



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.



A Place That Redefines



HOW YOU LIVE

WHERE LIFE ISN'T ABOUT COMPROMISES

It's About Convergence





In A World Full Of
Places To Live



ONLY ONE DESTINATION DEFINES YOU

SBR ONE RESIDENCE



AN ADDRESS WITH A PURPOSE

SEAMLESS LIVING, CURATED FOR YOU



MALLS

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



HOSPITALS

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



IT TECH PARKS

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



SCHOOLS

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



METRO & RAILWAY STATIONS

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





DESIGNED FOR
The Rhythm Of Life

Artist's Impression. Not an actual site photograph.



KIDS

- Children's Play Area
- Toddlers' Play Area

- Skating Rink
- Kids Activity Area

Artist's Impression. Not an actual site photograph.



SPORTS

- Basket Ball Court
- Cricket Practice Net

- Bicycle Track
- Pickleball Court

Artist's Impression. Not an actual site photograph.



SENIOR-FRIENDLY

- ◆ Yoga Deck
- ◆ Tree Court

- ◆ Maze Garden
- ◆ Seating Plaza

Artist's Impression. Not an actual site photograph.



WELLNESS

- ◆ Gazebo
- ◆ Walk Way

- ◆ Co-working Space
- ◆ Water Body



ENTERTAINMENT

✦ Amphitheatre
✦ Barbeque

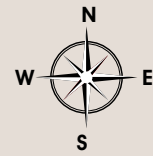
✦ Musical Fountain
✦ Palm Court

✦ Party Lawn
✦ Tensile Garden

✦ Landscape Garden
✦ Central Courtyard



CLUB HOUSE Amenities



CLUBHOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



TERRACE FLOOR



Aerobics



Badminton
Court - 2



Provision
for Salon



Banquet
Pool Deck



Bowling
Alley



Billiards &
Snooker Table



Chess, Carrom
& Cards Room



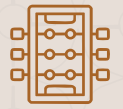
Guest Room



Waiting Lounge



Coffee Lounge,
Restaurant, Pantry,
Service Area



Foosball



Library



Creche / Day care



Dance Studio



Multimedia Theatre



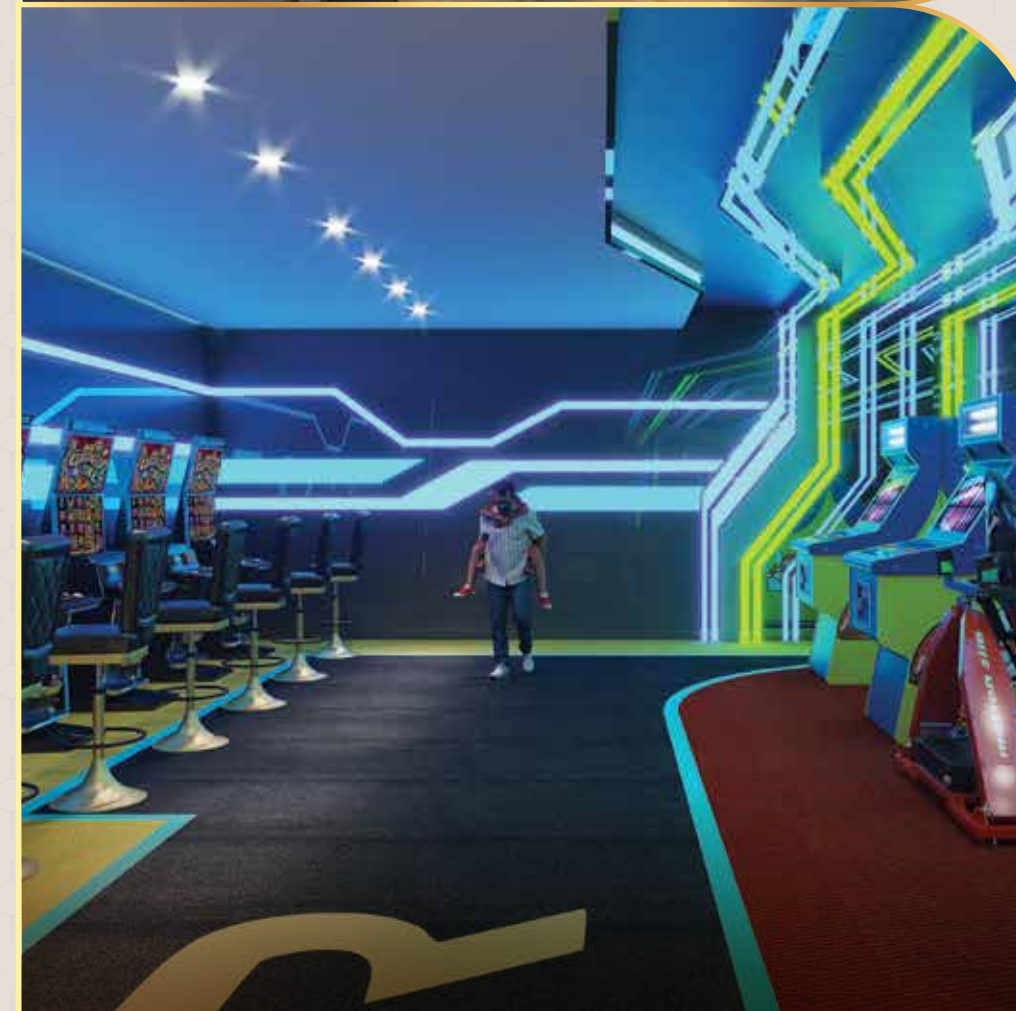
Multipurpose
Hall



Karate Area Provision



Video Gaming Zone &
Golf Simulator



Artist's Impression. Not an actual site photograph.



