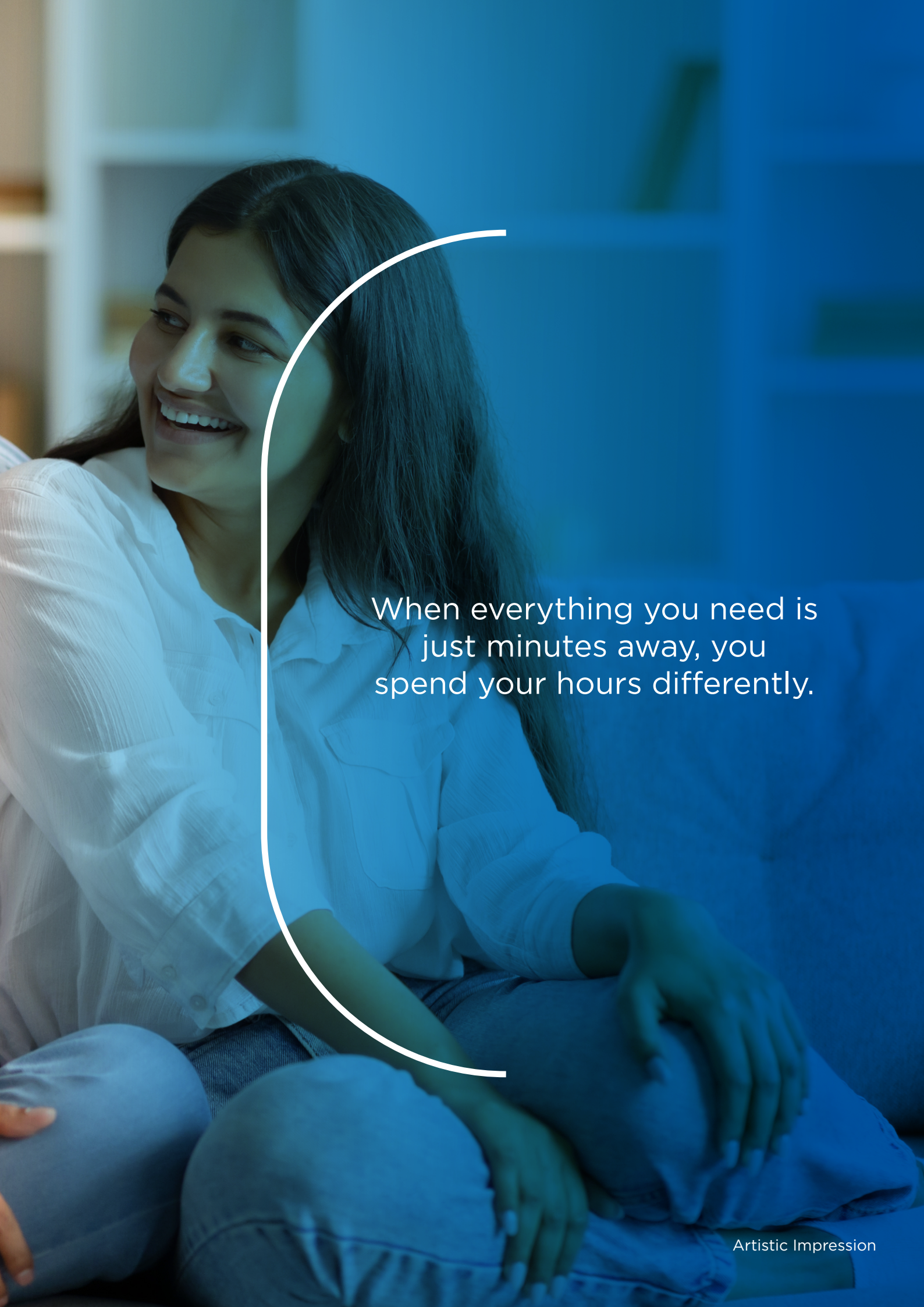




WHERE
EVERYTHING
IS CLOSE,
AND
EVERYONE
CLOSER.



A woman with long dark hair is sitting on a couch, smiling and looking towards the left. She is wearing a white button-down shirt and blue jeans. The image has a blue color overlay. A white curved line starts from the top left, goes around the woman's head, and ends at the bottom right. The text is positioned in the center-right of the image.

When everything you need is
just minutes away, you
spend your hours differently.

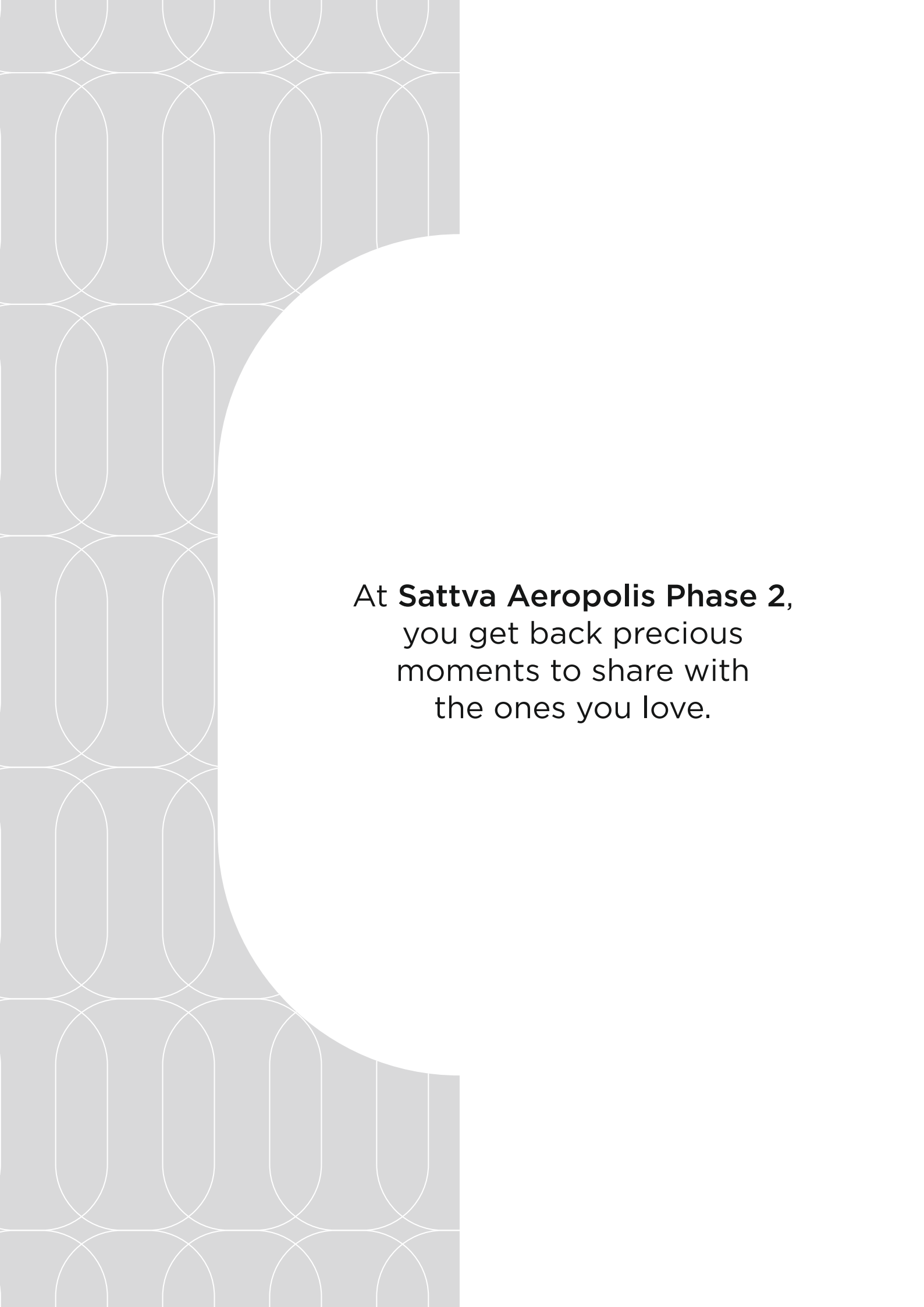
Artistic Impression





Less on the road—more at
the dining table or
in the clubhouse with
the ones who matter
the most.

Artistic Impression



At **Sattva Aeropolis Phase 2**,
you get back precious
moments to share with
the ones you love.





BIRD'S
EYE VIEW

Artistic Impression



ENTRANCE PORTAL



 SATTVA
AEROPOLIS
PHASE 2

Studios, 1 and 3 BHKs to
accommodate every lifestyle.

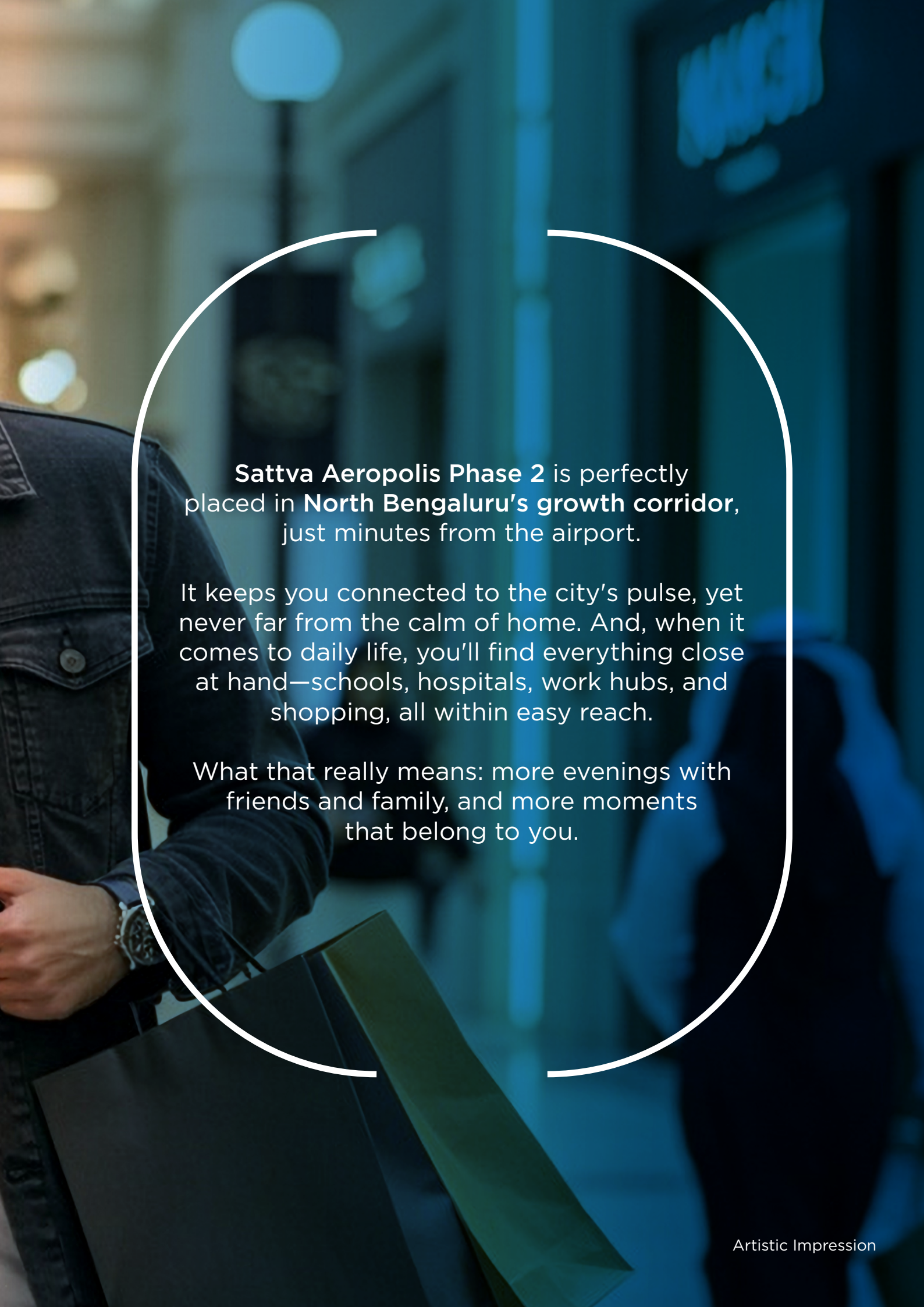
Strategically located in
North Bengaluru, near **Kempegowda
International Airport**,
Sattva Aeropolis Phase 2 keeps you
connected to the city, and
to the people and moments
that matter the most.





