

---

Welcome to  
**ULTIMATE  
LIVING**





A whole new world of  
**ULTIMATE  
LIVING**  
is now yours



# ULTIMATE PRIVACY

awaits you

In the idyllic location of Hennur, Bengaluru's most happening suburb, come home to the sheer joy of beautifully laid out **luxury Row Houses** from a builder of great repute. Built on 3 pristine acres, are **63 supremely elegant Row Houses** with a spacious built-up area of 3,260 sq ft. It offers every conceivable amenity to make your life a dream come true. With the ideal mix of privacy when you need it and secure community living when you step out, get the best of both worlds at **Sattva La Vita**.







# ULTIMATE LIFESTYLE

yours for the asking

Everything about Sattva La Vita is as private as it gets. The backyards are large and spacious, extending over 10 feet to give you your very own garden space. Each Row House is exquisitely designed with 4 bedrooms, a gym, an entertainment zone and a family lounge, for quality time with your loved ones. The homes comprise of 2 levels for ease of movement and offer 2 car parks. Your very own private terrace on the top level, makes for quiet evenings, watching the sunset. If privacy is what you crave for, far away from the din of the city, this is your personal paradise.





## LOCATION HIGHLIGHTS

- United International School and Degree College - 1 min.
- Faran Group of Management - 2 min.
- Byg Brewski - 3 min.
- Poorna Prajna Education Center - 3 min.
- Army Institute of Fashion & Design and Hotel Management - 4 min.
- Mall of Bengaluru - 5 min.
- Manipal Academy of Higher Education - 7 min.
- The Leela Hotel - 7 min.
- KNS Institute of Technology - 9 min.
- Koshys Group of Institutions - 9 min.
- Manipal Hospital - 20 min.
- Aster CMI Hospital - 20 min.
- Hebbal Outer Ring Road - 25 min.
- Bengaluru International Airport - 30 min.
- Phoenix Market City - 30 min.
- Orion UPTOWN Mall - 33 min.
- MG Road - 40 min.
- Whitefield - 40 min.



# ULTIMATE LOCATION

A location that's buzzing with new-age activity, Hennur, a burgeoning residential hub, is the new hotspot in Bengaluru. The main road branches just off the Outer Ring Road (ORR), extending north towards Bengaluru International airport, that's just 30 minutes away. It is well - connected to Hebbal, Indiranagar, MG Road and the cantonment areas. Moreover, the best IT Parks, hospitals and malls are in the vicinity. Indeed your home is so well located, you will never need to step out.



# ULTIMATE FEATURES



- Exclusive 9700 sq. ft. luxurious clubhouse with modern amenities
- Ground plus 2 levels with a large backyard and open terrace.
- 4 bedrooms + gym + entertainment + family lounge + domestic help room
- 2 car parks in the basement
- Walkways all around with zero vehicle movement

Life at Sattva La Vita is designed for your ultimate leisure and infinite comfort. The project is truly a class apart with each detail defined for you to spend leisurely days and pleasant evenings, filled with idyllic moments to cherish with your loved ones. Absolute care is taken for your privacy as well as your safety and comfort.







## Clubhouse and Swimming Pool for your **ULTIMATE LEISURE**

La Vita's stunning clubhouse and swimming pool provide leisurely days and peaceful evenings. Whether you prefer pool laps, yoga by the pool, or a game at the clubhouse, you'll find a welcoming community of like-minded individuals to share in your joy. At La Vita we redefine the art of living in a close knit community, and guarantee that every moment spent here will be extraordinary.



#### OUTDOOR

- Outdoor party area
- Multi-purpose court
- Swimming pool
- Kid's Play area
- Outdoor gym
- Half basketball court

#### INDOOR

- Indoor party area
- Indoor games
- Gym
- Yoga/meditation
- Table tennis room

## ULTIMATE CONVENIENCE

Sattva La Vita is an oasis of convenience, seamlessly blending outdoor and indoor amenities, to cater to your every need. The outdoor areas include a dedicated kids' play area, an outdoor gym and half-basketball court, a party area, a multi-purpose court, and a swimming pool.

An indoor party area sets the stage for memorable gatherings, while the indoor games room offers an array of entertainment options. Those seeking wellness will find solace in the well-equipped gym and the serene yoga and meditation space. Welcome to a lifestyle that truly cares for you, a serene retreat in the heart of the urban landscape.



