



WHERE YOUR
BUSINESS DREAMS TAKE FLIGHT

www.sanbrix.com



Artistic Impression*



Owning your office isn't just
an investment in property, it's an
**investment in
your vision.**

Nestled in Nava India, the epicenter of Coimbatore's dynamic business ecosystem – our premium office spaces are curated to inspire innovation and command success. With an address that resonates prestige and an ambiance that fosters vision, Sanbrix Business Center is where elite leaders shape the future.

The journey so far.

Launched in 2012, Sanbrix Properties is a privately owned luxury property developer and holding company, renowned for its exceptional portfolio of high-end properties in Coimbatore's most sought-after areas.

Each property is thoughtfully designed to offer an unparalleled living experience, seamlessly combining prime locations with premium amenities tailored to meet the expectations of discerning clients.

Sanbrix. Homes that inspire.



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📍 100 Feet Road, Coimbatore.

SANBRIX SQUARE

Our projects





Statement of excellence for **elite business leaders.**

At SBC, refinement converges with innovation to create an environment where ambitions are transformed into legacy-defining achievements. Thoughtfully curated for the discerning business leader, every detail is meticulously crafted to inspire breakthrough ideas, cultivate creativity, and accelerate success. Our spaces embody a harmonious fusion of contemporary elegance and operational excellence, offering a platform where visionaries lead and thrive.



Grade A Commercial
Building



Column Free
Office Space



Six Tier
Security System





SBC
SANBRIX BUSINESS CENTER

SANBRIX

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Setting the standard.

From meticulously crafted interiors to seamless technological integration, each space embodies the spirit of innovation and excellence. Here, ambition finds a home, and success becomes the standard. Welcome to the workspace that reflects your aspirations.



Prime Location?

In the heart of Coimbatore.



Property Appreciation?

20% Year-Over-Year.



Investment that pays off?

High rental income.



Limited Units?

With maximum UDS and car parking.

Location map



*Map not to scale



Strategic advantages.

Hospitals

- Hindusthan Hospital _____ 800 Mtrs
- PSG Hospital _____ 2.8 Kms

Malls

- LuLu Hypermarket _____ 1.6 Kms
- Fun Republic Mall _____ 2.7 Kms

Hotels

- Radisson Blu _____ 600 Mtrs
- Residency Towers _____ 2 Kms

Hotspots

- Railway Station _____ 4.2 Kms
- Codissia _____ 6 Kms
- Airport _____ 6.8 Kms

Floor plan





LEGENDS

- 1. Reception
- 2. Conference Hall
- 3. MD Cabin
- 4. Pantry
- 5. Restroom
- 6. Workstation
- 7. Lobby
- 8. Lift
- 9. Staircase

Office	A=B	C=D
Sale Area	3,509 Sq. Ft.	2,396 Sq. Ft.
Rera Carpet Area	2,641 Sq. Ft.	1,788 Sq. Ft.
UDS	1,238 Sq. Ft.	8,45 Sq. Ft.



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An ecosystem of excellence.

At SBC, refinement meets innovation, providing an environment where ideas evolve into milestones and aspirations turn into achievements. Every detail is designed to inspire innovation, foster creativity, and drive productivity. Our spaces reflect a seamless blend of modern sophistication and functional excellence, setting the stage for visionary entrepreneurs to thrive.



Chambers of distinction.

Whether you require a focused, intimate office or a grand, expansive suite, our versatile spaces are tailored to suit your enterprise's unique needs. Each space is a blend of form and function, thoughtfully curated to offer both style and comfort ensuring your business that not only operates efficiently but thrives with grace.

Why choose SBC ?

Sanbrix Business Center stands as a beacon of ambition and architectural brilliance, crafted to inspire and elevate. In the heart of Coimbatore, it embodies the spirit of progress, offering a prestigious space where your business can thrive.

- Grade A Commercial Building
- Standard Energy Efficient Facade
- Grand Entry & Landscape
- Pylon Signage & Name Boards
- Six Tier Security System
- Vastu Compliant Office Spaces
- Reception with Grand Lobby
- Modern Architectural Fittings & Finishes
- Finished Rest Rooms & Pantry
- Floor to Ceiling 11'0" Clear Height
- Column Free Office Space
- Terrace Space for Recreation





A haven of productivity and prestige.

