

LIVE IN THE MOMENT

GRAND 1 BHK HOMES
Opposite Sattva Global City
RR Nagar, Off Mysore Road







SATTVA SIMPLICITY

Life Simplified

EASY LIVING EASY WORKING

Come, adapt to the millennial lifestyle that is about to unfold at a great location near you. Sattva Simplicity is all about living your best life, in the moment. It's the lifestyle curated specially for you - close to work and close to everything that matters. These cutting-edge global residences are curated for you to make life an easy-breezy balance of work, play and plenty of family time.

PROJECT HIGHLIGHTS

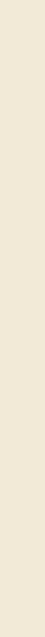
- Grand 1 BHK Homes that are both compact and classy
- Built on a total area of 3.99 acres with 70 percent open space
- Lavish landscaping, the apartments are swathed in natural settings and beautiful water bodies, keeping occupants in sync with nature
- Green walkways, recreational parks and plenty of local foliage
- Pattanagere Metro Station is just 1 km away from the entrance
- There are 7 engineering colleges within a 5 km radius





MILLENNIAL LIVING THAT'S A BREEZE.

Sattva Simplicity residences are adjacent to Sattva Global City, Bengaluru's greenest Tech Park, separated by a road. The Tech Park houses the IT city's leading MNCs and is bursting with business energy. Living at Simplicity that's just beside this booming business hub is as convenient as it gets. Now you can hop, skip and go to work in a jiffy. The distance between work and home has never been shorter.



1BHKS THAT ARE BOTH COMPACT AND CLASSY

These millennial homes are as self-contained as they get - designed to make every square inch count, without compromising on aesthetics and functionality. Built on a total area of 3.99 acres with 70 percent of open space and lavish landscaping, the apartments are swathed in natural settings and beautiful waterbodies, keeping occupants in sync with nature.

COMPRISING

Regular Studio	- 395 sq ft
Grand Studio	- 421 sq ft
1BHK Regular	- 691 sq ft
1BHK Grand	- 746 sq ft



A LOCATION THAT IS A DREAM COME TRUE

When it comes to location, it's hard to beat the connectivity of this well-designed project. The Pattanagere Metro Station is just 1 km away from the entrance of Sattva Global City. Just step off the metro, and enter your home. RV Engineering College is in the vicinity, while BGS hospital a mere 1.5 km away and Sattva Divinity Global Mall is within 4km. Grab your share of connectivity, entertainment and comfort.



- The Pattanagere Metro Station is just 1km away
- Just step off the metro, and step into your home
- Enjoy connectivity to prime roads, rails and metros
- 7 engineering colleges and renowned hospitals and malls are close by
- RR Nagar, Nagarbhavi and Banashankari 6th Stage are in the vicinity

