

B&B | INFRA

A BHASKAR RAJU & BROTHERS VENTURE

— *opulent* —
SPIRE



Where elegance
is felt, not heard



In the elegant artistry of Opulent Spire, simplicity is a timeless nuance that speaks louder than any grand statement. Here, craftsmanship and exquisite materials create a subtle canvas of decadence, drawing residents into its shared refinement. This minimalist yet polished aesthetic is a testament to the slow seduction of soft power, where luxury hides in plain sight, enriching every moment with its pure and understated allure.



J A Y A N A G A R

Unfolding its elegance, Opulent Spire is a testament to precision and passion in its meticulously crafted homes of timeless design, embracing modern minimalism, impeccable craftsmanship and commitment to quality.

Here, simplicity, authenticity and understated brilliance converge to create an iconic and personalised living experience, beyond the bounds of mere square footage.





In the heart of Jayanagar, where time plays along with the city’s rhythm, every home tells its stories of enduring charm and vibrant living. More than structures, these residences promise an exclusive lifestyle, modern allure, and an intimate connection to the legacy and heritage of the old-world charm.

*Where heritage
finds its soul*



VISUAL REFERENCE

At the heart of Bengaluru



VISUAL REFERENCE

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The quiet heritage of 9 Jayanagar, with its vibrant and modern lifestyle, is often discovered in life's tapestries woven with threads of connectivity and grace. Here, exclusivity is whispered in the rustle of leaves and the laughter of neighbours. Because it's more than an address - a subtle orchestration of moments, where every street becomes centre stage to sweet occasions of everyday life. And when it's well-connected to the finest educational, entertainment and healthcare institutions all around, nothing gets any better.



SHOT ON SITE



HEALTHCARE

- * Apollo Hospital
- * Fortis Hospital
- * Jayadeva Hospital
- * Rainbow Children’s Hospital
- * Cloud Nine



EDUCATION

- * IIM- Bangalore
- * Christ University
- * St. John’s Medical College
- * National College



NEARBY GEOGRAPHICAL LOCATIONS

- * South End Circle
- * K.R Road
- * Banashankari Stage1
- * Lalbagh Botanical Garden
- * J.P Nagar
- * Bannerghatta Road
- * Tavarekere
- * BTM Layout



The final chapter in Jayanagar’s story

A world where simple nuances define refined living with luxury being the benchmark. Through the years, your home at Opulent Spire will cradle countless stories, weave the fabric of familial bonds and become the stage for life’s most cherished celebrations. It’s more than a dwelling, it’s an ode to the magic that infuses the air, creating a legacy of its own, transcending time.



Opulent Spire offers two distinct 4 bedroom residences. The 3221 sq ft Bespoke Residences and 4084 sq ft Imperial Residences are Jayanagar’s largest 4 bed residences with thoughtfully designed living spaces. The bespoke residences offers a customisable option where in one bedroom can be transformed to suit your personal lifestyle. Both residences have separate access to the servants quarter allowing utmost privacy.



Innovation in Design

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The arrowhead design is an inspiration derived from the striking convergence of two towers at a precise angle of 33 degrees, featuring an innovative design that not only captivates but also redefines modern living. This elegant design culminates in bold, cascading spaces, unique decks and connecting bridges seamlessly joining the east and west facades of the project. Strategically positioned away from the main road, the design offers panoramic views of Jayanagar's bustling city life at a distance, bathing the spaces in an oasis of tranquillity.

This is the final chapter of Jayanagar's heritage and legacy, where authenticity whispers through the expanse of the space, while life unfolds at its own pace.



