



PROJECT HIGHLIGHTS

- Chic Studio and 1BHK Apartments, Compact yet Elegant
- Gated Community on 4 acres with Open Space
- Tranquil Water Body and Landscaping for a Serene Vibe
- Pattanagere Metro Station Just 1km Away
- 7 top Engineering Colleges within a 5km Radius
- Clubhouse with Premium Lifestyle Amenities

AMENITIES

INDOOR

- Clubhouse
- Multipurpose Hall
- Gym
- Games room
- Yoga Room
- Creche



OUTDOOR

- Swimming pool
- Pond with reflexology walk around
- BBQ Deck
- Fruit Orchard
- Multipurpose tree court
- Cafe/Juice bar with shallow water feature
- Seating spaces with reading nooks
- Graffiti walls & Sculpture court
- Start gazing nets
- River viewing deck
- Open air theatre
- Flower court/Meadow
- Garden Pavillions
- Yoga lawn
- Tennis court
- 100m Running track
- Children’s play area
- Board game table
- Half basketball court
- Outdoor gym
- Net cricket pitch
- Stepped plaza



LOCATION



- Pattanagere Metro Station - 3 min.
- RV Engineering College - 3 min.
- RR Nagar - 6 min.
- BGS Hospital (1.5 km) - 7 min.
- Sattva Divinity Global Mall - 9 min.
- Bengaluru University (4 km) - 10 min.
- Baba Ambedkar School of Economics - 14 min.
- RajaRajeswari Medical College and Hospital - 15 min.
- Banashankari 6th stage - 17 min.
- Don Bosco Institute Of Technology - 20 min.
- Nagarbhavi - 20 min.



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LIFESTYLE
LIVING IN THE
HEART OF
CONVENIENCE

STUDIO & 1 BHK
Pattanagere, Off Mysore Road



1 Bedroom Suite	395 Sqft	121 units
1 Bedroom Suite LUX	421 Sqft	19 units
1 BHK Regular	691 Sqft	48 units
1 BHK Grand	746 Sqft	77 units

Presenting SimpliCity
LIVE IN THE MOMENT

Step into the perfect blend of comfort, style, and accessibility at Sattva SimpliCity, featuring 265 thoughtfully designed units. Located in a prime area, this development offers a seamless lifestyle close to work, essential amenities, and everything that matters. Situated next to Sattva Global City, Bengaluru’s greenest tech park, you’re always connected to the pulse of business while enjoying the tranquility of nature. With everything at your doorstep, convenience is redefined.



MASTER PLAN



Legend

- 01 Property Entry/Exit

02 Main Driveway

03 Entry/Exit From Basement_block 4,5,6,7

04 Entry/Exit From Basement- Block 1,2,3

05 Building

06 Clubhouse

07 Services

08 Apartment Courts With Outdoor Seating

09 Swimming Pool

10 Changing Rooms & Outdoor Shower
- 11 Walkway

12 Pergola Covering For Drop Off(Club House)

13 Pond With Reflexology Walk Around

14 Bbq Deck

15 Edge Mounds Towards Boundary

16 Fruit Orchard

17 Meandering Walkway With Pause Points

18 Special Driveway

19 Stepped Plaza Entry

20 Multipurpose Tree Court

21 Cafe/Juice Bar With Shallow Water Feature

22 Seating Spaces With Reading Nooks

23 Graffiti Walls & Sculpture Courts

24 Star Gazing Nets

25 River Viewing Deck

26 Open Air Theatre

27 Flower Court/Meadow

28 Garden Pavillion

29 Yoga Lawn

30 Tennis Court

31 100m Running Track

32 Tot Lot

33 Tt Tables

34 Board Game Table

35 Half Basketball Court

36 Outdoor Gym

37 Student Recreational Zone

38 Guest Car Parks +2 Wheeler Parking

39 Net Cricket Pitch With Stepped Seating For Viewer

40 Buffer Planting

1 Bedroom Suite



SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
395 Sq. Ft.	253 Sq. Ft.	31 Sq. Ft.

1 Bedroom Suite LUX



SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
421 Sq. Ft.	273 Sq. Ft.	31 Sq. Ft.

1 BHK Regular



SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
691 Sq. Ft.	451 Sq. Ft.	46 Sq. Ft.

1 BHK Grand



SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
746 Sq. Ft.	487 Sq. Ft.	50 Sq. Ft.

UNIT PLANS