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Sattva Targets Rs 8600 crore GDV from Sattva City in Bengaluru

Synopsis

Sattva Group is launching Sattva City, a large integrated development in North Bengaluru. This project aims for a gross development value exceeding ₹8,600 crore. Spread across 50 acres, it will function as a self-sustained '15-minute city'. The development includes residential, commercial, retail, and leisure spaces. Sattva City offers various home configurations. This initiative highlights Sattva's commitment to North Bengaluru's growth.



Sattva Group target **gross development value** (GDV) exceeding ₹8,600 crore from its upcoming from **Sattva City**, an **integrated residential development** in **North Bengaluru**,

Spread across 50 acres, the development is envisioned as a self-

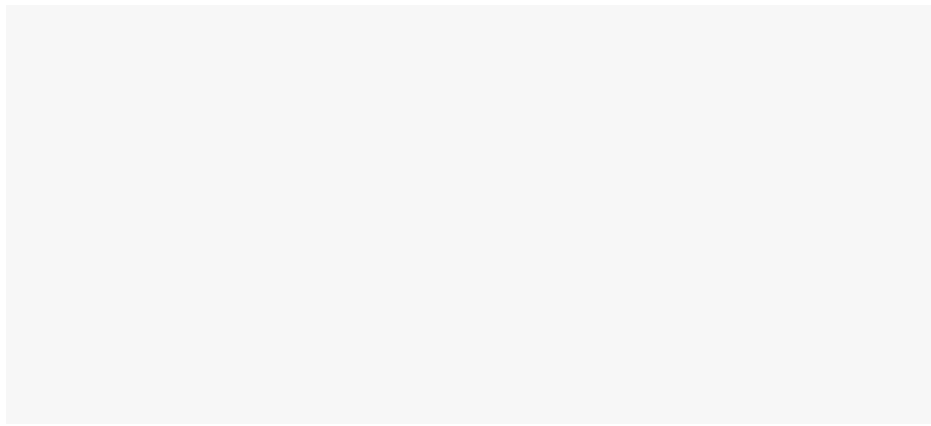
sustained '15-minute city', anchored in a globally recognised **urban planning** framework. The project offers a mix of 2 and 2.5 BHK homes, along with larger 3 and 3.5 BHK residences, and select 4 BHK units leading up to exclusive penthouse offerings.

Conceived as a large-scale integrated community, it brings together residential, commercial, retail, and leisure elements within a cohesive ecosystem. The project is supported by access to educational institutions, healthcare, shopping, dining, and lifestyle experiences, along with seamless connectivity to major roads and social infrastructure, ensuring everyday convenience.

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The launch reinforces Sattva's long-term commitment to North Bengaluru, a micro-market it identified early as a high-growth corridor. The region's transformation has been driven by infrastructure-led development, including the expansion of Kempegowda International Airport, the rise of global capability centres, and the growth of aerospace hubs and large commercial campuses.

With sustained employment growth and infrastructure upgrades driving 15–25% price appreciation in recent years, North Bengaluru has emerged as a key residential and investment destination contributing significantly to new housing supply.

"We identified this land years ago with the vision of creating a city-scale community for Bengaluru as the airport corridor began emerging as one of the city's most important growth regions. Nearly 84% of Sattva City is dedicated to open and [green spaces](#), creating a sense of scale and openness that is rare for a development of this size. Living here will feel like being part of an estate surrounded by nature, within a well-planned community where technology and thoughtful planning come together. We are already seeing strong interest in the project, and through developments like this we aim to create communities that add lasting value to cities across India," said Bijay Agarwal, Managing Director, Sattva Group.

Sattva City also marks a key milestone in the Group's expanding pan-India presence across Bengaluru, Mumbai, Visakhapatnam, Hyderabad, Pune, and Goa. Recent entries into Mumbai and Visakhapatnam have further strengthened its footprint. In Mumbai, the Group is building a focused redevelopment pipeline, while in Visakhapatnam, it is extending its integrated-community model to a rapidly growing industrial and port-led city.

As the Group continues to scale, Sattva remains focused on developing integrated, [future-ready communities](#) aligned with the evolving aspirations of urban India.

Sattva Group has over 80 million sq. ft. delivered and over 71 million sq.

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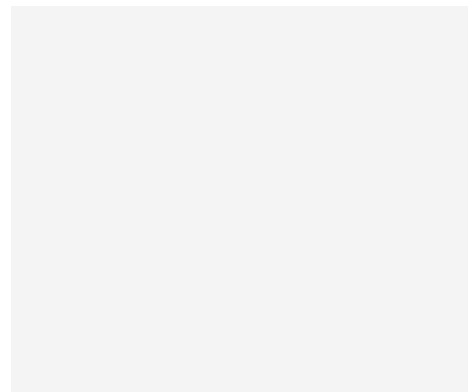
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ft. under construction. It co-sponsors India's largest commercial REIT, Knowledge Realty Trust (KRT), with **Blackstone**, spanning 46 million sq. ft. of Grade A office assets across six cities.

The Group has a strong presence across commercial and residential segments in Bengaluru, Hyderabad, Mumbai, Pune, and Goa, and has diversified into co-working, co-living, education, hospitality, data centres, and warehousing.

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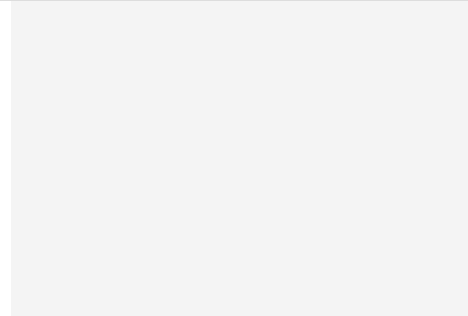
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