

Come home to where your next door neighbour is a misty valley.

SATTVA
**MISTY
CHARM**
Valley of Dreams

Holiday Village Road, Off Kanakapura Main Road





Turn back time.



Dream again.

Once upon a time, Bengaluru was full of wide, empty tree-lined streets. Sparrows, mynahs and parrots were aplenty. The air was crisp, fresh and clean. And with the morning, came mist and a bracing chill.

Salarpuria Sattva Misty Charm will take you back to that charming old Bengaluru.

The premium homes at Misty Charm offer you lush green, open spaces, mist in the mornings and a stunning view of a green valley with beautiful sunrises and sunsets.

Much like the Bengaluru of yesteryears did. Luckily, it also has excellent connectivity.

Along with every conceivable contemporary luxury and amenity.



SATTVA
MISTY CHARM
Value of Dreams

SATTVA

SATTVA
TRUST IS WHAT WE BUILD

Welcome to the home you always dreamt of – Misty Charm.

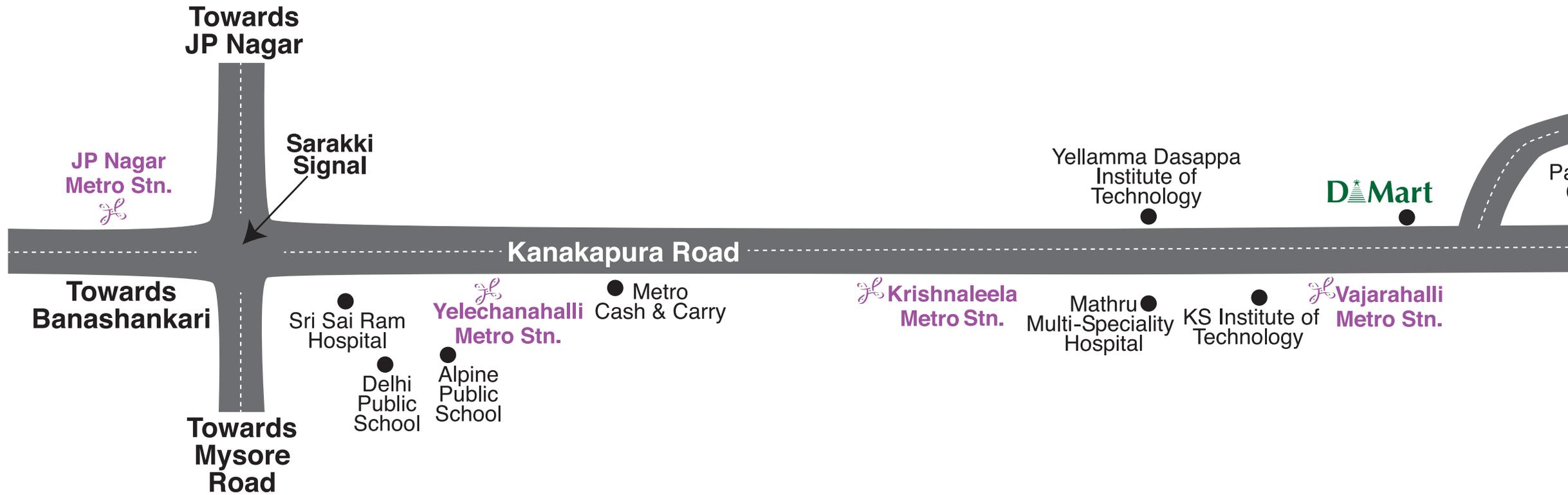


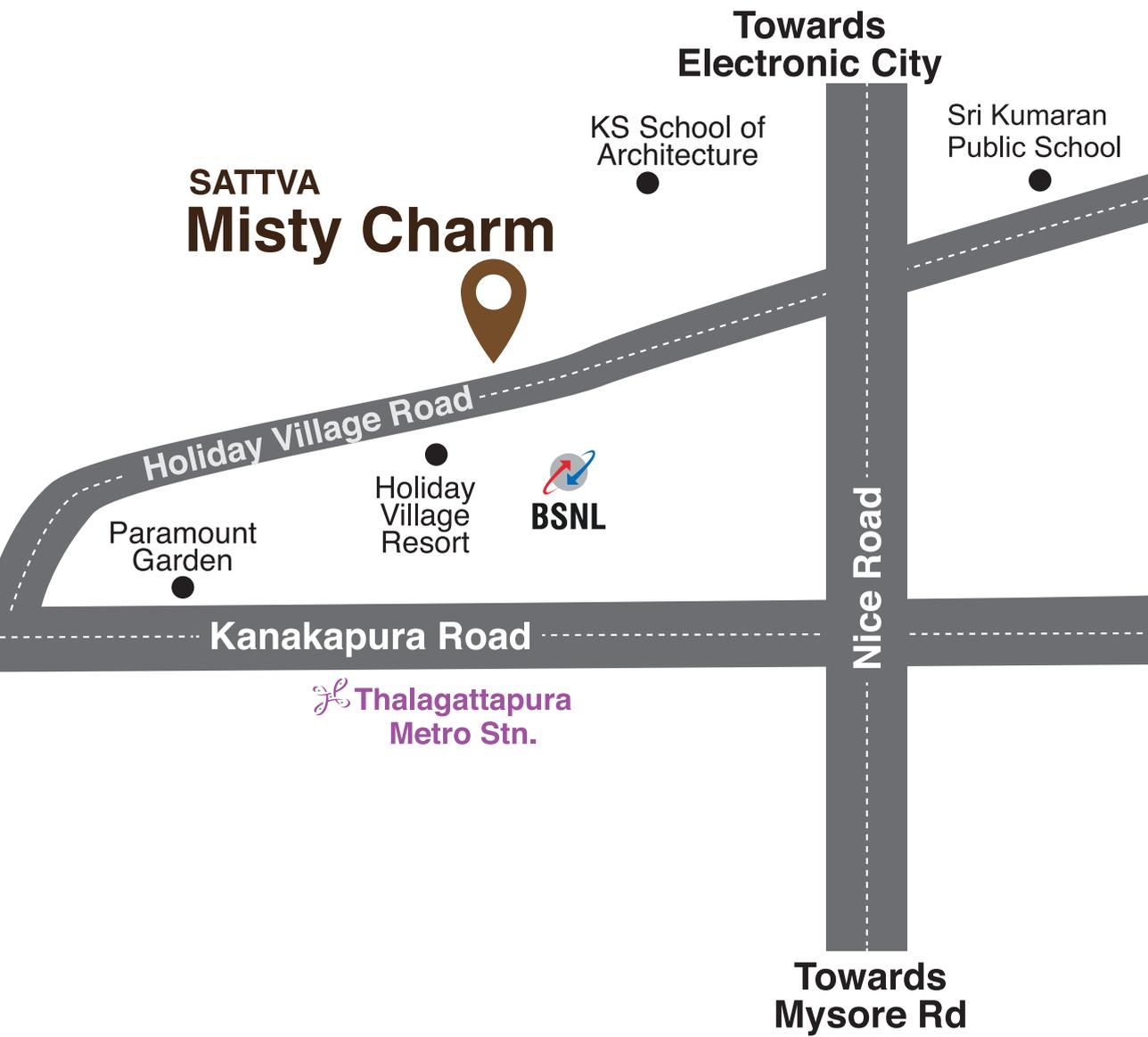
At Salarpuria Sattva Misty Charm, the softly rolling land is covered with verdant greenery. These fine homes are fashioned from your dream of the perfect life. Far from the madding city, yet exceptionally well-connected. It has modern, aesthetically-pleasing architecture and comprises of 11 stately towers, with apartment towers designed in ‘clusters’ to give you privacy, as well as an open courtyard to interact with your neighbours.

