

A project of SATTVA GROUP



SATTVA  
AQUA VISTA



SATTVA  
AQUA VISTA

A woman with long, wavy brown hair, wearing a blue sleeveless dress and a straw hat with a blue and white striped band, is sitting on the edge of a pond. She is looking towards the right with a slight smile. The background is a lush green park with trees and a body of water. The text "Live the life you dream of" is centered in the upper right quadrant, flanked by decorative horizontal lines with scrollwork.

Live the life you dream of





## AQUA VISTA

Finally here's a home that lets you put your family first. Presenting Sattva Aqua Vista, an Abode of Peace. Located on Bannerghatta Main Road and very close to the top IT companies, Aqua Vista gives you the most precious gift you can ever get. The gift of time. So now you can give your undivided attention to your little ones. Something you always wanted to do. And spend some quality time with your better half. Or, give yourself the gift of some time alone, at the pool or in the gym, where you can unwind and get recharged for the next day. And this is not your weekend we are talking about. At Aqua Vista, your average weekday will be as special as your weekend.





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EVEN WITH ALL THE TECHNOLOGY  
THAT'S AVAILABLE, IT TAKES A HOME TO  
CONNECT WITH YOUR LOVED ONES

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Aqua Vista, located on Bannerghatta Main Road, is Sattva's luxurious residential project. It brings with it all that you ever wanted, to connect with the things that you cherish. Beginning with your loved ones. All thanks to the perfect location the project boasts of, to make sure you are always close to home. Oracle, Accenture and IBM are within cycling distance. So you stay well connected to work as well. Occupying 2.89 acres on the burgeoning Bannerghatta area and scaling up to G+18/19 floors, Aqua Vista offers 3 BHK exclusive homes. Add to it, the top class amenities the apartment come loaded with and you have a home that lets you enjoy quality time with your family and also some me-time with yourself.







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## AMENITIES TO SOOTHE BODY AND MIND

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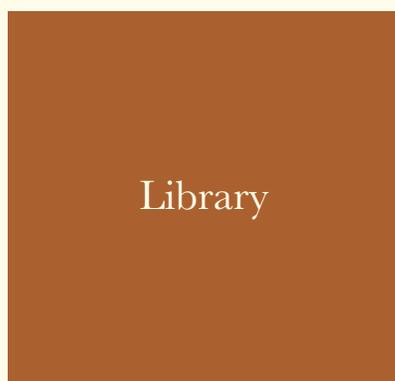
One thing you'll always have, when you make Aqua Vista your home is, copious amounts of time. And with our world-class amenities in place, you'll never have trouble figuring out how to spend your time. If you are up for fast games, basketball or table tennis may be the ideal choice for you. If you are a golf enthusiast, then you might find yourself perfecting your swing at our golf simulator. Or if all you want to have is a good time in the water, head straight to our swimming pool for a splash. In other words, the amenities at Aqua Vista are just one more way to help you make the right connections. Starting with yourself.



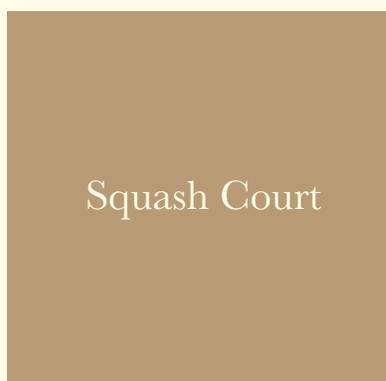
Gymnasium



Billiards /  
Snooker room



Library



Squash Court



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INDOOR AMENITIES

- Multi-purpose hall
  - Indoor game (carrom, chess and cards)
  - Library
  - Table tennis room
  - Badminton hall
  - Squash court
  - Golf simulator
  - Health Club (steam, sauna and jacuzzi)
  - Snooker
  - Gym and aerobics.
-







Swimming Pool



Multi-purpose  
Court



Children's  
Play Area

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OUTDOOR AMENITIES

- Swimming pool for adults and kids
  - Children's play area
  - Yoga
  - Landscape area
  - Forecourt
  - Amphitheatre
  - Open gym
  - Multi-purpose court
  - Thematic garden
  - Cricket pitch
-



