

SOUL OF THE SEASONS

BY NBR GROUP

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 cornerstone.



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.





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



NBR



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 offers 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 like Bangalore? Crafted for peace, serenity, and quality family time, NBR Hills View is your perfect retreat, located in the lush Nandi Hills.

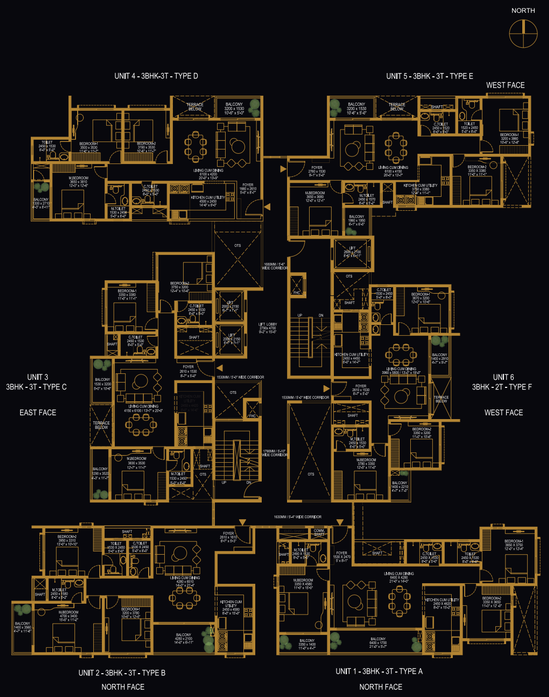
LANDSCAPE MASTERPLAN



RESORT LIVING

R-ROOTSCAPES		E-EARTHSPRINGS		S- SOULFUL ARRIVALS		O- OASISPACE		R- RUNFIELDS		T-TRANILNEST	
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	CENTERAL 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 ABLE IENNIS
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 WALI
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	52	WOODLAND BOARD WALK
				28	CLUB ENTRANCE VISTA			26	JOGGING TRACK	63	CLUB HOUSE
				28	SERVICE ENTRY						

TYPICAL – TOWER FLOOR PLAN



TYPICAL – TOWER FLOOR PLAN (TRIPLE HEIGHT TERRACE)



