



# SBR MAGNUS<sup>\*\*\*</sup>

LUXURY SOPHISTICATED

RERA Number: PRM/KA/RERA/1251/446/PR/040125/007346





Our Song is ✦  
**Sophistication**



Artistic impression, not an actual site photograph.







We Welcome You to  
**SBR MAGNUS**

- M** MAGNIFICENT LIVING
- A** AUNTHENTIC
- G** GRACIOUS
- N** NUANCED FEATURES
- U** UNITY
- S** SYNERGY

Artistic impression, not an actual site photograph.



# What Once ✦ Seemed Impossible **Is Now Yours to Live**

Whispering wind is all you'll hear,  
Calmness in the wilderness is what you'll feel,  
Luxury blended in the finest details,  
A life as real as your dreams,  
Step into a luxurious town in Whitefield, Bengaluru







## Homes that Set a New Standard in **Luxury Living**

Designed with exceptional craftsmanship, innovative features, and unmatched elegance, these residences combine cutting-edge technology, bespoke design, and premium materials to offer an unparalleled living experience.





Where Dream Homes  
Meet Life's Reality! ✨

Artistic impression, not an actual site photograph.



# Perfectly Positioned for a Life of Luxury & Convenience

The luxury homes at 'Magnus' comfortably reside in Whitefield, away from the city's chaos, yet remain conveniently close to your daily needs. Strategically located at Katamnallur Gate, Whitefield-Hoskote Road, and in close proximity to Old Madras Road, Orion Uptown Mall, and opposite to SBR Pravanika, life at Magnus offers immediate access to the best of Bengaluru.

## Highlights



Bengaluru-Whitefield Road connects Old Madras Road via Bengaluru-Tirupathi Highway.



The area includes prominent localities like Whitefield, Hoskote, Goravigere Colony, Kadugodi and more.



The region is a rapidly developing hub with numerous construction projects currently underway.

Artistic impression, not an actual site photograph.



# Exclusively Designed For the **Aristocrats** of Every Era ✨

SBR Magnus offers a haven of comfort, convenience, and joy, thoughtfully curated for you. Nestled within a lush 2-acres gated community, it seamlessly combines urban vibrancy with nature's tranquility. With over 15+ premium amenities, every detail exudes elegance, providing the ideal backdrop for success and serenity in the heart of Whitefield.

Featuring 208 premium residences in spacious 2 BHK, 2.5 BHK, and 3 BHK configurations, SBR Magnus is designed to balance modern functionality with timeless luxury. Perfect for professionals and families alike, it promises a green sanctuary, a vibrant community, and a lifestyle where dream living becomes a reality.



Actual shot at site



Future-Ready Homes,  
Today-Equipped with  
Smart Features



Actual shot at site





Actual shot at site

Homes that Set  
a New Standard  
in Luxury Living



A Connoisseur's Paradise  
that Celebrates a Fresh  
Atmosphere, Soaked in  
Natural Sunlight



Artistic impression, not an actual site photograph.





Actual shot at site



Get accustomed to an environment where every detail is designed for your comfort. With proper ventilation, refreshing misters on your glass-railed balcony, a kitchen with thick black granite, and bathrooms with sleek false ceilings, every element comes together to create a living space that brings out the best in you.



# Epicenter of ✨ Exclusivity

At Magnus, indulge in a lifestyle of unmatched luxury, where every day is elevated by world-class amenities. From state-of-the-art fitness centers to tranquil relaxation spaces, every detail is crafted for your ultimate comfort and ease.

A Luxurious Roof Top  
Swimming Pool Reserved  
for Relaxation

Amenities



Artistic impression, not an actual site photograph.





Artistic impression, not an actual site photograph.

Recreational Club  
Meets Community

Amenities



Redefining ✨  
Fitness World  
with Refinements

Amenities



Artistic impression, not an actual site photograph.





Artistic impression, not an actual site photograph.

✦ A Secure and  
Serene Space  
to Breathe

Amenities



Active Lifestyles ✨  
Meet Outdoor  
Sophistication

Amenities



Artistic impression, not an actual site photograph.





Artistic impression, not an actual site photograph.

