

A Project of Sattva Group



Park Cubix

Nurturing every facet of life

***Premium 1, 2 and 3 BHK Homes
Devanahalli, Bengaluru***



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

ARTIST IMPRESSION

Designed for your Happiness

At Park Cubix, every square foot is an opportunity to discover abundant joy. Within every open air amenity, is the potential for a star-gazing candle-lit dinner . Within the Clubhouse, is a day full of activity and abundant fun for your kids. Within the sprawling parks, is a life of leisure for your parents. At Park Cubix, there's something for everyone and a world full of opportunity.

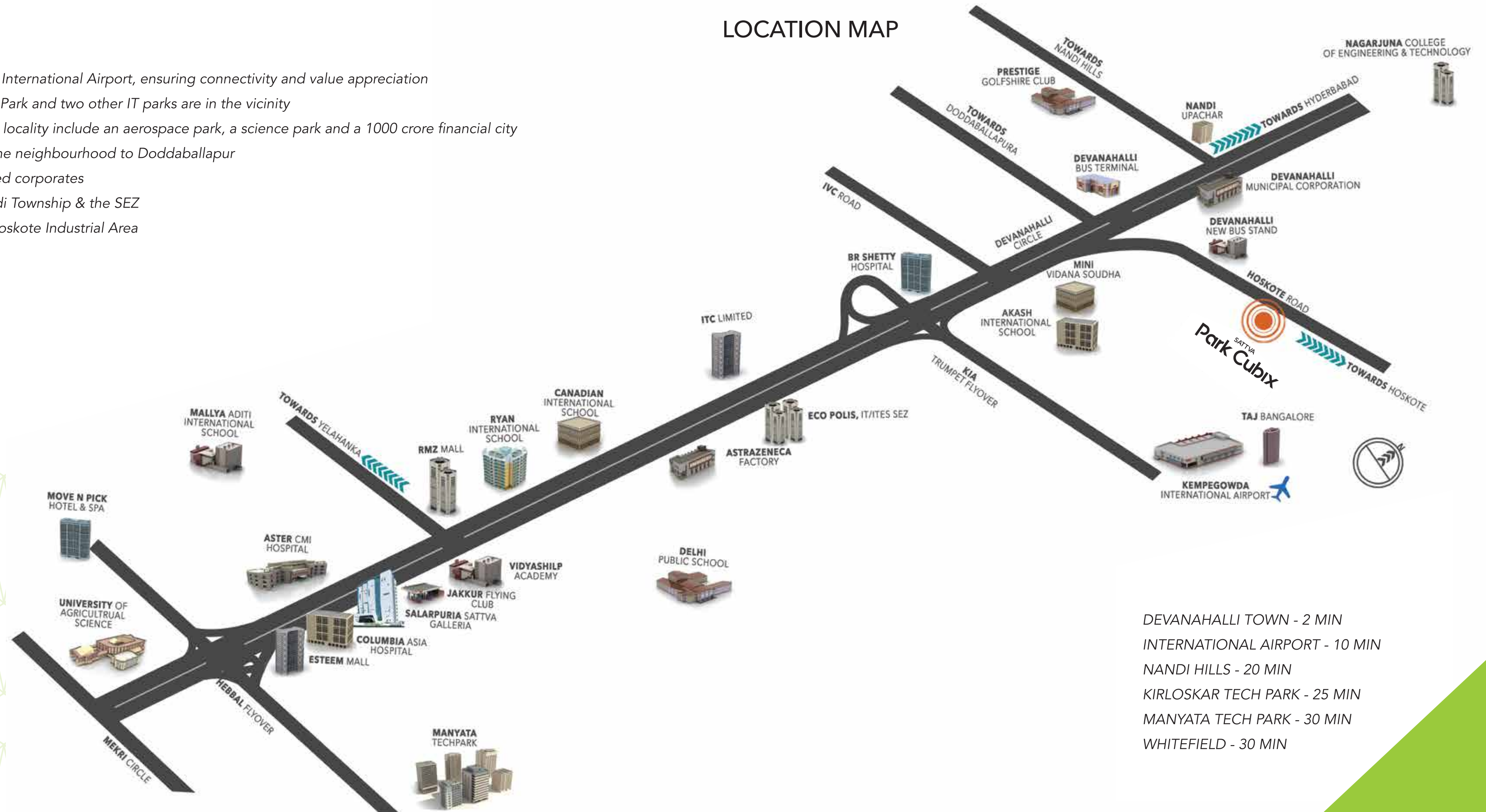


ARTIST IMPRESSION

Location Highlights

- Located close to Kempegowda International Airport, ensuring connectivity and value appreciation
- 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
- Close to the BMRDA Nandagudi Township & the SEZ
- Situated 30 minutes from the Hoskote Industrial Area

LOCATION MAP



DEVANAHALLI TOWN - 2 MIN
 INTERNATIONAL AIRPORT - 10 MIN
 NANDI HILLS - 20 MIN
 KIRLOSKAR TECH PARK - 25 MIN
 MANYATA TECH PARK - 30 MIN
 WHITEFIELD - 30 MIN





2 Clubhouses with a range of Sports and Leisure options

Be it the extravagant **Gold Leaf** – our elegant, recreational Clubhouse with a restaurant, lounge and salon where you can expect the red-carpet treatment . Or the **Crystal** – a well-equipped sports Clubhouse with a badminton court, squash court, aerobics hall and a gym, we've thought about everything to pander to your ultimate enjoyment. There will never be a dull moment once you stay at this well-planned property.

ARTIST 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



MASTER PLAN

LEGEND

General:

1. General Driveway
2. Fire Driveway
3. Outdoor Car Parking
4. Traffic Nodes
5. Lobby Drop Off Area
6. Pedestrian Node
7. Security Cabin
8. Entrance Portal
9. Grand Plaza

Phase 1 Amenities:

- Health and Fitness:**
10. Tennis Court
 11. Basket Ball-full Court
 12. Outdoor Gym / Tree Plaza
 13. Yoga / Meditation Zone
 14. Jogging / Cycling Track

Senior Citizen Spaces:

15. Leisure Eating Spaces
16. Reflexology walks

Spaces for children

17. Children's Play Area
18. Tot-lot Play Area
19. Cognitive Play Lawns / Mounds
20. Giant Chess

Community / Adult Spaces:

21. Cultural Plaza / Adult Spaces

Phase 2 Amenities:

- Health And Fitness:**
14. Jogging / Cycling Track
 22. Beach Volley Ball Court
 23. Mini Football / Cricket field
 24. Cricket practice nets
 25. Skating Arena

Senior Citizen Spaces:

15. Leisure Eating Spaces
16. Reflexology Walks

Spaces for children

26. Kid's Pool
27. Organic Farm-do-it-yourself

Adventure Zone For Kids:

28. Rock Climbing Wall
29. Nature Trail / Camping Sites

Community / Adult Spaces:

30. Festive Lawns
31. Swimming Pool
32. Party Deck / Pool Deck
33. Outdoor Jacuzzi

Spaces for pets:

- 34 Pet Zone

Services:

Transformer yard for Commercial
A - T.Y. 01

Transformer yard for Residential

- B - T.Y. 02
C - T.Y. 03
D - T.Y. 04
E - T.Y. 05

DG Yard For Commercial

F - DG YARD 01

DG Yard For Residential

G - DG YARD 02

SUMP For Residential

- H - SUMP 01
I - SUMP 02
J - SUMP 03

SUMP For Commercial:

K - SUMP 04

STP For Residential

- L - STP 01
M - STP 02
N - STP 03

STP For Commercial:

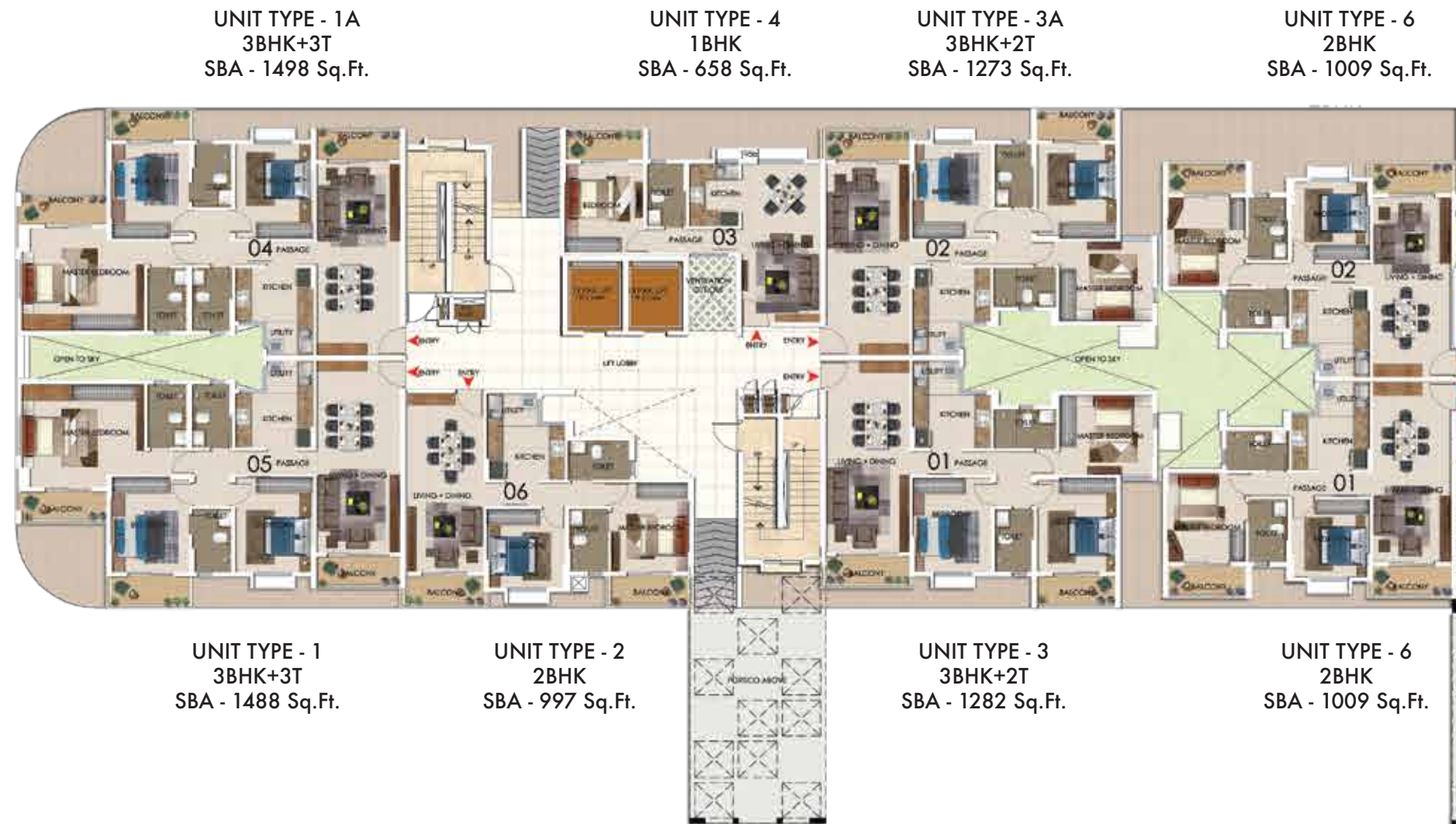
O - STP 04

P - Organic Waste Convertor



RUBIK - GROUND FLOOR PLAN

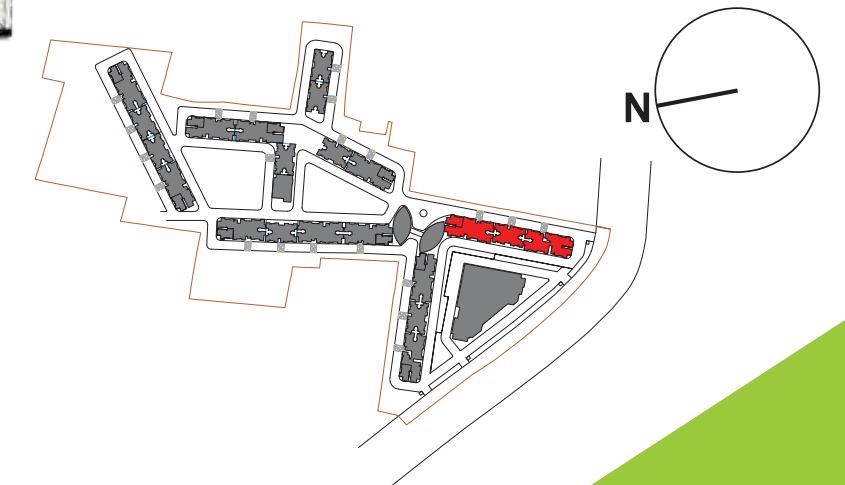
WING - C



WING - B

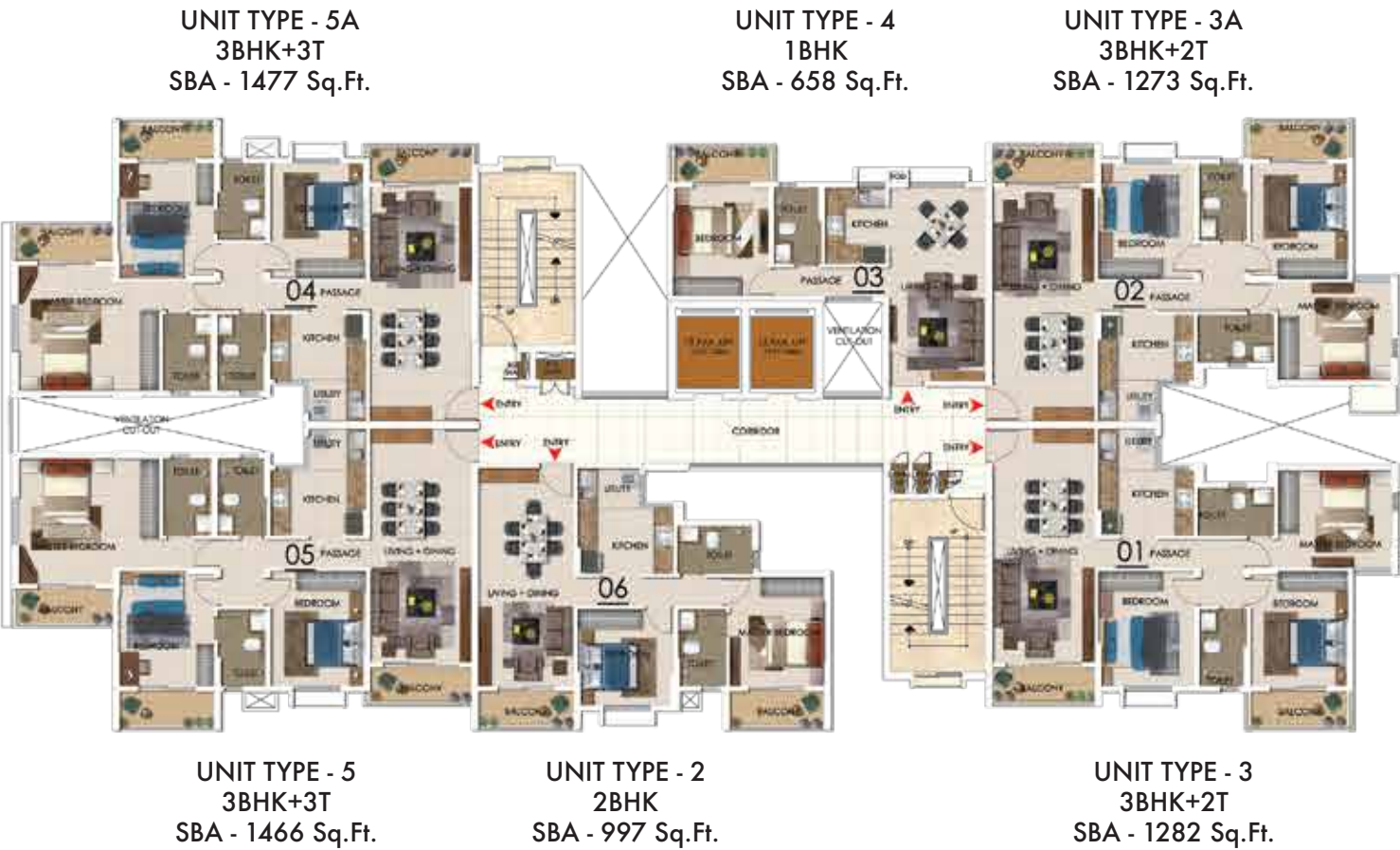


WING - A

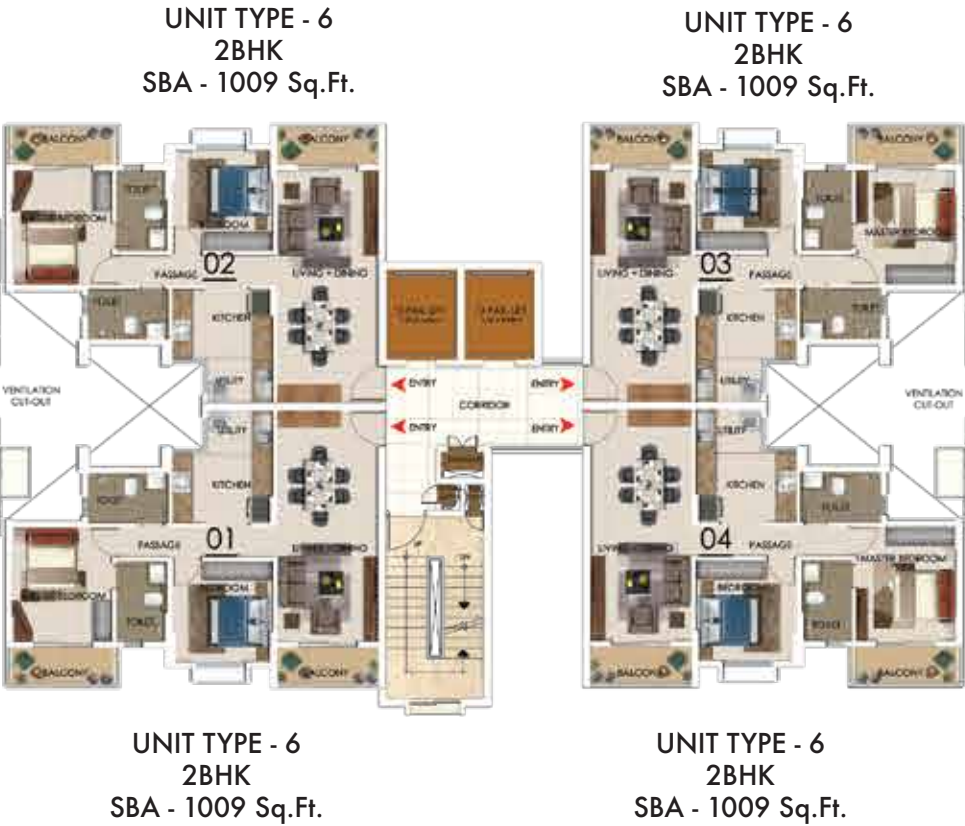


RUBIK - TYPICAL FLOOR PLAN (1,3,5,7,9,11,13)

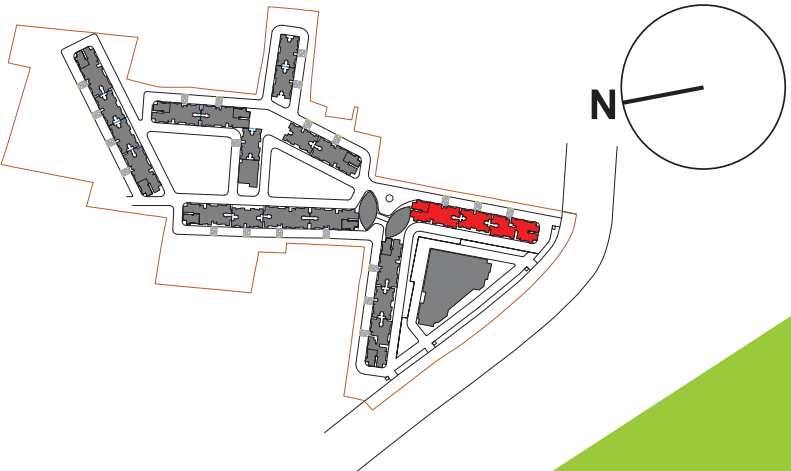
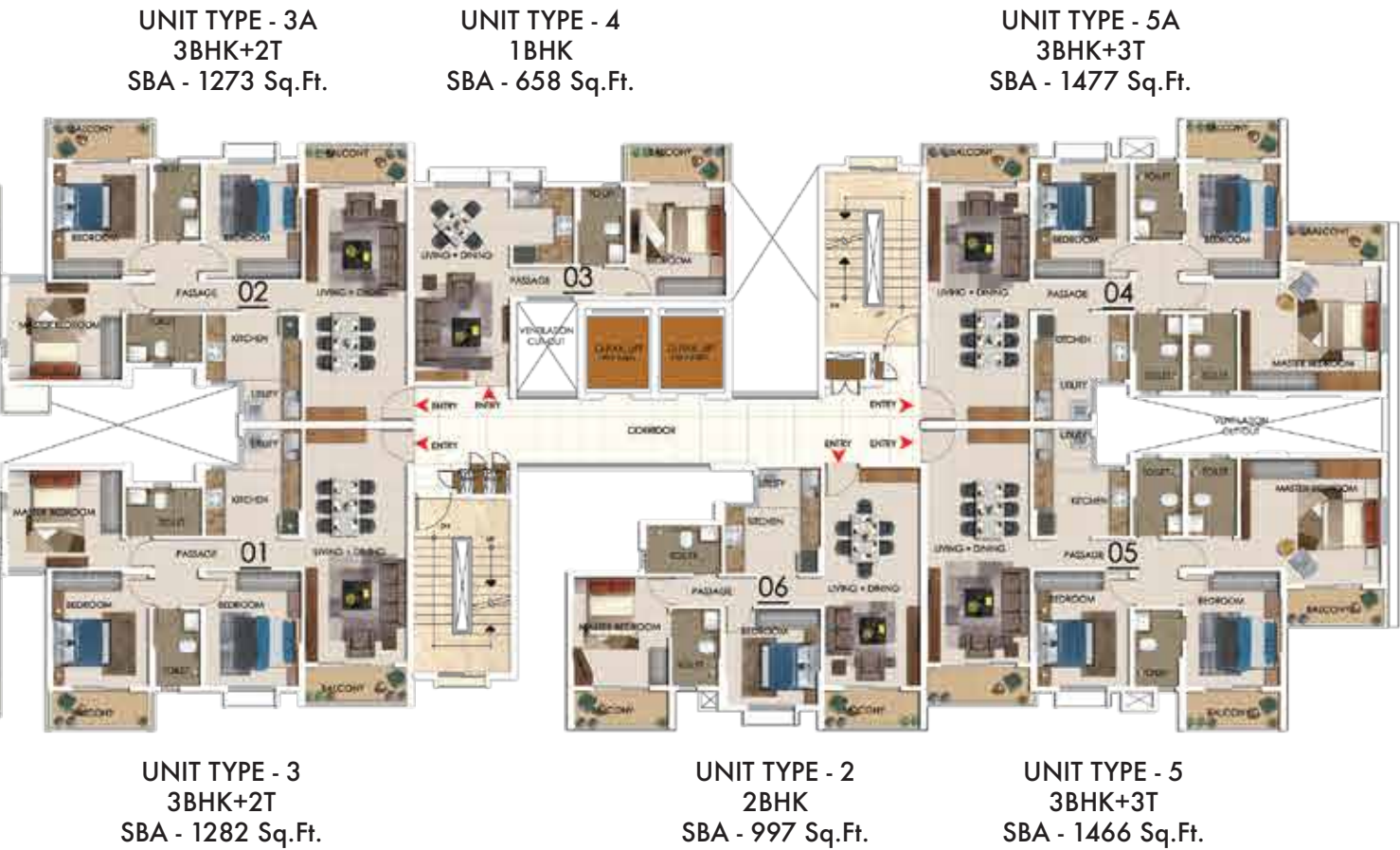
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WING - B

