

INDIRANAGAR'S
MANHATTAN

Magnificia

3 & 4 BHK Apartments

Ready to move in





A lifestyle of luxury and class.

With a classy elevation, Sattva Magnificia stands out as a landmark on Old Madras Road. The location is just 5 mins drive from Indiranagar, close to the elevated flyover and the Byapanahalli Metro Terminus, enroute to Whitefield and major IT offices and corporate landmarks. It is also connected conveniently to the International Airport through the elevated flyover. It is very close to major super markets, 5 star hotels, golf course and educational institutions. It is 7 kms drive to the nerve centre of Bangalore - MG Road.

Sattva Magnificia offers a fine selection of 3 bedroom apartments 4BHK Duplexes and Penthouses with floor spaces ranging between 2266 sft. to 4050 sft.

OCCUPANCY CERTIFICATE OBTAINED



MASTER PLAN

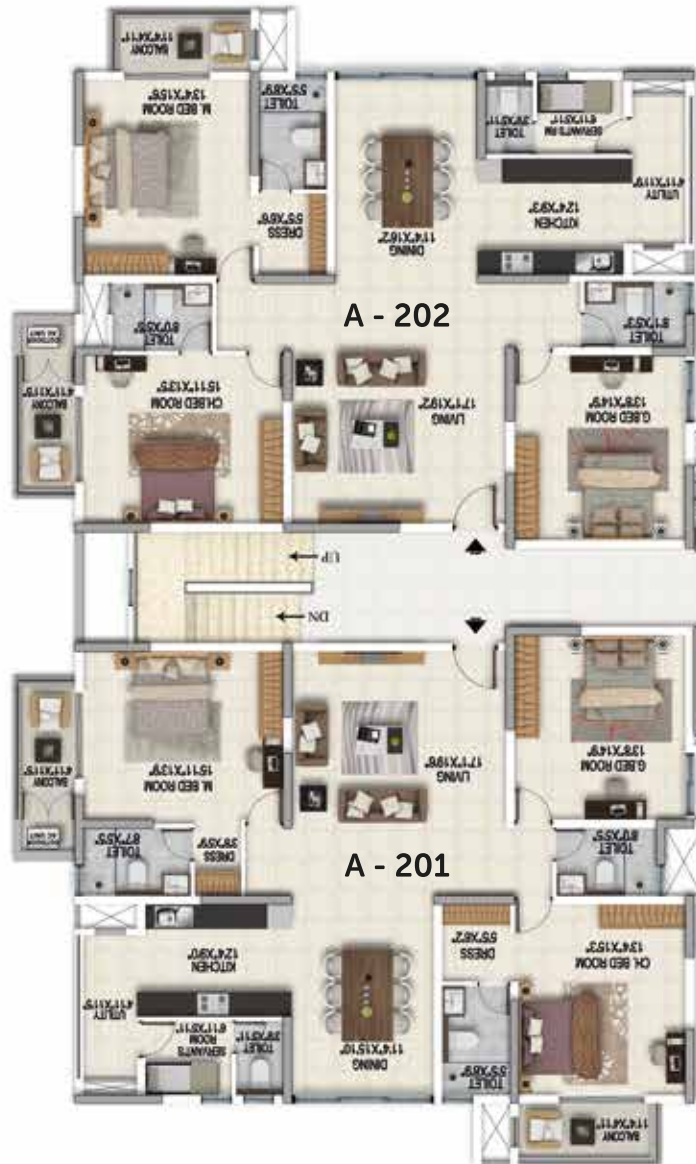


Legend

- | | | | |
|-----------------|---------------------|--------------------------------|-------------------------|
| 1 Entry | 5 Surface Car Park | 9 Jogging Track | 13 Stage |
| 2 Water Body | 6 Basket Ball Court | 10 Swimming Pool | 14 Sunken Court & Mound |
| 3 Cricket Pitch | 7 Kids Play Area | 11 Clubhouse | 15 Seating Area |
| 4 Seating Area | 8 Tennis Court | 12 Stepped Seater & Open Space | 16 Exit |
| | | | 17 Football Ground |

TOWER - A

SUPER BUILT-UP AREA
2357 sq. ft. (218.9 sq.mt.)



SUPER BUILT-UP AREA
2363 sq. ft. (219.5 sq.mt.)

SUPER BUILT-UP AREA
2365 sq. ft. (219.7 sq.mt.)

