

A Project by **SATTVA Group**

SATTVA
EXOTIC
Boutique Apartments

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An Exotic Boutique Lifestyle awaits you.
Welcome to the world of exoticism.



Home is where the heart is

Everybody dreams of an exotic living space, which stands apart from the ordinary. Conceptualised and designed by the renowned international architect - Hadi Teherani, Sattva Exotic is ideally located on Bagalur Main Road, just 20 minutes from the International Airport. Sattva Exotic offers everything you've ever wanted, or dared to dream of !

Truly **EXOTIC**
LIVING

Modern Architecture with a touch of Exoticism

The architecture and design embodies intricate and timeless details, making this residential apartment truly desirable, in every sense. Sattva Exotic assures an 'extravagant life' with every conceivable modern amenity. The apartments are open on 3 sides, to enhance light and space inside the homes. These 100% Vaastu compliant homes are as functional, as they are fashionable.

Salarpuria Sattva Exotic

Truly Exotic Boutique Apartments

Anthurium (Tower 1)

2 BHK & 3 BHK

Begonia (Tower 2)

2 BHK & 3 BHK

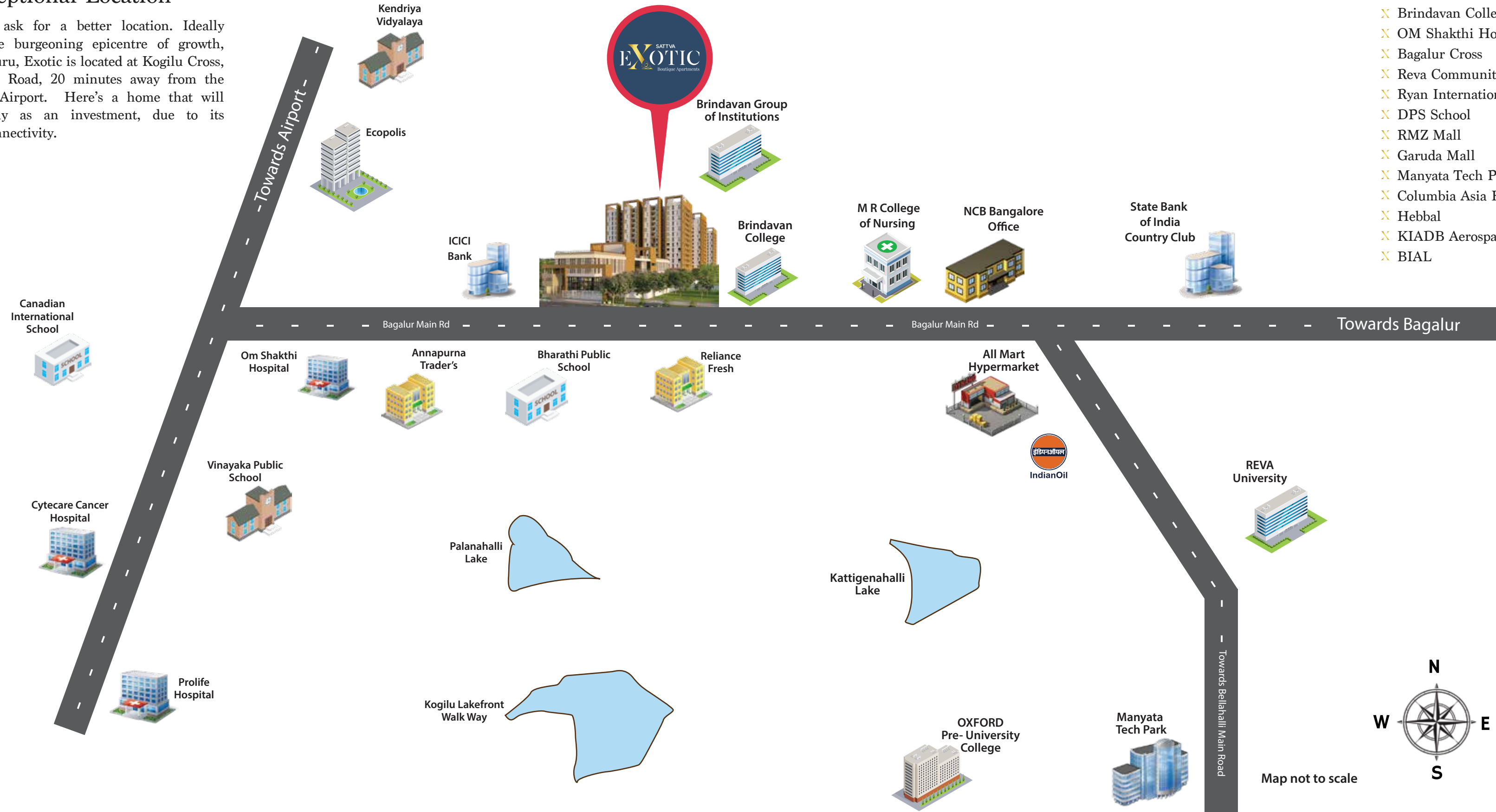
Carnation (Tower 3)

