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ARE YOU READY FOR THE MAGIC?

## THE MAGIC OF CONNECTING WITH NATURE

A beautiful life amidst undulating greenery awaits you at SB Pristine in Rajahmundry. Come, and explore a range of luxury living within sound infrastructure in the most natural surroundings.

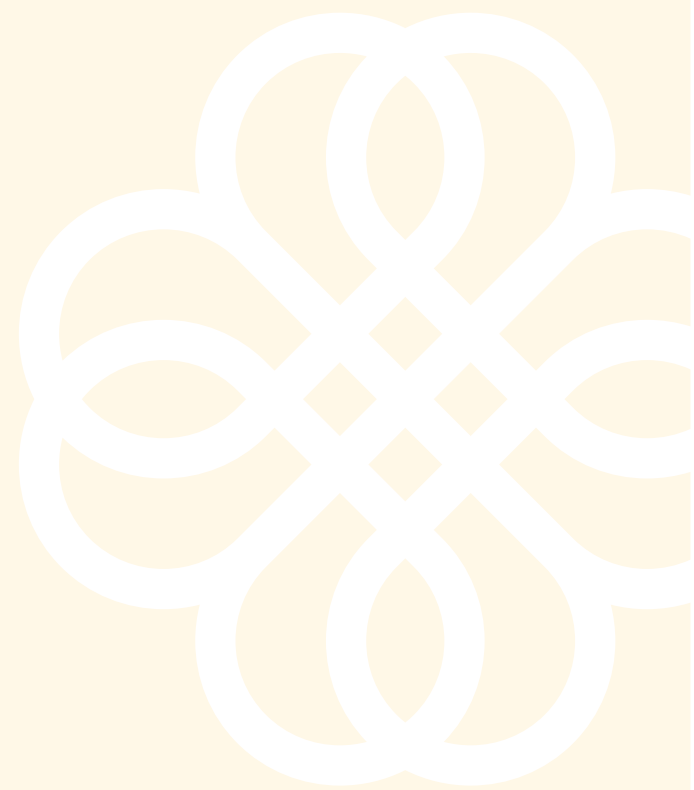
It is an opportunity for the children to connect with open space, oxygen-rich surroundings and the song of birds.





AN ARTISTIC RENDER OF  
SB PRISTINE GRAND ARRIVAL

THE MAGIC OF SETTING YOUR SOUL FREE



THE MAGIC OF STEPPING INTO TOMORROW

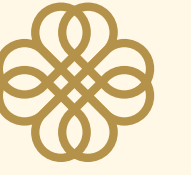
Cruise your way past the broad metalled roads and enter through the impressive entrance gate. The beautiful layout is safe and secure, with tree-lined avenues and well-lit open spaces. Stop at your stunning place settle in and lead the good life!





- A** Entrance Gate
- B** Mini Golf Court
- C** Clubhouse
- D** Street View
- E** Park Main Entrance
- F** Cricket Pitch
- G** Half Basketball Court
- H** Covered Seating Deck
- I** Amphitheater
- J** Open Gym
- K** Childrens Play Area
- L** Zen Garden
- M** Party lawn





SB PRISTINE



AN ARTISTIC RENDER OF  
SB PRISTINE ROAD

BROAD INTERNAL ROADS TO DRIVE IN

ATTRACTIVE PLAY ZONES ADJACENT TO THE VILLAS



AN ARTISTIC RENDER OF  
SB PRISTINE OPEN GYM AND CHILDRENS PLAY AREA



SB PRISTINE



ARTISTIC STONE SCULPTURE AND COLOURFUL BLOSSOMS

SILKEN LAWNS ENCIRCLED BY TREES AND PEBBLED BORDERS



THE MAGIC OF THOSE LEISURE MOMENTS

So start the day with a refreshing dip in the swimming pool. Or sit on the deck chairs and watch the kids splash around. When you own a plot in SB Pristine, you own a life of leisure.