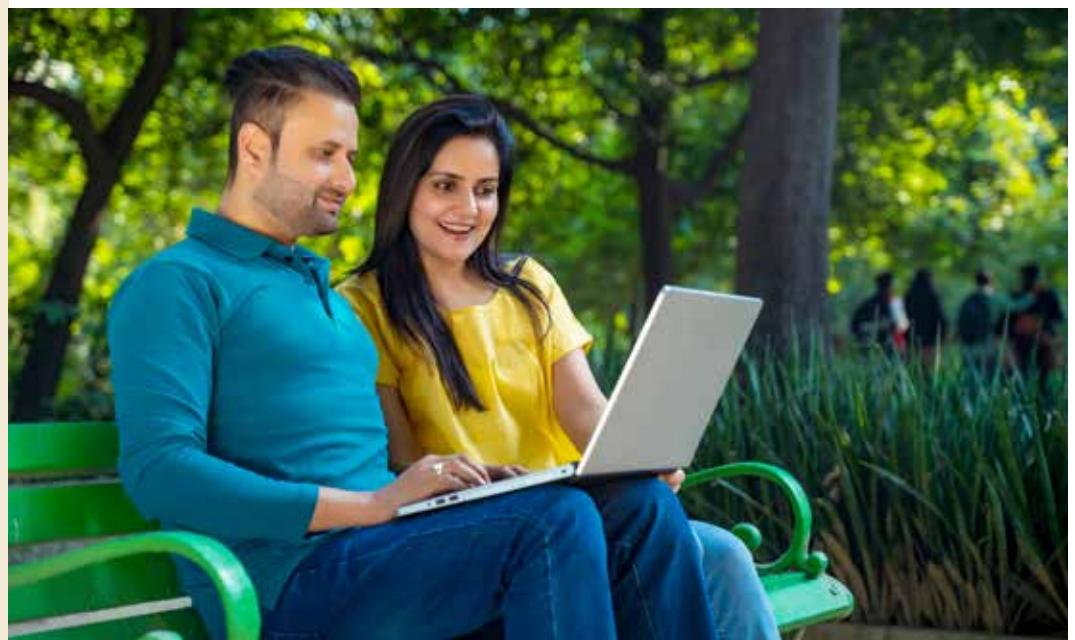






GREEN PATHWAYS TO STAY CLOSE TO NATURE

Sattva Simplicity is surrounded by all things green. From lush landscaping outside your window to green walkways, recreational parks and plenty of local foliage, it's your own green paradise, when you want to spend some quality time in the outdoors. Every thought and care has been taken to ensure that your moments outdoor are refreshingly meaningful.



OUTDOOR AMENITIES

- Courts with Outdoor Seating
- Swimming Pool
- Changing Rooms & Outdoor Showers
- Pond with Reflexology Walk Around
- BBQ Deck
- Edge Mounds Towards Boundary
- Fruit Orchard
- Meandering Walkway
- Stepped Plaza Entry
- Multipurpose Tree Court
- Cafe/Juice Bar Space with Shallow Water Feature
- Seating Spaces with Reading Nooks
- Graffiti Walls & Sculpture Courts
- Star Gazing Nets
- Viewing Deck
- Open Air Theatre
- Flower Court/Meadow
- Garden Pavillion
- Yoga Lawn
- Tennis Court
- Running Track
- Tot Lot
- Board Game Table
- Half Basketball Court
- Net Cricket Pitch
- Buffer Planting



INDOOR AMENITIES



- Multipurpose Hall
- Gym
- Games Room
- Activity / Yoga Room
- Creche

MASTER PLAN



LEGEND

- 01 Property Entry/Exit
- 02 Main Driveway
- 03 Entry/Exit from Basement Block 4,5,6,7
- 04 Hostel Blocks
- 05 Residential Blocks
- 06 Clubhouse
- 07 Services
- 08 Courts with Outdoor Seating
- 09 Swimming Pool
- 10 Changing Rooms & Outdoor Showers
- 11 Pergola Covering for Drop Off
(Clubhouse)
- 12 Pond with Reflexology Walk Around
- 13 BBQ Deck
- 14 Edge Mounds towards Boundary
- 15 Fruit Orchard
- 16 Meandering Walkway with Pause Points
- 17 Drive-Way
- 18 Buffer Planting
- 19 Stepped Plaza Entry
- 20 Multipurpose Tree Court
- 21 Cafe/Juice Bar Space with Shallow
Water Feature
- 22 Seating Spaces with Reading Nooks
- 23 Graffiti Walls & Sculpture Courts
- 24 Star Gazing Nets
- 25 Viewing Deck
- 26 Open Air Theatre
- 27 Flower Court/Meadow
- 28 Garden Pavillion
- 29 Yoga Lawn
- 30 Tennis Court
- 31 Running Track
- 32 Tot Lot
- 33 Board Game Table
- 34 Half Basketball Court
- 35 Net Cricket Pitch

LOCATION MAP

LOCATION HIGHLIGHTS

- Pattanagere Metro Station - 3 min.
- RV Engineering College - 3 min.
- BGS Hospital (1.5 km) - 7 min.
- Sattva Divinity Global Mall - 9 min.
- Bengaluru University (4 km) - 10 min.
- RajaRajeswari Medical College and Hospital - 15 min.
- Don Bosco Institute of Technology - 20 min.
- Baba Ambedkar School of Economics - 14 min.
- RR Nagar - 6 min.
- Nagarbhavi - 20 min.
- Banashankari 6th stage - 17 min.



