

Come home to where your next door neighbour is a misty valley.

WELCOME TO THE
**MISTY
CHARM**
Valley of Dreams

Habitat Village Road, Off Knaresborough Main Road





Turn back time.



Dream again.

Once upon a time, Bengaluru was full of wide, empty tree-lined streets.

Sparrows, mynahs and parrots were aplenty. The air was crisp, fresh and clean.

And with the morning, came mist and a bracing chill.

Salarpuria Sattva Misty Charm will take you back to that charming old

Bengaluru. The premium homes at Misty Charm offer you lush greens, open

spaces, mist in the mornings and a stunning view of a green valley with beautiful

sunrises and sunsets. Much like the Bengaluru of yesteryears did. Luckily, it also

has excellent connectivity. Along with every conceivable contemporary luxury

and amenity.



MISTY
CHIRM



Welcome to the home you always dreamt of - Misty Charm.

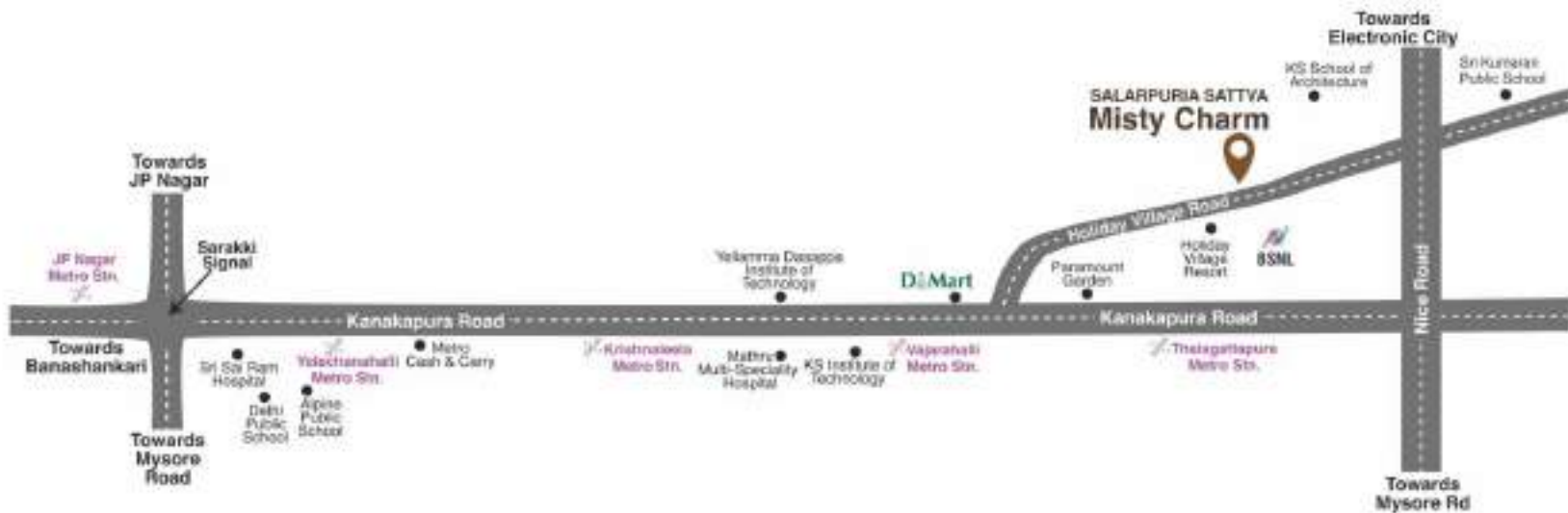


At Salarpuria Satva Misty Charm, the softly rolling land is covered with verdant greenery. These fine homes are fashioned from your dream of the perfect life. Far from the madding city, yet exceptionally well-connected. It has modern, aesthetically-pleasing architecture and comprises of 11 stately towers, with apartment towers designed in 'clusters' to give you privacy, as well as an open courtyard to interact with your neighbours.

