




Your Gateway to Elevated Living

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



 Hope Farm, Whitefield



The Perfect Blend of Nature, Design, and Comfort

Spread over 12 acres of prime land at Hope Farm Junction, Whitefield, SBR One Residence redefines modern living with meticulously designed homes.

With 5 iconic towers, rising up to 20 floors, this exclusive community combines premium craftsmanship with thoughtfully planned layouts for ample natural light, ventilation, and optimum space utilization.



SBR One RESIDENCE

Your Dream, Our Design

Luxury 2.5 & 3 BHK Apartments in
Whitefield, Bangalore

Highlights:

- ❑ 930+ Premium Apartments (Phase 1)
- ❑ 50+ World-Class Amenities
- ❑ Starting at ₹1.69 Cr*

Choose from spacious 2.5 BHK (1191 - 1310 sq. ft.) and 3 BHK (1624 to 1752 sq. ft.) apartments designed for modern families. Each home is crafted with top-quality finishes and intelligent designs to maximize comfort and aesthetics.

Prime Location

At the Heart of Connectivity – Whitefield

Strategically located at Hope Farm Junction, SBR One Residence ensures seamless connectivity to IT hubs, prestigious schools, premium malls, and healthcare facilities. Enjoy urban convenience without compromising on tranquility.

Schools & Colleges

- MVJ College – 600 m
- Whitefield Global School – 300 m
- The Deen's Academy – 2.9 km
- National Public School – 3.3 km
- Narayana e-Techno School – 3.4 km

Hospital

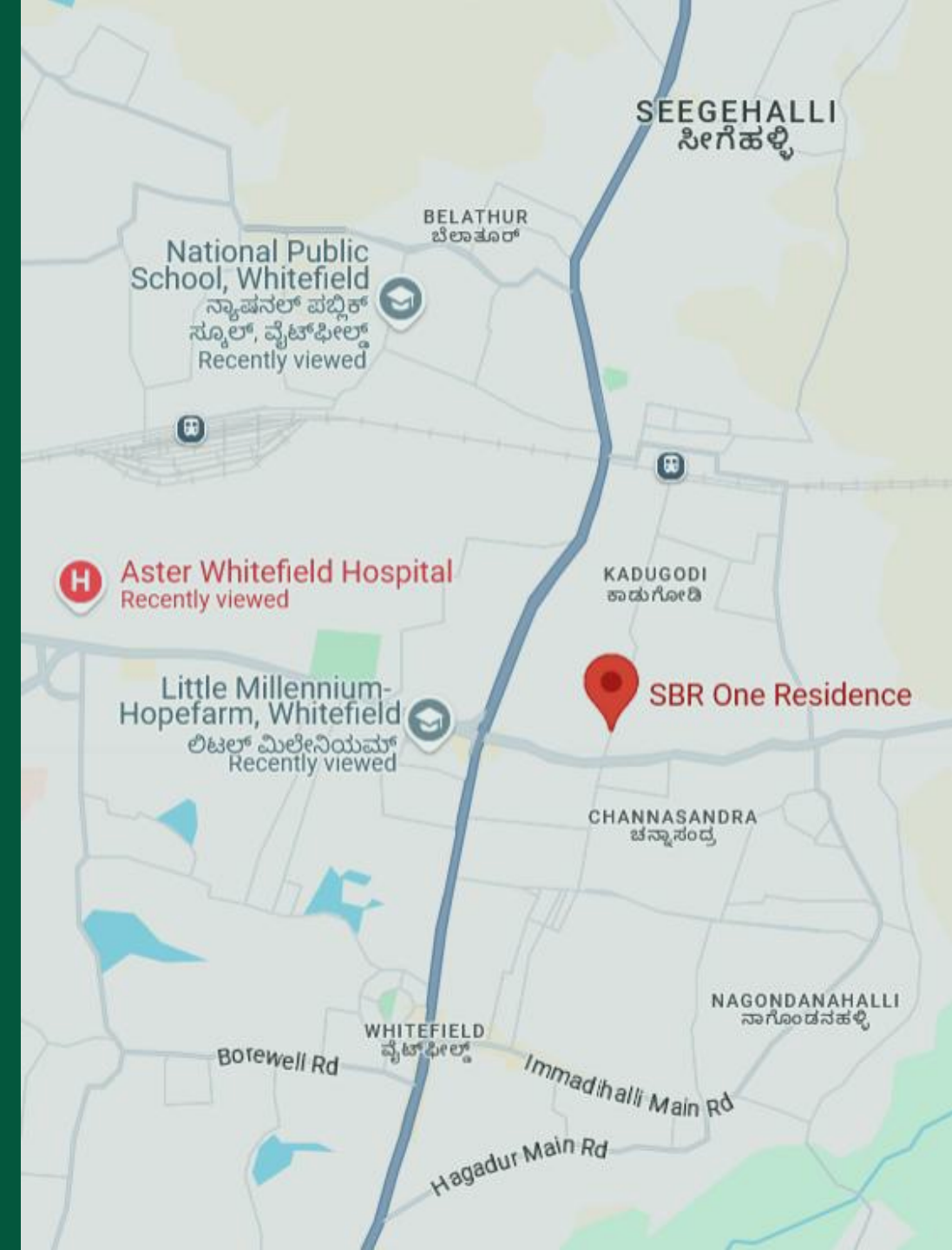
- Aster CMI Hospital – 3.6 km
- Axis Hospitals – 3.7 km
- Manipal Hospital – 4.1 km
- Sri Sathya Sai – 4.5 km
- Vydehi Hospital – 5.1 km