SPECIFICATIONS

STRUCTURE RESIDENTIAL BUILDING :

R.C.C FRAMED STRUCTURE / MODULAR STRUCTURE

FLOORING & DADO

a. Common area

- Ground floor Entrance & Lift lobbies : Vitrified flooring
- Upper floor lift lobbies : Vitrified tile flooring
- Staircase : Tile Finish
- Corridors : Vitrified tile flooring

b. Apartment

- Foyer : Vitrified Tiles
- Living & Dining : Vitrified Tiles
- Master bedroom : Vitrified Tiles
- Other Bedrooms : Vitrified Tiles
- Balcony : Ceramic Tiles
- Kitchen : Vitrified Tiles
- Skirting : Vitrified Tiles
- Toilet : Ceramic Tiles

c. Cladding

- Kitchen dado : Ceramic tiles 600 mm above the counter level
- Toilet dado : Ceramic tile dado up to false ceiling level

CP & SANITARY FITTINGS

- Chromium plated fittings for all toilets
- Wall mixer with shower in bath area
- Health Faucet for all the Toilets
- Floor Mounted EWC for all toilets
- Wash basin / Corner Wash basins

KITCHEN

- No kitchen counter, sink & sink mixer shall be provided.
(to be installed by end user)
- Inlet & Outlet provision for washing machine

DOORS

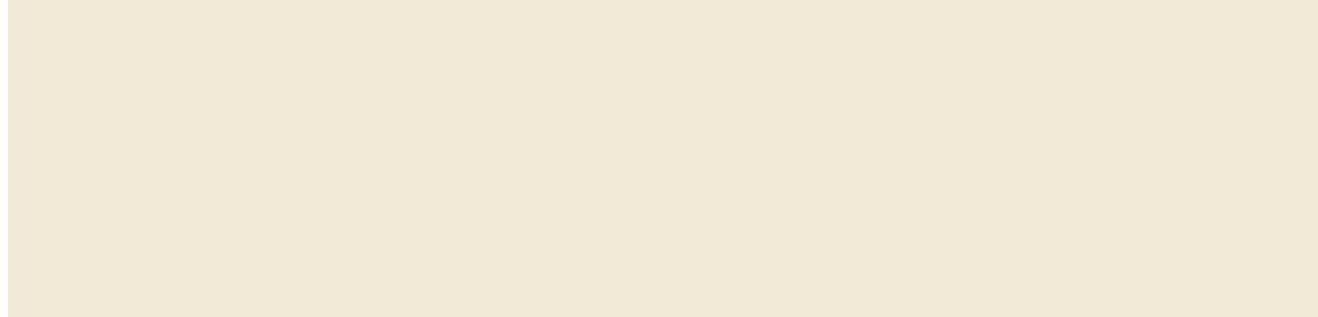
- All door frames of RCC
- All door shutters - flush shutters with paint finish and necessary hardware

WINDOWS & RAILINGS

- Aluminium / UPVC Sliding Door for Living Room
- Aluminium / UPVC Windows (Bedrooms & Kitchen)
- Aluminium / UPVC Ventilators for toilets
- Balcony railings in MS

PAINTING

- Exterior walls with weather coat paint / Form finish as per design
- Internal walls and ceilings with oil bound distemper
- Enamel paint on all MS railings / grills



