

Discover living

as it's meant to be

www.nbrgroup.in

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Come home to the rhythm of the earth

NBR
ELEVATE TO EXTRAORDINARY

SOUL OF THE
SEASONS
BY NBR GROUP

From the founder's desk

Passion rarely announces itself. It simmers quietly.

Two decades ago that spark found shape in the soul of Bengaluru. The dream wasn't just buildings; it was a sense of place. A home that holds. It was an oath to raise a skyline of trust, to carve out spaces built on transparency and to amplify every voice that joined us. Every family who walked with us lit the path forward. Every milestone, a reminder of why we began.

Through shifting skylines and growing footprints, our values remain steady.

**CLARITY.
CRAFT.
CARE.**

This book is a glimpse into that journey. Thank you for being part of it.

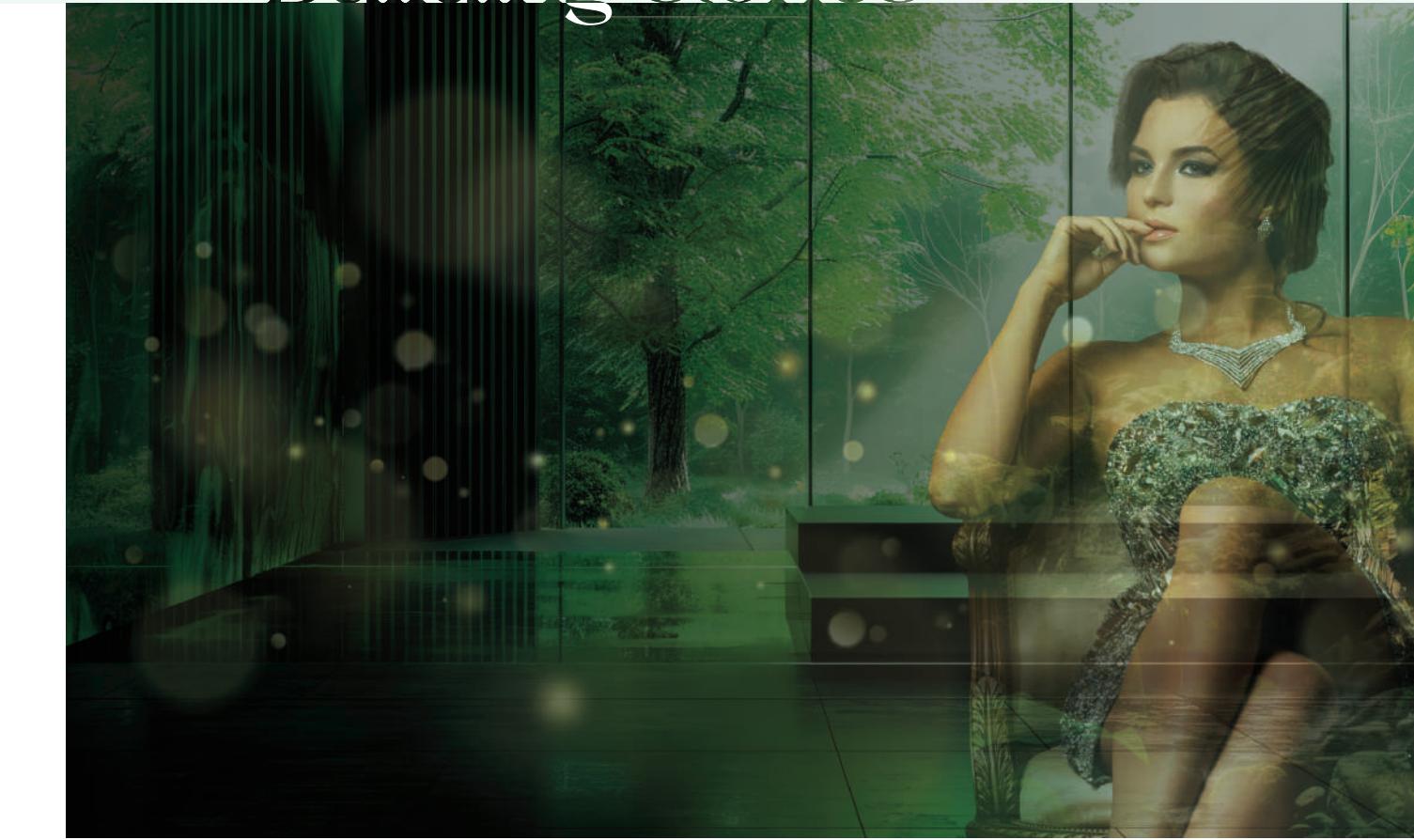
NAGABHUSHAN REDDY
Founder and Managing Director, NBR Group

25+
YEARS OF LEGACY

12 Million
SQ. FT. DEVELOPED

7000+
HAPPY FAMILIES

Building stories



A legacy is not just built by enduring landmarks but through hearts touched. At NBR Group, our journey began with a simple yet powerful dream: *to turn land into places where people truly feel at home.*

Over the past two decades that idea has grown into a legacy. We've dedicated ourselves to building not just spaces, but meaningful environments where families grow, neighbours become friends and nature is part of everyday life.



25+ years of shaping landscapes and lives

The late '90s ushered in a new rhythm to Bengaluru: fast-paced and full of promise.

We drew the blueprint - a commitment to building homes with meaning and intention. What started with modest layouts and honest values grew into thoughtfully crafted communities where life felt grounded. With every project, our understanding of what people truly need deepened.

With every handshake, we laid the foundation that still holds us strong today.

Happiness delivered



NBR Hills View

A gated community of villa plots in foothills of Nandi Hills.

Area covered : 25 acres
Plot size range : 1200 sq.ft. to 1500 sq.ft.



NBR Green Valley

A collection of 1224 residential plots at Hosur, Bagalur Road.

Area covered : 80 acres
Plot size range : 1500 sq.ft. to 3000 sq.ft.



NBR Orange County

A collection of 275 plots at Tummanapalli Road, Bagalur Town.

Area covered : 7 acres
Plot size range : 1200 sq.ft. to 3000 sq.ft.



NBR Meadows

A collection of 655 residential plots at Hosur Alasanathan Road.

Area covered : 35 acres
Plot size range : 1200 sq.ft. to 4800 sq.ft.



NBR Golden Valley

A collection of 325 residential plots at Bagalur Town, Hosur Road.

Area covered : 32 acres
Plot size range : 1500 sq.ft. to 5000 sq.ft.



NBR Trifecta

A collection of 679 residential plots at Srajipu Bagalur Road.

Area covered : 60 acres
Plot size range : 1200 sq.ft. to 4000 sq.ft.

Built on

strong foundations



At NBR, our values are the cornerstone of everything we build. We lead with transparency, integrity and a steadfast commitment to sustainability, innovation and value-driven pricing.

What truly sets us apart is our people, a passionate team of professionals who design with empathy to create spaces that serve lives, not just layouts. United by a shared purpose, we take pride in building not just homes, but vibrant, thriving communities.

Mission



To redefine luxury living in Bengaluru by creating living spaces that embody timeless elegance, unparalleled craftsmanship and experiences for a lifetime of joy and happiness. We are committed to innovative designs, relentless pursuit of excellence and fostering a legacy of enduring value.

Vision



To be the leading and most admired real estate company known for creating exceptional premium living spaces that elevate the lifestyle of our esteemed clients and foster security, pride and long term value.

With you
at the centre



Every home we build begins with a deep understanding of your *dreams, lifestyle* and *aspirations*. We believe a home should be more than just four walls; it should be a space that mirrors your values, nurtures your growth and supports your ambitions.

That's why each NBR home is thoughtfully designed to offer not only comfort and security but also a sense of belonging and pride. From location to layout, every detail is carefully considered with you at the heart of it all.

SHAPED BY THE WAY YOU LIVE



Design should never limit or dictate it. That's why every home begins with how people truly live, not just how a space looks on paper.

Every corner is shaped by a simple but powerful question: "Will this still feel right five years from now?" Because a home isn't just something you walk through; **it's something you feel.**

A natural progression



When design begins with people, it grows with them. As aspirations rise, so must the homes that support them.

We are moving towards something larger, guided by the same principles of thoughtful, human-centred design and a lasting respect for nature that has always defined us.

AN UPWARD PATH

With every plotted development project, we have ensured that there is always enough space for dreams to grow.

Now, inspired by the design of nature, we are embarking on a new chapter in our journey - **from horizontal to vertical**. From plotted developments to high-rises, we are ready to take you to new heights.

To homes you will be proud to call yours.



Spaces

that breathe. Comfort that never leaves.



Your next chapter deserves nature's finest backdrop.

Where greenery itself hums a greeting tune



Welcome to where every leaf knows your name and every breeze feels like home. A place where design doesn't merely stand; it breathes. The wind, water, earth, fire and space are not just elements; they are integral to everyday living. Ancient energies flow through modern spaces, the seasons speak and architecture listens. The walls do more than shelter; they heal. Upon arrival, you feel more grounded, as your surroundings also offer support.

