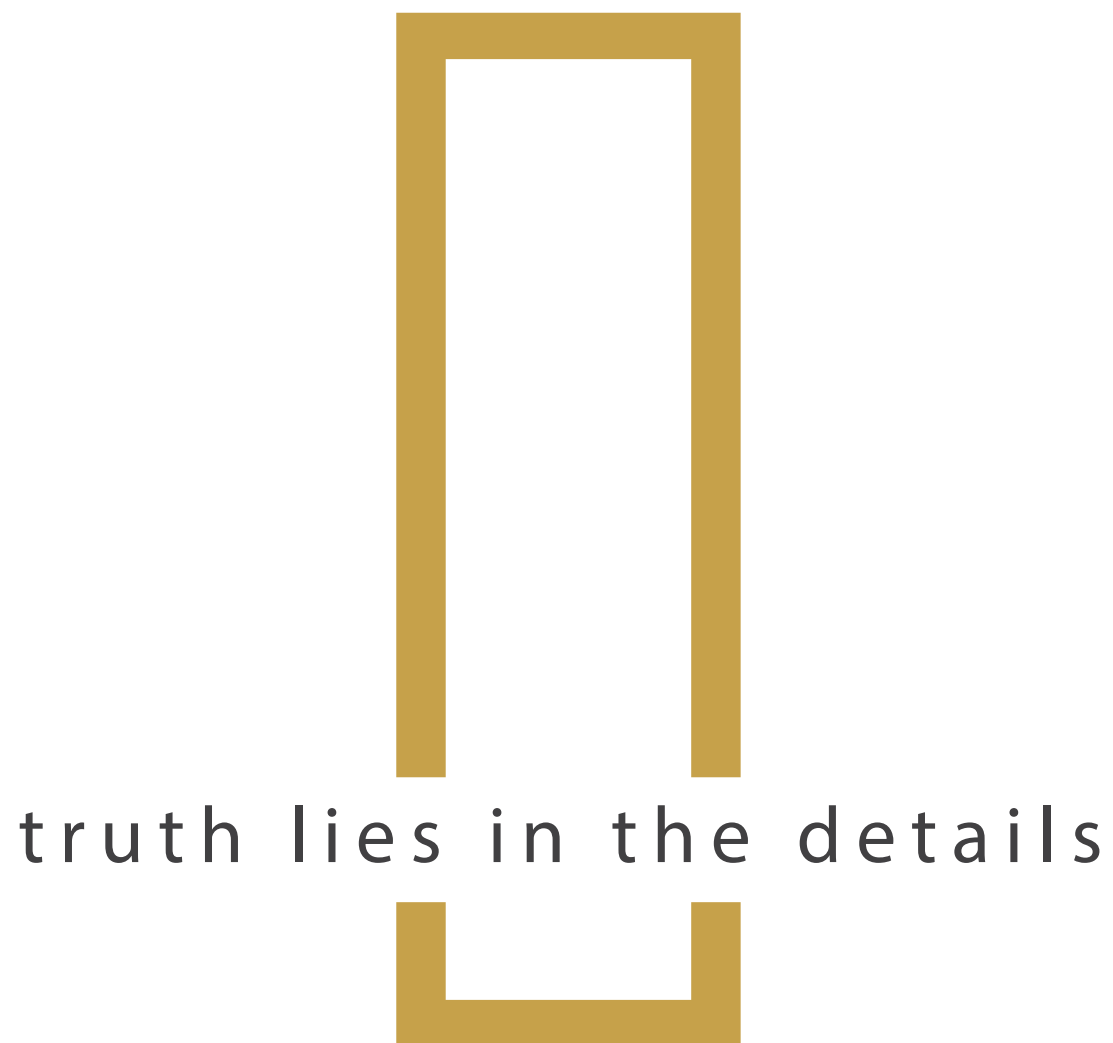


Sometimes, a thousand moments add up to nothing; and then you come across one moment that leaves a lasting impression behind. That is the moment of truth. It doesn't need any validation to make itself stand out. One look and you recognise its worth.

That moment of truth is here. Adhering to the philosophy of Saltee Group of providing everything that is real and true; at Sattvam, we have taken great care to ensure that the truth speaks for itself. Whether it is the reality of being located right in the heart of the city that connects you to every corner in a jiffy or giving you more than you expect when it comes to the minutest aspects of finer living; it's an amalgamation of unforgettable moments that truly change the way you live. All of this at just the true price, that is bound to bring you sheer delight.

Come, live the moment of truth. Come, live at Sattvam.







PREMIUM LIVING

Designed for ultimate comfort with three sides open, take in the sublime sunrises and majestic sunsets, overlooking a grand view of the CC&FC lawns.