## YOUR VICINITY

Decathlon	0.033 km
Medax Hospital	0.21 km
Carmel Academy ICSE School	0.22 km
Greenwood High Pre-school	0.4 km
Gottigere Govt School	0.65 km
Loyola Higher Primary School	0.7 km
Vijayashree Hospital	0.85 km
Gottigere UPHC	0.95 km
Gottigere Metro Station	1 km
Narayana Nethralaya	1.2 km
DMart	1.3 km
Royal Meenakshi Mall	1.4 km
NICE Road	1.7 km
Sherwood High ICSE School	2 km
Hulimavu Metro Station	2.1 km
Sri Krishna Hospital	2.2 km
Vinayaka Hospital	3 km
Banashankari Hospital	3 km
Fortis Hospital	3.5 km
Apollo Hospital	3.7 km
IIMB Campus	3.7 km
Greenwood High ICSE School	4 km
AMC Engineering College	4 km
Euro School	4.2 km
JP Nagar	5.8 km
BTM Layout	7 km



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CONVENIENTLY LOCATED TO MAKE THE  
PERFECT CONNECTIONS.

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When you have a home like Aqua Vista, it's only natural that you'd want to spend most of your time there. But in case you want to step out, you have plenty of options close by. The Meenakshi Mall is a famous destination for a weekend time out with family. And if you are a sports enthusiast, here is good news. Decathlon is right opposite. At a stone's throw away, you have top educational institutions, namely Greenwood High International School, Ryan International, DPS Public School and The Samhita Academy for your children. There is also Fortis, Apollo and Sri Jayadeva Institute of Cardiology within reach. In short, Aqua Vista brings the best of everything that Bangalore offers, right at your doorstep.





## LIVE THE LIFE OF LUXURY

- Premium 181 Apartments and Penthouses facing the Kalena Agrahara Lake
- Prime location on Benerghatta Main Road
- Close to top IT companies like Oracle, Accenture and IBM
- Occupying a total area of 2.89 acres with G+18/19 floors
- Top class amenities for a fulfilling lifestyle
- Located close to leading Educational institutions, Hospitals and IT Parks





## SPECIFICATIONS

### STRUCTURE:

R.C.C framed structure with Porotherm / Cement block walls.

### FLOORING & DADO:

#### a. Common area:

- Ground floor Entrance & Lift lobbies : Granite / Vitrified flooring
- Basement lift lobby : Vitrified tiles
- Upper floor lift lobbies : Vitrified tiles
- Staircase : Step tiles
- Corridors : Vitrified tiles
- Lift jamb : Granite / Tiles

#### b. Apartment:

- Foyer : Vitrified tiles
- Living & Dining : Vitrified tiles
- Master bedroom : Wooden flooring
- Other bedrooms : Vitrified tiles
- Balcony : Anti-skid ceramic tiles
- Kitchen : Vitrified tiles

#### c. Cladding

- Kitchen dado : Ceramic tiles up to 600 mm above the counter
- Toilet dado : Ceramic tile dado up to false ceiling height

### TOILETS:

- Chromium plated fittings for all toilets
- Single lever diverter with CP shower units in bath area, for all toilets
- Health Faucet for all the toilets.
- Wall-mounted EWC with exposed flush tank for all toilets
- Granite counter with wash basin in toilets
- Anti-skid ceramic tiles flooring

### KITCHEN:

- Electrical provision for water purifier
- Tile dado of 2 feet above kitchen counter level (kitchen granite counter & sink will not be provided.)
- Hot and cold wall mixer provisions only (not fixtures)
- Reticulated gas piping connection – At extra cost





#### UTILITY:

- In-let & Out-let for washing machine

#### DOORS:

- Main door of RCC frame
- Main door shutter with one side veneer with melamine polish and other side paint finish
- Internal doors of RCC frame / Internal shutters flush doors with paint finish
- Toilet doors– RCC frame