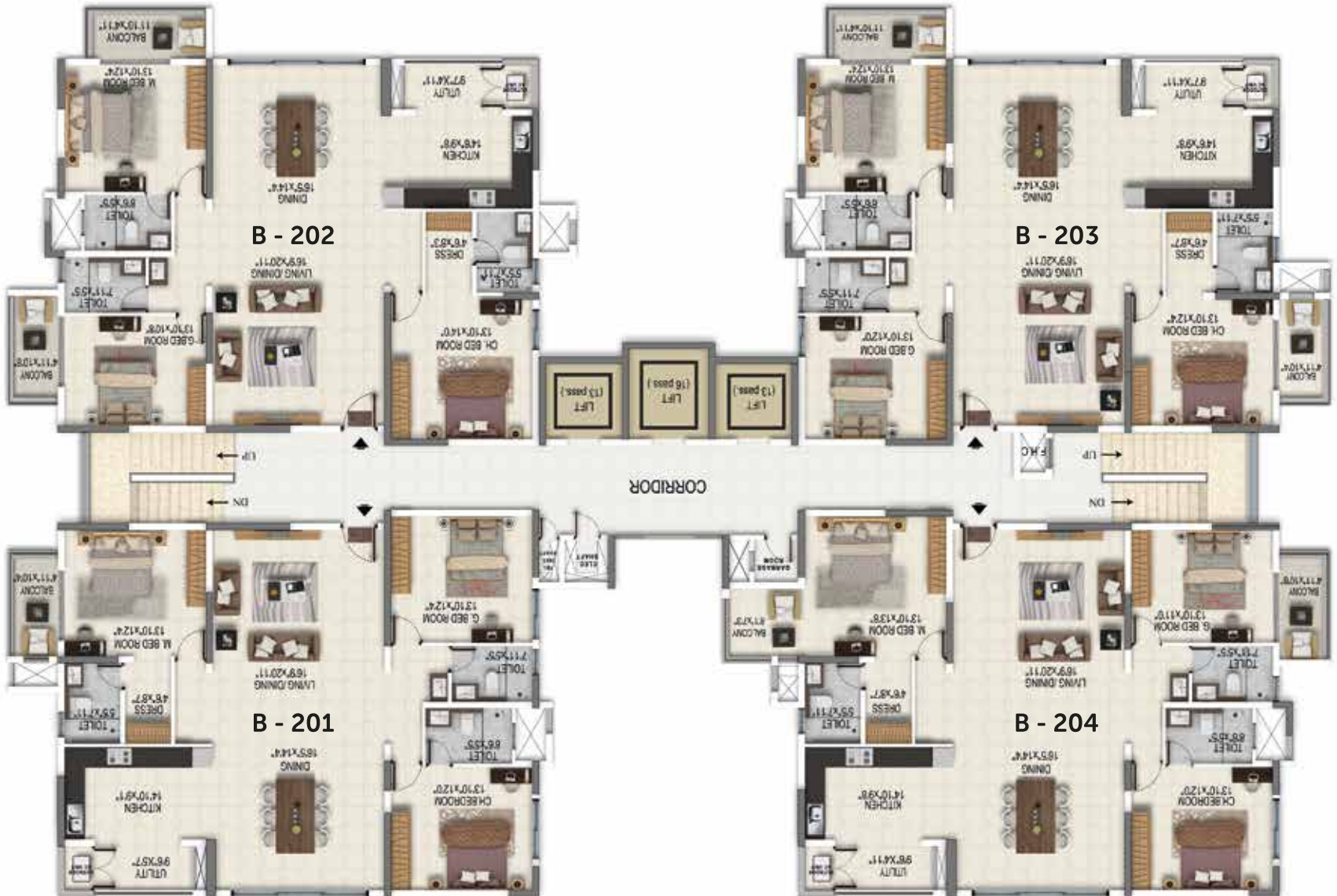


SUPER BUILT-UP AREA
2376 sq. ft. (220.7 sq.mt.)

TOWER - B

SUPER BUILT-UP AREA
2267 sq. ft. (210.6 sq.mt.)

SUPER BUILT-UP AREA
2265 sq. ft. (210.4 sq.mt.)



SUPER BUILT-UP AREA
2187 sq. ft. (203.1 sq.mt.)

SUPER BUILT-UP AREA
2257 sq. ft. (209.6 sq.mt.)

TOWER - C

SUPER BUILT-UP AREA
2423 sq. ft. (225.1 sq.mt.)

SUPER BUILT-UP AREA
2425 sq. ft. (225.2 sq.mt.)



SUPER BUILT-UP AREA
2366 sq. ft. (219.8 sq.mt.)

SUPER BUILT-UP AREA
2367 sq. ft. (219.9 sq.mt.)

