



**sanbrix**  
*Kingsberry*  
SIGNATURE VILLAS



## REDEFINING THE EPITOME OF FINE LIVING

Since 2012, Sanbrix has earned renown as Coimbatore's most trusted developers, with rich experience in crafting premium city residences.



## OUR REPUTATION IS EVERYTHING

Our vision is to create landmark living and work spaces that deliver an unmatched experience and lasting value. The hallmarks of a Sanbrix property are intuitively designed spaces, state-of-the-art fixtures, fittings & facilities, and a highly desirable and exclusive address.

## LIVE THE SANBRIX DIFFERENCE

With Kingsberry Signature Villas, we have taken the opportunity to push exceptional quality to even greater heights, by merging incredible design flair, smart functionality and meticulous attention to every detail. In this, we are aided by our in-depth market knowledge, established industry relationships and profound understanding of how home owners love to live.

Kingsberry Signature Villas embodies our focus on creating exceptional living spaces that offer residents an unprecedented standard of living. Every feature and fixture has been handpicked by me and I look into every detail, at every stage of development. Ideally located at G. N. Mills, just a short walk from Mettupalayam Road, Kingsberry is set to become Coimbatore's quintessential villa development.

I look forward to welcoming you into our Sanbrix family.

Joseph Stany

Managing Director  
Sanbrix Properties



## 25 SIGNATURE HOMES. ONE EXCEPTIONAL EXPERIENCE.

Spread out over 2.5 lush acres of prime property, Kingsberry Signature Villas is an exclusive semi-gated community of premium homes that fuse classic design, timeless elegance, and an exceptional level of urban luxury.

Ensnconced in verdant green, Kingsberry offers residents optimum space and privacy, with the best amenities. Wake up to birdsong and uninterrupted views of thriving gardens that have been carefully landscaped to blend in with nature. Revel in the airy interiors, exquisitely designed yet inherently practical, that leave nothing to be desired. Indulge in the resort-style luxuries, right at your doorstep. All within minutes' drive from the best of the city's business, shopping & entertainment hubs.





## CONTEMPORARY INDULGENCE

Your keys to your Kingsberry home also give you an all-access pass to a host of leisure facilities and community amenities that are second to none.

For the more health-conscious, the campus houses a fully-loaded gym, an indoor shuttle court, open tennis court, paved jogging track and a spacious yoga hall. The vibrant children's play area offers kids the space to be kids, and their parents, peace of mind from knowing that they are safe. The clubhouse, which is furnished with a range of indoor games, offers you a place to get away to for an hour or a few - just to catch up with the neighbours, or spend an hour in blissful solitude. It is also perfect for family gatherings and parties.

- Grandiose entrance with landscape garden
- Club House
- Fully Equipped AC Gymnasium
- Pool Table
- Table Tennis
- Yoga & Aerobics Hall
- Gazebo
- Badminton Court
- Tennis Court
- Outdoor Barbecue pit with Seating
- Kids Play Area
- CCTV cameras on all the streets
- Walking/Jogging Track
- Niche Garden
- Party Lawn
- Amphitheatre
- Surveillance camera





## KINGSBERRY CLUB

Kingsberry offers a health club and raft of activities. All ages will find superb activities to tone up and wind down with state-of-the-art fitness, aerobics and pedal studios.





## INCOMPARABLY DESIGNED, INSIDE & OUT

Space, proportion, views; light, cross air ventilation, outlook. There's no detail, inside or out, that has been left unattended to. Inside your Kingsberry home, you will find that the luxurious yet functional interiors are brightened by abundant natural light, cooled by natural cross-flow ventilation, and enriched with gorgeous views from the balconies and floor-to-ceiling windows.

Outside, your strategically positioned garden invites the pitter-patter of playful feet and picnics under the stars. Each home comes with its own attached parking space, as well as additional unallocated spaces for visitors.

In other words, you'll find that practicality and luxury reside side by side in a Kingberry Signature Villa from the elegantly convenient floor plan to the state-of-the-art fittings & fixtures, to painstaking attention to every detail. For homes that are smart, sophisticated and utterly welcoming.

### A RESORT STYLE LIVING WITHIN THE CITY



DOUBLE HEIGHT  
CEILING



ITALIAN MARBLE  
FOR LIVING & DINING



ENGINEERED WOODEN  
FLOORING FOR  
BED ROOMS



ITALIAN  
MODULAR KITCHEN



5 STAR CLASS  
DESIGNER BATHROOMS







## LIFETIME HOMES

Each of the Kingsberry villas has been impeccably planned to offer you the ultimate in space, quality & style.



