

SBR
MAGNUS
LUXURY SOPHISTICATED

RERA Details: PRM/KA/RERA/1251/446/PR/12O922/OO5238



Our Song is ✦
Sophistication



We Welcome you to
SBR MAGNUS

- M** Magnificent living
- A** Authenticity
- G** Graciousness
- N** Nuanced Features
- U** Unity
- S** Synergy

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 within the city





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! ✨

Perfectly Positioned for a Life of Luxury and 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.



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



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



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



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-acre 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.



Prographer

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Future- Ready Homes,
Today- Equipped with
Smart Features

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Homes that Set
a New Standard
in Luxury Living
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A connoisseur's paradise
that celebrates a fresh
atmosphere, soaked in
natural sunlight





Get accustomed to an environment where every detail is sculpted for your personal comfort. From the elegance of wooden floors to pure, filtered air, 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 Swimming Pool
Reserved for Relaxation

Amenities





Recreational Club
Meets Community

Amenities

Redefining ✨
Fitness World
with Refinements

Amenities





✦ Nature's Perfect
Escape for Your
Family

Amenities

Active Lifestyles ✨
Meet Outdoor
Sophistication

Amenities





✦ A Hall of Joy,
Connection, and
Celebration

Amenities

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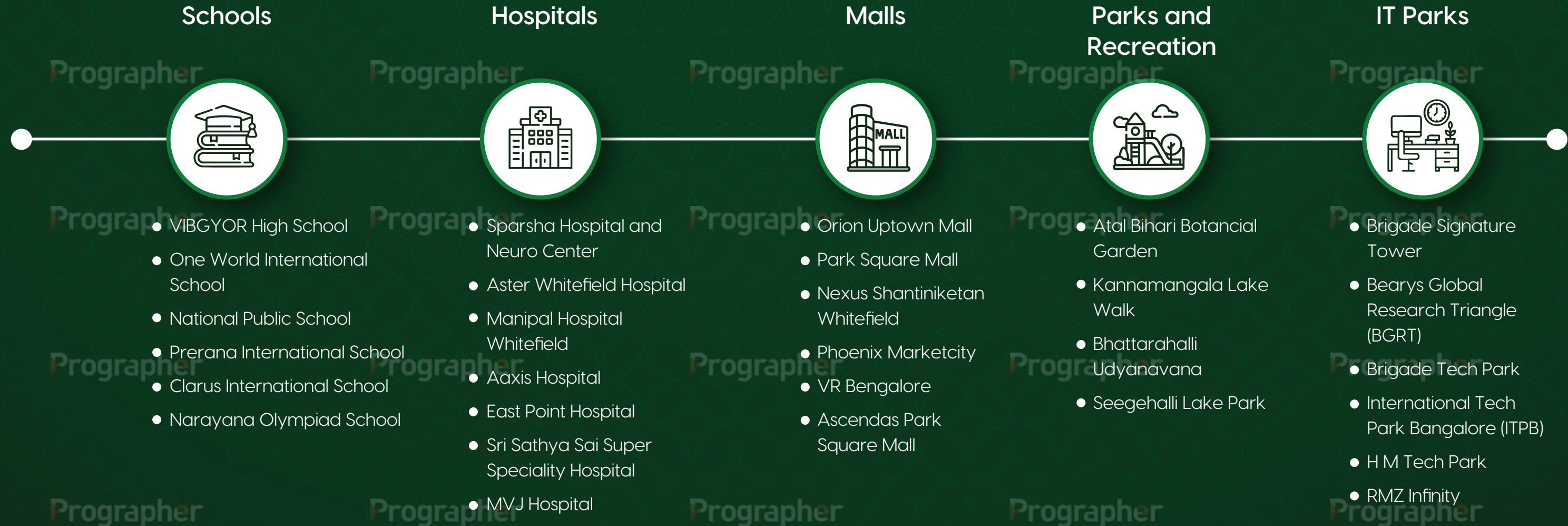
A World of Fun ✨
and Adventure for
the Little Ones