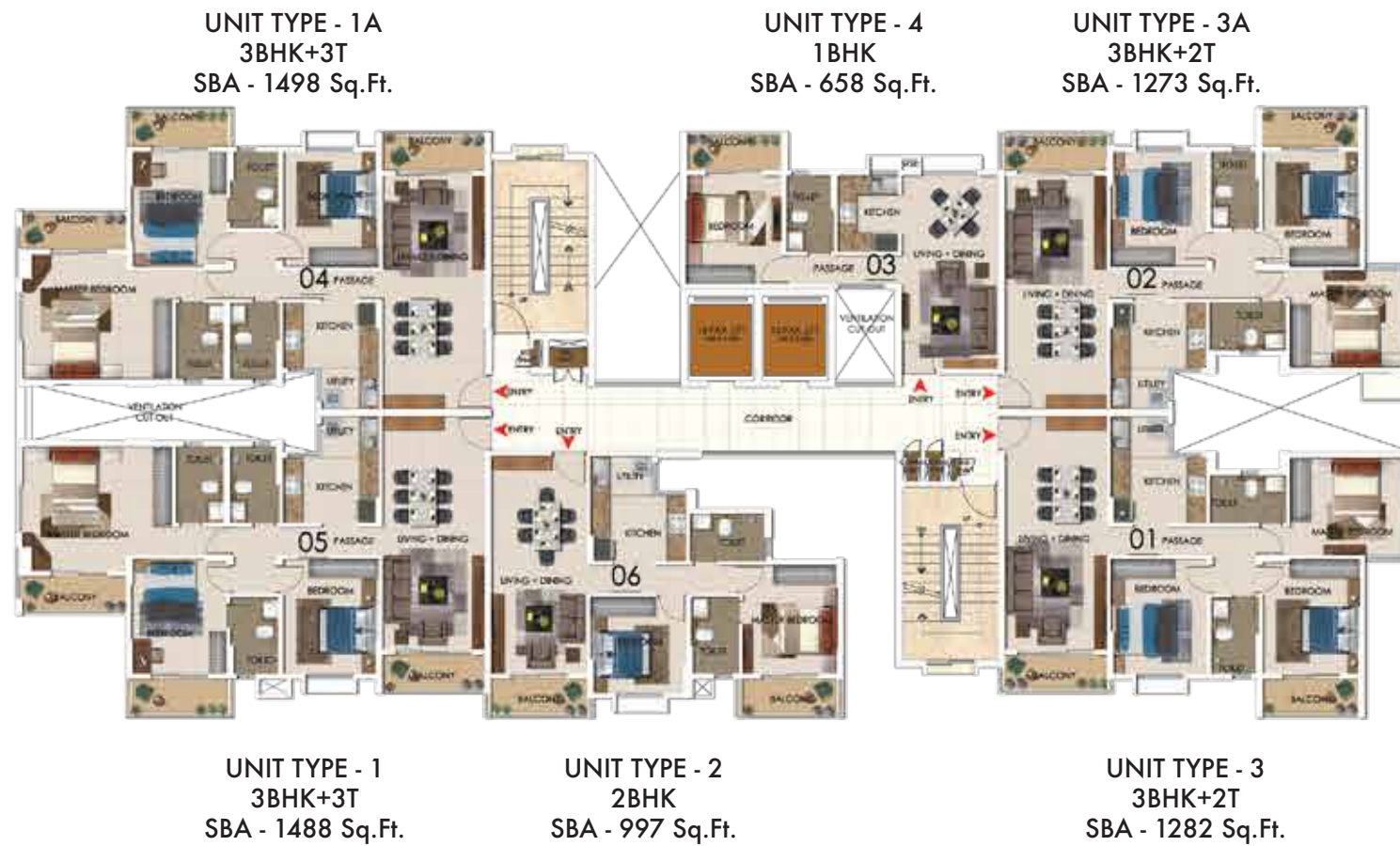


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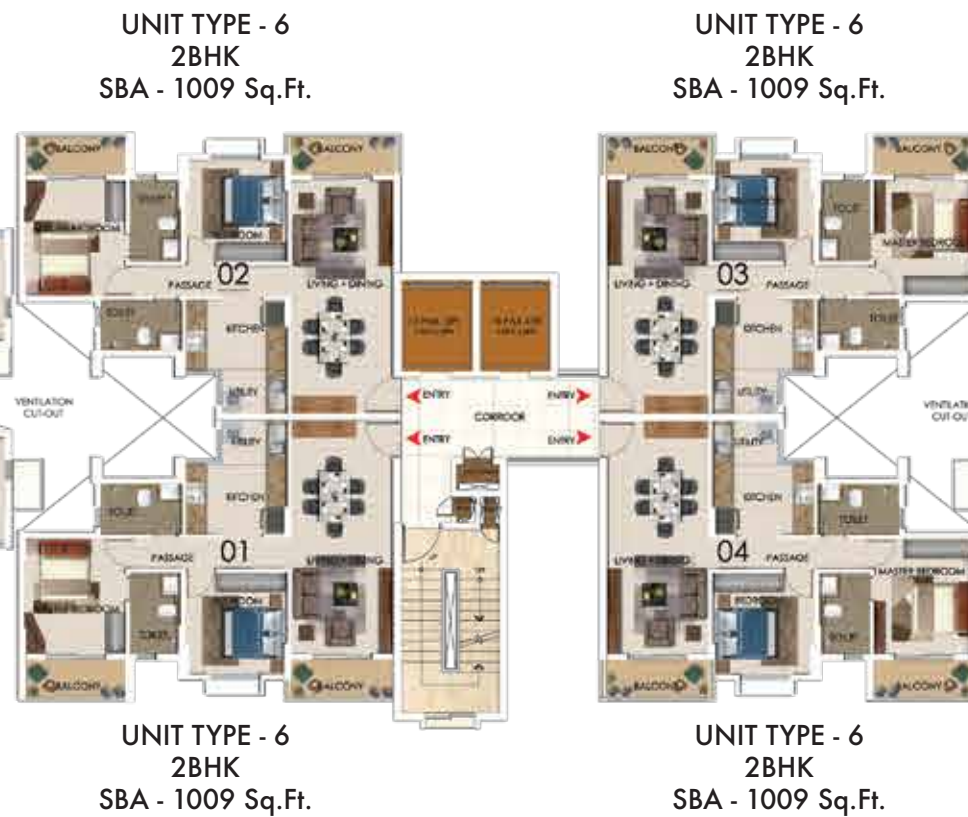


RUBIK - TYPICAL FLOOR PLAN (2,4,6,8,10,12,14)

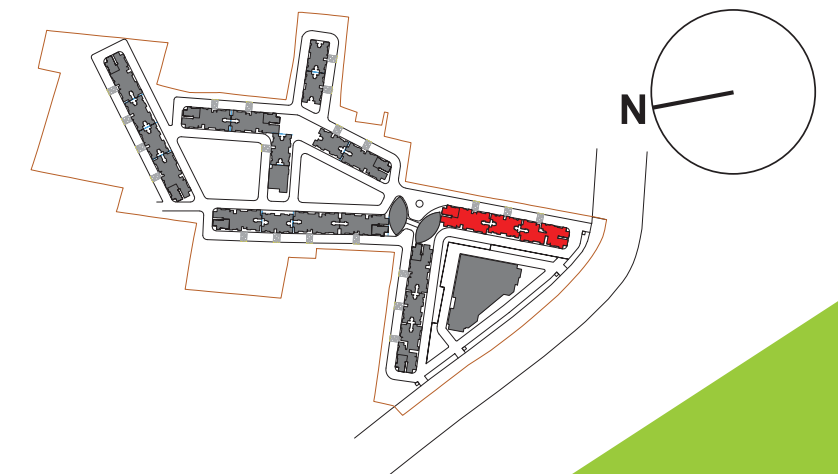
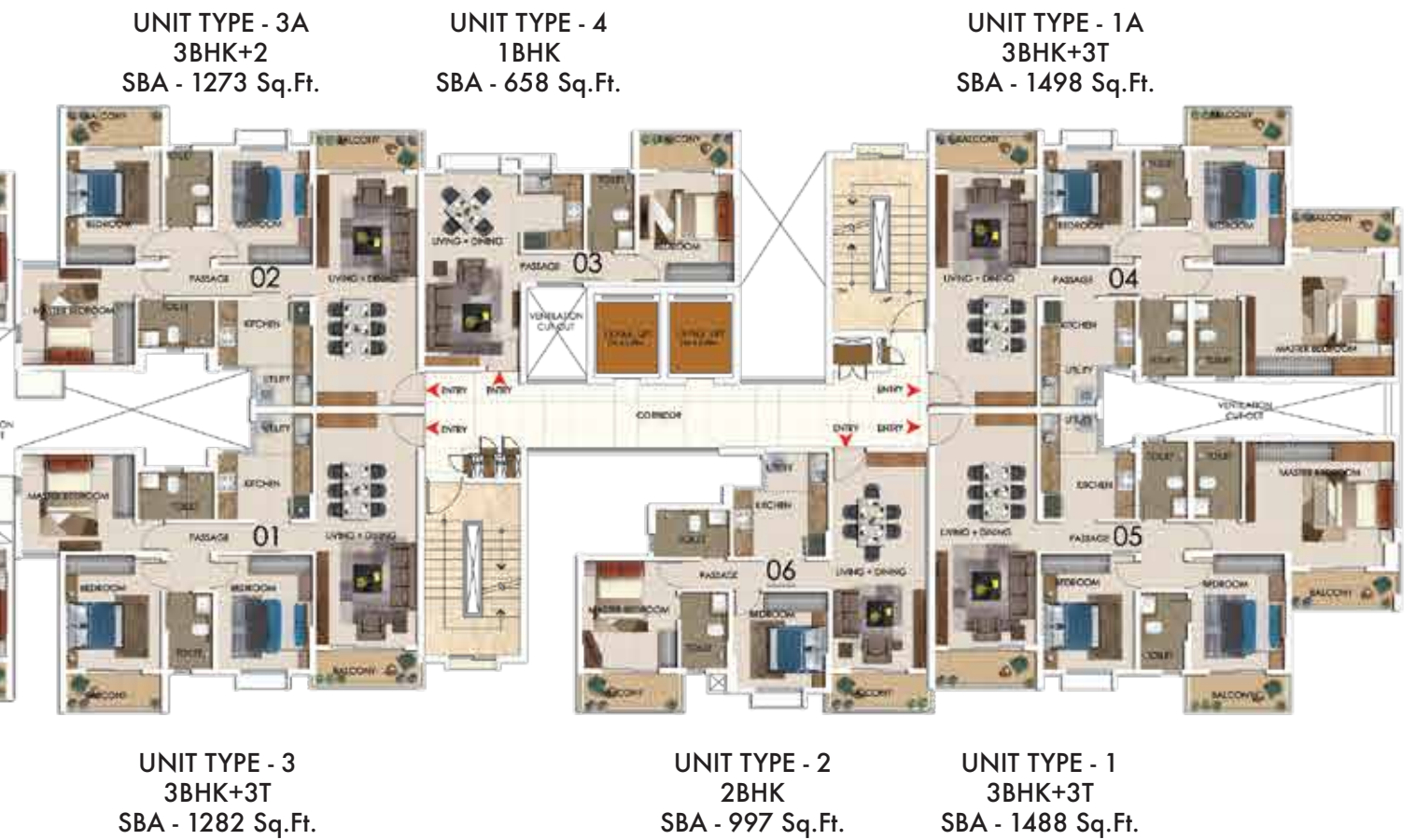
WING - C