Artistic Impression



A person wearing a dark denim jacket is holding two shopping bags, one black and one green, in the foreground. The background is a blurred city street at night with warm lights and a blue tint. A large white oval frame encloses the text.

Sattva Aeropolis Phase 2 is perfectly placed in **North Bengaluru's growth corridor**, just minutes from the airport.

It keeps you connected to the city's pulse, yet never far from the calm of home. And, when it comes to daily life, you'll find everything close at hand—schools, hospitals, work hubs, and shopping, all within easy reach.

What that really means: more evenings with friends and family, and more moments that belong to you.

5 MINUTES FROM THE AIRPORT. CLOSER TO EVERY MOMENT THAT COUNTS.



LANDMARKS AND LOCALITY

Airport Railway Station—1 km
Bengaluru International Airport—3.4 km
Devanahalli Town—6.6 km
Yelahanka—13.8 km
Jakkur Aerodrome—19.9 km
Hebbal—25.5 km
Nandi Hills—25.7 km



EDUCATIONAL INSTITUTES

Dr. A. P. J. Abdul Kalam English School—2.4 km
NAFL (NPS)—2.7 km
Oxford English School—8 km
EuroKids School—8.3 km
Akash International School—9 km
Air Force School, Yelahanka—12.4 km
Ryan International School—14.7 km
Armed Police Training School—14.7 km



HOSPITALS

Akash Hospital—6.7 km
Ramaiah Leena Hospital—7.5 km
Sri Shirdi Sai Hospital—7.6 km
New Manasa Hospital—8 km
Aster CMI Hospital—22.7 km
Manipal Hospital—23 km



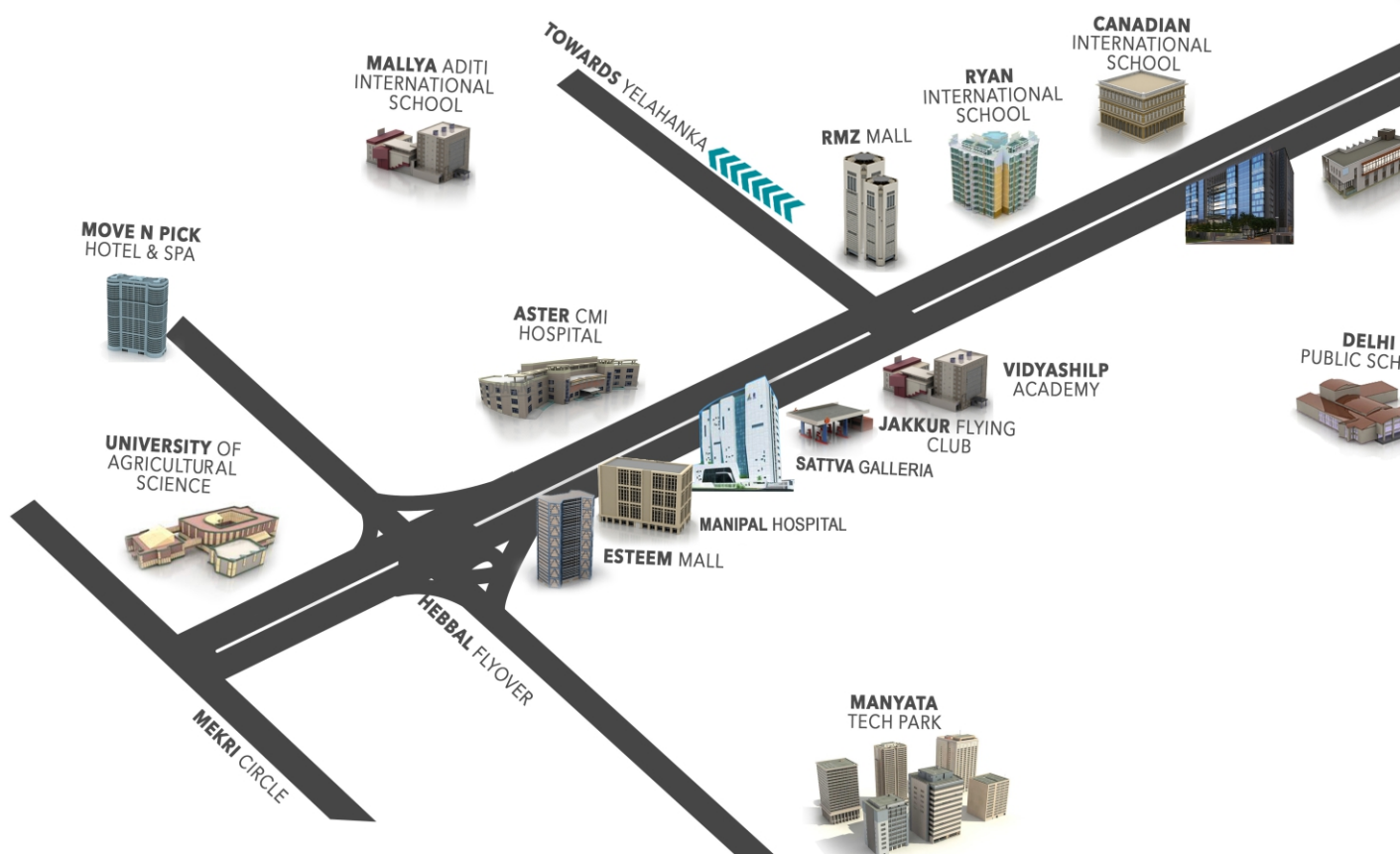
SHOPPING MALLS

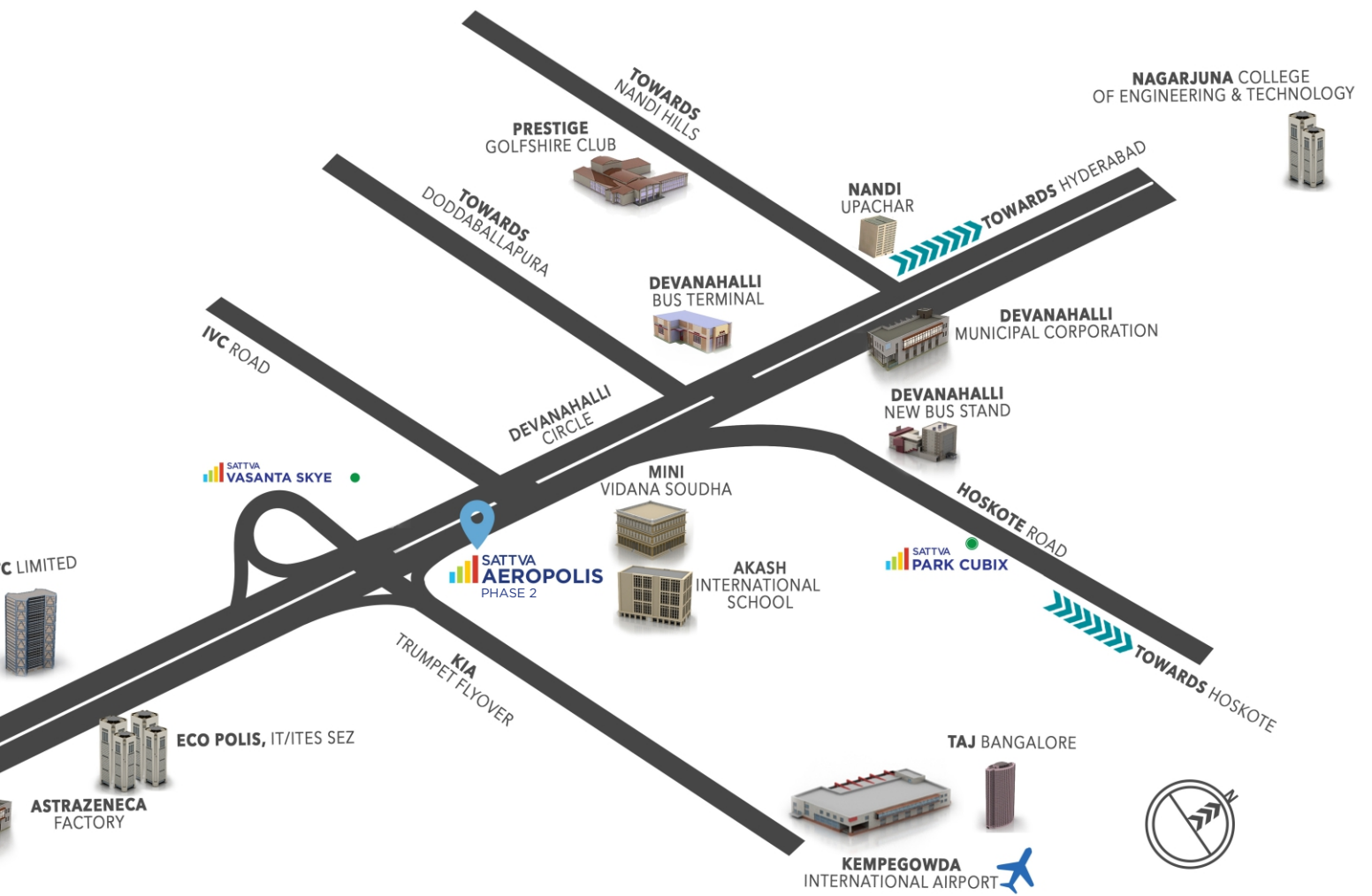
RMZ Galleria Mall—16.5 km
Esteem Mall—23.3 km



IT PARKS

Prestige Tech Cloud—4.3 km
Signature Business Park—4.5 km
Devanahalli Business Park—4.9 km
KIADB Aerospace Park—12 km
Ecopolis Tech Park—12 km
Manyata Tech Park—21.9 km
Kirloskar Tech Park—23.1 km







LIFE FEELS
LIGHTER HERE.

