



Northland

TOWN HOUSES



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Town Houses

THE GRAND OLD NATURE IN A GREAT NEW FUTURE

If we had to describe Northland in one sentence, we'd say it's an engineer of dreams. For every high-end feature in our 4 BHK homes, we've a nature-infused space adorning the 2 acre property. The lavish parties in our multipurpose hall are balanced by peaceful walks in our lush gardens. And our 34 environment-accepting homes are located in a rapidly developing locale – Hennur. If we had to describe Northland in one sentence, we'd say it's a union of the goodness of the natural world and the grandness of an opulent lifestyle.





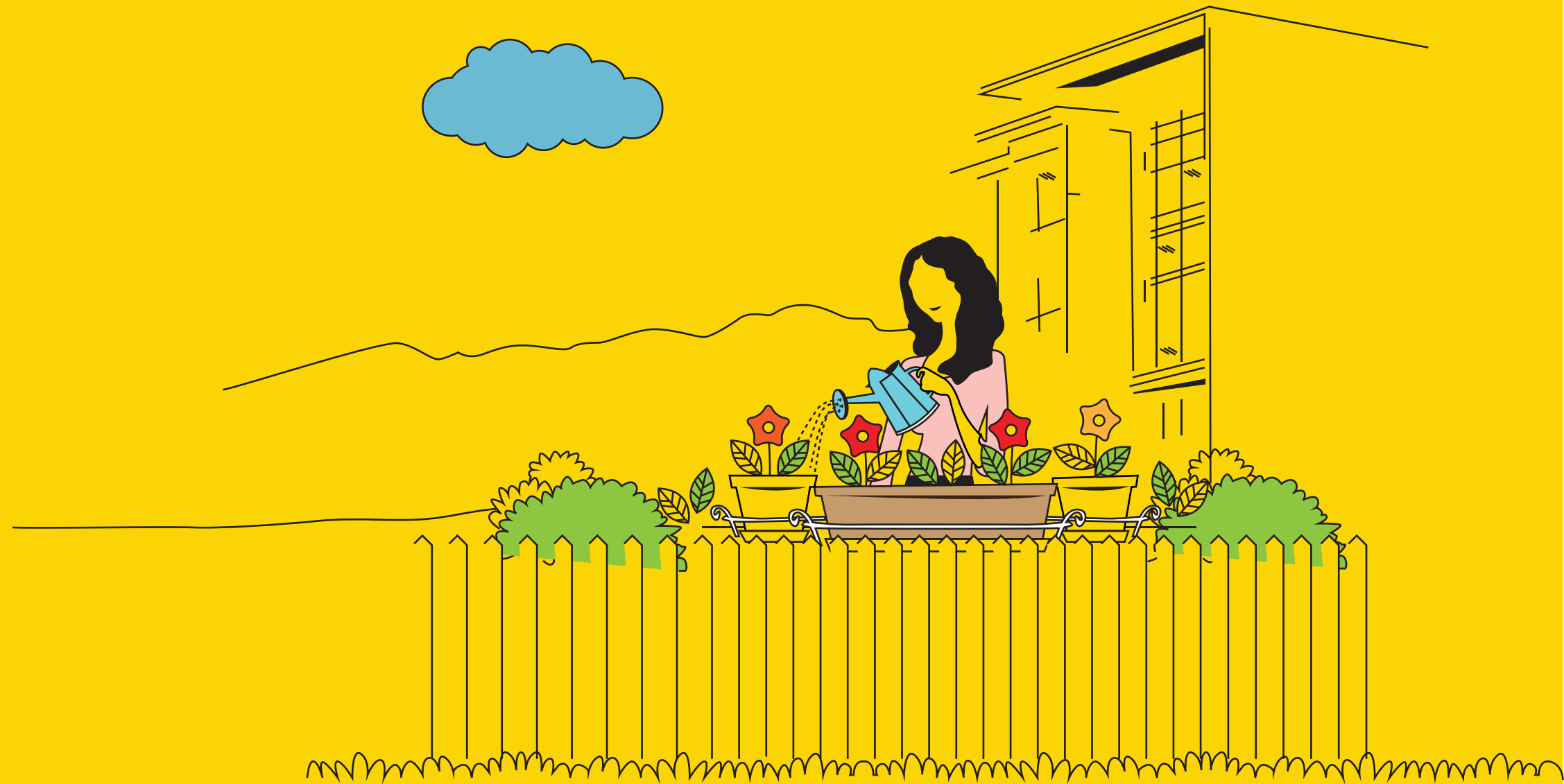
AN OLD-WORLD CHARM IN A BOLD NEW WORLD

A one of a kind home in a 2 acre property. A 500 sq ft terrace in a 4 BHK home. A manicured lawn in a courtyard garden. A sophisticated clubhouse with life-simplifying amenities. A shade of the countryside in a blossoming city. A choice to live the new with an essence of the old. This is luxury reborn. This is Northland Town Houses.



THE COUNTRYSIDE CHRONICLES OF A CITY-SIDE COURTYARD

