

North Bengaluru Emerges as the Hottest Residential Hub: Devanahalli Sees Soaring Demand

~Sattva Group Announces Phase II of Park Cubix After Sattva Bhumi Sells 80% of Its Plots~

Bengaluru, 6th March, 2025: Bengaluru has rapidly emerged as a highly sought-after residential hub and responding to the increasing demand for premium living spaces, Bangalore-based **Sattva Group**, a distinguished leader in the real estate sector, proudly announces the launch of **Phase II of Park Cubix**. This meticulously designed residential enclave spans 18 acres in the thriving locality of Devanahalli, reinforcing Bengaluru's status as a prime residential destination.

The rising demand for properties in North Bengaluru is highlighted by the successful 2024 launch of Sattva Bhumi, which achieved nearly 80% sales of its land parcels. As Devanahalli evolves into a key residential and commercial center, Sattva Group is poised to reshape the real estate landscape with Park Cubix Phase II.

Karishmah Siingh, VP, Sales, CRM & Marketing, at Sattva Group stated, *"We recognize the rise of North Bengaluru as an essential micro-market for residential development. The enthusiastic response to Sattva Bhumi underscores the area's attractiveness as a real estate hotspot. At Sattva, we are deeply committed to creating spaces that curate and enhance modern living. Our vision is to offer residents an oasis of greenery, providing tranquillity away from the city's intensity while maintaining seamless connectivity to its opportunities. With the introduction of Park Cubix Phase II, we are excited to enhance Bengaluru's rapidly developing corridor, delivering living environments that promote a vibrant lifestyle and meet the evolving needs of our residents."*

A New Language of Sustainable Urban Living

Designed with contemporary aesthetics and Vastu principles, the property offers far beyond luxury. With 75% of the project dedicated to open green spaces, Phase II of Park Cubix is built to ensure a serene living experience cocooned away from the hustle and bustles of the city. Spread across seven high-rise towers, the venture is ready to house a vibrant community of 798 residences in its diverse selection of apartments, ranging from modern studios to spacious 1BHK, 2BHK, and 3BHK homes. Adding to the convenience, its strategic position provides an outstanding connectivity to major landmarks.

Amenities include a 71,000 sq. ft. dual clubhouse, featuring the Gold Leaf Clubhouse with an in-house restaurant, BBQ area, swimming pool, gym, and spa, alongside the Crystal Clubhouse catering to sports enthusiasts with badminton and squash courts. Additional facilities comprise multipurpose halls, jogging tracks, landscaped gardens, and dedicated play areas for children and seniors. Plans for an upcoming shopping mall and entertainment hub will further improve convenience for residents.

North Bengaluru: The Next Hub

North Bengaluru has evolved into one of the most dynamic real estate markets in the city, characterized by substantial growth and strategic developments. From 2015 to 2023, the region has seen a total of 92,199 residential units launched, accounting for 28% of all launches in Bengaluru. With 82,514 units sold during the same period, North Bengaluru represents 26% of total sales, reflecting strong market confidence in the area.

The upward trend in property prices is noteworthy, with the region experiencing a 128% increase from 2015 to 2023. Enhanced connectivity through metro projects, the Strategic Traffic Relief Road (STRR), and the Peripheral Ring Road (PRR), coupled with proximity to Kempegowda International Airport, positions North Bengaluru as a strategic location for both residential and commercial growth. Infrastructure developments are expected to further bolster this momentum.

A recent report from PropEquity highlights a surge in the real-estate market, ranking Bengaluru as 1st, in terms of new launches, with an increase of 27 percent and 3rd in absorption, with 13 percent in the year 2024. With robust infrastructure, a thriving IT corridor, and excellent connectivity, the demand for properties in the northern region of the city such as Devanahalli is gaining accelerated recognition. From an industrial zone to a vibrant urban community, it has emerged as a prime location with promising real-estate investment hotspots.

As a significant contributor to this growth, Sattva has completed six projects in 2024, with a robust upcoming portfolio that includes approximately 5.5 million square feet of residential development in North Bengaluru. To date, more than 80% of the total square footage from these launches has sold out, demonstrating the strong demand and continued confidence from homebuyers and investors.

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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