



Corporate Office: Salarpuria Windsor, No.3, Ulsoor Road, Bangalore-560 042, Karnataka, India.

Tel: +91 80 42699000 Fax: +91 80 42699011

Bengaluru • Hyderabad • Mumbai • Pune • Kolkata • Chennai • Goa • Coimbatore

Call toll free: 1800 121 3344 | www.sattvagroup.in



A Project of Sattva Group



Winner of the
CREDAI
CARE
Award - 2015
Best Innovative Design



India

Bangalore is one of Asia's fastest growing cities and has the best climate in all of India. With its cosmopolitan environment and cultural diversity, it is one of the most attractive places in India to buy a home and settle down. With improved connectivity and excellent infrastructure support, Bangalore is undoubtedly one of the hot-spots in India to work, live and raise families.

A huge talent pool, investor-friendly policies, information technology expertise and a healthy business climate are some of the reasons among others that makes Bangalore a perfect investment destination.



Bangalore

How does one describe Bengaluru?

Ask the 10 million population from a diverse cultural background, who live in this beautiful city. Ask the many thousand youth who come in droves across India to work, live and finally settle here.

Cultural diversity. Cool and laid back people. Known popularly as the Garden City, Bengaluru is a modern cosmopolitan city that caters to every lifestyle need of today's global citizens.

It is known as the Silicon Valley of India due to its pre-eminent position in India's IT industry.

perfect
destination.

perfect investment.

a perfect
neighbourhood.

We understand that when it comes to your living space, you wouldn't settle for anything less than perfect. With 10 soaring towers amidst 21 acres of lush green, Greenage takes fine living to a whole new height of perfection.

a perfect life.

This exclusive private neighbourhood consists of 1676 luxury apartments in tower configurations of 18 to 25 floors. Where each apartment is lavished with meticulous planning and thoughtful details.

Located just a stone's throw away from Koramangla and on the elevated Hosur highway (near Silk Board Junction), the location is just perfect.



**SATTVA
GREENAGE**

greenage.



a perfect master plan.

With 75 percent of the total area marked for open spaces, Greenage provides a wide variety of environments. Be it informal spaces for relaxation and retreat, or formal spaces for events and performances, or activity spaces for recreation and rest.

At Greenage, everything is built with one goal in mind – to create a perfect living space for you and your loved ones.

Master plan HOK, USA

Architect Zachariah Consultants, Bangalore

Landscape Cracknell, UK

perfect features.

The hallmark of the Salarpuria Sattva Group's residential projects has always been its superior amenities and features. With Greenage, it now goes a step further.

Discover the amenities that make Greenage a perfect

living space for you and your loved ones.



perfect amenities.

perfect
leisure.



actual shot

perfect
recreation.



Leisure in the lap of luxury.
The luxurious and spacious
Clubhouse at Greenage comes
with host of features to meet the
recreational needs of each and
every member of your family.

clubhouse

Table Tennis

Billiards

Badminton Court

Squash Court

Gymnasium

Aerobics Floor

Indoor Games

Restaurant



a perfect township.

actual shot

a perfect community.

The Community Triangle is the heart of the Greenage community. It comprises features that are designed to bring together the residents for shared experiences.



the community triangle

A 1-screen Theatre

Amphitheatre with large seating capacity and equipped with state-of-the-art acoustics

A hi-tech Media Centre

Other ongoing projects



CASA IRENE
Bannerghatta Road, Bengaluru



DIVINITY
Mysore Road, Bengaluru



ALTANA
Off Magadi Road, Bengaluru



OPUS
Tumkur Road, Bengaluru



NAVARATNA RESIDENCY
Avinashi Road, Coimbatore



EAST CREST
Old Madras Road, Bengaluru



LUXURIA
Malleshwaram, Bengaluru



CASA CRESCENT
Benson Town, Bengaluru



SENIORITA
Sarjapur Main Road, Bengaluru



MAGNIFICIA
Old Madras Road, Bengaluru



CADENZA
Hosur Main Road, Bengaluru



LAUREL HEIGHTS
Hesarghatta Main Road, Bengaluru

awards



Winner of
ABP Awards 2016
Most Sustainable
Real Estate Company



Winner of
ABP Awards 2016
Excellence in Delivery



Winner of
**Realty Plus Excellence Awards!
of the Year 2016.**
Best Mid Segment Project
GREENAGE