2 BHK & 3 BHK

 Every Tower has an Amenity View

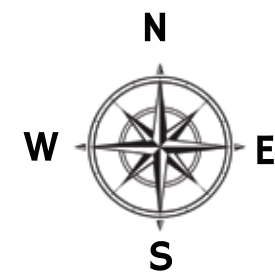
An EXceptional Location

You couldn't ask for a better location. Ideally located in the burgeoning epicentre of growth, North Bengaluru, Exotic is located at Kogilu Cross, Bagalur Main Road, 20 minutes away from the International Airport. Here's a home that will easily multiply as an investment, due to its unbeatable connectivity.



Location Highlights

- X Brindavan College - 50 M
- X OM Shakthi Hospital - 1 Km
- X Bagalur Cross - 1 Km
- X Reva Community - 2 Km
- X Ryan International School - 2.3 Km
- X DPS School - 2.5 Km
- X RMZ Mall - 4.5 Km
- X Garuda Mall - 6 Km
- X Manyata Tech Park - 10 Km
- X Columbia Asia Hospital - 11 Km
- X Hebbal - 12 Km
- X KIADB Aerospace SEZ - 16 Km
- X BIAL - 17 Km



Map not to scale



HIGHLIGHTS

- X 3 Residential towers with 345 Apartment units
- X Spread over 4.65 acres of land
- X Supermarket and Clubhouse at the entrance
- X Double-height lobbies
- X Long balconies enhance the spatial feel of openness
- X No two entrance doors face each other
- X 30 meter wide approach road
- X Solar panels on the terrace (for top 2 floors)
- X Centralised gas piping system
- X Rain water harvesting