## VILLA A

This 4-bedroom luxurious villa boasts of a footprint of approximately 3838 square feet. The ground level accommodates an open plan living with foyer and dining area, a master bedroom and a well appointed, modular kitchen. On the upper level are three cosy bedrooms with en-suite wardrobes and bathrooms, as well as a home theatre room. And for the final touch, a landscaped terrace garden.



FRANCIS XAVIER



TYPE-A GROUND FLOOR



TYPE-A FIRST FLOOR



TYPE-A TERRACE FLOOR

AREA STATEMENT	
TYPE	A
PLOT AREA	2600
CONSTRUCTION AREA	3838



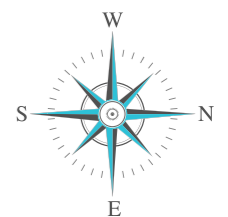
TYPE-A GROUND FLOOR



TYPE-A FIRST FLOOR



TYPE-A TERRACE FLOOR





## VILLA B

These 3-bedroom homes cover approximately 3036 square feet. A compact foyer opens into the large, open-plan living-cum-dining area, which also leads into a compact bedroom and kitchen. The upper level houses two spacious bedrooms, with en-suite wardrobes and bathrooms, as well as one balcony. Take a breathtaking view from the terrace garden on the first floor.



VENKATESH



TYPE-B GROUND FLOOR



TYPE-B FIRST FLOOR



TYPE-B TERRACE FLOOR

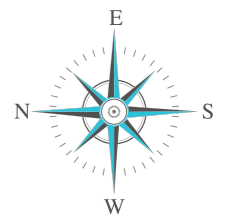
AREA STATEMENT	
TYPE	B
PLOT AREA	2200
CONSTRUCTION AREA	3036



TYPE-B GROUND FLOOR



TYPE-B FIRST FLOOR







## VILLA C

This 4-bedroom luxurious villa boasts of a footprint of approximately 3464 square feet. The ground level accommodates an open plan living and dining area, a master bedroom and a well appointed, modular kitchen. On the upper level are three cosy bedrooms with en-suite wardrobes and bathrooms, as well as a home theatre room and a balcony. And for the final touch, a landscaped terrace garden.



NARAIN



TYPE-C GROUND FLOOR



TYPE-C FIRST FLOOR



TYPE-C TERRACE FLOOR



TYPE-C GROUND FLOOR

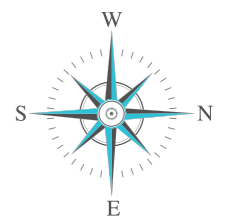


TYPE-C FIRST FLOOR



TYPE-C TERRACE FLOOR

AREA STATEMENT	
TYPE	C
PLOT AREA	2400
CONSTRUCTION AREA	3464





## VILLA D

These West-facing homes accommodate a large open-plan living and dining area that lead into the modular kitchen and a compact bedroom on the ground floor, a footprint coverage of approximately 1716 square feet. Take the stairs up to the first floor and you find yourself between the sizeable master bedroom and a second bedroom, both with en-suite bathrooms, as well as a neat balcony.