✦ A Hall of Joy,  
Connection, and  
Celebration

Amenities



A World of Fun ✨  
and Adventure for  
the Little Ones

Amenities

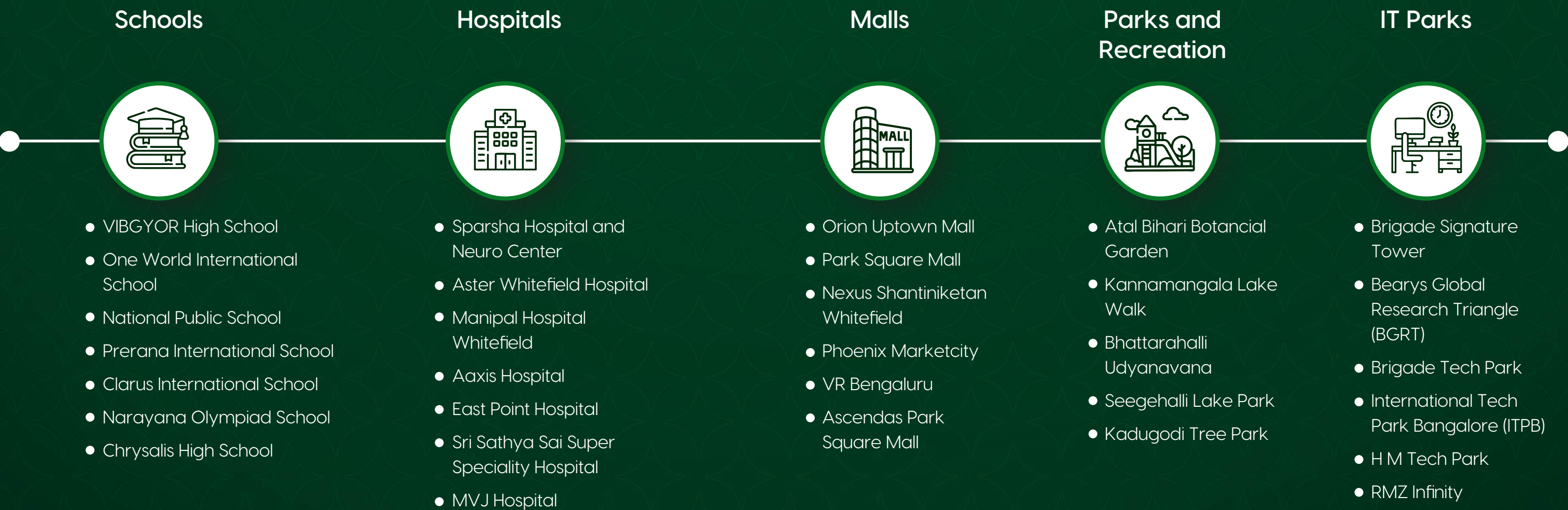


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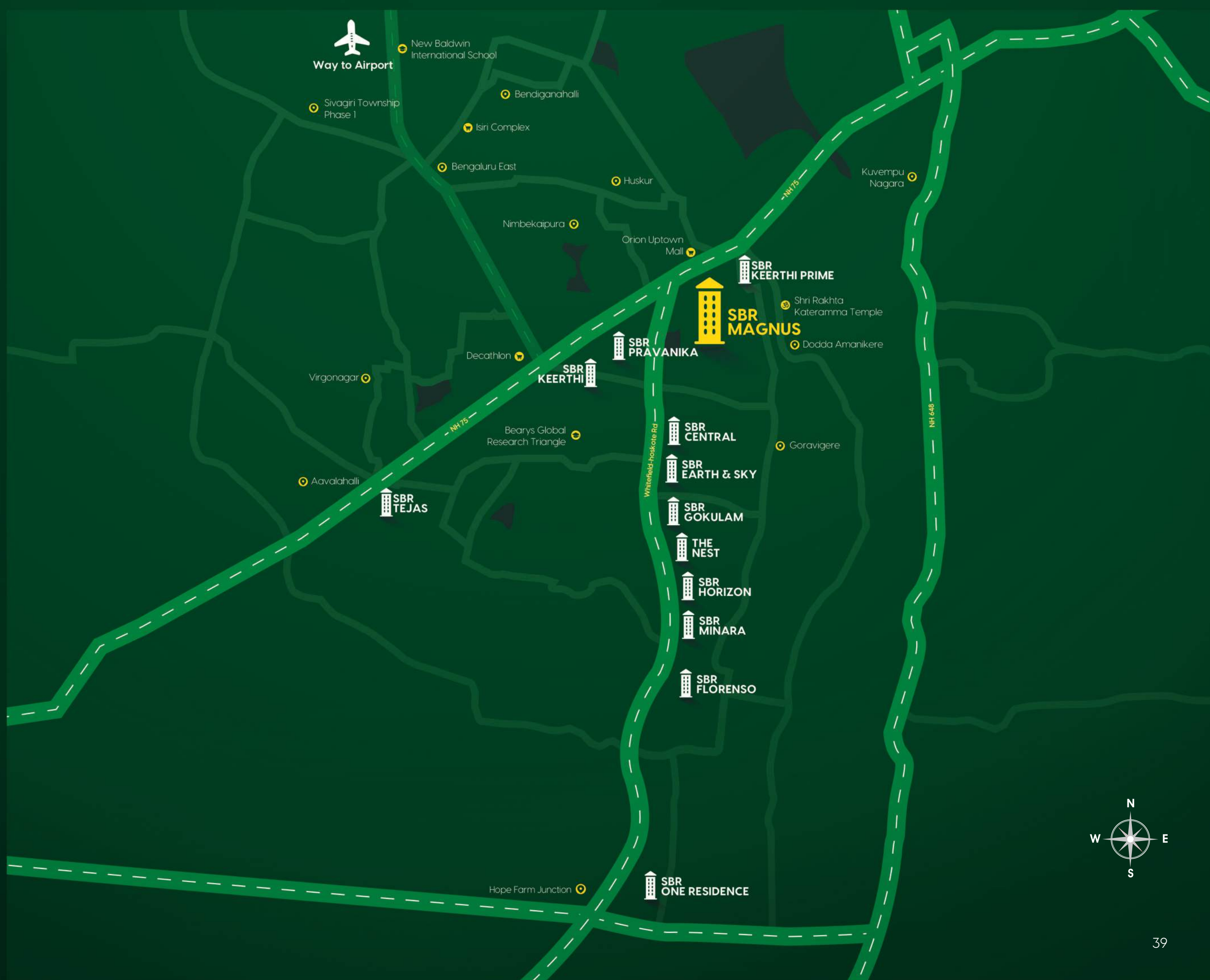


# A Prestigious Address Surrounded by Thriving Locale

From reputed schools and top-tier hospitals to world-class shopping and IT hubs, SBR Magnus offers a prime location where convenience and luxury converge.









# Master Layout



- |   |               |   |                           |   |               |    |                |    |               |
|---|---------------|---|---------------------------|---|---------------|----|----------------|----|---------------|
| 1 | Entry/Exit    | 4 | Badminton Court           | 7 | Cricket Pitch | 10 | Skating Rink   | 13 | Water Cascade |
| 2 | Driveway      | 5 | Jr. Half Basketball Court | 8 | Elder's Park  | 11 | Sand Pit       |    |               |
