


Discover living
as it's meant to be

 www.nbrgroup.in

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NBR
ELEVATE TO EXTRAORDINARY

 **SOUL OF THE
SEASONS**
— BY NBR GROUP —

Come home to the rhythm of the earth

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

WELCOME TO

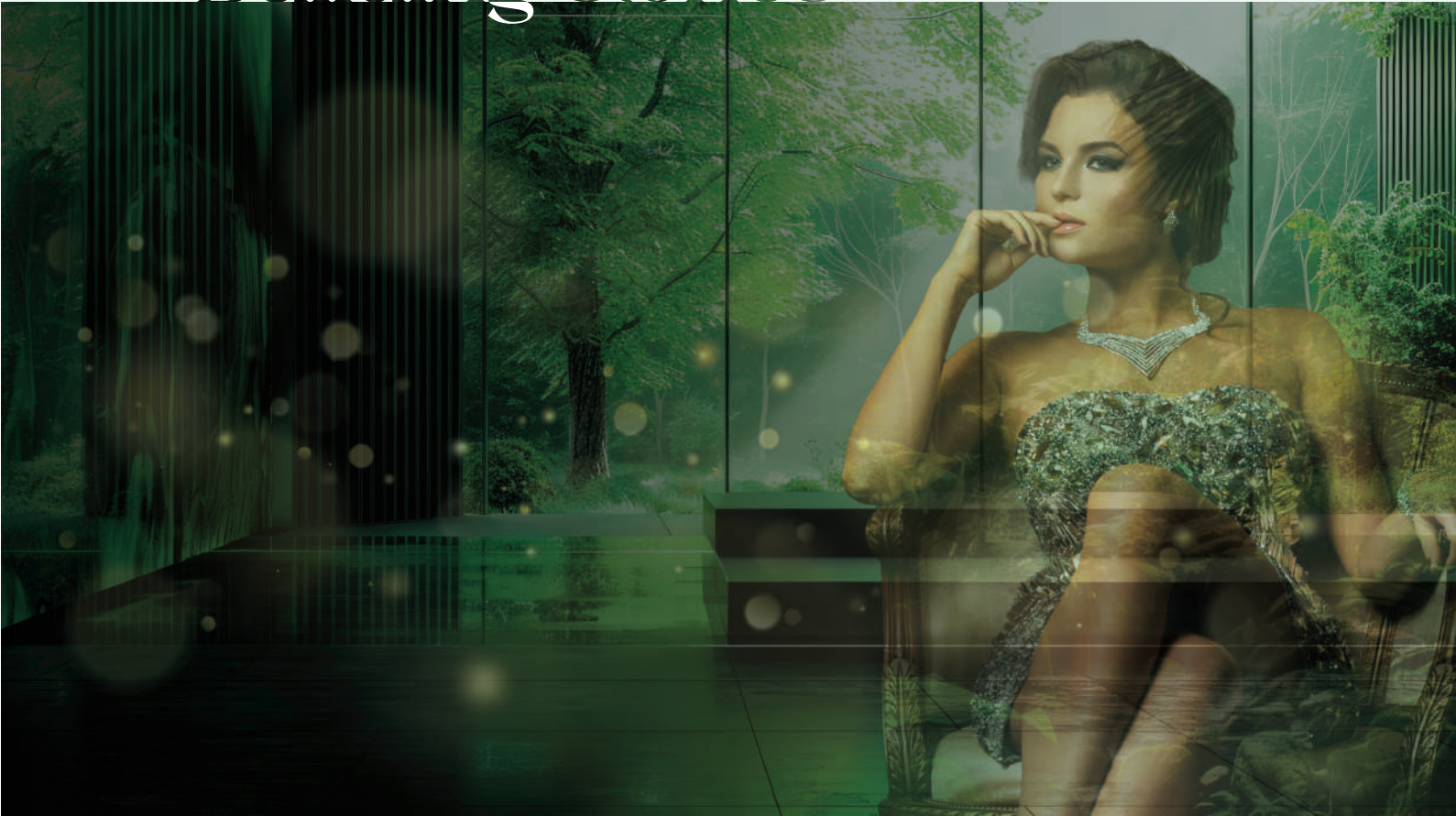


25+
YEARS OF LEGACY

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 : 17 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 Sarjapur Bagalur Road

Area covered : 60 acres
Plot size range : 1200 sq.ft. to 2400 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



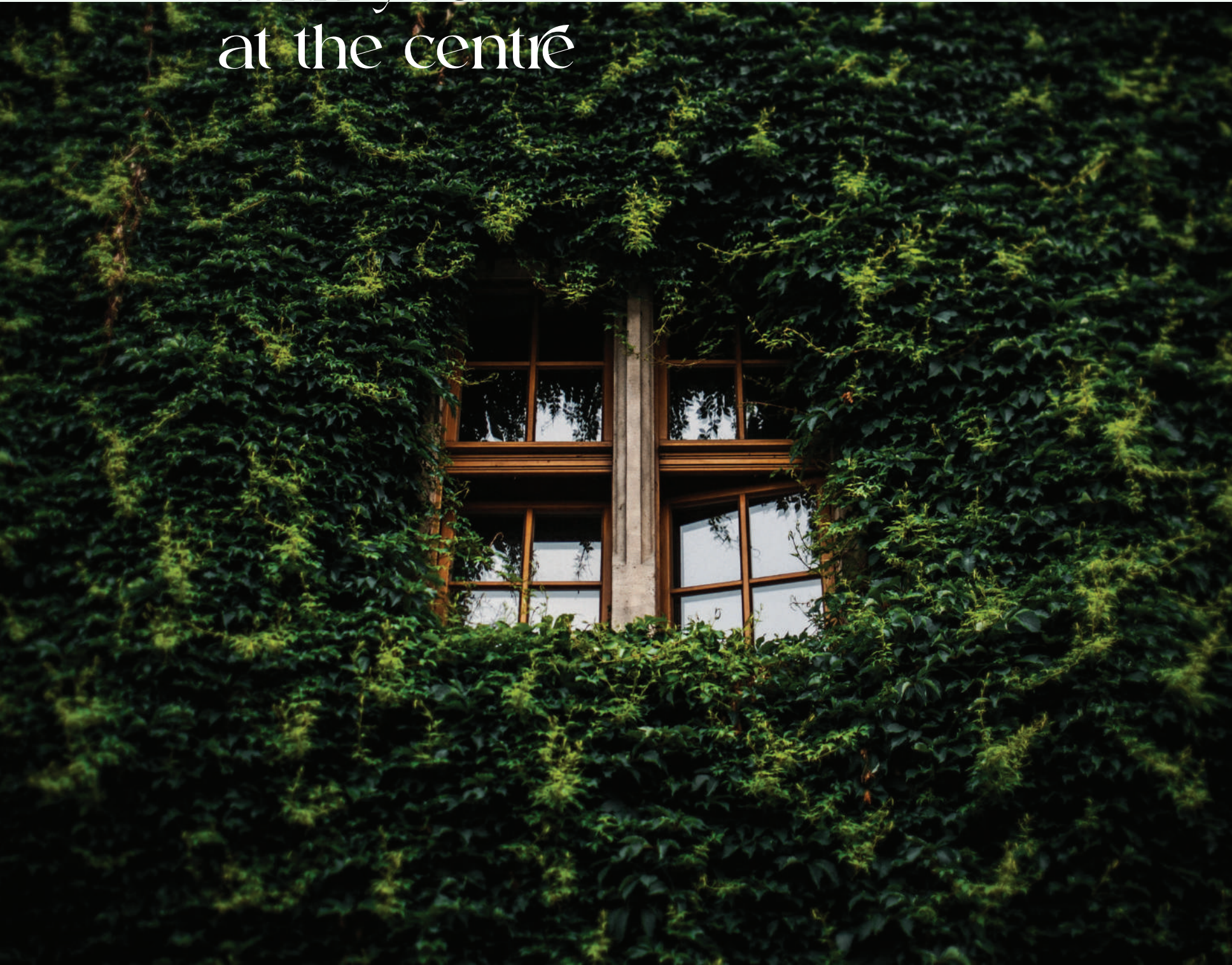
To redefine luxury living in Bengaluru by creating living spaces that embody timeless elegance, unparalleled craftsmanship and experiences for a lifetime of joy and happiness. We are committed to innovative designs, relentless pursuit of excellence and fostering a legacy of enduring value.

Vision



To be the leading and most admired real estate company known for creating exceptional premium living spaces that elevates 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 serve life not dictate it. That's why every layout 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
-  88 % open space
-  Low-density lifestyle
-  Vastu compliant homes
-  Ranging 1446 to 1826 sq.ft.
-  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.

