

A Project of Salarpuria Sattva Group



TRUST. IT'S WHAT WE BUILD

SALARPURIA SATTVA

Corporate Office: Salarpuria Windsor, No.3, Ulsoor Road, Bangalore-560 042, Karnataka, India.

Tel: +91 80 42699000 Fax: +91 80 42699011

• Bangalore • Kolkata • Hyderabad • Pune • Jaipur • Vizag • Goa • Coimbatore • Vadodara

Call toll free: 1800 121 3344 | www.sattvagroup.in



A Crisil 'A' STABLE RATED COMPANY
Founding Member IGBC

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



SALARPURIA SATTVA
Industry - Real Estate
Research by - White Page International



Park Cubix

Nurturing every facet of life

*RERA Registration Acknowledgement number for the Project Park Cubix is PR/KN/170901/001749

This is not an offer, an invitation to offer and/or commitment of any nature. The pictures, layout themes, project landscape, interiors, lightings, etc. are shown as what is intended to be at the time of completion and presently they are as illustrations and demonstration of the concept of the development. The furniture, accessories, painting, electronic goods, additional decorative fittings/fixtures, decorative items, false ceiling including finishing materials shown in the image are only for the purpose of demonstrating a possible layout in a Flat/Apartment and do not form part of the standard specifications/amenities/services to be provided in the flat. The furniture and fixture placed in the Flat/Apartment, do not form part of the Flat/Apartment nor to be treated as representation of sale thereof. All specifications of the apartment shall be as per the final agreement between the parties. Recipients are required to verify all the details of the Project, including area, amenities, services, terms of sales and payments and other relevant terms of the project independently with the Company's sales team prior to concluding any decision for buying in Park Cubix.

*Premium 1, 2 and 3 BHK homes
Devanahalli, Bangalore*



Park Cubix is a fine collection of 1, 2 and 3 BHK homes spread over a lush green property in Devanahalli Town. Made to indulge all your needs its sleek spaces, landscaping, wide-ranging amenities, 2 well-equipped clubhouses and a shopping complex are designed to turn families into best friends. All in all, Park Cubix is designed to turn your wishes into your lifestyle.



Park Cubix



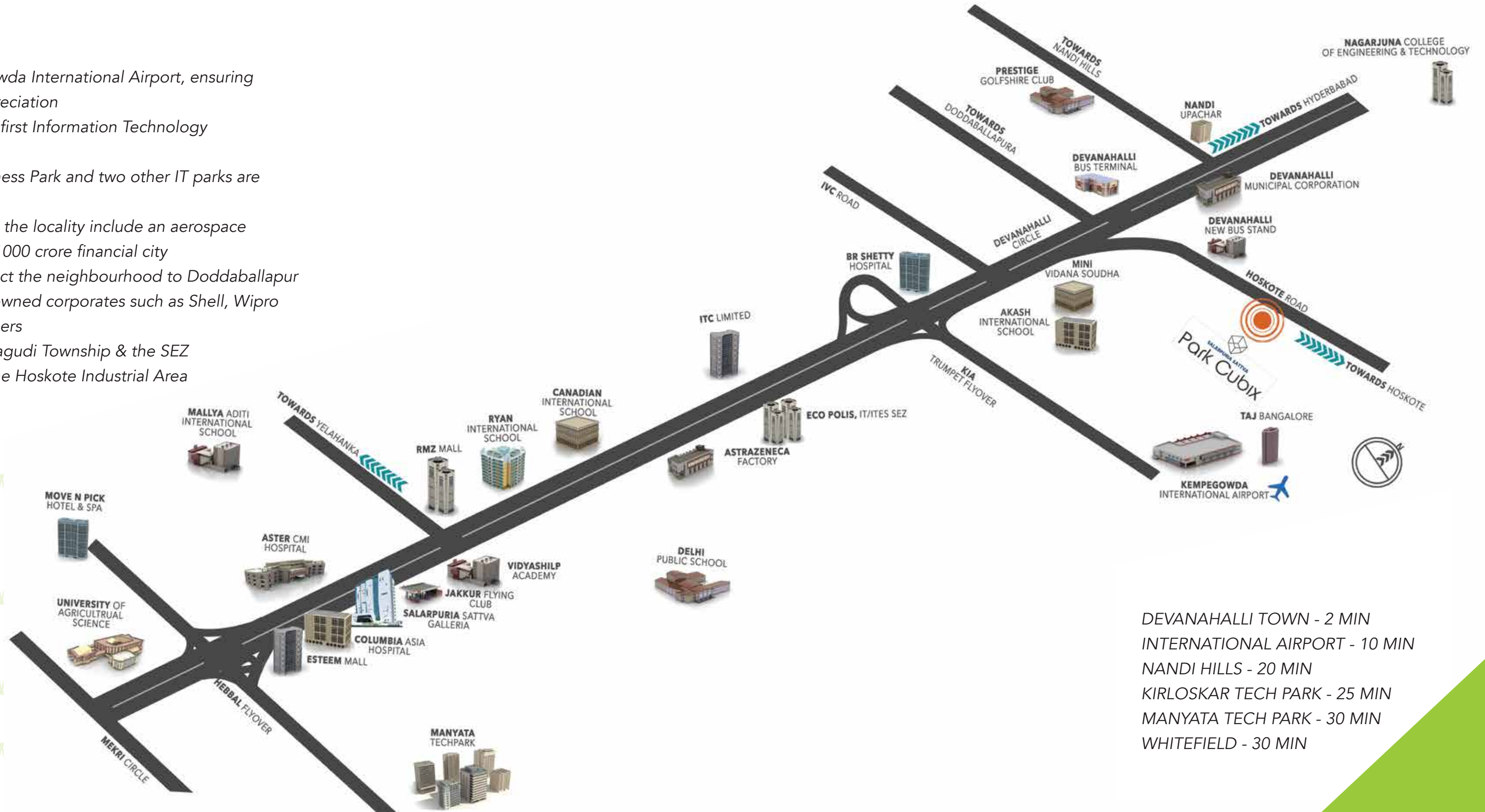
Where All You Can Be Is Happy.