This is not just a home. It's nature's way of saying 'you've arrived.'

 Exclusive 3 BHKs in 9.6 acres of land

 Vastu compliant homes

 88 % open space

 Ranging 1446 to 1826 sq.ft.

 Low-density lifestyle

 Dual Balcony

Awaken to spaces that

inspire and embrace



Living at NBR is like stepping into the gentle embrace of nature's finest rhythms, where every space breathes with light and life. Here, your home isn't just built; it blossoms, inviting peace, growth and endless possibilities. Soft breeze mingles with sunlight and moments unfold like petals opening to welcoming rays of the sun.

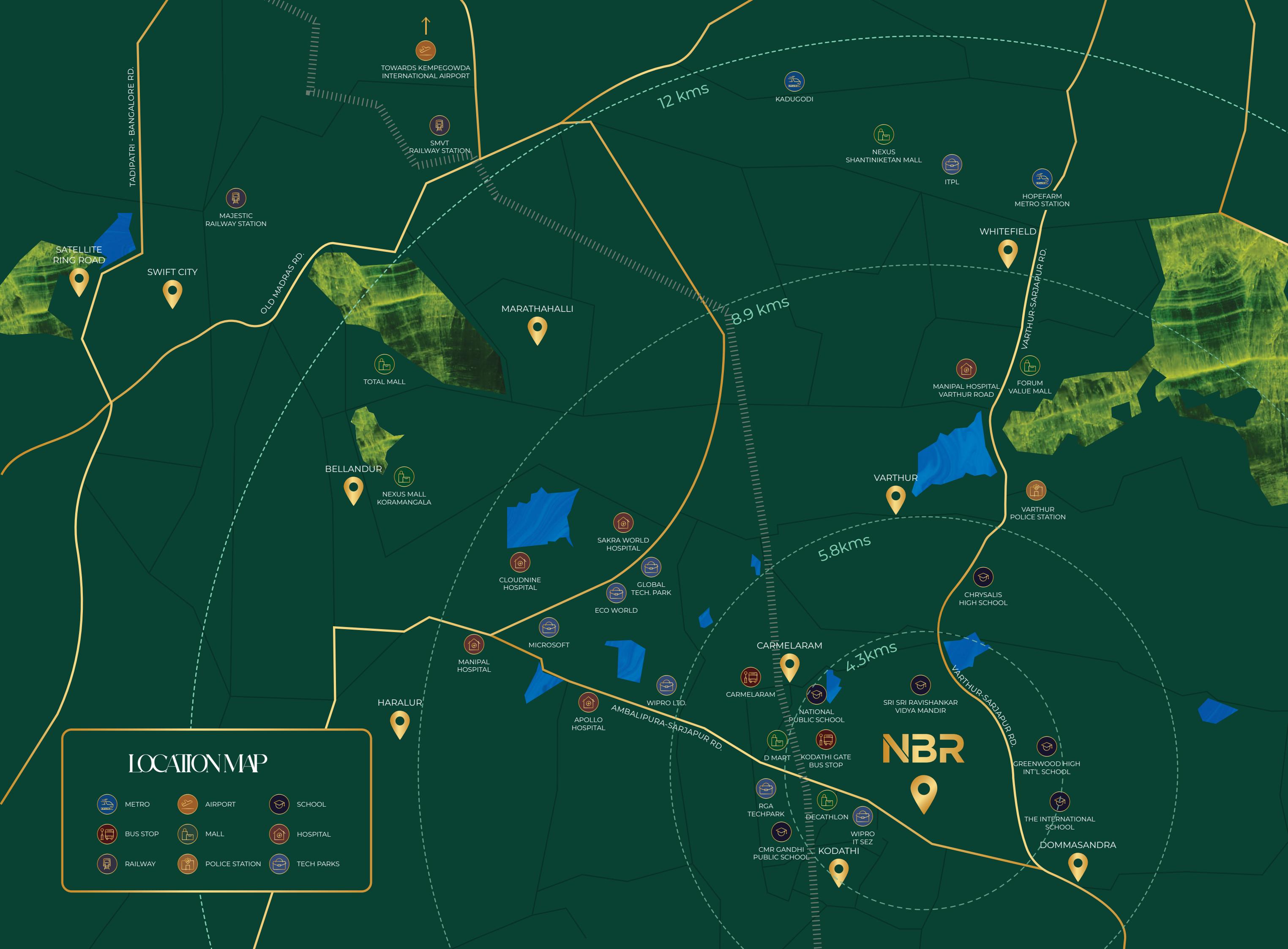
This is where your dreams take root, nurtured by thoughtful design and a promise of *a life well-lived*.

POISED FOR PERFECT LIVING



Nestled in the thriving hub of Mulund, just moments from Vashi, Gunjur, Kothi and Sarjapur Road, this thoughtfully positioned address keeps you at the centre of everything that matters.

Imagine how wonderful it would be to start each day with calm, stay effortlessly connected to the city's pulse and come home to a space that supports your every aspiration - all in one perfectly placed address.



Choose connection, not compromise

Access to the city, without the chaos!

Educational Institutions

- Ravi Shankar Vidya Mandir 0.1 km
- National Public School 2.4 km
- Chrysalis High School 3.5 km
- CMR Gandhi Public School 4.7 km
- Greenwood International School 4.9 km
- The International School Bangalore 5.7 km

Hospitals

- Belenus Champion Hospital 4.9 km
- Apollo Hospital 6.9 km
- Manipal Hospital 07 km
- Sakra World Hospital 9.4 km
- Cloudnine Hospital 9.7 km

Railway Station

- Carmelaram 4.8 km
- SMVT 20 km

Tech Parks

- Wipro SEZ 2.7 km
- RGA Tech Parks 03 km
- Wipro 06 km
- Eco World 8.3 km
- Global Tech Park 9.9 km
- ITPL 11 km
- Microsoft 11 km

Metro Station

- Kodathi 2.9 km
- Dommasandra 6.5 km
- Hopefarm 11 km

Malls

- Forum Neighbourhood Mall 6.5 km
- Market Square Mall 9.5 km

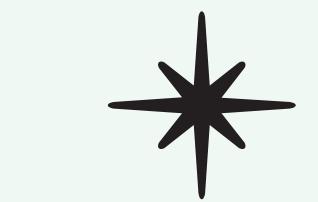
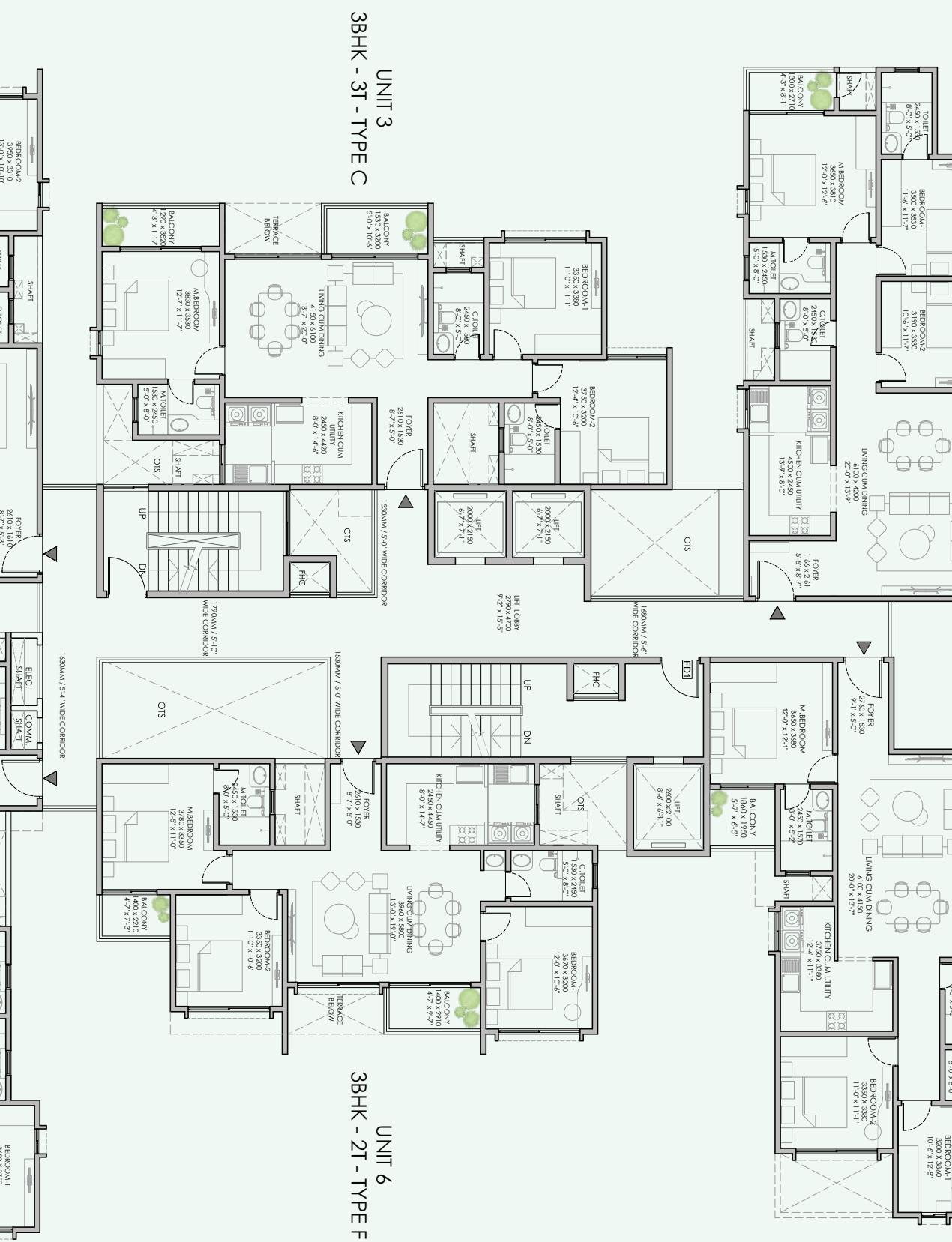
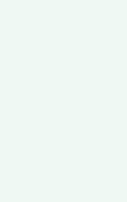
Tower Plans & Unit Plans