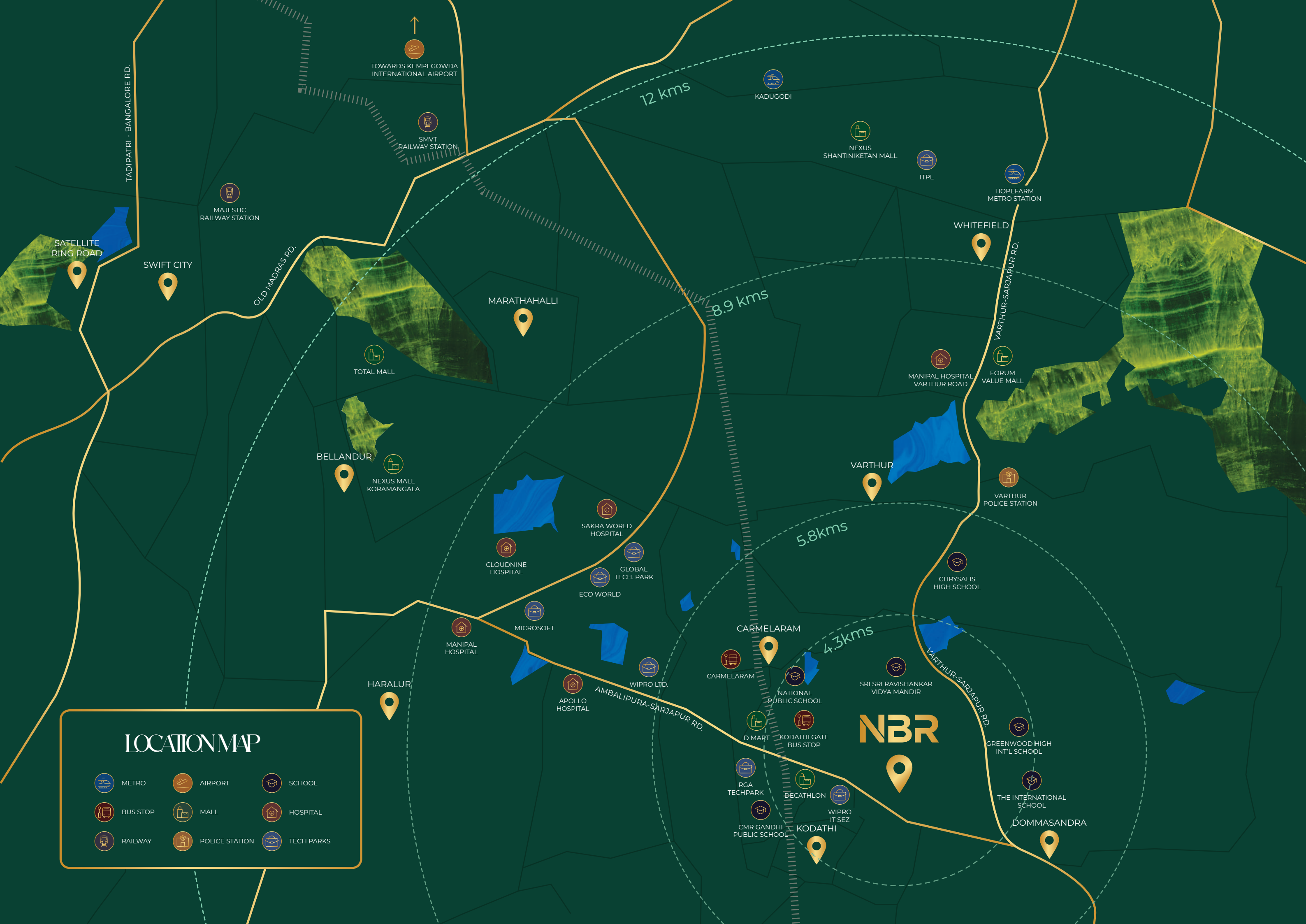
This is where your dreams take root, nurtured by thoughtful design and a promise of *a life well-lived*.

POISED
FOR
PERFECT
LIVING



Nestled in the thriving hub of Mullur, just moments from Varthur, Gunjur, Kodathi 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



Railway Station

Carmelaram	4.8 km
SMVT	20 km



Metro Station

Kodathi	2.9 km
Dommasandra	6.5 km
Hopefarm	11 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



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



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

c.Aromatic Groove

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

1c. Reading Nook

17. Pickleball Court

18. Dense Planting Grove

15. Tower 1 Lawn

20. Pebble Seats

21. Pool Deck

22. Kid's Pool

23. Swimming Pool

24. Changing Room

25. Open Shower

2c. Jogging Track

27. Club Drop-Off

28. Club Entrance Vista

25. Service Entry

30. Reflecting Water Feature
31. Banquet Lawn

32. Water Feature

33. Feature Wall

34. Open Table Tennis

35. Chess Play

3c. Basket Ball Court

37. Boomerang Seating Pavilion

38. Projector Wall

35. Dense Planting

40. Deck Walk

41. Multipurpose Lawn

42. Lookout Pavilion

43. Flower Garden

44. Skating Rink

45. Fitness Court

4c. Gathering Zone

47. Senior Citizen Pavilion

48. Fruit Groove

45. Reflexology Path

50. Butterfly Dome

51. Meditation Lawn

52. Woodland Board Walk

53. Lily Pool

54. Nature Walk

55. Cricket Pitch

5c. Futsal Court

57. Amphitheatre

58. Tennis Court

59. Hopscotch/ Tot Lot

60. Kid's Seating

Clubhouse Amenities

61. Swimming pool

62. Jacuzzi

63. Kids pool

64. Deck area

65. Supermarket

66. Clinic

67. ATM

68. Party lawn

69. Multipurposehall (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. kaffe

90. Juice bar counter

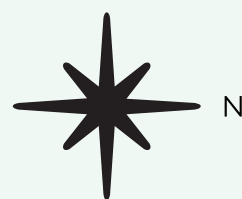
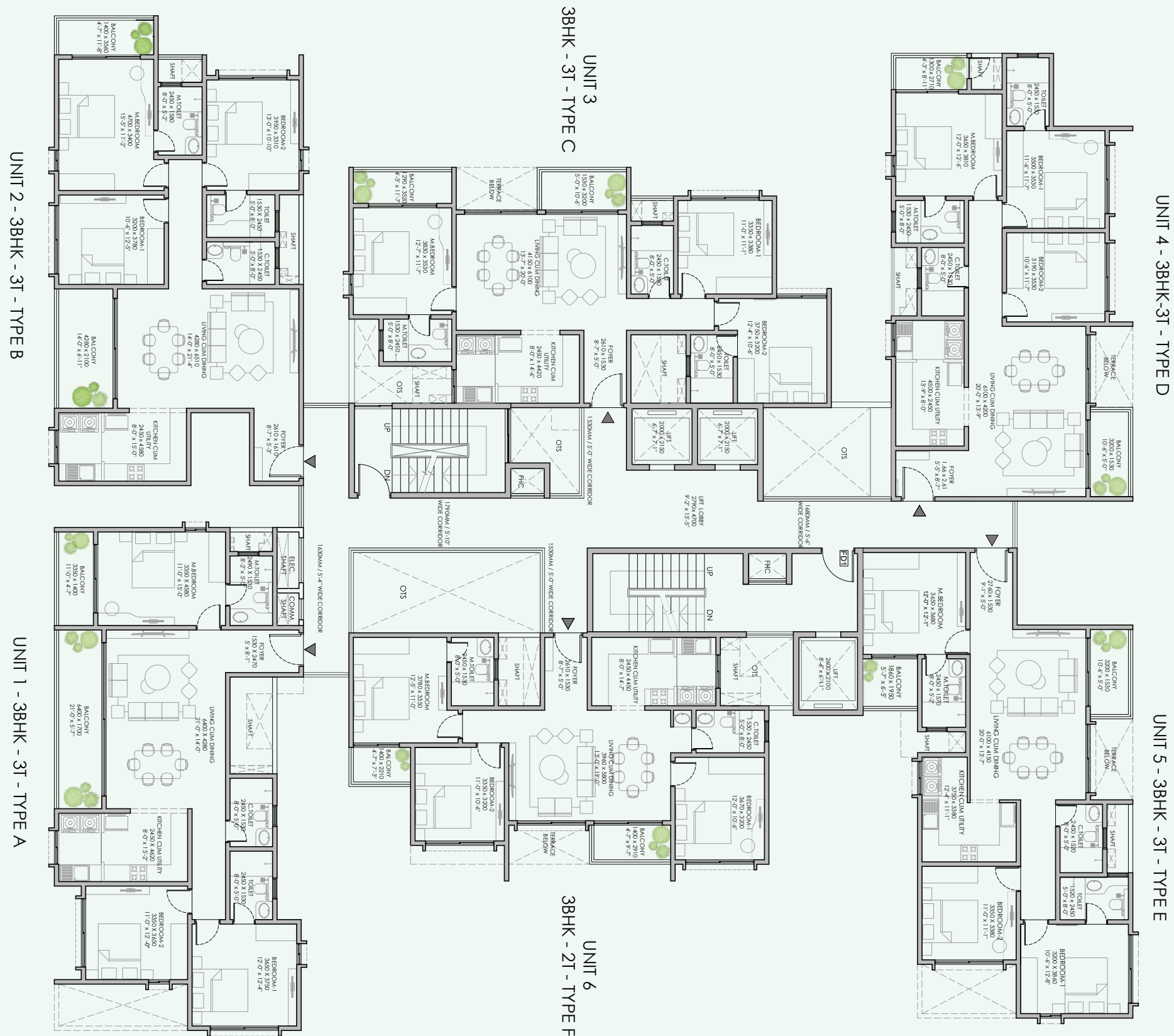
91. BBQ

