

sanbrix
AMARA
LIFESTYLE VILLAS



CALM, DESIGN-INSPIRED LIVING





COIMBATORE'S LEADING LUXURY PROPERTY DEVELOPER

Sanbrix Properties has over a decade of experience in building both commercial and living spaces, Our corporate office located on the 100 feet main road sets a landmark by itself with its unique design and architecture.

At Sanbrix Properties, we believe in making an impact on the way, we interact with the design. We create environments that encourage extraordinary lifestyles by designing spaces that challenge the norm and support people as they journey towards their dreams and aspirations.

Our properties are an intelligent mix of beautiful architecture and elegant construction. Renowned for creative designs and impeccable attention to detail, each sanbrix residence **reflects the sophisticated taste of its owners**, delivering an unmatched premium experience.

We introduce an unrivalled standard of living by working with well trained in-house architects, engineers, interior designers, and construction labours.

Sanbrix. Homes that inspire.

OUR JOURNEY

CREATING LANDMARK DEVELOPMENTS IN COIMBATORE

Sanbrix Properties, with its uncompromising commitment towards crafting living spaces that not only shape but redefine Coimbatore's real estate landscape has brought to life premium homes conceptualized for individuals that do not settle for anything less than exceptional.



EPITOME OF LUXURY RIGHT NEXT TO CODISSIA

Sanbrix Amara is an uber-luxury gated community located right next to CODISSIA Tradefair Complex.

The location is home to all sorts of lifestyles. Sanbrix Amara residents have the luxury of living close to everything in a far from the ordinary location.

Amara includes world-class amenities and top-level interior finishes, exclusively targeted to attract like-minded homeowners who expect nothing short of a grandeur living space.





Educational Institutions

- PSG Arts College
1.8 km
- Coimbatore Institute of Technology
1.4 km
- PSG Medical College
4.6 km
- Raks Pallikkoodam
600 mtrs
- GRD College
1.2 km

Hospitals

- KMCH Hospital
2.3 km
- Aravind Eye Hospital
1.8 km
- PSG Hospital
4.6 km

Others

- CODISSIA
50 Mtrs
- Airport
2.3 km
- Fun Mall
3.7 km
- ISKCON Temple
600 mtrs
- Jenneys Club
1.5 km
- Tidel Park
2.7 km