| 3 | Jogging Track | 6 | Amphitheatre              | 9 | Car Parking   | 12 | Kids Play Area |    |               |



# Numbering Plan



Typical Plan (2<sup>nd</sup> to 12<sup>th</sup> Floor)



2.5 BHK + 2T

1st Floor



Key Plan



TOWER	A
TYPE	1 A
FACING	East

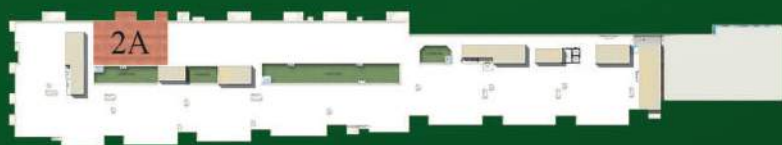
SBA	1344 Sqft
CARPET AREA	920 Sqft
BALCONY AREA	30 Sqft

2.5 BHK + 2T

1st Floor



Key Plan



TOWER	A
TYPE	2 A
FACING	West

SBA	1357 Sqft
CARPET AREA	915 Sqft
BALCONY AREA	41 Sqft



2 BHK + 2T ————— 1st Floor



Key Plan



TOWER	A
TYPE	3 A
FACING	East

SBA	1323 Sqft
CARPET AREA	897 Sqft
BALCONY AREA	40 Sqft

2.5 BHK + 2T ————— 1st Floor



Key Plan



TOWER	A
TYPE	4 A
FACING	West

SBA	1276 Sqft
CARPET AREA	861 Sqft
BALCONY AREA	41 Sqft



2.5 BHK + 2T

1st Floor



Key Plan



TOWER	A
TYPE	5 A
FACING	West

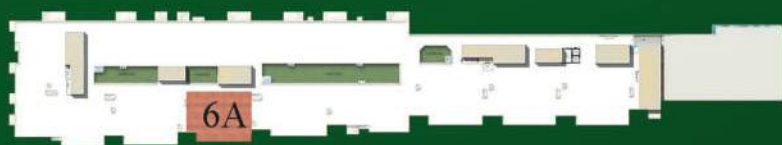
SBA	1202 Sqft
CARPET AREA	791 Sqft
BALCONY AREA	53 Sqft