Excellence in Details



IMPRESSIVE DOOR HEIGHTS



EXPANSIVE FLOOR-TO-CEILING HEIGHTS



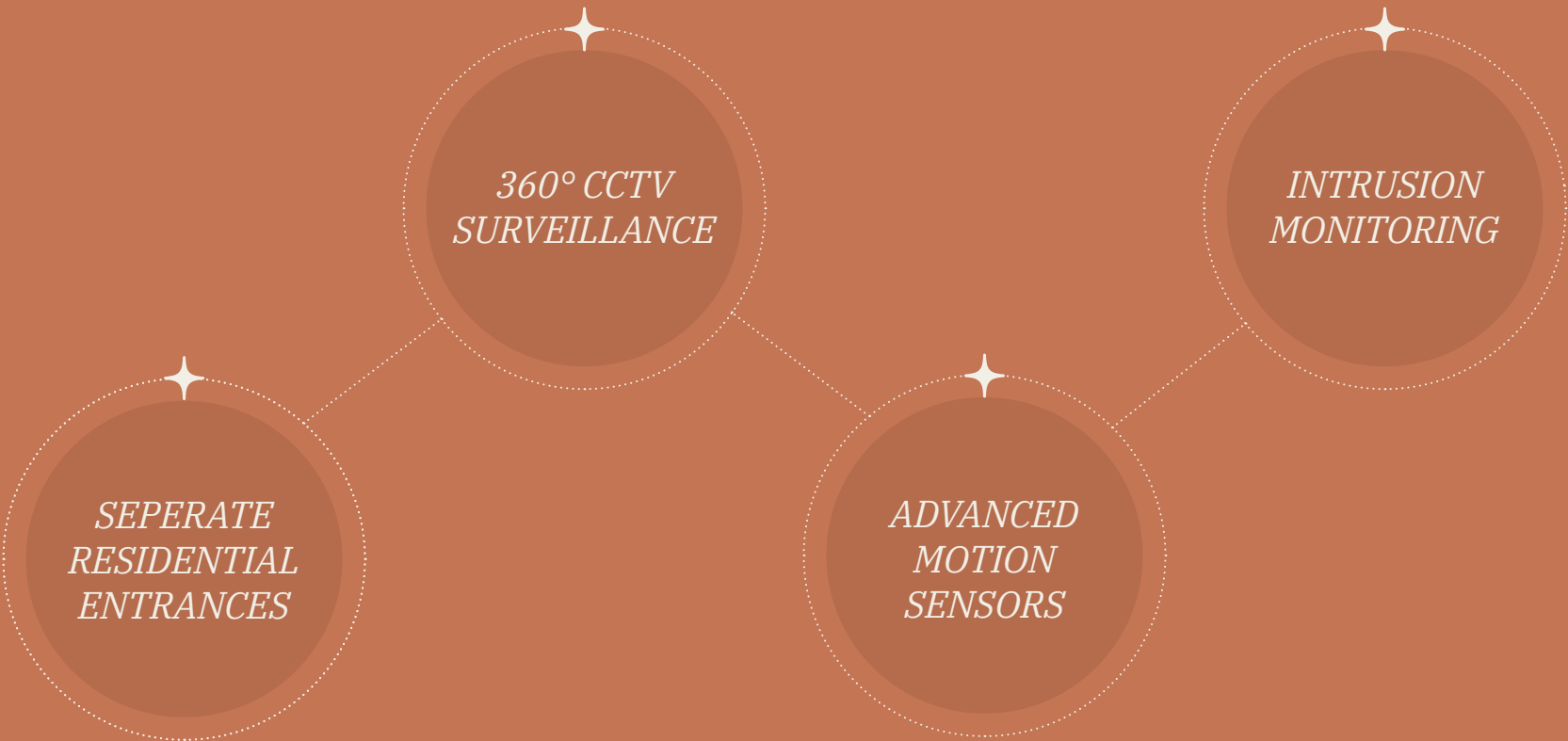
AMPLE NATURAL LIGHT



HOME AUTOMATION



In the realm of Opulent Spire, security isn't just a measure, it's an assurance. Here, cutting-edge security technologies weave an impenetrable web, ensuring the highest levels of privacy and peace of mind for every resident, day and night.



Here safety is a silent guardian



RECEPTION

NORTH TOWER



Here, living transcends the confines of individual homes, converging into the tapestry of shared experiences where exclusive access to recreational spaces welcomes the warmth of communal bonds. More than residences, this is where a community harmonizes with life and love, creating a symphony of shared joy, connectivity and the assurance that one is never alone in the journey called life.