Winner of
**Realty Plus Excellence Awards!
of the Year 2016.**
Best Luxury Project of the Year 2016.
LUXURIA



Winner of the
'CREDAI Care' Award - 2015
Best Innovative Design
GREENAGE



Winner of
**ABP Award Real Estate
Award - 2014**
Best Luxury Project for
LUXURIA



Winner of the
**CNBC - CRISIL - CREDAI Award
Real Estate Award - 2014**
Best Residential Project
- GREENAGE



Winner of the
**CNBC AWAAZ Real Estate
Award - 2014**
Customer Friendly Best
Practices and Outstanding
Contribution to the
Real Estate Industry



Winner of
NDTV Property Awards - 2013
Best Residential Property
Premium (South)
GREENAGE



Winner of
NDTV Property Awards - 2013
Best Premium Property
MAGNIFICIA



Winner of
**ET NOW Best Residential Property
of the Year - 2013**
GREENAGE



Winner of the
**CNBC - CRISIL - CREDAI Award
Real Estate Award**
Best Residential Project
Luxury & Best
Commercial Project



location map





actual shot

Delivering beyond promises and expectations has always been a core part of our philosophy. At Greenage, you would discover many additional highlights that make it a perfect residential address in Bangalore.

added advantages

Helipads

Jacuzzi

Crèche

Guest Rooms

Garbage Chutes

Video Door Phone

Rain Water Harvesting

Water Treatment Plant

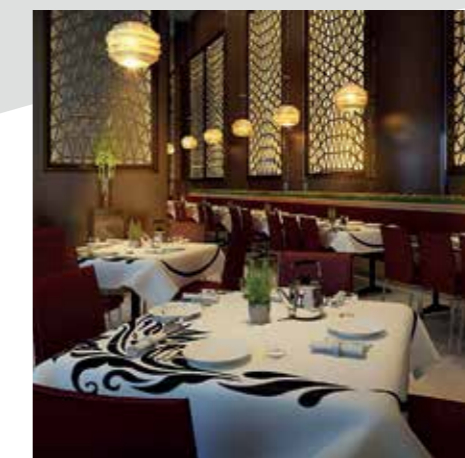
Sewage Treatment Plant

24-hour Power Back-up

Ample Resident & Visitor Parking Space

Car Wash Area

High Speed Water Jets & Water Umbrellas



perfect
lifestyle.



The Town Square at Greenage is as self-sufficient as you would want it to be. With everything within your reach, it also doubles up as a perfect place to catch up with fellow residents.

town square

Cafés

Clinic

ATMs

Florist

Restaurant

Book Shops

Beauty Salon

Reading Rooms

Department Stores

Multi-purpose Halls

Community Laundromat



actual shot

perfect convenience.

perfect
fitness.



When you and your loved ones
move into Greenage, you will
move into a living space that
nurtures and nourishes the mind,
body and soul.

perfect
rejuvenation.



open-air recreation

Tennis Court

Basketball Court

swimming pools

Indoor Swimming Pool

Outdoor Swimming Pools with Toddlers' Pool

perfect
health.

perfect
relaxation.

Situated on the north-east side of the park, the Health Club provides both indoor and outdoor fitness and recreational facilities. It also has well-appointed suites for overnight guests.



health club

Sauna

Massage Parlour

Steam & Chill Shower

perfect landscape.

Meticulously planned and thoughtfully executed, the landscaped open space is the soul of Greenage. The towers as well as vehicle and pedestrian pathways are designed and built to optimize the scenic parkscape.



neighbourhood parks

Tea Gardens

Children's Parks

Roller Skating Arena

Jogging & Cycling Tracks

Landscaped Gardens

Recreation Zone for Senior Citizens



perfect
environs.