SB PRISTINE







AN ARTISTIC RENDER OF  
SB PRISTINE CLUBHOUSE VIEW

## THE MAGIC OF MIXING FITNESS AND FUN

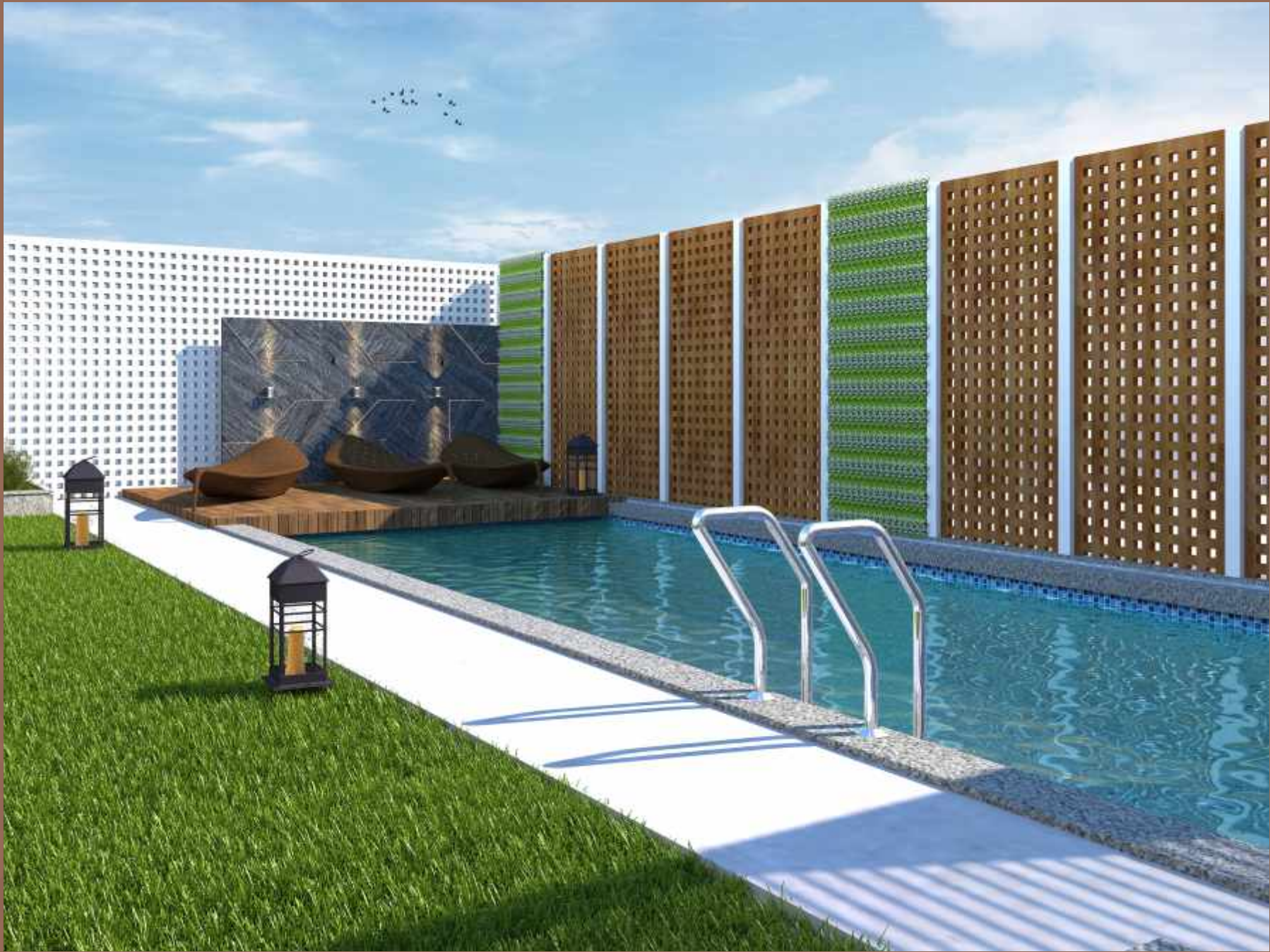
The impressive Clubhouse is gorgeous inside out. The building houses a plethora of leisure options spanning a lavish gym, indoor games area, party lawn, banquet hall and much, much more.