Opulent Spire fosters a sense of belonging, where a community isn't just a concept but a way of life.

*The symphony
of living together*





In a life adorned with subtle luxury, every amenity at Opulent Spire enhances the experience of better living for its residents. A meaningful expression of their personal lifestyles, crafted into the complete picture of comfort, luxury and leisure.

One of a kind
amenities



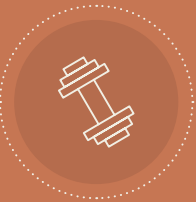
LIBRARY



BILLIARDS
TABLE



BANQUET
HALL



GYMNASIUM



SQUASH
COURT



TABLE TENNIS



SPA & SALON



TEMPERATURE
CONTROLLED
SWIMMING POOL
WITH DECK



GUEST ROOMS



HOME THEATRE



KIDS POOL

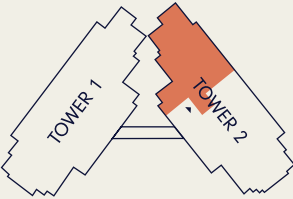
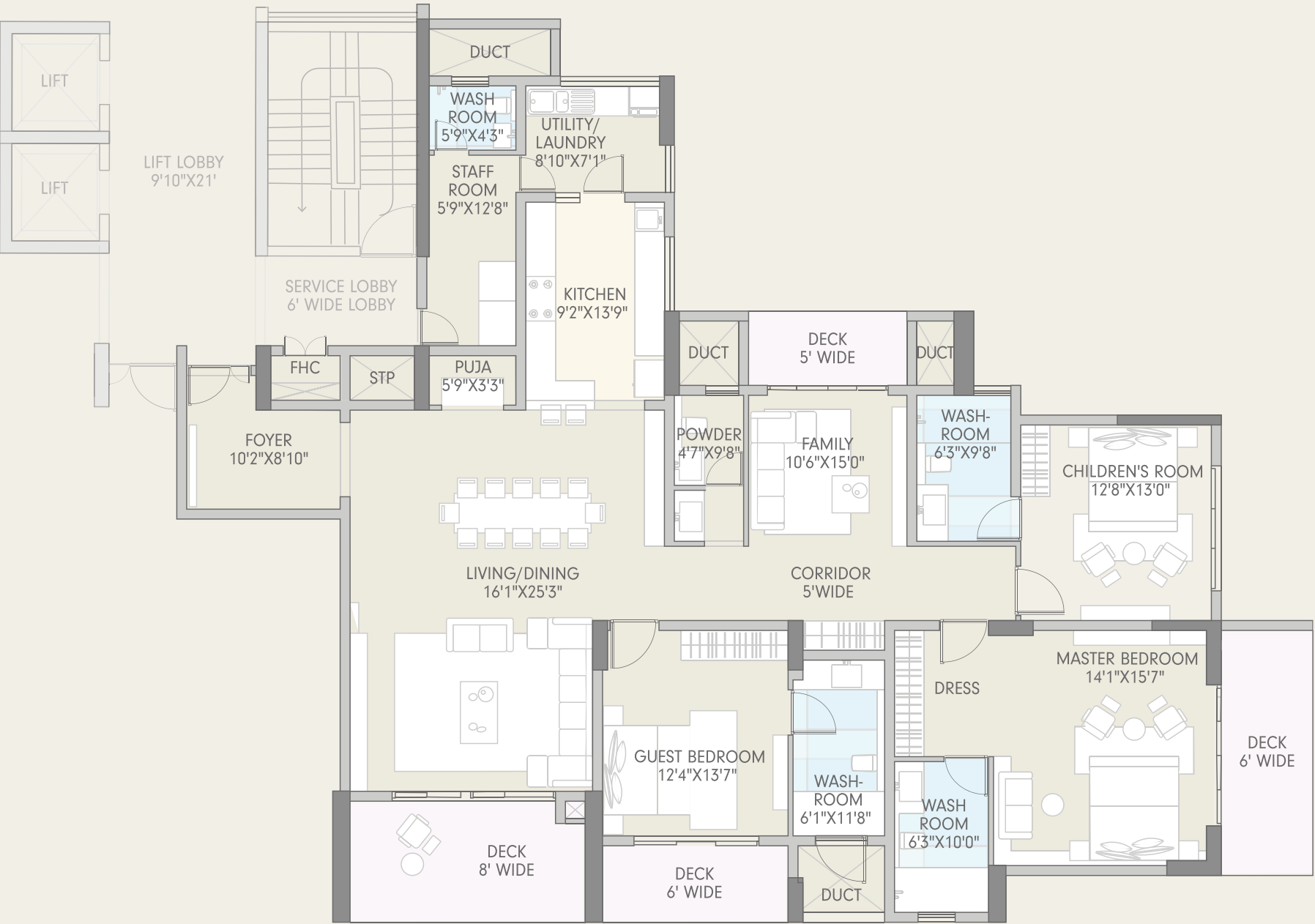