VASTU COMPLIANT APARTMENTS

Our north-east facing Vastu Compliant Apartments help you to live a blissful life full of good luck, great fortune and positive vibes.

PRIVACY

Being the only high rise in the vicinity, Sattvam offers you absolute privacy, so that you can make space for you and your family.

SMART TECHNOLOGY

We have incorporated smart-age technology to reinvent luxury. Live in your own secured enclave with best-in-class security measures which have been undertaken to provide you with ultimate safety.

EXCLUSIVE SERVICES

For the first time in Kolkata, Sattvam offers residential apartments with exclusive smart services of in-house chef, laundromat and housekeeping facilities. Get every convenience you could conceivably want at your doorstep, and every need from the routine to the fanciful catered to, quickly, efficiently and meticulously.

GOLD-RATED GREEN BUILDING

Sattvam ensures in conservation and restoration of natural resources in order to reduce energy, water, maintenance and utility bills; thereby, not only giving you the joy of a cleaner and energy-efficient indoor environment, but enhancing its durability as well.





housekeeping

We understand that the beauty of your home is enhanced by the effort you take in accessorising it. Right from the choicest of artefacts to furnishings, your home speaks a language that is unique to you. And, in order to keep the beauty of your home intact, we offer exclusive professional housekeeping services that will ensure that your home remains spick and span, looking as grand as ever.



The moments you live, doing the things you love, are more significant than the pile of arduous chores of your home. That's why we provided you with an in-house laundromat service to tenderly wash the daily stains away, and with it, your worries too. Post cleaning, your clothes are delicately dried, folded and ironed, leaving a fresh fragrance of convenience in your life.





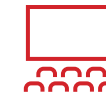
in-house chef

Let your new house have space for newer memories. Be it spending time with family, relatives and friends or doing something that gives you sheer joy. With our first-of-its-kind service of an in-house chef, bid adieu to your hassles of daily cooking. What's more? You can now have the freedom of inviting everyone over without having to toil in the kitchen. Whether you have a family dinner together or celebrate a special occasion, we shall ensure that you spend more time doing the things you love and less in the kitchen.



true style in lifestyle

With infinite possibilities in an invigorating environment, Sattvam offers you a host of recreational ameni-