2 BHK + 2T

1st Floor



Key Plan



TOWER	A
TYPE	6 A
FACING	North

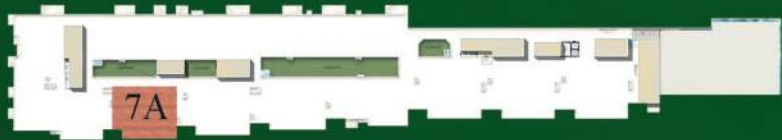
SBA	980 Sqft
CARPET AREA	696 Sqft
BALCONY AREA	0 Sqft



2.5 BHK + 2T ————— 1st Floor



Key Plan



TOWER	A
TYPE	7 A
FACING	North

SBA	1066 Sqft
CARPET AREA	755 Sqft
BALCONY AREA	0 Sqft

3 BHK + 3T ————— 1st Floor



Key Plan



TOWER	A
TYPE	8 A
FACING	North

SBA	1637 Sqft
CARPET AREA	1063 Sqft
BALCONY AREA	100 Sqft



2 BHK + 2T

1st Floor



Key Plan



TOWER	<b>B</b>
TYPE	<b>1 B</b>
FACING	<b>East</b>

SBA	<b>1276 Sqft</b>
CARPET AREA	<b>862 Sqft</b>
BALCONY AREA	<b>40 Sqft</b>

2.5 BHK + 2T

1st Floor



Key Plan



TOWER	<b>B</b>
TYPE	<b>2 B</b>
FACING	<b>North</b>

SBA	<b>1218 Sqft</b>
CARPET AREA	<b>811 Sqft</b>
BALCONY AREA	<b>45 Sqft</b>



3 BHK + 3T

1st Floor



Key Plan



TOWER	<b>B</b>
TYPE	<b>3 B</b>
FACING	<b>North</b>

SBA	<b>1411 Sqft</b>
CARPET AREA	<b>945 Sqft</b>
BALCONY AREA	<b>57 Sqft</b>

3 BHK + 3T

1st Floor



Key Plan



TOWER	<b>B</b>
TYPE	<b>4 B</b>
FACING	<b>North</b>

SBA	<b>1380 Sqft</b>
CARPET AREA	<b>935 Sqft</b>
BALCONY AREA	<b>46 Sqft</b>



3 BHK + 3T

1st Floor



Key Plan



TOWER	<b>B</b>
TYPE	<b>5 B</b>
FACING	<b>North</b>

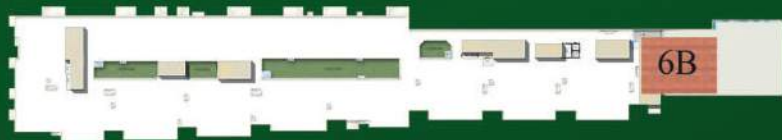
SBA	<b>1342 Sqft</b>
CARPET AREA	<b>908 Sqft</b>
BALCONY AREA	<b>45 Sqft</b>

