



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



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.



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*



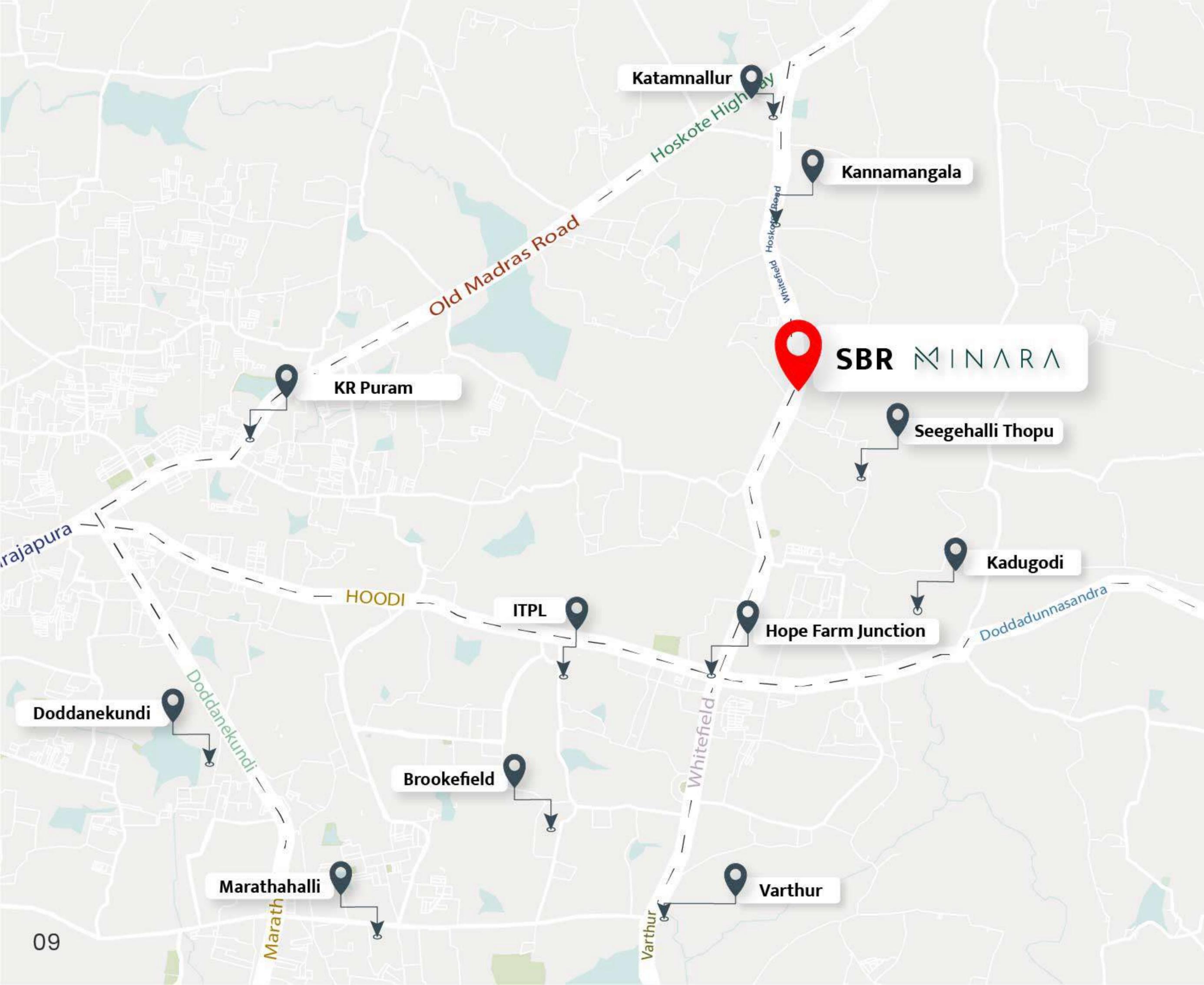
Sublime Location



Seegehalli, Whitefield

02





Katamnallur

Hoskote Highway

Kannamangala

Old Madras Road

Hoskote Road

SBR MINARA

KR Puram

Seegehalli Thopu

Kadugodi

HOODI

ITPL

Hope Farm Junction

Doddanekundi

Doddanekundi

Doddanekundi

Brookefield

Whitefield

Marathahalli

Varthur

Marath

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
- 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