Malls & Grocery Stores

- Park Square Mall – 2.6 km
- ITPB – 2.8 km
- Ascendas ITPL Mall – 2.8 km
- Nexus Shantiniketan – 3.6 km
- Phoenix Market City – 7.4 km
- Vishal Mega Mart – 950 m
- Royalmart Supermarket – 1.2 km

Metro & Railway Station

- Hopefarm Metro Station – 1.3 km
- Kadugodi Metro Station – 1.3 km
- Whitefield Railway Station – 2.3 km
- Whitefield Metro Station – 2.3 km



SBR One Residence

Your Dream Residence, Visualized



Legend

- | | |
|-------------------------------|------------------------|
| 01.RESIDENTIAL ENTRY | 30.TOWER-01 (PHASE 1) |
| 02.COMMERCIAL ENTRY | 31. TOWER-02 (PHASE 1) |
| 03.CYCLE TRACK | 32. TOWER-03 (PHASE 1) |
| 04.BICYCLE PARKING | 33. TOWER-04 (PHASE 1) |
| 05.GRANITE PAVEDDRIVEWAY | 34. TOWER-05 (PHASE 2) |
| 06.STONE PAVED DRIVEWAY | 35. TOWER-06 (PHASE 2) |
| 07.TREE COURT | 36. TOWER-07 (PHASE 2) |
| 08.WATERBODY | 37. TOWER-08 (PHASE 2) |
| 09.SKATING RINK | 38. COMMERCIAL PARKING |
| 10.WALKWAY | 39. COMMERCIAL KIOSK |
| 11.KIDS' PLAY AREA | 40.SEATING PLAZA |
| 12.TODDLERS' PLAY AREA | 41. YOGA DECK |
| 13.GAZEBO | |
| 14.CRICKET PRACTICE NET | |
| 15.TRANSFORMER YARD | |
| 16.PICKLEBALL COURT | |
| 17.BASKETBALL COURT | |
| 18.AMPHITHEATRE | |
| 19.KIDS' ACTIVITY AREA | |
| 20.MAZE GARDEN | |
| 21.PARTY LAWN | |
| 22. BARBEQUE | |
| 23. CLUBHOUSE ENTRANCE | |
| 24. CLUBHOUSE | |
| 25. SEATING WITH TENSILESHADE | |
| 26. SEATING UNDER PERGOLA | |
| 27. PALM COURT | |
| 28. COLUMN FEATURE | |
| 29. DRY DECK/MUSICALFOUNTAIN | |