#### WINDOWS:

- UPVC / Aluminium windows with mosquito mesh (Liv/Din, all bedrooms)

#### PAINTING:

- Exterior walls with paint.
- Internal walls with plastic emulsion and ceilings with oil-bound distemper.
- Enamel paint on all MS railings / grills

#### LIFT:

- Automatic passenger lifts

#### ELECTRICAL & COMMUNICATION:

- One TV point & telephone point in living room & master bedroom.
- 15 Amp points for master bedroom and living room for AC, conduiting for other bedrooms
- Intercom facility from each apartment to the security room, clubhouse and other apartments
- VDP only conduit provision
- LT/HT power connection-:
- 5 KVA For 3BHK+3T
- 5 KVA For 3BHK+3T+SER
- 6 KVA For penthouses

#### 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)

#### BACK-UP GENERATOR (At Extra Cost)

- 1.5 KVA for 3BHK+3T,
- 1.5 KVA for 3BHK+3T+SER
- 2.0 KVA for Penthouse units

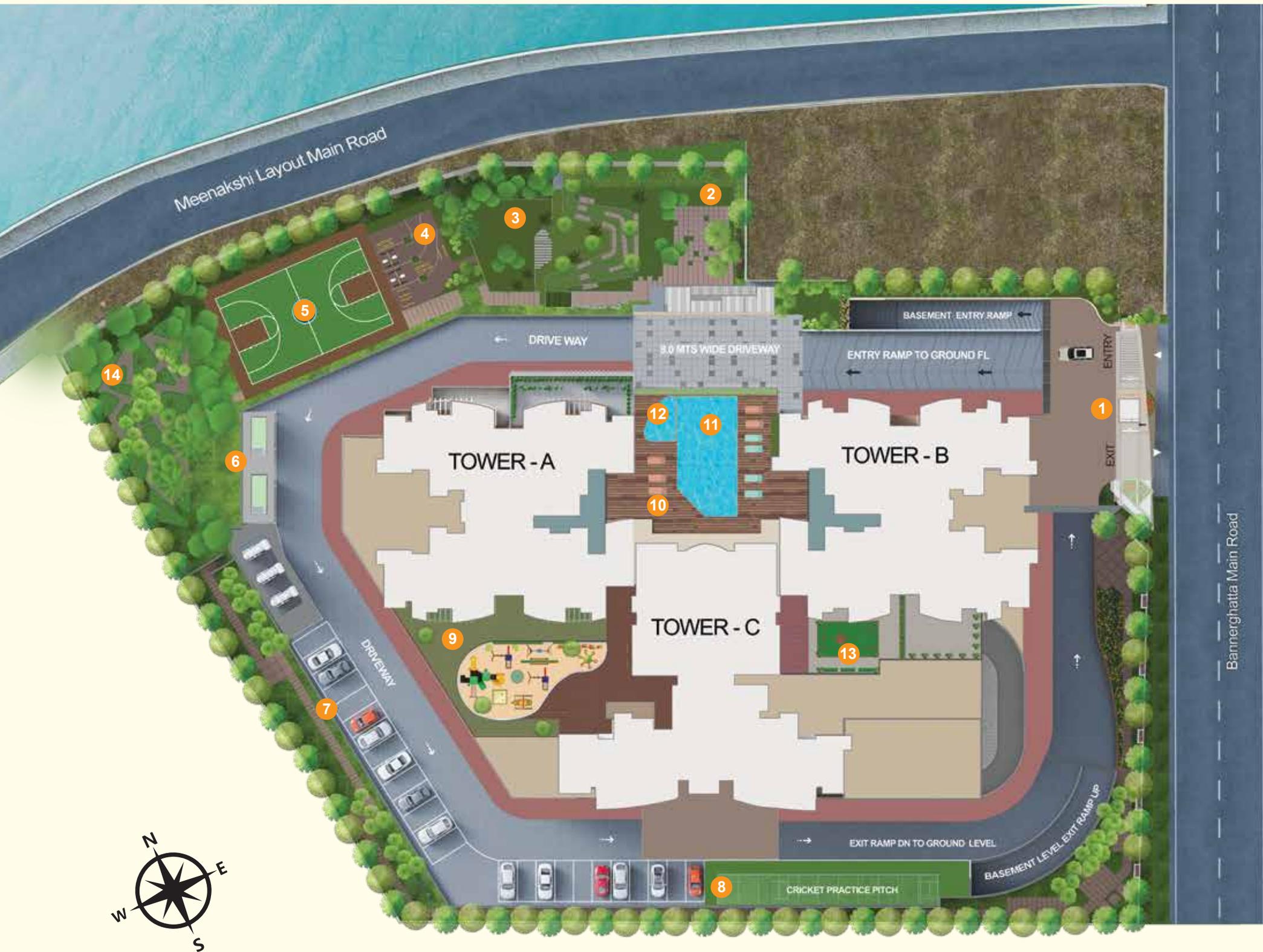




## LEGEND

- |                               |                                    |
|-------------------------------|------------------------------------|
| 1. Entry / Exit               | 8. Cricket Practice Pitch          |
| 2. Forecourt                  | 9. Childrens Play Area (3rd Floor) |
| 3. Amphitheatre               | 10. Pool Deck (3rd Floor)          |
| 4. Open Gym                   | 11. Pool (3rd Floor)               |
| 5. Multi-purpose Court        | 12. Kids Pool (3rd Floor)          |
| 6. DG Yard & Transformer Yard | 13. Yoga Gazebo                    |
| 7. Four-wheeler Parking       | 14. Thematic Garden                |
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# MASTERPLAN



# Our On-going Projects



**Magnificia**  
Old Madras Road, Bengaluru



**Aeropolis**  
NH 44, Next to BIAL, Bengaluru



**Greenage**  
Hosur Main Road, Bengaluru



