



LAKESIDE LIVING RIPPLING WITH  
RESORT-LIKE LAVISHES



**SARASTHIRA**

— Discover Lakeside Apartment Living —

An invitation to soak in the sublime lifestyle @ Kurudusonnenahalli, KR Puram  
RERA NO : PRM/KA/RERA/1251/446/PR/200117/003195

# OWN THE BLISS OF A LUSH OASIS

Wake early to suburban peace of Bengaluru, every morning. Stretch yourself in the exclusivity of the spaciouly designed apartments. Step into the wide balcony and feel the soothing breeze off the abutting lake. Savour the vivid views of the vibrant community – that's thriving in 70% verdantly open space and complemented by a vicinity dotted with independent villas, and world-standard school next door. Step down and indulge in choicest of resort styled amenities.

Feel blessed to reside resplendently close to a bustling city, while relishing the bliss of a lush oasis..for the rest of your life!



**LUXURY  
APARTMENTS**



**PRIME  
LOCATION**



**FRIENDLY  
AMENITIES**



**QUALITY  
CONSTRUCTION**





BUY A HOME,  
THE LAKE  
COMES FREE...



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Welcome to the rich resplendence of a lakeside home in the heart of a veritably master-planned community, where you can step out of your home and head down to the lake.

Located in the strategically significant part of Bengaluru, it's a new benchmark for affordable luxury as well. Spacious, stately, and specially crafted for modern Indian families that are raring to go, it's a harmonious haven for select few who value a waterfront property. So if you desire modern comforts amid natural setting, come home to CBR Sarasthira.





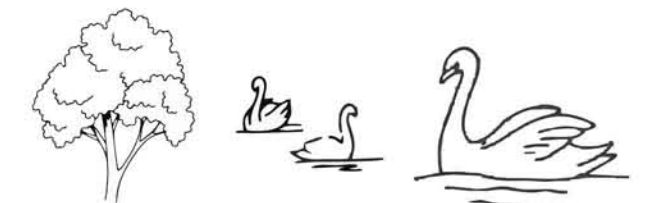
FOR THE FOREVER  
FEELING YOU ARE  
ON YEAR-LONG  
VACATION



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The list of benefits of lakeside living at CBR Sarasthira is limited only by your imagination. From feeling you are on year-long vacation to absorbing more oxygen through clean, crisp and fresh air, the life here is beyond compare.

Apart from the calm and tranquility of the scenic neighbourhood, the gated enclave also provides you with, the bliss of an urban paradise with all the contemporary indulgences on par with recreational resorts. If you think it sounds too good to be true, all you need to do is see for yourself.



## PROJECT HALLMARKS

- ICONIC RESIDENTIAL LANDMARK
- BASEMENT, GROUND+8 FLOORS
- 2, 2.5 AND 3 BHK LUXURY 120 UNITS
- CLEAR TITLE & STRATEGIC LOCATION
- GATED COMMUNITY LIVING
- NO COMMON WALLS
- BDA APPROVED AND RERA REGISTERED
- CC AND OC WILL BE OBTAINED
- UTILITARIAN DESIGN FOR SPACE OPTIMISATION
- EXCELLENT LOCATION & CONNECTIVITY
- HIGH QUALITY CONSTRUCTION & SPEEDY DELIVERY






## INFRASTRUCTURE DEVELOPMENTS

-  Vasthu Compliant
-  Quality Construction
-  Round the clock security
-  CCTV Surveillance
-  Intercom Facility
-  Rainwater Harvesting
-  Sewerage Treatment Plant
-  Water softener
-  Water Fountain
-  Fire protection System
-  Covered Car parking
-  Automatic Lifts
-  Generator Power Backup 1KW / flat

## SPACE TO RELAX, EXPLORE AND ENJOY

### LUXURY LIFESTYLE AMENITIES

CBR Sarasthira with its modern amenities, world-class infrastructure and adequate greens, is a place where fun and relaxation will be an integral part of every day. From modern sports facilities to keep you charged and healthy to shimmering blue swimming pool for relaxation, everything here spells complete and joyful living experience.

