

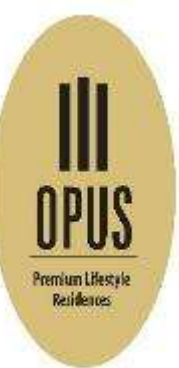
Tumkur main road, opp to
Dasarahalli Metro station,
Bengaluru





ARTIST IMPRESSION






GOOGLE LOCATION



salarpuria sattva Opus



Salarpuria Sattva opus
4.0 ★★★★★ · 2 reviews
Corporate Office

Directions

SAVE NEARBY SEND TO YOUR PHONE SHARE

Bengaluru, Vidya Nagar, Peenya, Bengaluru, Karnataka 560057
salarpuriasattvaopus.com
096202 15269
Open now: 9:15AM-6PM
Claim this business

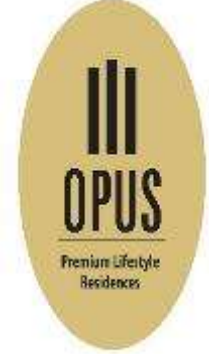


DISTANCE TO AIRPORT

The screenshot displays Google Maps with a route from Bengaluru to Kempegowda International Airport. The interface includes a search bar at the top with the route details, a list of route options on the left, and a map view on the right showing the path in blue. The route options are as follows:

Route Description	Time	Distance
via NH44 Fastest route, despite the usual traffic ⚠️ This route has tolls.	54 min	36.5 km
via NH44 and Kempegowda Int'l Airport Rd/KIAB Rd The usual traffic.	1 h 7 min	34.5 km
1:59 PM - 3:53 PM Trumpet-1	1 h 54 min	

The map shows the starting point in Bengaluru and the destination at Kempegowda International Airport. The route is highlighted in blue, with a red segment indicating a toll. The map also shows various landmarks and roads in the area, including NH44 and KIAB Rd.



