

Come home to where your next door neighbour is a misty valley.

SALAKPURA SATTVA  
**MISTY  
CHARM**  
Valley of Dreams

Holiday Village Road, Off Kanakapura Main Road





Turn back time.



Dream again.

Once upon a time, Bengaluru was full of wide, empty tree-lined streets.

Sparrows, mynahs and parrots were aplenty. The air was crisp, fresh and clean.

And with the morning, came mist and a bracing chill.

Salarpuria Sattva Misty Charm will take you back to that charming old

Bengaluru. The premium homes at Misty Charm offer you lush green, open

spaces, mist in the mornings and a stunning view of a green valley with beautiful

sunrises and sunsets. Much like the Bengaluru of yesteryears did. Luckily, it also

has excellent connectivity. Along with every conceivable contemporary luxury

and amenity.



**MISTY  
CHARM**  
Eminent of Charm



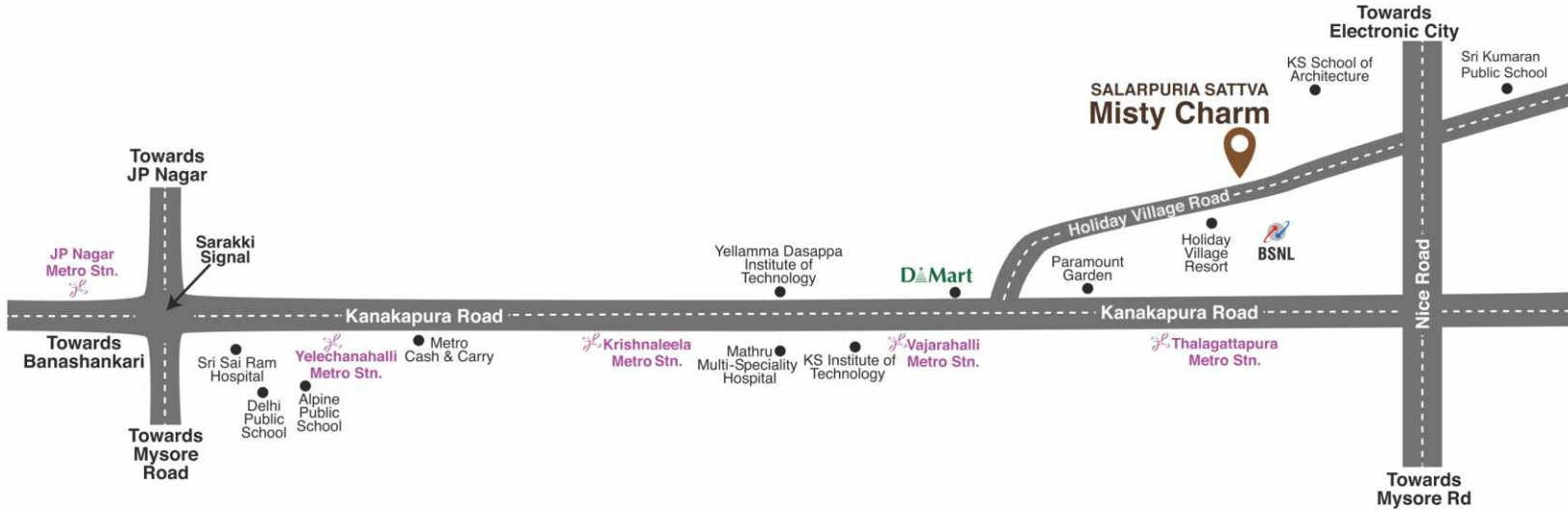
TRUST. IT'S WHAT WE BUILD.

# Welcome to the home you always dreamt of - Misty Charm.



At Salarpuria Sattva Misty Charm, the softly rolling land is covered with verdant greenery. These fine homes are fashioned from your dream of the perfect life. Far from the madding city, yet exceptionally well-connected. It has modern, aesthetically-pleasing architecture and comprises of 11 stately towers, with apartment towers designed in 'clusters' to give you privacy, as well as an open courtyard to interact with your neighbours. Misty Charm offers you spectacular views from almost every corner of the property. Your balcony, for instance, overlooks undulating valley-like, mist-filled woods, making it the perfect spot for your morning cuppa. A large Clubhouse houses everything, from a gym and yoga room to a squash court and a pool with spectacular views. The cluster-style towers are tucked in away from the main road, so that all you'll get is peace and quiet, rather than the blaring of horns. That's why Misty Charm is more than a home, it's your blissful abode.