Resident's Theatre cum Lounge



Gymnasium



Resident's Entertainment Gala



Open Terrace Barbecue



Infinity Pool



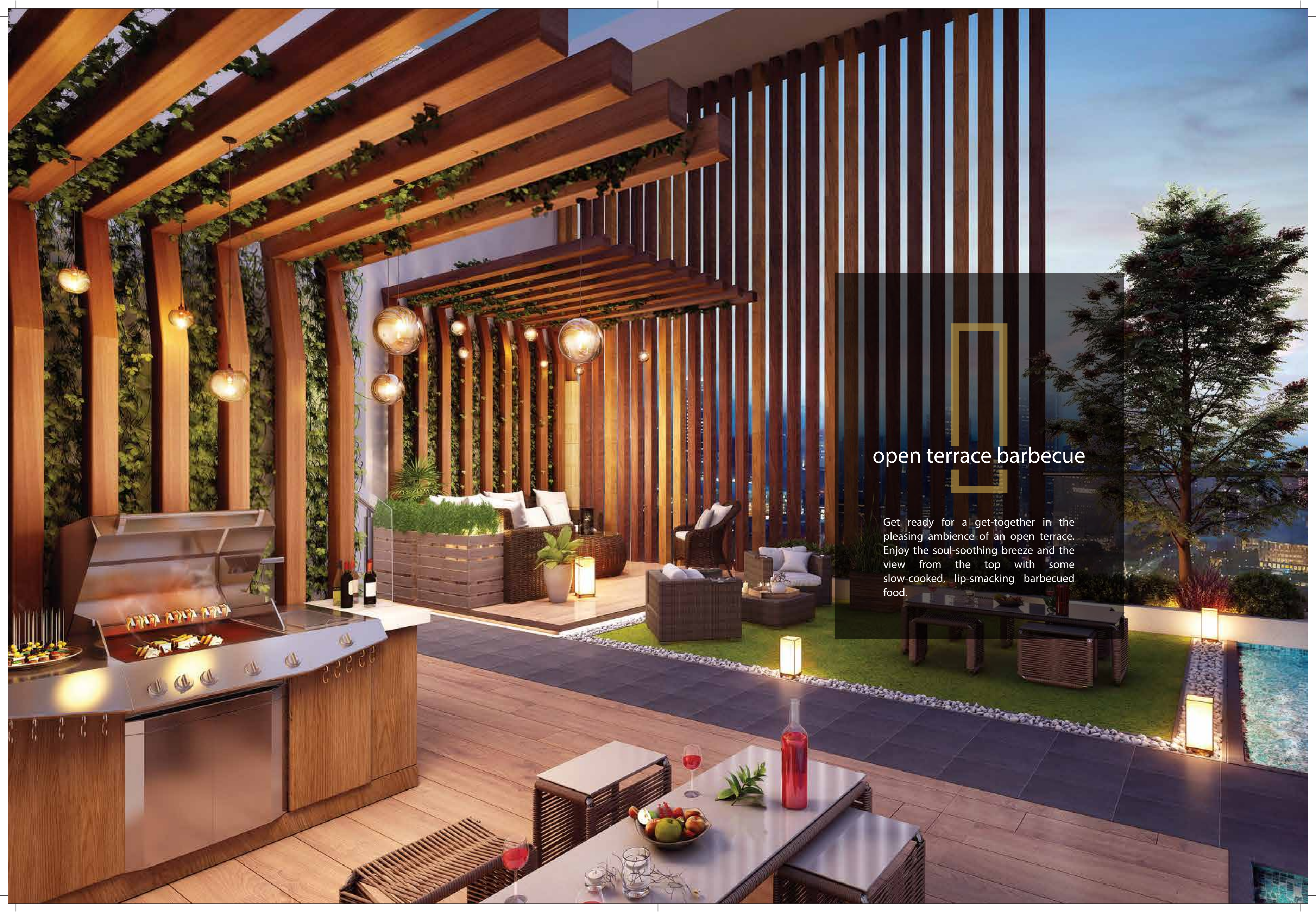
Sky Spa





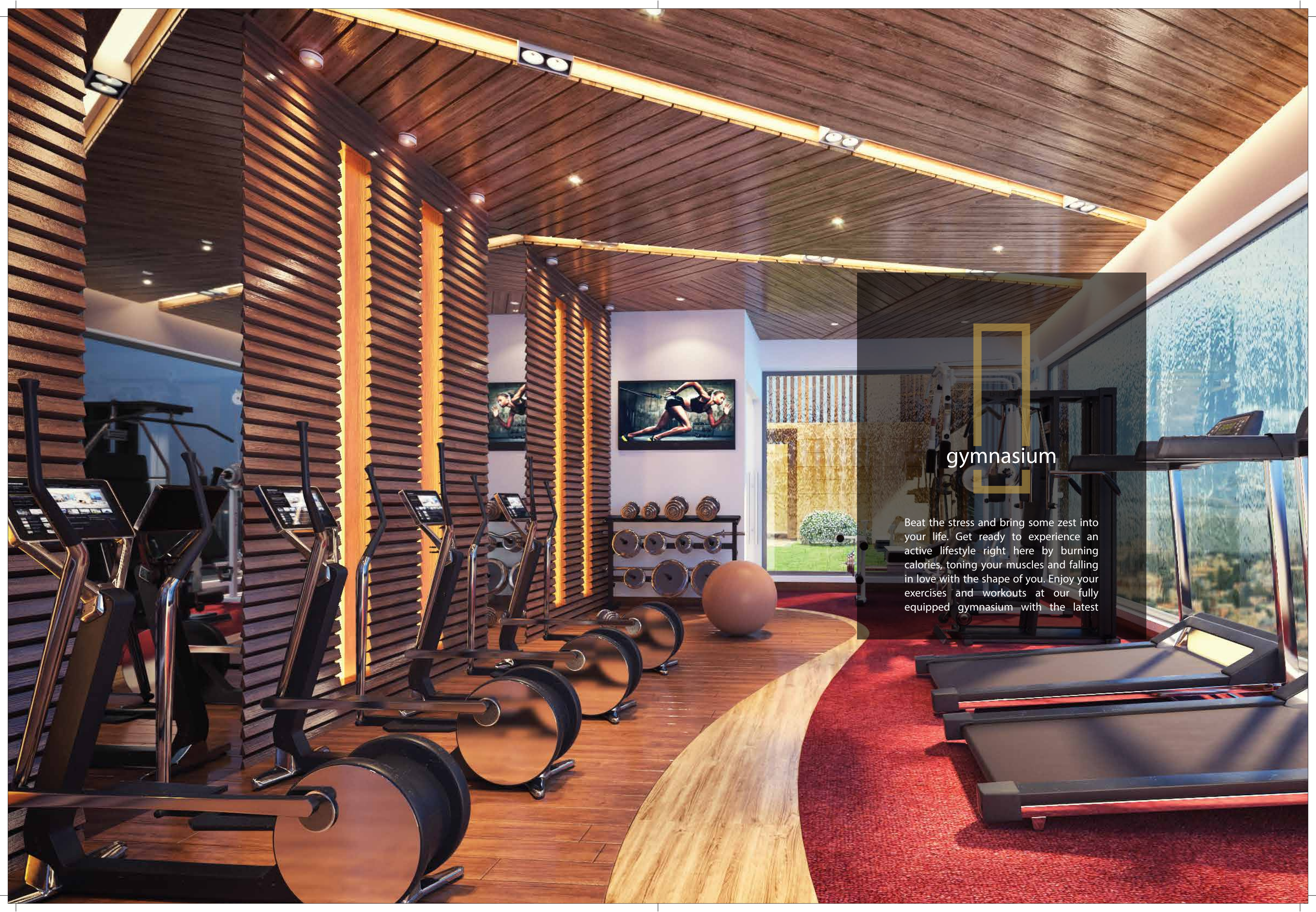
resident's theatre

Movies bring magic. So do live games. Just add some popcorn, bring some friends and witness it all on your own giant screen. Be it after a tiring day at work or a Sunday afternoon, be entertained like never before.



open terrace barbecue

Get ready for a get-together in the pleasing ambience of an open terrace. Enjoy the soul-soothing breeze and the view from the top with some slow-cooked, lip-smacking barbecued food.



gymnasium

Beat the stress and bring some zest into your life. Get ready to experience an active lifestyle right here by burning calories, toning your muscles and falling in love with the shape of you. Enjoy your exercises and workouts at our fully equipped gymnasium with the latest



infinity pool

