

Navigate the World
Around You



INDOOR AMENITIES

- Theatre Room
 - Library Lounge
 - Tt Room
 - Squash Court
 - Badminton Court
 - Heated Pool
 - Party Terrace
 - Cafe Lounge
 - Convenio
 - Card Room
 - Clinic
 - ATM / Kiosks / Store
 - Party Hall
 - Pre-Function Area
 - Pantry
 - Party Lawn
 - Outdoor Cooking Area
 - Swimming Pool
- Paddle Pool
 - Ladies Changing Room
 - Gents Changing Room
 - Gymnasium
 - Yoga / Aerobics
 - VR Gaming Area
 - Cricket Pitch
 - Golf Simulator
 - Music Room
 - Tuition Room
 - Art Room
 - Painting Room
 - Learning Centre
 - Activity Room
 - Work Station
 - Indoor Games
 - Guest Room
 - Spa-Waiting Lounge, Steam and Sauna

Premium Studio
12 & 3 BHK homes

**REDEFINING
LIVING IN
YELAHANKA**

HIGHLIGHTS

13.88
ACRES

08
TOWERS

1549
UNITS

2B+G+29
FLOORS

KEY DISTANCE

- Vishwa Vidyapeeth Takshashila
 - Rajanakunte Railway station
 - Chiguru Hospital
 - Sai Vidya Institute of Technology
 - Just Cricket Academy & Ground
 - Presidency University
 - Mall of Asia
 - The Galleria Mall
 - D Mart
 - Bengaluru International Airport
 - Padukone - Dravid Centre for Sports Excellence
- 350 mtrs.
 - 1 km
 - 500 mtrs.
 - 1.6 kms
 - 3.1 kms
 - 3.9 kms
 - 12 kms
 - 9.5 kms
 - 14.2 kms
 - 21 kms
 - 06 kms

PRESENTING SATTVA LUMINA

Smart studio, 1, 2 & 3BHK Apartments

Explore Strategic Connectivity
and Promising Growth

Sattva Lumina is not just your happy place, it's an investment opportunity in the burgeoning Yelahanka, one of Bengaluru's fastest growing hotspots, today.

Stay away from the bustle of the city at a place that promises to grow manyfold in just a few years. With the Nagadasanahalli lake just next door, expect tranquil views and a pleasant stay here.

Further, with a wide open area inside the project and serene green views from your balcony, Sattva Lumina promises a life that's fulfilling in every aspect. A shopping mall inside the project adds to the comfort of these homes.

In association with
PS GROUP
It's Familytime

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A Credit W/STABLE RATED COMPANY

An ICRA 'X' STABLE RATED COMPANY
ISO 9001, 14001 & 18001 CERTIFIED

DISCLAIMER : The brochure is purely conceptual in nature and is by no means a legal oaring. The promoters reserve the right to change, delete or add any specification or plans mentioned herein.

KEY HIGHLIGHTS

- Nestled in 13 acres of residential space
- 8 tall residential blocks of high-rise living
- Overlooking the Nagadasanahalli lake
- Heated Swimming Pool with Jacuzzi, Gymnasium & Health Club for your ultimate leisure
- 2 acres of open space for green views from the balcony
- Large, expansive Clubhouse for recreation
- Shopping Mall inside the project



SALIENT FEATURES

- 2 Acres of
**Open Space
& Park**

Located on
**Doddaballapura
Main Road**

Wide Internal
Roads

One-of-a-kind
project in
Yelahanka

**Shopping
Mall** attached

Located opposite
to **Nagadasanahalli
Lake**

Spacious 3 BHK
Homes Starting
from **1700 Sq.Ft.**

45,000 sqft of
Clubhouse with
**world-class
amenities**

5 meter wide
balconies

OUTDOOR AMENITIES

- Kid's Play Area
- Outdoor Gym
- Cricket Practice Pitch
- Multi-purpose Court
- Kho Kho / Khabaddi
- Tennis Court
- Volleyball Court
- Futsal
- Nine Square
- Skating Rink
- Landscape Garden
- Floor Games - Snake and Ladder / Ludo / Hopscotch
- Pets Park
- Party Lawn
- Swimming Pool
- Jogging Track
- Temple - Ganesha:Shiva



LEGEND

- 01. Entry/Exit
- 02. Entry Gate 03. Driveway
- 04. Security Cabin
- 05. Commercial
- 06. Seating Plaza
- 07. Kids Play Area
- 08. Cricket Nets

- 09. Dg Yard/Transformer
- 10. Parking
- 11. Water Feature
- 12. Water Cascading
- 13. Swimming Pool
- 14. Clubhouse
- 15. Stepped Water Feature
- 16. Party Lawn

- 17. Trellis Walkway
- 18. Outdoor Gym
- 19. Reflexology Pathway
- 20. Walkway
- 21. Entry Plaza
- 22. Obstacle Park
- 23. Hammock Lawn
- 24. Tennis Court

- 25. Volleyball Court
- 26. Giant Ludo
- 27. Nine Square
- 28. Outdoor Chess
- 29. Snakes & Ladders
- 30. Mini Golf
- 31. Kids Zip Line
- 32. Nature Walkway

- 33. Skating Rink
- 34. Multipurpose Court
- 35. Musical Garden
- 36. Butterfly Garden
- 37. Working Pods
- 38. Pet Park

Unit Plans

STUDIO



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
ST1	434 Sq.Ft.	269 Sq.Ft.	24 Sq.Ft.

1 BHK + 1T



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
1	684 Sq.Ft.	424 Sq.Ft.	57 Sq.Ft.



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
2	873 Sq.Ft.	549 Sq.Ft.	47 Sq.Ft.

3 BHK + 2T



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
1	1536 Sq.Ft.	958 Sq.Ft.	119 Sq.Ft.

2 BHK + 2T



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
2	1142 Sq.Ft.	741 Sq.Ft.	58 Sq.Ft.



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
3	1148 Sq.Ft.	741 Sq.Ft.	58 Sq.Ft.



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
1	1185 Sq.Ft.	745 Sq.Ft.	85 Sq.Ft.



3 BHK + 3T



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
1	1809 Sq.Ft.	1091 Sq.Ft.	181 Sq.Ft.



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
2	1823 Sq.Ft.	1090 Sq.Ft.	207 Sq.Ft.



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
3	1795 Sq.Ft.	1064 Sq.Ft.	200 Sq.Ft.



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
2	1506 Sq.Ft.	948 Sq.Ft.	123 Sq.Ft.

TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
3	1543 Sq.Ft.	978 Sq.Ft.	109 Sq.Ft.