



LIVE FOR PERFECTION



## THE ELEMENTS OF PERFECTION

Imagine a place that is perfectly balanced in every facet of living. Perfectly designed with harmonious alignment between East and West for breathtaking sunrises and sunsets. An unbeatable location, equally close to work, schools, hospitals, and everything that makes life joyful. Thoughtfully constructed so there are no common walls, and perfectly compliant with the principles of Vaastu for natural light and ventilation. And of course, lifestyle amenities aesthetically crafted to elevate the senses to a higher plane of consciousness.

**Now stop imagining the perfect place. And welcome to Pravanika.**



\*For illustration only, map not to scale.

Indiranagar	14 Kms	Aerospace SEZ	17 Kms
Bengaluru Airport	27 Kms	Industrial Areas	14 Kms
KR Puram Rail Station	14 Kms	Hoodi Metro Station	12 Kms
KR Puram Metro Station	12 Kms	Orion Mall OMR	4 Kms
Bus Stop	2.2 Kms	Budigere Cross	5 Kms



#### SCHOOLS AND COLLEGES 4-22 KMS

- 1 Auxilium School
- 2 Vibgyor International
- 3 MVJ College of Engineering
- 4 New Baldwin Int. School
- 5 Deen's Academy
- 6 Gopalan International
- 7 DPS Whitefield



#### HOSPITALS 6-17 KMS

- 1 East Point Hosp
- 2 Manipal Hospitalite
- 3 Columbia Asia Hospital
- 4 MVJ Hospital
- 5 Sri Sathya Sai Hospital



#### MALLS AND STORES 4-17 KMS

- 1 Decathlon
- 2 Ascendas Park Square Mall
- 3 Phoenix Marketcity
- 4 VR Bengaluru
- 5 Brigade Orion Mall OMR
- 6 Hoskote Toll Plaza
- 7 Forum Whitefield
- 8 Inorbit Mall
- 9 Gopalan Mall



#### GROCERY STORES 2-10 KMS

- 1 Weekly Flea Markets
- 2 Safal Daily Fresh
- 3 MK Retail Uptown Square



#### OFFICES/IT 4.5-28 KMS

- 1 RMZ Infinity
- 2 ITPL
- 3 Bearys GRT
- 4 Aveda Meta
- 5 Signature Tower
- 6 Salarpuria Nova
- 7 Salarpuria Magnificia

## PERFECTLY LOCATED

The best place to live is where everything is within arm's reach. That's why Pravanika is placed to ensure you have equal proximity to all you need. Tech parks, hospitals, schools, shopping malls, and so much more. The thriving Old Madras Road region has grown at remarkable pace, and will continue to do so making your home not only a great place to live, but a smart investment in your future.



EXCLUSIVE  
COMMUNITY



DESIGNED FOR  
PRIVACY



VAASTU  
COMPLIANT



WORLD CLASS  
HEALTH CLUB



CHILDREN'S  
PLAY AREA



ROOFTOP  
SKY LOUNGE



INFINITY POOL



MODERN  
FLOOR PLANS



SUNSET & SUNRISE  
SITOUT AREA



MULTIPURPOSE  
HALL

## PERFECTLY PLANNED

It was once said that the best laid plans of mice and men often go awry. Pravanika is a notable exception to that adage. Every aspect of your future home is the result of meticulous forethought, drafting, and execution. Right from the niche size of the community all the way up to the luxurious array of amenities on the rooftop, the flawless planning will leave you wanting for nothing. To live at Pravanika is to truly find your place in the sun.



## ELEVATED TO PERFECTION



Pravanika takes modern living to new heights, and not just as a figure of speech. The rooftop is adorned with a lavish spread of lifestyle amenities, including the opulent Sky Lounge, a stunning infinity pool, a world class health club, and a tranquil sitout deck to enjoy breathtaking sunrises and sunsets.





## PERFECT LIVING

Homes at Pravanika are designed to perfection, and make everyday life seem more than ordinary. The influence of Vaastu compliance takes the form of spacious rooms, well lit by the natural radiance of the sun, and cooled by idyllic breezes that make for wonderful ventilation.



## PERFECTLY PRIVATE

You deserve peace and quiet, and that's especially true when it comes to your home. This is precisely why Pravanika offers you abodes with no common walls\* to ensure that your family has all the privacy they need.