# Location map



Distances are subject to change based on travel time and traffic conditions.

# Map and proximity chart

- Vajarahalli Metro Station - 1 Km.
- Upcoming Forum Mall - 4 Kms.
- NICE Road - 2 Kms.
- City Railway Station - 15 Kms.
- Fortis Hospital - 9 Kms.
- Apollo Hospital - 7 Kms.
- Kumaran International School - 2 Kms.
- Delhi Public School - 3 Kms.





# Lush greenery. Exceptional connectivity. The perfect location has the best of both worlds.

The location of Misty Charm was carefully chosen, to give you the best of both worlds. It is far from the hustle and bustle of the city - which means vast open spaces, an abundance of greenery and clean, unpolluted air. Yet, because it is right next door to the NICE corridor and the upcoming Metro, you're actually minutes away from the centre of Bengaluru. The property is right next to educational institutions, shopping malls and health care facilities. And yet, it overlooks a lush green valley.





# Master Plan

←--- TO KANAKAPURA ROAD

TO NICE ROAD ---->

## OUTDOOR AMENITIES

1. Main Entry
2. Security Cabin
3. Reflexology Path
4. Seniors' Corner
5. Seating Courtyard
6. Secondary Entry/Exit
7. Kids' Pool
8. Pergola
9. Tot Lot
10. Double Height Lobby
11. Skating Rink
12. Outdoor Fitness
13. Pavilion
14. Half Basketball Court
15. Atrium With Focal Sculpture
16. Tennis Court
17. Cricket Court
18. Amphitheater
19. Kids' Playground
20. Picnic Area
21. Meditation Garden
22. Rock Sculpture
23. Adventure Playground
24. Activity Lawn
25. Main Exit





# 2 Acres of exclusive greenery and fresh oxygen.

Jogging trail

Green lawns

Recreational parks

And misty mornings





The perfect place to meet,  
and connect.

The apartments at Misty Charm overlook a courtyard style green patch – the perfect place to catch up on the lives of your neighbours, chat and build a friendly community.



## Tower above the ordinary.

Tower 1 is where you will want to be. This exclusive tower comprises only premium 3 BHK apartments that will make you feel like you are living in the very lap of luxury. Tower 1 is closest to the Clubhouse and the infinity pool for sheer convenience and added comfort.



## A temple for fit bodies and healthy minds.



The classy, stand-alone Clubhouse at Misty Charm has a health club (with sauna, steam, gym, aerobics, etc.), squash court, infinity pool for adults and kids, pool table, reading rooms and more – in fact everything to keep both mind and body fit.





### CLUBHOUSE LEVEL 1



#### LEGEND

- 1 COURTYARD
- 2 SQUASH COURT
- 3 FACILITY OFFICE
- 4 CONVENIENCE STORE
- 5 LADIES TOILET
- 6 GENTS TOILET
- 7 PANTRY
- 8 MULTIPURPOSE HALL
- 9 TABLE TENNIS

### CLUBHOUSE LEVEL 2



#### LEGEND

- 1 COURT YARD
- 2 READING ROOM
- 3 ESTATE OFFICE / STORE
- 4 POOL
- 5 INDOOR GAMES
- 6 CLUB HOUSE ENTRY
- 7 CLUB HOUSE LOBBY
- 8 DOUBLE HEIGHT SQUASH COURT



## CLUBHOUSE LEVEL TERRACE POOL



## CLUBHOUSE

### Amenities provided - Indoor

- Multipurpose Hall
- Squash Court with viewing gallery
- Table Tennis
- Pool Table
- Gym
- Indoor Games/Cards Room
- Library/Reading Room

