

A project by **SALARPURIA SATTVA** Group

OPUS
Premium Lifestyle
Residences

THE FUTURE IS HERE

Artistic Impression

SALARPURIA SATTVA



Come Home to a Life of Easy Connectivity

2 & 3 BHK Premium Lifestyle Residences
Tumkur Road, Opp. Dasarahalli Metro Station
Bengaluru, India



A LIFE OF SHEER CONVENIENCE

A majestic life of easy connectivity await the lucky few who will call 'Opus' their home. Opus is a magnificent 2 and 3 BHK offering, strategically located on Tumkur Main Road, a stone's throw from the Dasarahalli Metro station. Strategically located just 5 kms from Yeshwantpur at half the cost of Yeshwantpur!

This stylish apartment complex, with world - class amenities is carefully crafted by Salarpuria Sattva, with its signature advanced engineering and quality construction. Spacious and aesthetically designed, these elite homes are spread across 2.7 acres and have three towers that are connected at the common area levels, for maximum security.

Artistic Impression





Artistic Impression



HOP OFF THE METRO HOP INTO YOUR HOME!

To begin with, the Dasarahalli metro station is a mere hop, skip and jump away - exactly a five minute walk, to be precise. So you literally HOP OFF the Metro, HOP INTO your Home! Given Bengaluru's traffic woes, this is a huge advantage!

Strategically located right on Tumkur Main Road, the fastest appreciating residential hub, close to the best known trade centers, workplaces, hospitality and malls. The booming infrastructure ensures quick connectivity to the hot spots of Bangalore. 'Opus' is a home that makes connectivity an easy word.





ABOUT TUMKUR ROAD

Tumkur road is situated towards the city's western corridor and acts as a gateway to Northern Karnataka and places like Pune and Mumbai. It is fast developing into a satellite city of its own. Also famous as New West Bengaluru, this fast growing residential and industrial hub, will play a large role in decongesting Bengaluru, as well as open up a new world of possibilities.

This area offers world class facilities, great connectivity and a host of green measures. With the proposed Mumbai- Bengaluru industrial corridor, (MBIC) and on-going metro development of Phase-2 till BIEC, this area has a high potential for residential and industrial boom.

Artistic Impression



PROJECT HIGHLIGHTS



Opposite Dasarahalli
Metro Station



50 minutes to Bengaluru
International Airport



Quick connectivity to
key locations of Bengaluru



Fastest growing upmarket
area of Bengaluru



Approved by leading Banks



Maximum ventilation
and privacy



278 Premium Homes



DESIGN FEATURES

- ♥ The 3 Towers are grouped together to allow maximum open spaces - allowing for ample outdoor amenities
- ♥ All habitable rooms are facing outwards ensuring optimum ventilation.
- ♥ 4 Apartments on each floor
- ♥ 70% Open Space
- ♥ G + 23 and G + 24 floors
- ♥ Minimum internal corridors, makes the planning efficient with no wastage of space
- ♥ Minimum common areas
- ♥ Grand entrance on podium level with exclusive access to Clubhouse
- ♥ Driveways are situated such that the clubhouse opens out into a traffic-less zone with grass pavers
- ♥ Vaastu Compliant homes

Artistic Impression



INDOOR AMENITIES



- Multi-purpose Hall
- Table Tennis
- Billiards
- Yoga / Aerobics
- Gym
- Library/Indoor games/Cards room
- Swimming Pool and Kids pool