actual shot

Specifications (2 & 3 BHK)

structure

RCC framed structure
RCC walls

flooring

common area

Lift lobby: Granite/vitrified tiles flooring

Corridors: Vitrified/granite tiles flooring

apartment

Foyer, Living, Dining, Bedrooms

and Kitchen: Vitrified tiles flooring

Master Bedroom: Vitrified tiles flooring

Balcony & Utility: Anti-skid ceramic tiles flooring

toilets

Chromium plated fittings of reputed brand

Hot and cold basin mixer for all the toilets

Wall mixer with CP shower units in

bath area for all the toilets

Health faucet for all the toilets

Granite counter top washbasin in master bedroom

Washbasin in the common toilet and CBR toilet

Shower glass enclosure for master bedroom

kitchen/utility

Hot & cold wall mixer

Provision for water heater & purifier fixing

Inlet & outlet for washing machine

toilets

Anti-skid ceramic tiles flooring

Glazed ceramic tile dado up to 7" height

door/windows

Teakwood doorframe with polished designer shutter

Main door - one side teak veneer shutter with melamine polish

All other doorframes in Sal wood

All other doors made of masonite shutters with enamel painting

Anodised aluminium/UPVC windows with 2-track glazed sliding shutters with mosquito mesh

paintings

Exterior finish with long lasting paints like acrylic/semi acrylic

Internal walls with plastic emulsion and ceilings with oil bound distemper

generator

Stand-by generator for lights in common areas, lifts and pumps

Back-up power of 1000 watts for 2 BHK and 1250 watts for 3 BHK

electrical

Connected Power – 4 KVA for 2 BHK & 6 KVA for 3 BHK

Video Door Phone

(4 BHK + 3T)

structure

R.C.C. framed structure with cement concrete blocks / brick walls

flooring

common area

Lift lobby: Granite/Vitrified tiles flooring

Corridors: Vitrified /Granite tiles/ Ceramic tiles flooring

apartment

Foyer, Living, Dining: Imported Marble flooring

Bedrooms and kitchen: Vitrified tiles Flooring

Balcony & Utility: Ceramic tiles flooring

toilets

Ceramic tiles flooring

Glazed / Ceramic tile dado up to 7' height.

kitchen

Hot & cold wall mixer – 1 No.

Provision for water heater & Purifier fixing

Inlet & outlet for washing machine

toilets

Chromium plated fittings of reputed brand

Single lever fixtures for all the toilet

Wall mixer with CP shower units in bath area for all the toilets

Health faucet for all the Toilets

Granite counter top washbasin in all the bathrooms.

Washbasin in the common toilet and CBR toilet.

Standard shower enclosure in glass for all bathrooms.

Wall Mounting EWC.

doors

Teakwood doorframe for main door.

Main door-one side teak veneer flush door with melamine polish

All other door frames in teak wood/ / equivalent approved by architect.

All other doors are polished

windows

Anodised aluminium powder coated windows with 2 track glazed sliding shutters with mosquito mesh and ventilators for toilets.

painting

Exterior finish with weather coat / texture paint.

Internal walls with plastic emulsion and ceilings with oil bound distemper

generator

Stand-by generator for lights in common areas, lifts and pumps

DG power Back up 2.5 KVA

lift

Lift of Reputed make

plumbing & sanitary lines

PVC lines for sewage disposal & concealed PPR / CPVC water lines for water supply

