

THE ELEMENTS OF PERFECTION





Imagine a place that is perfectly balanced in every facet of living. Perfectly designed with harmonious alignment between East and West for breathtaking sunrises and sunsets. An unbeatable location, equally close to work, schools, hospitals, and everything that makes life joyful. Thoughtfully constructed so there are no common walls, and perfectly compliant with the principles of Vaastu for natural light and ventilation. And of course, lifestyle amenities aesthetically crafted to elevate the senses to a higher plane of consciousness.

**Now stop imagining the perfect place.
Welcome to Pravanika.**

PERFECTLY LOCATED

The best place to live is where everything is within arms reach. That's why Pravanika is placed to ensure you have equal proximity to all you need. Tech parks, hospitals, schools, shopping malls, and so much more. The thriving Old Madras Road region has grown at remarkable pace, and will continue to do so making your home not only a great place to live, but a smart investment in your future.



SCHOOLS AND COLLEGES

- Auxilium School
- Vibgyor International
- MVJ College of Engineering
- New Baldwin Int. School
- Deen's Academy
- Gopalan International
- DPS Whitefield



OFFICES / IT PARK

- RMZ Infinity
- ITPL
- Bearys GRT
- Aveda Meta
- Signature Tower
- Salarpuria Nova
- Salarpuria Magnificia



HOSPITALS

- East Point Hospital
- Manipal Hospital
- Columbia Asia Hospital
- MVJ Hospital
- Sri Sathya Sai Hospital



SCHOOLS AND COLLEGES

- Weekly Flea Markets
- Safal Daily Fresh
- MK Retail Uptown Square



MALLS AND STORES

- Decathlon
- Ascendas Park Square Mall
- Phoenix Marketcity
- VR Bengaluru
- Brigade Orion Mall OMR
- Hoskote Toll Plaza
- Forum Whitefield
- Inorbit Mall
- Gopalan Mall

Aerospace SEZ	17 Kms	Indiranagar	14 Kms
Industrial Areas	14 Kms	Bial	27 Kms
Hoodi Metro Station	12 Kms	KR Puram Rail Station	14 Kms
Orion Mall OMR	100 Mts	KR Puram Metro Station	12 Kms
Budigere Cross	2 Kms	Bus Stop	300 Mts



PERFECTLY PLANNED

It was once said that the best laid plans of mice and men often go awry. Pravanika is a notable exception to that adage. Every aspect of your future home is the result of meticulous forethought, drafting, and execution. Right from the boutique size of the community all the way up to the luxurious array of amenities on the rooftop, the flawless planning will leave you wanting for nothing. To live at Pravanika is to truly find your place in the sun.