WING - B



WING - A

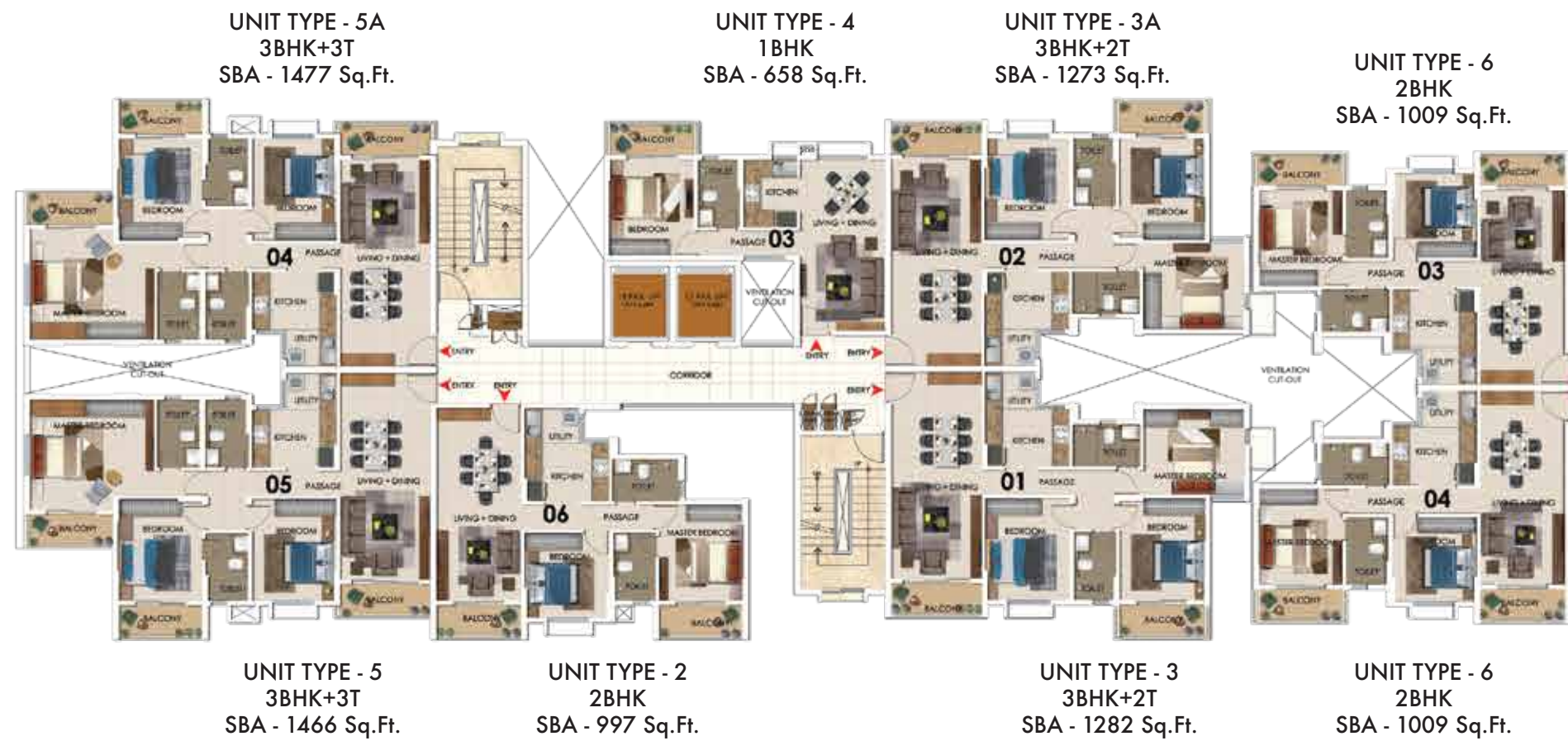


MATRIX - GROUND FLOOR PLAN

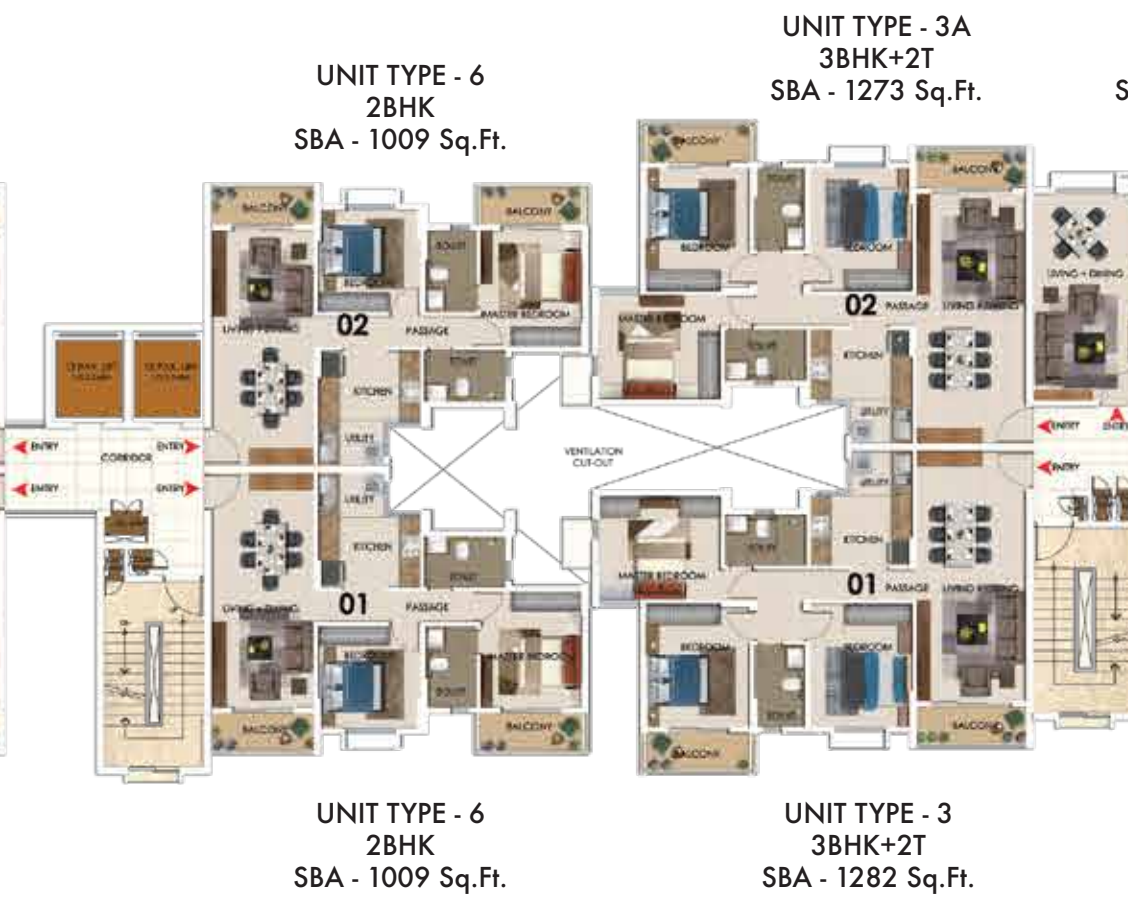


MATRIX - TYPICAL FLOOR PLAN (1,3,5,7,9,11,13)

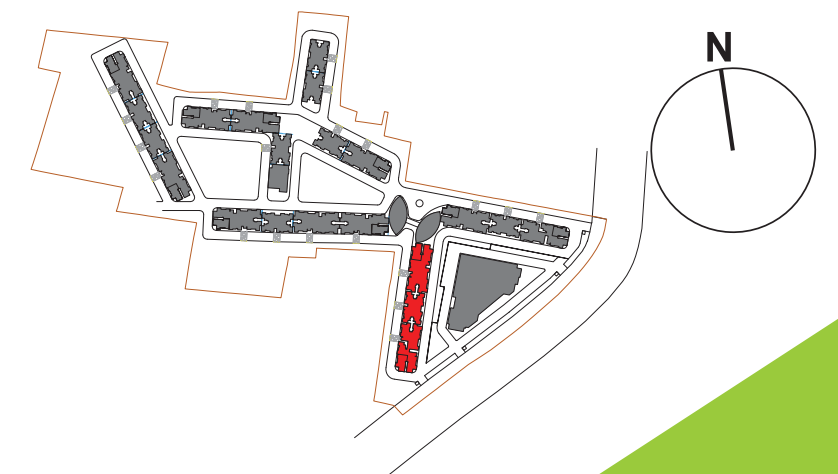
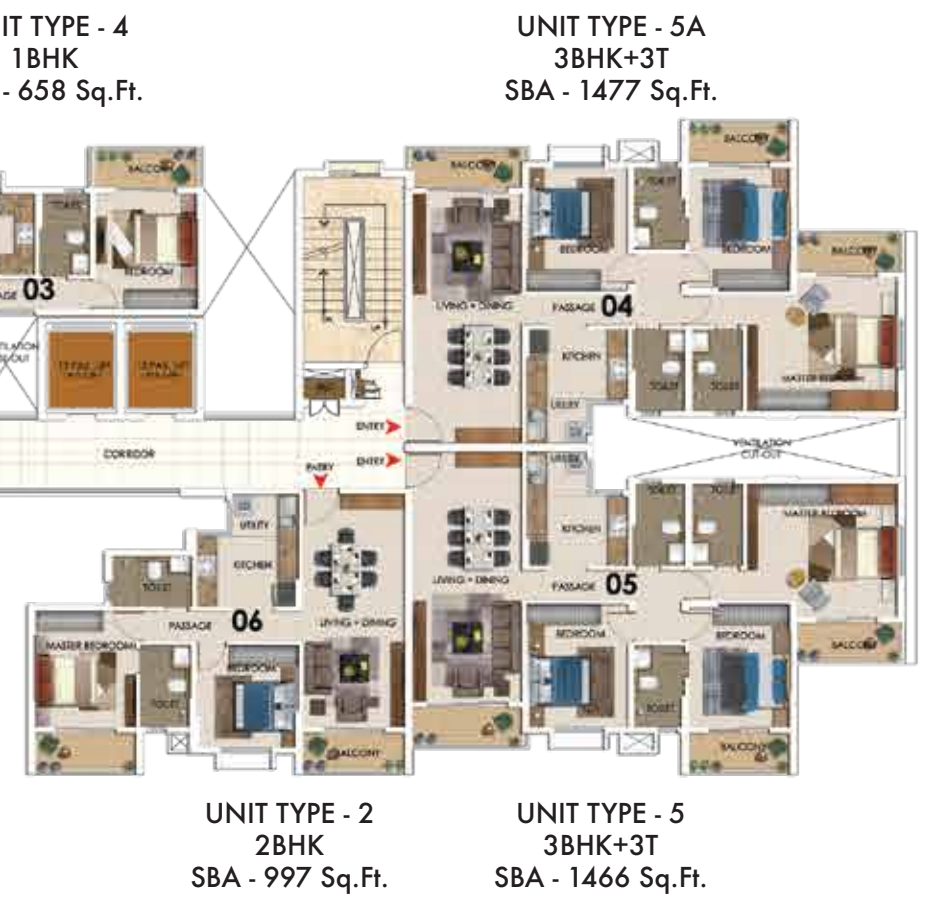
WING - C



WING - B

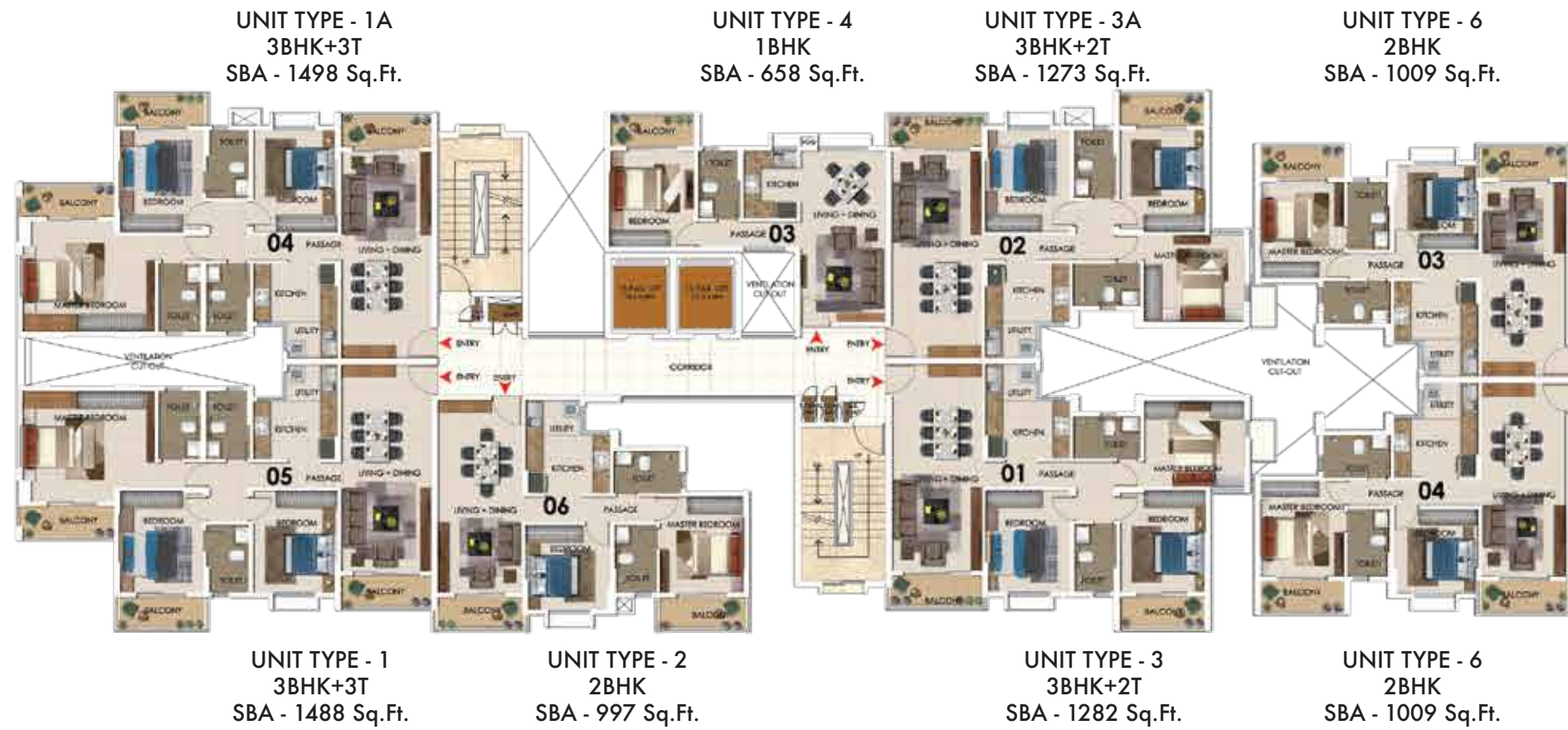


WING - A

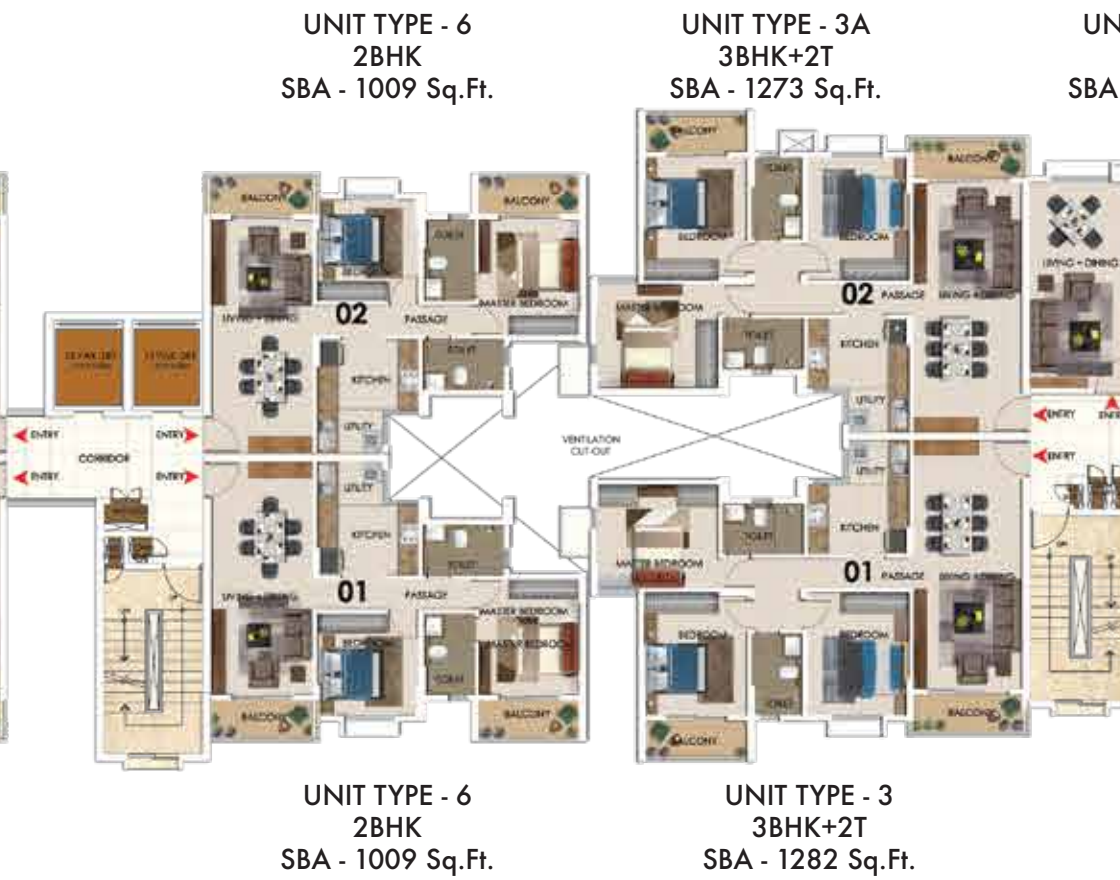


MATRIX - TYPICAL FLOOR PLAN (2,4,6,8,10,12,14)