X 100 % Vaastu Compliant Homes

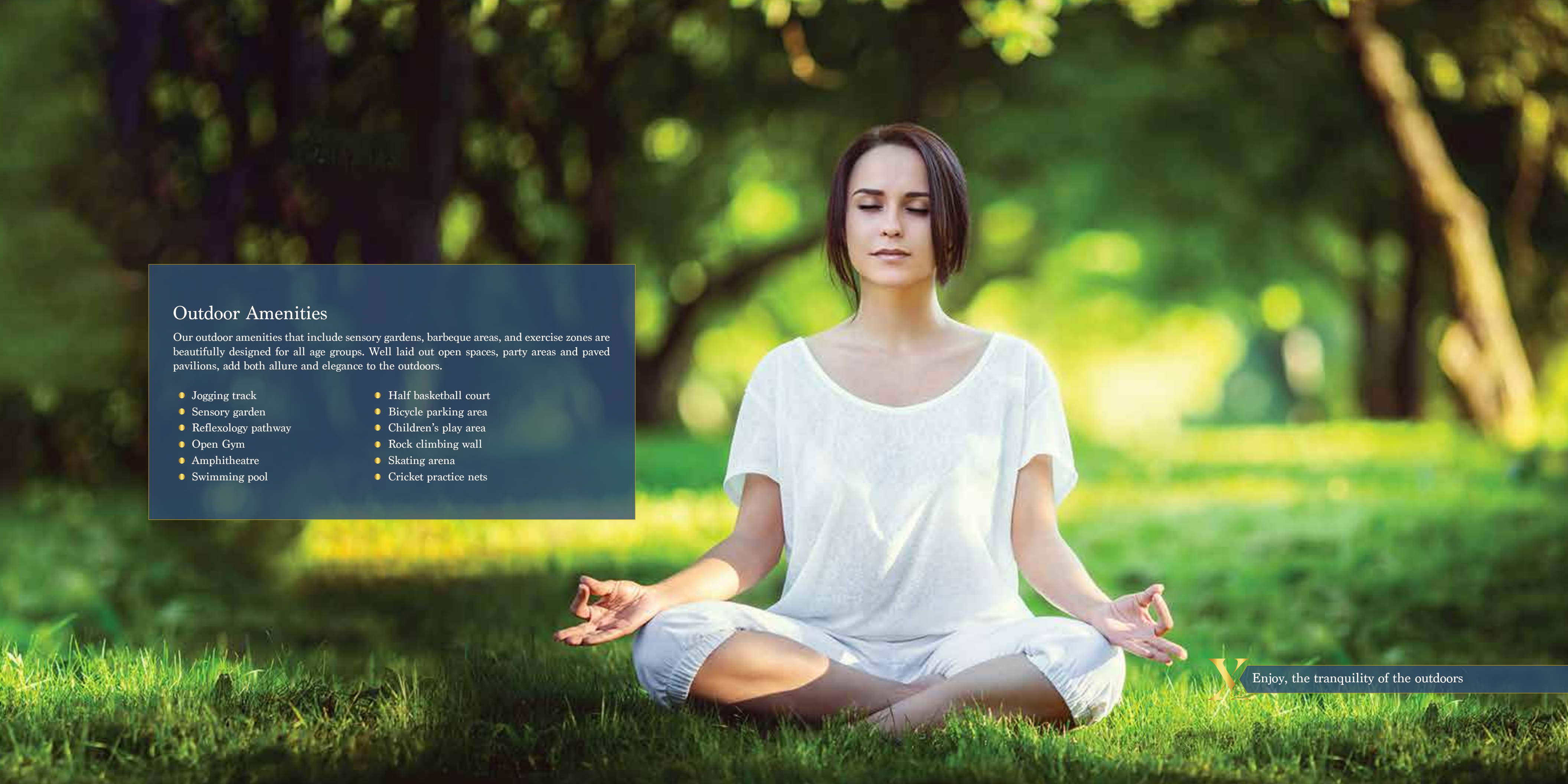



Truly **EXOTIC**
AMENITIES

Outdoor Amenities

Our outdoor amenities that include sensory gardens, barbeque areas, and exercise zones are beautifully designed for all age groups. Well laid out open spaces, party areas and paved pavilions, add both allure and elegance to the outdoors.

- Jogging track
- Sensory garden
- Reflexology pathway
- Open Gym
- Amphitheatre
- Swimming pool
- Half basketball court
- Bicycle parking area
- Children's play area
- Rock climbing wall
- Skating arena
- Cricket practice nets

A woman with dark hair, wearing a white short-sleeved top and white pants, is sitting in a meditative lotus position on a lush green lawn. Her eyes are closed, and her hands are resting on her knees in a mudra. The background is a soft-focus park with large trees and sunlight filtering through the leaves, creating a peaceful and serene atmosphere.
 Enjoy, the tranquility of the outdoors