**BOUTIQUE
COMMUNITY**



**NO COMMON
WALLS**



**VAASTU
COMPLIANT**



**ROOFTOP
SKY LOUNGE**



INFINITY POOL



**MODERN
FLOOR PLANS**



**WORLD CLASS
HEALTH CLUB**



**CHILDREN'S
PLAY AREA**



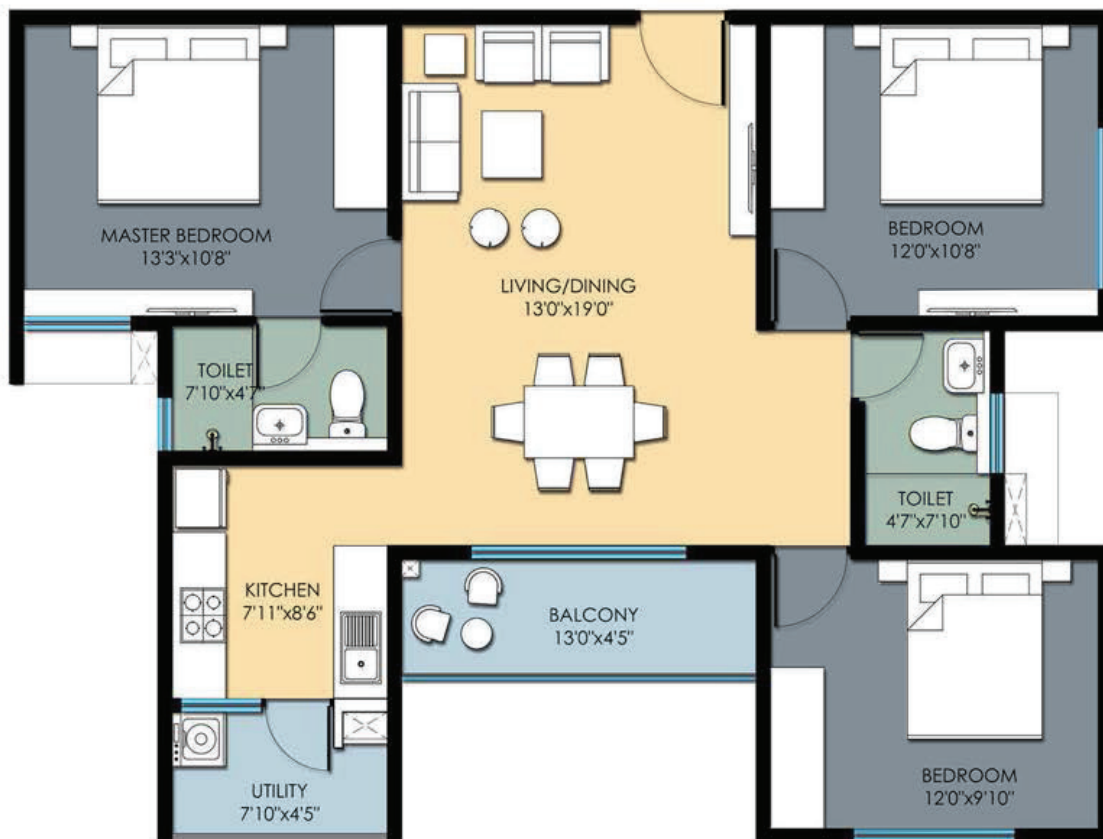
**SUNSET
SITOUT AREA**

FLOOR PLANS

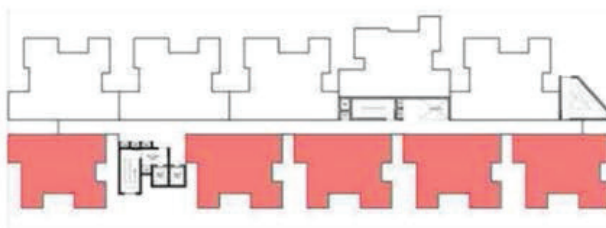
3 BHK WEST FACING

SBA :1336 SFT

FLOOR PLAN



SBA rounded upto nearest whole number

