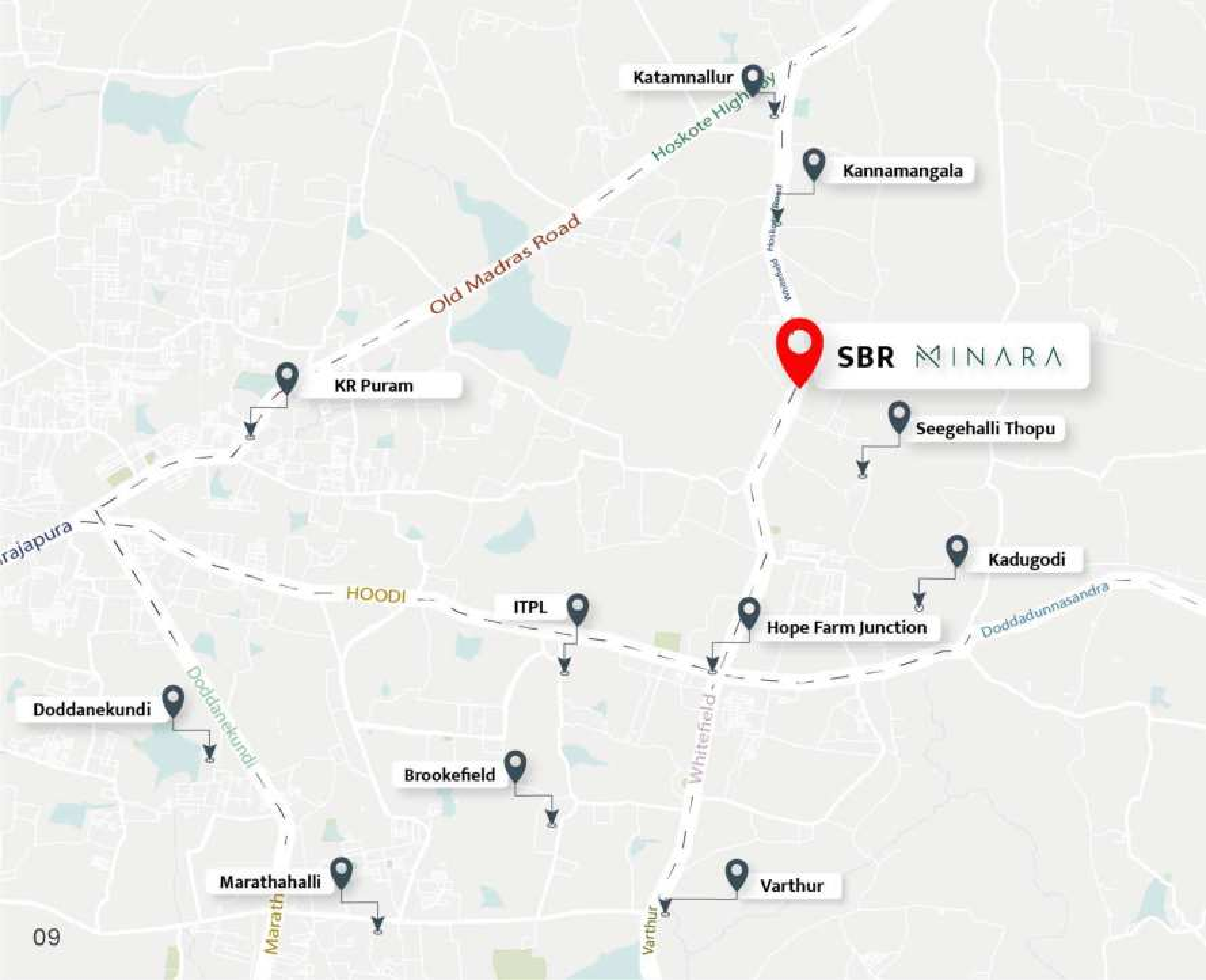


Sublime Location

Seegehalli, Whitefield

02





Katamnallur

Hoskote Highway

Kannamangala

Old Madras Road

KR Puram



SBR MINARA

Seegehalli Thopu

Kadugodi

Hope Farm Junction

ITPL

HOODI

Doddanekundi

Doddanekundi

Brookefield

Whitefield

Doddadunnasandra

Varthur

Marathahalli

Marath

NEAR BY



SBR MINARA



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



COLLEGE

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



HOSPITALS

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



MALLS

Nexus Shantiniketan Mall - 7.3 KM
 Orion UPTOWN Mall - 8 KM
 Phoenix Marketcity - 11 KM
 Ascendas Park Square Mall - 10 KM



