

A project of SALARPURIA SATTVA GROUP

All things bright and beautiful!!



WHERE TRANQUILITY ... IS A WAY OF LIFE !



Within the city. Far from the crowd!

OLD MADRAS ROAD (KR PURAM LAKE)



CELESTA! SO PEACEFUL! IT IS "TRUE HEAVEN"

For those who wish to wake up to the sounds of chirping birds and see the vibrant colors of nature in all its glory. For those who wish to start and end their day overlooking a placid lake and listen to the sounds of rustling leaves and rippling waters.

For those who seek the BEST of a city and still yearn to find peace in natural settings.

Welcome to Salarpuria Sattva's Celesta! It's Heavenly!

Sounds too good to be true?

Head for Old Madras Road and discover CELESTA - just beyond Krishnarajapuram!

Built alongside the calm Krishnarajapuram lake, adjacent to the 6 lane Old Madras Road highway, CELESTA is ideal for those who seek the dual benefit of living in the city and still find peace and tranquility. CELESTA's design incorporates global best practices of environment and ecology preservation.

A dream come true for the discerning few who seek and demand the best from life.

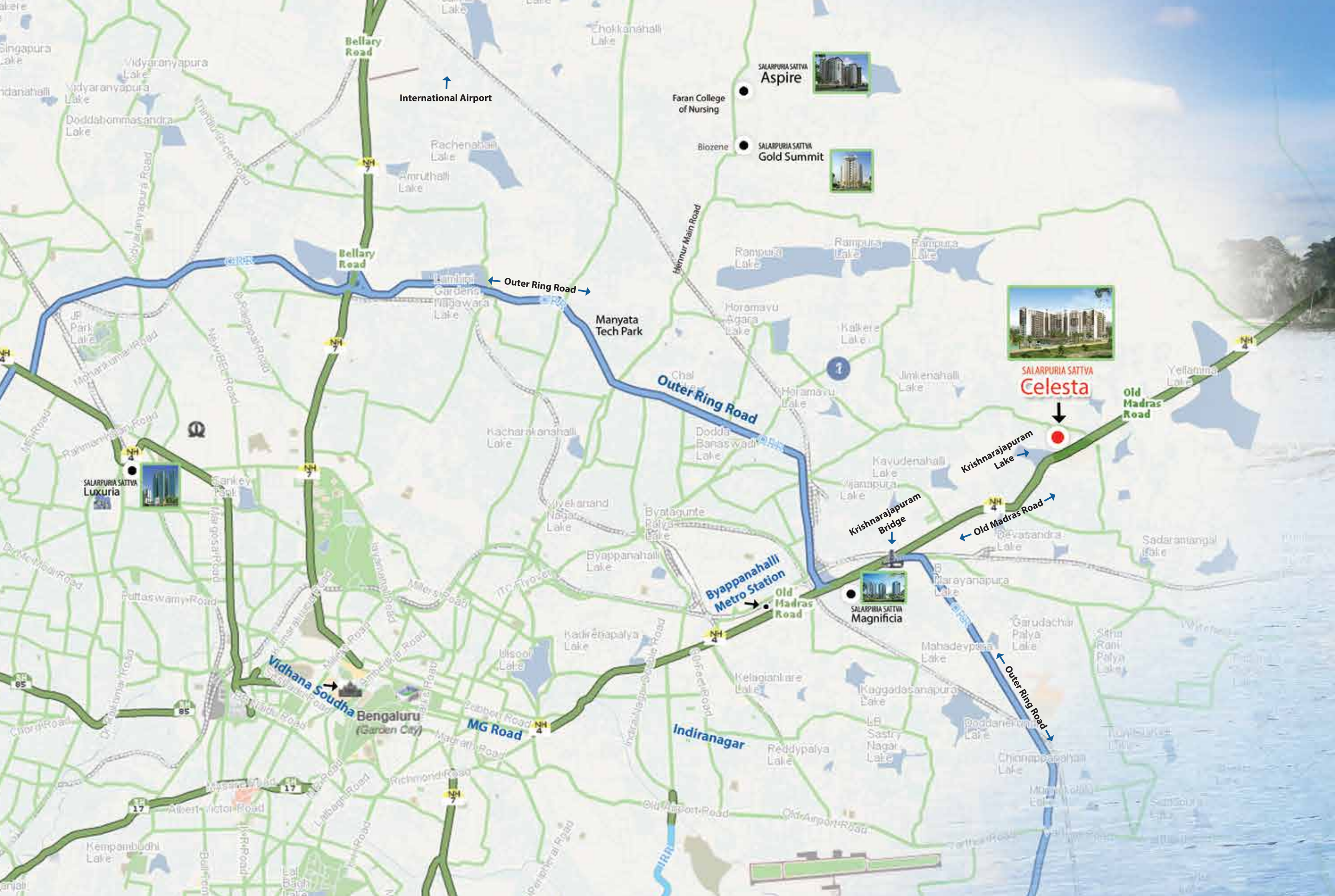
Check it out for yourself.