Misty Charm offers you spectacular views from almost every corner of the property. Your balcony, for instance, overlooks undulating valley-like, mist-filled woods, making it the perfect spot for your morning cuppa.

A large Clubhouse houses everything, from a gym and yoga room to a squash court and a pool with spectacular views. The cluster-style towers are tucked in away from the main road, so that all you’ll get is peace and quiet, rather than the blaring of horns. That’s why Misty Charm is more than a home, it’s your blissful abode.

Location map





Map and proximity chart

- Vajarahalli Metro Station - 1 Km.
- Upcoming Forum Mall - 4 Kms.
- NICE Road - 2 Kms.
- City Railway Station - 15 Kms.
- Fortis Hospital - 9 Kms.
- Apollo Hospital - 7 Kms.
- Kumaran International School - 2 Kms.
- Delhi Public School - 3 Kms.



Distances are subject to change based on travel time and traffic conditions.



Lush greenery. Exceptional connectivity.

The perfect location has the best of both worlds.

The location of Misty Charm was carefully chosen, to give you the best of both worlds. It is far from the hustle and bustle of the city - which means vast open spaces, an abundance of greenery and clean, unpolluted air. Yet, because it is right next door to the NICE corridor and the upcoming Metro, you're actually minutes away from the centre of Bengaluru. The property is right next to educational institutions, shopping malls and health care facilities. And yet, it overlooks a lush green valley.





Master Plan

TO NICE ROAD ---->

OUTDOOR AMENITIES

1. Main Entry
2. Security Cabin
3. Reflexology Path
4. Seniors' Corner
5. Seating Courtyard
6. Secondary Entry/Exit
7. Kids' Pool
8. Pergola
9. Tot Lot
10. Double Height Lobby
11. Skating Rink
12. Outdoor Fitness
13. Pavilion
14. Half Basketball Court
15. Atrium With Focal Sculpture

16. Tennis Court
17. Cricket Court
18. Amphitheater
19. Kids' Playground
20. Picnic Area
21. Meditation Garden
22. Rock Sculpture
23. Adventure Playground
24. Activity Lawn
25. Main Exit







2 Acres of exclusive greenery and fresh oxygen.

Jogging trail

•

Green lawns

•

Recreational parks

•

And misty mornings



A family of six is sitting on a lush green lawn in front of a house. From left to right: a woman in a floral top and blue pants, an older man in an orange shirt and blue pants, a young girl in a white tank top and blue pants, a young boy in a white polo shirt and blue pants, a man in a red shirt and blue pants, and a woman in an orange top and blue pants. They are all smiling and looking towards the camera. The background shows a house with a red facade and some trees.

The perfect place to meet, and connect.

The apartments at Misty Charm overlook a courtyard style green patch – the perfect place to catch up on the lives of your neighbours, chat and build a friendly



Tower above the ordinary.

Tower 1 is where you will want to be. This exclusive tower comprises only premium 3 BHK apartments that will make you feel like you are living in the very lap of luxury. Tower 1 is closest to the Clubhouse and the infinity pool for sheer convenience and added comfort.



A temple for fit bodies and healthy minds.