Amenities

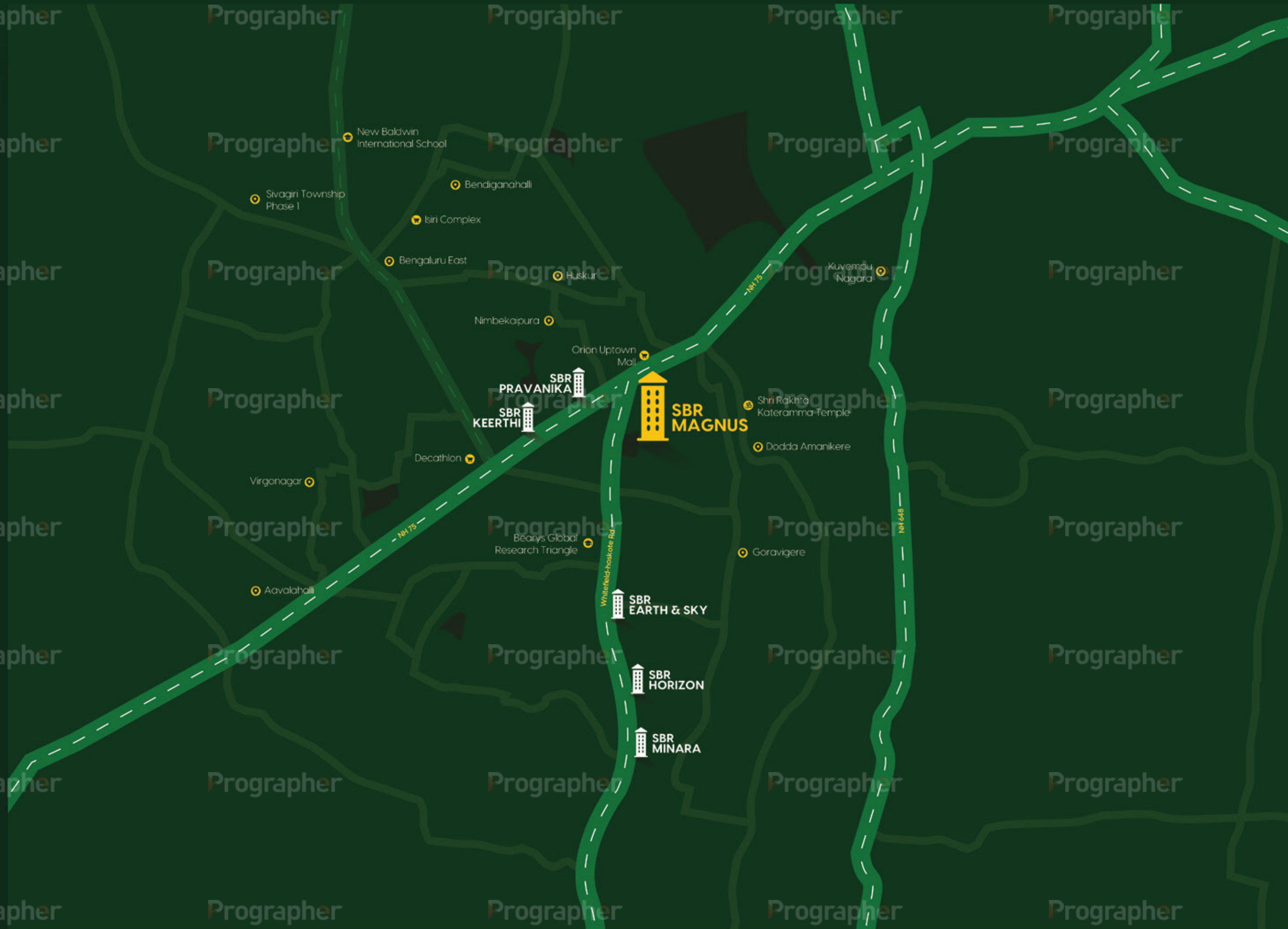


A Prestigious Address Surrounded by Thriving Locale

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



LOCATION



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

Floor Plan | **2.5 BHK + 2T**



Key Plan



TOWER	A
TYPE	1 A
FACING	East

SBA	1474 Sqft
CARPET AREA	920 Sqft
BALCONY AREA	125 Sqft

Floor Plan | **2.5 BHK + 2T**



Key Plan



TOWER	A
TYPE	2 A
FACING	West

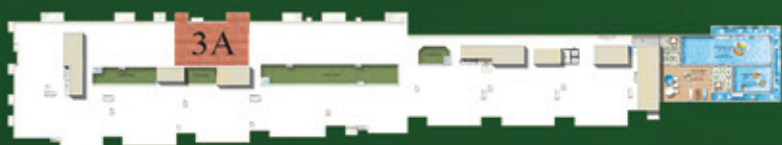
SBA	1464 Sqft
CARPET AREA	960 Sqft
BALCONY AREA	75 Sqft

Floor Plan | 2.5 BHK + 2T

Floor Plan | 2.5 BHK + 2T



Key Plan



Key Plan



TOWER	A
TYPE	3 A
FACING	East

SBA	1464 Sqft
CARPET AREA	941 Sqft
BALCONY AREA	102 Sqft

TOWER	A
TYPE	4 A
FACING	West

SBA	1399 Sqft
CARPET AREA	906 Sqft
BALCONY AREA	90 Sqft

Floor Plan | 3 BHK + 2T

Floor Plan | 2 BHK + 2T



Key Plan



TOWER	A
TYPE	5 A
FACING	West

SBA	1391 Sqft
CARPET AREA	885 Sqft
BALCONY AREA	102 Sqft

Key Plan



TOWER	A
TYPE	6 A
FACING	North

SBA	1201 Sqft
CARPET AREA	742 Sqft
BALCONY AREA	107 Sqft

Floor Plans | **2.5 BHK + 2T**



Key Plan



TOWER	A
TYPE	7 A
FACING	North

SBA	1283 Sqft
CARPET AREA	804 Sqft
BALCONY AREA	106 Sqft

Floor Plans | **3 BHK + 3T**