### Rejuvenation

- Yoga/Meditation/Aerobics
- Sauna/Steam

### Others

- Departmental Store
- Swimming Pool



# Tower Plans



TOWER 01

TOWER - 01 SUMMARY							
Unit Type	No. of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		SQM	SFT	SQM	SFT	SQM	SFT
TYPE - P	3 Bedroom + 3 Toilet	136.99	1475	95.79	1031.08	4.41	47.47
TYPE - P1	3 Bedroom + 3 Toilet	137.06	1475	95.79	1031.08	4.41	47.47



TOWER - 02 SUMMARY							
Unit Type	No of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		SGM	SFT	SGM	SFT	SGM	SFT
<b>TYPE - E</b>	2 Bedroom + 2 Toilet	90.52	974	62.44	672.10	3.50	37.67
<b>TYPE - L</b>	3 Bedroom + 2 Toilet	119.33	1285	84.23	906.65	3.50	37.67
<b>TYPE - P</b>	3 Bedroom + 3 Toilet	136.99	1475	95.79	1031.08	4.41	47.47
<b>TYPE - P1</b>	3 Bedroom + 3 Toilet	137.06	1475	95.79	1031.08	4.41	47.47

\* Not to scale. All measurements are in feet and inches. (1 Sq. Ft. = 0.092 Sq. M.)

3B2T TYPE J1

2B2T TYPE D



2B2T TYPE C1

2B2T TYPE D

2B2T TYPE H

TOWER - 03 SUMMARY

Unit Type	No. of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		SQM	SFT	SQM	SFT	SQM	SFT
TYPE - C1	2 Bedroom + 2 Toilet	87.77	945	60.31	649.18	3.50	37.67
TYPE - D	2 Bedroom + 2 Toilet	89.12	959	61.38	660.89	3.50	37.67
TYPE - H	2 Bedroom + 2 Toilet	98.09	1056	67.46	726.14	3.66	39.40
TYPE - J1	3 Bedroom + 2 Toilet	116.53	1254	82.03	882.97	3.50	37.67