**Misty Charm**  
Off Kanakapura Road, Bengaluru



**Opus**  
Tumkur Road, Bengaluru



**Anugraha**  
Magadi Main Road, Bengaluru



**Park Cubix**  
Devanahalli, Bengaluru



**East Crest**  
Near Budigere Cross, Bengaluru



**Kaveri Siri**  
Acetate Town, Mandya



**Divinity**  
Mysore Road, Bengaluru



**Ashraya**  
Mysore Road, Bidadi, Ramanagara



**Exotic**  
Bagalur Main Road, Bengaluru



**Luxuria**  
Malleshwaram, Bengaluru



**Serene Life**  
Shettigere, Bengaluru



**Signet**  
Sarjapur, Bengaluru



**Navaratna Residency**  
Avinashi Road, Coimbatore



**Necklace Pride**  
Kavadiiguda, Hyderabad



**HM Royal**  
Kondhwa (opposite Talab factory), Pune



**Magnus**  
Shaikpet, Hyderabad



**Water's Edge**  
Sancoale, Goa

# 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 Real Estate developers in the country today. 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.



56 Million Sq.Ft.  
Property  
Developed

32 Million Sq.Ft.  
Under  
Construction

150 Projects  
Completed

## Awards & Recognitions



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  
Salarpuria Sattva



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  
Salarpuria Sattva



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



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



2020  
COMMONFLOOR  
REALTY AWARDS  
Best Developer of the Year  
Karnataka



2019  
IGBC GREEN CHAMPION  
AWARD  
Developer Leading  
the Green Building  
Movement in India(Commercial)  
Salarpuria Sattva Group



2019  
CARE AWARDS  
CREDAI AWARD FOR  
REAL ESTATE  
Best Residential Dwellings  
above 1500 Sq.Ft.  
Salarpuria Sattva Greenage



2019  
SILICON INDIA REAL ESTATE  
AWARDS BENGALURU  
India's Most Trusted Developer of  
the Year - 2019  
Salarpuria Sattva Group