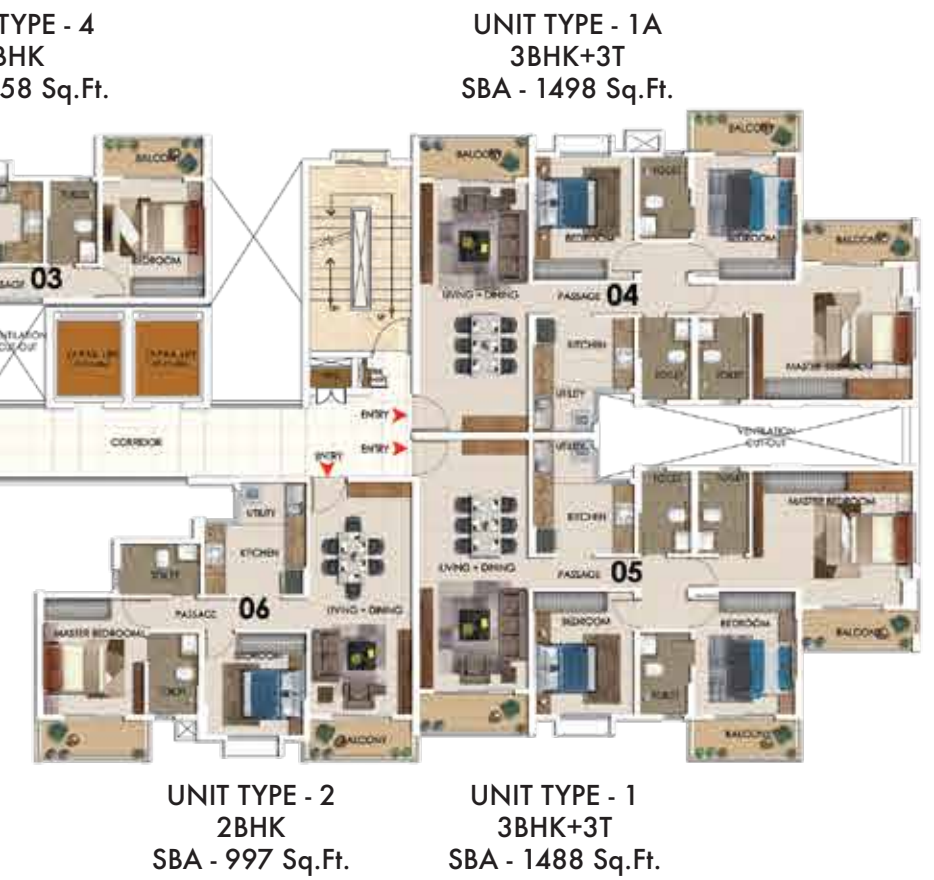
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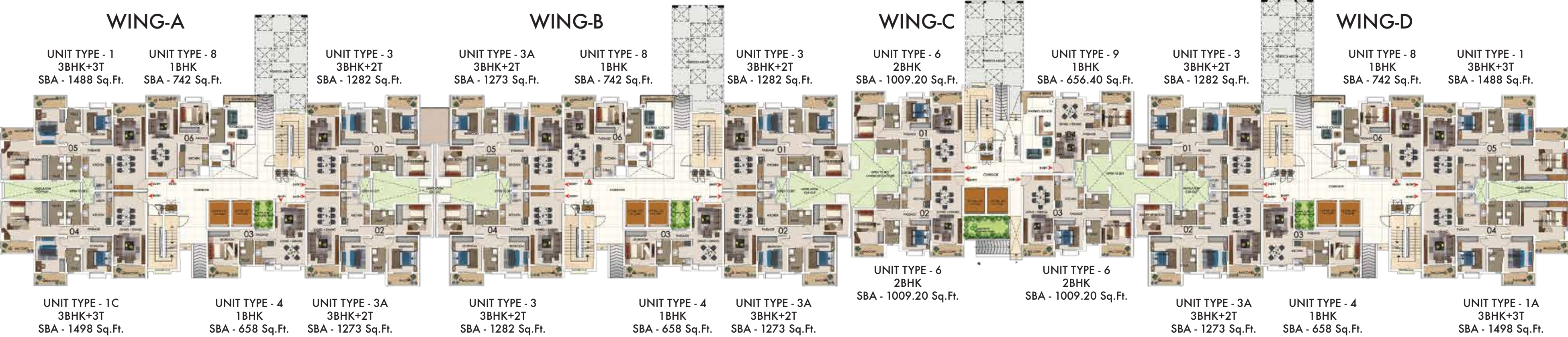
WING - B



WING - A

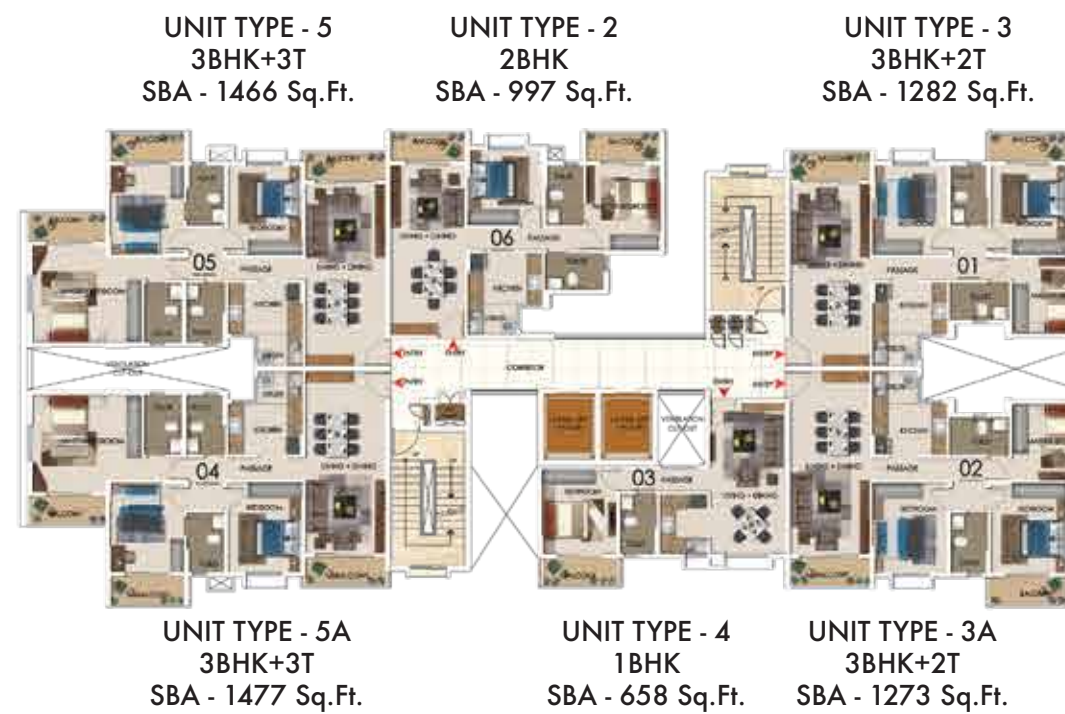


PRISM - GROUND FLOOR PLAN

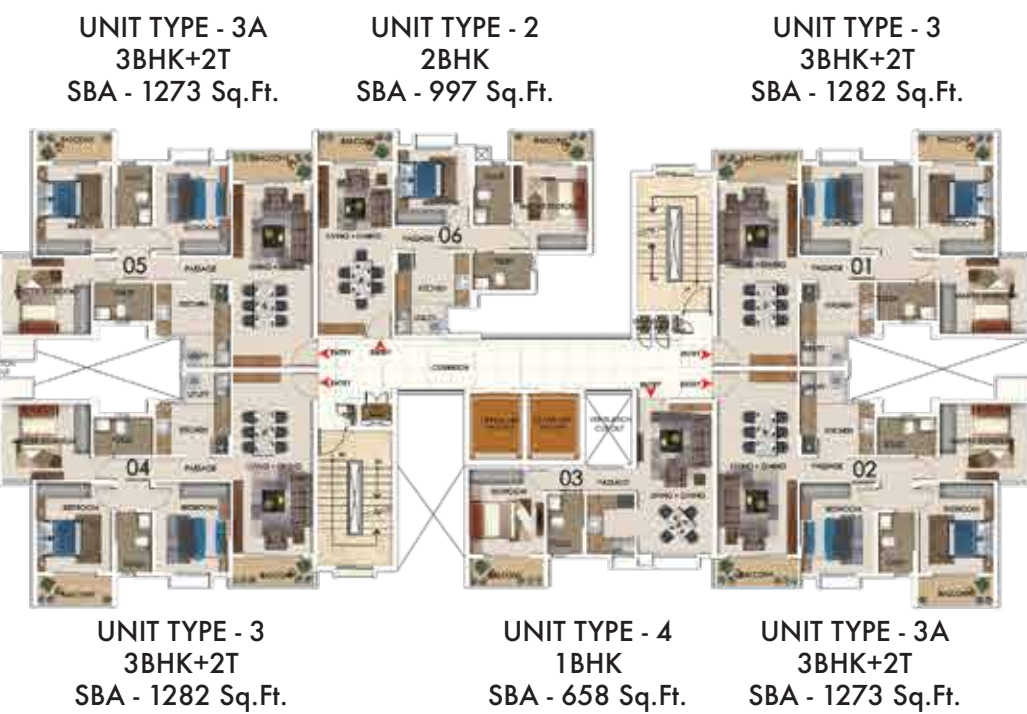


PRISM - TYPICAL FLOOR PLAN (1,3,5,7,9,11,13)