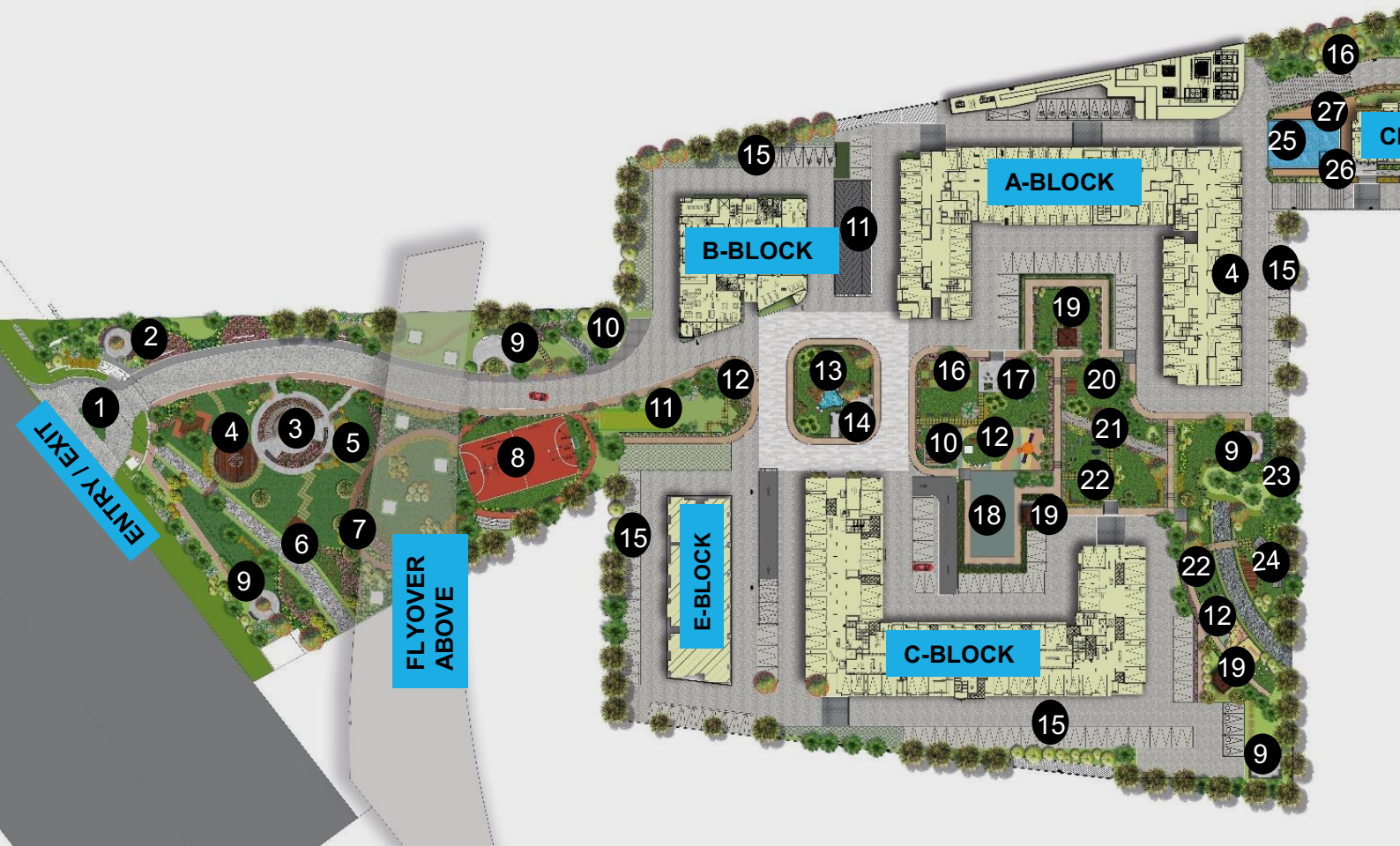


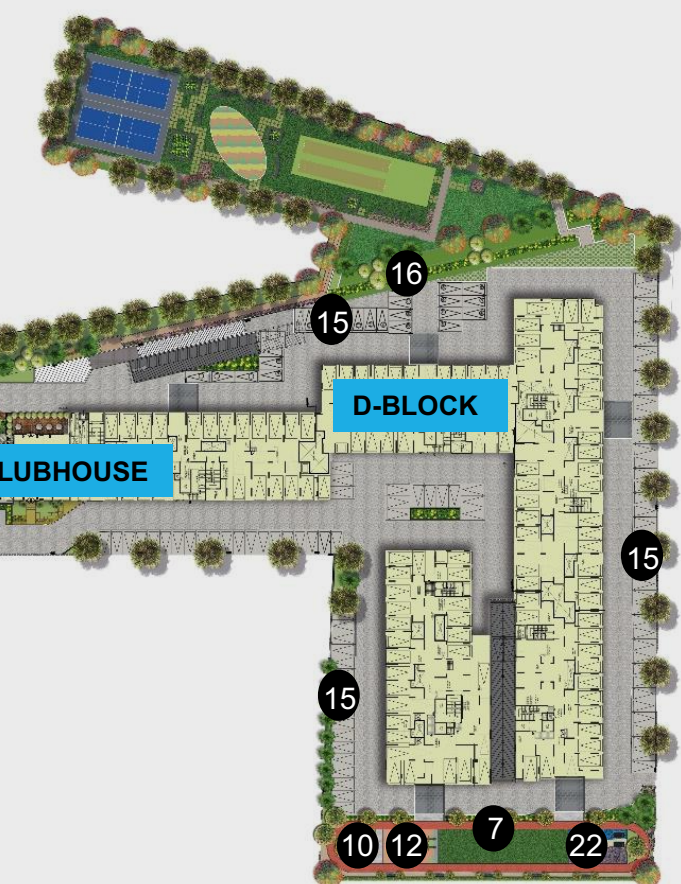
Sattva Aeropolis Phase 2

is designed for community living. Morning walks, playtime, evenings at the clubhouse, or quiet moments in the gardens—life here feels connected, healthy, and fulfilling.

- **80% open spaces**
- **Landscaped walkways**
- **Vehicle-free zones**
- **Clubhouse and community spaces**

 SATTVA
AEROPOLIS
PHASE 2





MASTER PLAN

LEGEND

- 1 Entry portal
- 2 Visitors waiting area
- 3 Circular plaza with pergola
- 4 Temple with sitout deck
- 5 Party lawn
- 6 Gazebo with service counter
- 7 Jogging track
- 8 Futsal court
- 9 Sitout corner
- 10 Sitout under Trellis
- 11 Cricket play net
- 12 Kid's play
- 13 Lotus pond
- 14 Chitchat corner
- 15 Parking
- 16 Theme planting
- 17 Informal seating
- 18 Paddle tennis court
- 19 Gazebo
- 20 Yoga lawn
- 21 Foot reflexology
- 22 Outdoor gym
- 23 Herbal garden
- 24 Story corner
- 25 Swimming pool
- 26 Kid's pool
- 27 Pool deck





ACTIVE OUTDOOR

Step outside to spaces that bring daily life closer to nature and community.

From play areas for children to fitness in the open air and peaceful corners for elders, the outdoors here is part of your everyday rhythm.



OUTDOOR



OPEN GYM

Fitness under the open sky—workouts feel lighter in the fresh air.



ELDER'S PARK

A quiet corner crafted for conversations, evening strolls, or simply unwinding amidst green surroundings.



KID'S PLAY AREA

A safe, joyful space where little ones can run, climb, and make memories every day.





EXCLUSIVE CLUBHOUSE

Step into the clubhouse and you'll find spaces that bring people closer—whether it's a celebration with neighbours, a game with friends, or an afternoon swim with the kids.



INDOOR



SWIMMING POOL WITH KID'S POOL

Whether it's laps to start your morning or splashes on a sunny afternoon, the pool has room for everyone.



GYM

Fully equipped to keep your fitness goals within easy reach, every day.



YOGA ROOM

A calming space to stretch, breathe, and find balance.



MULTI-PURPOSE HALL

A space for celebrations, gatherings, and moments that bring everyone together.



LIBRARY

A quiet retreat for readers,
learners, and thinkers.



INDOOR GAMES

A calming space to stretch, breathe,
and find balance.



SPECIFICATION

Disclaimer

Please read the project specifications in conjunction with the apartment drawings, as some of the items mentioned in the specifications may not be applicable to every apartment.

Model apartments for the project are only for reference in terms of layout. However, some changes are made to enhance the appeal of the space that are not part of the standard apartment. For example, furniture, false ceiling works, wall paneling, additional electrical points, cladding, etc. You are advised to refer to the attached specifications for clarity on standard deliverables.

Finishes such as tiles/ natural or artificial stones, fittings and fixtures shown in model apartment may require to be changed during project construction due to various factors, such as, non-availability or discontinuation or inconsistent quality issues. Under such circumstances, we will ensure replacement with appropriate material of similar or different size, texture, design or colour.

To enable customization as per interior design, sink, counter and wall cladding in kitchen are not part of standard offering in the apartment.

Structure

R.C.C frame structure

Common area finishes

- Ground floor entrance lobby: Granite/ Marble/ Engineered stone/Tile.
- Lift lobby and corridors: Tile flooring.
- Staircase treads and risers: Stone/Tile.

Apartment finishes

- Foyer/Living and dining : Tile flooring
- Master bedroom : Tile flooring
- Other bedrooms : Tile flooring
- Balcony/Utility : Tile flooring
- Kitchen : Tile flooring
- Toilet : Tile flooring and cladding up to false ceiling height.

Apartment doors and windows:

- Main door and internal doors: RCC / Timber door frame with timber shutter.
- Sliding doors and windows: UPVC/ Aluminium frame with glazing.

Paint finishes

- Exterior walls including balcony and utility, finished with weather coat paint or as per design.
- Internal walls and ceiling in apartments finished with oil bound distemper paint.
- MS railings/ grills finished with enamel paint.

Lifts

- Automatic Passenger/service lift.

Security systems

- CCTV cameras are provided at strategic locations.

Electrical/Plumbing

- HT power connection for all apartments & common areas.
- Intercom and telephone point in living.
- TV point for living and master bedroom.
- 16 Amp points for master bedroom for AC.

Kitchen/Utility

- 150 mm dia sleeve for kitchen chimney exhaust.

Toilet - CP and sanitary fittings

- Premium quality plumbing fixtures.
- Floor mounted with exposed tank.

