

A Project by  
Sattva Group

HAPPINESS  
QUOTIENT



SATTVA  
**SERENE LIFE**  
Urban Plotted Development  
Shettigere, Bengaluru, India



Conceptual Visual

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## Happiness is your dream plot blissfully encased in nature

**Presenting Serene Life plotted development at Shettigere,  
before Airport Toll Plaza**

Imagine a dream plot of land to call your own, in Bengaluru's fastest appreciating region - North Bengaluru. Now imagine chirping birds, a willowy breeze, wooden decks, nature jogging tracks and flowering beds beckon, as you pass by. It's the kind of life you can start building for your future!











Artistic Impression

## Happiness is wide open spaces to chase your dreams

Serene Life with its excellent landscape features, truly offers residents a Serene Life close to nature. An exquisite stone pitched seasonal stream with a dry bed landscape design, is a highlight of the outdoors here and gives one an infinite feeling of tranquility. To enhance the immaculate landscaping, the dry stream cross-over juxtaposes the two sides of the plotted development, adding to the beauty of the walkways and jogging track. Two dedicated kid's play areas, have been designed to keep tiny tots engaged and entertained.

### Salient Features

-  Regulations as per BIAAPA for residential layouts
-  Recreation activities clubbed in a single large parcel of land
-  Clubhouse is well connected with the other recreational facilities
-  Meticulously planned layout zoning
-  Evergreen trees proposed along the walkway to give shade
-  STP - treated water for irrigation
-  Rain water harvesting through recharge pits
-  Well - looped road network
-  Organic waste converter
-  752 coconut trees are retained





Conceptual Visual

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## Happiness is an ideal location graced by chirping birds

Serene Life has been planned around the natural topography of the land. It offers you a life that's cocooned in nature's lap with breathtaking views, coconut tree plantations and natural fauna in a rejuvenating tranquil environment.

The well-planned amenities are strategically located and spread across the community to ensure that no matter where you build your home, the distances are easily bridged.



## World-class Amenities

Sprawling 30,672 Sq.Ft Clubhouse

Swimming Pool, Kids Pool  
and Pool Deck 

Multi-purpose Hall 

Café, Convenience Store  
and Medical Shop 

Indoor Badminton Court  
and Squash Court 

Sports Room,  
Gym & Yoga/Aerobics 

Pavilion and  
Paved Outdoor Seater 

Artistic Impression

# Happiness is recreation to set your spirits free

At Serene Life, we've thought about everything, to keep your spirits soaring. With the best of recreational amenities to make life here fulfilling and carefree! There's something for everyone here!

## Amenities around the Dry Stream Area

Rolling Lawn	Yoga Lawn	Scented Garden
Jogging Track	Palm Walkway	Amphitheater
Kids Play area	Palm Avenue	Elliptical Walk
Maze Garden	Paved Outdoor Seater	Outdoor Fitness

## Other Amenities

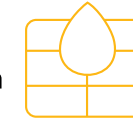
Viewing Tower	Stepped Terrace	Pavilion & Dry Garden
Chit Chat Garden	Gathering Plaza	Senior Citizen Corner
Therapy Garden	Party Deck	Indoor Badminton Court





## Project Highlights

Underground sanitary system



Sewage treatment plant



Storm drain network



Underground electrical system



Durable black-top roads



Well planned road network to neighboring site



Avenue plantation



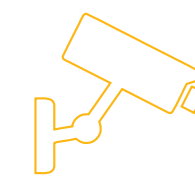
Water loaded overhead tank



Street lighting & pedestrian access



24x7 Security System




Peripheral plantation



# Choose your ideal piece of happiness

## Legend

A	Multi-purpose court	B	Pavilion	C	Dry Garden	D	Kids Play Area	E	Stepped Terrace
F	Chit-Chat Garden	G	Gathering Plaza	H	Kids Pool	I	Jogging Track	J	Swimming Pool
K	Pool Deck	L	Party Deck	M	Rolling Lawn	N	Amphitheater	O	Elliptical Walk
P	Maze Garden	Q	Outdoor Fitness	R	Palm Avenue	S	Senior Citizen Corner	T	Therapy Garden
U	Scented Garden	V	Yoga Lawn	W	Leisure Garden	X	Viewing Tower	Y	Seating Plaza
Z	Paved Outdoor Seater								

## Project Specifications

Land Area	32 Acres 27 Guntas
Total No. of Plots	410
BIAAPA Approval No	BIAAPA/TP/-/LAO/19/2016-17
RERA No	PRM/KA/RERA/1250/303/PR/181215/002219
Clubhouse Area	30,672 Sq.Ft.
Earmarked for residential site	49%
Wide internal roads	18 Mts. / 12Mts. / 9 Mts

