

A project of SATTVA GROUP

CASA CRESCENT  
HOMES ONLY FOR A SELECT FEW



PERHAPS THIS IS  
NOT FOR YOU.

We understand that you've been longing to own an apartment as grand as this. And that you wanted it right in the heart of the city, with features that live up to your expectations. While you already must have started to think this might just be the one, don't let yourself be carried away. Because there are just six apartments at Casa Crescent. And only a few will get to own one. But if you still think this is the one, turn the page to know more about your future home.

Artistic Impression





VA









**YOU OWN IT.  
IT WILL POSSESS YOU.**

You cannot own a home at Casa Crescent and not be affected by its grandeur. From its location in Benson Town, on Benson Cross Road, the project has about it an air of sophistication and charm very few other apartments have. The fact that it's a project with only six residences including two duplexes will leave the city guessing, as to who the lucky ones are, that made it to Casa Crescent. Finally, the apartment's world-class fittings, features and amenities oozing with luxury will leave you at a loss for words to explain the kind of effect that Casa Crescent has on you. For it's a lifestyle that can only be experienced.







## STEP INSIDE. AND YOU'LL RARELY WANT TO STEP OUTSIDE.

Looks can be deceiving. And it couldn't be more true, than in the case of Casa Crescent. From the outside, it looks every bit like any other super luxury home. But the comparison ends, the moment you step inside. These four bedroom apartments come with automation systems that lets you set the ambience of your rooms to your liking. The lighting, air conditioning and curtains can be controlled with just a touch of a button. What's more, the imported marble flooring in every room, teakwood doors, 24/7 CCTV cameras and many other features make a Casa Crescent home, unlike any other super-luxury apartment.











## BE UNDER THE SPOTLIGHT.

They will admire you. Speak of you. Want to be like you. Try to imitate your success. Owning a home at Casa Crescent is sure to elevate your status to that of a star. Because you are not living in any ordinary home. Located conveniently in one of the city's most sought after locations on Benson Cross Road, the project brings everything Bengaluru has to offer. From prestigious schools to business centers, entertainment and great shopping destinations, all in close proximity to the project. So, while living at Casa Crescent, one thing is certain. That, it will get you all the attention you desire and also the ones you don't.





