



SOUL OF THE
SEASONS

— BY NBR GROUP —

NBR



IMAGINE A PLACE
WHERE LIFE IS
IN HARMONY
WITH NATURE...

WELCOME TO
A LIFE
NURTURED
BY NATURE

We believe every creation must echo the Earth's very heartbeat. Inspired by GAIA's ancient philosophy—the Earth, a living, breathing organism—we embrace life's profound, interwoven dance. Each endeavor, especially our maiden residential development, The Soul of the Seasons, stands as a sacred tribute to this bond. Here, nature's elements converge to shape not merely homes, but sanctuaries where harmonious living breathes.



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The five elements namely, Earth, Water, Fire, Air, and Ether, come together to shape our world, creating a harmonious balance that connects us to life, growth, and endless possibilities.

Their interplay inspires movement, energy, and openness, guiding every moment with a sense of unity and purpose.



INSPIRED BY — ETHER —

our philosophy is to create open, expansive spaces that foster a sense of freedom and community.



INSPIRED BY — AIR —

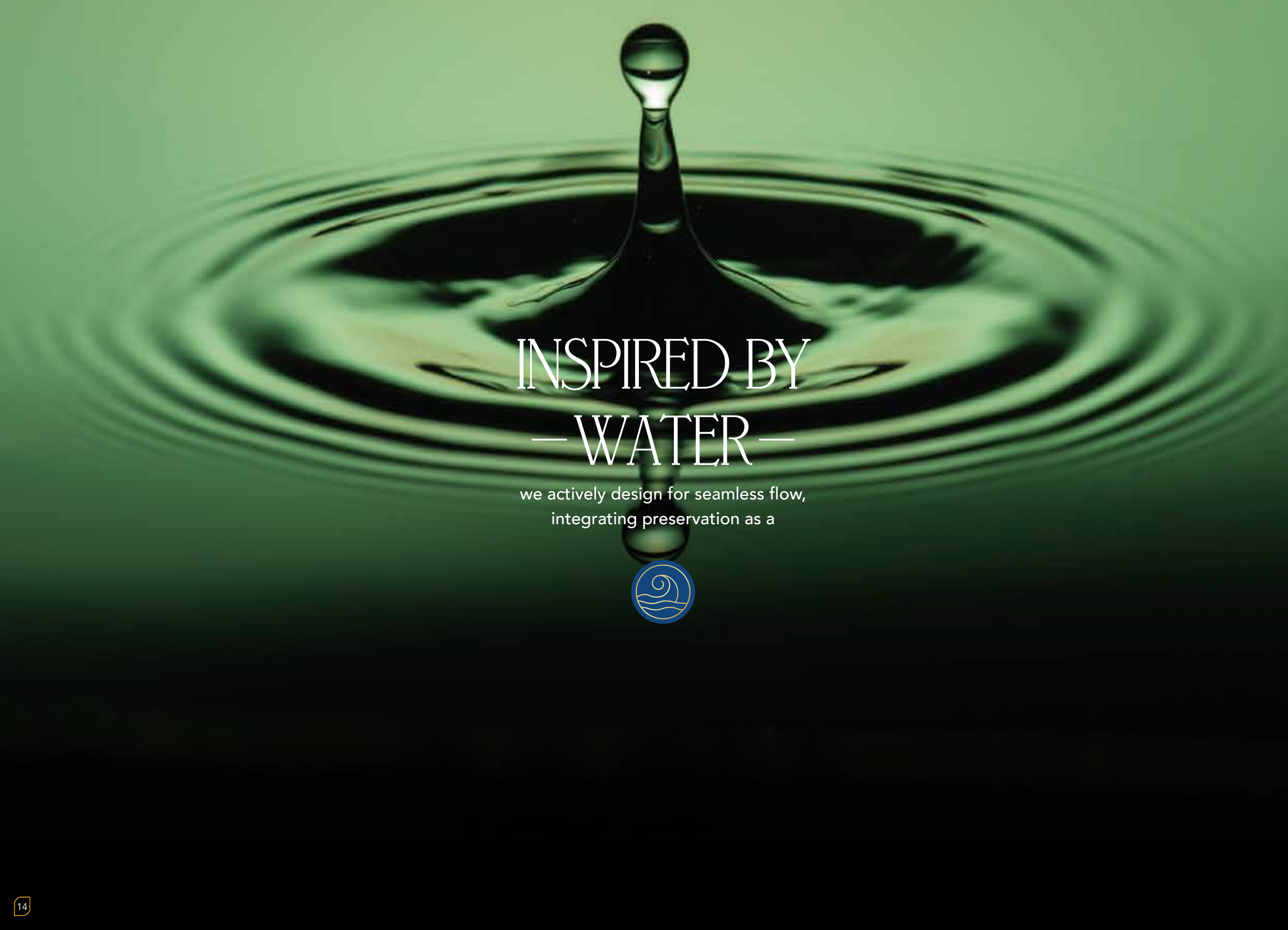
our projects are designed with abundant
natural ventilation and breezy open spaces.



INSPIRED BY — FIRE —

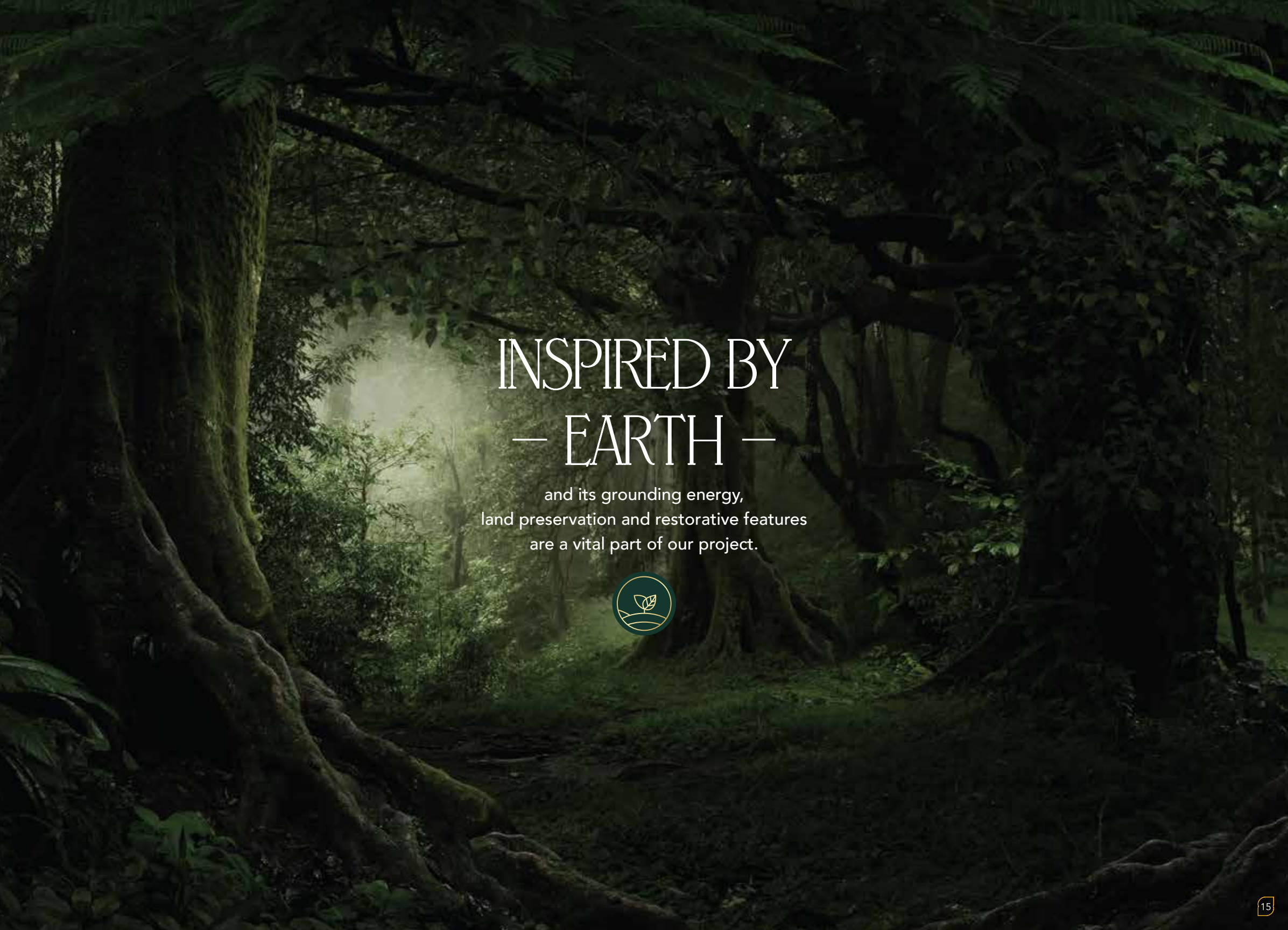
our spaces are designed to foster a vibrant community
where every interaction feels warmer.