NEIGHBORHOOD & RETAIL INFRASTRUCTURE

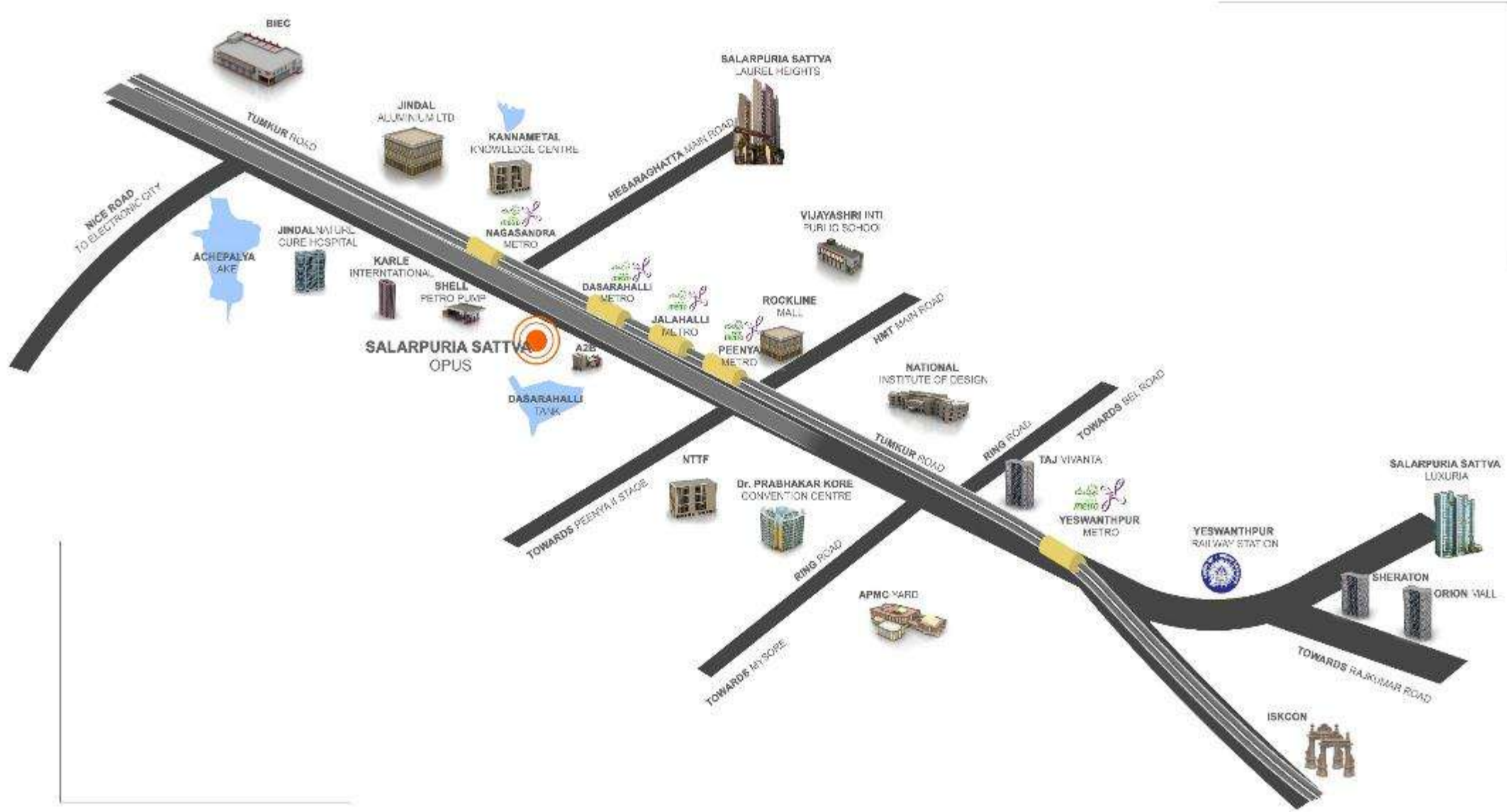
Distance to Locations

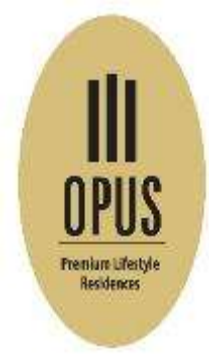
- Jalahalli & Peenya 10 min
- Yeshwantpur-10 min
- Malleshwaram-20 min
- Magadi road-20 minutes
- Vidyaranyapura-20 min
- Hebbal-30 min
- Rajajinagar-30 min
- Airport-50 min

Nearby Retail & Social infrastructure

- Rockline Mall-5 min
- Orion Mall-15 min
- Vaishnavi sapphire-15 min
- Mantri mall-20 min
- BIEC-10 min
- ISCKON-15 min
- Metro Cash & Carry-15 min

ROUTE MAP





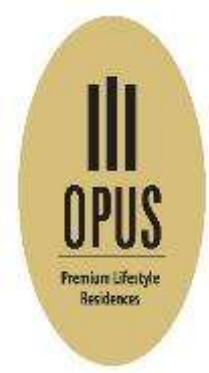
CONNECTIVITY & SOCIAL INFRASTRUCTURE

Connectivity from OPUS

- Namma Metro(Dasarahalli)-100 mtrs
- Bus stop-infront of project
- West Depot (KSRTC)-10 minutes
- NICE ROAD-10 Minutes
- ORR-10 minutes
- Airport-50 minutes
- Yeshwantpur railway St-15 minutes

Schools & Hospitals

- National Public School-15 minutes
- Orchid International-20 minutes
- Kendriya Vidyalay-20 minutes
- Cluny Convent- 15 minutes
- Sparsh Hospital-10 minutes
- People tree hospital-05 minutes
- Columbia Asia-15 minutes