GROCERY STORES

Rolla HyperMarket - 200 MT
 Tata Star Bazaar - 450 MT
 Safal Market - 5.4 KM



OFFICE

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



METRO & RAILWAY STATION

Whitefield Metro Station - 3 KM
 Whitefield Railway Station - 2.8 KM
 KR- Puram Railway Station - 20 KM



Upscale Amenities

03

Master PLAN



Legend

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

01

SBR MINARA

Grand ENTRANCE

02

Herbal Garden



03

Sensory Garden



04

Jogging Track





Zen Garden

14,000 SFT

06

Lawn Tennis



05

Cricket Pitch



07

People Plaza



08

Open Amphitheater



09

Skating Rink



10

Kids Play Area



11

Bamboo Tree Plantation



12

Pet Park



13

Miyawaki Plantation



14

Seating



15

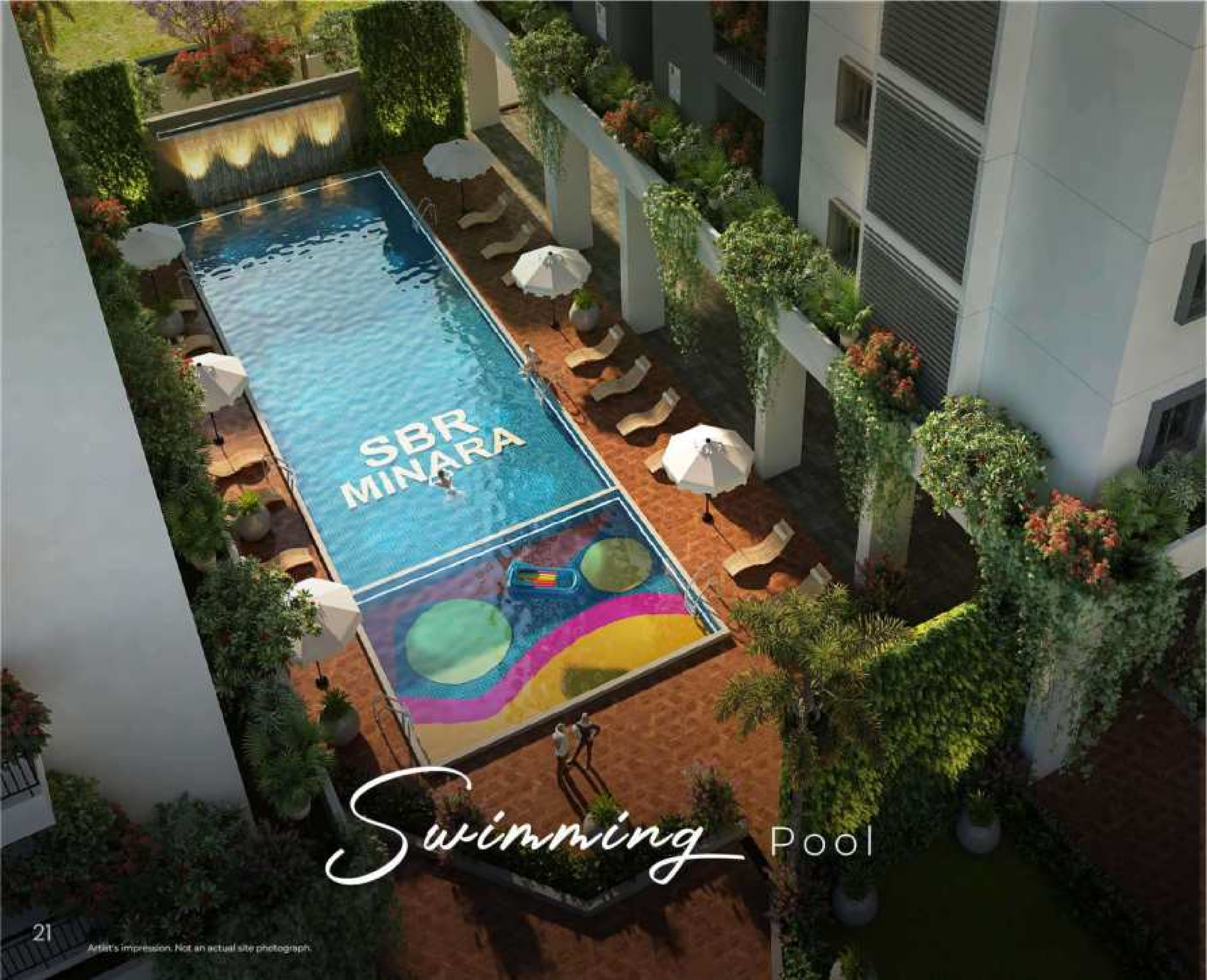
Softscape



16

Pergolas





Swimming Pool



TRINITY
CLUB HOUSE

TRINITY
CLUB HOUSE

INDOOR & OUTDOOR
40,000 SFT

Tower-A

Lower LEVEL



Upper LEVEL



2 Banquet Halls (Double Height)

