

GET THE LUXURY OF TIME



SENORITA

SALARPURIA SATTVA.
TRUST. IT'S WHAT WE BUILD.



Over the years, we have carved a name for ourselves. When people think of Salarpuria Sattva, they know it is a trusted, safe option.

The attention to detail and quality of our construction is a given in any of our ventures. Luxury and timely delivery come standard with every project. No wonder then, one thing that we have definitely built, time and again, is trust.

Welcome to Salarpuria Sattva.



SENORITA

Presenting luxurious two and three bedroom apartments
in the heart of the IT Corridor.

CREATING ANOTHER BENCHMARK

LUXURY COMES STANDARD



Luxury comes standard here. Lusciously spaced two and three bedroom apartments that range from 1,287 sq. ft. to 1,944 sq. ft. Winding walkways and landscaped lawns ornately adorn the premises. And of course, when we say luxury, it wouldn't be complete without all modern day amenities.

These luxuries, you might find elsewhere. But the biggest crowning glory, is its location. Situated in the heart of the IT corridor on Sarjapur Main Road, opposite WIPRO Corporate Office, work will never be more than ten minutes away. Imagine all that time you save commuting. After all, time is a luxury a few can afford nowadays.



A NEW STANDARD IN LUXURY

CONVENIENCE THAT'S LUXURY



Some say location makes lifestyle. The area is surrounded with the best of infrastructure. Be it schools, supermarkets or entertainment centres. Restaurants and eateries too line the neighbourhood whilst many IT and Corporate offices are close by.

Anything that you may need is right around the corner. Now that's convenience and it sure is a luxury.



We also have other facilities to match your luxurious lifestyle. That's why our Club House comes fully loaded with a Health Club, Gymnasium and even a Steam and Sauna. We live in times when sporting facilities too, are a luxurious indulgence. But for you, we've a Table Tennis arena, a Squash Court, a Tennis Court, a Cricket Practice Pitch, a Basketball Post, a Skating Rink and even a Golf Simulator.

If it's the outdoors you seek, we have an exclusive Jogging Track. Now you don't need to step out for anything. There is even a dedicated play area for children. So you get all the luxuries, right at your doorstep. With the added value of convenience. After all, time is of essence.

LUXURY THAT'S CONVENIENT

ATTENTION TO DETAIL



Over 14 million sq.ft of constructed space stands proof to our commitment. And every square inch of it has been finished to perfection. Be it the materials used or the fittings and accessories, you can be rest assured of, nothing but the best.

We have worked 25 years perfecting what we do. So with our attention to detail, we don't leave any stone unturned in delivering the best, on time, every time.

1. Structure:

- RCC framed structure

2. Flooring:

a. Common area:

- Lift lobby: Granite flooring/vitrified flooring
- Staircase: Kota stone flooring
- Corridors: Vitrified tiles flooring

b. Apartment:

- Foyer: Vitrified tiles flooring
- Living and Dining: Vitrified tiles flooring
- Bedrooms and Kitchen: Vitrified tiles flooring
- Balcony and Utility: Vitrified tiles flooring

c. Toilets:

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

3. Kitchen:

- Black granite kitchen counter
- Stainless steel sink with single bowl and single drain board
- Hot and cold wall mixer – 1 no.
- Provision for water heater and purifier fixing
- Inlet and outlet for washing machine and dish washer

4. Toilets:

- Chromium plated fittings
- Hot and cold wall mixer for all the toilets
- Health faucet for all the toilets
- Granite counter top washbasin in master bathrooms
- European Water Closet (EWC)

5. Doors:

- Teakwood doorframe for main door
- Main door: One side teak veneer shutter with melamine polish
- All other door frames in sal wood

- All other doors made of flush shutters with enamel painting

6. Windows:

- Anodized aluminium windows with mosquito mesh
- Ventilators for toilets

7. Painting:

- Exterior walls with textured finish
- Internal walls with plastic emulsion and ceilings with oil bound distemper

8. Electrical:

- TV point in the living room and master bedroom
- Fire resistant electrical wires of reputed make
- One earth leakage circuit breaker for each apartment
- Electrical modular switches of reputed make
- One miniature circuit breaker for each room provided at the main distribution box in every apartment
- Split A/C power point in master bedroom
- Conduit provision for A/C in all other bedrooms
- Lightning arrester for the building

9. 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)