Every square foot is an opportunity to discover abundant joy. Within every open-air amenity is a stargazing candlelight dinner. Within the walls of the clubhouse is a day full of fun and freedom with your kids. Within the sprawling parks is a life of relaxation with your parents. Within Park Cubix is a life made of smiles.



Location Highlights

- Located close to Kempegowda International Airport, ensuring connectivity and value appreciation
- In close proximity to India's first Information Technology Investment Region (ITIR)
- Proposed Devanahalli Business Park and two other IT parks are in the vicinity
- Other upcoming projects in the locality include an aerospace park, a science park and a 1000 crore financial city
- New satellite road to connect the neighbourhood to Doddaballapur
- The locality is home to renowned corporates such as Shell, Wipro Infosys and TCS among others
- Close to the BMRDA Nandagudi Township & the SEZ
- Situated 30 minutes from the Hoskote Industrial Area



Clubhouse - Gold Leaf



Artistic Impression



When everything you do makes you a winner.

*2 clubhouses with a range of sports and leisure options
Walk into Gold Leaf – elegant recreational clubhouse with a Restaurant, Lounge and Salon – to get the red-carpet treatment. Or run into Crystal – an eventful sports clubhouse with Badminton Court, Squash Court, Aerobics Hall and a Gym – to feel like a winner. No matter your choice, the celebrity status awaits you.*