**SB PRISTINE**



SB PRISTINE



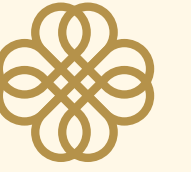
AN ARTISTIC RENDER OF  
SB PRISTINE TERRACE POOL

• THE INVITING SWIMMING POOL IS THE PERFECT RELAXATION VENUE

• A SHADED SEATING AREA MAKES A COMFORTABLE RETREAT BY THE POOL



AN ARTISTIC RENDER OF  
SB PRISTINE SWIMMING POOL



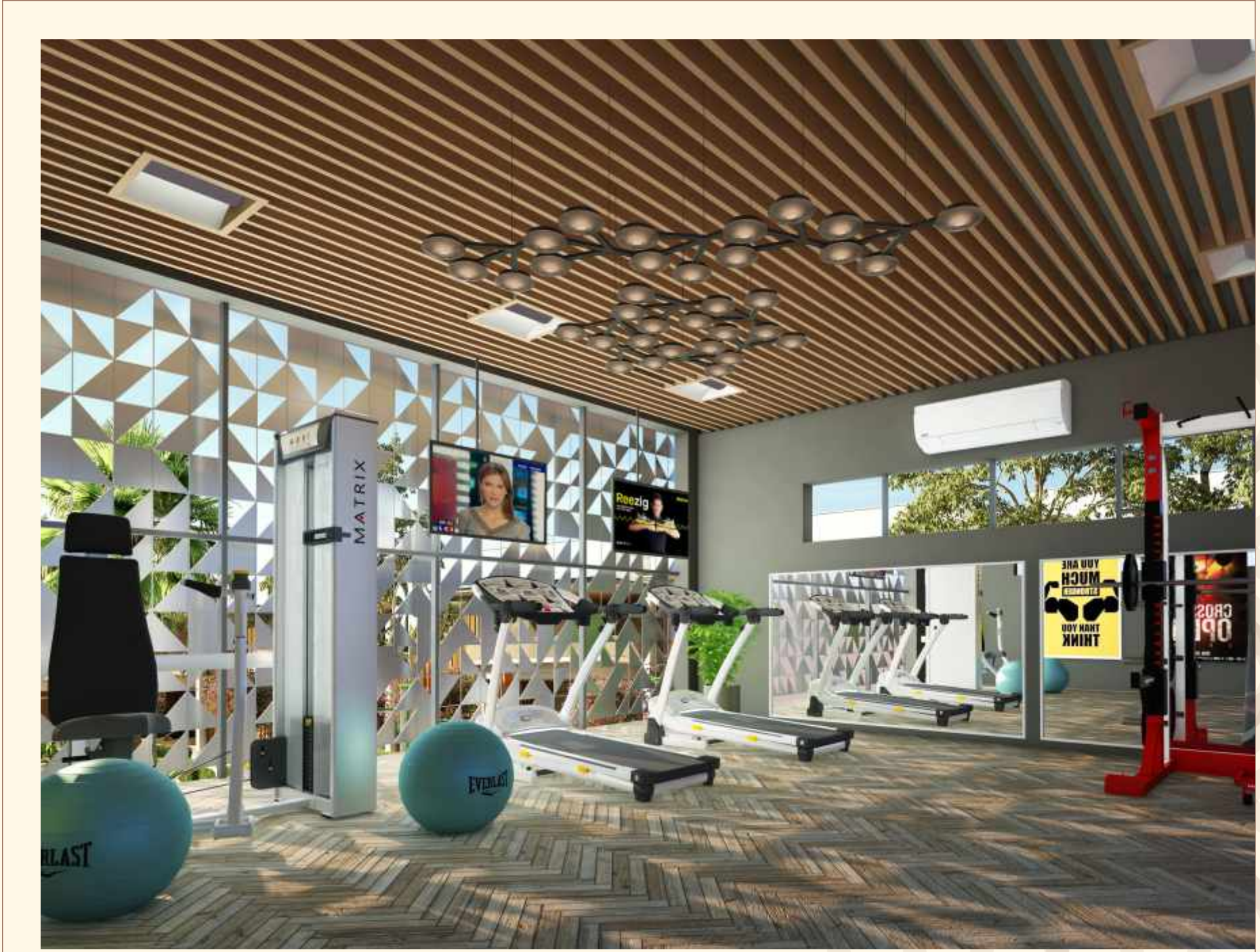
SB PRISTINE



AN ARTISTIC RENDER OF SB PRISTINE MULTIPURPOSE HALL

THE CLUBHOUSE OFFERS A WELL-PLANNED BANQUET HALL

WORK OUT AT THE SMART GYM WITHIN THE CLUB PREMISES



AN ARTISTIC RENDER OF SB PRISTINE GYM

THE MAGIC OF OWNING YOUR DREAM



We hereby present you the magic of building your own dream. SB Pristine brings you a slew of Villa Plans with lavish sitouts, endless spaces to enhance your lifestyle. All these villa's can be built by order based on your taste.



SB PRISTINE

**568.88** SQ.YDS.  
**EAST FACING VILLA**  
Plot Size : 80'X64'



# Villa Drawing just conceptual drawings. These Villa's can be build to order in your site.

  
**SB PRISTINE**

**568.88** SQ.YDS.  
**EAST FACING VILLA**  
 Plot Size : 80'X64'



|              |                  |
|--------------|------------------|
| Ground Floor | 2882 sft.        |
| First Floor  | 2626 sft.        |
| Second Floor | 2361 sft.        |
| <b>Total</b> | <b>7869 sft.</b> |



**GROUND FLOOR PLAN**  
**2882SFT.**



**FIRST FLOOR PLAN**  
**2626SFT.**



**SECOND FLOOR PLAN**  
**2361SFT.**

**284.44** SQ. YDS.  
**EAST & WEST FACING VILLA**  
Plot Size : 40'X64'



**SB PRISTINE**

# Villa Drawing just conceptual drawings. These Villa's can be build to order in your site.

**284.44sq.YDS.**  
**EAST FACING VILLA PLAN**  
 Plot Size : 40'X64'



|              |                  |
|--------------|------------------|
| Ground Floor | 1809 sft.        |
| First Floor  | 1781 sft.        |
| <b>Total</b> | <b>3590 sft.</b> |



**GROUND FLOOR PLAN**  
**1809SFT.**



**FIRST FLOOR PLAN**  
**1781SFT.**

**284.44sq.YDS.**  
**WEST FACING VILLA PLAN**  
 Plot Size : 40'X63'4''