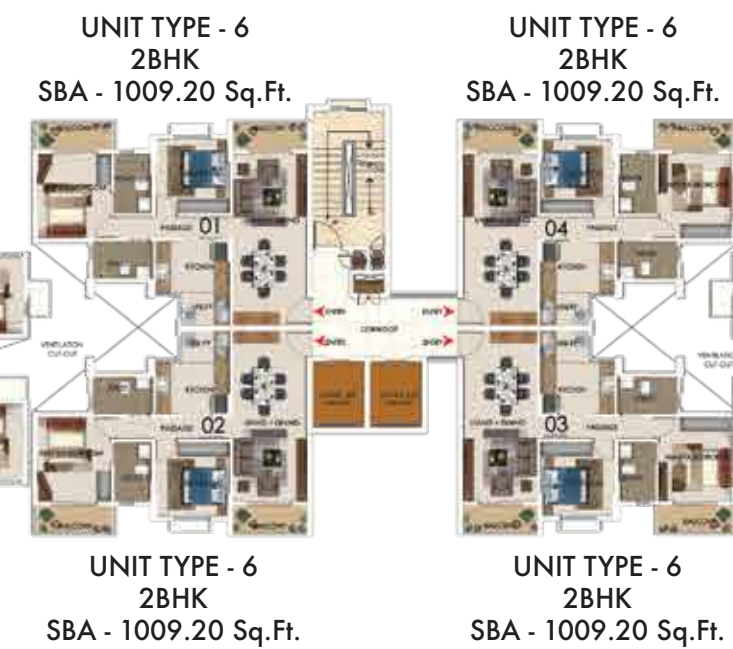
WING-A



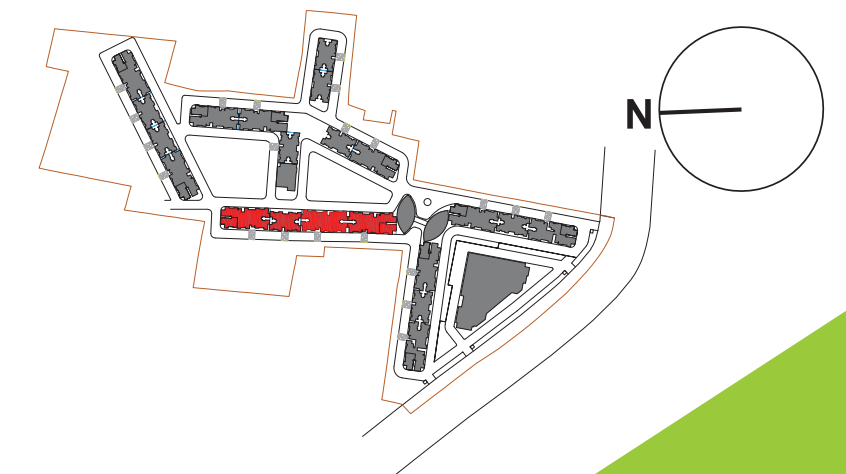
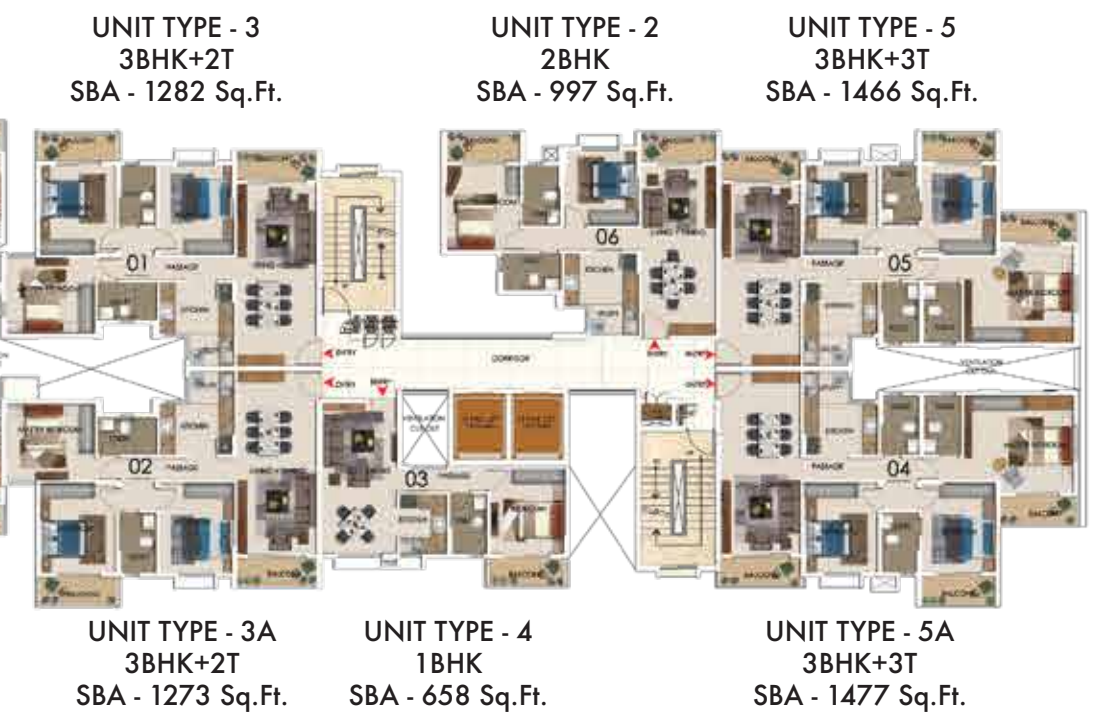
WING-B



WING-C

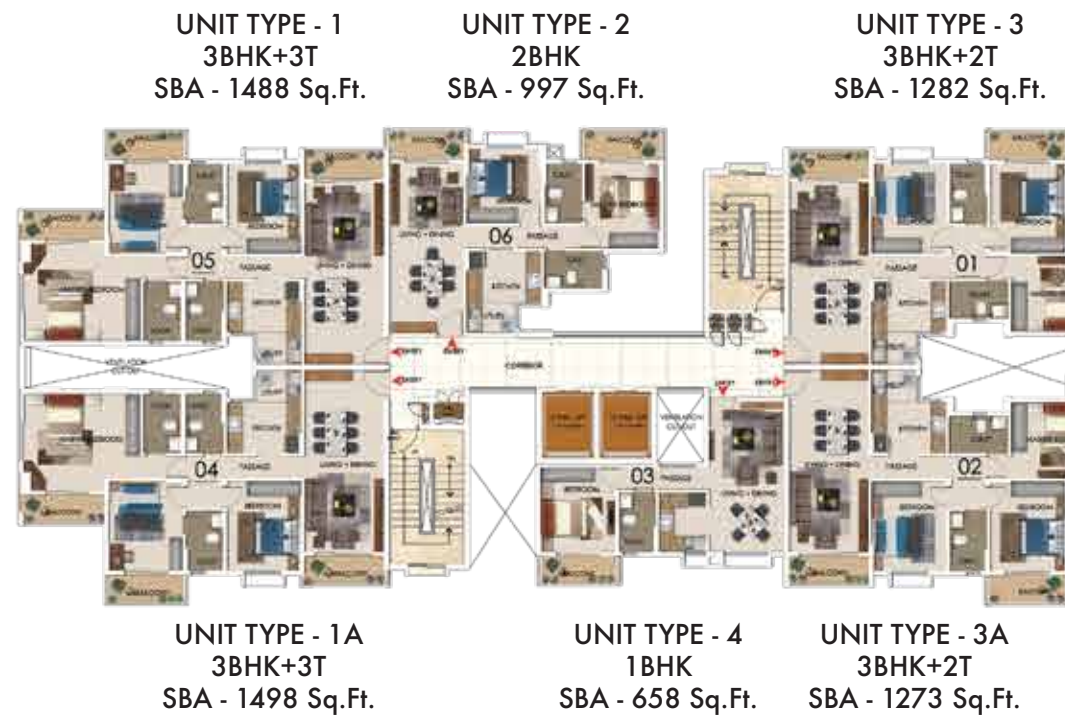


WING-D

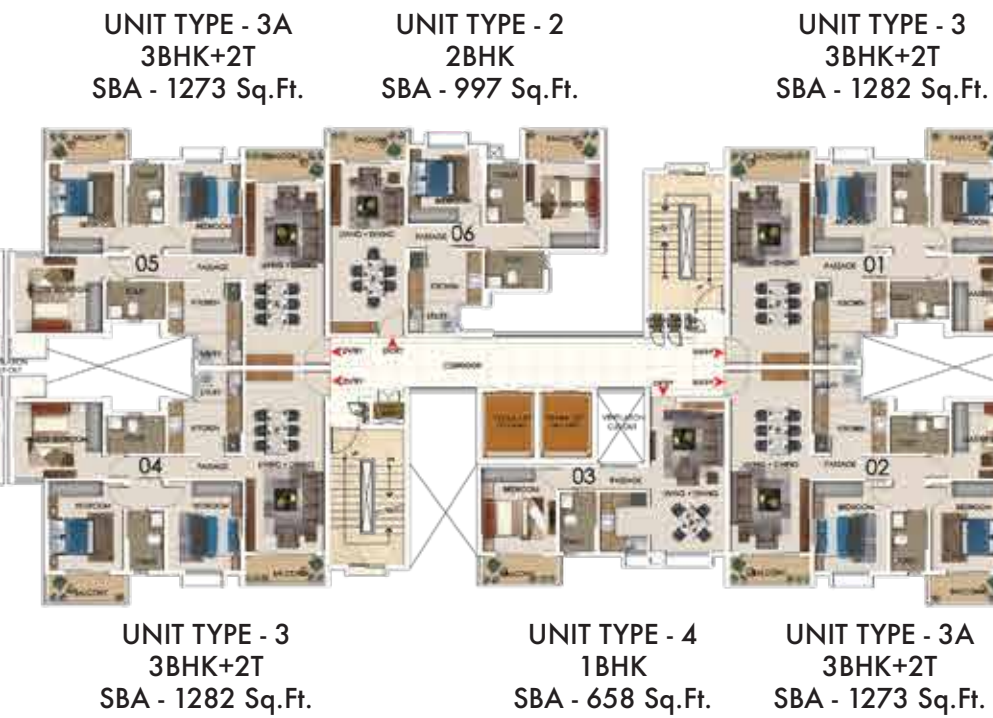


PRISM - TYPICAL FLOOR PLAN (2,4,6,8,10,12,14)

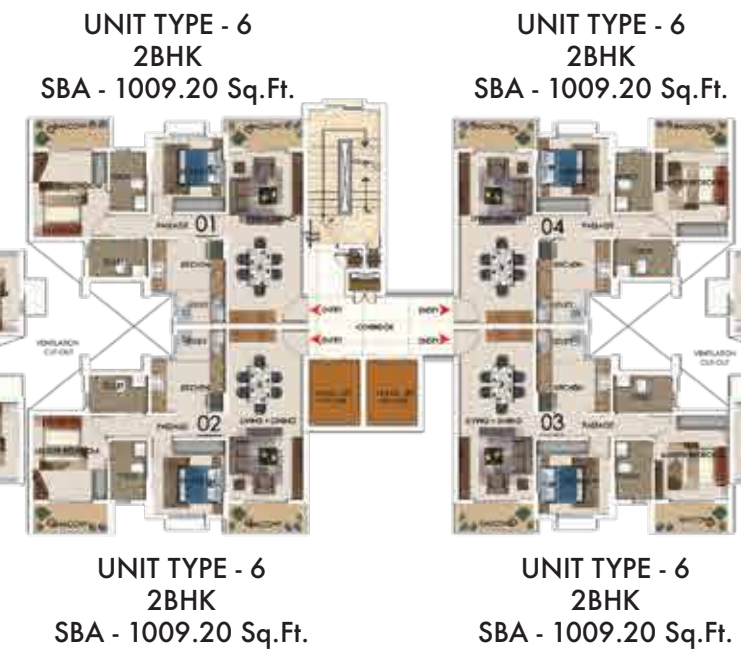
WING-A



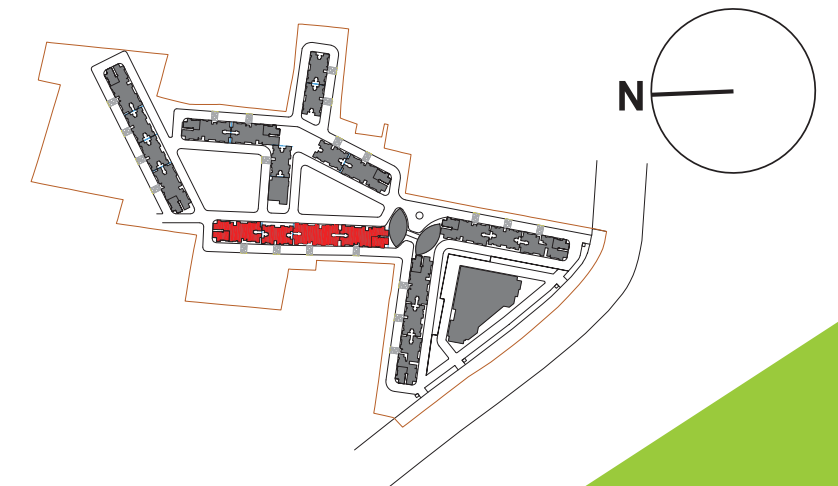
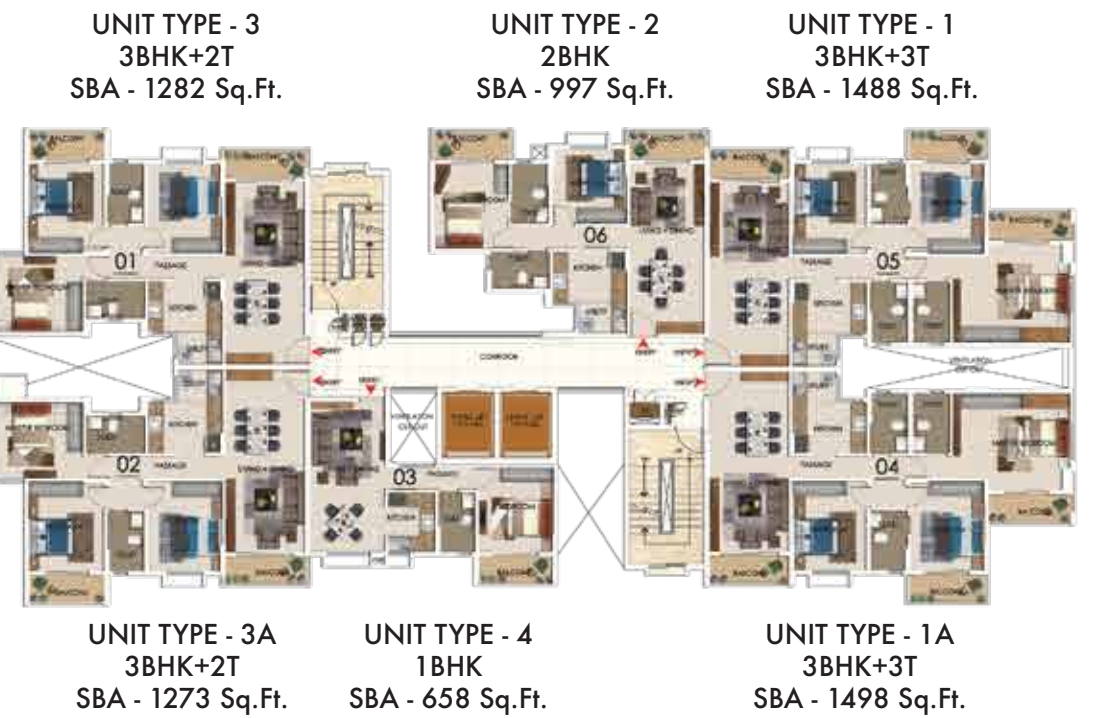
WING-B