INSPIRED BY — WATER —

we actively design for seamless flow,
integrating preservation as a

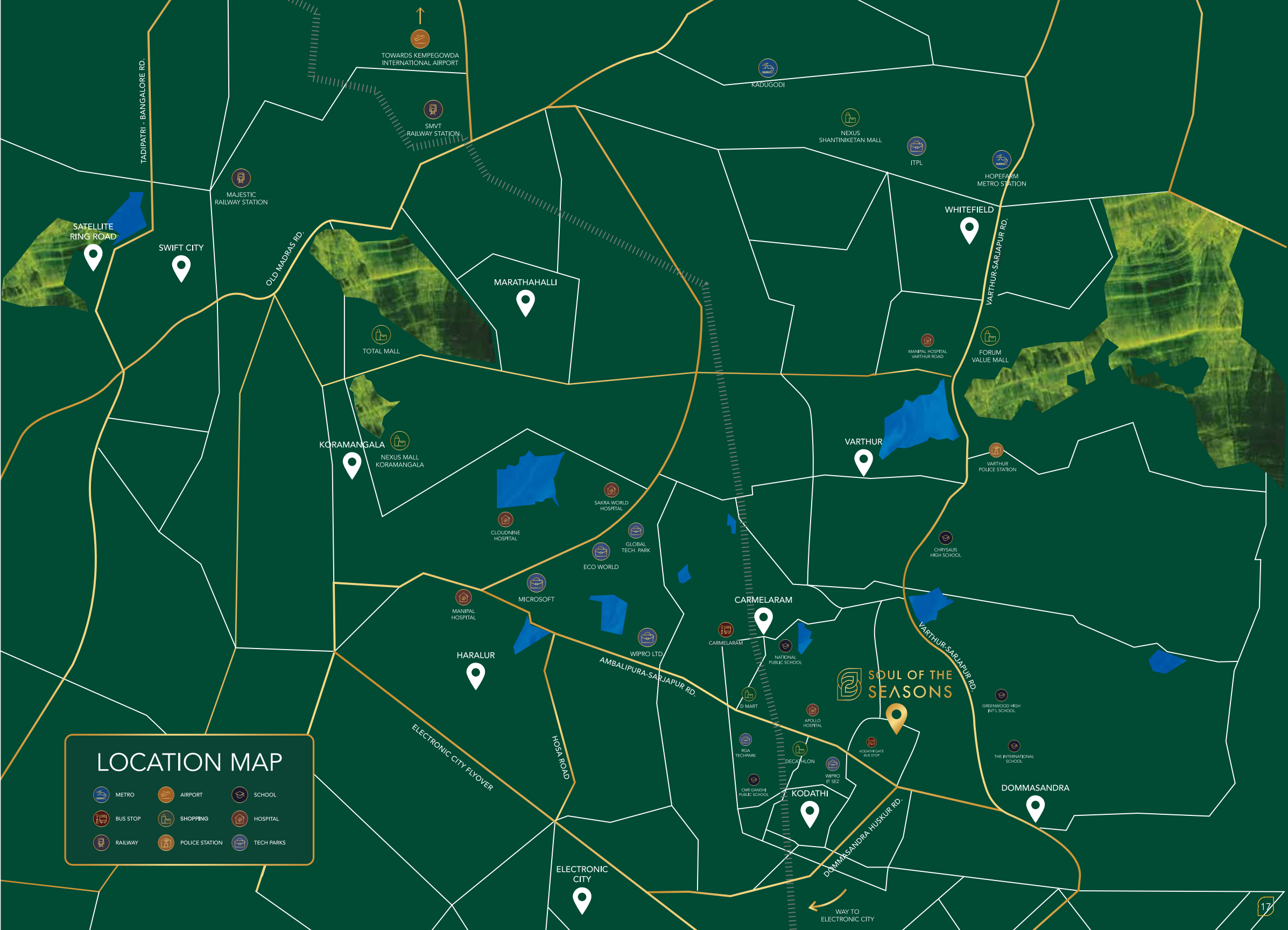


INSPIRED BY — EARTH —

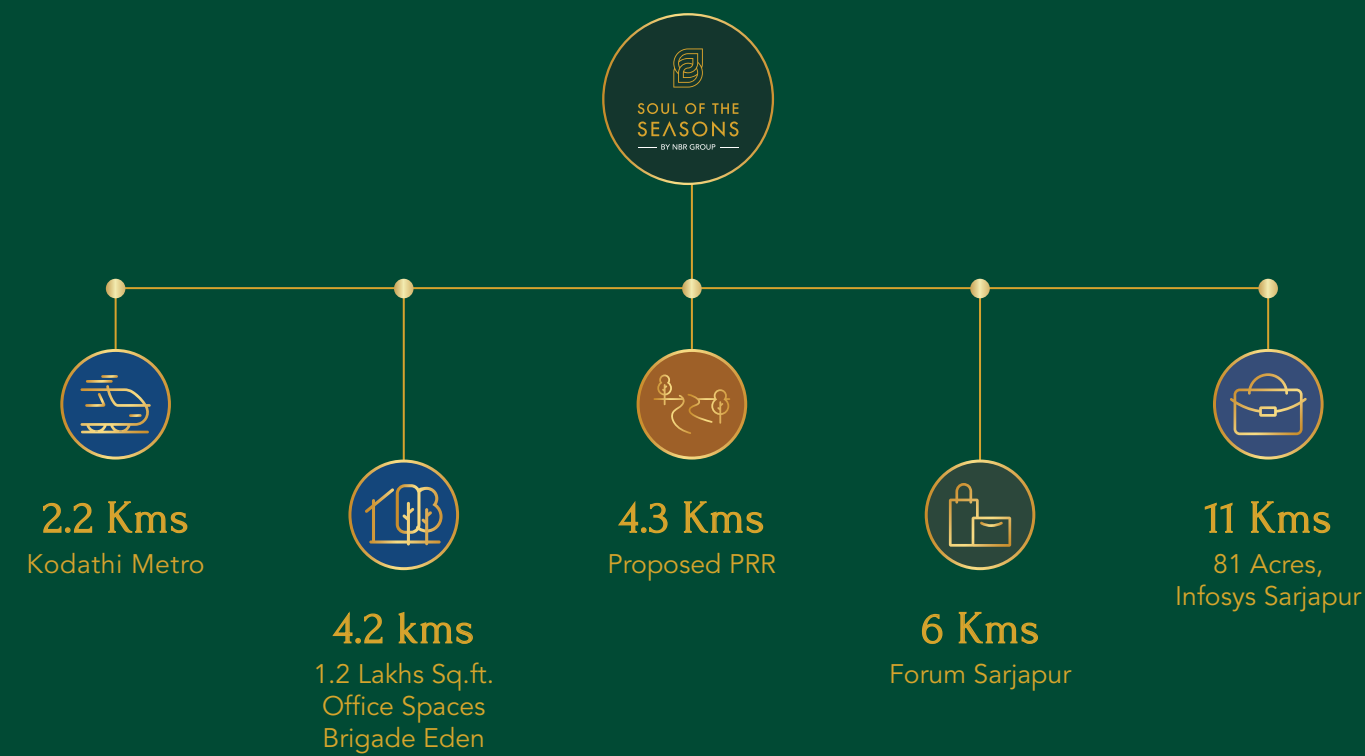
and its grounding energy,
land preservation and restorative features
are a vital part of our project.



A BENGALURU GEM,
EVERGREEN
IN EVERY WAY.



UPCOMING INFRASTRUCTURE



CONNECTIVITY

23 kms | 20 kms | 11.7 kms | 4.8 kms | 3.7 kms
Majestic | SMVT | Outer Ring Road | Carmelaram | Gunjur Road





At NBR Soul of the Seasons, four distinctive towers are named to reflect the timeless beauty of nature's cycles. Each tower embodies a unique season from spring's vibrancy to winter's tranquillity underscoring a design philosophy where modern luxury harmonizes with the natural world.

PROJECT HIGHLIGHTS

TOWERS	EXCLUSIVE	OPEN SPACES	LOCATION	
4	3BHK	88 %	SARJAPUR ROAD GUNJUR	
Experience resort-style living across four magnificent towers, each with its own elegant lobby. This design offers a sense of exclusivity and personalized service. The grand clubhouse is the heart of our community a central hub for wellness, recreation, and social connection. It's an extension of your home, perfect for unwinding and connecting with neighbours.				
BLOSSOM Tower - 1 B+G+22	SOLSTICE Tower - 2 B+G+24	DRIZZLE Tower - 3 2B+G+25	IVORY Tower - 4 2B+G+26	THE SEASON'S HEART CLUBHOUSE 1B+G+2+TERRACE



A HOME IS
THE SACRED
REFUGE OF
MIND, BODY,
AND SPIRIT.



THE INVITING HEART
OF THE HOME.