Bens Royal Woods Road



VILLA-44  
VILLA-43  
VILLA-42  
VILLA-41  
Block A Wing 3

VILLA-37  
VILLA-38  
VILLA-39  
VILLA-40  
Block H

VILLA-36  
VILLA-35  
VILLA-34  
VILLA-33  
Block G

VILLA-29  
VILLA-30  
VILLA-31  
VILLA-32  
Block F

Clubhouse  
VILLA-28  
VILLA-27  
Block F

VILLA-22  
VILLA-23  
VILLA-24  
VILLA-25  
VILLA-26  
Block E

VILLA-21  
VILLA-20  
VILLA-19  
VILLA-18  
VILLA-17  
Block D

VILLA-12  
VILLA-13  
VILLA-14  
VILLA-15  
VILLA-16  
Block C

VILLA-45  
VILLA-46  
VILLA-47  
VILLA-48  
VILLA-49  
VILLA-50  
VILLA-51  
VILLA-52  
VILLA-53  
VILLA-54  
VILLA-55  
VILLA-56  
VILLA-57  
VILLA-58  
VILLA-59  
Block A Wing 2



# MASTER PLAN

## LEGEND

- ① Entrance with security cabin
- ② Kid's play area
- ③ Chit chat zone
- ④ Exit
- ⑤ Outdoor fitness zone
- ⑥ Reflexology path
- ⑦ Focal tree with seating
- ⑧ Pavilion with seating
- ⑨ Cricket practice net
- ⑩ Elderly gathering zone
- ⑪ Hobby areas
- ⑫ Theme gardens
- ⑬ Multipurpose play court
- ⑭ Approach to villas
- ⑮ Villa landscape
- ⑯ Swimming pool
- ⑰ Meditation pavilion



# SPECIFICATIONS

## 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 ----- Vitrified tiles
- Utility in Kitchen ----- Vitrified tiles
- Powder Room ----- Ceramic tiles
- Staircase & its lobby ----- Engineered marble
- Basement ----- Screed finish
- Maid's Room ----- Vitrified tiles
- Maid's Toilet ----- Ceramic tiles

## 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)
- Washbasin in all toilets
- Shower partition provided in all toilets
- Geyser provision in all toilets



## KITCHEN

- Hot and cold wall mixer
- Provision for water heater and water purifier
- No granite counter and sink
- Ceramic tile dado up to 2'0"

## UTILITY

- Inlet and outlet for washing machine and dish washer

## STAIRCASE

- MS Railing



## DOORS

### Main Door

- Wooden frame with teak finish (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 outside face with wooden beading
- Toilet/utility: same as internal doors

## WINDOWS & SLIDING DOORS

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

## PAINTING

- Exterior walls with weather coat texture paint
- Internal walls with emulsion

## SECURITY SYSTEMS

- CCTV cameras at high-traffic Entry & Exit points



## MISCELLANEOUS

- Reticulated gas piping connection (at extra cost)
- Lifts

## CLUB HOUSE AMENITIES

- Multi-purpose hall
- Gymnasium
- Indoor games
- Main pool

## ELECTRICAL

- TV point in the Living Room, Master bedroom & other Bedrooms
- AC point in Master Bedroom, Living room & other Bedrooms
- Telephone points in living area
- Intercom facility in the living room from each row house to the security room, club house and other apartments
- Power (EB load) - 10KVA
- Power backup - 3 KVA
- Solar panels are provided at extra cost