To be in the midst of nature is a definition of life at Northland. As contemporary as we may be, we've always loved the simple pleasures of playing with mother earth – and we give it all to you with our backyard garden. Now, add to your precious collection of dogs and fishes, rare insects; or be present in the backyard to meet the friendly neighbourhood squirrel. At Northland, you may just find yourself in a serene countryside.



FOREVER SUMMER IN AN EVER-CHANGING BACKYARD

If a summertime picnic is on your to-do list, you've got the setting. If a lazy barbecue is your Sunday plan, you've got the ambiance. If a wild water fight is what you desire, you've got the space. If mingling with butterflies and staring at the sun is all you ever want, you've got the natural environs. If you want all of it, you've got an opulent home with a verdant lawn.



AN OPEN-AIR RENAISSANCE OF OUT OF THE WORLD CELEBRATIONS

For the genius of today's young and ambitious, nothing less than the best is the goal and everything better than it is the dream. And rightly so, which is why the houses at Northland come with a quaint 500 sq ft private terrace. Be it a fabulous birthday, a toast to a monumental career achievement or an anniversary made memorable by a 24 carat gold ring - the stylish terrace is worthy enough to be the venue for celebrations of love and success.



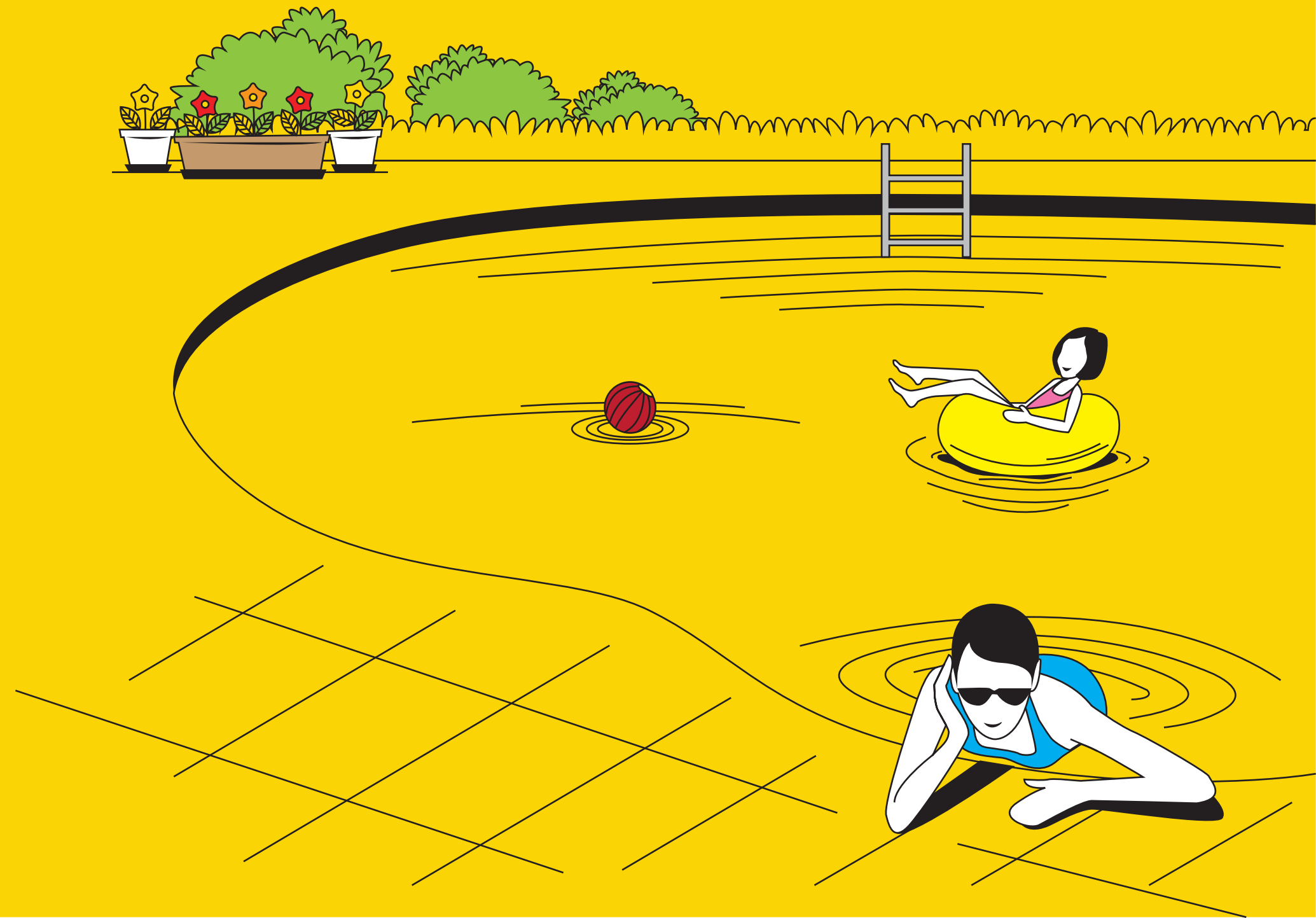
A QUAIN PATHWAY TO FULFILMENT AND FREEDOM