10. Telephone/Intercom Facility:

- Telephone points in living area and master bedroom
- Intercom facility from each apartment to the security room, club house and other apartments
- Facilities to receive direct incoming calls as well as dial outside LOCAL/STD/ISD (Outgoing calls to be charged at actual)
- A telephone system with intercom facility will be installed with cabling done up to each flat

11. Lift:

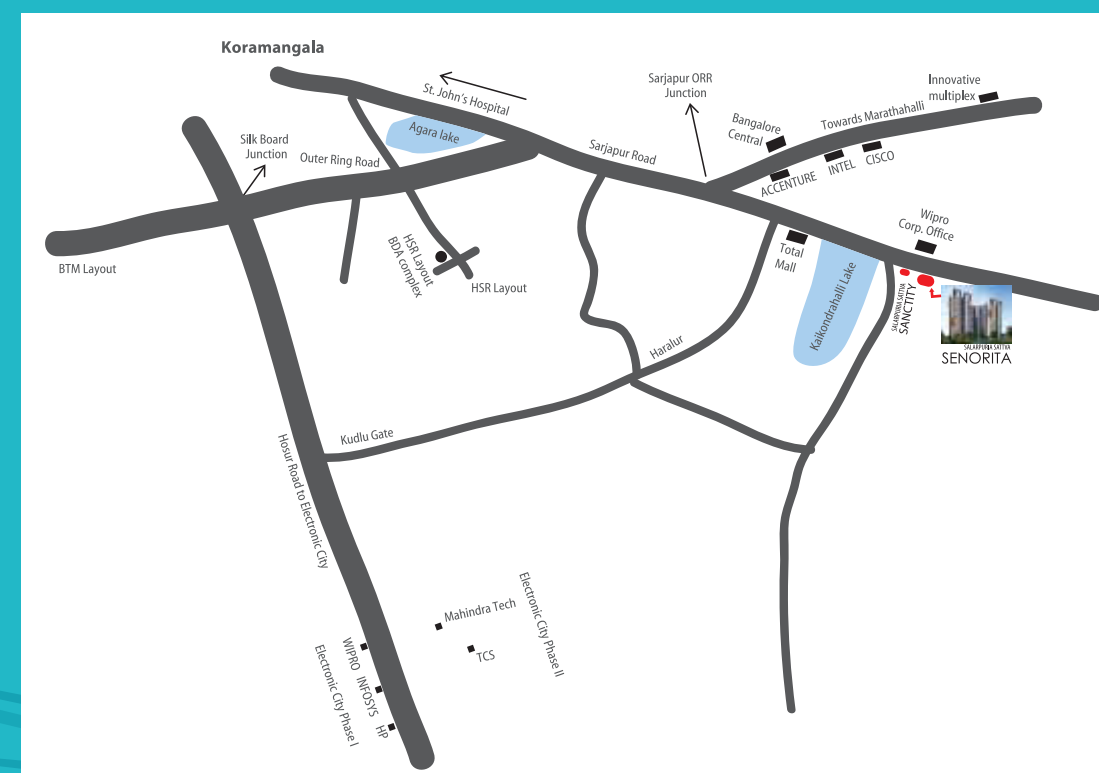
- Automatic passenger lifts

12. Power Back Up:

- Stand-by generator for lights in common areas, lifts and pumps
- Individual apartments to have a back-up of 2 KVA

13. Security Systems:

- Round the clock security
- Trained security personnel





Amenities:

Indoor

- Clubhouse with:
- Golf Simulator
- Table Tennis
- Billiards
- Gymnasium
- Health Club
- Steam & Sauna
- Squash Court
- Party Hall

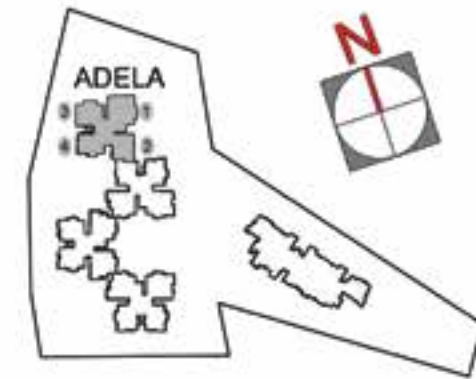
Outdoor

- 1. Entrance
- 2. Driveway
- 3. Swimming Pool
- 4. Toddlers Pool
- 5. Clubhouse Deck
- 6. Tranformer Yard
- 7. Children's Play Area
- 8. Tennis Court
- 9. Visitors Car