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

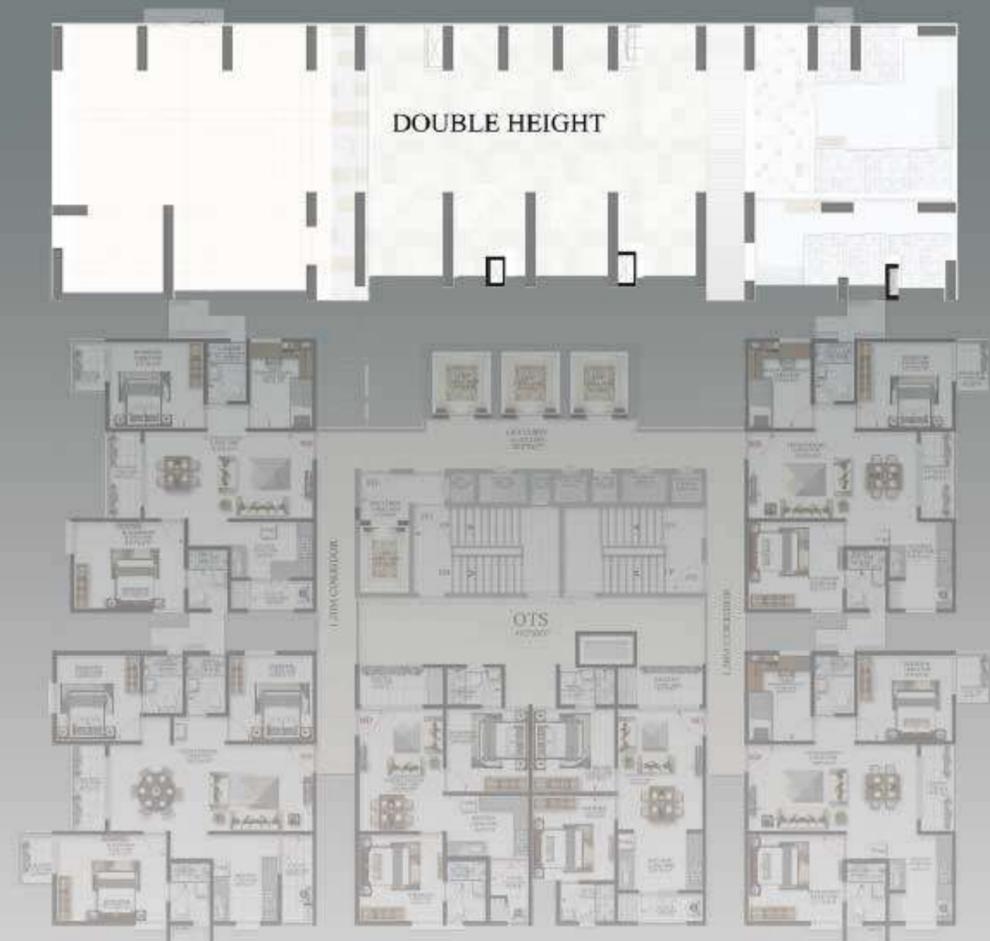


06

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



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

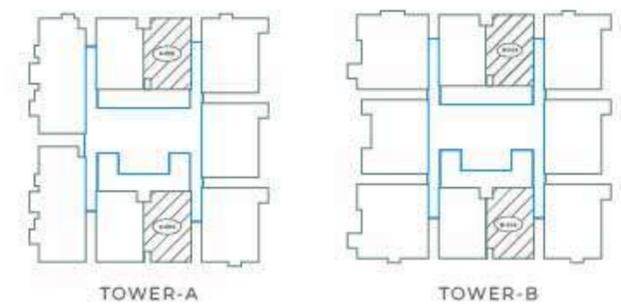


Apartment's Nos	Facing
A-004 & 005	East
B-004 & 005	

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

Carpet Area	Balcony Area
569 SFT	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

