



WHAT IF LIFE COULD BE EVERYTHING, ALL AT ONCE?

SBR ONE RESIDENCE

Step into a world of opulence and refinement at SBR ONE RESIDENCE, an architectural masterpiece nestled in the prestigious enclave of Whitefield, Bangalore. Spanning an expansive 11.75 acres of residential & commercial high street retail. The residential sanctuary offers meticulously designed 2.5 BHK and 3 BHK luxury apartments with Vaastu-Compliant, all corner units where every detail exudes elegance and sophistication. The crown jewel of this development is the grand 55,000 sq ft clubhouse, complemented by over 930+ residences in Phase 1, all set amidst a lush 72% open area that breathes serenity and tranquillity. Residents are invited to indulge in an array of world-class amenities, including Infinity pool, Bio Pool, a state-of-the-art fitness centre, rejuvenating spa, verdant landscaped gardens, gaming zone, co-working space, kids play area and premium sports facilities. SBR ONE RESIDENCE is more than a home; it is a statement of timeless luxury, offering an unparalleled lifestyle in the heart of Bangalore's most coveted address.



WHERE LIFE ISN'T ABOUT COMPROMISES

It's About Convergence



SBRONE RESIDENCE

ANADDRESS WITH A PURPOSE

Way to Airport Orlon Uptown Mall SBR Magnus SBR Central SBR Earth & Sky The Nest Kithiganur 9 SBR Gokulam SBR Horizon SBR Minara SBR Florenso Whitefield Railway Station KR Purom Phoenix Market City Hoodi Hope Farm Metro Station Channasandra Manipal Hospital Hopefarr Vydehi Hospital Whitefield Global School Brookefield Manipal Nexus Whitefield Marathahalli Q Motherhood Varthur

SEAMLESS LIVING, CURATED FOR YOU



MALLS

Pheonix Market City 9.8 km Nexus Whitefield 3.5 km Forum Mall 4.3 km 3 km Ascendas



HOSPITALS

Aster CMI Hospital 3.9 km 4.7 km Manipal Hospital 4.8 km Vydehi Hospital 4.1 km Axis Hospital



First Technology Park 3.7 km 4.9 km Mindcomp Park 2 km G.R.Tech Park 3.3 km ITPB



SCHOOLS

Deen's Academy

National Public School 5.1 km 9.9 km Narayana Olympiad 300 m Whitefield Global 800 m MVG College 2.9 km



