



SBR MINARA

Discover the Essence
of **Luxurious Living**

sbrgroup.in

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

3 LUXURY GOOD THINGS COMES IN

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 Seegehalli, 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.



| SBR MINARA

Plush Living

01



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.

Artist's impression. Not an actual site photograph

04

Tallest Tower in Whitefield

ENJOY A PANORAMIC
VIEW OF WHITEFIELD

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.

Artist's impression. Not an actual site photograph

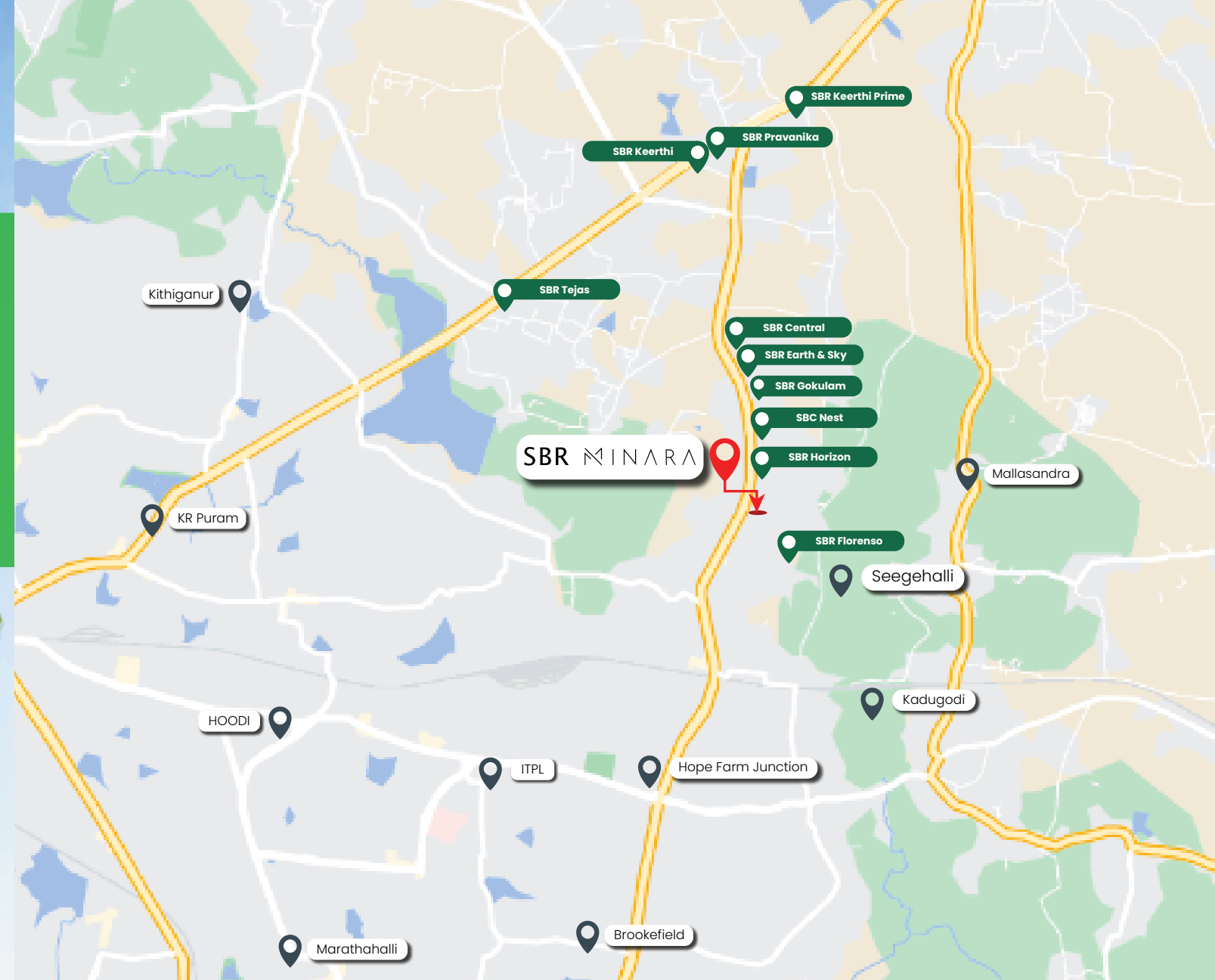


05

Sublime

Location

Seegehalli, Whitefield



Nearby Location



Schools

Chrysalis High School - 2 Km
ORCHIDS The International School - 3.4 Km
Whitefield Global School - 4.3 Km
VIBGYOR High School - 4.1 Km
National Public School - 2.8 Km
Narayana Olympiad School - 6.9 Km



Office

Bearys Global Research Triangle - 3 Km
ITPB - 6.2 Km
Bagmane WTC - 13 Km
H M Tech Park - 5 Km



Hospital

Manipal Hospital - 8 Km
New Life Hospital - 10.8 Km
Satya sai baba Hospital - 7 Km
Vydehi Hospital - 8 Km



College

MVJ College - 4.1 Km
Cambridge PU College - 9 Km
Christ The King College - 14.8 Km



