



GATEWAY TO A

GREEN
LIFE





YOUR GATEWAY TO PROSPERITY

At Sattva, we believe in the promise of a prosperous life, where every plot holds the potential to become your ideal home. Each plot in our development is a gateway to a life filled with comfort, convenience and happiness. With the right planning, your plot can transform into a haven where cherished memories are made. Sattva Green Grove's plotted development is about embracing the lifestyle of prosperity and well-being.

YOUR GATEWAY TO HAPPINESS

Sattva Green Groves emerges as a new landmark in Nelamangala, promising an array of modern amenities. With 735 meticulously planned villa plots, the project offers a canvas for your dreams, crafted to offer a life of prosperity and fulfilment. Located in close proximity to major highways and Nelamangala Town, Green Groves will be the perfect backdrop for your holistic home.

PROJECT HIGHLIGHTS



A sprawling 45-acre green land parcel



735 premium villa plots of varying sizes



Conveniently situated near the NH4 Highway



Grand Clubhouse and world-class amenities



State-of-the-art superior development



Vaastu compliant layout design



Clear titles and statutory approvals



Storm drain network



Avenue plantation



Water loaded overhead tank



24x7 security system



Peripheral plantation







A STRONG FOUNDATION FOR A LIFE OF PROSPERITY

SALIENT **FEATURES**

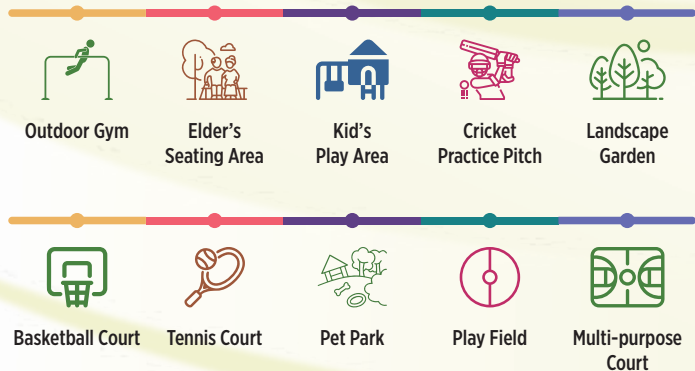
- Regulations as per BMRDA and NPA for residential layouts
- Clubhouse provides a range of recreational facilities
- Meticulously planned layout zoning
- Well-looped 9m-12m road network
- Eco-sewage treatment plant
- Underground cabling
- Street lights & pedestrian access
- Organic waste converter
- Open parks and water bodies
- Viewing Tower
- Exclusive Gazebos & outdoor amenities

YOUR GATEWAY TO LUXURY

Experience luxury and leisure at our expansive Clubhouse, designed to international standards. From rejuvenating swimming pools to versatile multi-purpose halls, from well-equipped gyms to tranquil libraries, Green Groves ensures every moment is enriched with comfort and convenience, promoting a nurtured and leisurely lifestyle.



OUTDOOR AMENITIES





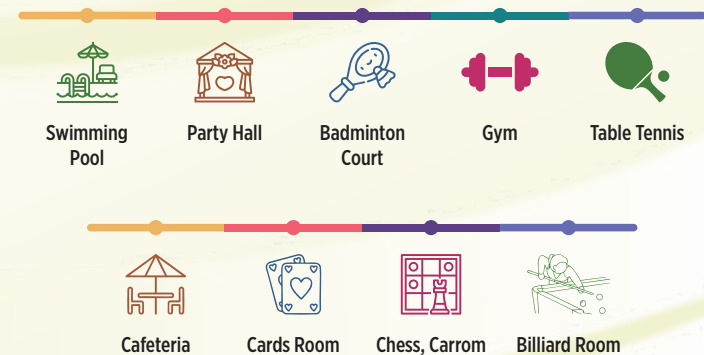




STEP INTO NATURE'S EMBRACE

Green Groves is your gateway to pristine living. From serene stepped terraces to vibrant rolling lawns, from dedicated senior citizen zones to lively children's play areas, Green Groves invites you to immerse yourself in a world of leisure and recreation. With sports facilities for everyone in the family, Green Groves promises an active and healthy lifestyle in the lap of nature.