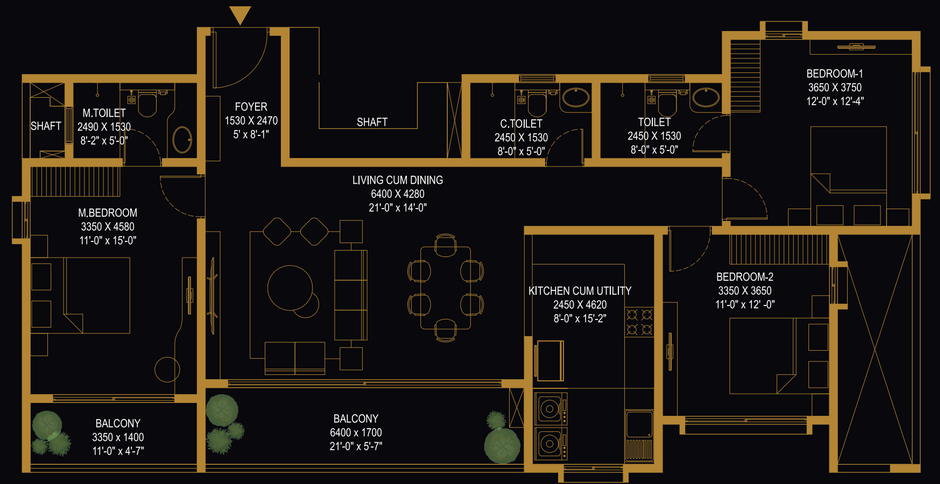
UNIT 1 - 3BHK - 3T - TYPE A

Saleable area
1825 SQFT

Carpet area as per RERA
1128.49 SQFT

Balcony area
167.59 SQFT

NORTH





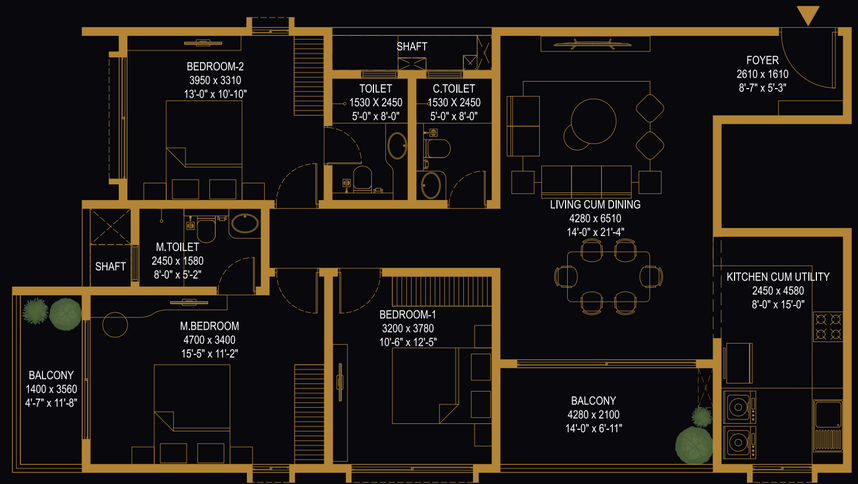
UNIT 2 - 3BHK - 3T - TYPE B

Saleable area
1826 SQFT

Carpet area as per RERA
1148.19 SQFT

Balcony area
150.26 SQFT

NORTH





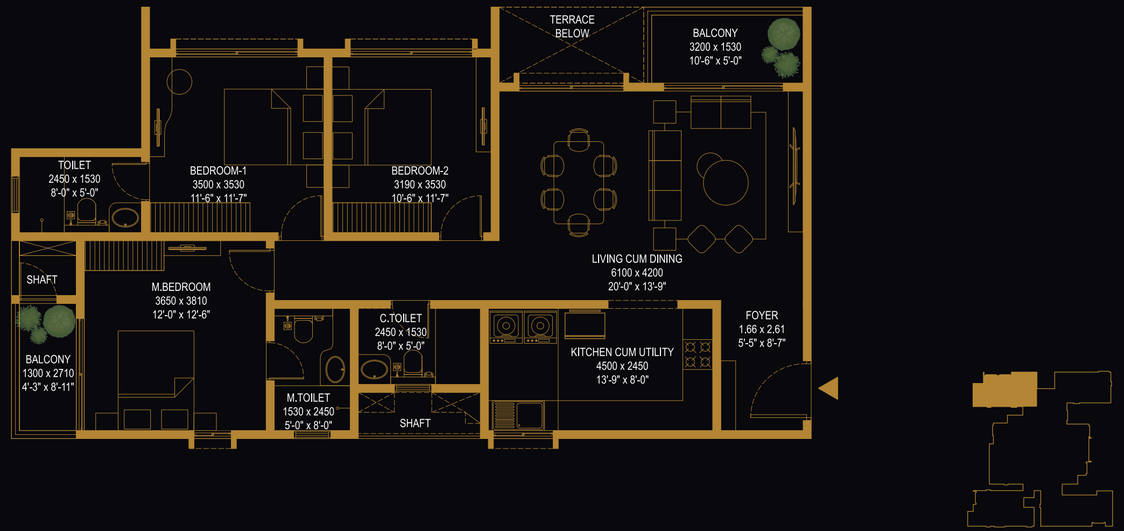
UNIT 4 - 3BHK - 3T - TYPE D

Saleable area
1643 SQFT

Carpet area as per RERA
1082.74 SQFT

Balcony area
90.42 SQFT

NORTH



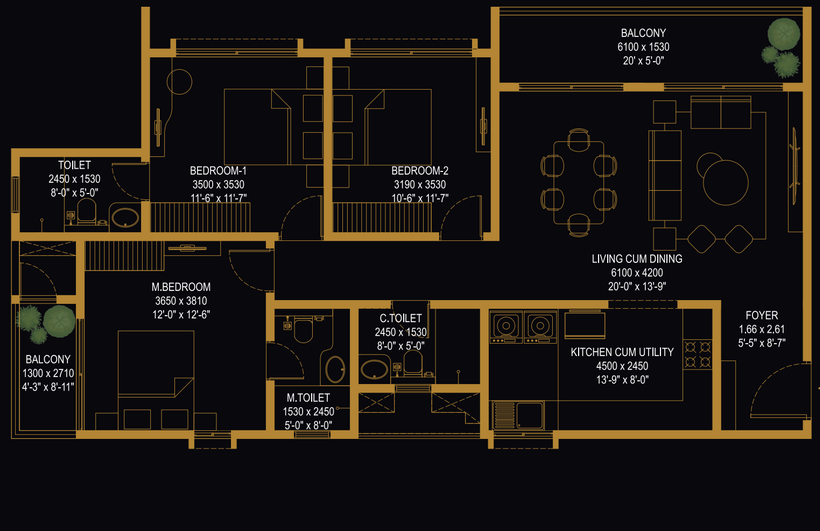
UNIT 4 - 3BHK - 3T - TYPE D WITH TRIPLE HEIGHT BALCONY

