

FOR THE LIFE THAT AWAITS YOU

A 24+ acres premium plotted development in North Bengaluru

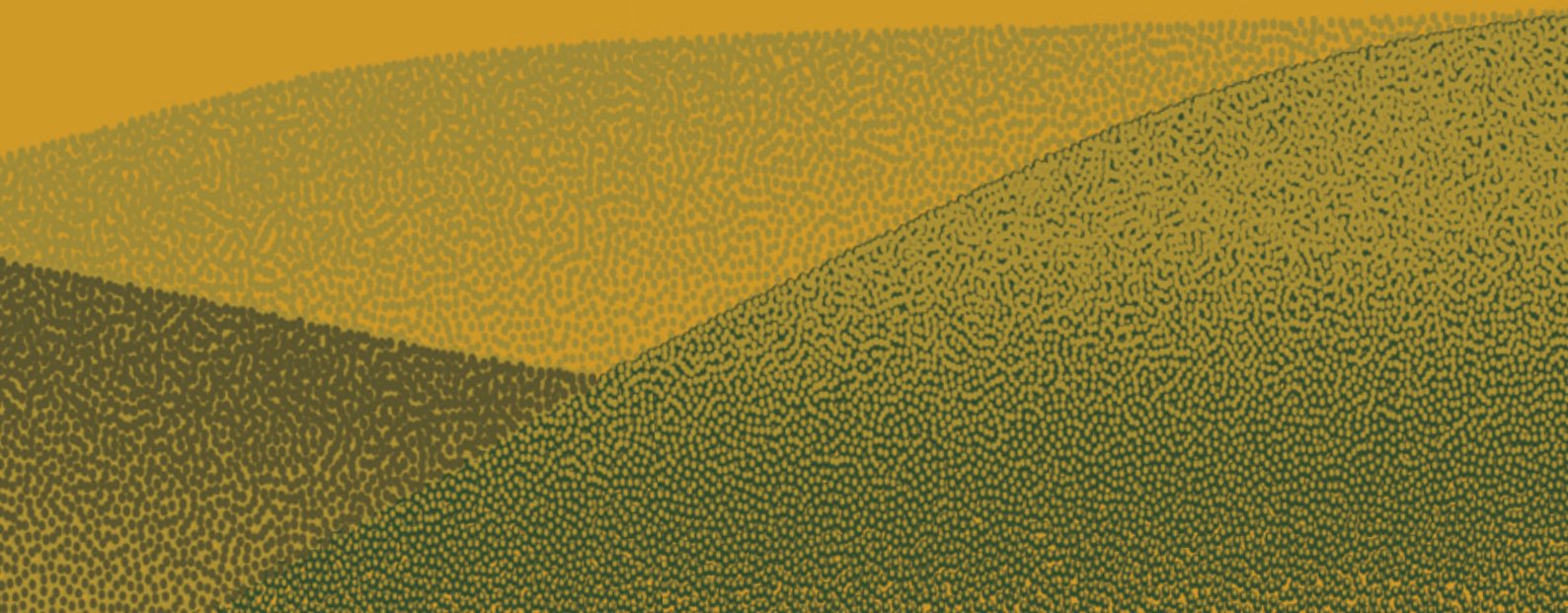
Partner preview | Code name: Thippapura project

Sattva Thippapura project is shaped by an idea that has always defined the meaning of home — the freedom to make it your own.

Set across 24+ acres in North Bengaluru, Sattva Thippapura project offers this freedom within a thoughtfully planned community. Well-defined plots, open spaces, everyday amenities, and essential infrastructure come together to make building easier, while leaving the most important choices entirely to you.

The architecture you choose. The spaces you create. The life you envision.

Because we believe the most meaningful homes are built around the people who live in them.



Project highlights

- 24+ acres premium plotted development
- Located in an emerging growth corridor
- Well-defined residential plots
- Secure gated community
- Wide internal roads and planned infrastructure
- Underground electrical and sanitary systems
- Marked plotted areas
- Sports, wellness, and social amenities



Available plot sizes

20’ x 30’ | 30’ x 40’ | 30’ x 45’ | 30’ x 50’ | 30’ x 60’

Plots with odd dimensions available

Amenities

ACTIVE LIVING

- Multipurpose playground
- Rock garden
- Skating rink
- Maze garden
- Calisthenics gym

WELLNESS

- Swimming pool with kids' pool
- Gym with yoga and aerobics
- Meditation spaces
- Pebble court
- Sensory garden