Jogging Track



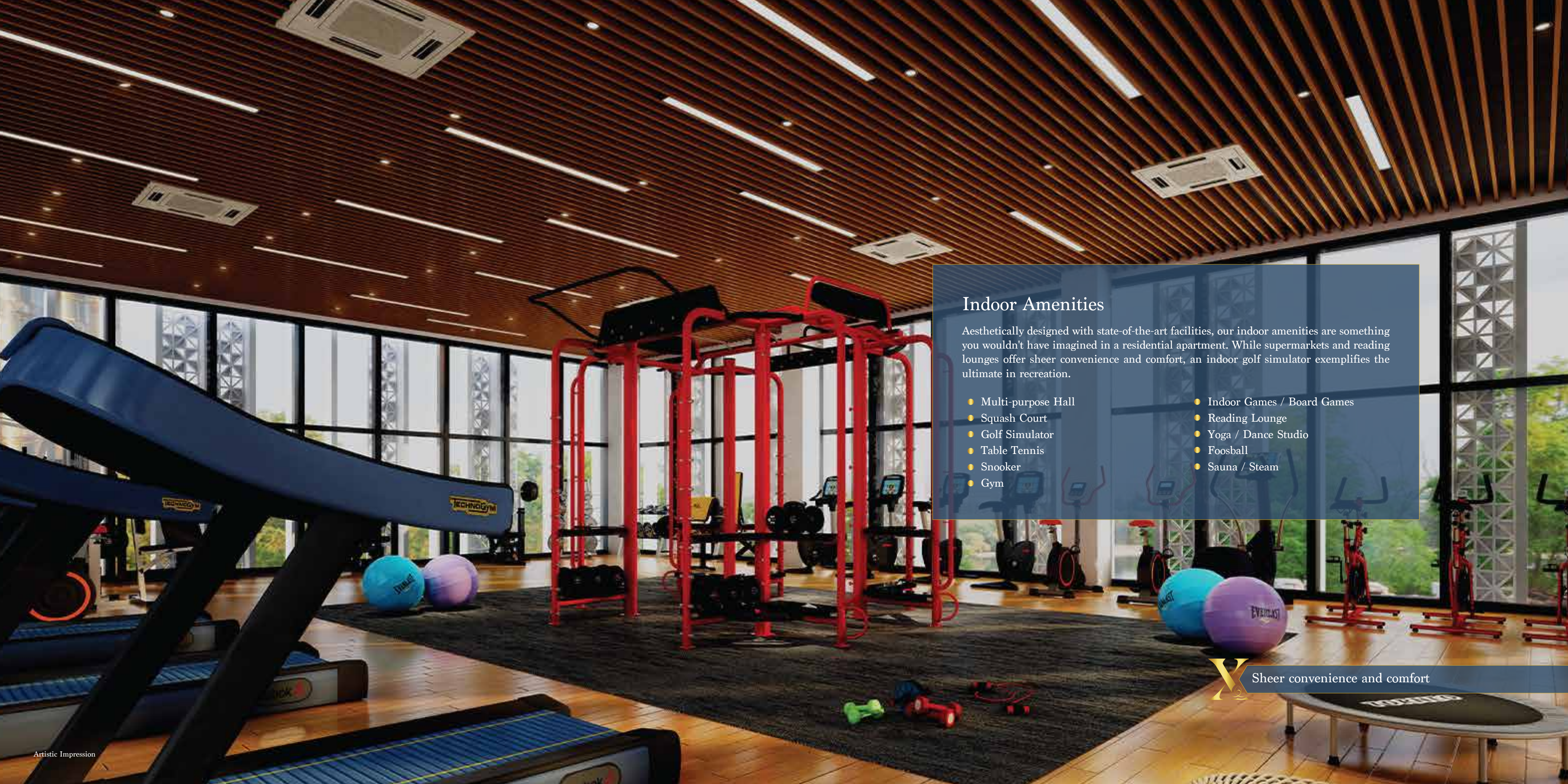
Swimming Pool



Rock Climbing Wall



Open Gym



Indoor Amenities

Aesthetically designed with state-of-the-art facilities, our indoor amenities are something you wouldn't have imagined in a residential apartment. While supermarkets and reading lounges offer sheer convenience and comfort, an indoor golf simulator exemplifies the ultimate in recreation.