PHILIP

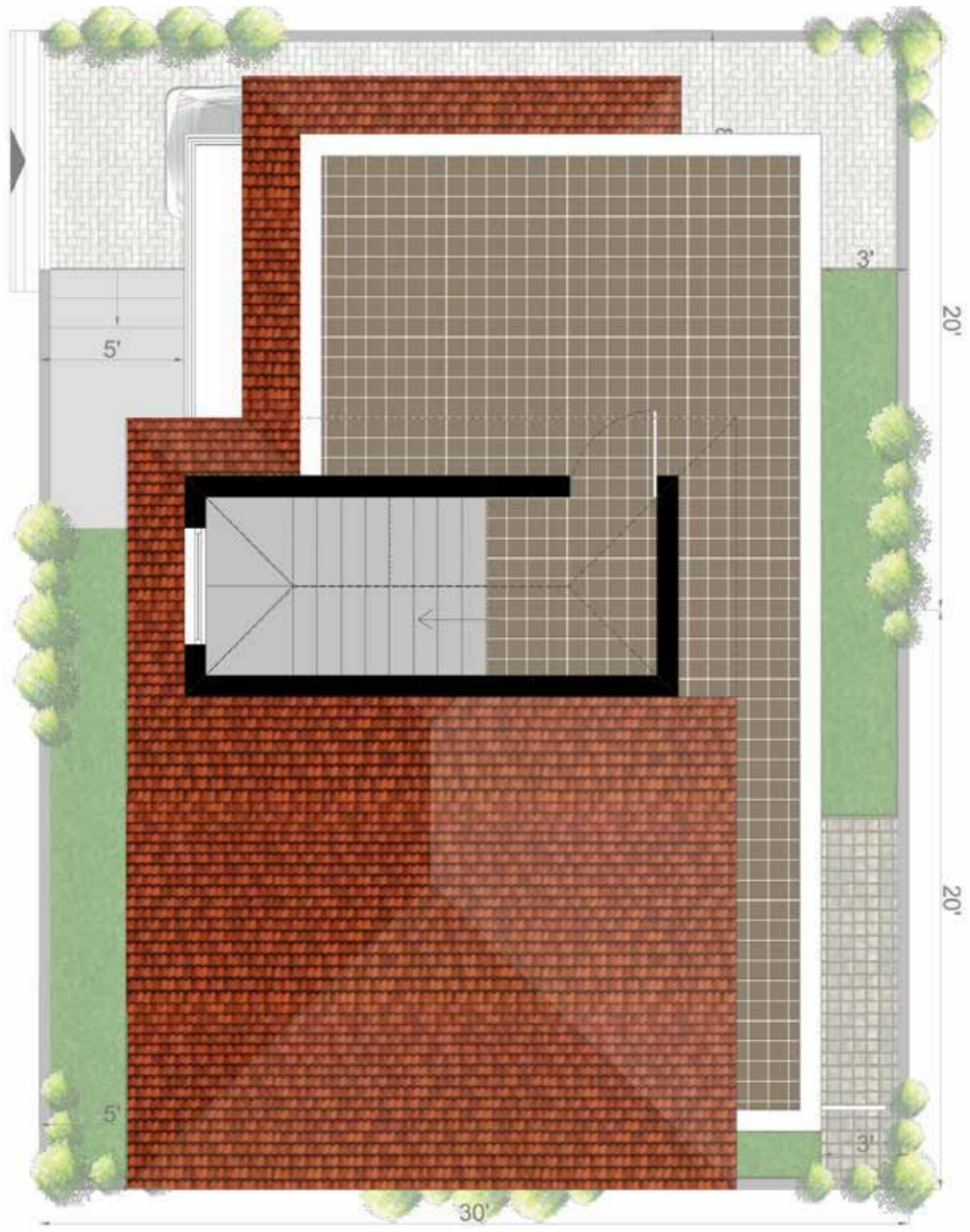


TYPE-D GROUND FLOOR



TYPE-D FIRST FLOOR

AREA STATEMENT	
TYPE	D
PLOT AREA	1200
CONSTRUCTION AREA	1716



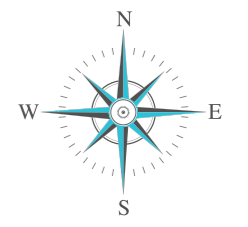
TYPE-D TERRACE FLOOR



TYPE-D GROUND FLOOR



TYPE-D FIRST FLOOR







## VILLA E

These 3-bedroom homes, which have a footprint of over 1716 sq.ft, face North. On the lower level, you are greeted by the open-plan living and dining area, which leads into a moderately sized bedroom and modular kitchen. The master bedroom, with walk in wardrobe is housed on the upper level, as is a second smaller bedroom with a balcony.



IMRAN

ELANGO



TYPE-E GROUND FLOOR



TYPE-E FIRST FLOOR

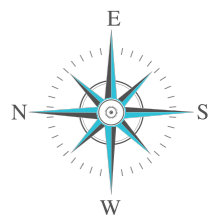


TYPE-E TERRACE FLOOR

AREA STATEMENT	
TYPE	E
PLOT AREA	1200
CONSTRUCTION AREA	1716



TYPE-E FIRST FLOOR



## VILLA SPECIFICATIONS

### R.C.C. framed structure:

- Earthquake resistant foundation with R.C.C M25 grade concrete.
- Super structure Brick Masonry with good quality bricks in cement mortar.

### Plastering :

- Internal & External – Double coat cement plaster with cement finish.

### Doors:

#### Main Door

- Frame – 8' high pre engineered frame.
- Shutters –Teakwood door shutter.
- Hardware – Digital door lock.

#### Internal Doors

- Frames – 7.5' high pre engineered frame
- Shutter – flush door with veneer finish

#### Toilet Doors

- Veneer pre engineered door.
- Shutter with veneer finish on room side and lamination on toilet side.

#### Balcony Doors

- Flush door with veneer finish.