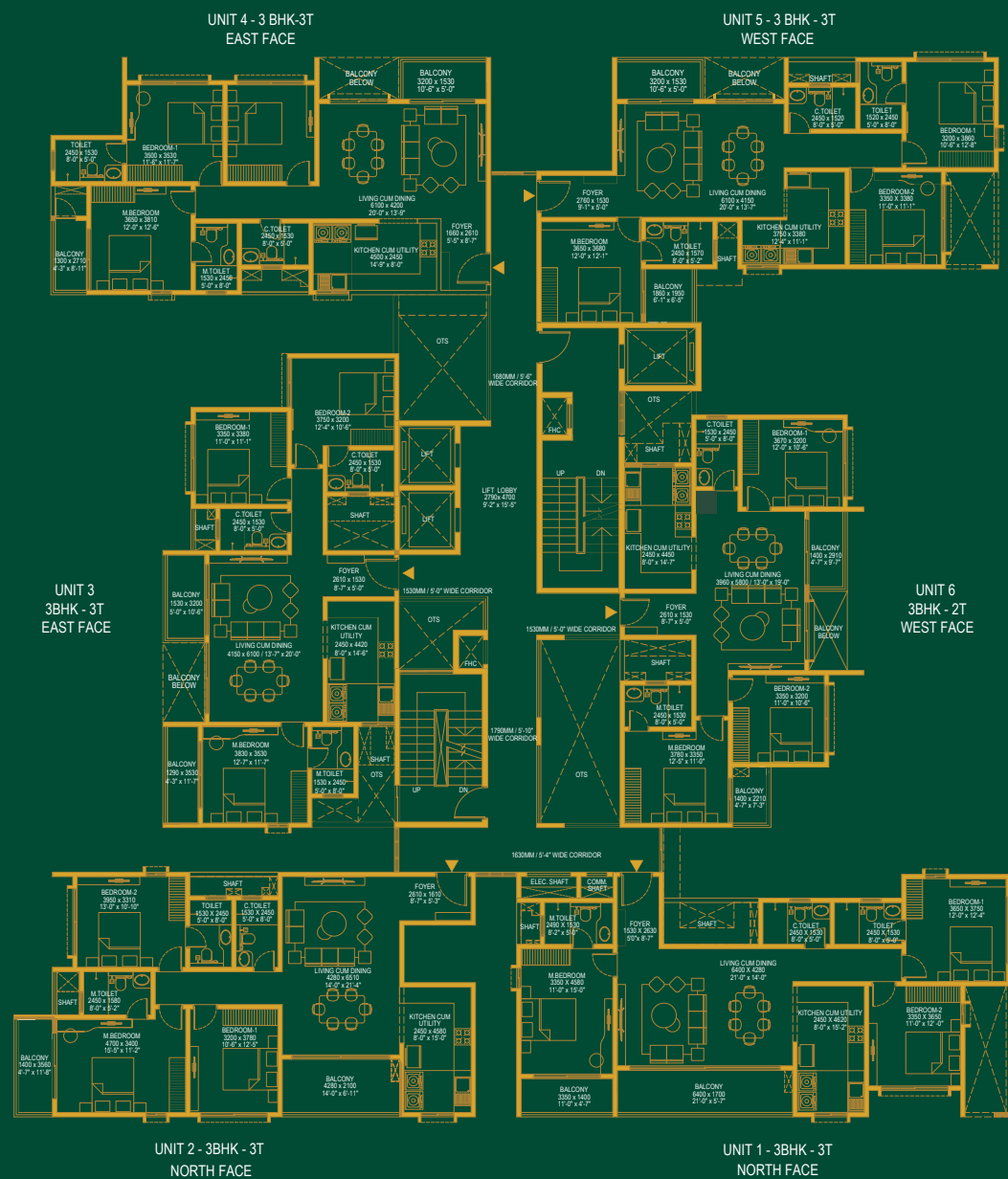
DEVARA LAKE



RESORT LIVING

R-ROOTSCAPES	E-EARTHSPRINGS	S- SOULFUL ARRIVALS	O- OASIS SPACE	R- RUNFIELDS	T-TRAILNEST
5 - ORCHARDS	23 - SWIMMING POOL	1 - GATE COMPLEX	11 - SIT OUT NOOK	17 - PICKLEBALL COURT	3 - BAZAAR
6 - AROMATIC GROOVE	22 - KID'S POOI	2 - ENTRANCE VISTA	20 - PEBBLE SEATS	36 - BASKETBALL COURT	4 - EXHIBITION LAWN
39 - DENSE PLANTING	53 - LILY POOL	8 - CENTRAL ROUND ABOUT	37 - BOOMERANG SEATING PAVILION	44 - SKATING RINK	31 - BANQUET LAWN
43 - FLOWER GARDEN	30 -REFLECTING WATER FEATURE	12 - AVENUE PLANTING	42 - LOOKOUT PAVILION	45 - FITNESS COURT	34 - OPEN TABLE TENNIS
48 - FRUIT GROOVE	7 - WATER FEATURE PAVILION	61 - BICYCLE PARKING	46 - GATHERING ZONE	54 - NATURE WALK	35 - CHESS PLAY
51 - MEDITATION LAWN	21 - POOL DECK	33 - FEATURE WALL	47 - SENIOR CITIZEN PAVILION	55 - CRICKET PITCH	38 - PROJECTOR WALL
14 - TOWER PLANTERS	24 - CHANGING ROOM	50 - BUS WAITING AREA	60 - KID'S SEATING	56 - MULTIPURPOSE SPORTS FIELD	41 - MULTIPURPOSE LAWN
10 - PET PARK	62 - POOL PAVILION	13 - TOWER ENTRY PORTAL	16 - READING NOOK	58 - TENNIS COURT	49 - REFLEXOLOGY PATH
19 - TOWER 1 LAWN	32 - WATER FEATURE	27 - CLUB DROP-Off	57 - AMPHITHEATRE	59 - HOPSCOTCH/ TOT LOT	40 - DECK WALK
18 - DENSE PLANTING GROVE	25 - OPEN SHOWER	9 - PARKING		15 - KID'S PLAY AREA	52 - WOODLAND BOARD WALK
		28 - CLUB ENTRANCE VISTA		26 - JOGGING TRACK	63 - CLUB HOUSE
		28 - SERVICE ENTRY			

