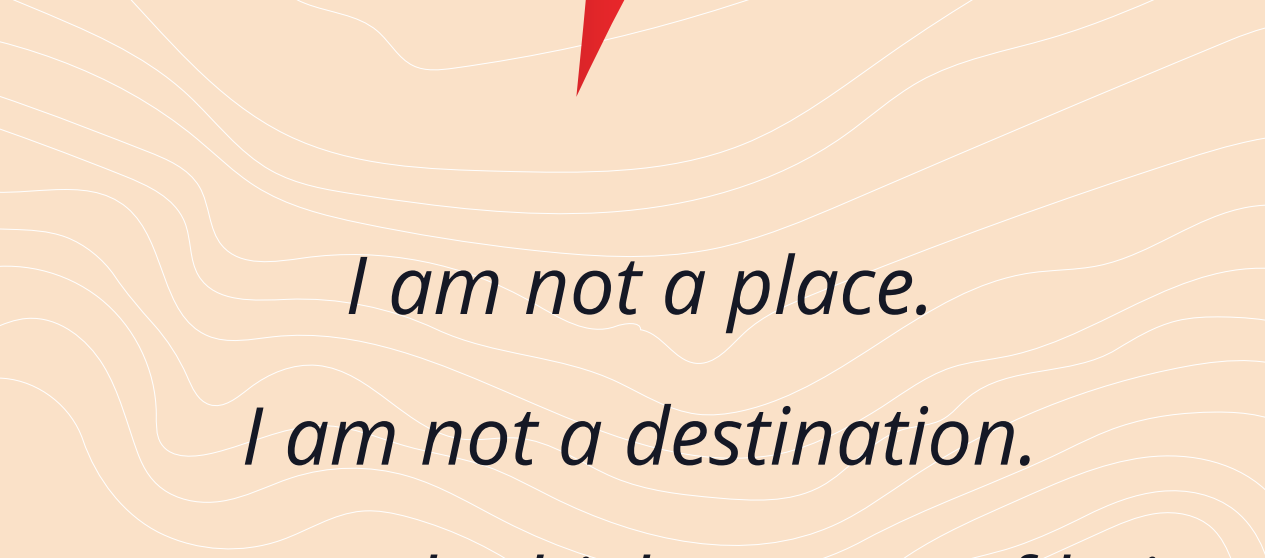


AMANVANA

HOME OF SANCTUARIES



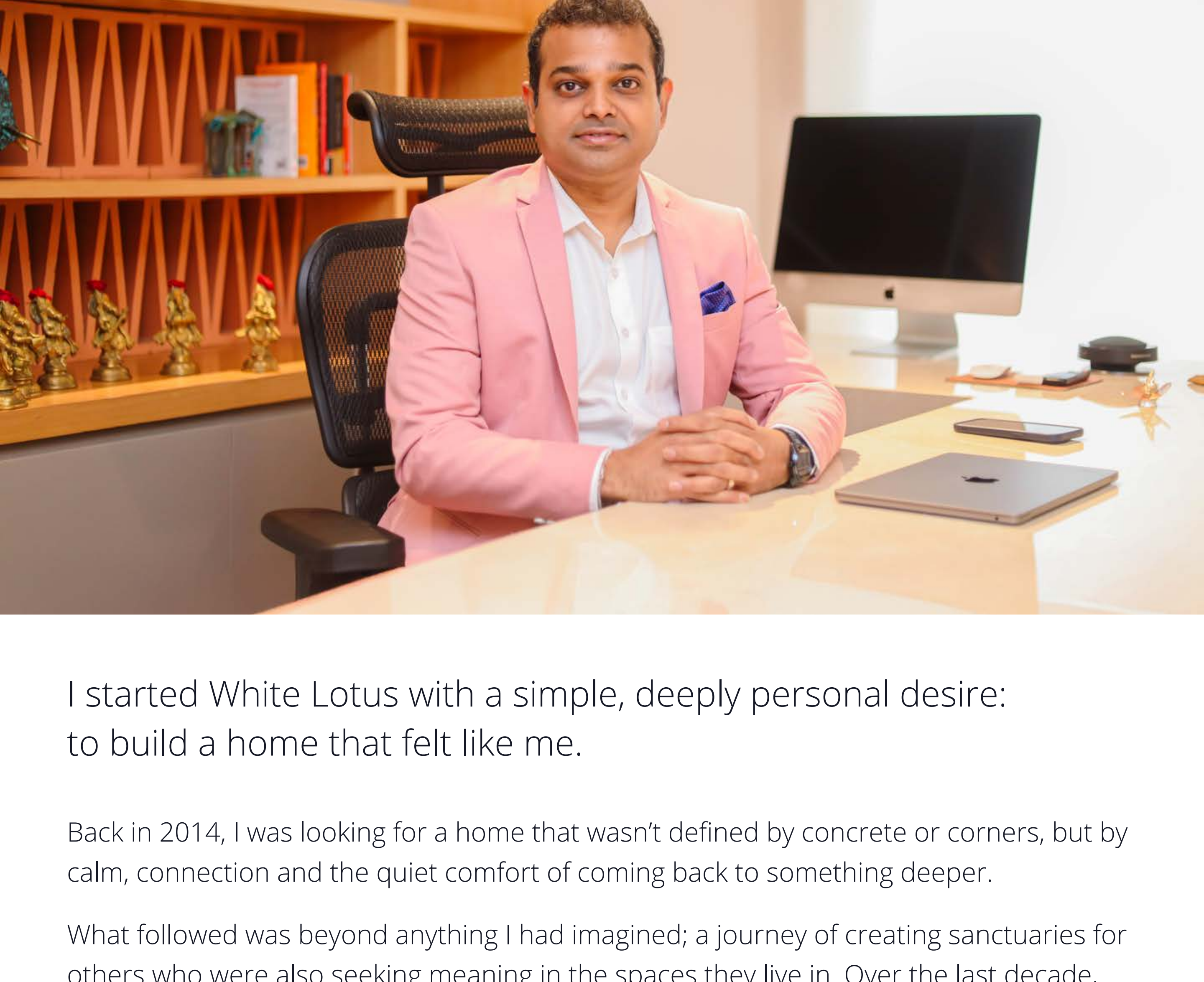
I am not a place.

I am not a destination.

*I am the gateway to the higher state of being sought by
those who have conquered life's summits.*

*Within my walls, the mundane is left behind,
and extraordinary experiences become your daily truth.*

I am White Lotus



I started White Lotus with a simple, deeply personal desire:
to build a home that felt like me.

Back in 2014, I was looking for a home that wasn't defined by concrete or corners, but by
calm, connection and the quiet comfort of coming back to something deeper.

What followed was beyond anything I had imagined; a journey of creating sanctuaries for
others who were also seeking meaning in the spaces they live in. Over the last decade,
White Lotus has quietly grown into a community of those who care not just about where
they live, but how they live.

Amanvana is our most ambitious expression of that journey. It brings together
everything we've learnt about human behaviour, spatial energy, natural rhythm, and
architectural grace.

Inspired by Bengaluru, the city of sanctuaries, Amanvana is not just a collection of villas.
It is where solitude meets community. Where old-world charm embraces future-forward
design. Where different worlds co-exist in quiet harmony.

This is not a real estate project.
It is a way of life that's slow, intentional, and soulfully rooted.

Welcome to Amanvana.
Welcome to your Home of Sanctuaries.

Pavan Kumar
Founder & CEO

OUR COMPASS

We don't measure in acres or numbers.

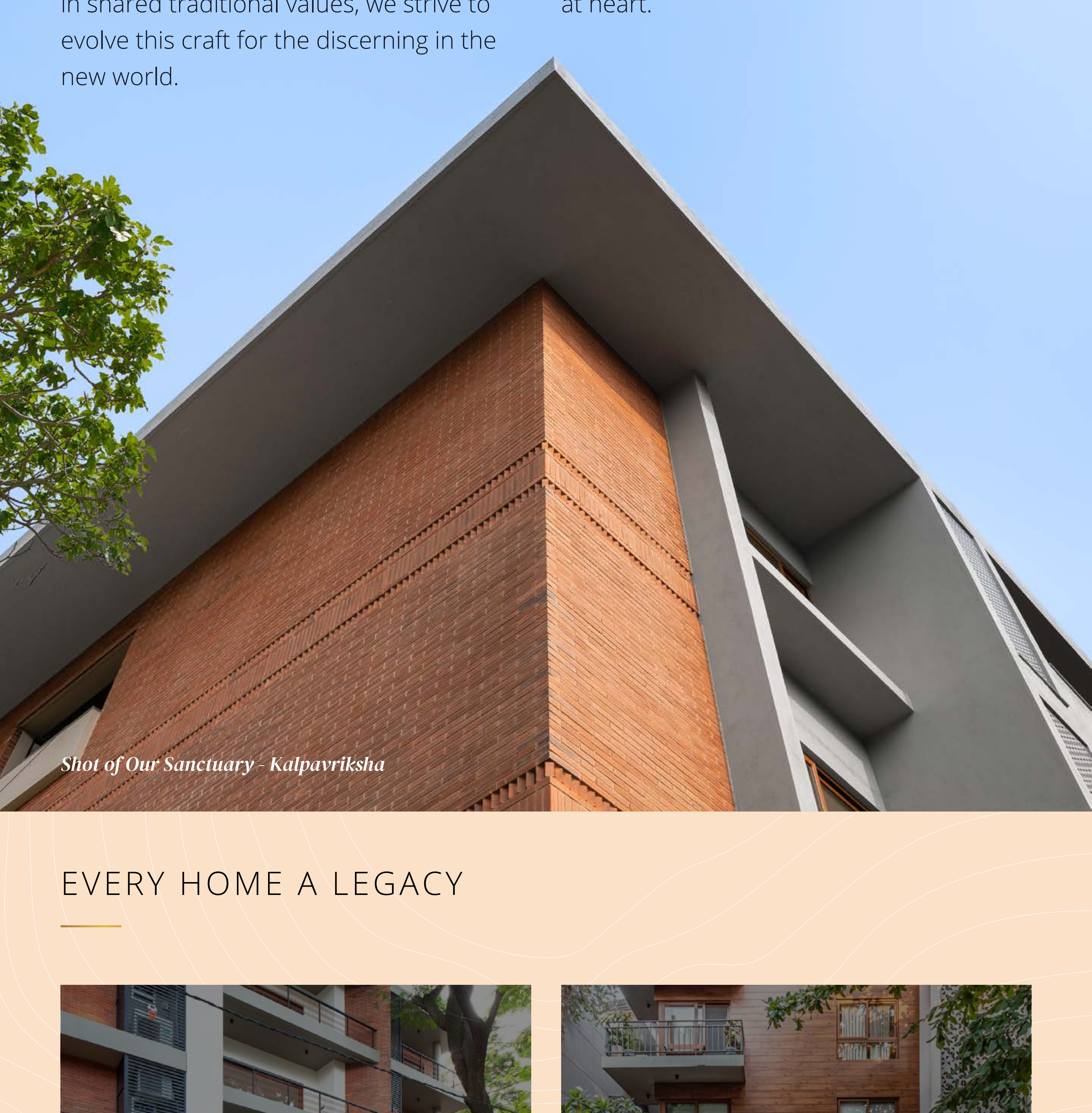
We measure in pauses, in stillness, and in the lives a space will quietly shape.