Imagine yourself taking a break, floating in one of the finest residential rooftop pools or enjoying a therapeutic jacuzzi bath, gazing up at the glittering city sky from storeys above. Just another way to feel on top of the



The perfect spot to settle down in for steam, sauna and heavenly massage sessions with a glass ceiling on top to make you feel really close to the heavens. Refresh your mind and rejuvenate your soul.

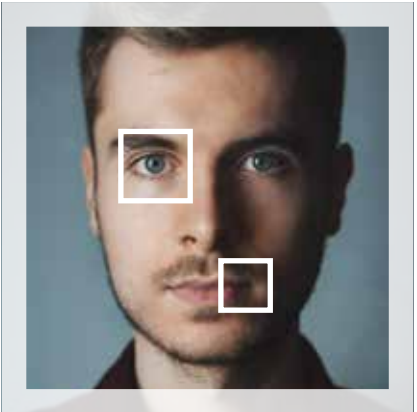


truly secure. truly safe.



A world-class security system, deploying the finest technology and personnel surrounds Sattvam, making it the safest haven for you and

Our security system includes



Face recognition entry



24x7 security surveillance CCTV



Video door phones



it's true. green is the new clean.



Sattvam, a gold rated LEED certified green building incorporates a highly energy efficient design with the goal of obtaining a high performance, low maintenance, low operating cost facility achieved through sustainable and energy efficient design