SOCIAL

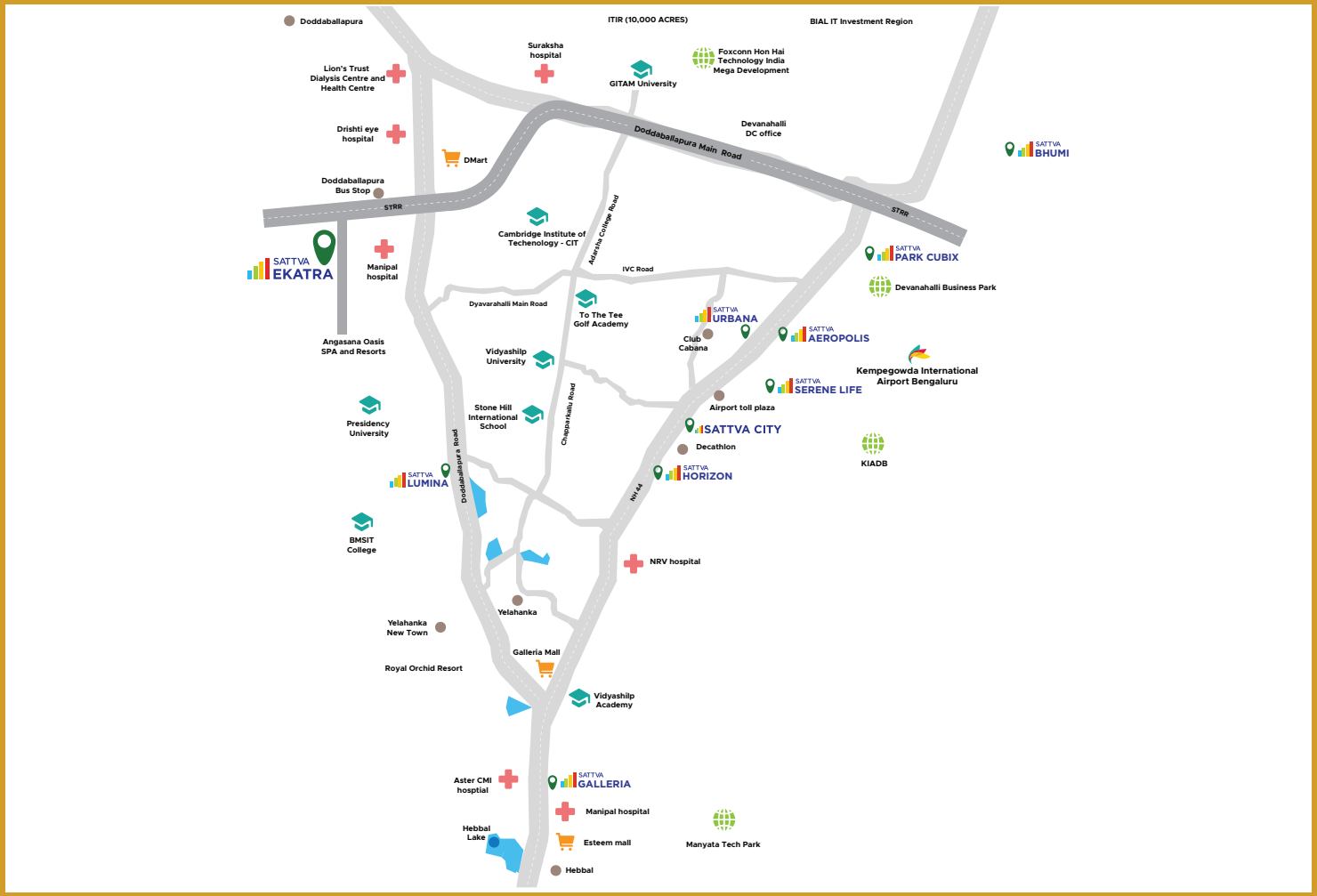
- Clubhouse and banquet space
- Indoor games lounge
- Stepped sitting and plaza
- Bonfire
- Sitting pod

EVERYDAY

- Kids' play area
- Pet park and open spaces
- Toddler play zone
- Swing court
- Stroll garden

WORK

- Outdoor working space



Location highlights

- Situated along the Bellary Road corridor
- Well-connected by road and public transport
- Easy access to nearby railway station
- Part of North Bengaluru's expanding growth corridor

Key landmarks

- Satellite Town Ring Road — 300 meters
- Doddaballapura Railway Station — 3 kilometers
- Foxconn — 14 kilometers
- Bengaluru International Airport — 30 kilometers

INDICATIVE MAP, NOT TO SCALE

Master plan

Legend

1. Arrival plaza
2. Rock garden
3. Palm court
4. Pet park
5. Children's play area
6. Skating court
7. Skating rink
8. Open all-purpose play ground
9. Calisthenics gym
10. Pond
11. Pebble court and sensory garden
12. Sunken court
13. Maze garden
14. Stepped seating and plaza
15. Silent grove
16. Conversation court
17. Toddler play area
18. Giant chess court
19. Meditation and yogashala
20. Rest pavilion
21. Hammock
22. Seating
23. Bonfire
24. Hop logs
25. Swing court
26. Outdoor working
27. Log pits



Disclaimer:
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This communication is issued in compliance with the Real Estate (Regulation and Development) Act, 2016 and the applicable rules and regulations thereunder. Nothing contained herein shall be construed as an offer, promise, inducement, representation, or legally binding commitment. The Project shall be developed in accordance with the approvals, sanctioned plans and conditions prescribed by the competent authorities.