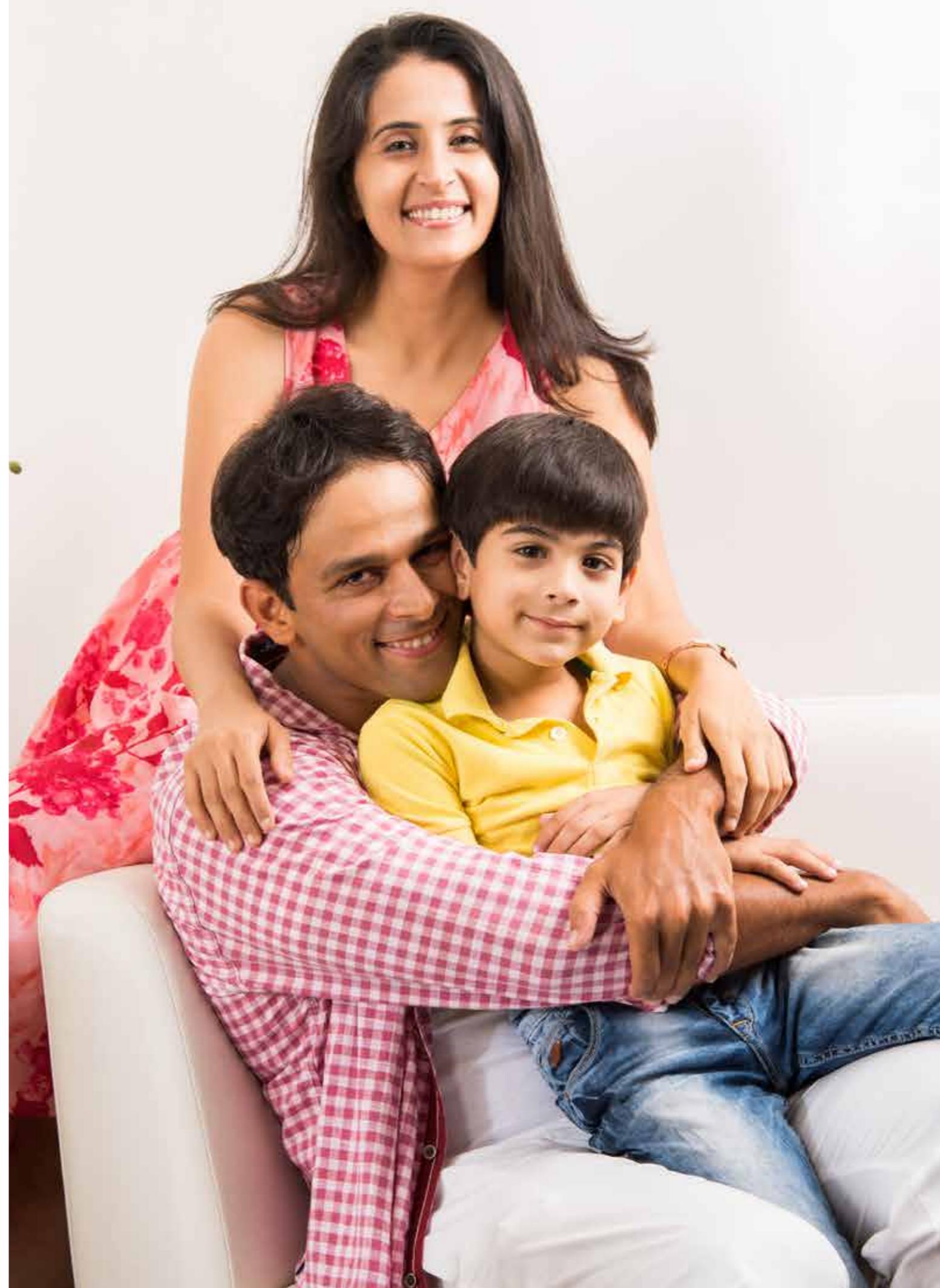


WELCOME TO

A LIVING BEYOND

EXPERIENCE

Sanbrix Amara offers refuge in a serene and tranquil environment. As a relaxed, easy vibe, contemporary design, Built in a light neutral palette with accents of earth tones, each villa represents the epitome of the perfect minimalistic contemporary home.



SERENE & PEACEFUL DESIGN

Staying true to our promise to sustainable design and living, Sanbrix Amara features walkable neighbourhoods, exceptional amenities and great design. The elegant and the nature-inspired colour pallet, with a slick, contemporary façade and contrasting whites are the highlights of the design.





AERIAL VIEW

A SPACE THAT STIMULATES, MOTIVATES & REJUVENATES THE COMPLETE FAMILY

The clubhouse at Amara - An area to socialize, work and entertain. It's a vibrant and engaging space providing residents with the best motivation to get into the outdoors.