Misty Charm offers you spectacular views from almost every corner of the property. Your balcony, for instance, overlooks undulating valley-like, mist-filled woods, making it the perfect spot for your morning cuppa.

A large Clubhouse houses everything, from a gym and yoga room to a squash court and a pool with spectacular views. The cluster-style towers are tucked in away from the main road, so that all you'll get is peace and quiet, rather than the blaring of horns. That's why Misty Charm is more than a home, it's your blissful abode.

Location map



Map and proximity chart

- Vajarahalli Metro Station - 1 Km.
- Upcoming Forum Mall - 4 Kms.
- NICE Road - 2 Kms.
- City Railway Station - 15 Kms.
- Fortis Hospital - 9 Kms.
- Apollo Hospital - 7 Kms.
- Kumaran International School - 2 Kms.
- Delhi Public School - 3 Kms.





Lush greenery. Exceptional connectivity.
The perfect location has the best of both worlds.

The location of Misty Charm was carefully chosen, to give you the best of both worlds. It is far from the hustle and bustle of the city - which means vast open spaces, an abundance of greenery and clean, unpolluted air. Yet, because it is right next door to the NICE corridor and the upcoming Metro, you're actually minutes away from the centre of Bengaluru. The property is right next to educational institutions, shopping malls and health care facilities. And yet, it overlooks a lush green valley.





Master Plan

--- TO KANAKPURA ROAD ---

--- TO NICE ROAD ---

OUTDOOR AMENITIES

1. Main Entry
2. Security Cabin
3. Reflexology Path
4. Seniors' Corner
5. Seating Courtyard
6. Secondary Entry/Exit
7. Kids' Pool
8. Pergola
9. Tot Lot
10. Double Height Lobby
11. Skating Rink
12. Outdoor Fitness
13. Pavilion
14. Half Basketball Court
15. Atrium With Focal Sculpture
16. Tennis Court
17. Cricket Court
18. Amphitheater
19. Kids' Playground
20. Picnic Area
21. Meditation Garden
22. Rock Sculpture
23. Adventure Playground
24. Activity Lawn
25. Main Exit





2 Acres of exclusive greenery and fresh oxygen.

Jogging trail

Green lawns

Recreational parks

And misty mornings



A family of six is sitting on a lush green lawn in a courtyard. From left to right: a woman in a floral top and blue jeans, an older man in an orange polo shirt and blue jeans, a young girl in a white tank top and blue jeans, a young boy in a white polo shirt and blue jeans, a man in a red t-shirt and blue jeans, and a woman in an orange top and blue jeans. They are all smiling and looking towards the camera. In the background, there are trees and a building. A semi-transparent white box with text is in the upper right corner.

*The perfect place to meet,
and connect.*

The apartments at Misty Charm overlook a courtyard style green patch – the perfect place to catch up on the lives of your neighbours, chat and build a friendly community.

Tower above the ordinary.

Tower 1 is where you will want to be. This exclusive tower comprises only premium 3 BHK apartments that will make you feel like you are living in the very lap of luxury. Tower 1 is closest to the Clubhouse and the infinity pool for sheer convenience and added comfort.



CLUB HOUSE





A temple for lil bodies and healthy minds.



The classy, stand-alone Clubhouse at Misty Charm has a health club (with sauna, steam, gym, aerobics, etc.), squash court, infinity pool for adults and kids, pool table, reading rooms and more – in fact everything to keep both mind and body fit.





