

A Project of Sattva Group

 **SATTVA**
GREEN GROVES



GATEWAY TO A

**GREEN
LIFE**





YOUR GATEWAY TO PROSPERITY

At Sattva, we believe in the promise of a prosperous life, where every plot holds the potential to become your ideal home. Each plot in our development is a gateway to a life filled with comfort, convenience, and happiness. With the right planning, your plot can transform into a haven where cherished memories are made. SattvaGreen Grove's plotted development is about embracing the lifestyle of prosperity and well-being.

YOUR GATEWAY TO HAPPINESS

Sattva Green Groves emerges as a new landmark in Nelamangala, promising an array of modern amenities. With 735 meticulously planned villa plots, the project offers a canvas for your dreams, crafted to offer a life of prosperity and fulfilment. Located in close proximity to major highways and Nelamangala Town, Green Groves will be the perfect backdrop for your holistic home.



A sprawling
45-acre
green land parcel



735 premium
villa plots of
varying sizes



Conveniently
situated near
the NH4 Highway



Grand Clubhouse
and world-class
amenities



State-of-the-art
superior
development



Vaastu
compliance
layout design



Clear titles
and statutory
approvals







A STRONG FOUNDATION FOR A LIFE OF PROSPERITY

Salient Features

- Regulations as per BMRDA and NPA for residential layouts
- Clubhouse provides a range of recreational facilities
- Meticulously planned layout zoning
- Well-looped 9m-12m road network
- Eco-sewage treatment plant
- Underground cabling
- Street lights
- Organic waste converter
- Open parks and water bodies
- Viewing Tower
- Exclusive Gazebos & outdoor amenities

YOUR GATEWAY TO LUXURY

Experience luxury and leisure at our expansive Clubhouse, designed to international standards. From rejuvenating swimming pools to versatile multi-purpose halls, from well-equipped gyms to tranquil libraries, Green Groves ensures every moment is enriched with comfort and convenience, promoting a nurtured and leisurely lifestyle.

OUTDOOR AMENITIES









STEP INTO NATURE'S EMBRACE

Green Groves is your gateway to pristine living. From serene stepped terraces to vibrant rolling lawns, from dedicated senior citizen zones to lively children's play areas, Green Groves invites you to immerse yourself in a world of leisure and recreation. With sports facilities for everyone in the family, Green Groves promises an active and healthy lifestyle in the lap of nature.