|              |                  |
|--------------|------------------|
| Ground Floor | 1808 sft.        |
| First Floor  | 1817 sft.        |
| <b>Total</b> | <b>3625 sft.</b> |



**GROUND FLOOR PLAN**  
**1809SFT.**



**FIRST FLOOR PLAN**  
**1817SFT.**



**201.66sq.YDS.**  
**NORTH FACING VILLA**  
 Plot Size : 33'X55'



**SB PRISTINE**

# Villa Drawing just conceptual drawings. These Villa's can be build to order in your site.

**201.66sq.YDS.**  
**NORTH FACING VILLA PLAN**  
 Plot Size : 33'X55'



|              |                  |
|--------------|------------------|
| Ground Floor | 1387 sft.        |
| First Floor  | 1428 sft.        |
| <b>Total</b> | <b>2815 sft.</b> |



**GROUND FLOOR PLAN**  
 1387SFT.



**FIRST FLOOR PLAN**  
 1248SFT.

**183.33**SQ.YDS.  
**EAST FACING VILLA**  
 Plot Size : 33'X50'



  
**SB PRISTINE**

# Villa Drawing just conceptual drawings. These Villa's can be build to order in your site.

**183.33**SQ.YDS.  
**EAST FACING VILLA PLAN**  
 Plot Size : 33'X50'



|              |                  |
|--------------|------------------|
| Ground Floor | 1210 sft.        |
| First Floor  | 1260 sft.        |
| <b>Total</b> | <b>2470 sft.</b> |



**GROUND FLOOR PLAN**  
 1210SFT.



**FIRST FLOOR PLAN**  
 1260SFT.

**183.33**SQ.YDS.  
**WEST FACING VILLA**  
 Plot Size : 33'X50'



  
**SB PRISTINE**

# Villa Drawing just conceptual drawings. These Villa's can be build to order in your site.

**183.33**SQ.YDS.  
**WEST FACING VILLA PLAN**  
 Plot Size : 33'X50'



|              |                  |
|--------------|------------------|
| Ground Floor | 1220 sft.        |
| First Floor  | 1175 sft.        |
| <b>Total</b> | <b>2396 sft.</b> |



**GROUND FLOOR PLAN**  
 1220SFT.



**FIRST FLOOR PLAN**  
 1175SFT.

WOODEN FLOORING FOR  
MASTER BEDROOM



ITALIAN MARBLE  
FOR DRAWING, LIVING  
ROOM, DINING, POOJA.