Key Plan



TOWER	A
TYPE	8 A
FACING	North

SBA	1782 Sqft
CARPET AREA	1148 Sqft
BALCONY AREA	121 Sqft

Floor Plans | 2.5 BHK + 2T



Key Plan



TOWER	B
TYPE	1 B
FACING	East

SBA	1421 Sqft
CARPET AREA	906 Sqft
BALCONY AREA	98 Sqft

Floor Plans | 2.5 BHK + 2T



Key Plan

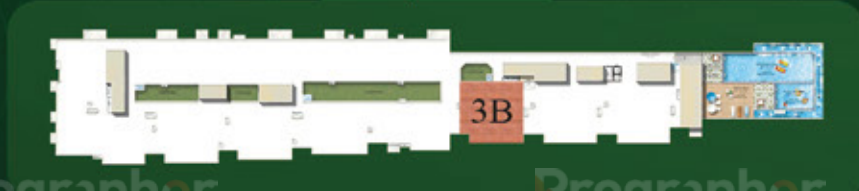


TOWER	B
TYPE	2 B
FACING	North

SBA	1396 Sqft
CARPET AREA	869 Sqft
BALCONY AREA	94 Sqft



Key Plan



TOWER	B
TYPE	3 B
FACING	North

SBA	1561 Sqft
CARPET AREA	1022 Sqft
BALCONY AREA	93 Sqft



Key Plan



TOWER	B
TYPE	4 B
FACING	North

SBA	1561 Sqft
CARPET AREA	1022 Sqft
BALCONY AREA	93 Sqft



Key Plan



TOWER	B
TYPE	5 B
FACING	North

SBA	1561 Sqft
CARPET AREA	1008 Sqft
BALCONY AREA	107 Sqft



Key Plan



TOWER	B
TYPE	6 B
FACING	North

SBA	1636 Sqft
CARPET AREA	1073 Sqft
BALCONY AREA	93 Sqft



Key Plan



TOWER	B
TYPE	7 B
FACING	West

SBA	1626 Sqft
CARPET AREA	1026 Sqft
BALCONY AREA	129 Sqft

Committed to Create 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 4 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 and RERA approved. We work exclusively with clear title lands and ensure all necessary approvals are in place to provide the best for our customers.