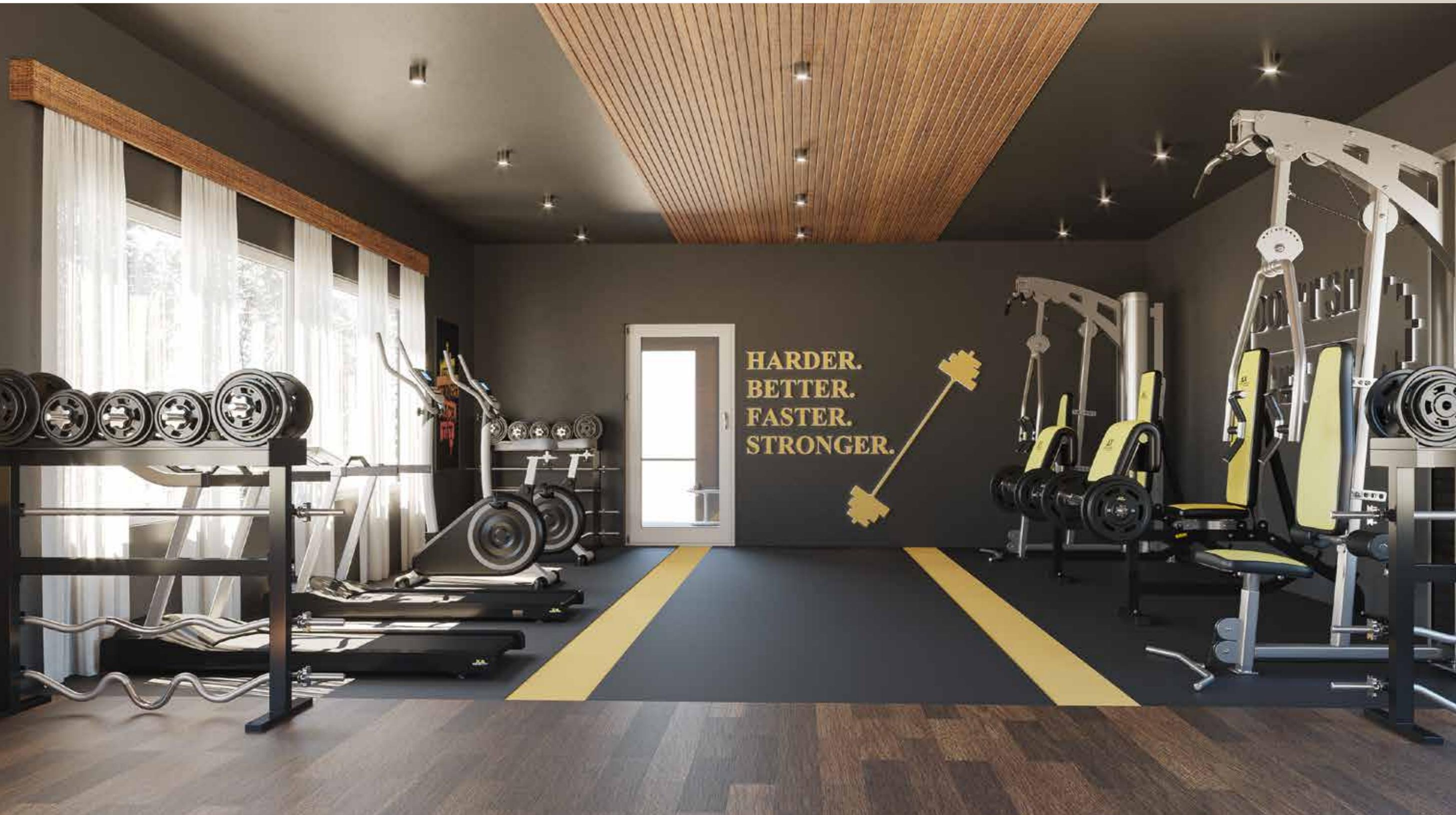
The clubhouse features a fully-equipped gym, Table Tennis, Snooker Table, and a Party Hall.

The Open terrace Party Lawn is a setting tone for an unexpected escape within Sanbrix Amara.