Find ALL THINGS BRIGHT AND BEAUTIFUL... birds, flowers and Heaven here!

Architect: Thomas Consulatnts

Landscape Consultants: Design Mileau





International Airport

SALARPURIA SATTVA
Aspire

SALARPURIA SATTVA
Gold Summit



SALARPURIA SATTVA
Celesta

Byappanahalli
Metro Station



SALARPURIA SATTVA
Magnificia

Vidhana Soudha
Bengaluru
(Garden City)

MG Road

Indiranagar

Krishnarajapuram
Lake

Krishnarajapuram
Bridge

Old Madras Road

Garudachal
Palya Lake

Mahadevpura
Lake

Kaggadasanapura
Lake

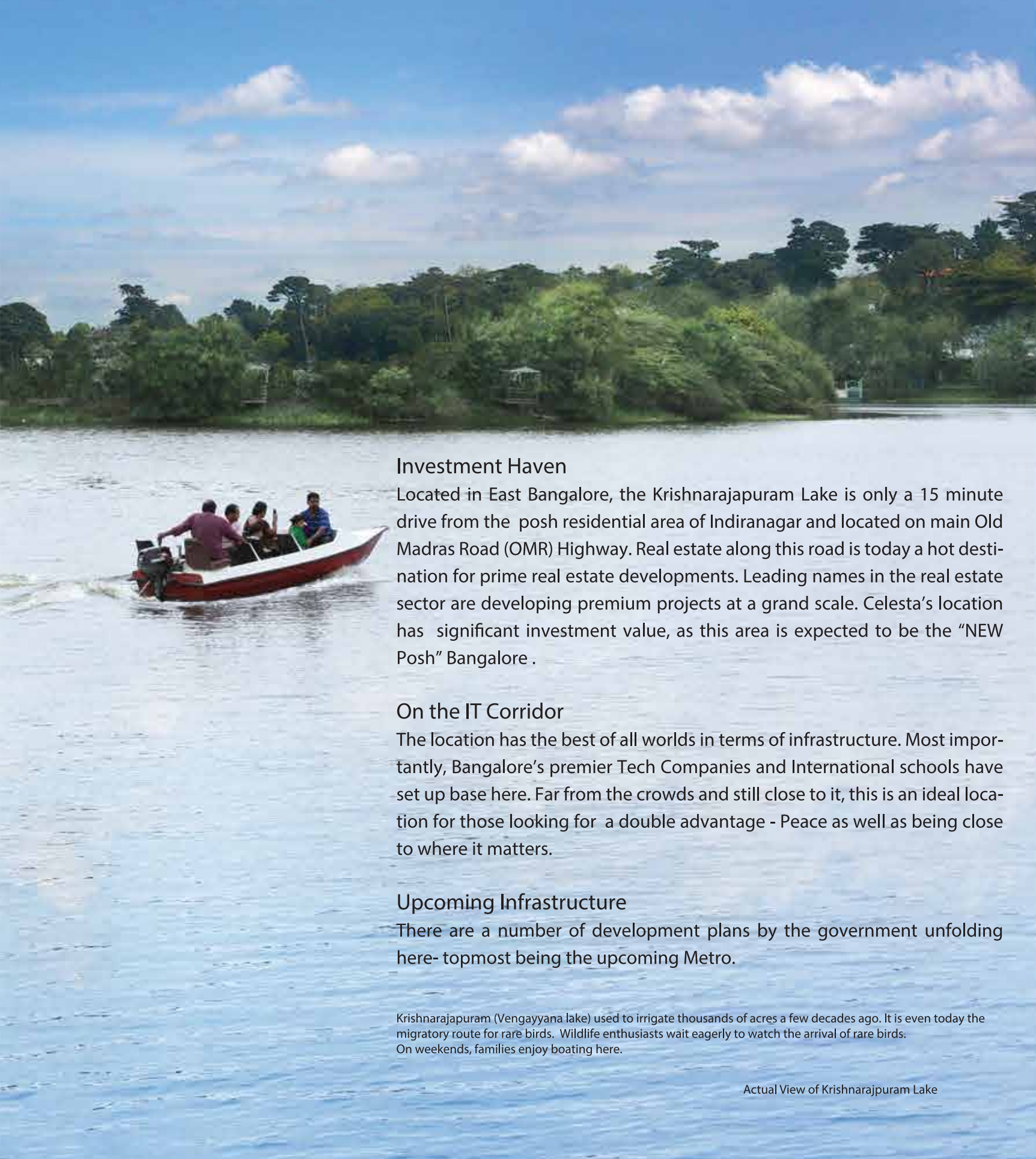
Reddypalya
Lake

Sastri
Nagar Lake

Chinnappaiah
Lake

Chinnappaiah
Lake

Chinnappaiah
Lake



Investment Haven

Located in East Bangalore, the Krishnarajapuram Lake is only a 15 minute drive from the posh residential area of Indiranagar and located on main Old Madras Road (OMR) Highway. Real estate along this road is today a hot destination for prime real estate developments. Leading names in the real estate sector are developing premium projects at a grand scale. Celesta's location has significant investment value, as this area is expected to be the "NEW Posh" Bangalore .

On the IT Corridor

The location has the best of all worlds in terms of infrastructure. Most importantly, Bangalore's premier Tech Companies and International schools have set up base here. Far from the crowds and still close to it, this is an ideal location for those looking for a double advantage - Peace as well as being close to where it matters.

Upcoming Infrastructure

There are a number of development plans by the government unfolding here- topmost being the upcoming Metro.

Krishnarajapuram (Vengayyana lake) used to irrigate thousands of acres a few decades ago. It is even today the migratory route for rare birds. Wildlife enthusiasts wait eagerly to watch the arrival of rare birds. On weekends, families enjoy boating here.

