

NBR
ELEVATE TO EXTRAORDINARY

A romantic scene of a man and a woman walking away from the camera on a paved path through a dense, sun-dappled forest. The man is wearing a red t-shirt and light blue jeans, and the woman is wearing a grey crop top and light-colored pants. They are holding hands. The path is lined with black street lamps. Several butterflies are visible in the air. The overall atmosphere is peaceful and natural.

Come home to the rhythm of the earth

From the founder's desk

Passion rarely announces itself. It simmers quietly.

Two decades ago, that spark found shape in the soul of Bengaluru. The dream wasn't just buildings; it was a sense of place. A home that holds. It was an oath to raise a skyline of trust, to carve out spaces built on transparency and to amplify every voice that joined us. Every family who walked with us lit the path forward. Every milestone, a reminder of why we began.

Through shifting skylines and growing footprints, our values remain steady.

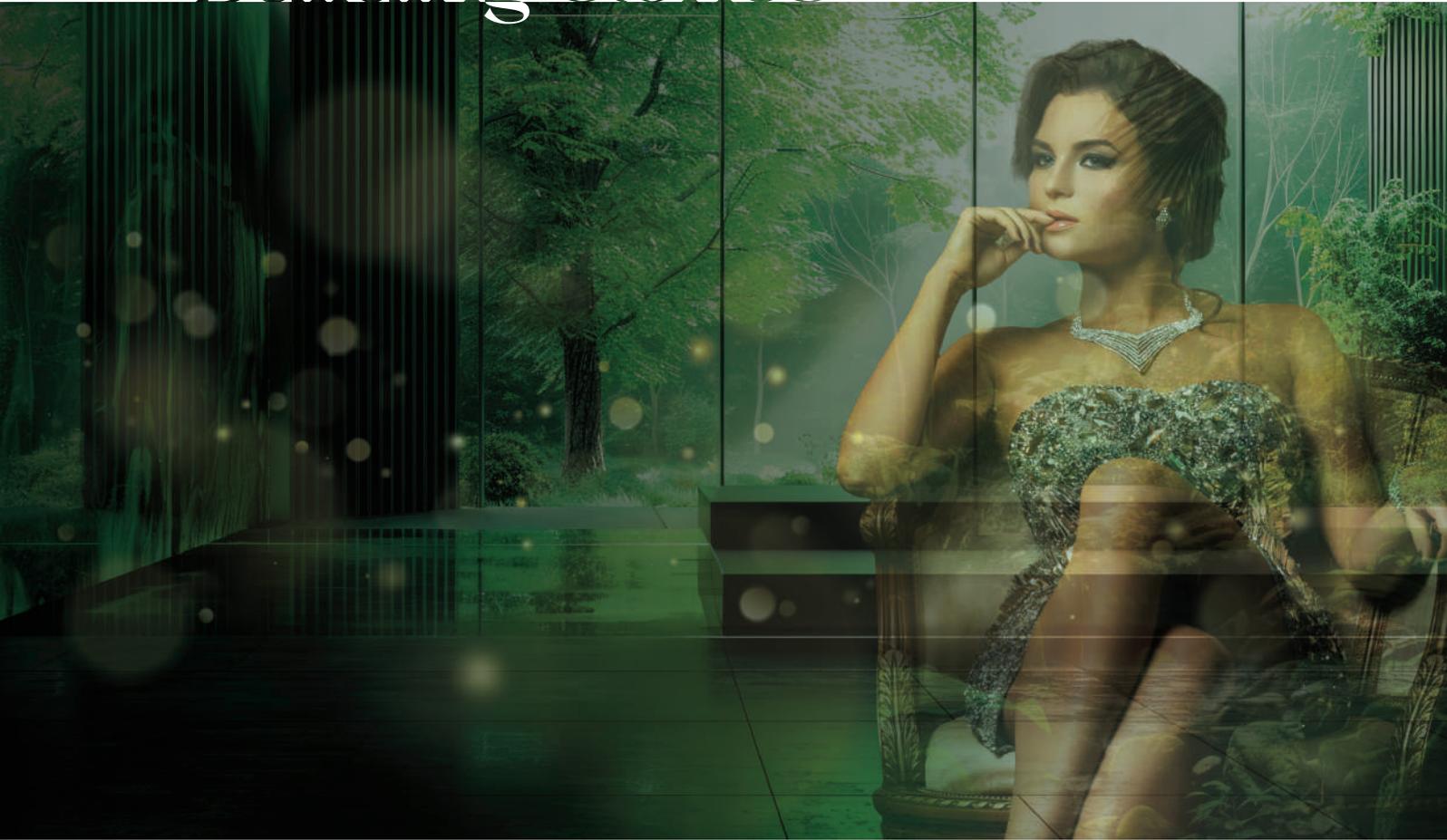
CLARITY.
CRAFT.
CARE.