Uncompromising **Quality** in Every Specification

Structure

Type: Framed Structures

Concrete Grades: M20, M25, M35, and M40

Floors: Basement + Ground Floor + 14 Floors

Earthquake Resistance: All structural elements are designed to comply with Earthquake Resistant standards for Seismic Zone II.

Mivan Technology: SBR's architectural highlight features Mivan Technology, a rapid construction method using reusable aluminum formwork to enhance durability and strength.

Height

Floor to Floor Height: 2.95 meters

Plastering

Ceiling: Plastered with a 1:4 Cement Mortar (CM).

Internal Walls: Plastered with a 1:6 CM.

External Walls: Plastered with two coats of 1:6 CM.

Masonry

Materials: Cement Concrete Blocks in sizes of 8", 6", and 4".

Tiles

Flooring: Vitrified tiles (2' x 2') for all rooms; wooden flooring for the master bedroom (premium brand).

Dadoing: Glazed tiles up to 7'6" height in toilets and 2' height above the platform in kitchens.

Joinery

Main Door: Engineered solid core shutter, 40mm thick, veneered on both sides with stainless steel fixtures.

Inside Bedroom Doors: Engineered hollow core shutter, thickness between 32mm to 38mm, laminated on both sides with stainless steel fixtures.

Windows: UPVC 2.5 track windows with provision for mosquito shutters.

Kitchen Platform

Material: 20mm thick black granite.

Balcony Railing

Materials include stainless steel with glass or mild steel (MS) railing.

Staircase Flooring

Finished with granite.

Painting

Internal Walls: Finished with Tractor Emulsion paint.

External Walls: Finished with Apex paint.

Electrical

Switches from Anchor, Lisha, GM, Havells, or Panasonic.
Wiring consists of multi-strand wire.

Sanitary & Plumbing

Plumbing Materials: CPVC/UPVC from Astral or Ashirvad brands.

Sanitary Materials: PVC from Finolex, Supreme, or Prince brands.

Sanitary Ware Brands: Hindustan, Parryware, Roca, American Standard, RAK, Jaguar, Kohler.

Fittings: Jaquar or Kohler plumbing fittings.

Toilet Features

Equipped with false ceilings for aesthetic appeal and functionality.

Compound Wall

Constructed up to a height of 5 feet for privacy and security.



Building Dreams, Delivering Reality

Since 2003, SBR Group has been a hallmark of excellence in real estate, embodying the mantra: "Never Compromise on Quality." Dedicated to transforming dreams into reality, we craft exceptional living and commercial spaces that blend sophistication with functionality, redefining modern living.

Built on Trust, Transparency, Quality, and Timely Delivery, SBR Group's ethos resonates through every project. Guided by visionary leadership and a dedicated team, we create homes and communities that inspire, offering not just convenience but also a lifestyle of purpose and elegance.

At SBR Group, it's not just about building structures—it's about building lasting relationships and delivering realities that turn aspirations into life's finest moments.



SBR ONE



SBR Central



SBR Earth & Sky



SBR Florenso



SBR Gokulam



SBR Horizon



SBR Keerthi Prime



SBR Keerthi



SBR lucky mall



SBR Minara



SBR Pravanika



SBR Tejas



SBR Towers



SBR Urban Jewel County



The Nest

19+ Years of Experience

1700+ Happy Customers

11+ Projects

15+ Lakhs Sq.Ft Build

SBR MAGNUS

LUXURY SOPHISTICATED

RERA Details: PRM/KA/RERA/1251/446/PR/12O922/OO5238

Project Address

Survey No.6O/18 & 6O/19, Katamanallur Villagebidarhalli
Hobli, Bengaluru Urban, Karnataka - 560049

Office Address

SBR Horizon, Sy No.24/5, Seegahalli, Whitefield
Hoskote Road, Bangalore - 560067



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