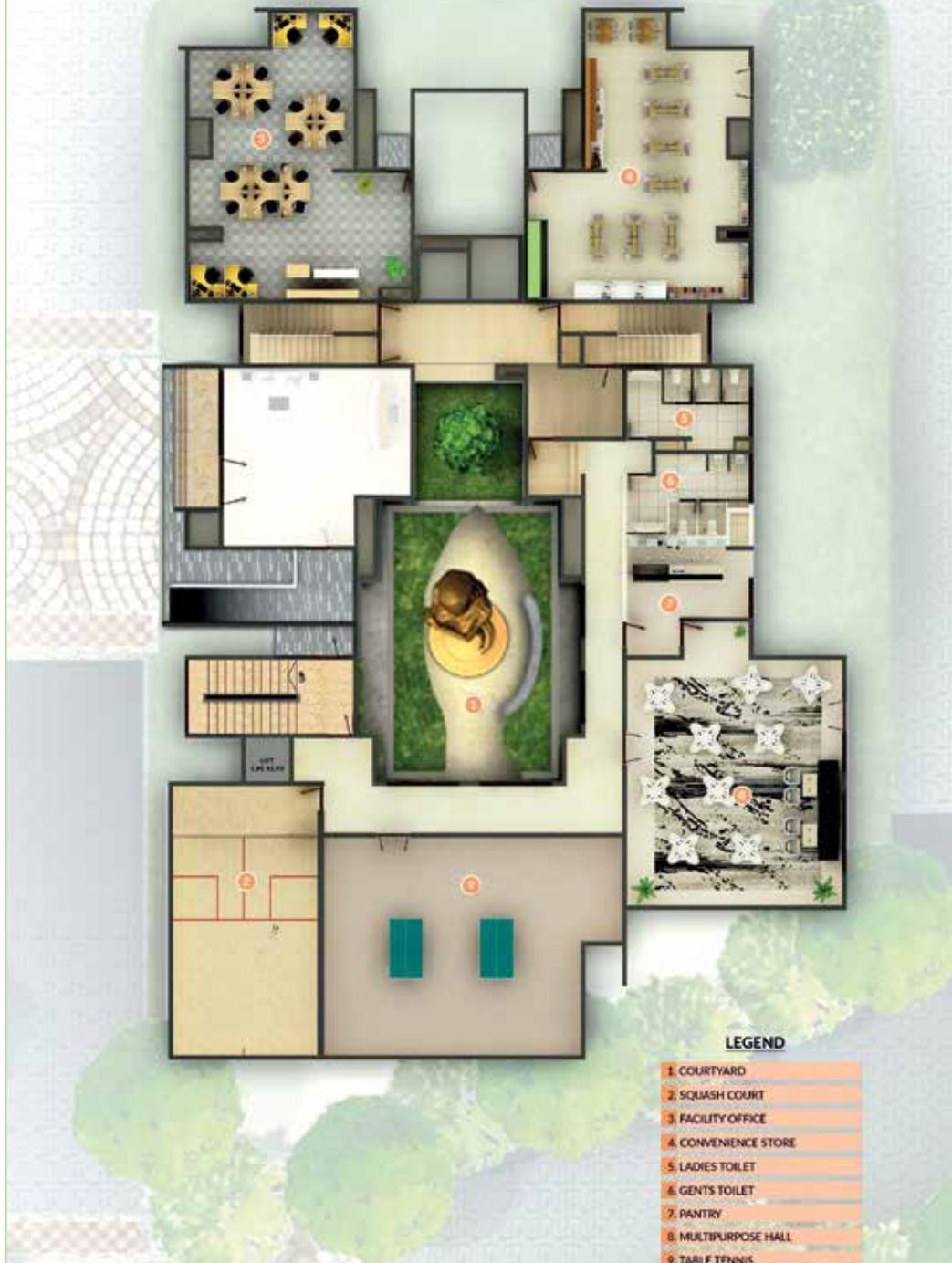


The classy, stand-alone Clubhouse at Misty Charm has a health club (with sauna, steam, gym, aerobics, etc.), squash court, infinity pool for adults and kids, pool table, reading rooms and more – in fact everything to keep both mind and body fit.