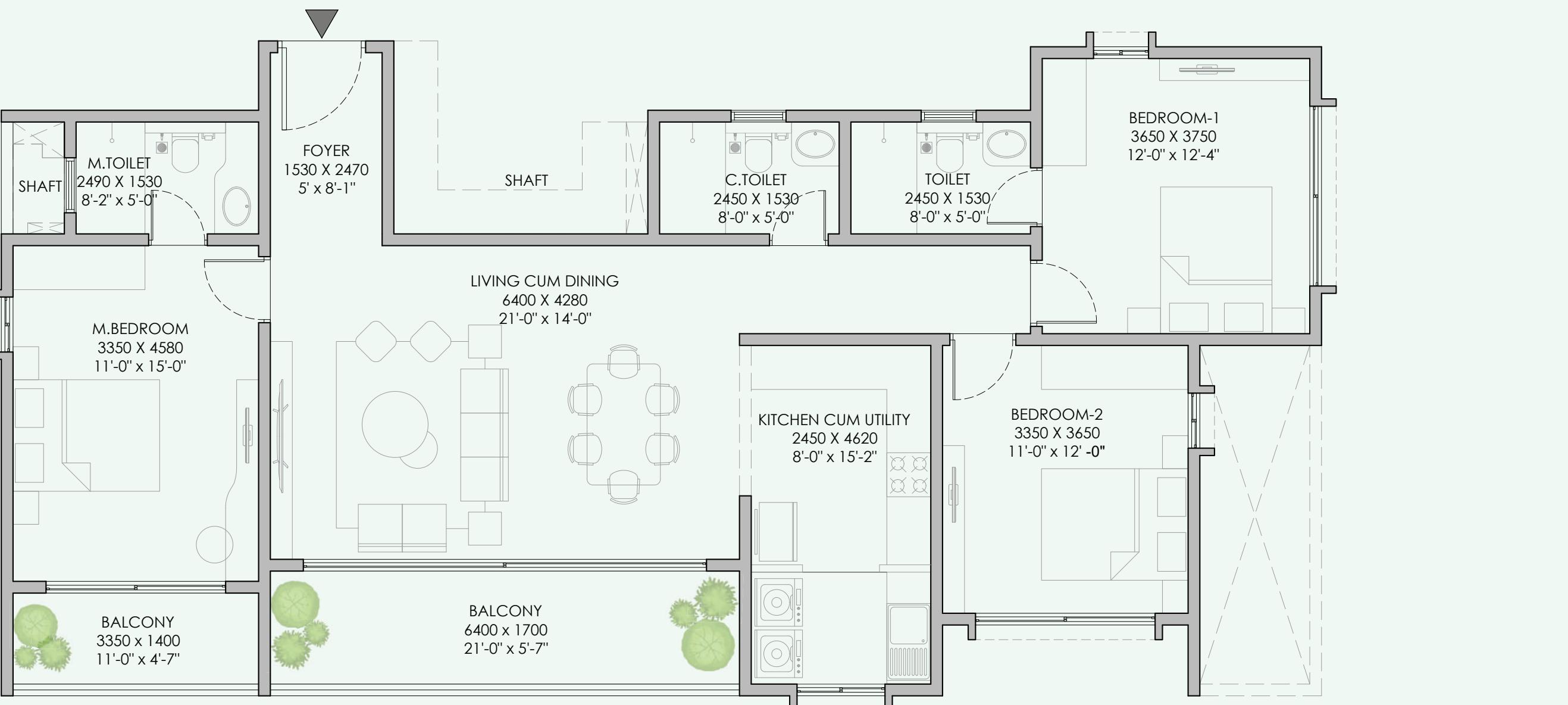
LEGENDS

- 1. Gate Complex
- 2. Entrance Vista
- 3. Bazaar
- 4. Exhibition Lawn
- 5. Orchards
- 6. Aromatic Grove
- 7. Water Feature & Seating Pavilion
- 8. Central Round About
- 9. Parking
- 10. Pet Park
- 11. Sit Out Nook
- 12. Avenue Planting
- 13. Tower Entry Portal
- 14. Tower Water Feature
- 15. Kid's Play
- 16. Reading Nook
- 17. Pickleball Court
- 18. Dense Planting Grove
- 19. Tower 1 Lawn
- 20. Pebble Seats
- 21. Pool Deck
- 22. Kid's Pool
- 23. Swimming Pool
- 24. Changing Room
- 25. Open Shower
- 26. Jogging Track
- 27. Club Drop-Off
- 28. Club Entrance Vista
- 29. Service Entry
- 30. Reflecting Water Feature

Clubhouse Amenities

- 61. Swimming pool
- 62. Jacuzzi
- 63. Kids pool
- 64. Deck area
- 65. Supermarket
- 66. Clinic
- 67. ATM
- 68. Party lawn
- 69. Multipurpose hall (kitchen+pantry)
- 70. Pre-function area
- 71. Creche
- 72. Play area
- 73. Reception
- 74. Lounge
- 75. Café
- 76. Badminton court
- 77. Squash court
- 78. Table Tennis
- 79. Snookers/Billiards room
- 80. Indoor games
- 83. Home theatre
- 84. Gym
- 85. VR Games
- 86. Activity room - 3nos
- 87. Spa & saloon
- 88. Space for screening/ watching movies
- 89. Karte
- 90. Juice bar counter
- 91. BBQ
- 92. Party deck
- 93. Yoga meditation pavilion



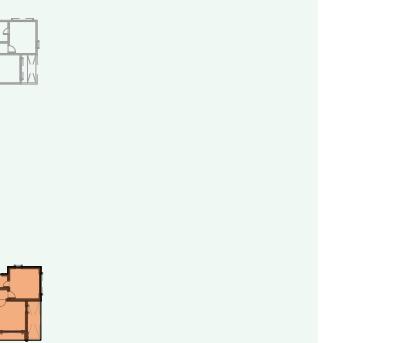


UNIT 1 - 3BHK - 3T - TYPE A (NORTH FACING)