INDOOR AMENITIES



Swimming
Pool



Multi-purpose Hall
- Party hall



Badminton
Court



Gym



Table Tennis



Admin Office



Squash Court



Board
Games Room

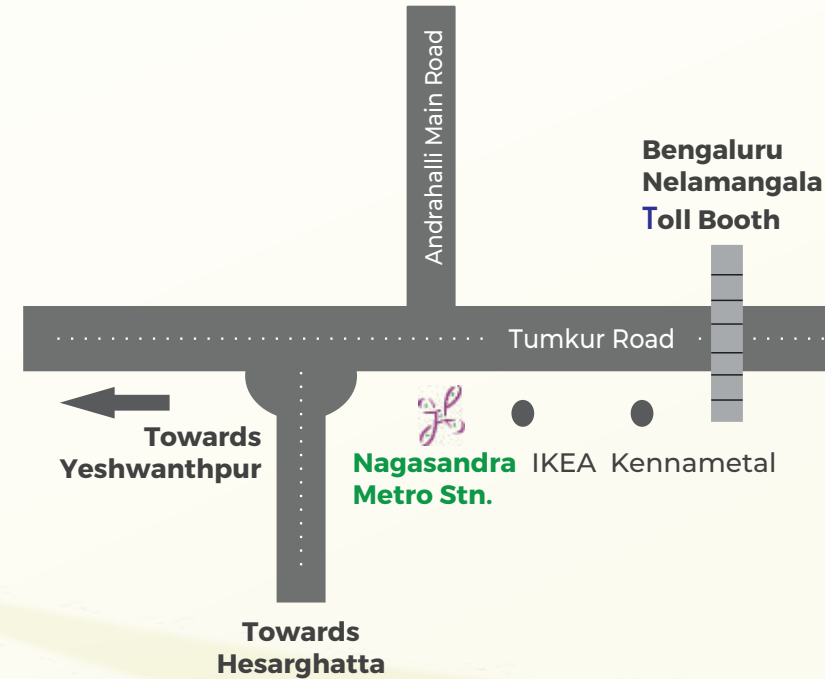


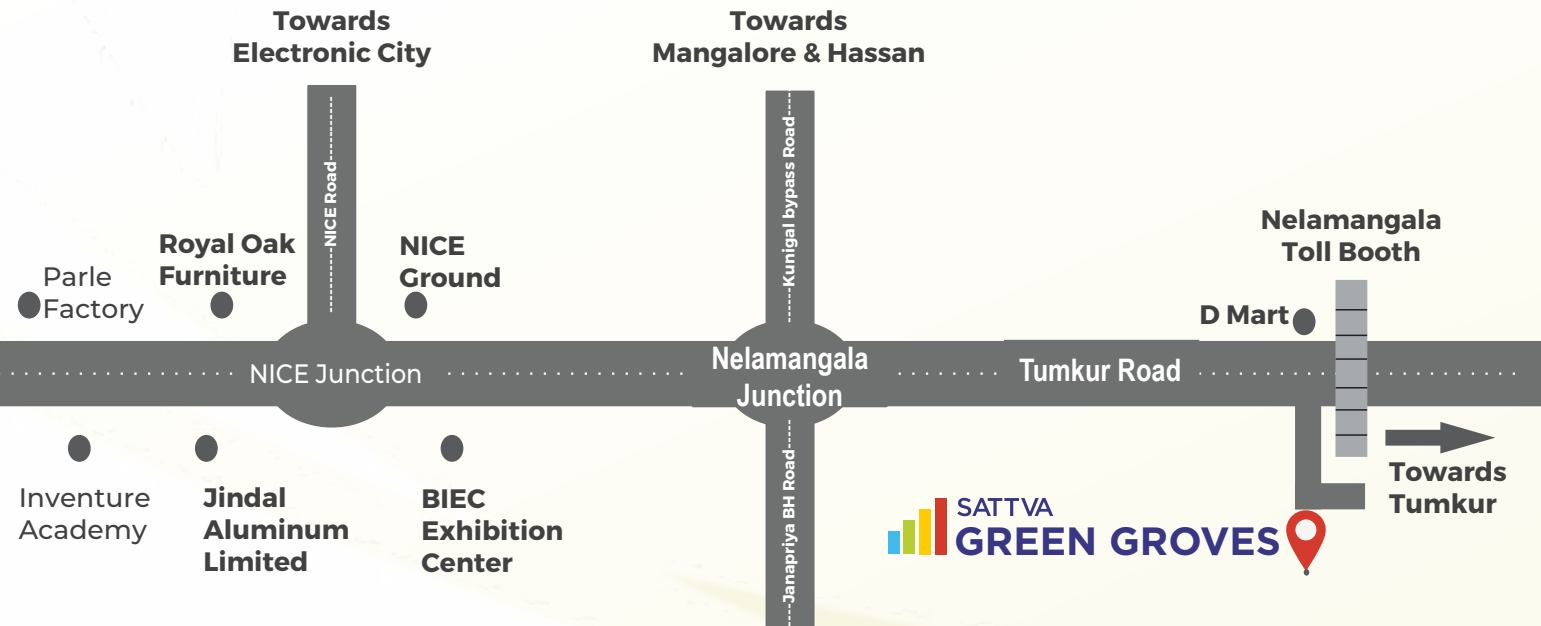
Library

DISCOVER YOUR GATEWAY TO LANDMARKS

These plots are ideally located at the entrance of Bengaluru off NH 4 close to Nelamangala Toll Plaza and ABB Ltd. Nelamangala, being a thriving industrial hub, these plots are expected to multiply manifold as an investment option. Located just 500 meters away from Tumkur road and adjacent to ABB, they are surrounded by atleast 60 companies around a 6 km radius and offer incredible investment value. What's more, being strategically located at the entry to Bengaluru, it gives you entry into a booming metropolis while being away from the din of the city.