MISSION

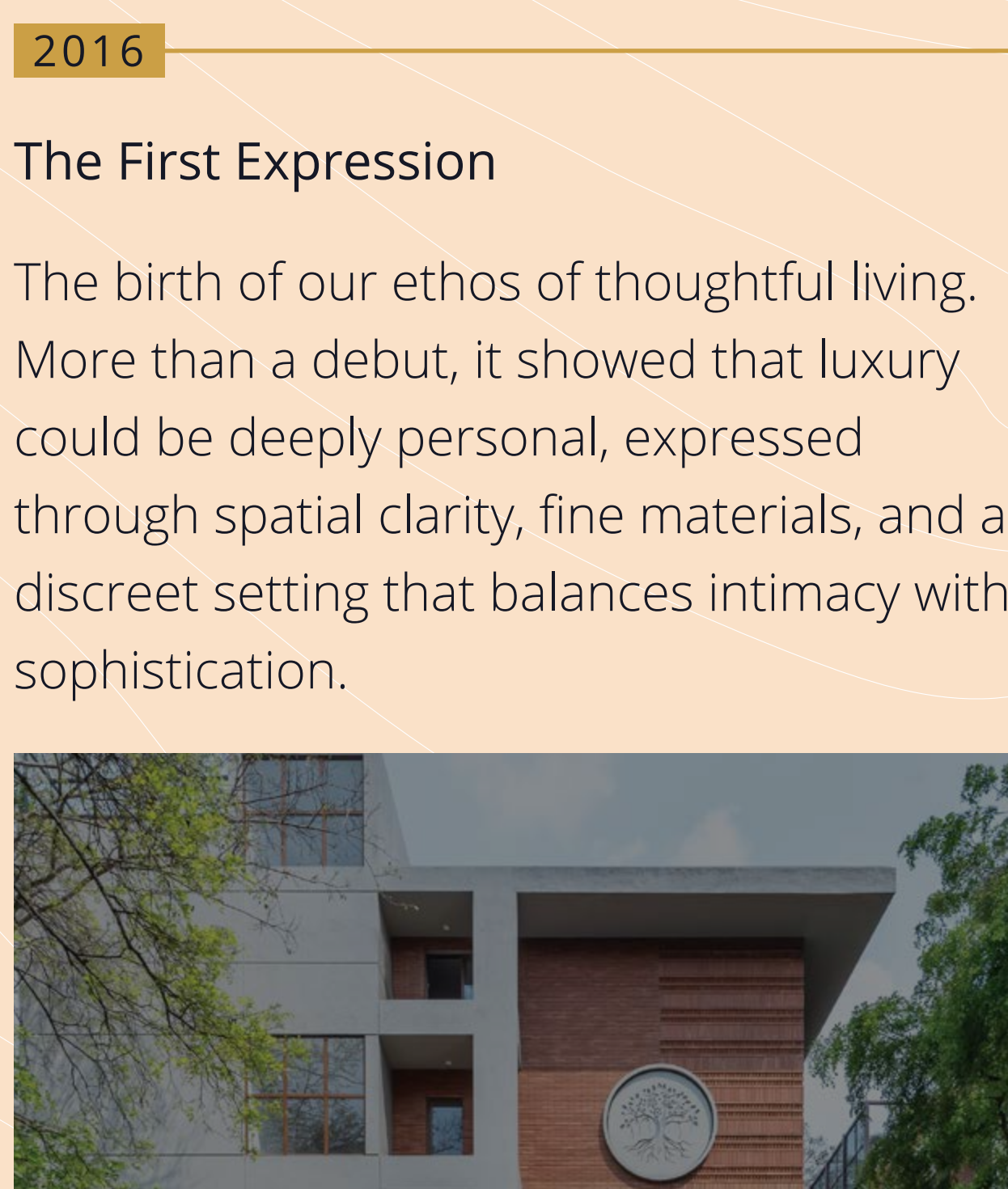
By being Creators & Custodians of the art
of crafting spaces (homes) that are rooted
in shared traditional values, we strive to
evolve this craft for the discerning in the
new world.

VISION

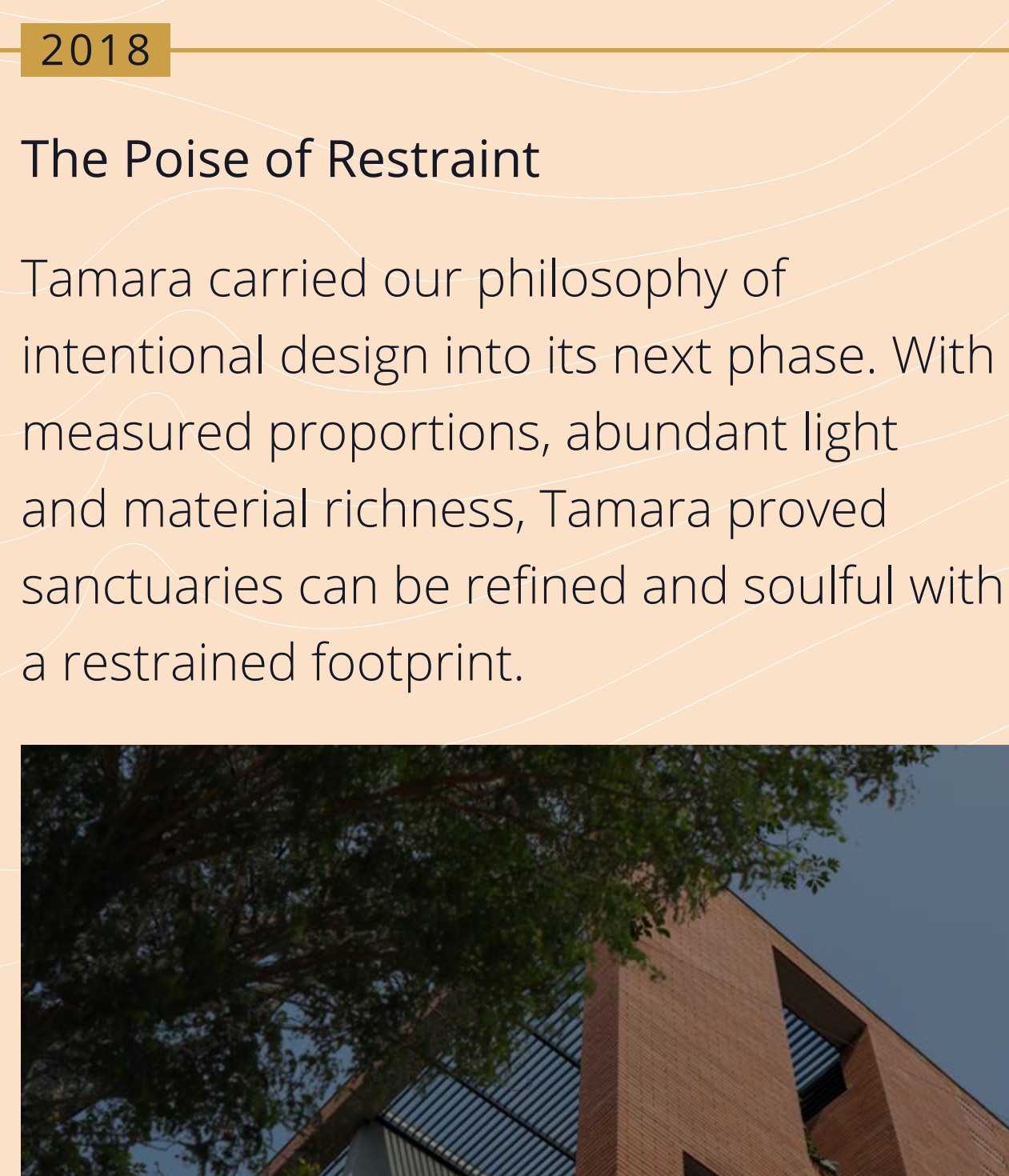
To craft meaningful life experiences
with architecture and design-led thinking
at heart.



EVERY HOME A LEGACY



ARAVINDAKSA



TAMARA

2016

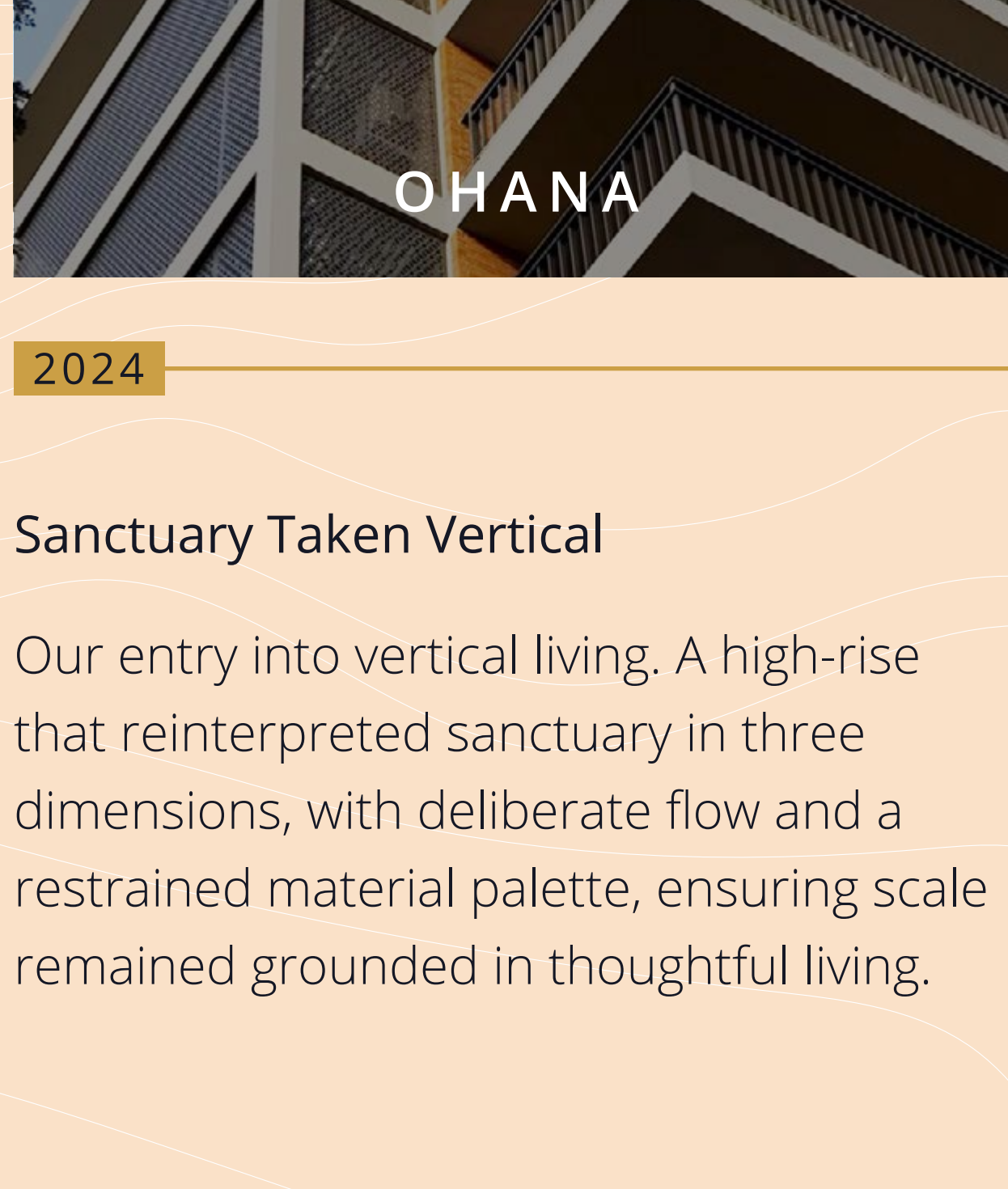
2018

The First Expression

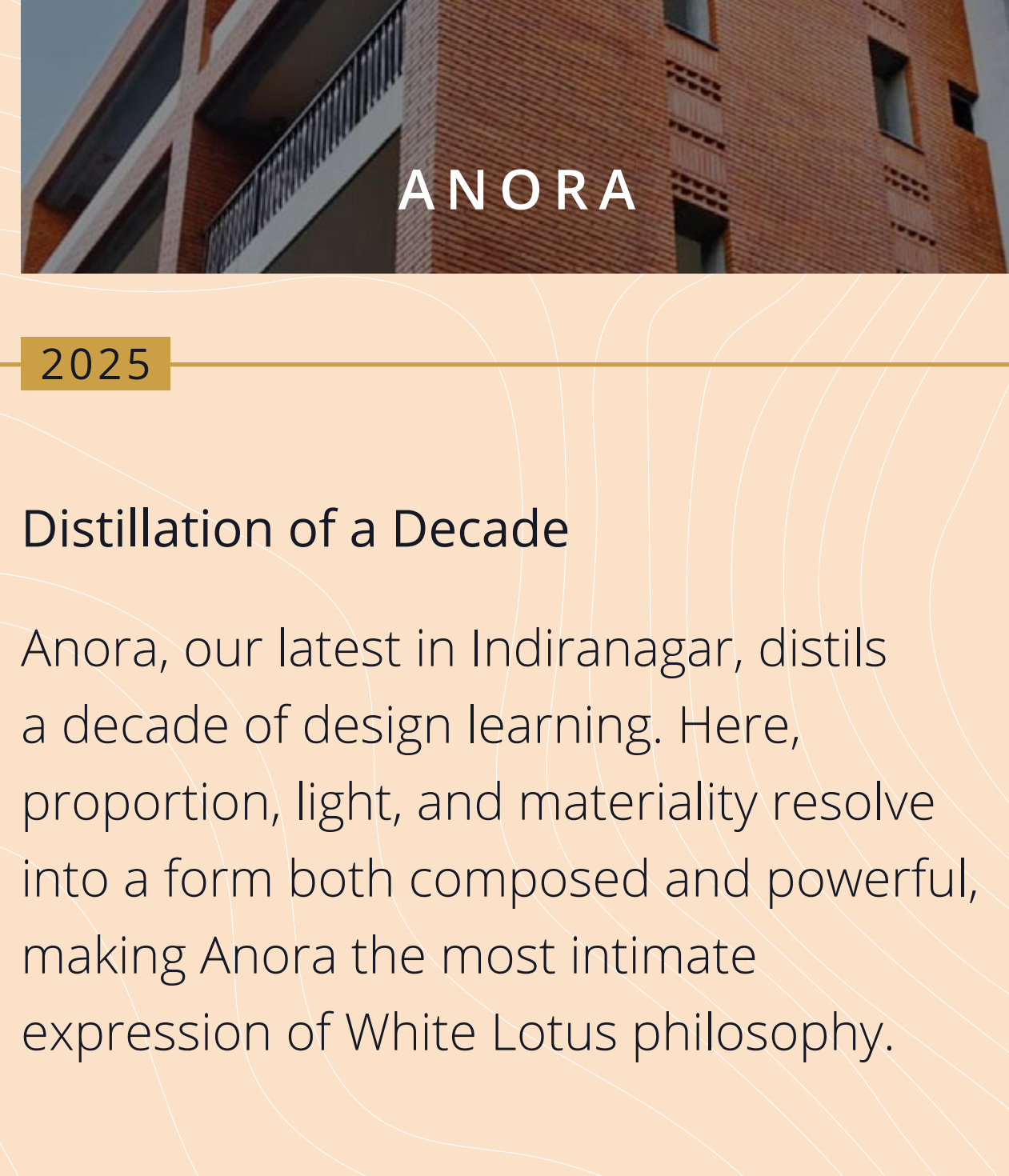
The birth of our ethos of thoughtful living.
More than a debut, it showed that luxury
could be deeply personal, expressed
through spatial clarity, fine materials, and a
discreet setting that balances intimacy with
sophistication.