Master Plan





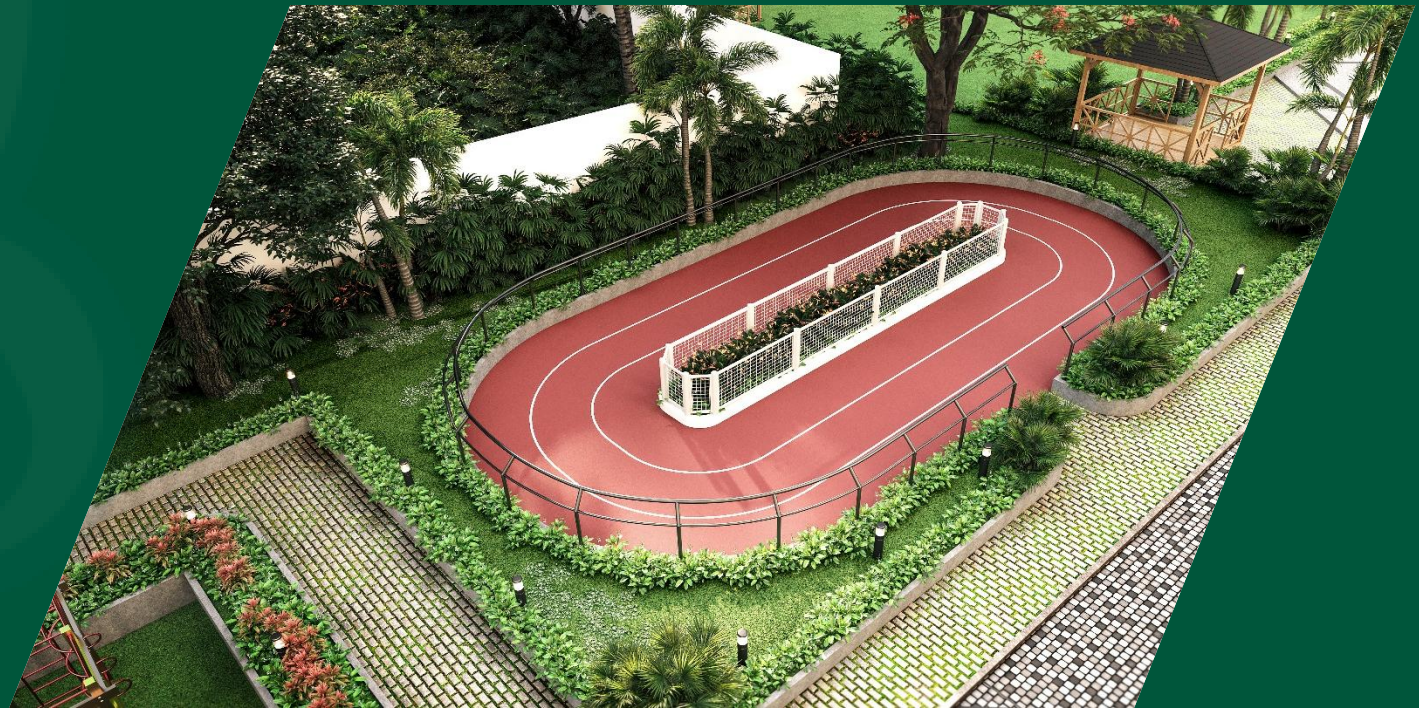
A Lifestyle Like
No Other

50+ World-Class Amenities for
Every Generation



Exclusive Amenities for a Luxurious Lifestyle

- ❖ Aerobics
- ❖ Badminton Court
- ❖ Banquet & Pantry
- ❖ Bowling Alley
- ❖ Billard & Snooker Table
- ❖ Chess, Carrom, Boards & Cards Room
- ❖ Coffee Lounge, Pantry, Service Area
- ❖ Fussball, Library
- ❖ Gym, Spa, Sauna, Salon
- ❖ Miniplex, Multi-purpose Hall
- ❖ Swimming Pool
- ❖ Table Tennis, Roof Garden & Viewing Deck
- ❖ Dance Studio
- ❖ Squash Court
- ❖ Guest Room
- ❖ Banquet Pool Deck
- ❖ Waiting Lounge

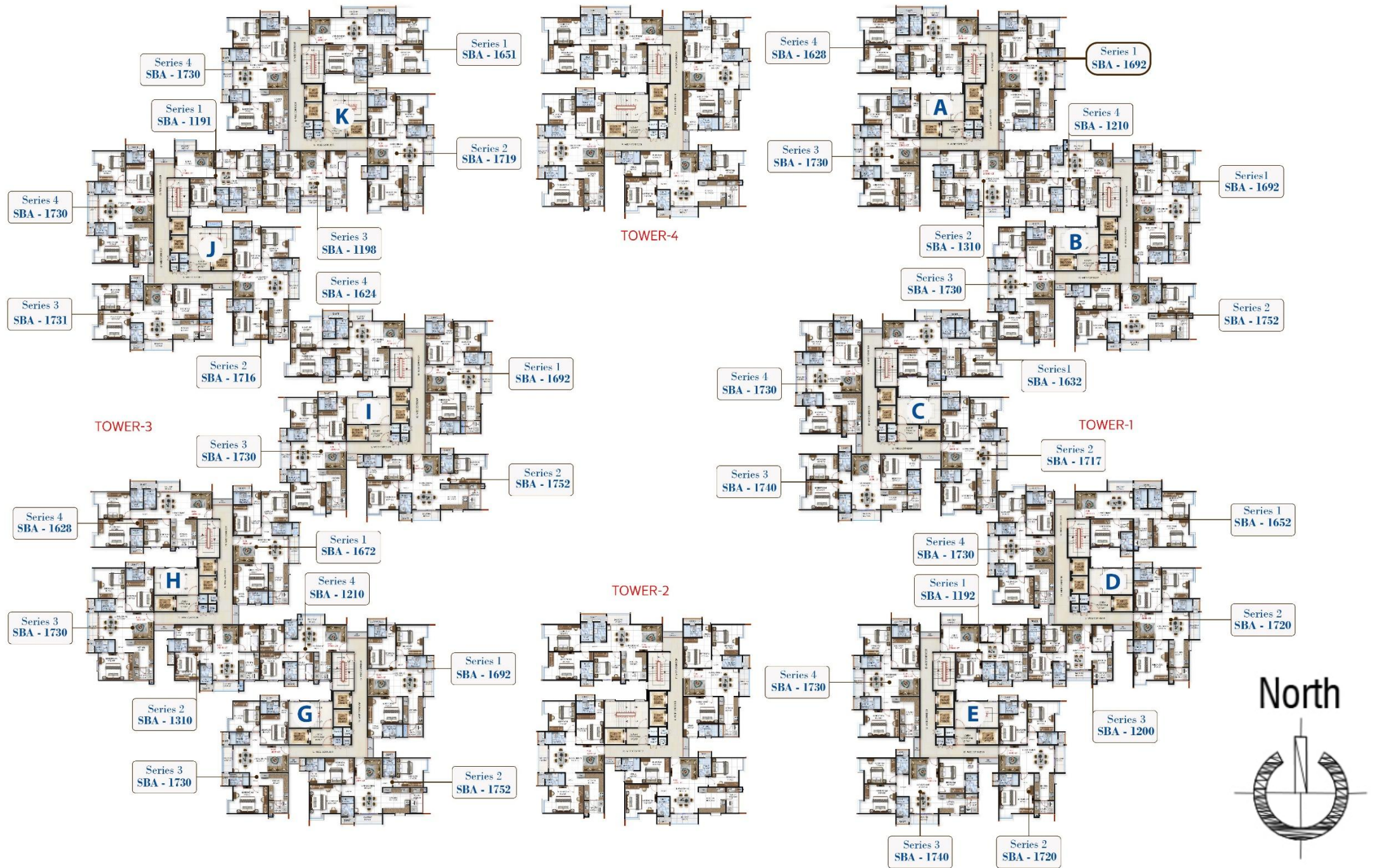


An architectural rendering of a modern, multi-story building with a glass facade and extensive greenery. The building features multiple levels with balconies and terraces, some of which are covered with lush plants. The ground floor has large glass windows and doors, revealing interior spaces like a lounge with yellow sofas and a children's play area. A central entrance is framed by a decorative metal lattice. People are shown walking around the building, and the scene is set against a clear blue sky with some greenery in the foreground.