CLUBHOUSE LEVEL 1

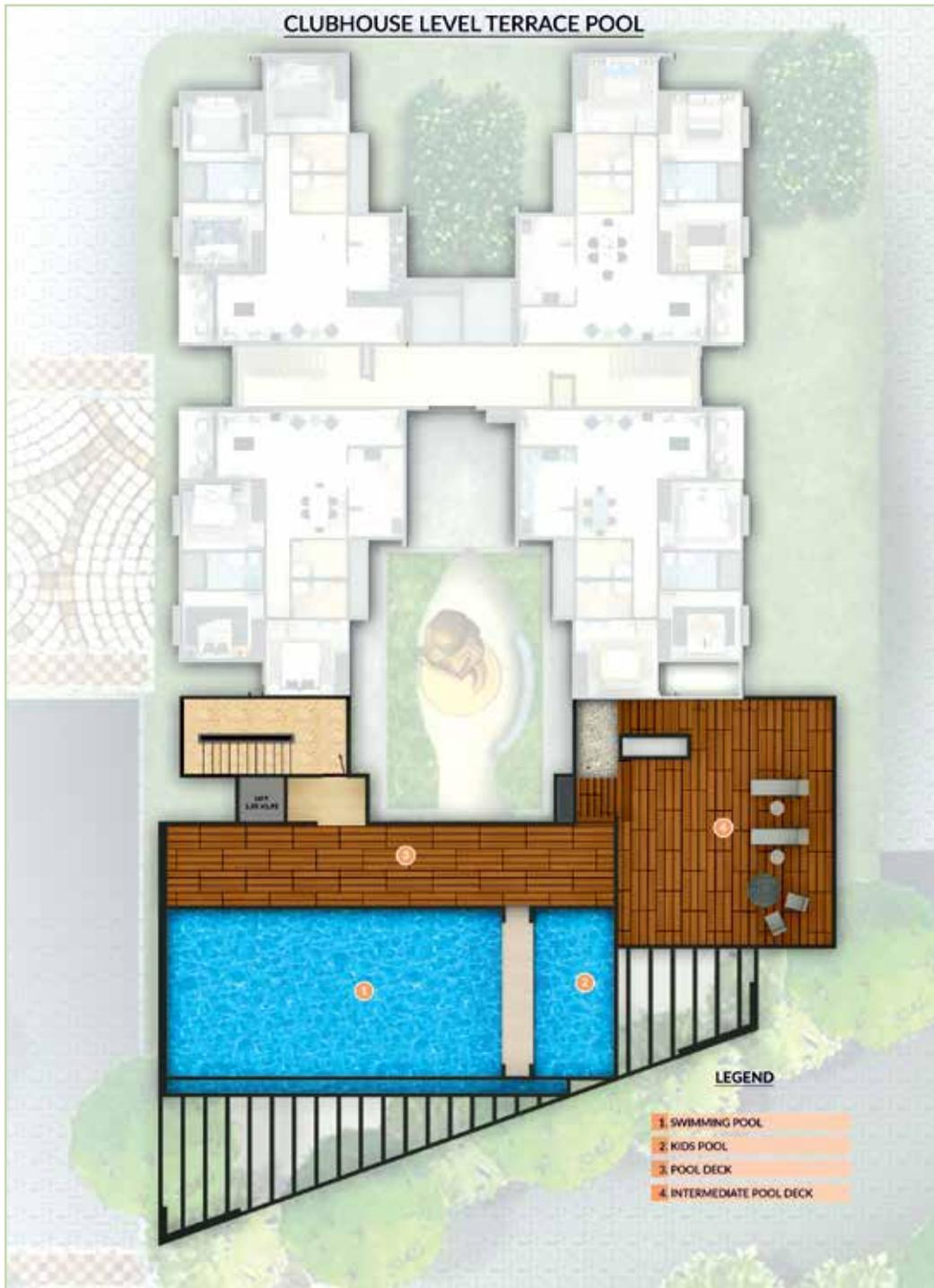


CLUBHOUSE LEVEL 2





* Not to scale. All measurements are in feet and inches.(1 Sq. Ft. = 0.092 Sq. M.)



CLUBHOUSE

Amenities provided - Indoor

- Multipurpose Hall
- Squash Court with viewing gallery
- Table Tennis
- Pool Table
- Gym
- Indoor Games/Cards Room
- Library/Reading Room

Rejuvenation

- Yoga/Meditation/Aerobics
- Sauna/Steam

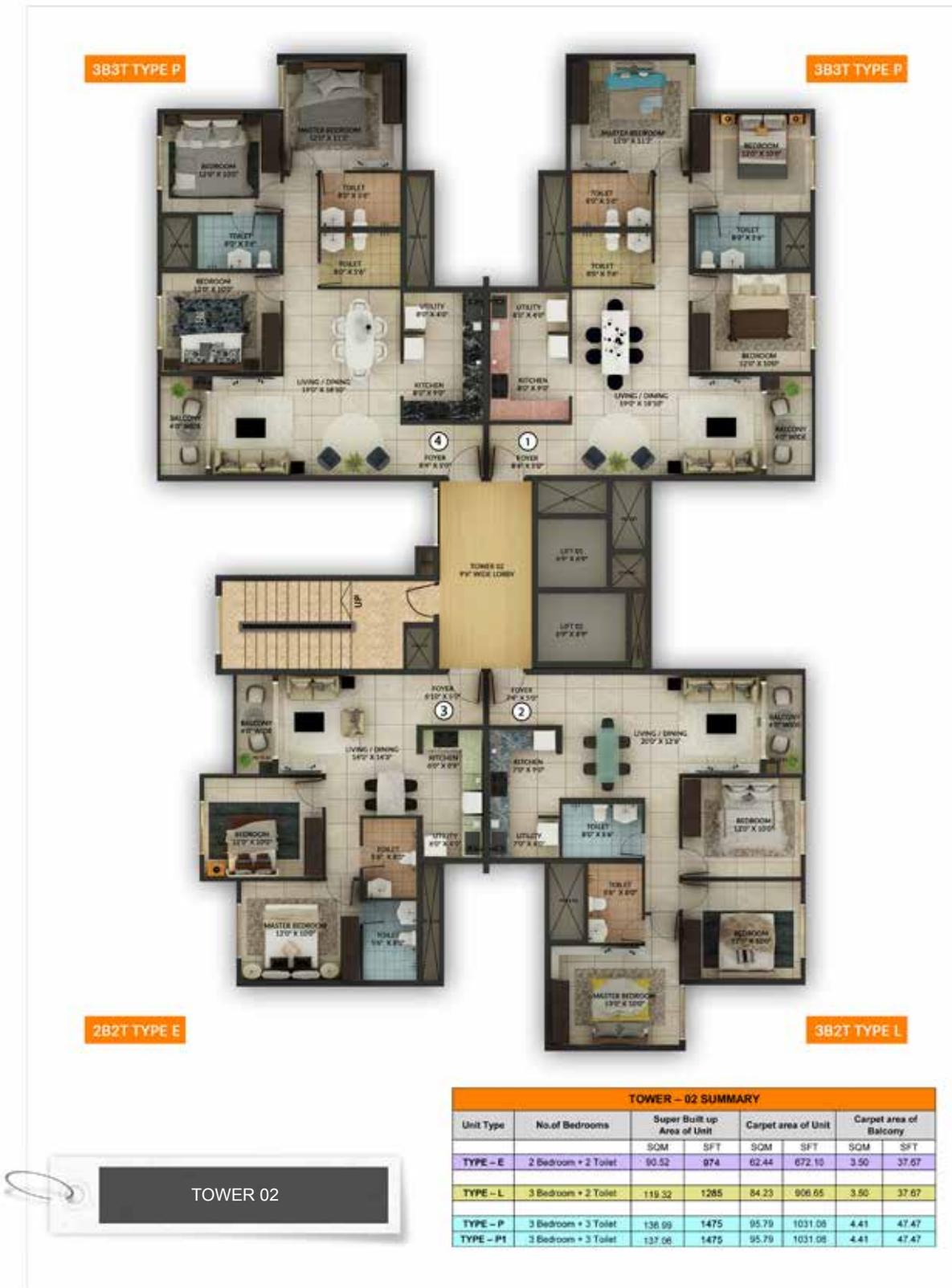
Others

- Departmental Store
- Swimming Pool



Tower Plans





* Not to scale. All measurements are in feet and inches.(1 Sq. Ft. = 0.092 Sq. M.)