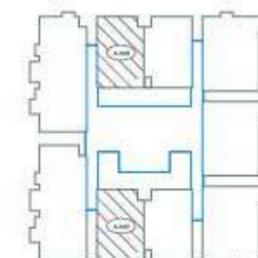
Carpet Area

583 SFT

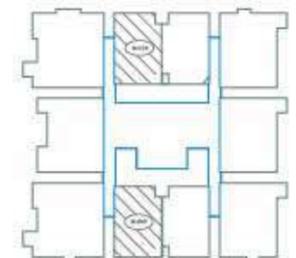
Balcony Area

79 SFT

KEY PLAN



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	

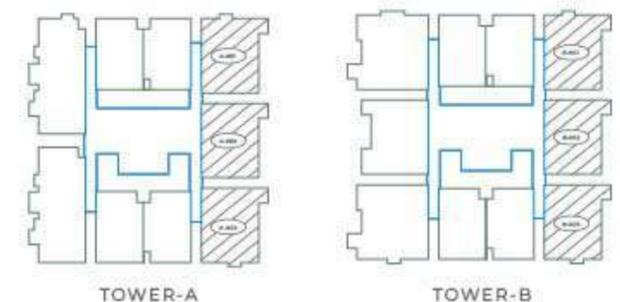
Floors

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

Carpet Area
 801 SFT

Balcony Area
 109 SFT

KEY PLAN



(SBA - 1,290 SFT)

Series- 01, 02 & 03



Typical 2.5 BHK+2T

(SBA - 1,357 SFT)

Series- 09

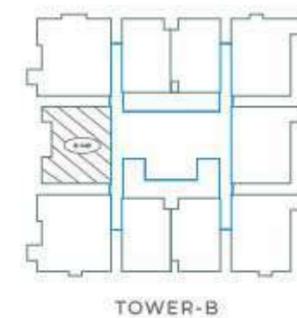


Apartment's Nos Facing
B-009 East

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

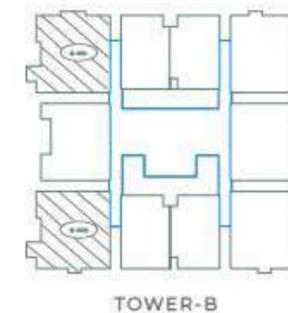


Apartment's Nos Facing
B-008 & 010 East

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

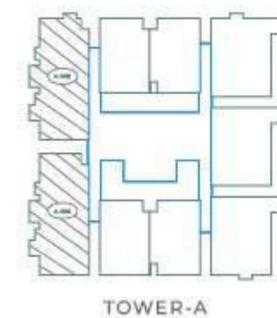


Apartment's Nos **Facing**
 A-008 & 009 East

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

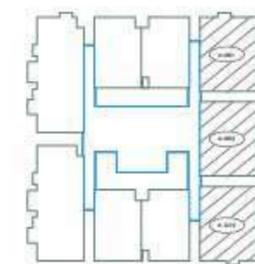


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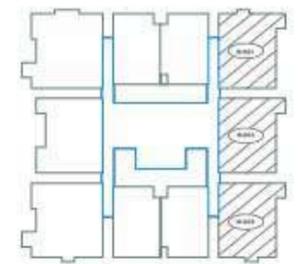
North



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

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

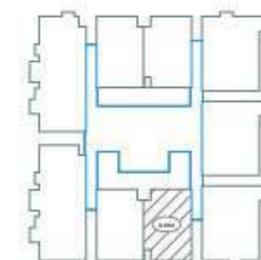


LOWER

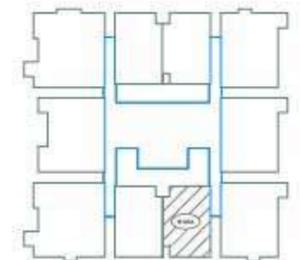


UPPER

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

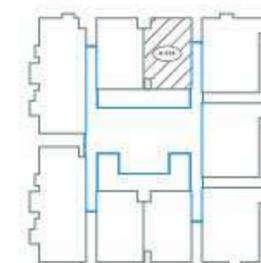
Carpet Area

1,250 SFT

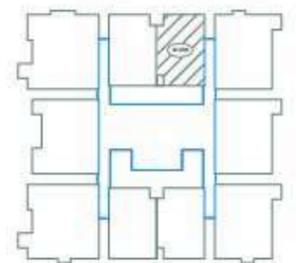
Balcony Area

171 SFT

KEY PLAN



TOWER-A



TOWER-B

North



(SBUA - 2,001 SFT)