The Poise of Restraint

Tamara carried our philosophy of
intentional design into its next phase. With
measured proportions, abundant light
and material richness, Tamara proved
sanctuaries can be refined and soulful with
a restrained footprint.



KALPAVRIKSHA



AMARANTA

2023

2024

Context at the Core

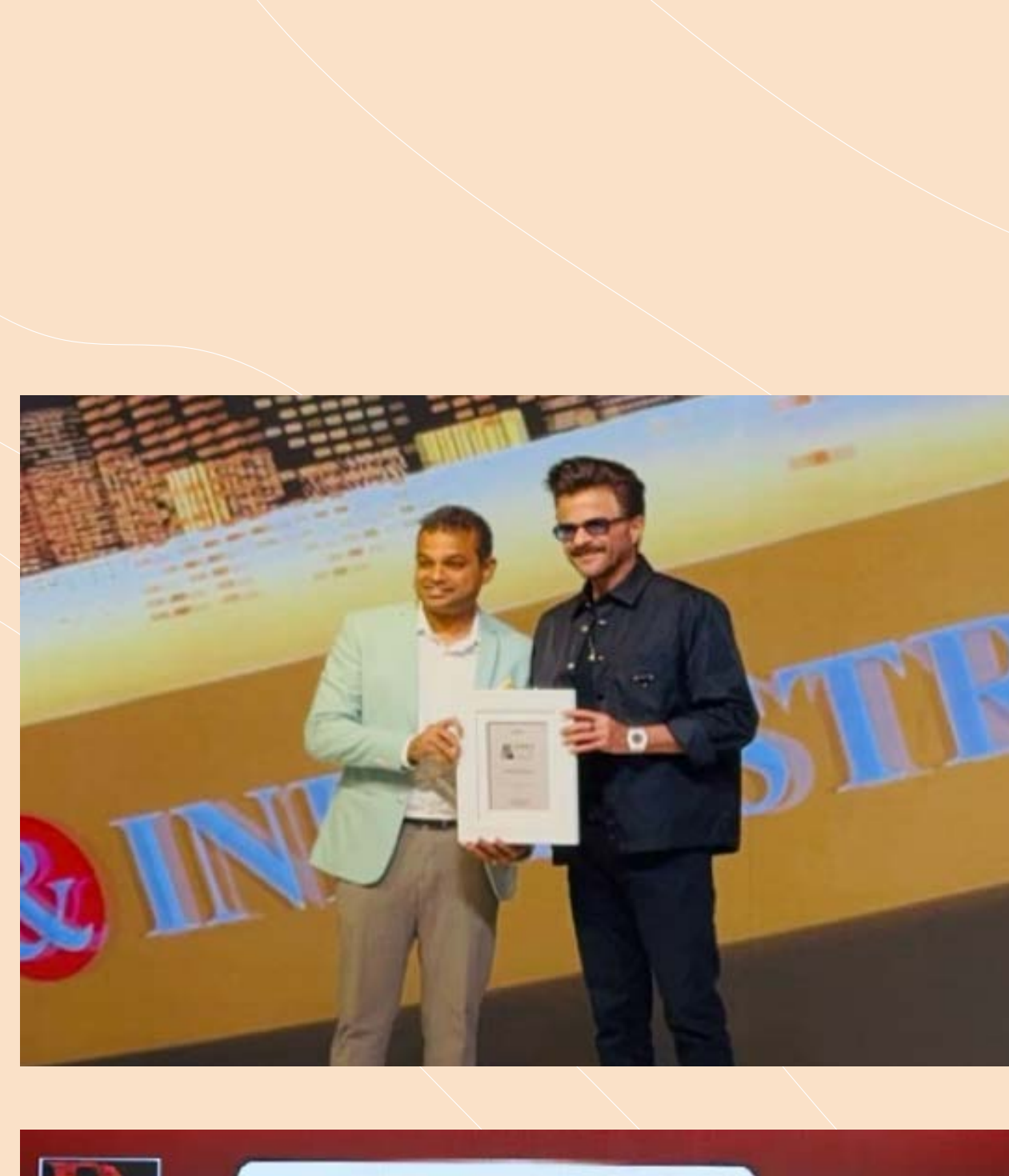
A defining landmark, honoured with
national accolades. Its design yielded to
mature trees and abundant greenery,
setting a benchmark for environment-first
sanctuaries where shade, light and slow
living converge.

A Bold Manifesto

Our manifesto in brick and the
introduction of triplex homes. With
bold facade, expansive balconies and
intricate detailing, Amaranta became
both a landmark and a new template for
sanctuaries in the city.



OHANA



ANORA

2024

2025

Sanctuary Taken Vertical

Our entry into vertical living. A high-rise
that reinterpreted sanctuary in three
dimensions, with deliberate flow and a
restrained material palette, ensuring scale
remained grounded in thoughtful living.

Distillation of a Decade

Anora, our latest in Indiranagar, distills
a decade of design learning. Here,
proportion, light, and materiality resolve
into a form both composed and powerful,
making Anora the most intimate
expression of White Lotus philosophy.

Like trees, our sanctuaries are not planted in haste. They take root and remain.

RECOGNITION ROOTED IN PURPOSE

Every recognition has reminded us that if you build with care,
the world eventually notices.

OUTLOOK ENTERPRISE & LEADERSHIP AWARDS 2025

Emerging Luxury Real Estate
Developer of the Year

ECONOMIC TIMES REAL ESTATE AWARDS 2025

Iconic Residential Project (South Zone)

TIMES REALTY & INFRASTRUCTURE AWARDS 2024

Excellence in Luxury Segment

ASIA ONE 25TH ASIAN BUSINESS & SOCIAL FORUM

India's 40 Under 40
Most Influential Young Leaders

ECONOMIC TIMES LEADERS OF TOMORROW AWARDS 2024

Excellence in Luxury
Real Estate Development



FIVE VALUES.
ONE WAY OF BEING.

RARE

SOULFUL

TIMELESS

CONSCIOUS

BESPOKE

Shot of Our Sanctuary - Kalpavriksha

BENGALURU

The Original Home of Sanctuaries

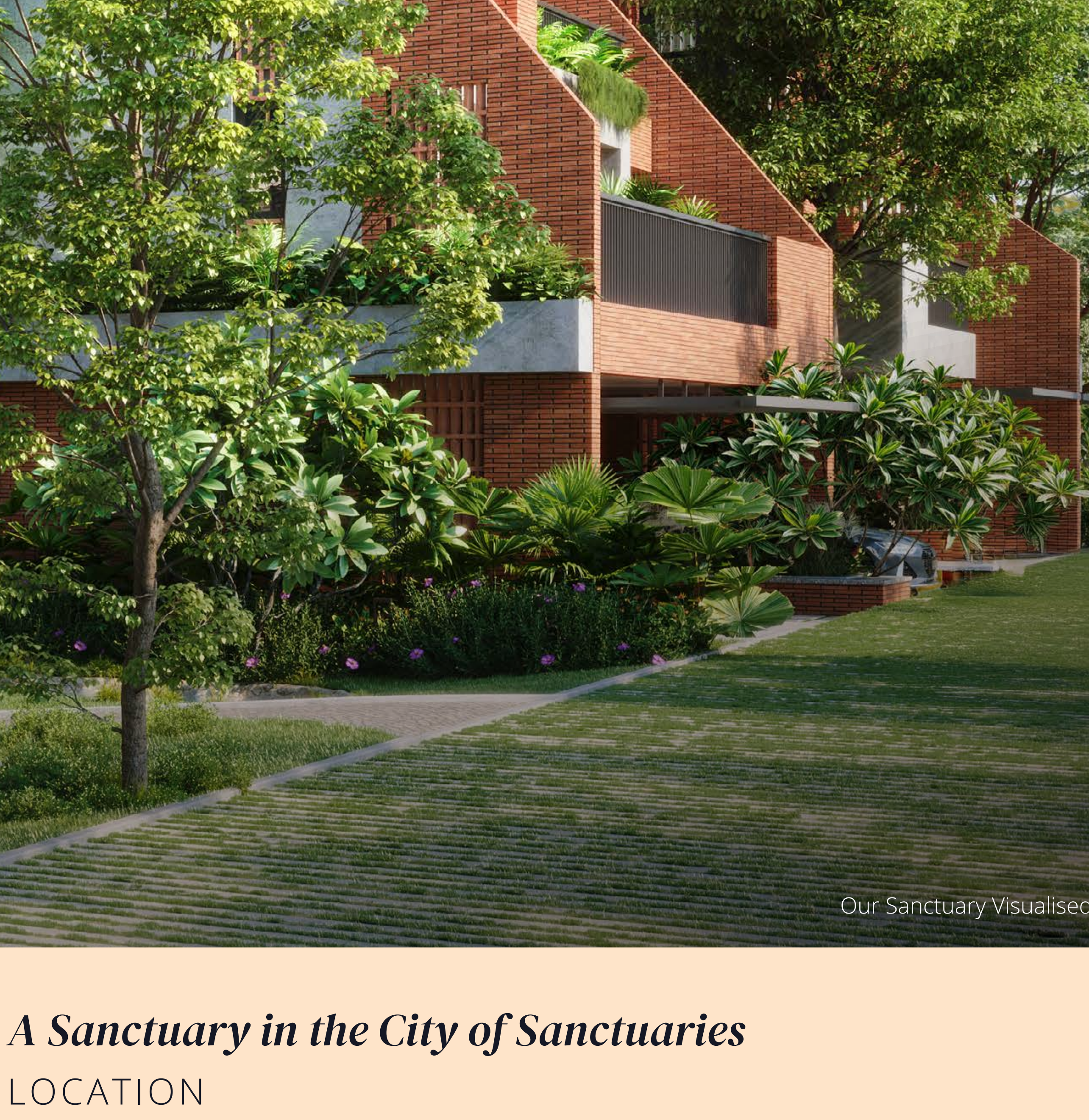
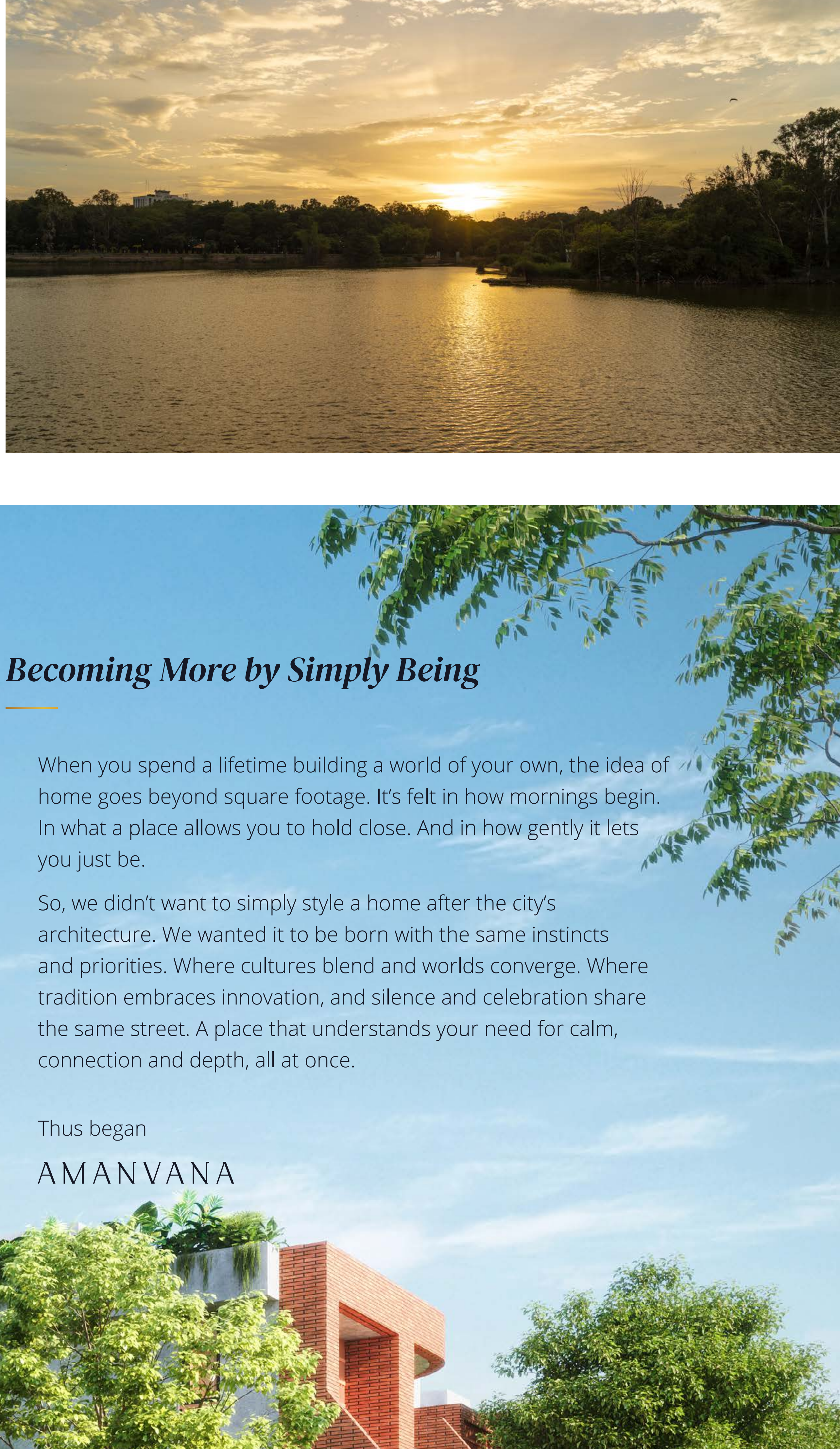
Bengaluru is more than a city. It's a feeling of rootedness, rhythm, and refuge.

