

LUXURY IS
NOT A WORD
IT'S AN EMOTION.

beyond
EXPECTATIONS



PRESENTING SATTVA SPRINGS
MAGNIFICENT RESIDENCES FOR
SOPHISTICATED LIVING



beyond
EXPECTATIONS





HIGHLIGHTS OF SATTVA SPRINGS

- Luxury Row Houses off Kanakapura Road
- Collection of 66 meticulously crafted residences
- Spacious 4 BHK homes
- Choose from 6 Row House configurations
- Row Houses with private terraces
- Each block designed with green buffer spaces
- Designed to blend comfort, privacy and connectivity

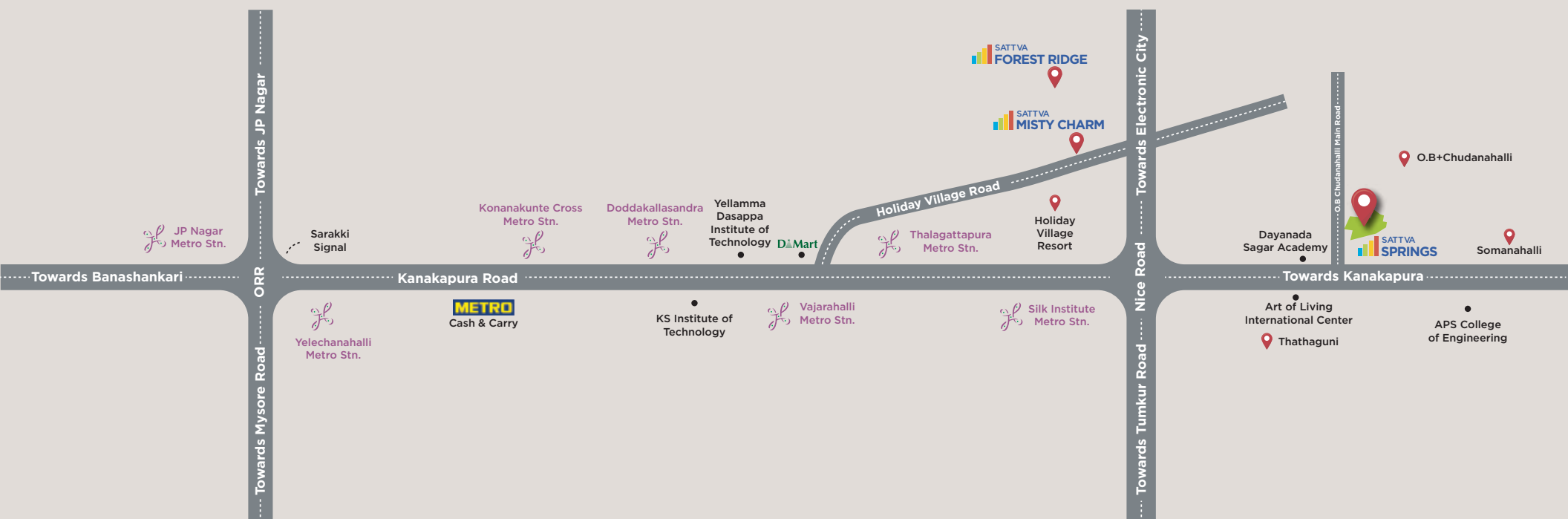




ROW HOUSES NESTLED IN A CHARMING NEIGHBOURHOOD

- Easy access to nearby National Highway and NICE Road
- Tranquil location close to the Art of Living for rejuvenation and cultural experiences
- Designated green zone location for fresh air and peaceful ambiance

LOCATION MAP



LOCATION HIGHLIGHTS



PUBLIC TRANSPORT:

Nearest Metro Station (Silk Institute)	6	Km
Kempegowda International Airport	60	Km
Bangalore City Junction Railway Station	22	Km
Majestic Bus Station	22	Km



COMMERCIAL HUB:

JP Nagar	13	Km
Jayanagar	16	Km
Banashankari	15	Km



HOSPITALS:

Sri Sri Ayurveda Hospital	750	M
Kaggalipura Government Hospital	2.7	Km
St. John's Health Centre	2	Km
Lifeline Hospital	3	Km