RO WATER FACILITY  
FOR DRINKING FOR EACH FLAT



12 REMOTE SWITCHES



SHOWER CUBICLE FOR  
MASTER BEDROOM TOILET

VIDEO DOOR PHONE



BIOMETRIC  
LOCKING SYSTEM



GAS LEAKAGE  
DETECTOR



SB PRISTINE

## SPECIFICATIONS

### STRUCTURE

RCC framed structure with Red brick wall

### DOORS

MAIN DOOR : Teak wood frames with Veneer moulded shutter.

INTERNAL DOOR : Teak wood frames with Veneer moulded shutter.

### WINDOWS

UPVC windows from reputed make

### PLUMBING

CPVC pipe line for plumbing

### FLOORING

Wooden flooring for Master Bedroom & Theater Room.  
Italian Marble for Drawing room, Dining, Pooja, Living.

### TOILET

Anti-skid Vitrified tiles for toilet floor and dodo for Walls

### KITCHEN

Stainless steel sink kitchen counter top with polished granite Platform.  
Ceramic tile cladding upto 3 feet above the kitchen platform.

### SANITARY

All the Sanitary in the toilets are from the make American standard/Toto

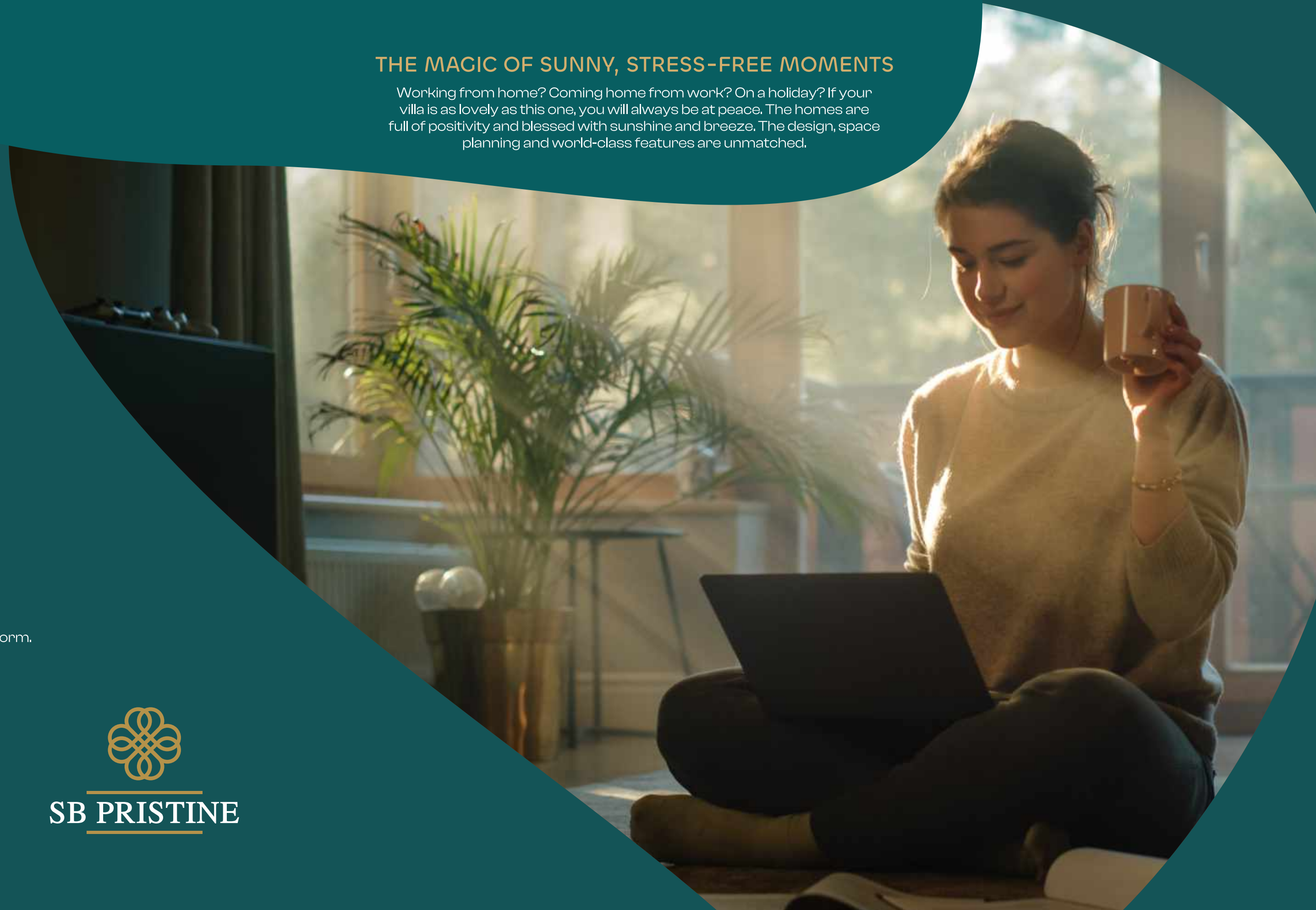
### PAINTING

Interior : Two coats of Birla putty, one coat of primer with two coats of emulsion paint with roller finish.

Exterior : One coat of primer and two coats of emulsion paint.  
Enamel paint for MS grill door shutters

## THE MAGIC OF SUNNY, STRESS-FREE MOMENTS

Working from home? Coming home from work? On a holiday? If your villa is as lovely as this one, you will always be at peace. The homes are full of positivity and blessed with sunshine and breeze. The design, space planning and world-class features are unmatched.



**SB PRISTINE**

## LOCATION PLAN (NOT TO SCALE)

### THE MAGIC OF BEING CONNECTED TO EVERY JOY

The location is the best of both worlds. Rajahmundry has a healthy mix of tradition and modernity. Temples and parks are a joy. All places are well connected by broad roads. Malls, schools, movie theatres and hospitals are nearby, so living in SB Pristine is sure to fetch attractive returns.