CLUBHOUSE LEVEL 1



LEGEND

- ① Reception
- ② Reception counter
- ③ RAG BY SERVICE
- ④ Reception area
- ⑤ RAG BY SERVICE
- ⑥ RAG BY SERVICE
- ⑦ RAG BY SERVICE
- ⑧ RAG BY SERVICE
- ⑨ RAG BY SERVICE
- ⑩ RAG BY SERVICE
- ⑪ RAG BY SERVICE

CLUBHOUSE LEVEL 2



LEGEND

- ① Reception
- ② Reception counter
- ③ RAG BY SERVICE
- ④ Reception area
- ⑤ RAG BY SERVICE
- ⑥ RAG BY SERVICE
- ⑦ RAG BY SERVICE
- ⑧ RAG BY SERVICE
- ⑨ RAG BY SERVICE
- ⑩ RAG BY SERVICE
- ⑪ RAG BY SERVICE



CLUBHOUSE LEVEL TERRACE POOL



CLUBHOUSE

Amenities provided - Indoor

- Multipurpose Hall
- Squash Court with viewing gallery
- Table Tennis
- Pool Table
- Gym
- Indoor Games/Cards Room
- Library/Reading Room

Rejuvenation

- Yoga/Meditation/Aerobics
- Sauna/Steam

Others

- Departmental Store
- Swimming Pool



Tower Plans





1 Not to scale. All measurements are in feet and inches (1 Sq. Ft. = 0.093 Sq. M.)

3B2T TYPE J1

3B2T TYPE O



3B2T TYPE C1

3B2T TYPE D

3B2T TYPE H

TOWER - E3 SUMMARY

Unit Type	No. of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Target area of Balcony	
		SQM	SFT	SQM	SFT	SQM	SFT
TYPE - C1	2 Bedroom + 2 Toilet	87.77	945	80.31	840 M	3.55	37.67
TYPE - D	2 Bedroom + 2 Toilet	89.13	959	81.39	860.69	3.55	37.67
TYPE - H	2 Bedroom + 2 Toilet	88.09	938	81.48	725.14	3.69	39.49
TYPE - J1	3 Bedroom + 3 Toilet	119.02	1284	85.01	901.47	3.55	37.67

TOWER E3

3B2T TYPE D

3B2T TYPE J



3B2T TYPE D

3B2T TYPE C

3B2T TYPE H

TOWER 04 SUMMARY

Unit Type	No. of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		sqm	sqft	sqm	sqft	sqm	sqft
TYPE - C	2 Bedroom + 2 Toilet	37.71	840	30.31	649.16	3.08	37.67
TYPE - D	2 Bedroom + 2 Toilet	35.12	850	31.35	669.89	3.52	37.67
TYPE - H	2 Bedroom + 2 Toilet	38.20	1050	31.45	701.15	3.08	38.43
TYPE - J	2 Bedroom + 2 Toilet	44.12	1294	35.82	862.87	3.08	37.67

TOWER 04



UNIT TYPE G

UNIT TYPE H

UNIT AREA SUMMARY

Unit Type	Bed/Bathrooms	Square Feet as shown		Gross area of unit		Gross area of building	
		Unit	Stair	Unit	Stair	Unit	Stair
TYPE - A1	One Bedroom / 1 Bath	31.77	581	35.77	640.76	7.00	12.57
TYPE - A2	One Bedroom / 1 Bath	36.10	600	39.17	719.47	4.17	34.17
TYPE - B	One Bedroom / 2 Bath	44.20	1,484	48.17	1,919.00	3.00	17.17
TYPE - C	One Bedroom / 2 Bath	44.20	1,513	48.17	1,948.17	3.00	17.17
TYPE - D	One Bedroom / 2 Bath	110.17	1,642	114.17	1,948.17	4.00	17.17
TYPE - E	One Bedroom / 2 Bath	110.17	1,631	114.17	1,937.17	4.00	17.17



View all



* Not to scale. All measurements are in feet and inches. (1 Sq. Ft. = 0.0929 Sq. M.)