This book is a glimpse into that journey. Thank you for being part of it.

NAGABHUSHAN REDDY

Founder and Managing Director, NBR Group

Building stories



WELCOME TO



A legacy is not just built by enduring landmarks but through hearts touched. At NBR Group, our journey began with a simple yet powerful dream: *to turn land into places where people truly feel at home.*

Over the past two decades that idea has grown into a legacy. We've dedicated ourselves to building not just spaces, but meaningful environments where families grow, neighbours become friends and nature is part of everyday life.

25+
YEARS OF LEGACY

12 Million
SQ. FT. DEVELOPED

7000+
HAPPY FAMILIES

25+ years of shaping landscapes and lives



The late '90s ushered in a new rhythm to Bengaluru: fast-paced and full of promise.

We drew the blueprint - a commitment to building homes with meaning and intention. What started with modest layouts and honest values grew into thoughtfully crafted communities where life felt grounded. With every project, our understanding of what people truly need deepened.

With every handshake, we laid the foundation that still holds us strong today.

Happiness delivered



NBR Hills View

A gated community of villa plots in foothills of Nandi Hills.

Area covered : 25 acres
Plot size range : 1200 sq.ft. to 1500 sq.ft.



NBR Green Valley

A collection of 1224 residential plots at Hosur, Bagalur Road.

Area covered : 80 acres
Plot size range : 1500 sq.ft. to 3000 sq.ft.



NBR Meadows

A collection of 655 residential plots at Hosur Alasanathan Road.

Area covered : 35 acres
Plot size range : 1200 sq.ft. to 4800 sq.ft.



NBR Golden Valley

A collection of 325 residential plots at Bagalur Town, Hosur Road.

Area covered : 32 acres
Plot size range : 1500 sq.ft. to 5000 sq.ft.



NBR Orange County

A collection of 275 plots at Tummanapalli Road, Bagalur Town.

Area covered : 17 acres
Plot size range : 1200 sq.ft. to 3000 sq.ft.



NBR Trifecta

A collection of 679 residential plots at Sarjapur Bagalur Road

Area covered : 60 acres
Plot size range : 1200 sq.ft. to 2400 sq.ft.

Built on

strong foundations



At NBR, our values are the cornerstone of everything we build. We lead with transparency, integrity and a steadfast commitment to sustainability, innovation and value-driven pricing.

What truly sets us apart is our people, a passionate team of professionals who design with empathy to create spaces that serve lives, not just layouts. United by a shared purpose, we take pride in building not just homes, but vibrant, thriving communities.

Mission



To redefine luxury living in Bengaluru by creating living spaces that embody timeless elegance, unparalleled craftsmanship and experiences for a lifetime of joy and happiness. We are committed to innovative designs, relentless pursuit of excellence and fostering a legacy of enduring value.

Vision



To be the leading and most admired real estate company known for creating exceptional premium living spaces that elevates the lifestyle of our esteemed clients and foster security, pride and long term value.

With you at the centre



Every home we build begins with a deep understanding of you: your *dreams, lifestyle* and *aspirations*. We believe a home should be more than just four walls; it should be a space that mirrors your values, nurtures your growth and supports your ambitions.

That's why each NBR home is thoughtfully designed to offer not only comfort and security but also a sense of belonging and pride. From location to layout, every detail is carefully considered with you at the heart of it all.

SHAPED BY THE WAY YOU LIVE



Design should serve life not dictate it. That's why every layout begins with how people truly live, not just how a space looks on paper.

Every corner is shaped by a simple but powerful question: "Will this still feel right five years from now?" Because a home isn't just something you walk through; *it's something you feel.*

A natural progression



When design begins with people, it grows with them.
As aspirations rise, so must the homes that support them.

We are moving towards something larger, guided by the
same principles of thoughtful, human-centred design and
a lasting respect for nature that has always defined us.

AN UPWARD PATH

With every plotted development projects, we have ensured that there is always enough space for dreams to grow.

Now, inspired by the design of nature, we are embarking on a new chapter in our journey - **from horizontal to vertical**. From plotted developments to high-rises, we are ready to take you to new heights.