LIFT

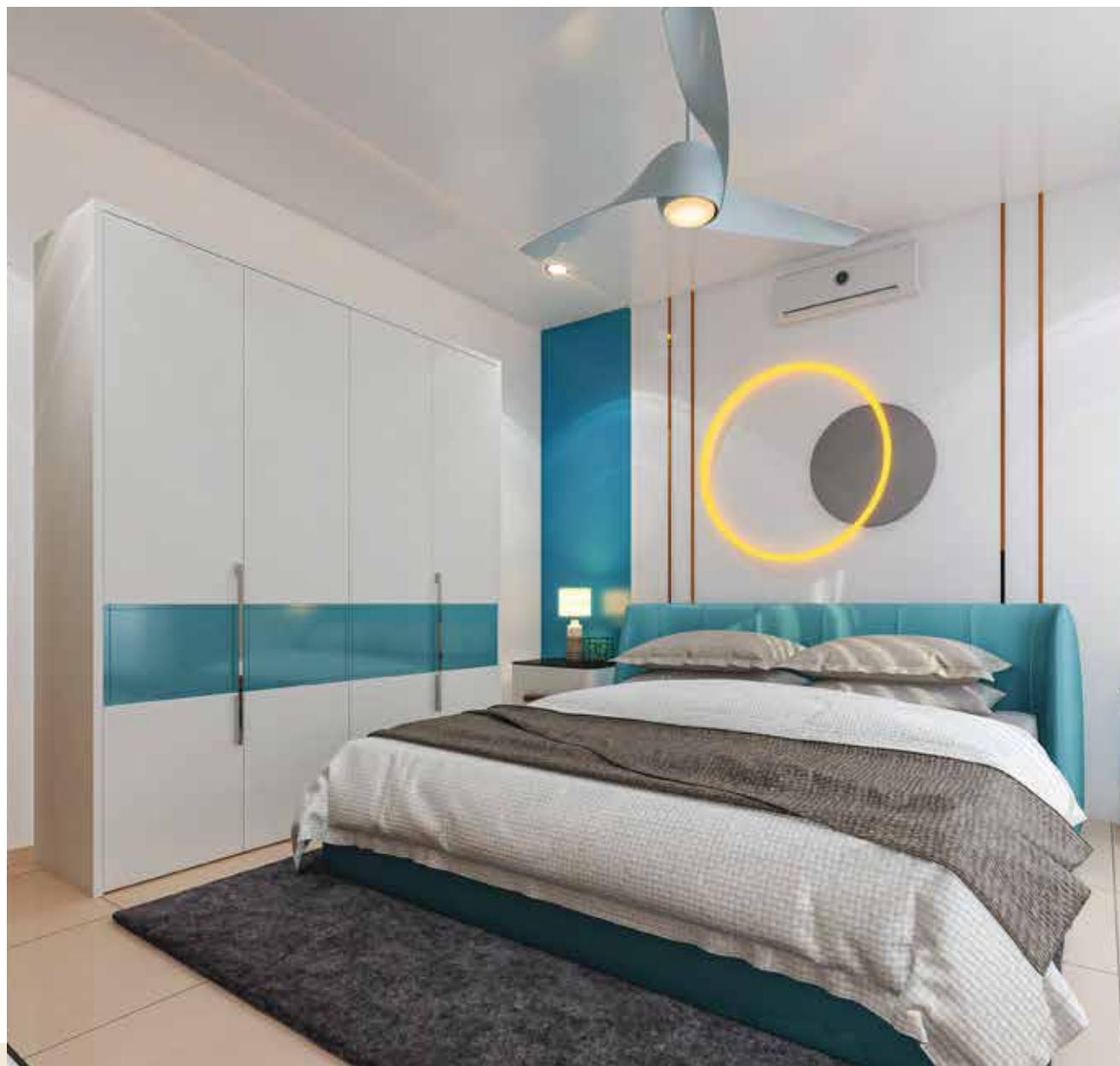
- Automatic passenger lifts

ELECTRICAL

- One TV point in living room
- Only conduiting for Telephone point in Living room i.e. without wiring and switch box
- Only conduiting for AC in Master bedroom shall be provided (AC point not in developer scope)
- Intercom facility on ground floor of each tower to the security room
- Power through HT / LT Service line

BACK-UP GENERATOR (AT EXTRA COST)