Saleable area
1825 SQFT

Carpet area as per RERA
1128.49 SQFT

Balcony area
167.59 SQFT



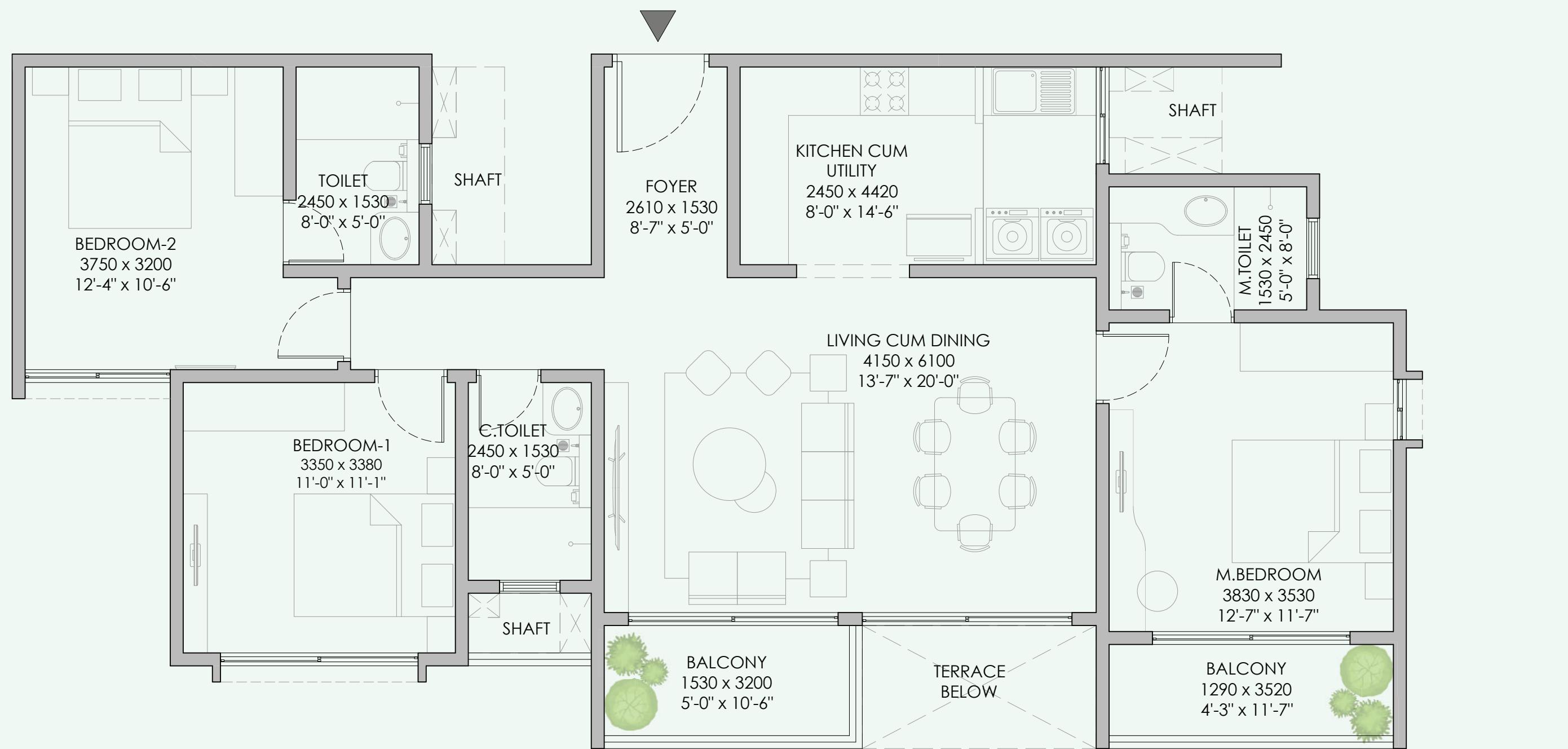
UNIT 2 - 3BHK - 3T - TYPE B (NORTH FACING)

Saleable area
1826 SQFT

Carpet area as per RERA
1148.19 SQFT

Balcony area
150.26 SQFT



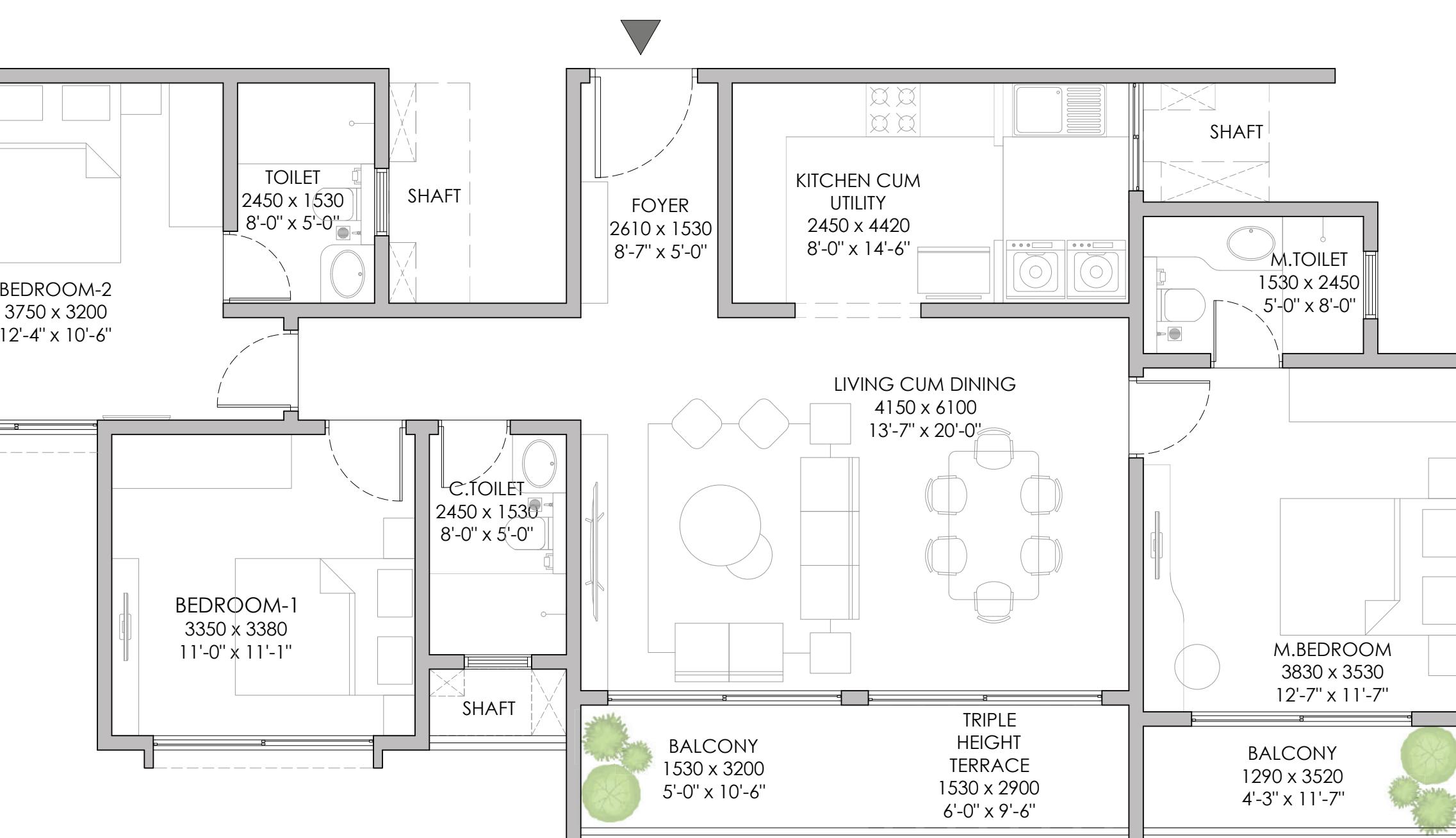
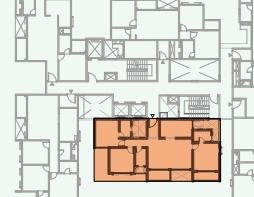


UNIT 3 - 3BHK - 3T - TYPE C (EAST FACING)

Saleable area
1628 SQFT

Carpet area as per RERA
1047.11 SQFT

Balcony area
01.40 SQFT

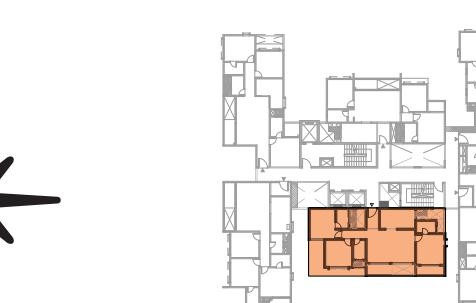


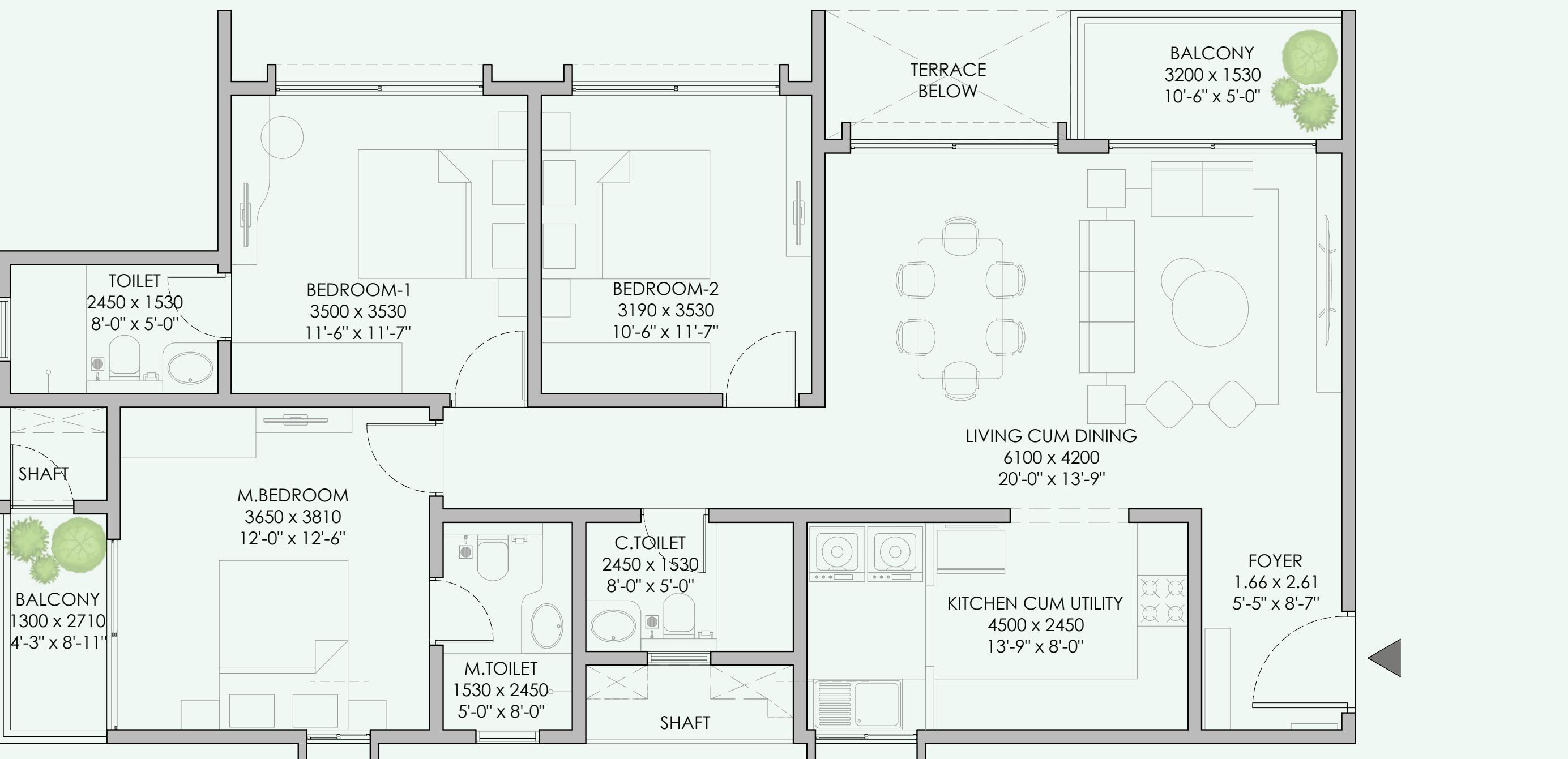
3 - 3BHK - 3T - TYPE C WITH TRIPLE HT BALCONY (EAST FACING)