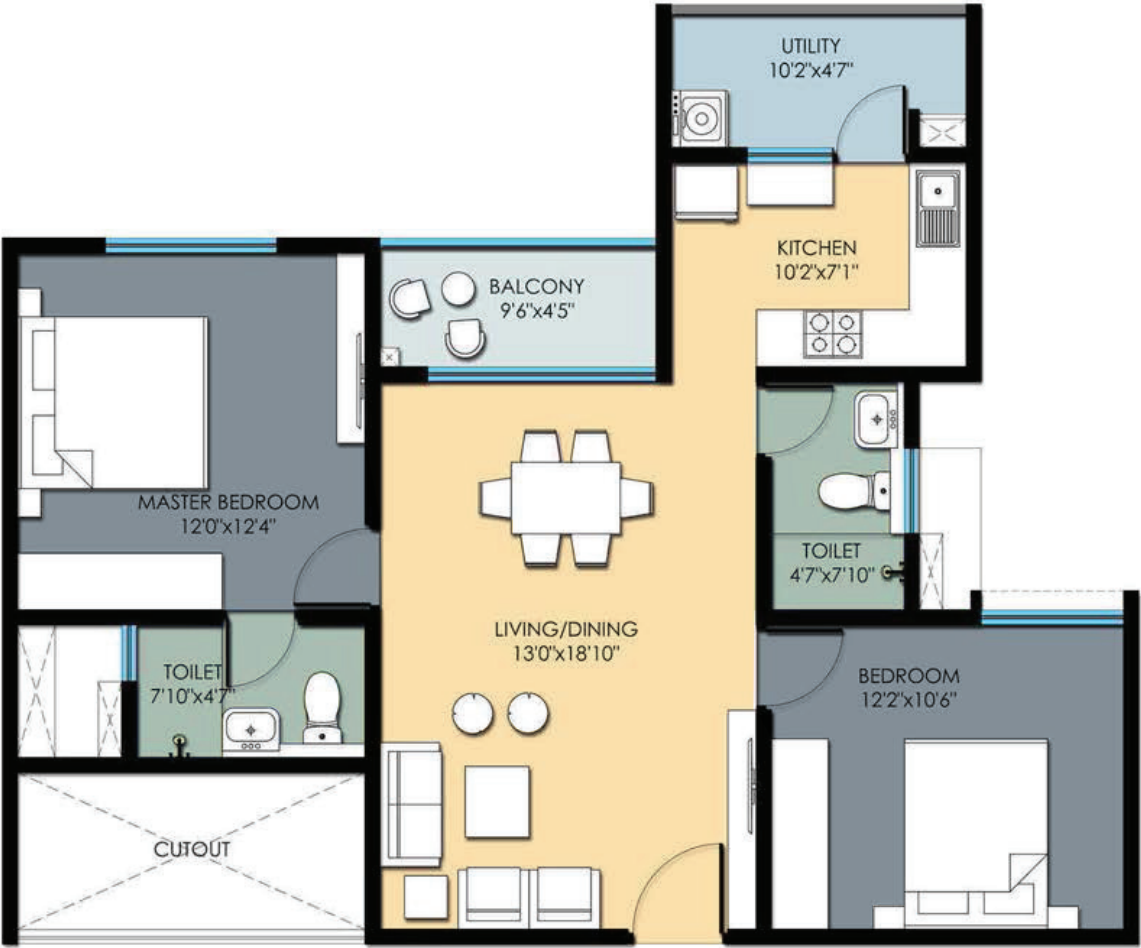


BHK	APT NO	FACING	BALCONY	CARPET AREA	SALEABLE AREA
2.5 BHK	8106 - 8106	WEST	68.74 sq ft	870.70 sq ft	1336.18 sq ft
2.5 BHK	8107 - 8107	WEST	68.74 sq ft	870.70 sq ft	1336.18 sq ft
2.5 BHK	8108 - 8108	WEST	68.74 sq ft	870.70 sq ft	1336.18 sq ft
2.5 BHK	8109 - 8109	WEST	68.74 sq ft	870.70 sq ft	1336.18 sq ft
2.5 BHK	8110 - 8110	WEST	68.74 sq ft	870.70 sq ft	1336.18 sq ft