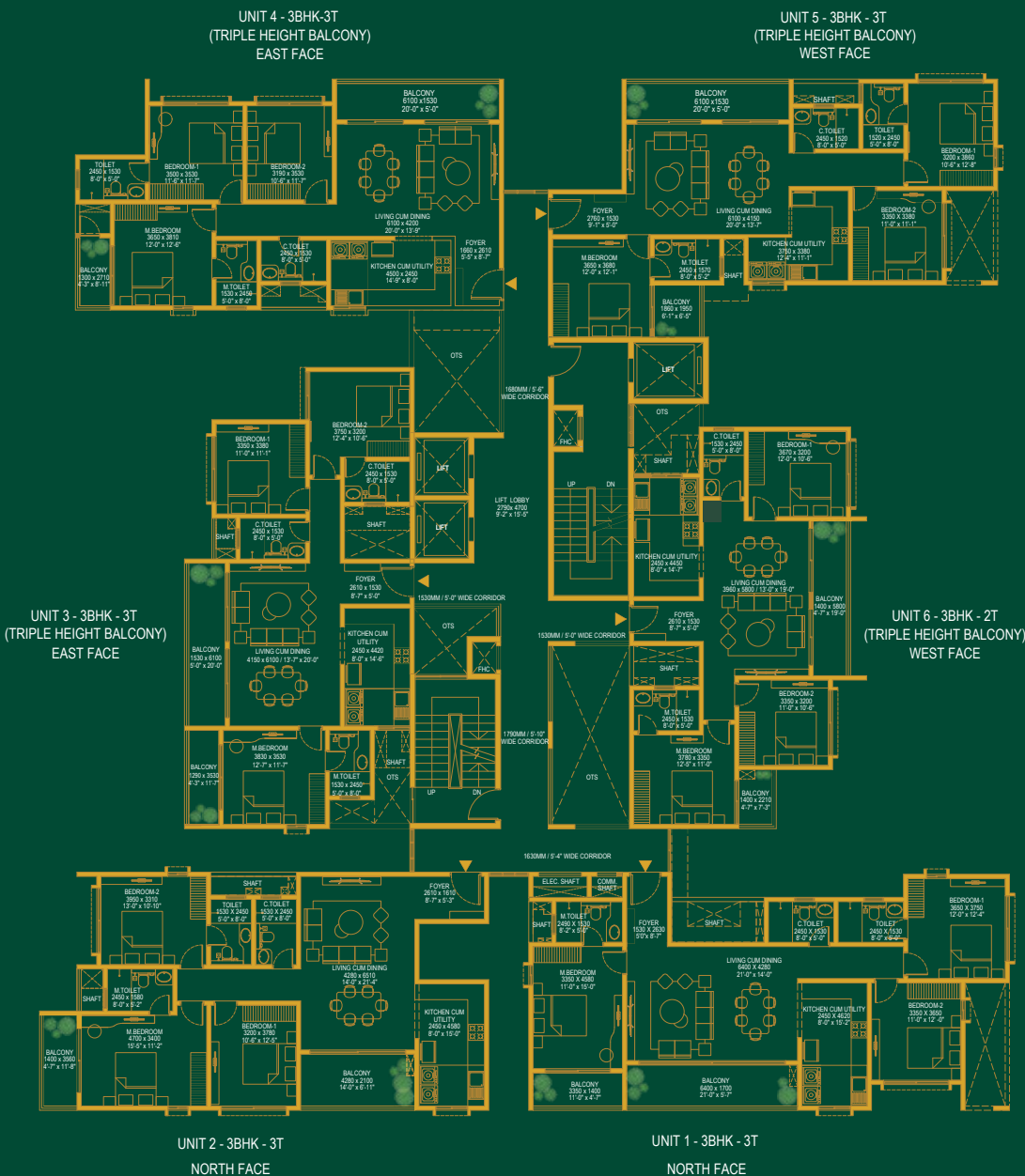
TYPICAL - TOWER FLOOR PLAN



NORTH



TYPICAL - TOWER FLOOR PLAN WITH TRIPLE HEIGHT BALCONY



NORTH

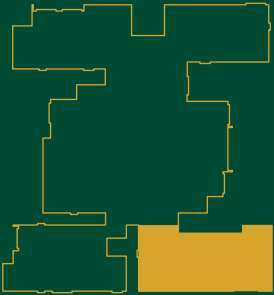
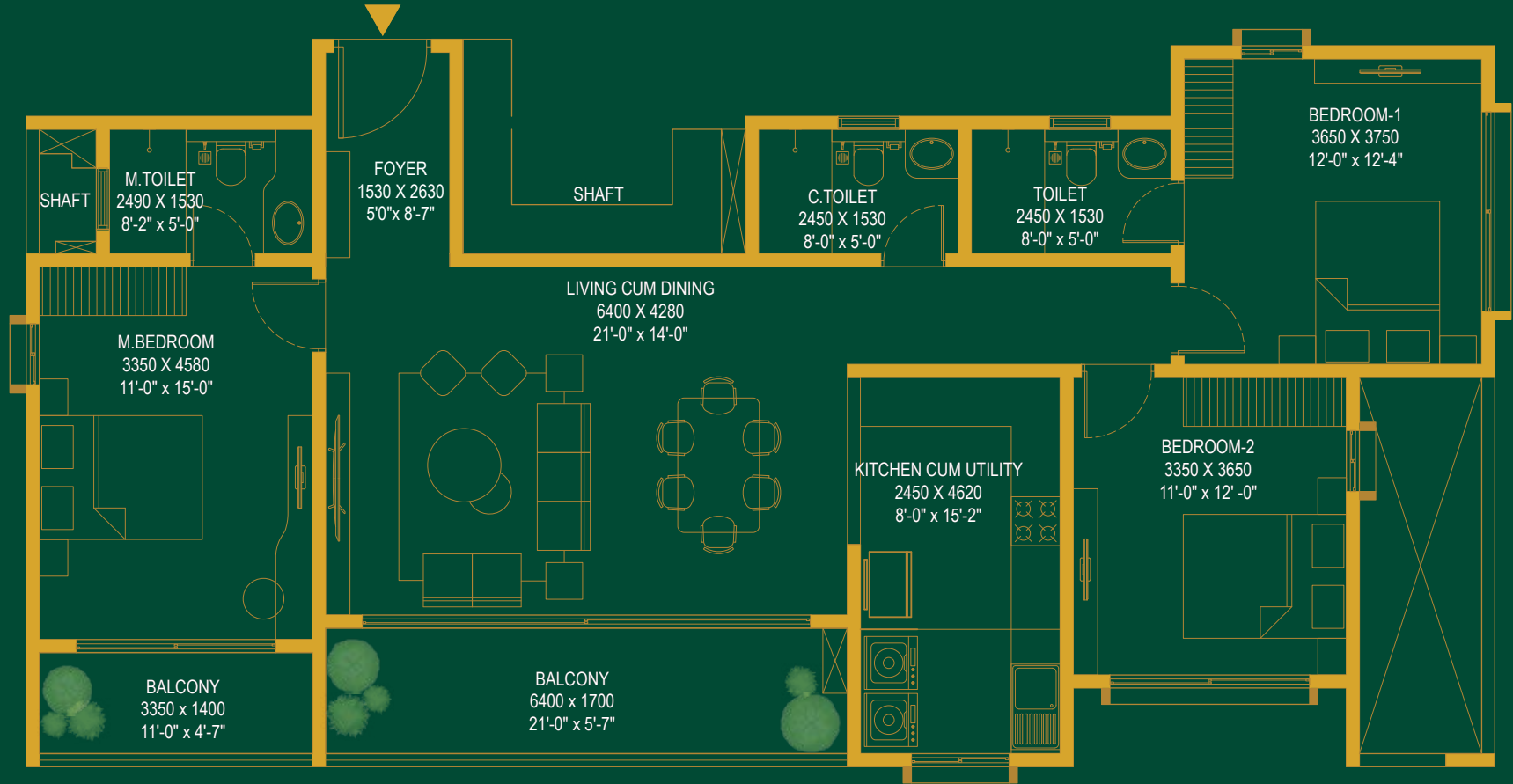


UNIT 1 - 3BHK - 3T

Saleable area
1825 SQFT

Carpet area as per RERA
1128.49 SQFT

Balcony area
167.59 SQFT

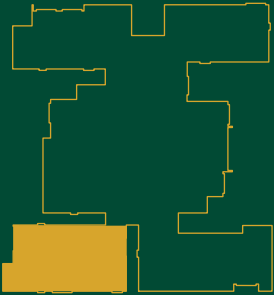
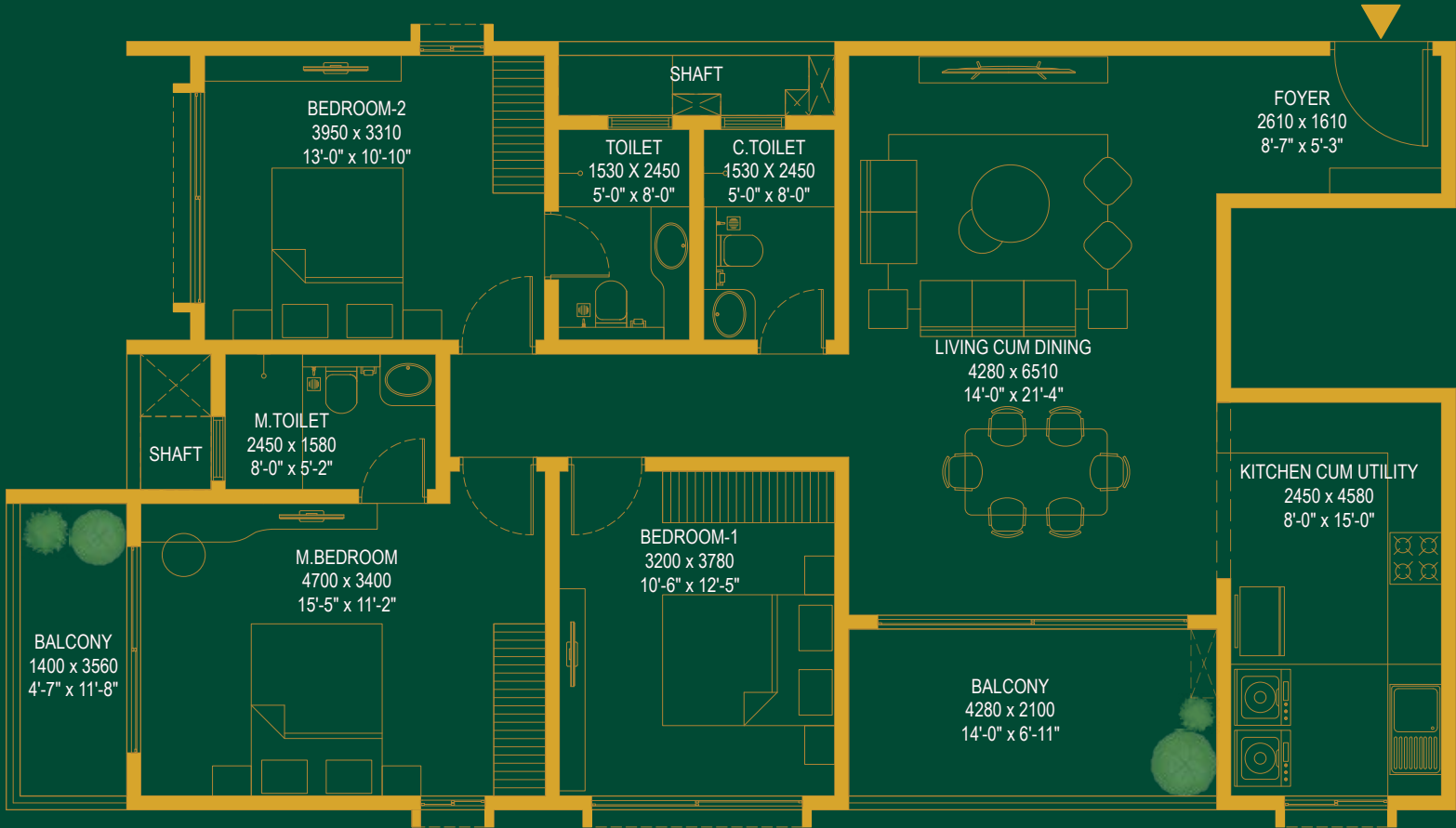