WING-C



WING-D



3BHK+3T - GROUND FLOOR - TYPE 1

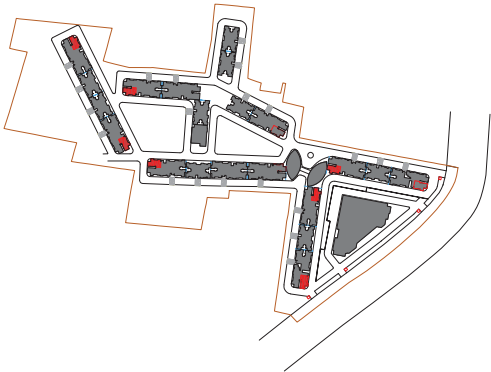


3BHK+3T - GROUND FLOOR - TYPE 1							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
112.53	1211	93.22	1003	12.21	131	138.24	1488

3BHK+3T - GROUND FLOOR - TYPE 1A



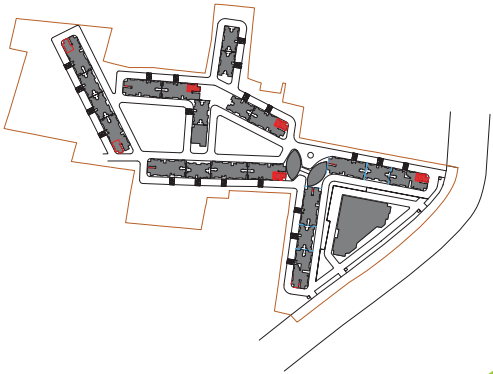
3BHK+3T - GROUND FLOOR - TYPE 1A							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
113.31	1200	93.18	1003	12.33	133	139.20	1498



3BHK+3T - GROUND FLOOR - TYPE 1B



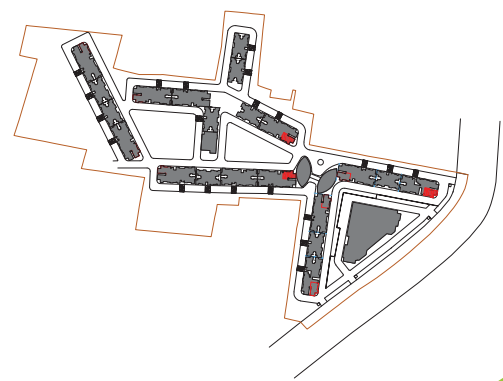
3BHK+3T - GROUND FLOOR - TYPE 1B							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
112.53	1211	93.22	1003	12.21	131	138.24	1488



3BHK+3T - GROUND FLOOR - TYPE 1C



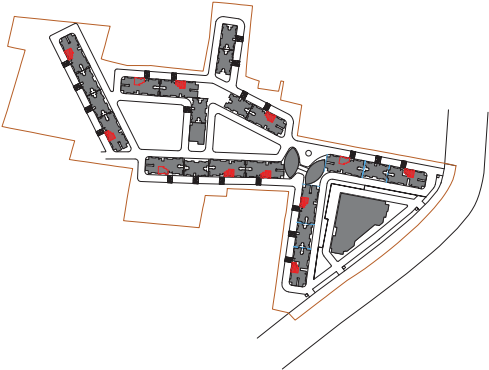
3BHK+3T - GROUND FLOOR - TYPE 1C							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
113.31	1220	93.18	1003	12.33	133	139.20	1488



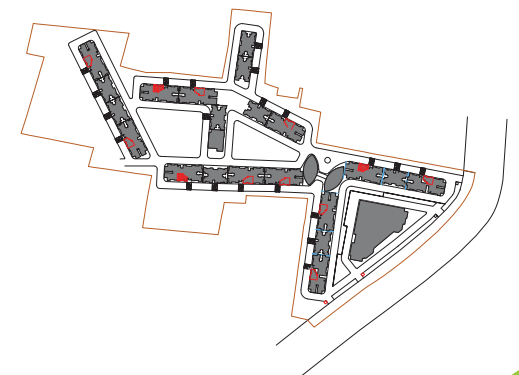
2BHK FOR BLOCK A - TYPE 2



2BHK FOR BLOCK A - TYPE 2							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
75.37	811	61.89	666	7.93	85	92.59	997



2BHK FOR BLOCK A - TYPE 2A

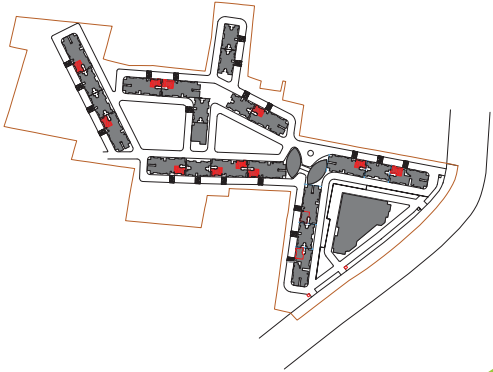


2BHK FOR BLOCK A - TYPE 2A							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
75.37	811	61.89	666	7.93	85	92.59	997

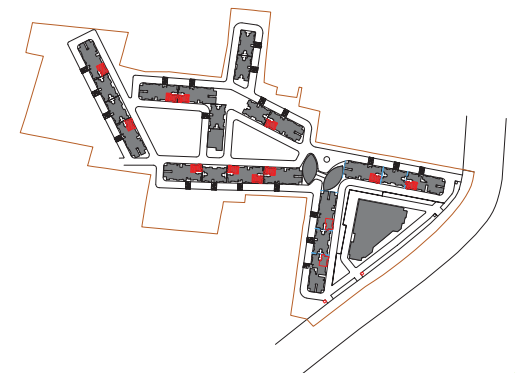
3BHK+2T - TYPICAL FLOOR - TYPE 3



3BHK+2T - TYPICAL FLOOR - TYPE 3							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
96.93	1043	81.73	880	8.25	89	119.08	1282



3BHK+2T - TYPICAL FLOOR - TYPE 3A

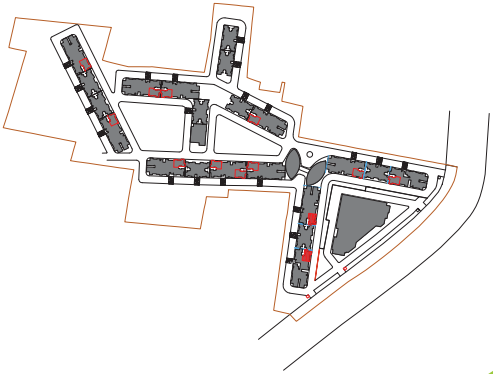


3BHK+2T - TYPICAL FLOOR - TYPE 3A							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
96.30	1037	81.74	880	8.25	89	118.30	1273

3BHK+2T - TYPICAL FLOOR - TYPE 3B



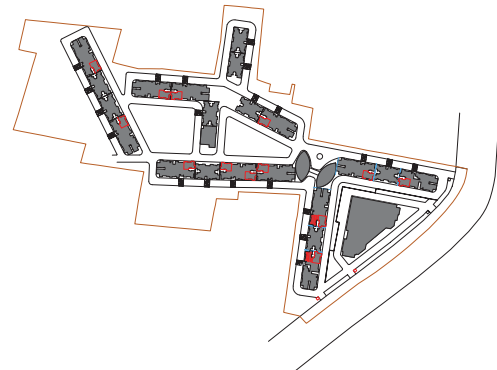
3BHK+2T - TYPICAL FLOOR - TYPE 3B							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
96.30	1037	81.74	880	8.25	89	118.30	1273



3BHK+2T - TYPICAL FLOOR - TYPE 3C



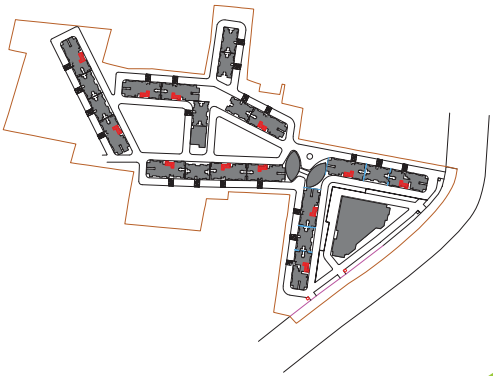
3BHK+2T - TYPICAL FLOOR - TYPE 3C							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
96.30	1037	81.74	880	8.25	89	118.30	1273



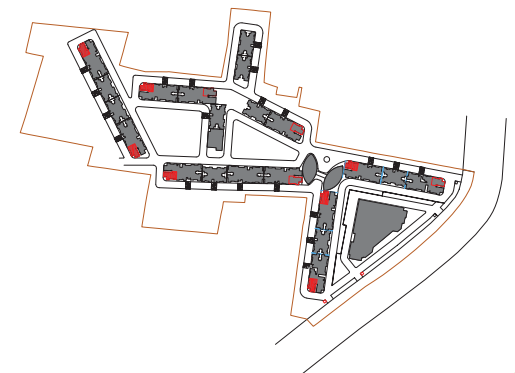
1BHK - BLOCK A - TYPE 4



1BHK - BLOCK A - TYPE 4							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
49.77	536	41.06	442	4.02	43	61.14	658

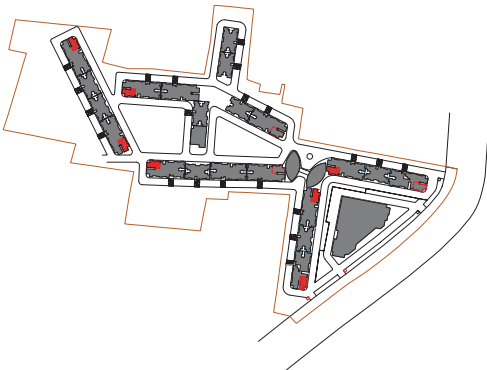


3BHK+3T - FIRST FLOOR - TYPE 5



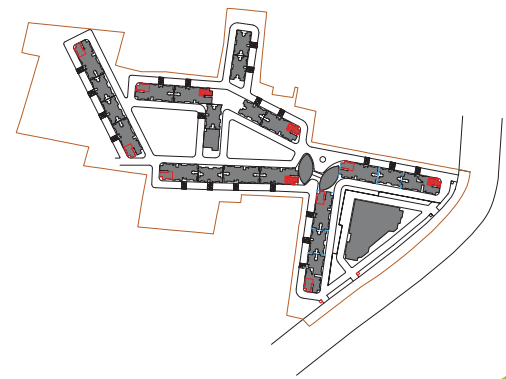
3BHK+3T - FIRST FLOOR - TYPE 5							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
110.89	1194	92.28	993	11.85	128	136.23	1466

3BHK+3T - FIRST FLOOR - TYPE 5A



3BHK+3T - FIRST FLOOR - TYPE 5A							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
111.67	1202	92.28	993	11.97	129	137.18	1477

3BHK+3T - FIRST FLOOR - TYPE 5B

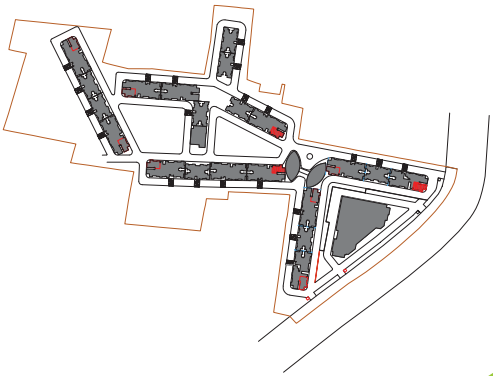


3BHK+3T - FIRST FLOOR - TYPE 5B							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
110.89	1194	92.28	993	11.85	128	136.23	1466