Infinity Swimming Pool
& Kids Pool



Banquet
& Pantry



Table Tennis



Pharmacy &
Clinic Provision



Bio Swimming
Pool



Viewing Deck
& Roof Garden



Health Club – Gym,
Spa, Sauna



Squash Court



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 natural integration. Iconic 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.



MASTER PLAN

LEGEND

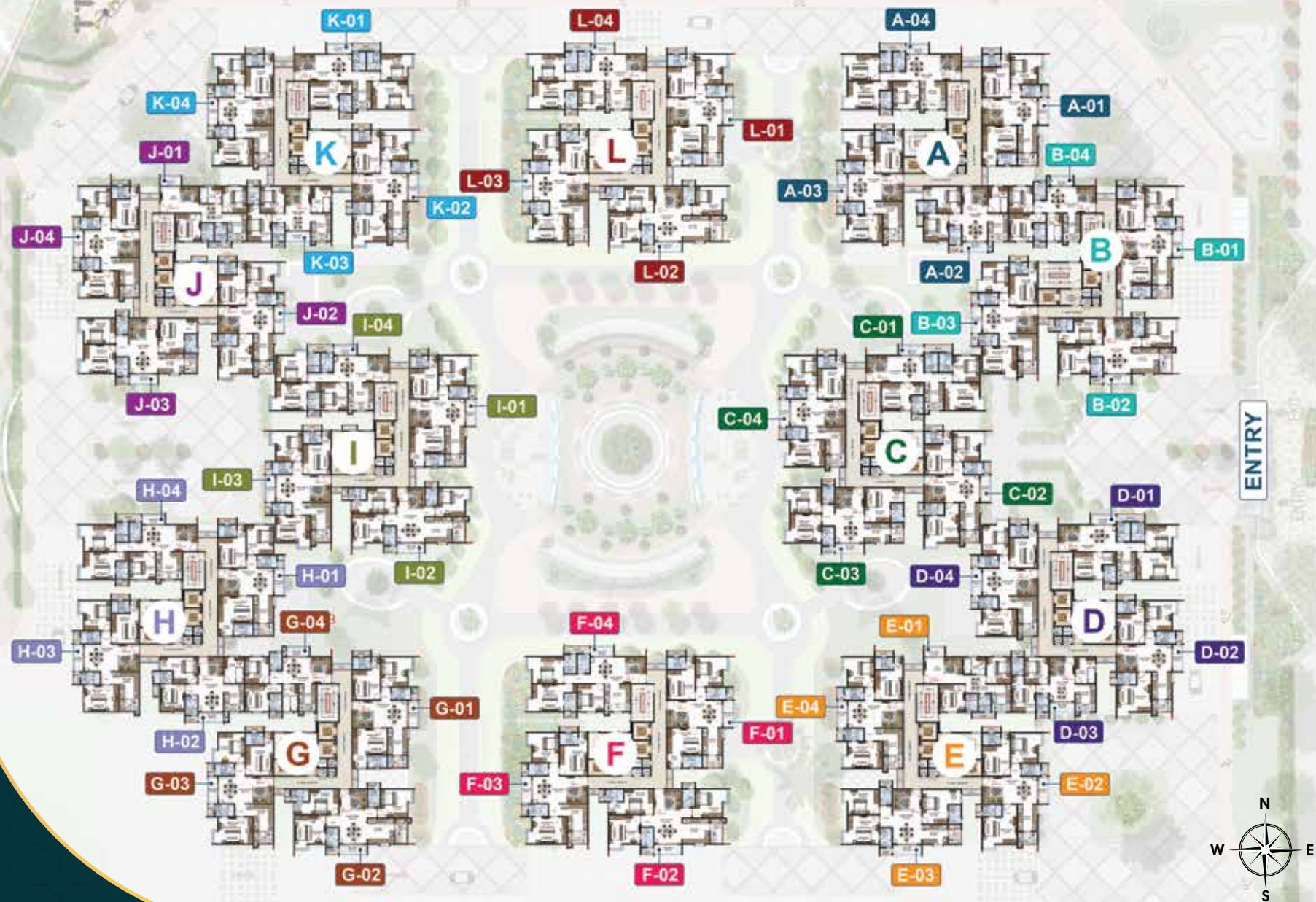
1. RESIDENTIAL ENTRY
2. COMMERICAL ENTRY
3. CYCLE TRACK
4. BICYCLE PARKING
5. COMMERICAL PARKING
6. GRANITE PAVED DRIVEWAY
7. STONE PAVED DRIVEWAY
8. TREE COURT
9. WATERBODY
10. SKATING RINK
11. WALKWAY
12. KID'S PLAY AREA
13. TODDLER'S PLAY AREA
14. GAZEBO
15. CRICKET PRACTICE NET
16. TRANSFORMER YARD
17. PICKLEBALL COURT
18. BASKETBALL COURT
19. AMPHITHEATRE
20. KID'S ACTIVITY AREA
21. MAZE GARDEN
22. PARTY LAWN
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