METRO &

Hope Farm Metro Station 1.3 km Whitefield railway station 2.8 km

PROJECT HIGHLIGHTS

Vaastu Compliant

Home Automation

50+ World-Class Amenities

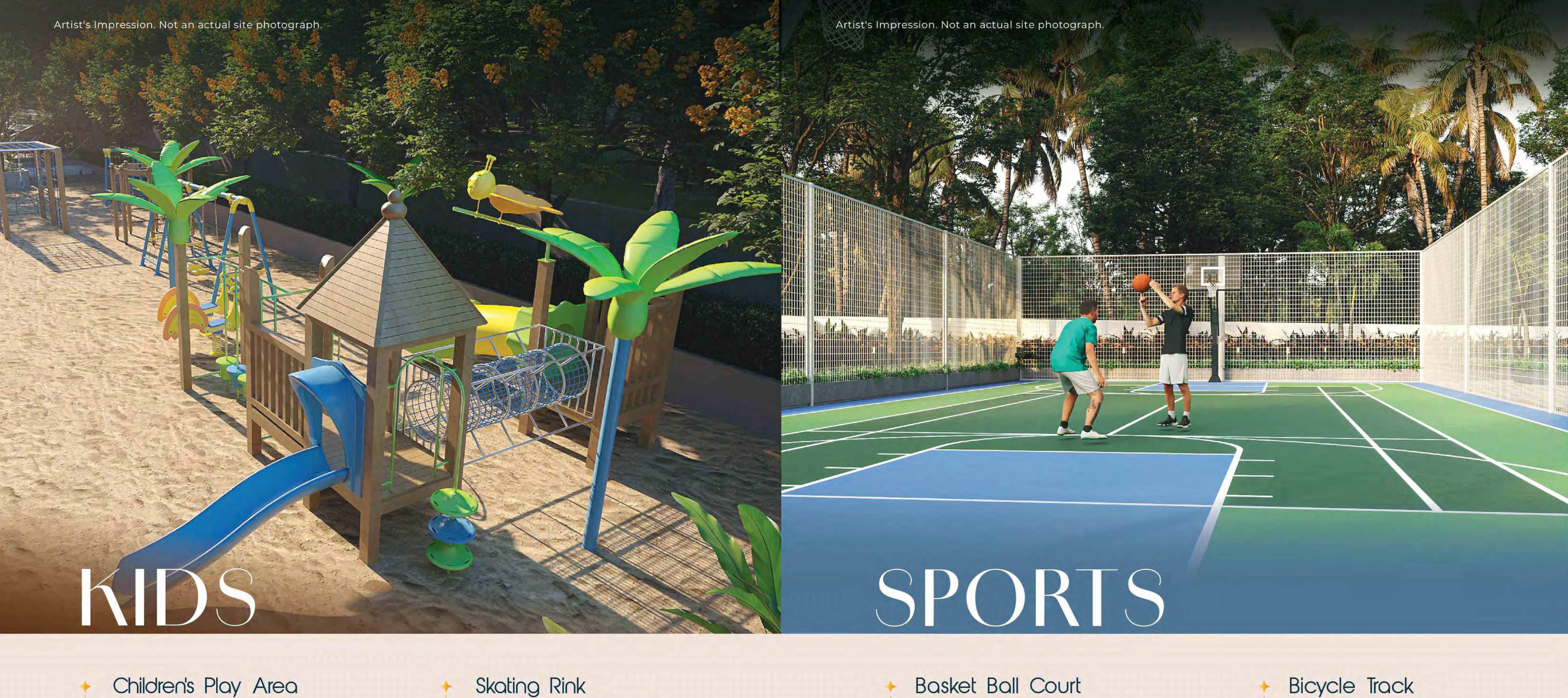
72% Open Spaces

Each Unit is a Corner Unit









Toddlers' Play Area

Skating Rink

Kids Activity Area

Basket Ball Court

Cricket Practice Net

Bicycle Track

Pickleball Court







Amphitheatre

Barbeque

Musical Fountain

Palm Court

Party Lawn

Tensile Garden

Landscape Garden

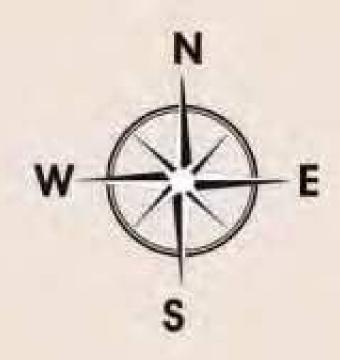
Central Courtyard





CLUB HOUSE Amenities

CLUBHOUSE

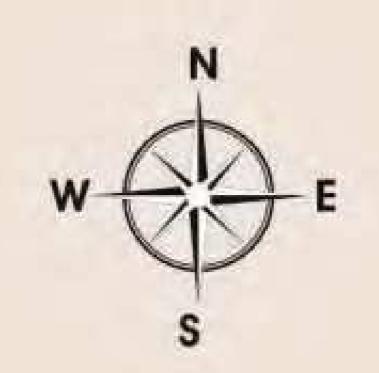




GROUND FLOOR



FIRST FLOOR





BERCOURT
13 NAVIOUS
13 NAVIOUS
13 NAVIOUS
13 NAVIOUS
13 NAVIOUS
14 NAVIOUS
15 NAVIOUS
16 NAVIOUS
16 NAVIOUS
17 NAVIOUS
18 NAVIOUS
18

THIRD FLOOR

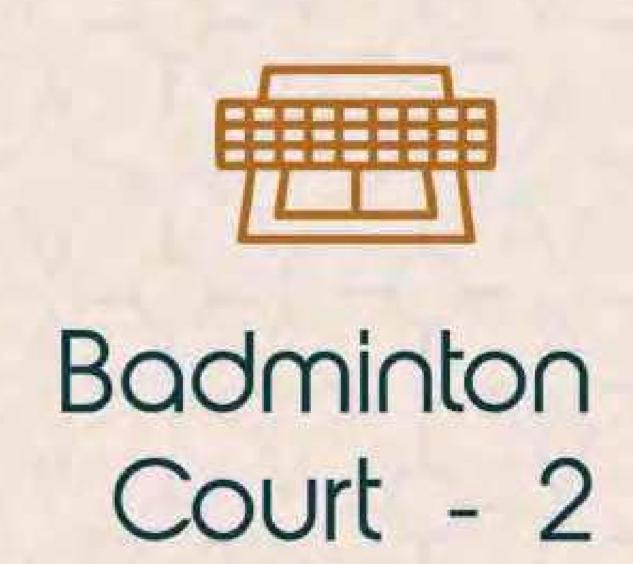
TERRACE FLOOR

SECOND FLOOR

The images shown with furniture/fitting fixtures/interior are only indicative of space planning and are not part of the developer's scope. The main doors will be as per the corridor design.