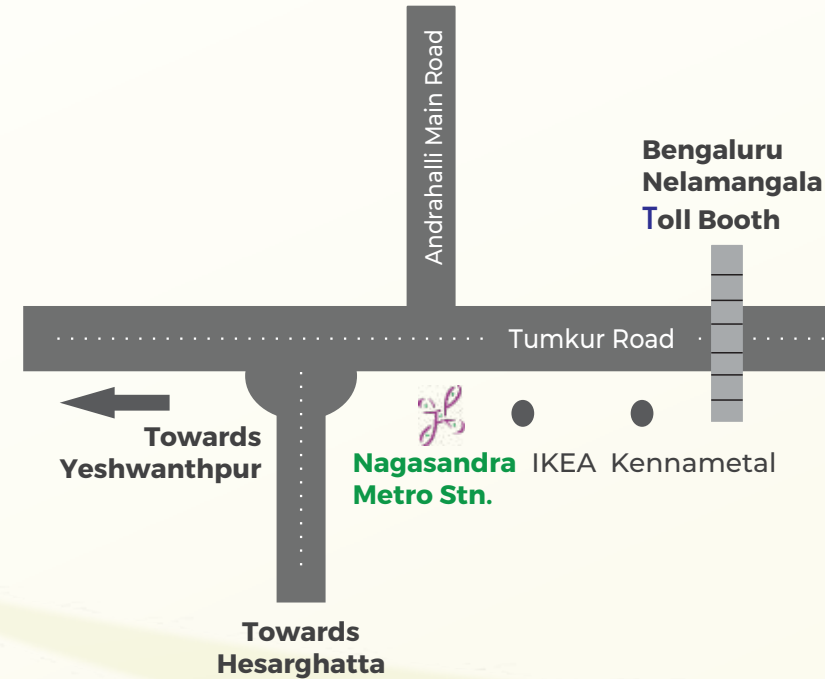
INDOOR AMENITIES

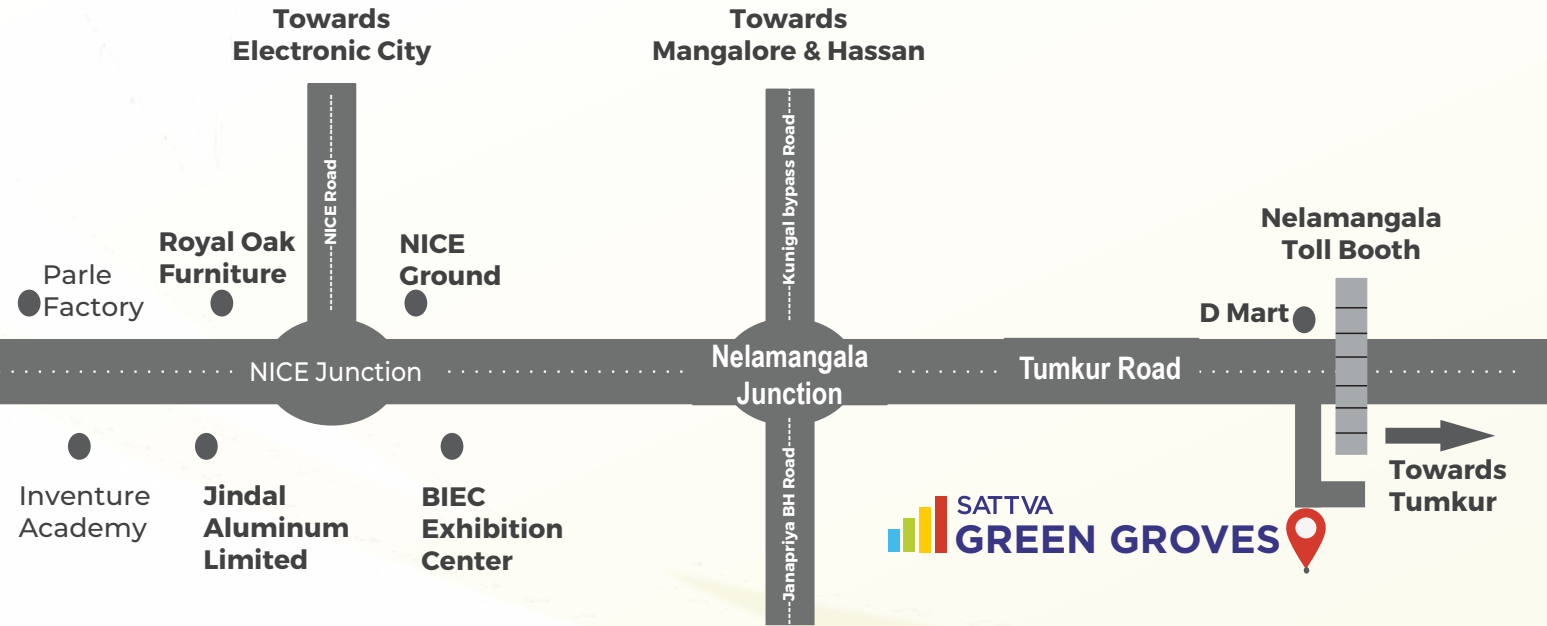


DISCOVER YOUR GATEWAY TO LANDMARKS

These plots are ideally located at the entrance of Bengaluru off NH 4 close to Nelamangala Toll Plaza and ABB Ltd. Nelamangala, being a thriving industrial hub, these plots are expected to multiply manifold as an investment option. Located just 500 meters away from Tumkur road and adjacent to ABB, they are surrounded by atleast 60 companies around a 6 km radius and offer incredible investment value. What's more, it is strategically located at the entry to Bengaluru, while being away from the din of the city.

Close to **Nelamangala Toll Plaza** and **ABB India Ltd.**





KEY DISTANCE

Nelamangala Town	: 2.5 Kms	Nagasandra Metro	: 16 Kms
BIEC	: 14 Kms	Parle Factory	: 15 Kms
NICE Junction	: 14 Kms	Yeshwanthpur	: 22 Kms
Dabaspet Industrial Area	: 20 Kms		