Clubhouse - Crystal

Artistic Impression

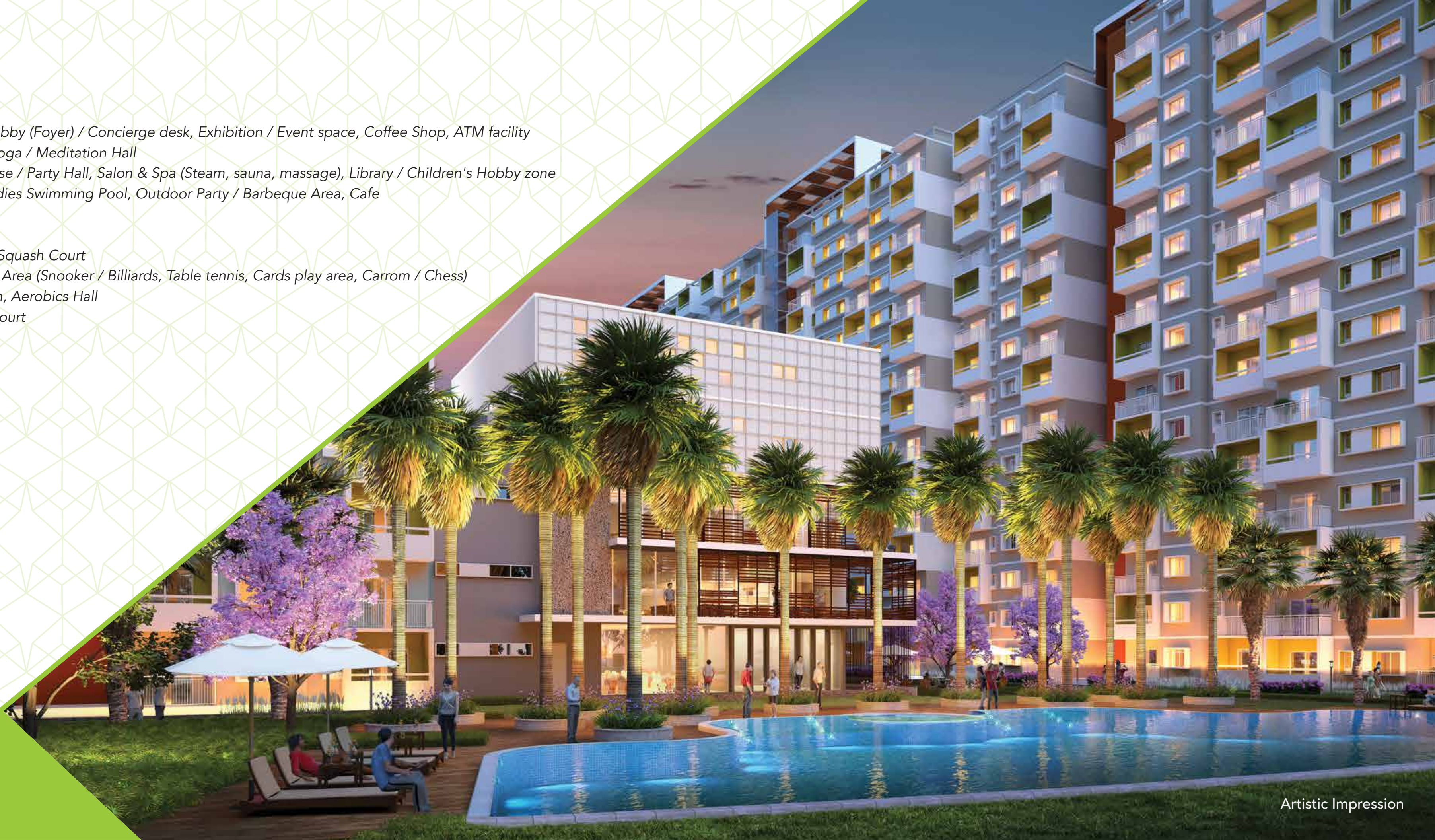
Amenities

Gold Leaf

- Ground Floor - Lounge, Lobby (Foyer) / Concierge desk, Exhibition / Event space, Coffee Shop, ATM facility
- First Floor - Gymnasium, Yoga / Meditation Hall
- Second Floor - Multipurpose / Party Hall, Salon & Spa (Steam, sauna, massage), Library / Children's Hobby zone
- Terrace Floor - Family / Ladies Swimming Pool, Outdoor Party / Barbeque Area, Cafe

Crystal

- Ground Floor - Party Hall, Squash Court
- First Floor - Indoor Games Area (Snooker / Billiards, Table tennis, Cards play area, Carrom / Chess)
- Second Floor - Gymnasium, Aerobics Hall
- Third Floor – Badminton Court





LEGEND

GENERAL

1. General Driveway
2. Green Fire Driveway
3. Outdoor Car Parking
4. Traffic Nodes
5. Lobby Drop-Off Plaza
6. Pedestrian Node
7. Security Cabin
8. Entrance Portal & Water Feature
9. Grand Fountain
10. Water Features

HEALTH & FITNESS

11. Tennis Court
12. Basketball Court
13. Cricket Practice Nets
14. Outdoor Gym
15. Skating Arena
16. Cycling Track
17. Jogging Track
18. Yoga / Meditation Zone

SPACES FOR CHILDREN

19. Children's Play Area
20. Tot Lot / Kid's Play Area
21. Cognitive Play (Lawns / Mounds)
22. Giant chess
23. Kid's Pool
24. Interactive Water Jets
25. Organic Farm & Do-It-Yourself Garden

ADVENTURE ZONE FOR TEENS

26. Rock Climbing Wall
27. Nature Trail / Camping Sites

COMMUNITY / OPEN SPACES

28. Cultural Plaza – Amphitheatre
29. Festive Lawns
30. Leisure Decks
31. Swimming Pool
32. Party Lawns
33. Pool Deck
34. Outdoor Jacuzzi
35. Outdoor Barbeque