area
SQFT
10

sqft area as per RERA
111SQFT

Balcony area
148.97 SQFT



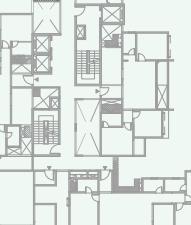


UNIT 4 - 3BHK-3T - TYPE D (EAST FACING)

Saleable area
1643 SQFT

Carpet area as per RERA
1082.74 SQFT

Balcony area
90.42 SQFT



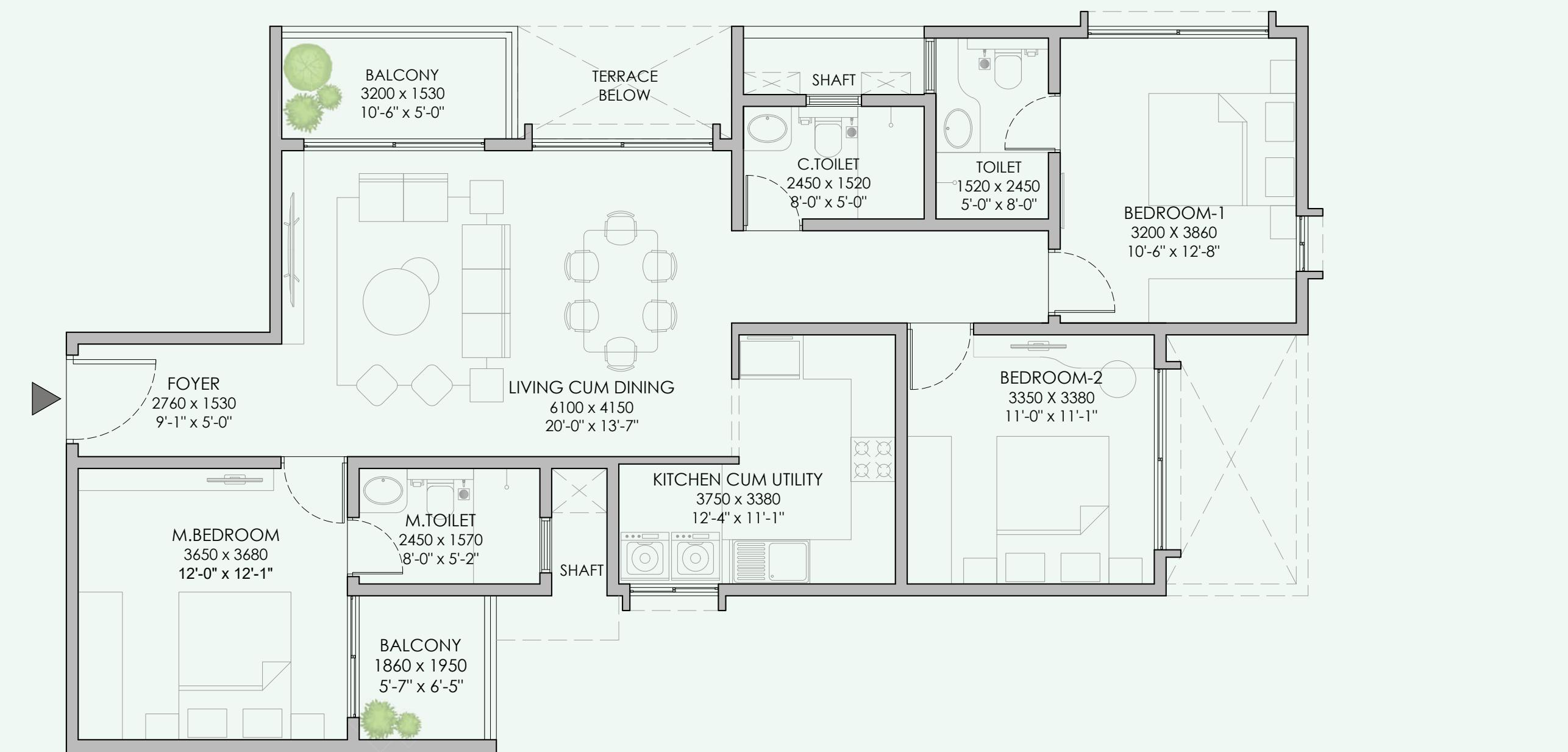
UNIT 4 - 3BHK - 3T - TYPE D (EAST FACING)
WITH TRIPLE HEIGHT BALCONY

Saleable area
1705 SQFT

Carpet area as per RERA
1082.74 SQFT

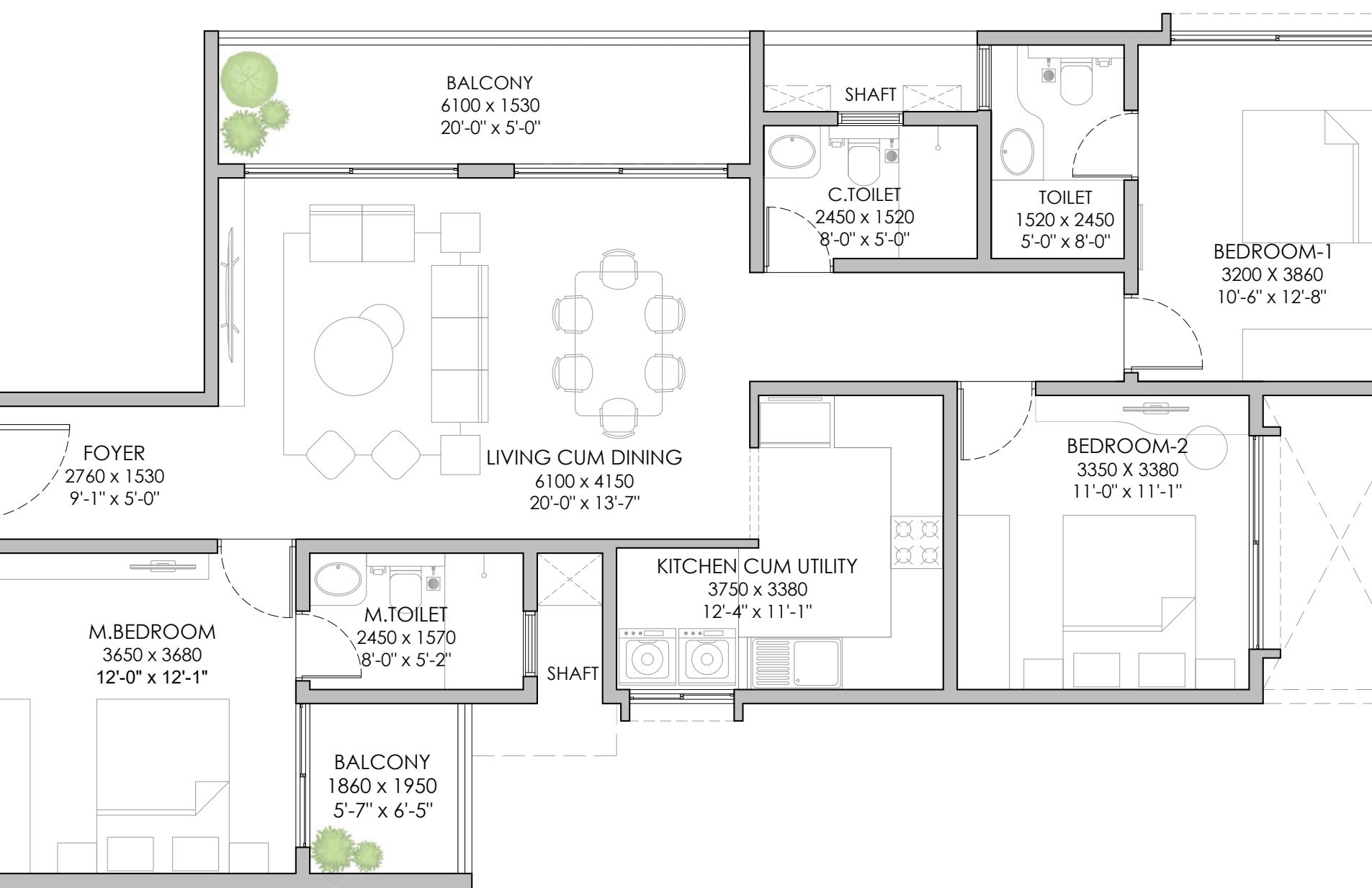
Balcony area
137.99 SQFT





UNIT 5 - 3BHK - 3T - TYPE E (WEST FACING)