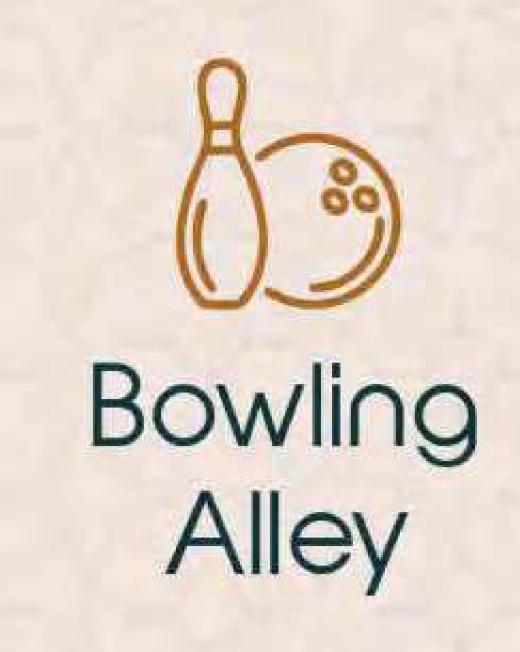




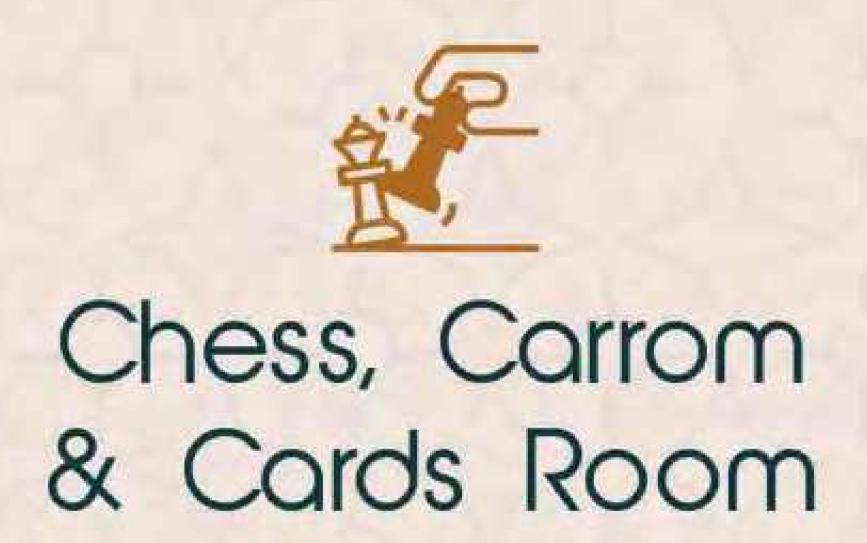












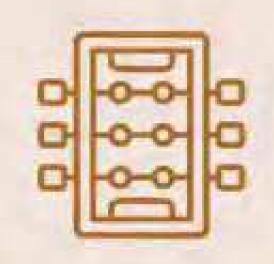




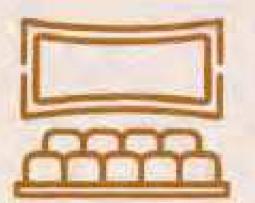


Coffee Lounge, Restaurant, Pantry, Service Area

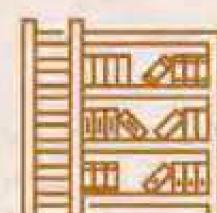




Foosball



Multimedia Theatre



Library



Multipurpose Hall



Creche / Day care



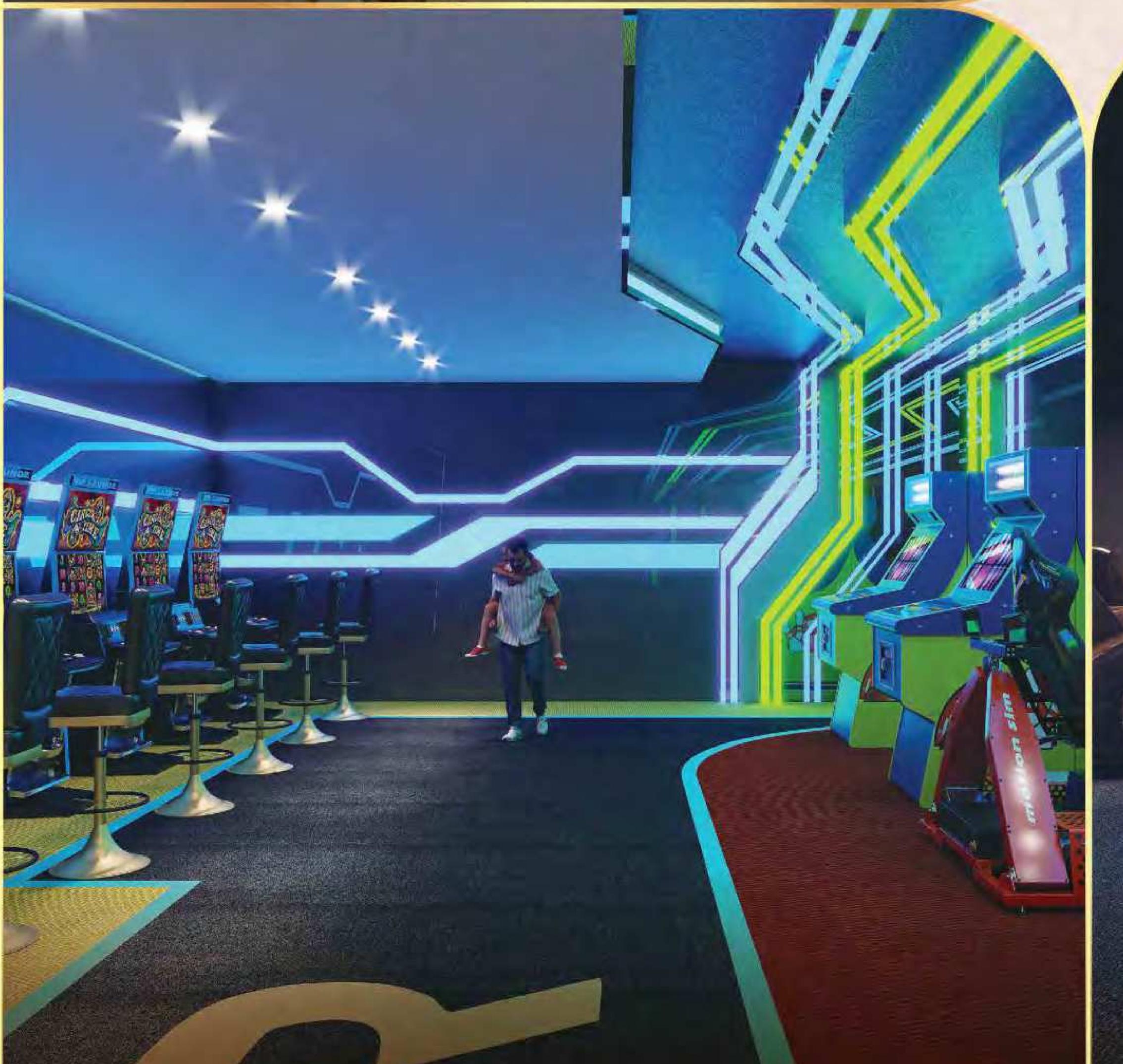
Karate Area Provision



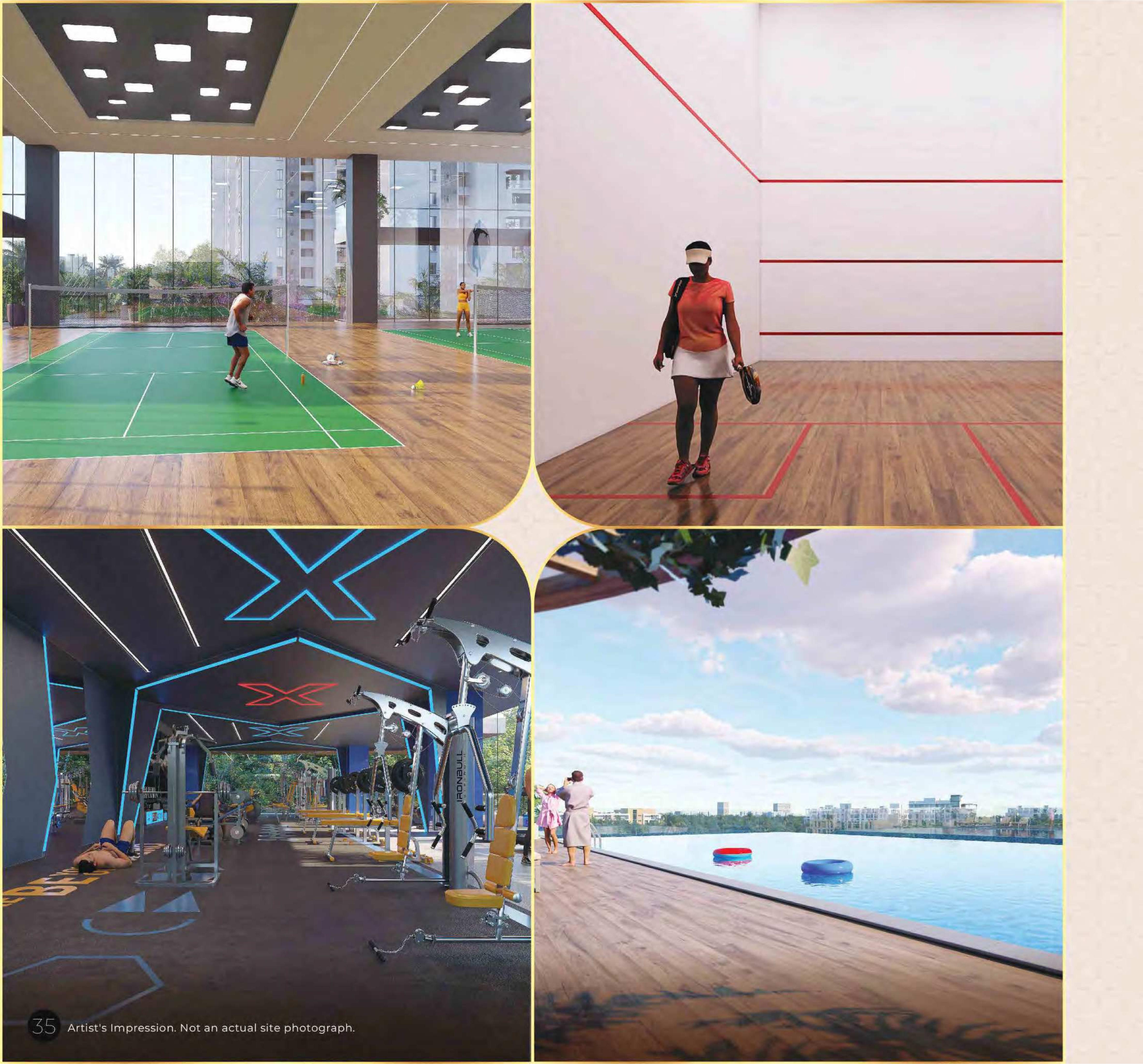
Video Gaming Zone & Golf Simulator









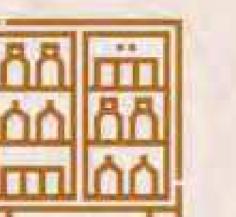




Infinity Swimming Pool & Kids Pool



Viewing Deck & Roof Garden



Banquet & Pantry



Health Club - Gym, Spa, Sauna



Table Tennis



Squash Court



Pharmacy & Clinic Provision



Provision Store



SBR GROUP'S Design Philosophy

At SBR One Residence, design transcends aesthetics to embody functionality and harmony. Spread across 11.75 acres of prime land in Whitefield, every detail reflects a thoughtful balance of modern living and integration. iconic natural towers, meticulously planned layouts, and premium craftsmanship ensure abundant natural light, ventilation, and optimal space utilization. With over 50 world-class amenities and lush surroundings, the design ethos celebrates a seamless blend of comfort, connectivity, and sustainability. Each home is a sanctuary where elegance meets purpose, offering a lifestyle that redefines elevated living.