\*Applicable only to 3 BHK units. 2 BHK units also feature rooms with no common walls, please refer to individual unit floor plans.





## PERFECTLY VAASTU COMPLIANT

The architectural principles of Vaastu come to life at Pravanika, where directional values enable remarkable design. These time-tested principles allow the perfect balance of sunlight and natural ventilation to combine into a wholesome atmosphere filled with positive vibes and abundant energy.



## PERFECTLY BREEZY

At Pravanika, the wind is your constant companion, filling every room with refreshing air and creating pleasant whispers of ventilation. The thoughtfully crafted unit plans and directional design create the perfect harmony of the natural elements that caress each corner of your home with its gentle touch.





## PERFECTLY FUN

Your kids need a lot of room to play and grow. At Pravanika, the children's play area gives them the perfect place to express themselves, have fun, and enjoy the great outdoors under the sun.



## PERFECT GREENERY

The soothing calm of natural greenery surrounds you at every corner when you live at Pravanika. Right from the lush green zone that surrounds the entire development to the rooftop garden, you will always be nurtured in the gentle embrace of Mother Nature.

## PERFECTLY ALIGNED



Pravanika is designed to emulate the path of the sun, aligned perfectly from East to West. Every home can experience radiant sunrises and calming sunsets in all their glory, since there are no high rise buildings to either side.

# TOWER A



TOWER A

TOWER B



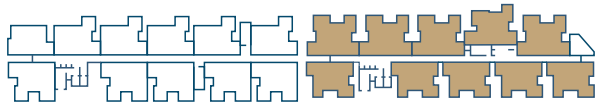


# TOWER B



TOWER A

TOWER B



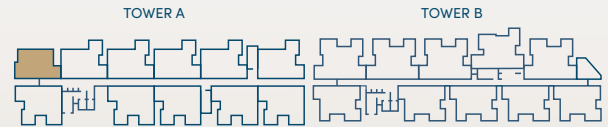
# FLOOR PLANS

## 2BHK **Aurora\***

\*Unit names for marketing communication purposes only, please refer to unit sizes for legal documentation.



The images shown with furniture/ fitting/fixtures/ including wash basins/washing machines are only indicative of the space planning and is not part of developer's scope.



CARPET AREA (as per RERA)	BALCONY AREA	SALEABLE AREA	
709 SQ FT	61 SQ FT	1,102 SQ FT	

# 2BHK Equinox\*

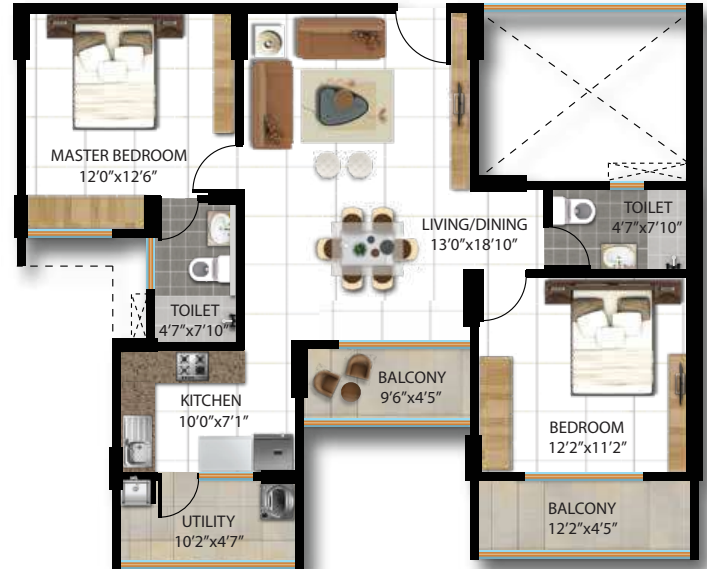
\*Unit names for marketing communication purposes only, please refer to unit sizes for legal documentation.



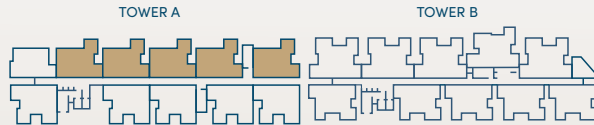
The images shown with furniture/ fitting/fixtures/ including wash basins/washing machines are only indicative of the space planning and is not part of developer's scope.