-  Swimming Pool
-  Kids Pool
-  Multipurpose Hall
-  Modern Gymnasium
-  Club House
-  Kids Play Area
-  Multipurpose Court
-  Jogging Track
-  Landscape Parks
-  All Age Amenities
-  Open Lawn
-  Sitting Area



# A PROMISE FOR 120 FAMILIES TO HANDSHAKE WITH MOTHER NATURE



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At CBR Sarasthira, the interconnectedness of its close-knit environment underpins the major objective of bringing a promise for 120 families together with peaceful atmosphere. On the other hand, the independently styled apartments with no common walls celebrate freedom of living and innate beauty of discreet privacy. Nonetheless, owing to its unique setting and fine features, the elegant enclave adds more dimension to everyone's lifestyle enhanced by the soothing handshake with mother nature.





SITTING  
HARMONIOUSLY  
ON THE SHORE OF  
THE WONDROUS  
WATER BODY



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Offering a contemporary outlook with a towering appeal that draws the eye out toward the skies, CBR Sarasthira's subtle architecture presents itself as a robust and refined combination of functionality and flair. Its conspicuous presence embraces the natural elements while sitting harmoniously on the shore of the pristine, placid and picturesque lake, with the structure greatly influencing the neighbourhood's skyline.



# M A S T E R P L A N



DESIGN THAT  
DEFINES EASY,  
BREEZY LIVING



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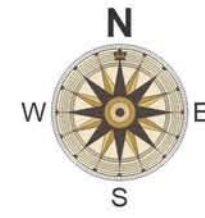
LEGEND

- |                  |  |
|------------------|--|
| 1. Entry & Exit  | 8. Pergola                                 |
| 2. Drive Way     | 9. Amphitheater                            |
| 3. Baby Pool     | 10. Skating Rink                           |
| 4. Swimming Pool | 11. Climbing & Scribbling Wall             |
| 5. Pool Deck     | 12. Children's Play Area                   |
| 6. Entry Plaza   | 13. Basketball & Tennis Multipurpose Court |
| 7. Party Lawn    |  |





FIRST FLOOR PLAN  
AREA STATEMENT IN SFT



F. NO	001	002	003	004	005	006	007	008	009	010	011	012	013	014	015
CARPET AREA	870	821	761	787	764	808	716	760	904	1073	968	735	833	792	814
BALCONIES & WASH	76	90	99	60	60	60	43	43	43	157	95	121	125	94	151
WALLS AREA	73	71	67	63	63	64	59	61	68	86	77	70	69	70	65
COMMON AREA	296	285	269	264	257	270	237	251	294	382	331	269	298	277	299
SBA	1315	1267	1196	1174	1144	1202	1055	1115	1309	1698	1471	1195	1325	1233	1329
TYPE	2.5BHK	2BHK	2BHK	2BHK	2BHK	2BHK	2BHK	2BHK	2.5BHK	3BHK	3BHK	2BHK	2BHK	2BHK	2BHK
FACING	WEST	WEST	NORTH	EAST	NORTH	NORTH	NORTH	NORTH	NORTH	EAST	EAST	WEST	EAST	WEST	NORTH



A NEW OF SPACE  
AND LIVABILITY



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## A COLOURFUL WORLD FOR YOUNG ONES

Not just the grown ups, the young ones too are spoilt for choice at CBR Sarasthira. In a dedicated and colourful world of their own within the enclave, the kids can have a whale of a time without a care. From a refreshing dip in the safe kids pool to a multitude of outdoor games, the younger lot can enjoy creating memorable memories under the canopy of nourishing greens.



### RCC FRAMED STRUCTURE

RCC framed structure with M-40 Grade concrete and Fe550 Grade steel designed as per relevant BIS codes for earthquake resistant.



### SUPER STRUCTURE

6" thick Solid Block for External Walls & 4" thick block work for Internal Walls



### PLASTERING

External and Internal walls with sponge finish.



