



# SBR MINARA

*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



# 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 a modern residential development. The central focus is a cluster of tall, white high-rise buildings with balconies and rooftop gardens. The buildings are surrounded by lush greenery, including trees and a tennis court. In the foreground, there is a road with a few cars. The overall scene is bright and sunny, suggesting a clear day.

# 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*





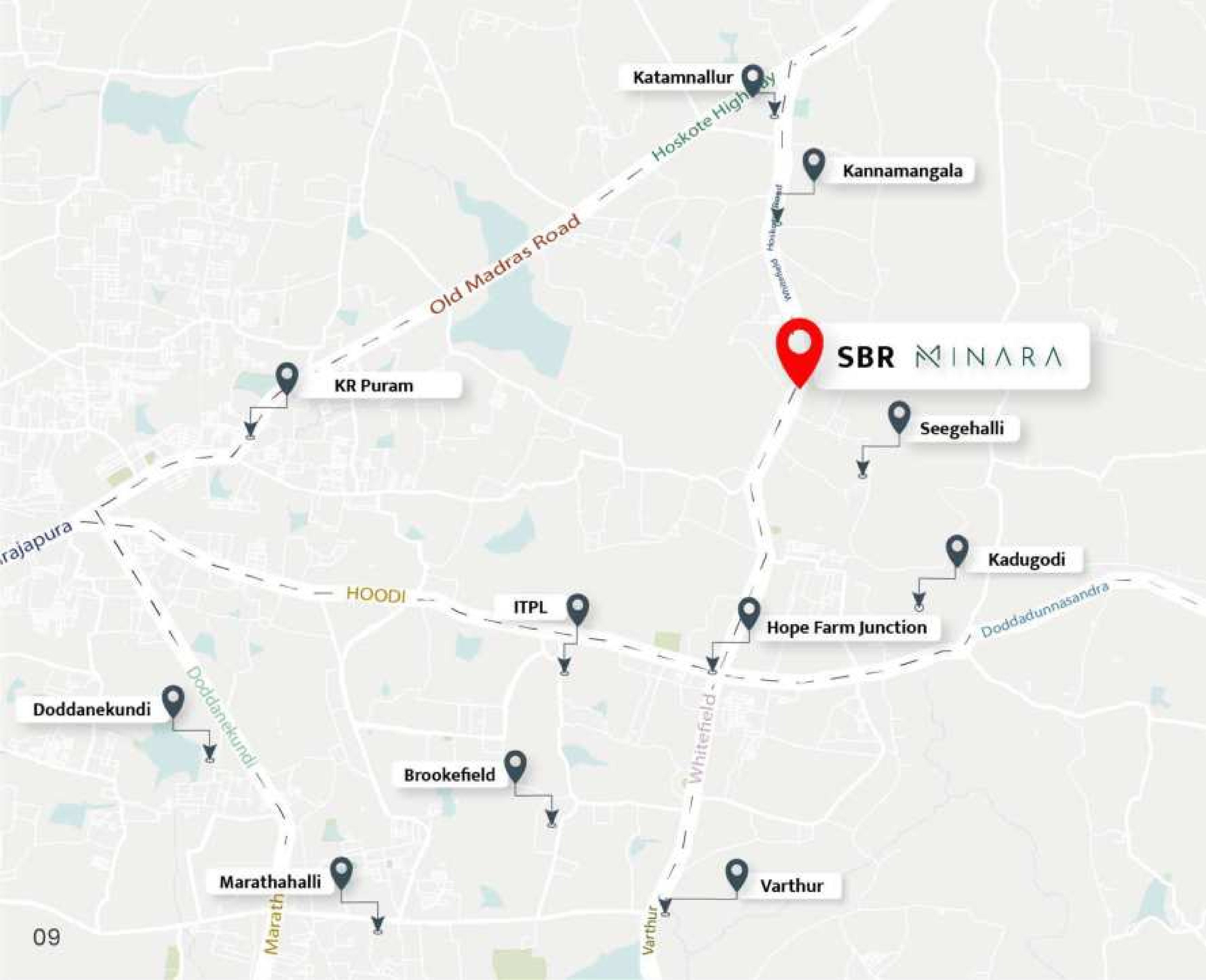
# Sublime Location



Seegehalli, Whitefield







Katamnallur

Hoskote Highway

Kannamangala

Old Madras Road



**SBR** MINARA

KR Puram

Seegehalli

rajapura

Kadugodi

HOODI

ITPL

Hope Farm Junction

Doddanekundi

Doddanekundi

Doddanekundi

Brookefield

Whitefield

Marathahalli

Marath

Varthur

Varthur