MASTER PLAN

Site Dimension

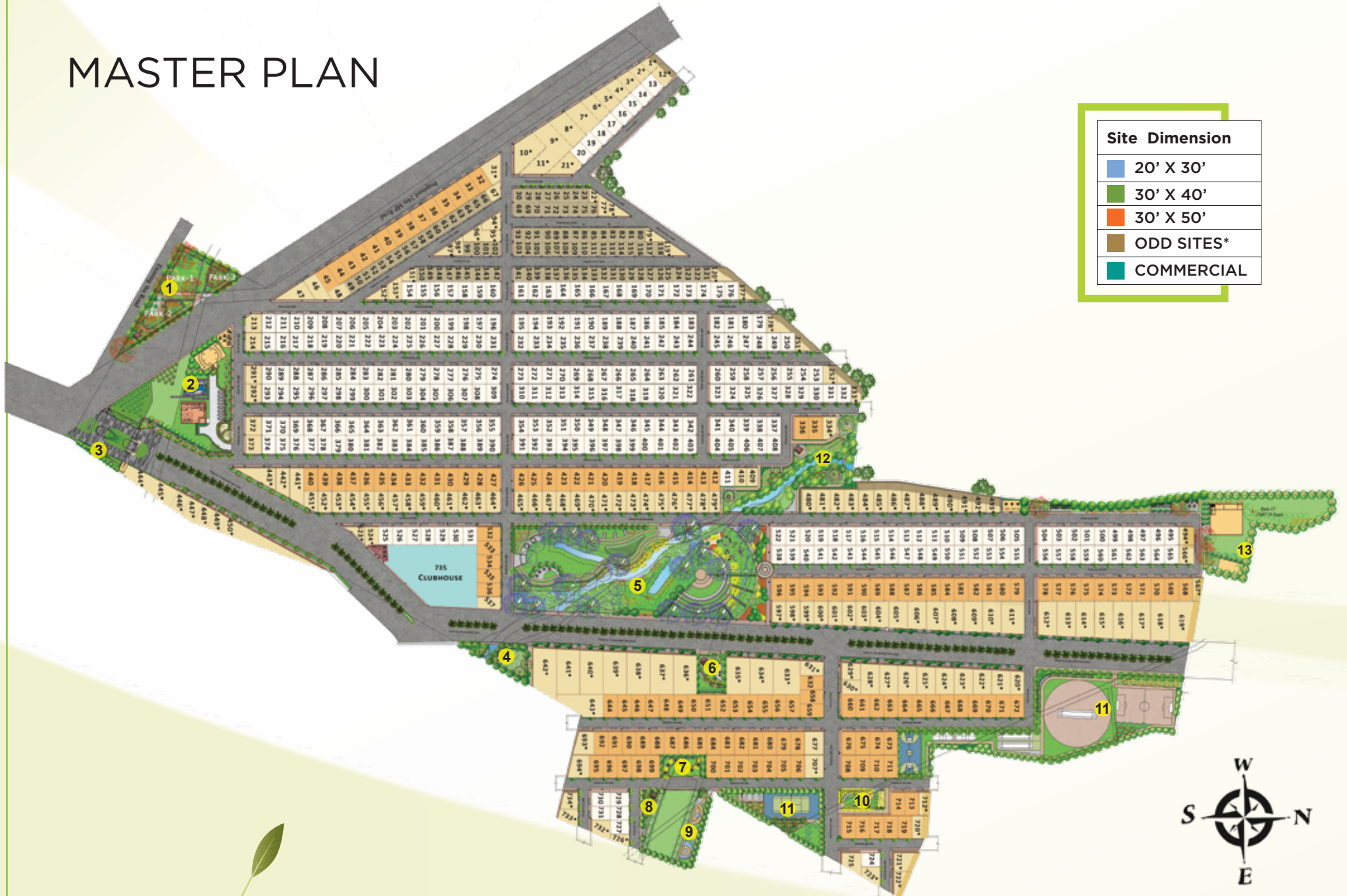
20' X 30'

30' X 40'

30' X 50'

ODD SITES*

COMMERCIAL



LEGEND

1. Park 01, 02, 03 : Neighbourhood Park
2. P4, Ca 1, 02 : Community Park
3. P5 : Urban Forest
4. P6: Native Tree Park
5. P7, 8, 9 : Woodland Park
6. P 10: Fitness Park
7. P 11 : Readers Park
8. P 12: Elders Park
9. P13: Picnic Park
10. P14: Totlot Park
11. Ca 3, 4, 5, 6, 7 : Sports Park
12. P 15, 16: Birds Park
13. P 17 : Community Leisure & Pets Park



OUR OTHER PROJECTS



MAGNIFICIA
Old Madras Road, Bengaluru



AEROPOLIS
NH 44, Bengaluru



GREENAGE
Hosur Main Road, Bengaluru



ANUGRAHA
Vijayanagar Extension
Bengaluru



HM ROYAL
Kondhwa (Opp. Talab factory)
Pune



OPUS
Tumkur Road, Bengaluru



ASHRAYA
Bengaluru-Mysuru Expressway
Bidadi



KAVERI SIRI
Acetate Town, Mandya



LA VITA
Hennur Road, Bengaluru



MAGNUS
Shaikpet, Hyderabad



AQUA VISTA
Bannerghatta Main Road
Bengaluru



MISTY CHARM
Off Kanakapura Main Road
Bengaluru



PARK CUBIX
Devanahalli Town, Bengaluru



EXOTIC
Bagalur Main Road, Bengaluru



NAVARATNA RESIDENCY
Avinashi Road, Coimbatore



LUXURIA
Malleswaram, Bengaluru



SERENE LIFE
Shettigere, Bengaluru



BLISS
Off Budigere Road, Bengaluru



LAKERIDGE
Kokapet, Hyderabad



WATER'S EDGE
Sancoale, Goa

Built on the strong foundation of trust, innovation and knowledge-leadership, the Sattva Group is one of India's leading Property Development, Management and Consulting Groups. Founded in 1993, with the primary focus of developing high quality constructions, the Group has attained leadership position 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 early-90s, the Group has a diverse portfolio of world-class IT parks, commercial, residential, Co-working, Co-living, hospitality and retail properties.