TOWER 03

2B2T TYPE D

3B2T TYPE J



2B2T TYPE D

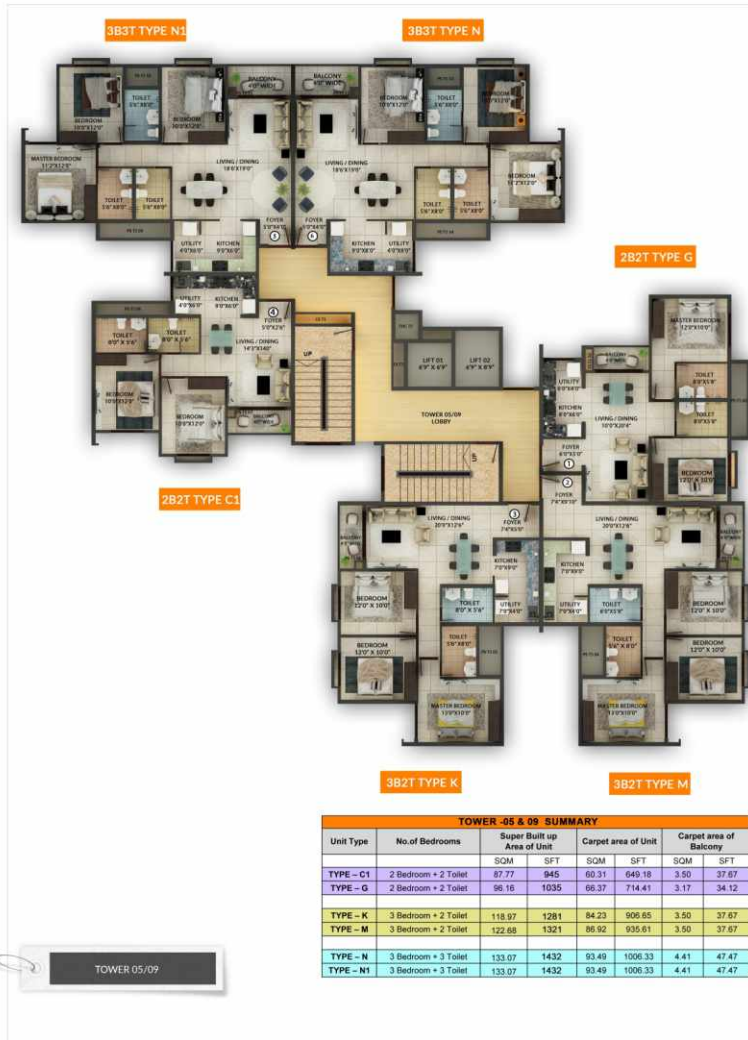
2B2T TYPE C

2B2T TYPE H

**TOWER – 04 SUMMARY**

Unit Type	No. of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		SQM	SFT	SQM	SFT	SQM	SFT
TYPE – C	2 Bedroom + 2 Toilet	87.77	945	60.31	649.18	3.50	37.67
TYPE – D	2 Bedroom + 2 Toilet	89.12	959	61.38	660.69	3.50	37.67
TYPE – H	2 Bedroom + 2 Toilet	98.09	1056	67.46	726.14	3.66	39.40
TYPE – J	3 Bedroom + 2 Toilet	116.53	1254	82.03	882.97	3.50	37.67

TOWER 04



TOWER 05/09

TOWER -05 & 09 SUMMARY							
Unit Type	No. of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		SGM	SFT	SGM	SFT	SGM	SFT
TYPE - C1	2 Bedroom + 2 Toilet	87.77	945	60.31	649.18	3.50	37.67
TYPE - G	2 Bedroom + 2 Toilet	96.16	1035	66.37	714.41	3.17	34.12
TYPE - K	3 Bedroom + 2 Toilet	118.97	1281	84.23	906.65	3.50	37.67
TYPE - M	3 Bedroom + 2 Toilet	122.68	1321	86.92	935.61	3.50	37.67
TYPE - N	3 Bedroom + 3 Toilet	133.07	1432	93.49	1006.33	4.41	47.47
TYPE - N1	3 Bedroom + 3 Toilet	133.07	1432	93.49	1006.33	4.41	47.47



TOWER 06/10

TOWER 06 & 10 SUMMARY							
Unit Type	No. of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		SQM	SFT	SQM	SFT	SQM	SFT
TYPE - C	2 Bedroom + 2 Toilet	87.77	945	60.31	649.18	3.50	37.67
TYPE - F	2 Bedroom + 2 Toilet	95.46	1026	65.85	708.81	3.17	34.12
TYPE - K	3 Bedroom + 2 Toilet	118.97	1261	84.23	906.65	3.50	37.67
TYPE - N	3 Bedroom + 3 Toilet	133.07	1432	93.49	1006.33	4.41	47.47
TYPE - N1	3 Bedroom + 3 Toilet	133.07	1432	93.49	1006.33	4.41	47.47

\* Not to scale. All measurements are in feet and inches.(1 Sq. Ft. = 0.092 Sq. M.)

3B2T TYPE J1



2B2T TYPE D



2B2T TYPE C1



1B1T TYPE A



1B1T TYPE A1



2B2T TYPE D

TOWER 07

**TOWER - 07 SUMMARY**

Unit Type	No. of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		SQM	SFT	SQM	SFT	SQM	SFT
TYPE - A	1 Bedroom + 1 Toilet	51.42	554	34.79	374.48	2.20	23.68
TYPE - A1	1 Bedroom + 1 Toilet	51.23	551	34.79	374.48	2.20	23.68
TYPE - C1	2 Bedroom + 2 Toilet	87.77	945	60.31	649.16	3.50	37.67
TYPE - D	2 Bedroom + 2 Toilet	89.12	960	61.38	660.69	3.50	37.67
TYPE - J1	3 Bedroom + 2 Toilet	116.53	1254	82.03	882.97	3.50	37.67