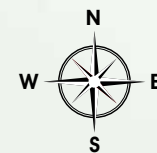
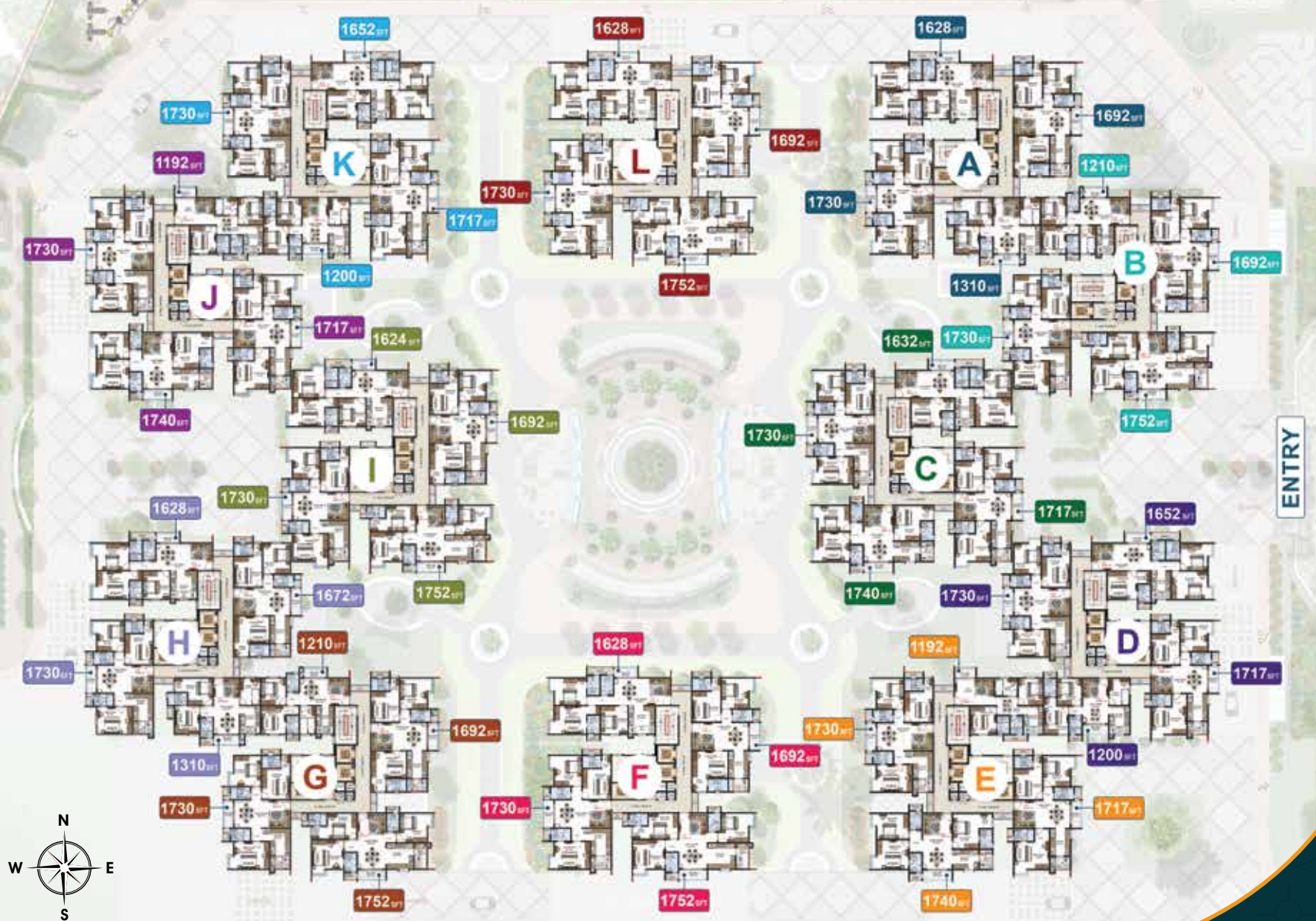
NUMBERING PLAN

(Block and Series)



