

*The best
apartments
are like
good food.*

LAUREL
HEIGHTS
— *perfectly juxtaposed* —





*They come
with the
finest of
ingredients.*

Great amenities, a great location and of course great design.

*That special place,
with your name on
its door.*





When it comes to Laurel Heights, we'd love to share with you everything that makes this place what it is. Located on Hessarghatta Main Road, in Bangalore, the community spans over 4.2 acres. In an increasingly impersonal world, you'll find your own support network of friends and more-than-just-neighbours among families just like yours - people who have found their home in Laurel Heights.

And, with 438 apartments, your kids will never be short of playmates or places to play in. The two towers that make up Laurel Heights comprise eight blocks. And every apartment comes with parking space. At Laurel Heights, every home is airy and well-lit, open on three sides, with charming balconies for a contemplative cup of tea or a fun-filled pizza party.

The best part is: There's a delectable menu to choose from:

2_{BHK}
Type 1
992_{sft}

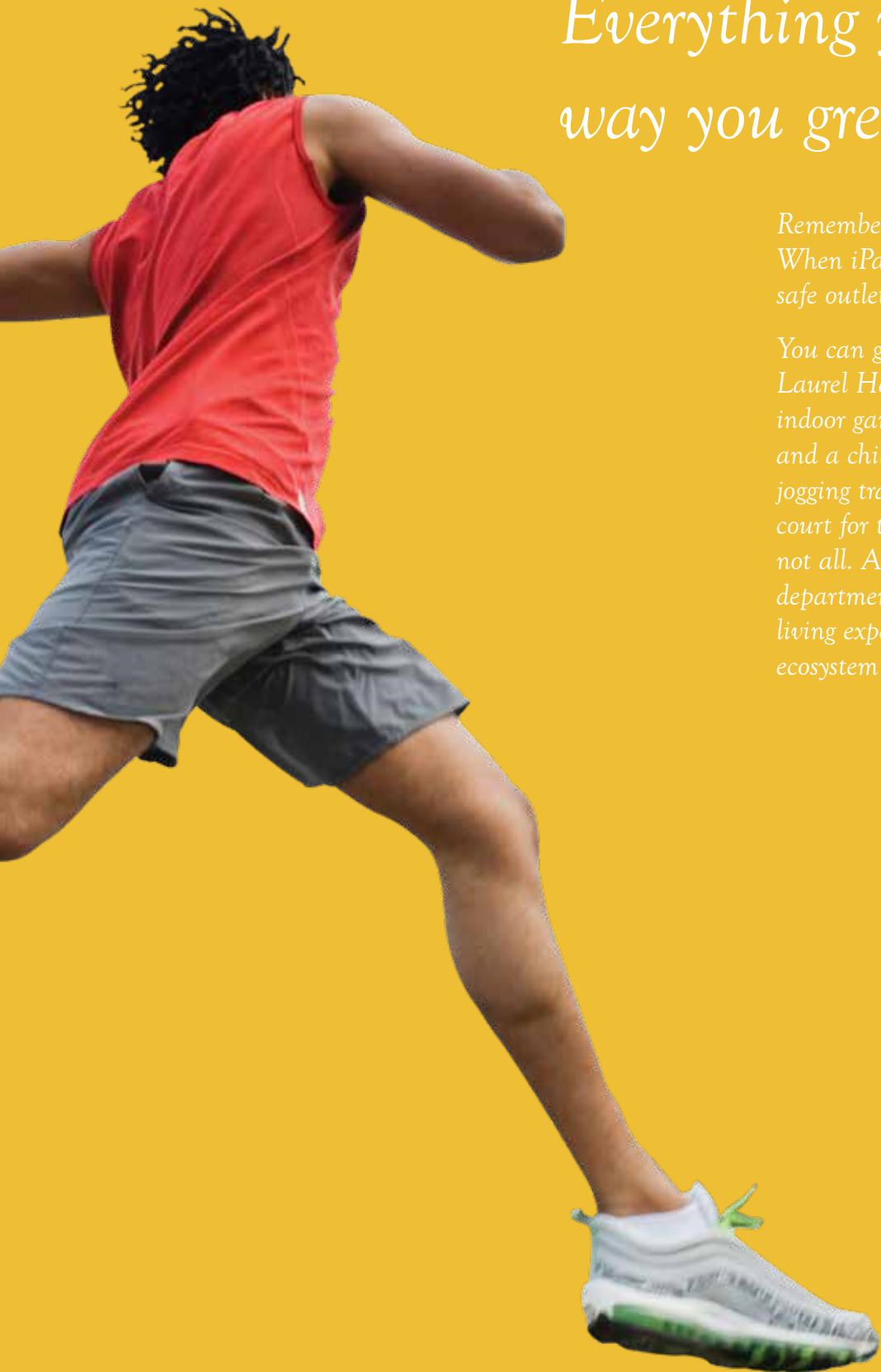
2_{BHK}
Type 2
1027_{sft}

3_{BHK+ 2 T}
1240_{sft}

3_{BHK + 3 T}
Type 1
1354_{sft}

3_{BHK + 3 T}
Type 2
1416_{sft}





Everything you miss about the way you grew up, but better.

Remember the time when children played outdoors? When iPads and phones were not considered the only safe outlets for the bundle of energy that you were?

You can get that all back and more for your children. Laurel Heights features gardens, a clubhouse for indoor games, a swimming pool, a table tennis room and a children's play area. There is also a gym, a jogging track, squash courts, and a multi-purpose court for the times you need de-stressing. And that's not all. A special senior citizens' court, clinic, department store and two multi-purpose halls, for a living experience that's not just an apartment, but an ecosystem for all that you hold dear.

*Home is where the
heart is.*

*And the heart of a home is in its location.
Because that would make sure you can get
back to all the things that you cherish most
in life - your work, your friends, your family
and all of those places that you want to go
back to, time and again.*





Good news for you.