- 100% DG back-up on chargeable basis



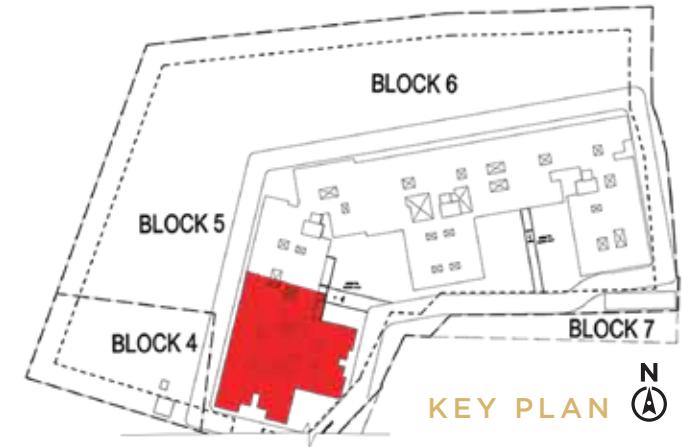
BLOCK 4

GROUND FLOOR PLAN



BLOCK 4

TYPICAL FLOOR PLAN



1 BHK GRAND
SBA : 746 Sq.Ft.
Carpet : 487 Sq.Ft.
Balcony : 50 Sq.Ft.



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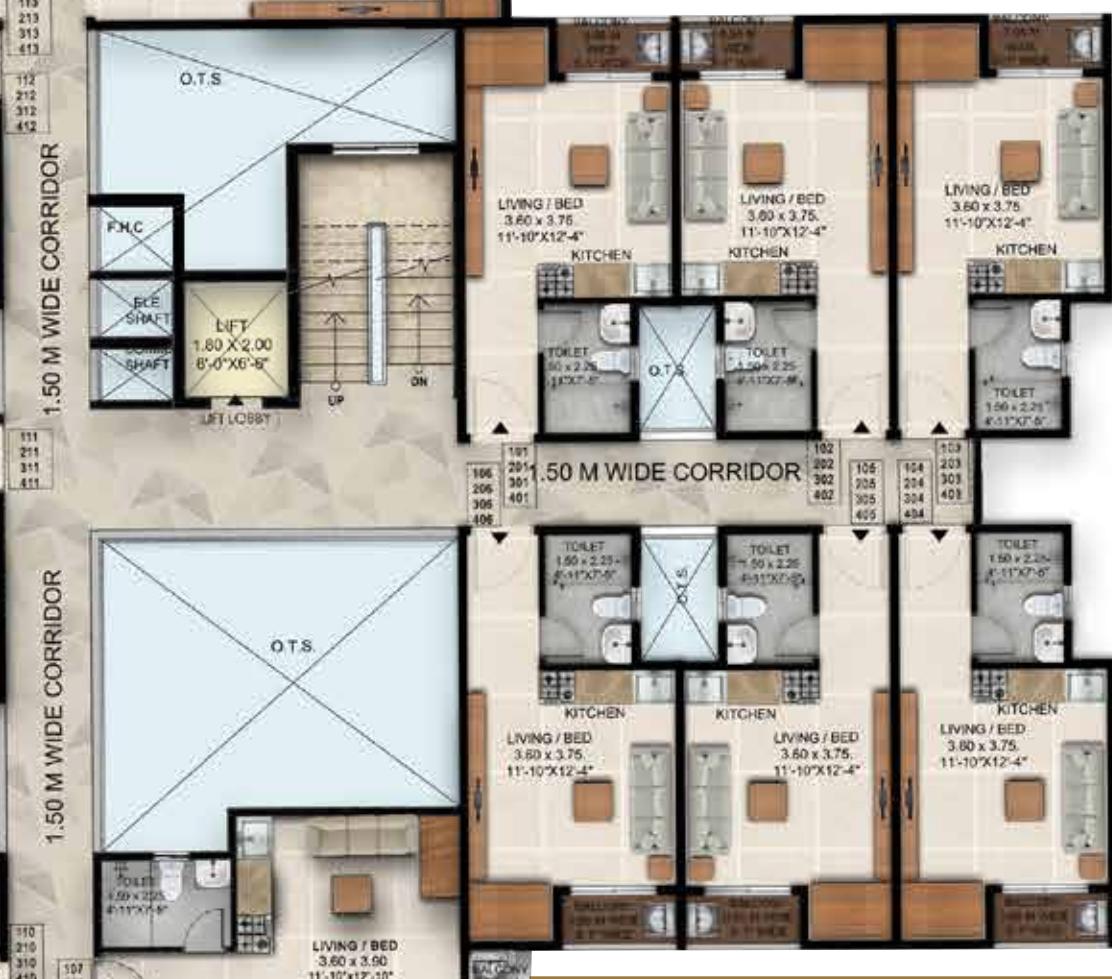
1 BHK GRAND
SBA : 746 Sq.Ft.
Carpet : 487 Sq.Ft.
Balcony : 50 Sq.Ft.



STUDIO (TYPE 1)
SBA : 395 Sq.Ft.
Carpet : 253 Sq.Ft.
Balcony : 31 Sq.Ft.