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SATTVA

ASA CRESCENT



St Johns Church



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Promenade Road

Foto Flash

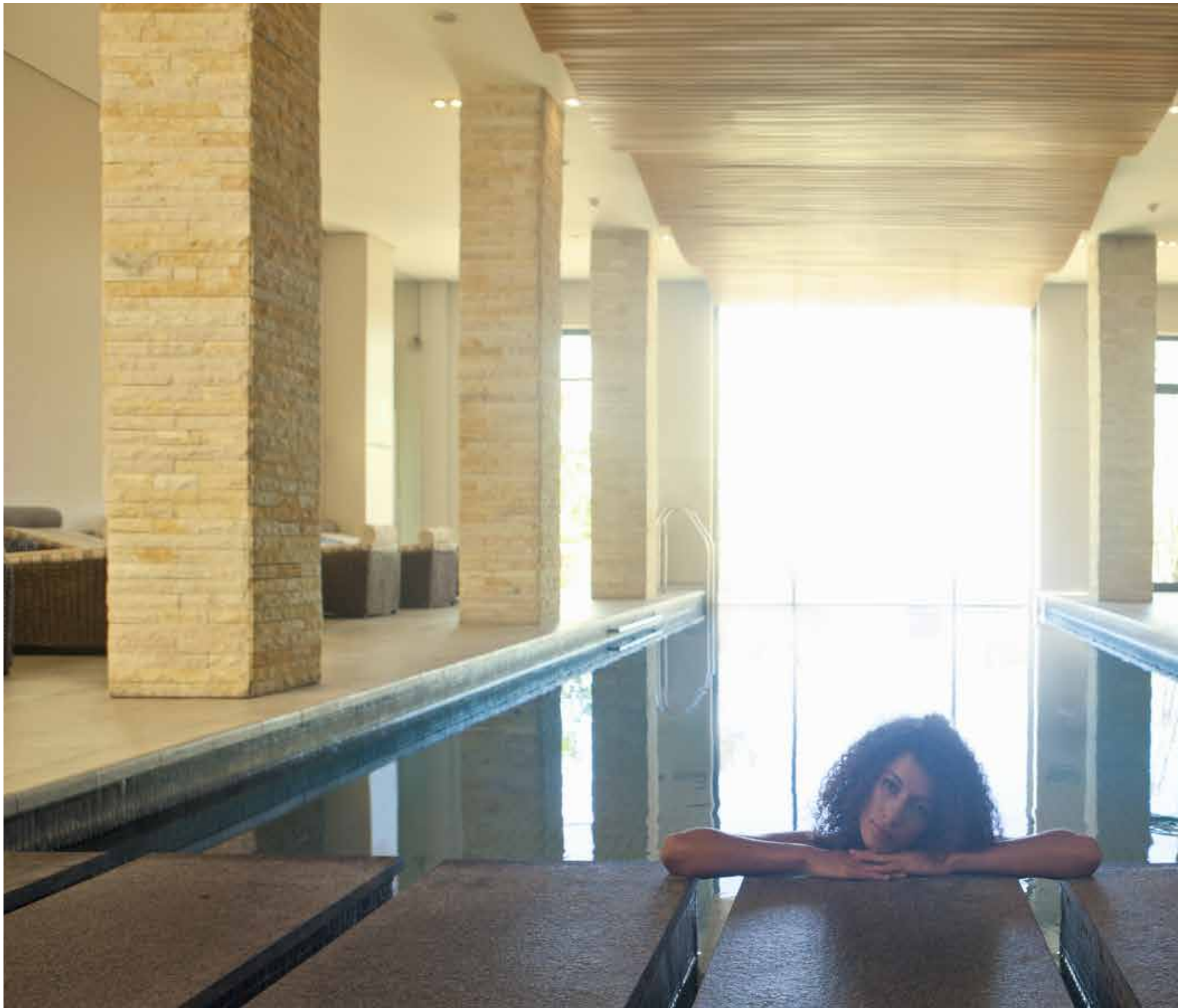


Ulsoor  
Lake

OLD MADRAS ROAD

## LEGEND

Cantonment Railway Station:	2 Km
Commercial Street:	3 Km
Cubbon Park:	4 Km
Race Course Road:	4.4 Km
MG Road:	4.5 Km
Vidhana Soudha:	4.5 Km
Brigade Road:	4.5 Km
Indiranagar BDA Complex:	5.5 Km
Lalbagh:	6 Km
Koramangala Sony World:	10.8 Km
Bengaluru International Airport:	30 Km





## AMENITIES TO UNWIND

Begin your day with a workout at the gymnasium which comes with the most modern equipment. It's sure to give your mornings a great start. And give your day a perfect end by taking a dip in the heated rooftop swimming pool.





## STRUCTURE

- RCC Framed Structure with Block Masonry.

## FLOORING

### a. COMMON AREA:

- Lift lobby : Marble in Ground Floor and Typical floor/Vitrified tiles flooring

### b. APARTMENT:

- Foyer : Imported Marble
- Living & Dining : Imported Marble
- Master Bedroom : Wooden Flooring
- Bedrooms and Kitchen : Vitrified flooring
- Balcony & Utility : Vitrified tiles flooring

### c. TOILETS:

- Ceramic tiles flooring
- Granite / Tile dado up to False Ceiling Height.

**TOILETS:** Chromium plated fittings-

- Hot and cold Single Lever basin mixer for all the toilets.
- Single lever with CP shower units in bath area for all the toilets.

- Health Faucet For all the Toilets.

- Granite counter top washbasin in all Bedrooms
- Wall mounting European Water Closet (EWC)
- Shower enclose for all toilets.

## DOORS

- Teakwood door frame for main door
- Main door both sides teak veneer with polish
- Internal doors both sides laminate finish
- All other door frames in Teak wood.
- All other doors made of flush shutters with one side polish.

## UTILITY

- Inlet & Outlet for Washing machine and Dish washer

## WINDOWS

- Teakwood frames
- Ventilators for toilets.

### **PAINTING**

- Exterior finish with Textured finish
- Internal walls and Ceilings with plastic Emulsion

### **ELECTRICAL**

- One TV point in the living room & all bedrooms
- Fire resistant electrical wires of reputed make
- One Earth Leakage Circuit Breaker for each apartment
- Electrical Modular switches of Reputed make
- Telephone points in all bedrooms and living area
- 3 & 4 BHK apartment will be provided with 15 KVA & 20 KVA power respectively.
- Home Automation : At extra cost

### **CABLE TV**

- An exclusive network of Cable TV will be provided with a centralized control room at a convenient location (users to pay the operator on a monthly basis)

### **TELEPHONE/ INTERCOM FACILITY**

- Intercom facility from each apartment to the security room, and other apartments.
- A telephone system with intercom facility will be installed with cabling done up to each flat
- This will be operated by Telecom Service Provider for a nominal deposit & monthly rentals

### **LIFT**

- Automatic passenger lifts

### **BACK- UP GENERATOR**

- Stand-by generator for lights in common areas, lifts & pumps. Full power back up for each apartment at extra cost.

### **SECURITY SYSTEMS**

- A CCTV camera will be installed in the security room/lobby / periphery vital points
- Video door phone provision

### **GENERAL:**

- Pool and Gym on the terrace.