UNIT 2 - 3BHK - 3T

Saleable area
1826 SQFT

Carpet area as per RERA
1148.19 SQFT

Balcony area
150.26 SQFT

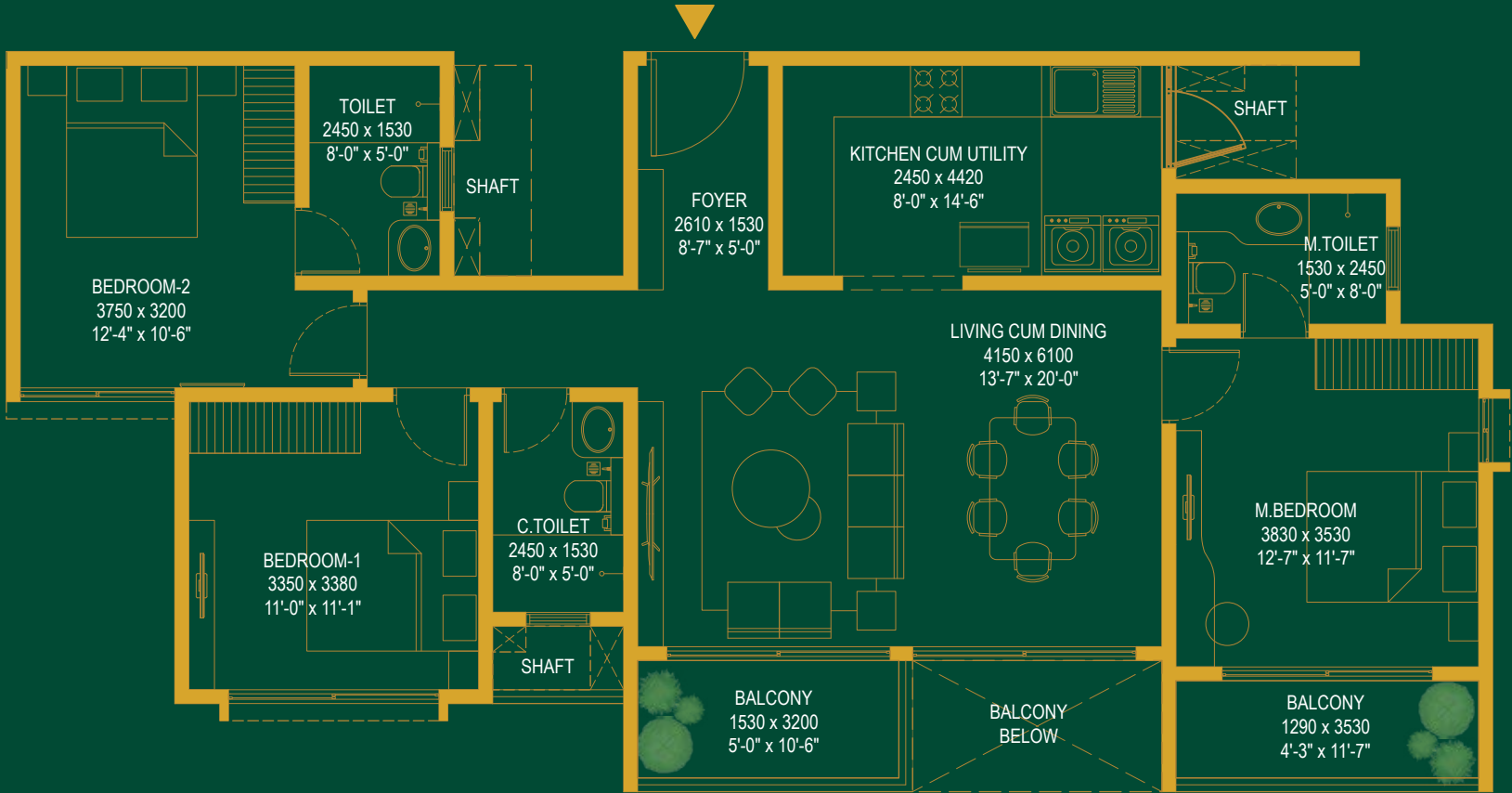


UNIT 3 - 3BHK - 3T

Saleable area
1628 SQFT

Carpet area as per RERA
1047.11 SQFT

Balcony area
101.40 SQFT

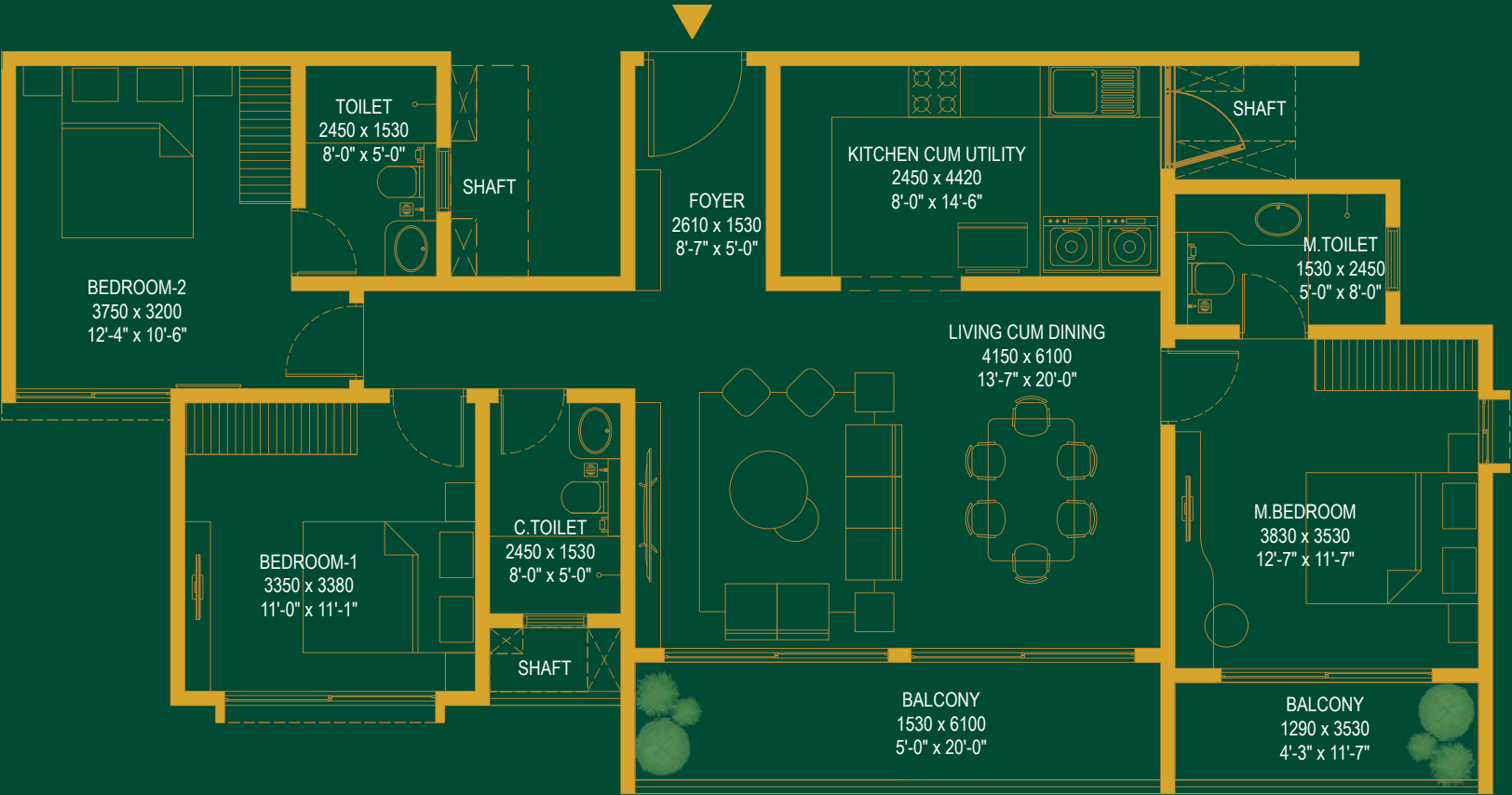


UNIT 3 - 3BHK - 3T WITH TRIPLE HEIGHT BALCONY

Saleable area
1690 SQFT

Carpet area as per RERA
1047.11 SQFT

Balcony area
148.97 SQFT

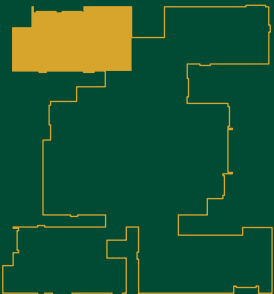
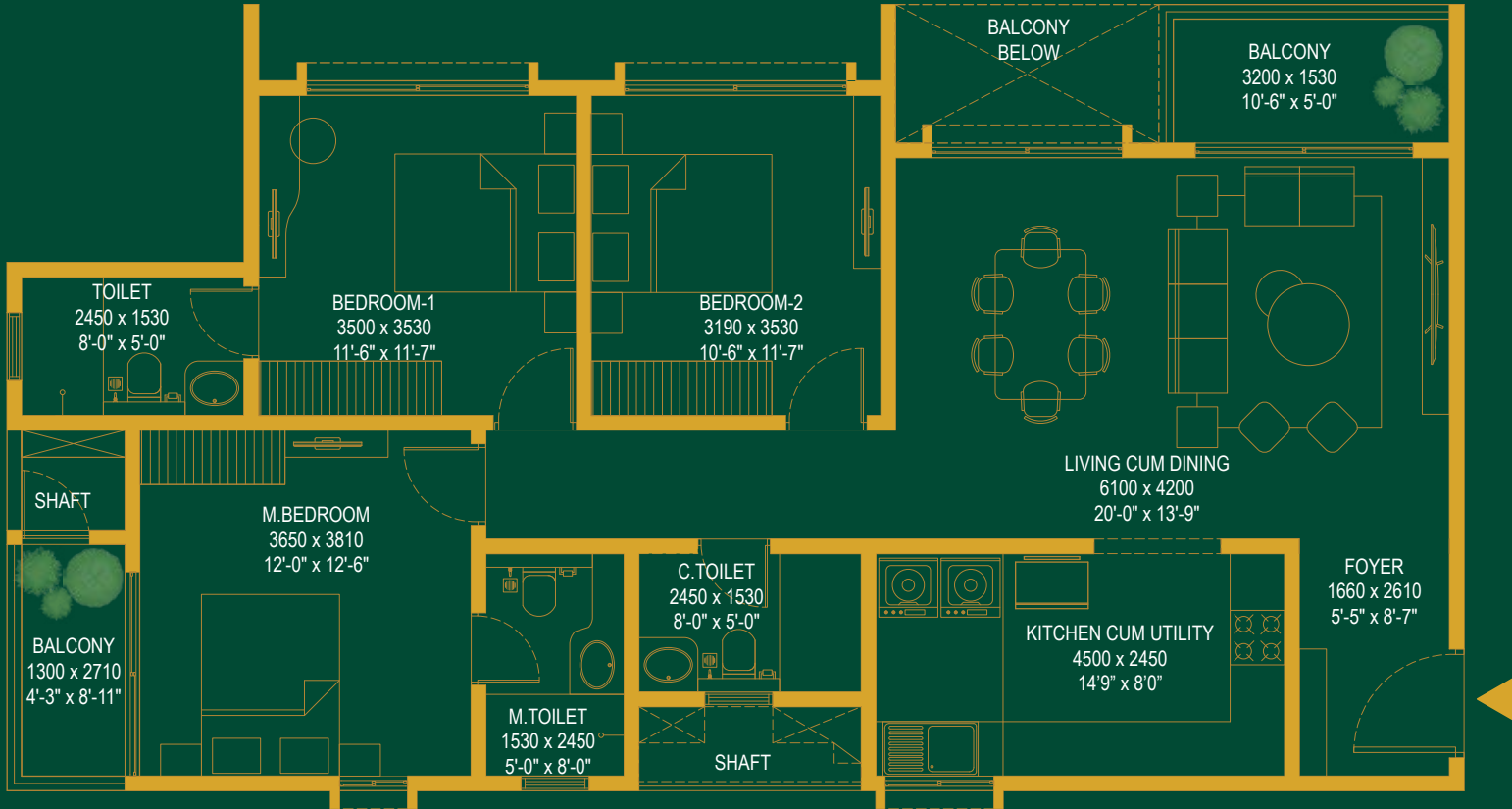