B&B
INERA

The Master Plan



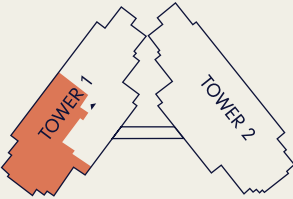
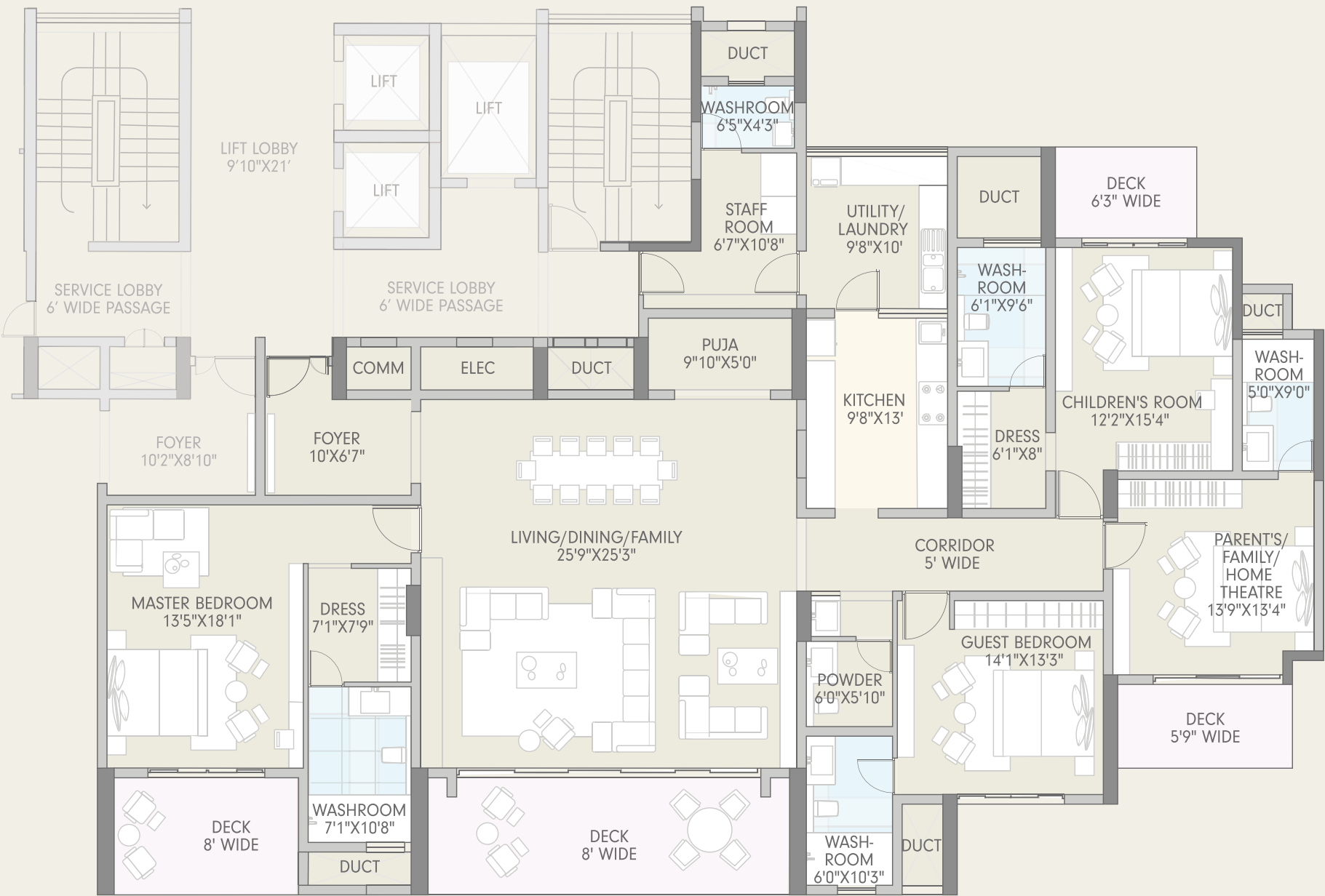
4 Bedroom
Bespoke Residences