Facilities offered at extra cost

- 100% power back up.
- Reticulated gas piping connection for kitchen.

BLOCK E - TYPICAL PLAN

E-116 TO E-1016	
STUDIO UNIT-1	
Saleable area	306 sqft
Carpet area	176 sqft
Balcony area	24 sqft

E-115 TO E-1015	
STUDIO UNIT-1	
Saleable area	300 sqft
Carpet area	176 sqft
Balcony area	24 sqft

E-114 TO E-1014	
STUDIO UNIT-1	
Saleable area	300 sqft
Carpet area	176 sqft
Balcony area	24 sqft

E-113 TO E-1013	
STUDIO UNIT-1	
Saleable area	300 sqft
Carpet area	176 sqft
Balcony area	24 sqft

E-112 TO E-1012	
STUDIO UNIT-1	
Saleable area	300 sqft
Carpet area	176 sqft
Balcony area	24 sqft

E-111 TO E-1011	
STUDIO UNIT-1	
Saleable area	300 sqft
Carpet area	176 sqft
Balcony area	24 sqft

E-110 TO E-1010	
STUDIO UNIT-1	
Saleable area	300 sqft
Carpet area	176 sqft
Balcony area	24 sqft

E-109 TO E-1009	
STUDIO UNIT-1	
Saleable area	300 sqft
Carpet area	176 sqft
Balcony area	24 sqft

E-108 TO E-1008	
STUDIO UNIT-1	
Saleable area	300 sqft
Carpet area	176 sqft
Balcony area	24 sqft

E-107 TO E-1007	
STUDIO UNIT-1	
Saleable area	300 sqft
Carpet area	176 sqft
Balcony area	24 sqft

E-106 TO E-1006	
STUDIO UNIT-1	
Saleable area	300 sqft
Carpet area	176 sqft
Balcony area	24 sqft

E-105 TO E-1005	
STUDIO UNIT-1	
Saleable area	306 sqft
Carpet area	176 sqft
Balcony area	24 sqft

E-117 TO E-1017	
STUDIO UNIT-4	
Saleable area	475 sqft
Carpet area	299 sqft
Balcony area	19 sqft

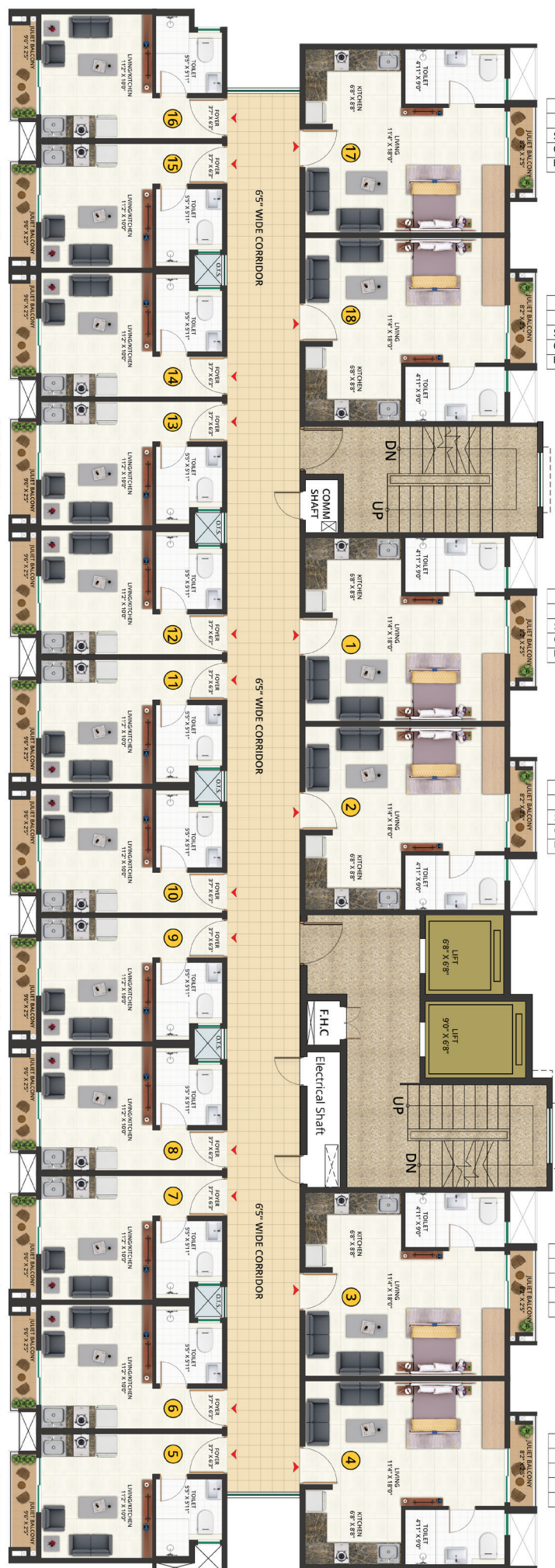
E-118 TO E-1018	
STUDIO UNIT-4	
Saleable area	475 sqft
Carpet area	299 sqft
Balcony area	19 sqft

E-101 TO E-1001	
STUDIO UNIT-4	
Saleable area	475 sqft
Carpet area	299 sqft
Balcony area	19 sqft

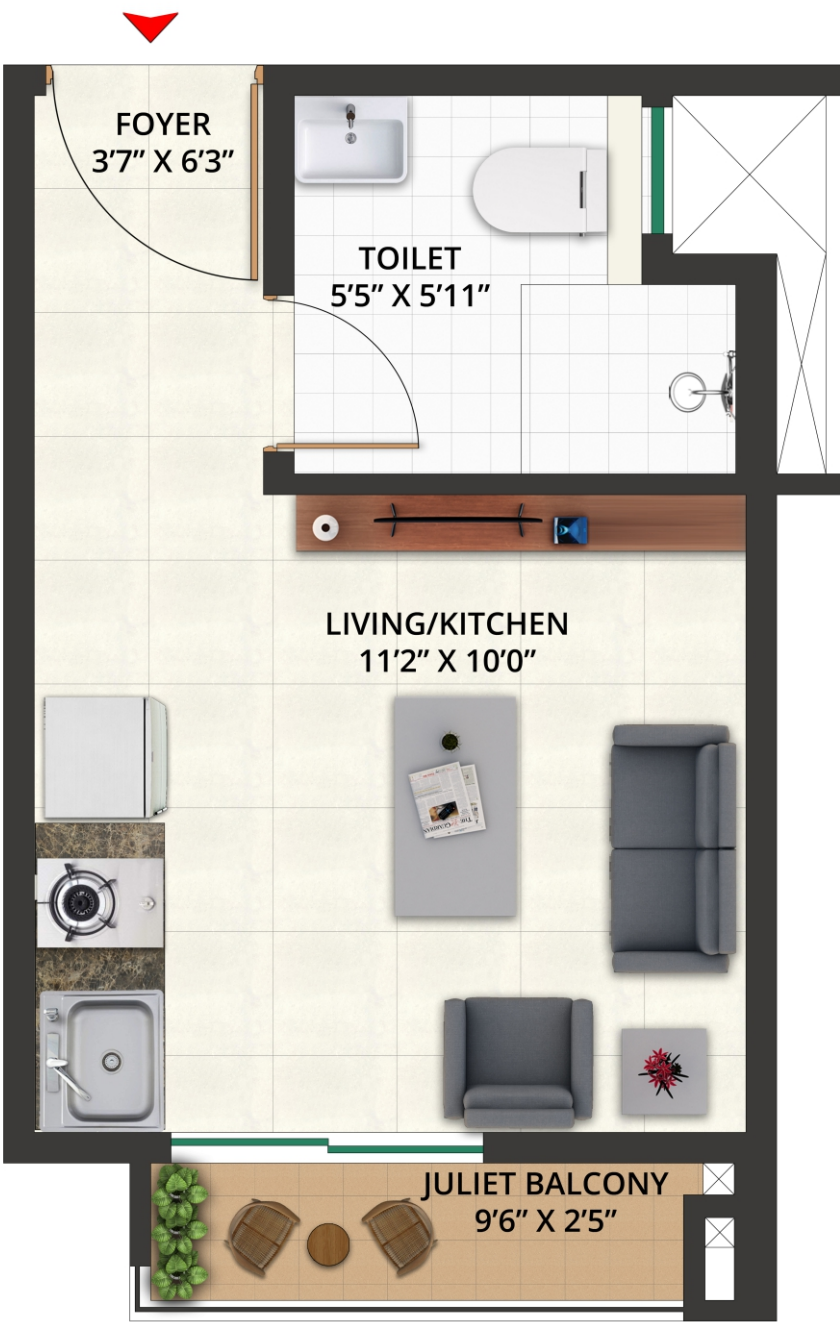
E-102 TO E-1002	
STUDIO UNIT-4	
Saleable area	475 sqft
Carpet area	299 sqft
Balcony area	19 sqft

E-103 TO E-1003	
STUDIO UNIT-4	
Saleable area	475 sqft
Carpet area	299 sqft
Balcony area	19 sqft

E-104 TO E-1004	
STUDIO UNIT-4	
Saleable area	475 sqft
Carpet area	299 sqft
Balcony area	19 sqft



STUDIO APARTMENT



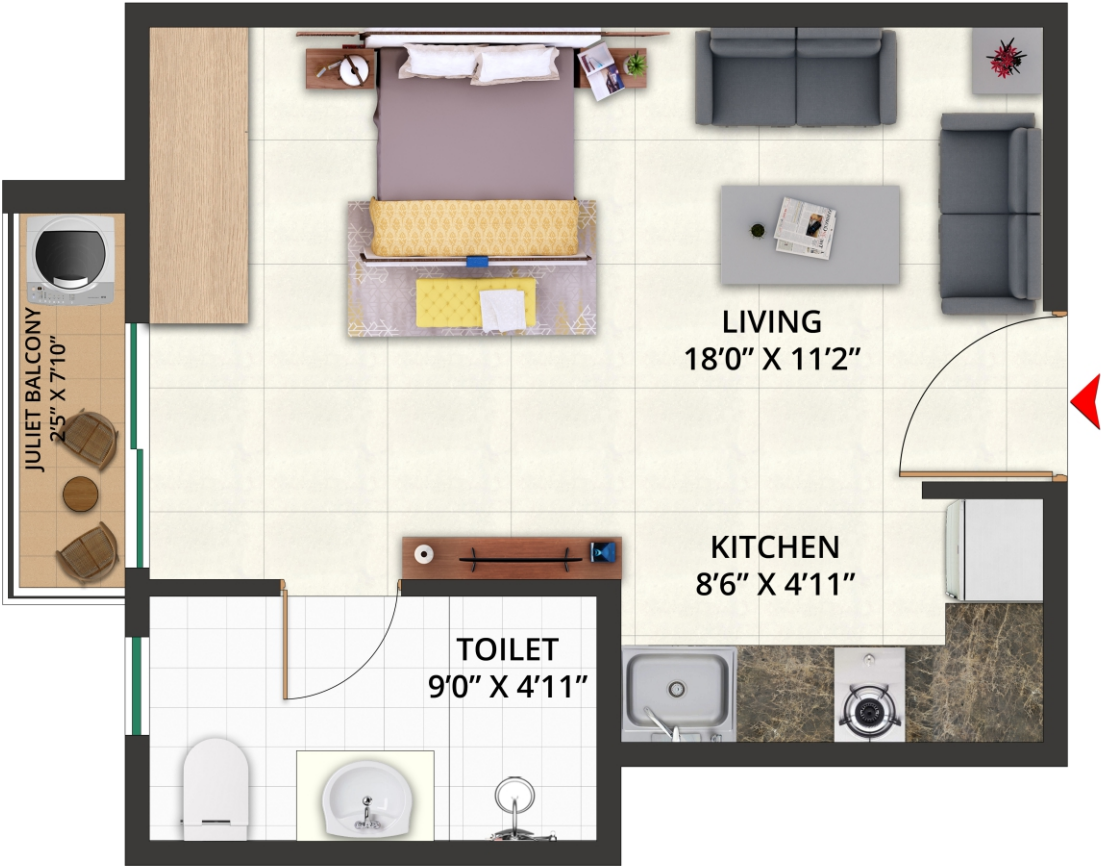
STUDIO APARTMENT - 1		
SALEABLE AREA	CARPET AREA	BALCONY AREA
300 SQ.FT.	176 SQ.FT.	24 SQ.FT.