### Windows:

- Window frames & Shutters in Padak wood or equivalent (polished inside and painted outside) with glass panels. Shutter, elegantly designed MS painted grills and high quality hardware.
- UPVC open able glazed windows will be provided with security MS grills wherever necessary.

### Painting:

- External –Exterior Paint with a combination of smooth Wall care putty Finish in specified areas.
- Internal – 2 coats of Acrylic Emulsion paint of Asian make or equivalent with smooth finish over 1 coat of primer over 2 coats of Wall care Putty in specified areas

### Compound Wall :

- Rear compound wall with combination of cement concrete masonry and grass hedges in specified areas.

### Flooring:

- Foyer, Living room, dining rooms – Italian marble flooring with 3 "skirting.
- Bed Room – Laminated wooden flooring with laminate wooden skirting /2" X 2" vitrified tiles with digital Italian Marble print.
- Kitchen – Anti skid vitrified tiles with digital Italian marble print.
- Bathrooms – Designer bathrooms with shower partition, and rain shower for master bedroom toilet.

- Utility – vitrified/ceramic non-slipper acid-resistant wall and flooring tiles.
- Staircase – Granite with Skirting
- Balconies –Anti Skid Vitrified tiles of 24"x24" with 3" skirting.
- Parking Area – Pavers.

### Cladding & Dadoing:

- Kitchen – Glazed Ceramic Tile Dado up to 2'0" height above kitchen counter.
- Utilities /Wash –Glazed Ceramic Tile Dado up to 3'0" height.

### Kitchen:

- Granite platform with high quality SS sink with Athikadavu water connection and provision for fixing RO System.
- We are providing Modular Kitchen, Hob and Chimney.
- Single bowl sink.

### Plumbing & Sanitary Fixtures:

- Provision for washing machine.
- Well – planned toilet layout with wet & dry areas.
- Wall – hung EWC with concealed flush tank of Gebrit make or equivalent & counter below wash basins.

- All bathrooms have CP basin mixer and hot & cold wall mixer with shower.
- All CP Fittings are Chrome-plated of Kohler/Roca/Jaguar make or equivalent.
- All Sanitary ware –Duravit/Roca/Kohler make or equivalent.
- Health Faucet – Health Faucet will be provided for all rest rooms
- Master control cock – Concealed master control cock(Ball valve) in each rest room for easier maintenance
- Geyser – Provision for Geyser points
- Restroom ventilator – Large sized rest room ventilators

### **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 room, living room.
- Power plug for cooking range, chimney, refrigerator, microwave, mixer grinder in kitchen.
- Backup power: Provision for UPS power
- 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 all voice, video and data communication (TV, internet, intercom and telephone). Intercom connection between Security and Villas.
- Telephone points in all bedrooms and living room. Cable connection in all bedrooms, living room.

### **Other Features:**

- Hand railing – SS handrail with matt Finish for Main Staircase.
- Designed wooden hand railing for open balcony areas.
- Sloped Roof – Roof Clay tiles, Double Tone color.
- Booster pump for individual villas.
- Ceiling height 11.5' from floor.
- Hydro- pneumatic system for each villa.
- Septic tank for each villa.
- Video door phone for each villa.
- Wardrobes at extra cost.

### **Outdoor landscaping :**

- External areas of the villa are fully landscaped with grass lawns and stone tiles.
- Landscape lights of Philips/Wipro make or equivalent will be provided.

### **Site development and infrastructure**

- All 30 feet wide roads with well finished tar tops and wide pavements for pedestrian movement.
- Streets well lit with led street lights.
- Storm water drains and service trenches to allow hassle free rain water discharge and easy addition of cables in the future.
- Entry gateway with round the clock security personals.
- Water supplied to each individual villa by means of three dedicated under ground water lines for corporation water, siruvani water and bore well water.
- Vastu compliant design
- Restrooms for drivers and servants
- Earthquake resistant design
- Power back up for common areas
- Rainwater harvesting
- Secure semi-gated community



## IDYLLICALLY LOCATED

At Sanbrix Kingsberry Signature Villas, you escape the hustle and bustle of the city, without losing out on any of the perks of city life. The property is being developed on prime residential area, strategically located in G. N. Mills, just off Mettupalayam Road. Offering you easy access to the very best that Coimbatore has to offer.