*Laurel Heights is located perfectly at a
convenient distance from:*

Yeshwanthpur Railway Station

8th Mile junction

Nagasandra Metro Station

Hessarghatta Lake

Nrityagram

Isckon temple

Airport (35kms)



The six-lane Bangalore-Nelamangala highway with 4.5 km will enhance connectivity to Tumkur, and its proximity to Peenya Industrial area, as well as schools and hospitals make Laurel Heights an ideal location for today's professional.

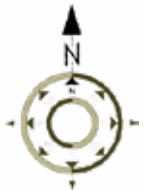


What's more, beautiful Hessarghatta forms the backdrop of this little tale. Known for its surroundings, Hessarghatta brings you closer to lush green fields, a large lake and quaint dairy farms. Offering you not just a chance glimpse of rural charm and the lush South Indian landscape - but a life soaked in them.





*Know your neighbour,
know your neighbourhood.*



MAP NOT TO SCALE

- Nagasandra Metro Station - 2 Km
- Jalahalli Cross - 3 Kms
- International Airport - 35 Kms
- Yeswanthpur Railway Station - 7 Kms
- NICE Corridor - 3 kms
- Chikkabanavara Railway Station - 1 Km

Hessaraghatta is not just about what is, but what will be. It is a growing location, with plenty of infrastructural development on the way. Here's a glimpse of some of the choicest advantages you'd be able to avail if you called Laurel Heights home:

- A 350 acre Theme Park is under construction by the Government of Karnataka, close to Hessarghatta 8th Mile
- Namma Metro Rail (North-South line), scheduled to be ready by June 2015 connecting the area with the city, will be close by
- Metro Rail connectivity from Hessarghatta to the International Airport, Devanahalli has been proposed
- Over 55 multinationals have shown interest in BIAL IT Investment Region (ITIR), a mammoth 12000 acre project near Bangalore Airport
- It has been proposed that NH-4 be extended to 12 lanes for smooth traffic flow
- Proposed Peripheral Ring Road (PRR), Intermediate Ring Road (IRR) & Satellite Town Ring Road (STRR) would improve connectivity from Hessarghatta to different parts of Bangalore
- The upcoming BDA layout - Dr.Shivaram Karanth Layout - planned in about 3000 acres of land is close to Hessarghatta Road
- Proposed Government film and television institute (Government is planning to develop similar to Pune Film Institute)