STUDIO APARTMENT



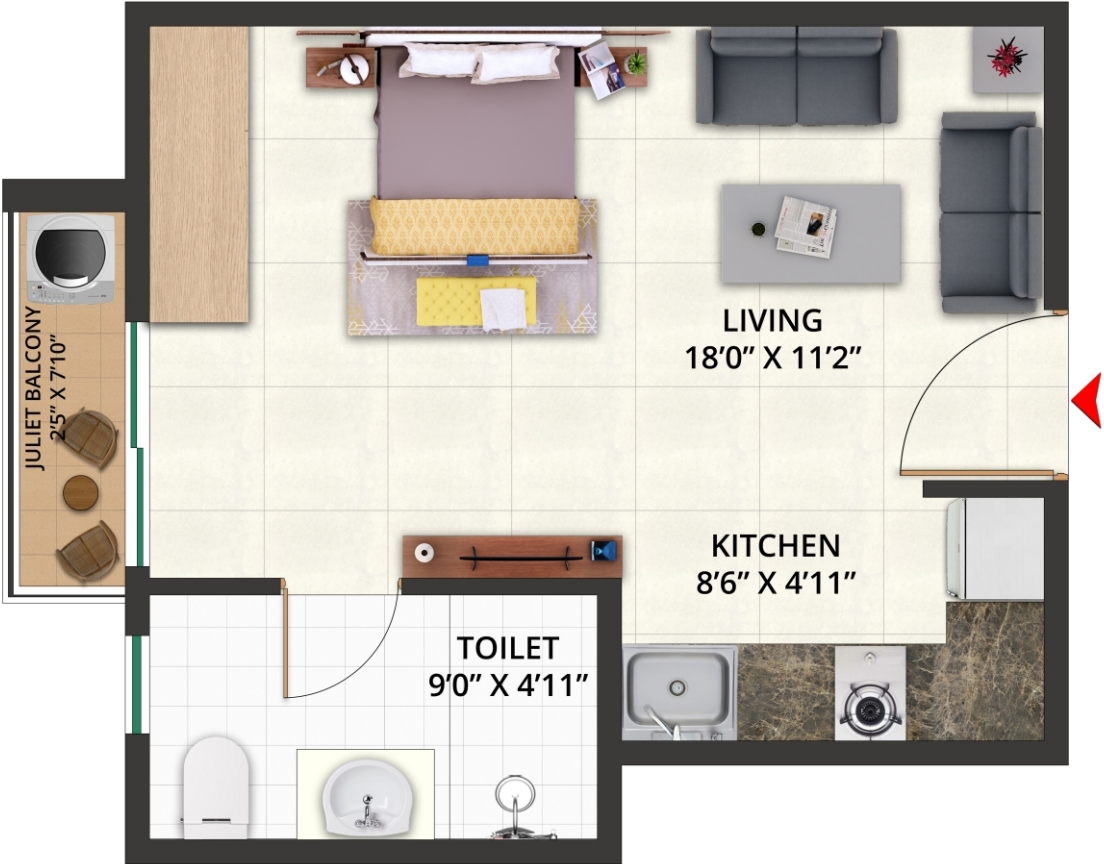
STUDIO APARTMENT - 4		
SALEABLE AREA	CARPET AREA	BALCONY AREA
475 SQ.FT.	299 SQ.FT.	19 SQ.FT.

STUDIO APARTMENT



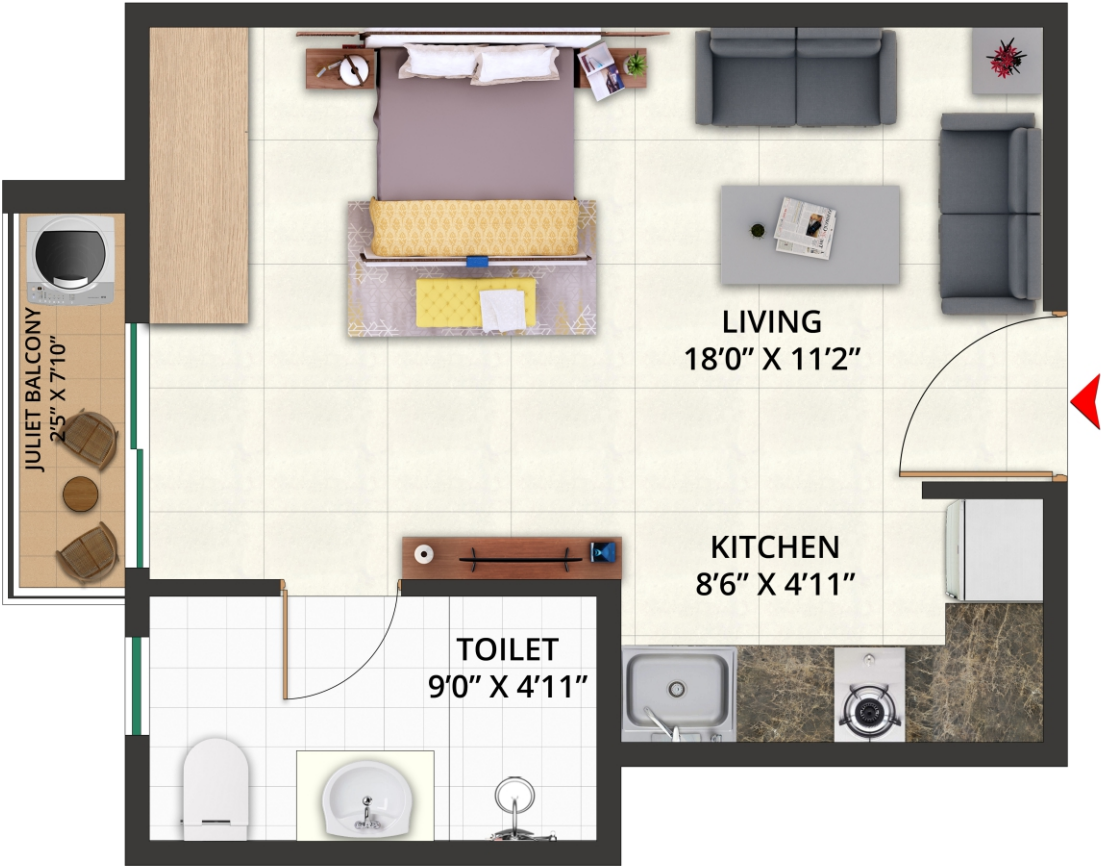
STUDIO APARTMENT - 3		
SALEABLE AREA	CARPET AREA	BALCONY AREA
446 SQ.FT.	278 SQ.FT.	21 SQ.FT.

STUDIO APARTMENT



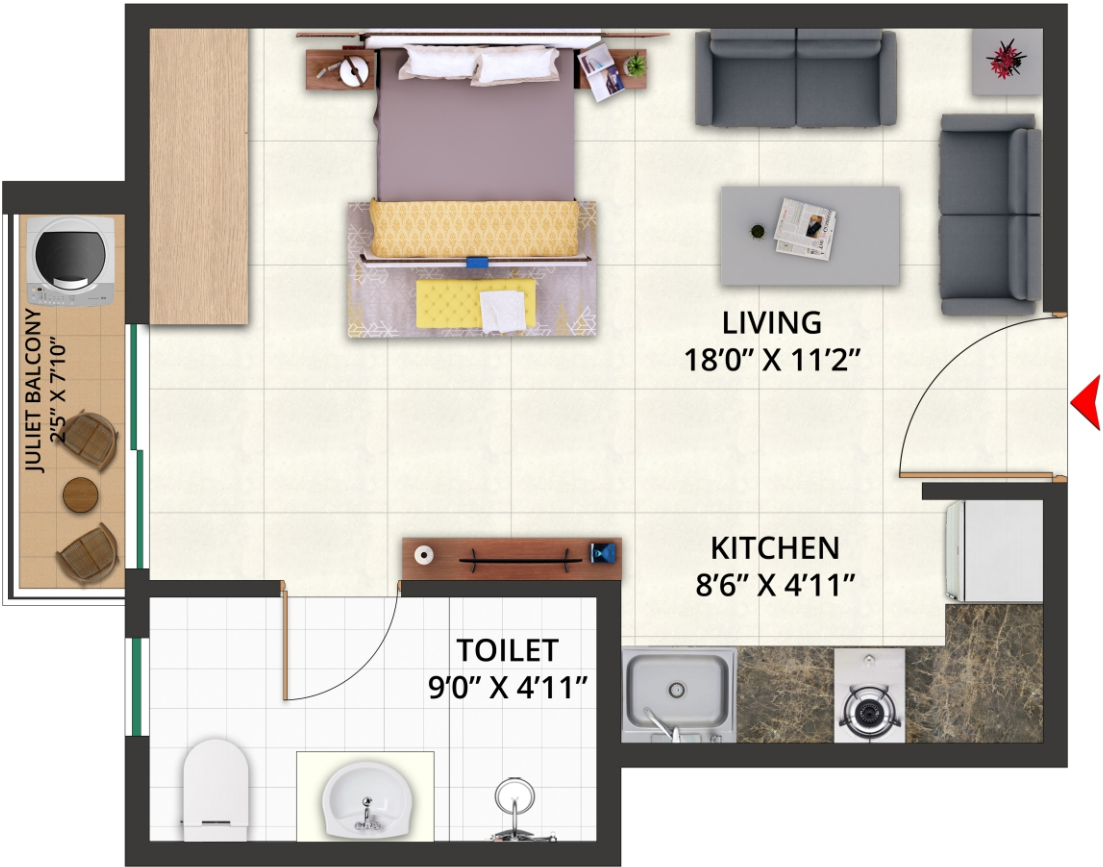
STUDIO APARTMENT - 3		
SALEABLE AREA	CARPET AREA	BALCONY AREA
447 SQ.FT.	278 SQ.FT.	21 SQ.FT.