1 BHK GRAND
SBA : 746 Sq.Ft.
Carpet : 487 Sq.Ft.
Balcony : 50 Sq.Ft.

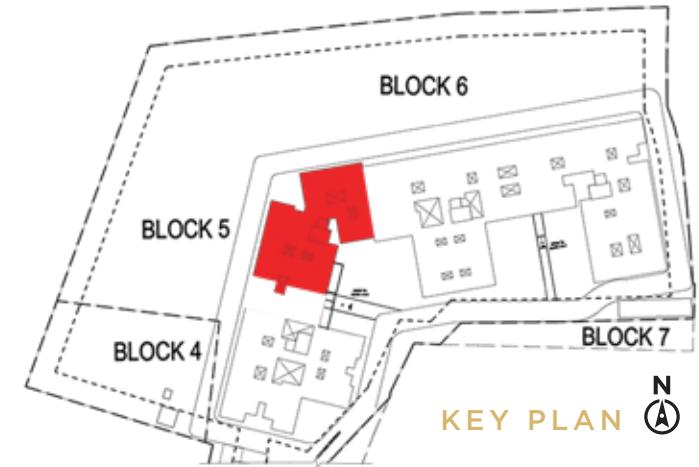


STUDIO (TYPE 2)
SBA : 395 Sq.Ft.
Carpet : 253 Sq.Ft.
Balcony : 31 Sq.Ft.



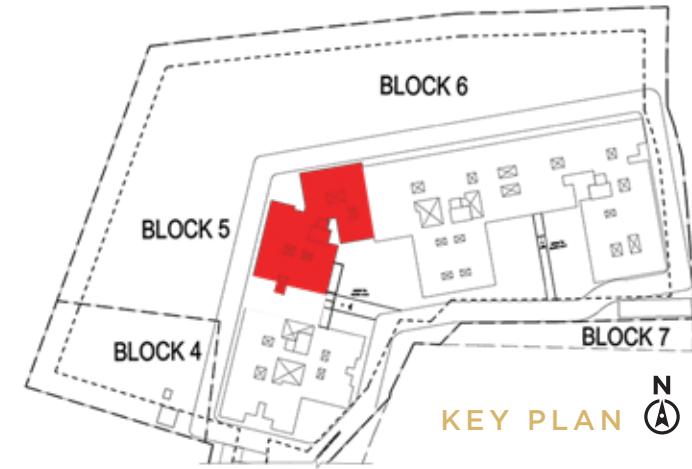
BLOCK 5

GROUND FLOOR PLAN



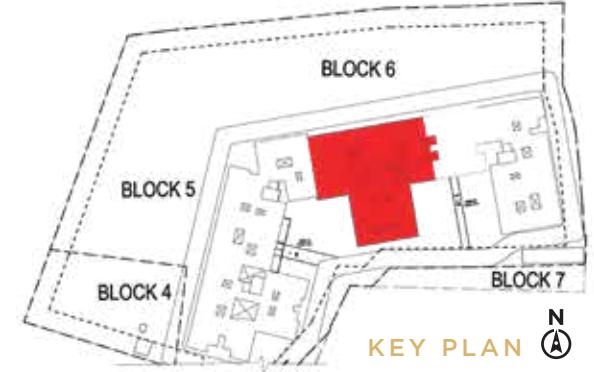
BLOCK 5

TYPICAL FLOOR PLAN



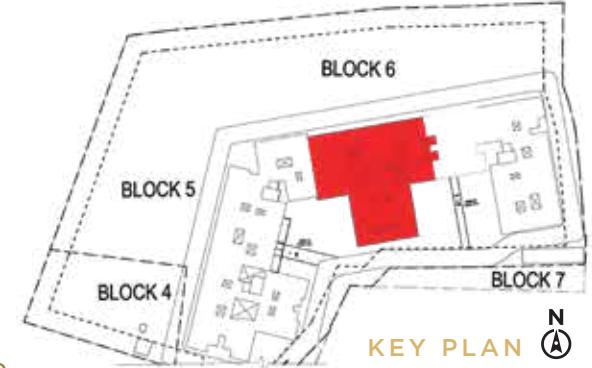
BLOCK 6

GROUND FLOOR PLAN



BLOCK 6

TYPICAL FLOOR PLAN



BLOCK 7

GROUND FLOOR PLAN

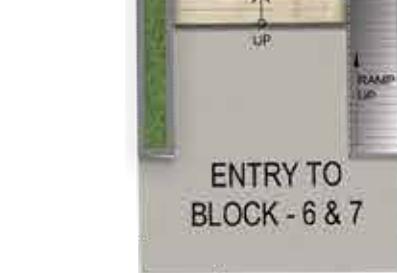
**1 BHK GRAND
SBA : 746 Sq.Ft.
Carpet : 487 Sq.Ft.
Balcony : 50 Sq.Ft.**