500 mts from  
GN MILLS

400 mts from  
Mettupalayam  
Main Road

1.5 km to  
Koundampalayam  
Bus Stop

3 km to  
Sai Baba Colony  
Shopping & Entertainment

5.75 km to  
Brookefields Shopping Mall

5.5 km to RS Puram

6.5 km to  
Gandhipuram  
Bus Stand

5.5 km to  
Cross Cut Road

8 km Coimbatore Junction

17 km to Coimbatore Airport



## EXPERIENCE UNMATCHED CONNECTIVITY AT KINGSBERRY!



400 MTS | METTUPALAYAM  
ROAD



3 KM | SAIBABA  
COLONY



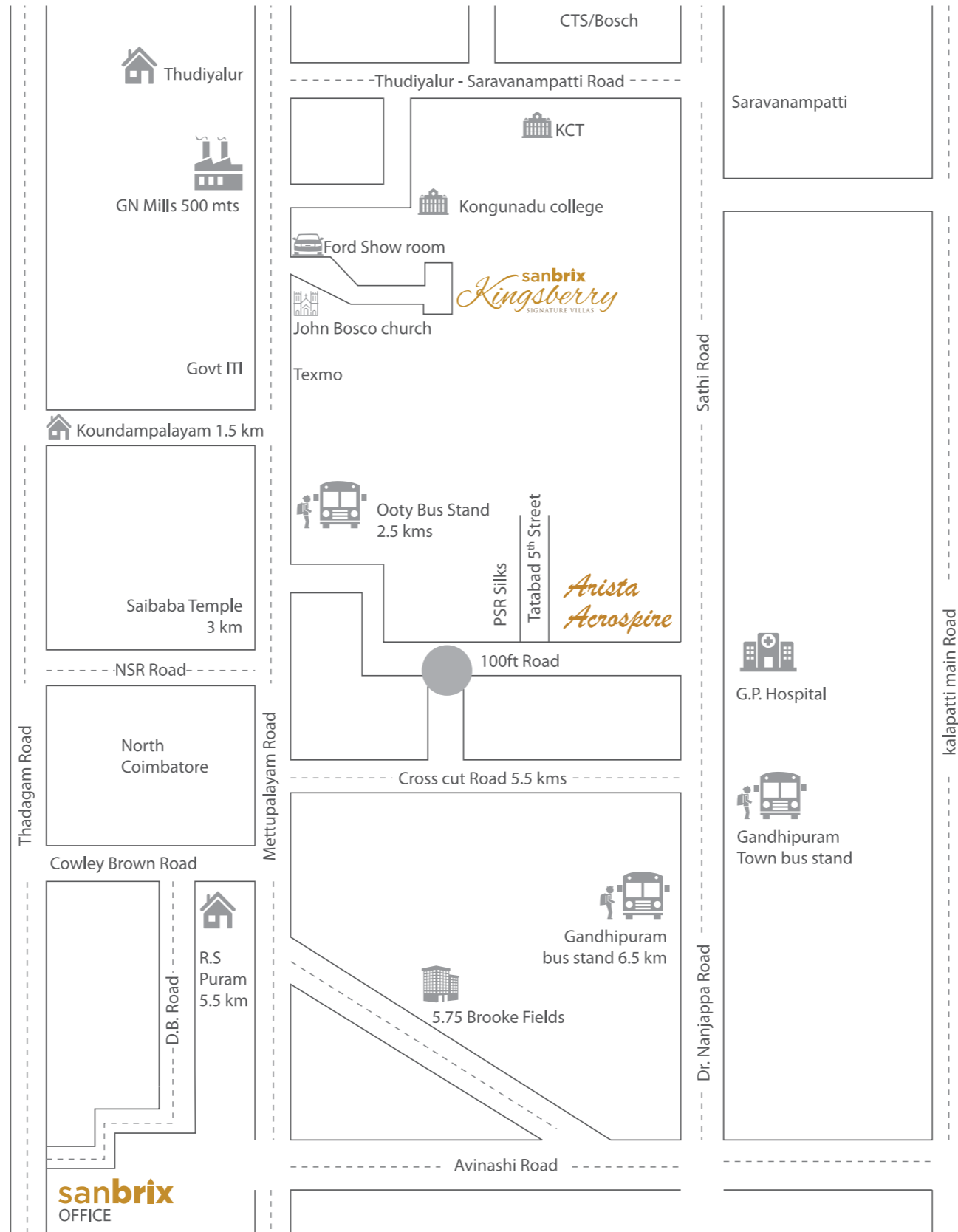
5.5 KM | CROSS CUT  
ROAD



5.5 KM | R.S  
PURAM



5.75 KM | BROOKE  
FIELDS



**sanbrix**  
OFFICE

  
17 kms  
Coimbatore Airport



  
COMPLETED PROJECTS



**Arkina**  
R.S.Puram



**Arista**  
100 FT ROAD



**Acrospire**  
100 FT ROAD

**sanbrix**

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