3 BHK + 3T

1st Floor



Key Plan



TOWER	<b>B</b>
TYPE	<b>6 B</b>
FACING	<b>North</b>

SBA	<b>1521 Sqft</b>
CARPET AREA	<b>1023 Sqft</b>
BALCONY AREA	<b>58 Sqft</b>



3 BHK + 3T ————— 1st Floor



Key Plan



TOWER	<b>B</b>
TYPE	<b>7 B</b>
FACING	<b>West</b>

SBA	<b>1446 Sqft</b>
CARPET AREA	<b>1028 Sqft</b>
BALCONY AREA	<b>0 Sqft</b>

2.5 BHK + 2T ————— 2nd to 12th Floor



Key Plan



TOWER	<b>A</b>
TYPE	<b>1 A</b>
FACING	<b>East</b>

SBA	<b>1474 Sqft</b>
CARPET AREA	<b>920 Sqft</b>
BALCONY AREA	<b>125 Sqft</b>



2.5 BHK + 2T ————— 2nd to 12th Floor



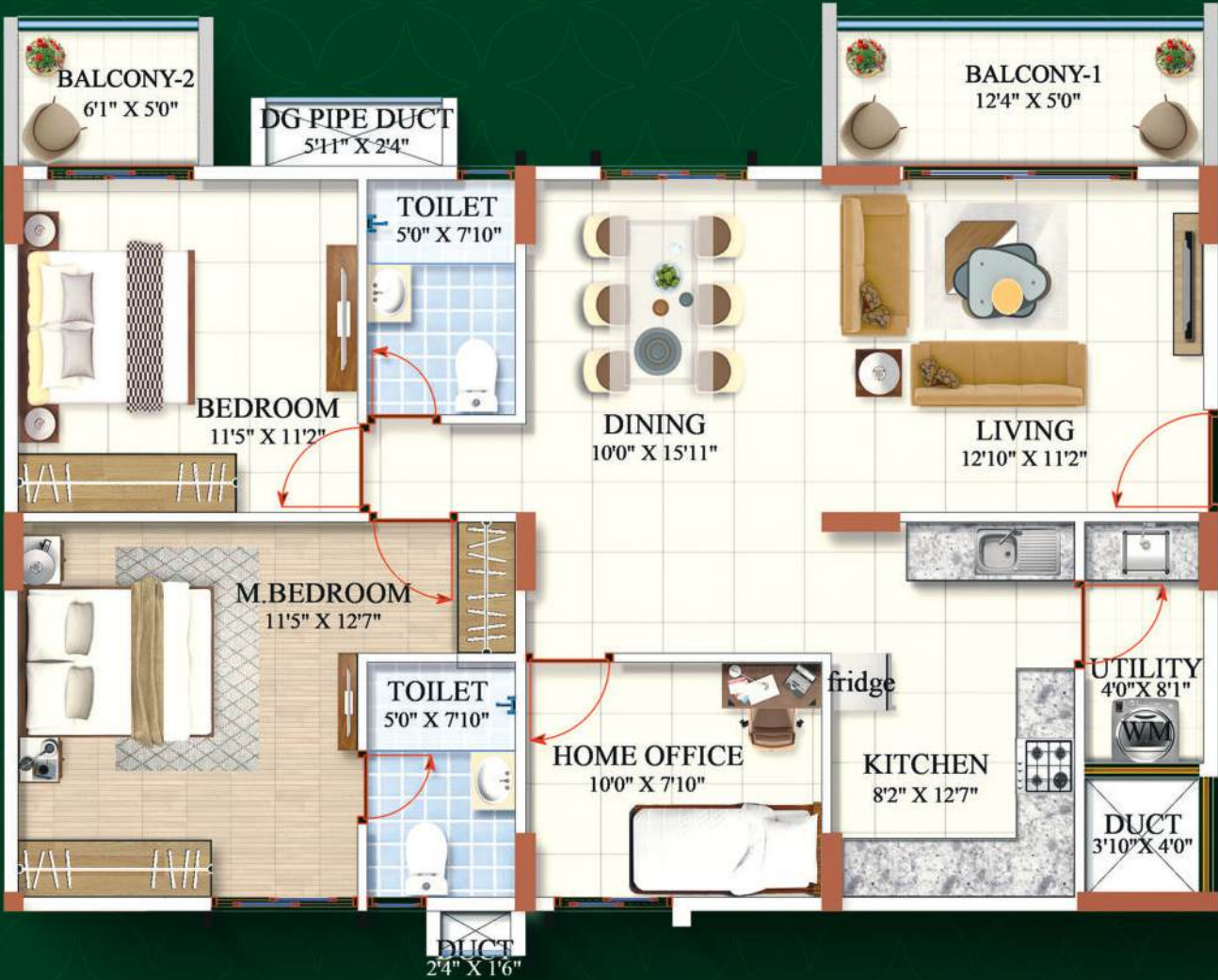
Key Plan



TOWER	A
TYPE	2 A
FACING	West

SBA	1464 Sqft
CARPET AREA	960 Sqft
BALCONY AREA	75 Sqft

2.5 BHK + 2T ————— 2nd to 12th Floor



Key Plan



TOWER	A
TYPE	3 A
FACING	East

SBA	1464 Sqft
CARPET AREA	941 Sqft
BALCONY AREA	102 Sqft



2.5 BHK + 2T ————— 2nd to 12th Floor



Key Plan



TOWER	A
TYPE	4 A
FACING	West

SBA	1399 Sqft
CARPET AREA	906 Sqft
BALCONY AREA	90 Sqft