### PAINTING

- INTERNAL - Smooth Putty finish with 2 coats of Emulsion Paint of Reputed make over a coat of Primer.
- EXTERNAL - Textured/Smooth finish with two coats of exterior Emulsion Paint of reputed make



### FLOORING

- Drawing, Living, Dining, Bedrooms & Kitchen - Digital vitrified tiles with 4" skirting of reputed make
- Balcony & Utility - Anti-Skid Ceramic Tiles flooring with 4" skirting of Reputed make.
- Bathrooms - Anti-skid ceramic tiles flooring of reputed make.
- Corridor - Matt Finishing tiles for flooring in corridor & Lobby with 4" skirting of reputed make
- Staircase - Steps provided with Granite with 4" skirting & MS railing with enamel paint.



### DOORS

- MAIN DOOR - Teak Wood Door frame with Veneered flush Door finished with Melamine polish with reputed hardware.
- INTERNAL DOORS - Sal Wood frame with flush door with Milano Skin Door finished with enamel Paint with reputed hardware
- TOILET/UTILITY DOORS - Sal Wood frame with flush door with Milano Skin Door with finished enamel paint with reputed hardware.
- FRENCH DOORS - UPVC Door Frame with clear Float Glass Panelled sliding Shutters with Mosquito mesh of reputed make.
- WINDOWS - UPVC windows with clear Float Glass panelled sliding shutters with Mosquito mesh of reputed make.
- BALCONY RAILINGS - MS Railing with reputed enamel paint finish.



### TILE CLADDING / DADOING

Bathrooms - Glazed ceramic tiles dado upto 7' height of reputed make.



### BATHROOMS

- Single lever fixtures with wall mixer cum shower.
- Single Piece Suite water closet in all bathrooms
- Wall basin in all bathrooms
- All C.P fittings are of reputed make.



### KITCHEN

- Stainless Steel Sink
- Separate Municipal water tap along with borewell water of reputed make
- Provision for fixing of water purifier, Exhaust fan and Chimney.



### ELECTRICAL

- INTERNAL ELECTRICAL FIXTURES:
- Concealed Copper Wiring of Reputed Make
- Power outlets for Air Conditioners in all Bed Rooms.
- Power outlets for Geysers in all Bathrooms
- Power plug for Cooking Range and appliances (Chimney, Refrigerator, Microwave Oven, Mixer/Grinder and Water Purifier) in kitchen
- Power Outlets for Washing Machine in Utility Area.
- Single phase Supply for each unit with individual meter boards
- Miniature Circuit breakers (MCB) for each distribution boards of reputed make.
- Modular Switches of Reputed Make



### UTILITIES / WASH

- Provision for Washing Machine & Wet Area for Washing Utensils etc.



### FIRE & SAFETY

- Fire hydrants on all floors and in basements
- Fire sprinkler system in basements
- Manually operated Electronic Fire alarm System provided in all the floors near the staircase
- Public Operated system (Talk back System) near the staircase in all floors and basements. Control panel will be kept at main security



### PLUMBING

CPVC & PVC Plumbing system of reputed make.



### CABLE TV

Provision for Cable Connection in Drawing & Master Bedroom

## SPECIFICATIONS

# CLASS AND CRAFTSMANSHIP COMBINED TO CREATE A COMMUNITY OF CALIBER



### TELECOM

- Telephone points in Drawing & Master Bed Rooms Intercom facility to all the flats connecting Security



### LIFTS

- World Class KONE Elevators with three High speed automatic 08 passenger lifts with 16 mps speed in premium SS finish car design with V3F for energy efficiency and ARD features. Entrance with Vitrified Tile / Granite Cladding
- World Class KONE Elevators with three High speed automatic 15 passenger cum service lifts with 16 mps speed with V3F for energy efficiency and ARD features. Entrance with Vitrified Tile / Granite Cladding



### WTP & STP

- Water Softener for Borewell water
- Adequate usage water supply through borewells. BWSSB/Cauvery water (drinking water) connection in kitchen only (subject to availability in the area).
- A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose
- Rain Water Harvesting at regular intervals provided for recharging ground water levels