To homes you will be proud to call yours.



Spaces

that breathe.
Comfort that never leaves.



NBR

WRITTEN BY NATURE

COMING SOON AT
MULLUR, SARJAPUR ROAD

Where greenery itself hums a greeting tune



Welcome to where every leaf knows your name and every breeze feels like home.

A place where design doesn't merely stand; it breathes. The wind, water, earth, fire and space are not just elements; they are integral to everyday living. Ancient energies flow through modern spaces, the seasons speak and architecture listens. The walls do more than shelter; they heal. Upon arrival, you feel more grounded, as your surroundings also offer support.

This is not just a home. It's nature's way of saying: you've arrived.



9.6 acres of land, exclusive 3 BHKs



88.09% open space



Low-density lifestyle



Vastu compliant 3 BHKs



Ranging 1446 to 1826 sq.ft.

Awaken to spaces that

inspire and embrace



Living at NBR is like stepping into a gentle embrace of nature's finest rhythms, where every space breathes with light and life. Here, your home isn't just built; it blossoms, inviting peace, growth and endless possibilities. Soft breeze mingles with sunlight and moments unfold like petals opening to welcoming rays of the sun.

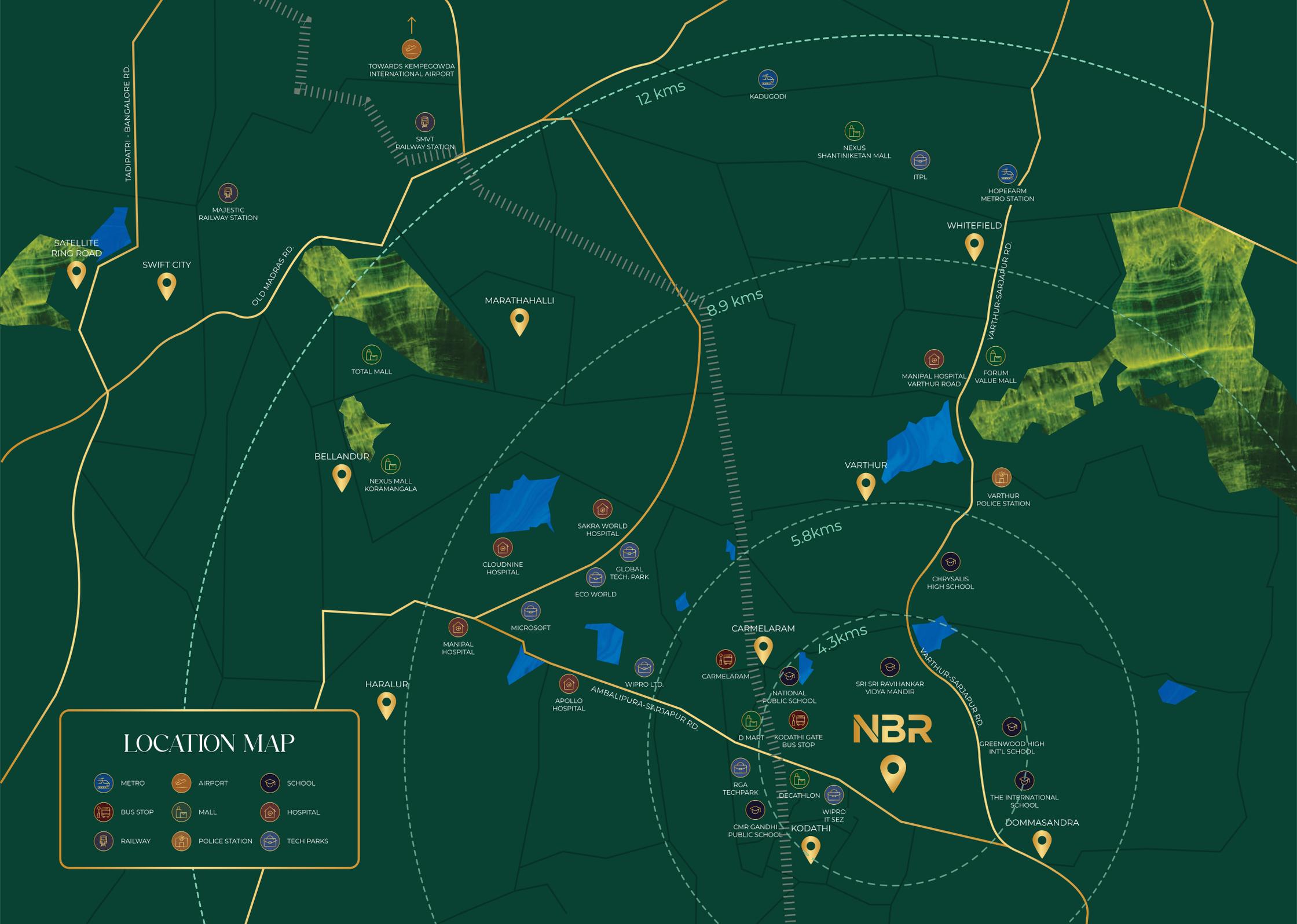
This is where your dreams take root, nurtured by thoughtful design and a promise of *a life well-lived.*