1.50 M WIRE CORRIDOR



1 BHK
SBA : 691 Sq.Ft.
Carpet : 451 Sq.Ft.
Balcony : 46 Sq.Ft.



**ENTRY TO
BLOCK - 6 & 7**



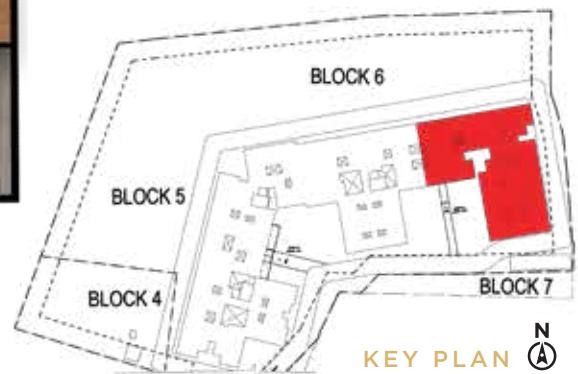
1 BHK
SBA : 691 Sq.Ft.
Carpet : 451 Sq.Ft.
Balcony : 46 Sq.Ft.



MULTIPURPOSE PULL



1 BHK
SBA : 691 Sq.Ft.
Carpet : 451 Sq.Ft.
Balcony : 46 Sq.Ft.



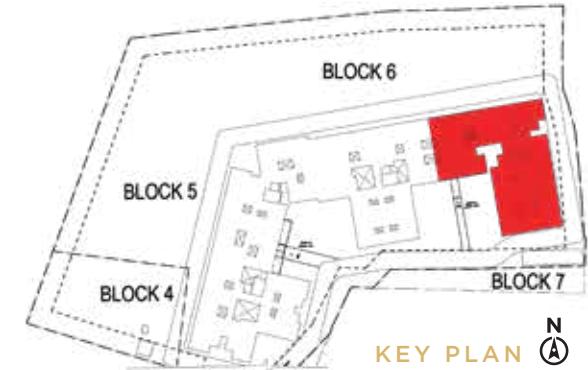
KEY PLAN N A

1 BHK
SBA : 691 Sq.Ft.
Carpet : 451 Sq.Ft.
Balcony : 46 Sq.Ft.



BLOCK 7

TYPICAL FLOOR PLAN



REGULAR STUDIO

SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
395 Sq. Ft.	253 Sq. Ft.	31 Sq. Ft.



GRAND STUDIO

SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
421 Sq. Ft.	273 Sq. Ft.	31 Sq. Ft.



N

1 BHK REGULAR

SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
691 Sq. Ft.	451 Sq. Ft.	46 Sq. Ft.



KEY PLAN N

1 BHK GRAND

SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
746 Sq. Ft.	487 Sq. Ft.	50 Sq. Ft.



KEY PLAN N

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.
UP-COMING

121 PROJECTS
COMPLETED

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

OUR OTHER PROJECTS



VASANTA SKYE
NH 44, Bengaluru



FOREST RIDGE
JP Nagar 9th Phase,
Bengaluru



LUMINA
Yelahanka, Bengaluru



LA VITA
Hennur Road, Bengaluru



GREEN GROVES
Nelamangala, Bengaluru



SPRINGS
Off Kanakapura Road,
Bengaluru



AEROPOLIS
NH 44, Bengaluru



BLISS
Off Budigere Road,
Bengaluru



ANUGRAHA
Vijayanagar Extension
Bengaluru



PARK CUBIX
Devanahalli Town, Bengaluru



ASHRAYA
Bengaluru-Mysuru Expressway
Bidadi



KAVERI SIRI
Acetate Town, Mandya



AQUA VISTA
Bannerghatta Main Road
Bengaluru



MISTY CHARM
Off Kanakapura Main Road
Bengaluru



SERENE LIFE
Shettigere, Bengaluru



MAGNIFICIA
Old Madras Road, Bengaluru



LUXURIA
Malleshwaram, Bengaluru



LAKERIDGE
Kokapet, Hyderabad



NAVARATNA RESIDENCY
Avinashi Road, Coimbatore



HM ROYAL
Kondhwa (Opp. Talab factory)
Pune



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

CREDAI

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Founding Member ICBC



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

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