Grocery Stores

Rolla HyperMarket - 200 Mts
Tata Star Bazaar - 450 Mts
Safal Market - 3.7 Km



Malls

Nexus Shantiniketan Mall - 8 Km
Orion UPTOWN Mall - 6.4 Km
Phoenix Marketcity - 11 Km
Ascendas Park Square Mall - 5.6 Km



Metro & Railway Station

Whitefield Metro Station - 2.7 Km
Whitefield Railway Station - 2.1 Km
KR-Puram Railway Station - 13.7 Km

No
Vehicular
Movement

Upscale
Amenities

Discover Peace

100% Vaastu
Compliant



03



Master Plan



Legend

- | | |
|---------------------|---------------------------|
| 1 ENTRY | 10 KIDS PLAY AREA |
| 2 HERBAL GARDEN | 11 BAMBOO TREE PLANTATION |
| 3 SENSORY GARDEN | 12 PET PARK |
| 4 JOGGING TRACK | 13 MIYAWAKI PLANTATION |
| 5 CRICKET PITCH | 14 SEATING |
| 6 LAWN TENNIS | 15 SOFTSCAPE |
| 7 PEOPLE'S PLAZA | 16 PERGOLAS |
| 8 OPEN AMPHITHEATRE | 17 SWIMMING POOL |
| 9 SKATING RINK | 18 EXIT |



Grand

Entry & Exit



02

Herbal Garden



03

Sensory Garden



08

Open Amphitheatre



09

Skating Rink



04

Jogging Track



05

Cricket Pitch



10

Kids Play Area



11

Bamboo Plantation



06

Lawn Tennis



07

People Plaza



12

Pet Park

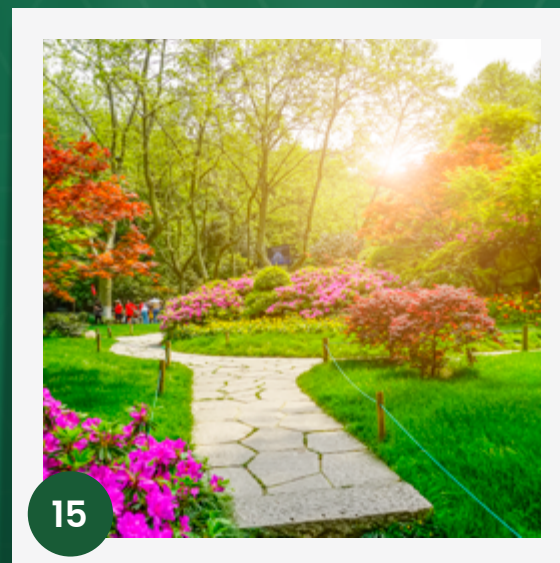


13

Miyawaki Plantation



Seating



Softscape



Pergolas



Immerse yourself in the absolute greenery that envelops SBR Minara. Lush landscapes, verdant gardens, and carefully preserved green spaces create an oasis of tranquility within the bustling urban landscape. Embrace the therapeutic effects of nature as you stroll through the meticulously manicured lawns and breathe in the refreshing scent of blooming flowers.