From the stillness of Cubbon Park and the pulse of Indiranagar's cafés, to quiet morning walks in Malleshwaram and the serenity of Ulsoor Lake, Bengaluru creates sanctuaries not as an escape, but a way of living.

What would it mean, we wondered, to build a true sanctuary, the Bengaluru way? Not just a house or villa, but a space that mirrors your inner world.

That gives daily existence more meaning, not just more structure. Like the walk under trees near your childhood school. Neighbours who know you by your name, not by house number. Days that begin slowly, not out of idleness, but choice.

We found ourselves returning to the spirit of a city that understands this, to create our own home of sanctuaries where many worlds meet without losing their way.



Our Sanctuary Visualised

A Sanctuary in the City of Sanctuaries

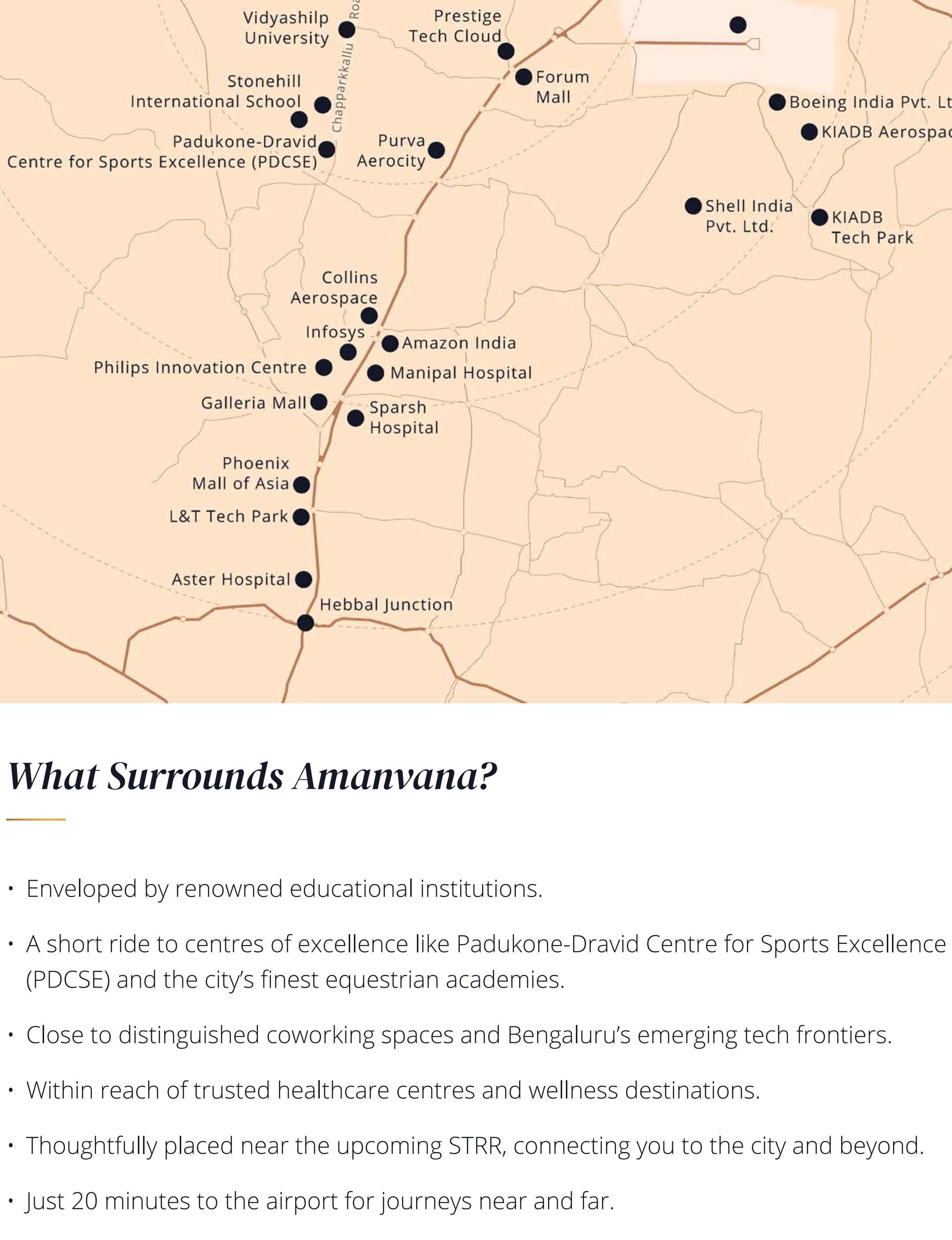
LOCATION

When the city moves, it moves North.

Amanvana is nestled in Indrasanahalli, just off the IVC Road corridor, one of the most thoughtfully emerging neighbourhoods in North Bengaluru.

What was once a gentle northern edge is now becoming a place of seamless convergence of old-world charm and new possibilities.

Here elite schools, global workplaces, wellness retreats, and sporting enclaves rise amidst trees that still hold stories. From airport to artisanal markets, fine dining to heritage walks, everything awaits you minutes away.

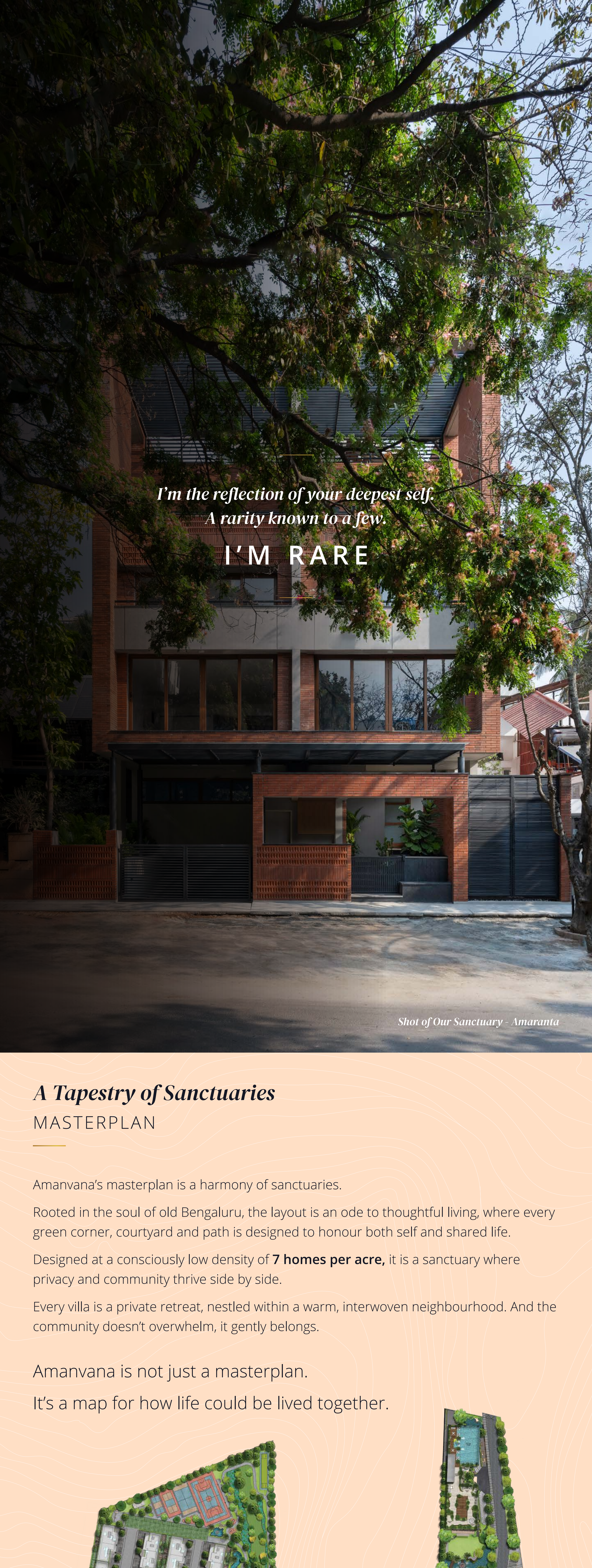


What Surrounds Amanvana?

- Enveloped by renowned educational institutions.
- A short ride to centres of excellence like Padukone-Dravid Centre for Sports Excellence (PDCSE) and the city's finest equestrian academies.
- Close to distinguished coworking spaces and Bengaluru's emerging tech frontiers.
- Within reach of trusted healthcare centres and wellness destinations.
- Thoughtfully placed near the upcoming STRR, connecting you to the city and beyond.
- Just 20 minutes to the airport for journeys near and far.
- Neighbourhood by golf greens, forest trails, and restful retreats.
- A scenic drive to Nandi Hills and heritage landmarks, where culture and nature meet.

Everything within reach. Nothing tangled in noise.





*I'm the reflection of your deepest self.
A rarity known to a few.*

I'M RARE

Shot of Our Sanctuary - Amaranta

A Tapestry of Sanctuaries

MASTERPLAN

Amanvana's masterplan is a harmony of sanctuaries.

Rooted in the soul of old Bengaluru, the layout is an ode to thoughtful living, where every green corner, courtyard and path is designed to honour both self and shared life.

Designed at a consciously low density of **7 homes per acre**, it is a sanctuary where privacy and community thrive side by side.

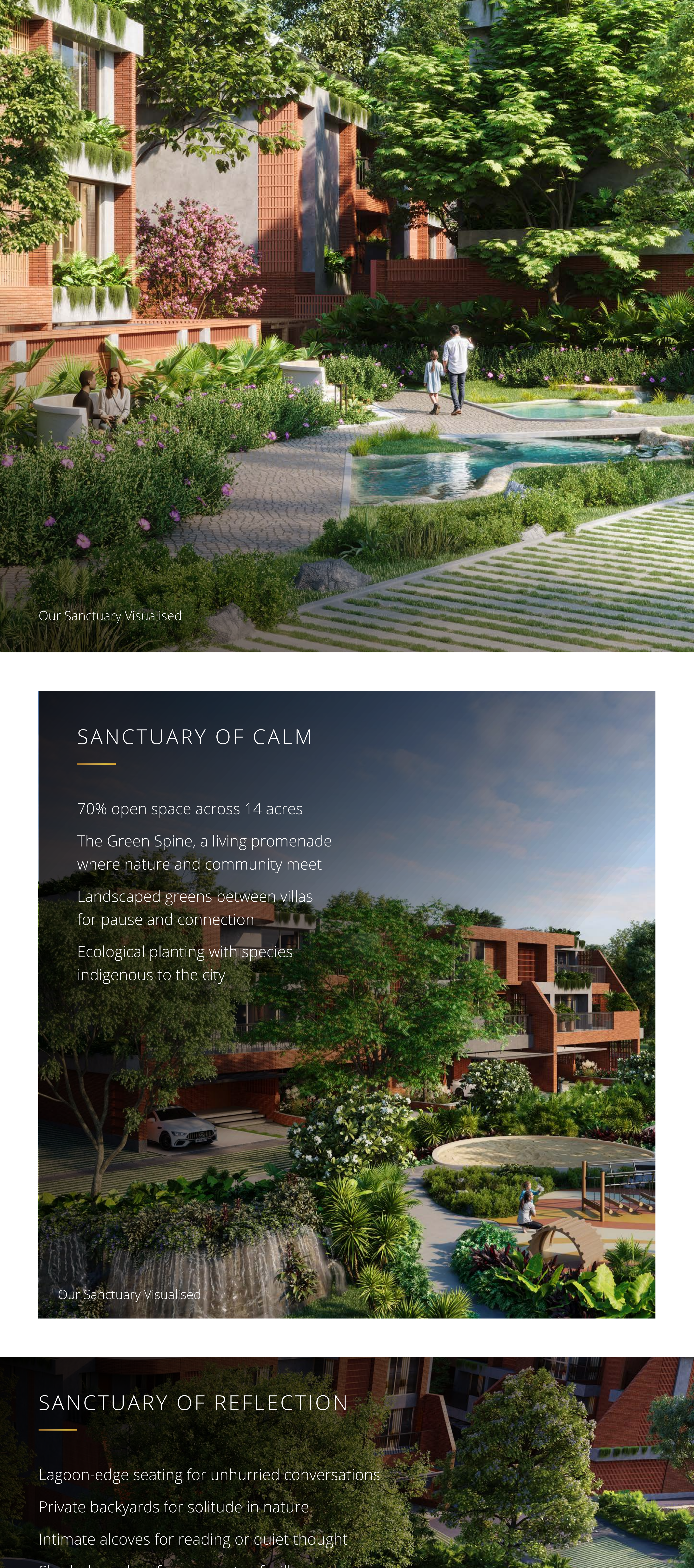
Every villa is a private retreat, nestled within a warm, interwoven neighbourhood. And the community doesn't overwhelm, it gently belongs.

