



Partner preview Code name: Courtyard

Old Madras Road, 300 meters from Cheemasandra Lake

Sattva Courtyard is shaped around an idea that has always defined how homes feel — open, connected, and in constant dialogue with nature.

Set across 10 acres 4 guntas, it brings this way of living into the city, where 80% open spaces, expansive green landscapes, and a setting just 300 meters from Cheemasandra Lake, along with additional water bodies nearby, come together to create a more balanced rhythm of everyday life.

Here, breeze moves through homes, light enters from multiple sides, and greenery is not limited to the ground but extends across levels. Spaces feel open yet private, allowing moments of pause, connection, and quiet to coexist.

It is not an escape from the city, but a more considered way of living within it — where every home is shaped by its connection to nature.





PROJECT HIGHLIGHTS

- 3 and 4 BHK luxury residences, including signature duplex homes
- Four-sided ventilation with no shared walls between homes
- 45,355 sq ft clubhouse with rooftop lounges in every tower
- Vertical gardens integrated across multiple levels
- Highway buffer zones and acoustic planning for reduced noise
- Excellent connectivity to Old Madras Road, NH75, and key hubs

PROJECT AMENITIES

INDOOR

Clubhouse

- Indoor games
- Table tennis
- Snooker
- Temperature-controlled indoor pool
- Steam room
- AV room
- Creche
- Badminton court
- Squash court
- Multipurpose hall
- Yoga and gym area

Tower 1 to 6 (Terrace level)

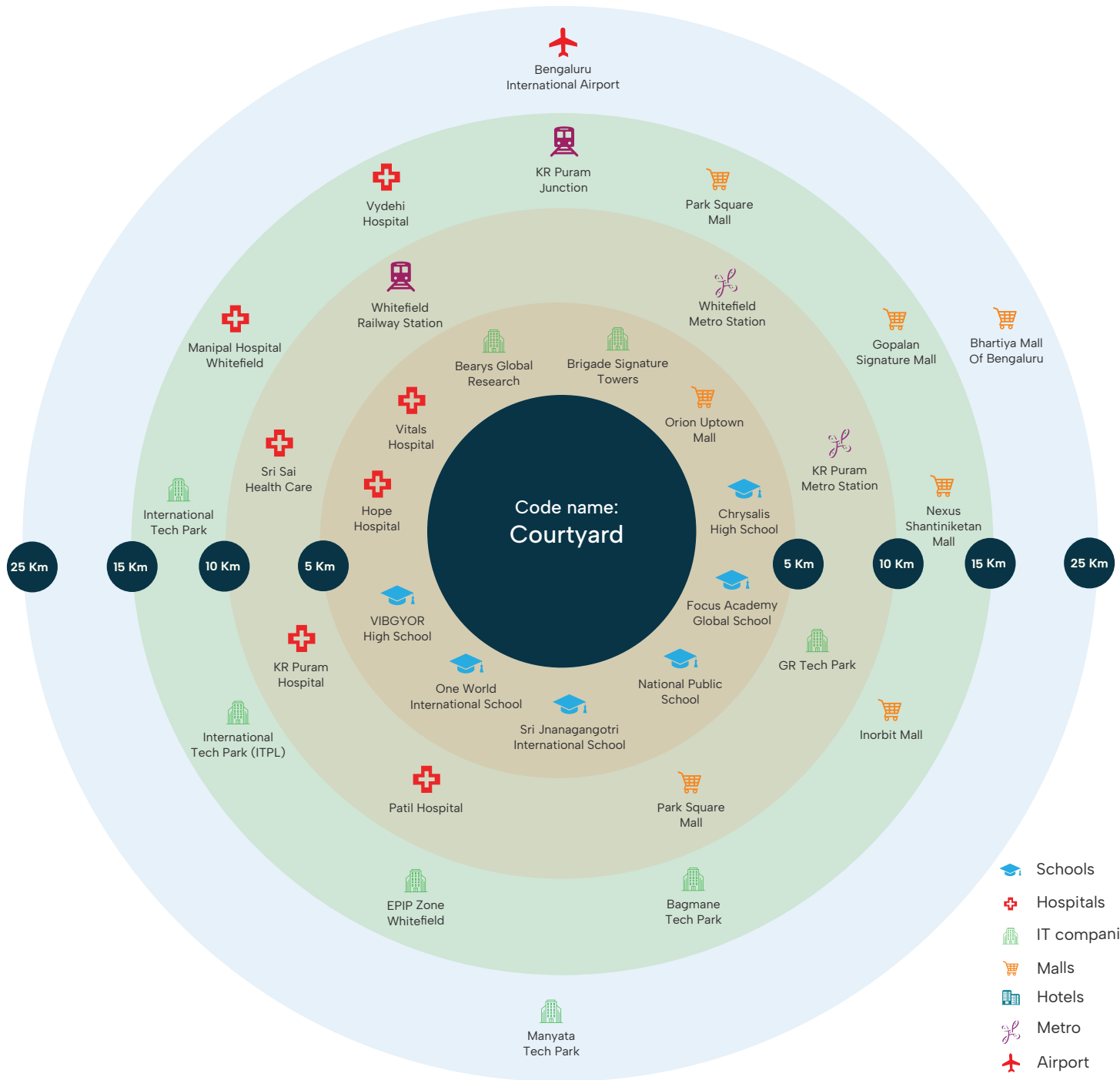
- Gym/yoga terrace
- Open to sky seating/party area