3221sq. ft.



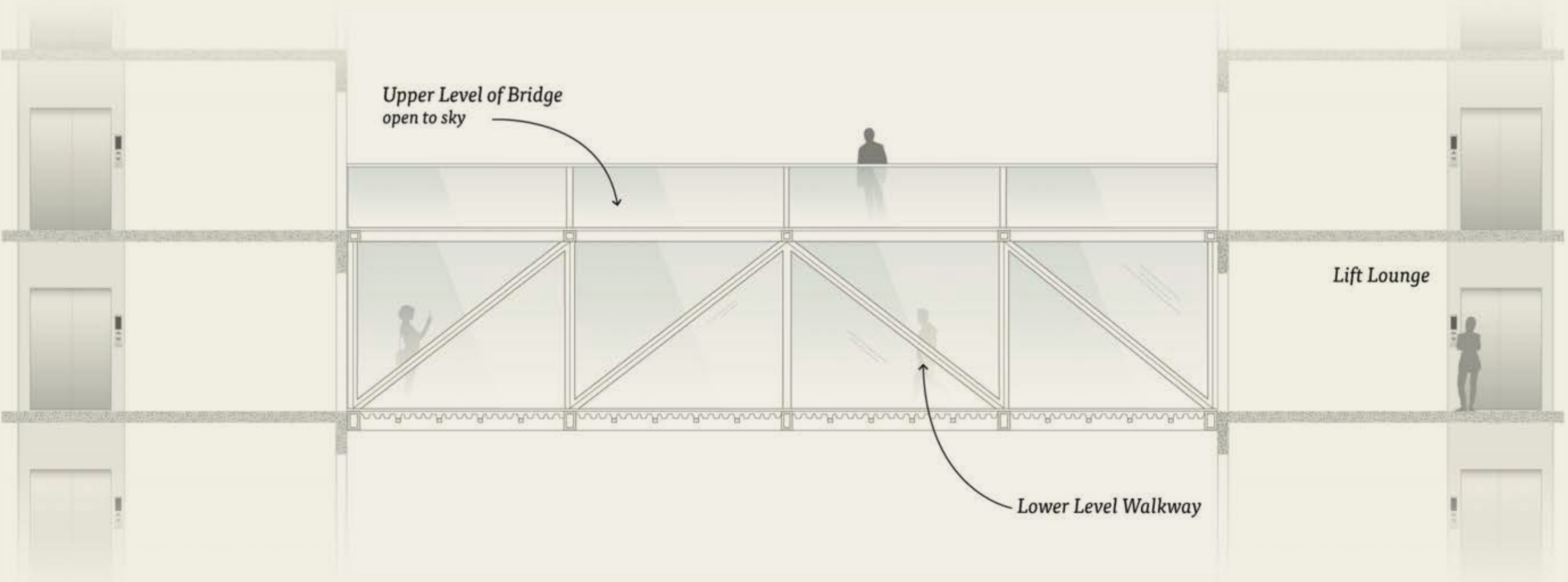
4 Bedroom