Green Roof / Living Roof



Disable-Friendly Design. Unisex Ambulant Toilets



Advance Natural Ventilation System



Enhanced Natural Light



Electric Vehicle Charging Stations



On-site Renewable Energy: 5%



Energy Meter



Low Wattage Electric Fixtures



Water Efficient Fixtures



Water Metering



Grey Water Recycle and Reuse



CFC-Free Equipment. Low Emission Paints

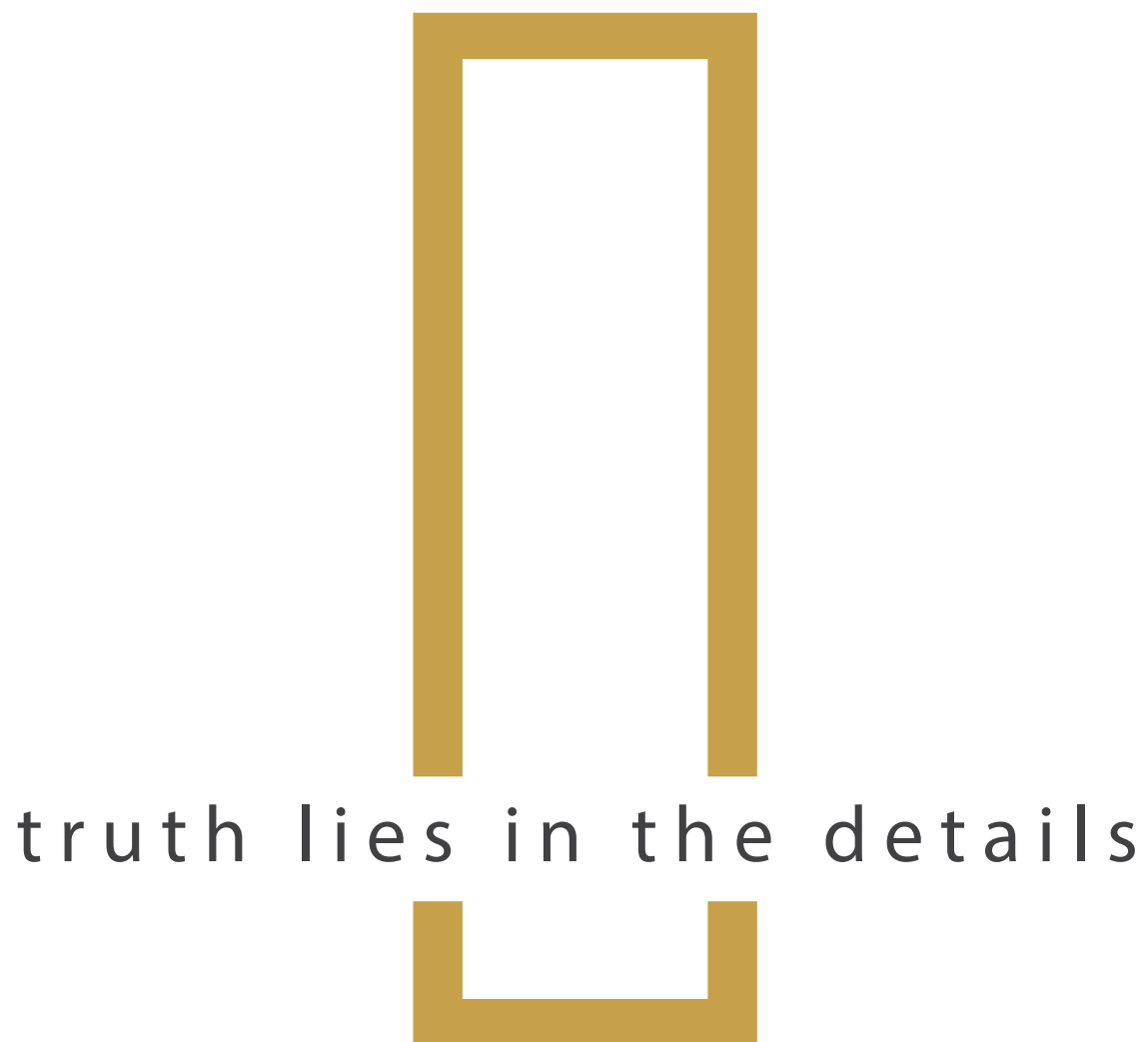


Waste Segregation & Treatment

A family of four is shown in a bright, modern living room. A man in a red and white checkered shirt is sitting on a white sofa, holding a young boy in a yellow shirt. A young girl in a white dress is lying on the sofa, looking up at the man. Another person's legs are visible on the left side of the sofa. In the foreground, a glass coffee table holds two decorative metal containers. The background features large windows with white curtains and a wooden door on the left.

healthier indoor environment

Made of sustainable materials and designed by Studio WB, this Green Building ensures maximum utilization of natural resources and minimises dependency on energy-consuming HVAC systems. Live in a home that promises improved air quality and better health for you and your family.



truth lies in the details

Specifications



Structure Plaster and Paint

RCC framed structure | Sand Faced and Putty Plaster with acrylic paint on the walls | High quality Neeru coated plaster



Smart Lobby

Elegant and state-of-the-art star category fully air-conditioned entrance lobby | Walls : Imported Marble / Stone / Tiles / Acrylic emulsion paint finish | Designer ceiling



Typical Floor Lift Lobbies

Unique designer floor lift lobbies | Floor : Imported Marble / Stone / Tiles
Walls : Imported Marble / Stone / Tiles / Acrylic emulsion paint finish
Designer ceiling



Doors & Windows

Main apartment doors : Polished veneer flush door / solid core moulded skin door with Teakwood door frame elegantly finished with all required hardware | Full height double-glazed sound proof tinted / reflective / clearglass window in all rooms, kitchen and bathroom



Elevator

Access control elevators of OTIS / Mitsubishi / KONE or Schneider Electric make



Electrification

Conduit sub-main wiring to the apartment with Isolator of Schneider Electric, L&T or Legrand make



Home to Fibre

A single fibre for the purpose of Data, Voice, AV and Network



Internet Connectivity

Wi-Fi zone enabled building



Fire Safety

Automated fire sprinkler in basement | Fire hydrant with fire extinguisher provided at all floor levels near staircase



Security & Surveillance

Excellent Intercom & Communication systems ensuring secure and reliable communications between you and security. CCTV surveillance along with the face recognition and finger print access to all entry points and elevators of the building