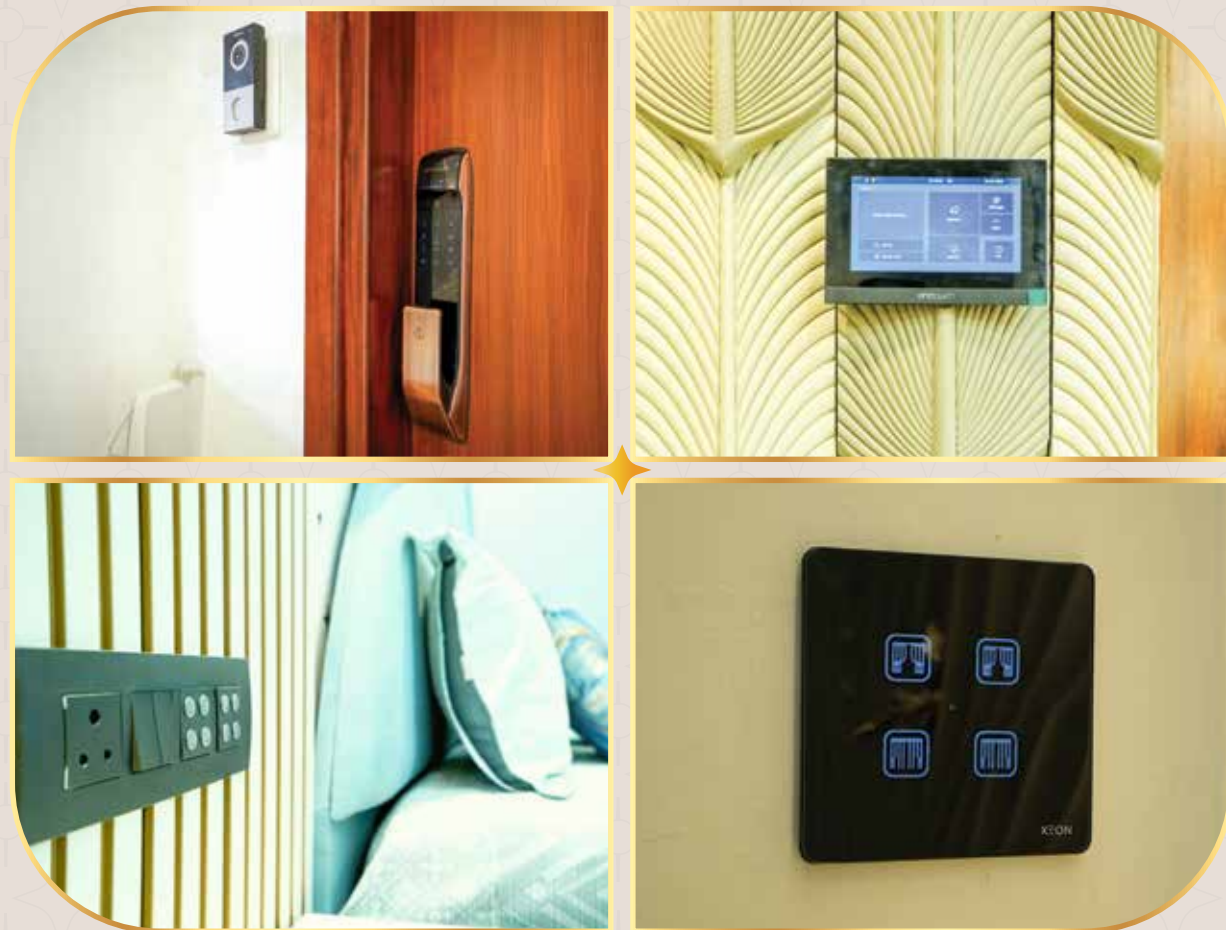
NUMBERING PLAN

(SBA in Sft)



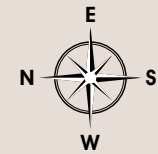
Home Automation

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.



UNIT PLANS

TYPE 1
2.5 BHK + 2T



FLOORS (TYPICAL)
1-18 FLOORS - E, J

SBA	1192 SFT
CARPET AREA	760 SFT
BALCONY AREA	38 SFT
SERIES	01
FACING	WEST



KEY PLAN

TYPE 2
2.5 BHK + 2T



FLOORS (TYPICAL)
1-18 FLOORS - D, K

SBA	1200 SFT
CARPET AREA	762 SFT
BALCONY AREA	46 SFT
SERIES	03
FACING	NORTH

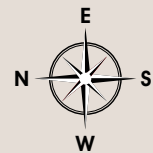


KEY PLAN

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.