MASTERPLAN

LEGENL

- RESIDENTIAL ENTRY
- 2. COMMERICAL ENTRY
- 3. CYCLE TRACK
- 4. BICYCLE PARKING
- 5. COMMERICAL PARKING
- 6. GRANITE PAVED DRIVEWAY
- 7. STONE PAVED DRIVEWAY
- 8. TREE COURT
- 9. WATERBODY
- 10. SKATING RINK
- JJ. WALKWAY
- 12. KID'S PLAY AREA
- 13 TODDLER'S PLAY AREA
- 14. GAZEBO
- 15. CRICKET PRACTICE NET

- 16. TRANSFORMER YARD
- 17. PICKLEBALL COURT
- 18. BASKETBALL COURT
- 19. AMPHITHEATRE
- 20. KID'S ACTIVITY AREA
- 21. MAZE GARDEN
- 22. PARTY LAWN
- ZZ. I/WIII C/WVIN
- 23. BARBEQUE
- 24. CLUBHOUSE ENTRANCE
- 25. CLUBHOUSE
- 26. SEATING WITH TENSILE SHADE
- 27. SEATING UNDER PERGOLA
- 28. PALM COURT
- 29. COLUMN FEATURE
- 30. DRY DECK/MUSICAL FOUNTAIN

- 31. BLOCK A TO L (PHASE 1)
- 32. BLOCK-M TO P (PHASE 2)
- 33. COMMERICAL KIOSK
- 34. SEATING PLAZA
- 35. YOGA DECK/STAGE

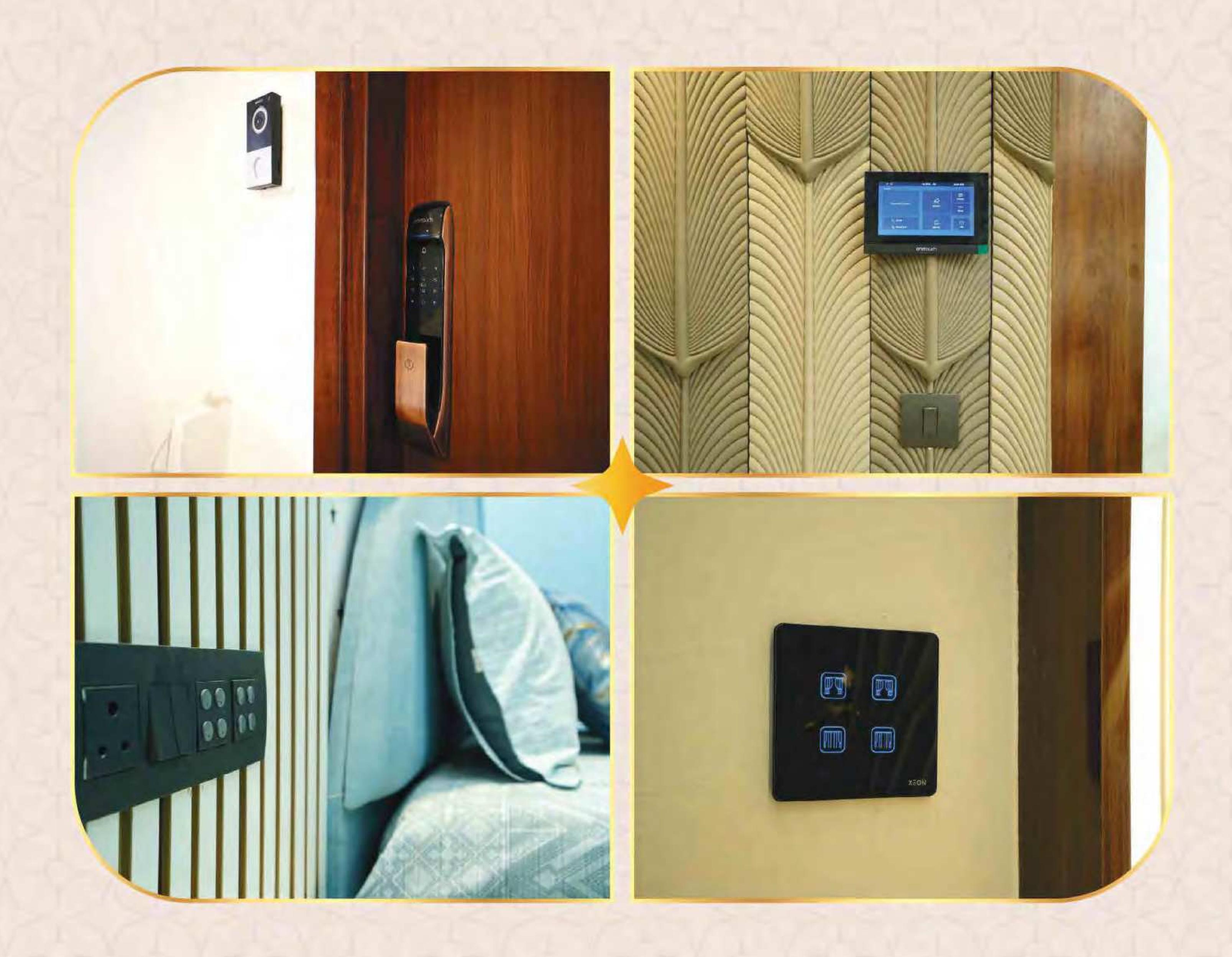


NUMBERINGPLAN (Block and Series)



Home Automation

Elevating modern living, SBR ONE RESIDENCE integrates cutting-edge home automation systems, featuring smart door locks with video door phones, intuitive IOT switches, and a seamless web-based community platform for the entire society. This fusion of technology and luxury ensures convenience, security, and connectivity at your fingertips.