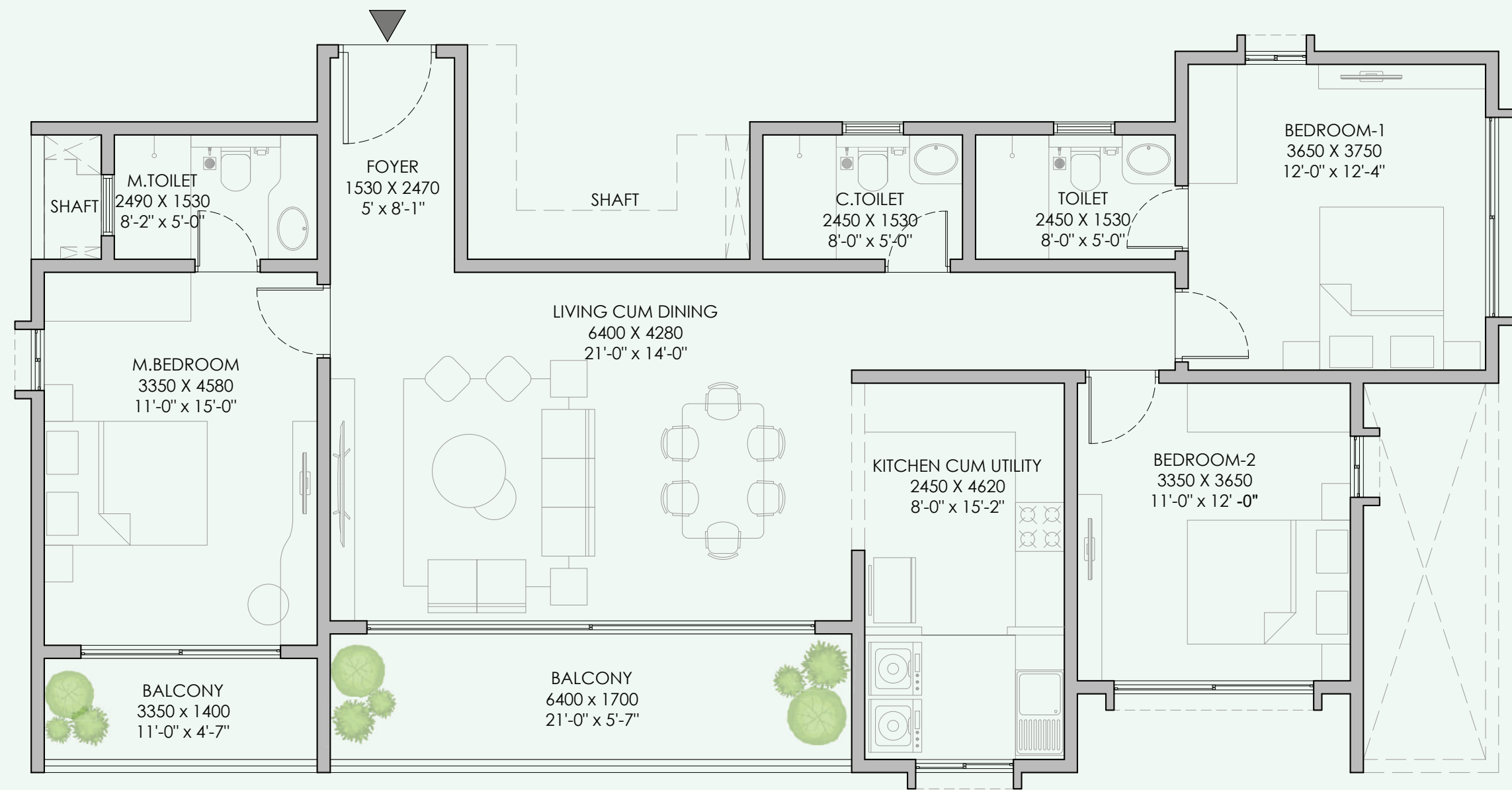
92. Party deck

93. yoga meditation pavilion



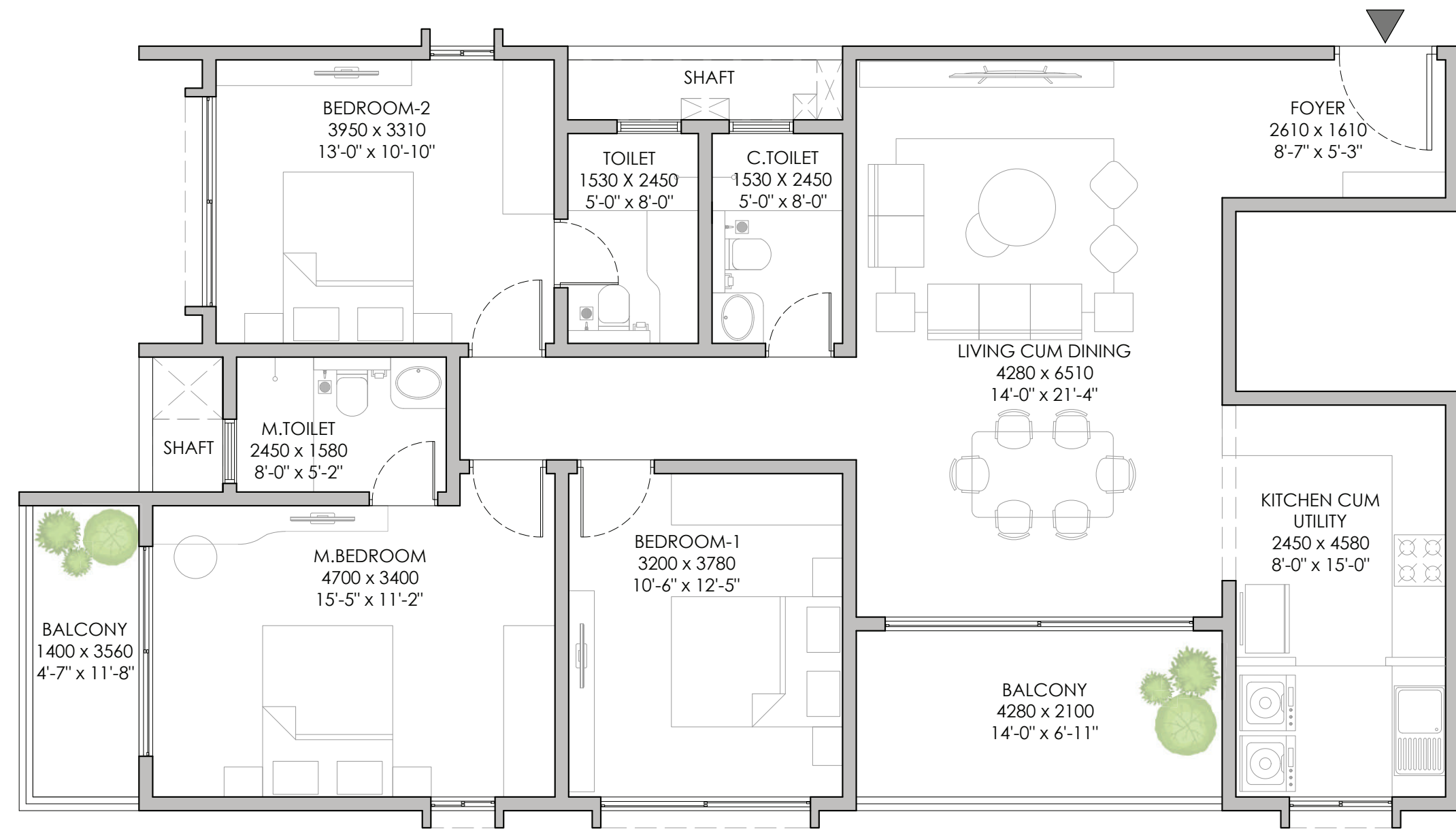
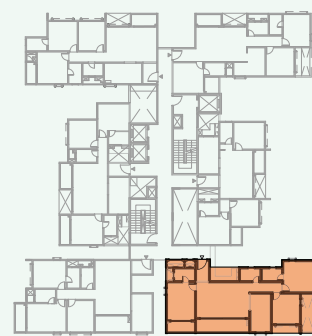
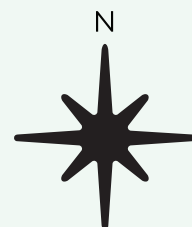
TYPICAL - TOWER FLOOR PLAN