3B2T TYPE J1

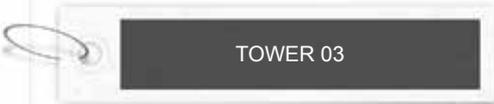
2B2T TYPE D



2B2T TYPE C1

2B2T TYPE D

2B2T TYPE H



TOWER - 03 SUMMARY							
Unit Type	No. of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		SQM	SFT	SQM	SFT	SQM	SFT
TYPE - C1	2 Bedroom + 2 Toilet	87.77	945	60.31	649.18	3.50	37.67
TYPE - D	2 Bedroom + 2 Toilet	89.12	959	61.38	660.69	3.50	37.67
TYPE - H	2 Bedroom + 2 Toilet	98.09	1056	67.46	726.14	3.66	39.40
TYPE - J1	3 Bedroom + 2 Toilet	116.53	1254	82.03	882.97	3.50	37.67

2B2T TYPE D

3B2T TYPE J



2B2T TYPE D

2B2T TYPE C

2B2T TYPE H

TOWER 04



TOWER - 04 SUMMARY							
Unit Type	No. of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		SQM	SFT	SQM	SFT	SQM	SFT
TYPE - C	2 Bedroom + 2 Toilet	87.77	945	60.31	649.18	3.50	37.67
TYPE - D	2 Bedroom + 2 Toilet	89.12	959	61.38	660.69	3.50	37.67
TYPE - H	2 Bedroom + 2 Toilet	98.09	1056	67.46	726.14	3.66	39.40
TYPE - J	3 Bedroom + 2 Toilet	116.53	1254	82.03	882.97	3.50	37.67

* Not to scale. All measurements are in feet and inches. (1 Sq. Ft. = 0.092 Sq. M.)





TOWER 06/10

TOWER -06 & 10 SUMMARY							
Unit Type	No. of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		SQM	SFT	SQM	SFT	SQM	SFT
TYPE - C	2 Bedroom + 2 Toilet	87.77	945	60.31	649.18	3.50	37.57
TYPE - F	2 Bedroom + 2 Toilet	95.46	1028	65.85	708.81	3.17	34.12
TYPE - K	3 Bedroom + 2 Toilet	118.97	1281	84.23	906.05	3.50	37.57
TYPE - N	3 Bedroom + 3 Toilet	133.07	1432	93.49	1006.33	4.41	47.47
TYPE - N1	3 Bedroom + 3 Toilet	133.07	1432	93.49	1006.33	4.41	47.47



to scale. All measurements are in feet and inches.(1 Sq. Ft. = 0.092 Sq. M.)

3B2T TYPE J1

2B2T TYPE D



2B2T TYPE C1

1B1T TYPE A

1B1T TYPE A1

2B2T TYPE D

TOWER 07



TOWER - 07 SUMMARY							
Unit Type	No.of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		SQM	SFT	SQM	SFT	SQM	SFT
TYPE - A	1 Bedroom + 1 Toilet	51.42	554	34.79	374.48	2.20	23.68
TYPE - A1	1 Bedroom + 1 Toilet	51.23	551	34.79	374.48	2.20	23.68
TYPE - C1	2 Bedroom + 2 Toilet	87.77	945	60.31	649.18	3.50	37.67
TYPE - D	2 Bedroom + 2 Toilet	89.12	960	61.38	660.69	3.50	37.67
TYPE - J1	3 Bedroom + 2 Toilet	116.53	1254	82.03	882.97	3.50	37.67

2B2T TYPE D

3B2T TYPE J



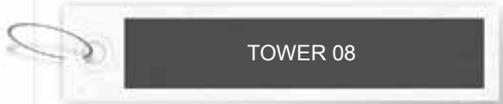
2B2T TYPE D

2B2T TYPE C

1B1T TYPE A

1B1T TYPE A1

TOWER - 08 SUMMARY							
Unit Type	No. of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		SQM	SFT	SQM	SFT	SQM	SFT
TYPE - A	1 Bedroom + 1 Toilet	51.42	554	34.79	374.48	2.20	23.68
TYPE - A1	1 Bedroom + 1 Toilet	51.23	551	34.79	374.48	2.20	23.68
TYPE - C	2 Bedroom + 2 Toilet	87.77	945	60.31	649.18	3.50	37.67
TYPE - D	2 Bedroom + 2 Toilet	89.12	960	61.38	660.69	3.50	37.67
TYPE - J	3 Bedroom + 2 Toilet	116.53	1254	82.03	882.97	3.50	37.67



* Not to scale. All measurements are in feet and inches. (1 Sq. Ft. = 0.092 Sq. M.)

1B1T TYPE B

2B2T TYPE D



2B2T TYPE D

1B1T TYPE A

1B1T TYPE A1

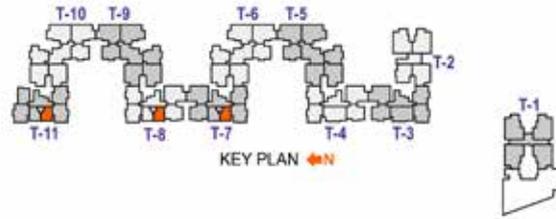
2B2T TYPE D

TOWER 11



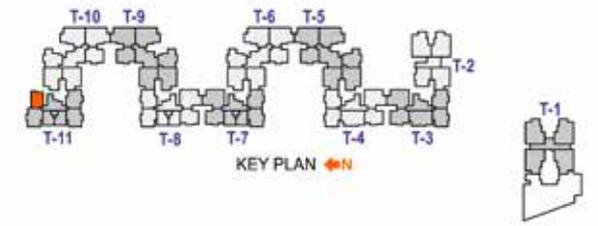
TOWER - 11 SUMMARY							
Unit Type	No. of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		SQM	SFT	SQM	SFT	SQM	SFT
TYPE - A	1 Bedroom + 1 Toilet	51.42	554	34.79	374.48	2.20	23.68
TYPE - A1	1 Bedroom + 1 Toilet	51.23	551	34.79	374.48	2.20	23.68
TYPE - B	1 Bedroom + 1 Toilet	56.25	605	36.12	388.80	2.20	23.68
TYPE - D	2 Bedroom + 2 Toilet	89.12	960	61.38	660.69	3.50	37.67