SPACES FOR SENIOR CITIZENS

36. Leisure Seating Spaces
37. Reflexology Walks

SPACES FOR PETS/ BIRDS

38. Pets Zone

RUBIK - TYPICAL FLOOR PLAN

WING -A

WING -B

WING -C



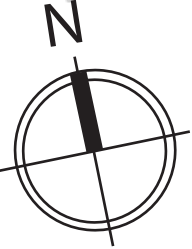
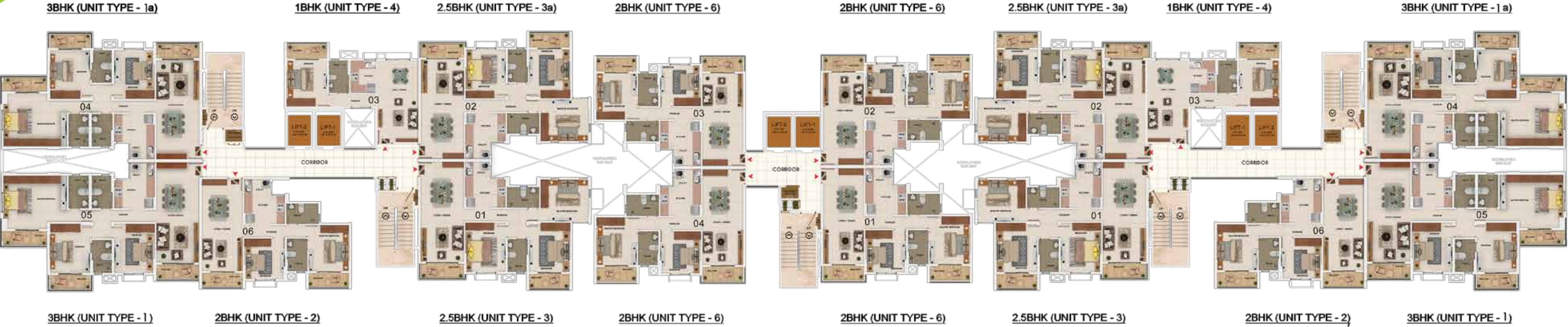
*Not to scale. All measurements are in feet and inches. (1 sq ft = 0.092 sq m)

MATRIX TYPICAL FLOOR PLAN

WING - C

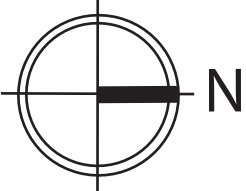
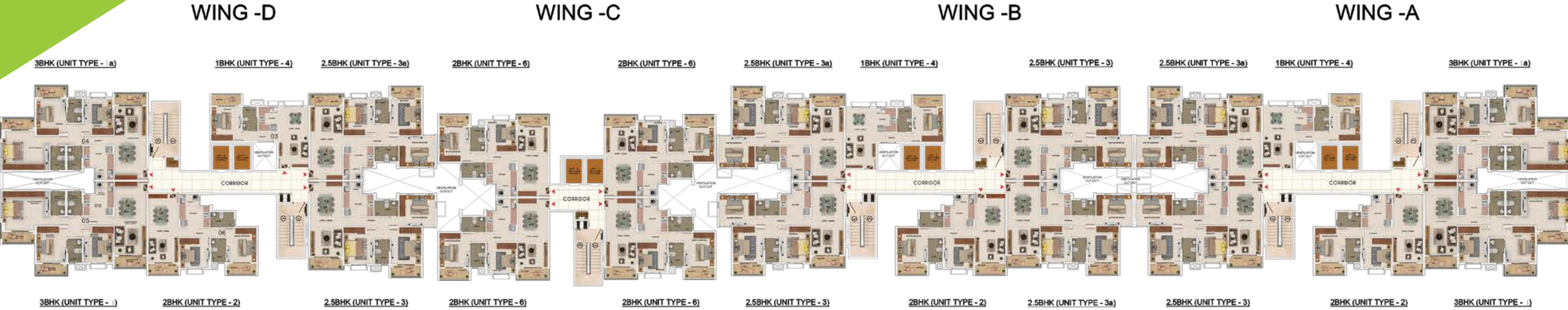
WING - B

WING - A



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

PRISM - TYPICAL FLOOR PLAN



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

1BHK UNIT TYPE - 04 SBA : 658 SFT



BUILTUP AREA : 49.77 SQ.MT. (536 SFT)
 CARPET AREA: 41.06 SQ.MT. (442 SFT)