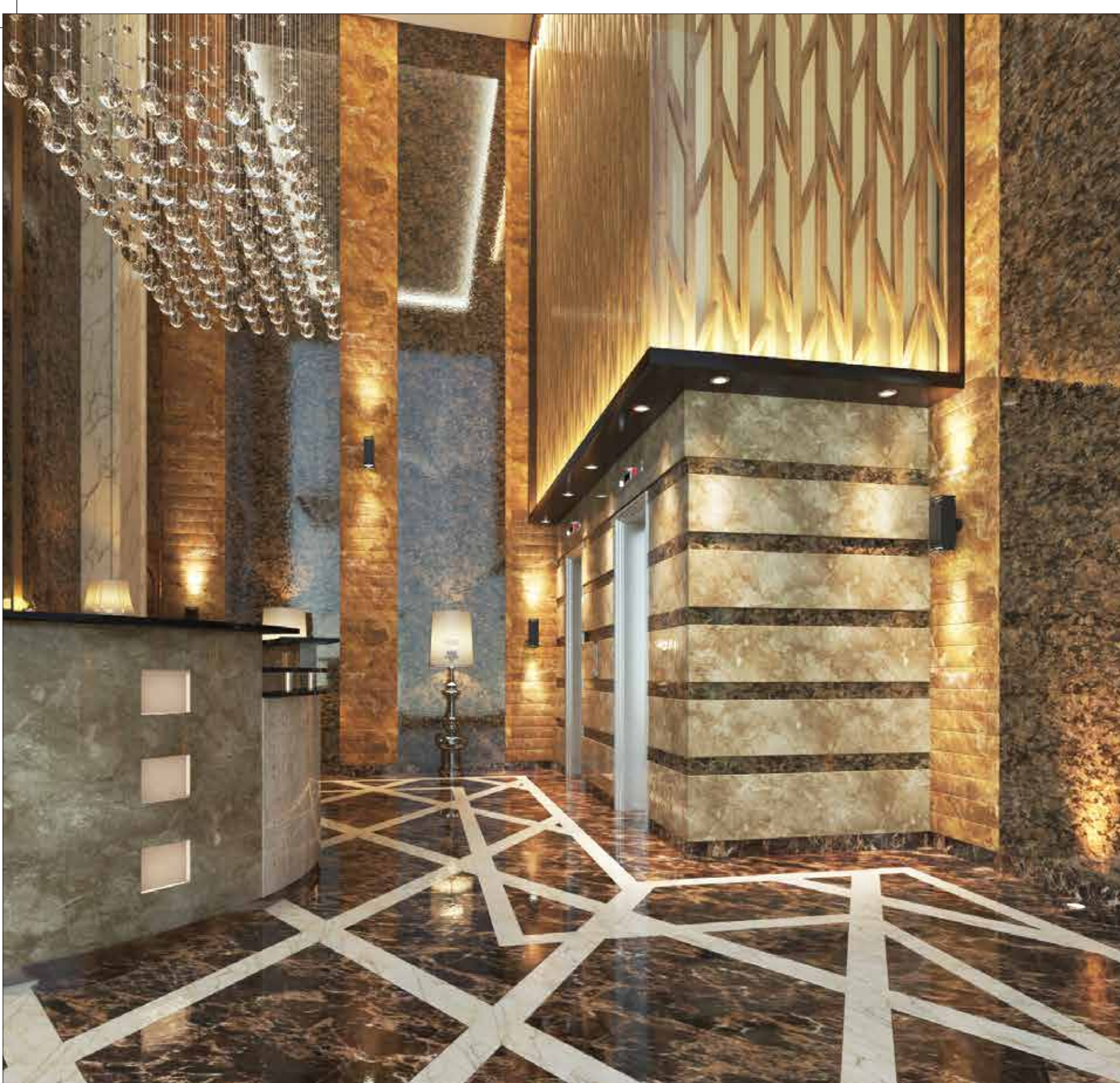
Club House

Club House with most modern amenities, Home Theatre, Banquet, Infinity Edge & Temperature controlled swimming pool on the roof, Sky Spa and Gymnasium