01



2 Restaurants

02



1 Coffee Shop Lounge

03



Guest Room



04

Co-Working Space



05

Conference Rooms



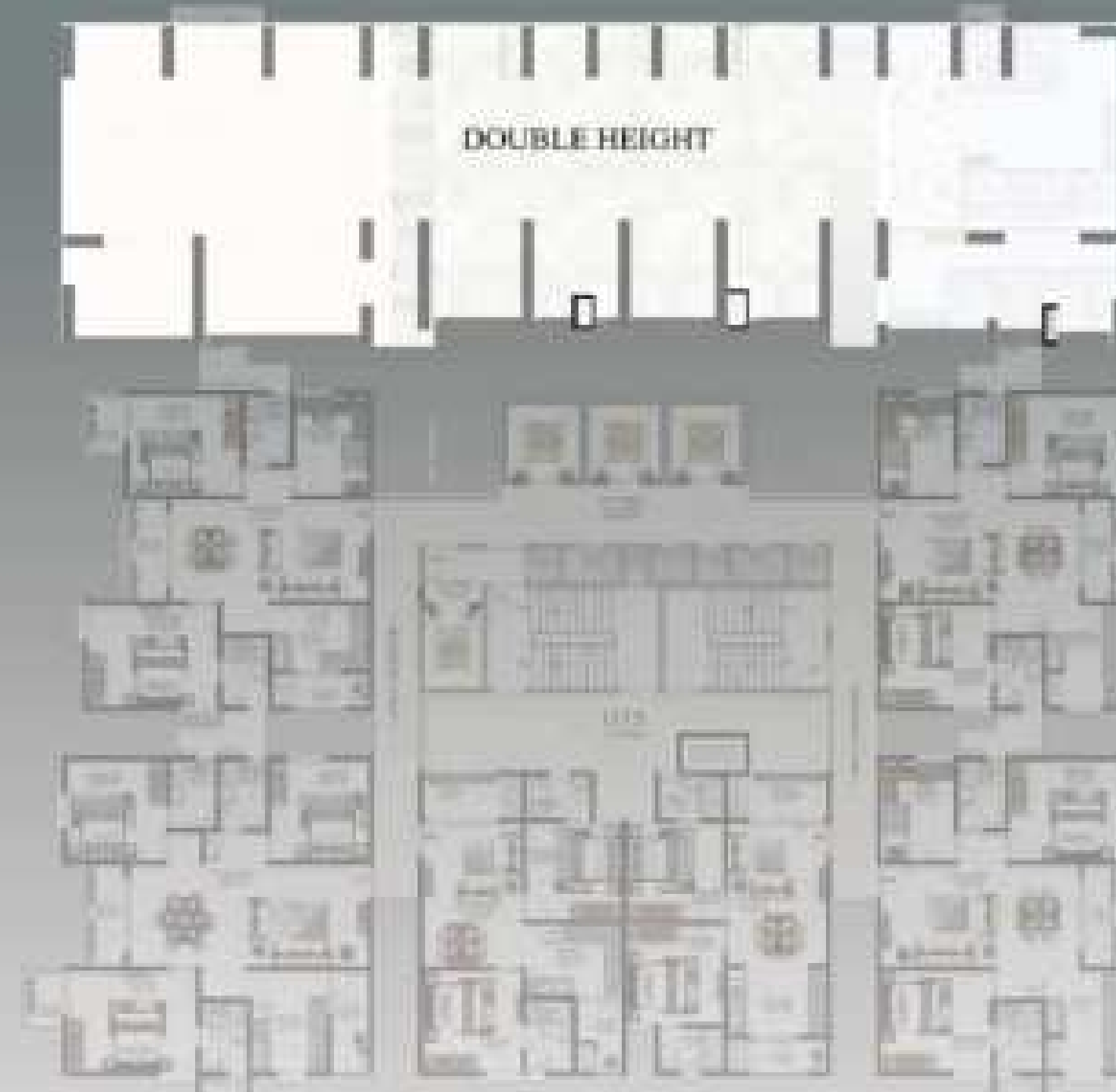
06

Tower-B

Lower LEVEL



Upper LEVEL



Double Height Open Lounge

07



Departmental Store



08

Tower-C

Lower LEVEL



Upper LEVEL



2 Badminton Courts

09



Indoor Game Arena

10



Squash Court

11



Creche



12

Sports Shop Variant



13

Ladies & Gents Spa



14

Gym

15



Unisex Salon

16



Zumba & Yoga Studio

17



Sky Lounge

Tower-A

Tower-B



Double Height Sky Lounge



Double Height Open Sky Lounge



Floor PLAN



2/2.5/3 BHK



Duplex



Penthouse

Typical 2, 2.5 & 3 BHK

Numbering Plan

Lower



Typical 2 BHK+2T

(SBA - 920 SFT)

Series- 04 & 05



Apartment's Nos Facing

A-004 & 005 East

B-004 & 005

Floors

TOWER A= 02-16 & 19-24 FLOORS

TOWER B= 01-17 & 20-25 FLOORS

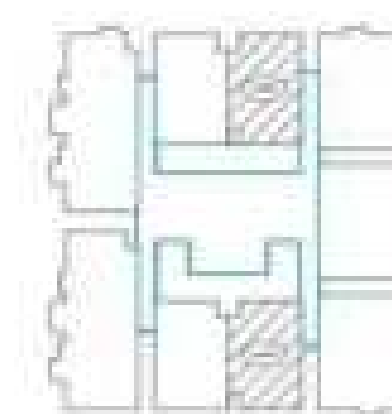
Carpet Area

569 SFT

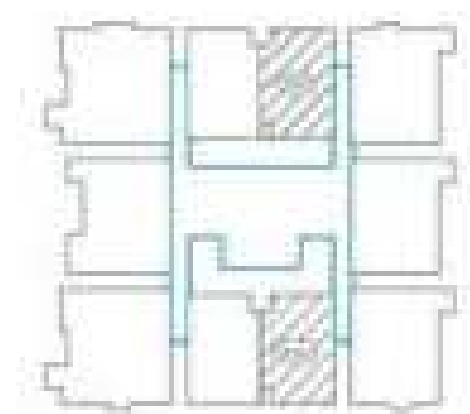