SCHOOLS:

Dayananda Sagar Academy of Technology and Management (DSATM)	1	Km
Ved Vigyan Maha Vidya Peeth School	1.9	Km
Vallabha International School	7.5	Km
DAV Public School	4.8	Km
SSVN Public School	4	Km
ORCHIDS The International School	7.7	Km



LEISURE & CONVENIENCE:

Art of Living International Center	1.5	Km
Forum South Mall	10.4	Km
Metro Cash & Carry	11.3	Km
DMart	8	Km
Holiday Village Resort	8	Km

MASTER PLAN





LEGEND

1. Entry / Exit
2. Security
3. Party Spillover
4. Gazebo
5. Lawn with Seating
6. Informal Amphitheater
7. Stepped Seating
8. Multi-purpose Court
9. Skating Rink
10. Kid's Play Area
11. Seating Area
12. Cycling / Pedestrian Path
13. Landscape Garden
14. Kid's Pool
15. Adult Pool
16. Changing Rooms + Toilet
17. Hopscotch & Giant Chess
18. Elder's Chit-Chat Zone with Reflexology Path
19. Outdoor Gym Area
20. Pet Park
21. Cricket Practice Net
22. Clubhouse
23. Services





EXPLORE THE EXCLUSIVE CLUBHOUSE AMENITIES

Spanning an expansive space, the Clubhouse at Sattva Springs is an urban sanctuary designed to nourish both your spirit and your senses. This harmonious space seamlessly blends indoor and outdoor delights, creating your perfect escape.

INDOOR AMENITIES

Table Tennis	Steam
Billiard's Area	Sauna
Squash Court	Gym
Badminton Court	Yoga Room
Party Hall	
Pantry Area	
Multi-purpose Hall	
Indoor Games	
Sports Simulator Area	





UNWIND IN THE LAP OF LUXURY

Step inside to a realm of entertainment to create unforgettable memories with your loved ones. At Sattva Springs we care deeply for your well-being to offer you a haven of serenity.

OUTDOOR AMENITIES

- Informal Amphitheater
- Multi-purpose Court
- Cricket Practice Net
- Skating Rink
- Kid's Play Area
- Elder's Chit-Chat Zone with Reflexology Path
- Outdoor Gym Area
- Swimming Pool with Kid's Pool
- Floor Games – Hopscotch, Chess
- Pet Park

SPECIFICATIONS



1. FLOORING

- Entrance Foyer : Vitrified tiles
- Living & Dining, Foyer : Vitrified tiles
- Kitchen : Vitrified tiles
- Master Bedroom : Laminated wooden flooring
- Other Bedrooms : Laminated wooden flooring
- Walk-in closet : Vitrified tiles
- Family room : Vitrified tiles
- Entertainment Room : Vitrified tiles
- Store room : Vitrified tiles
- Utility in Kitchen : Vitrified tiles
- Powder room : Ceramic tiles
- Staircase & lobby : Engineered marble
- Basement : Screed finish
- Maid's room : Vitrified tiles
- Maid's toilet : Ceramic tiles

2. TOILETS

- Ceramic tiles flooring
- Glazed/Ceramic tile dado up to 8' height
- Chromium-plated fittings
- Hot and cold wall mixer for all the toilets
- Health Faucet for all the toilets
- European Water Closet (EWC)-concealed tank for all toilets & open cistern for the servant's toilet
- Wash basin in all toilets
- Shower partitions provided in all toilets
- Geyser provision in all toilets

3. KITCHEN

- Hot and cold wall mixer
- Provision for water heater and water purifier
- No granite counter and sink
- Ceramic tile dado up to 2 feet



4. UTILITY

- Inlet & Outlet for washing machine and Dishwasher

5. STAIRCASE

- MS Railing



6. DOORS

MAIN DOOR

- Wooden frame (Height: 8')
- Flush door with veneer finish on both sides
- Architrave on both sides

INTERNAL DOORS

- RCC frame
- Flush door with veneer finish on outside and painted on inside
- Architrave on both sides
- Flushed to the outside face with wooden beading
- Toilet/utility: same as internal doors