Saleable area
1705 SQFT

Carpet area as per RERA
1082.74 SQFT

Balcony area
137.99 SQFT

NORTH





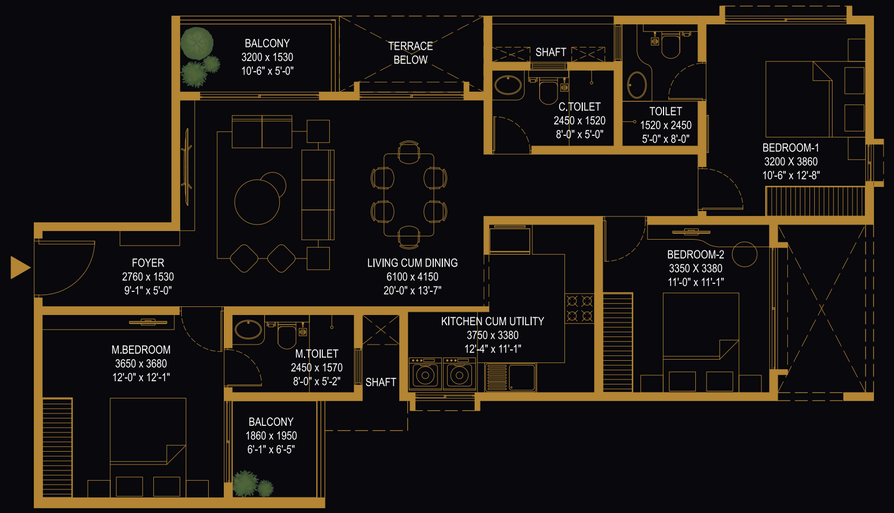
UNIT 5 - 3BHK - 3T - TYPE E

Saleable area
1618 SQFT

Carpet area as per RERA
1052.39 SQFT

Balcony area
91.49 SQFT

NORTH





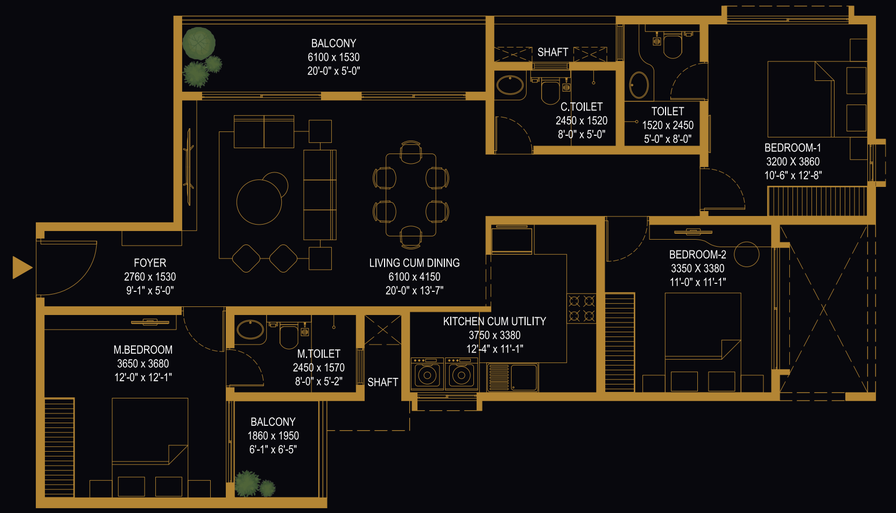
UNIT 5 - 3BHK - 3T - TYPE E WITH TRIPLE HEIGHT BALCONY