OPEN TERRACE PARTY LAWN



GYM

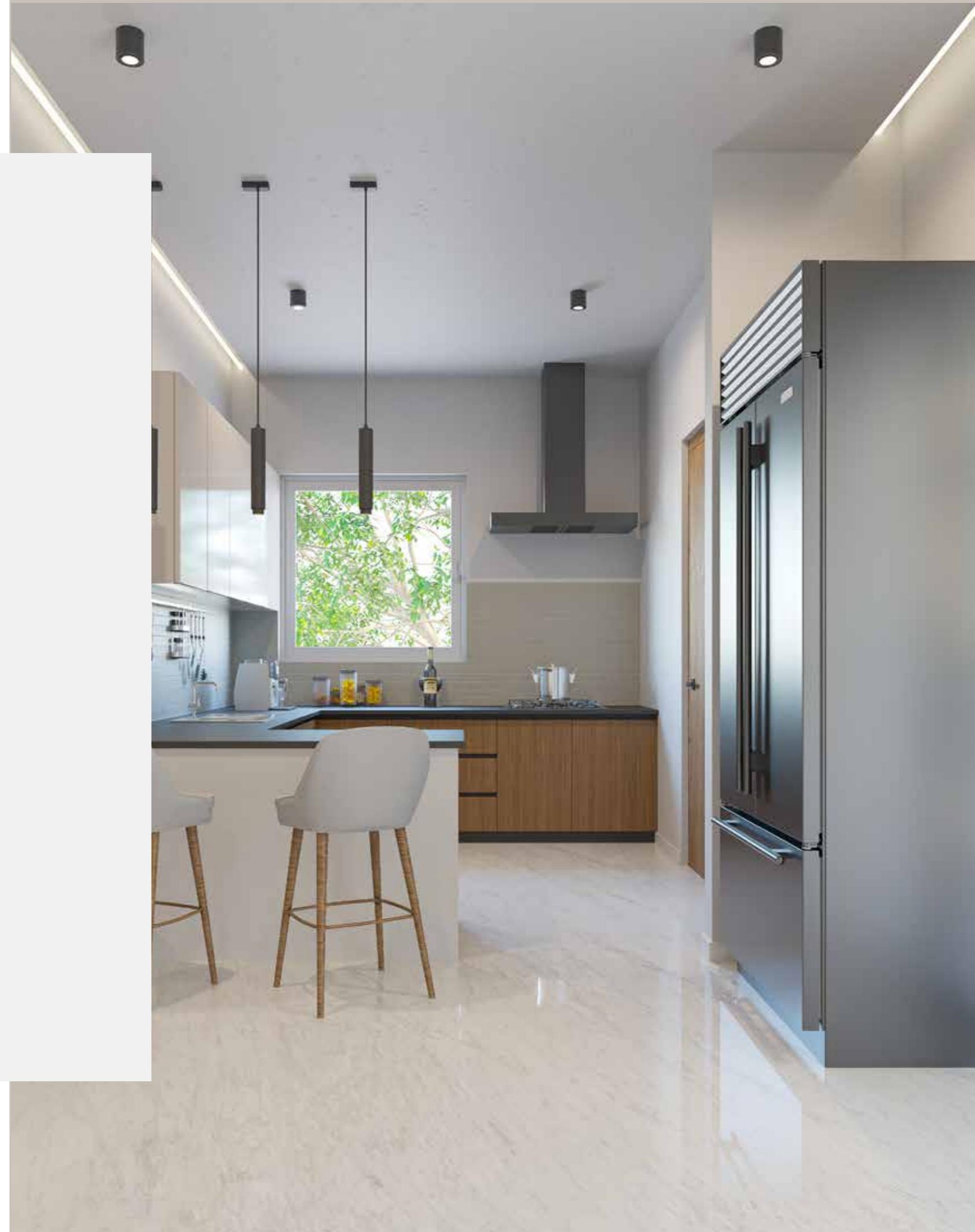


BANQUET HALL

INTERIORS

Cozy and bright, Amara is a young and fresh take on vibrant urban living with a natural palette that offers a neutral and comforting backdrop.

A welcoming mix of grand and bright white, neutral coffee tones and warm wood complimented by subtle hints of green patio spaces.





LIVING ROOM

INVITING & INVIGORATING

Sophisticated and simple, the living spaces provide uninterrupted views and access to the outdoors. An open space where living, dining, and kitchen merge into a lifestyle destination.

A beautiful space to gather, providing endless reasons to celebrate. There is no doubt that the living spaces at Amara is made to impress.