## NEAR BY

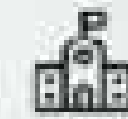


# SBR MINARA



### 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*

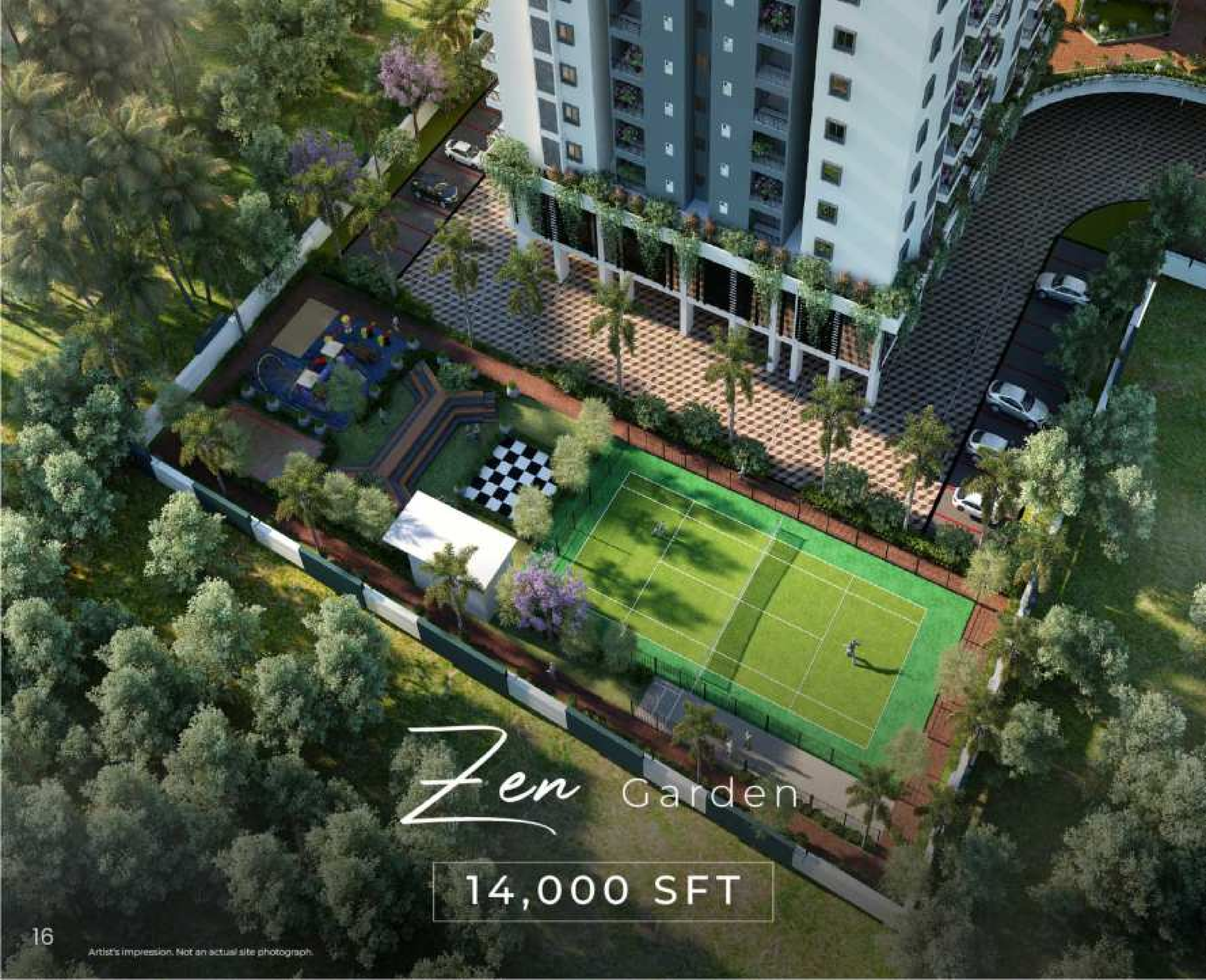


04

## *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*



15

*Softscape*



14

*Seating*

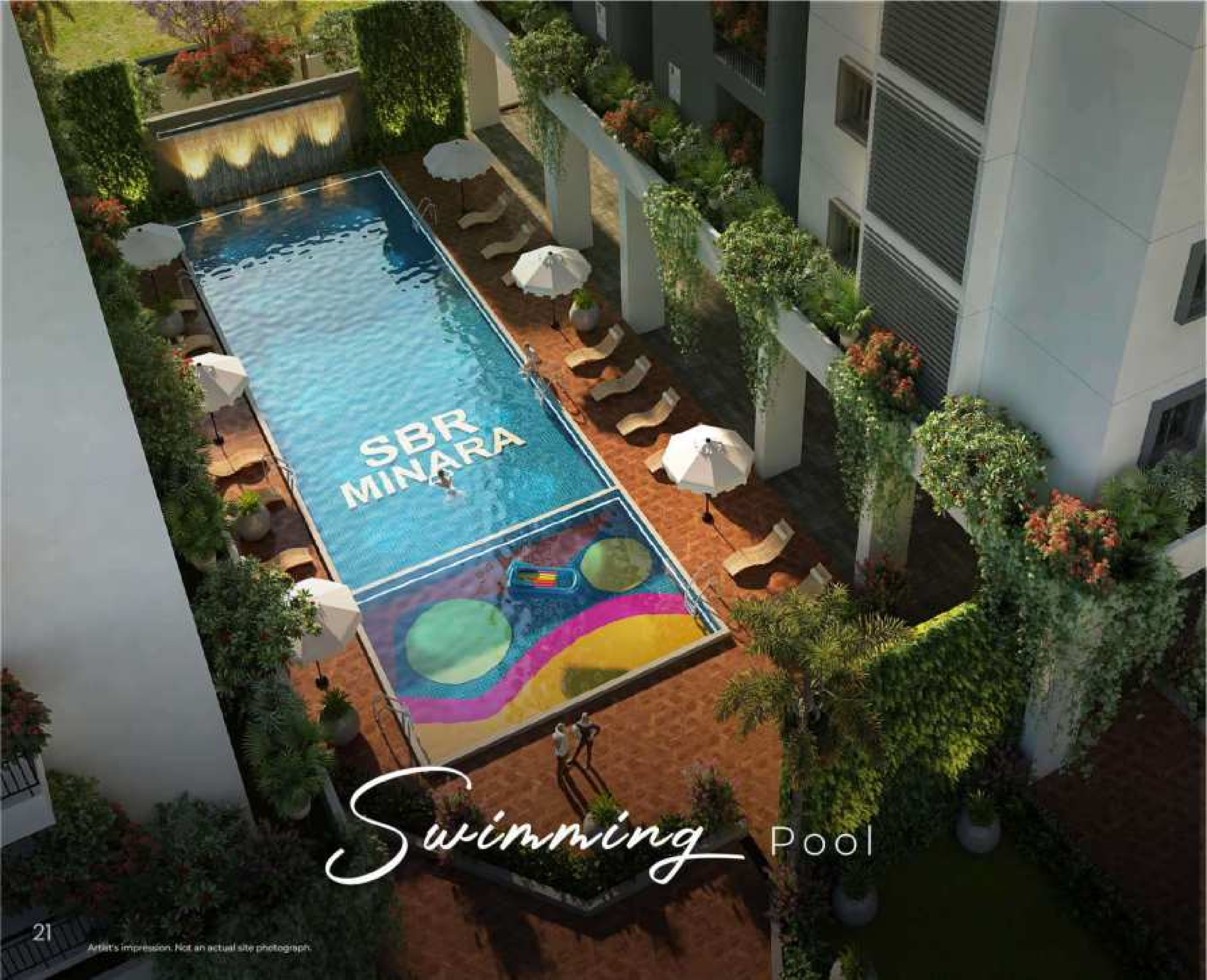


16

*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



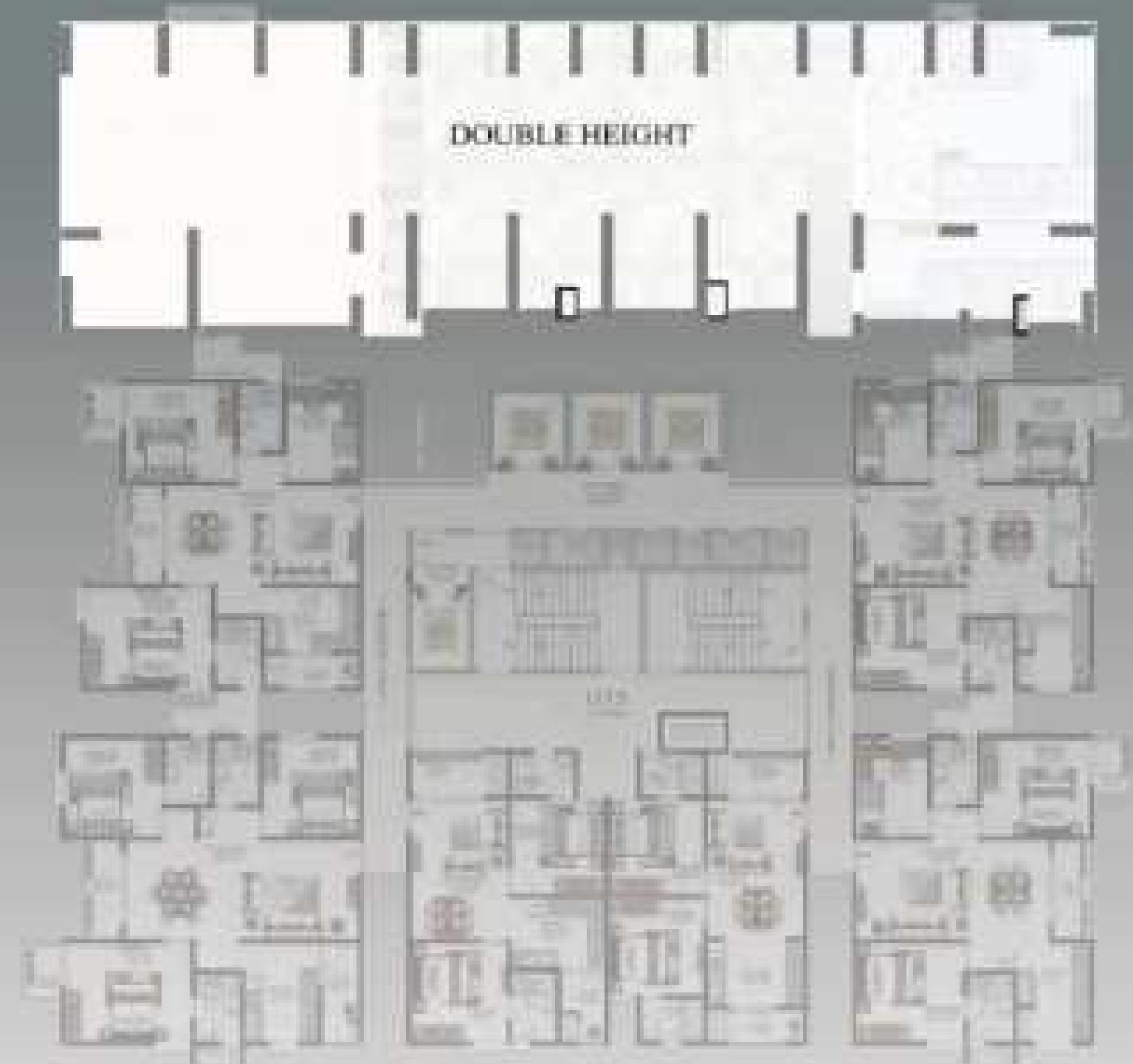
06

# 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

Squash Court