2B2T TYPE D



3B2T TYPE J



2B2T TYPE D



1B1T TYPE A

1B1T TYPE A1



2B2T TYPE C



TOWER 08

**TOWER - 08 SUMMARY**

Unit Type	No.of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		SQM	SFT	SQM	SFT	SQM	SFT
TYPE - A	1 Bedroom + 1 Toilet	51.42	554	34.79	374.48	2.20	23.68
TYPE - A1	1 Bedroom + 1 Toilet	51.23	551	34.79	374.48	2.20	23.68
TYPE - C	2 Bedroom + 2 Toilet	87.77	945	60.31	649.18	3.50	37.67
TYPE - D	2 Bedroom + 2 Toilet	89.12	960	61.38	660.69	3.50	37.67
TYPE - J	3 Bedroom + 2 Toilet	116.53	1254	82.03	882.97	3.50	37.67

\* Not to scale. All measurements are in feet and inches.(1 Sq. Ft. = 0.092 Sq. M.)

1B1T TYPE B

2B2T TYPE D

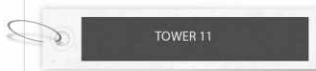


2B2T TYPE D

1B1T TYPE A

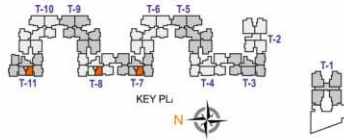
1B1T TYPE A1

2B2T TYPE D



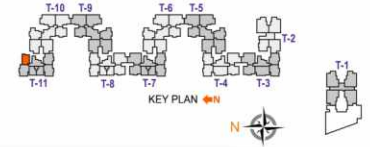
TOWER - 11 SUMMARY							
Unit Type	No. of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		SQM	SFT	SQM	SFT	SQM	SFT
TYPE - A	1 Bedroom + 1 Toilet	51.42	554	34.79	374.48	2.20	23.68
TYPE - A1	1 Bedroom + 1 Toilet	51.23	551	34.79	374.48	2.20	23.68
TYPE - B	1 Bedroom + 1 Toilet	56.25	605	36.12	388.80	2.20	23.68
TYPE - D	2 Bedroom + 2 Toilet	89.12	960	61.38	660.69	3.50	37.67

# Floor Plan



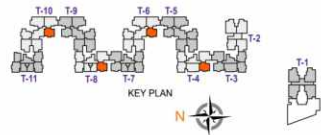
UNIT TYPE A1	SQM	SFT
SUPER BUILT UP AREA OF UNIT	51.23	552
CARPET AREA OF UNIT	34.79	375
CARPET AREA OF BALCONY	2.20	24

1B1T\_TYPE\_1A\_TYPE-A1



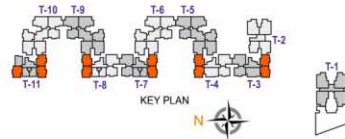
UNIT TYPE B	SQM	SFT
SUPER BUILT UP AREA OF UNIT	56.25	606
CARPET AREA OF UNIT	36.12	389
CARPET AREA OF BALCONY	2.20	24

1B1T\_TYPE\_2\_TYPE-B



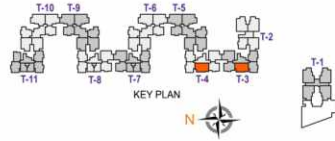
UNIT TYPE C	SQM	SFT
SUPER BUILT UP AREA OF UNIT	87.77	945
CARPET AREA OF UNIT	60.31	650
CARPET AREA OF BALCONY	3.50	38

2B2T\_TYPE\_1\_TYPE-C



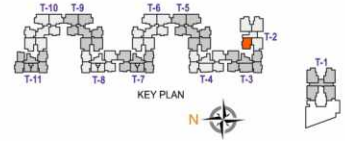
UNIT TYPE D	SQM	SFT
SUPER BUILT UP AREA OF UNIT	89.12	960
CARPET AREA OF UNIT	61.38	661
CARPET AREA OF BALCONY	3.50	38

2B2T\_TYPE\_2\_TYPE-D



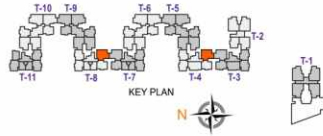
UNIT TYPE H	SQM	SFT
SUPER BUILT UP AREA OF UNIT	98.09	1056
CARPET AREA OF UNIT	67.46	726
CARPET AREA OF BALCONY	3.66	40