# 2BHK Sunrise\*

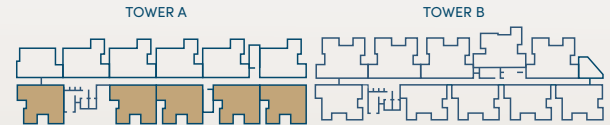
\*Unit names for marketing communication purposes only, please refer to unit sizes for legal documentation.



The images shown with furniture/ fitting/fixtures/ including wash basins/washing machines are only indicative of the space planning and is not part of developer's scope.



CARPET AREA (as per RERA)	BALCONY AREA	SALEABLE AREA	N
739 SQ FT	52 SQ FT	1,144 SQ FT	

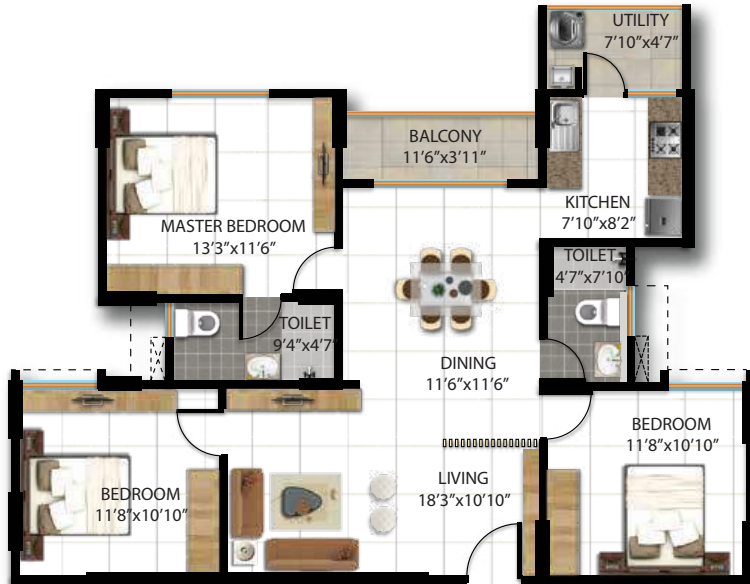


CARPET AREA (as per RERA)	BALCONY AREA	SALEABLE AREA	N
758 SQ FT	116 SQ FT	1,240 SQ FT	



# 3BHK Luminary\*

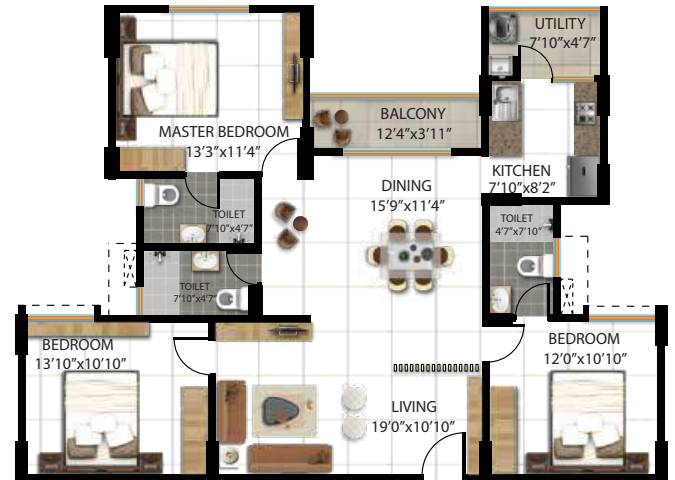
\*Unit names for marketing communication purposes only, please refer to unit sizes for legal documentation.



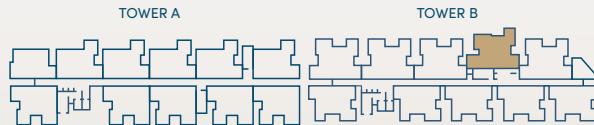
The images shown with furniture/fitting/fixtures/including wash basins/washing machines are only indicative of the space planning and is not part of developer's scope.

# 3BHK Zephyr\*

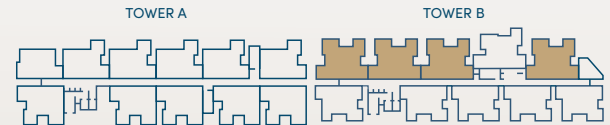
\*Unit names for marketing communication purposes only, please refer to unit sizes for legal documentation.