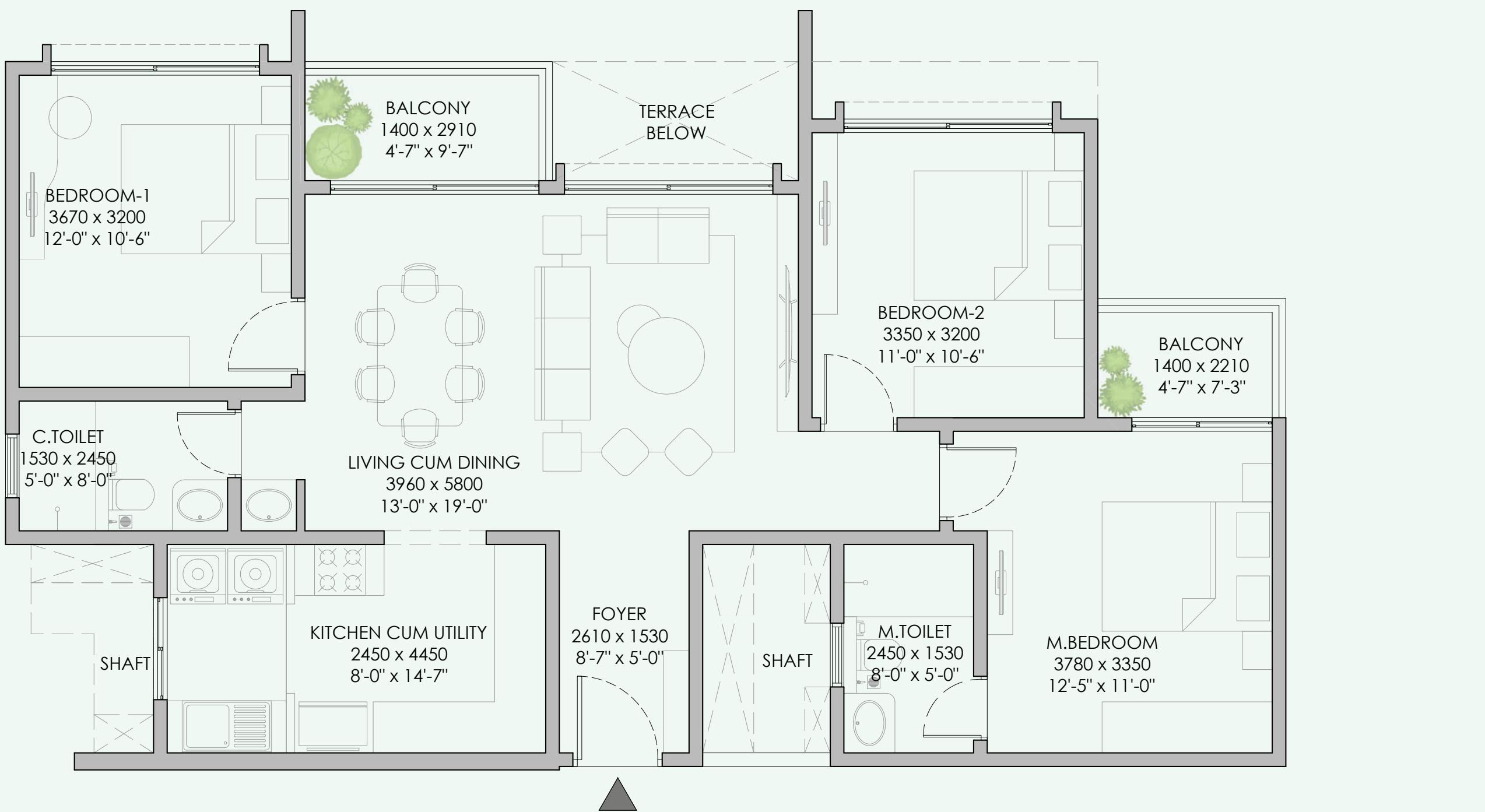
Saleable area 1618 SQFT	Carpet area as per RERA 1052.39 SQFT	Balcony area 91.49 SQFT
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- 3BHK - 3T - TYPE E (WEST FACING)
TRIPLE HEIGHT BALCONY

Carpet area as per RERA	Balcony area
1052.39 SQFT	139.07 SQF





UNIT 6 - 3BHK - 2T - TYPE F (WEST FACING)

Saleable area
1446 SQFT

Carpet area as per RERA
947.76 SQFT

Balcony area
77.07 SQFT



UNIT 6 - 3BHK - 2T - TYPE F (WEST FACING)
WITH TRIPLE HEIGHT BALCONY

Saleable area
1503 SQFT

Carpet area as per RERA
946.76 SQFT

Balcony area
120.66 SQFT



The Clubhouse

40 000
SQFT

At the heart of every vibrant life is a space to breathe, move and come together. The clubhouse at NBR flows like a retreat that blends warmth with wellness, elegance with energy. Whether it's unwinding solo or celebrating together, this is where every day feels like a well-deserved pause in motion.

Timeless, tasteful and tuned into you.





JACUZZI
KID'S POOL
SUPERMARKET
DECK AREA
CLINIC



25+
Clubhouse
Amenities





Table Tennis



Lounge



Indoor Games



PARTY LAWN

MULTIPURPOSE HALL

PRE-FUNCTION AREA

CRECHE

PLAY AREA

RECEPTION



Snooker/Billiards Room



Spa & Salon



BBQ Area

KATTE

SQUASH COURT

VR GAMES

ACTIVITY ROOMS (3 NOS.)

MOVIE SCREENING

JUICE BAR COUNTER

PARTY DECK

The rhythm of life

remastered



Welcome to a place full of surprises, where every detail sparks joy and every moment feels like a gift. Here, wellness and happiness are part of your daily rhythm.

500+
AMENITIES

Your life, elevated through extraordinary moments



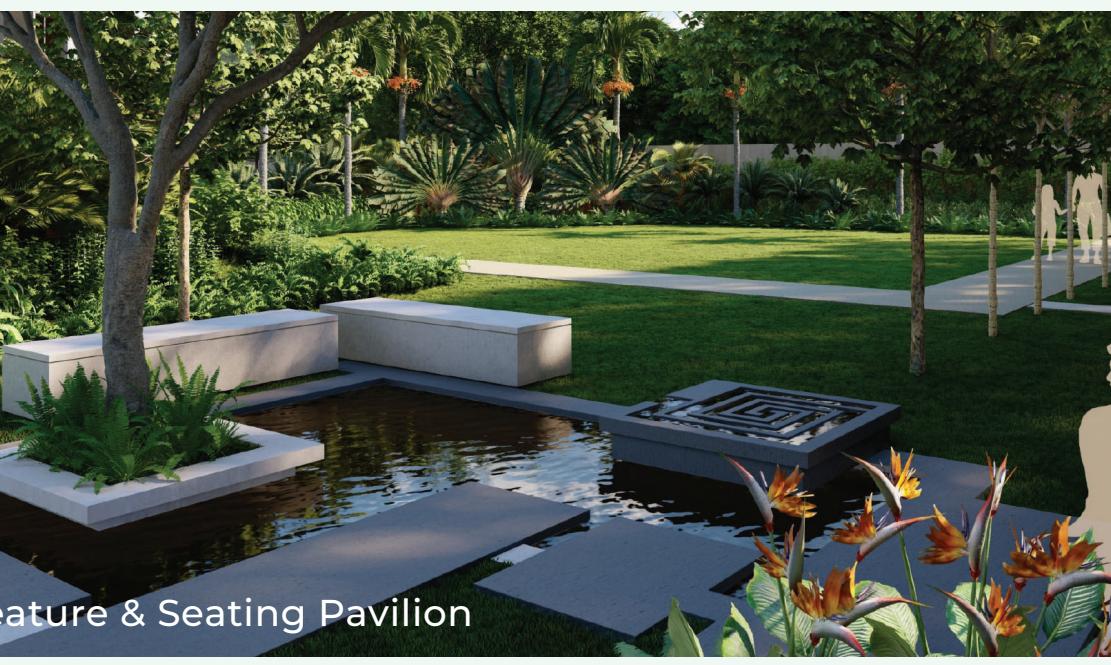
ENTRANCE VISTA AROMATIC GROOVE SIT-OUT NOOK AVENUE PLANTING LILY POOL NATURE WALK KID'S SEATING POOL DECK