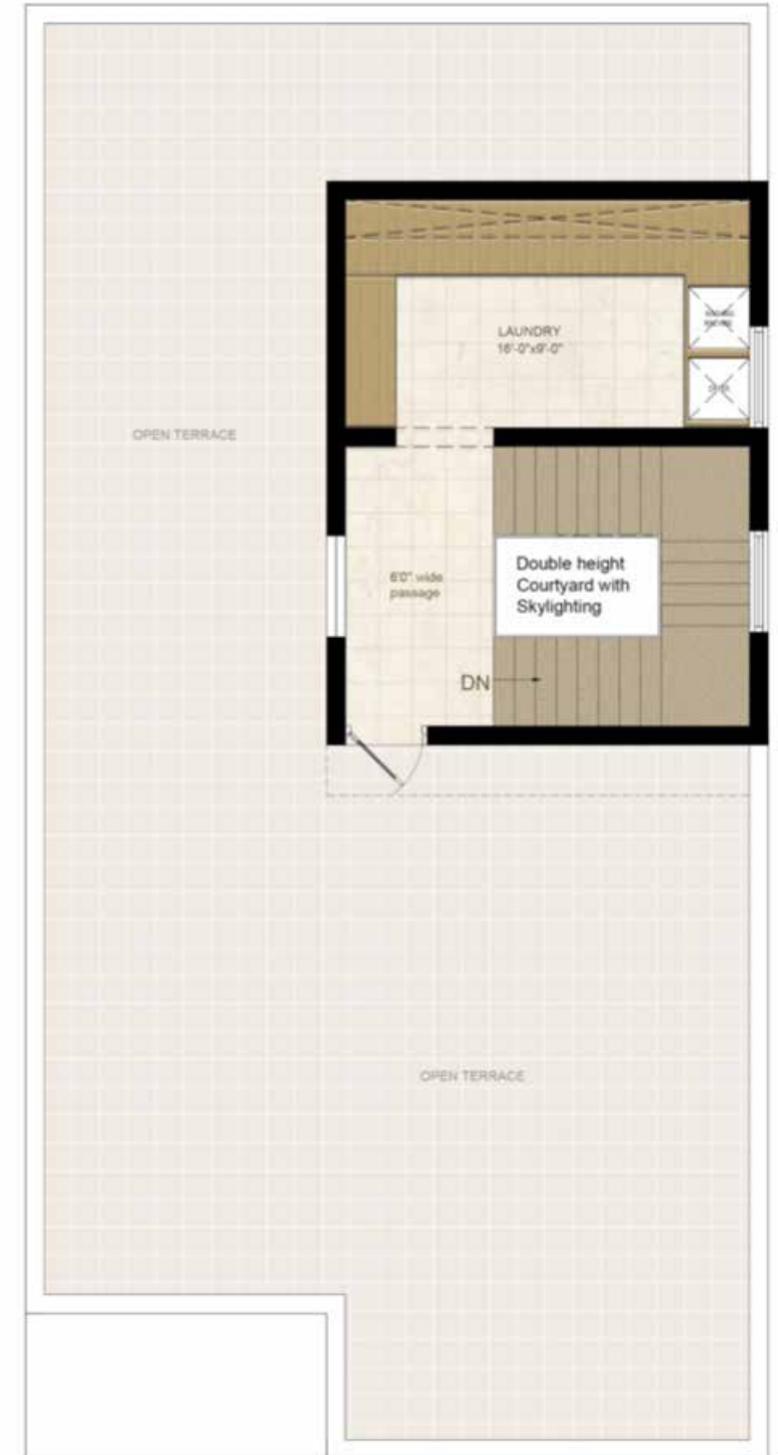
BEDROOM



TYPE A & C
North Facing

TYPE
A & C

Total Villas: 9
Sq.ft: Ranging from 3393 to 4000
Facing: North
BHK: 4





TYPE B & D
East Facing

**TYPE
B & D**

Total Villas: 11
 Sq.ft: Ranging from 2300 to 4150
 Facing: East
 BHK: 3, 4



PIONEERS OF BEST PRACTICES



We do not outsource our constructions and our engineers retain complete control over construction quality. With our leadership team having few decades of engineering and construction expertise, we have been pillars of many best practices in the industry.

SPECIFICATIONS

A. R.C.C. FRAMED STRUCTURE:

Earthquake resistant foundation with R.C.C. M25 grade concrete; Super structure with bricks/solid blocks/aerocon blocks; Masonry in cement mortar.

DOORS

Main Door Frame: Best Teak Wood frame; **Shutter:** Flush Door with veneer finish and melamine polishing . Locks will be from Yale or Dorma.

Internal Door Frame: Best Teak Wood frames; **Shutter:** Flush Door with veneer finish. Locks will be from Yale or Dorma.

PAINTING

External: 1 coat Primer and 2 coats of External Weather Bond finish.

Internal : 2 coats of Acrylic Emulsion paint of Nippon make or equivalent; smooth finish with 1 coat of primer over 2 coats of Wall Care Putty in specified areas.

CLADDING & DADO

Kitchen: Glazed Ceramic Tile Dado up to 2'0" height above kitchen counter.

Bathrooms & Powder Room: Glazed Ceramic Tile Dado up to 7'0" height.

Utilities/Wash Area: Glazed Ceramic Tile Dado up to 3'0" height.