Close to **Nelamangala Toll Plaza** and **ABB India Ltd.**

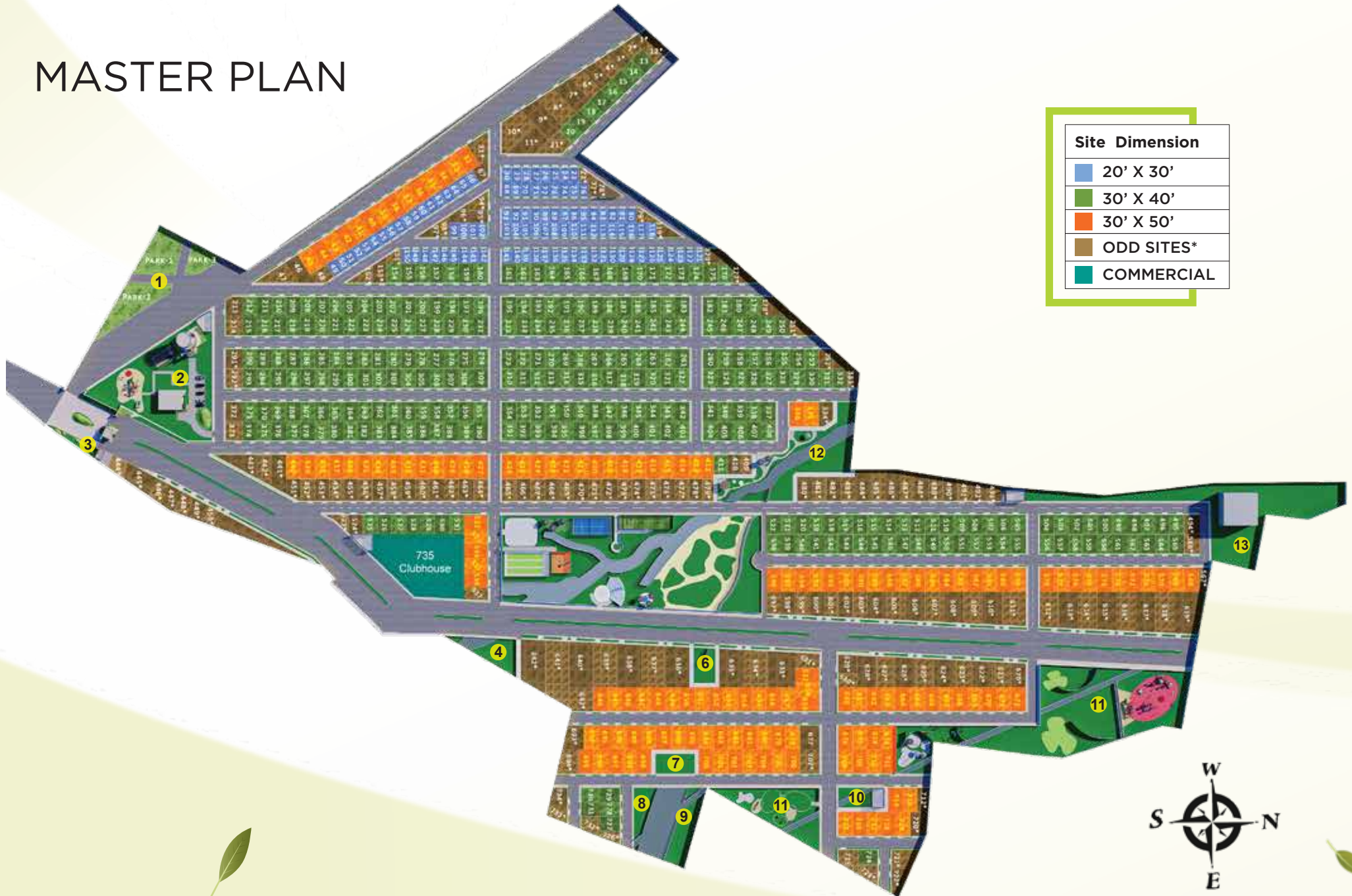




KEY DISTANCE

Nelamangala Town	: 2.5 Kms	Nagasandra Metro	: 16 Kms
BIEC	: 14 Kms	Parle Factory	: 15 Kms
NICE Junction	: 14 Kms	Yeshwanthpur	: 22 Kms
Dabaspet Industrial Area	: 20 Kms		

MASTER PLAN



LEGEND

1. Park 01, 02, 03 : Neighbourhood Park
2. P4, Ca 1, 02 : Community Park
3. P5 : Urban Forest
4. P6: Native Tree Park
5. P7, 8, 9 : Woodland Park
6. P 10: Fitness Park
7. P 11 : Readers Park
8. P 12: Elders Park
9. P13: Picnic Park
10. P14: Totlot Park
11. Ca 3, 4, 5, 6, 7 : Sports Park
12. P 15, 16: Birds Park
13. P 17 : Community Leisure & Pets Park



OUR OTHER PROJECTS



MAGNIFICIA
Old Madras Road, Bengaluru



AEROPOLIS
NH 44, Bengaluru



GREENAGE
Hosur Main Road, Bengaluru



ANUGRAHA
Vijayanagar Extension
Bengaluru



HM ROYAL
Kondhwa (Opp. Talab factory)
Pune



OPUS
Tumkur Road, Bengaluru



ASHRAYA
Bengaluru-Mysuru Expressway
Bidadi



KAVERI SIRI
Acetate Town, Mandya



LA VITA
Hennur Road, Bengaluru



MAGNUS
Shaikpet, Hyderabad



AQUA VISTA
Bannerghatta Main Road
Bengaluru



MISTY CHARM
Off Kanakapura Main Road
Bengaluru



PARK CUBIX
Devanahalli Town, Bengaluru



EXOTIC
Bagalur Main Road, Bengaluru



NAVARATNA RESIDENCY
Avinashi Road, Coimbatore



LUXURIA
Malleshwaram, Bengaluru



SERENE LIFE
Shettigere, Bengaluru



BLISS
Off Budigere Road, Bengaluru



LAKERIDGE
Kokapet, Hyderabad



WATER'S EDGE
Sancoale, Goa

Built on the strong foundation of trust, innovation and knowledge-leadership, the Sattva Group is one of India's leading Property Development, Management and Consulting Groups. Founded in 1993, with the primary focus of developing high quality constructions, the Group has attained leadership position and is one of the most preferred brands in the country today. Having pioneered the early development landscape in Bengaluru and literally shaping the city's skyline since the early-90s, the Group has a diverse portfolio of world-class IT parks, commercial, residential, Co-working, Co-living, hospitality and retail properties.

80 MILLION SQ. FT.
COMPLETED

23 MILLION SQ. FT.
ON-GOING

65 MILLION SQ. FT.
UPCOMING

140 PROJECTS
COMPLETED

20 ON-GOING
PROJECTS



AWARDS & RECOGNITIONS



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



2021
**TIMES BUSINESS AWARDS
BENGALURU**
Best Developer Residential
Sattva Group



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BENGALURU | HYDERABAD | MUMBAI | PUNE | KOLKATA | CHENNAI | GOA | COIMBATORE



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Founding Member IGBC



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ISO 9001, 14001 & 18001 CERTIFIED

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