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TYPE 3
2.5 BHK + 2T



FLOORS (TYPICAL)
1-18 FLOORS - B,G

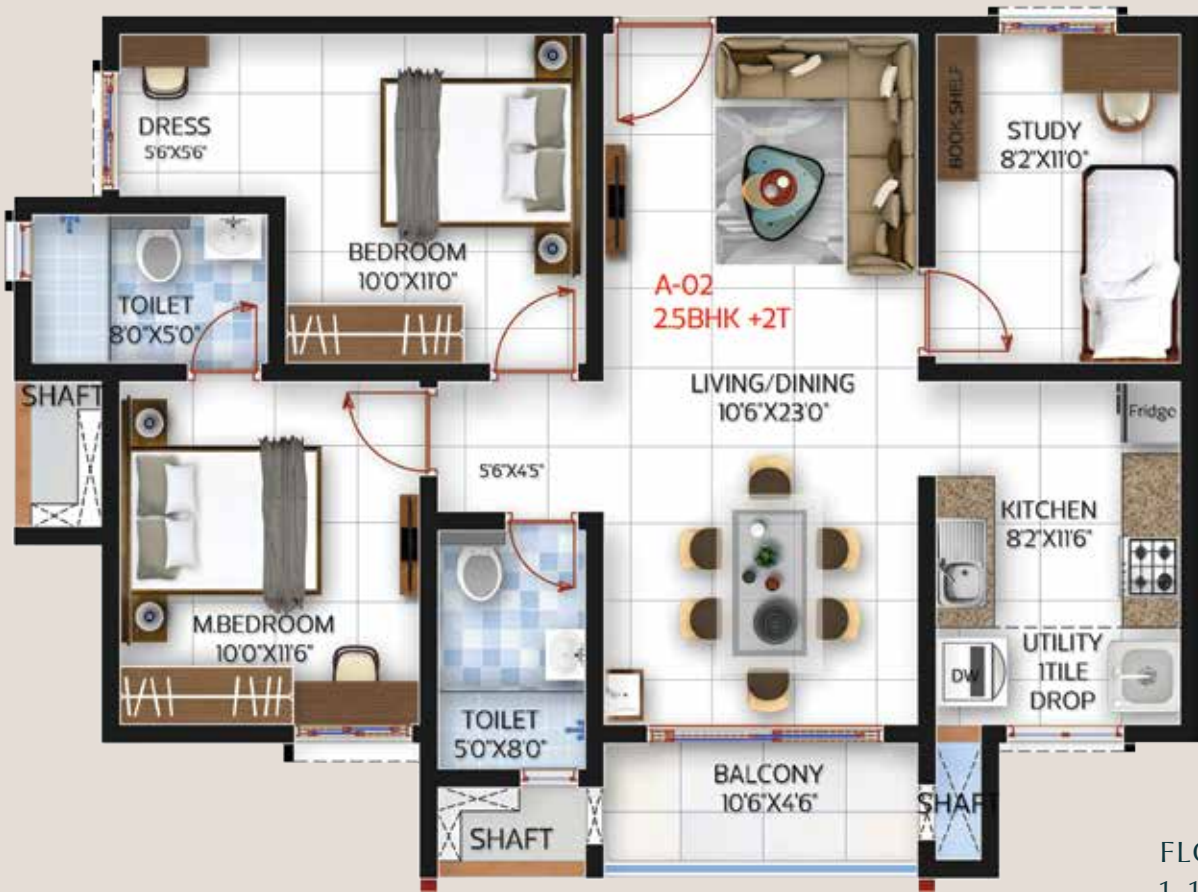
SBA	1210 SFT
CARPET AREA	768 SFT
BALCONY AREA	42 SFT
SERIES	04
FACING	EAST



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TYPE 4
2.5 BHK + 2T



FLOORS (TYPICAL)
1-18 FLOORS - A,H

SBA	1310 SFT
CARPET AREA	835 SFT
BALCONY AREA	47 SFT
SERIES	02
FACING	NORTH



KEY PLAN

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TYPE 5
3 BHK + 3T



FLOORS (TYPICAL)
1-18 FLOORS - I

SBA	1624 SFT
CARPET AREA	1047 SFT
BALCONY AREA	42 SFT
SERIES	04
FACING	EAST



KEY PLAN



TYPE 6
3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - A, H
1-18 FLOORS - F, L

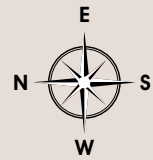
SBA	1628 SFT
CARPET AREA	1047 SFT
BALCONY AREA	45 SFT
SERIES	04
FACING	EAST



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TYPE 7
3 BHK + 3T



FLOORS (TYPICAL)
1-18 FLOORS - C

SBA	1632 SFT
CARPET AREA	1048 SFT
BALCONY AREA	47 SFT
SERIES	01
FACING	WEST



KEY PLAN



TYPE 8
3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - D

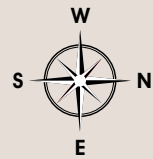
SBA	1652 SFT
CARPET AREA	1040 SFT
BALCONY AREA	47 SFT
SERIES	01
FACING	WEST



KEY PLAN

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TYPE 9

3 BHK + 3T



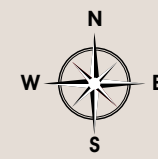
FLOORS (TYPICAL)
1-20 FLOORS - K

SBA	1652 SFT
CARPET AREA	1060 SFT
BALCONY AREA	47 SFT
SERIES	01
FACING	WEST



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TYPE 10

3 BHK + 3T



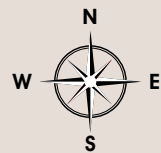
FLOORS (TYPICAL)
1-20 FLOORS - H

SBA	1672 SFT
CARPET AREA	1080 SFT
BALCONY AREA	51 SFT
SERIES	01
FACING	WEST



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TYPE 11

3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - A, B, F, G, L
1-19 FLOORS - I