OUTDOOR AMENITIES

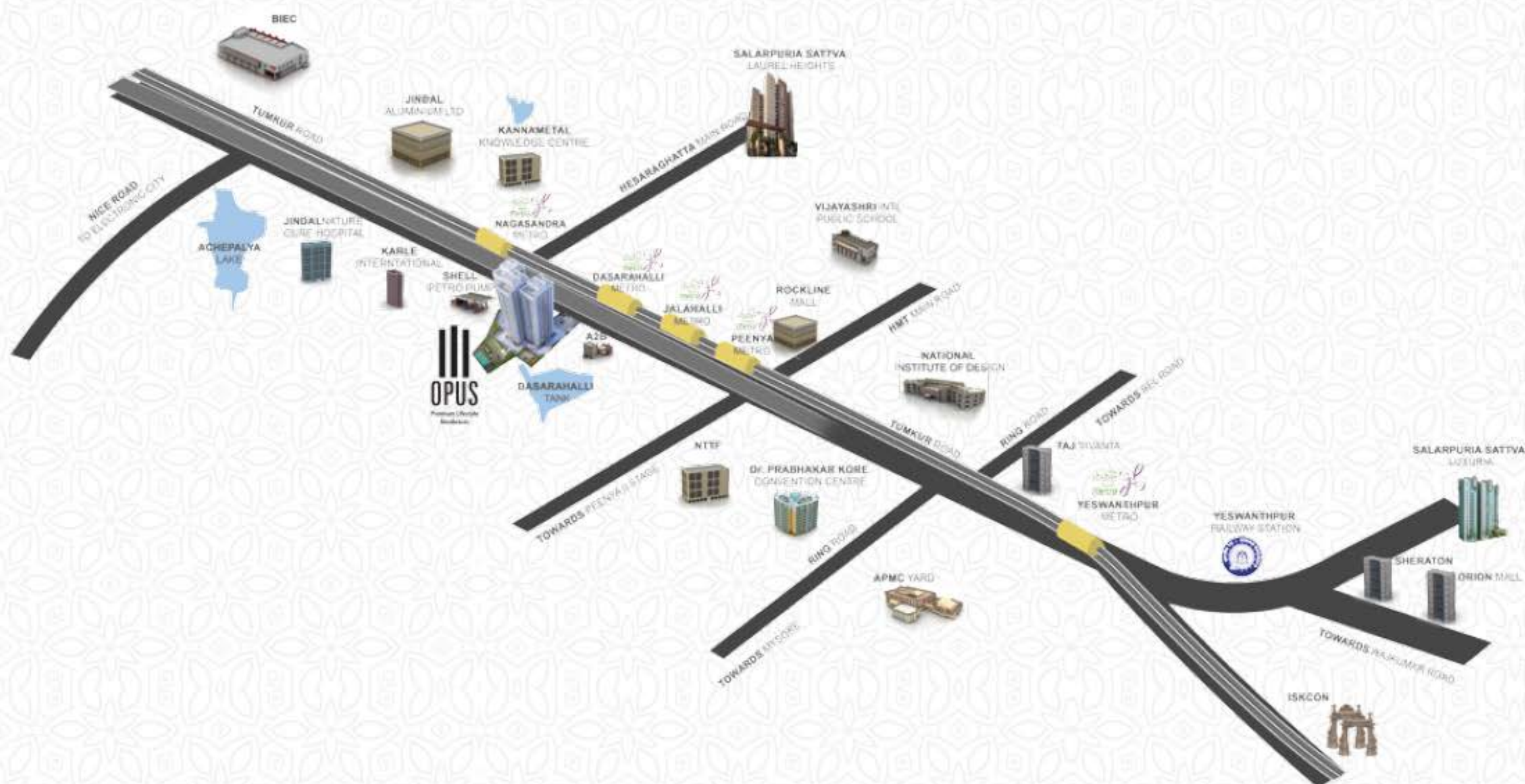
- Childrens' Play Area
- Amphitheatre with stage
- Half Basketball Court
- Outdoor Gym
- Playfield
- Tennis Court
- Jogging Track
- Gathering spaces with hardscape and lawn areas
- Meditation area with pergolas
- Yoga Lawn
- Golf Putting Lawn



Artistic Impression



LOCATION MAP



NEVER TOO FAR AWAY

Jalahalli & Peenya	05 min
Yeshwantpur	10 min
Kanteerava Studio	10 min
Taj Vivanta	10 min
ORR	10 min
Yeshwantpur Railway Station	15 min
IISC	15 min
BIEC	15 min
Columbia Asia Hospital	15 min
Rajajinagar	20 min
Orion Mall	20 min
Malleshwaram	20 min
Magadi Road	20 min
Hebbal	30 min
Airport	50 min