Actual View of Krishnarajapuram Lake

LOCATION MAP

Indiranagar - 12 mins
Byappanahalli Metro Station - 9 mins
Krishnarajapuram Railway Station - 3 mins
ITPL -10 mins
Whitefield -10 mins
Airport- 45 mins

INTERNATIONAL SCHOOLS

Federal Public School
The Brigade School
The Deen's Academy
Ryan International School
New Baldwin International Residential School
Royal Concorde International School

HOSPITALS

Sri Sathya Sai Institute of Higher Medical Science

IT COMPANIES

Xylem Tech Park
Quest
Bhoruka Tech Park
Capgemini India Pvt Ltd
ABB Corporate Research Center
Tata Elxsi Ltd
Bagmane World Technology Centre
Cibersites India Pvt Ltd
Infosys
Mphasis



Within the city. Far from the crowd!

CELEBRATE ! THE JOY OF HARMONIOUS LIVING



SENSIBLE ! ELEGANTLY DESIGNED FOR TRANQUIL LIVING



An Artist's view of Celesta

DISCOVER CELESTA!

In a secluded enclave, off the six lane **OMR highway**, right adjacent to the Krishnarajapuram lake, Celesta is planned with care, keeping in mind the sensitive lake ecosystem . It is an elegantly styled, quiet residential space built on a 4.9 acre plot with three towers named after rare birds sighted around the lake - Pelican, Robin and Koel.

• **PELICAN** (G + 12) • **ROBIN** (G + 11) • **KOEL** (G + 11)

2 & 3 BHK Apartments

Each home has adequate privacy, practical and well planned floor plans and meticulously planned layout for maximum comfort.

There is a well equipped clubhouse with recreation for all age groups. The outdoors are particularly designed for an environment of peace and quiet.



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A HOME THAT MAKES YOU WISH YOU COULD STAY HOME EVERYDAY!