Balcony Area

72 SFT

KEY PLAN



TOWER-A



TOWER-B

North



(SBA - 920SFT)

Series- 04 & 05



Typical 2 BHK+2T

(SBA - 945 SFT)

Series- 06 & 07



Apartment's Nos Facing

A-006 & 007 West

B-006 & 007

Floors

TOWER A= 02-16 & 19-24 FLOORS

TOWER B= 01-17 & 20-25 FLOORS

Carpet Area

583 SFT

Balcony Area

79 SFT

KEY PLAN



TOWER-A



TOWER-B

North



(SBA - 945 SFT)

Series- 06 & 07



Typical 2.5 BHK+2T

(SBA - 1,290 SFT)

Series- 01, 02 & 03



Apartment's Nos	Facing
A-001, 002 & 003	West
B-001, 002 & 003	

Floors

TOWER A= 02-16 & 19-24 FLOORS

TOWER B= 01-17 & 20-25 FLOORS

Carpet Area	Balcony Area
801 SFT	109 SFT

KEY PLAN



(SBA - 1,290 SFT)

Series- 01, 02 & 03



Typical 2.5 BHK+2T

(SBA - 1,357 SFT)

Series- 09



Apartment's Nos Facing
B-009 East

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

Carpet Area Balcony Area
842 SFT 111 SFT

KEY PLAN



(SBA - 1,357 SFT)

Series- 09



Typical 3 BHK+3T

(SBA - 1,578 SFT)