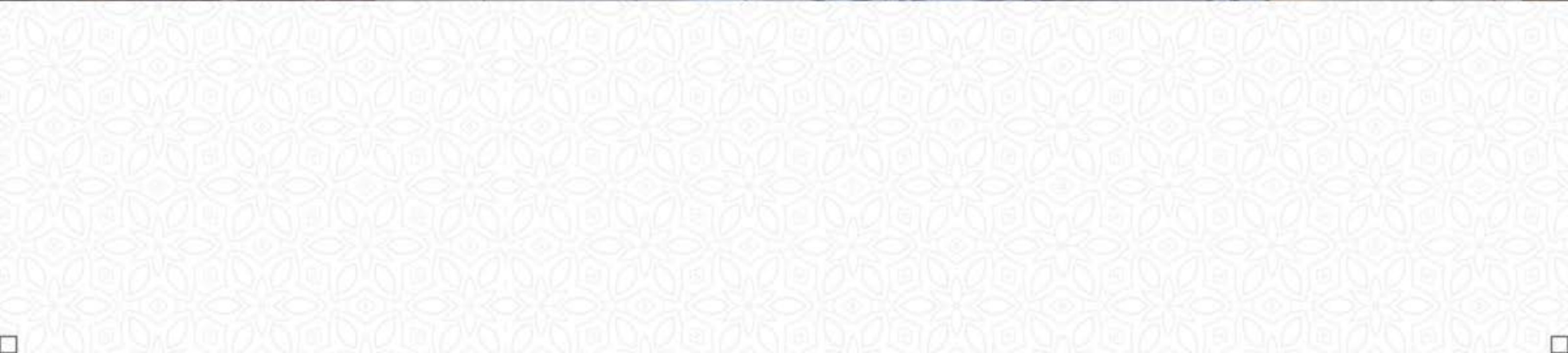
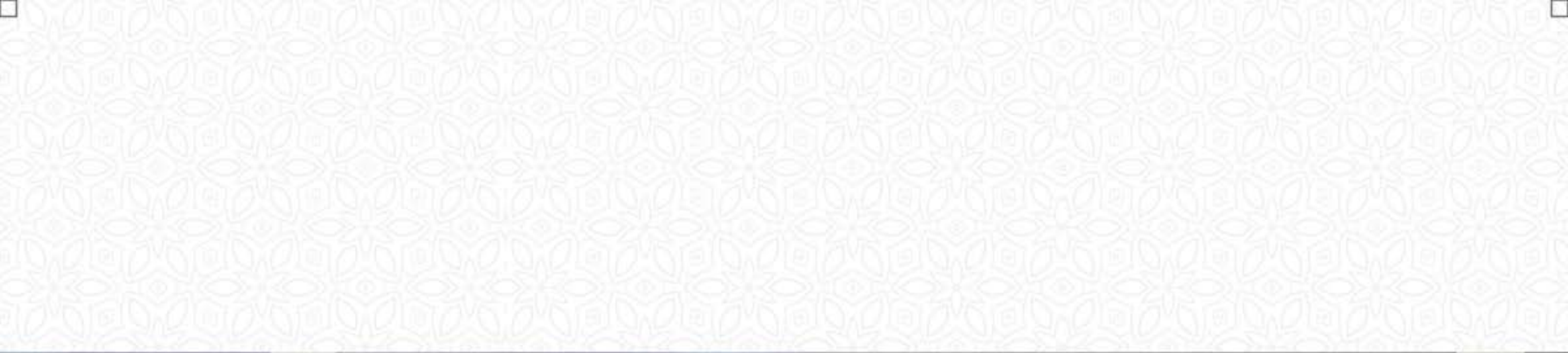
“Distances are subject to change based on travel time and traffic conditions”

MASTER PLAN



LEGEND

- 01. Arrival Plaza
- 02. Entrance Portal
- 03. Ramp Entry to Basement Parking
- 04. Walkway with Seating, Pergola with Flowering Climbers
- 05. Clubhouse
- 06. Swimming Pool
- 07. DG / Transformer
- 08. Amphitheatre
- 09. Play Field
- 10. Visitor's Parking
- 11. Drop Bay
- 12. Open Gym Area
- 13. Children's Play Area
- 14. Yoga Meditation Plaza with Shelter
- 15. Half Basket Ball Court
- 16. Tennis Court
- 17. Golf Putting Lawn
- 18. Water Feature
- 19. Play Area with Seating and Planting
- 20. Ramp Exit From Basement
- 21. Walkway with Landscape Features



SPECIFICATIONS

1. STRUCTURE:

R.C.C. framed structure with Porothersm Blocks walls.