- Multi-purpose Hall
- Squash Court
- Golf Simulator
- Table Tennis
- Snooker
- Gym
- Indoor Games / Board Games
- Reading Lounge
- Yoga / Dance Studio
- Foosball
- Sauna / Steam



Sheer convenience and comfort



Golf Simulator

Artistic Impression



Snooker

Artistic Impression



Board Games

Artistic Impression



Artistic Impression

Truly **EXOTIC**
LAYOUTS

Master Plan



LEGEND

- 1. Entry/ Exit
- 2. Security Cabin
- 3. Drop Off Area
- 4. Driveway
- 5. Jogging Track
- 6. Differential Paved Area

- 7. Sensory Garden
- 8. Party Lawn
- 9. Sitting Pavilion
- 10. Barbeque/ Serving Counter
- 11. Reflexology Pathways
- 12. Open Gym

- 13. Amphitheatre
- 14. Swimming Pool Deck
- 15. Swimming Pool
- 16. Half Basketball Court
- 17. Bicycle Parking
- 18. Children's Play Area

- 19. Rock Climbing Wall
- 20. Skating Arena
- 21. Cricket Practice Nets
- 22. Transformer Yard
- 23. DG Area

Exotic Layouts

The architecture addresses a rare 'life-work-play' balance for the entire layout. It is deliberately placed away from the Main Road to create a pollution-free zone. Additionally, 40% of the land space is reserved for green, open areas. The towers are widely spaced which provides a sense of privacy for every apartment.



Figures mentioned are tentative and variate according to floors.
All measurements are in feet & inches. 1Sq.Ft. = 0.092Sq.Mt.

UNIT PLANS

TOWER 1 & 3 GROUND FLOOR

TOWER PLAN

3BHK

Tower 2 (First Floor)
3BHK + 2T - 1454 Sq.Ft.
SBA - 135.05 sq.mt



3BHK

Tower 1 & Tower 3
3BHK + 3T - 1769 Sq.Ft.
SBA - 164.39 sq.mt



3 BHK + 3T
006
(1754 Sq.Ft.)



2 BHK + 2T
005
(1239 Sq.Ft.)



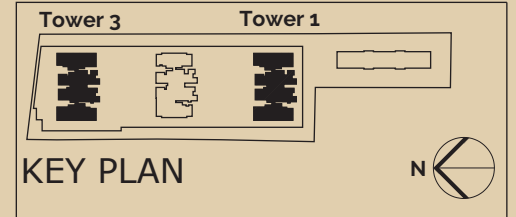
2 BHK + 2T
004
(1239 Sq.Ft.)



3 BHK + 3T
003
(1779 Sq.Ft.)



3 BHK + 3T
002
(1769 Sq.Ft.)



Tower 1 & 3 - Ground Floor				
Series	SBA in Sq. Ft.	SBA in Sq.Mt.	Target Area Sq. Ft.	Balcony Area Sq. Ft.
1	1235	114.77	935	54
2	1769	164.39	1369	63
3	1779	165.25	1352	63
4	1239	115.1	934	51
5	1239	115.06	934	51
6	1754	162.98	1349	63
8	1261	117.12	938	54

Figures mentioned are tentative and vary according to floors.
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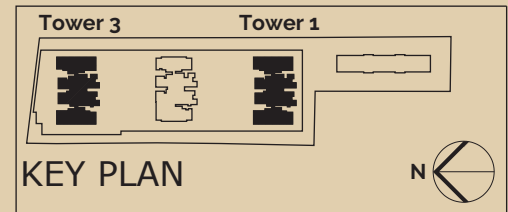
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TOWER 1 & 3 FIRST FLOOR