Imagine the serene countryside and it will evoke thoughts of fresh air, tranquility and relaxation. Now, imagine our vehicle-free podium area and the thoughts evoked will be no different. At Northland, a step outside your door leads you to a landscaped leisure space that you can call yours. So, find solitude under the shade of trees, gain insights about perennial flowers and discover your best form in a cricket match with kids.



A POOL OF MEMORIES IN A PLACE OF MAGNIFICENCE

Time saved is time earned. And time earned should yield everlasting memories with friends and family - like bonding over a swim, unwinding over a game of water polo or relaxing after a full-fledged workout session. At Northland, a clubhouse and exceptional amenities come along with time. Because when you have a pool, a gymnasium right next to your home, time is of abundance.



SITE PLAN



Floor Plans - Row 1, 3 & 4

Basement



Ground Floor



First Floor



Second Floor





SPECIFICATIONS

1. FLOORING

a. Row House Flooring:

Entrance Foyer	:	Granite
Living & Dining, Foyer	:	Imported marble
Kitchen	:	Vitrified tiles
Bedrooms	:	MBR – laminated wooden flooring
Walk-in Closet	:	Vitrified tiles
Family Room	:	Imported marble
Drying Yard & Deck	:	Antiskid Porcelain tiles
Store	:	Vitrified tiles
Utility in Kitchen	:	Vitrified tiles
Powder Room	:	Antiskid Porcelain tiles
Staircase & Its Lobby	:	Imported marble
Terrace on the 2nd Floor	:	Antiskid porcelain tiles
Laundry Room	:	Vitrified tiles
Basement	:	IPS
Maid's Room	:	Vitrified tiles
Maid's Toilet	:	Antiskid ceramic tiles

b. Toilets:

- Antiskid Porcelain tiles flooring
- Glazed / Ceramic tile dado up to 7' height
- Chromium plated fittings
- Hot and cold wall mixer for all the toilets
- Health Faucet for all the toilets
- European Water Closet (EWC) - wall mounted
- Counter top washbasin in all toilets
- Shower partition provided in all toilets
- Grid type false ceiling to be provided
- Geyser point above false ceiling
- 2 tile combination for master toilet
- 2 tile combination for other two toilets