STUDIO APARTMENT



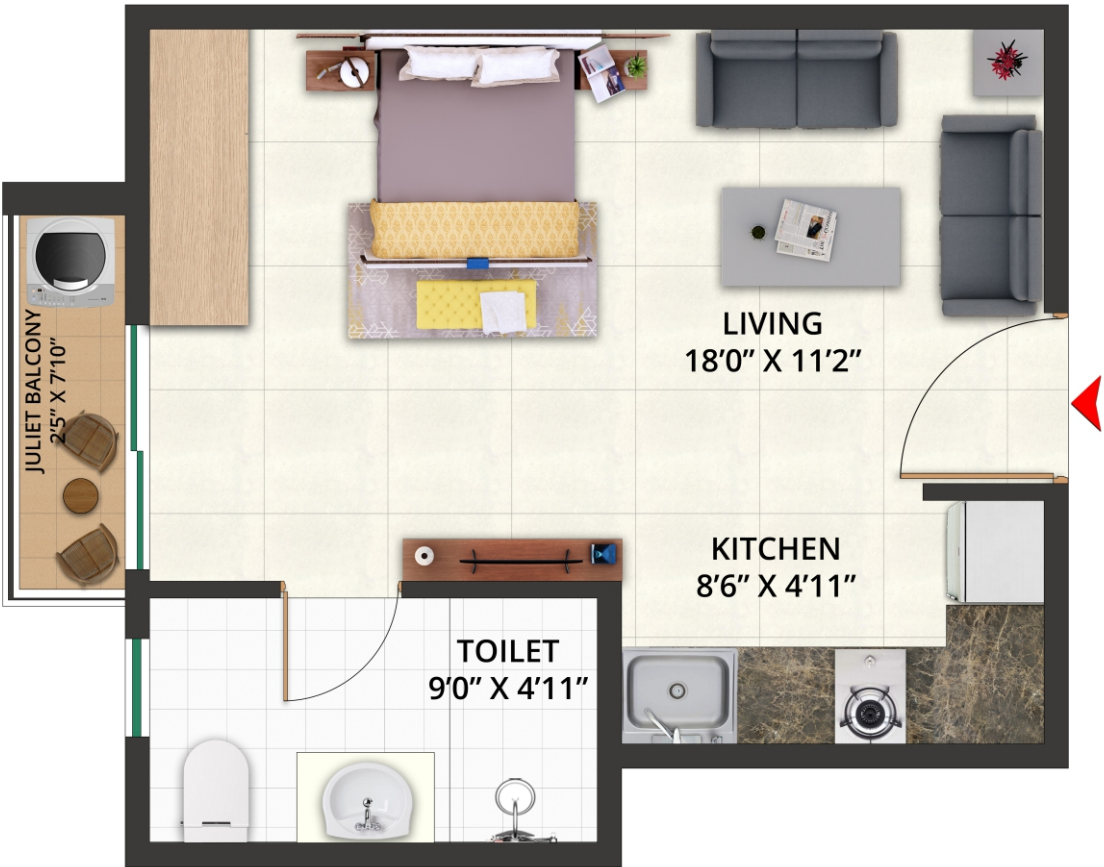
STUDIO APARTMENT - 3		
SALEABLE AREA	CARPET AREA	BALCONY AREA
443 SQ.FT.	278 SQ.FT.	21 SQ.FT.

STUDIO APARTMENT



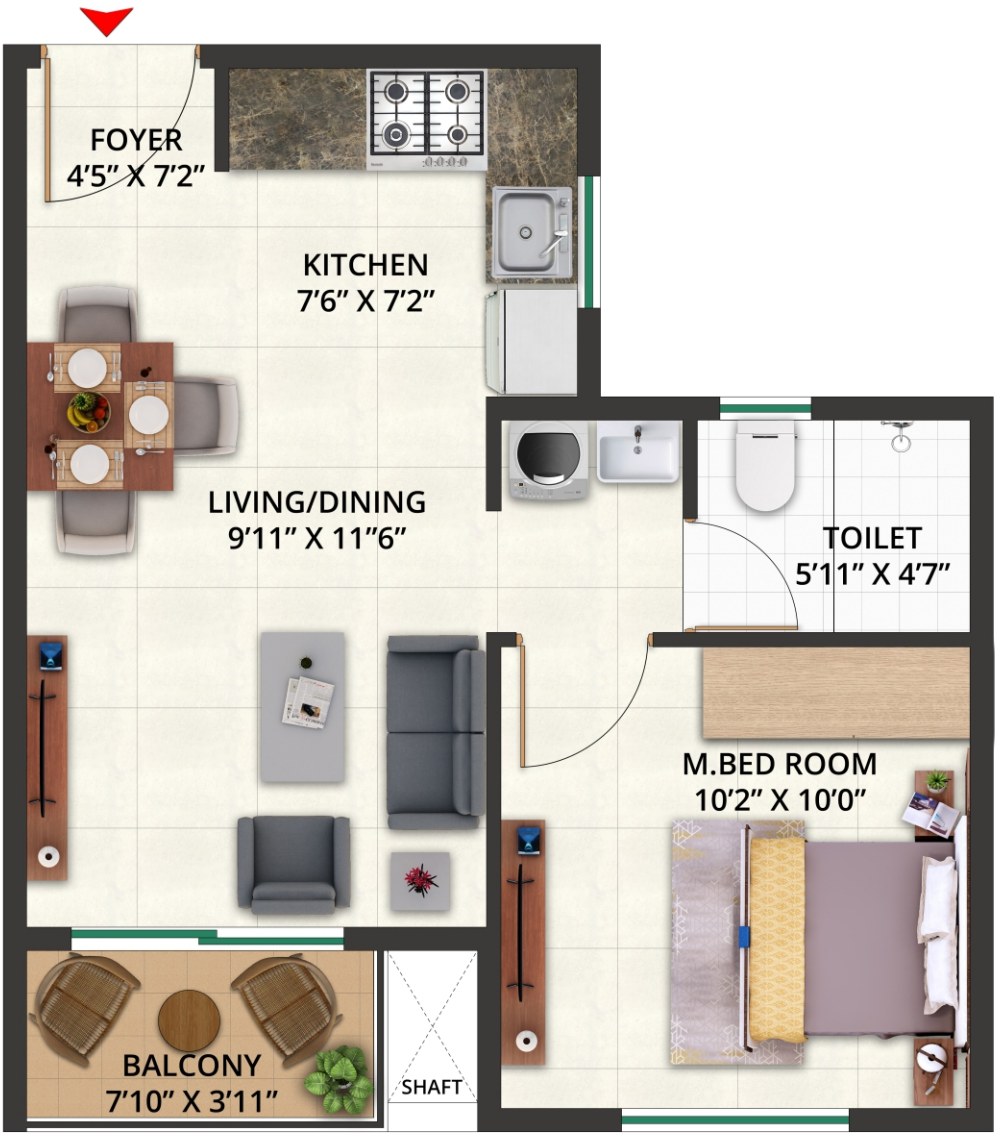
STUDIO APARTMENT - 3		
SALEABLE AREA	CARPET AREA	BALCONY AREA
448 SQ.FT.	278 SQ.FT.	21 SQ.FT.

STUDIO APARTMENT



STUDIO APARTMENT - 3		
SALEABLE AREA	CARPET AREA	BALCONY AREA
449 SQ.FT.	278 SQ.FT.	21 SQ.FT.

1 BHK APARTMENT



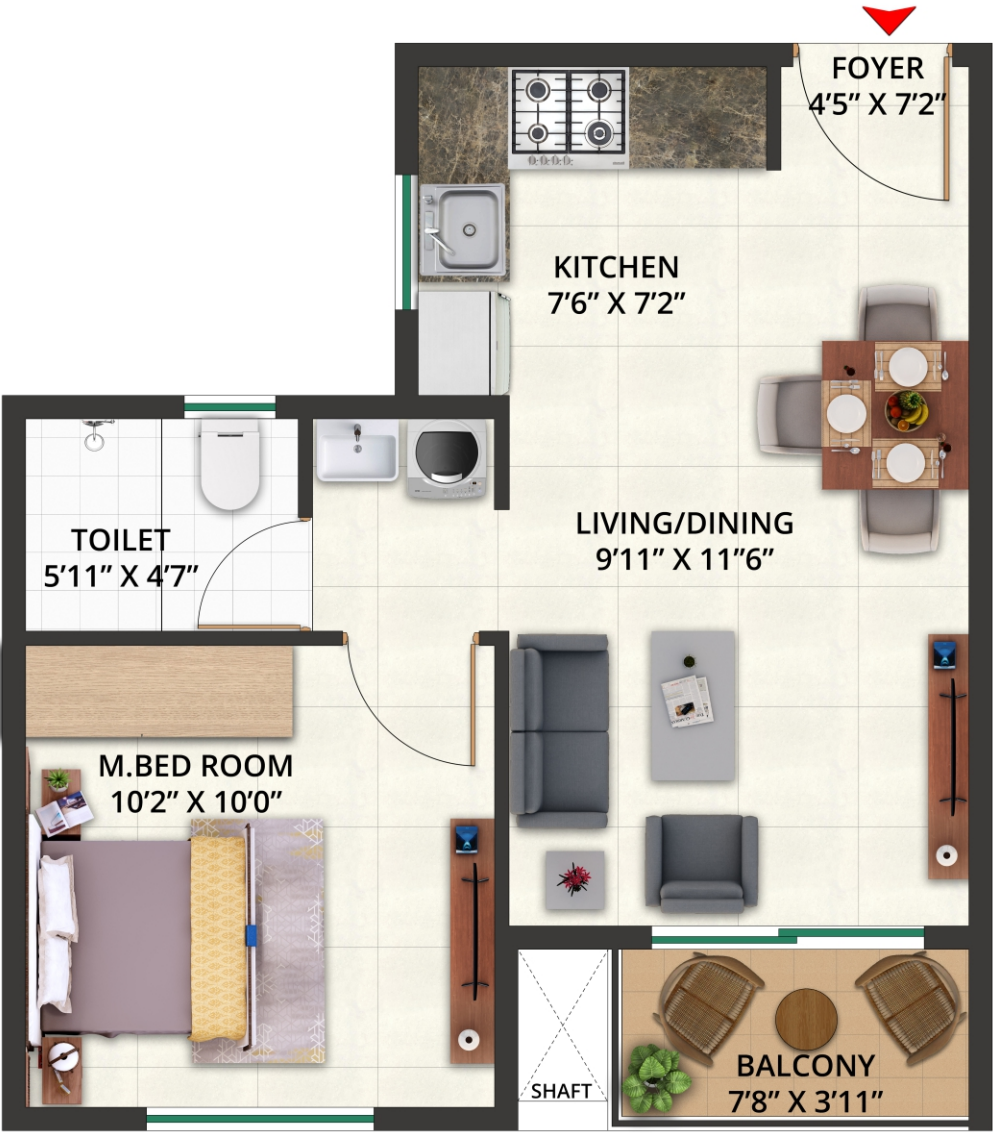
1BHK - TYPE 1A - 1		
SALEABLE AREA	CARPET AREA	BALCONY AREA
574 SQ.FT.	356 SQ.FT.	31 SQ.FT.