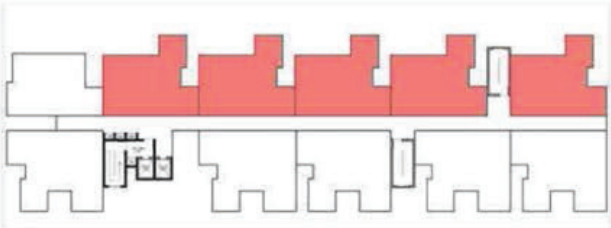
2 BHK TYPE 2 - EAST FACING

SBA :1144 SFT

FLOOR PLAN



SBA rounded upto nearest whole number

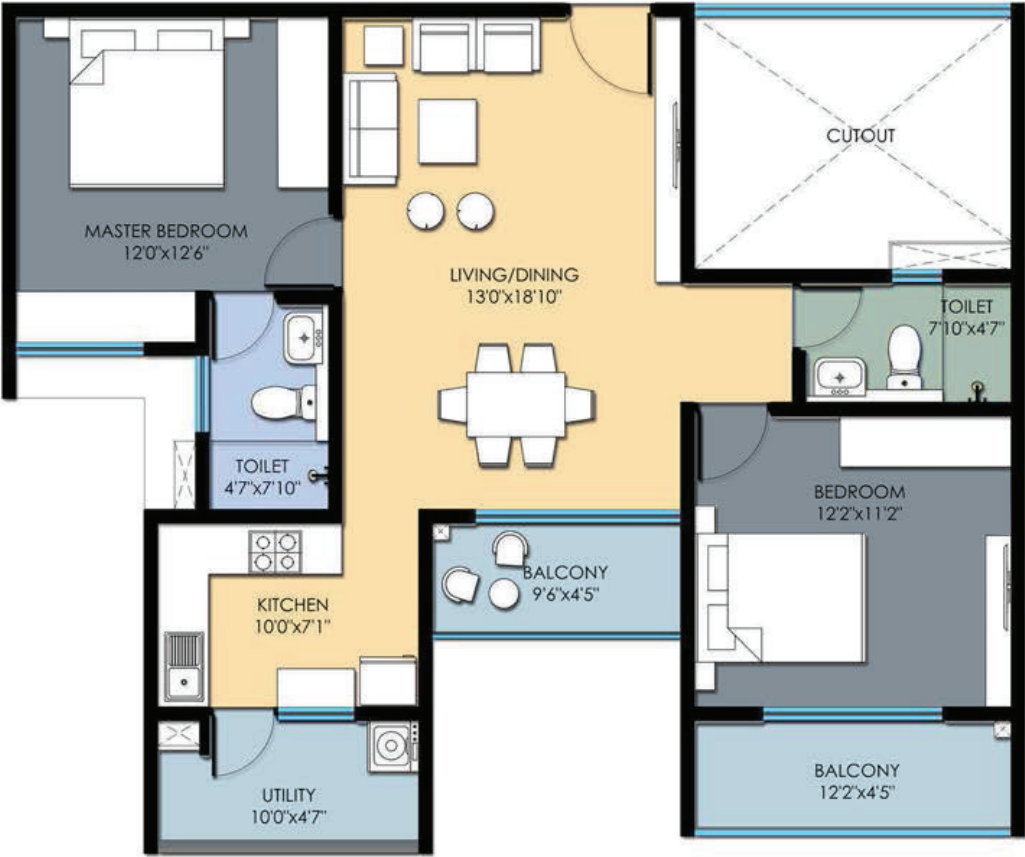


BHK	APT NO	FACING	BALCONY	CARPET AREA	SALEABLE AREA
2 BHK	A102 - A1102	EAST	51.55 sft	739.16 sft	1143.67 sft
2 BHK	A103 - A1103	EAST	51.55 sft	739.16 sft	1143.67 sft
2 BHK	A104 - A1104	EAST	51.55 sft	739.16 sft	1143.67 sft
2 BHK	A105 - A1105	EAST	51.55 sft	739.16 sft	1143.67 sft
2 BHK	A106 - A1106	EAST	51.55 sft	739.16 sft	1143.67 sft

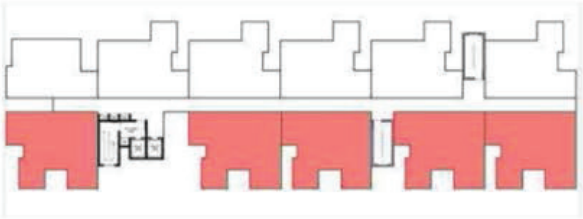
2 BHK WEST FACING

SBA :1240 SFT

FLOOR PLAN



SBA rounded upto nearest whole number



BHK	APT NO	FACING	BALCONY	CARPET AREA	SALEABLE AREA
2 BHK	A107 - A1107	WEST	116.17 sq ft	757.68 sq ft	1240.36 sq ft
2 BHK	A108 - A1108	WEST	116.17 sq ft	757.68 sq ft	1240.36 sq ft
2 BHK	A109 - A1109	WEST	116.17 sq ft	757.68 sq ft	1240.36 sq ft
2 BHK	A110 - A1110	WEST	116.17 sq ft	757.68 sq ft	1240.36 sq ft
2 BHK	A111 - A1111	WEST	116.17 sq ft	757.68 sq ft	1240.36 sq ft