Amanvana is not just a masterplan.

It's a map for how life could be lived together.



*Every part of Amanvana is
inspired by what the discerning
seeker looks for in life.*



Our Sanctuary Visualised

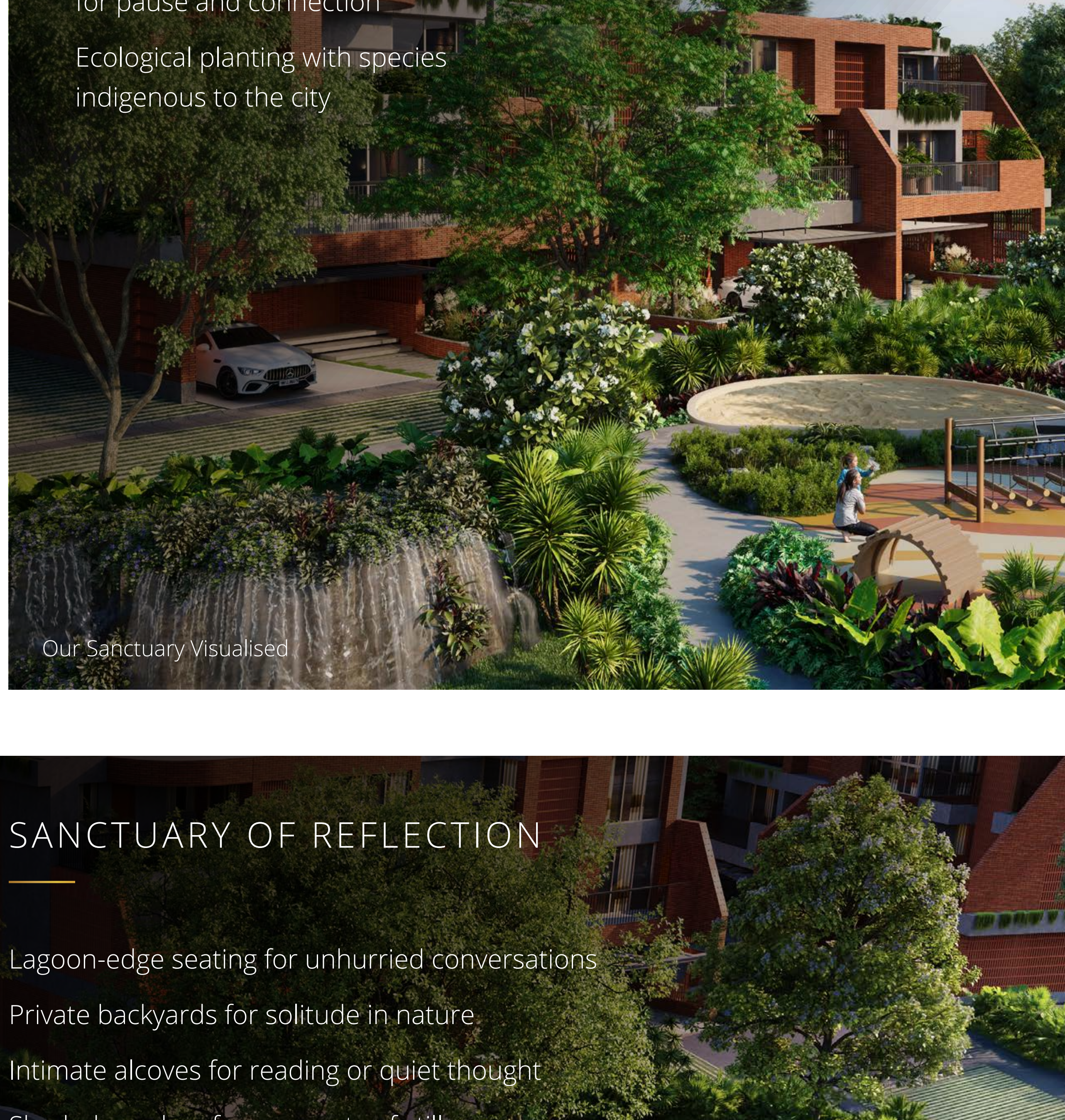
SANCTUARY OF CALM

70% open space across 14 acres

The Green Spine, a living promenade
where nature and community meet

Landsaped greens between villas
for pause and connection

Ecological planting with species
indigenous to the city



Our Sanctuary Visualised

SANCTUARY OF REFLECTION

Lagoon-edge seating for unhurried conversations

Private backyards for solitude in nature

Intimate alcoves for reading or quiet thought

Shaded gazebos for moments of stillness



Our Sanctuary Visualised

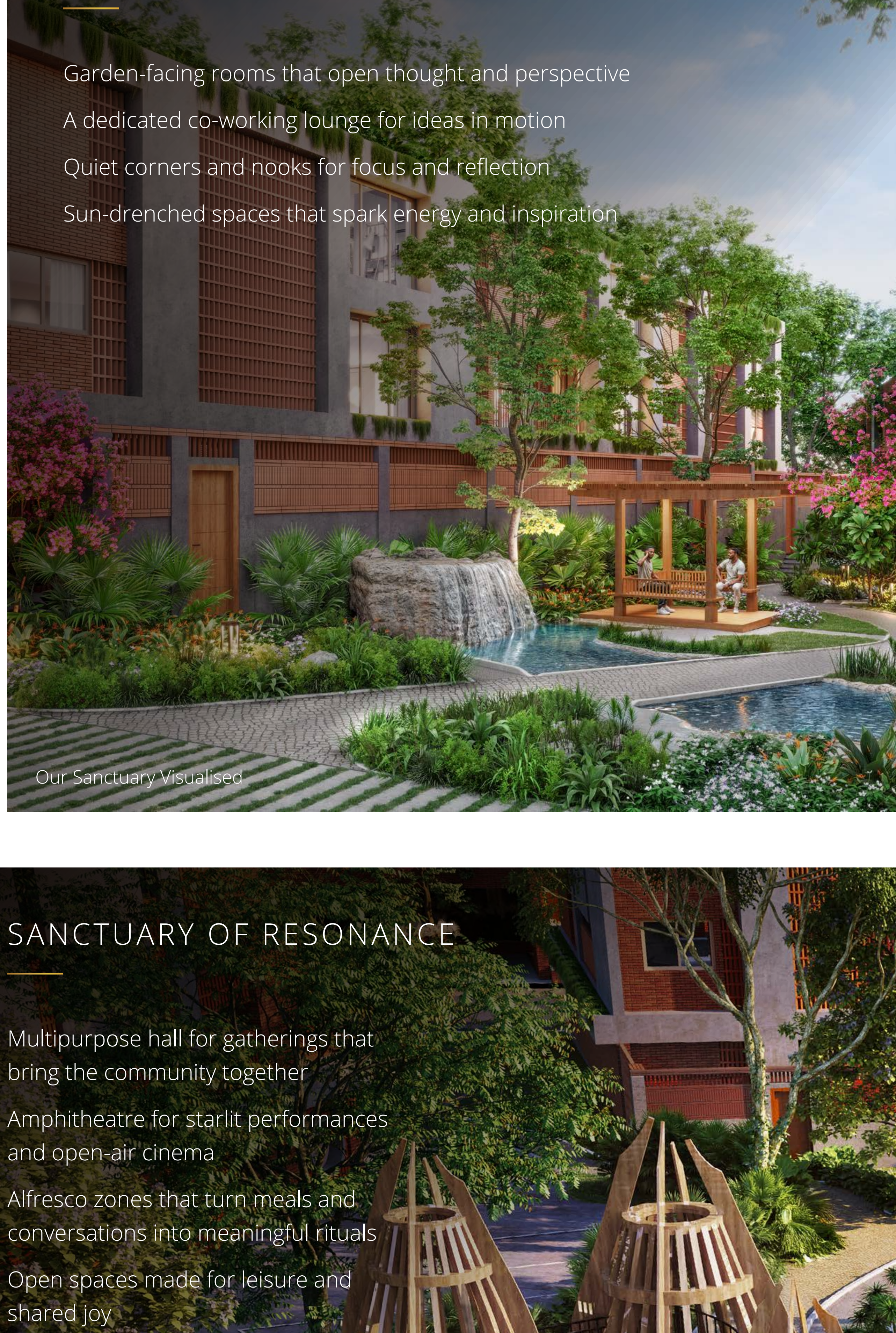
SANCTUARY OF CREATIVITY

Garden-facing rooms that open thought and perspective

A dedicated co-working lounge for ideas in motion

Quiet corners and nooks for focus and reflection

Sun-drenched spaces that spark energy and inspiration



Our Sanctuary Visualised

SANCTUARY OF RESONANCE

Multipurpose hall for gatherings that
bring the community together

Amphitheatre for starlit performances
and open-air cinema

Alfresco zones that turn meals and
conversations into meaningful rituals

Open spaces made for leisure and
shared joy



Our Sanctuary Visualised

SANCTUARY OF FLOW

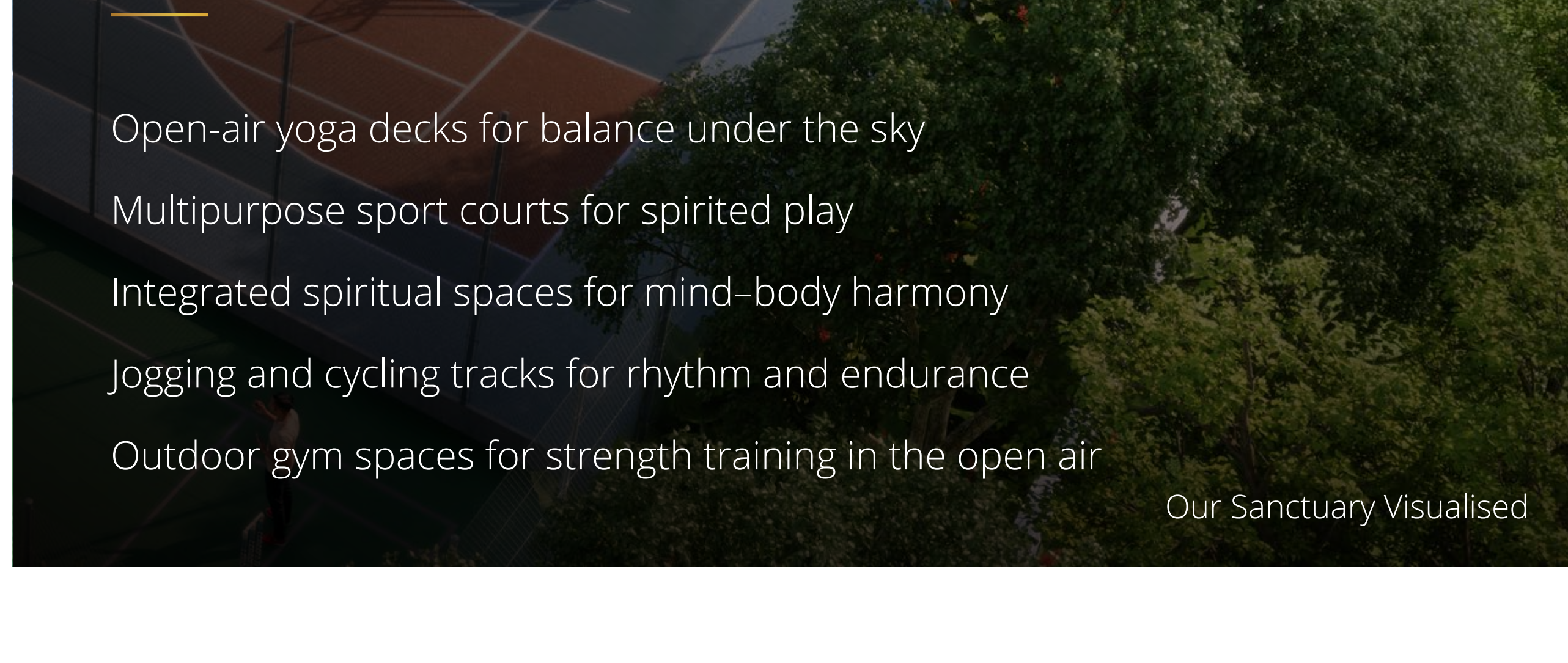
Open-air yoga decks for balance under the sky

Multipurpose sport courts for spirited play

Integrated spiritual spaces for mind-body harmony

Jogging and cycling tracks for rhythm and endurance

Outdoor gym spaces for strength training in the open air



Our Sanctuary Visualised



*In your search for deep connections,
my roots go beyond form and function.*

I'M SOULFUL

Shot of Our Sanctuary - Amaranta

Where Bengaluru's Soul Takes Root

LANDSCAPE

At Amanvana, green isn't a feature. It's the foundation.