2B2T\_TYPE\_4\_TYPE-H



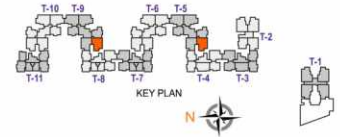
UNIT TYPE E	SQM	SFT
SUPER BUILT UP AREA OF UNIT	90.52	975
CARPET AREA OF UNIT	62.44	672
CARPET AREA OF BALCONY	3.50	38

2B2T\_TYPE\_5\_TYPE-E



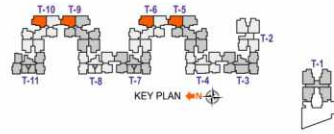
UNIT TYPE J	SQM	SFT
SUPER BUILT UP AREA OF UNIT	116.53	1254
CARPET AREA OF UNIT	82.03	883
CARPET AREA OF BALCONY	3.50	38

3B2T\_TYPE\_3\_TYPE-J



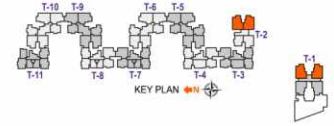
UNIT TYPE M	SQM	SFT
SUPER BUILT UP AREA OF UNIT	122.48	1321
CARPET AREA OF UNIT	86.92	936
CARPET AREA OF BALCONY	3.50	38

3B2T\_TYPE\_2\_TYPE-M



UNIT TYPE N	SQM	SFT
SUPER BUILT UP AREA OF UNIT	133.07	1432
CARPET AREA OF UNIT	93.49	1006
CARPET AREA OF BALCONY	4.41	48

3B3T\_TYPE\_1\_TYPE-N



UNIT TYPE P	SQM	SFT
SUPER BUILT UP AREA OF UNIT	136.99	1475
CARPET AREA OF UNIT	95.79	1031
CARPET AREA OF BALCONY	4.41	48

3B3T\_TYPE\_2A\_TYPE-P

## Specifications

### 1. Structure:

R.C.C. Framed Structure with Porotherm/Cement Blocks Walls

### 2. Flooring:

#### a. Common area:

- Ground Floor Lobby with Vitrified Tiles/Marble/Granite Flooring
- Typical Lift lobby: Granite Flooring/Vitrified Tiles Flooring
- Staircase: Tandoor/Kota Stone/Step Tiles
- Corridors: Vitrified Tile Flooring

#### b. Apartment:

- Foyer : Vitrified Tiles
- Living & Dining : Vitrified Tiles
- Master Bedroom : Vitrified Tiles
- Bedrooms & Kitchen : Vitrified Tiles
- Balcony : Anti-skid Ceramic Tiles

#### c. Toilets:

- Anti-skid Ceramic Tiles Flooring
- Glazed/Ceramic Tile Dado up to 7' height

### 3. Toilets:

- CP Fittings
- Single Lever Mixer for all Toilets and Washbasins
- Health Faucet for all the Toilets
- Granite Counter with Counter Top Wash basin in Master Toilets and Pedestal Wash basin in all other Toilets
- Wall Mounted EWC for all Toilets

### 4. Kitchen:

- Provision for Water Purifier
- Hot and Cold Wall Mixer
- Centralized Gas Distribution (at Extra Cost)
- Cladding with Glazed Tiles 2'0" above the Kitchen Platform (Kitchen Platform and Sink will not be provided)

### 5. Utility:

- Inlet & Outlet for Washing Machine

### 6. Doors:

- Main Door of Woodenised Wooden Frame.
- Main Door Shutter with one side Veneer with Melamine Polish and other side Paint Finish
- Internal Doors of Wooden Frame/Stone Frame
- Internal Shutters Flush Doors with Paint Finish
- Toilet – same as Internal Doors

### 7. Windows:

- Two/Three Track Anodised UPVC/Aluminium Windows with Mosquito Mesh
- Balconies for Living, Dining and Bedroom – Glazed Full Windows with Aluminium/UPVC Frames with Sliding/ Hinged Shutters and Mosquito Mesh
- Ventilator – UPVC/Aluminium Frames with Glazed, Louvered/Hinged/Fixed Shutters and provision for Exhaust Fan