UNIT 4 - 3BHK - 3T

Saleable area
1643 SQFT

Carpet area as per RERA
1082.74 SQFT

Balcony area
90.42 SQFT

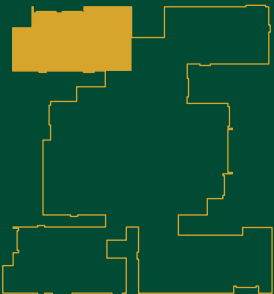
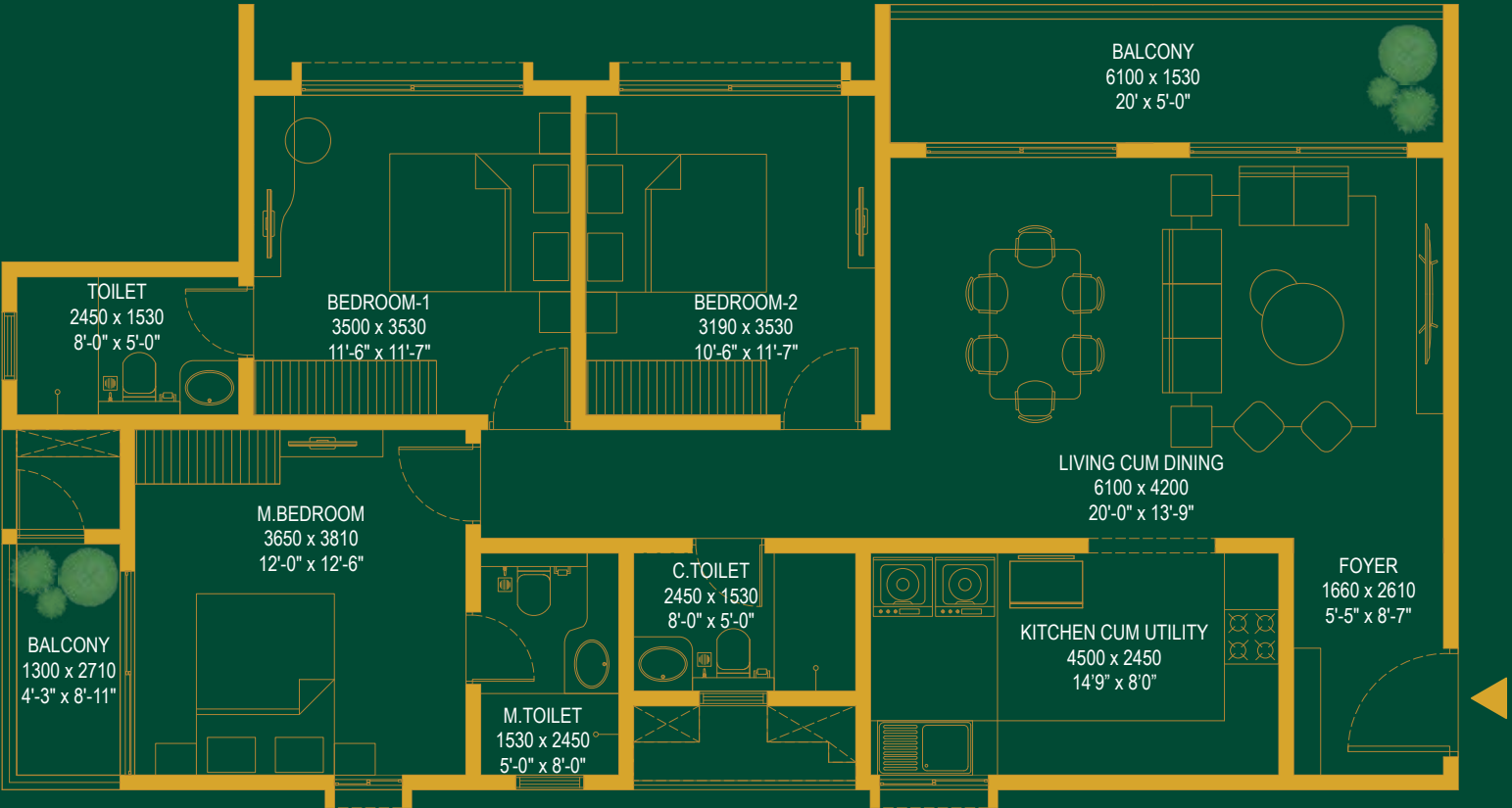