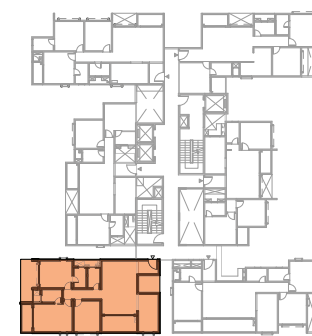
UNIT 1 - 3BHK - 3T - TYPE A (NORTH FACING)

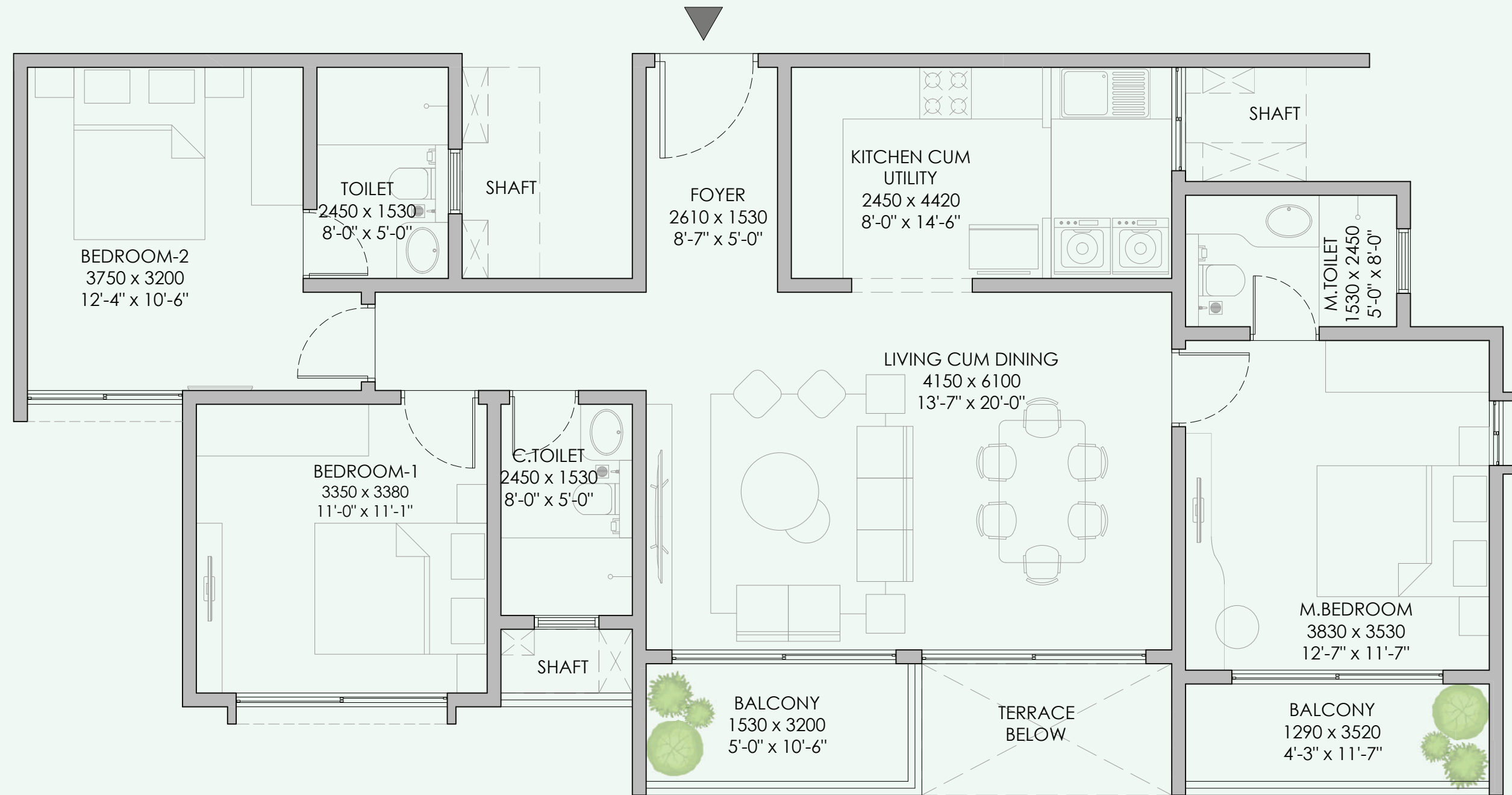
Saleable area	Carpets area as per RERA	Balcony area
1825 SQFT	1128.49 SQFT	167.59 SQFT



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

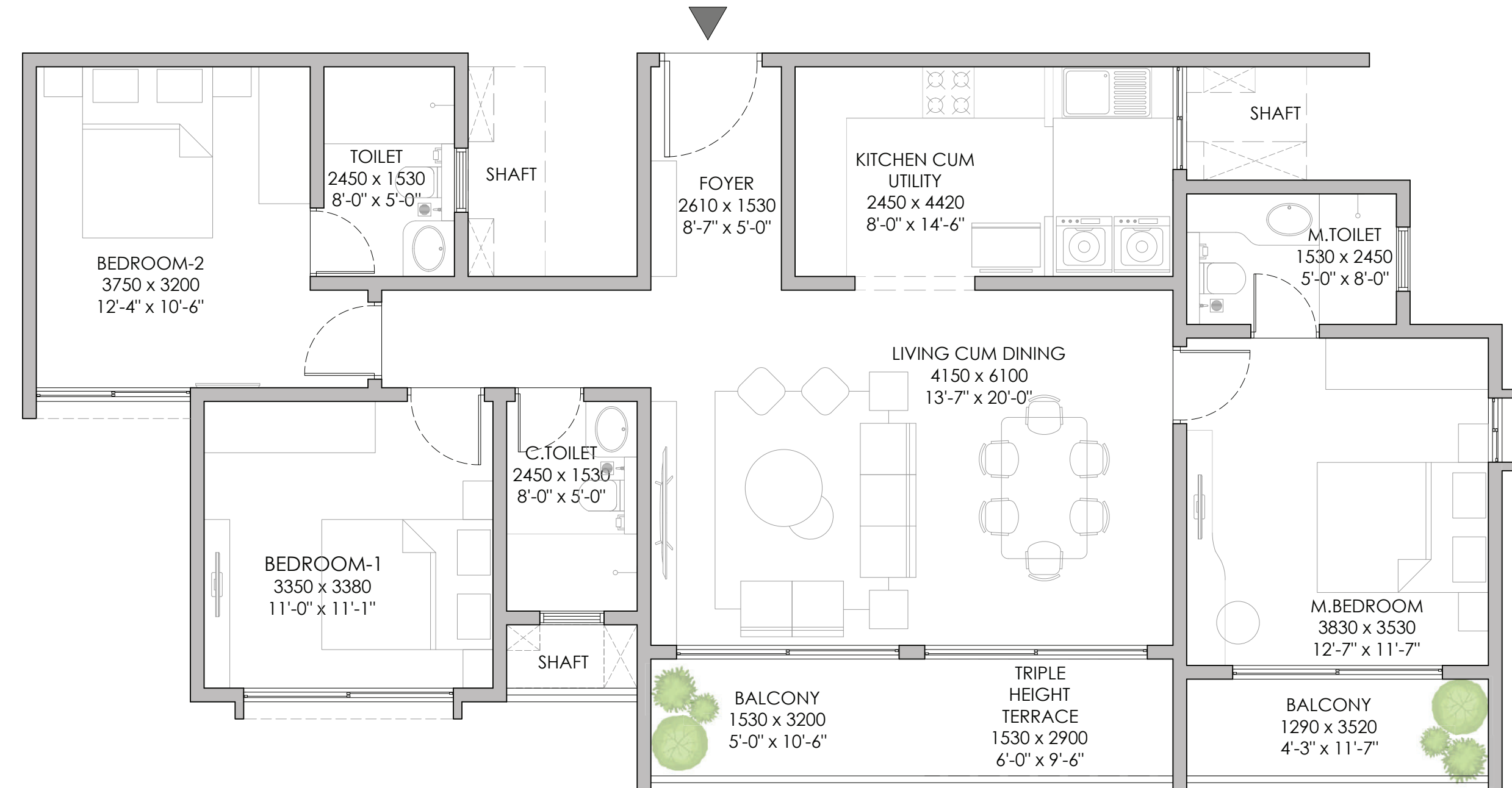
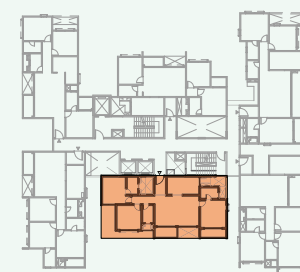
Saleable area	Carpets area as per RERA	Balcony area
1826 SQFT	1148.19 SQFT	150.26 SQFT