Floor Plan



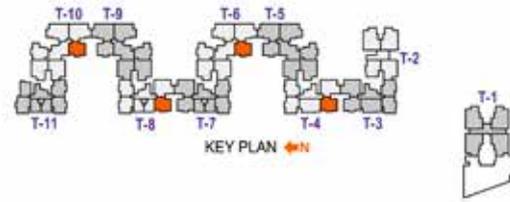
UNIT TYPE A1	SQM	SFT
SUPER BUILT UP AREA OF UNIT	51.23	551
CARPET AREA OF UNIT	34.79	375
CARPET AREA OF BALCONY	2.20	24

1B1T_TYPE_1A_TYPE-A1



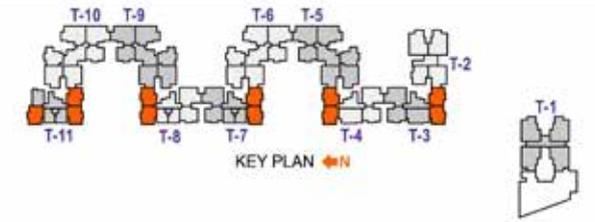
UNIT TYPE B	SQM	SFT
SUPER BUILT UP AREA OF UNIT	56.25	606
CARPET AREA OF UNIT	36.12	389
CARPET AREA OF BALCONY	2.20	24

1B1T_TYPE_2_TYPE-B



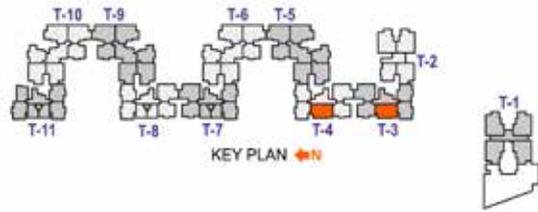
UNIT TYPE C	SQM	SFT
SUPER BUILT UP AREA OF UNIT	87.77	945
CARPET AREA OF UNIT	60.31	650
CARPET AREA OF BALCONY	3.50	38

2B2T_TYPE_1_TYPE-C



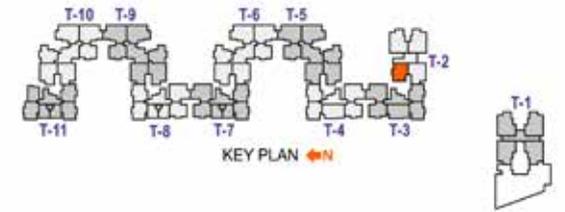
UNIT TYPE D	SQM	SFT
SUPER BUILT UP AREA OF UNIT	89.12	960
CARPET AREA OF UNIT	61.38	661
CARPET AREA OF BALCONY	3.50	38

2B2T_TYPE_2_TYPE-D



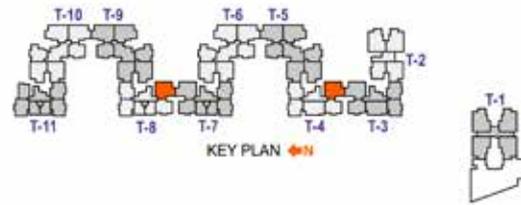
UNIT TYPE H	SQM	SFT
SUPER BUILT UP AREA OF UNIT	98.09	1056
CARPET AREA OF UNIT	67.46	726
CARPET AREA OF BALCONY	3.66	40

2B2T_TYPE_4_TYPE-H



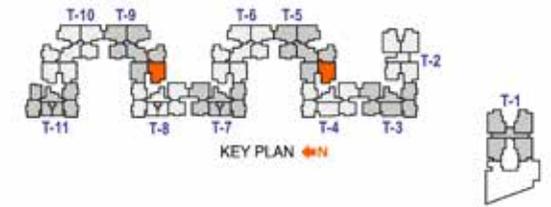
UNIT TYPE E	SQM	SFT
SUPER BUILT UP AREA OF UNIT	90.52	975
CARPET AREA OF UNIT	62.44	672
CARPET AREA OF BALCONY	3.50	38

2B2T_TYPE_5_TYPE-E



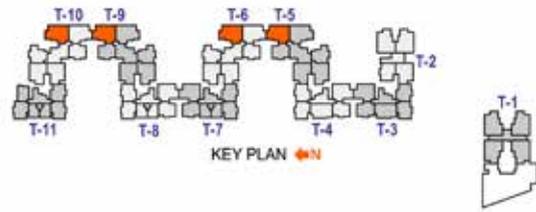
UNIT TYPE J	SQM	SFT
SUPER BUILT UP AREA OF UNIT	116.53	1254
CARPET AREA OF UNIT	82.03	883
CARPET AREA OF BALCONY	3.50	38

3B2T_TYPE_3_TYPE-J



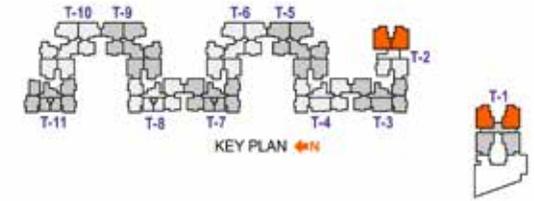
UNIT TYPE M	SQM	SFT
SUPER BUILT UP AREA OF UNIT	122.68	1321
CARPET AREA OF UNIT	86.92	936
CARPET AREA OF BALCONY	3.50	38