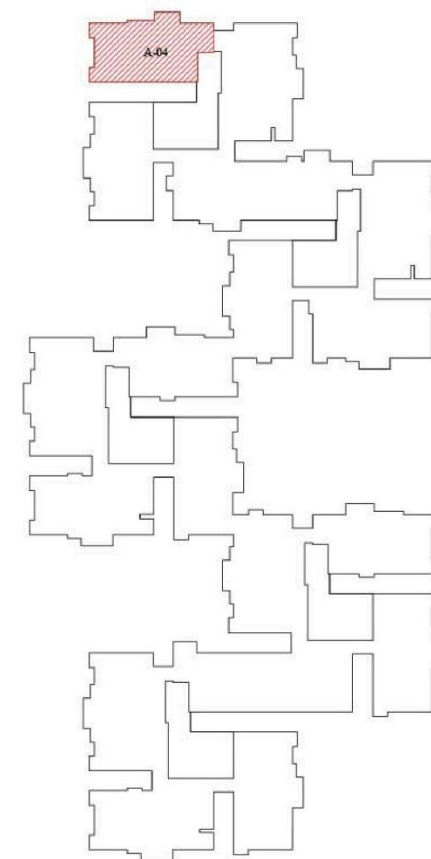
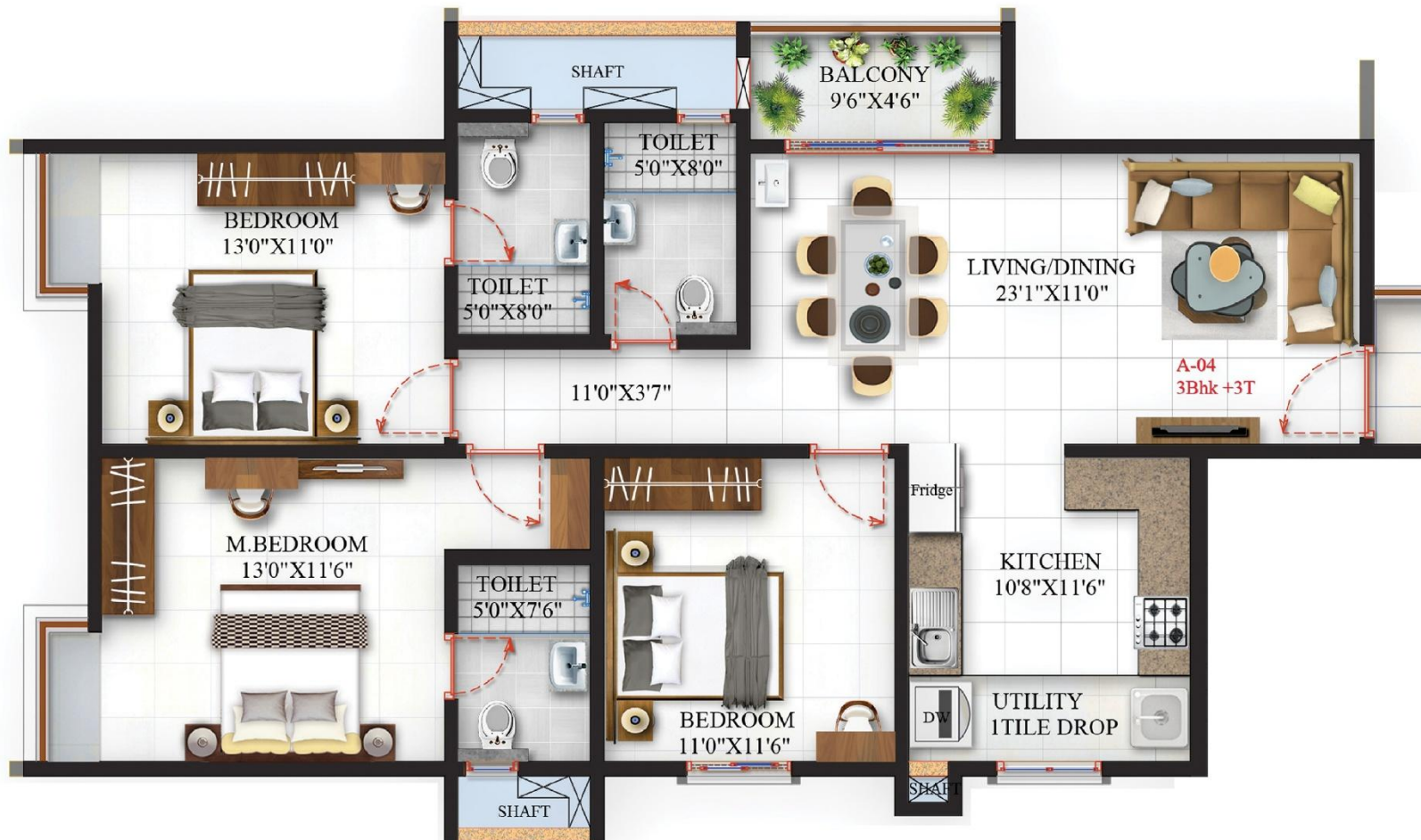
Club House