2. FLOORING:

a. Common area:

- Ground floor lobby : 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 and Kitchen : Vitrified Tiles
- Balcony & Utility : Anti-skid Ceramic Tiles

c. Toilets:

- Anti-skid Ceramic tiles flooring
- Glazed / Ceramic tile dado up to 7' height

3. TOILETS:

- Chromium plated fittings
- Single lever mixer for all toilets and wash basin
- 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

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 – Flush door with paint finish



Artistic Impression

7. WINDOWS:

- Two/three track anodised aluminium windows with mosquito mesh
- Balconies for living, dining and bedroom - glazed full windows with aluminium frames with sliding/hinged shutters and mosquito mesh
- Ventilator - 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
- Exterior with cement paint/and texture finish as per design

9. ELECTRICAL:

- One TV point in the living room & master bedroom . Conduit provision in other bedrooms
- Fire resistant electrical wires of reputed make
- One Earth Leakage Circuit Breaker for each apartment
- Electrical Modular Switches of reputed make
- Split AC power point in master bedroom, conduit provision for other bedrooms and living room
- Individual apartments to have a BESCOM power of 4 KVA and 5 KVA for 2 & 3 BHK respectively

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 area and master bedroom
- Intercom facility from each apartment, to the security room and other apartments

12. LIFT:

- Automatic passenger lifts of reputed make

13. POWER BACK - UP:

- Stand-by generator for lights in common areas, lifts & pumps
- Individual apartments to have a backup of 1.5KVA for 2 BHK and 2.5 KVA for 3 BHK

14. SECURITY SYSTEMS:

- Round the clock security
- Trained security personnel
- A CCTV camera installed in the Lobby/ Security Room /Periphery Vital Points

15. RETICULATED GAS PIPING CONNECTION:

- At extra cost

Tower 1



KEYPLAN



*Not to scale. All measurements are in feet and inches. (1sq.ft. = 0.092 sq.m.)

TYPICAL FLOOR PLAN

Tower 2



KEYPLAN



TYPICAL FLOOR PLAN

Tower 3



KEYPLAN



UNIT PLAN



UNIT 1 - TOWER 1(3BHK+3T)	SQM.	SFT.
Super Built up Area	147	1586
Carpet Area	100	1077
Balcony	4.96	53.36

UNIT 2 - TOWER 1(2BHK+2T)	SQM.	SFT.
Super Built up Area	116	1246
Carpet Area	79	845
Balcony	4.5	48.42



UNIT PLAN



UNIT 3 - TOWER 1(2BHK+2T)	SQM.	SFT.
Super Built up Area	115	1239
Carpet Area	79	845
Balcony	4.5	48.42

UNIT 4 - TOWER 1(3BHK+3T)	SQM.	SFT.
Super Built up Area	147	1586
Carpet Area	100	1077
Balcony	4.96	53.36



*Not to scale. All measurements are in feet and inches. (1sq.ft. = 0.092 sq.m.)

UNIT PLAN



UNIT 1 - TOWER 2(2BHK+2T)	SQM.	SFT.
Super Built up Area	115	1239
Carpet Area	79	845
Balcony	4.5	48.42

UNIT 2 - TOWER 2(3BHK+2T)	SQM.	SFT.
Super Built up Area	134	1441
Carpet Area	92	990
Balcony	4.5	48.42



UNIT PLAN



UNIT 3 - TOWER 2(3BHK+2T)	SQM.	SFT.
Super Built up Area	134	1448
Carpet Area	92	990
Balcony	4.5	48.42



UNIT 4 - TOWER 2(2BHK+2T)	SQM.	SFT.
Super Built up Area	116	1246
Carpet Area	79	845
Balcony	4.5	48.42



*Not to scale. All measurements are in feet and inches. (1sq.ft. = 0.092 sq.m.)