Trinity Club

40,000 SFT

Tower-A

Lower Level



Upper Level



2 Banquet Halls



2 Restaurants



1 Coffee Shop Lounge



Guest Room



Co-working Space



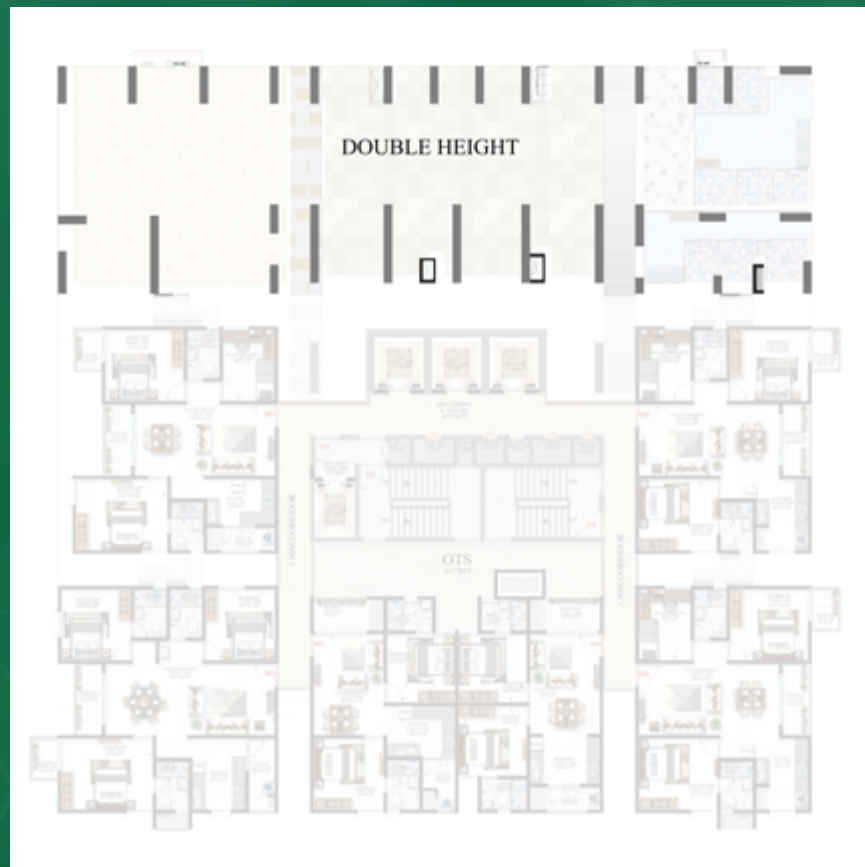
Conference Hall

Tower-B

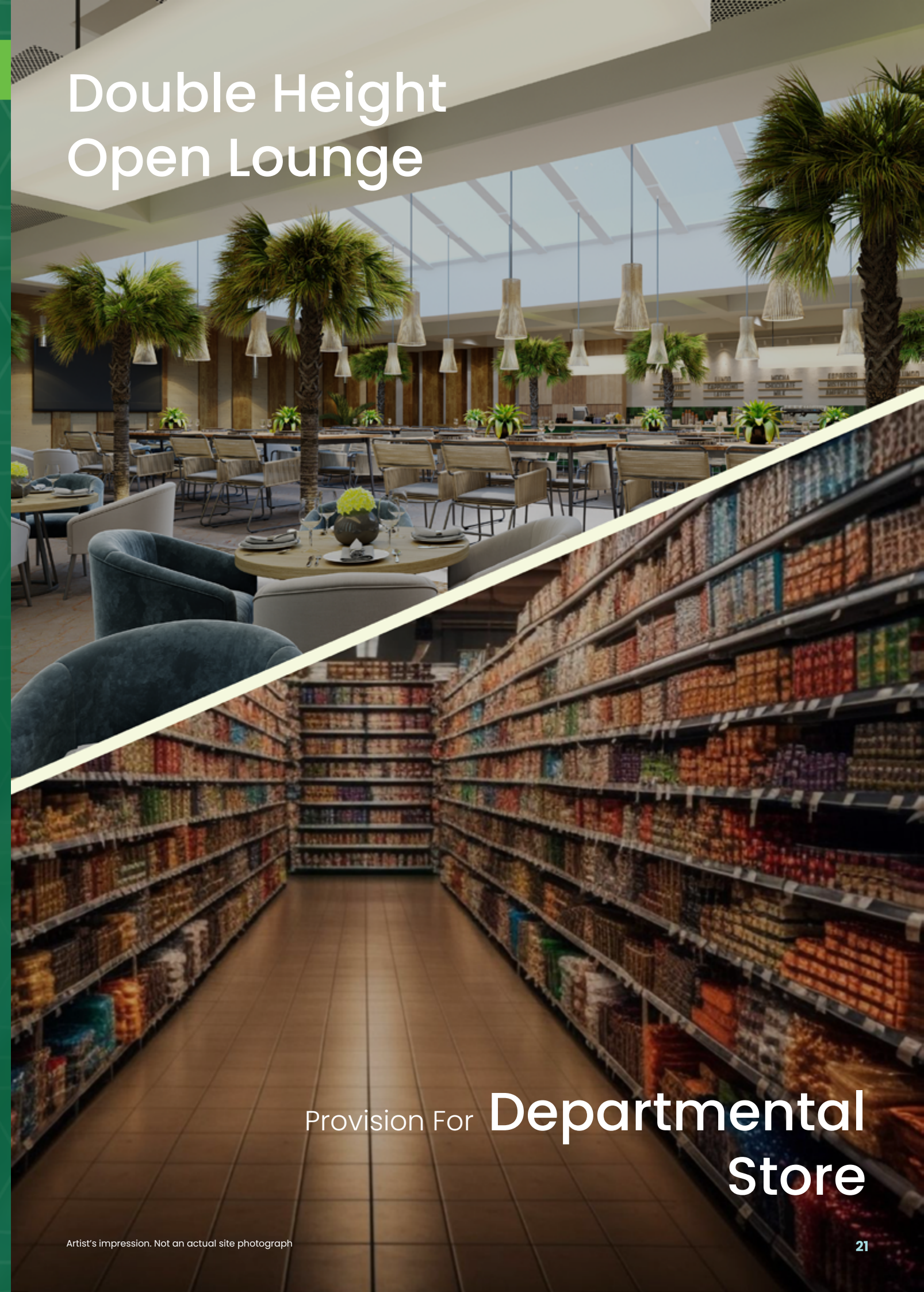
Lower Level



Upper Level



Double Height Open Lounge



Provision For **Departmental Store**

Tower-C

Lower Level



Upper Level



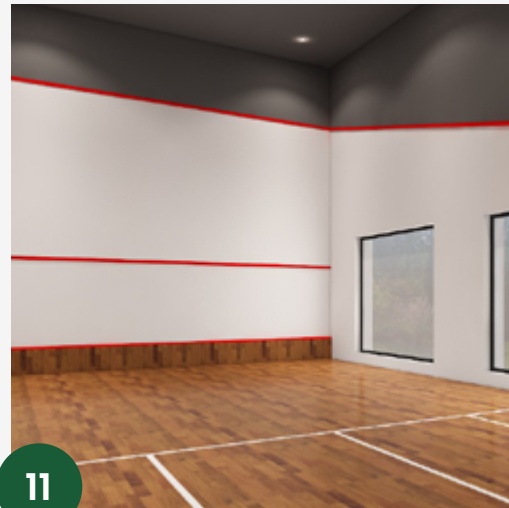
09

2 Badminton Courts



10

Indoor Game Arena



11

Squash Court



12

Creche



13

Sport Shop Variant



14

Ladies and Gents Spa



15

Gym



16

Unisex Salon



17

Yoga & Zumba Studio



SBR Minara's commitment to providing upscale fitness and wellness amenities is evident in its Gym, Yoga and Zumba Studio, and Unisex Salon. By combining state-of-the-art facilities, expert guidance, and a focus on rejuvenation, members can uplift their physical and mental well-being while indulging in the ultimate self-care experience.



Swimming Pool

SBR
MINARA



Simplex



Duplex



Penthouse

Artist's impression. Not an actual site photograph

Numbering Plan



Typical 2BHK + 2T

SBA – 920 Sq. ft

SERIES – 04 & 05



APARTMENT'S NO'S
A – 004 & 005
B – 004 & 005

CARPET AREA
569 Sq. ft

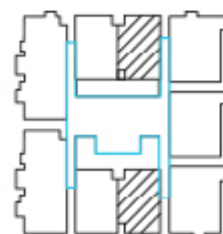