Series- 08 & 10



Apartment's Nos
B-008 & 010

Facing
East

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

Carpet Area
986 SFT

Balcony Area
117 SFT

KEY PLAN



(SBA - 1,578 SFT)

Series- 08 & 10



Typical 3 BHK+3T

(SBA - 1,701 SFT)

Series- 08 & 09



Apartment's Nos Facing
A-008 & 009 East

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

Carpet Area Balcony Area
1,093 SFT 115 SFT

KEY PLAN



(SBA - 1,701 SFT)

Series- 08 & 09





Duplex
Floor PLAN

Duplex

Numbering Plan

Lower



Duplex 4.5 BHK+4T

TOWER- A (SBUA - 2,676 SFT)

Series- 01, 02 & 03

TOWER- B (SBUA - 2,649 SFT)

Series- 01, 02 & 03

Apartment's Nos Facing

A-001, 002 & 003

West

B-001, 002 & 003

Floors

TOWER A= 17 & 18 FLOORS

TOWER B= 18 & 19 FLOORS

Carpet Area

A- 1,637 SFT

B- 1,637 SFT

Balcony Area

263 SFT

243 SFT



LOWER

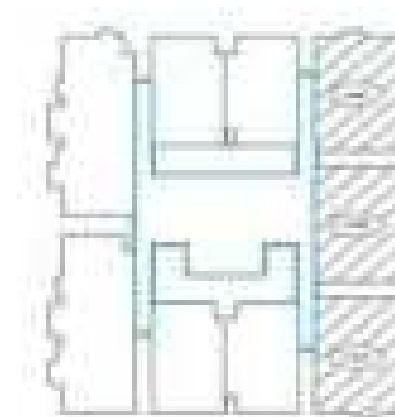


UPPER

North



KEY PLAN



TOWER-A



TOWER-B

TOWER- A (SBUA - 2,676 SFT)

Series- 01, 02 & 03

TOWER- B (SBUA - 2,649 SFT)

Series- 01, 02 & 03



UPPER



LOWER

Duplex 3 BHK+3T

TOWER- A (SBUA - 2,021 SFT)

Series- 04

TOWER- B (SBUA - 2,006 SFT)

Series- 04



LOWER



UPPER

Apartment's Nos Facing

A-004

East

B-004

Floors

TOWER A= 17 & 18 FLOORS

TOWER B= 18 & 19 FLOORS

Carpet Area

A- 1,250 SFT

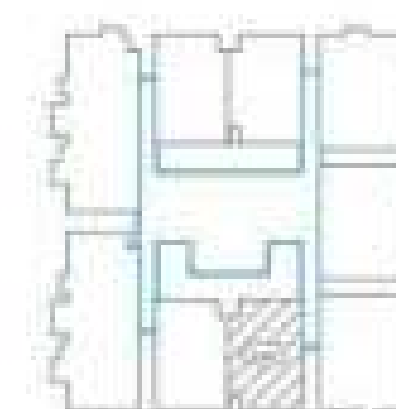
B- 1,250 SFT

Balcony Area

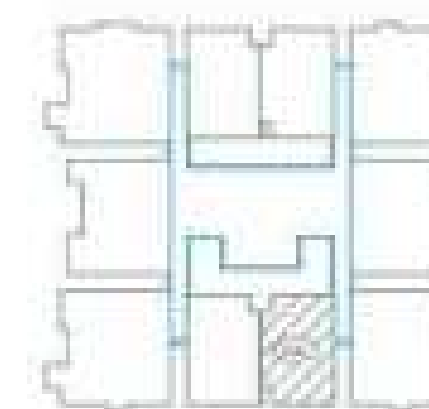
185 SFT

174 SFT

KEY PLAN



TOWER-A



TOWER-B

North



TOWER- A (SBUA - 2,021 SFT) Series- 04

TOWER- B (SBUA - 2,006 SFT) Series- 04



UPPER



LOWER



Duplex 3 BHK+3T

(SBUA - 2,001 SFT)