2019  
CONSTRUCTION WEEK  
INDIA AWARDS  
Facade Project of the Year  
Knowledge Park,  
Salarpuria Sattva Group



2019  
CREDAI TELANGANA'S  
CREATE AWARD  
Best Office/Commercial having  
more than 1 lakh Sq.Ft. build up area  
Salarpuria Sattva Knowledge City



2019  
INDIA PROPERTY AWARD  
Best Upcoming Project of the  
Year - 2019 (Under Construction)  
Salarpuria Sattva Knowledge City



2019  
COMMONFLOOR  
REAL ESTATE EXCELLENCE  
AWARDS  
Best Developer in  
Professional Excellence 2018 - 2019  
Apartment



2019  
TIMES BUSINESS AWARD  
Best Developer - Residential



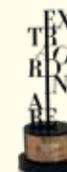
2018  
REALTY PLUS  
CONCLAVE AND  
EXCELLENCE AWARDS- SOUTH  
Developer of the Year - Commercial  
Iconic Project of the Year -  
Salarpuria Sattva Knowledge City



2017 - 2018  
ASIA ONE  
GLOBAL INDIA  
Global Indian of the Year  
Bijay Agarwal - MD



2018  
ASIA ONE AWARD  
World's Greatest Brands Awarded to  
Salarpuria Sattva Group



2017 - 2018  
EXTRAORDINAIRE BRAND  
BRAND VISION SUMMIT  
IN ASSOCIATION  
WITH TIMES NOW  
Bijay Agarwal - MD  
Salarpuria Sattva NexBrands

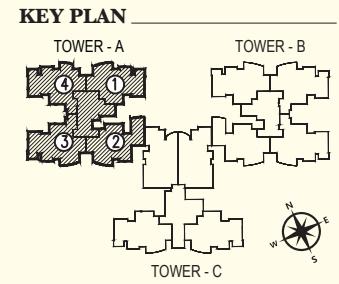


# Tower A: Typical Floor Plan (Without Fire Corridor)

- 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 16 Floors

3 BHK+3 T+SER : 304 - 1604  
 Super built up area - 2249 Sq.Ft.  
 Carpet area - 1507 Sq.Ft.  
 Balcony area - 111 Sq.Ft.

3 BHK+3 T : 401 - 1601  
 Super built up area - 1978 Sq.Ft.  
 Carpet area - 1306 Sq.Ft.  
 Balcony area - 111 Sq.Ft.



3 BHK+3 T+SER : 303 - 1603  
 Super built up area - 2242 Sq.Ft.  
 Carpet area - 1504 Sq.Ft.  
 Balcony area - 114 Sq.Ft.

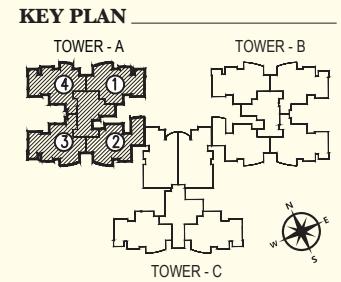
3 BHK+3 T : 402 - 1602  
 Super built up area - 1999 Sq.Ft.  
 Carpet area - 1287 Sq.Ft.  
 Balcony area - 139 Sq.Ft.

# Tower A: Typical Floor Plan (With Fire Corridor)

- 6, 9, 12, 15 Floors

3 BHK+3 T+SER : 604 - 1504  
 Super built up area - 2249 Sq.Ft.  
 Carpet area - 1502 Sq.Ft.  
 Balcony area - 111 Sq.Ft.

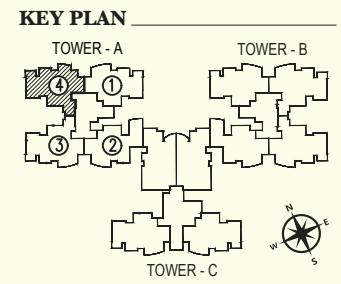
3 BHK+3 T : 601 - 1501  
 Super built up area - 1978 Sq.Ft.  
 Carpet area - 1306 Sq.Ft.  
 Balcony area - 111 Sq.Ft.