SBA	1692 SFT
CARPET AREA	1090 SFT
BALCONY AREA	51 SET
SERIES	01
FACING	WEST



KEY PLAN

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TYPE 12

3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - D, E, J, K
1-19 FLOORS - C

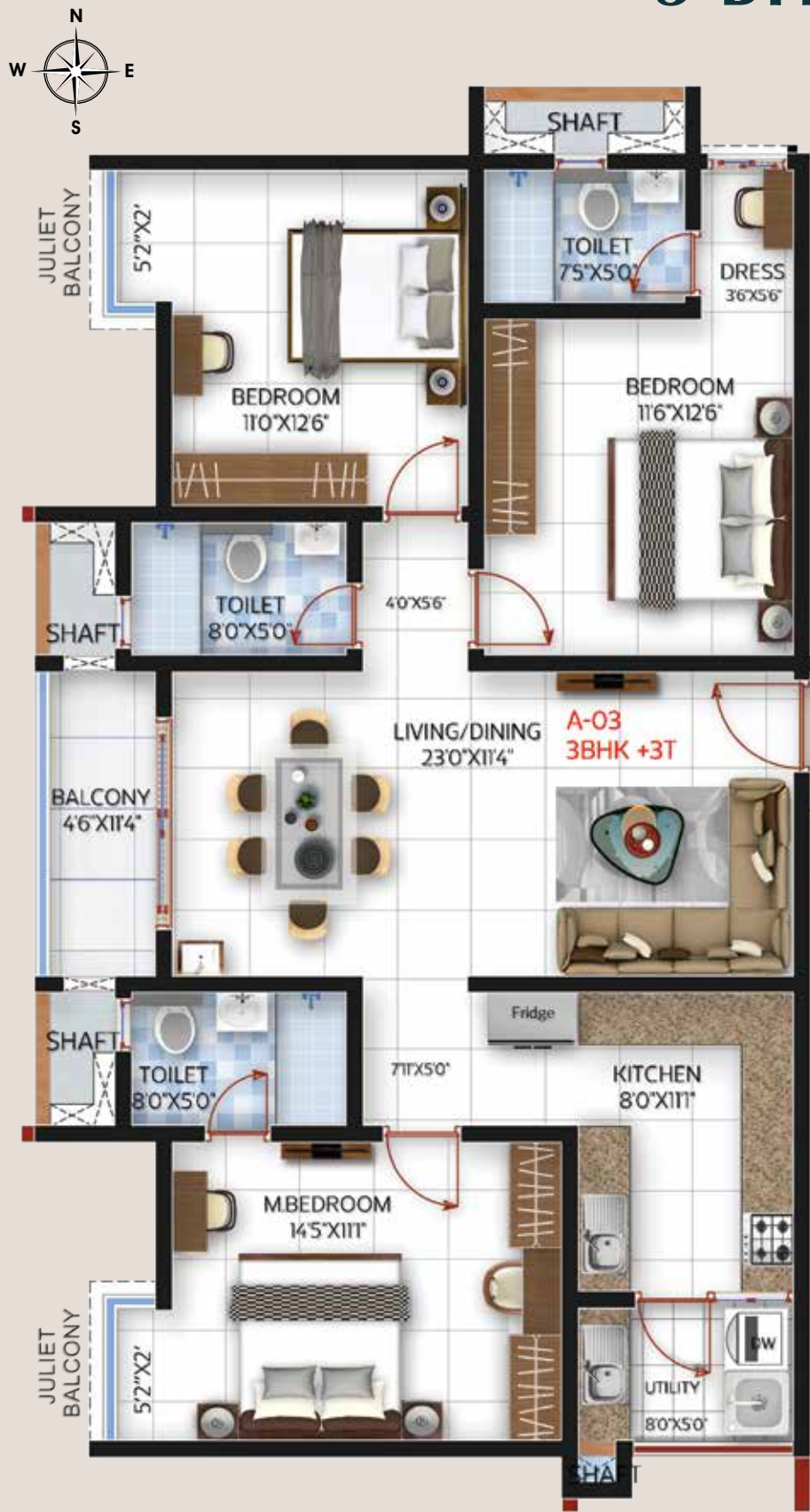
SBA	1717 SFT
CARPET AREA	1106 SFT
BALCONY AREA	51 SFT
SERIES	02
FACING	WEST



KEY PLAN

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TYPE 13
3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - A, E, F, J, K, L
1-19 FLOORS - C