Series- 05



LOWER



UPPER

Apartment's Nos Facing

A-005

East

B-005

Floors

TOWER A= 17 & 18 FLOORS

TOWER B= 18 & 19 FLOORS

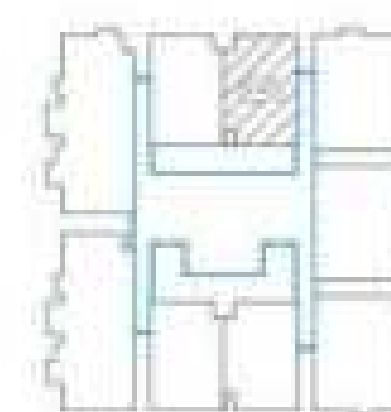
Carpet Area

1,250 SFT

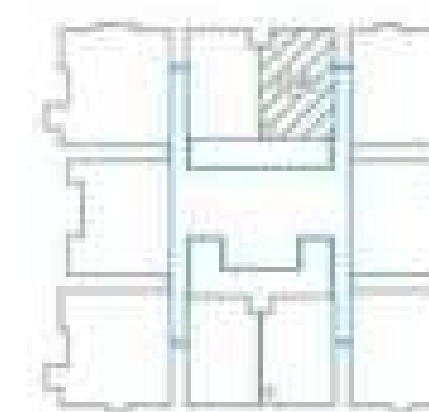
Balcony Area

171 SFT

KEY PLAN



TOWER-A



TOWER-B

North



(SBUA - 2,001 SFT)

Series- 05



UPPER



LOWER



Duplex 3 BHK+3T

(SBUA - 1,969 SFT)

Series- 07



LOWER



UPPER

Apartment's Nos
A-007

Facing
East

Floors
TOWER A= 17 FLOOR

Carpet Area
1,221 SFT

Balcony Area
178 SFT

KEY PLAN



(SBUA - 1,969 SFT)

Series- 07



UPPER



LOWER

(SBUA - 3,300 SFT)

Series- 08 & 09

Duplex 5 BHK+6T



LOWER



UPPER

Apartment's Nos
A-008 & 009

Facing
East

Floors
TOWER A= 17 & 18 FLOORS

Carpet Area
2,143 SFT

Balcony Area
200 SFT

KEY PLAN



(SBUA - 3,300 SFT)

Series- 08 & 09



UPPER



LOWER



Duplex 3 BHK+3T

TOWER- B (SBUA - 2,030 SFT)

Series- 06

Apartment's Nos Facing
B-006 West

Floors
TOWER B= 18 & 19 FLOOR

Carpet Area Balcony Area
1,265 SFT 177 SFT



LOWER



UPPER



KEY PLAN





UPPER



LOWER

(SBUA - 2,837 SFT)

Series- 09

Duplex 4.5 BHK+4T

Apartment's Nos Facing
B-009 East

Floors
TOWER B= 18 & 19 FLOORS

Carpet Area Balcony Area
1,725 SFT 288 SFT



LOWER



UPPER

KEY PLAN



TOWER-B



(SBUA - 2,837 SFT)

Series- 09



UPPER



LOWER

Series- 08 & 10

Apartment's Nos	Facing
B-008 & 010	East

Floors
TOWER B= 18 & 19 FLOORS

Carpet Area	Balcony Area
2,026 SFT	304 SFT



North

(SBUA - 3,281 SFT)

Series- 08 & 10



UPPER



LOWER





Penthouse

Floor PLAN

North



Penthouse

Numbering Plan

Lower



Penthouse 3 BHK+3T

(SBUA - 2,377 SFT)

Series- 04

(SBUA - 2,357 SFT)

Series- 05



LOWER



UPPER



TERRACE

Apartment's Nos

A- 004 & 005
B-004 & 005

Facing

East

Floors

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

Carpet Area

1,503 SFT

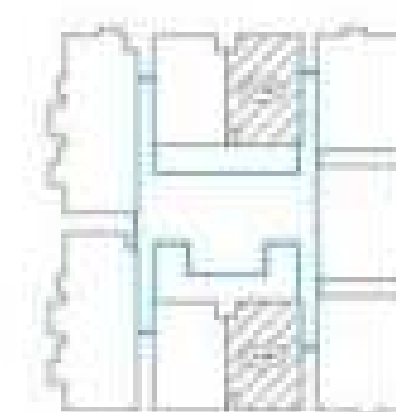
Balcony Area

04 -185 SFT & 05 -171 SFT

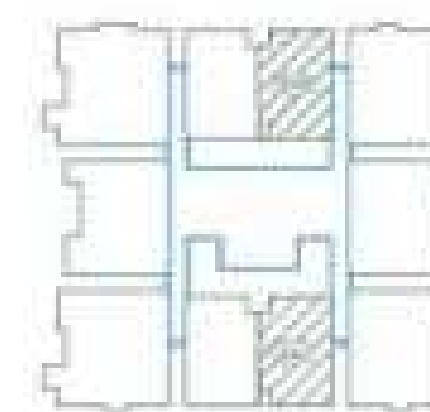
Terrace Area

04 -545 SFT & 05 -547 SFT

KEY PLAN



TOWER-A



TOWER-B

North



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

(SBUA - 2,377 SFT)