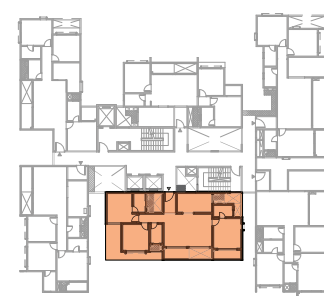
UNIT 3 - 3BHK - 3T - TYPE C (EAST FACING)

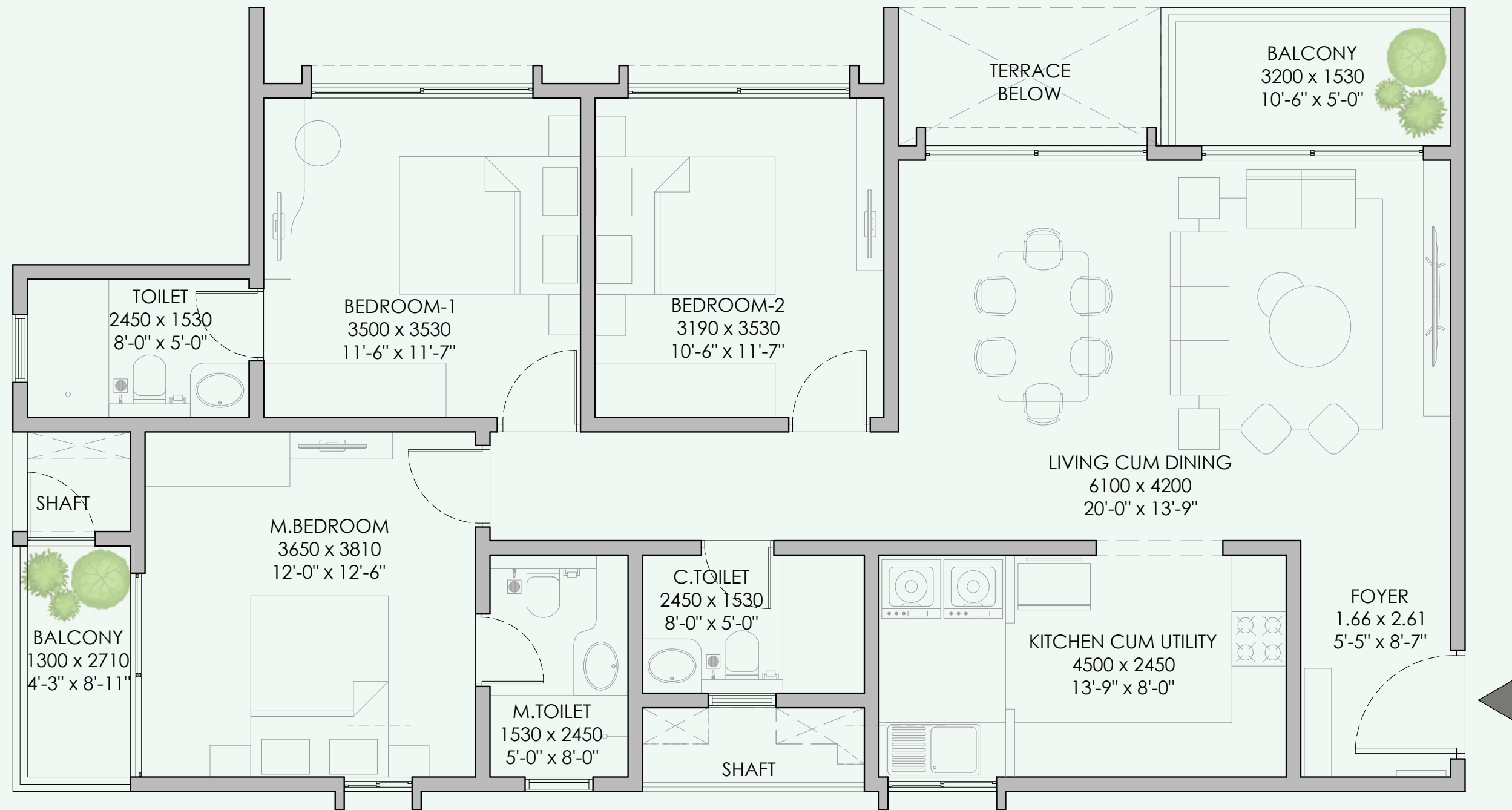
Saleable area	Carpet area as per RERA	Balcony area
1628 SQFT	1047.11 SQFT	101.40 SQFT



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

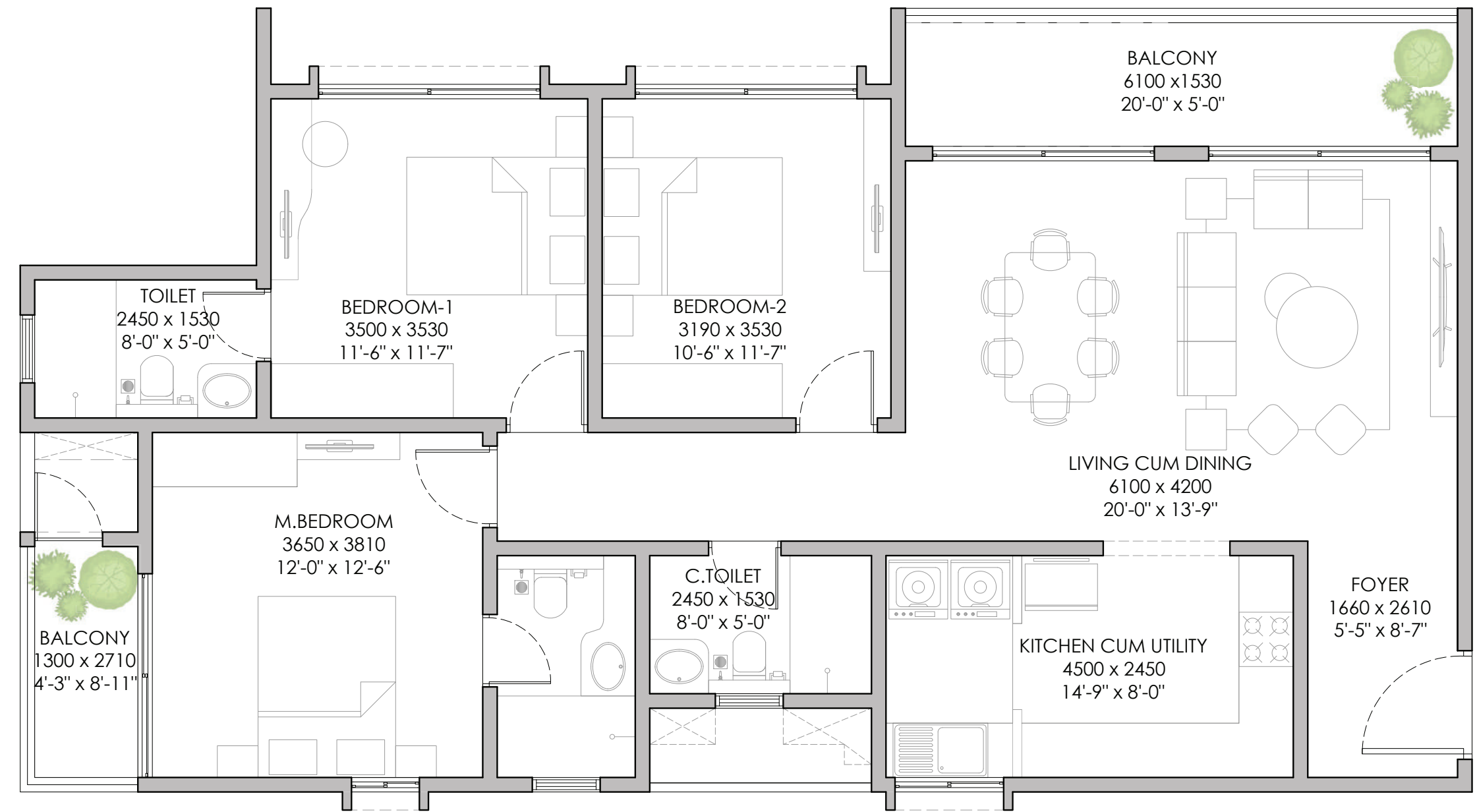
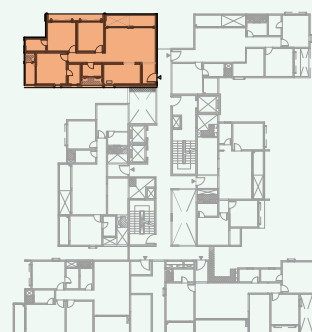
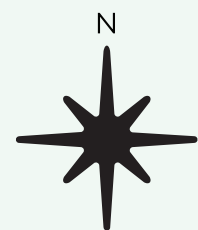
Saleable area	Carpet area as per RERA	Balcony area
1690 SQFT	1047.11SQFT	148.97 SQFT