11



10

*Creche*



12

*Sports Shop Variant*



13

*Ladies & Gents Spa*



14

# Gym

15



# Unisex Salon

16



# Zumba & Yoga Studio

17



# Floor PLAN



2/2.5/3 BHK



Duplex



Penthouse



# Typical 2, 2.5 & 3 BHK

## Numbering Plan



# 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



(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





(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

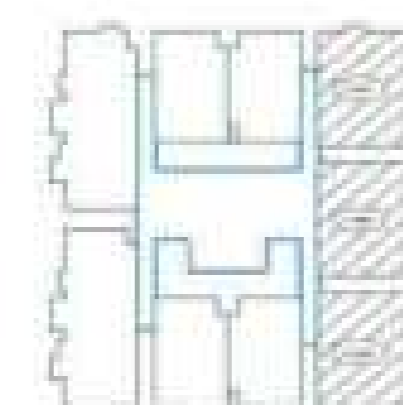
### Carpet Area

801 SFT

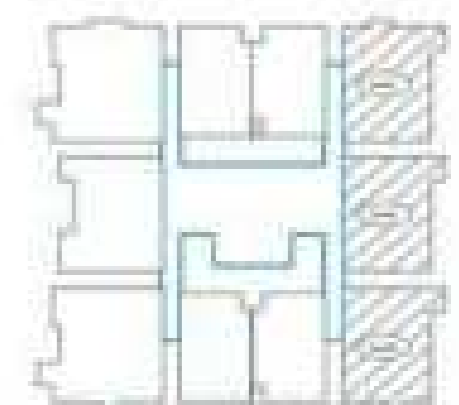
### Balcony Area

109 SFT

### KEY PLAN



TOWER-A



TOWER-B

North



(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      Facing  
 B-008 & 010              East

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

Carpet Area              Balcony Area  
 986 SFT                      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