The Grand Pavilion

Numbering Plan Phase 1



Typical



Key Plan

3BHK+3T

SBA – 1628 Sq.Ft

FACING
EAST

BALCONY
45 Sq.Ft

CARPET AREA
1047 Sq.Ft



Typical



3BHK+3T

SBA – 1730 Sq.Ft

FACING

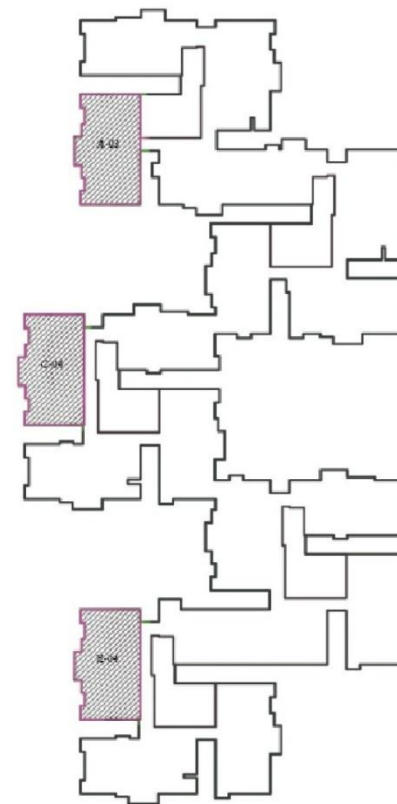
EAST

CARPET AREA

1114 Sq.Ft

BALCONY

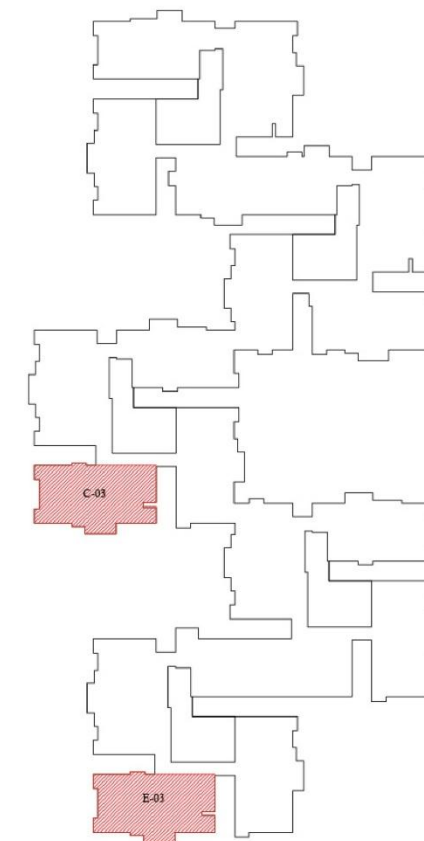
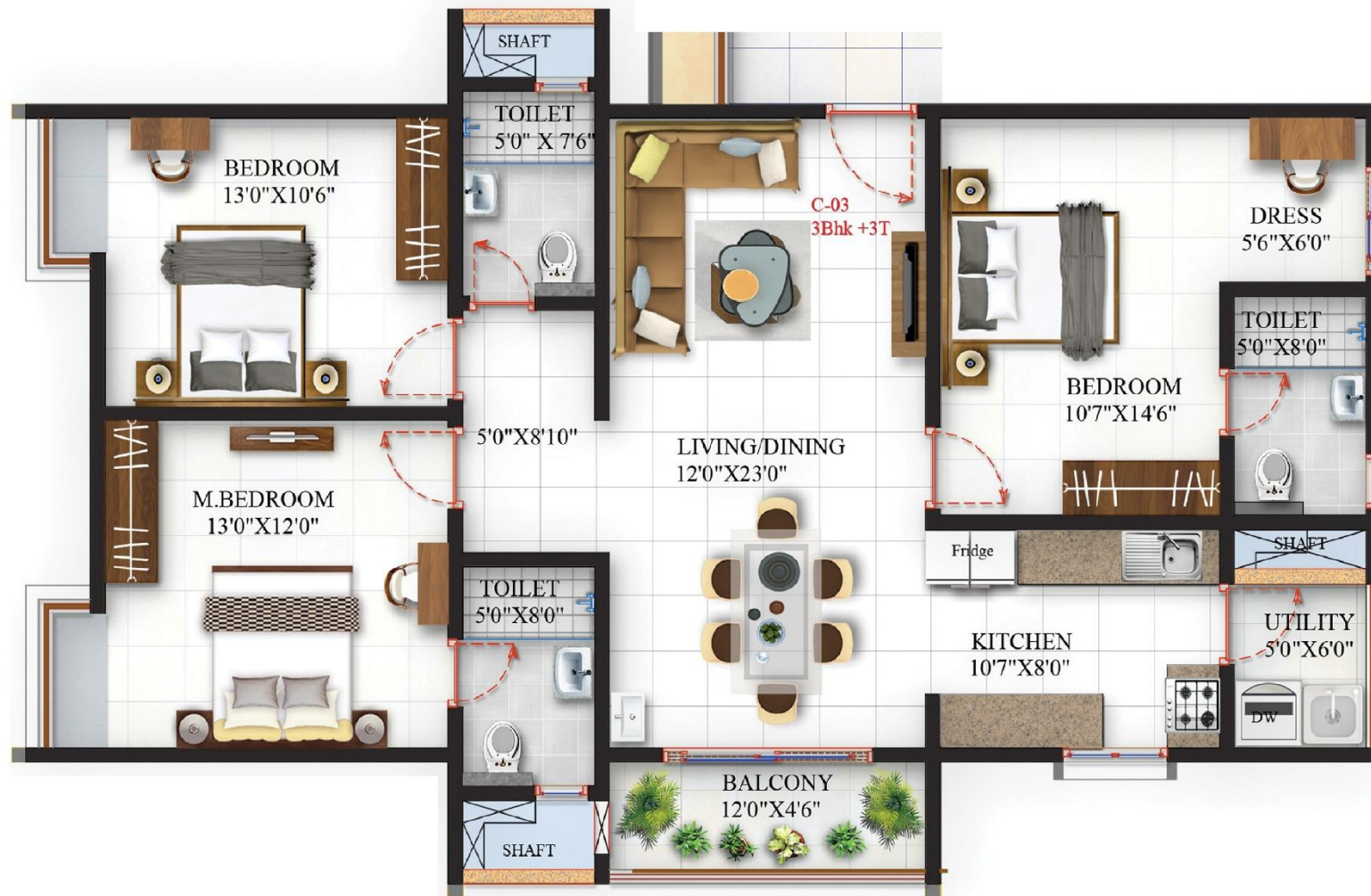
51 Sq.Ft