electrical

Concealed conduit with copper wiring

Connected Power – 8 KVA



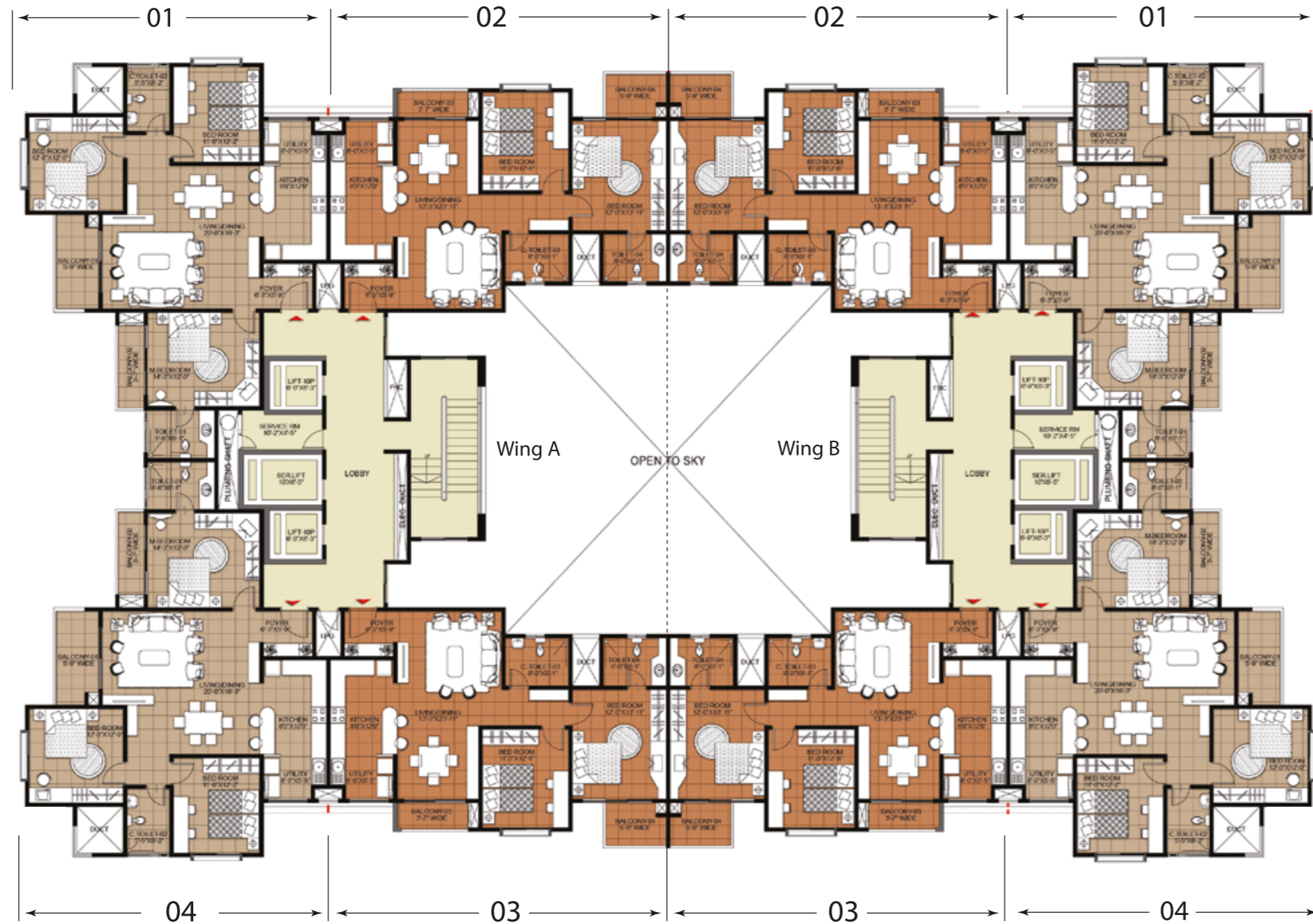


floor plan - Cedar



KEY PLAN

- 3 BED 3 TOILET - 1872 Sft