Series- 04

(SBUA - 2,357 SFT)

Series- 05



Penthouse 3 BHK+3T

(SBUA - 2,339 SFT)

Series- 06

(SBUA - 2,321 SFT)

Series- 07



LOWER



UPPER



TERRACE

Apartment's Nos

A-006 & 007
B-006 & 007

Facing

West

Floors

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

Carpet Area

1475 SFT

Balcony Area

06 -186 SFT & 07 -173 SFT

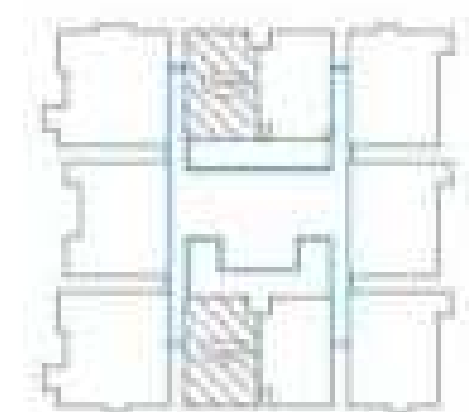
Terrace Area

06 -552 SFT & 07 -550 SFT

KEY PLAN



TOWER-A



TOWER-B

North



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(SBUA - 2,339 SFT)

Series- 06

(SBUA - 2,321 SFT)

Series- 07



LOWER



TERRACE



UPPER

Penthouse 4 BHK+4T

(SBUA - 3,200 SFT)

Series- 01, 02 & 03



LOWER



UPPER



TERRACE

Apartment's Nos

A-001, 002 & 003
B-001, 002 & 003

Facing

West

Floors

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

Carpet Area

2,037 SFT

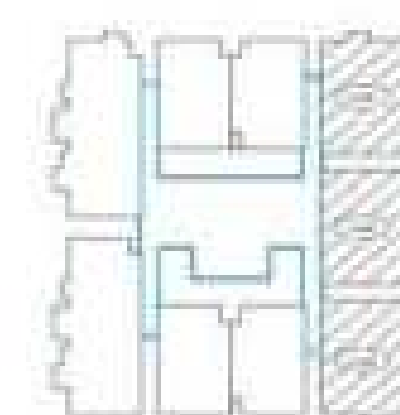
Balcony Area

236 SFT

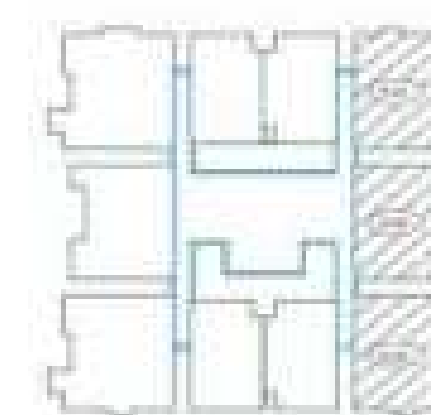
Terrace Area

776 SFT

KEY PLAN



TOWER A



TOWER B

North



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(SBUA - 3,200 SFT)

Series- 01, 02 & 03



LOWER



TERRACE



UPPER

Penthouse 4.5 BHK+4T

(SBUA - 3,169 SFT)

Series- 09



LOWER



UPPER



TERRACE

KEY PLAN



POLYMER LETTERS

Apartment's Nos

B-009

Facing

East

Floors

TOWER B= 26,27 & 28 FLOORS

Carpet Area

1,963 SFT

Balcony Area

286 SFT

Terrace Area

893 SFT

North



(SBUA - 3,169 SFT)

Series- 09



LOWER



TERRACE



UPPER

Penthouse 4 BHK+4T

(SBUA - 3,689 SFT)