## Plot Dimensions

Color Code	Size of Plots		Area of Plots		No of Plots
	In Meters	In Feet	In Sqm.	In Sq.Ft.	
	9M x 12M	30FT x 40FT	108	1163	239
	12M x 18M	40FT x 60FT	216	2325	59
	15M x 24M	50FT x 80FT	360	3875	14
	Other Dimensions		Varies		97
	Commercial				01
	<b>TOTAL</b>				<b>410</b>





CONCEPTUAL IMAGE

### Upcoming developments in Devanahalli:

Aerospace Park, Devanahalli Business Park, Global Financial District, Hardware Park

Most MNC, IT majors are planning to move their technology and R&D Centres closer to the Airport

Wipro, Shell, SLK Software, SAP Labs, Wistron Apple, STARRAG, AMADA etc. are the few companies who have already started setting up their facilities near KIAL

KIADB industrial area of more than 3000 acres is getting developed for multiple industries

### Existing and proposed connectivity infrastructure projects:

Hi-speed Airport Rail Link from CBD to Airport is under development

Peripheral Ring Road will decongest the city while improving the road connectivity among the most prominent areas

Widening of existing NH-7 from 6 lanes to 8 lanes

Upcoming Commuter Rail System enabled to connect Devanahalli with Yeshwanthpur via Yelahanka

KIAL East Entrance - Proposed Terminal 2 will give better connectivity from Airport to Whitefield, OMR, Hennur, Bagalur etc., and is in close proximity to the project (7 mins away)



## Happiness is owning a piece of nature in the future epi-centre

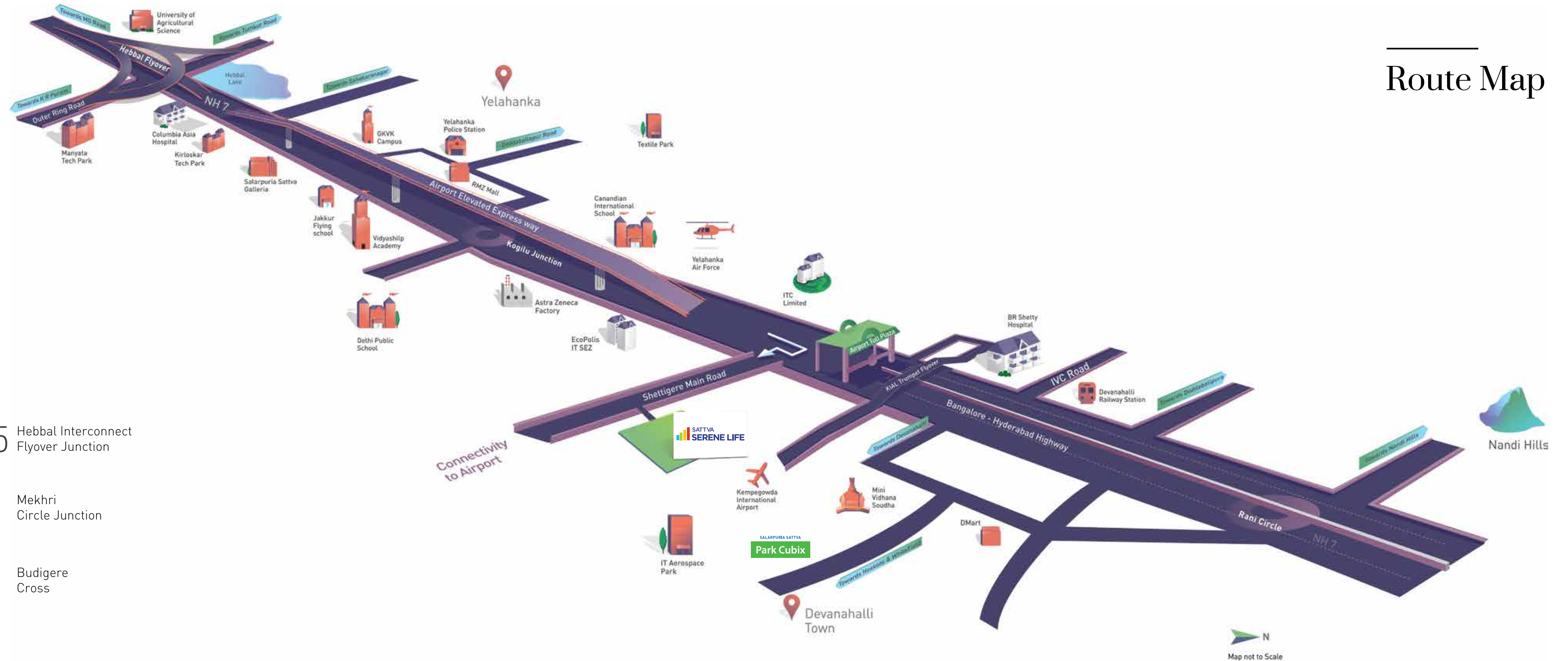
With an ideal location in the hotbed of growth - North Bengaluru, which is rapidly evolving as the business and economic hub of Bengaluru, Salarpuria Sattva Serene Life plots are located just 2 kms before the Airport Trumpet. And 1.3 kms away from the Bengaluru-Hyderabad highway. With an easy approach from Shettigere Main Road, it ensures easy connectivity and value appreciation. This is a truly futuristic destination!