- 2 BED 2 TOILET - 1345 Sft
- 3 BED 3 TOILET - 1836 Sft



floor plan - Deodar



KEY PLAN

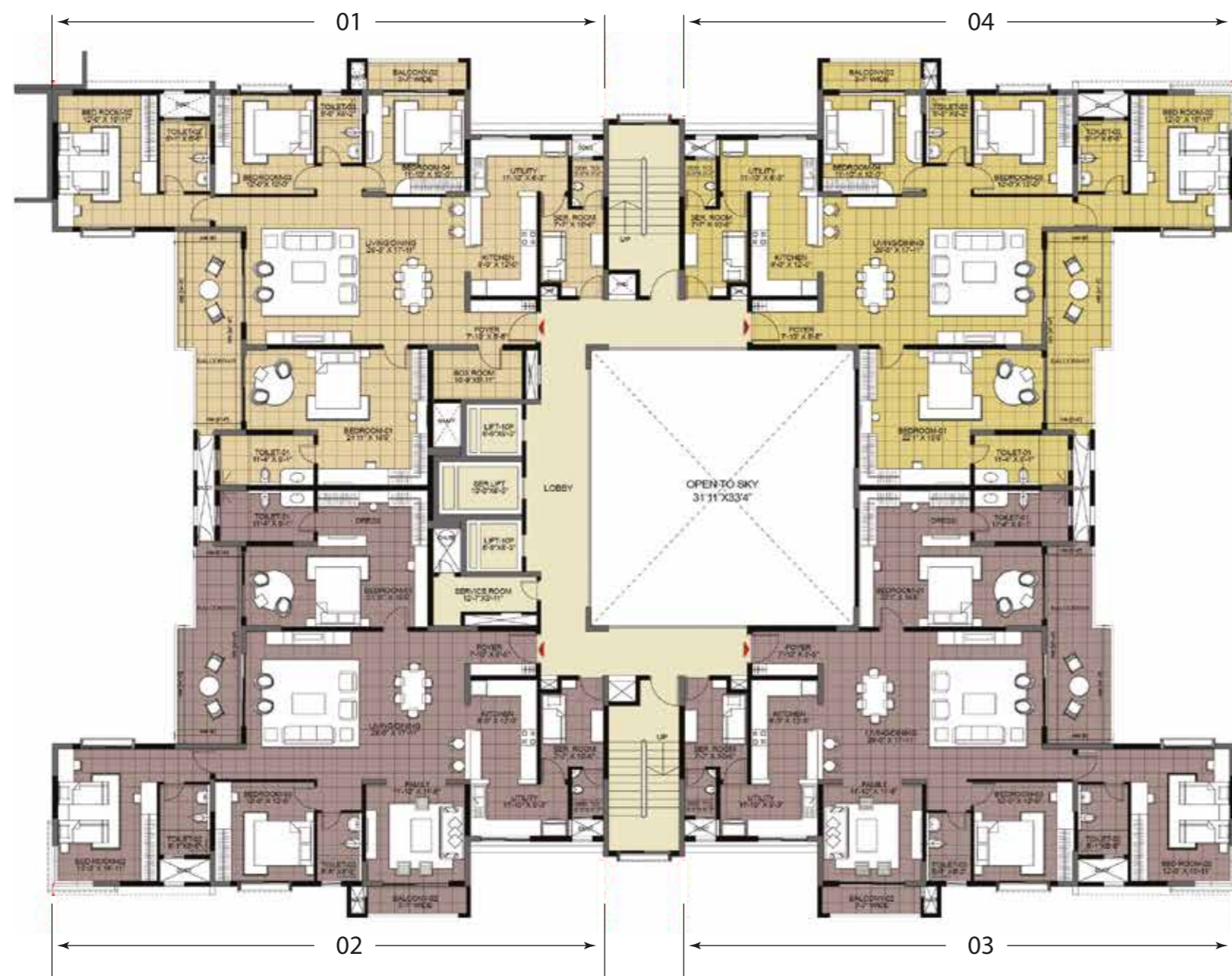
- 3 BED 2 TOILET - 1620 Sft
- 2 BED 2 TOILET - 1345 Sft