MASTER PLAN

KEY PLAN

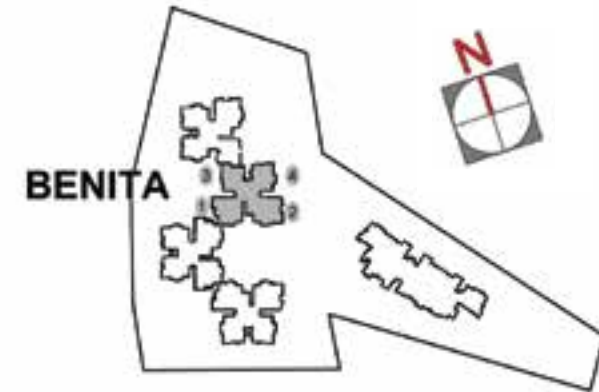


Typical Floor Plan
ADELA

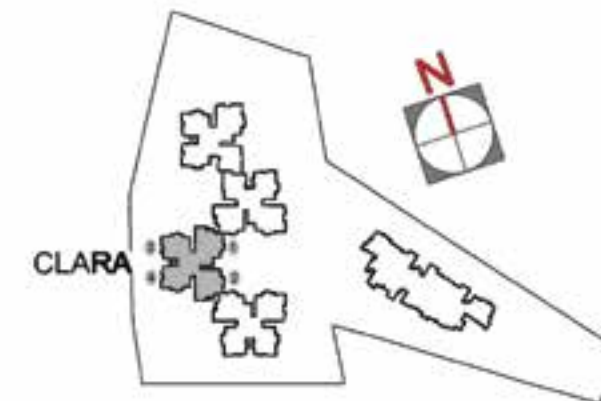
Typical Floor Plan BENITA



KEY PLAN



KEY PLAN

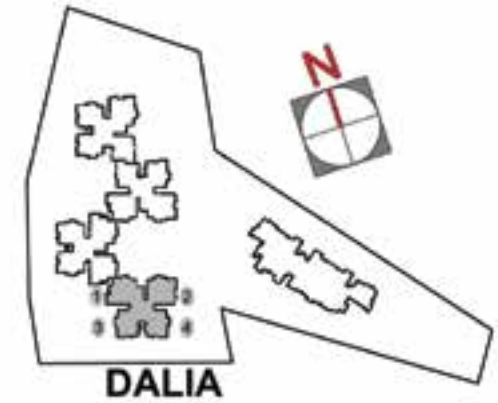


Typical Floor Plan
CLARA

Typical Floor Plan DALIA

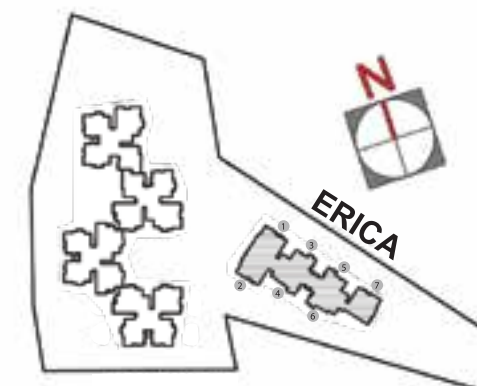


KEY PLAN





KEY PLAN



Typical Floor Plan
ERICA

INDIVIDUAL FLOOR PLAN



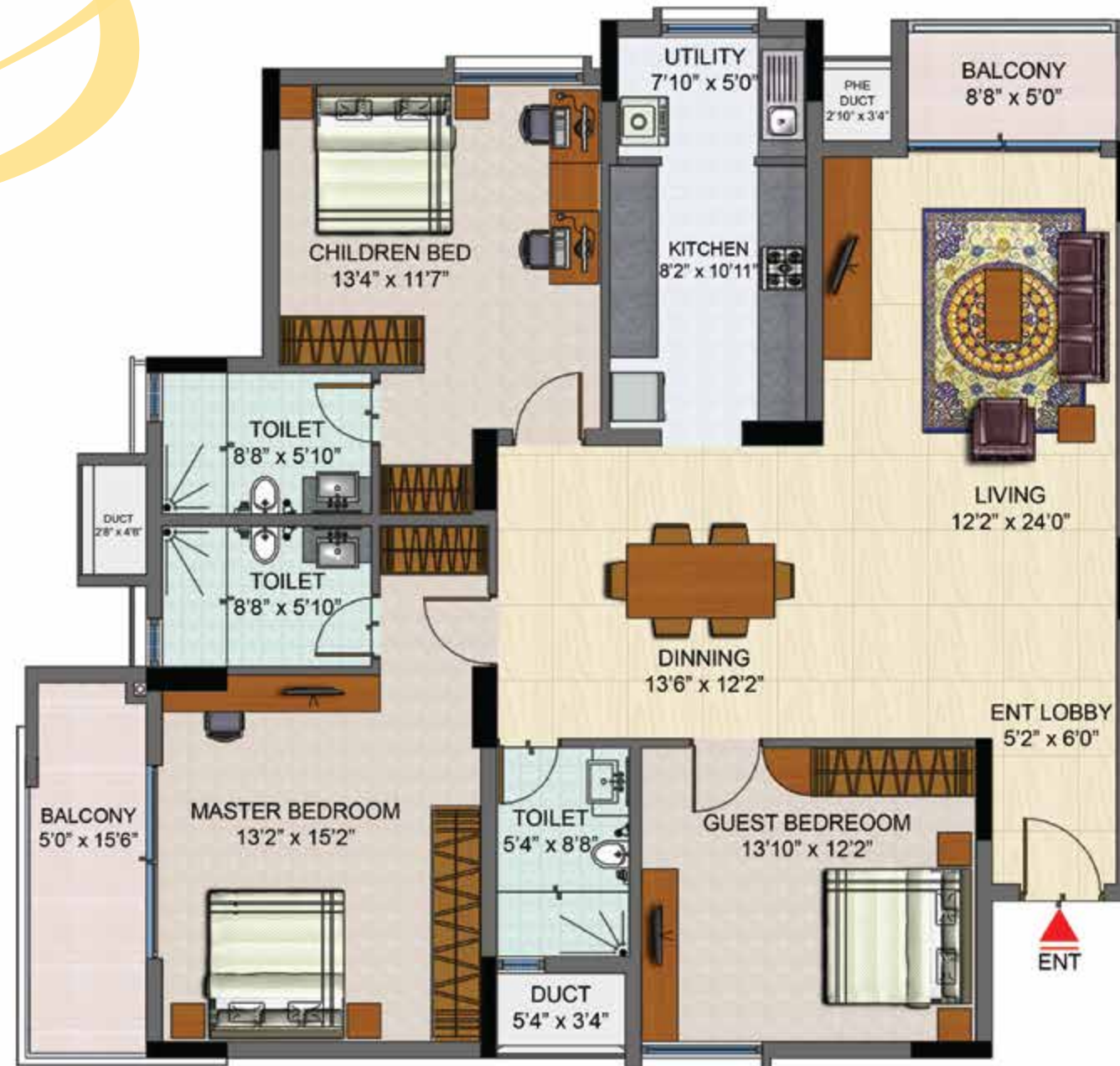
Type : 3 BHK + 2 T
Super Builtup Area : 1581 Sq.Ft.



Type : 3 BHK + 3 T
Super Builtup Area : 1917 Sq.Ft.

INDIVIDUAL FLOOR PLAN

INDIVIDUAL FLOOR PLAN



Type : 3 BHK + 3 T
Super Builtup Area : 1922 Sq.Ft.



Type : 3 BHK + 2 T
Super Builtup Area : 1540 Sq.Ft.

INDIVIDUAL FLOOR PLAN

INDIVIDUAL FLOOR PLAN



Type : 3 BHK + 3 T
Super Builtup Area : 1929 Sq.Ft.



Type : 2 BHK + 2 T
Super Builtup Area : 1355 Sq.Ft.

INDIVIDUAL FLOOR PLAN

INDIVIDUAL FLOOR PLAN



Type : 2 BHK + 2 T
Super Builtup Area : 1287 Sq.Ft.

ONGOING PROJECTS

Residential



Commercial





TRUST. IT'S WHAT WE BUILD

SALARPURIA SATTVA

A CRISIL 'A' Stable Rated Company
ISO 9001, 14001 & 18001 Certified Organisation

Corporate Office: Salarpuria Windsor, No:3, Ulsoor Road, Bangalore - 560042, Karnataka, India.

Ph: +91 80 4269 9000 | Fax: +91 80 4269 9011

www.sattvagroup.in

Bangalore, Kolkata, Hyderabad, Pune, Jaipur, Vizag, Goa & Coimbatore

Call Toll Free: 1800 121 3344