FIRST FLOOR PLAN



# SECOND AND FOURTH FLOOR PLAN





SIMPLEX UNIT: 101, 201, 301, 401  
Saleable area: 3633.45ft.

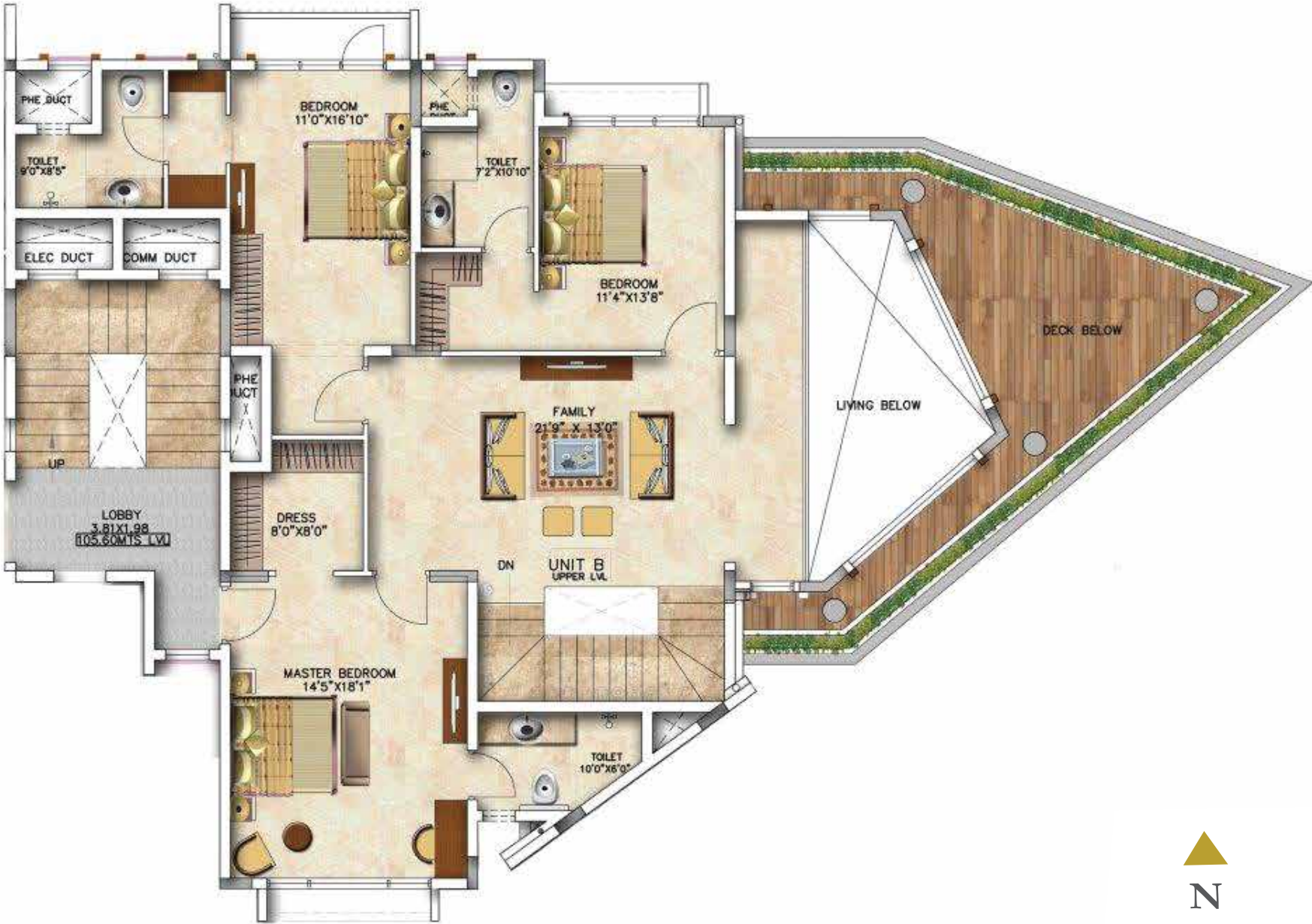




DUPLEX LOWER FLOOR UNIT: 102, 302  
Saleable area: 5178.26sqft.



DUPLEX UPPER FLOOR UNIT: 102, 302  
Saleable area: 5178.26sf.