### 8. Painting:

- Internal with Plastic Emulsion Paint
- Ceilings with Oil Bound Distemper
- External with Cement Paint/and Texture Finish as per design

### 9. Electrical:

- One TV point in the Living Room & Master Bedroom
- Fire Resistant Electrical Wires of reputed make
- One Earth Leakage Circuit Breaker for each apartment
- Electrical Modular Switches of reputed make
- Split AC Point in Master Bedroom and Living Room (Split AC & Copper Piping will not be provided)
- Individual apartments to have a BESCOM power of 3KVA, 4KVA and 5KVA for 1 BHK, 2 BHK, 2.5 BHK & 3 BHK respectively
- Video door phone conduit provision

### 10. 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)

### 11. Telephone/Intercom Facility:

- Telephone points in Living Room
- Intercom facility from each apartment to the Security Room and other apartments

### 12. Lift:

- Automatic Passenger Lifts of reputed make

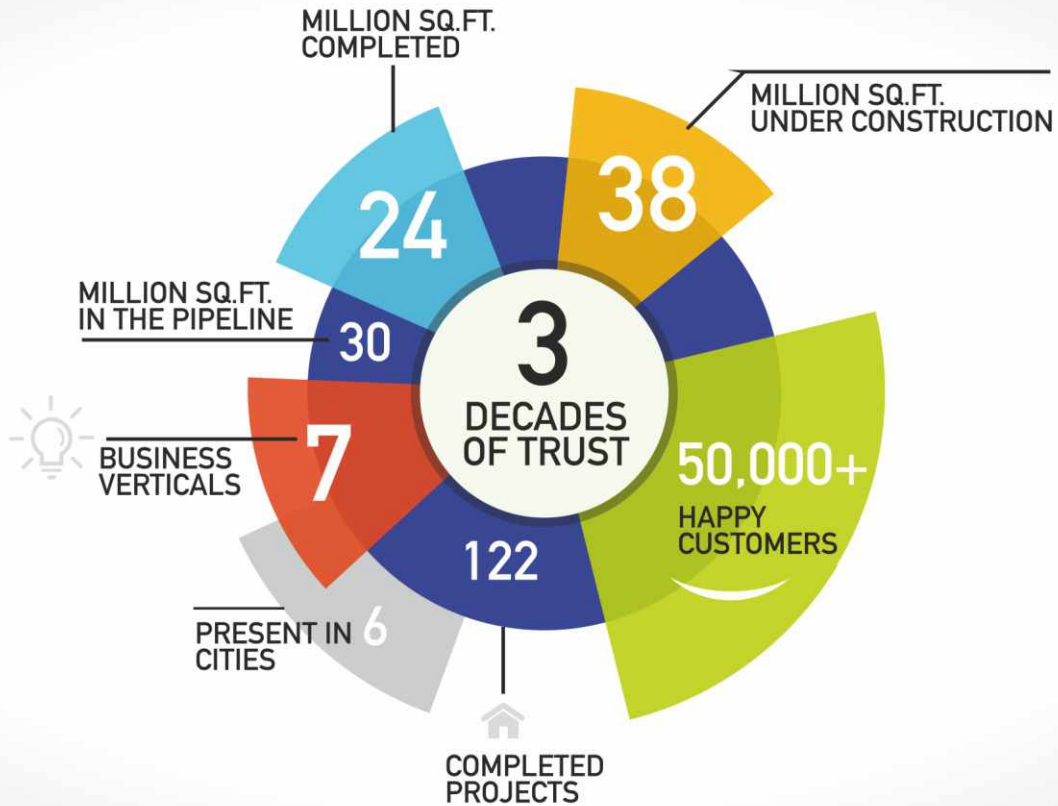
### 13. Power Back-up: (at extra cost)

- Stand-by Generator for lights in Common Areas, Lifts & Pumps
- Individual apartments to have a backup of 1KVA, 1.5KVA and 2KVA for 1 BHK, 2 & 2.5 BHK and 3 BHK respectively