FLOORS
TOWER A = 02-16 & 19-24 FLOORS
TOWER B = 01-17 & 20-25 FLOORS

FACING
EAST

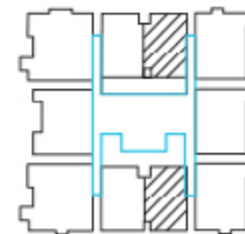
BALCONY AREA
72 Sq. ft



KEY PLAN



TOWER – A



TOWER – B

Typical 2BHK + 2T

SBA – 945 Sq. ft

SERIES – 06 & 07



APARTMENT'S NO'S
A – 006 & 007
B – 006 & 007

CARPET AREA
583 Sq. ft

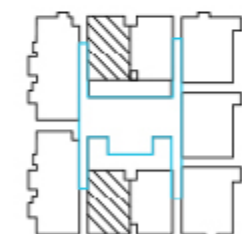
FLOORS
TOWER A = 02-16 & 19-24 FLOORS
TOWER B = 01-17 & 20-25 FLOORS

FACING
WEST

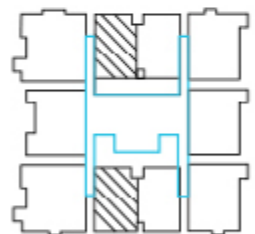
BALCONY AREA
79 Sq. ft



KEY PLAN



TOWER – A



TOWER – B

Typical 3BHK + 2T

SBA - 1,290 Sq.ft

SERIES - 01, 02 & 03



APARTMENT'S NO'S
A - 001, 002 & 003
B - 001, 002 & 003
C - 001, 002 & 003

CARPET AREA
801 Sq. ft

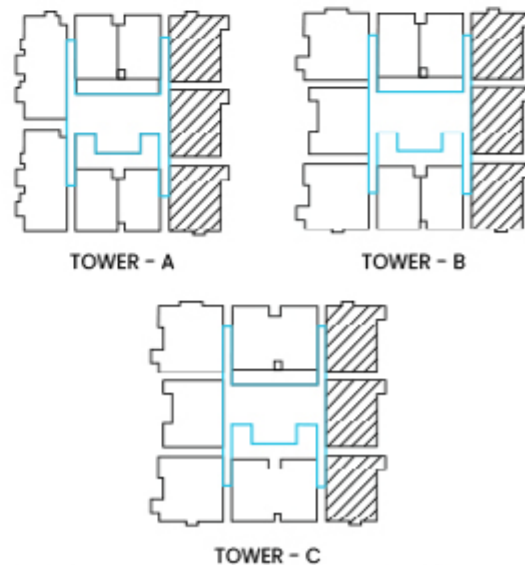
FLOORS
TOWER A = 02-16 & 19-24 FLOORS
TOWER B = 01-17 & 20-25 FLOORS
TOWER C = 02-15 FLOORS

FACING
WEST

BALCONY AREA
109 Sq. ft



KEY PLAN



The image shown with furniture / fitting fixtures including washbasin / washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

Typical 3BHK + 2T

SBA - 1,357 Sq. ft

SERIES - 07 & 09



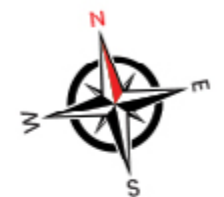
APARTMENT'S NO'S
B - 009
C - 007

CARPET AREA
842 Sq. ft

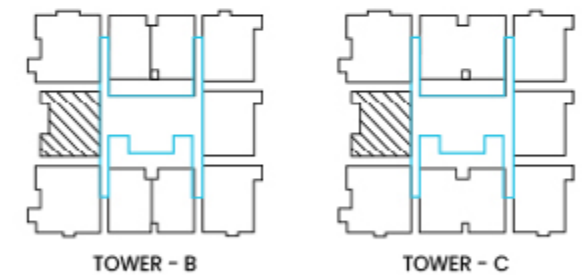
FLOORS
TOWER B = 01-17 & 20-25 FLOORS
TOWER C = 02-16 FLOORS