High-standard amenities and collaborative spaces are crucial for fostering a productive and secure work environment. At SBC, safety meets sophistication with advanced security systems, seamless access controls, and a prestigious atmosphere.

- Sophisticated Lifts & Wide Stairways
- Seamless Driveway
- Exclusive Floors for Parking
- Separate Rest Room for Drivers
- Efficient Water & Sewage Management
- Provision for Fire Safety
- Rain Water Harvesting
- Two Genset for 24x7 Power Back up
- Borewell & Corporation Water
- Transformer from TANGEDCO
- Limited Units with Maximum UDS
- Only Four Units in Each Floor

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The new standard in **commercial spaces.**

- Basement & Stilt Levels Parking
- DG Backup for Office & Common Areas
- 24/7 CCTV Surveillance
- Lobby Access Control
- App Controlled Entry and Exit
- Water Management System
- Guards at the Entrance Gate
- All Round Compound Wall

Project specifications.

Main Building

- Seismically designed Framed Structure
- PT Slab and Beams for Column free office space
- Basement and Stilt Floor exclusive for Parking
- All floors connected with Staircase and Lift
- Solid Block/ Aerocon Block/ Fly Ash or Equivalent Masonry
- Floor To Floor Height 12'0"
- Wide 16 feet lobby in each floor

Plumbing

- Sanitary Fittings – Kohler/ Roca/ American Standard / Equivalent
- Sanitary Wares – Kohler/ Roca/ American Standard / Equivalent
- 1.25 Lakhs Litre capacity Under Ground Water Storage
- 20 Thousand litre Over head tank
- RO Plant/ Softener as applicable
- Sewage connected to Corporation Underground drainage
- Rain Water Harvesting





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Finishing

- Internal Plastering with Cement Finish
- Internal Painting With 1 Coat of Primer Over 2 Coats of Wall Putty
- External Painting With 1 Coat Primer And 2 Coat Weather Bond Finish
- Designer Corridor Flooring in Vitrified Tiles, Shades as Per Architect
- 2" screed for Internal Flooring
- Toilets - Vitrified/Ceramic Non-Slippery Tiles, Ceramic Dadoo Upto 7'0" Height
- Grano Flooring for Parking
- Elevation in Combination of Glazing, Louver and Brick Cladding
- UPVC Windows and Ventilators

Electrical

- Dedicated Transformer from TANGEDCO to ensure quality power
- Each unit will have separate Energy meter with 3 Phase power supply
- Copper wiring in PVC conduits
- Minimum provisions for switches and light points
- DG back up for power;
Units A & B: 16 KW each, Units C & D: 12 KW each
- Miniature Circuit Breakers (MCBs) & ELCB.
- All electrical modular switches & sockets of Legrand or equivalent make
- Connectivity across the building for Intercom, Internet and Telephone
- 2 No's of 250 KVA genset for offices and common area
- Two Sophisticated 8 passenger Elevators

Design advantages.

Premium Office Spaces

- Grade A Commercial Office Space
- Vastu Compliant Office Layouts
- Limited Units with Maximum UDS
- Only Four Units per Floor

Modern Design & Efficiency

- International Standard Energy-Efficient Facade
- Modern Architectural Fittings & Finishes
- Floor-to-Ceiling 11'0" Clear Height
- Column-Free Layout for Maximum Space

Amenities & Accessibility

- Offices with Finished Restrooms & Pantry
- 16 Feet Wide Grand Lobby
- Seamless Entry and Exit Access
- User-Friendly Ramp to Basement





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Elevate your breaks at our rooftop terrace.

With breathtaking views and a refined atmosphere, it provides the perfect environment for both relaxation and informal business discussions. Experience a seamless blend of comfort and elegance, making every break an opportunity to refresh and connect.



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Inspiration starts with true comfort.

Our rooftop terrace combines modern elegance with an inviting ambiance, offering elite entrepreneurs a space to foster meaningful connections and cultivate transformative ideas.

Your future deserves
a workspace
as bold as your vision.



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READY TO ELEVATE YOUR BUSINESS?

Contact us today to schedule a tour and witness the Sanbrix difference first hand.

Sanbrix Square, No: 70, 100 Feet Road,
Coimbatore – 641 012.

📍 Nava India, Avinashi Road.

☎ 97512 75000

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SBC TNRERA: TN/11/Building/0584/2024

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Properties Pvt. Ltd.

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