# FLOOR PLAN

West



**BASEMENT FLOOR**



**GROUND FLOOR**



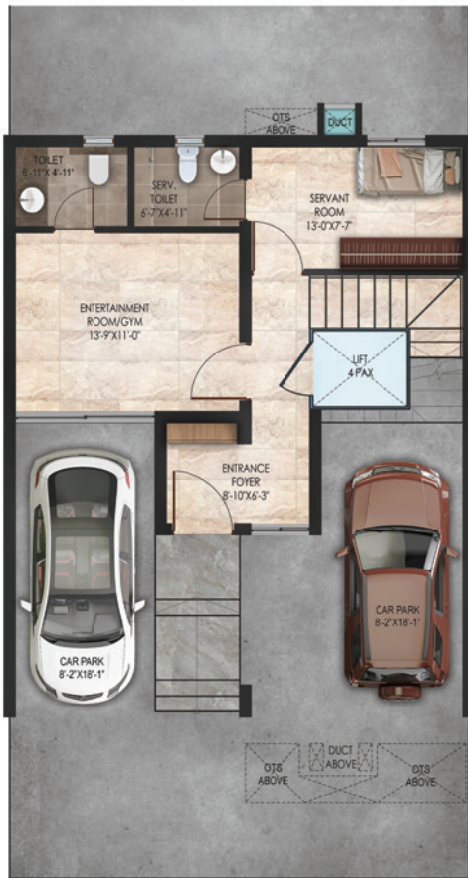
**FIRST FLOOR**



**SECOND FLOOR**

# FLOOR PLAN

## East



**BASEMENT FLOOR**



**GROUND FLOOR**



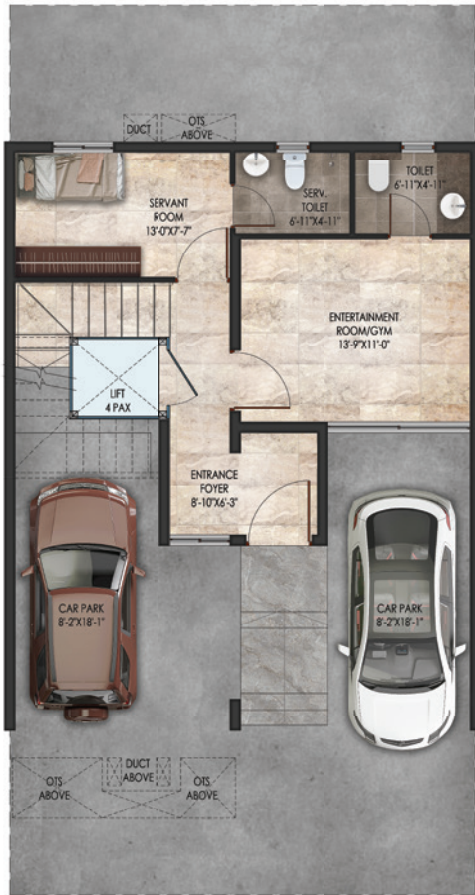
**FIRST FLOOR**



**SECOND FLOOR**

# FLOOR PLAN

## North



**BASEMENT FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



# 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.



75 MILLION SQ FT COMPLETED

23 MILLION SQ FT ON-GOING

65 MILLION SQ FT UPCOMING

135 PROJECTS COMPLETED

20 ON-GOING PROJECTS

AWARDS & RECOGNITIONS



**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  
Managing Director - 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



**2021**  
TIMES BUSINESS AWARDS  
Bengaluru  
Best Developer Commercial  
Sattva Group



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



**2021**  
SILICON REAL ESTATE  
AWARDS BENGALURU  
Most Promising Residential Project  
Misty Charm



**2021**  
CIDC VISWAKARMA  
AWARDS  
Best Construction Project  
Knowledge City, Hyderabad  
Salarpuria Sattva



**2020**  
CONSTRUCTION WORLD  
ARCHITECT & BUILDER AWARD  
Best Developer - Residential  
Outstanding projects, Knowledge City,  
Knowledge Point and Divinity



**2020**  
IBE - INDIA PROPERTY AWARDS  
Developer of the Year 2020  
- Commercial  
Salarpuria Sattva



**2020**  
ET NOW GLOBAL  
REAL ESTATE CONGRESS  
REAL ESTATE AWARDS  
Developer of the Year - Commercial  
Salarpuria Sattva



**2020**  
ET NOW BUSINESS LEADER  
OF THE YEAR  
Bijay Agarwal - Managing Director  
Salarpuria Sattva

Numbers Indicated are as on Jan, 2023

# OUR OTHER PROJECTS



**MAGNIFICIA**  
Old Madras Road, Bengaluru



**AEROPOLIS**  
NH 44, Bengaluru



**GREENAGE**  
Hosur Main Road, Bengaluru



**ANUGRAHA**  
Vijayanagar Extension  
Bengaluru



**HM ROYAL**  
Kondhwa (Opp. Talab factory)  
Pune



**OPUS**  
Tumkur Road, Bengaluru



**ASHRAYA**  
Bengaluru-Mysuru Expressway  
Bidadi



**KAVERI SIRI**  
Acetate Town, Mandya



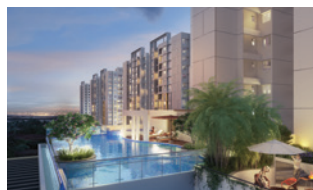
**DIVINITY**  
Mysore Road, Bengaluru



**MAGNUS**  
Shaikpet, Hyderabad



**AQUA VISTA**  
Bannerghatta Main Road  
Bengaluru



**MISTY CHARM**  
Off Kanakapura Main Road  
Bengaluru



**PARK CUBIX**  
Devanahalli Town, Bengaluru



**EXOTIC**  
Bagalur Main Road, Bengaluru



**NAVARATNA RESIDENCY**  
Avinashi Road, Coimbatore



**LUXURIA**  
Malleswaram, Bengaluru



**SERENE LIFE**  
Shettigere, Bengaluru



**BLISS**  
Off Budigere Road, Bengaluru



**SIGNET**  
Sarjapur Main Road, Bengaluru



**WATER'S EDGE**  
Sancoale, Goa



CORPORATE OFFICE : Sattva Group, Salarpuria Windsor, No.3, Ulsoor Road, Bengaluru - 560 042 | Tel: +91 80 42699000

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



A CRISIL 'A' STABLE RATED COMPANY  
Founding Member IGBC



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

[www.sattvagroup.com](http://www.sattvagroup.com) | Call Toll-Free No.: 1800 121 3344 | E: [enquiry@sattvagroup.in](mailto:enquiry@sattvagroup.in)

RERA No: PRM/KA/RERA/1251/446/PR/041223/006446

DISCLAIMER : The brochure is purely conceptual in nature and is by no means a legal offering. The promoters reserve the right to change, delete or add any specifications or plans mentioned herein. Furniture layout is indicative only.