*Fitness becomes a luxury when you
have the space for it.
This is it.*

gym



*Games, people and plenty of splash.
Your playfield after a busy week.*

clubhouse



*Work up that cool pair of
running shoes while you can.*

jogging track



*There's so much to play.
Choose your game.*

multipurpose court



*Walk on, feel the breeze and
bask in the sun.
All that green is yours.*

landscaped garden

*Be it a wedding, a birthday party or
a private book launch.
See these spaces transform in minutes.*

2 multipurpose halls



*Play to learn. Learn to play.
There's something for every child.*

kids play area



*Nothing like a quick game of ping-pong.
Anytime you feel like it.*

table tennis



*You can spend hours buying supplies.
When all it takes is a short walk.*

departmental store



*Your own place to roam.
Close to home.*

senior citizen court



*The only thing that stands between
you and the doctor now is your
main entrance door.*

clinic

*Drop shots can be deadly. Now you have
a place to practice them.*

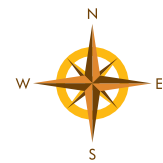
squash court



Master Plan

1. Entry Access
2. Exit Access
3. Avenue Plantation
4. Pedestrian Plaza
5. External Parking
6. Buffer Planning
7. Multipurpose Court
8. Extended Multipurpose Hall Party Area
9. Paving Entry to Each Block
10. Extended Cafeteria Deck Area
11. Swimming Pool Deck Area
12. Swimming Pool
- 12a. Toddlers Pool
13. Tree Court
14. Central Large Landscape Plaza
15. Skating Rink
16. Outdoor Gym
17. Open Play field
18. Reflexology Path
19. Children's Play Area
20. Amphitheatre
21. Shared Senior Citizen's Plaza
22. Jogging Track
23. Clubhouse





Specifications

STRUCTURE

- RCC framed structure with cement concrete blocks

FLOORING

- Common area
- Lift lobby: Granite/vitrified tile flooring
- Corridors: Vitrified/ceramic tiles flooring

IN APARTMENT

- Foyer, living, dining, bedrooms and Kitchen: Vitrified tile flooring
- Balcony & Utility: Ceramic tile flooring

TOILETS

- Ceramic tile flooring
- Glazed/Ceramic tile dado up to 7' height

KITCHEN

- Hot & cold wall mixer - 1 No.
- Provision for water heater & purifier fixing
- Centralized gas distribution

TOILET

- Chromium plated fittings
- Hot & 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 wash basin in master bedroom
- European Water Closet (EWC)
- Wash basin in the common toilet and CBR toilet

DOORS

- Main door of engineered wood door frame and architraves.
- Main door-one side teak veneer shutter with melamine polish
- Internal doors of engineered wood frame and architraves.
- Internal shutters with enamel painting.





UTILITY

- Inlet & outlet for washing machine.
One bibcock for domestic water

WINDOWS

- Two track anodized aluminium windows with mosquito mesh and ventilators for toilets

PAINTING

- Exterior finish with long lasting paints like ACRYLIC/SEMI-ACRYLIC
- Internal walls with ceilings with oil bound distemper

BACK-UP POWER

- 1 KVA for 2 bedroom & 3 bedroom
(At extra cost)
- Stand-by generator for lights in common areas, lifts and pumps

LIFTS

- Lift of reputed make

ELECTRICAL

- Concealed conduit with copper wiring: connected power - 5 KVA, 4 KVA & 3 KVA for 3 BHK, 2 BHK and 1 BHK respectively

CABLE TV

- An exclusive network of cable TV will be provided with a centralized control room

TELEPHONE WITH INTERCOM FACILITY

- Intercom facility from each apartment to security room, clubhouse and other apartments would be provided
- A group EPABX/Centrax facility will be provided, with cabling done

up to each apartment. The same will be operated by an authorized franchisee or through the telecom operator for a nominal one-time charge and monthly rental as applicable.