FACING
EAST

BALCONY AREA
111 Sq. ft



KEY PLAN



The image shown with furniture / fitting fixtures including washbasin / washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

Typical 3BHK + 3T

SBA - 1,578 Sq. ft

SERIES - 06, 08 & 10



APARTMENT'S NO'S
B - 008 & 010
C - 006 & 008

CARPET AREA
986 Sq. ft

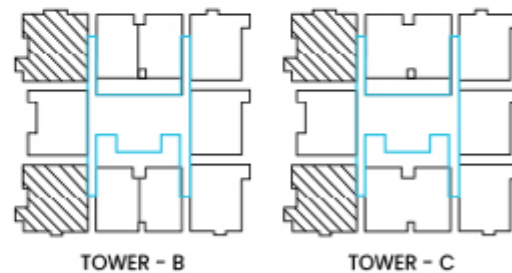
FLOORS
TOWER B = 01-17 & 20-25 FLOORS
TOWER C = 02-16 FLOORS

FACING
EAST

BALCONY AREA
117 Sq. ft



KEY PLAN



Typical 3BHK + 3T

SBA - 1,701 Sq. ft

SERIES - 08 & 09



APARTMENT'S NO'S
A - 008 & 009

CARPET AREA
1,093 Sq. ft

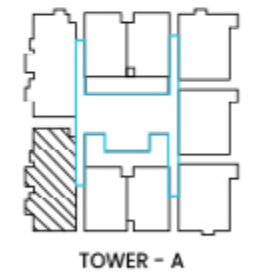
FLOORS
TOWER A = 02-16 & 19-24 FLOORS

FACING
EAST

BALCONY AREA
115 Sq. ft



KEY PLAN



Typical 4BHK + 3T

SBA - 2,028 Sq. ft

SERIES - 04



APARTMENT'S NO'S
C - 004

CARPET AREA
1,290 Sq. ft

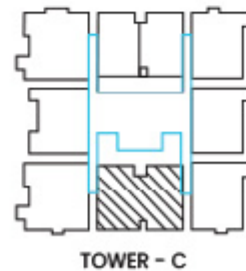
FLOORS
TOWER C = 02-15 FLOORS

BALCONY AREA
150 Sq. ft

FACING
EAST



KEY PLAN



The image shown with furniture / fitting fixtures including washbasin / washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

Typical 4BHK + 3T

SBA - 2,038 Sq. ft

SERIES - 05



APARTMENT'S NO'S
C - 005

CARPET AREA
1,333 Sq. ft

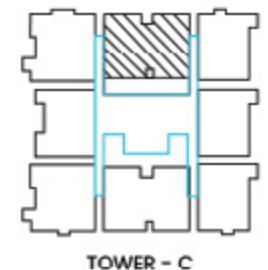
FLOORS
TOWER C = 02-16 FLOORS

BALCONY AREA
114 Sq. ft

FACING
EAST



KEY PLAN



The image shown with furniture / fitting fixtures including washbasin / washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.



Duplex

Floor Plan

Duplex 3 BHK + 3T

SBA - 1,969 Sq.ft

SERIES - 07



LOWER



UPPER



APARTMENT'S NO'S
A - 007

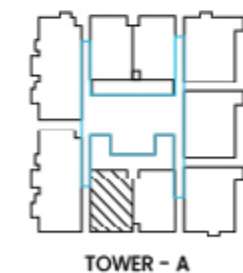
CARPET AREA
1,221 Sq. ft

FLOORS
TOWER A = 17 FLOOR

FACING
EAST

BALCONY AREA
178 Sq. ft

KEY PLAN



TOWER - A

Duplex 3BHK + 3T

SBA - 2,001 Sq.ft

SERIES - 05



LOWER



UPPER

APARTMENT'S NO'S

A - 005

B - 005

CARPET AREA

A - 1,250 Sq. ft

FLOORS

TOWER A = 17 & 18 FLOORS

TOWER B = 18 & 19 FLOORS

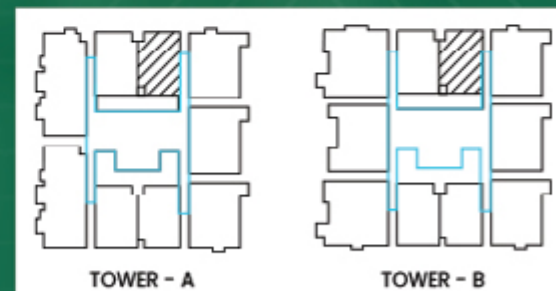
FACING

EAST

BALCONY AREA

171 Sq. ft

KEY PLAN



TOWER - A

TOWER - B

The image shown with furniture / fitting fixtures including washbasin / washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

Duplex 3BHK + 3T

TOWER - A (SBA - 2,021 Sq.ft)

SERIES - 04

TOWER - B (SBA - 2,006 Sq.ft)