7. WINDOWS & SLIDING DOORS

- UPVC/Aluminium with mosquito mesh 3 track
- Fixed louvers with exhaust for toilet ventilators

8. PAINTING

- Exterior walls with weather coat paint
- Internal walls with Emulsion

9. SECURITY SYSTEMS

- CCTV Cameras at Entry & Exit points in high traffic areas

10. MISCELLANEOUS

- Reticulated Gas piping connection with gas bank provision - At extra cost
- Lifts

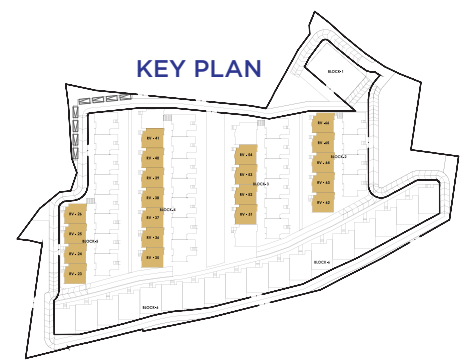
11. ELECTRICAL

- TV point in the living room & master bedroom & other bedrooms
- Split AC point in Master bedroom, Living room & other bedrooms
- Telephone points in the living area
- Intercom facility from each Row House living room to the security room & Clubhouse
- Power(EB load) - 10 KVA
- Power Backup - 3 KVA
- Solar water heater
- VDP/smart panel
- HT power connection

At Sattva Springs, sustainability is our commitment. Our eco-conscious measures ensure a living space that's beneficial for both residents and the planet.

TYPE 1 PLAN

Super Built up Area Sq.Ft.	Carpet Area Sq.Ft.	Balcony Area Sq.Ft.	Terrace Area Sq.Ft.
3732	2887	166	440



▲ BASEMENT FLOOR PLAN



GROUND FLOOR PLAN ▲



▲ FIRST FLOOR PLAN

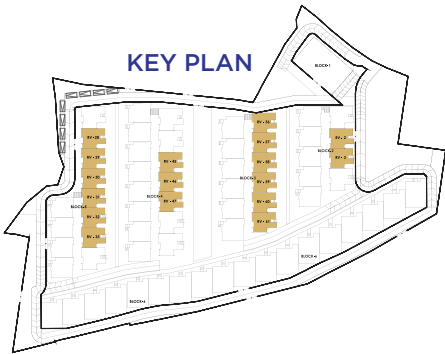


SECOND FLOOR PLAN ▲

WEST FACING

TYPE 2 PLAN

Super Built up Area Sq.Ft.	Carpet Area Sq.Ft.	Balcony Area Sq.Ft.	Terrace Area Sq.Ft.
3824	2989	162	375



▲ BASEMENT FLOOR PLAN



GROUND FLOOR PLAN ▲



▲ FIRST FLOOR PLAN

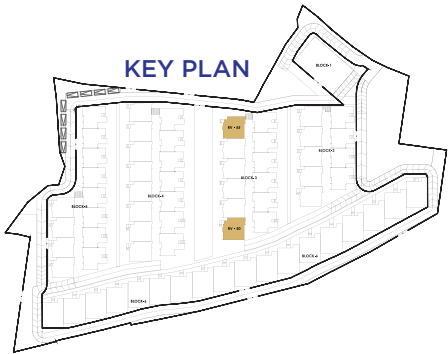


SECOND FLOOR PLAN ▲

EAST FACING

TYPE 3 PLAN

Super Built up Area Sq.Ft.	Carpet Area Sq.Ft.	Balcony Area Sq.Ft.	Terrace Area Sq.Ft.
4034	3131	185	440