Series-08 & 10



KEY PLAN



Apartment's Nos
B-008 & 010

Facing
East

Floors

TOWER B= 26,27 & 28 FLOORS

Carpet Area
2,313 SFT

Balcony Area
306 SFT

Terrace Area
1,022 SFT

North

(SBUA - 3,689 SFT)

Series- 08 & 10



LOWER



TERRACE



UPPER

Penthouse 5 BHK+6T

(SBUA - 3,767 SFT)

Series- 08 & 09



LOWER

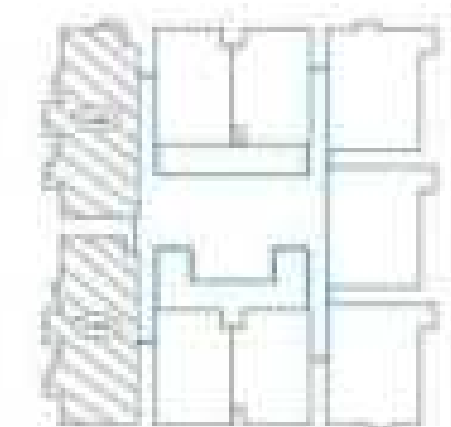


UPPER



TERRACE

KEY PLAN



TOWER-A

Apartment's Nos
A-008 & 009

Facing
East

Floors
TOWER A= 25,26 & 27 FLOORS

Carpet Area
2,475 SFT

Balcony Area
200 SFT

Terrace Area
1,069 SFT



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(SBUA - 3,767 SFT)

Series- 08 & 09



TERRACE



UPPER



LOWER

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

SBR MINARA

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 (If required), finished with OBD/Emulsion paint.

External walls - Fair faced concrete finish with exterior Emulsion paint.

Doors:

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 Fixtures.

Plastic laminate, on 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 - 600mm x 600mm high quality vitrified tiles

Balcony / Utilities - 600mm x 600mm high quality textured vitrified tiles.

Common areas - Combination of Granite flooring & high-quality Vitrified tiles

Kitchen:

19mm Black granite counter top with one large S.S. sink with drain board.

Ceramic tiles dado for 2 feet height above counter.

Provision for water purifier connection.

Toilet:

Premium Branded C.P 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 flushing & landscaping.
Rain water harvesting techniques to be used to supplement & recharge bore wells.
Gravity water system.

Electrical:

ISI Mark Copper wires.
Premium Modular switches.
Sufficient points in all rooms.
Provision for Electrical point for split AC in Master Bed Rooms.
5KW & 3KW BESCOM power for each 3 Bed room & 2 Bed room units respectively.
Provision for TV points in Master bedroom & 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, 1.5KW for 3 Bedroom units & 1KW for 2-bedroom units.

Fire Safety Services :

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





SBR MINARA

Project Developed by

SBR INFRA BUILDTECH

Architect – Aslam Architects

Design Consultants – QDC India Ltd

Landsping – Verde Splace

Sales & Marketing – Fincity



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 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 OMR Road and Whitefield are testaments of the same. With nine premium projects with a Built Up area of over 2.0 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 net working. These projects have served more than 1,100 families and counting, turning their dreams of owning a home into a sweet reality. All the future efforts and endeavors are to only strengthen the Company's position in the city while continuing to deliver dreams of a lifetime.



SBR Pravanika



SBR Towers



SBR Tejas



SBR Keerthi



SBR Gokulam



SBR Lucky Mall



SBR Keerthi Prime



SBR Horizon

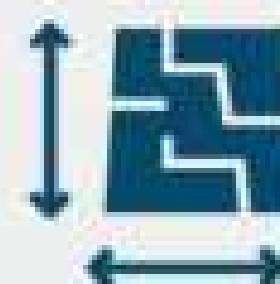


The Nest



1100+

Happy customers



2 Million+

Sq.ft. of tangible development
only around OMR

Projects

Location

SBR Tejas

OMR Main Rd.

SBR Keerthi

OMR Main Rd.

SBR Pravanika

OMR Main Rd.

The Nest

Whitefield - Hoskote Rd.

SBR Horizon

Whitefield - Hoskote Rd.

SBR Gokulam

Whitefield - Hoskote Rd.

SBR Keerthi Prime

OMR Main Rd.

*For illustration only, map not to scale.





SBR MINARA

WWW.SBRMINARA.COM

SEEGAHALLI, WHITEFIELD, BENGALURU.

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



Powered by



 **95133 92100**



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