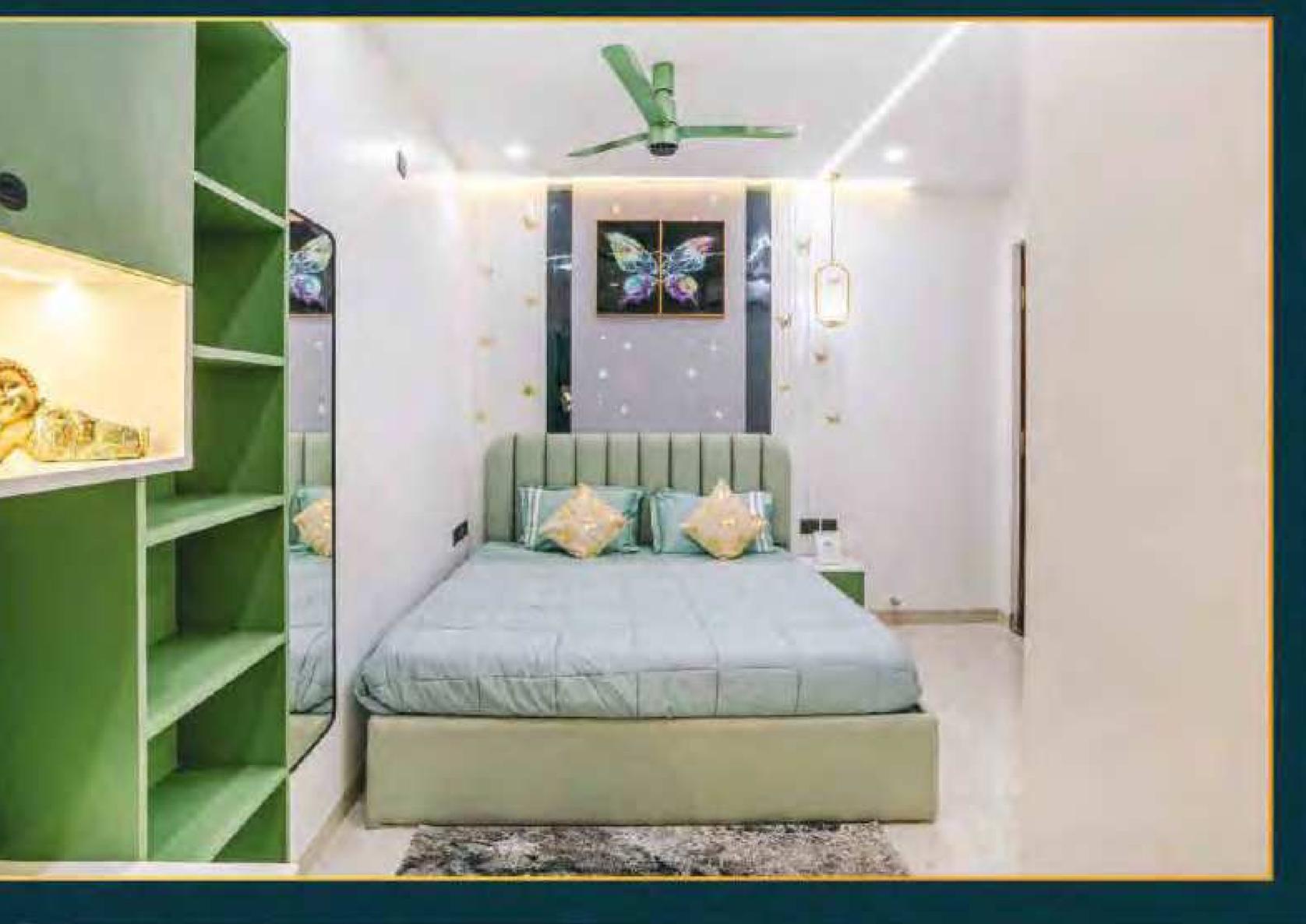
UNITPLANS

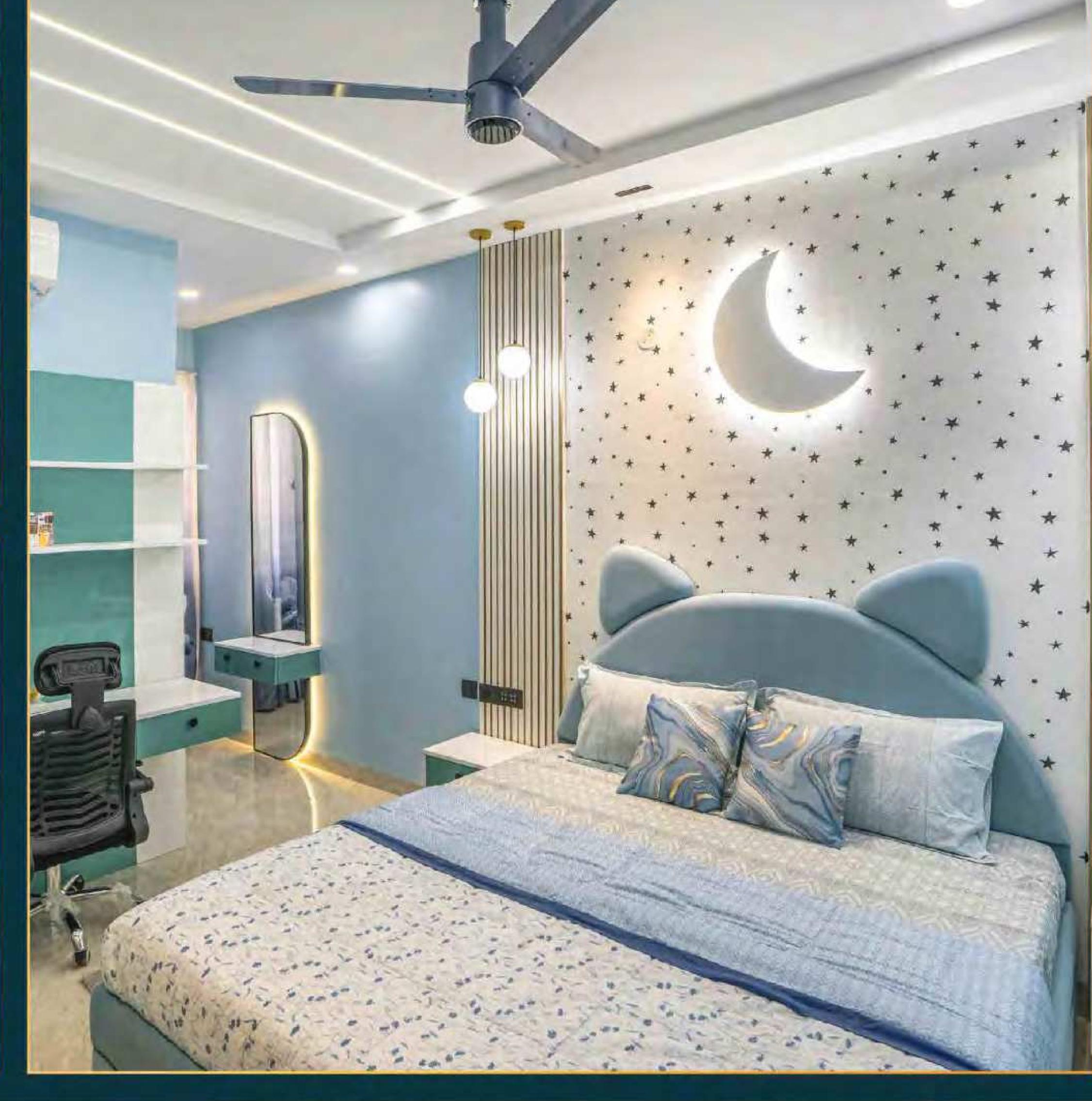
GALLERY

"Explore our mockup rooms and visualize your future space with all the details you need for your dream home!"













QUALITY AT THE PEAK

STRUCTURE:

All structural elements are designed to be earthquake-resistant, in compliance with Seismic Zone II standards.

SUPER STRUCTURE:

RCC Framed structure.

SUB-STRUCTURE:

Monolithic construction of core and shear walls using a high-quality aluminum modular Formwork system.

JOINERY:

Main Door (1050mm x 2400mm):
Premium-quality Mahogany/Red Meranti wood frame spanning the full wall width, with architraves on both sides. The door features a veneered solid flush door shutter of 40mm thickness with all round teakwood beading, and P. U. polish finish on both sides with an IP-based smart door lock.

Bedroom Door (900mm x 2400mm): Red Meranti/Mahogany wooden frame with a solid flush door, veneered on both sides with PU finish.

Toilet Doors (750mm x 2400mm): Granite door frame with a laminated flush door.

Door Hardware:

Dorset/Equivalent

Windows (1500MM High): Specially designed 3-track uPVC sliding windows with mosquito mesh and hardware from a reputed brand.

Balcony Doors (2400MM High): 3-track uPVC sliding doors with architrave, aluminum low threshold, mosquito mesh, and hardware from a reputed brand.tttt

ALL TOILETS:

- Flamed finish granite flooring with shower drain.
- Premium-quality 600 x 1200 tiles for wall dado, up to a height of 8 feet.
- Granite wash basin counter.
- Calcium silicate false ceiling where required.
- Reputed brand horizontal geyser with 15L capacity in all toilets (Jaquar/Havells/Equivalent).
- Premium-quality chrome-plated sanitary fixtures from Jaquar Laguna Series/Equivalent.

UTILITY:

- Anti-skid tile flooring of 300 x 300 or the same as kitchen tiles wherever applicable.
- Dado: Vitrified/ceramic tiles up to sill height, as per the design.
- Utility fixtures: Chromium-plated fittings as applicable.
- Provision for dishwasher, as applicable.
- Provision for geyser, as applicable.

KITCHEN:

- Premium-quality vitrified tiles for flooring and skirting in 800 x 1600 size (Kajaria/Somany/Equivalent).
- Power and water inlet provision for RO.
- Power provision for kitchen hob and chimney.
- Provision for chimney exhaust.
- Water and drain point for sink tap.
- Kitchen counter, dado, sink, and CP fittings are in the client's scope, with provisions provided with hot and cold water provision for sink mixer from geyser located in utility.

BALCONIES:

Wooden-look matte finish/Anti-Skid vitrified tiles for flooring and skirting.

Powder Coated Aluminum/SS with Toughened Glass railing as per design with granite coping.

Exterior Grade paint for ceiling.

Exterior grade textured non-VOC paint for walls (Asian/Berger/Dulux/Equivalent). Water outlet in balconies.

ELEWATORS:

 2 high-speed passenger lifts with auto rescue device and 1 service lift (capacity as per traffic analysis) per block, from a reputed brand (Kone/Schindler/Toshiba/Equivalent).

Cladding in Granite/Lacquered Glass.

PLUMBING

Water meter for individual flats.

Drainage/sewage: SWR/PVC pipes and fittings.

Water supply (internal & external): CPVC or uPVC pipes and fittings.

Premium-quality sanitary and chrome-plated fittings with thermostatic diverter in toilets (Jaquar/Equivalent)

ELECTRICAL SPECIFICATION

(Concealed copper wiring (Havells/Polycab or equivalent)

Premium-quality modular switches of reputed brands (ABB/Legrand/Havells/Equivalent) for non-loT switches.

Home automation switches as per design.

