

A project of Sattva Group



Website : www.sattvascity.com
Contact No.: +91-22461 83847



Here, your neighbor is mother nature

For years, you told yourself you were a “city person.” You loved the buzz, the pace, the noise, or at least you thought you did. But somewhere between long commutes, crowded spaces, and fluorescent lights, deep inside, you needed something you couldn’t quite name.

Then you decide to move to Sattva City.

A city, yes, but unlike any you’ve known. Your home is part of a community nestled within nearly 50 acres of lush green space. Trees sway with stories, birdsong rises louder than traffic, trails become paths where you walk, and sometimes stop, without even knowing why.

Every morning, you open your windows to the mist rising off the grass instead of concrete. Your favourite café is next door. You still take calls and chase deadlines, and your breaks are barefoot walks. You don’t escape the city. You just find a version of it that makes room for your soul.

Some say you can’t have it all.

You tell them that they just haven’t found the right place yet.



The Sattva City Story

Once upon a time, nature was home.
Now, it's become a destination, distant, fleeting, almost forgotten.

That's why I have come into existence.
I wasn't built to impress from afar (though I might). I was built to make you feel just right when you live inside me. Every tree, every line, every space, is placed with intention, not just for how it looks, but how it lives with you.

I carry the energy of the city, the energy, the convenience, the ambition, but I soften the edges. I leave space for quiet mornings. For barefoot walks, for birdsong, you can actually hear.

You won't have to search for balance, it's already here.
Your café, your gym, your green space, your pause.

I'm not just where you live, I'm how you live.
I'm Sattva City.



Shaded by breathing green

I stretch across 50 acres with 83% open space, not just as a land, but as a way of life, calm, bold, and alive. I'm designed for tomorrow, rooted in something timeless, with over 200 thoughtful amenities, and framed by architecture you can't look past, but will pause to revere.

I was shaped by the hands of a creator with over 30 years of experience, born from a vision to bring rarity closer than ever imagined.

I'm not of the past. I'm not chasing what's next.
I simply belong with nature, and with what's to come.