3 BHK+3 T+SER : 603 - 1503  
 Super built up area - 2242 Sq.Ft.  
 Carpet area - 1504 Sq.Ft.  
 Balcony area - 114 Sq.Ft.

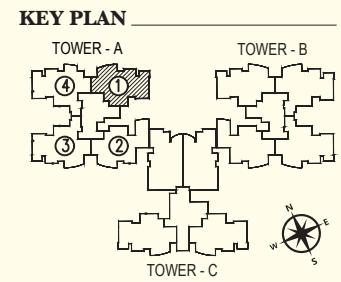
3 BHK+3 T : 602 - 1502  
 Super built up area - 1910 Sq.Ft.  
 Carpet area - 1287 Sq.Ft.  
 Balcony area - 67 Sq.Ft.

# Tower A: 3BHK+3T+SER (404-1604)



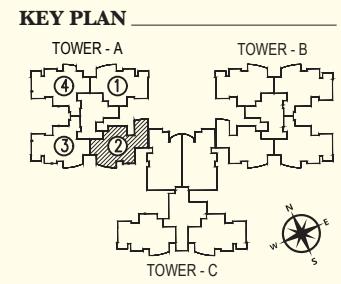
Super built-up area	Carpet area	Balcony area
2249 Sq.Ft.	1507 Sq.Ft.	111 Sq.Ft.

# Tower A: 3 BHK + 3 T (501-1601)



Super built-up area	Carpet area	Balcony area
1978 Sq.Ft.	1306 Sq.Ft.	111 Sq.Ft.

# Tower A: 3 BHK + 3 T (402-1602)

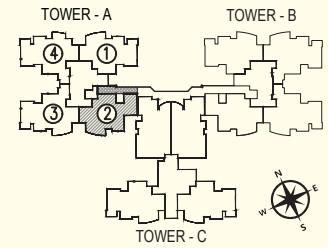


Super built-up area	Carpet area	Balcony area
1999 Sq.Ft.	1287 Sq.Ft.	139 Sq.Ft.

# Tower A: 3 BHK + 3 T (602-1502)

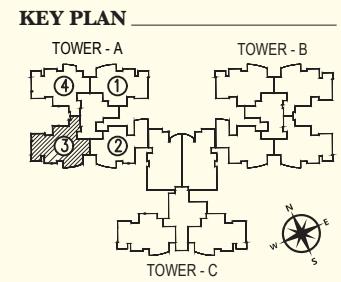
- 6, 9, 12, 15 Floor

## KEY PLAN



Super built-up area	Carpet area	Balcony area
1910 Sq.Ft.	1287 Sq.Ft.	67 Sq.Ft.

# Tower A: 3 BHK + 3 T + SER (403-1603)



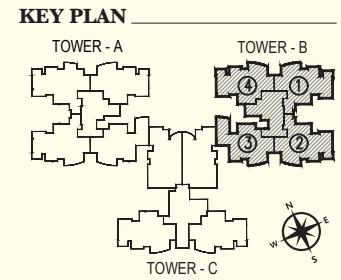
Super built-up area	Carpet area	Balcony area
2242 Sq.Ft.	1504 Sq.Ft.	114 Sq.Ft.

# Tower B: Typical Floor Plan (Without Fire Corridor)

- 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 16 Floors

3 BHK+3 T : 304 - 1604  
 Super built up area - 1976 Sq.Ft.  
 Carpet area - 1306 Sq.Ft.  
 Balcony area - 114 Sq.Ft.

3 BHK+3 T+SER : 101 - 1601  
 Super built up area - 2250 Sq.Ft.  
 Carpet area - 1507 Sq.Ft.  
 Balcony area - 114 Sq.Ft.



3 BHK+3 T : 403 - 1603  
 Super built up area - 2032 Sq.Ft.  
 Carpet area - 1312 Sq.Ft.  
 Balcony area - 139 Sq.Ft.

3 BHK+3 T+SER : 302 - 1602  
 Super built up area - 2242 Sq.Ft.  
 Carpet area - 1504 Sq.Ft.  
 Balcony area - 114 Sq.Ft.