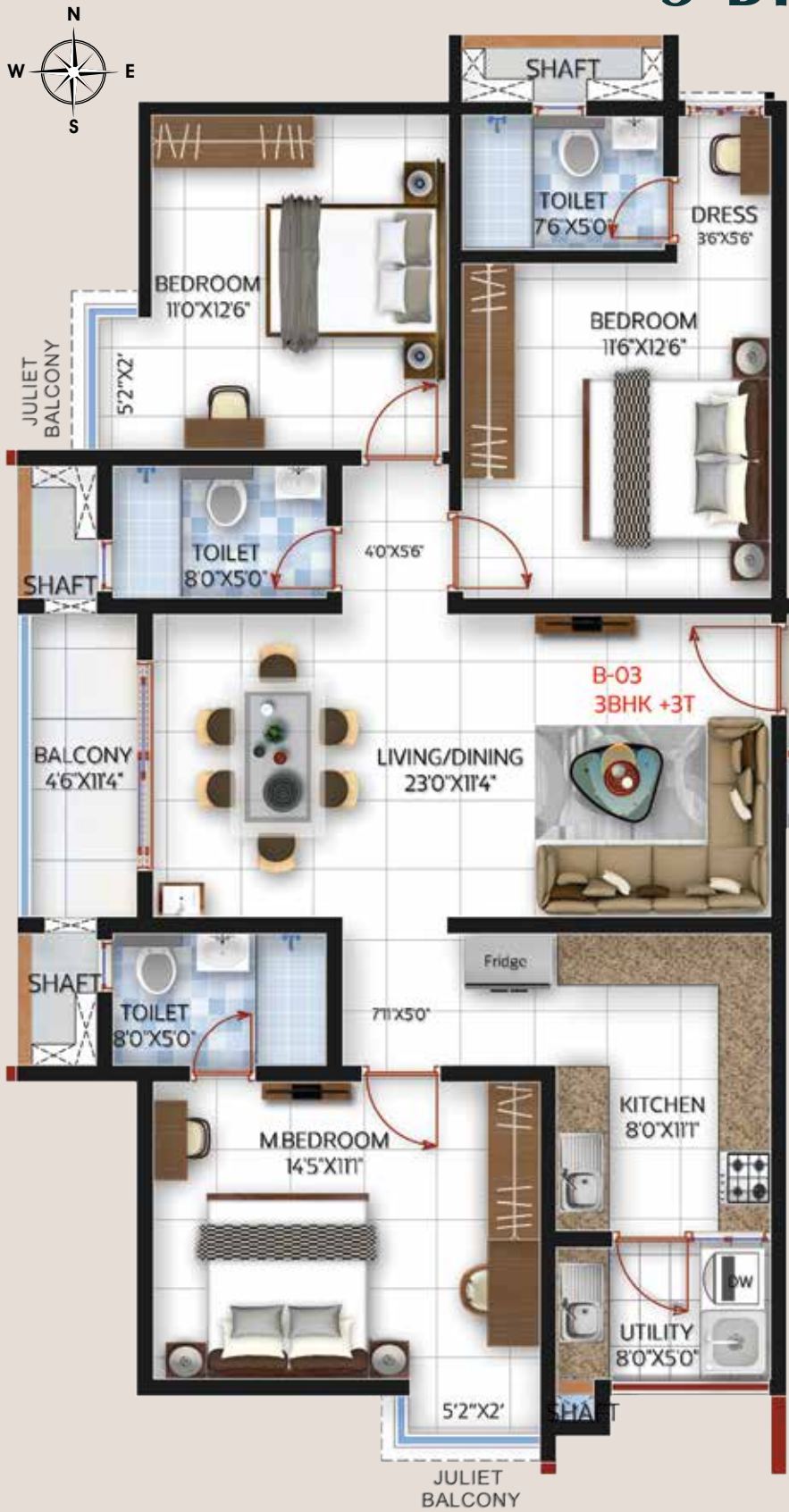
SBA	1730 SFT
CARPET AREA	1114 SFT
BALCONY AREA	51 SFT
SERIES	03, 04
FACING	EAST



KEY PLAN

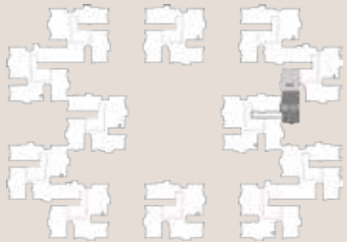
The images shown with furniture/fitting fixtures/interior are only indicative of space planning and are not part of the developer's scope. The main doors will be as per the corridor design.

