



## Sattva redefines contemporary living with the launch of Green Groves in Nelamangala

*~A new landmark promising a novel paradigm in modern living~*

**Bengaluru, 24<sup>th</sup> May 2024:** Sattva Green Groves, the latest venture from Sattva Group, is fast emerging as a beacon of contemporary living in Nelamangala. Set amidst 45 acres of lush greenery, the project offers an unparalleled array of modern amenities. The project consists of 750 meticulously planned villa plots crafted specifically with a focus on quality product with large open spaces and community living. With active and healthy living at the forefront our minds, the project features stepped terraces, rolling lawns, dedicated zones for senior citizens and children play areas. The project is adjacent to NH4, connecting the industrial city of Tumkur with the metropolis of Bengaluru.

The heart of the Green Groves community is the clubhouse, which is connected to other recreational facilities and boasts a comprehensive array of amenities. The layout zoning is thoughtfully planned and the community is accompanied by a well-looped road network, an eco-friendly sewage treatment plant, underground cabling, streetlights and an organic waste converter.

Nelamangala holds significant promise as a suburban area poised for great infrastructural development. Unlike many parts of Bengaluru, it provides direct access to the airport. In the near future, residents will benefit from a seamless commute to the Bengaluru-Tumakuru Highway via Nelamangala Road, which extends all the way to the airport. This enhancement stems from the construction of a dedicated four-lane road, that branches off from the Nelamangala-Tumkur road. Spanning 39 kilometers, this new route, connecting the Bengaluru International Airport through Madhure and Rajanakunte, will serve as a vital thoroughfare, offering a convenient bypass for travelers from Hassan, Tumakuru, Magadi, and Nelamangala.

Commenting on the project **Mr. Shivam Agarwal, VP – Strategic Development, Sattva Group**, said *“Nelamangala is considered the new hub for development and is the gateway to Bengaluru for discerning homeowners. It is situated amid serene greenery and away from the hustle and bustle of city life. Thanks to its excellent connectivity to major landmarks and upcoming infrastructure projects like STRR and Peripheral Ring Road, Nelamangala offers seamless travel infrastructure. Our focus at Sattva has always been to create the best quality infrastructure with world class amenities and with Green Groves I think we’ve been able to strike the right balance between modern living while preserving the feel of lush green Bengaluru.”*



The clubhouse is designed to international standards and offers best-in-class luxury and comfort. From a rejuvenating swimming pool to a versatile multipurpose hall, a well-equipped gym, and a well-stocked library, Green Groves offers everything one would need in a self-contained community.

Plotted development, as a residential asset class, is rapidly gaining favor and popularity among a wide range of potential buyers and investors. The convenience of building one's dream home from scratch and the potential for appreciation over time are two key factors fueling the growth in this segment. With rising demand, coupled with positive market sentiments and a thriving economy, we at Sattva are strategically selecting locations that cater to the evolving lifestyles and taste of customers.

### **About Sattva Group**

With 3 decades of expertise, the Sattva Group has grown into one of the most trusted builders in the country today. Headquartered in Bengaluru, India, it is also a well-known name in Hyderabad, Kolkata, Pune, Coimbatore and Goa. The Group will soon be expanding its presence in Mumbai. With 80 million sq. ft of completed space and over 80 million sq. ft under various stages of planning and development, the Group is one of the most premium builders in India today. The Group's cutting-edge marquee projects in Hyderabad include Knowledge City, Knowledge Capital, Knowledge Park and Image Towers (a PPP based model with the Telangana State Government for AVGC industry). The Group has also built world class residential projects in Bengaluru like Sattva Greenage which offers more than 100 amenities, Exotic, Luxuria, Magnificia and Anugraha, and in the commercial spaces Knowledge Court, Arena, Infinity and Softzone to name a few. By further expanding into various verticals such as co-working, co-living, education, hotels, facilities management and warehousing, the Group today stands tall as a frontrunner, shaping India's growth story. The Group's unwavering adherence to quality has given it the "trusted" tag among builders in the country, renowned for its "A Stable" CRISIL rating for over a decade.

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