3B2T TYPE A1

3B2T TYPE C



3B2T TYPE A1

3B2T TYPE A

3B2T TYPE B1

3B2T TYPE D

TOWER 07

TOWER - 07 SUMMARY

Unit Type	No. of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		sqm	sqft	sqm	sqft	sqm	sqft
TYPE - A	1 Bedroom + 1 Toilet	51.42	554	34.79	374.48	2.09	22.69
TYPE - B1	1 Bedroom + 1 Toilet	51.23	551	34.79	374.48	2.09	22.69
TYPE - B1	2 Bedroom + 2 Toilet	87.77	946	66.51	719.19	3.90	42.07
TYPE - D	3 Bedroom + 3 Toilet	80.12	860	61.38	665.93	3.90	42.07
TYPE - A1	3 Bedroom + 3 Toilet	148.85	1614	92.03	993.97	5.58	59.87

3B21 TYPE D



3B21 TYPE D



3B11 TYPE A

3B11 TYPE A1

3B21 TYPE J



3B21 TYPE C

TOWER - 00 SUMMARY

Unit Type	No. of Bedrooms	Super Built up Area of Unit		Carpet area of Unit		Carpet area of Balcony	
		SCM	SFT	SCM	SFT	SCM	SFT
TYPE - A	1 Bedroom + 1 Toilet	51.42	554	34.75	374.40	1.25	21.68
TYPE - A1	1 Bedroom + 1 Toilet	51.23	551	34.75	374.40	1.25	21.68
TYPE - C	2 Bedroom + 2 Toilet	87.77	946	60.31	649.50	1.35	27.67
TYPE - D	2 Bedroom + 2 Toilet	88.12	950	61.35	663.60	1.35	27.67
TYPE - J	2 Bedroom + 2 Toilet	116.51	1254	81.23	869.57	1.35	37.37

TOWER 10

1B2T TYPE B

2B2T TYPE D



2B2T TYPE D

2B2T TYPE D

1B1T TYPE A

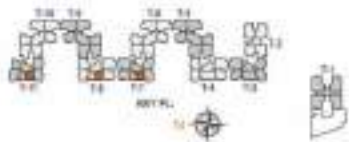
2B1T TYPE A

TOWER - 11 SUMMARY

Unit Type	No. of Bedrooms	Super Built up Area of Unit	Carpet area of Unit		Carpet area of Balcony		
		SQM	SQF	SQF	SQM	SQF	
TYPE - A	1 Bedroom + 1 Toilet	51.42	204	34.75	274.45	2.20	31.85
TYPE - A1	1 Bedroom + 1 Toilet	51.23	201	34.75	274.45	2.20	31.85
TYPE - B	1 Bedroom + 1 Toilet	56.25	205	35.12	285.80	2.20	33.85
TYPE - D	2 Bedroom + 2 Toilet	80.12	308	51.21	362.60	2.50	37.87

TOWER 11

Floor Plan



UNIT TYPE A	AREA	NET
COVERED BALCONY AREA	10.25	101
COVERED AREA UNIT	39.95	371
COVERED AREA OF BALCONY	3.00	28

UNIT TYPE A (TYPICAL)



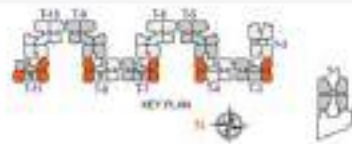
UNIT TYPE B	AREA	NET
COVERED BALCONY AREA	10.25	101
COVERED AREA UNIT	39.95	371
COVERED AREA OF BALCONY	3.00	28

UNIT TYPE B (TYPICAL)



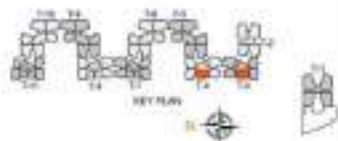
UNIT TYPE	ROOM	MT
BEDROOM	12.00	12.00
LIVING AND DINING	20.00	20.00
KITCHEN	8.00	8.00
BATHROOM	5.00	5.00

Unit 704, 1, Two B



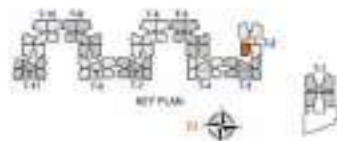
UNIT TYPE	ROOM	MT
BEDROOM	12.00	12.00
LIVING AND DINING	18.00	18.00
KITCHEN	6.00	6.00
BATHROOM	5.00	5.00