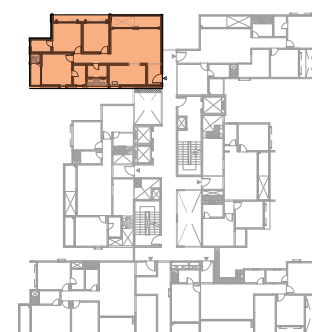
UNIT 4 - 3BHK-3T - TYPE D (EAST FACING)

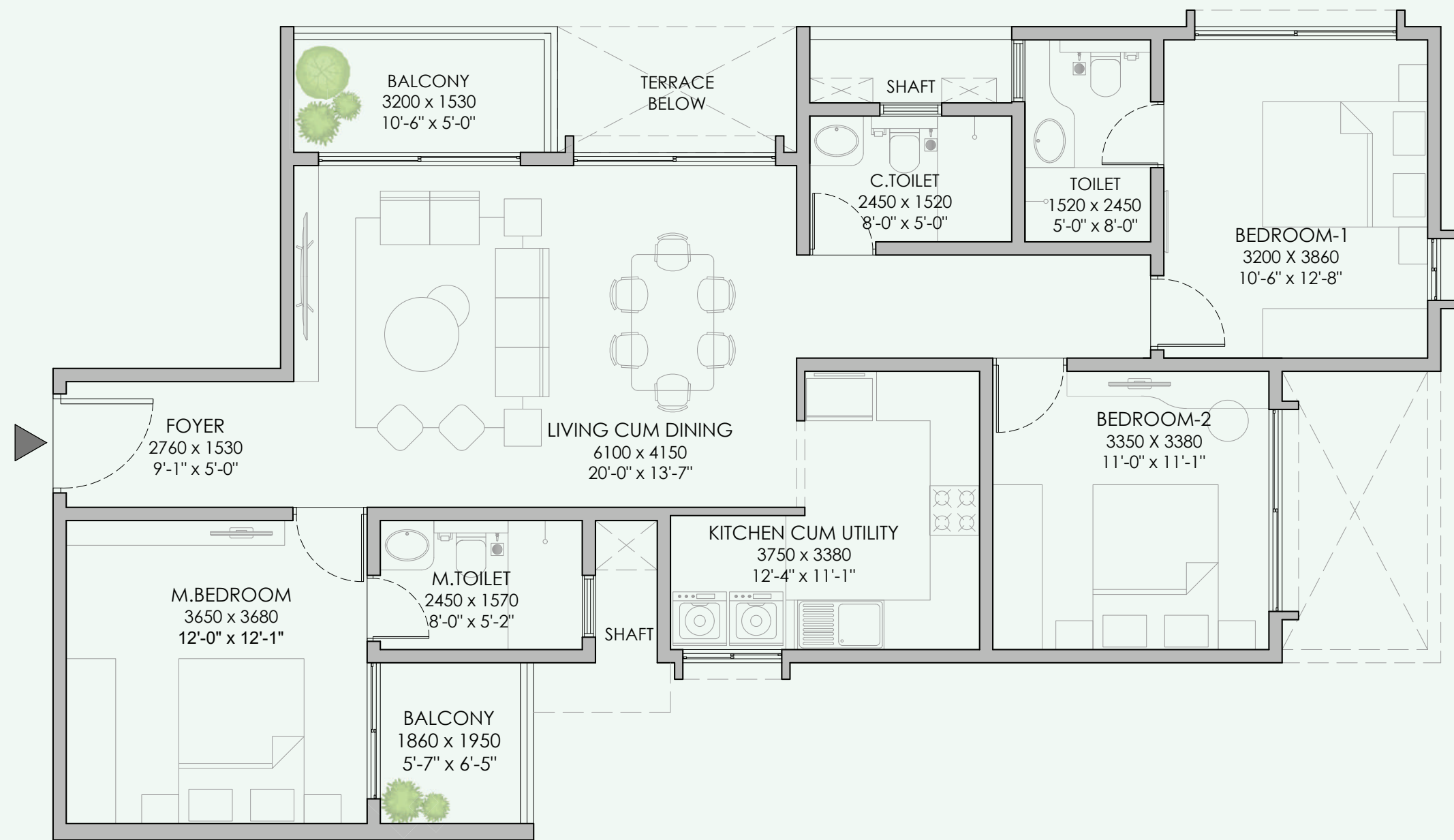
Saleable area	Carpet area as per RERA	Balcony area
1643 SQFT	1082.74 SQFT	90.42 SQFT



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

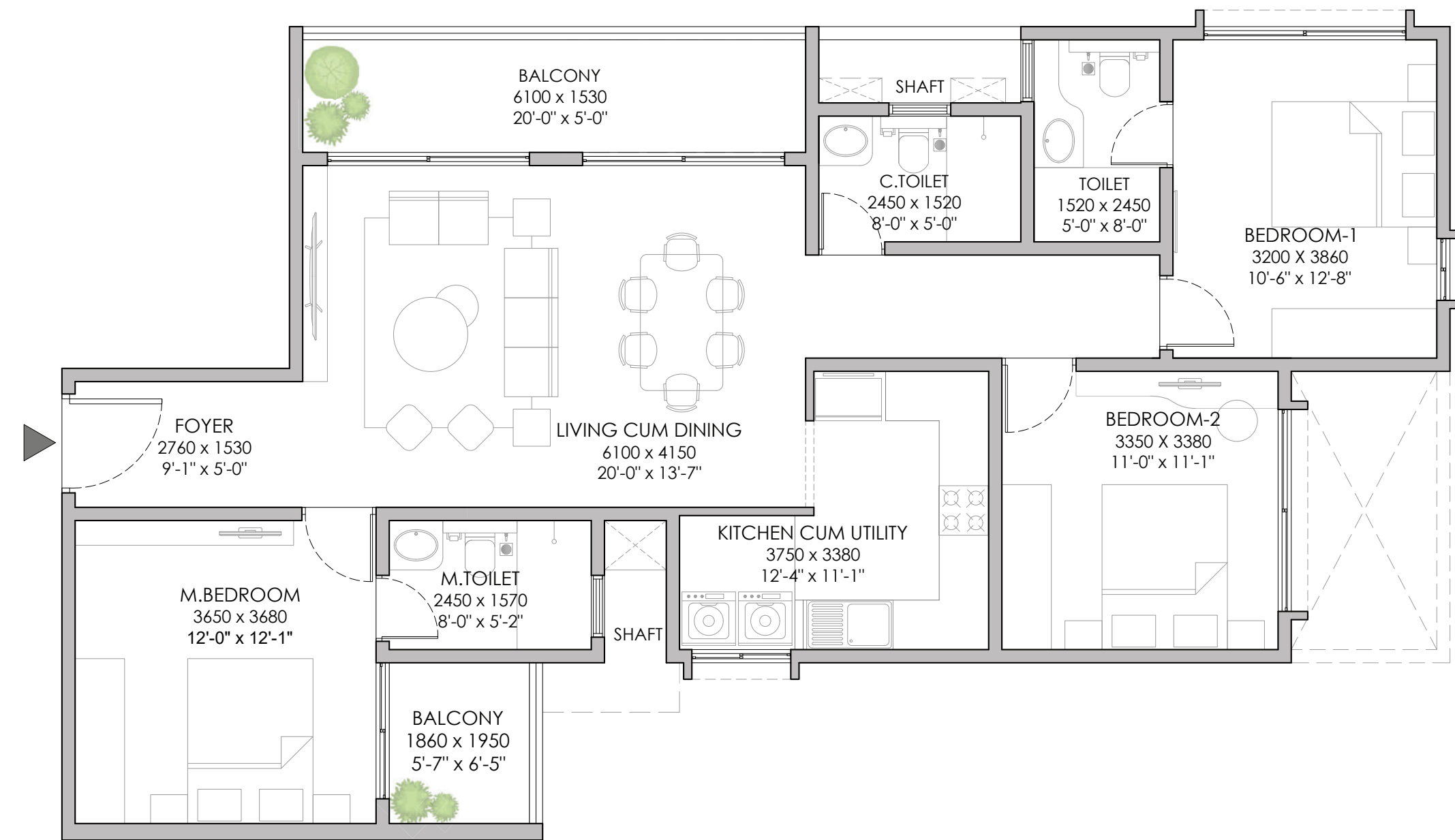
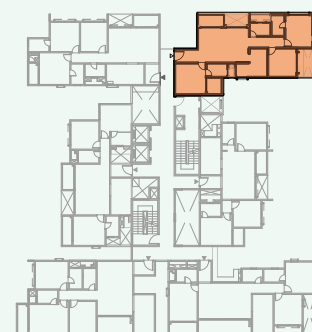
Saleable area	Carpet area as per RERA	Balcony area
1705 SQFT	1082.74 SQFT	137.99 SQFT