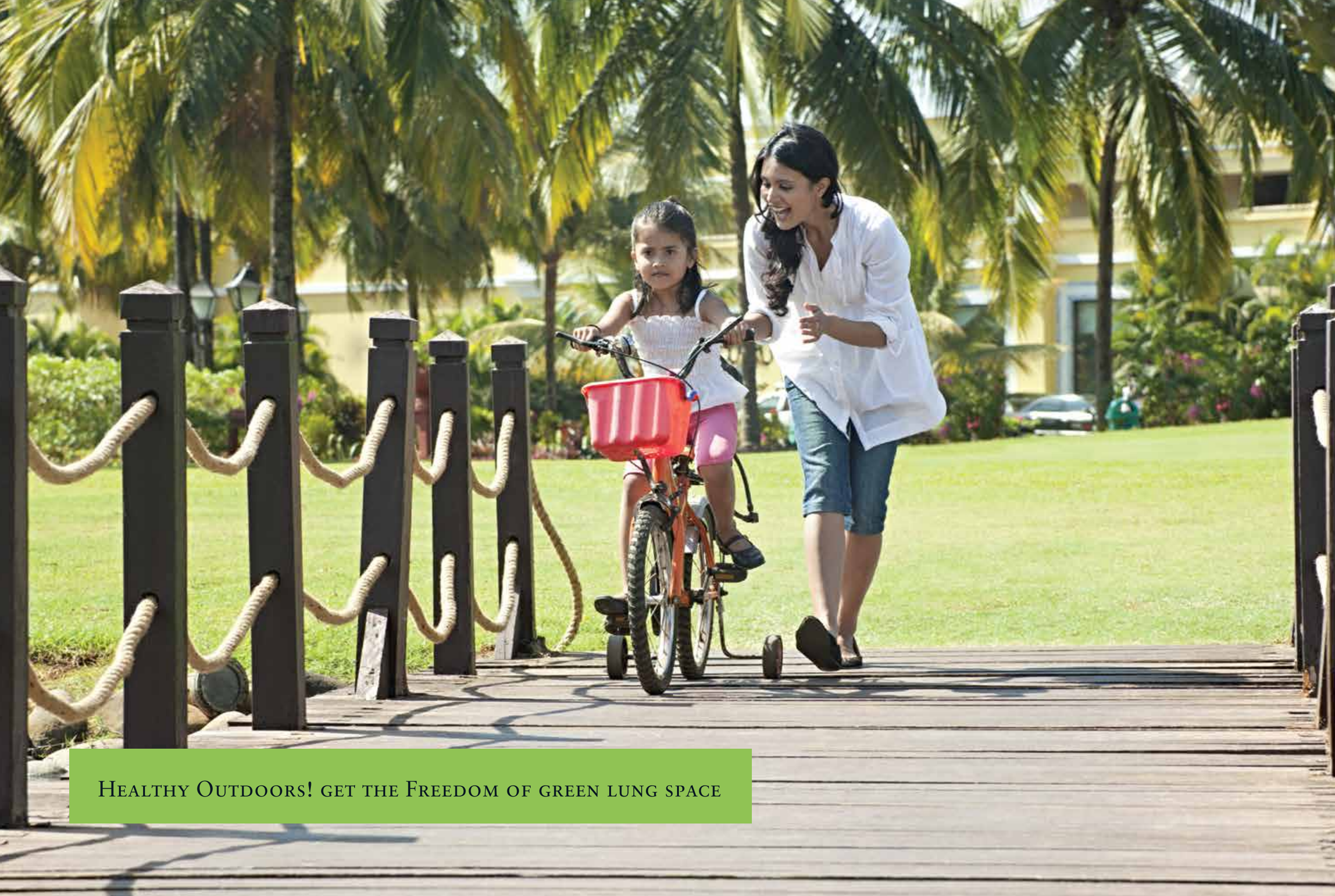
CONTEMPORARY STYLE!

From high speed elevators to spacious hallways and the best materials to lend that quiet class. Well laid out spaces and well-ventilated rooms for a good balance of light and colour which is the signature style of the SALARPURIA SATTVA BRAND.

Gentle fountains and manicured lawns lend aesthetic class to the CELESTA style. Each minute detail has been carefully planned to ensure you get the quality of life you are seeking.



Within the city. Far from the crowd!



HEALTHY OUTDOORS! GET THE FREEDOM OF GREEN LUNG SPACE



GIFT “GOOD HEALTH” TO YOUR FAMILY

A range of outdoor facilities that ensures good health and happiness for the entire family.

Facilities include:

- Tennis Court
- Swimming
- Children’s Play Area
- Outdoor Yoga and Meditation Space
- Special features for senior citizens
- Areas designated for various physical activities
- Aesthetic Fountains for a rejuvenating experience
- Well manicured lawns for peace and tranquility
- Flower gardens and cobbled pathways



SALARPURIA SATTVA
CELESTA

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CONTEMPORARY CLASS ! FINE LIVING





SPECIFICATIONS

1. Structure:

- RCC framed structure

2. Flooring:

- a. Common area:
 - Lift lobby: Granite flooring/vitrified flooring
 - Staircase: Kota stone flooring
 - Corridore: Vitrified tiles flooring
- b. Apartment:
 - Foyer, Living and Dining: Vitrified tiles flooring
 - Bedrooms and Kitchen: Vitrified tiles flooring
 - Balcony and Utility: Antiskid ceramic tiles
- c. Toilets:
 - Ceramic tiles flooring
 - Glazed/ceramic tile dado up to 7' height