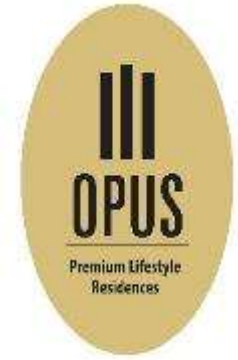


LOCATION POINTERS

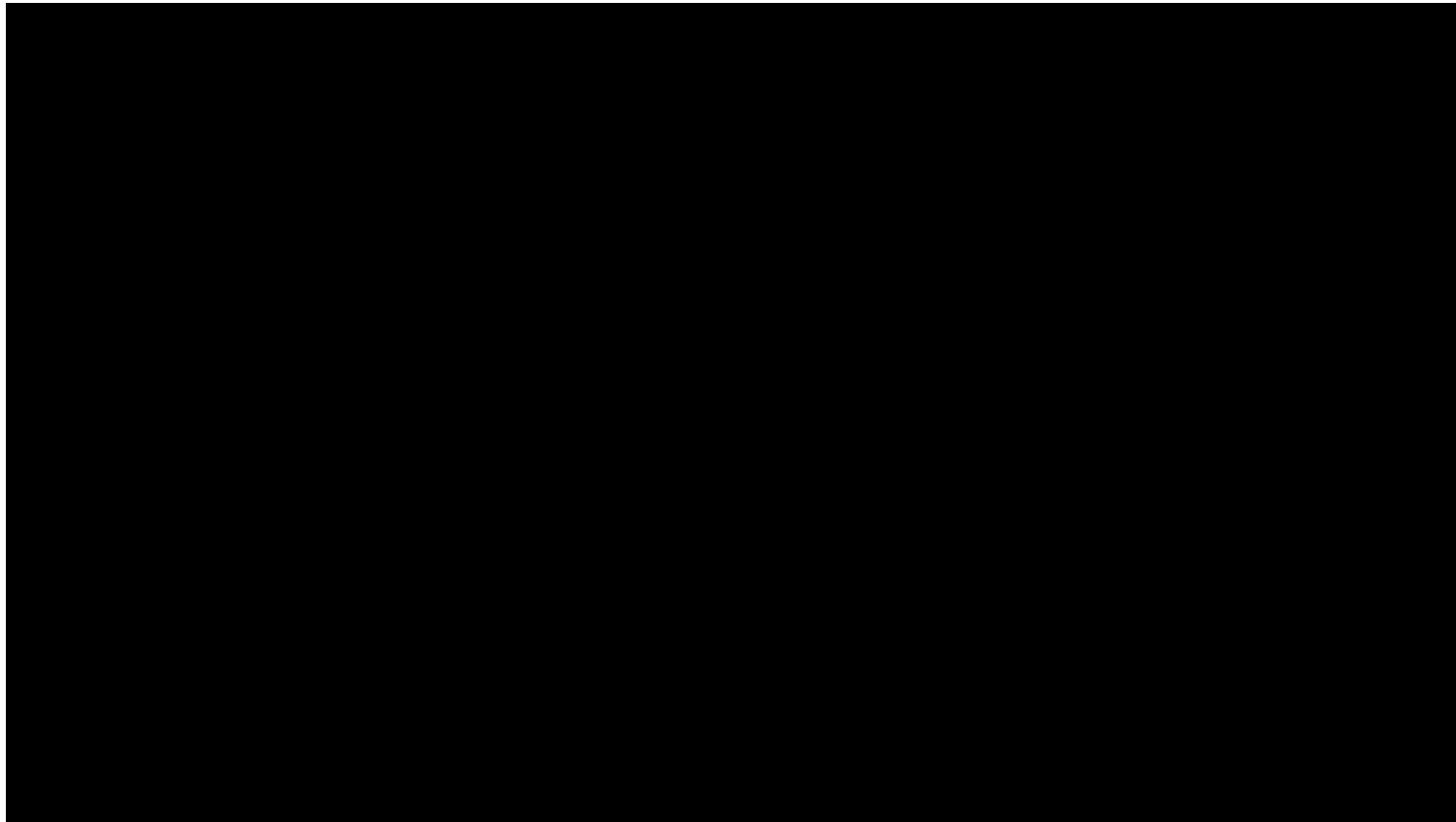
- Located on Tumkur road, West Bangalore.
- Near to Jalahalli cross, Close to Peenya industrial area
- Before 8th mile signal, below the flyover towards Tumkur city.
- Landmark- Diagonally opp to of Dasarahalli metro station, just before 8th mile junction.