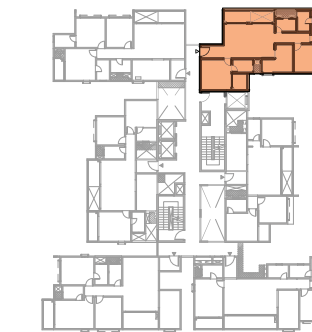
UNIT 5 - 3BHK - 3T - TYPE E (WEST FACING)

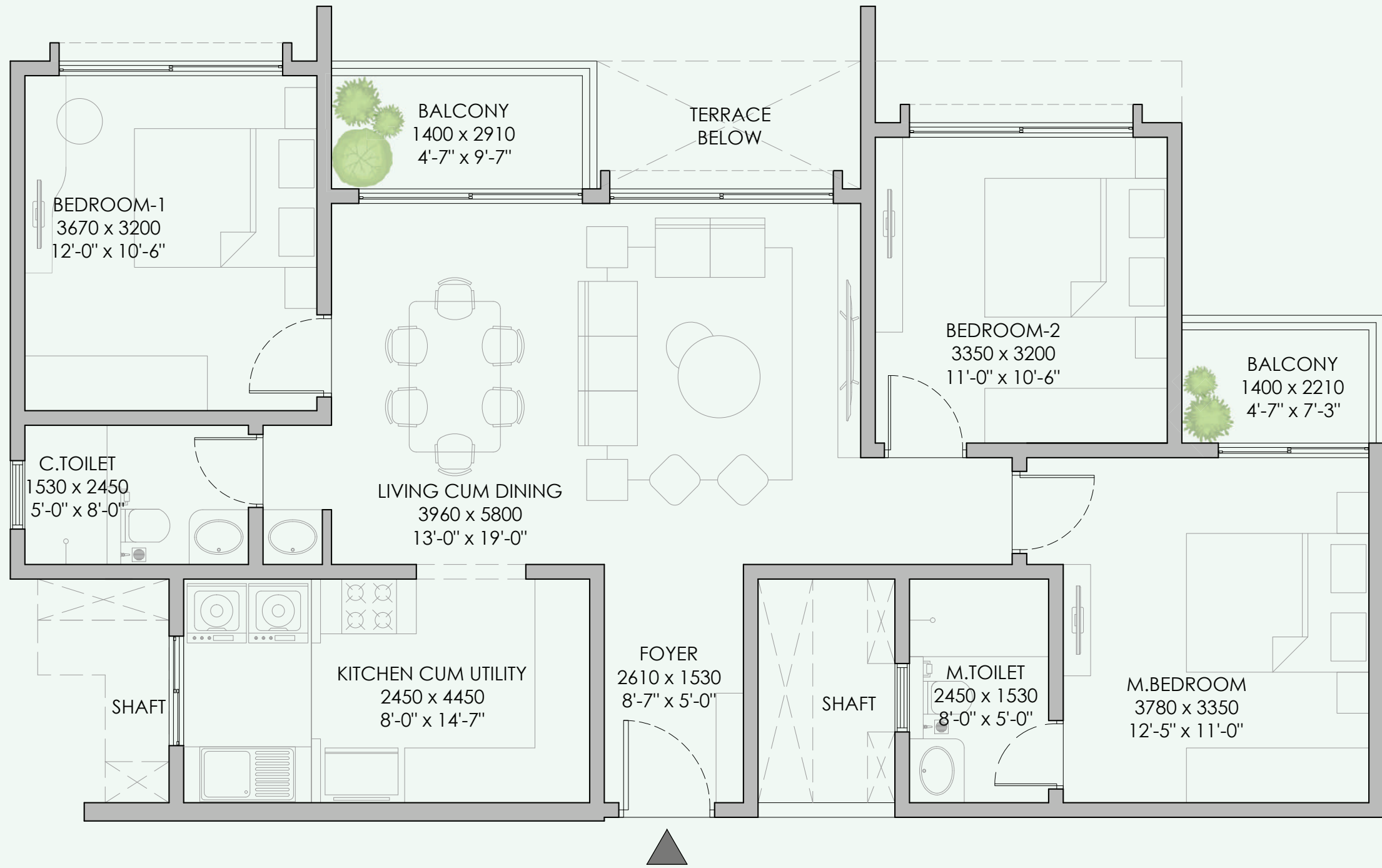
Saleable area	Carpet area as per RERA	Balcony area
1618 SQFT	1052.39 SQFT	91.49 SQFT



UNIT 5 - 3BHK - 3T - TYPE E (WEST FACING) WITH TRIPLE HEIGHT BALCONY

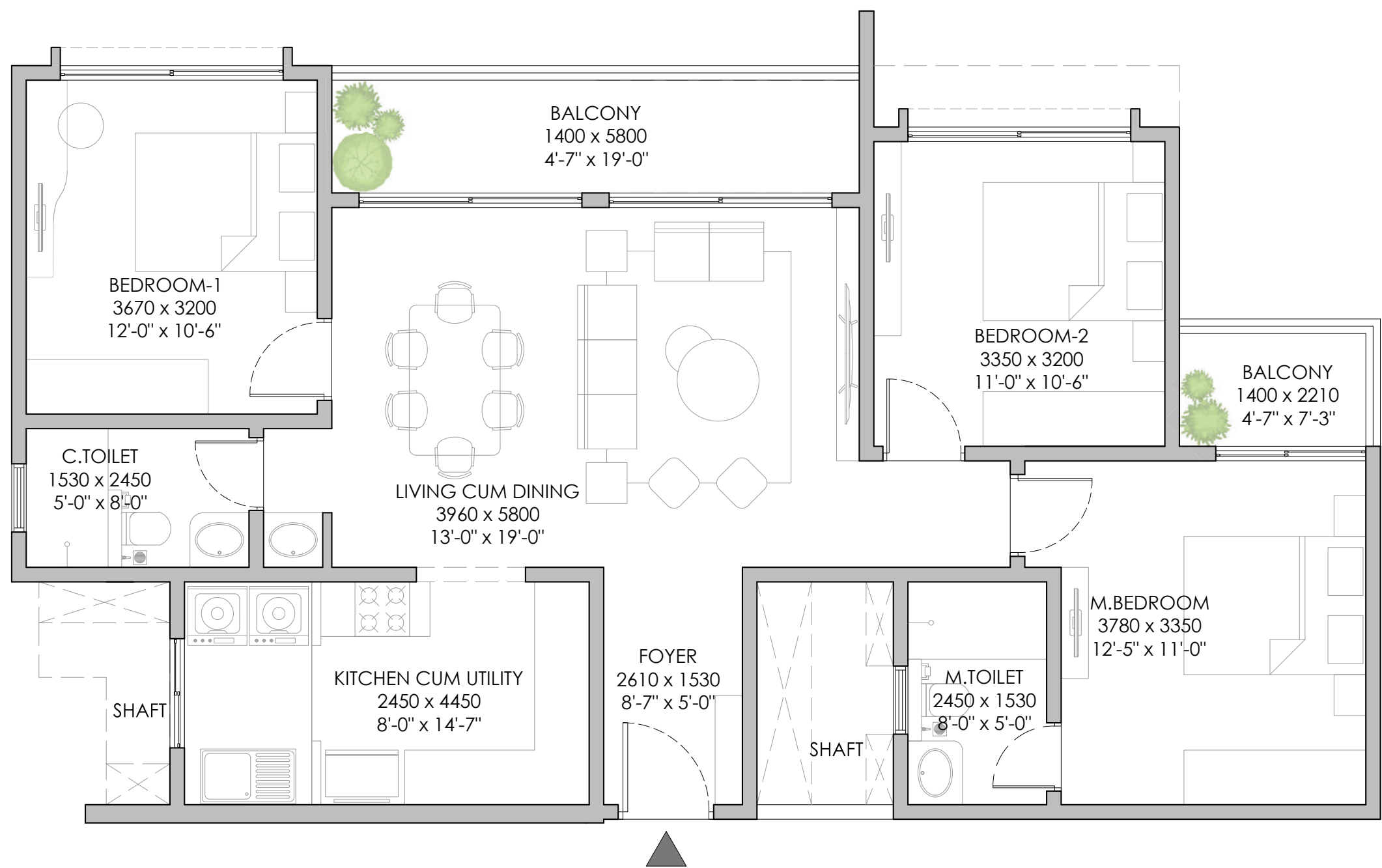
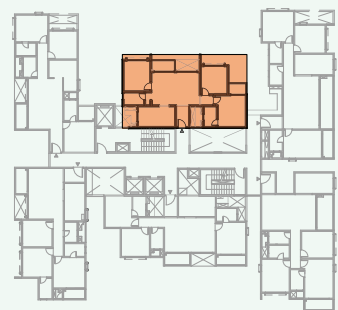
Saleable area	Carpet area as per RERA	Balcony area
1679 SQFT	1052.39 SQFT	139.07 SQFT





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

Saleable area	Carpet area as per RERA	Balcony area
1446 SQFT	947.76 SQFT	77.07 SQFT



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

Saleable area	Carpet area as per RERA	Balcony area
1503 SQFT	946.76 SQFT	120.66 SQFT



The Clubhouse

40000
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.