80 MILLION SQ. FT. COMPLETED

23 MILLION SQ. FT. ON-GOING

65 MILLION SQ. FT. UPCOMING

140 PROJECTS COMPLETED

20 ON-GOING PROJECTS

AWARDS & RECOGNITIONS



2024
ET REAL ESTATE AWARDS
 Commercial Project - Business / IT Parks
 (South : Completed)
 Sattva Knowledge Park



2024
ET REAL ESTATE AWARDS
 Iconic Project - Residential
 (South : Ongoing)
 Sattva LakeRidge



2024
15TH REALTY PLUS CONCLAVE & EXCELLENCE AWARDS HYDERABAD
 Developer of the Year - Commercial
 Sattva Group



2024
15TH REALTY PLUS CONCLAVE & EXCELLENCE AWARDS HYDERABAD
 Business Leader of the Year
 Bijay Agarwal, MD - Sattva Group



2024
15TH REALTY PLUS CONCLAVE & EXCELLENCE AWARDS HYDERABAD
 Luxury Project of the Year
 Sattva LakeRidge



2023
REALTY PLUS CONCLAVE EXCELLENCE AWARDS SOUTH
 Developer of the Year Commercial
 Sattva Group



2023
REALTY PLUS CONCLAVE EXCELLENCE AWARDS SOUTH
 Iconic Project of the Year
 Sattva Image Tower



2023
COMMERCIAL DESIGN AWARDS
 Hall of Fame
 Bijay Agarwal
 MD - Sattva group



2023
SILICON INDIA REAL ESTATE AWARDS
 Residential Project of the year
 Sattva Aqua Vista



2023
TIMES BUSINESS AWARDS HYDERABAD
 Best Residential Luxury Project
 Sattva LakeRidge



2023
TIMES BUSINESS AWARDS BENGALURU
 Residential Project of the Year
 Sattva Park Cubix



2023
ET BUSINESS EXCELLENCE 2022-2023
 Best Residential Affordable Project of the Year
 Sattva Ashraya



2022
REALTY PLUS CONCLAVE EXCELLENCE AWARDS, SOUTH
 Developer of the year - Commercial
 Sattva Group



2022
REALTY PLUS CONCLAVE EXCELLENCE AWARDS 2022, SOUTH
 Commercial Project of the Year
 Sattva Knowledge City



2022
E4M PRIDE OF INDIA BRANDS AWARD
 The Best of South
 Sattva Group



2022
THE ECONOMIC TIMES REAL ESTATE CONCLAVE AWARDS, SOUTH
 Commercial Project - Office Building
 (Completed: Metro)
 Sattva Knowledge City



2022
THE ECONOMIC TIMES REAL ESTATE CONCLAVE AWARDS, SOUTH
 Commercial Project - Business / IT Parks
 (Completed: Metro)
 Sattva Knowledge Court



2022
TIMES BUSINESS AWARDS BENGALURU
 Best Developer Commercial
 Sattva Group



2021
CONSTRUCTION WORLD ARCHITECT AND BUILDER AWARDS
 Stalwarts of the south, Bengaluru
 Sattva Group



2021
TIMES BUSINESS AWARDS BENGALURU
 Best Developer Residential
 Sattva Group



CORPORATE OFFICE : Sattva Group, Sattva Windsor, No.3, Ulsoor Road, Bengaluru - 560 042 | Tel: +91 80 42699000
BENGALURU | HYDERABAD | MUMBAI | PUNE | KOLKATA | CHENNAI | GOA | COIMBATORE



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Founding Member IGBC



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www.sattvagroup.com | Call Toll-Free No.: 1800 121 3344 | E: enquiry@sattvagroup.in

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