2.5 BHK + 2T ————— 2nd to 12th Floor



Key Plan



TOWER	A
TYPE	5 A
FACING	West

SBA	1391 Sqft
CARPET AREA	885 Sqft
BALCONY AREA	102 Sqft



2 BHK + 2T ————— 2nd to 12th Floor



Key Plan



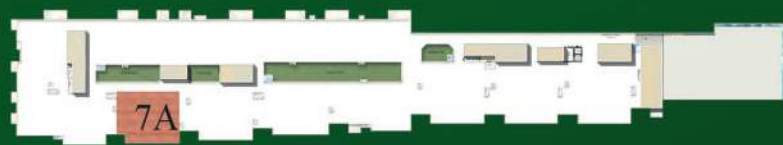
TOWER	A
TYPE	6 A
FACING	North

SBA	1201 Sqft
CARPET AREA	742 Sqft
BALCONY AREA	107 Sqft

2.5 BHK + 2T ————— 2nd to 12th Floor



Key Plan



TOWER	A
TYPE	7 A
FACING	North

SBA	1283 Sqft
CARPET AREA	804 Sqft
BALCONY AREA	106 Sqft



3 BHK + 3T ————— 2nd to 12th Floor



Key Plan



TOWER	<b>A</b>
TYPE	<b>8 A</b>
FACING	<b>North</b>

SBA	<b>1782 Sqft</b>
CARPET AREA	<b>1148 Sqft</b>
BALCONY AREA	<b>121 Sqft</b>

2.5 BHK + 2T ————— 2nd to 12th Floor



Key Plan



TOWER	<b>B</b>
TYPE	<b>1 B</b>
FACING	<b>East</b>

SBA	<b>1421 Sqft</b>
CARPET AREA	<b>906 Sqft</b>
BALCONY AREA	<b>98 Sqft</b>



2.5 BHK + 2T ————— 2nd to 12th Floor



Key Plan



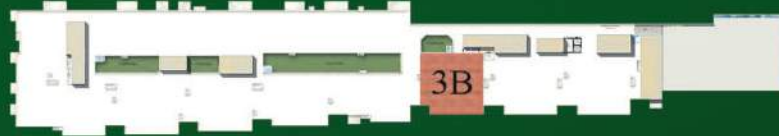
TOWER	<b>B</b>
TYPE	<b>2 B</b>
FACING	<b>North</b>