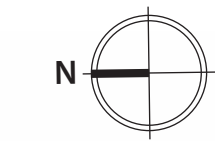


Interiors

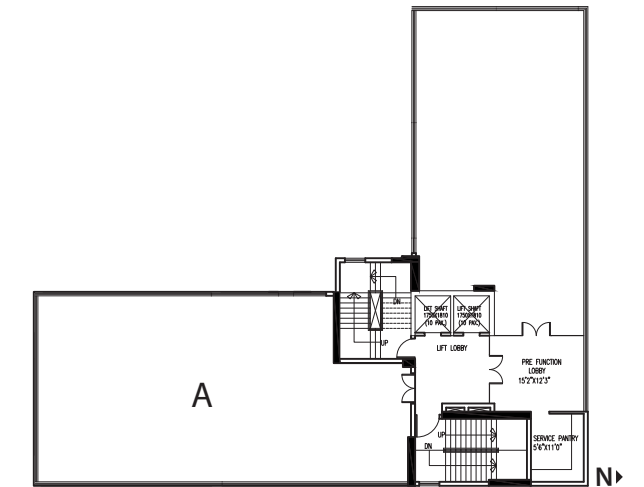
Entrance & lift lobby and amenities designed by the leading design firm Studio WB



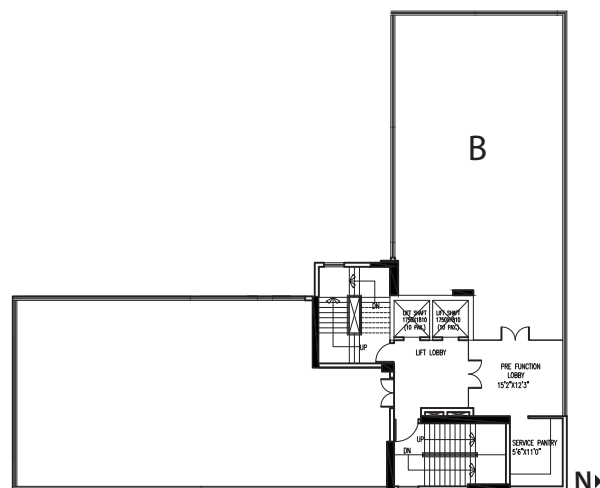
apartment
floor
plans



Apartment Type - A



Apartment Type - B



ground
floor
plan





location map

Being located right in the heart of the city, Sattvam offers easy access and effortless connectivity to every major location of the City of Joy.