The images shown with furniture/fitting/fixtures/including wash basins/washing machines are only indicative of the space planning and is not part of developer's scope.



CARPET AREA (as per RERA)	BALCONY AREA	SALEABLE AREA	N
956 SQ FT	56 SQ FT	1,453 SQ FT	



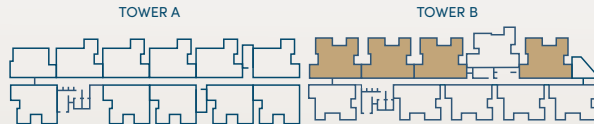
CARPET AREA (as per RERA)	BALCONY AREA	SALEABLE AREA	N
1,058 SQ FT	60 SQ FT	1,601 SQ FT	

# 3BHK Solstice\*

\*Unit names for marketing communication purposes only, please refer to unit sizes for legal documentation.



The images shown with furniture/ fitting/fixtures/ including wash basins/washing machines are only indicative of the space planning and is not part of developer's scope.



CARPET AREA (as per RERA)	BALCONY AREA	SALEABLE AREA	N
871 SQ FT	69 SQ FT	1,336 SQ FT	

## Specifications



### Structure

- All elements of structure are designed for earthquake resistant compliance to SEISMIC ZONE - II



### Masonry walls

- External & Internal walls -100,150 and 200mm thick block work.



### Plastering/Rendering

- Internal walls - Cement mortar Finished with OBD/ Emulsion paint
- Exterior walls - 2 coats of Weatherproof cement plaster finished with Exterior emulsion paint.
- Enamel painting for metal & wood surfaces.



### Doors

- Main door: Engineered wooden door frame with polished skin shutters.
- Internal door: Engineered wooden door frame with laminated shutter
- Toilet Door: Engineered Wooden Door frame with laminated shutters.



### Windows

- UPVC sliding glazed shutters and a provision for mosquito mesh for bedrooms (2.5 tracks)
- Balcony/Kitchen: UPVC sliding glazed shutters on two tracks



### Flooring

- Vitrified tile flooring in living, dining, other bed rooms, kitchen and passages leading to bed rooms
- Antiskid Ceramic tile flooring in utility, toilet and balconies
- Laminated Wooden Flooring for Master Bedroom only



### Kitchen

- Stainless Steel sink with Single bowl & drain board
- Glazed tile dado up to 2' height above kitchen granite platform 20mm thick Black Granite
- Electrical provision for Chimney & Aqua guard



### 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.
- Power provision for geyser above false ceiling in every bathroom.



### 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.



### Electrical

- EB Power Supply 3KW for 2BHK & 5 KW for 3 BHK



### Captive Power/DG

- DG Power Back up - 1KW for 2BHK & 1.5KW for 3BHK apartment & 100 % backup for common areas.



### Fire Safety Services

- External fire yard hydrant system
- All Fire safety norms as per National Building Code.



### Elevators

- 2nos of premium brand elevators per tower.
- All elevators shall SS finish & can be used as \* Stretcher Lift \* for easy access & emergencies.



### Common Facilities

- Party hall / Multipurpose hall.
- Indoor games
- Roof top infinity pool



## 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.



SBR Keerthi Prime



SBR Towers



SBR Gokulam



SBR Horizon



SBR Keerthi



The Nest



SBR Tejes



SBR Lucky Mall



# 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 inception, 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 networking.

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.

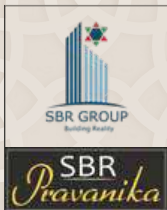


\*For illustration only, map not to scale.

PROPERTY	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.
SBR TOWERS	Whitefield - Hoskote Rd.

**1100+**  
Happy customers

**2 Million+**  
Sq.ft. of tangible development  
only around OMR



79/2, KATAMNALLUR GATE FLYOVER, KATTAMANALLUR,  
SANNATAMMANAHALLI, BENGALURU, KARNATAKA 560067

📞 **080-8093-6936**



A MEMBER OF  
**CREDAI**  
BANGALORE

**Disclaimer**

This brochure is based on conceptual designs and is an artistic impression & cannot be used as a legal document. The promoters, developers & architect may change/alter designs, to suit any functional requirement of the end user.

Powered by  
 **fincity**