- Facilities to receive direct incoming calls from group EPABX/Centrax would be provided

AMENITIES

OUTDOOR

Kid's Play Area, Multipurpose Court, Central Large Landscaped Plaza, Cafeteria near Club, Swimming Pool (Adult/Kid's), Deck extended as party space for Club House, Multipurpose Hall, Skating Rink, Extended Deck Area, Reflecting Water Pool, Sand Pit, Outdoor Party Area, Buffer Plantation, Amphitheatre Court, Jogging Track, Water feature, Entry Exit with Security, Elders Plaza, Tree Court, Car Parking for Visitors, Special paving near Entry Lobby for each block.

CLUBHOUSE

2 Multipurpose hall, TT room, Squash Court with viewing gallery into Squash Court, Aerobic/Yoga Hall, Billiard Room, Library, Indoor Games Room, Main Swimming Pool, Gymnasium, Lounge, Pharmacy/ Departmental Store.



Floor Plans

CLUB HOUSE



Mezzanine Floor Plan

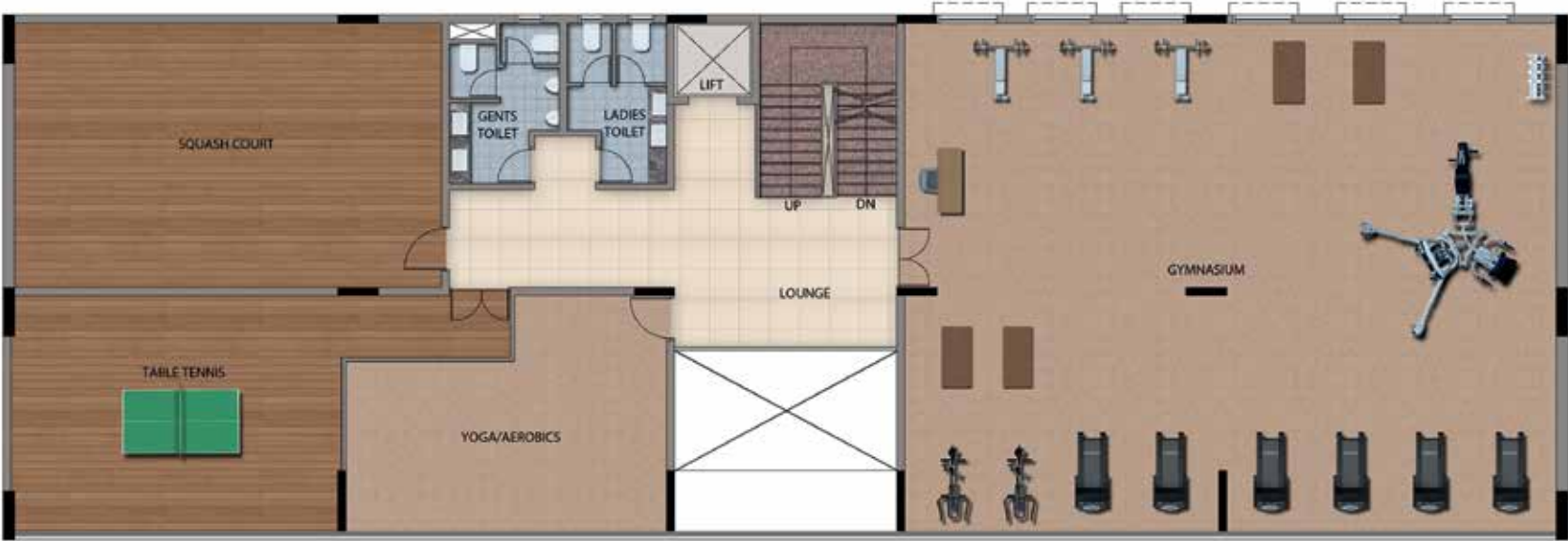


Ground Floor Plan

CLUB HOUSE



Second Floor Plan



First Floor Plan

BLOCK - A

Typical Floor Plan



KEY PLAN

1354 SFT
3 BHK TYPE-1

1027 SFT
2 BHK TYPE-2

1354 SFT
3 BHK TYPE-1

1416 SFT
3 BHK TYPE-2



BLOCK - B

Typical Floor Plan



KEY PLAN



992 SFT
2 BHK TYPE-1

992 SFT
2 BHK TYPE-1



BLOCK - C & H

Typical Floor Plan



BLOCK - F

Typical Floor Plan



KEY PLAN

2.5 BHK 1240 SFT



2.5 BHK 1240 SFT

1416 SFT
3 BHK TYPE-2

1027 SFT
2 BHK TYPE-2



BLOCK - G

Typical Floor Plan



BLOCK - I Typical Floor Plan



BLOCK - J

Typical Floor Plan



KEY PLAN

2.5 BHK 1240 SFT

1027 SFT
2 BHK TYPE-2



992 SFT
2 BHK TYPE-1

992 SFT
2 BHK TYPE-1



UNIT PLAN



992 SFT
2 BHK TYPE-1

UNIT PLAN



UNIT PLAN



UNIT PLAN



UNIT PLAN



Other Ongoing Projects in Bengaluru



Park Cubix
Devanahalli Town



Serene Life
Shettigere



Misty Charm
Off Kanakapura Road



Opus
Tumkur Road



Aeropolis
NH 44



East Crest
Old Madras Road



Anugraha
Shettigere



Aqua Vista
Bannerghatta Main Road



Magnificia
Old Madras Road



Ashraya
Bidadi



Kaveri Siri
Mandya



Luxuria
Malleshwaram

Ongoing Projects in Other Cities



Magnus
Jubilee Hills, Hyderabad