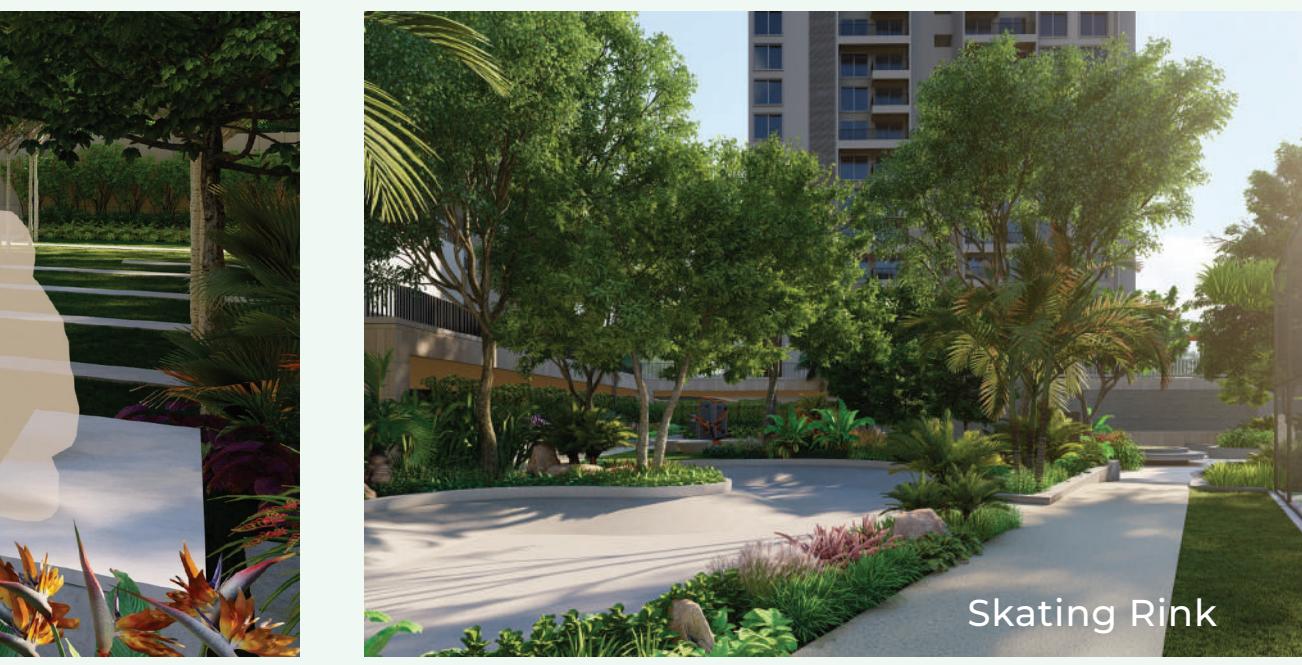
Orchards



Meditation Lawn



Water Feature & Seating Pavilion



Skating Rink



Gathering Zone



Central Roundabout



Pet Park



Kids Play Area

KID'S POOL CHANGING ROOM OPEN SHOWER CLUB DROP-OFF FUTSAL COURT HOPSCOTCH/TOT LOT LOOKOUT PAVILION

FRUIT GROOVE

REFLEXOLOGY PATH

BUTTERFLY DOME

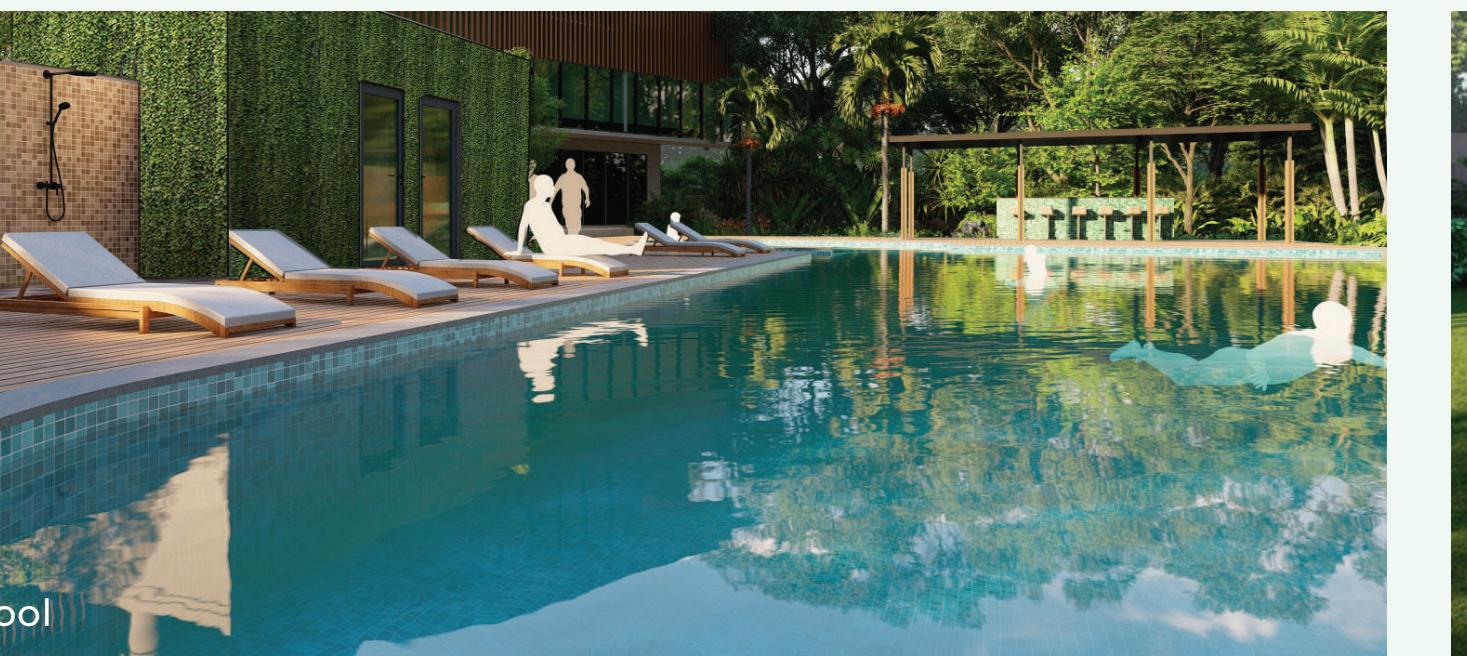
BOOMERANG SEATING PAVILION

PROJECTOR WALL

DENSE PLANTING



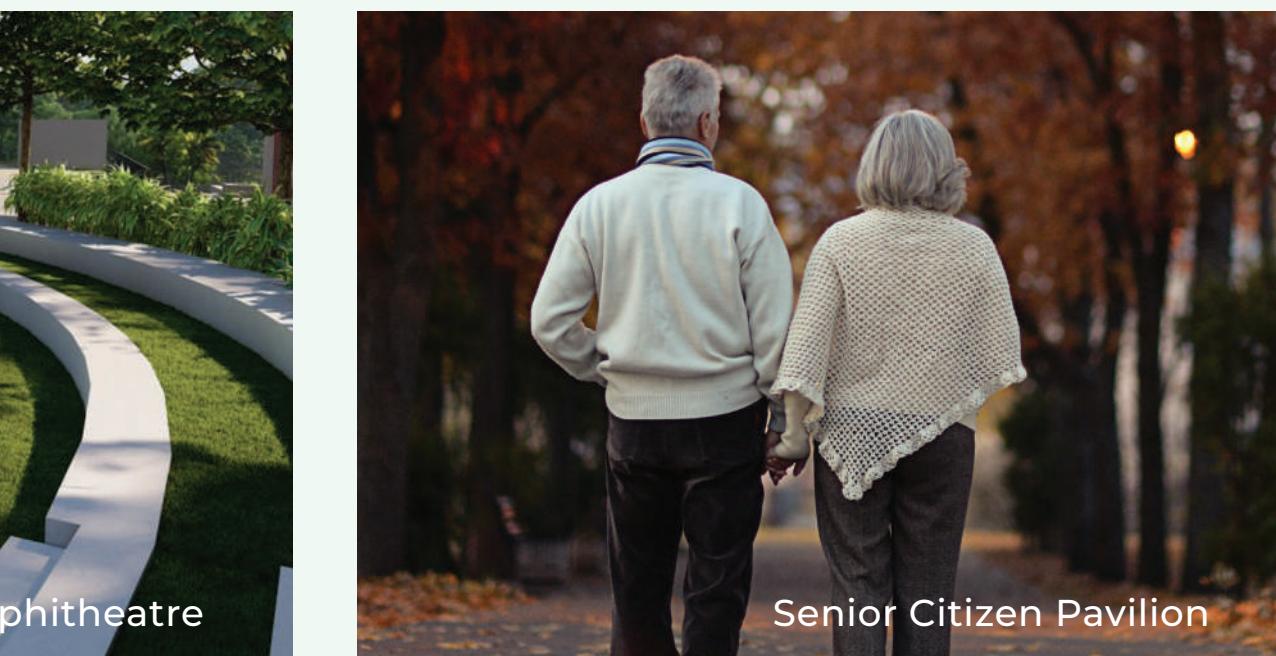
Woodland Broadwalk



Swimming Pool



Amphitheatre



Senior Citizen Pavilion



Pickleball Court



Basketball Court



Tennis Court



Flower Garden

DECK WALK

MULTIPURPOSE LAWN

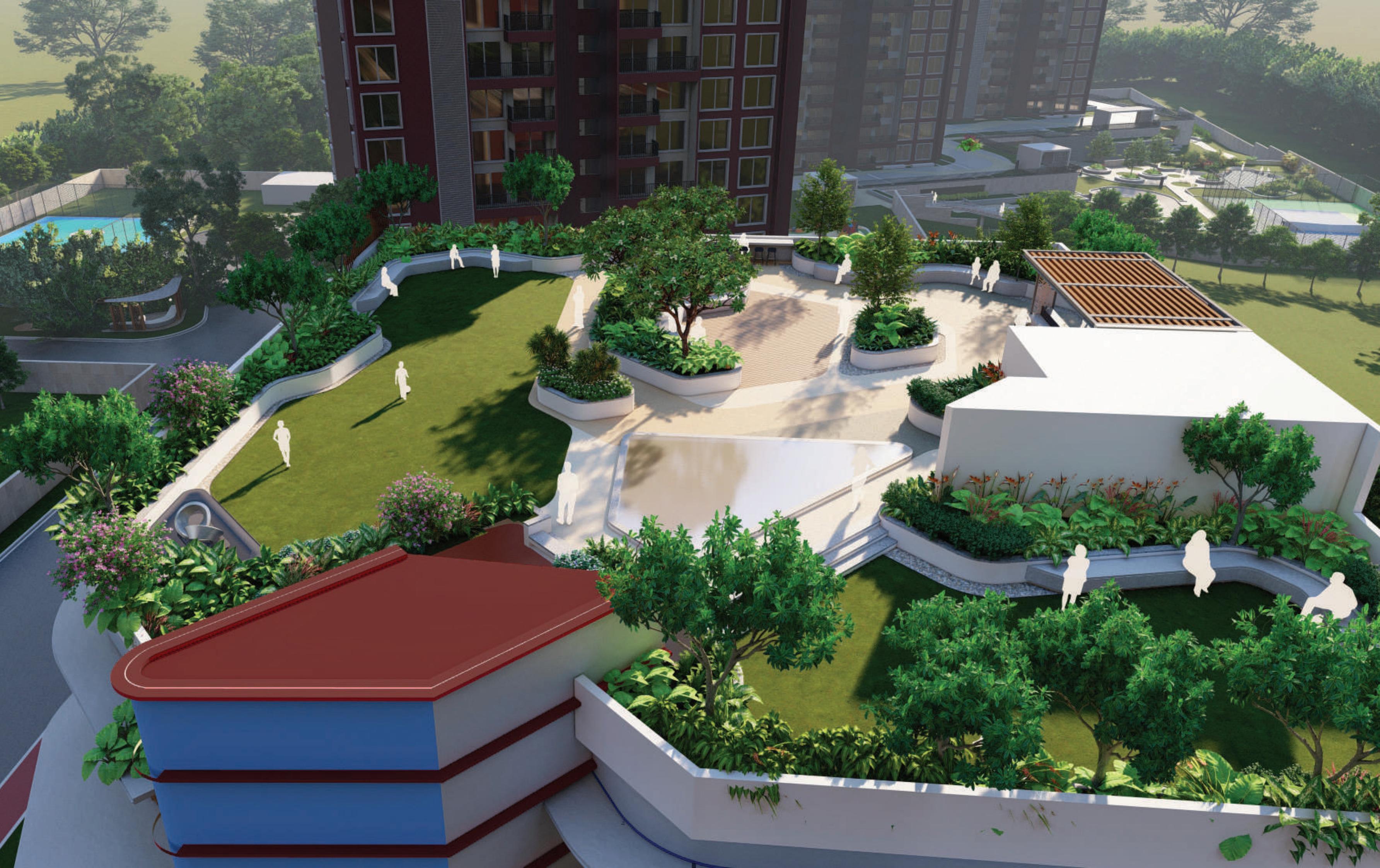
CLUB ENTRANCE VISTA

REFLECTING WATER FEATURE

WATER FEATURE WALL

FITNESS COURT

Where your life grows with every season's touch.









What we created, nature completed

The Art of Perfect Finishing

Bathed in natural light, the living room features **glossy vitrified flooring** and minimalist **UPVC sliding windows** that frame your view with grace. The kitchen is crafted for connoisseurs of both style and function, outfitted with premium fittings and ready-made provisions for modern appliances. Bedrooms promise restful elegance with **laminated doors** and sophisticated textures throughout, whereas the bathrooms impress with **granite countertops, high-quality wall tiles** and branded **GROHE/KOHLER fixtures**, turning everyday routines into indulgences. Utility and balcony spaces are finely finished with vitrified tiles, ensuring consistency in style.

Anchored by a robust **teakwood entrance**, every inch radiates expert craftsmanship and refined design.



Specifications

STRUCTURE

- RCC shear wall structure
- Aluminum system formwork with composite concrete structure
- Floor-to-floor height maintained at 3000 mm

WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen and utility will be finished with 1 coat of primer, 2 coats of putty and 2 coats of acrylic emulsion
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and 2 coats of acrylic emulsion
- Exterior faces of the building will be finished with 1 coat of primer and textured scratch finish
- The toilet walls will be finished with vitrified tiles up to a false ceiling
- Toilet ceiling will be finished with grid ceiling

FLOORING

- Foyer, living, dining, kitchen and bedrooms will have vitrified tile flooring
- The Master Bedroom will have vitrified flooring