UTILITIES/WASH

Provision for washing machine & wet area for washing utilities.

PLASTERING

Internal & External - Cement plaster with cement finish.

WINDOWS

Window frames & Shutters in UPVC; Elegantly designed MS painted grills and high standard hardware.

COMPOUND WALL

The community will have a secured compound wall. Each villas will have a low level compound wall with a combination of WPC fencing and planter hedges in specified areas.

FLOORING

Living room, Drawing room, Dining room: Vitrified flooring tiles of 800 by 800 size with 3" skirting.

Bedroom: Imported Laminated wooden flooring with wooden skirting for Master bedroom. Other bedrooms will be 2' x 2' Vitrified tiles.

Kitchen: Vitrified flooring tiles of 800 by 800 size with 3" skirting anti-skid finish.

Bathrooms, Utility, Powder room, Servant room: Vitrified/Ceramic non-slippery acid-resistant wall tiles and flooring tiles.

Staircase: Granite flooring with skirting.

Covered balconies & Open Portico: Anti-skid Vitrified tiles of 1' x 1' with 3" skirting.

Parking Area: Anti-skid parking tiles 1' x 1'

KITCHEN

Granite platform with high quality S.S. sink with treated water connection and provision for fixing R.O. System. Provision for exhaust fan and chimney.

PLUMBING & SANITARY FIXTURES

Well-planned toilet layout with wet & dry areas.

Wall hung E.W.C. with concealed flush tank & counter below wash basins.

All bathrooms have CP basin mixer and hot & cold wall mixer with shower.

All CP Fittings are Chrome plated and of Kohler/Roca/American Standard make or equivalent.

All Sanitary-ware: Kohler/Roca/American Standard make or equivalent.

MICRO MANAGED



Material testing and quality checkpoints at all stages ensure the highest levels of quality. Our engineers go right from sourcing raw material until completion, to ensure the quality is uncompromised.

ELECTRICAL

Power: Dedicated 11 KV/440V Feeders to ensure quality power. Concealed Copper Wiring in PVC Conduits. Power outlets for air-conditioners in all bedrooms, drawing, living. Power plug for cooking range, chimney, refrigerator, microwave, mixer grinder in kitchen.

Backup power: Electrical Provision only for individual UPS power. UPS will not be provided.

3 Phase supply for each unit and individual meter boards. Miniature Circuit Breakers (MCBs) & ELCB. All electrical modular switches & sockets of Legrand/MK make or equivalent make.

COMMUNICATION

Connectivity across community for Intercom . Telephone points in all bedrooms and living room. Cable connection in all bedrooms, living room.

AIR CONDITIONING ELECTRICAL PROVISION

Electrical provisions for Split Air Conditioners shall be installed in all bedrooms, living room, and dining room.

OTHER AMENITIES

- A** Video Door Phone for each villa
- B** Rain water harvesting
- C** Common Corporation water for drinking
- D** Individual septic tank and choke pit for each villa
- E** Underground cable connection for Main power
- F** Deep common bore well (2 Nos.) for ground water with suitable common R.O. Plant.
- G** Common Underground sump separate for both metro water and Ground water.

MISCELLANEOUS

Handrails : S.S. Handrail with matte finish for Main Staircase. S.S. finish or Aluminum finish Glass Handrails for open balcony areas.

OUTDOOR/ LANDSCAPING

External areas of the villa are fully landscaped with grass lawns and anti-skid tiles.

CLUB HOUSE

Fully furnished club house having a Modern Gymnasium, Banquet hall, Snooker court, Table tennis, Indoor games and a Terrace party lawn.

COMMON

Entire property shall be compounded and will have two entrance gates. The roads shall be neatly done with pavers. Each villa shall have water supplied through a common bore with treated R.O. water supplied to each villa through Hydro pneumatic system. Gen-set back-up for up to 62.5 KVA will be provided. Each house shall be given 1.5 KVA backup, and common lighting loads shall be taken care. The entire campus will be under CCTV surveillance.

- H** A separate security room will be provided in both drive-ways.
- I** Intercom facility
- J** Herbal Garden
- K** Kids play area
- L** Led street lights
- M** Lush landscape in common areas
- N** Avenue Landscape

TO ARRANGE
A PRIVATE MEETING,
CONTACT US

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