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

1BHK UNIT TYPE - 08 SBA : 742 SFT



CARPET AREA: 47.46 SQ.MT. (511 SFT)
 BALCONY AREA: 3.91 SQ.MT. (42 SFT)

3BHK UNIT TYPE - 03A SBA : 1273 SFT

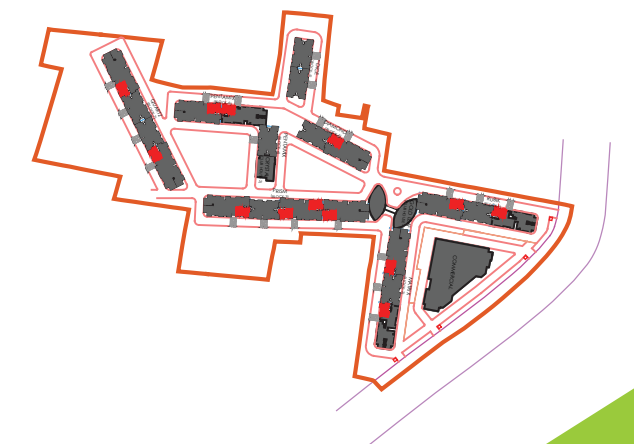


CARPET AREA: 81.74 SQ.MT. (880 SFT)

BALCONY AREA: 8.25 SQ.MT. (89 SFT)

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

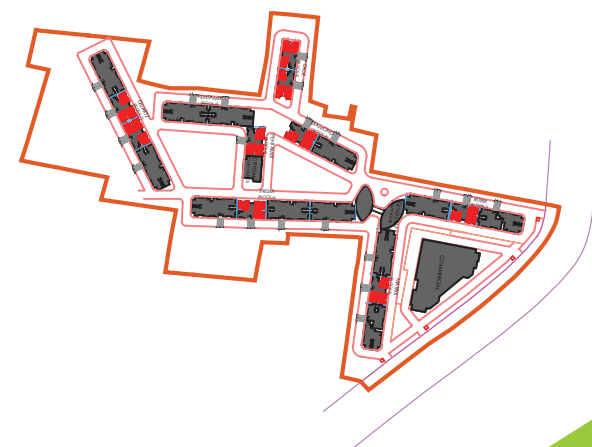
3BHK UNIT TYPE - 03 SBA : 1282 SFT



BUILTUP AREA : 96.93 SQ.MT. (1043 SFT)

CARPET AREA: 81.73 SQ.MT. (880 SFT)

2BHK UNIT TYPE - 06 SBA : 1009 SFT



CARPET AREA: 62.18 SQ.MT. (669 SFT)
BALCONY AREA: 7.98 SQ.MT. (86 SFT)

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

2BHK UNIT TYPE - 02 SBA : 997 SFT



CARPET AREA: 61.89 SQ.MT. (666 SFT)
BALCONY AREA: 7.93 SQ.MT. (85 SFT)

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

3BHK UNIT TYPE - 05A SBA : 1477 SFT



CARPET AREA: 92.28 SQ.MT. (993 SFT)
BALCONY AREA: 11.97 SQ.MT. (129 SFT)



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

3BHK UNIT TYPE - 01 SBA : 1488 SFT



CARPET AREA: 93.22 SQ.MT. (1003 SFT)
BALCONY AREA: 12.21 SQ.MT. (131 SFT)



3BHK UNIT TYPE - 01A SBA : 1498 SFT

3BHK UNIT TYPE - 05 SBA : 1466 SFT



CARPET AREA: 93.18 SQ.MT. (1003 SFT)
BALCONY AREA: 12.33 SQ.MT. (133 SFT)

CARPET AREA: 92.28 SQ.MT. (993 SFT)
BALCONY AREA: 11.85 SQ.MT. (128 SFT)

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



Specifications

1. STRUCTURE

- 150 mm thick walls for exterior & 100 mm thick for interiors (Porotherm block), lintel height 2.1 m

2. FLOORING

a. Common area:

- Ground floor entrance & lift lobbies: Granite flooring
- Basement lift lobby : Vitrified tile flooring
- Upper floor lift lobbies: Vitrified tile flooring
- Staircase : Tandar/Kota flooring
- Corridors : Vitrified/Ceramic tile flooring

b. Apartment:

- Foyer : Vitrified Tiles
- Living & Dining : Vitrified Tiles
- Master bedroom : Vitrified Tiles
- Other Bedrooms : Vitrified Tiles
- Balcony & Utility : Antiskid vitrified / Ceramic tiles
- Kitchen : Vitrified tiles + ceramic tiles dado of 2 ft. ht. above granite counter

3. TOILETS

- Chromium plated fittings for all toilets
- Wall mixer with CP shower units in bath area for all toilets
- Health Faucet For all the Toilets
- Floor mounted EWC with exposed flush tank for all toilets
- Antiskid Ceramic tiles flooring
- Glazed / Ceramic tile dado (up to false ceiling height)

Specifications

4. KITCHEN

- Provision for water purifier fixing
- Reticulated Gas piping connection –At extra cost

5. UTILITY

- Inlet & Outlet for washing machine or Dish washer

6. DOORS

- Main door of wood frame with architraves
- All shutters flush doors with paint finish

7. WINDOWS & RAILINGS

- Aluminium powder coated windows with mosquito mesh (Liv/Din, All Bedrooms)
- Aluminium powder coated ventilators
- Balcony railings in MS

8. PAINTING

- Exterior walls with weather coat texture paint
- Internal walls with plastic Emulsion and ceilings with oil bound distemper.
- Enamel paint on all MS railings/ grills





Specifications

9. ELECTRICAL

- One TV point & telephone point in living room & Master bedroom
- AC provision for Master bedroom
- Intercom facility from each apartment to the security room, club house & other apartments

10. TELEPHONE / INTERCOM FACILITY

- Intercom facility from each apartment to the security room, clubhouse and other apartments

11. LIFT

- Automatic passenger lifts

12. POWER BACK- UP

- Individual apartments to have backup of 1.25 KVA for 3 BHK, 1 KVA for 2 BHK & 2.5 BHK, 0.5 KVA for 1 BHK respectively
- All Lifts on DG backup

13. SECURITY SYSTEMS

- CCTV Cameras at Entry & Exit points in high traffic areas

Our Projects



NECKLACE PRIDE
Kavadiiguda, Hyderabad



H&M ROYAL
Kondhwa (opposite Talab factory), Pune



GREENAGE
Hosur Main Road, Bangalore



MAGNUS
Shaikpet, Hyderabad



MAGNIFICIA
Old Madras Road, Bangalore



PIPAL TREE
Kengeri Tavarekere Road, Bangalore



OPUS
Tumkur Road, Bangalore



ANUGRAHA
Magadi Main Road, Bangalore



ASPIRE
Hennur Main Road, Bangalore



EASTCREST
Near Budigere Cross, Bangalore



MELODY
Mysore Road, Bangalore



SENORITA
Sarjapur Main Road, Bangalore



NOVARTIS KNOWLEDGE CITY
HITEC City, Hyderabad



DIVINITY
Benson Town, Bangalore



CADENZA
Kudlu Gate Junction, Bangalore



GOLD SUMMIT
Hennur Main Road, Bangalore



WATER'S EDGE
Sancoale, Goa



LUXURIA
Hesaraghatta Main Road, Bangalore



CASA CRESCENT
Benson Town, Bangalore



KINGS DOMAIN
Rahat bagh, Indiranagar, Bangalore



NAVARATNA RESIDENCY
Avinashi Road, Coimbatore



CELESTA
Old Madras Road, Bangalore



LAUREL HEIGHTS
Hesaraghatta Main Road, Bangalore



NORTHLAND
Hennur Road, Bangalore

Awards



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



Winner of the CNBC - CRISIL - CREDAI Award
Real Estate Award
Best Residential Project - Luxury & Best Commercial Project



Winner of ET NOW
Best Residential Property of the Year - 2013
GREENAGE



Winner of NDTV
Property Awards - 2014
Best Residential Property - Premium (South)
MAGNIFICIA



Winner of the CNBC AWAAZ
Real Estate Award - 2014
Customer Friendly Best Practices and Outstanding Contribution to the Real Estate Industry



Winner of ABP Award
Real Estate Award - 2014
Best Luxury Project for LUXURIA



Winner of NDTV
Property Awards - 2014
Best Premium Property
MAGNIFICIA



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



Reputation that's earned.

We've toiled. We've innovated. We've delivered. And the result has been the initiation of more verticals in the real estate domain than any other player. Today, we have accomplished over 15 million sq ft of property development across the country. This has only driven us to begin our work for the future, with around 30 million sq ft in development across the country.



TRUST. IT'S WHAT WE BUILD.