Saleable area
1679 SQFT

Carpet area as per RERA
1052.39 SQFT

Balcony area
139.07 SQFT

NORTH





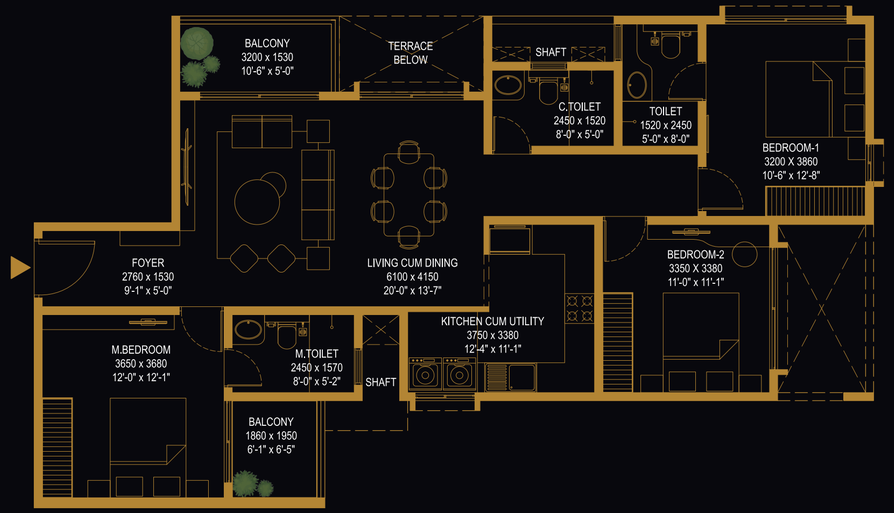
UNIT 5 - 3BHK - 3T - TYPE E

Saleable area
1618 SQFT

Carpet area as per RERA
1052.39 SQFT

Balcony area
91.49 SQFT

NORTH





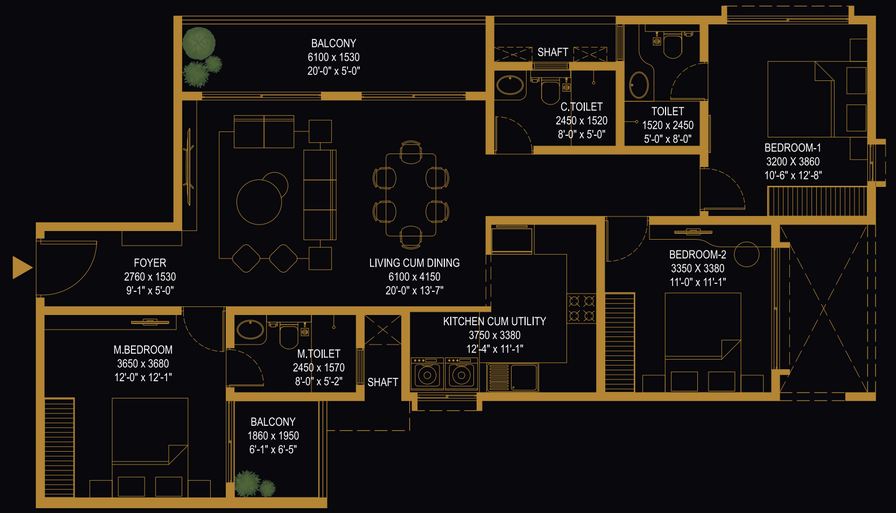
UNIT 5 - 3BHK - 3T - TYPE E WITH TRIPLE HEIGHT BALCONY