### PARKING MANAGEMENT

- Entire parking is well designed to suit the number of Cars
- Car Parks provided with parking signage boards at required places to ease the driving



### SECURITY/BMS:

- Round-the-clock security system
- Panic button and intercom facility is provided in all the lifts connected to the security room
- Comprehensive security system with cameras at necessary locations

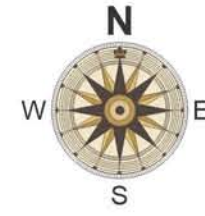


### COMMON AREAS / OUTDOOR LIGHTING:

LED Light Fixtures for all Common Areas & Landscape Area Lighting

DISCLAIMER: Legal Charges, stamp duties, registration charges, service tax, GST and society maintenance charges shall be borne by member as per actual government rules. In the interest of continual developments in design & quality of construction, the developers reserve all rights to make any changes in the scheme including technical specifications, design, planning, layout & all purchases shall abide by such changes. Charges / alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the competition of the scheme. This brochure is intended only for easy display & information of the scheme & does not form part of the legal documents - All matter subject to Bangalore Jurisdiction.

TYPICAL FLOOR PLAN  
AREA STATEMENT IN SFT



F. NO	001	002	003	004	005	006	007	008	009	010	011	012	013	014	015
CARPET AREA	926	842	776	762	764	808	748	793	938	1084	1016	747	833	793	814
BALCONIES & WASH	163	83	101	60	60	60	94	94	104	216	199	175	130	142	178
WALLS AREA	83	71	69	63	63	64	67	68	74	95	93	75	76	75	80
COMMON AREA	340	289	274	257	257	270	264	277	324	405	379	289	301	293	311
SBA	1512	1285	1220	1174	1144	1202	1173	1232	1440	1800	1687	1286	1340	1303	1383
TYPE	2.5BHK	2BHK	2BHK	2BHK	2BHK	2BHK	2BHK	2BHK	2.5BHK	3BHK	3BHK	2BHK	2BHK	2BHK	2BHK
FACING	WEST	WEST	NORTH	EAST	NORTH	NORTH	NORTH	NORTH	NORTH	EAST	EAST	WEST	EAST	WEST	NORTH



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## FOR THE EASE IN NETTING CRICKETING EXPERTISE

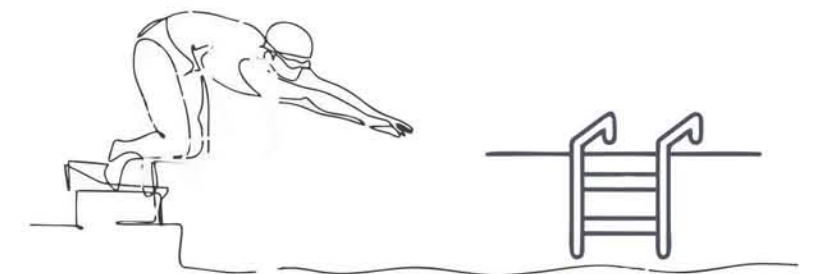
A host of invigorating nooks within the secure ramparts of CBR Sarasthira provide the relaxation experiences that urbanites look for at every given opportunity. Nestled among the open spaces and verdant greens the sensory indulgences whet the appetite of fun seekers of all ages and preferences. From leisurely dips to quiet contemplation and party beats to play sessions, you can choose an easy escape based on your mood.



RELAXATION  
EXPERIENCES  
THAT  
URBANITES  
SEEK IN  
A RESORT



A trail all set to seek the meaning of rejuvenated and refreshed life, CBR Sarasthira will recharge your life every day. With exciting and energetic set of sports amenities like Kids Play Area, Basket Ball, Badminton Court, Cricket Pitch etc. CBR Sarasthira is a place that will help you to bond with your family like never before.