SERIES - 04



LOWER



UPPER

APARTMENT'S NO'S

A - 004

B - 004

CARPET AREA

A - 1,250 Sq. ft

B - 1,250 Sq. ft

FLOORS

TOWER A = 17 & 18 FLOORS

TOWER B = 18 & 19 FLOORS

FACING

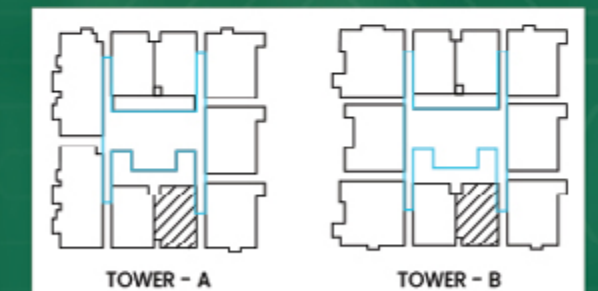
EAST

BALCONY AREA

185 Sq. ft

174 Sq. ft

KEY PLAN



TOWER - A

TOWER - B

The image shown with furniture / fitting fixtures including washbasin / washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

Duplex 3BHK+3T

Tower - B (SBA - 2,030 Sq.ft)

SERIES - 06



LOWER



UPPER



APARTMENT'S NO'S
B - 006

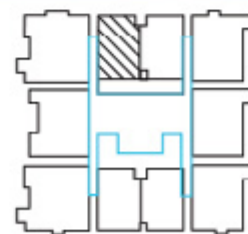
CARPET AREA
1,265 Sq. ft

FLOORS
TOWER B = 18 & 19 FLOORS

FACING
WEST

BALCONY AREA
177 Sq. ft

KEY PLAN



TOWER - B

The image shown with furniture / fitting fixtures including washbasin / washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

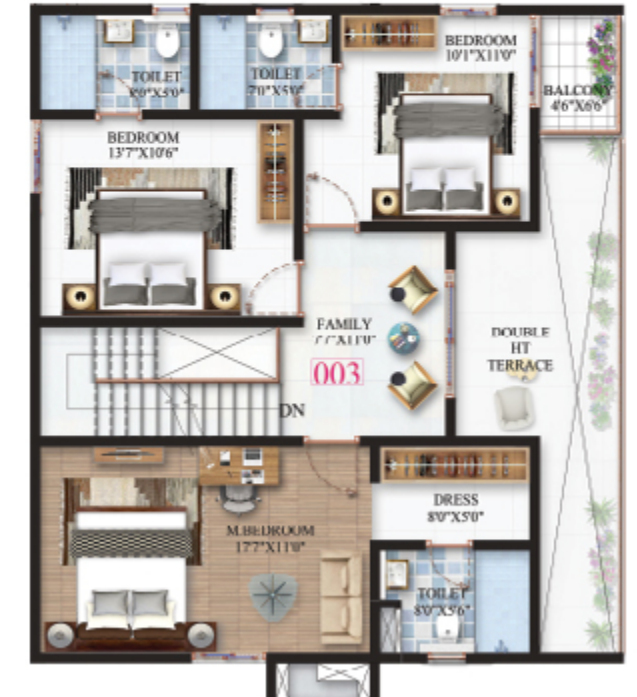
Duplex 4.5BHK + 4T

TOWER - A (SBA - 2,676 Sq.ft)

SERIES - 01, 02 & 03

TOWER - B (SBA - 2,649 Sq.ft)

SERIES - 01, 02 & 03



LOWER



UPPER



APARTMENT'S NO'S
A - 001, 002 & 003
B - 001, 002 & 003

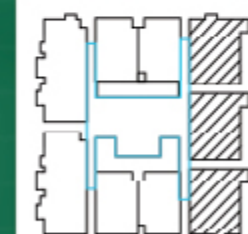
CARPET AREA
A - 1,637 Sq. ft
B - 1,637 Sq. ft

FLOORS
TOWER A = 17 & 18 FLOOR
TOWER B = 18 & 19 FLOOR

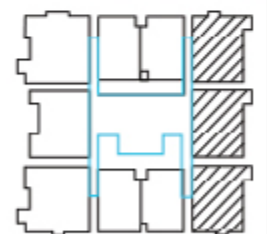
FACING
WEST

BALCONY AREA
263 Sq. ft
243 Sq. ft

KEY PLAN



TOWER - A



TOWER - B

The image shown with furniture / fitting fixtures including washbasin / washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

Duplex 4.5BHK + 4T

SBA - 2,837 Sq.ft

SERIES - 09



LOWER



UPPER



APARTMENT'S NO'S
B - 009

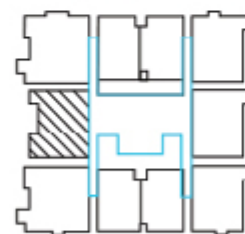
CARPET AREA
1,725 Sq. ft

FLOORS
TOWER B = 18 & 19 FLOOR

FACING
EAST

BALCONY AREA
288 Sq. ft

KEY PLAN



TOWER - B

The image shown with furniture / fitting fixtures including washbasin / washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

