



### 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 250 meters Away
- 7 top Engineering Colleges within a 5 km 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 BHK Grand	746 Sqft	77 units
1 BHK Compact	691 Sqft	48 units
Studio Type 1	421 Sqft	19 units
Studio Type 2	395 Sqft	121 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

### STUDIO TYPE 1



SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
421 Sq. Ft.	273 Sq. Ft.	26 Sq. Ft.

### STUDIO TYPE 2



SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
395 Sq. Ft.	253 Sq. Ft.	20 Sq. Ft.

### 1 BHK GRAND



SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
746 Sq. Ft.	487 Sq. Ft.	53 Sq. Ft.

### 1 BHK



SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
691 Sq. Ft.	451 Sq. Ft.	43 Sq. Ft.

UNIT PLANS