
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



PROJECT HIGHLIGHTS

- 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

- Theme gardens
- Multi-purpose court
- Swimming pool
- Kid's play area
- Outdoor gym
- Cricket practice net
- Meditation pavilion

INDOOR

- Indoor party area
- Indoor games
- Gym
- Table tennis room
- Reading lounge

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





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 ----- Laminated wooden flooring
- Family Room ----- Vitrified tiles
- Entertainment Room ----- Vitrified tiles
- Utility in Kitchen ----- Vitrified tiles
- Powder Room ----- Ceramic tiles
- Staircase ----- Engineered marble
- Basement ----- Screed finish
- Maid's Room ----- Vitrified tiles
- Maid's Toilet ----- Vitrified tiles

TOILETS

- Vitrified tiles flooring
- Vitrified tile dado up to ceiling
- 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
- Vitrified 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
- 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

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, clubhouse and other row houses
- Power (EB load) - 10KVA
- Power backup - 3 KVA
- Solar panels are provided at extra cost

FLOOR PLAN

West



BASEMENT FLOOR



GROUND FLOOR



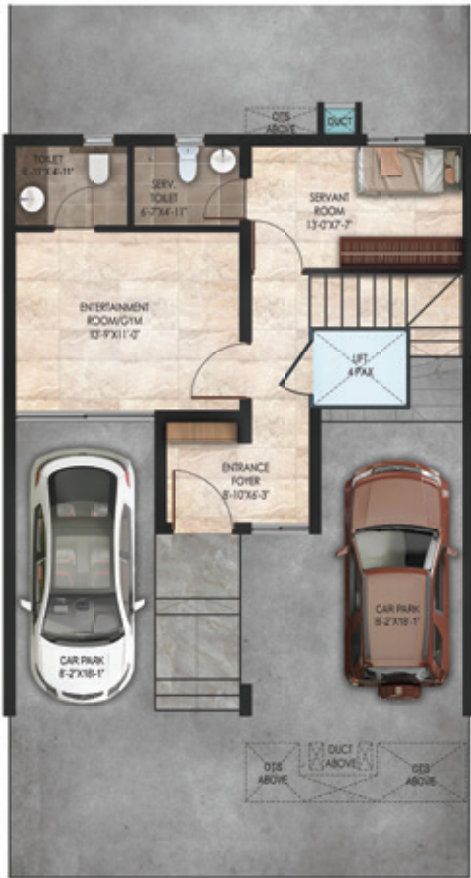
FIRST FLOOR



SECOND FLOOR

FLOOR PLAN

East



BASEMENT FLOOR



GROUND FLOOR



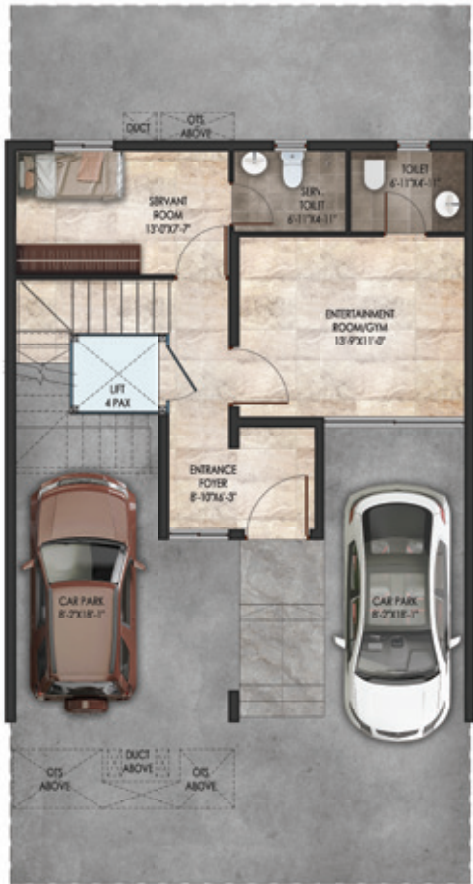
FIRST FLOOR



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



2022
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
Sattva Group



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
Sattva Group



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



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

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 | Call Toll-Free No.: 1800 121 3344 | E: 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.