Highlights

83%
open spaces






4
clubhouses

49.25
acres of integrated
neighbourhood

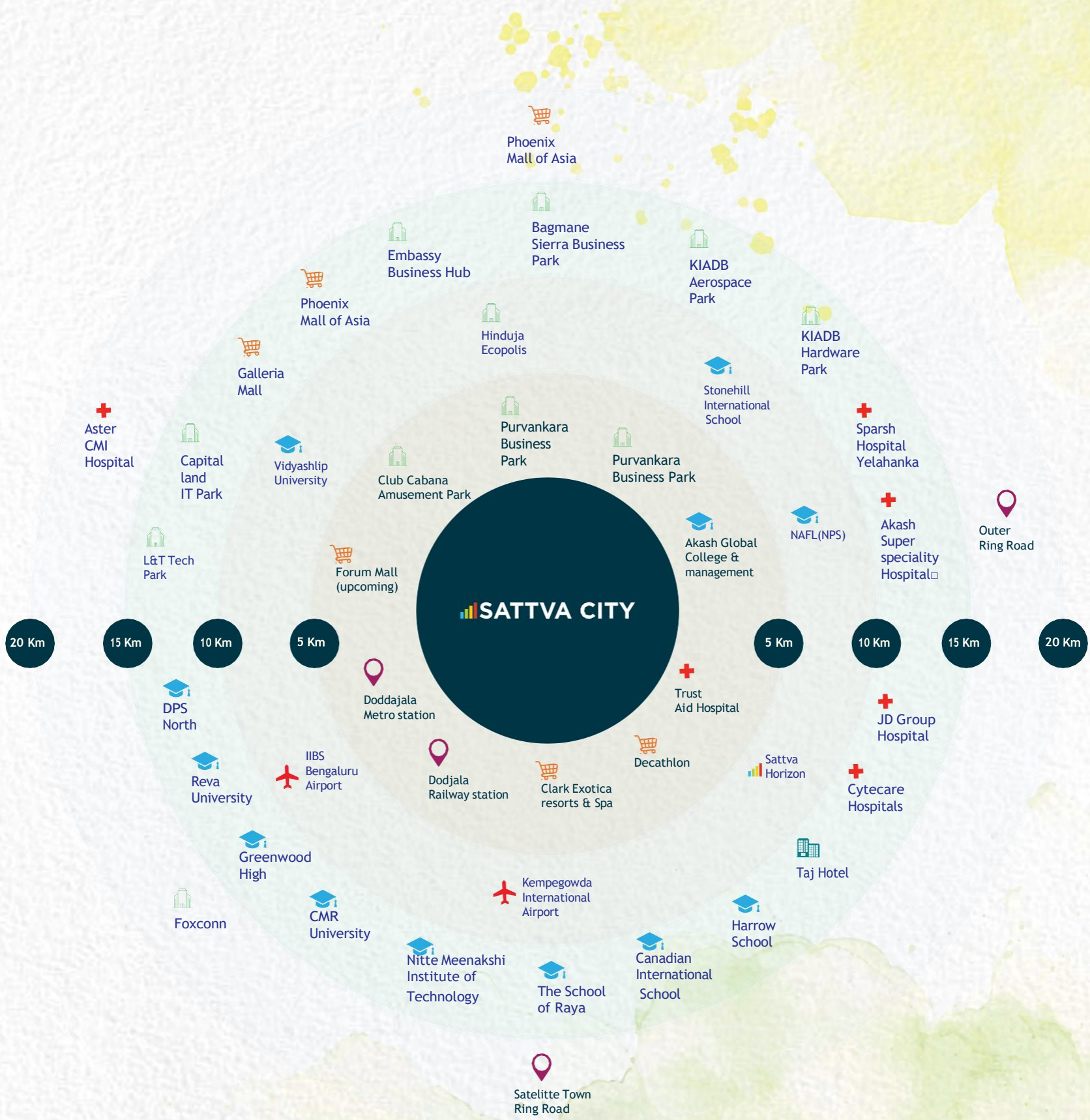
Studio apartments to penthouses

I remember your needs

To give you the life you long for, one that keeps you grounded in nature, yet connected to all that matters, I've been placed where your everyday needs are just around the corner. From educational institutions and trusted hospitals to shopping, dining, and weekend escapes. With seamless access to major roads, social infrastructure, and lifestyle hubs, I keep you close to everything, without the noise, without the rush.

-  Schools
-  Hospitals
-  IT Companies
-  Malls
-  Hotels

All distances are approximate



SATTVA CITY

20 Km

15 Km

10 Km

5 Km

5 Km

10 Km

15 Km

20 Km

Phoenix Mall of Asia

Bagmane Sierra Business Park

Embassy Business Hub

KIADB Aerospace Park

Phoenix Mall of Asia

Hinduja Ecopolis

KIADB Hardware Park

Galleria Mall

Stonehill International School

Aster CMI Hospital

Capital land IT Park

Vidyaship University

Club Cabana Amusement Park

Purvankara Business Park

Purvankara Business Park

Sparsh Hospital Yelahanka

L&T Tech Park

Forum Mall (upcoming)

Akash Global College & management

NAFL(NPS)

Akash Super speciality Hospital

Outer Ring Road

SATTVA CITY

20 Km

15 Km

10 Km

5 Km

5 Km

10 Km

15 Km

20 Km

DPS North

Doddajala Metro station

Trust Aid Hospital

JD Group Hospital

Reva University

IBS Bengaluru Airport

Dodjala Railway station

Clark Exotica resorts & Spa

Decathlon

Sattva Horizon

Cytecare Hospitals

Greenwood High

Kempegowda International Airport

Taj Hotel

Foxconn

CMR University

Harrow School

Nitte Meenakshi Institute of Technology

The School of Raya

Canadian International School

Satellite Town Ring Road






I'm a 15-minute city

Step outside your home and everything is already around you, a supermarket, a sports zone, a lush forest, leisure, swimming pools, clubhouses, a pet park, you name it.

A world of experiences, all within reach.

No time wasted commuting from one place to another just to enjoy a moment or two. Because when you live alongside me, your everyday life becomes hassle-free and meaningful.