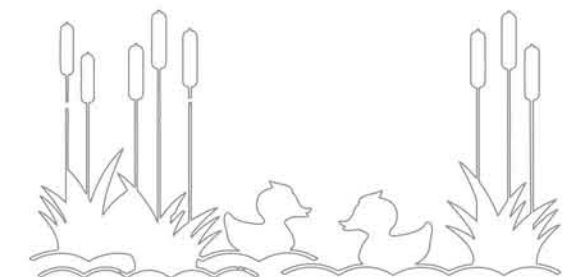


STEP OUT OF  
YOUR HOME INTO  
THE QUIET  
BEAUTY  
OF THE LAKE



**SARASTHIRA**  
— Discover Lakeside Apartment Living —

Living whisperingly close to a lake can make you feel on a lifelong holiday — and it comes free with your apartment at CBR Sarasthira. Wake up to chirping of birds, walk out to your personal dock for a soothing escape from city chaos, and watch myriad sunrises, sunsets and surprises over the lake to clear the mind of modern stresses, anytime you want. What's more, apart from the quiet beauty of the lake, you can expect moving water, equated to "white noise," which is helpful for a good night's rest.





Location Map  
(not to scale)



**Schools**

- Lake Montfort School
- National Public School
- Narayana E-Techno School
- BLOSSOM International School
- Cambridge School
- Sri Chaitanya Techno School
- The Brigade School
- VIBGYOR High School
- PNC Cognition School
- Mount Libera Zee School
- Gopalan International School

**Colleges**

- Silicon City College
- Lohit's College of Commerce
- East Point group of Colleges
- Indo Asian PU women's college
- Challa PU & Degree College
- St. Anne's Pu College
- MWJ College of Engineering
- Narayana PU College
- SJES College of Managements
- Cambridge Institute of Tech.

**Hospitals**

- Satya Sai Orthopedic and Multi-speciality Hospital
- Manipal Hospital
- Narayana Multi-speciality Hospital
- Cloud Nine
- Sri Satya Sai Super-spec. Hospital
- Vgdehi Hospital
- Columbia Asia

**Super Markets**

- Safal Super Market
- AI Fresh World Super Market
- More Super Market
- Fresh Mart Super Market
- Market 99
- KR Market
- Ideal mart Super Market
- Family Central Hyper Mart
- Reliable Fresh World
- Shoba Hyper Market

**Software Companies**

- EMC
- Graphite India
- Capgemini
- RMZ NXT
- SAP Labs
- GE
- IBM
- AMD India
- TCS
- DELL
- Tesco
- SJRI Park
- Embassy
- ITPL
- Brigade Tech Park
- GR Tech Park

**Malls**

- VR Mall
- Phoenix Market City
- Lifestyle
- Decathlon
- Brigade Arcade
- Prestige Forum Mall
- Park Square Mall
- Inorbit Mall

**Railway Stations**

- KR Puram Railway Station / Hoodi Halt
- Whitefield Railway Station

## A BELIEF IN BUILDING LONG-LASTING RELATIONSHIPS AND HOMES

CBR Builders believes in making your journey of owning a home a delightful experience. The company prides itself on its classy, innovative and value for money projects. Its promoters are deeply involved in steering the company forward in the direction of making its customers' dream a pleasant reality. Owing to their global perspective and local expertise, the friendly team serves its customers with a high level of attention that exceeds their expectations.

The company's every project is based in sought-after locales that meet every modern need with ease. Backed by CBR's considerable understanding in complex construction scenarios, its each gated enclave is completed to the highest possible standard and on time. Futuristic design, flexible spaces and finest amenities form the other hallmarks of its ventures. No wonder the company not just crafts quality real estate spaces but also builds relationships for life.



Office Address

**CBR BUILDERS**

Flat No. 411, Ground Floor, 3A Cross, 2nd Stage, HRBR Layout, Kalyan Nagar, Bengaluru - 560 043.

Site Address

**CBR SARASTHIRA**

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OUR MILESTONE PROJECT



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TEAM

Architect & Engineers

Landscape Architect

Electrical Engineers

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



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HRBR Layout, Kalyan Nagar, Bengaluru - 560 043.

RLA # 199257

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