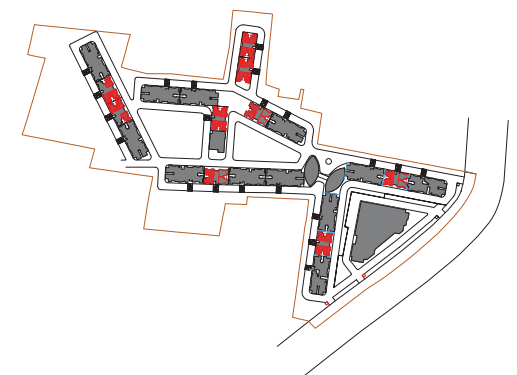
3BHK+3T - FIRST FLOOR - TYPE 5C



3BHK+3T - FIRST FLOOR - TYPE 5C							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
111.67	1202	92.28	993	11.97	129	137.18	1477



2BHK - BLOCK C - TYPE 6

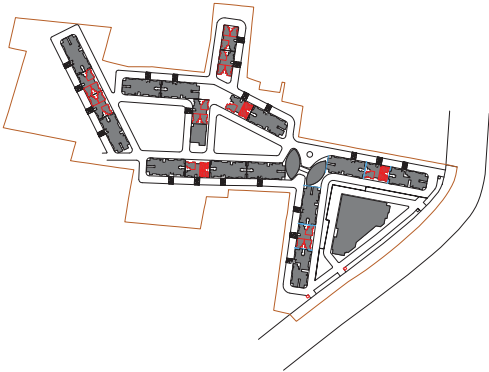


2BHK - BLOCK C - TYPE 6							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
76.32	822	62.18	669	7.98	86	93.76	1009

2BHK - BLOCK C - TYPE 6A



2BHK - BLOCK C - TYPE 6A							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
76.32	822	62.18	669	7.98	86	93.76	1009



3BHK+3T - PENTAMIX - TYPE 7



3BHK+3T - PENTAMIX - TYPE 7							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
116.19	1251	93.18	1003	15.21	164	142.74	1536



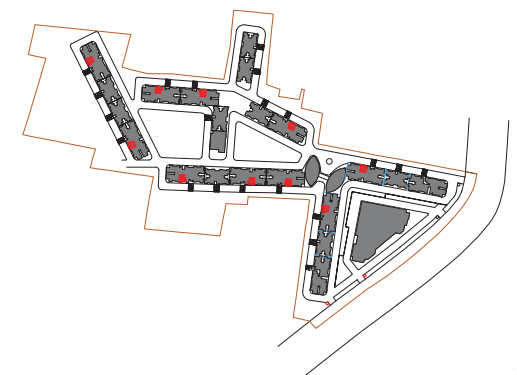
3BHK+3T - PENTA MIX - TYPE 7A



3BHK+3T - PETAMIX - TYPE 7A							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
113.96	1227	92.28	993	14.25	153	140.00	1507

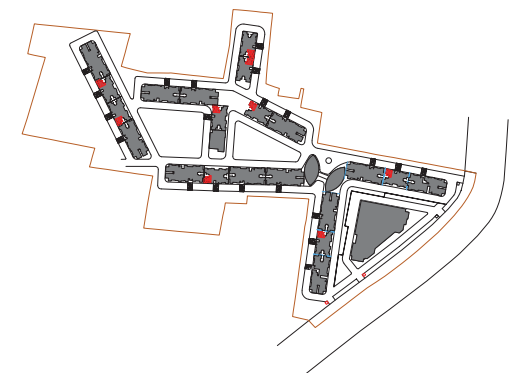
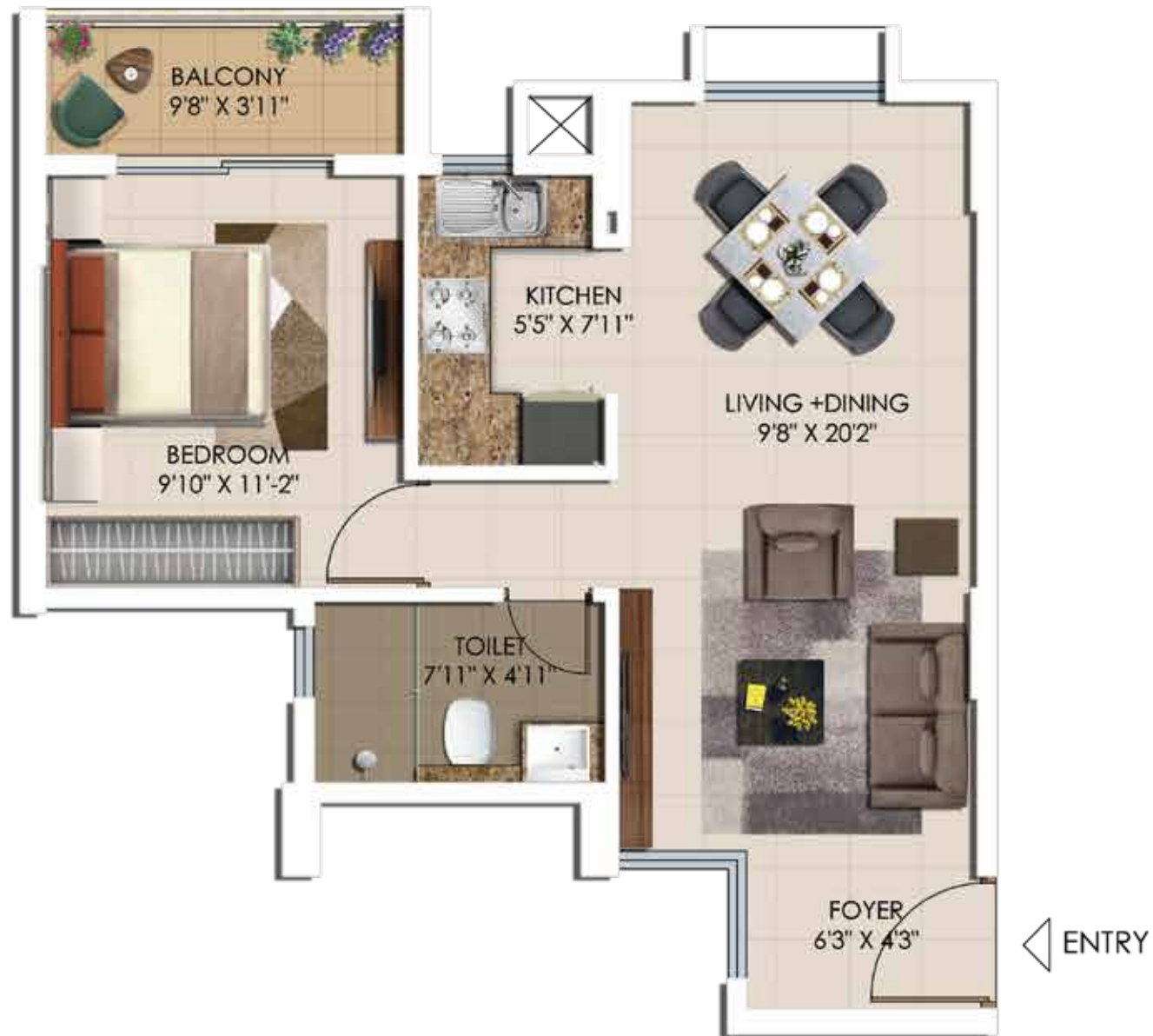


1BHK - BLOCK A GROUND FLOOR LOBBY - TYPE 8



1BHK - BLOCK A GROUND FLOOR LOBBY - TYPE 8							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
56.14	604	47.46	511	3.91	42	68.97	742

1BHK - BLOCK C GROUND FLOOR LOBBY - TYPE 9



1 BHK - BLOCK C GROUND FLOOR LOBBY - TYPE 9							
BUILT-UP AREA		CARPET AREA		BALCONY AREA		SUPER BUILT-UP AREA	
SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
49.64	534	40.54	436	4.02	43	60.98	656

Basketball Court



ARTIST IMPRESSION



Specifications

1. STRUCTURE:
 - R.C.C framed structure with Porothersm / Cement block walls.
2. FLOORING & DADO:
 - a. Common area:
 - Ground floor Entrance & Lift lobbies : Granite / Vitrified flooring
 - Basement lift lobby : Vitrified tile flooring
 - Upper floor lift lobbies : Vitrified tile flooring
 - Staircase : Restile / Equivalent flooring
 - Corridors : Vitrified tile flooring
 - Lift jamb will be of granite / Tiles
 - b. Apartment:
 - Foyer : Vitrified tiles
 - Living & Dining : Vitrified tiles
 - Master bedroom : Vitrified tiles
 - Other Bedrooms : Vitrified tiles
 - Balcony : Anti-skid ceramic tiles
 - Utility : Anti-skid vitrified tiles
 - Kitchen : Vitrified tiles
 - c. Cladding
 - Kitchen dado : Ceramic tiles 600 mm above the counter
 - Toilet dado : Ceramic tile dado up to 2100mm height
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.
 - Wall mounted EWC with exposed flush tank for all toilets
 - Granite Counter with counter top washbasin in master toilets and wash basin in all other toilets
 - Antiskid Ceramic tiles flooring

Specifications

4. KITCHEN:

- Electrical Provision for water purifier
- Reticulated Gas piping connection - At extra cost
- No kitchen granite counter & sink

5. UTILITY:

- Inlet & Outlet for washing machine

6. DOORS:

- Main door of woodenised frame.
- Main door shutter with one side veneer with melamine polish and other side paint finish
- Internal doors of RCC frame
- Internal shutters flush doors with paint finish.
- Toilet doors– RCC frame

7. WINDOWS & RAILINGS:

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

8. PAINTING:

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

9. LIFT:

- Automatic passenger lifts





Specifications

10. SECURITY SYSTEMS:

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

11. ELECTRICAL:

- One TV point & telephone point in living room & Master bedroom.
- AC provision for Master bedroom (AC not in scope of Sattva)
- Intercom facility from each apartment to the security room, clubhouse & other apartments
- VDP only conduit provision
- Individual apartments to have a BESCOM power of 1BHK is 3 KVA, 2BHK is 4 KVA and 3BHK+2T & 3BHK+3T is 5 KVA
- Type of Power supply connection - HT / LT
- Metering system - Dual Metering with prepaid type if HT

12. BACK-UP GENERATOR (At extra cost)

- 1.25 KVA FOR 3BHK+3T
- 1 KVA FOR 2BHK & 3BHK+2T
- 0.5 KVA FOR 1BHK

Our Projects



MAGNIFICIA
Old Madras Road, Bengaluru



OPUS
Tumkur Road, Bengaluru



LAUREL HEIGHTS
Hesaraghatta Main Road, Bengaluru



LUXURIA
Malleshwaram, Bengaluru



NAVARATNA RESIDENCY
Avinashi Road, Coimbatore



AEROPOLIS
NH 44, Bengaluru



ANUGRAHA
Magadi Main Road, Bengaluru



DIVINITY
Mysore Road, Bengaluru



SERENE LIFE
Shettigere, Bengaluru



HM ROYAL
Kondhwa (opposite Talab factory), Pune



GREENAGE
Hosur Main Road, Bengaluru



KAVERI SIRI
Acetate Town, Mandya



AQUA VISTA
Bannerghatta Main Road, Bengaluru



SIGNET
Sarjapur, Bengaluru



MAGNUS
Shaikpet, Hyderabad



MISTY CHARM
Off Kanakapura Road, Bengaluru



EAST CREST
Near Budigere Cross, Bengaluru



EXOTIC
Bagalur Main Road, Bengaluru



ASHRAYA
Bengaluru - Mysuru Expressway, Bidadi

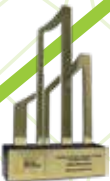


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Sancoale, Goa

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built brick by brick

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With a portfolio of 56 million Sq.Ft. completed and several thousand happy home owners.



2022
THE BUSINESS TIMES
REAL ESTATE CONCLAVE AWARDS, SOUTH
Commercial Project - Business / IT Parks
(Completed: Metro)
Sattva Knowledge Court



2021
TIMES BUSINESS AWARDS
BENGALURU
Best Developer Residential
Sattva Group



2020
CONSTRUCTION WORLD
Architect & Builder Award
Best Developer - Residential
Outstanding Projects - Knowledge City,
Knowledge Point and Divinity



2022
E4M PRIDE OF INDIA BRANDS
AWARD
The Best of South
Sattva Group



2022
TIMES BUSINESS AWARDS
BENGALURU
Best Developer Commercial
Sattva Group



2021
SILICON REAL ESTATE AWARDS
BENGALURU
Most Promising Residential Project
Misty Charm



2020
TIMES BUSINESS AWARD
Best Developer - Residential



2022
THE BUSINESS TIMES
REAL ESTATE CONCLAVE AWARDS SOUTH
Commercial Project - Office Building
(Completed: Metro)
Sattva Knowledge City



2021
CONSTRUCTION WORLD
ARCHITECT AND BUILDER AWARDS
Stalwarts of the south, Bengaluru
Sattva Group



2021
CIDC VISWAKARMA AWARDS
Best Construction Project
Knowledge City, Hyderabad
Salarpuria Sattva



2020
ET NOW Global Real Estate Congress
Real Estate Awards
Developer of the Year - Commercial
Salarpuria Sattva

Awards



RERA : PR/KN/170901/001749

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CREDAT

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