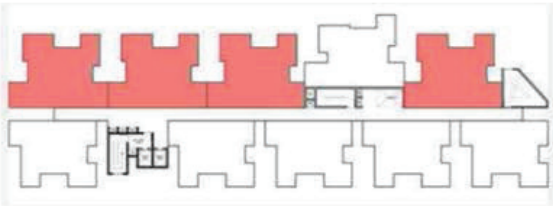
3 BHK EAST FACING

SBA :1601 SFT

FLOOR PLAN



SBA rounded upto nearest whole number



BHK	APT NO	FACING	BALCONY	CARPET AREA	SALEABLE AREA
3 BHK	B101 - B1001	EAST	59.98 sft	1058.32 sft	1601.18 sft
3 BHK	B102 - B1002	EAST	59.98 sft	1058.32 sft	1601.18 sft
3 BHK	B103 - B1003	EAST	59.98 sft	1058.32 sft	1601.18 sft
3 BHK	B105 - B1005	EAST	59.98 sft	1058.32 sft	1601.18 sft

Specifications

Structure :

All elements of structure are designed for earthquake resistant compliance to SEISMIC ZONE – II

Sub structure : RCC framed structure

Super structure : RCC framed structure with masonry walls and openings

Masonry walls :

Exterior walls : 6" (150MM) Solid concrete block masonry.

Internal walls : 6" (150MM) & 4" (100MM) Solid concrete block masonry.

Plastering/Rendering :

Internal walls : Gypsum plaster/cement mortar plastering, finished with OBD/emulsion paint

Exterior walls : Cement plastered surface finished with combination of exterior emulsion paint.

Doors :

Main door : Hard wood frames with hollow core shutter veneered on both sides with SS fixtures.

Other doors : Hard wood frames with hollow core shutter laminated on both sides with SS fixtures.

Toilet doors : Hardwood door frames with skin colour shutter with Plastic laminate on internal side. Brushed SS hardware for all doors.

Windows :

UPVC sliding windows with clear glass with provision for mosquito mesh.

Flooring :

Living / Dining / Kitchen : 600mm x 600mm high quality vitrified tiles flooring

Master bedroom : Laminated Wooden Flooring

Bedrooms : 600mm x 600mm high quality vitrified tiles

Balcony / Utilities : 600mm x 600mm high quality textured vitrified tiles

Common areas: Combination of granite flooring & high quality vitrified tiles

Kitchen :

19mm black granite counter top with one large S.S. sink with drain board.

Ceramic tiles dado for 2 feet height above counter. Provision for water purifier connection.

Toilet :

Premium branded CP fittings & fixtures.

Premium branded wash basin & water closet.

Premium branded glazed/ceramic tiles for flooring & up to the false ceiling height.

CPVC pipes for hot & cold water line. Suspended pipes in the toilet above false ceiling. Provision for geyser above false ceiling in every bathroom.

Painting :

Plastic emulsion for internal walls & ceilings.

Exterior emulsion for external walls.

Enamel painting for metal & wood surfaces.

Water Supply :

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

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

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

Electrical :

ISI Mark Copper wires.

Premium Modular switches.

Sufficient points in all rooms.

Provision for electrical point for split AC in master bedrooms.

5KW & 3 KW BESCOM power for each 3 bedroom & 2 bedroom units respectively.

TV & Telephone points in all bedrooms & living room.

ELCB for each unit.

CCTV system for security surveillance.

Captive power/DG :

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

Fire Safety Services :

External fire yard hydrant system piping, single headed hydrants stand post.

Fire pumps (Hydrant, Diesel

Elevators :

2 + 2 SS premium brand elevators for easy access to all floors.

Common facilities :

Children's play area at ground level.

Rooftop infinity pool with poolside facilities.

Party Hall/Banquet Hall.

Fully-equipped gymnasium.

Indoor games & activities including table tennis and billiards/pool.