Imperial Residences



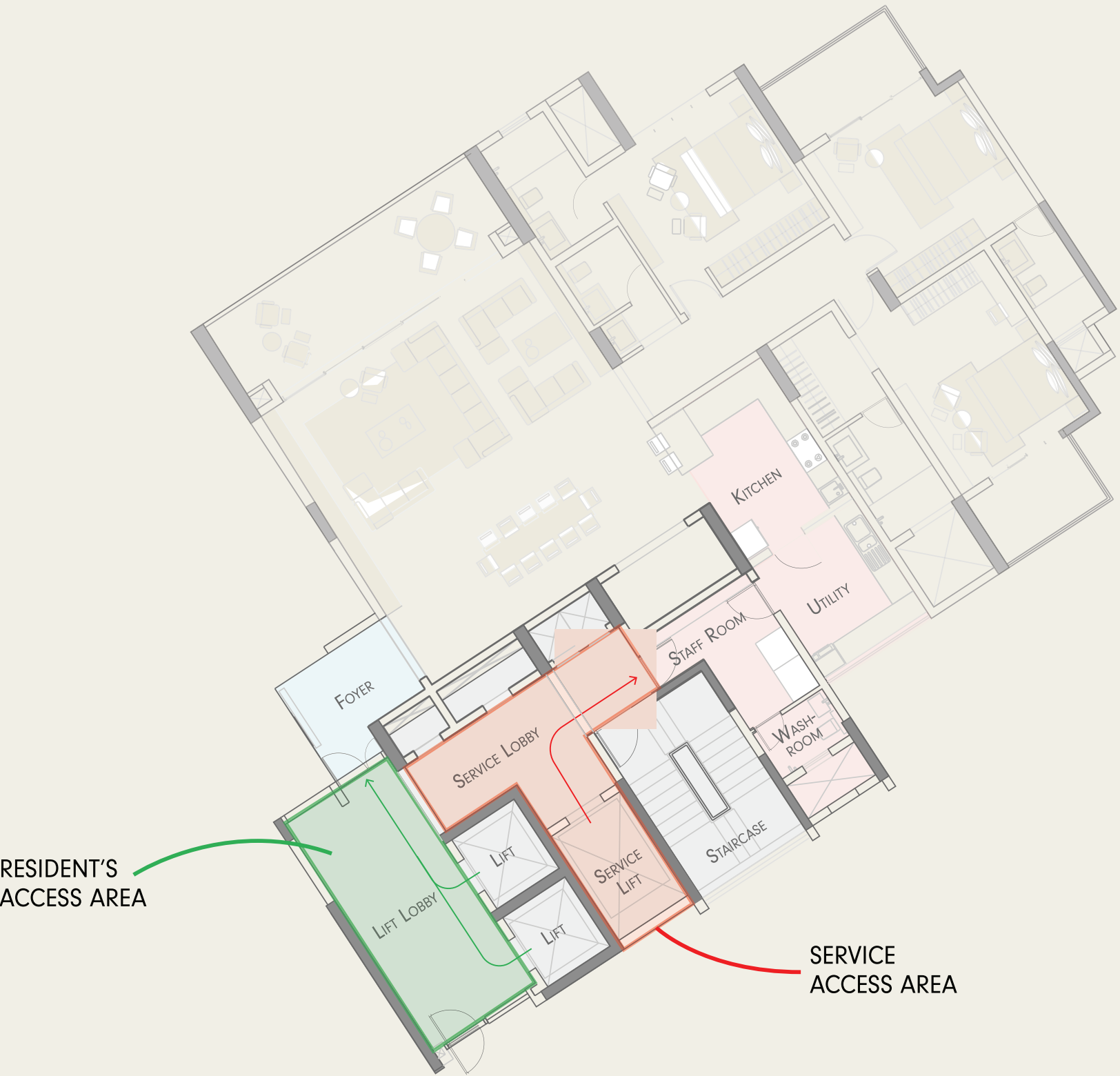
4084sq. ft.