I've made friends with those who matter to you

Mr. Most Popular, the airport (KIAB), lives just 10 minutes away. I am just 500 metres from Airport Road, and my newest neighbour, Namma Metro, has just moved in, barely 200 metres from my doorstep. And more are on their way.

Schools, hospitals, workplaces, weekend spots, all and their place around me, becoming a part of your everyday needs. Because I wasn't just built in a great location, I was built to put you in the right place, at the right time, for everything that matters.







The background features a textured, paper-like surface with watercolor washes. A vibrant green wash is in the top right corner, and a light blue wash is in the bottom left corner. The main text is centered in a dark green color.

I want you to go places with me

When you're with me, I want the weight of the world to fall away. That's why I've brought together over 200 thoughtful amenities, from moments of personal leisure to vibrant community spaces, from world-class sports zones to everyday comforts and wellness, all are woven into the rhythm of life here.

Because going places isn't just about where you go, it's about how you feel along the way.

Leisure

When the day winds down, I want your evenings to feel peaceful. To unfold beside the **waterfront amphitheatre**, or within the **central lung space**, where the light reflects gently, and your thoughts and silence. Here, you won't need anything, not even a distraction.



You step out for a breath of fresh air, and there she is, quiet, constant, comforting. Upon the **elevated deck**, you're not just in nature, you're in an **urban forest**, reimagined with modern design, so you can live alongside Mother Nature, where the wild and the contemporary coexist.

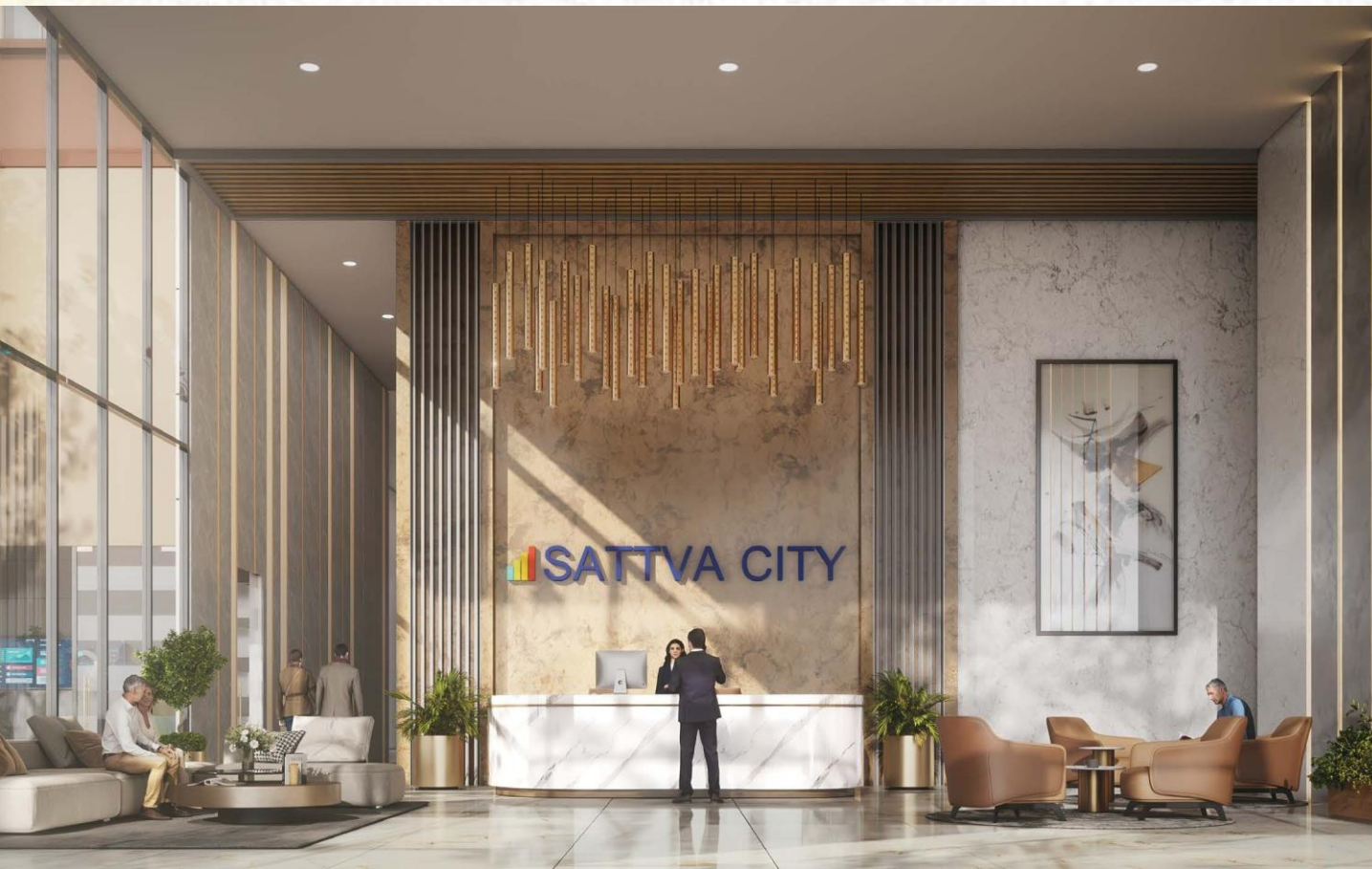
Mother Nature remembers the days you pedalled your cycle down the street, falling, getting back up, and pedalling again, with that same spark in your eyes. I want to bring those days back to life. I created a **cycle track** and a **jogging track** for you, and for the little version of you, to ride, to run, to fall, to rise, and to feel free again.