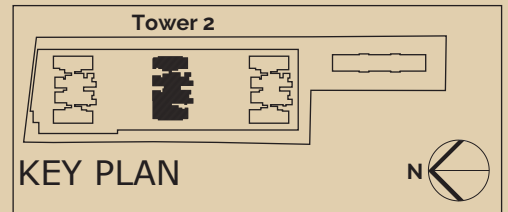
TOWER PLAN

TOWER 2 FIRST FLOOR

TOWER PLAN



Tower 1 & 3 - First Floor				
Series	SBA in Sq. Ft.	SBA in Sq.Mt.	Carpet Area Sq. Ft.	Balcony Area Sq. Ft.
1	1235	114.77	935	54
2	1769	164.39	1369	63
3	1779	165.25	1352	63
4	1239	115.1	934	51
5	1239	115.06	934	51
6	2176	202.17	1673	125
8	1261	117.12	938	54

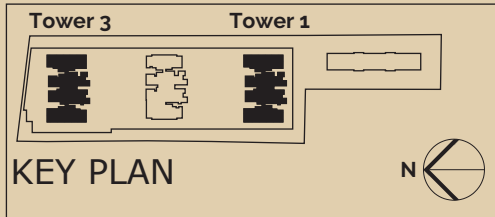


Tower 2 - First Floor				
Series	SBA in Sq. Ft.	SBA in Sq.Mt.	Carpet Area Sq. Ft.	Balcony Area Sq. Ft.
1	1235	114.77	935	54
2	1461	135.7	1119	52
3	1454	135.05	1113	52
4	1239	115.1	934	51
5	1239	115.06	934	51
6	1794	166.63	1372	104
8	1261	117.12	937	51

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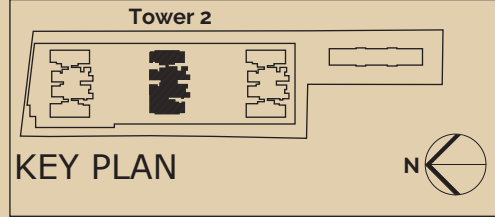
TOWER 1 & 3 TYPICAL



Series	SBA in Sq. Ft.	SBA in Sq.Mt.	Carpet Area Sq. Ft.	Balcony Area Sq. Ft.
1	1235	114.77	935	54
2	1769	164.39	1369	63
3	1779	165.25	1352	63
4	1239	115.1	934	51
5	1239	115.06	934	51
6	1754	162.98	1349	63
7	1784	165.77	1352	63
8	1261	117.12	938	54

TOWER PLAN

TOWER 2 GROUND FLOOR



Series	SBA in Sq. Ft.	SBA in Sq.Mt.	Carpet Area Sq. Ft.	Balcony Area Sq. Ft.
1	1235	114.77	935	54
3	1454	135.05	1113	52
4	1239	115.1	934	51
5	1239	115.06	934	51
6	1459	135.52	1118	52
8	1261	117.12	937	51

TOWER PLAN

Figures mentioned are tentative and vary according to floors. All measurements are in feet & inches. 1Sq.Ft. = 0.092Sq.Mt.

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TOWER 2 TYPICAL

TOWER PLAN



Figures mentioned are tentative and vary according to floors. All measurements are in feet & inches. 1Sq.Ft. = 0.092Sq.Mt.





Artistic Impression

Truly **EXOTIC** SPECIFICATIONS



Specifications

The architecture addresses a life-work-play balance by generating an integral design for the entire layout.