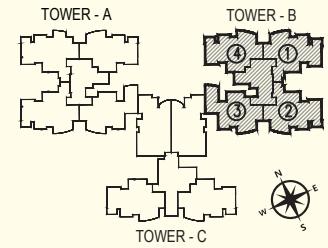
# Tower B: Typical Floor Plan (With Fire Corridor)

- 6, 9, 12, 15 Floors

3 BHK+3 T : 604 - 1504  
 Super built up area - 1976 Sq.Ft.  
 Carpet area - 1306 Sq.Ft.  
 Balcony area - 114 Sq.Ft.

3 BHK+3 T\_SER : 601 - 1501  
 Super built up area - 2250 Sq.Ft.  
 Carpet area - 1507 Sq.Ft.  
 Balcony area - 114 Sq.Ft.

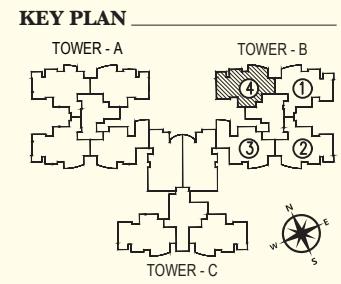
## KEY PLAN



3 BHK+3 T : 603 - 1503  
 Super built up area - 1942 Sq.Ft.  
 Carpet area - 1312 Sq.Ft.  
 Balcony area - 67 Sq.Ft.

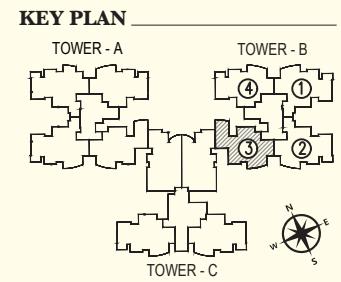
3 BHK+3 T+SER : 602 - 1502  
 Super built up area - 2242 Sq.Ft.  
 Carpet area - 1504 Sq.Ft.  
 Balcony area - 114 Sq.Ft.

# Tower B: 3 BHK + 3 T (304-1604)



Super built-up area	Carpet area	Balcony area
1976 Sq.Ft.	1306 Sq.Ft.	114 Sq.Ft.

# Tower B: 3 BHK + 3 T (403-1603)

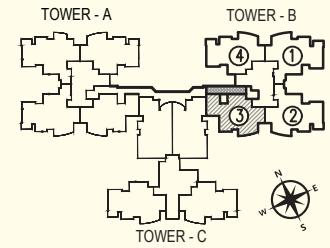


Super built-up area	Carpet area	Balcony area
2032 Sq.Ft.	1312 Sq.Ft.	139 Sq.Ft.

# Tower B: 3 BHK + 3 T (603 - 1503)

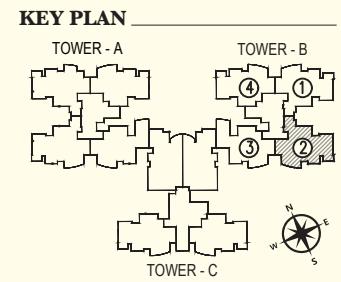
- 6, 9, 12, 15 Floors

## KEY PLAN



Super built-up area	Carpet area	Balcony area
1942 Sq.Ft.	1312 Sq.Ft.	67 Sq.Ft.

# Tower B: 3 BHK + 3 T + SER (402-1602)

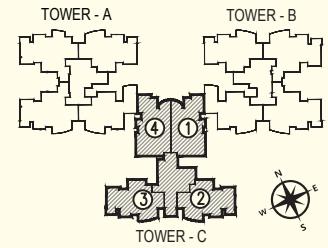


Super built-up area	Carpet area	Balcony area
2242 Sq.Ft.	1504 Sq.Ft.	114 Sq.Ft.