SBA	<b>1396 Sqft</b>
CARPET AREA	<b>896 Sqft</b>
BALCONY AREA	<b>94 Sqft</b>

3 BHK + 3T ————— 2nd to 12th Floor



Key Plan



TOWER	<b>B</b>
TYPE	<b>3 B</b>
FACING	<b>North</b>

SBA	<b>1561 Sqft</b>
CARPET AREA	<b>1022 Sqft</b>
BALCONY AREA	<b>93 Sqft</b>





Key Plan



TOWER	<b>B</b>
TYPE	<b>4 B</b>
FACING	<b>North</b>

SBA	<b>1561 Sqft</b>
CARPET AREA	<b>1022 Sqft</b>
BALCONY AREA	<b>93 Sqft</b>



Key Plan



TOWER	<b>B</b>
TYPE	<b>5 B</b>
FACING	<b>North</b>

SBA	<b>1561 Sqft</b>
CARPET AREA	<b>1008 Sqft</b>
BALCONY AREA	<b>107 Sqft</b>





Key Plan



TOWER	<b>B</b>
TYPE	<b>6 B</b>
FACING	<b>North</b>

SBA	<b>1636 Sqft</b>
CARPET AREA	<b>1073 Sqft</b>
BALCONY AREA	<b>93 Sqft</b>



Key Plan



TOWER	<b>B</b>
TYPE	<b>7 B</b>
FACING	<b>West</b>

SBA	<b>1626 Sqft</b>
CARPET AREA	<b>1026 Sqft</b>
BALCONY AREA	<b>129 Sqft</b>



2.5 BHK + 2T ————— 13th to 14th Floor



Key Plan



TOWER	A
TYPE	1 A
FACING	EAST

SBA	1474 Sqft
CARPET AREA	920 Sqft
BALCONY AREA	125 Sqft

2.5 BHK + 2T ————— 13th to 14th Floor



Key Plan



TOWER	A
TYPE	2 A
FACING	West

SBA	1464 Sqft
CARPET AREA	960 Sqft
BALCONY AREA	75 Sqft



2.5 BHK + 2T ————— 13th to 14th Floor



Key Plan



TOWER	A
TYPE	3 A
FACING	EAST

SBA	1464 Sqft
CARPET AREA	941 Sqft
BALCONY AREA	102 Sqft

2.5 BHK + 2T ————— 13th to 14th Floor



Key Plan



TOWER	A
TYPE	4 A
FACING	West

SBA	1399 Sqft
CARPET AREA	906 Sqft
BALCONY AREA	90 Sqft



2.5 BHK + 2T ————— 13th to 14th Floor



Key Plan



TOWER	A
TYPE	5 A
FACING	WEST

SBA	1391 Sqft
CARPET AREA	885 Sqft
BALCONY AREA	102 Sqft

2 BHK + 2T ————— 13th to 14th Floor



Key Plan



TOWER	A
TYPE	6 A
FACING	North

SBA	1201 Sqft
CARPET AREA	742 Sqft
BALCONY AREA	107 Sqft



2.5 BHK + 2T ————— 13th to 14th Floor



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TOWER	A
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FACING	North

SBA	1283 Sqft
CARPET AREA	804 Sqft
BALCONY AREA	106 Sqft

3 BHK + 3T ————— 13th to 14th Floor



Key Plan



TOWER	A
TYPE	8 A
FACING	North

SBA	1782 Sqft
CARPET AREA	1148 Sqft
BALCONY AREA	121 Sqft



2.5 BHK + 2T ————— 13th to 14th Floor



Key Plan



TOWER	<b>B</b>
TYPE	<b>1 B</b>
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SBA	<b>1421 Sqft</b>
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2.5 BHK + 2T ————— 13th to 14th Floor



Key Plan



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Key Plan



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CARPET AREA	<b>1008 Sqft</b>
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Key Plan



TOWER	<b>B</b>
TYPE	<b>6 B</b>
FACING	<b>North</b>

SBA	<b>1636 Sqft</b>
CARPET AREA	<b>1073 Sqft</b>
BALCONY AREA	<b>93 Sqft</b>



## Committed to Create<sup>★</sup> a Lasting Impact

SBR Group offers a strong value system and a proven track record of delivering quality homes on time. As a result, SBR Group has become a trusted name in Whitefield. Known for complete transparency and professionalism, we have earned the trust of hundreds of satisfied customers. We offer a wide range of residential projects, from 1 BHK to 5 BHK apartments, in some of Whitefield's most premier locations. As leaders in the Whitefield market, we have the highest number of residential projects, and all our properties are BDA, BBMP and RERA approved. We work exclusively with clear titled lands and ensure all necessary approvals are in place to provide the best for our customers.



Artistic impression, not an actual site photograph.



# Uncompromising Quality in Every Specification

## Structure

Framed Structures: M 20, M25, M35 & M40 grade (basement + GF+14 floors)  
All elements of structure are designed for earthquake resistant compliance to SEISMIC ZONE - II

## Height

Floor to floor height: 2.95 M

## Masonry

8", 6" & 4" cement concrete blocks

## Plastering

Ceiling: with 1:4 CM  
Internal Walls: with 1:6 CM  
External Walls: Plastering with 1:6 C.M (2 coats)

## Tiles

Flooring: Vitrified tile (2' 0" X2 '0") for all rooms/ wooden flooring for master bedroom ( premium brand)  
Dadoing: Glaze tiles upto 7'6" height in toilets, in kitchen 2'.0" height above platform.