Series- 05



UPPER



LOWER



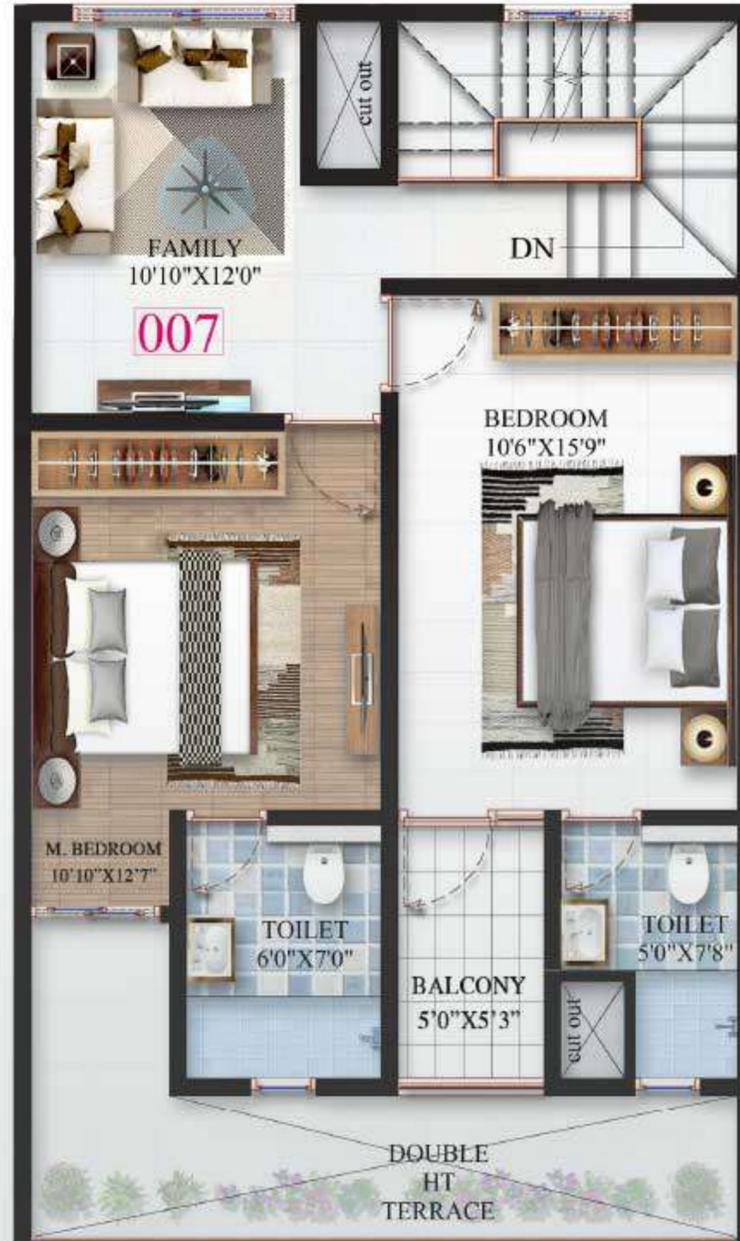
Duplex 3 BHK+3T

(SBUA - 1,969 SFT)

Series- 07



LOWER



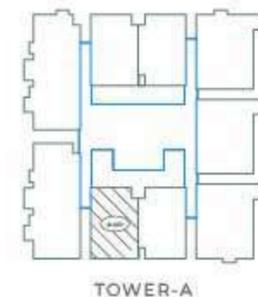
UPPER

Apartment's Nos 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



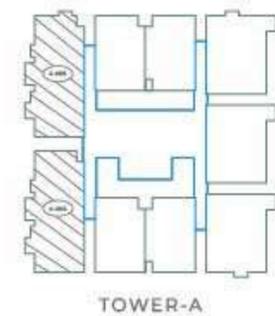
UPPER

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

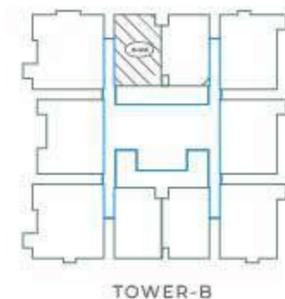


LOWER



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

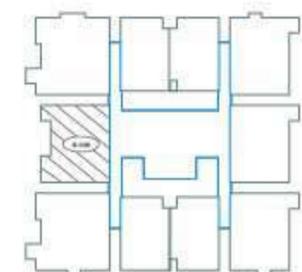


LOWER



UPPER

KEY PLAN



TOWER-B



(SBUA - 2,837 SFT)