Tower 7 - 42nd floor (Clubhouse)

- Gym
- Yoga terrace
- Steam room
- Lounge
- Function area
- Open to sky seating / party area

OUTDOOR

- Jogging/cycling track
- Tennis court
- Pickleball court
- Cricket nets
- Outdoor gym
- Party space
- Swimming pool
- Kid's play area
- Reflexology walk
- Pet park



All distances are approximate

- Schools
- Hospitals
- IT companies
- Malls
- Hotels
- Metro
- Airport
- Railway station

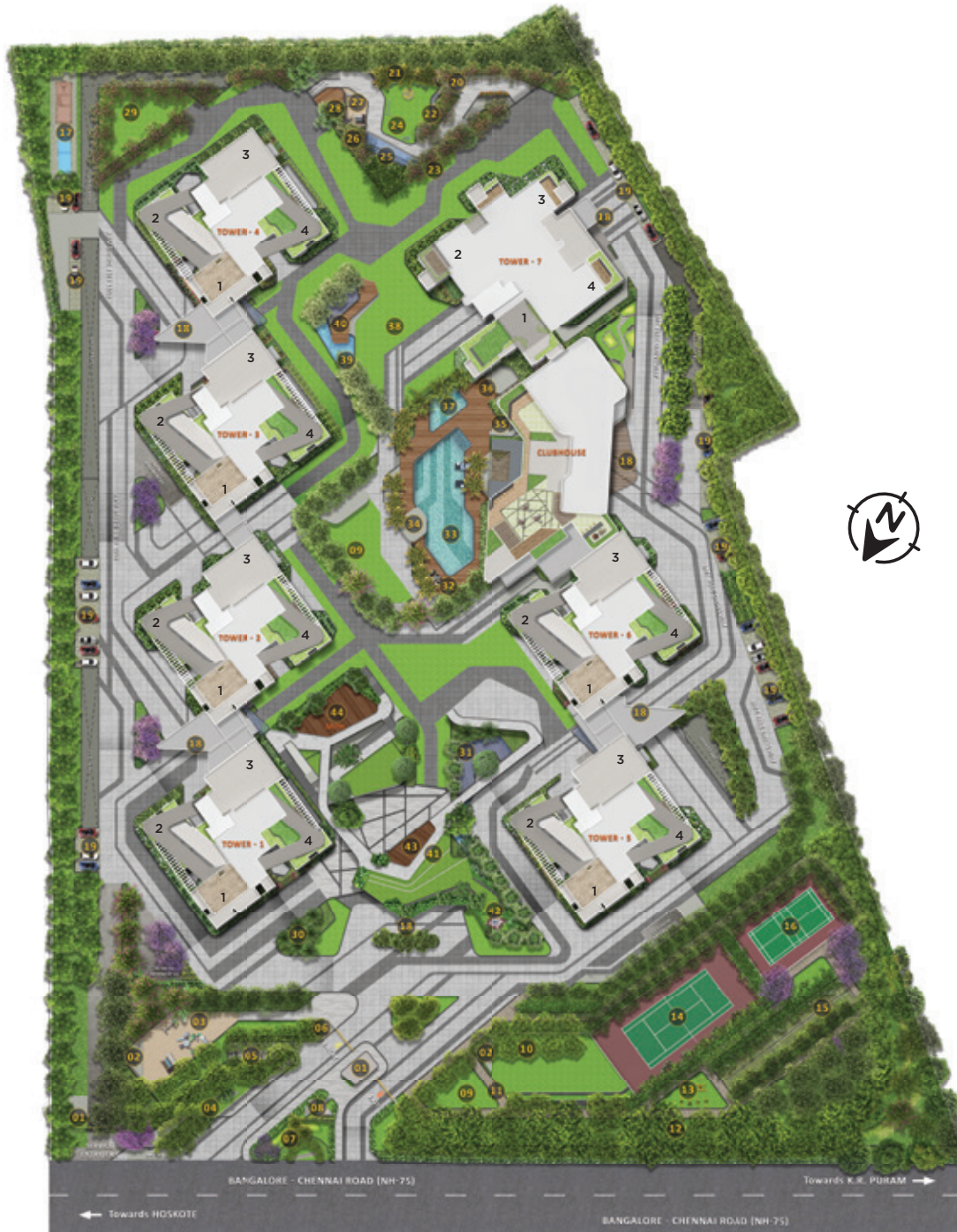


Located near NH75 – a highway known for its scenic diversity, alongside Cheemasandra Lake, that dates back centuries, Sattva Courtyard possesses lakeside tranquility and city access. Multiple water bodies surround the development, with the bustling Budigere Cross just minutes away.



INDICATIVE MAP
NOT TO SCALE

MASTER PLAN



Legend

01. Security room
02. Pavilion
03. Adventurous play area
04. Waiting plaza
05. Two wheeler parking
06. Pedestrian entry
07. Mound garden
08. Signage pylons and clock tower
09. Activity lawn
10. Play lawn
11. Jogging/cycling track
12. Screen planting
13. Outdoor gym
14. Tennis court
15. Cricket nets
16. Multi play court
17. Electrical services
18. Drop off
19. Car parking
20. Senior's alcove
21. Multi themed garden
22. Reflexology walk
23. View deck
24. Musical garden
25. Swing seating
26. Aroma garden
27. Tot lot
28. Tree house
29. Pet park
30. Stepped planter
31. Whisper grove
32. Pool deck with loungers
33. 25m lap pool
34. Pool pavilion
35. Shower area
36. Pool pavilion
37. Kids pool
38. Yoga and activity deck
39. Bio pond
40. Floating deck
41. Lawn
42. Sculpture pedestal
43. Seating deck
44. MPH