1. Structure

- R.C.C framed structure with Porotherm / Cement Block walls

2. Flooring & Dado

a) Common Area:

- Ground floor Entrance & Lift lobbies: Granite / Vitrified flooring
- Basement lift lobby : Vitrified Tile flooring
- Upper floor lift lobbies: Vitrified Tile flooring
- Staircase : Restile / equivalent flooring
- Corridors : Vitrified tile flooring
Lift jamb will be of granite / Tiles

b) Apartment:

- Foyer : Vitrified Tiles
- Living & Dining : Vitrified Tiles
- Master bedroom : Vitrified Tiles
- Other Bedrooms : Vitrified Tiles
- Balcony : Anti Skid Ceramic Tiles
- Utility : Anti Skid Ceramic Tiles

- Kitchen : Vitrified Tiles

c) Cladding:

- Kitchen Dado : Ceramic Tiles 600 mm above the counter
- Toilet Dado : Ceramic Tile Dado up to 2100 mm height

3. Toilets

- Chromium Plated fittings for all toilets
- Single Lever Diverter with CP shower units in bath area for all toilets
- Health Faucet for all the toilets
- Wall Mounted EWC with exposed flush tank for all toilets
- Granite Counter with counter top wash basin in master toilets and wash basin in all other toilets
- Anti-skid Ceramic tiles flooring

4. Kitchen

- Electrical Provision for Water Purifier
- Reticulated Gas Piping Connection - At extra cost
- Tile Dado of 2 feet above kitchen counter level (kitchen granite counter & sink will not be provided)
- Hot and Cold Wall Mixer
- Provision for Exhaust Fan

5. Utility

- Inlet & Outlet for Washing Machine

6. Doors

- Main door of wooden frame
- Main door shutter with one side veneer with melamine polish and other side paint finish
- Internal doors of RCC frame/Stone frame/Woodenised frame
- Internal shutters flush doors with paint finish
- Toilet doors- RCC frame/Woodenised frame/Stone frame

7. Windows

- UPVC / Aluminium windows with mosquito mesh (Liv/Din, All Bedrooms)

8. Painting

- Exterior walls with weather coat texture paint as per design.
- Internal walls with plastic emulsion and ceilings with oil bound distemper
- Enamel paint on all MS railings / grills

9. Lift

- Automatic passenger lifts

10. Security Systems

- Round the clock security
- Trained security personnel
- A CCTV camera installed in the Lobby / Security Room / Periphery Vital Points.

11. Electrical

- One TV point & telephone point in living room & Master bedroom.
- AC provision for Master bedroom and Living room (AC not in scope of the Company).
- Intercom facility from each apartment to the security room, clubhouse & other apartments
- VDP only conduit provision
- Individual apartments to have a BESCOM power of 2 BHK is 4 KVA and 3BHK+2T & 3BHK+3T is 5 KVA

12. Cable TV

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

13. Back-up Generator (at extra cost)

- 1.5 KVA FOR 3 BHK+3T
- 1 KVA FOR 2 BHK & 3 BHK+2T

SATTVA
EXOTIC

Artistic Impression

Truly EXOTIC
BRAND

Our On-going Projects



MAGNIFICIA
Old Madras Road, Bengaluru



PIPAL TREE
Kengeri Tavarekere Road, Bengaluru



GREENAGE
Hosur Main Road, Bengaluru



SENIORITA
Sarjapur Main Road, Bengaluru



OPUS
Tumkur Road, Bengaluru



ANUGRAHA
Magadi Main Road, Bengaluru



ASPIRE
Hennur Main Road, Bengaluru



MISTY CHARM
Kanakapura Main Road, Bengaluru



LAUREL HEIGHTS
Hesaraghatta Main Road, Bengaluru



DIVINITY
Mysore Road, Bengaluru



CADENZA
Kudlu Gate Junction, Bengaluru



NORTHLAND
Hennur Road, Bengaluru



LUXURIA
Malleshwaram, Bengaluru



CELESTA
Old Madras Road, Bengaluru



SERENE LIFE
Shettigere, Bengaluru



NAVARATNA RESIDENCY
Avinashi Road, Coimbatore



NECKLACE PRIDE
Kavadiguda, Hyderabad



HM ROYAL
Kondhwa (opposite Talab factory), Pune



MAGNUS
Shaikpet, Hyderabad



WATER'S EDGE
Sancoale, Goa

Trust. It's what we build.