POISED FOR PERFECT LIVING



Nestled in the thriving hub of Mullur, just moments from Varthur, Gunjur, Kodathi and Sarjapur Road, this thoughtfully positioned address keeps you at the centre of everything that matters.

Imagine how wonderful it would be to start each day with calm, stay effortlessly connected to the city's pulse and come home to a space that supports your every aspiration- all in one perfectly placed address.



LOCATION MAP

-  METRO
-  AIRPORT
-  SCHOOL
-  BUS STOP
-  MALL
-  HOSPITAL
-  RAILWAY
-  POLICE STATION
-  TECH PARKS

TADIPATRI - BANGALORE RD.

TOWARDS KEMPEGOWDA INTERNATIONAL AIRPORT

12 kms

KADUGODI

NEXUS SHANTINIKETAN MALL

ITPL

HOPEFARM METRO STATION

WHITEFIELD

VARTHUR-SARJAPUR RD.

SWIFT CITY

OLD MADRAS RD.

MARATHAHALLI

8.9 kms

TOTAL MALL

MANIPAL HOSPITAL VARTHUR ROAD

FORUM VALUE MALL

BELLANDUR

NEXUS MALL KORAMANGALA

VARTHUR

VARTHUR POLICE STATION

SAKRA WORLD HOSPITAL

CLOUDNINE HOSPITAL

GLOBAL TECH. PARK

ECO WORLD

5.8 kms

CHRYSA LIS HIGH SCHOOL

MANIPAL HOSPITAL

MICROSOFT

CARMELARAM

4.3 kms

SRI SRI PAVIHANKAR VIDYA MANDIR

HARALUR

APOLLO HOSPITAL

WIPRO LTD.

CARMELARAM

NATIONAL PUBLIC SCHOOL

AMBALIPURA-SARJAPUR RD.

NBR

GREENWOOD HIGH INTL SCHOOL

D MART

KODATHI GATE BUS STOP

THE INTERNATIONAL SCHOOL

RGA TECHPARK

DECATHLON

WIPRO IT SEZ

DOMMASANDRA

CMR GANDHI PUBLIC SCHOOL

KODATHI

Choose connection, not compromise

Access to the city, without the chaos!





Educational Institutions

Ravi Shankar Vidya Mandir	0.1 km
National Public School	2.4 km
Chrysalis High School	3.5 km
CMR Gandhi Public School	4.7 km
Greenwood International School	4.9 km
The International School Bangalore	5.7 km



Hospitals

Apollo Hospital	6.9 km
Manipal Hospital	07 km
Sakra World Hospital	9.4 km
Cloudnine Hospital	9.7 km



Techparks

Wipro SEZ	2.7 km
RGA Tech Parks	03 km
Wipro	06 km
Eco World	8.3 km
Global Tech Park	9.9 km
ITPL	11 km
Microsoft	11 km



Bus Stop

Kodathi Gate	2.2 km
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Railway Station

Carmelaram	4.8 km
SMVT	20 km
Majestic	23 km



Metro Station

Hopefirm	11 km
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Airport

Bengaluru International Airport	45 km
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The rhythm of life

remastered



Welcome to a place full of surprises, where every detail sparks joy and every moment feels like a gift. Here, wellness and happiness are part of your daily rhythm.



Wellness & Mindfulness

Yoga Lawn, Meditation Lawn,
Reflexology Path, Outdoor
Gym and Fitness Court

Recreation & Active Living

Walking Trail, Skating Rink,
Skating Party Deck, Pickleball
Court and Swimming Pool



Nature & Community

Garden, Urban Farming
Pet Park and Senior Citizen
Pavilion

Play & Discovery

Kids' Play Area and
Indoor Games



Culture & Celebration

Amphitheatre, Event Area,
Stage

Discover living

as it's meant to be

 www.nbrgroup.in

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