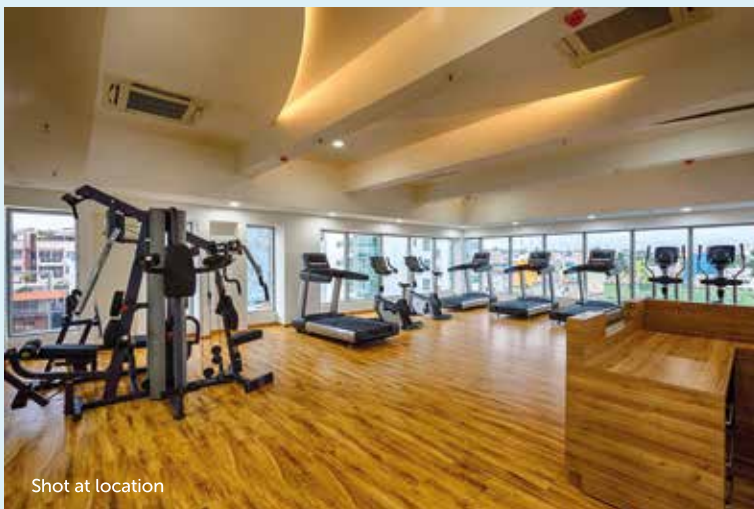
AMENITIES

Club House

- Badminton Court
- Squash Court
- Multipurpose Hall
- Party Hall
- Library
- Table Tennis
- Billiards
- Carom / Card & Chess
- Health Facility With Steam
- Sauna & Jacuzzi
- Swimming Pool
- Toddler Pool
- Gym with Open Terrace

Outdoor

- Cricket Pitch
- Basket Ball Practice Court
- Amphitheater
- Tennis Court
- Children's Play Area





SATTVA Magnificia

Location Advantages

- Indiranagar - 2 kms
- Bagmane Tech Park - 3 kms
- MG Road - 7 kms
- Manyata Tech Park - 8 kms
- Close to Phoenix & Gopalan Mall
- Close to New Horizon & Prestine Schools
- Close to CMH & Manipal Hospital

SPECIFICATIONS

Structure:

- R.C.C. framed structure with cement concrete blocks / brick walls

Common Area Flooring:

- Lift Lobby / Ground Floor Lobby - Granite flooring
- Upper Floor - vitrified flooring
- Corridors - vitrified flooring

Apartment

- Foyer : Vitrified tiles
- Living & Dining : Vitrified tiles
- Master Bedroom : Vitrified tiles
- Other Bedrooms and Kitchen : Vitrified tiles
- Balcony & Utility : Vitrified tiles

Toilets

- Antiskid Ceramic tiles flooring
- Glazed / Ceramic tile dado up to false ceiling height

Doors

- Teakwood doorframe for main door
- Main door-both side teak veneer shutter with polish
- All other door frames in teak wood
- All other doors made of flush shutters with one side polish

Windows

- Aluminium windows with mosquito mesh
- Ventilators for toilets

Utility

- Inlet & outlet for washing machine and dish washer

Back- up Generator

- Stand-by generator for lights in common areas, lifts & pumps
- Full power back up for each apartment (at extra cost)

Security Systems

- Round the clock security
- Trained security personnel
- CCTV camera installed in the lobby/ security room/ periphery vital points



SPECIFICATIONS



Toilets

- Chromium plated fittings
- Hot and cold single lever basin mixer for all the toilets
- Single lever with CP shower units in bath area for all the toilets
- Health faucet for all the toilets
- Granite counter top washbasin in all bedrooms
- Wall mounting European Water Closet (EWC) in all toilets
- Shower partition for master bed toilet

Painting

- Exterior finish with textured finish
- Internal walls and ceilings with plastic emulsion

Electrical

- One TV point in the living room & all bedrooms
- Fire resistant electrical wires of reputed brand
- One earth leakage circuit breaker for each apartment.
- Electrical modular switches of reputed make
- Telephone points in all bedrooms and living area
- 3 and 4 BHK apartment will be provided with 8 & 10 KVA power respectively

Cable TV

- An exclusive network of cable TV/DTH will be provided with a centralized control room at a convenient location (users to pay the operator on a monthly basis)

Telephone/ Intercom Facility

- Intercom facility from each apartment to the security room, club house and other apartments
- Facilities to receive direct incoming calls as well as dial outside LOCAL/STD/ISD. This will be operated by Telecom service provider for a nominal deposit & monthly rentals

Lift

- Automatic passenger lifts

Plumbing

- Hydro pneumatic pumping system
- Water treatment plant

Home Automation

Reticulated gas piping connection



Corporate Office: Sattva Group, 4th Floor, Salarpuria Windsor, #3, Ulsoor Road, Bengaluru - 560042, Karnataka, India

BENGALURU | HYDERABAD | MUMBAI | PUNE | KOLKATA | GOA | COIMBATORE



A Credit 'A+' STABLE RATED COMPANY
Founding Member KBIC

An ICRA 'A+' STABLE RATED COMPANY
ISO 9001, 14001 & 18001 CERTIFIED

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