# ONGOING PROJECTS IN BANGALORE

## LAUREL HEIGHTS

Hesarghatta Main Road



## ANUGRAHA

Next to Vijayanagar



## OPUS

Tumkur Main Road



## EXOTIC

Bagalur Main Road



## SIGNET

Sarjapur Road



## AEROPOLIS

NH 44



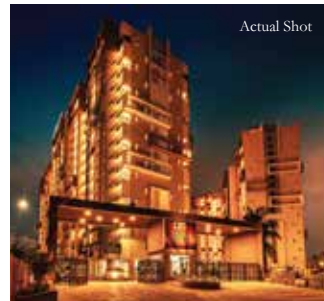
## SERENE LIFE

Shettigere



## EAST CREST

Near Budigere Cross, OMR Road



## PARK CUBIX

Devanahalli



## KAVERI SIRI

Acetate Town, Mandya



## LUXURIA

8th Main, Malleshwaram



## GREENAGE

Hosur Main Road



## MAGNIFICIA

Old Madras Road



## MISTY CHARM

Off Kanakapura Raod





## ONGOING PROJECTS IN OTHER CITIES

**MAGNUS**  
Shaikpet, Hyderabad



**KNOWLEDGE CITY**  
HITEC City, Hyderabad



**HM ROYAL**  
Kondhwa, Pune



**WATERS EDGE**  
Sancoale, Goa



**NAVARATNA RESIDENCY**  
Avinashi Road, Coimbatore





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



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



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



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



**2021**  
SILICON REAL ESTATE  
AWARDS BENGALURU  
*Most Promising Residential Project*  
Misty Charm



**2021**  
CIDC VISWAKARMA AWARDS  
*Best Construction Project*  
Knowledge City, Hyderabad  
Salarpuria Sattva



**2020**  
IBE - INDIA PROPERTY  
AWARDS  
*Developer of the Year 2020*  
- Commercial  
Salarpuria Sattva



**2020**  
ET NOW GLOBAL  
REAL ESTATE CONGRESS  
REAL ESTATE AWARDS  
*Developer of the Year - Commercial*  
Salarpuria Sattva



**2020**  
ET NOW  
BUSINESS LEADER  
OF THE YEAR  
*Bijay Agarwal - Managing Director*  
Salarpuria Sattva



**2019**  
IGBC GREEN CHAMPION  
AWARD  
*Developer Leading*  
*the Green Building*  
*Movement in India(Commercial)*  
Salarpuria Sattva Group



**2019**  
CARE AWARDS  
CREDAI AWARD FOR  
REAL ESTATE  
*Best Residential Dwellings*  
*above 1500 Sq.Ft.*  
Salarpuria Sattva Greenage



**2019**  
SILICON INDIA REAL ESTATE  
AWARDS BENGALURU  
*India's Most Trusted Developer of*  
*the Year - 2019*  
Salarpuria Sattva Group



**2019**  
CREDAI TELANGANA'S  
CREATE AWARD  
*Best Office/Commercial having*  
*more than 1 lakh Sq.Ft. build up area*  
Salarpuria Sattva Knowledge City



**2019**  
INDIA PROPERTY AWARD  
*Best Upcoming Project of the*  
*Year - 2019 (Under Construction)*  
Salarpuria Sattva Knowledge City



**2019**  
COMMONFLOOR  
REAL ESTATE EXCELLENCE  
AWARDS  
*Best Developer in*  
*Professional Excellence 2018 – 2019*  
Apartment



**2022**  
TIMES BUSINESS AWARDS 2022  
BENGALURU  
*Best Developer Commercial*  
*Sattva Group*



**2020**  
CONSTRUCTION WORLD  
ARCHITECT & BUILDER  
AWARD  
*Best Developer - Residential*  
*Outstanding projects, Knowledge City,*  
*Knowledge Point and Divinity*



**2020**  
COMMONFLOOR  
REALTY AWARDS  
*Best Developer of the Year*  
*Karnataka*



**2019**  
CONSTRUCTION WEEK  
INDIA AWARDS  
*Facade Project of the Year*  
*Knowledge Park,*  
*Salarpuria Sattva Group*



**2019**  
TIMES BUSINESS AWARD  
*Best Developer - Residential*

## AWARDS

### Trust is what we deliver

Built on the strong foundation of trust, innovation and knowledge-leadership, the Salarpuria Sattva Group is one of India's leading Property Development, Management and Consulting Groups. Founded in 1986, with the primary focus of developing high quality constructions, the Group has attained leadership positioning in the field 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 mid-80s, the Group has a diverse portfolio of world-class IT parks, commercial, residential, hospitality and retail properties.



# OUTSTANDING ACHIEVEMENTS



Numbers indicated are as on May, 2022

## OUR BUSINESS VERTICALS





**Corporate Office:** Sattva Group, 4th Floor, Salarpuria Windsor, #3, Ulsoor Road, Bengaluru - 560042, Karnataka, India

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



A CRISIL 'A' STABLE RATED COMPANY  
Founding Member IGBC



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

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