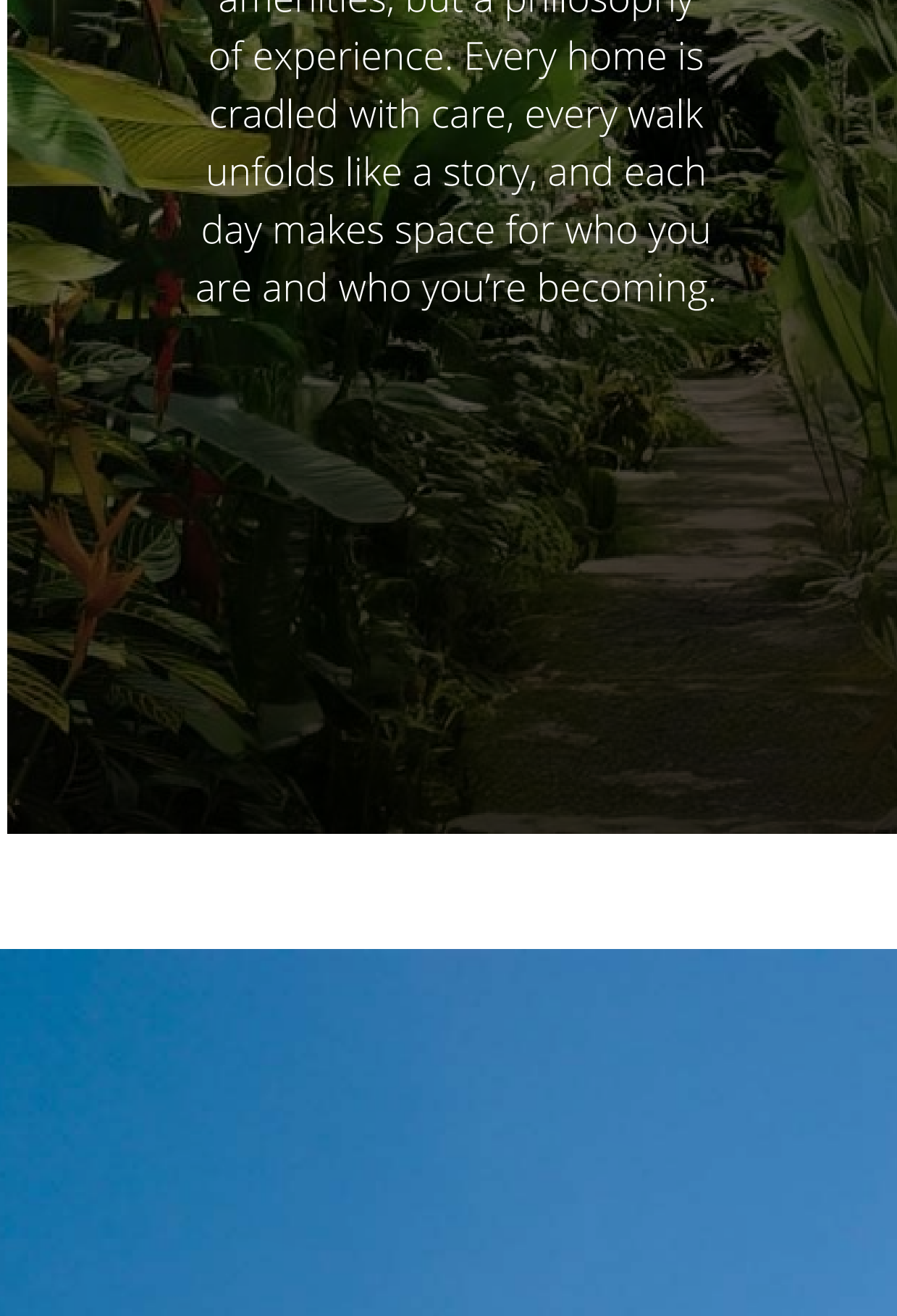
We didn't ask how much landscape we could fit around our villas, but we asked how deeply can we let nature lead.

Inspired by the old-world charm of Bengaluru's tree-lined streets, Amanvana revives that forgotten rhythm, with rustling rain trees, sprawling canopies, and the wild beauty of native flora.

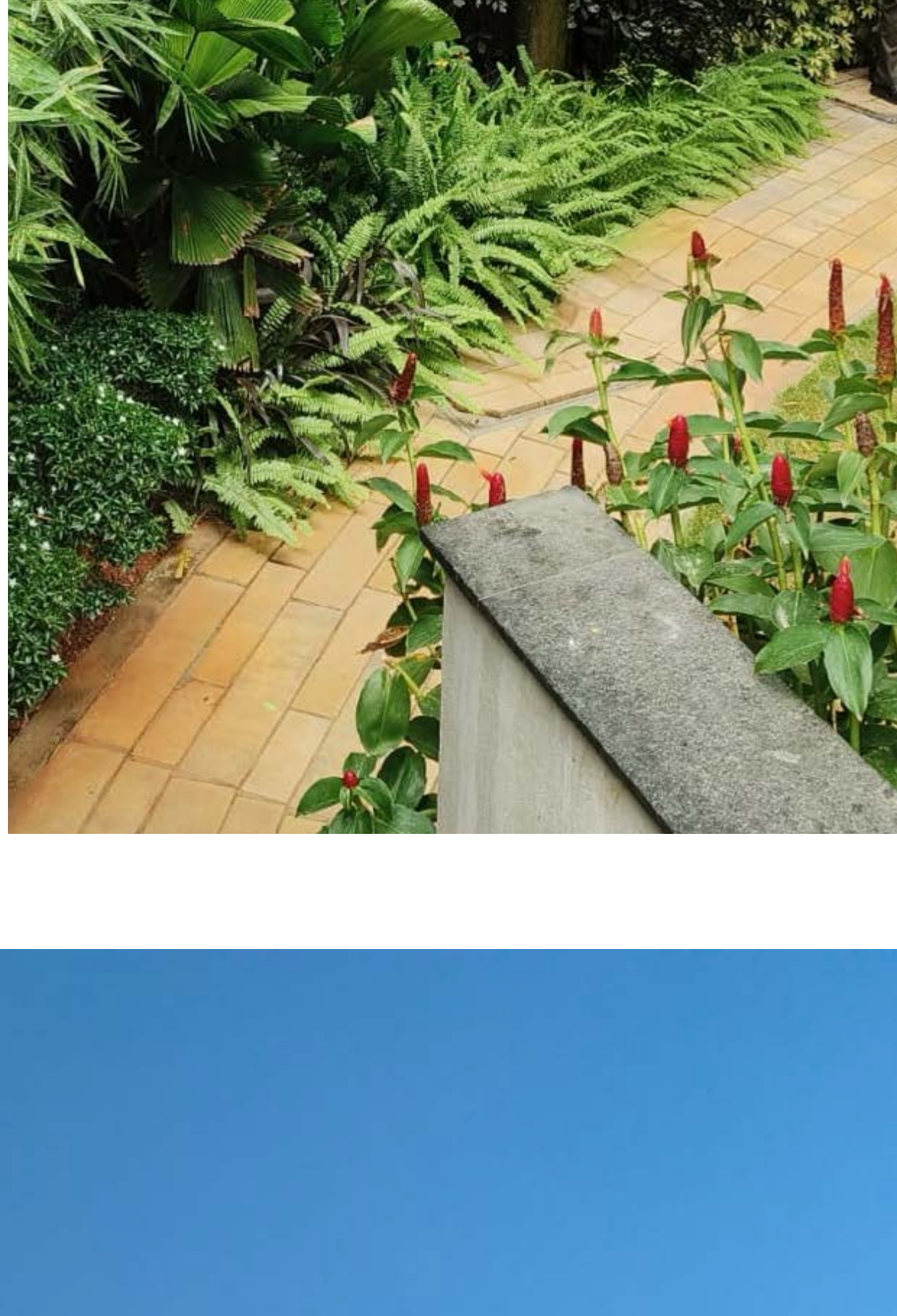
Here, landscape is not manicured, it's composed to let you pause, breathe, and belong.

DESIGN FOUNDATION

- Inspired by Bengaluru's natural rhythm and biodiversity.
- 70% open spaces, where nature and community live in balance.
- Just 7 homes per acre, giving land back to trees, gardens, and courtyards.
- Native, water-wise plantations designed to flourish across seasons.



Amanvana isn't a checklist of amenities, but a philosophy of experience. Every home is cradled with care, every walk unfolds like a story, and each day makes space for who you are and who you're becoming.



*I'm your timeless self-expression
and sanctuary for self-discovery.*

I'M TIMELESS

Shot of Our Sanctuary - Amaranta

Sanctuary of Belonging

CLUBHOUSE

The clubhouse is Amanvana's crown jewel. An architectural and emotional centrepiece that unites soulfulness, intention, and sanctuary. This is where the personal meets the collective, and space becomes an experience.

It's designed to make you feel. Whether you're hosting a celebration, reading in a sunlit corner, working with focus, or finding your rhythm at the gym, the clubhouse welcomes every version of you.



Our Sanctuary Visualised

CLUB EXPERIENCES

Speakeasy Café

Invites pause, reflection and connection with open green zones around you.

Coworking Studio

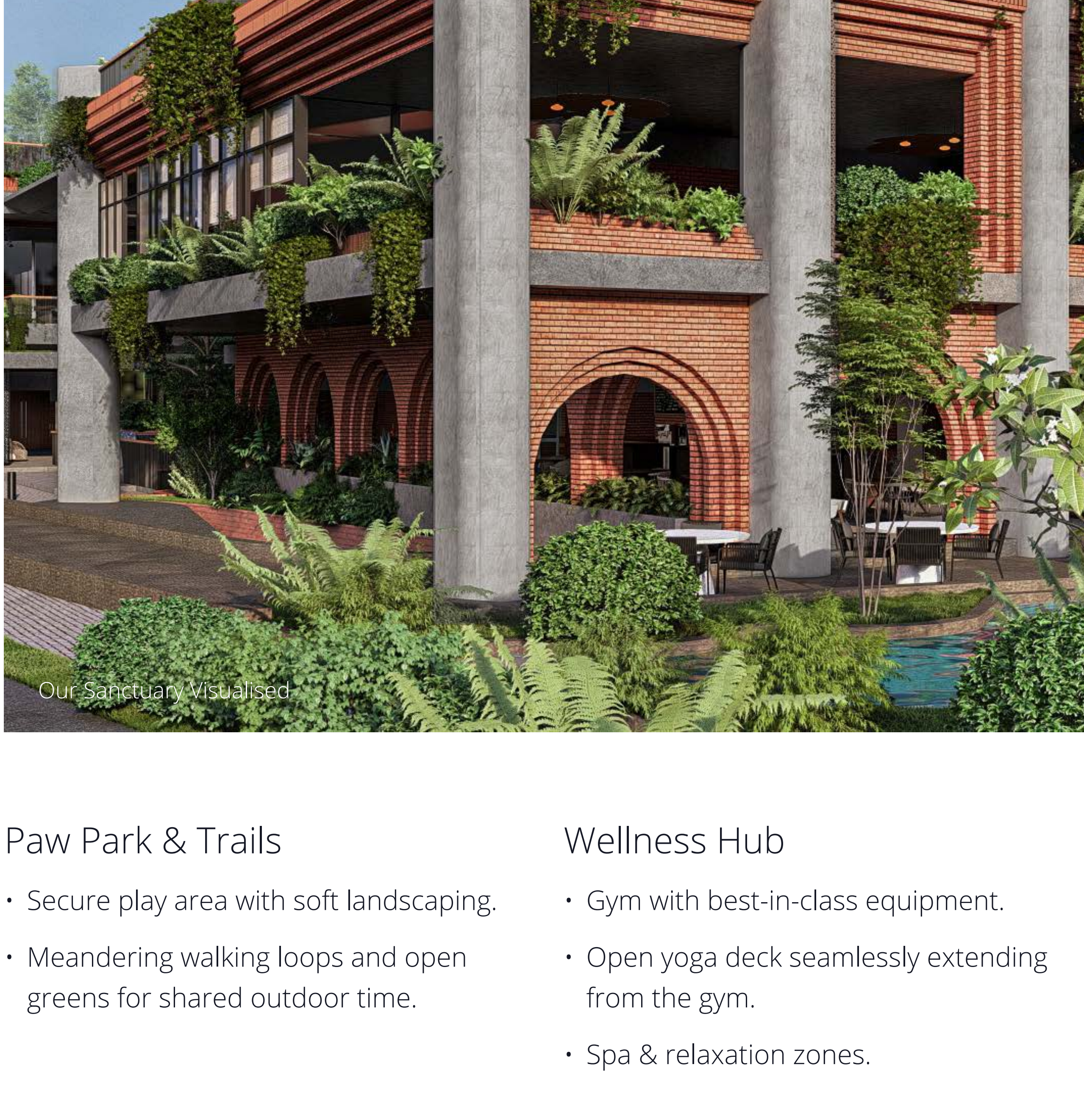
Flexibly designed with breakout zones, meeting pods and integrated café access for modern professionals.