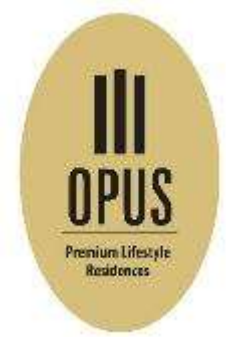
Boundaries:

- North- service road toward Tumkur & Dasarahalli metro station
- South-residences.
- East-private property(open land).
- West-private property(residences).



PROJECT WALKTHROUGH





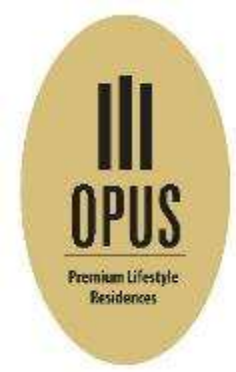
PROJECT AMENITIES & FACILITIES

Club House & Indoor amenities

- Multipurpose Hall -2
- Squash Court
- Table Tennis
- Billiards/snooker
- Yoga / Aerobics
- Gym
- Library/indoor games/cards room
- Swimming Pool and Kids pool

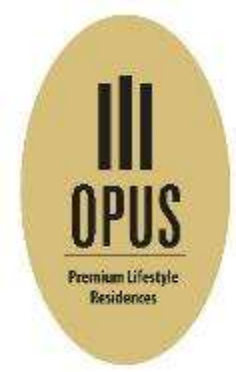
Outdoor Amenities

- Children Play area
- Open Amphitheatre
- Half basketball court
- Outdoor gym
- Tennis court
- Jogging track, Walkway, floral garden
- Cricket practice nets-2no's



PROJECT DETAILS

- Land extent-2.7 Acres
 - No of flats-278
 - No of towers-3
 - Elevation- Tower 1-G+23 floors.
Tower 2-G+24 floors.
Tower 3-G+23 floors.
 - 4 flats per floor.
- USP's
- OPP to Dasarahalli Metro station.
 - Open space 80%
 - All flats opening to courtyard.
 - Grand Entrance lobby.
 - 12000 sqft Club house.
 - Close to yeshwantpur.



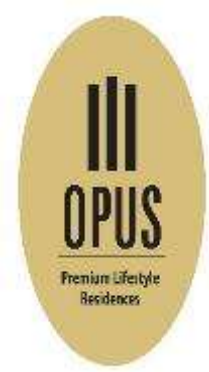
FEATURES & USP'S

Features

- 4 flats on each floor
- Flats facing courtyard & amenities.
- All modern amenities & facilities
- Club house measuring 12000 sqft
- Grand Entry lobby.
- Modern Architecture.
- High speed elevators

USP's

- Required Vaastu compliant.
- Opp to Dasarahalli Metro station.
- Next to Yeshwantpur.
- Close to Nice road.
- 80% open space.
- Well planned 2bhk, 3bhK+2T & 3bhk+3T
- All approvals in place including sanction plan from BBMP



MASTER PLAN



MASTER PLAN LEGEND

01. ARRIVAL PLAZA
02. ENTRY
03. EXIT
04. ENTRANCE PORTAL WITH SECURITY AND SIGNAGE
05. WALKWAY WITH LANDSCAPE FEATURES
06. FIRE HYDRANT
07. RAMP TO BASEMENT PARKING
08. DROP OFF
09. RAMP EXIT FROM BASEMENT
10. FEATURE WALL WITH PERFORATIONS
11. LANDSCAPED AREA ENTRY THROUGH A PALM ENCLOSURE
12. LAZY LAWN WITH LANDSCAPED BULEVARD AND FLORAL WALKWAY
13. FLORAL GARDEN
14. GOLF GREEN
15. WALKING & JOGGING PATH
16. CHILDREN'S PLAY AREA
17. ASPH/THIATRE
18. LAWN WITH PERBBLES/GRAVEL
19. YOGA/ MEDITATION PLAZA WITH SHELTER
20. COMMUNITY SEATING
21. HALF BASKET BALL COURT
22. OPEN GYM AREA
23. SEATING AREA
24. PLAY AREA WITH SEATING AND PLANTING
25. SERVICES
26. COMMUNITY GARDEN
27. DRINK/FRUIT ICE COURT
28. TENNIS COURT
29. WALKWAY WITH SEATING, PERISOLA WITH FLOWERING CLIMBERS
30. ENTRY TO GARAGE
31. SWIMMING POOL