Unit 705, 1, Two B



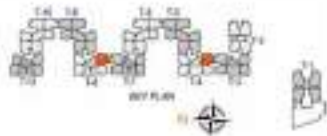
UNIT TYPE 11	AREA	NET
APPROXIMATE AREA (SQ. FT.)	1045	1176
UNIT AREA (SQ. FT.)	1036	1167
UNIT AREA (SQ. METERS)	96	108

UNIT 104, 105, 106



UNIT TYPE 12	AREA	NET
APPROXIMATE AREA (SQ. FT.)	1045	1176
UNIT AREA (SQ. FT.)	1036	1167
UNIT AREA (SQ. METERS)	96	108

UNIT 104, 105, 106



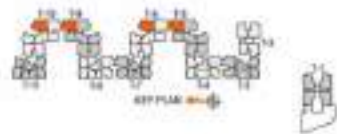
UNIT TYPE 2	AREA	BT
GROSS FLOOR AREA (GFA)	110.12	1224
CARRY OVER FLOOR	30.36	335
CARRY OVER BALCONY	1.50	16

UNIT TYPE 2 (PH 1)



UNIT TYPE 3	AREA	BT
GROSS FLOOR AREA (GFA)	113.48	1251
CARRY OVER FLOOR	30.36	335
CARRY OVER BALCONY	1.50	16

UNIT TYPE 3 (PH 1)



UNIT TYPE A	ROOM	AREA
APPROXIMATE AREA (SQ. FT.)	LIVING	140
	DINING	100
	KITCHEN	100
	TERRACE	100
APPROXIMATE AREA (SQ. FT.)	BEDROOM	100
	BATH	50

UNIT 1010, FLOOR 10



UNIT TYPE B	ROOM	AREA
APPROXIMATE AREA (SQ. FT.)	LIVING	140
	DINING	100
	KITCHEN	100
	TERRACE	100
APPROXIMATE AREA (SQ. FT.)	BEDROOM	100
	BATH	50

UNIT 1011, FLOOR 10

Specifications

1. Structure:

R.C.C. Framed Structure with Porotherm/Cement Blocks Walls

2. Flooring:

a. Common area:

- Ground Floor Lobby with 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 & Kitchen : Vitrified Tiles
- Balcony : Anti-skid Ceramic Tiles

c. Toilets:

- Anti-skid Ceramic Tiles Flooring
- Glazed/Ceramic Tile Dado up to 7' height

3. Toilets:

- CP Fittings
- Single Lever Mixer for all Toilets and Washbasins
- Health Faucet for all the Toilets
- 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 Water Mixer
- Centralized Gas Distribution (at Extra Cost)
- Cladding with Glazed Tiles 2'0" above the Kitchen Platform (Kitchen Platform and Sink will not be provided)

5. Utility:

- Inlet & Outlet for Washing Machine

6. Doors:

- Main Door of Woodenized 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 – same as Internal Doors

7. Windows:

- Two/Three Track Anodised UPVC/Aluminium Windows with Mosquito Mesh
- Balconies for Living, Dining and Bedroom – Glazed Full Windows with Aluminium/UPVC Frames with Sliding/Hinged Shutters and Mosquito Mesh
- Ventilator – UPVC/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
- External with Cement Paint/and Texture Finish as per design

9. Electrical:

- One TV point in the Living Room & Master Bedroom
- Fire Resistant Electrical Wires of reputed make
- One Earth Leakage Circuit Breaker for each apartment
- Electrical Modular Switches of reputed make
- Split AC Point in Master Bedroom and Living Room (Split AC & Copper Piping will not be provided)
- Individual apartments to have a BECOM power of 3KVA, 4KVA and 5KVA for 1 BHK, 2 BHK, 2.5 BHK & 3 BHK respectively
- Video door phone conduit provision

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 Room
- Intercom facility from each apartment to the Security Room and other apartments

12. Lift:

- Automatic Passenger Lifts of reputed make

13. Power Back-up: (at extra cost)

- Stand-by Generator for lights in Common Areas, Lifts & Pumps
- Individual apartments to have a backup of 1KVA, 1.5KVA and 2KVA for 1 BHK, 2 & 2.5 BHK and 3 BHK respectively

14. Security Systems:

- Round the Clock Security
- Trained Security Personnel
- CCTV cameras installed in the Lobby/ Security Room /Periphery Vital Points

15. Reticulated Gas Piping Connection: At extra cost.



Luxurious homes from the name you trust.