Built on trust, innovation and knowledge-leadership, the Salarpuria Sattva Group is one of India's leading Property Development, Management and Consulting organizations. Founded in 1986 with the primary focus of developing high quality constructions, the Group has attained leadership positioning in the field and is one of the most preferred brands in the country today. Having pioneered the early development landscape in Bengaluru and literally shaping the city's skyline since the mid-80s, the Group has a diverse portfolio of world-class IT Parks, commercial, residential, hospitality and retail properties.

48 Million Sq.Ft. Property Developed | **36** Million Sq.Ft. Under Construction | **114** Projects Completed

Numbers indicated are as on August, 2019

Awards & Recognitions

<p>2019 TIMES BUSINESS AWARD Best Developer - Residential</p>	<p>2018 REALTY PLUS CONCLAVE AND EXCELLENCE AWARDS- SOUTH Developer of the Year - Commercial Iconic Project of the Year - Salarpuria Sattva Knowledge City</p>	<p>2017-2018 ASIA ONE - GOY Global Indian of the Year Bijay Agarwal - MD</p>	<p>2018 ASIA ONE AWARD World's Greatest Brands Awarded to Salarpuria Sattva Group</p>
<p>2017 - 18 IN ASSOCIATION WITH TIMES NOW Extraordinaire Brand Brand Vision Summit Bijay Agarwal - MD Salarpuria Sattva NexBrands</p>	<p>2018 ET NOW CSR LEADERSHIP AWARD Best project of the Year Knowledge City, Hyderabad</p>	<p>2018 CNBC-AWAAZ Real Estate Awards (South) Luxuria, Bengaluru</p>	<p>2017 9TH REALTY PLUS Excellence Awards (South) Developer of the year - Residential</p>
<p>2017 9TH REALTY PLUS EXCELLENCE AWARDS (SOUTH) Commercial Project of the year Salarpuria Sattva Knowledge City, Hyderabad</p>	<p>2017 THE GOLDEN GLOBE TIGERS AWARDS Most Sustainable Real Estate Company Excellence in Delivery</p>	<p>2017 THE RISING LEADERSHIP AWARDS Most Innovative Housing Developer of the Year (South India)</p>	<p>2016 ABP AWARDS Excellence in Delivery Most sustainable Real Estate Company</p>
<p>2015 CREDAI CARE AWARD Best Innovative Design Greenage, Bengaluru</p>	<p>2014 CNBC - CRISIL CREDAI AWARD REAL ESTATE AWARD Best Residential Project - Greenage</p>	<p>2014 CNBC AWAAZ REAL ESTATE AWARD Customer Friendly Best Practices and Outstanding Contribution to the Real Estate Industry</p>	<p>2014 NDTV PROPERTY AWARDS Best Premium Property Magnificia</p>
<p>2014 NDTV PROPERTY AWARDS Best Residential Property - Premium (South) Magnificia</p>	<p>2014 ABP AWARD REAL ESTATE AWARD Best Luxury Project for Luxuria</p>	<p>2013 CNBC - CRISIL CREDAI AWARD Real Estate Award Best Residential Project - Luxury & Best Commercial Project</p>	<p>2013 ET NOW Best Residential Property of the Year Greenage</p>



CORPORATE OFFICE : Sattva Group, 4th Floor, Salarpuria Windsor, No.3, Ulsoor Road, Bengaluru - 560 042

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A CRISIL 'A' STABLE RATED COMPANY
Founding Member IIGBC



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

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RERA Registration No: PRM/KA/RERA/1251/309/PR/190427/002538

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