▲ BASEMENT FLOOR PLAN



GROUND FLOOR PLAN ▲



▲ FIRST FLOOR PLAN

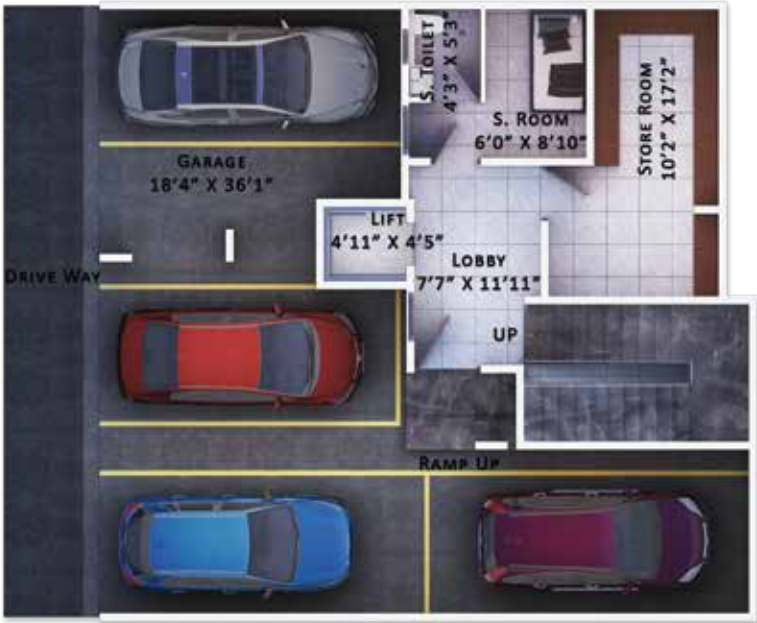
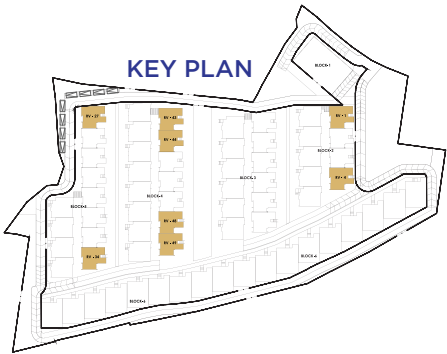


SECOND FLOOR PLAN ▲

WEST FACING

TYPE 4 PLAN

Super Built up Area Sq.Ft.	Carpet Area Sq.Ft.	Balcony Area Sq.Ft.	Terrace Area Sq.Ft.
4156	3214	193	390



▲ BASEMENT FLOOR PLAN



GROUND FLOOR PLAN ▲



▲ FIRST FLOOR PLAN

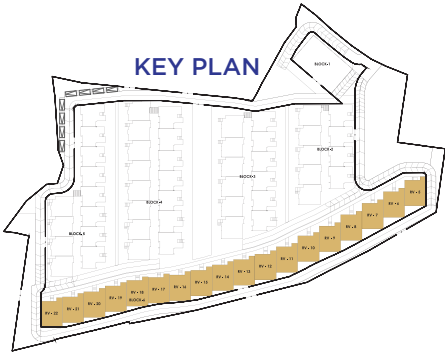


SECOND FLOOR PLAN ▲

EAST FACING

TYPE 5 PLAN

Super Built up Area Sq.Ft.	Carpet Area Sq.Ft.	Balcony Area Sq.Ft.	Terrace Area Sq.Ft.
5236	3822	556	825



▲ BASEMENT FLOOR PLAN



GROUND FLOOR PLAN ▲



▲ FIRST FLOOR PLAN

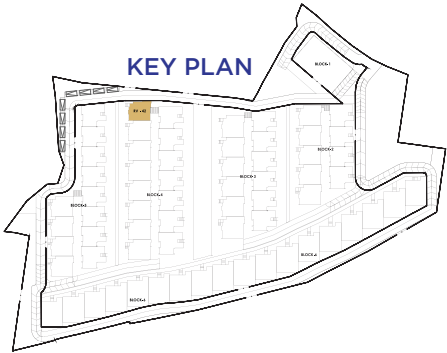


SECOND FLOOR PLAN ▲

NORTH FACING

TYPE 6 PLAN

Super Built up Area Sq.Ft.	Carpet Area Sq.Ft.	Balcony Area Sq.Ft.	Terrace Area Sq.Ft.
3607	2798	165	440