Key Plan



Typical



Key Plan

3BHK+3T

SBA – 1740 Sq.Ft

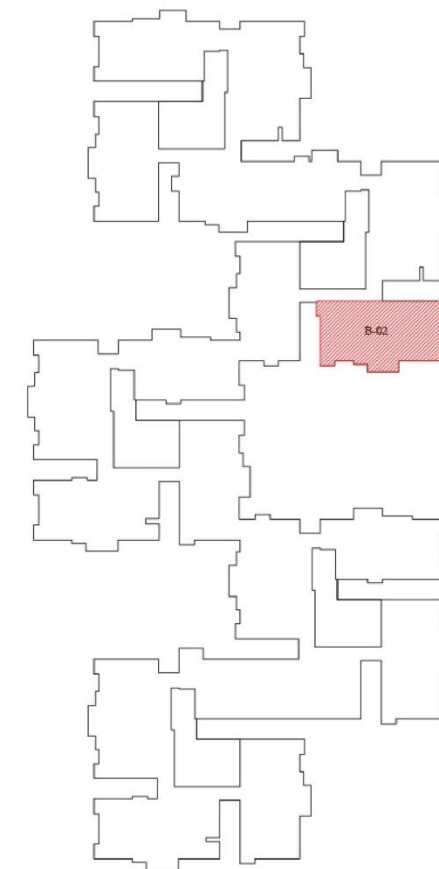
FACING
NORTH

BALCONY
54 Sq.Ft

CARPET AREA
1117 Sq.Ft



Typical



Key Plan

3BHK+3T

SBA – 1752 Sq.Ft

FACING
NORTH

BALCONY
53 Sq.Ft

CARPET AREA
1127 Sq.Ft



Typical



3BHK+3T

SBA – 1632 Sq.Ft

FACING

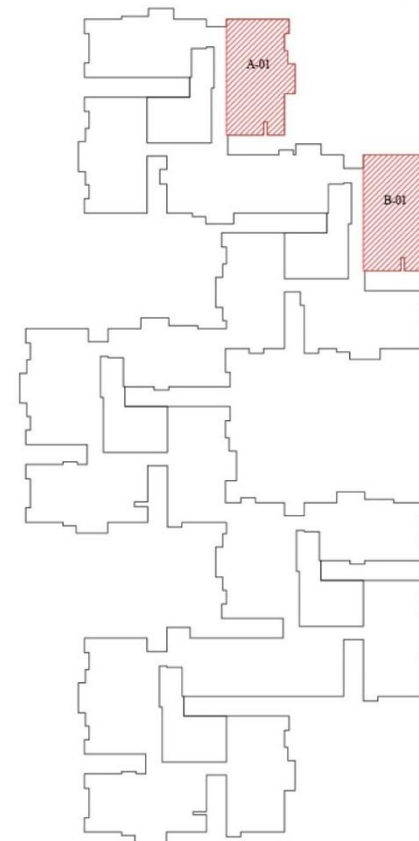
WEST

CARPET AREA

1090 Sq.Ft

BALCONY

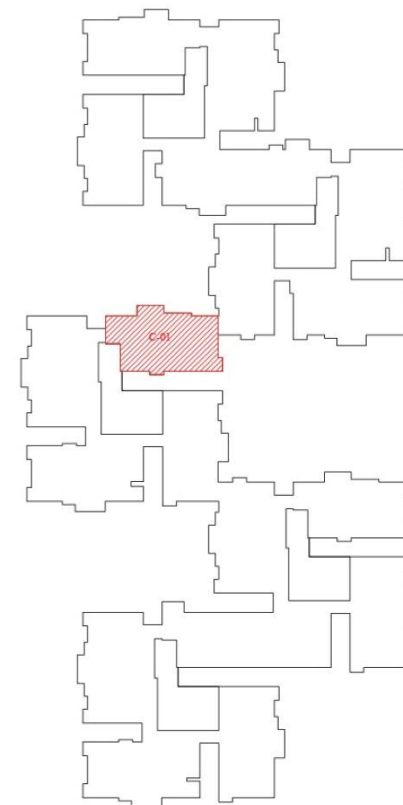
51 Sq.Ft



Key Plan



Typical



Key Plan

3BHK+3T

SBA – 1632 Sq.Ft

FACING
WEST

BALCONY
47 Sq.Ft

CARPET AREA
1048 Sq.Ft



Typical



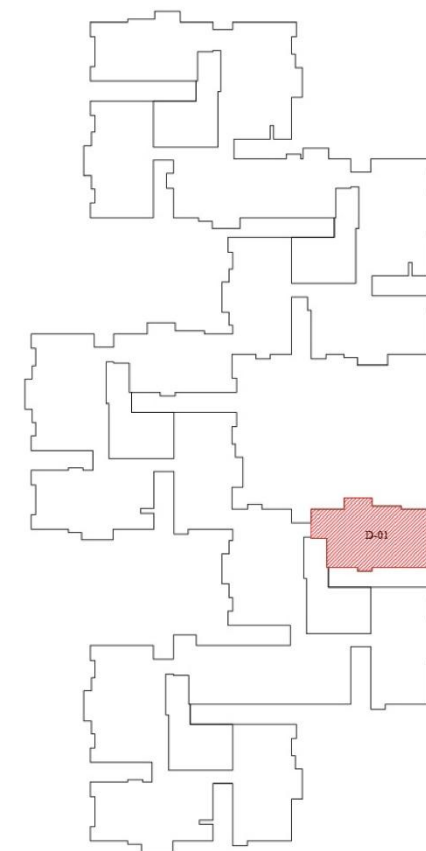
3BHK+3T

SBA – 1652 Sq.Ft

FACING
WEST

BALCONY
47 Sq.Ft

CARPET AREA
1040 Sq.Ft



Key Plan



Typical



3BHK+3T

SBA – 1717 Sq.Ft

FACING

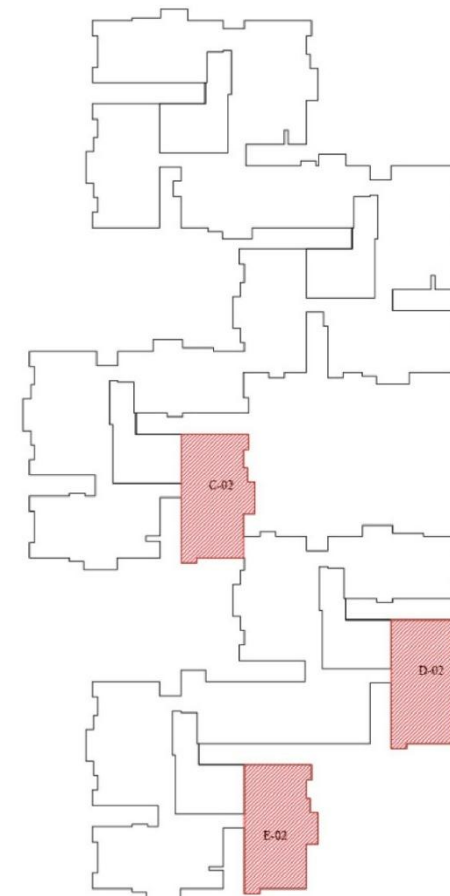
WEST

CARPET AREA

1106 Sq.Ft

BALCONY

50 Sq.Ft



Key Plan



Typical



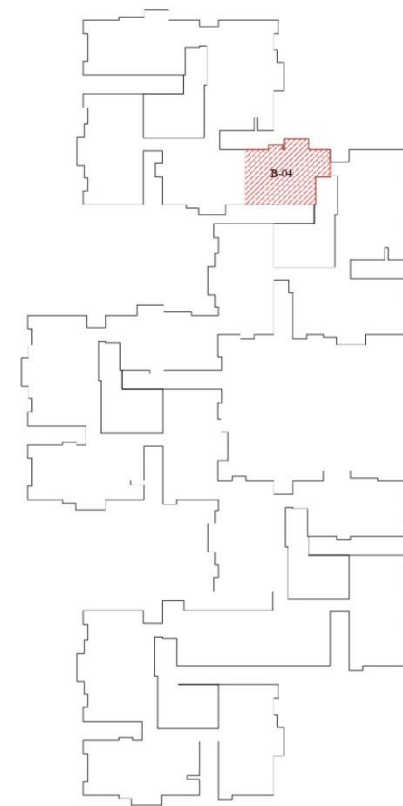
2.5BHK+2T

SBA – 1210 Sq.Ft

FACING
EAST

BALCONY
42 Sq.Ft

CARPET AREA
767 Sq.Ft



Key Plan



Typical

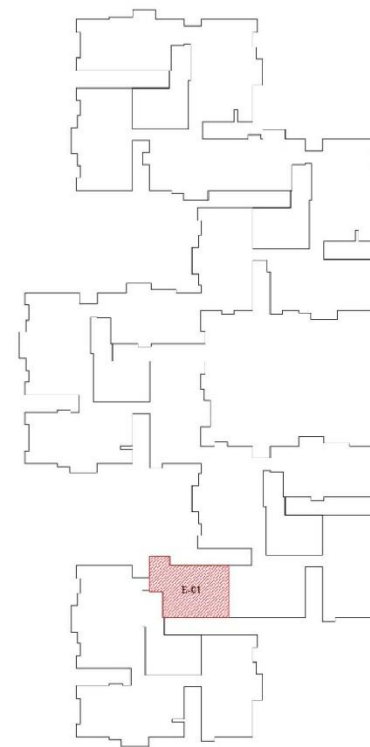


2.5BHK+2T

SBA – 1192 Sq.Ft

FACING
WEST

BALCONY
38 Sq.Ft

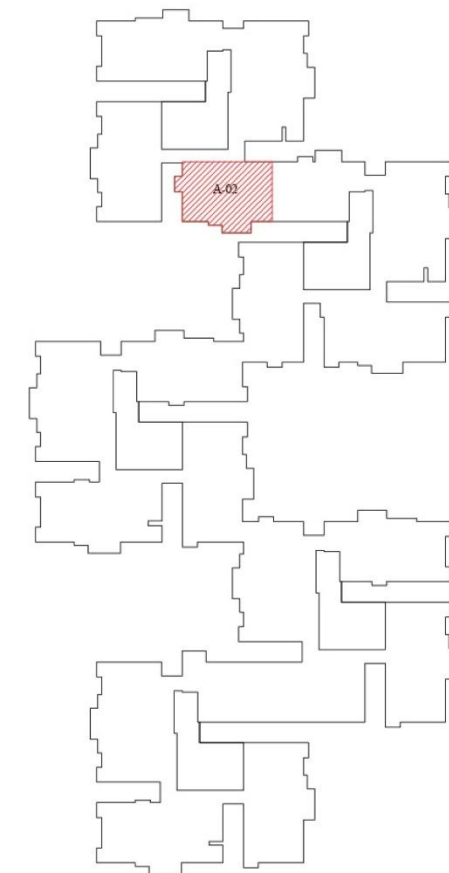


Key Plan

CARPET AREA
760 Sq.Ft



Typical



Key Plan

2.5BHK+2T

SBA – 1310 Sq.Ft

FACING
NORTH

BALCONY
47 Sq.Ft

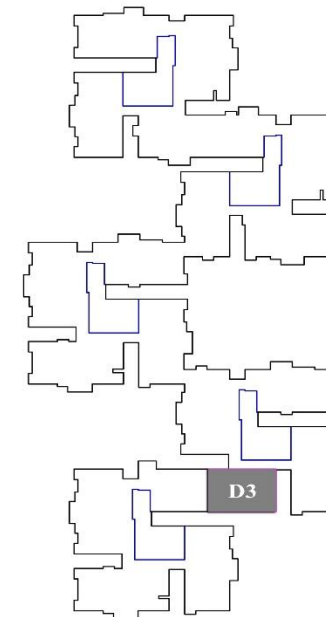
CARPET AREA
835 Sq.Ft



Typical

2.5BHK+2T

SBA – 1200 Sq.Ft



Key Plan

FACING
NORTH