Children's Zone

- Dedicated creche and day care.
- Indoor games room and learning zones.
- Outdoor play garden that blends safety and discovery.

Seniors' Grove

- Gentle-movement fitness area designed for comfort and ease.
- Quiet reading nooks with serene views.
- Shaded seating along landscaped walking paths.
- Easy access to wellness & medical consultation rooms.



Our Sanctuary Visualised

Paw Park & Trails

- Secure play area with soft landscaping.
- Meandering walking loops and open greens for shared outdoor time.

Wellness Hub

- Gym with best-in-class equipment.
- Open yoga deck seamlessly extending from the gym.
- Spa & relaxation zones.

Essentials

- Grocery store.
- Medical consultation room.
- Laundry & delivery drop zones.

Banquet Hall

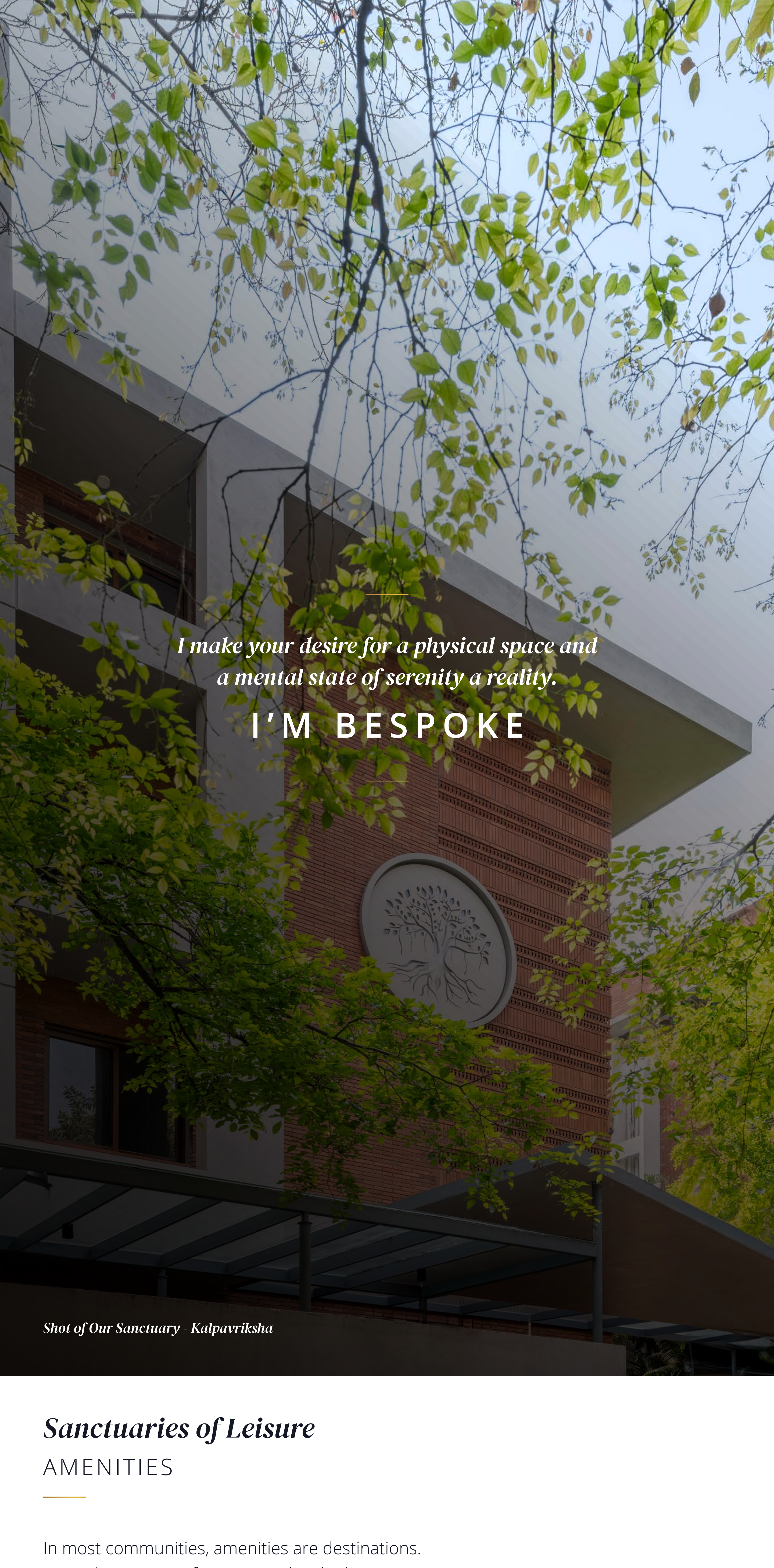
An elegant space with green views, serving intimate celebrations and meaningful gatherings.

Open-Terrace Pool

A half-Olympic open-air pool overlooks the landscape, serving as a retreat for recreation and reflection.



Our Sanctuary Visualised



*I make your desire for a physical space and
a mental state of serenity a reality.*

I'M BESPOKE

Sanctuaries of Leisure

AMENITIES

In most communities, amenities are destinations.

Here, they're part of your everyday rhythm.

Rather than clustering them in a corner, we've imagined experiences that are gently scattered across the 14 acres each space inviting stillness, movement, or quiet connection.

You don't step out to seek an amenity.

You simply live among them.



Our Sanctuary Visualised

THE GREEN SPINE

Your daily ritual, carved in green.

A poetic corridor runs through the heart of Amanvana, that allows for slow walks, quiet conversations, and mindful movement. It's where the wind carries stories and the light filters gently through trees.

- A meandering green spine with shaded seating and garden-lined walks.
- Heritage-inspired sculptural accents, reinterpreted through a modern lens.
- Foot bridges that create moments of discovery along the way.
- Gentle paths welcoming seniors, children, and pets alike.

THE CONNECTED PATH

Every step, a part of the story.

Amanvana is a pedestrian-friendly community where movement flows through nature, not traffic.

- 5 km of uninterrupted, interconnected green pathways.
- Seamless links between villas, gardens, courtyards, and community spaces.
- Movement designed around people with vehicles gently kept to the periphery.
- Self-accessible by design.
- Resting spots and gathering nooks that encourage neighbourly connections.



Our Sanctuary Visualised

SPACES FOR SHARED JOY

Community grounds double as everyday stages. The amphitheatre becomes a play area, while gazebo pockets, open gym, and paw park make space for joy without occasion.

WHERE PLAY FINDS SPACE

A private sports zone sits by the green spine, away from villas, ensuring active living without disturbing sanctuary life. It hosts:

- Padel and pickleball
- Basketball & tennis
- Badminton
- Multipurpose court
- Cricket practice nets

CONNECTED BY FLOW

A 5-km jogging track weaves through every zone, tying the community together. For both active people and nature lovers, it's a path to move, connect, and experience the landscape in motion.

THEMED GARDENS FOR EACH CLUSTER

Across the layout, landscaped zones nestle between 2-3 villas, each shaped by a theme that echoes Bengaluru's heritage neighbourhoods. Stone pathways and native flora recall shaded courtyards and tree-lined lanes of old Bengaluru.

Our Sanctuary Visualised



*I shape the world around you,
unlocking doors to the universe within you.*

I'M CONSCIOUS

Shot of Our Sanctuary - Kalpavriksha

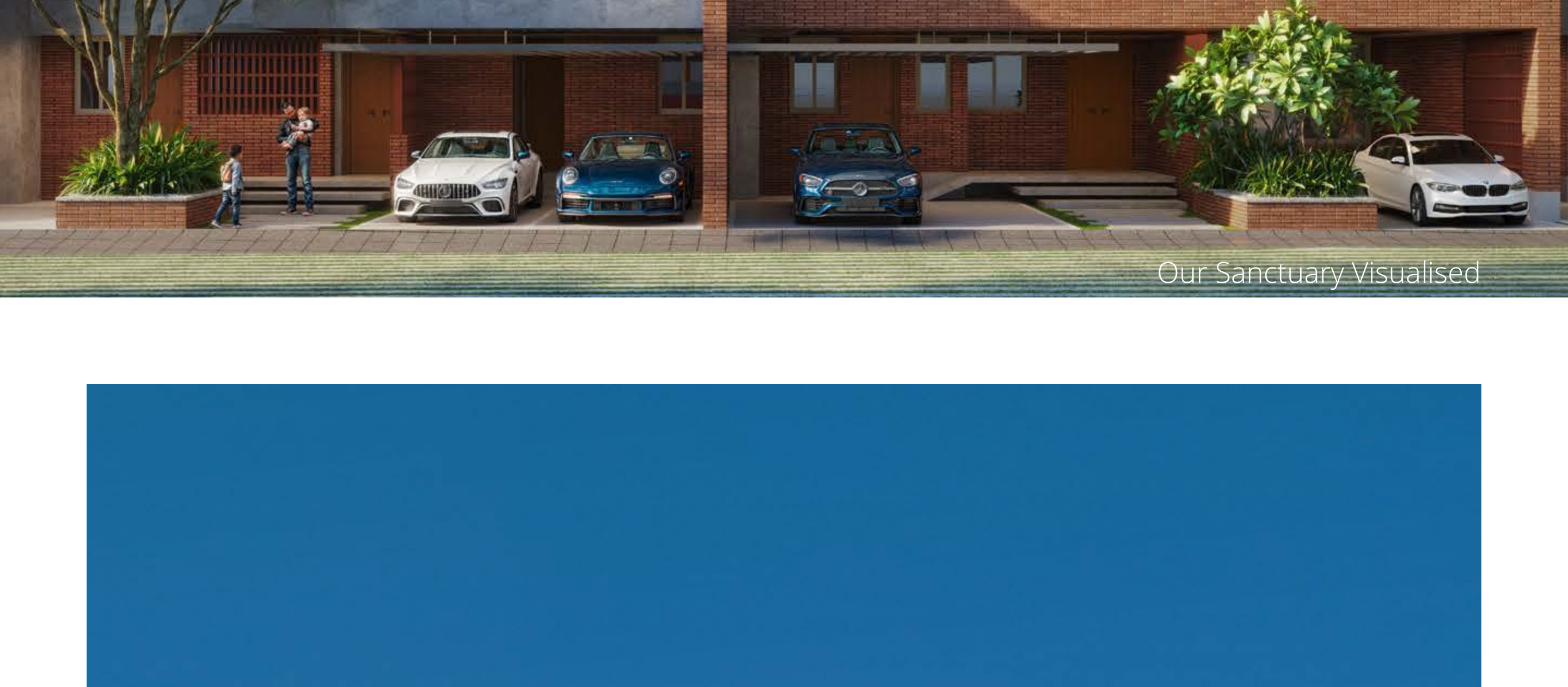
Sanctuaries to Call Your Own

VILLAS

Two ways to belong.
One sanctuary to call home.

At Amanvana, we didn't design homes. We crafted sanctuaries. Spaces that honour the life you lead and the quiet you seek. Not everyone lives the same way. So we imagined two distinct ways of being.

Though different in style, both villas speak the same design language, inspired by Bengaluru's slow soul, wrapped in earthy materials and soaked in natural light.