Light points, ceiling fan points, 6A & 16A sockets, and distribution boards in respective areas as per schedule/electrical layout.

One telephone point in the living room with a single-pair telephone cable to the Optical Network Terminal Box (ONT).

Conduit provision for a dedicated internet connection in the living room.

EB power supply: 4 KW for 2.5 BHK and 5 KW for 3 BHK.

DG backup for EB power supply, with flexibility to use any electrical points (except heating points) up to 50% of the allocated connected load.

100% DG backup for common facilities, including electrical points for DG. yard, transformer yard, pump room, common areas, landscape lighting, clubhouse lights, and street lighting of internal roads.

EV charging points for cars/bikes in common parking areas, as per statutory requirements.

PVC conduits (rigid type) of reputed make as per IS specifications for internal electrification.

MCBs and DBs of reputed make as per IS specifications.

Solar-powered water heater for top-floor units.

FIRE & SAFETY

Fire sprinkler system in all flats (with CPVC Blaze Master piping), corridors, and basements.

Drainage/sewage: SWR/PVC pipes and fittings.

Risers and ring mains of reputed make (GI pipe with paint) as per statutory norms.

Fire hydrants and extinguishers on all floors.

Fire alarms and public address system.

PIPED GAS

Meter-based piped gas provision by GAIL.

Gas Leakage Detector

HOME AUTOMATION

* IP-based smart door lock.

loT system - ABB/Equivalent.

Smart web community.

PARKING

Multi-level covered parking with entry/exit ramps and signage.

Dedicated space for car charging in the common parking area.

Epoxy paint up to 1-meter level on the walls..

ECO SUSTAINABILITY FACILITIES

WTP (Water Treatment Plant) -Softened water made available for the kitchen.

ARBIT-type sewage treatment plant of adequate capacity, as per norms. Treated sewage water will be used for landscaping/flushing purposes.

Rainwater harvesting.

Organic waste converters.

SECURITY

+ CCTV Surveillance System.

* Solar Powered Fencing on Compound Wall.

Solar Powered Street Lamps/Applicable Common areas.

CLUB HOUSE AMENITIES

◆ Dedicated G+3 + Terrace Floor Club House with an Open Party Lawn.

GROUND FLOOR

* Double Height Reception

Ground Floor - Space for Estate Manager, Laundry Services, Departmental Store/Pharmacy

Creche

Library

Coffee Shop

Bio Pool

Banquet Hall

+ Open Party Lawn

SECOND FLOOR

Game Zone

Bowling Zone

Mini Plex

Golf Simulator

Squash Courts - 2 Nos

THIRD FLOOR

Dormitory & Guest Rooms

* Multi-Purpose Hall

Coworking Space

Badminton Courts - 2 Nos

TERRACE FLOOR

Infinity Swimming Pool
Barbeque & Bar Longue

+ Open Terrace

MAINTENANCE STAFF FACILITIES

+ Wash Rooms

Drivers Rest House

Dedicated room for

E-Commerce delivery facility

FIRST FLOOR

+ Gym

Aerobics

Dance/Martial Arts Studio

Salon

Separate Spa for

Men & Women

MORE ABOUTUS



Over 2200+ happy families have chosen SBR Group for their dream homes. With premium apartments and villaments, we ensure quality, trust, and a better living experience. Join our growing SBR family today!

Since our inception. SBR Group has held a steadfast belief embodied in a single mantra:

"Never Compromise on Quality."

At SBR Group, our ultimate goal is to transform dreams into reality.

Our tagline, "Building Reality," perfectly aligns with
the aspirations of our customers who seek not just homes,
but a community and proximity to essential elements for quality living.

Our ethos revolves around our people, the sturdy foundation and pillars upon which our business stands.

Our team shares a common purpose, a commitment to trustworthiness, and the earned respect of our customers.

These principles form the backbone of our Value System:

Trust, Transparency, Quality, and Timeliness. The result? Long-term customer relationships, evident in numerous appreciative testimonials.

Our journey is marked by a dedication to Professionalism x Transparency

Residential



SBR Magnus



SBR Pravanika



SBR Keerthi



SBR Florenso



SBR Gokulam



SBR Tejas



SBR Earth & Sky



SBR Urban Jewel County



SBR Horizon



SBR Minara



SBR Keerthi Prime



The Nest

Commercial

Our Associates



SBR Central



SBR Minara Commercial



SBR Keerthi Mall



SBR Lucky Mall



SBR Towers



SBR Horizon Commercial



ARCHITECTS:

ASLAM ARCHITECTS

AND INTERIOR

DESIGNERS PVT. LTD



STRUCTURAL CONSULTANTS:
INNOTECH ENGINEERING CONSULTANT PVT LTD



MEP CONSULTANTS &
FIRE FIGHTING:
GREETS BUILDING
SERVICES PVT LTD



LANDSCAPE CONSULTANTS:
Calids CALIDS



MAIN CONTRACTOR:
GANNON DUNKERLEY
& CO., LTD



PRM/KA/RERA/1251/446/PR/131224/007297

OFFICE ADDRESS

Sy Nos, 24/5, SBR Horizon, Seegehalli, Kadugodi Main Road, Bangalore, Karnataka 560 067

SITE ADDRESS

Sy.no:27, 30, 31, 35 & 36, Hopefarm, Whitefield, Bengaluru East, Karnataka - 560066







9456 909 909

Disclaimer: This brochure is based on conceptual design and is an artistic impression & cannot be used as a legal document. The promoters, Developers & Architect may change/alter the design, to suit any functional requirements of the end user.

