

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



SATT

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.



BIAL

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SATTVA

ASA CRESCENT



St Johns Church



eler Road

Promenade Road

Foto Flash

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IQ



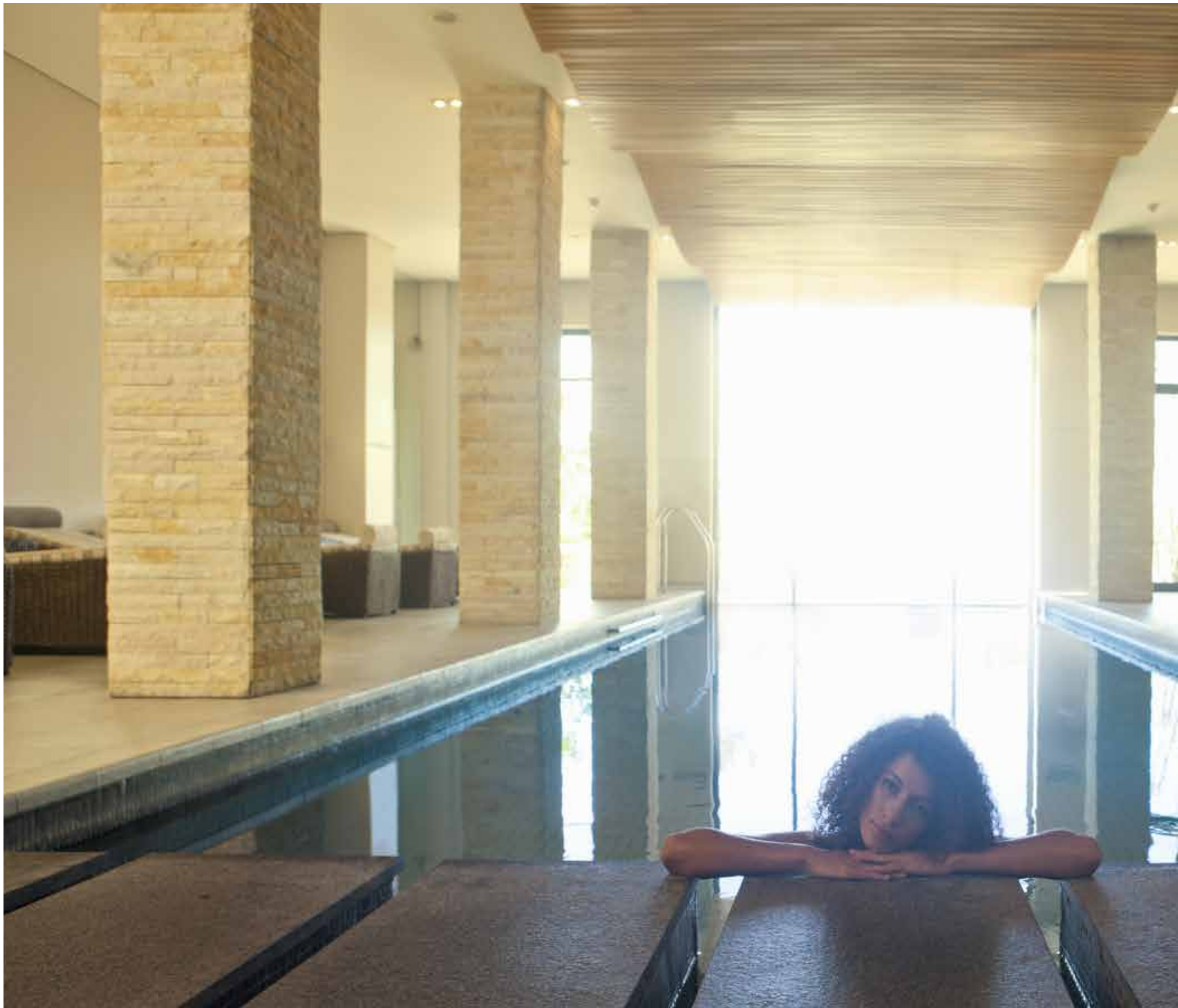
Ulsoor
Lake

ington Road

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



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