1 BHK APARTMENT



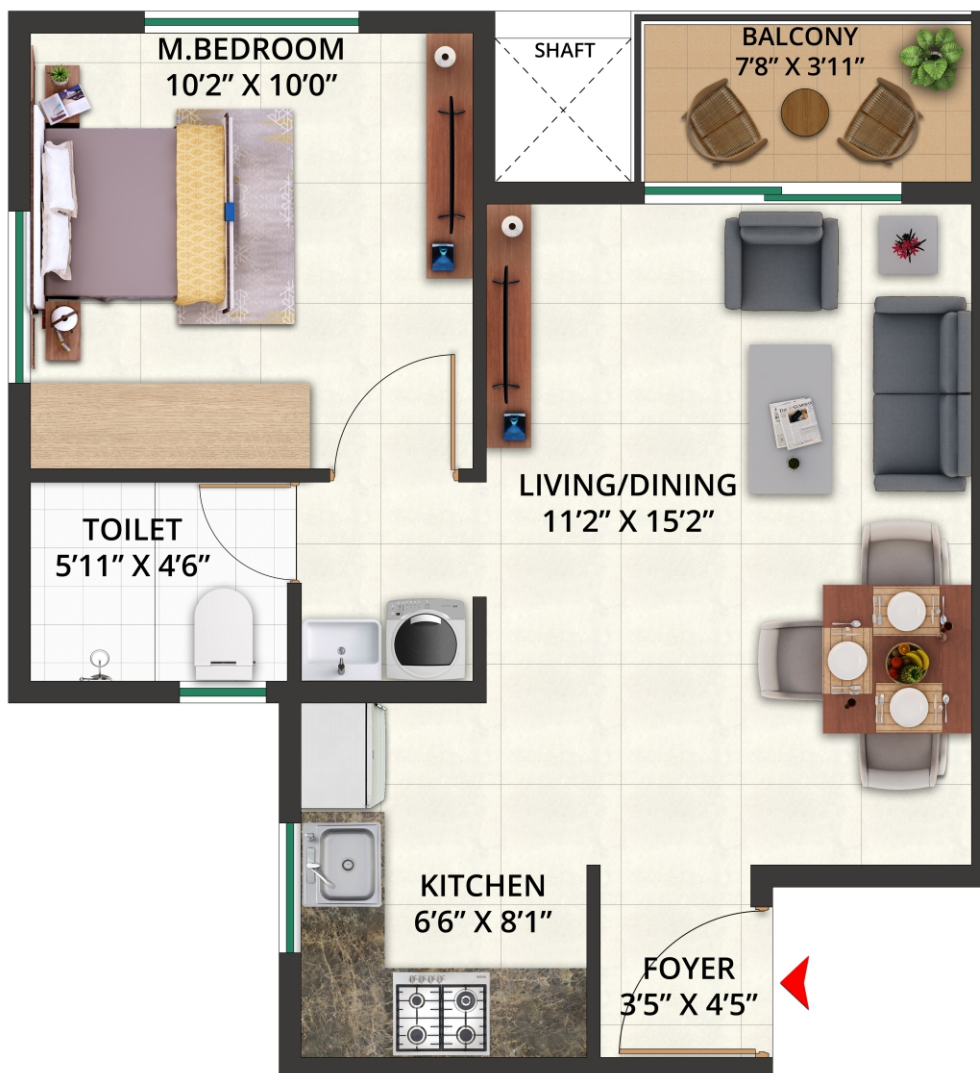
1BHK - TYPE 1A - 2			
SALEABLE AREA	CARPET AREA	BALCONY AREA	
582 SQ.FT.	356 SQ.FT.	31 SQ.FT.	

1 BHK APARTMENT



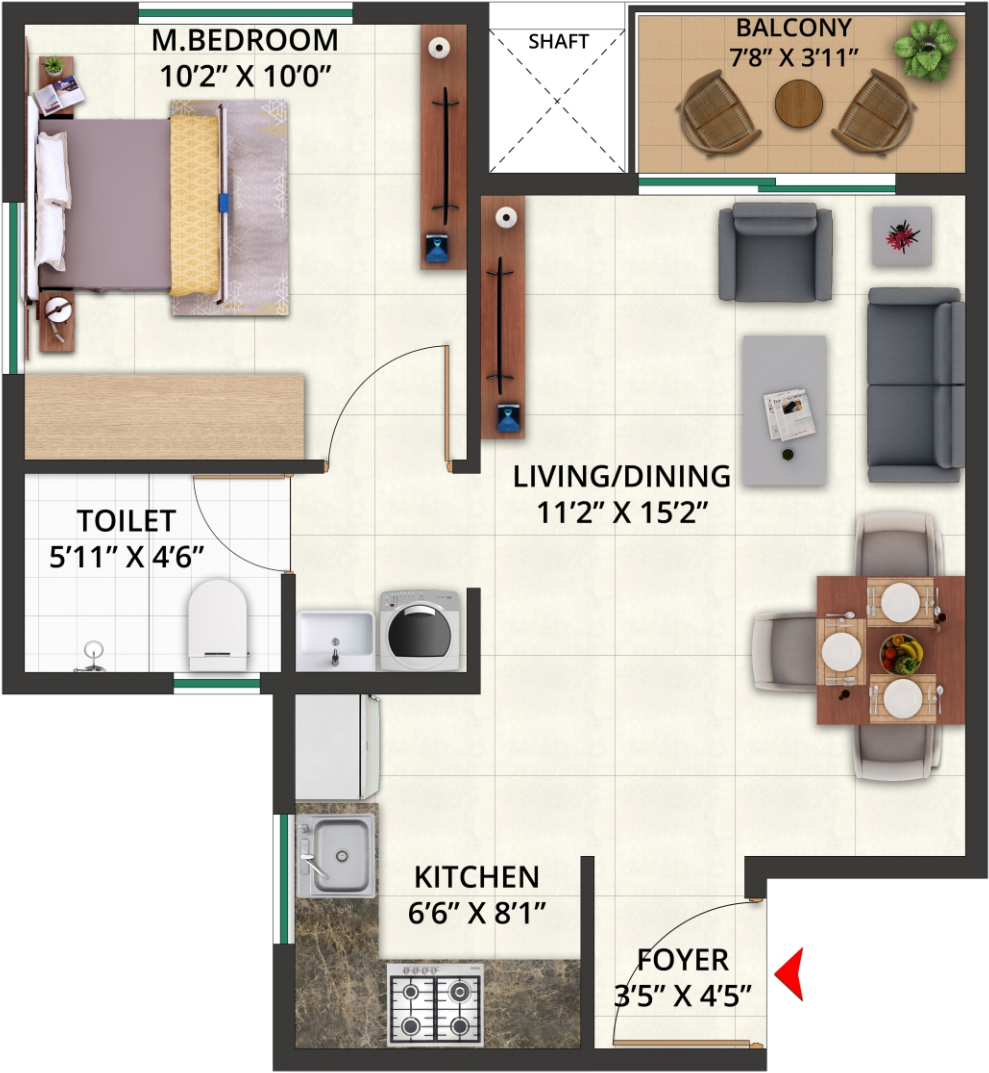
1BHK - TYPE 1A - 2		
SALEABLE AREA	CARPET AREA	BALCONY AREA
578 SQ.FT.	356 SQ.FT.	31 SQ.FT.

1 BHK APARTMENT



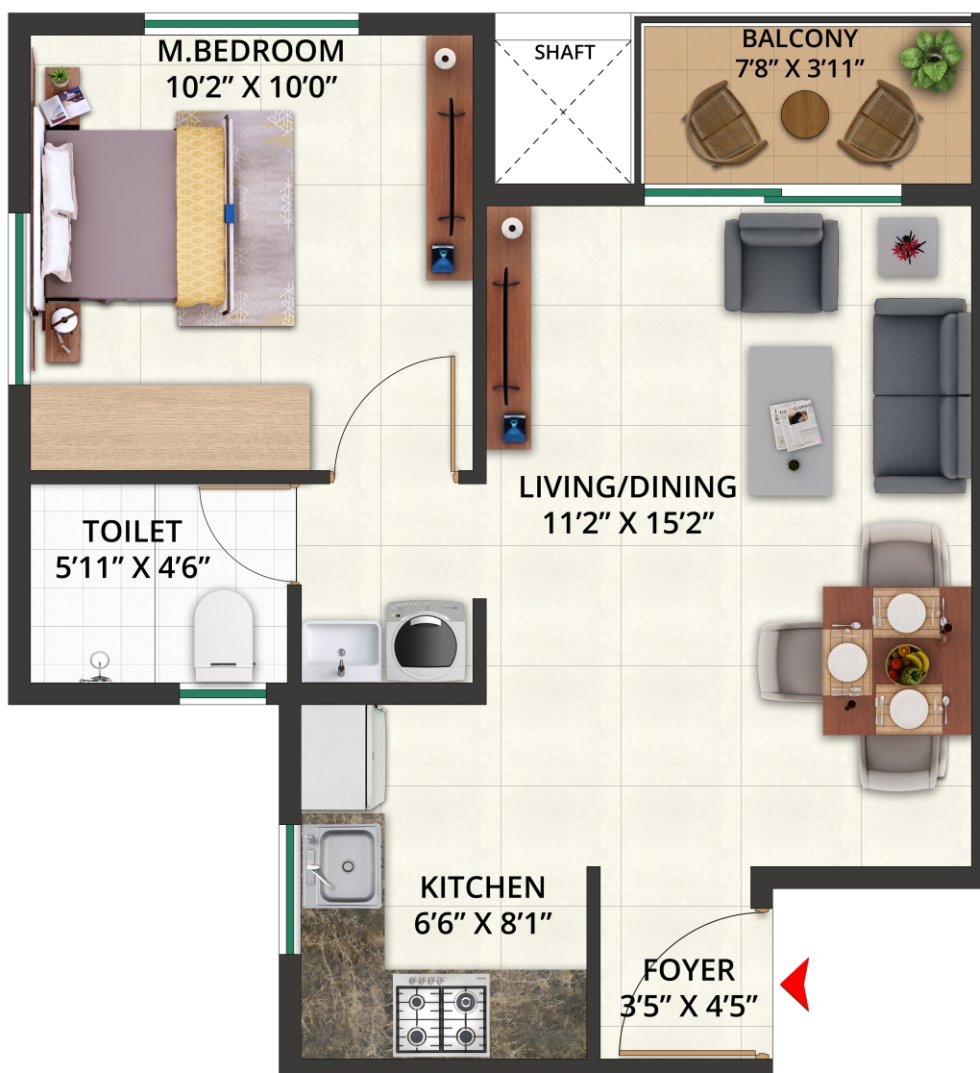
1BHK - TYPE 1B - 2		
SALEABLE AREA	CARPET AREA	BALCONY AREA
650 SQ.FT.	388 SQ.FT.	31 SQ.FT.