Necklace Pridet
Kavadiguda, Hyderabad



HM Royal
Kondhwa, Pune



Navaratna Rersidency
Avinashi Raod, Coimbatore

Recognition

WHEN YOU
THINK OF TRUST
THINK OF
SALARPURIA SATTVA

- 66 million sq.ft. completed
- 28 million sq.ft. under construction
- 39 million sq.ft. upcoming

Backed by 3 decades of sterling commitment to the highest standards of quality in construction, the Salarpuria Sattva name is now synonymous with Trust.

Delivering to the highest expectations of customers across India with a wide range of Residential projects in myriad formats and sizes.

Setting new benchmarks in Commercial spaces with its flagship brand Knowledge City in Hyderabad.

Built on the rock solid foundation of unwavering commitment and unmatched expertise.



e4m Pride of India Brands
Award 2022
The Best of South
Sattva Group



The Business Times
Real Estate Conclave Awards 2022 South
Commercial Project - Office Building
(Completed: Metro)
Sattva Knowledge City



The Business Times
Real Estate Conclave Awards 2022 South
Commercial Project - Business / IT Parks
(Completed: Metro)
Sattva Knowledge Court



Times Business Awards 2022
Bengaluru
Best Developer Commercial
Sattva Group



Construction World
Architect and Builder Awards 2021
Stalwarts of the south, Bengaluru
Sattva Group



Times Business Awards 2021
Bengaluru
Best Developer Residential
Sattva Group



Silicon Real Estate Awards
Bengaluru 2021
Most Promising Residential Project
Misty Charm



CIC Viswakarma Awards 2021
Best Construction Project
Knowledge City, Hyderabad
Salarpuria Sattva



CONSTRUCTION WORLD
Architect & Builder Award 2020
Best Developer - Residential
Outstanding projects, Knowledge City,
Knowledge Point and Divinity



ISE - India Property Awards 2020
Developer of the Year 2020 - Commercial
Salarpuria Sattva



ET NOW Global Real Estate Congress
Real Estate Awards 2020
Developer of the Year - Commercial
Salarpuria Sattva



ET NOW
Business Leader Of the Year 2020
Bijay Agarwal - Managing Director
Salarpuria Sattva



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