Swimming Pool



Yoga Meditation Pavilion



Home Theatre

JACUZZI

KID'S POOL

SUPERMARKET

DECK AREA

CLINIC



25+
Clubhouse
Amenities



Cafe



Badminton Court



Gym



Table Tennis



Lounge



Indoor Games

KATTE

SQUASH COURT

VR GAMES

ACTIVITY ROOMS (3 NOS.)

MOVIE SCREENING

JUICE BAR COUNTER

PARTY DECK



PARTY LAWN
MULTIPURPOSE HALL
PRE-FUNCTION AREA
CRECHE
PLAY AREA
RECEPTION



Snooker/Billiards Room



Spa & Salon



BBQ Area

The rhythm of life

re^{mastered}



50 +

AMENITIES

Your life, elevated through extraordinary moments

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.



ENTRANCE VISTA

AROMATIC GROOVE

SIT-OUT NOOK

AVENUE PLANTING

LILY POOL

NATURE WALK

KID'S SEATING

POOL DECK



KID'S POOL

CHANGING ROOM

OPEN SHOWER

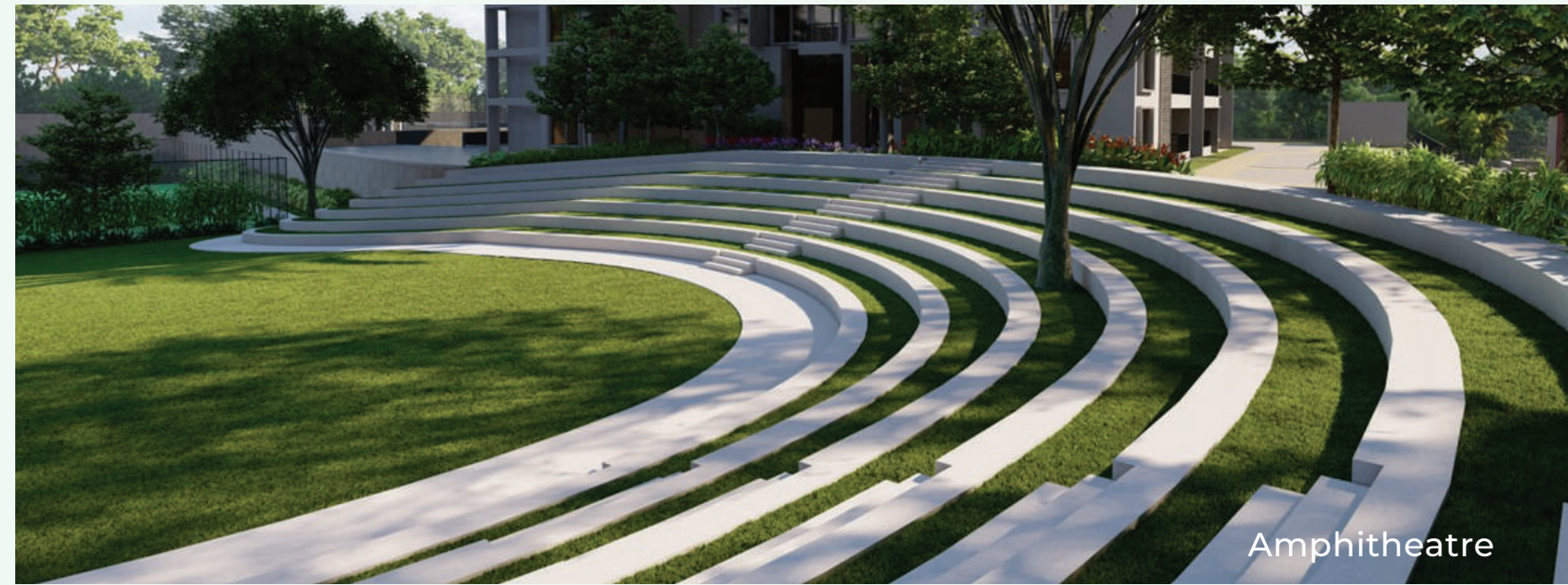
CLUB DROP-OFF

FUTSAL COURT

HOPSCOTCH/TOT LOT

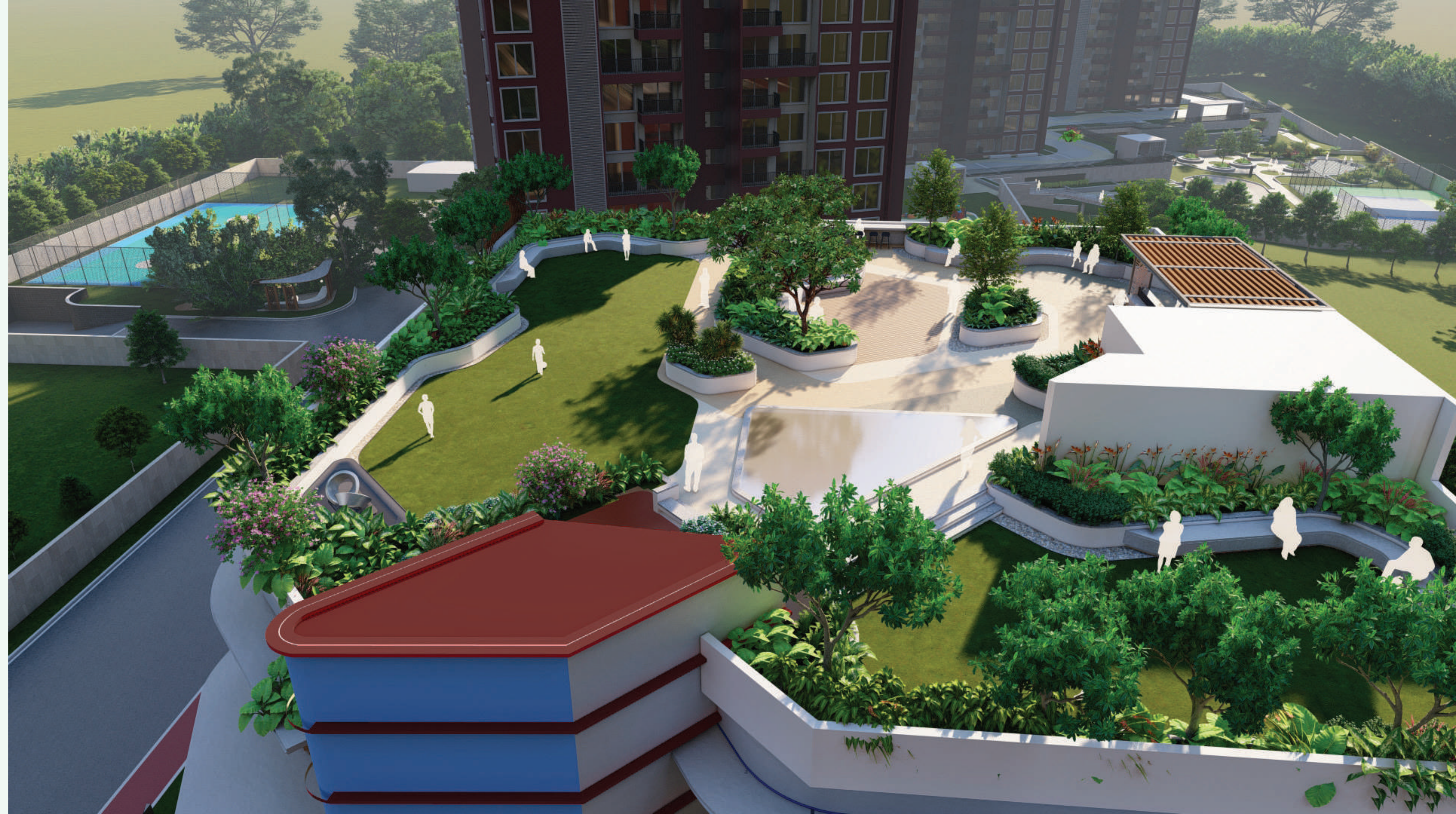
LOOKOUT PAVILION

FRUIT GROOVE REFLEXOLOGY PATH BUTTERFLY DOME BOOMERANG SEATING PAVILION PROJECTOR WALL DENSE PLANTING



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

ENTERANCE 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 IPS flooring will be provided