Duplex 4.5BHK + 4T

SBA - 3,281 Sq.ft

SERIES - 08 & 010



LOWER



UPPER



APARTMENT'S NO'S
B - 008 & 010

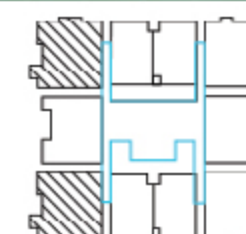
CARPET AREA
2,026 Sq. ft

FLOORS
TOWER B = 18 & 19 FLOORS

FACING
EAST

BALCONY AREA
304 Sq. ft

KEY PLAN



TOWER - B

The image shown with furniture / fitting fixtures including washbasin / washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

Duplex 5BHK + 6T

SBA - 3,300 Sq.ft

SERIES - 08 & 09



LOWER



UPPER

APARTMENT'S NO'S
A - 008 & 009

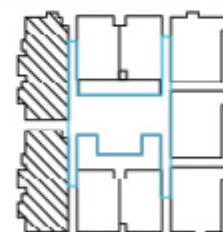
CARPET AREA
2,143 Sq. ft

FLOORS
TOWER A = 17 & 18 FLOOR

FACING
EAST

BALCONY AREA
178 Sq. ft

KEY PLAN



TOWER - A

Penthouse Floor Plan



Penthouse 3BHK + 3T

SBA - 2,339 Sq.ft

SERIES - 06

SBA - 2,321 Sq.ft

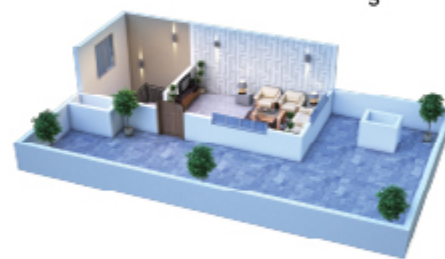
SERIES - 07



LOWER



UPPER



TERRACE

APARTMENT'S NO'S

A - 006 & 007

B - 006 & 007

CARPET AREA

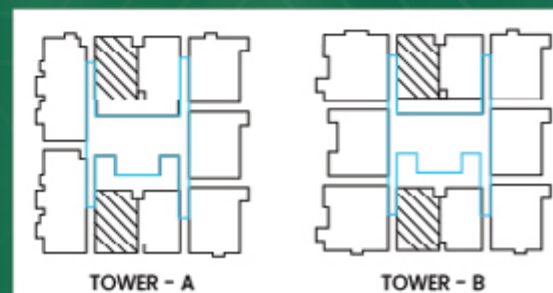
A - 1,475 Sq. ft

TERRACE AREA

06 - 552 Sq. ft

07 - 550 Sq. ft

KEY PLAN



FLOORS

TOWER A = 25, 26 & 27 FLOORS

TOWER B = 26, 27 & 28 FLOORS

FACING

WEST

BALCONY AREA

04 - 186 Sq. ft

05 - 173 Sq. ft

Penthouse 3BHK + 3T

SBA - 2,377 Sq.ft

SERIES - 04

SBA - 2,357 Sq.ft

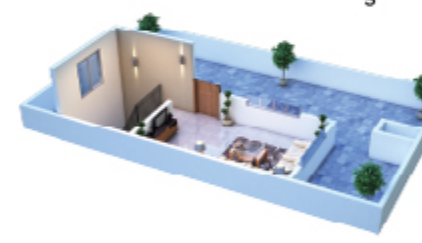
SERIES - 05



LOWER



UPPER



TERRACE

APARTMENT'S NO'S

A - 004 & 005

B - 004 & 005

CARPET AREA

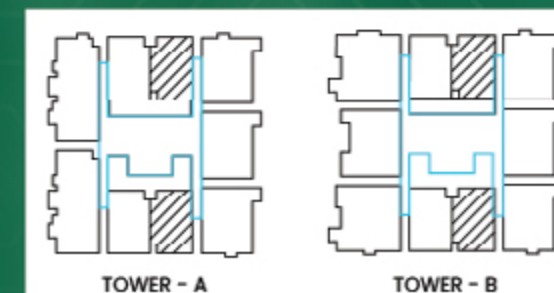
A - 1,503 Sq. ft

TERRACE AREA

04 - 545 Sq. ft

05 - 547 Sq. ft

KEY PLAN



FLOORS

TOWER A = 25, 26 & 27 FLOORS

TOWER B = 26, 27 & 28 FLOORS

FACING

EAST

BALCONY AREA

04 - 185 Sq. ft

05 - 171 Sq. ft

Penthouse 4.5BHK + 4T

SBA - 3,169 Sq.ft

SERIES - 09



LOWER

UPPER

TERRACE

APARTMENT'S NO'S
B - 009

CARPET AREA
A - 1,963 Sq. ft

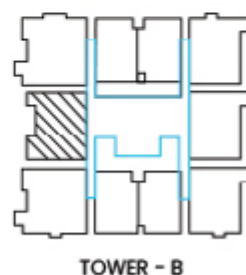
TERRACE AREA
893 Sq. ft

KEY PLAN

FLOORS
TOWER B = 26, 27 & 28 FLOORS

FACING
EAST

BALCONY AREA
286 Sq. ft



TOWER - B

The image shown with furniture / fitting fixtures including washbasin / washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