## Kitchen Platform

20mm thick black granite

## Balcony Railing

SS with glass/ MS railing

## Joinery

Main Door: Engineered solid core shutter ,40mm thick veneered on both sides with ss fixtures.  
Inside Bedroom: Engineered hollow core shutter ,32~38mm th laminated on both sides with ss fixtures.  
Window: UPVC 2.5 track with provision for mosquito shutter

## Sanitary & Plumbing

Plumbing: CPVC/UPVC- Astral/ Ashirvad  
Sanitary: PVC- Finolex/ Supreme/ Prince

## Stair Case Flooring

Granite

## Painting

Internal: Tractor emulsion  
External: Apex

## Sanitary Ware

Hindustan / Parryware / Roca/ American Standard / RAK / Jaguar/ Kohler  
Plumbing: Jaquar Fittings/ Kohler or Equivalent

## Electrical

Anchor/Lisha/ GM/ Havells/ Panasonic Switches  
Multi-stand wire

## Toilet

False ceiling

## Compound wall

Upto 5' height

## Drive Way

VDF

## 4' Parapet

Upto 4' height

## Lift

8 Passenger/ Stretcher lift

## STP

STP/Water recycling plant & treated water used for flushing & landscaping.

## OHT

Gravity water system

## OWC

Yes

## Generator

100% back up for all common areas and facilities & 1.5 KW for 3/2.5 bedroom units & 1 KW for 2 bedroom units.

## Solar & CCTV

For common areas

## Softner

Water treatment & softening plant for the entire water supply system.

## Fire

As per sanction

## Landscape

30% (soft & hard)

## Amenities

Indoor: Clubhouse, Gym, Indoor games  
Outdoor: Swimming pool, Childrens play area, Cricket pitch,Elders plaza, Amphitheatre, Junior half basket ball court & Open badminton court

## Car Park

Individual car park & surface car park

## Rain Water Harvesting

Rain water harvesting techniques to be used to supplement & recharge bore wells.

## AC

Provision for electrical point for split AC in master bed rooms.

## BESCOM Power

5 KW & 3 KW BESCOM power for each 3/2.5 bed room & 2 bed room units respectively.  
Provision for TV points in master bedroom & living room.



# Our Projects



SBR EARTH & SKY



SBR FLORENZO



SBR ONE RESIDENCE



SBR MINARA



SBR CENTRAL



SBR KEERTHI PRIME



SBR TOWERS



SBR LUCKY MALL



SBR URBAN JEWEL COUNTY



SBR GOKULAM



SBR PRAVANIK



SBR KEERTHI



THE NEST



SBR HORIZON



SBR TEJAS

# Building Dreams, Delivering Reality

An integrated real estate development firm, SBR Group believes in transforming dreams into reality and has successfully delivered several residential and commercial properties to date. It is the brainchild of successful entrepreneurs from various walks of life who have dedicated themselves to redefining Bengaluru's real estate landscape. To meet the ever-evolving demands of customers, SBR Group is led by senior professionals and experts in their respective technical fields. Built on strong foundations, it upholds its core values—transparency, ethics, quality, and timely delivery—which have been instrumental in its success over the years.



Artistic impression, not an actual site photograph.



# 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 inception, the developer stands by the mantra of never compromising on quality and timely delivery of all building developments, while holding hands with innovation and progress.

The latest ventures on Old-Madras Road and Whitefield are testaments of the same. With nine premium projects and a built-up area of over 3 million sq. ft., it proves their will and eagerness to make a change for the better. These projects include both residential and commercial spaces, ranging from 1 to 5 BHK premium apartments and duplex villas.

Ideally located in prime areas with smooth connectivity to the OMR Highway, these developments are designed for young achievers, providing a prestigious address that enhances communication and networking. These projects have served more than 2,200+ families and counting, turning their dreams of owning a home into a sweet reality.

The future efforts and endeavors are to only strengthen the Company's position in the city while continuing to deliver dreams of a lifetime.





# Making Nature **SBR's** **Top Priority**

At SBR Group, we put nature first, ensuring every project we undertake embraces sustainable practices that protect the environment for generations to come.





# SBR MAGNUS

LUXURY SOPHISTICATED

RERA Details: PRM/KA/RERA/1251/446/PR/040125/007346

## PROJECT ADDRESS

Survey No.60/18 & 60/19, Katamnallur,  
Village Bidarahalli Hobli, Bengaluru Urban,  
Karnataka - 560049

## OFFICE ADDRESS

SBR Horizon, Sy No.24/5, Seegehalli,  
Whitefield, Hoskote Road, Bengaluru,  
Karnataka - 560067

☎ 9164 209 209 | ✉ sales@sbrgroup.in



[www.sbrgroup.in](http://www.sbrgroup.in)

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 design, to suit any functional requirements of the end user.  
Actual shot refers to the model unit at site and is for demonstration purposes only.

**CREDAI**  
BENGALURU