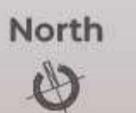
Series- 09



UPPER



LOWER



(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

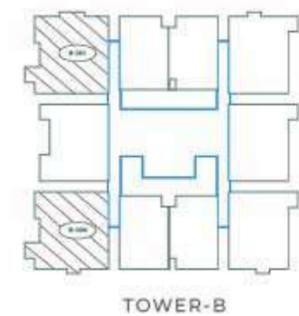


LOWER



UPPER

KEY PLAN



(SBUA - 3,281 SFT)

Series- 08 & 10



UPPER



LOWER

North





Penthouse
Floor PLAN

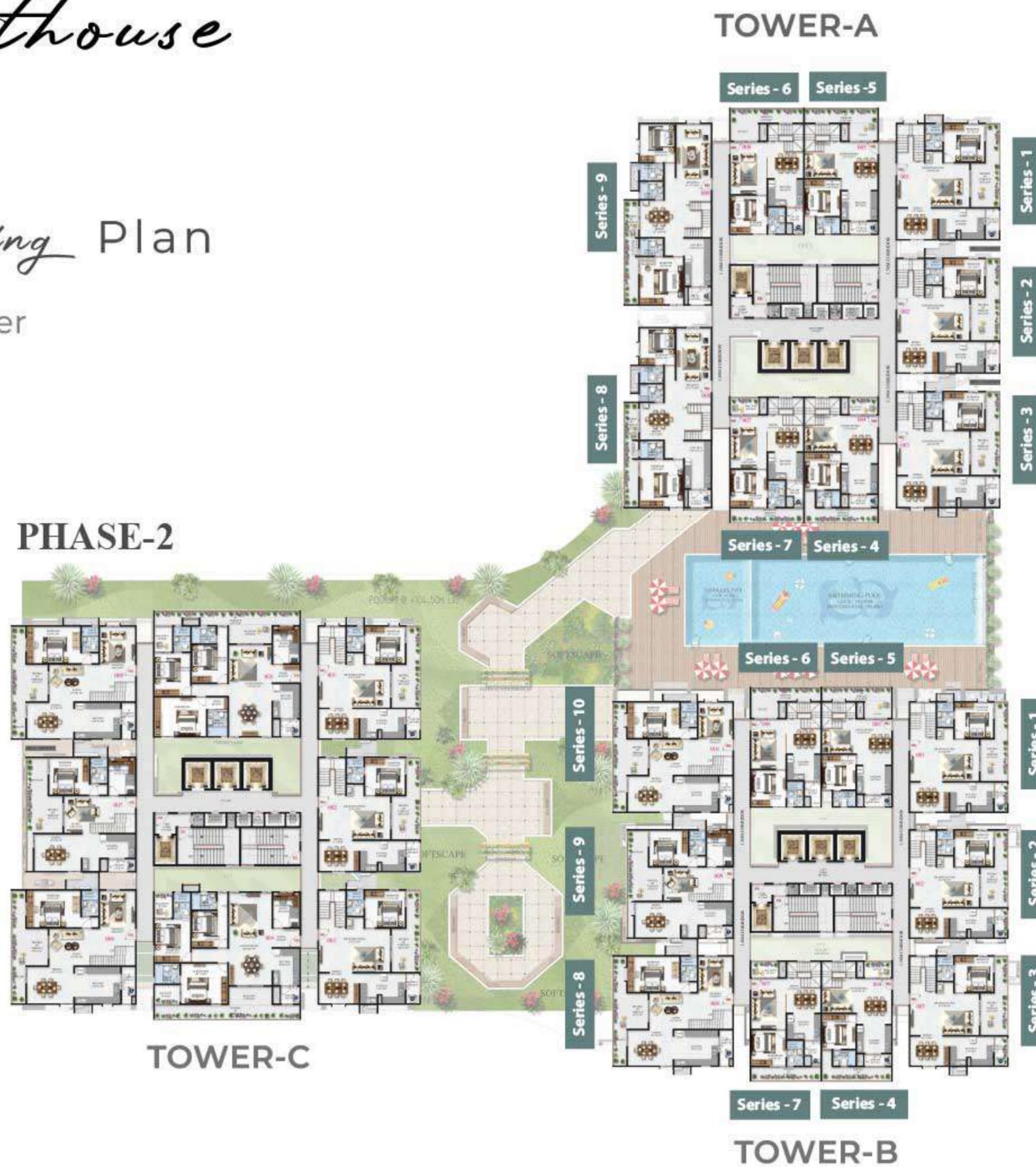
North



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

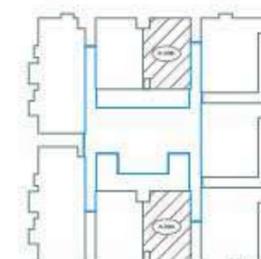
Balcony Area

04 -185 SFT & 05 -171 SFT

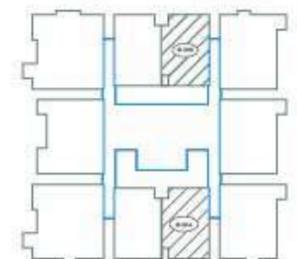
Terrace Area

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

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

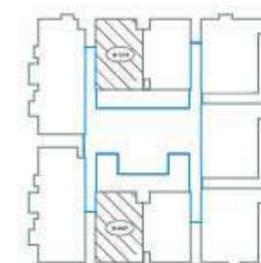
Balcony Area

06 -186 SFT & 07 -173 SFT

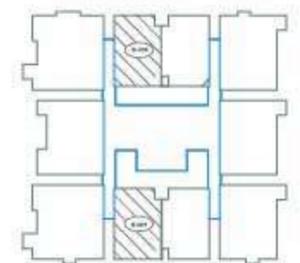
Terrace Area

06 -552 SFT & 07 -550 SFT

KEY PLAN



TOWER-A



TOWER-B

North



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 - 2,339 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

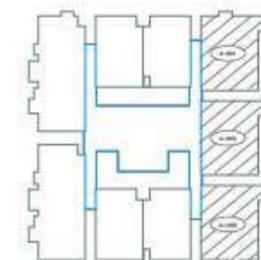
Floors
TOWER A= 25,26 & 27 FLOORS
TOWER B= 26,27 & 28 FLOORS

Carpet Area
2,037 SFT

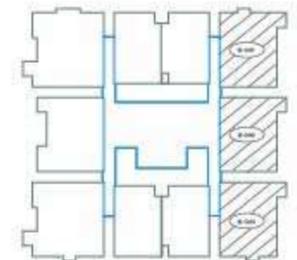
Balcony Area
236 SFT

Terrace Area
776 SFT

KEY PLAN



TOWER-A



TOWER-B