Delta Hospital 5mins.



Future Kids School 1 min.



Morampudi Junction 3 mins.



Best Price 3mins.

### LOCATION HIGHLIGHTS



Backed by more than 20 years industry experience, SB Group is one of Andhra Pradesh's most known business groups and has earned a reputation for quality, innovation and service. As SB Ventures, with large land banks in prime cities Vizag, Rajahmundry and Kakinada.

SB Ventures oversee every project from inception to delivery and beyond to ensure the highest quality. Airport City, Grand Egypt, Rome City, SB City represents a significant milestone in the Rajahmundry and Kakinada area. This meticulously master planned neighborhood will provide a new residential offering and as SB Ventures prestigious project in the area, now coming up with a new residential layout, it demonstrates an ongoing commitment to establishing vibrant communities that form part of in Rajahmundry unique residential landscape. SB Ventures is proud to be recognized for their dedication to excellence with an array of appreciations in every industry.

Promoters

HO  
1st Floor, Sb Icon,  
Opp. FCI Godowns,  
Lalacheruvu Rd.,  
Rajahmundry-533006.  
AP, India.

BO  
2-530, 2nd Floor,  
Near Iswaryambica Temple,  
APSP Road, Kakinada, AP, India.



### team

Chief Architect

**M. RAJA SEKHAR**  
Design Concepts,  
Srinagar, Kakinada.

Landscape Architect

**NAVEEN ASSOCIATES**  
Hyderabad.

### ONGOING PROJECTS

SB Exotica



D- Milano



Primus



Grand Egypt



Casa Levanta



Lorven City



SB City



Habitat



### COMPLETED PROJECTS

Serene Krishna



Airport City



Purple Leaf



Rome City



Laflora



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