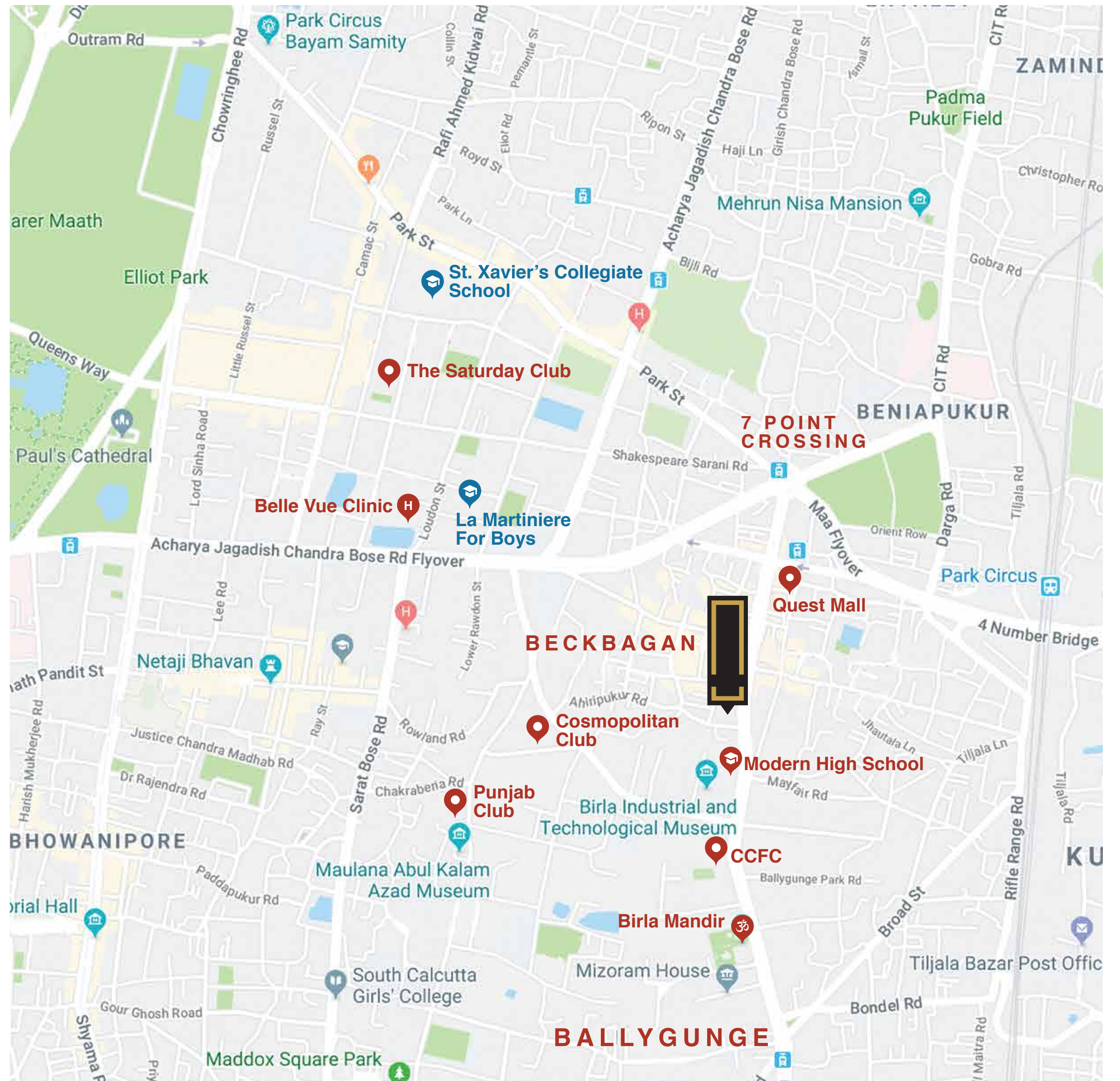
DISTANCE


Maa Flyover 5 mins


Park Street 10 mins


Gariahat 15 mins


Alipore 20 mins





nearest landmarks

Sattvam stands tall as it is the only high-rise building in the vicinity, rubbing shoulders with the finest. Be it schools and colleges, restaurants, luxury retail malls or premium entertainment hubs.



RESTAURANTS & BARS
Mainland China | Chili's | Smoke House Deli | The Irish House
Yauatcha | Bombay Brasserie
Serafina | 6 Ballygunge Place | Bohemian | Villa 19



CLUBS
CC&FC Club | Punjab Club
Cosmopolitan Club | Dalhousie Club



HOTELS
The Park | HHI | Park



SHOPPING
Quest Mall | Forum Mall



SCHOOLS
St. Xavier's | La Martiniere | Don Bosco | Modern High



HOSPITALS
Belle Vue Clinic



MOVIE HALLS
Inox Quest | Inox Forum



SUPERMARKET
Spencer's

our vision

Owning a house is a dream for everyone, but living in a home that reflects one's personality is a different sense of accomplishment altogether. We, at Saltee Group, are dedicated to abiding by all benchmarks set as per global trends and practices to envisage your dream home. The thought behind Sattvam was to build residences which are not only conveniently located, but also deploy the best of everything - latest technology, recreational facilities, a host of modern amenities and a 5-star lifestyle to ensure you experience the finer joys of living without having to worry about your day to day household chores. At Sattvam, we have ensured everything is efficiently taken care of while you sit back and savour true luxury.

Surya Prakash Bagla
Chairman, Saltee Group



UPCOMING PROJECTS



THE GOLDEN MILE - LUXURY SENIOR LIVING



SALTEE SPLENDORA

FINISHED PROJECTS



SALTEE TECHPARK



SALTEE CORPORATE



SALTEE EMERALD



SALTEE I-TECH



SALTEE SPACIO



SALTEE PLAZA

What our clients have to say about us



We have been professionally associated with Saltee for more than a decade now. Not only do they showcase strategically diversified property portfolio but they ensure that their developments truly stand out. Through their top-notch market acumen and construction expertise, they have delivered us highly efficient projects at prime locations. As a matter of fact, they don't just construct buildings, but rather create an identity for their clientele.

Somnath Chatterjee. Director, Suraksha.



The relationship we share with Saltee has been built on the foundation of years of trust. In all our dealings, their properties have always delighted us by exceeding our expectation. We can vouch that their developments are beyond the ordinary and promises value to you at every step. Within the corporate community, they are well-known for the exemplary effort they put into their projects - from initial planning stage to finishing of the interiors.

Lalit Beriwalla. Director, Shyam Steel Industries.

the road so far

*The Road goes ever on and on
Down from the door where it began.
Now far ahead the Road has gone,
And we must follow, if we can,
Pursuing it with eager feet,
Until it joins some larger way
Where many paths and dreams meet.*

We understand that your home is an important part of your life, it houses your family, it's where memories are made and it provides for your future. Over the last decade, with an indomitable team and incessant passion, Saltee Group has been providing the new-age real estate solutions across all sections of society. And this led to the creation of Saltee Spacio, Saltee Chrome, Saltee Emerald, Saltee Vision, Saltee I-Tech and many other projects that have been a retreat of comfort and the ultimate definition of resplendence. Building on our experience and expertise, we are now ready with a pan-India growth strategy to deliver an unprecedented number of innovative projects in the forthcoming years.