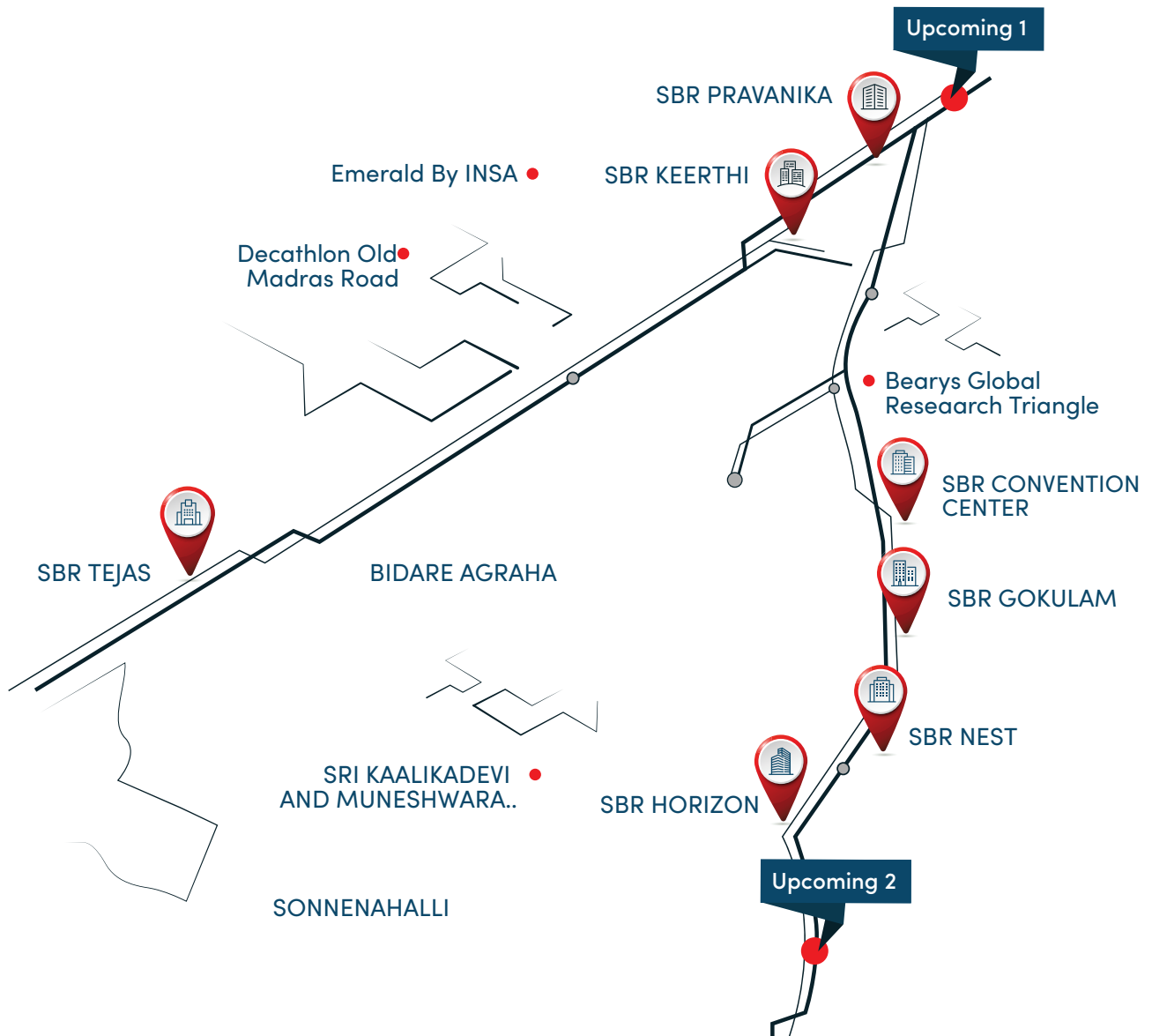
Landscape :

Well landscaped area with adequate space for jogging & open area at ground level.

ABOUT SBR GROUP

An integrated real estate development firm, SBR Group, believes in transforming dreams into reality. It has successfully delivered several residential and commercial properties till date.

The Group is the brainchild of successful entrepreneurs from various walks of life who have dedicated their lives to transforming the real estate scenario of Bangalore to meet the ever-changing demands of customers. SBR Group stands tall on its pillars of strong values like transparency, clear titles and ethical business practices which has played an instrumental role in its success over the years.



SBR PRAVANIKA

MARKETING OFFICE : SBR THE NEST .
OPP. AWHO SANDEEP VIHAR,
ON WHITEFIELD-HOSKOTE ROAD,
BENGALURU - 560049.

 080 4718 7902

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