floor plan - Ebony

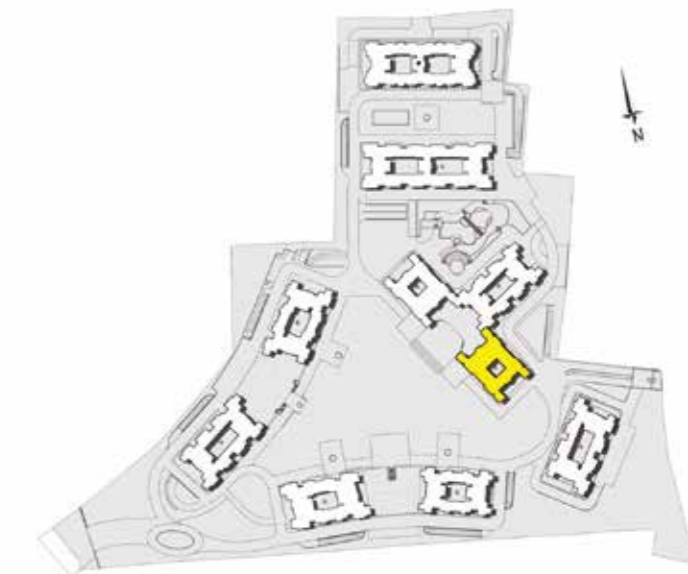


KEY PLAN

- 3 BED 3 TOILET - 1872 Sft
- 3 BED 2 TOILET - 1590 Sft
- 3 BED 3 TOILET - 1836 Sft

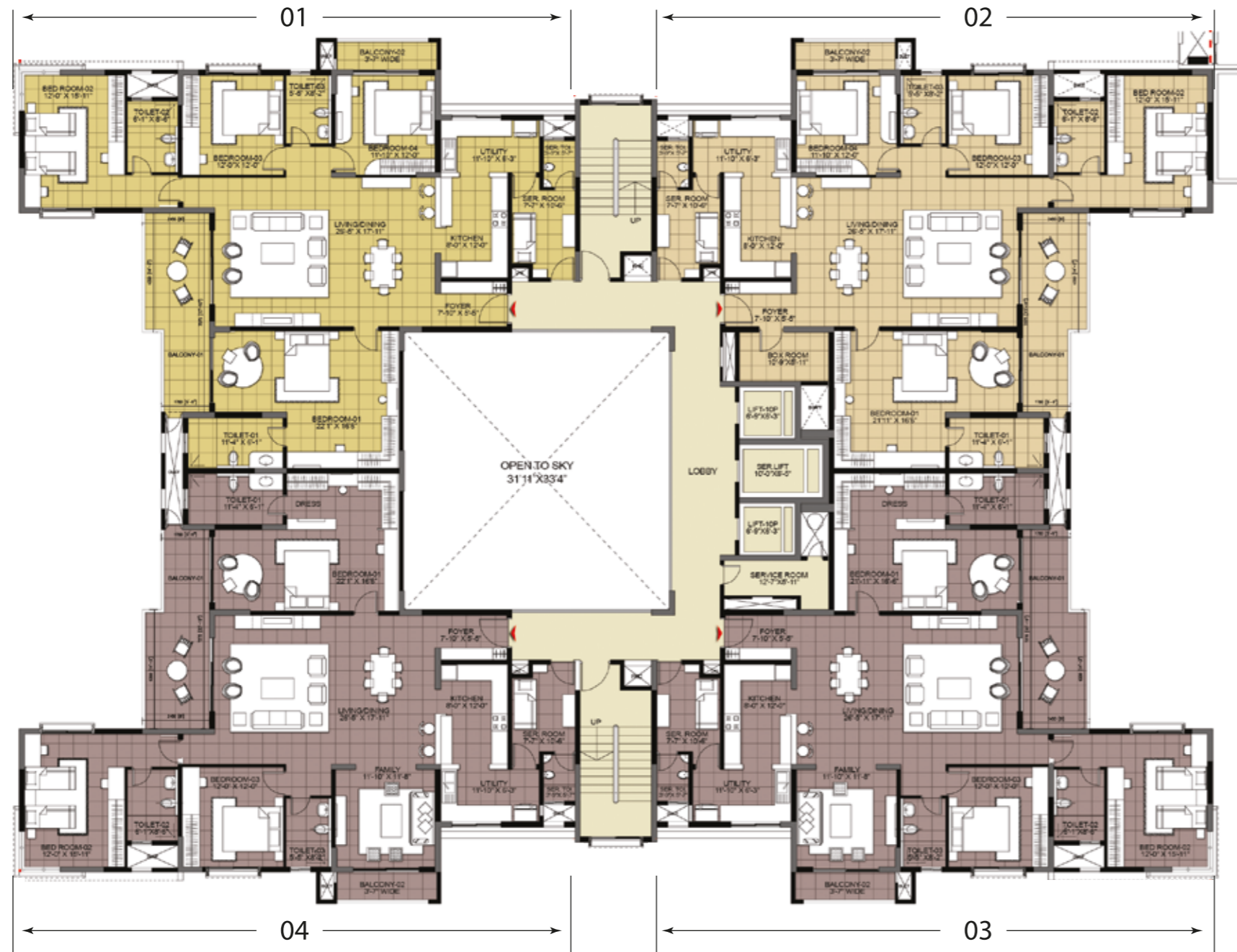


floor plan - Fern



KEY PLAN

- 4 BED 3 TOILET - 2800 Sft