▲ BASEMENT FLOOR PLAN



GROUND FLOOR PLAN ▲



▲ FIRST FLOOR PLAN



SECOND FLOOR PLAN ▲

WEST FACING

OUR OTHER PROJECTS



LA VITA
Hennur Road, Bengaluru



FOREST RIDGE
9th Phase JP Nagar, Bengaluru



LUMINA
Yelahanka, Bengaluru



SONGBIRD
Budigere Main Road, Bengaluru



GREEN GROVES
Nelamangala, Bengaluru



AEROPOLIS
NH 44, Bengaluru



PARK CUBIX
Devanahalli Town, Bengaluru



BLISS
Off Budigere Road, Bengaluru



KAVERI SIRI
Acetate Town, Mandya



BHUMI
Devanahalli, Bengaluru



ASHRAYA
Bengaluru-Mysuru Expressway
Bidadi



AQUA VISTA
Bannerghatta Main Road
Bengaluru



ANUGRAHA
Vijayanagar Extension
Bengaluru



MISTY CHARM
Off Kanakapura Main Road
Bengaluru



MAGNIFICIA
Old Madras Road, Bengaluru



LUXURIA
Malleshwaram, Bengaluru



LAKERIDGE
Kokapet, Hyderabad



WATER'S EDGE
Sancoale, Goa



NAVARATNA RESIDENCY
Avinashi Road, Coimbatore



HM ROYAL
Kondhwa (Opp. Talab factory)
Pune

TRUST.

It's what we deliver.

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.
UP-COMING

144 PROJECTS
COMPLETED

20 ON-GOING
PROJECTS

AWARDS & RECOGNITIONS



2024
**ET BEST BRANDS
CONCLAVE AWARD**
Best Realty Brands 2024
Sattva Group



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



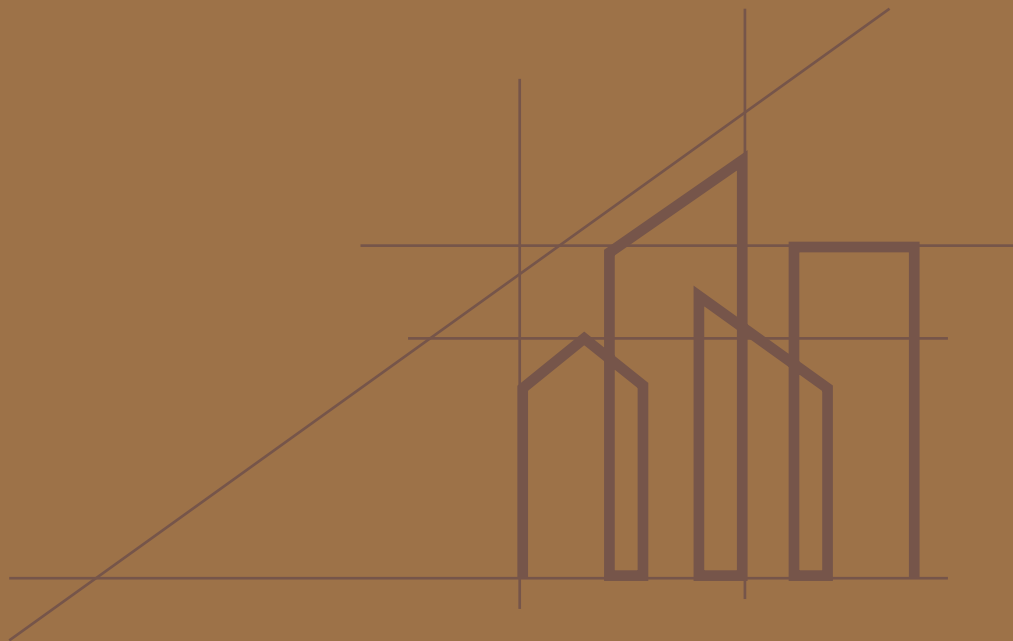
2022
**THE ECONOMIC TIMES
REAL ESTATE CONCLAVE
AWARDS, SOUTH**
Commercial Project - Business / IT Parks
(Completed: Metro)
Sattva Knowledge Court



2022
TIMES BUSINESS AWARDS
Bengaluru
Best Developer Commercial
Sattva Group



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



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A Credit 'A' STABLE RATED COMPANY
Founding Member IGBC



An ICRA 'A' STABLE RATED COMPANY
ISO 9001, 14001 & 18001 CERTIFIED

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Furniture layout is indicative only.