Bridges & Walkways



Staff Entry







ARTISTIC IMPRESSION



In the heart of every brick and the stroke of every design at Opulent Spire, lies the profound tale of passion and dedication, woven by B&B. The relentless devotion that has metamorphosed this project into more than just a construction is a creation of love, a manifestation of dreams.

Opulent Spire is not merely a venture for B&B, but a future legacy etched in concrete. Every detail, every contour is the embodiment of commitment, reflecting the sleepless nights, meticulous planning and unwavering dedication.

Welcome to Opulent Spire, where the values of B&B intertwine with dreams and passion resonating from every corner of the building, sculpting a living masterpiece.

See It, To Believe It.

Project Partners

PRINCIPAL
ARCHITECT



INTERIOR
DESIGN



STRUCTURAL
& SERVICES



PARKING
& TRAFFIC
CIRCULATION



LANDSCAPE
DESIGN



PROJECT
MANAGEMENT



LEGAL
ADVISORS



MEMBER OF



Brand Partners



Project Specifications

STRUCTURE	• RCC frame structure with poro-therm/ block masonry walls
2 BASEMENTS + GROUND + 23 FLOORS	• Covered car park in two levels of basements • Open surface parking to ensure ample parking for visitors
FINISHES, COMMON AREA	• Waiting lounge, entrance lift lobby : Imported marble/ granite/vitrified tiles flooring • Staircase: Granite flooring • Main lobby: Imported marble and texture paint with premium emulsion paint walls and ceiling • SS / MS handrail for staircases • Common toilets and rest area for servants/drivers at basement
LIFTS	• 4 automated high speed passenger elevators with intercoms and access control • 2 service/stretchers elevators • 2 elevators for club house • Exclusive passenger and service lift lobbies
TV & COMMUNICATION	• Cable TV / DTH connectivity • OFC cable provision • Wi-Fi connectivity/internet on subscription basis.

SAFETY AND SECURITY SYSTEMS	• Comprehensive fire safety measures as per statutory norms and best standards • 4-tier security system to ensure complete safeguarding of the complex at all times • Entrance of each block, car parking, elevator access, lift, lobby and corridor • Networked video door phones, subvideo phones with option to upgrade to total smart home
LANDSCAPE & ENVIRONMENT	• Extensively landscaped contemporary design of all common open spaces, terraces and club house • Rainwater harvesting through percolation pits for recharging the ground water table • Sewage treatment plant-recycled water to be used for gardening/car wash purpose • Organic washed garbage chute
WATER SUPPLY	• Water supply through Well/Bore-well/BWSSB • Softening plant for Bore-well water
ELECTRICITY AND POWER BACK-UP	• BESCOM power • 100% D.G. power backup for common areas and emergency services • Adequate back-up power for each apartment

SERVICES

- Power Supply 6 KVA for 3 BHK and 8 KVA for 4 BHK (here we are mentioning only 4 bhk with different area, please change as required)
- Standby power: DG Backup
- Sewage Treatment Plant
- Provision for Gas cylinders in utility with necessary copper piping
- Provision for centralized gas supply (piped gas connection)
- TV points and Telephone in living, dining, family, kitchen and all bedrooms
- Provision for Split AC in living, dining and other bedrooms
- Smart home fixtures including door video phone and buzzer for security control and intercom.
- A bio-metric and password protected digital door lock will be provided in each apartment.

CLUB
FACILITES

- Media room with luxurious seating for 16 persons
- Reading room and library
- Table tennis and Billiards
- Squash Court
- Walking and jogging track
- Cards room/Multipurpose room
- Children’s play area and sandpit

SHARED CLUB
FACILITES

- Main pool, children’s pool
- Poolside deck and lawns with club catering for parties
- Multicuisine café and Bakery shop
- Multipurpose banquet space
- Gym and health club/spa
- Grocery/Daily store /ATMs
- Business Center
- Service Apartments/Rooms
- Gym and health club/spa and saloon

Opulent Spire: No. 4, Bannerghatta Main Road,
9th Block, Jayanagar, Bangalore-560069



B&B Infra head office: No. 61, Orbis, 4th floor,
2nd cross, Residency Road, Bangalore-560025

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