- The toilet, utility and balcony will have finished vitrified tiles
- Terrace floor will have clay tile flooring
- Common areas and staircase will have vitrified tiles/granite flooring

KITCHEN

- Power point provision for chimney and water purifier
- CP fittings will be GROHE/AMERICAN STANDARD/KOHLER or equivalent

BATHROOM

- Polished granite slab with countertop wash basin GROHE/KOHLER or equivalent in master bathroom
- Wall mounted basin GROHE/KOHLER or equivalent in all remaining toilets
- Wall mounted W/C with health faucet GROHE/KOHLER or equivalent in all bathrooms
- CP and sanitary fittings will be GROHE/KOHLER ware or equivalent will be provided
- Diverter GROHE/KOHLER ware or equivalent will be provided
- Provision for geysers will be provided in all bathrooms
- Concealed cistern GEBERIT will be provided in all bathrooms

ENTRANCE DOOR

- Main door will be first quality teakwood frame with HDF skin molded shutter of 2.35 m height having YALE/HAFELE or equivalent smart locks, tower bolts, door viewer, door stopper etc.
- Brands - (FERRO DOORS/SOBHA/MICASA DOORS or equivalent)

BEDROOM DOOR

- Laminated shutter doors of 2.2 m height with thumb turn with keys, etc.

BATHROOM DOOR

- Laminated shutter doors of 2.2 m height with thumb turn with key

WINDOW

- Windows will be UPVC sliding panels with performance glass
- Balconies with UPVC and toughened glass will be provided without grills
- For ventilators UPVC frame with suitable louvered glass panels



ELECTRICAL FITTING

- Cables and wiring will be PANASONIC/POLYCAB/RR/HAVELLS standard or equivalent
- Switches and sockets will be LEGRAND/SCHNEIDER/PANASONIC OR equivalent
- Split air conditioner points will be provided in master bedrooms and all bedrooms
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system
- Telephone and TV (DTH) points will be provided in living and all bedroom
- Type 'C' charging port in living/dining and master bedroom

OTHERS

- STP - as per consultant
- Rain water harvesting
- Hydro pneumatic water supply system
- 100% generator power backup common area
- 1 KW power backup for all apartments
- CCTV surveillance camera at pivotal location
- Data provision will be provided in every apartment

EXTERNAL FEATURE

- Elevator: 10-passenger automatic lift
- SCHINDLER/TOSHIBA or equivalent
- Power supply: 3-Phase power supply will be provided for all apartments
- Suitable landscaping in required areas
- External driveway for fire tender
- Basement floor car parking (PS) flooring will be provided