ARTISTIC IMPRESSION



# Route Map



1.3 Kms Bengaluru Hyderabad Highway

3.3 Kms KIAL Airport Trumpet

15 Kms Yelahanka New Town

19.5 Kms Hebbal Interconnect Flyover Junction

24 Kms Mekhri Circle Junction

26 Kms Budigere Cross

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Map not to Scale

# Trust is what we deliver

Built on the strong foundation of trust, innovation and knowledge-leadership, the Salarpuria Sattva Group is one of India's leading Property Development, Management and Consulting Groups.

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.



## Realty Plus - Conclave and Excellence Awards- South 2018

Developer of the Year - Commercial  
Iconic Project of the Year - Salarpuria Sattva Knowledge City

38 million Sq.Ft. under construction



## Asia One Award - 2018

World's Greatest Brands Awarded to Salarpuria Sattva Group



## CNBC-AWAAZ Real Estate Awards (South) - 2018

LUXURIA, Bengaluru



## 9th Realty Plus Excellence Awards (South)



## CREDAI CARE Awards-2015

Best Innovative Design GREENAGE



ET NOW - Best Residential Property Of the year -2013 GREENAGE

28 million Sq.Ft. property developed



## Global Indian of the Year Asia One - 2017 - 18

Awarded to Bijay Agarwal, MD, Salarpuria Sattva



## NexBrands - Brand Vision Summit in association with Times Now

Extraordinaire Brand 2017 -18 Awarded to Bijay Agarwal, MD, Salarpuria Sattvawar



## 9th Realty Plus Excellence Awards (South)

Commercial Project of the year 2017 Salarpuria Sattva Knowledge City



## CNBC - AWAAZ Real Estate Award

Customer Friendly, Best Practices & Outstanding Contribution to the Real Estate Industry



## NDTV Property Awards - 2014

Best Residential Property MAGNIFICIA

Expertise in IT/ITeS, Commercial, Residential, Urban Plotted Development, Retail & Hospitality



## ET NOW CSR Leadership Award - 2018

Best project of the year Knowledge City, Hyderabad

Salarpuria Sattva Group is ISO 9001/ 10001/ 140001 Compliant

Among top 10 preferred brands in South India



## The Golden Globe Tigers Awards - 2017

Most Sustainable Real Estate Company Excellence in Delivery



## The Rising Leadership Awards - 2017

Most Innovative Housing Developer of the year (South India)



## ABP Awards 2016

Excellence in Delivery Most sustainable Real Estate Company



## CNBC - CRISIL - CREDAI Real Estate Award-2014

Best Residential Project GREENAGE



Projects in Bengaluru



**LUXURIA**  
Malleshwaram



**LAUREL HEIGHTS**  
Hesaraghatta Main Road



**MISTY CHARM**  
Off Kanakapura Road



**MAGNIFICIA**  
Old Madras Road



**DIVINITY**  
Mysore Road



**GREENAGE**  
Hosur Main Road



**NORTHLAND**  
Hennur Main Road



**ANUGRAHA**  
Vijayanagara Extension



**PARK CUBIX**  
Devanahalli



**OPUS**  
Tumkur Road



**ASPIRE**  
Hennur Main Road



Projects in other cities



**NECKLACE PRIDE**  
Kavadiguda, Hyderabad



**HM ROYAL**  
Kondhwa, Pune



**MAGNUS**  
Shaikpet, Hyderabad



**WATER'S EDGE**  
Sancoale, Goa



**NAVARATNA RESIDENCY**  
Avinashi Road, Coimbatore





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ISO 9001, 14001 & 18001 CERTIFIED

**RERA : PRM/KA/RERA/1250/303/PR/181215/002219**

*Disclaimer : This is not an offer, an invitation to offer and/or commitment of any nature. The pictures, layout themes, project landscape, interiors, lightings, etc. are shown as what is intended to be at the time of completion and presently they are as illustrations and demonstration of the concept of the development. All facilities of the development shall be as per the final agreement between the parties. Recipients are required to verify all the details of the project, including area, amenities, services, terms of sales and payments and other relevant terms of the project independently, with the company's sales team prior to concluding any decision for buying in Serene Life.*