- 4 BED 3 TOILET - 2870 Sft



floor plan - Ginger



KEY PLAN

- 3 BED +Family & 3 TOILET - 2800 Sft
- 4 BED 3 TOILET - 2870 Sft



floor plan - Hibiscus



KEY PLAN

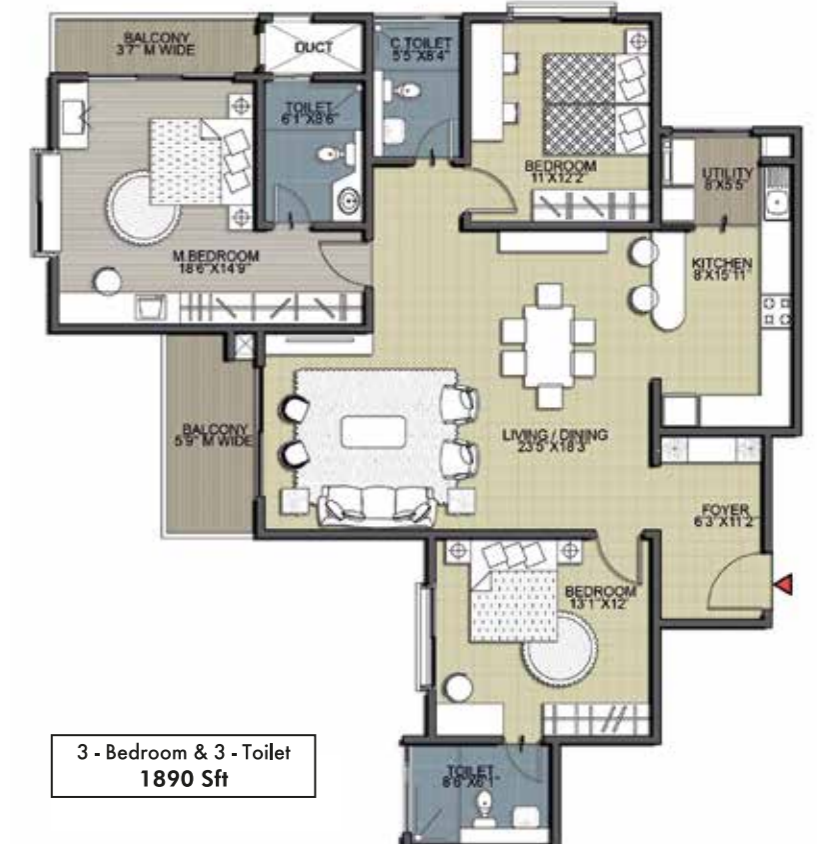
- 3 BED 3 TOILET - 1890 Sft
- 3 BED 2 TOILET - 1590 Sft