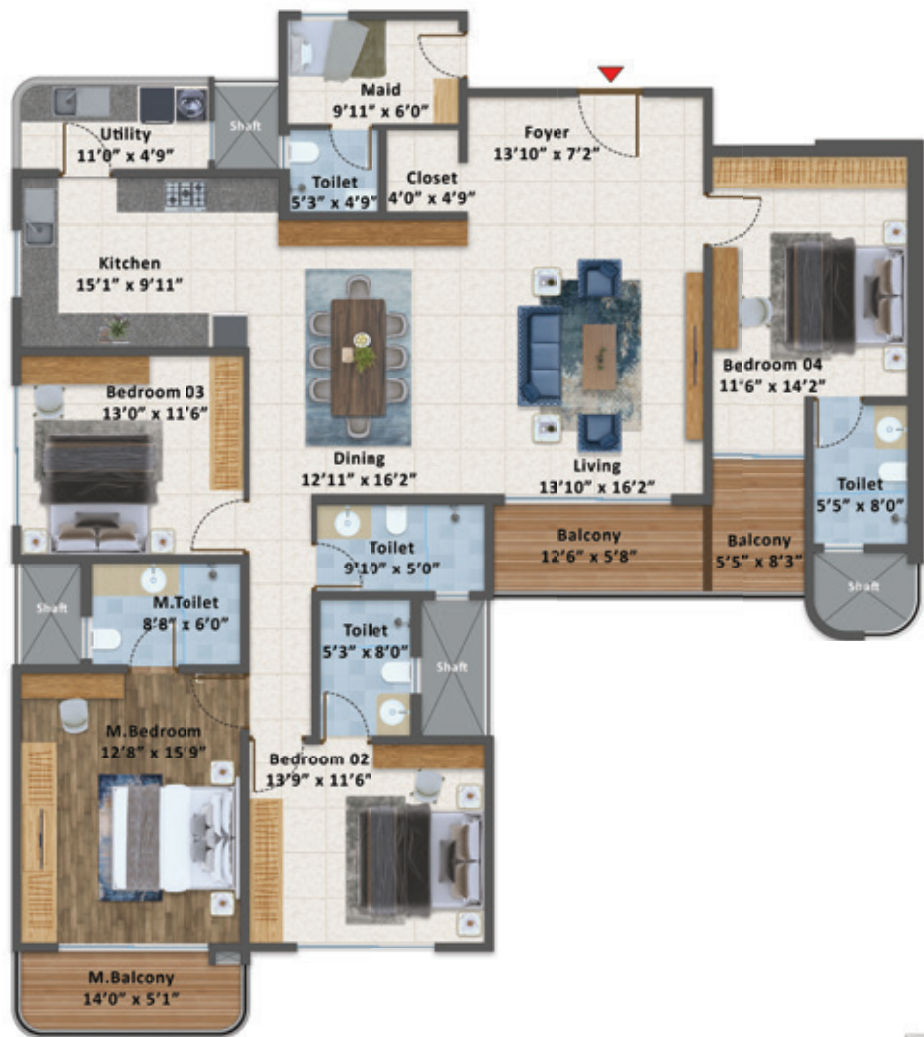
3BHK+3T



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
3d	2311 sq.ft.	1284 sq.ft.	236 sq.ft.



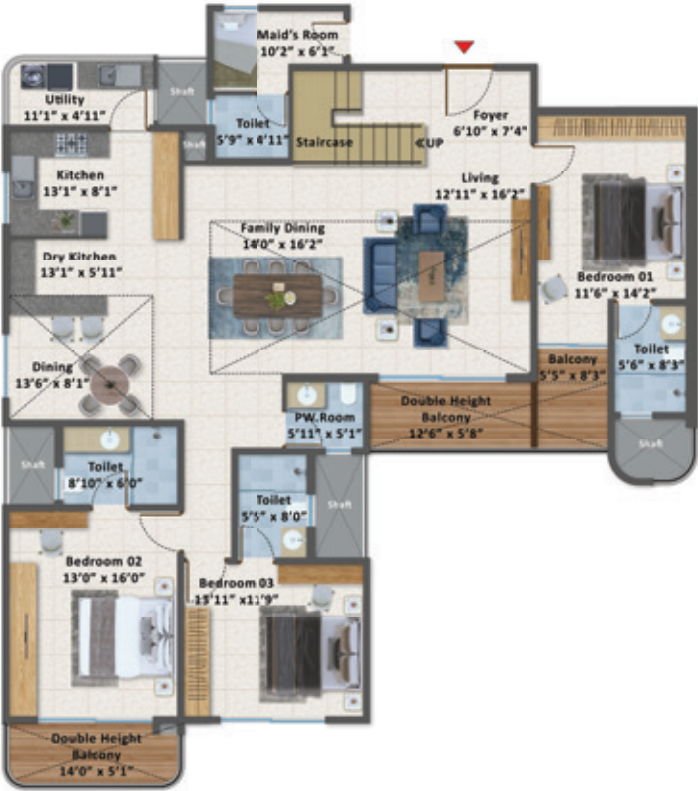
4BHK+4T+STAFF



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
5a	2991 sq.ft.	1793 sq.ft.	187 sq.ft.



Duplex plan (4BHK+4T+STAFF) – Tower 7



Lower level plan



Upper level plan

TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
1	5150 sq.ft.	3091 sq.ft.	352 sq.ft.



Key Plan



DISCLAIMER:

All exterior and interior views, elevations, façade renderings, layouts, designs, furniture, fixtures, décor, fittings, finishes, landscaping, and other details shown are artistic impressions for representational purposes only and are indicative in nature and may be developed in a phased manner. These do not constitute an offer, promise, representation, or warranty under any other applicable law. The actual Project, including building design, dimensions, colours, materials, finishes, façade elements, specifications, overall appearance, amenities, and fittings, shall be subject to technical requirements and as per the sanctioned plans and approvals granted by the competent authorities. The interiors, furniture, fittings, and décor shown are not part of the standard specifications unless expressly stated in the Agreement for Sale. This communication is issued in compliance with the Real Estate (Regulation and Development) Act, 2016 and the applicable rules thereunder. Nothing contained herein shall be deemed to constitute an offer, inducement, or legally binding commitment. The Project shall be developed strictly in accordance with the approvals, sanctioned plans, and conditions prescribed by the competent authorities. In case of any inconsistency, the terms of the Agreement for Sale and the documents filed with the Real Estate Regulatory Authority shall prevail.