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



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



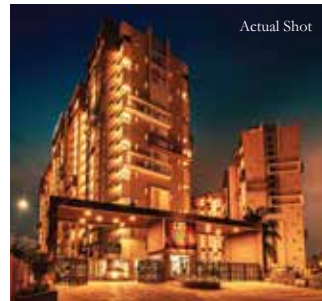
SERENE LIFE

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



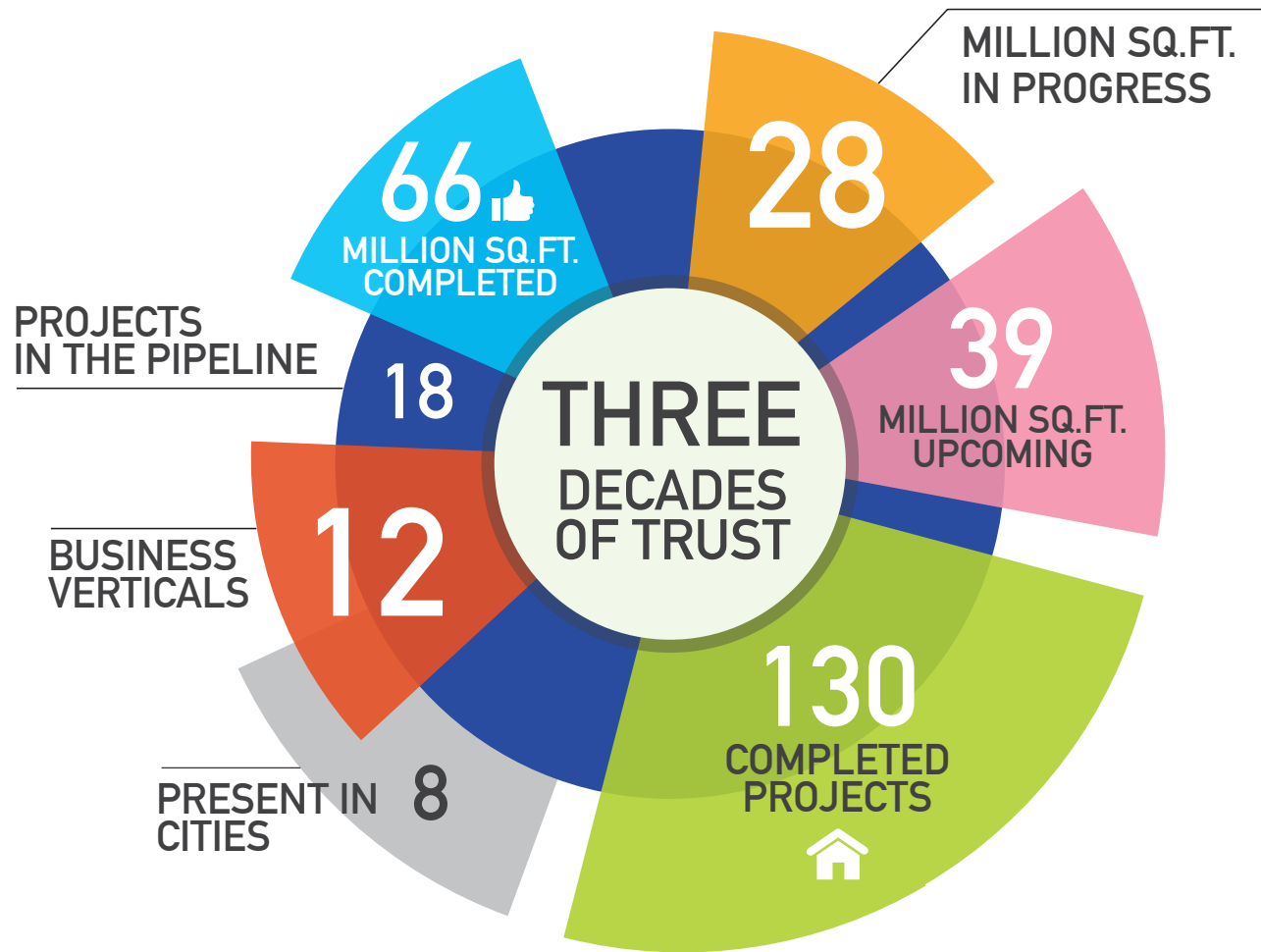
2019
TIMES BUSINESS AWARD
Best Developer - Residential

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

www.sattvagroup.in | Call Toll-Free No.: 1800 121 3344 | E: enquiry@sattvagroup.in

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