TYPE 14
3 BHK + 3T



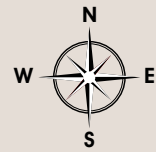
FLOORS (TYPICAL)
1-20 FLOORS - B

SBA	1730 SFT
CARPET AREA	1114 SFT
BALCONY AREA	51 SFT
SERIES	03
FACING	EAST



KEY PLAN

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TYPE 15

3 BHK + 3T

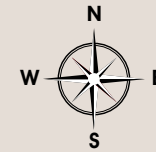


FLOORS (TYPICAL)
1-20 FLOORS - D

SBA	1730 SFT
CARPET AREA	1114 SFT
BALCONY AREA	51 SFT
SERIES	04
FACING	EAST



KEY PLAN



TYPE 16

3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - G

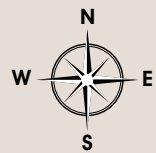
SBA	1730 SFT
CARPET AREA	1114 SFT
BALCONY AREA	51 SFT
SERIES	03
FACING	EAST



KEY PLAN

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TYPE 17
3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - H

SBA	1730 SFT
CARPET AREA	1114 SFT
BALCONY AREA	51 SFT
SERIES	03
FACING	EAST



KEY PLAN

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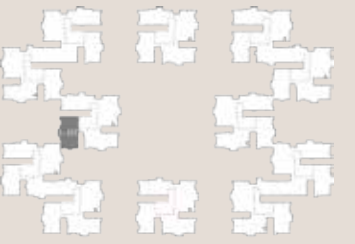


TYPE 18
3 BHK + 3T



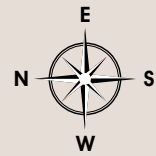
FLOORS (TYPICAL)
1-19 FLOORS - I

SBA	1730 SFT
CARPET AREA	1114 SFT
BALCONY AREA	51 SFT
SERIES	03
FACING	EAST



KEY PLAN

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TYPE 19
3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - E, J
1-19 FLOORS - C

SBA	1740 SFT
CARPET AREA	1117 SFT
BALCONY AREA	54 SFT
SERIES	03
FACING	NORTH



KEY PLAN

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TYPE 20
3 BHK + 3T



FLOORS (TYPICAL)
1-20 FLOORS - B, F, G, L
1-19 FLOORS - I

SBA	1752 SFT
CARPET AREA	1127 SFT
BALCONY AREA	53 SFT
SERIES	02
FACING	NORTH



KEY PLAN

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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.

SUB-STRUCTURE

- ✦ RCC Framed structure.

SUPER STRUCTURE

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

LIVING/DINING PASSAGE/ BEDROOMS

- ✦ Premium-quality Gres Tough high-strength digital floor tiles for flooring and skirting in 800 x 1600 size (Kajaria/Somany/Equivalent).
- ✦ Smooth putty finish with premium acrylic emulsion paint for the walls, applied over a single coat of primer
- ✦ OBD (Oil Bound Distemper) finish for the internal ceiling.

JOINERY

- ✦ **Main Door** (1050mm x 2400mm), Premium-quality Mahogany/Red Meranti wood frame spanning the full wall thickness, 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.

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.

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.

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.

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.
- ✦ Juliet Balcony: This compact smart space brings the outdoors closer to your living experience, thanks to its sleek high-grade aluminum sliding/pull-in doors. It's not only an aesthetic addition but also enhances the functionality of your home.

ELEVATORS

- 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-IoT switches.
- Home automation switches as per design.
- T.V. points in the living room & master bedroom with co-axial cables of reputed make to the draw box.

- AC point and drainage provision in all bedrooms and living rooms.
- 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.

HOME AUTOMATION

- IP-based smart door lock.
- IoT system – ABB/Equivalent.
- Smart web community.

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.

PIPED GAS

- Meter-based piped gas provision by GAIL.
- Gas Leakage Detector

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 Alley
- Mini Plex
- Golf Simulator
- Squash Courts – 2 Nos
- Badminton Courts – 2 Nos

THIRD FLOOR

- Multi-Purpose Hall
- Coworking Space
- Dormitory & Guest Rooms

TERRACE FLOOR

- Infinity Swimming Pool
- Barbeque & Bar Lounge
- Open Terrace

FIRE & SAFETY

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

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.

SECURITY

- CCTV Surveillance System.
- Solar Powered Fencing on Compound Wall.
- Solar Powered Street Lamps/Applicable Common areas.

MAINTENANCE STAFF FACILITIES

- Wash Rooms
- Drivers Rest House
- Dedicated room for E-Commerce delivery facility

MORE ABOUT US



Over 2500+ 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 Florenso



SBR Earth & Sky



SBR Minara



SBR Pravanika



SBR Gokulam



SBR Urban Jewel County



SBR Keerthi Prime



SBR Keerthi



SBR Tejas



SBR Horizon



The Nest

Commercial

Our Associates



SBR Central



SBR Lucky Mall



SBR Minara Commercial



SBR Towers



SBR Keerthi Mall



SBR Horizon Commercial



ARCHITECTS:
ASLAM ARCHITECTS
AND INTERIOR
DESIGNERS PVT. LTD



STRUCTURAL CONSULTANTS:
INNOTECH ENGINEERING CONSULTANT PVT LTD



MEP CONSULTANTS &
FIRE FIGHTING:
GREET'S BUILDING
SERVICES PVT LTD



LANDSCAPE CONSULTANTS:
Calids CALIDS



MAIN CONTRACTOR:
GANNON DUNKERLEY
& CO., LTD



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

OFFICE ADDRESS

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SITE ADDRESS

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Actual shot refers to the model unit at site and is for demonstration purposes only.