Do you remember those days, a coffee mug in hand, friends around you, talking about life, laughing at stories from years ago? I do. And that's why I built a **café lounge**. A place to bring those moments back. To sit, to talk, to lose track of time. To make new stories, just like those old days.

Community

For generations, bonds have been built over shared meals. Cooking and serving those you love is one of life's simplest and most cherished joys. From the **banquet** to the **BBQ Garden**, I help you create beautiful moments with your family and friends over a lavish meal.



And then there are the furry ones, your little bundles of joy. Mother Nature and I came together to create a **pet park**, where they can run wild on soft green grass, play to their heart's content, and meet other wagging tails. And when you return, my **lux lobby** welcomes you with warmth and elegance.

There's something magical about slipping into water, spreading your arms and legs, and simply floating, letting the stress melt away as you feel the world grow quiet. That feeling of refreshment, of lightness, is what inspired me to create a **temperature-controlled pool**, complete with a dedicated kids' zone. A place for you and your loved ones to share splash-alleged moments, laughter, and time that feels well spent.



And then, there are your parents, the wise, gentle souls whose love for you is endless. I'm honoured to live alongside them. I've created a **senior citizen garden**, where they can sit with me, teach me the way of life, and share their stories.

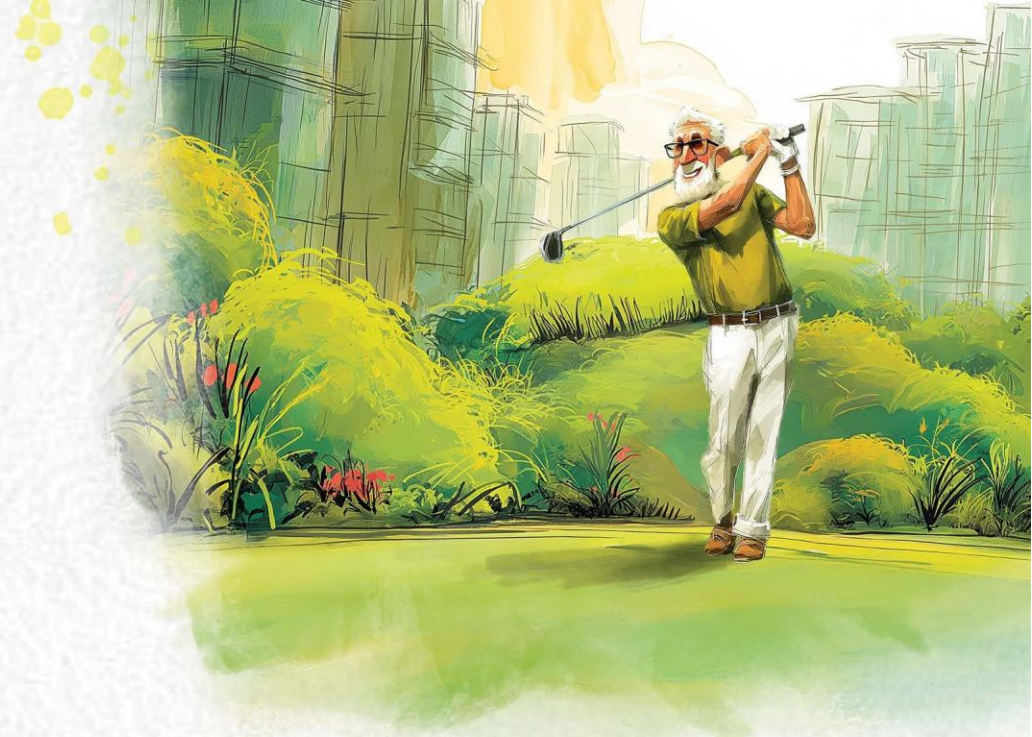
Sports