Misty Charm is brought to you by Salarpuria Satva, one of the country's leading names in property development. The Salarpuria Satva group has over 3 decades of experience in the business and has completed 24 million Sq. Ft. of construction. The group helped build the skyline of contemporary Bengaluru, having constructed several luxury and premium homes, high-end office spaces and innovative tech parks during the years that the city was transforming into the nation's IT hub. Salarpuria Satva's constructions are marked with impeccable designs and a zero-compromise policy, when it comes to quality materials.

Misty Charm is thoughtfully created by the best of architects, designers, landscape developers and materials. What's more, the group enjoys an excellent reputation when it comes to delivery and keeping its promises. That's what makes it one of the most trusted names in the business.





For those who aim for the very top.

- 11, clubber-style designed towers
- Beautiful views of valley-like undulating land and greenery
- Beautiful entrance arch and landscaping
- Courtyard like green patch for every tower
- Towers tucked away from main road for more privacy
- 2 Acres of beautifully landscaped open area
- Thoughtfully designed premium apartments with Vastu compliance
- Clubhouse with health club (with sauna, steam, gym, aerobics, etc.), squash court, pool for adults and kids, pool table, reading rooms, etc.

Apartment sizes

- 1 BHK - 551 - 629 Sq. Ft.
- 2 BHK - 945 - 1056 Sq. Ft.
- 3 BHK (Small) - 1154 - 1321 Sq. Ft.
- 3 BHK (Large) - 1432 - 1475 Sq. Ft.

Awards & Accolades



Asia One Award
World's Greatest Brands awarded to
Salarpura Satva Group

2018



Best project of the Year
ET NOW
CSR Leadership Award
KNOWLEDGE CITY, Hyderabad

2018



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

2018



Extraordinary Brand
Brand Vision Summit
in association with Times Now
Bijoy Agarwal - MD
Salarpura Satva NextBrands

2018



Winner of
9th Realty Plus
Excellence Awards (South)
Developer of the year - Residential

2017



Winner of
9th Realty Plus Excellence Awards (South)
Commercial Project of the year
SALARPURA SATVA
KNOWLEDGE CITY, Hyderabad

2017



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

2017



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

2017



ABP Awards
• Excellence in Delivery
• Most sustainable
Real Estate Company

2016

Our Projects



MAGNIFICA
Old Malacca Road, Bengkulu



OPUS
Turkasi Road, Bengkulu



LAUREL HEIGHTS
Hassanudin Mulya Road, Bengkulu



LIVORA
5th Mile, Makassar, Bengkulu



HW ROYAL
Kondore, Pura



ANUGRAHA
Majid Mulya Road, Bengkulu



DIVINITY
Myrao Road, Bengkulu



CELESTA
Old Malacca Road, Bengkulu



GREENAGE
Riau Sialit Road, Bengkulu



ASPRE
Hassan Mulya Road, Bengkulu



GADENZA
4th Mile Junction, Bengkulu



MAGNUS
Stasiun, Hyderabad



PARK CUBIK
No 207, Dussanahalli, Bengkulu



EAST CREST
Near Badgero Centre, Bengkulu



WATERS EDGE
Serasua, Cile



NARAYANA RESIDENCY
Serasua Road, Coklat



TRUST. IT'S WHAT WE BUILD

SALARPURIA SATTVA

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A SALARPURIA GROUP COMPANY
FOUNDED IN 1982



AN ISO 9001:2015 CERTIFIED
AND ISO 14001:2015 CERTIFIED

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