# Tower C: Typical Floor Plan (Without Fire Corridor)

- 4, 5, 7, 8, 10, 11, 13, 14, 16, 17 Floors

## KEY PLAN



3 BHK+3 T : 404 - 1704  
 Super built up area - 2209 Sq.Ft.  
 Carpet area - 1476 Sq.Ft.  
 Balcony area - 152 Sq.Ft.



3 BHK+3 T : 401 - 1701  
 Super built up area - 2209 Sq.Ft.  
 Carpet area - 1476 Sq.Ft.  
 Balcony area - 149 Sq.Ft.



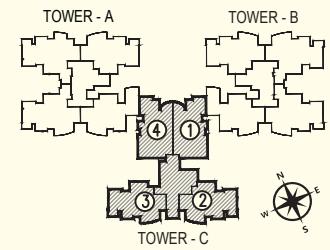
3 BHK+3 T : 403 - 1703  
 Super built up area - 2022 Sq.Ft.  
 Carpet area - 1335 Sq.Ft.  
 Balcony area - 115 Sq.Ft.

3 BHK+3 T : 402 - 1702  
 Super built up area - 2022 Sq.Ft.  
 Carpet area - 1335 Sq.Ft.  
 Balcony area - 113 Sq.Ft.

# Tower C: Typical Floor Plan (With Fire Corridor)

- 6, 9, 12, 15 Floors

## KEY PLAN



3 BHK+3 T+SER : 604 - 1504  
 Super built up area - 2209 Sq.Ft.  
 Carpet area - 1476 Sq.Ft.  
 Balcony area - 152 Sq.Ft.



3 BHK+3 T : 601 - 1501  
 Super built up area - 2209 Sq.Ft.  
 Carpet area - 1476 Sq.Ft.  
 Balcony area - 149 Sq.Ft.

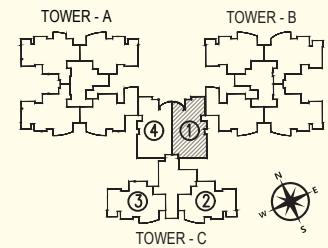


3 BHK+3 T : 603 - 1503  
 Super built up area - 2022 Sq.Ft.  
 Carpet area - 1335 Sq.Ft.  
 Balcony area - 115 Sq.Ft.

3 BHK+3 T : 602 - 1502  
 Super built up area - 2022 Sq.Ft.  
 Carpet area - 1335 Sq.Ft.  
 Balcony area - 113 Sq.Ft.

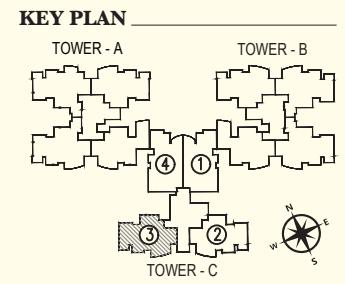
# Tower C: 3 BHK + 3 T (501-1701)

## KEY PLAN



Super built-up area	Carpet area	Balcony area
2209 Sq.Ft.	1476 Sq.Ft.	149 Sq.Ft.

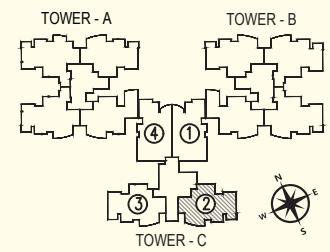
# Tower C: 3 BHK + 3 T (403-1703)



Super built-up area	Carpet area	Balcony area
2022 Sq.Ft.	1335 Sq.Ft.	115 Sq.Ft.

# Tower C: 3 BHK + 3 T (602-1702)

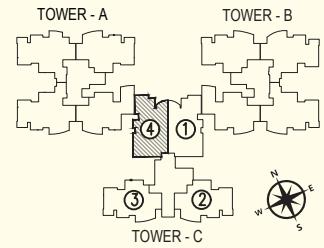
## KEY PLAN



Super built-up area	Carpet area	Balcony area
2022 Sq.Ft.	1335 Sq.Ft.	115 Sq.Ft.

# Tower C: 3 BHK + 3 T (404-1704)

## KEY PLAN



Super built-up area	Carpet area	Balcony area
2209 Sq.Ft.	1476 Sq.Ft.	152 Sq.Ft.



# SATTVA AQUA VISTA



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