UNIT PLANS-2BHK+2T



KEYPLAN



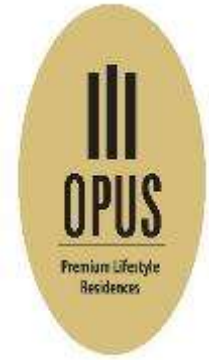
2 BEDROOM UNIT
2 BEDROOMS + 2 TOILETS
1246 SQ.FT



KEYPLAN



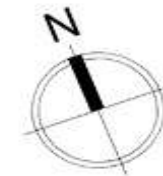
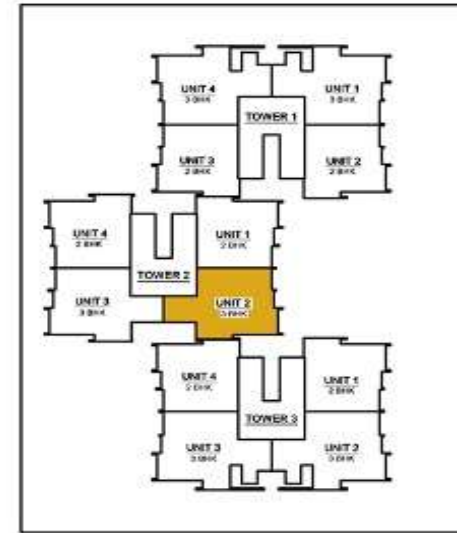
2 BEDROOM UNIT
2 BEDROOMS + 2 TOILETS
1239 SQ.FT



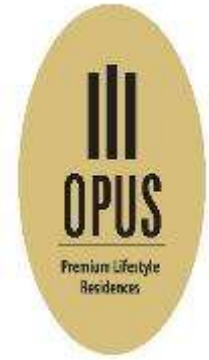
UNIT PLANS-3BHK+2T



KEYPLAN



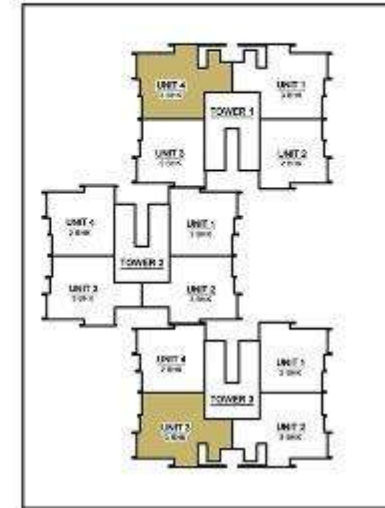
3 BEDROOM UNIT
3 BEDROOMS + 2 TOILETS
1448 SQ.FT



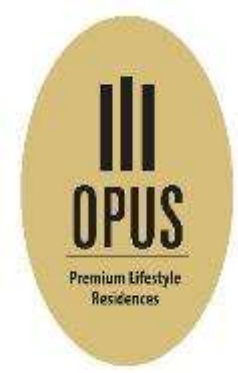
UNIT PLANS- 3BHK+3T



KEYPLAN

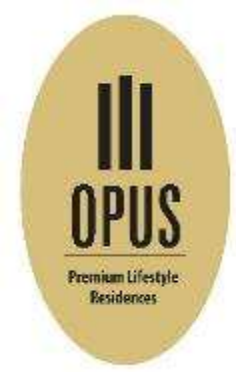


3 BEDROOM UNIT
3 BEDROOMS + 3 TOILETS
1586 SQ.FT



LAUNCH PRICE & MODALITIES

- Floor rise from 4th Floor onwards at rupees 25 per sqft.
- PLC of rupees 100/sqft for premium flats.
- 20% within 20 days from the date of booking with a PDC at the time of booking.
- Agreements within 60 days from the date of booking.
- Initial Booking amount
 - 2bhk- RS. 2,00000/-
 - 3bhk+2T- RS. 3,00000/-
 - 3bhk+3T-Rs. 5,00000/-



SALES REPRESENTATIVES OF OPUS

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