Saleable area
1679 SQFT

Carpet area as per RERA
1052.39 SQFT

Balcony area
139.07 SQFT

NORTH





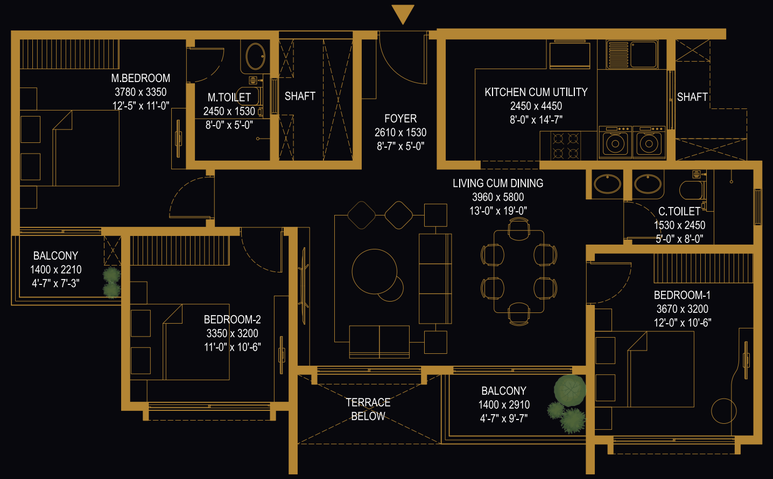
UNIT 6 - 3BHK - 2T - TYPE F

NORTH

Saleable area
1446 SQFT

Carpet area as per RERA
947.76 SQFT

Balcony area
77.07 SQFT





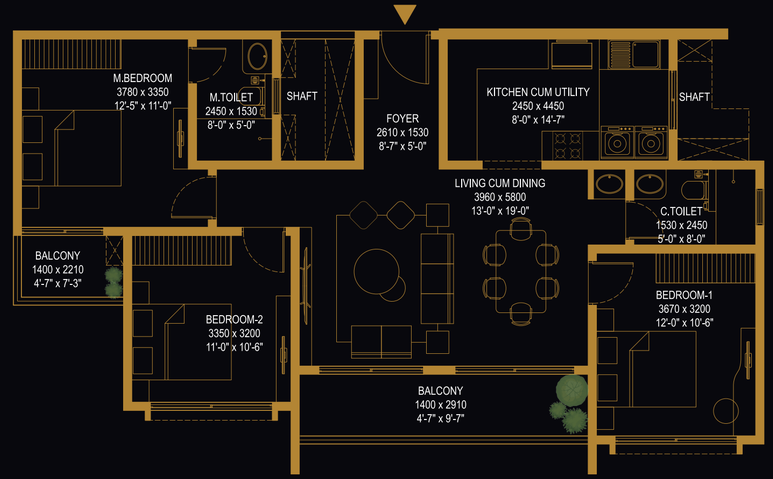
UNIT 6 - 3BHK - 2T - TYPE F WITH TRIPLE HEIGHT BALCONY

NORTH

Saleable area
1503 SQFT

Carpet area as per RERA
947.76 SQFT

Balcony area
120.66 SQFT





STRUCTURE

- RCC Shear wall structure.
- Aluminum system formwork with composite concretestructure.
- Floor to floor height will be maintained at 3000mm.

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 acrylic emulsion.
- 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 a false ceiling.
- 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 point Provision for chimney and water purifier.
- 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 GROHE / KOHLER or equivalent will be provided.
- Power point povision for Geysers will be provided in all bathrooms.
- Concealed cistern will be provided in all bathrooms.

ENTRANCE DOOR

- Main door will be First quality Teak wood frame with HDF skin molded shutter of 2.35m height having Yale / Hafele or equivalent smart locks, door viewer, magnetic door catcher etc.
- Brands – FERRO DOORS /SOBHA/MICASA DOORS or equivalent.

BEDROOM DOOR

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

WINDOW

- Windows will be UPVC sliding panel with toughtend 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 ANCHOR / LEGRAND / SCHEINDER / PANASONIC OR equivalent.
- Split air conditioner provisions will be provided in all bedroom.
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system.
- Provision for Telephone and TV (DTH) points will be provided in living and All bedroom.

OTHER

- 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 pivotal location.
- Data provision will be provided in every apartment.

EXTERNAL FEATURE

- Elevator: 10 – Passenger automatic lift SCHNEIDER / TOSHBA or equivalent will be provided.
- Power Supply: Provided as per BESCOM norms.
- External Driveway for fire tender.
- Basement Floor Car parking IPS Flooring will be provided.



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	APARTMENTS	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 o f ers 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	SOLSTICE	DRIZZLE	IVORY	THE SEASON'S HEART
Tower - 1	Tower - 2	Tower - 3	Tower - 4	CLUBHOUSE
B+G+22	B+G+24	2B+G+25	2B+G+26	1B+G+2+TERRACE

SOUL OF THE
SEASONS
BY NBR GROUP

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