There's something about badminton, the lightness in your step, the swiftness of the shuttle, the sound it makes when your racket ands it just right. I want to see your eyes light up mid-rally, to watch you lean into the moment, not just to win, but to play, to connect, to feel alive. So I built a **badminton court** for you. Step in, breathe in, and let the game bring you back to yourself.



And then I want to see you out here, racket in hand, eyes steady, heart racing. The court beneath you, the opponent standing on the other side, and just the net in between. That's why I created this **tennis court**, a space where you can push limits and and balance, where you can play in silence or with cheers echoing around you.

When you stand tall in the right posture, surrounded by open greens and quiet skies, there's something powerful in that stillness. The breeze brushes past, you take a breath, and with one clean swing, everything else fades. The **golf court** is where you build your focus, and feel joy.



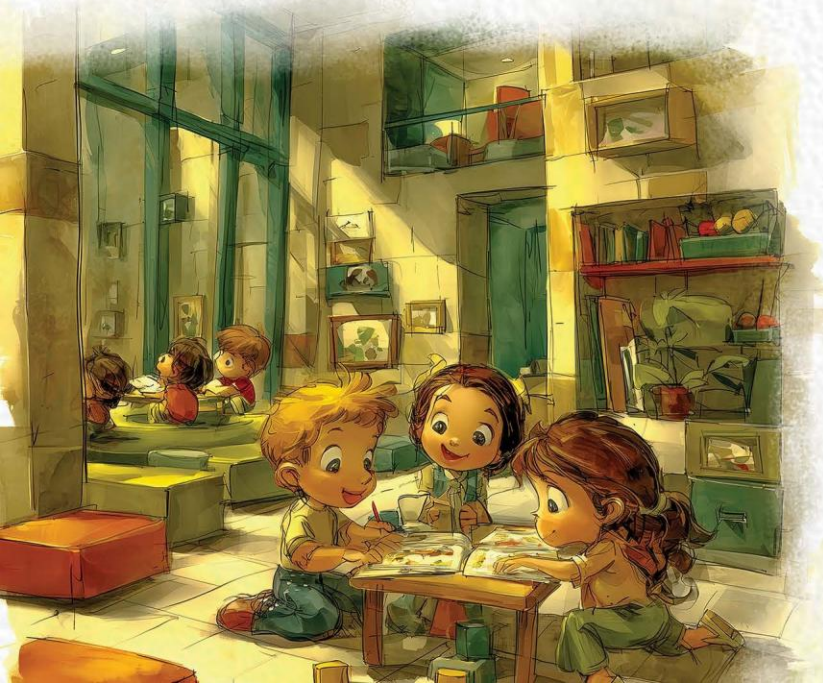
The moment you step in, you will hear the rhythm, feet tapping, paddles striking, laughter echoing. You'll feel the energy in the air, and before you know it, you're not just watching anymore. You're moving, playing, sweating, smiling.

That's the spirit of my **pickleball court**. Energetic, fast, and contagious. It pulls you in, gets your heart racing, and brings out a version of you that's alive, agile, and lives in the moment.

Convenience

There are days when one chases time, and days when time slows down. In both, I want you to have a place where life feels full.