4 - Bedroom & 3 - Toilet
2800 Sft



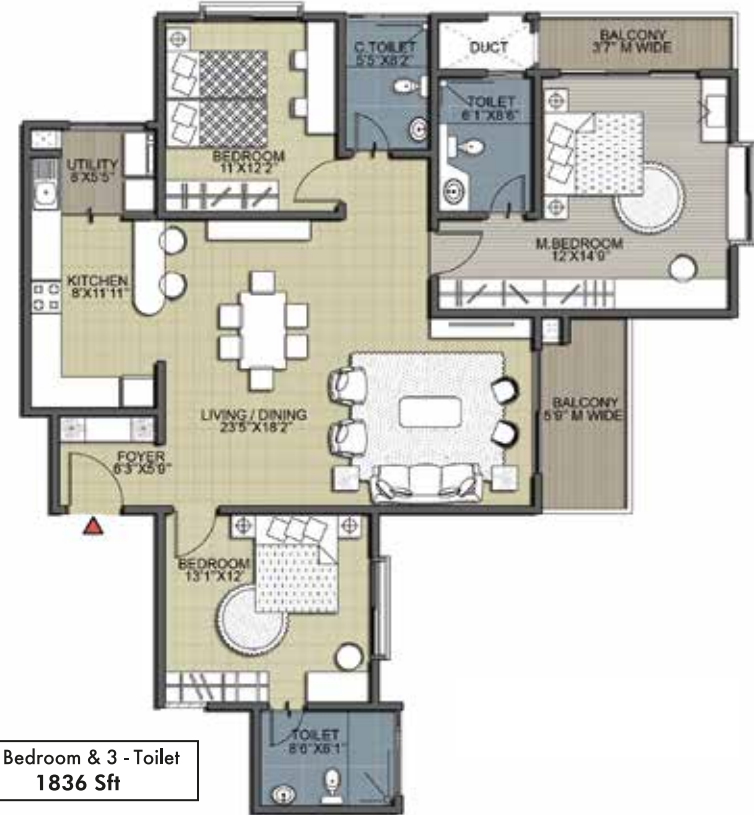
4 - Bedroom & 3 - Toilet
2870 Sft



3 - Bedroom & 3 - Toilet
1890 Sft



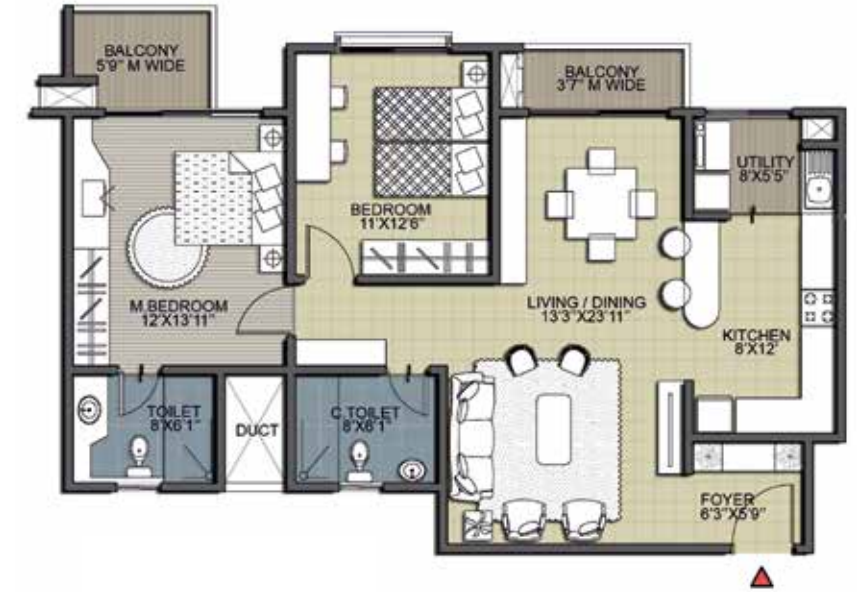
3 - Bedroom & 3 - Toilet
1872 Sft



3 - Bedroom & 3 - Toilet
1836 Sft



3 - Bedroom & 2 - Toilet
1590 Sft



2 - Bedroom & 2 - Toilet
1345 Sft



Clubhouse



club house - indoor activities

- | | |
|------------------------------|------------------------------|
| 1. laundromat/dry cleaning | 20. indoor badminton |
| 2. hopcoms | 21. squash |
| 3. dispensary/pharmacy | 22. billiards/snooker |
| 4. supermarket | 23. table tennis |
| 5. atm | 24. rest room |
| 6. boutique | 25. outdoor spill over space |
| 7. town square | 26. board games room |
| 8. restaurant | 27. yoga/aerobics centre |
| 9. multiplex | 28. gymnasium |
| 10. club house lounge | 29. multi-purpose hall |
| 11. café/bakery/sweets stall | 30. indoor swimming pool |
| 12. music & dvd store | 31. pool deck/bar |
| 13. kitchen/pantry | 32. ladies health club & spa |
| 14. book stores | 33. gents health club & spa |
| 15. beauty parlour | 34. library |
| 16. gents salon | 35. guest suites |
| 17. ladies restroom/lockers | 36. pool table |
| 18. gents restroom/lockers | 37. audio visual room |
| 19. party hall | |

club house - outdoor activities

- | | |
|------------------|-----------------------|
| A. o.a.t | F. children play area |
| B. swimming pool | G. amphitheatre |
| C. kids pool | H. fountain plaza |
| D. pool deck | J. hardscape |
| E. party lawn | K. basket ball court |

Perfect amenities