1 BHK APARTMENT



1BHK - TYPE 1B - 2		
SALEABLE AREA	CARPET AREA	BALCONY AREA
654 SQ.FT.	388 SQ.FT.	31 SQ.FT.

1 BHK APARTMENT



1BHK - TYPE 1B - 2		
SALEABLE AREA	CARPET AREA	BALCONY AREA
658 SQ.FT.	388 SQ.FT.	31 SQ.FT.

1 BHK APARTMENT



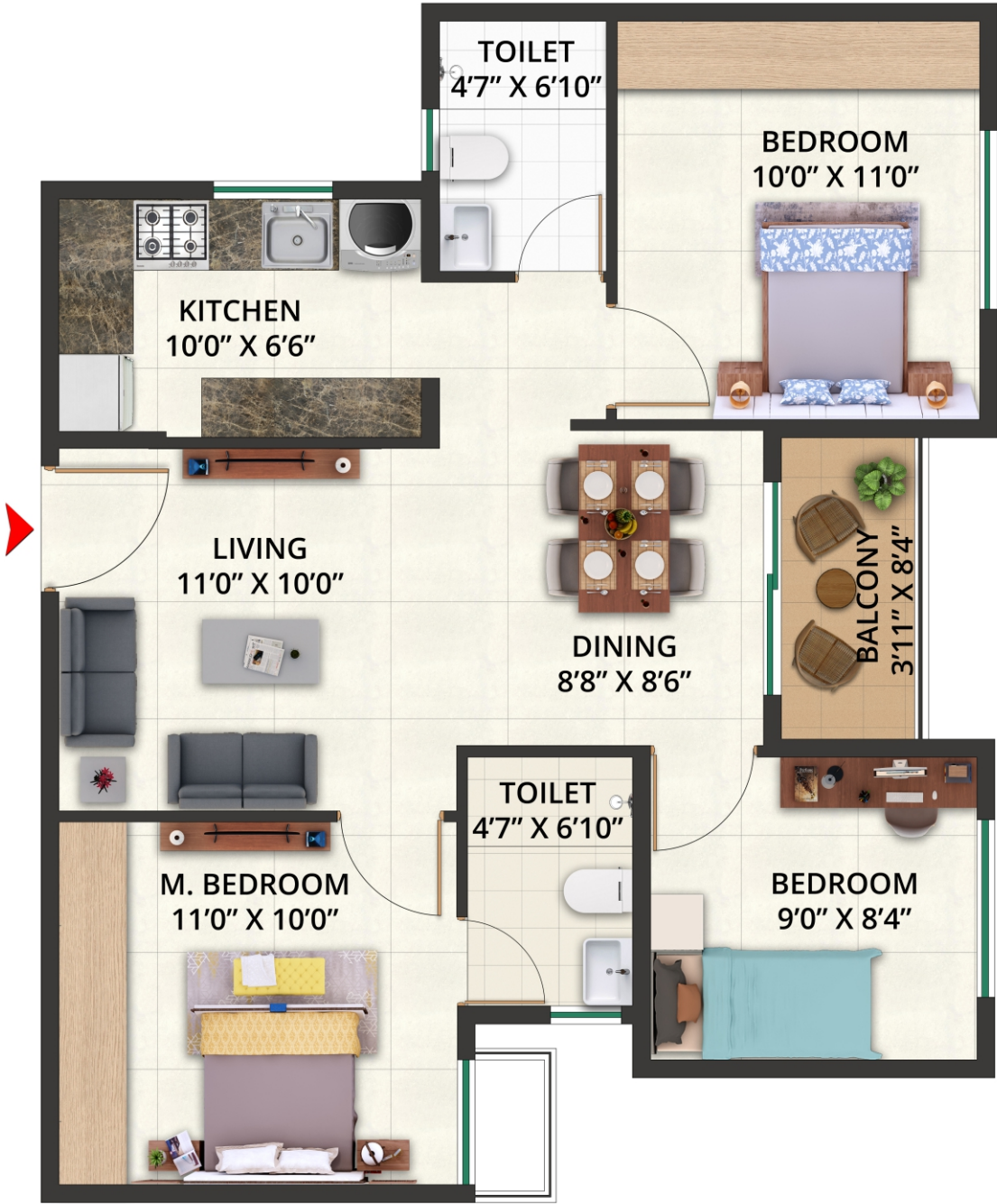
1BHK - TYPE 1B - 1		
SALEABLE AREA	CARPET AREA	BALCONY AREA
650 SQ.FT.	388 SQ.FT.	31 SQ.FT.

3 BHK APARTMENT



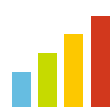
3BHK - TYPE 1B		
SALEABLE AREA	CARPET AREA	BALCONY AREA
1004 SQ.FT.	644 SQ.FT.	30 SQ.FT.

3 BHK APARTMENT



3BHK - TYPE 3A		
SALEABLE AREA	CARPET AREA	BALCONY AREA
1004 SQ.FT.	644 SQ.FT.	30 SQ.FT.



 **SATTVA**
AEROPOLIS
PHASE 2



Artistic Impression

EVERYTHING CLOSE. EVERYONE CLOSER.
THE SMARTEST MOVE YOU'LL MAKE.

AN ADDRESS ENVISIONED AND BROUGHT TO LIFE BY THE SATTVA GROUP

Built on a foundation of trust, and guided by a legacy of innovation, the Sattva Group has been shaping skylines and setting benchmarks since 1993. With more than 78 million square feet delivered, and many more projects on the horizon, it is one of the few CRISIL AA/Stable rated real estate companies in India. Their portfolio spans residences, IT parks, commercial, co-working, co-living, retail, and hospitality.

They have redefined the landscape of Indian real estate—especially in Bengaluru, where their vision helped shape the city itself. With 124 completed projects and numerous accolades to their name, what they build goes beyond structures, creating confidence and community that stand tall for years to come.



78 MILLION SQ FT COMPLETED | 71 MILLION SQ FT IN PIPELINE | 124 PROJECTS COMPLETED



2024
ET BEST BRANDS
CONCLAVE AWARD
Best Realty Brands 2024
Sattva Group



2024
ET REAL ESTATE AWARDS
Commercial Project - Business / IT Parks
(South : Completed)
Sattva Knowledge Park



2024
ET REAL ESTATE AWARDS
Iconic Project - Residential
(South : Ongoing)
Sattva LakeRidge



2024
15TH REALTY PLUS
CONCLAVE & EXCELLENCE AWARDS
HYDERABAD
Developer of the Year - Commercial
Sattva Group



2024
15TH REALTY PLUS
CONCLAVE & EXCELLENCE
AWARDS
HYDERABAD
Business Leader of the Year
Bijay Agarwal, MD - Sattva Group



2024
15TH REALTY PLUS
CONCLAVE & EXCELLENCE AWARDS
HYDERABAD
Luxury Project of the Year
Sattva LakeRidge



2023
REALTY PLUS
CONCLAVE EXCELLENCE AWARDS
SOUTH
Developer of the Year Commercial
Sattva Group



2023
REALTY PLUS
CONCLAVE EXCELLENCE AWARDS
SOUTH
Iconic Project of the Year
Sattva Image Tower



2023
COMMERCIAL
DESIGN AWARDS
Hall of Fame
Bijay Agarwal
MD - Sattva group



2023
SILICON INDIA
REAL ESTATE AWARDS
Residential Project of the year
Sattva Aqua Vista



2023
TIMES BUSINESS AWARDS
HYDERABAD
Best Residential Luxury Project
Sattva LakeRidge



2023
TIMES BUSINESS AWARDS
BENGALURU
Residential Project of the Year
Sattva Park Cubix



2023
ET BUSINESS EXCELLENCE
2022-2023
Best Residential Affordable
Project of the Year
Sattva Ashraya



2022
REALTY PLUS CONCLAVE
EXCELLENCE AWARDS, SOUTH
Developer of the year - Commercial
Sattva Group



2022
REALTY PLUS CONCLAVE
EXCELLENCE AWARDS 2022,
SOUTH
Commercial Project of the Year
Sattva Knowledge City



2022
E4M PRIDE OF INDIA BRANDS
AWARD
The Best of South
Sattva Group



2022
THE ECONOMIC TIMES
REAL ESTATE CONCLAVE
AWARDS, SOUTH
Commercial Project - Office Building
(Completed: Metro)
Sattva Knowledge City



2022
THE ECONOMIC TIMES
REAL ESTATE CONCLAVE
AWARDS, SOUTH
Commercial Project - Business / IT Parks
(Completed: Metro)
Sattva Knowledge Court



2022
TIMES BUSINESS AWARDS
Bengaluru
Best Developer Commercial
Sattva Group



2021
CONSTRUCTION WORLD
ARCHITECT AND BUILDER
AWARDS
Stalwarts of the south, Bengaluru
Sattva Group

ONGOING PROJECTS



Vasanta Skye
NH 44, Bengaluru



Songbird
Budigere Main Road, Bengaluru



Lumina
Yelahanka, Bengaluru



Springs
Off Kanakapura Road, Bengaluru



Forest Ridge
9th Phase JP Nagar, Bengaluru



La Vita
Hennur Road, Bengaluru



Ashraya
Bengaluru - Mysore Expressway, Bidadi



Kaveri Siri
Acetate Town, Mandya



Bliss
Off Budigere Road, Bengaluru



Green Groves
Nelamangala, Bengaluru



Park Cubix
Devanahalli Town, Bengaluru



Aqua Vista
Bannerghatta Main Road, Bengaluru



Misty Charm
Off Kanakapura Road, Bengaluru



Luxuria
Malleshwaram, Bengaluru



Magnificia
Old Madras Road, Bengaluru



Anugraha
Vijayanagar Extension, Bengaluru



Navaratna Residency
Avinashi Road, Coimbatore



HM Royal
Kondhwa (opposite Talab factory), Pune



LakeRidge
Kokapet, Hyderabad



Water's Edge
Sancoale, Goa

SITE ADDRESS

SATTVA AEROPOLIS PHASE II

Udayagiri Village, kasaba hobli, Devanhalli Taluk,
National Highway No.7, Devanhalli, Bengaluru Rural
Karnataka - 562157

1800 121 3344

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KOLKATA • GOA • COIMBATORE