3B2T_TYPE_2_TYPE-M



UNIT TYPE N	SQM	SFT
SUPER BUILT UP AREA OF UNIT	133.07	1432
CARPET AREA OF UNIT	93.49	1006
CARPET AREA OF BALCONY	4.41	48

3B3T_TYPE_1-TYPE-N



UNIT TYPE P	SQM	SFT
SUPER BUILT UP AREA OF UNIT	136.99	1475
CARPET AREA OF UNIT	95.79	1031
CARPET AREA OF BALCONY	4.41	48

3B3T_TYPE_2A-TYPE-P

SPECIFICATIONS

1. Structure:

- R.C.C. Framed Structure with Porotherm/Cement Blocks Walls

2. Flooring:

a. Common area:

- Ground Floor Lobby with Vitrified Tiles/Marble/Granite Flooring
- Typical Lift lobby: Granite Flooring/Vitrified Tiles Flooring
- Staircase: Tandoor/Kota Stone/Step Tiles
- Corridors: Vitrified Tile Flooring

b. Apartment:

- Foyer : Vitrified Tiles
- Living & Dining : Vitrified Tiles
- Master Bedroom : Vitrified Tiles
- Bedrooms & Kitchen : Vitrified Tiles
- Balcony : Anti-skid Ceramic Tiles

c. Toilets:

- Anti-skid Ceramic Tiles Flooring
- Glazed/Ceramic Tile Dado up to 7' height

3. Toilets:

- CP Fittings
- Single Lever Mixer for all Toilets and Washbasins
- Health Faucet for all the Toilets
- Granite Counter with Counter Top Washbasin in Master Toilets and Pedestal Wash basin in all other Toilets
- Wall Mounted EWC for all Toilets

4. Kitchen:

- Provision for Water Purifier
- Hot and Cold Wall Mixer
- Centralized Gas Distribution (at Extra Cost)
- Cladding with Glazed Tiles 2'0" above the Kitchen Platform (Kitchen Platform and Sink will not be provided)

5. Utility:

- Inlet & Outlet for Washing Machine

6. Doors:

- Main Door of Woodenised Wooden Frame.
- Main Door Shutter with one side Veneer with Melamine Polish and other side Paint Finish
- Internal Doors of Wooden Frame/Stone Frame
- Internal Shutters Flush Doors with Paint Finish
- Toilet – same as Internal Doors

7. Windows:

- Two/Three Track Anodised UPVC/Aluminium Windows with Mosquito Mesh
- Balconies for Living, Dining and Bedroom – Glazed Full Windows with Aluminium/UPVC Frames with Sliding/ Hinged Shutters and Mosquito Mesh
- Ventilator – UPVC/Aluminium Frames with Glazed, Louvered/Hinged/Fixed Shutters and provision for Exhaust Fan

8. Painting:

- Internal with Plastic Emulsion Paint
- Ceilings with Oil Bound Distemper
- External with Cement Paint/and Texture Finish as per design

9. Electrical:

- One TV point in the Living Room & Master Bedroom
- Fire Resistant Electrical Wires of reputed make
- One Earth Leakage Circuit Breaker for each apartment
- Electrical Modular Switches of reputed make
- Split AC Point in Master Bedroom and Living Room (Split AC & Copper Piping will not be provided)
- Individual apartments to have a BESCOM power of 3KVA, 4KVA and 5KVA for 1 BHK, 2 BHK, 2.5 BHK & 3 BHK respectively
- Video door phone conduit provision

10. Cable TV:

- An exclusive network of Cable TV will be provided with a centralized Control Room at a convenient location (users to pay the operator on a monthly basis)

11. Telephone/Intercom Facility:

- Telephone points in Living Room
- Intercom facility from each apartment to the Security Room and other apartments