Penthouse 4BHK + 4T

SBA - 3,200 Sq.ft

SERIES - 01, 02 & 03



LOWER

UPPER

TERRACE

APARTMENT'S NO'S
A - 001, 002 & 003
B - 001, 002 & 003

CARPET AREA
A - 2,037 Sq. ft

TERRACE AREA
776 Sq. ft

KEY PLAN

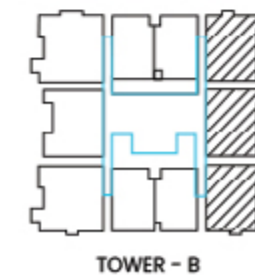
FLOORS
TOWER A = 25, 26 & 27 FLOORS
TOWER B = 26, 27 & 28 FLOORS

FACING
WEST

BALCONY AREA
236 Sq. ft



TOWER - A



TOWER - B

The image shown with furniture / fitting fixtures including washbasin / washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

Penthouse 4BHK + 4T

SBA - 3,689 Sq.ft

SERIES - 08 & 10



LOWER



UPPER



TERRACE

APARTMENT'S NO'S
B - 008 & 010

CARPET AREA
A - 2,313 Sq. ft

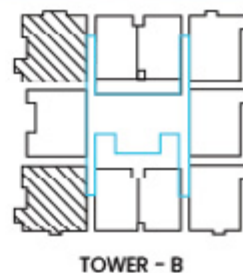
TERRACE AREA
1,022 Sq. ft

KEY PLAN

FLOORS
TOWER B = 26, 27 & 28 FLOORS

FACING
EAST

BALCONY AREA
306 Sq. ft



TOWER - B

The image shown with furniture / fitting fixtures including washbasin / washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

Penthouse 5BHK + 6T

SBA - 3,767 Sq.ft

SERIES - 08 & 09



LOWER



UPPER



TERRACE

APARTMENT'S NO'S
A - 008 & 009

CARPET AREA
A - 2,475 Sq. ft

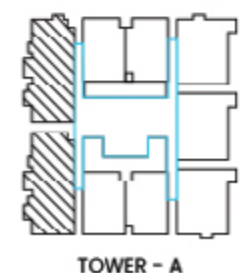
TERRACE AREA
1,069 Sq. ft

KEY PLAN

FLOORS
TOWER A = 25, 26 & 27 FLOORS

FACING
EAST

BALCONY AREA
200 Sq. ft



TOWER - A

The image shown with furniture / fitting fixtures including washbasin / washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

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 quired, finished with OBD/Emulsion
 External walls-Fair faced concrete finish with exterior Emulsion paint

Door:

Main Door Engineered Solid core shutter 40 mm thick veneered on both sides with SS futures 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 Fixture
 Plastic laminate, on the 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-600mmx600mm high quality vitrified tiles
 Balcony/Utilities-600mm x 600mm high quality textured vitrified tile
 Common areas Combination of Granite flooring & high-quality Vitrified tiles

Kitchen:

19mm Black granite counter top with one large SS sink with drain board
 Ceramic tiles dado for 2 feet height above counter,
 Provision for water purifier connection

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
 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 mushing & landscaping
 Rain water harvesting techniques to be used to supplement & recharge bore wells
 Gravity water system

Electrical:

15 Mark Copper wires
 Premium Mostar switches
 Sufficient points in all rooms
 Provision for Electrical point for split AC in Master Bed Rooms
 5KW & 3KW BESCOM power for each 3 Bedroom & 2 Bedroom units respectively
 Provision for TV points in Master bedrooms 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 1.5W for 3 Bedroom units 1.0KW for 2 bed-room units

Fire Safety Services:

External Fire and Hydrant System Piping Single headed Hydrant stand post Fee Pumps Hydrant, Diesel & Jockey)
 Valves and other necessary accessories

SBR MINARA

Project Developed by

SBR INFRA BUILDTECH

Design Consultants-QDC India Ltd

Landscaping-Verde Splace



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 SBR 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 CMR Road and Whitefield are testaments of the same. With nine premium projects with a built Up area of over 20 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 premium apartments and duplex villaments. 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 het working these projects have served more than 1,600+ families and counting turning this dreams of owning a home into a sweet realty. The future efforts and endeavors are to only strengthen the Company's position in the city while continuing to deliver dreams of a lifetime.

OUR PROJECTS



THE NEST



SBR HORIZON



SBR TEJAS



SBR GOKULAM



SBR KEERTHI



SBR PRAVANIKA



SBR KEERTHI PRIME



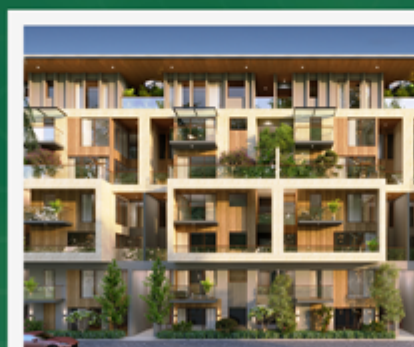
SBR LUCKY MALL



SBR TOWERS



SBR CENTRAL



SBR EARTH & SKY



SBR URBAN JEWEL COUNTY



SBR MINARA

SEEGEHALLI, WHITEFIELD.

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



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