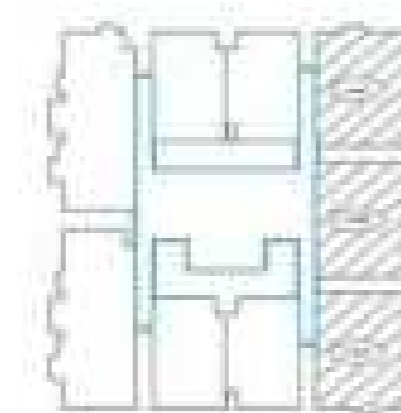


LOWER

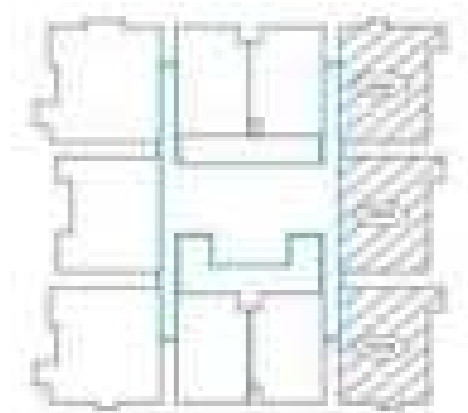


UPPER

KEY PLAN



TOWER-A



TOWER-B

North





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

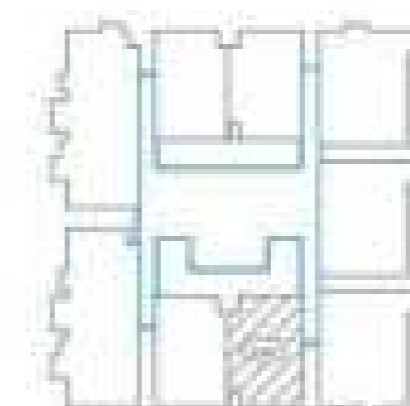
B- 1,250 SFT

Balcony Area

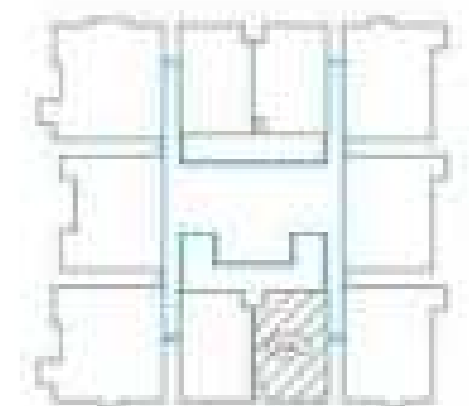
185 SFT

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

North



# 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

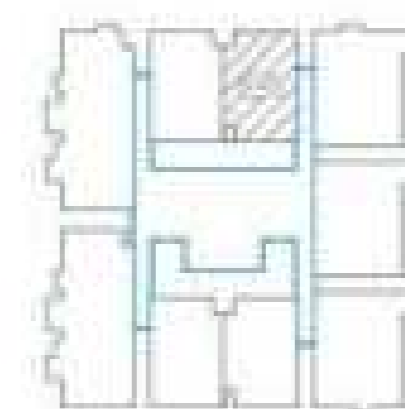
Carpet Area

1,250 SFT

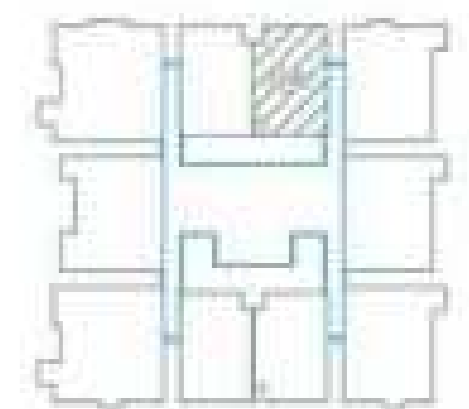
Balcony Area

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    Facing  
A-007                    East

Floors  
TOWER A= 17 FLOOR

Carpet Area            Balcony Area  
1,221 SFT              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    Facing  
 A-008 & 009        East

Floors  
 TOWER A= 17 & 18 FLOORS

Carpet Area        Balcony Area  
 2,143 SFT         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



(SBUA - 2,837 SFT)

Series- 09



UPPER



LOWER

North



(SBUA - 3,281 SFT)

Series- 08 & 10

# Duplex 4 BHK+4T

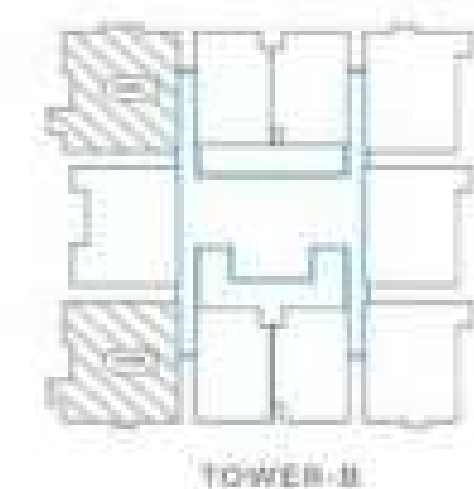
Apartment's Nos    Facing  
B-008 & 010        East

Floors  
TOWER B= 18 & 19 FLOORS

Carpet Area        Balcony Area  
2,026 SFT         304 SFT



KEY PLAN





(SBUA - 3,281 SFT)