UNIT PLAN



UNIT 1 - TOWER 3(2BHK+2T)	SQM.	SFT.
Super Built up Area	116	1246
Carpet Area	79	845
Balcony	4.5	48.42

UNIT 2 - TOWER 3(3BHK+3T)	SQM.	SFT.
Super Built up Area	147	1586
Carpet Area	100	1077
Balcony	4.96	53.36



UNIT PLAN



UNIT 3 - TOWER 3(3BHK+3T)	SQM.	SFT.
Super Built up Area	147	1586
Carpet Area	100	1077
Balcony	4.96	53.36

UNIT 4 - TOWER 3(2BHK+2T)	SQM.	SFT.
Super Built up Area	115	1239
Carpet Area	79	845
Balcony	4.5	48.42



*Not to scale. All measurements are in feet and inches. (1sq.ft. = 0.092 sq.m.)

RECOGNITION

WHEN YOU THINK OF TRUST THINK OF SALARPURIA SATTVA

- 24 million sq.ft. completed
- 38 million sq.ft. under construction
- 30 million sq.ft. upcoming

Backed by 3 decades of sterling
commitment to the highest standards of quality in
construction, the Salarpuria Sattva name is now
synonymous with Trust.

Delivering to the highest expectations of customers
across India with a wide range of Residential projects
in myriad formats and sizes.

Setting new benchmarks in Commercial spaces with its
flagship brand Knowledge City in Hyderabad.

Built on the rock solid foundation of unwavering
commitment and unmatched expertise.



Best Project of the Year
ET NOW
CSR Leadership Award - 2018
KNOWLEDGE CITY, Hyderabad



Winner of the
CNBC-AWAAZ
Real Estate Awards (South) - 2018
LUXURIA, Bengaluru



Extraordinaire Brand 2017 - 18
Brand Vision Summit 2017-18
in association with Times Now
Bijay Agarwal - MD
Salarpuria Sattva NexBrands



Winner of
9th REALTY PLUS
Excellence Awards (South) - 2017
Developer of the year - Residential



Winner of
9th REALTY PLUS
Excellence Awards (South) - 2017
Commercial Project of the Year
SALARPURIA SATTVA
KNOWLEDGE CITY, Hyderabad



The Golden Globe Tigers Award - 2017
Most Sustainable Real Estate Company
Excellence in Delivery



The Rising Leadership
Awards - 2017
Most Innovative Housing
Developer of the Year (South India)



ABP Awards - 2016
• Excellence in Delivery
• Most Sustainable
Real Estate Company



Winner of the
'CREDAI Care' Award - 2015
Best Innovative Design
GREENAGE, Bengaluru



Winner of the
CNBC-CRISIL-CREDAI
Real Estate Award -2014
Best Residential Project
GREENAGE, Bengaluru

OUR OTHER PROJECTS IN BENGALURU

PARK CUBIX
Devanahalli



LUXURIA
8th Main, Malleshwaram



MISTY CHARM
Off Kanakapura Road



SERENE LIFE
Shettigere



EAST CREST
Near Budigere Cross, OMR Road



LAUREL HEIGHTS
Hesarghatta Main Road



CADENZA
Kudlu Gate Junction



ASPIRE
Hennur Main Road



GREENAGE
Hosur Main Road



MAGNIFICIA
Old Madras Road



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





TRUST. IT'S WHAT WE BUILD

SALARPURIA SATTVA

Corporate Office: Salarpuria Windsor, No. 3, Ulsoor Road, Bengaluru - 560 042, Karnataka, India.
Tel: +91 80 42699000 Fax: +91 80 42699011

• Bengaluru • Kolkata • Hyderabad • Pune • Jaipur • Goa • Coimbatore

Toll Free: 1800 121 33 44 | www.sattvagroup.in

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Founding Member IGBC



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ISO 9001, 14001 & 18001 CERTIFIED

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