UNIT 4 - 3BHK - 3T WITH TRIPLE HEIGHT BALCONY

Saleable area
1705 SQFT

Carpet area as per RERA
1082.74 SQFT

Balcony area
137.99 SQFT

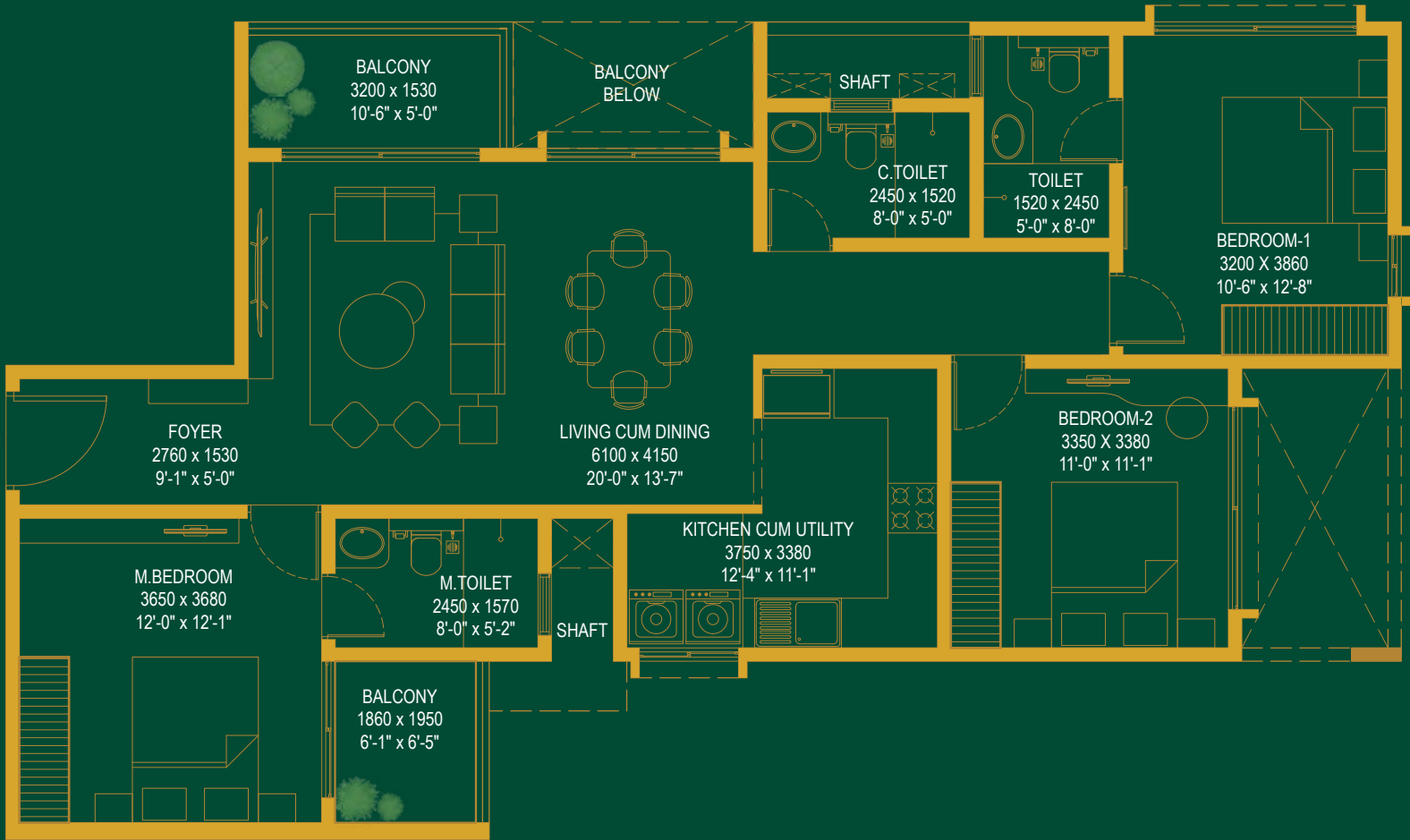


UNIT 5 - 3BHK - 3T

Saleable area
1618 SQFT

Carpets area as per RERA
1052.39 SQFT

Balcony area
91.49 SQFT

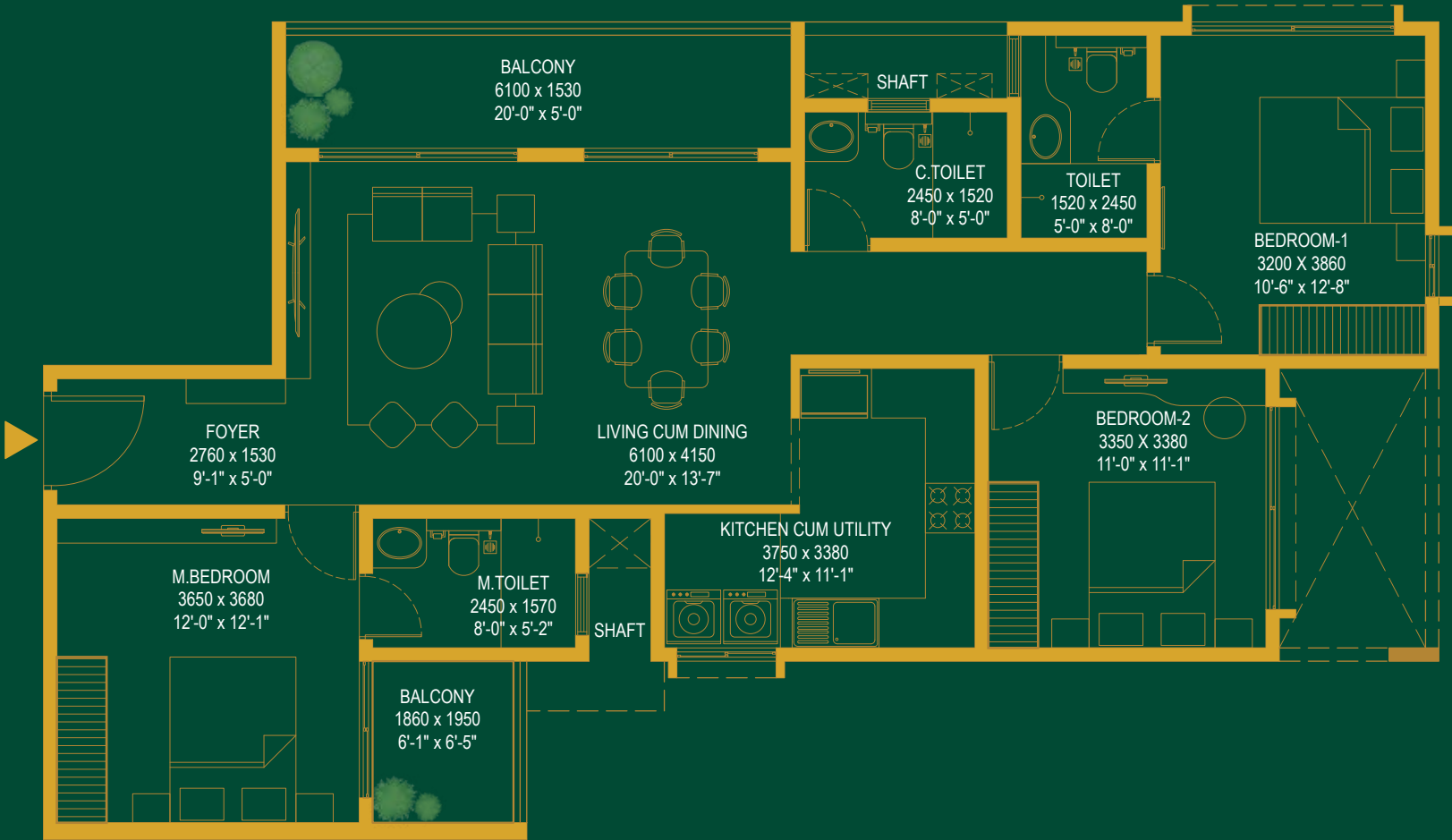


UNIT 5 - 3BHK - 3T WITH TRIPLE HEIGHT BALCONY

Saleable area
1679 SQFT

Carpets area as per RERA
1052.39 SQFT

Balcony area
139.07 SQFT

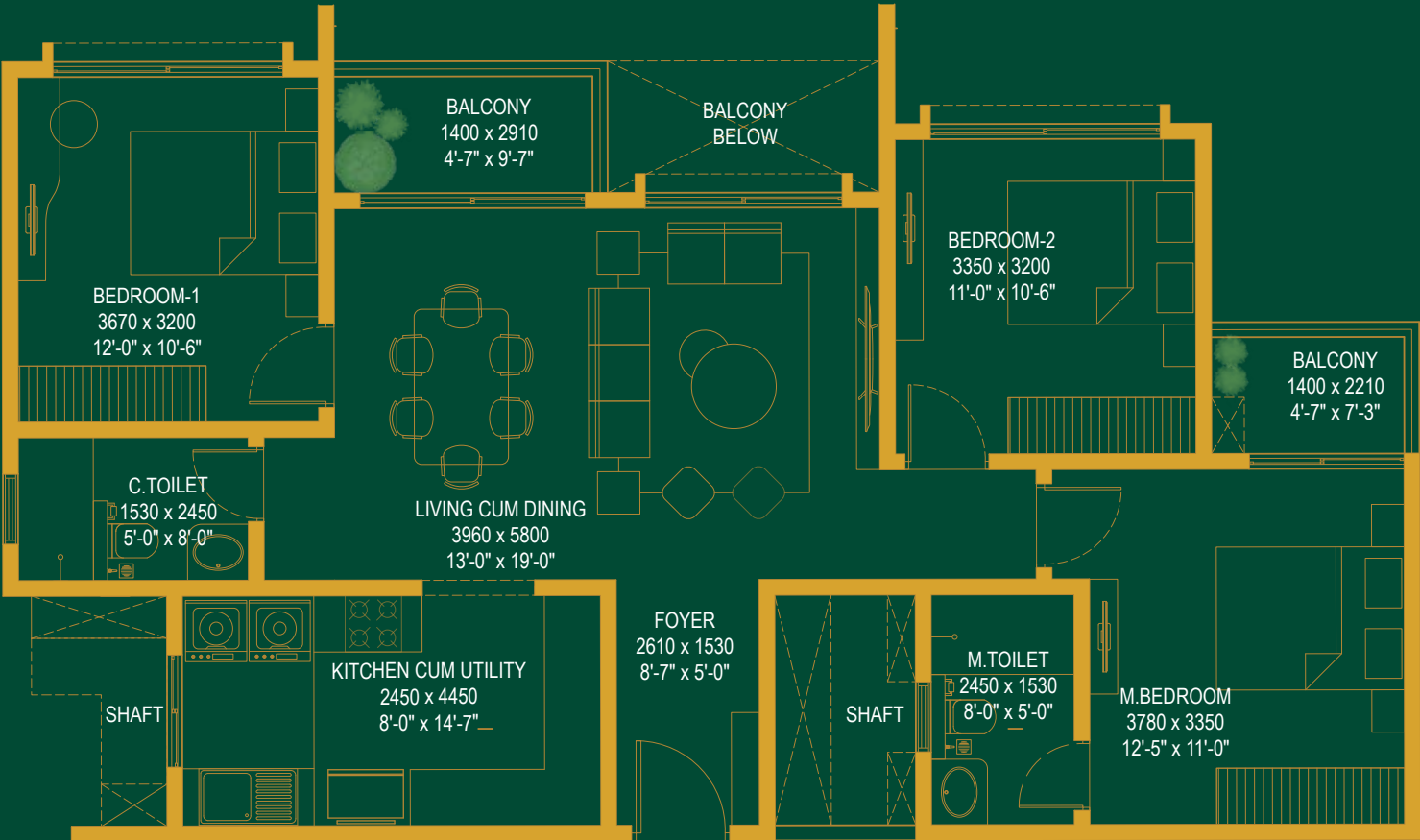


UNIT 6 - 3BHK - 2T

Saleable area
1446 SQFT

Carpets area as per RERA
947.76 SQFT

Balcony area
77.07 SQFT

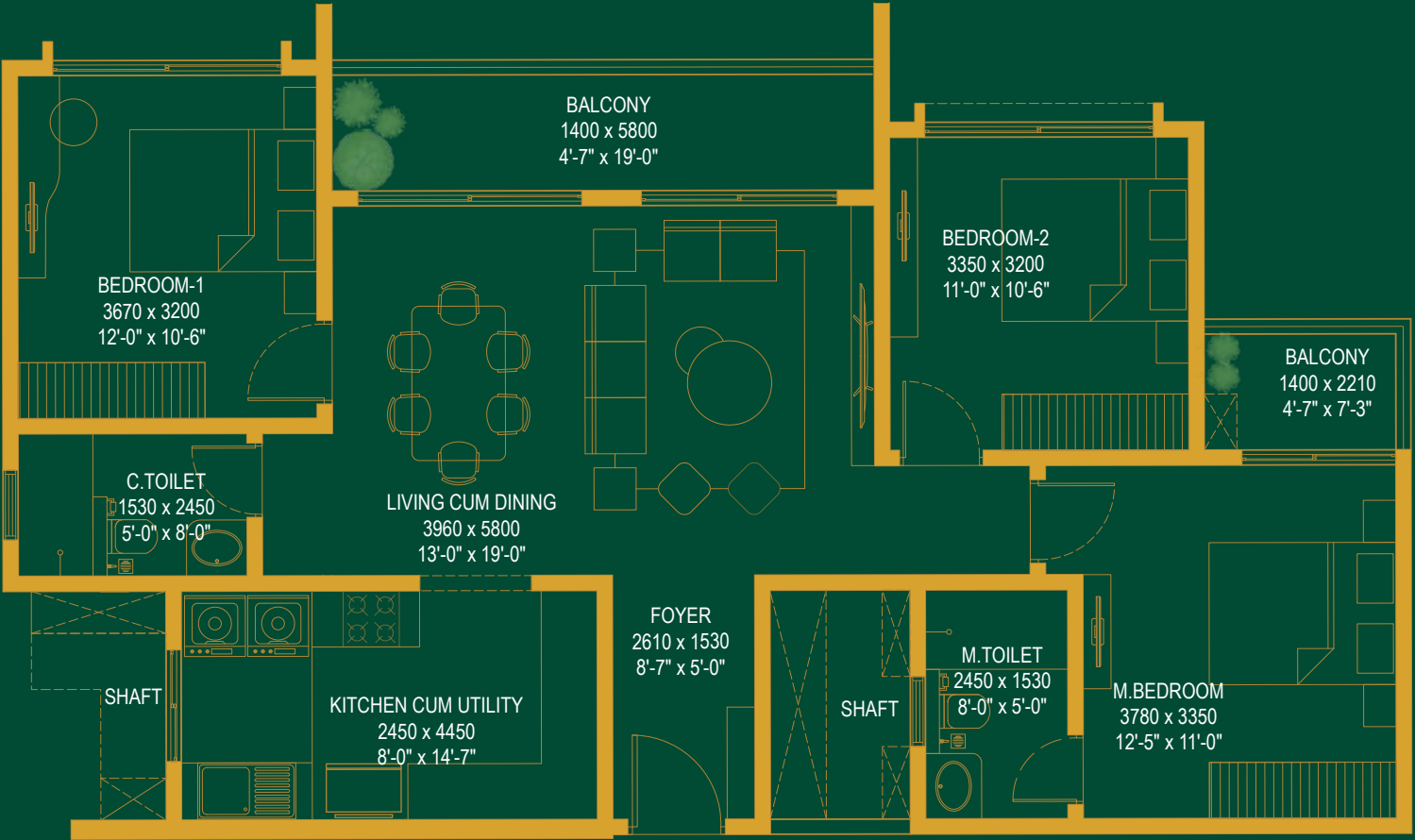


UNIT 6 - 3BHK - 2T WITH TRIPLE HEIGHT BALCONY

Saleable area
1503 SQFT

Carpets area as per RERA
947.76 SQFT

Balcony area
120.66 SQFT



Active Recreation

-  Jogging Track
-  Reflective Water Feature
-  Fitness Court
-  Swimming Pool

Wellness & Lifestyle

-  Woodlands
-  Dense Green Area
-  Pet Parks
-  Flower Garden
-  Aromatic Grove
-  Mounds
-  Nature Walk
-  Reflexology Path

Sports & Kid’s Zone

-  Basketball Court
-  Hopscotch/ Tot Lot
-  Skating Rink
-  Cricket Net
-  Pickleball Court
-  Tennis Court
-  Kid’s Play Area
-  Open Table Tennis
-  Multipurpose Sports Field

Community & Culture

-  Sports
-  Amphitheatre
-  Club Entry Area
-  Bazaar
-  Gathering Zone
-  Residential Entry Area
-  Senior Citizen Pavilion
-  Reading Nook / Outdoor Working Area
-  Sit Out Area
-  Meditation Lawn
-  Outdoor Lawn

Resort Style Living

-  Drop Off Area
-  Outdoor Party Lawn
-  Signage
-  Rock & Sculpture Garden
-  Bicycle Parking Zone
-  Woodland Board Walk
-  Entrance Experience

STRUCTURE

- RCC Shear wall structure.
- Aluminum system formwork with composite concrete structure.

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 plastic emulsion paints.
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and 2 coats of plastic emulsion paints.
- Exterior faces of the building will be finished with 1 coat of primer and texture finish.
- The toilet walls will be finished with vitrified tiles up to the false ceiling level.
- Toilet ceiling will be finished with grid ceiling.

FLOORING

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

KITCHEN

- Power outlets for chimney and water purifier will be provided.
- Exhaust provision will be provided.

BATHROOM

- Polished granite slab with countertop wash basin for all washrooms.
- Wall mounted W/C with health faucet Grohe/Kohler or equivalent in all bathrooms.
- CP and sanitary fittings will be  or equivalent.
- Power outlets for geysers will be provided in all bathrooms.
- Concealed cistern will be provided in all bathrooms.

ENTRANCE DOOR

- Main door with Teak wood frame and HDF skin molded shutter of 2.35m height having Yale / Hafele or equivalent smart locks, door viewer and magnetic door catcher.
- Brands - Ferro Doors /Sobha/Micasa Doors or equivalent.

BEDROOM DOOR

- Laminated doors of 2.2m height with locks.

WINDOW

- Windows will be UPVC sliding panel with thoughtend glass.
- Entrance to the Balcony will have a sliding UPVC door with toughened glass.
- For ventilators UPVC frame with suitable louvered glass panels.

ELECTRICAL FITTING