So, I have built the **Marketplace Plaza**, a bustling place where aromas guide your steps, quick bites lift your mood, and curated finds surprise you when you are not even looking.



I've kept the smallest hearts closest to mine. That's why I've created a **crèche** where care feels like home, and curiosity is free to wander. A space thoughtfully designed for little hands and big imaginations, where play, learning, laughter, and gentle guidance come together under one nurturing roof.

My love for your furry companion does not stop at the pet park. It goes further, into care, comfort, and well-being. That's why I've created a dedicated **pet clinic and care centre**, where your beloved friend is treated with the same tenderness you show them every day. Whether it's a routine check-up, a bit of grooming, or simply a well-earned treat, everything they need is right here, under the care of trusted professionals who understand just how much they mean to you.



There are days when energy feels endless, and days when you need a little push. For both, I've created not one, but **four gyms**, each designed to all you up with strength and balance. The largest is spread across 440 sq. mts. Whether you begin with a run, break a sweat between meetings, or end with focus, these gyms remind you that wellness isn't a routine, it's a way of life.

Wellness

In the middle of everything you do for the world is a place where you can do something for yourself. Where you can step into the warmth of the **sauna**, let the **steam** ease away the stress of the day, and and your glow again in a **salon** that doesn't just pamper, it understands. Here you will be cared for, and time, for once, feels like it's entirely yours.



One step at a time. That's how calm and its way back to you. Mother Nature watched you walk, barefoot and slow, and she saw your breath become calm.

So, with nature's help, I shaped a **reflexology pathway**, a place where each stone and pebble is placed with care and love for you. With every step, balance returns, tension leaves without a word.

6nd another day, I watched the arst light of day fall on this quiet space, soft, golden, full of promise. It felt like the right place to begin again.

So I created the **Yoga Deck**, a serene, open sky sanctuary where breath and rhythm, where movement meets meaning. Here, each stretch becomes a whisper to the self, each pause a gentle reminder, the day becomes yours, and it begins with intention.



One morning, I watched the sun rise over this space, quiet, alive and warm. And I realised, strength doesn't always roar. Sometimes, it breathes, whispers, and moves gently.


So I created the **Fitness Garden**, where your body and rhythm under open skies, and your mind and calm in movement.





I rise to give you room to breathe

Step into my homes and you'll sense it instantly, the freedom of height, with floor-to-ceiling distance reaching 10.33 ft. In my grand **living room, master bedroom, kids' bedroom**, and spacious kitchen, light flows easily, air moves freely, and every corner feels alive. I wasn't built to just shelter you. I was shaped to breathe with you, to be airy, well-lit, and welcoming, where life unfolds with ease.






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Bonhomie is a feeling that lingers


It's in the way four clubhouses offer varied indulgence. From rooftop lounges bathed in the colours of the setting sun to pools that welcome you gently after a long day, this is where connections happen.





I was meant to be whole

From the smallest window to the tallest tower, every inch of me has been thoughtfully designed, just the way a city should be, with positive vision. Amenity zones, green belts, and retail streets, nothing is placed by chance; everything here flows, connects, and comes together in quiet harmony, creating a life that feels seamless, walkable, and whole.



The background features a textured, light-colored surface with watercolor-style washes. A green wash is located in the top-left corner, and a yellow wash is in the bottom-left corner. The text is centered in the middle of the page.

MASTER PLAN



MASTER PLAN

Speciacements

It's a joy to live in a home that listens, lights that know your mood, systems that respond before you even ask, and flooring that's seamless and cool. Every anish you see, every feature you feel, has been chosen with care, not just to look beautiful, but to live beautifully.