(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

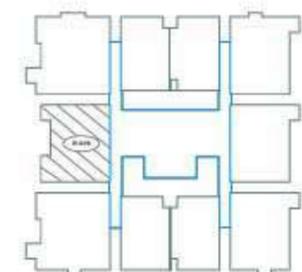
Floors
TOWER B= 26,27 & 28 FLOORS

Carpet Area
1,963 SFT

Balcony Area
286 SFT

Terrace Area
893 SFT

KEY PLAN



TOWER-B



(SBUA - 3,169 SFT)

Series- 09



LOWER



TERRACE



UPPER

Penthouse 4 BHK+4T

(SBUA - 3,689 SFT)

Series- 08 & 10



LOWER

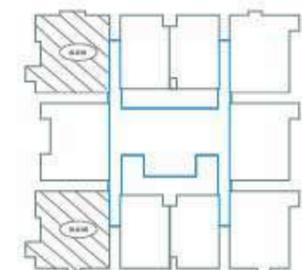


UPPER



TERRACE

KEY PLAN



TOWER-B

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



(SBUA - 3,689 SFT)

Series- 08 & 10



LOWER



TERRACE



UPPER

Penthouse 5 BHK+6T

(SBUA - 3,767 SFT)

Series- 08 & 09



LOWER



UPPER



TERRACE

Apartment's Nos
A-008 & 009

Facing
East

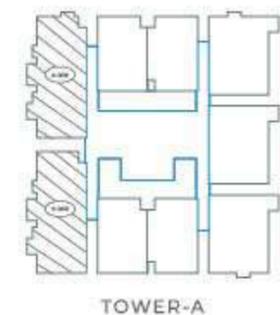
Floors
TOWER A= 25,26 & 27 FLOORS

Carpet Area
2,475 SFT

Balcony Area
200 SFT

Terrace Area
1,069 SFT

KEY PLAN



TOWER-A



(SBUA - 3,767 SFT)

Series- 08 & 09



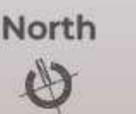
TERRACE



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 glasswith 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

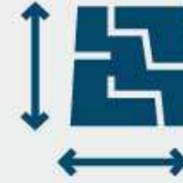


The Nest



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



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