3. Kitchen:

- Granite kitchen counter
- Stainless steel sink with single bowl and single drain board
- Hot and cold wall mixer
- Provision for water heater and purifier fixing
- Inlet and outlet for washing machine and dish washer

4. Toilets:

- Chromium plated fittings
- Hot and cold wall mixer for all the toilets
- Health faucet for all the toilets
- Granite counter top washbasin in master bathrooms
- European Water Closet (EWC)

5. Doors:

- Main door of Melamine Teak wood frame & architraves.
- Main door shutter with one side Masonite skin / Teak veneer with melamine polish.
- Internal doors of salwood frame & architraves.
- Internal shutters with enamel painting.

6. Windows:

- Anodized aluminium windows with mosquito mesh
- Ventilators for toilets

7. Painting:

- Exterior walls with textured finish

- Internal walls with plastic emulsion and ceilings with oil bound distemper

8. Electrical:

- TV point in the living room and master bedroom
- Fire resistant electrical wires of reputed make
- One earth leakage circuit breaker for each apartment
- Electrical modular switches of reputed make
- Split A/C power point in master bedroom
- Conduit provision for A/C in all other bedrooms
- Lightning arrester for the building

9. 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)

10. Telephone/Intercom Facility:

- Telephone points in living area and master bedroom
- Intercom facility from each apartment to the security room, club house and other apartments
- Facilities to receive direct incoming calls as well as dial outside LOCAL/ISD (Outgoing calls to be charged at actual)
- A telephone system with intercom facility will be installed with cabling done up to each flat
- VDP (Video door phone)

11. Lift:

- Automatic passenger lifts

12. Power Back Up:

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

13. Security Systems:

- Round the clock security
- Trained security personnel



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An Artist's view of Club house





AMENITIES

- Piazza
- Jogging track
- Amphitheatre
- Meditation zone
- Tot lot
- Interaction zone
- Senior citizen's area
- Play lawn
- Skating / basketball court
- Nanny's corner
- Tennis court
- Tree plaza
- Cricket practice nets
- Kids pool
- Swimming pool



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MASTER PLAN

LEGEND

1. Entrance portal
2. Arrival plaza
3. Piazza
4. Jogging track
5. Visitor's car park
6. Driveway
7. Amphitheatre
8. Meditation zone
9. Tot lot
10. Interaction zone
11. Fire Driveway
12. Senior citizen's area
13. Play lawn
14. Skating / basketball court
15. Pavilion
16. Play area
17. Nanny's corner
18. Tennis court
19. Tree plaza
20. Cricket practice nets
21. Kids pool
22. Swimming pool
23. Lounger
24. Pool deck



PELICAN





Type : 3B + 3T : 1872 sft.



Type : 2B + 2T : 1329 sft. (Sold Out)



Type : 3B + 2T : 1626 sft. (Sold Out)



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ROBIN





Type : 3B + 2T : 1602 sft. (Sold Out)



Type : 3B + 3T : 1859 sft.



Type : 2B + 2T : 1299 sft. (Sold Out)



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CELESTA

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KOEL





Type : 3B + 2T : 1716 sft.



Type : 2B + 2T : 1330 sft. (Sold Out)



Type : 3B + 3T : 1869 sft.



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CELESTA

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TRUST. IT'S WHAT WE BUILD

Reputation.

That which is built by propaganda.

Or by a decent body of work.

What makes Salarpuria Sattva Group different from other property developers? Simple, we've initiated more verticals in the real estate domain than any other player.

The Group, today, has presence in fields like urban development, hospitality, retail, interiors, facilities management and a strong foothold in commercial and residential development domain.

The Group has accomplished over 15 million sft. property development so far, with around 30 million sft. of future development spread across various cities in India.



Awards



**BEST RESIDENTIAL
PROPERTY PREMIUM
(SOUTH)**

GREENAGE WINS

NDTV

PROPERTY AWARD



RESIDENTIAL PROPERTY
OF THE YEAR by



AWARDS FOR RETAIL
EXCELLENCE in the
Real Estate Category.
Year 2013



Some Completed Projects

Residential



Commercial



Ongoing Projects

Residential



Commercial





TRUST. IT'S WHAT WE BUILD

SALARPURIA SATTVA

A CRISIL 'A' Stable Rated Company
ISO 9001, 14001 & 18001 Certified Organisation

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Please note: This brochure is a conceptual presentation of the project and is not a legal offering. The promoters reserve the right to make changes in design elevation, plans, sizes, facilities and specifications as deemed fit.