- Cables and wiring will be Panasonic / Polycab / RR /Havells or equivalent.
- Switches and sockets will be Anchor / Legrand / Scheinder / Panasonic or equivalent.
- Split air conditioner provisions will be provided in all bedrooms.
- Modular switches, MCB and ELCB (Earth leakage circuit breaker) system.
- Provision for Telephone and TV (DTH) points will be provided in the living room.

OTHER

- Rain water harvesting.
- Sewage treatment plant/ Water treatment plant
- Hydro Pneumatic water supply system.
- 100% Generator power backup for all common areas.
- 1 kw power backup for all apartments.
- CCTV surveillance at pivotal locations.

EXTERNAL FEATURE

- Two passenger and One service elevator of Schneider / Toshiba or equivalent.
- Power Supply: Provided as per BESCOM norms.
- External Driveway for fire tender.
- Basement Floor Car parking with IPS flooring.



MILESTONES

1998
NBR GROUP

Founded in 1998, NBR Group was established by Mr. Nagabhushana Reddy, now the Founder, CEO and Managing Director, to transform the way homebuyers perceive plotted development.

2010
NBR MEADOWS

Spread across 35 acres with 655 HNTDA approved villa plots, NBR Meadows offered a serene, nature-shaped lifestyle with modern amenities and excellent connectivity, delivering the perfect blend of tranquillity, convenience and strong growth potential.

2010
NBR LAKE VIEW

With the response of NBR Homes, a few more options were created for the busy people - bringing them closer to Electronic City Phase 1 and the Hosur Main Road.

2011
NBR GREEN VALLEY

It is no secret that Hosur is enjoying a lot of attention from investors in recent times given the many advantages of the location and so, came the NBR Green Valley.

2011
NBR GOLDEN VALLEY

It offers spacious villa plots along Bagalur Hosur Road, combining green open surroundings with modern infrastructure and easy connectivity for a peaceful yet well-connected lifestyle.

2015
NBR TRIFECTA

Located in the charming Sarjapur-Hosur Road belt, NBR Trifecta offers a variety of plots that are HNTDA converted.

2018
NBR HILLS VIEW

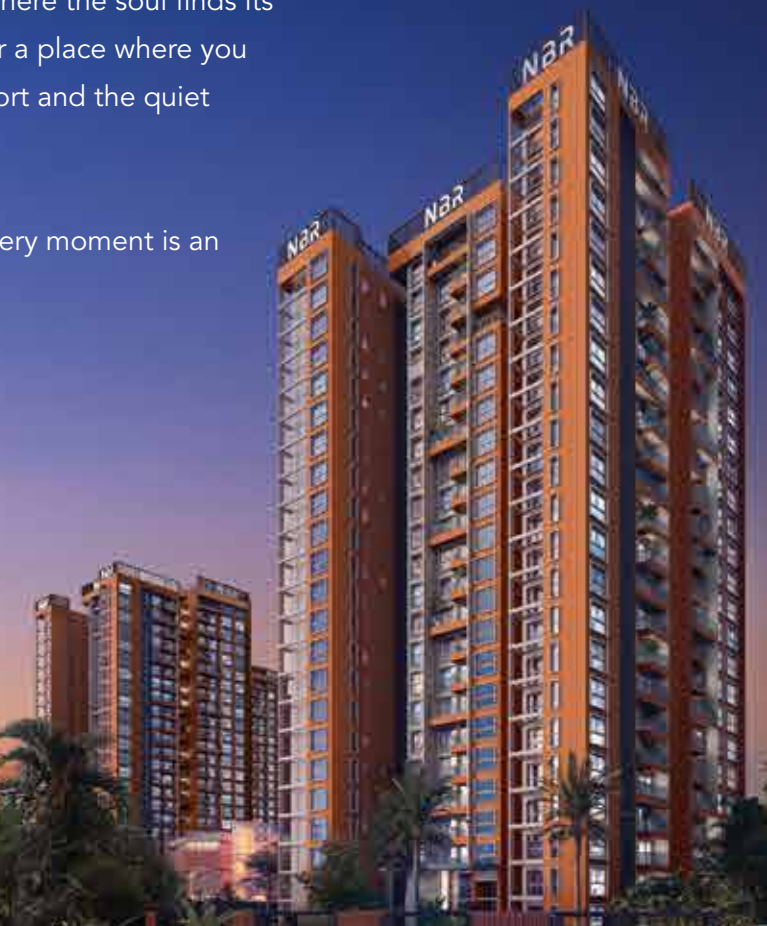
Who doesn't want to escape the madding crowd—especially when living in a vibrant metro city like Bangalore? Crafted for peace, serenity, and quality family time, NBR Hills View is your perfect retreat, located in the lush Nandi Hills.

Your Journey to Serenity Begins.

As you turn the final page, know that NBR Soul of the Seasons is more than just a collection of homes; it is a meticulously crafted philosophy brought to life. Here, every detail, from the grand entrance to the intimate corners of your residence, is designed to resonate with the Earth's rhythm and elevate your everyday.

We invite you to step into a life where the stillness of nature embraces you, where modern elegance meets timeless serenity, and where the soul finds its true home amidst the harmony of the seasons. Discover a place where you don't just live, but truly thrive, connected to both comfort and the quiet wisdom of GAIA.

Welcome home to NBR Soul of the Seasons—where every moment is an invitation to live beautifully.





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