BALCONY
41 Sq.Ft

CARPET AREA
762 Sq.Ft



SBR One Residence Specifications

STRUCTURE

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

SUPER 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.

SUB-STRUCTURE

- RCC Framed structure.

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.

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.

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.

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).

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.

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..

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.

PIPED GAS

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

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.
- 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.
- 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.
- 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 D.G. 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.
- IP-based video door phone with lobby, inter-flat, and security connectivity.
- IoT 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

FIRST FLOOR

- Gym
- Aerobics
- Dance/Martial Arts Studio
- Salon
- Separate Spa for Men & Women

SECOND FLOOR

- Game Zone
- Bowling Zone
- Mini Plex
- Golf Simulator
- Squash Courts – 2 Nos
- Badminton Courts – 2 Nos

THIRD FLOOR

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

TERRACE FLOOR

- Swimming Pool
- Barbeque & Bar Longue
- Open Terrace.

MAINTENANCE STAFF FACILITIES

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

About SBR Group

SBR Group is an integrated real estate development firm that fulfills all requirements that translates customers dreams of quality living space into reality. SBR GROUP successfully delivered several Infrastructural activities like the Layout Formation, Commercial and Residential complexes. This Group is a brainchild of successful entrepreneurs from different walks of life coming together for the sole purpose of developing infrastructure that meets the requirements of End User.



Why SBR Group?

Building Trust with Every Home

With years of experience and a reputation for delivering quality, SBR Group is committed to creating sustainable and customer-focused communities. Your dream home is our priority.

Since its inception, SBR has believed that there is only one mantra: "Never Compromise on Quality"

Thank You!



SBR One Residence

Hope Farm, Whitefield

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



+91-9456 909 909

 sales@sbrgroup.in

 www.sbrgroup.in



Disclaimer:

This presentation is Based On Conceptual Design and is an Artistic Impression & Cannot be Used as a Legal Document. The Promoters, Developers & Architect May Change/Alter Design, to Suit any Functional Requirements of the End User