2. KITCHEN

- Hot and cold wall mixer
- Provision for water heater and purifier fixing
- Ceramic Dadoing tile

3. UTILITY

- Inlet & Outlet for washing machine and dish washer

4. DECK

- Glass railing with SS top rail





5. STAIRCASE

- Marble for treads & riser
- Glass railing with SS hand rail

6. DOORS

a. Main Door:

- Teak Wood Frame
- Flush door with veneer finish on both sides
- Groove lines on veneer finish for shutter

b. Internal Doors:

- Salwood frame
- Flush door with veneer finish on outside and painted on inside
- Toilet / utility: same as internal doors

7. WINDOWS & SLIDING DOORS

- UPVC with mosquito mesh 3 track
- Frosted glass top hung type with exhaust for toilet ventilators

8. PAINTING

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

9. SECURITY SYSTEMS

- CCTV Cameras at entry & exit points in high traffic areas



10. MISCELLANEOUS

- Reticulated gas piping connection – at extra cost

11. ELECTRICAL

- One TV point in the living room & master bedroom & other bedrooms
- AC point in master bedroom, living room & other bedrooms
- Telephone points in living area & master bedroom & other bedrooms
- Intercom facility from each row house to the security room, clubhouse & other apartments

12. POWER BACKUP (EB LOAD, DG BACKUP) FOR UNITS

- 4 BHK: 10KW (Power backup would be given at extra cost)



TRUST. IT'S WHAT WE BUILD

Trust Built Brick By Brick

Built on the bedrock of trust, innovation and knowledge-leadership, the Salarpuria Sattva Group is one of India's leading Property Development, Management and Consulting organizations. Founded in 1986, the Group has set its footprints across India and is one of the most preferred brands in the country today. Setting footprints into Bengaluru India, in 1993, acquiring a small plot that offered just 20,000 sq ft. of construction, today, the Company has taken giant steps to become a builder of immense magnitude. With 3 decades of unwavering commitment to quality constructions, across 7 cities in India. An arduous journey marked by a steely resolve to deliver to the highest standards of international quality, be it commercial or residential spaces. A pioneering spirit has led Salarpuria Sattva to transition into a cache of business verticals. From elegant residences to colossal commercial spaces, cutting-edge IT parks, high rises, swank shopping malls and the best of schools, the Salarpuria Sattva brand is a familiar sight in the metropolises of India, and one that marks India's mercurial rise in the world's urban landscape.

Awards



Realty Plus
- Conclave and Excellence Awards- South 2018
Developer of the Year - Commercial
Iconic Project of the Year - Salarpuria Sattva Knowledge City



Global Indian of the Year
Asia One
Global India 2017-2018
Bijay Agarwal - MD



Asia One Award - 2018
World's Greatest Brands Awarded to Salarpuria Sattva Group



Extraordinaire Brand 2017 - 18
Brand Vision Summit 2017-18
in association with Times Now
Bijay Agarwal - MD
Salarpuria Sattva NexBrands



Best project of the Year
ET NOW
CSR Leadership Award - 2018
KNOWLEDGE CITY, Hyderabad



Winner of the
CNBC-AWAAZ
Real Estate Awards (South) - 2018
LUXURIA, Bengaluru



Winner of
9th Realty Plus
Excellence Awards (South) - 2017
Developer of the year - Residential



Winner of
9th Realty Plus
Excellence Awards (South) - 2017
Commercial Project of the year
SALARPURIA SATTVA
KNOWLEDGE CITY, Hyderabad

OTHER PROJECTS



Park Cubix
Devanahalli, Bengaluru



Divinity
Mysore Road, Bengaluru



Greenage
Hosur Main Road, Bengaluru



Luxuria
8th Main Malleshwaram, Bengaluru



Pipal Tree
Magadi Main Road, Bengaluru



Navratna Residency
Avinashi Road, Coimbatore



East Crest
Budigere Cross, OMR, Bengaluru



Magnificia
Old Madras Road, Bengaluru



Misty Charm
Off Kanakapura Road, Bengaluru



Opus
Tumkur Main Road, Bengaluru



Cadenza
Hosur Main Road, Bengaluru



Laurel Heights
Hesarhatta Main Road, Bengaluru



SALARPURIA

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