12. Lift:

- Automatic Passenger Lifts of reputed make

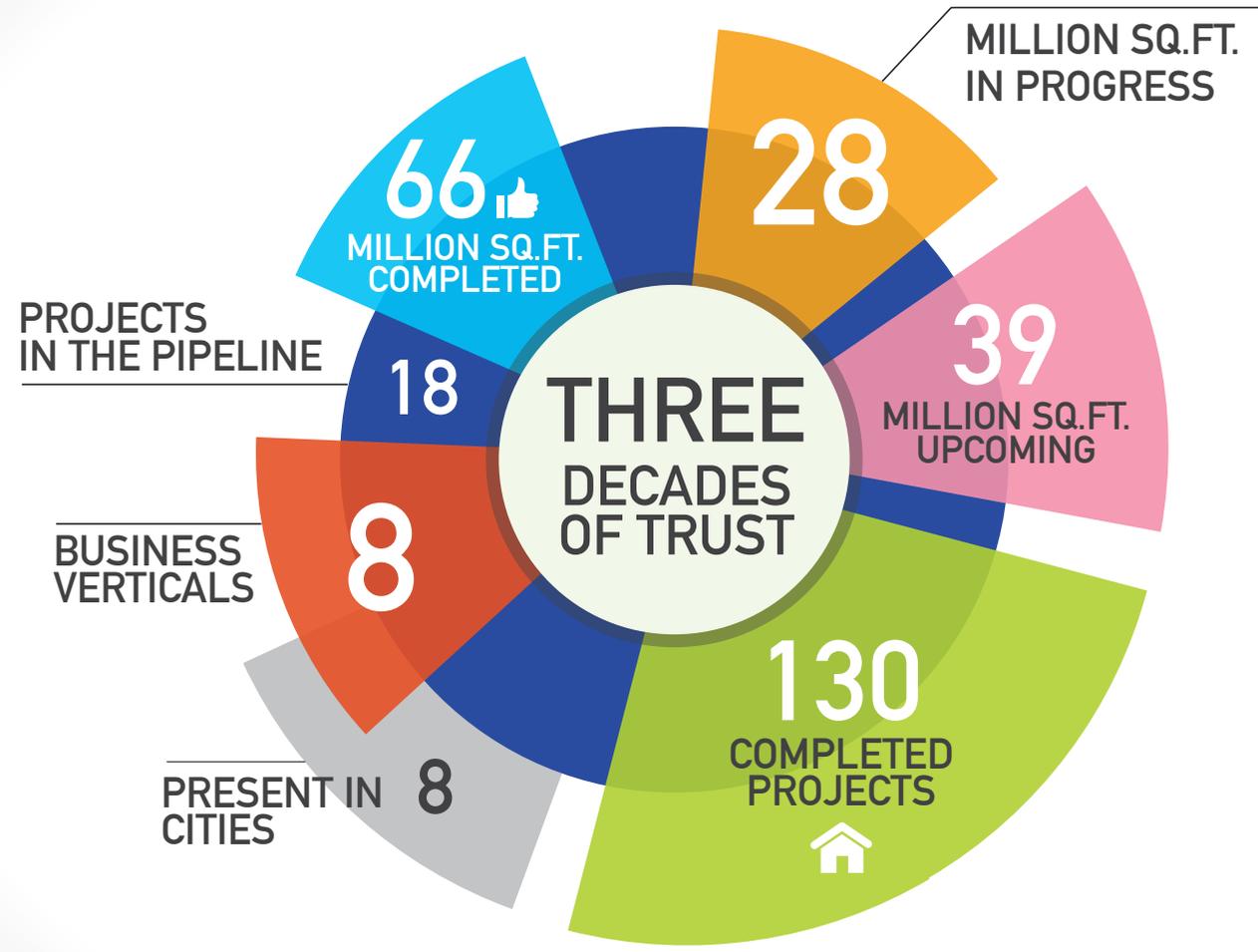
13. Power Back- up: (at extra cost)

- Stand-by Generator for lights in Common Areas, Lifts & Pumps
- Individual apartments to have a backup of 1KVA, 1.5KVA and 2KVA for 1 BHK, 2 & 2.5 BHK and 3 BHK respectively

14. Security Systems:

- Round the Clock Security
- Trained Security Personnel
- CCTV cameras installed in the Lobby/ Security Room /Periphery Vital Points

15. Reticulated Gas Piping Connection: At extra cost.



Luxurious homes from the name you trust.

Misty Charm is brought to you by Sattva, one of the country's leading names in property development. The Sattva group has over 3 decades of experience in the business and has completed 24 million Sq. Ft. of construction. The group helped build the sky-scape of contemporary Bengaluru, having constructed several luxury and premium homes, high-end office spaces and innovative tech parks during the years that the city was transforming into the nation's IT hub. Sattva's constructions are marked with impeccable designs and a zero-compromise policy, when it comes to quality materials.

Misty Charm is thoughtfully created by the best of architects, designers, landscape developers and materials. What's more, the group enjoys an excellent reputation when it comes to delivery and keeping its promises. That's what makes it one of the most trusted names in the business.



Artist's impression





For those who aim for the very top.

Apartment sizes:

- 1 BHK - 551 - 605 Sq. Ft.
- 2 BHK - 945 - 1056 Sq. Ft.
- 3 BHK (Small) - 1254 - 1321 Sq. Ft.
- 3 BHK (Large) - 1432 - 1475 Sq. Ft.

- 11 cluster style designed towers
- Beautiful views of valley-like undulating land and greenery
- Beautiful entrance arch and landscaping
- Courtyard like green patch for every tower
- Towers tucked away from main road for more privacy
- 2 Acres of beautifully landscaped open area
- Thoughtfully designed premium apartments with Vatsu compliance
- Clubhouse with health club
(with sauna, steam, gym, aerobics, etc.), squash court,

Awards & Accolades



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

2022



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

2022



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

2022



Times Business Awards 2022
Bengaluru
Best Developer Commercial
Sattva Group

2022



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

2021



Times Business Awards 2021
Bengaluru
Best Developer Residential
Sattva Group

2021



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

2021



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

2021



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

2021

Ongoing Projects



MAGNIFICIA
Old Madras Road, Bengaluru



Aeropolis
NH 44, Next to BIAL, Bengaluru



GREENAGE
Hosur Main Road, Bengaluru



ANUGRAHA
Vijayanagar Extension, Bengaluru



SIGNET
Sarjapur, Bengaluru



OPUS
Tumkur Road, Bengaluru



ASHRAYA
Bengaluru - Mysore Expressway, Bidadi



KAVERI SIRI
Acetate Town, Mandya



EAST CREST
Near Budigere Cross, Bengaluru



HM ROYAL
Kondhwa (opposite Talab factory), Pune



LAUREL HEIGHTS
Hesaraghatta Main Road, Bengaluru



DIVINITY
Mysore Road, Bengaluru



PARK CUBIX
Devanahalli Town, Bengaluru



EXOTIC
Bagalur Main Road, Bengaluru



MAGNUS
Shaikpet, Hyderabad



LUXURIA
Malleshwaram, Bengaluru



SERENE LIFE
Shettigere, Bengaluru



AQUA VISTA
Bannerghatta Main Road, Bengaluru



NAVARATNA RESIDENCY
Avinashi Road, Coimbatore



WATER'S EDGE
Sancoale, Goa



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



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Founding Member KBC

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ISO 9001, 14001 & 18001 CERTIFIED

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RERA: PRM/KA/RERA/1251/310/PR/180507/001635

Please note: This brochure is a conceptual presentation of the project and is not a legal offering. The promoters reserve the right to make changes in design elevation, plans, sizes, facilities and specifications as deemed fit.