### 14. Security Systems:

- Round the Clock Security
- Trained Security Personnel
- CCTV cameras installed in the Lobby/ Security Room /Periphery Vital Points

### 15. Reticulated Gas Piping Connection: At extra cost.



# Luxurious homes from the name you trust.

Misty Charm is brought to you by Salarpuria Sattva, one of the country's leading names in property development. The Salarpuria Sattva group has over 3 decades of experience in the business and has completed 24 million Sq. Ft. of construction. The group helped build the skyline of contemporary Bengaluru, having constructed several luxury and premium homes, high-end office spaces and innovative tech parks during the years that the city was transforming into the nation's IT hub. Salarpuria Sattva's constructions are marked with impeccable designs and a zero-compromise policy, when it comes to quality materials.

Misty Charm is thoughtfully created by the best of architects, designers, landscape developers and materials. What's more, the group enjoys an excellent reputation when it comes to delivery and keeping its promises. That's what makes it one of the most trusted names in the business.





For those who aim for the very top.

- 11 cluster style designed towers
- Beautiful views of valley-like undulating land and greenery
- Beautiful entrance arch and landscaping
- Courtyard like green patch for every tower
- Towers tucked away from main road for more privacy
- 2 Acres of beautifully landscaped open area
- Thoughtfully designed premium apartments with Vatsu compliance
- Clubhouse with health club (with sauna, steam, gym, aerobics, etc.), squash court, pool for adults and kids, pool table, reading rooms, etc.

**Apartment sizes:**

1 BHK	- 551 - 605 Sq. Ft.
2 BHK	- 945 - 1056 Sq. Ft.
3 BHK (Small)	- 1254 - 1321 Sq. Ft.
3 BHK (Large)	- 1432 - 1475 Sq. Ft.

# Awards & Accolades



Asia One Award  
World's Greatest Brands awarded to  
Salarpuria Sattva Group

2018



Best project of the Year  
ET NOW  
CSR Leadership Award  
KNOWLEDGE CITY, Hyderabad

2018



Winner of the  
CNBC-AWAAZ  
Real Estate Awards (South)  
LUXURIA, Bengaluru

2018



Extraordinaire Brand  
Brand Vision Summit  
in association with Times Now  
Bijay Agarwal - MD  
Salarpuria Sattva NexBrands

2018



Winner of  
9th Realty Plus  
Excellence Awards (South)  
Developer of the year - Residential

2017



Winner of  
9th Realty Plus Excellence Awards (South)  
Commercial Project of the year  
SALARPURIA SATTVA  
KNOWLEDGE CITY, Hyderabad

2017



The Golden Globe Tigers  
Award  
Most Sustainable Real Estate Company  
Excellence in Delivery

2017



The Rising Leadership  
Awards  
Most Innovative Housing  
Developer of the Year (South India)

2017



ABP Awards  
• Excellence in Delivery  
• Most sustainable  
Real Estate Company

2016

# Our Projects



**MAGNIFICIA**  
Old Madras Road, Bengaluru



**HM ROYAL**  
Kondhwa, Pune



**GREENAGE**  
Hosur Main Road, Bengaluru



**PARK CUBIX**  
NH 207, Devanahalli, Bengaluru



**OPUS**  
Tumkur Road, Bengaluru



**ANUGRAHA**  
Magadi Main Road, Bengaluru



**ASPIRE**  
Hennur Main Road, Bengaluru



**EAST CREST**  
Near Budigere Cross, Bengaluru



**LAUREL HEIGHTS**  
Hesaraghatta Main Road, Bengaluru



**DIVINITY**  
Mysore Road, Bengaluru



**CADENZA**  
Kudlu Gate Junction, Bengaluru



**WATER'S EDGE**  
Sancoale, Goa



**LUXURIA**  
8th Main, Malleshwaram, Bengaluru



**CELESTA**  
Old Madras Road, Bengaluru



**MAGNUS**  
Shaikpet, Hyderabad



**NAVARATNA RESIDENCY**  
Avinashi Road, Coimbatore



TRUST. IT S WHAT WE BUILD

**SALARPURIA SATTVA**

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Founding Member IGBC



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

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