1. **Structure:** R.C.C. framed structure / Modular structure
2. **Flooring & Dado / Cladding:**
 - a. **Common area flooring:**
 - Ground floor entrance and lift lobby : Granite / Marble flooring
 - Basement lift lobby : Vitriaed tile flooring
 - 6partment floor lift lobby : Vitriaed tile flooring
 - Corridors : Vitriaed tile flooring
 - Staircase : Pestile vitriaed tile flooring
 - Fire staircase : Pestile vitriaed tile flooring
 - b. **Common area cladding**
 - Lift jamb : Granite / Vitriaed cladding
 - Lift fascia : Vitriaed cladding with granite / Vitriaed architrave
 - Lift lobby and corridors : 100mm skirting to match the flooring
 - c. **Apartment Flooring:**
 - Foyer : Vitriaed tile flooring
 - Living and dining : Vitriaed tile flooring
 - Master bedroom : Vitriaed tile flooring / Laminated wooden flooring only in 4BHK, 3.5 BHK and 3 BHK unit
 - Other bedrooms : Vitriaed tile flooring
 - Puja : Vitriaed tile flooring
 - Kitchen with utility : Vitriaed tile flooring
 - Toilets and powder room : 6nti-skid ceramic / Vitriaed tiles
 - Balcony : 6nti-skid ceramic / Vitriaed tiles
 - Maid's room : Vitriaed tile flooring
 - Maid's toilet : 6nti-skid ceramic / Vitriaed tiles
 - d. **Apartment dado & skirting**
 - Toilet dado : Ceramic / Vitriaed tile dado up to 2400mm / False ceiling
3. **Toilets - CP and Sanitary attings:**
 - Chromium plated attings for all the toilets
 - Single lever diverter with shower in bath area
 - Health faucet for all the toilets
 - Wall mounted EWC with flushometer flush valve for all the toilets
 - Granite counter with above counter washbasin in all toilets

4. **Kitchen :**
 - No kitchen counter, kitchen dado & sink shall be provided (to be installed by end user)
 - Electrical provision for water purifier
 - Hot and cold-water point provision for single bowl sink
 - Provision for exhaust fans
 - Reticulated gas piping connection (at extra cost)
 - Inlet and outlet for washing machine in kitchen utility area

5. **Doors :**
 - Main and internal doors of RCC frame
 - Main door shutter- One side veneer with melamine polish and other side paint finish with necessary hardware
 - Internal door shutter- Flush door with paint finish and necessary hardware
 - Video door phone- Provision only (empty conduit to be provided for future wiring / cabling by the end user)

6. **Windows :**
 - UPVC / Aluminum windows with mosquito mesh (living / dining, all bedrooms and kitchen)
 - UPVC / Aluminum ventilators for toilets

7. **Painting:**
 - Exterior walls with weather coat texture paint as per design
 - Internal walls and ceilings with internal emulsion
 - Enamel paint on all MS railings / grills

8. **Lift :**
 - Automatic passenger lift of reputed make


9. **Security system:**
 - CCTV camera installed in the lift lobby, security room and periphery vital points

10. **Electrical:**
 - Intercom facility for each unit
 - One TV point and telephone point in living and master bedroom
 - 16 AMP points for all the bedrooms (1, 2, 2.5, 3, 3.5 & 4 BHK units) and living room for AC
 - Power socket- Provision only (dummy box with empty conduit for future wiring / cabling by the end user) at living / dining balcony, applicable for 3, 3.5, and 4 BHK units only

11. **Back-up Generator (at extra cost)**
 - 100% DG backup on chargeable basis

12. **Power**
 - Unlimited power with 100% power back up through HT services with dual meters






I end my narration here, but our story?

It's just begun.

I'm not just where you live. I'm how you live.
I'm Sattva City.



OUR OTHER PROJECTS



SPRINGS
Off Kanakapura 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



LA VITA
Hennur Road, 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.



74 MILLION SQ FT
COMPLETED

75 MILLION SQ FT
UPCOMING

121 PROJECTS
COMPLETED

AWARDS & RECOGNITIONS

Numbers Indicated are as on Apr, 2025



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



Corporate Office: Sattva Group, Sattva Windsor, No.3, Ulsoor Road, Bengaluru - 560 042, Karnataka, India.

BENGALURU | HYDERABAD | MUMBAI | PUNE | CHENNAI | KOLKATA | GOA | COIMBATORE

CREDAI

A Crisil 'A' STABLE RATED COMPANY
Founding Member IGBC



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

Toll Free: 1800 121 33 44 | Ph: +91 80 4269 9000 | www.sattvagroup.com

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SCAN FOR MORE INFO