Series- 08 & 10



UPPER



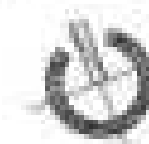
LOWER





*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

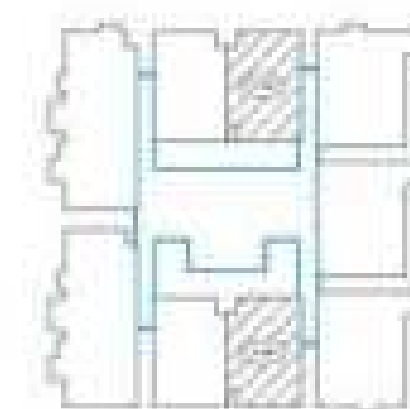
## Balcony Area

04 -185 SFT & 05 -171 SFT

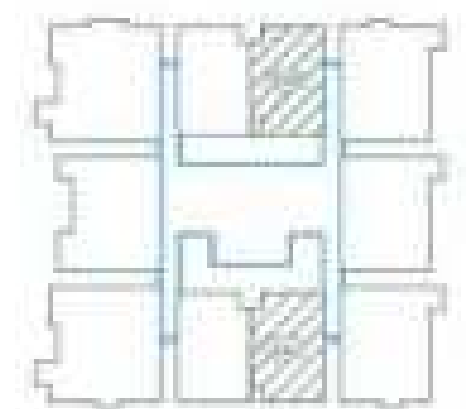
## Terrace Area

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



LOWER



TERRACE



UPPER

North





# 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

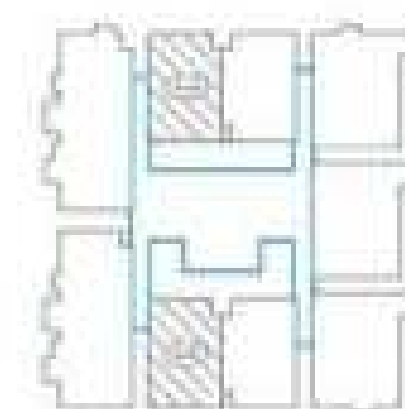
## Balcony Area

06 -186 SFT & 07 -173 SFT

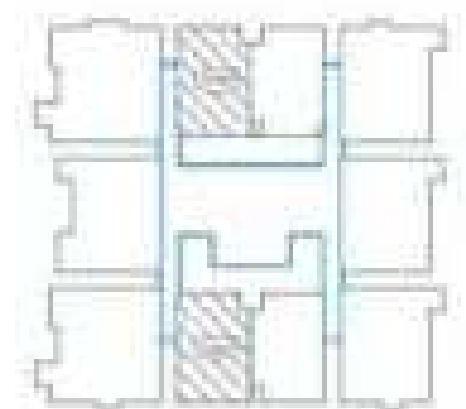
## Terrace Area

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

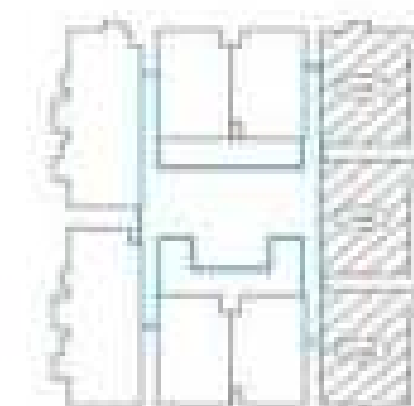
## Balcony Area

236 SFT

## Terrace Area

776 SFT

## KEY PLAN



TOWER-A



TOWER-B

North



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 - 3,200 SFT)

Series- 01, 02 & 03



LOWER



TERRACE



UPPER

# Penthouse 4.5 BHK+4T

(SBUA - 3,169 SFT)

Series- 09



LOWER



UPPER



TERRACE

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

KEY PLAN





(SBUA - 3,169 SFT)

Series- 09



LOWER



TERRACE



UPPER





(SBUA - 3,689 SFT)

Series- 08 & 10



TERRACE



LOWER



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



(SBUA - 3,767 SFT)

Series- 08 & 09



TERRACE



UPPER



LOWER





# 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

Landscaping – 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

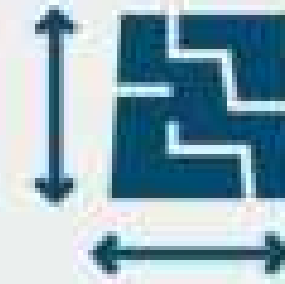


The Nest



**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](http://WWW.SBRMINARA.COM)

**SEEGAHALLI, WHITEFIELD, BENGALURU.**

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



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