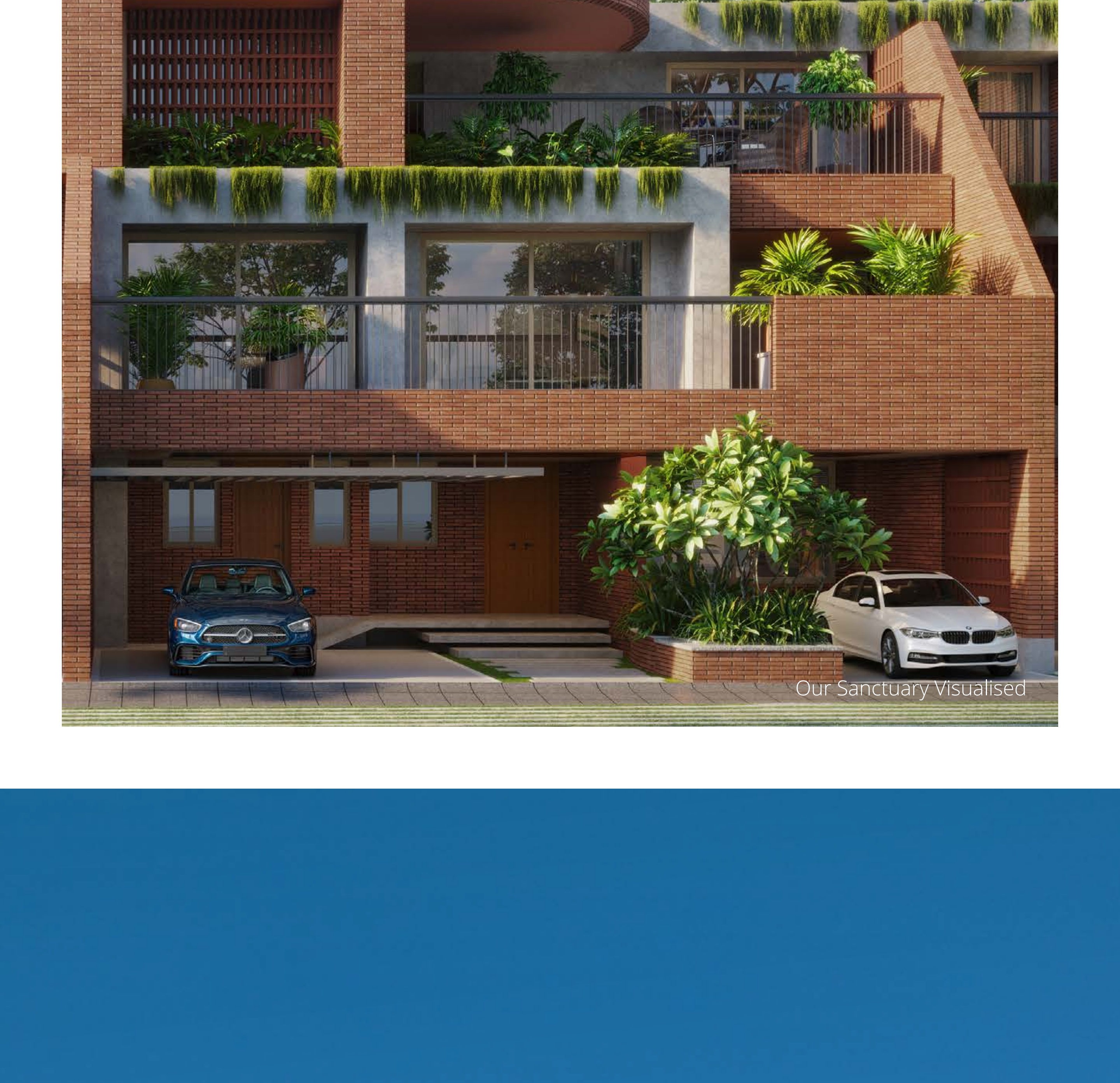


Our Sanctuary Visualised

Vaayu

A garden in the sky

For those who enjoy a more extroverted way of life. Living spaces rise to the first floor, opening into a sky garden that blends horizon and home. The ground level becomes a welcoming threshold for gatherings, work, and leisure, while the upper floor holds the privacy of daily life. A sanctuary that balances openness with intimacy, and presence with privacy.



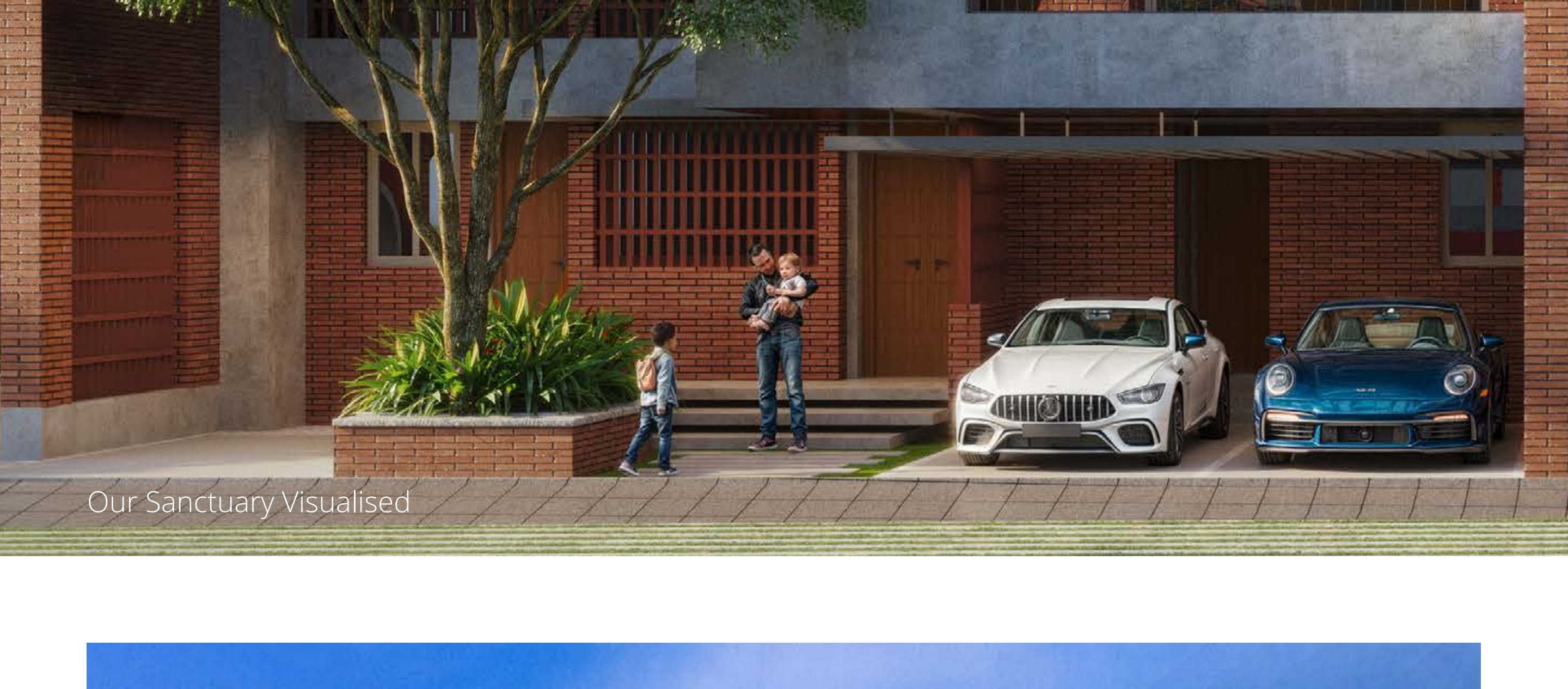
Our Sanctuary Visualised

Bhoomi

A home in the soil

Grounded in tradition, this villa breathes close to the earth. Think of large rear gardens, sunlight streaming through trees and life flowing from room to room.

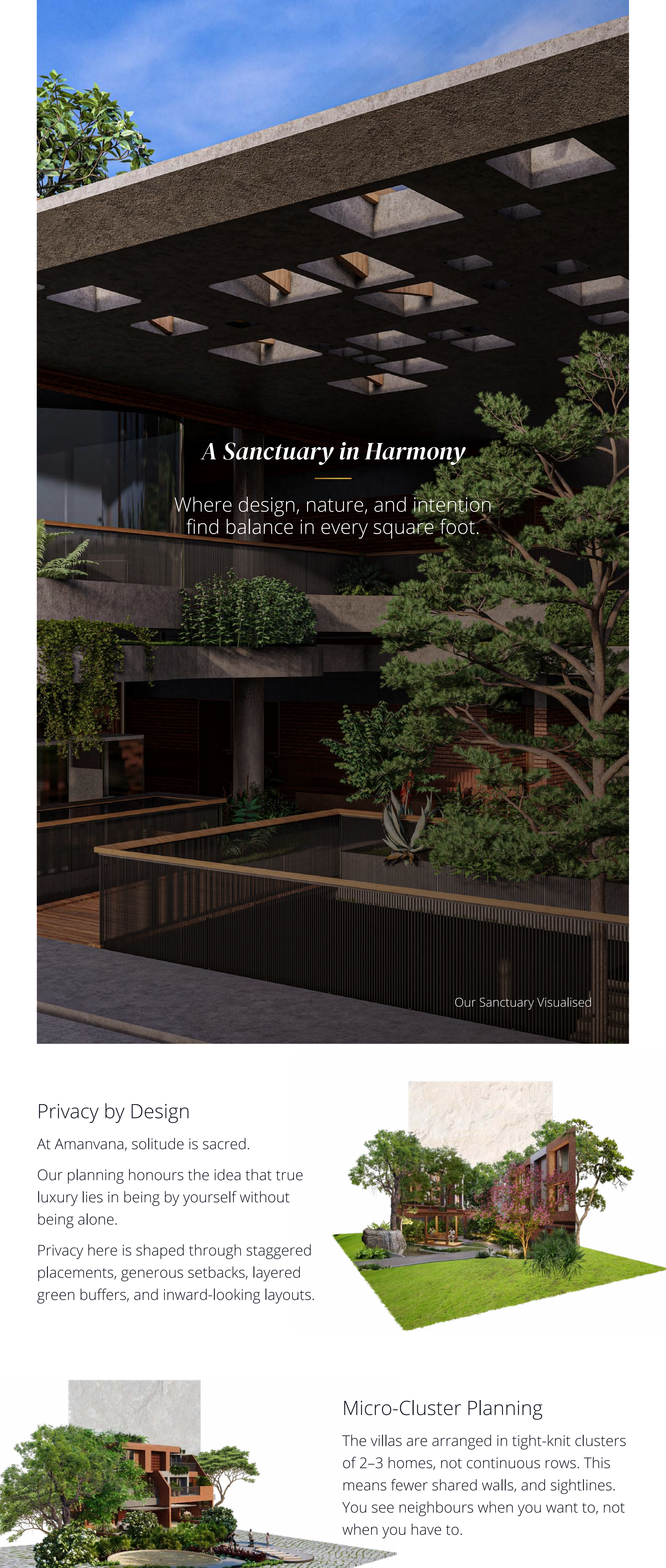
This one is for those who find peace in rootedness: from slow mornings and shared meals to footprints in the grass.



Our Sanctuary Visualised

A Sanctuary in Harmony

Where design, nature, and intention find balance in every square foot.



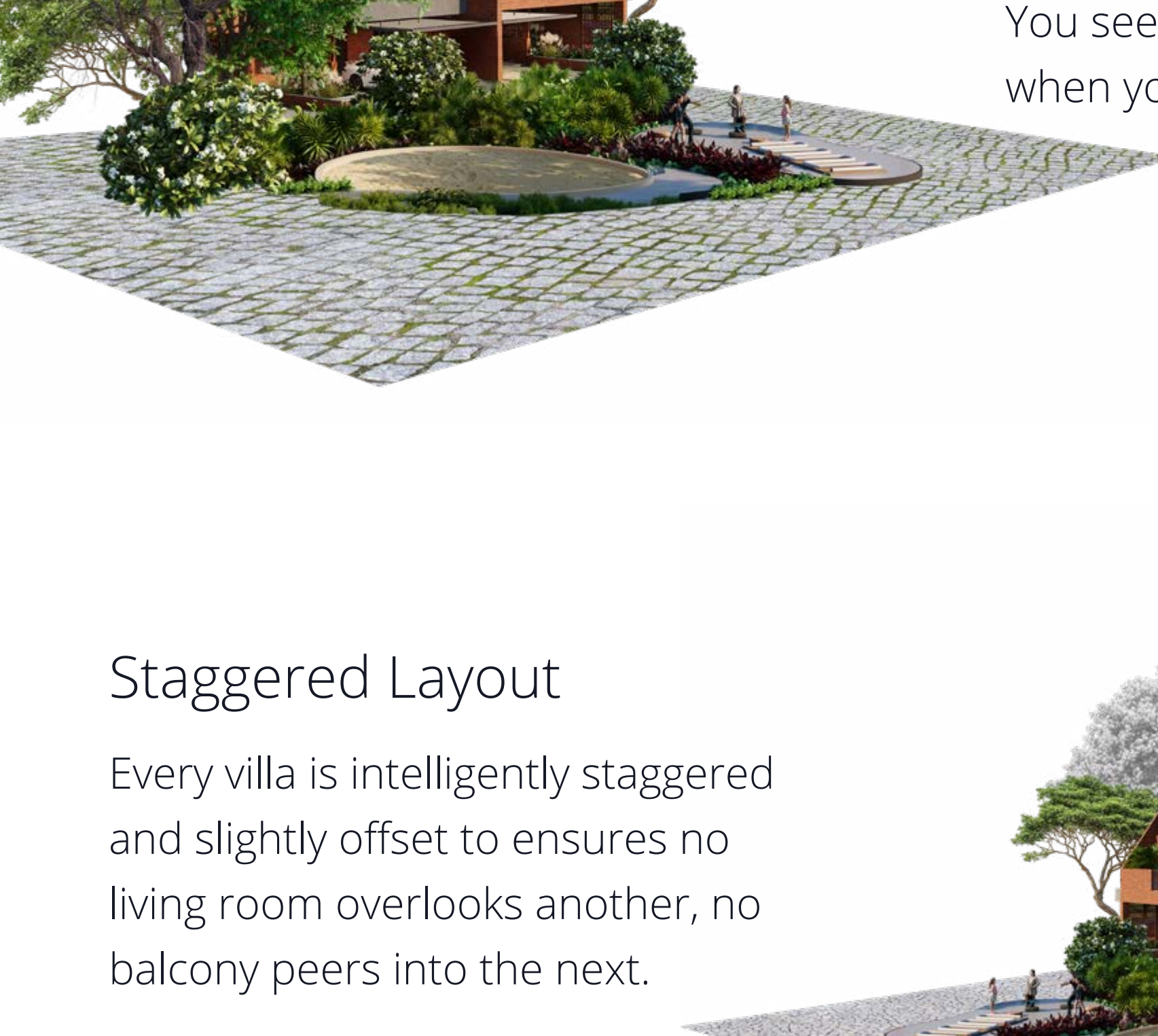
Our Sanctuary Visualised

Privacy by Design

At Amanvana, solitude is sacred.

Our planning honours the idea that true luxury lies in being by yourself without being alone.

Privacy here is shaped through staggered placements, generous setbacks, layered green buffers, and inward-looking layouts.



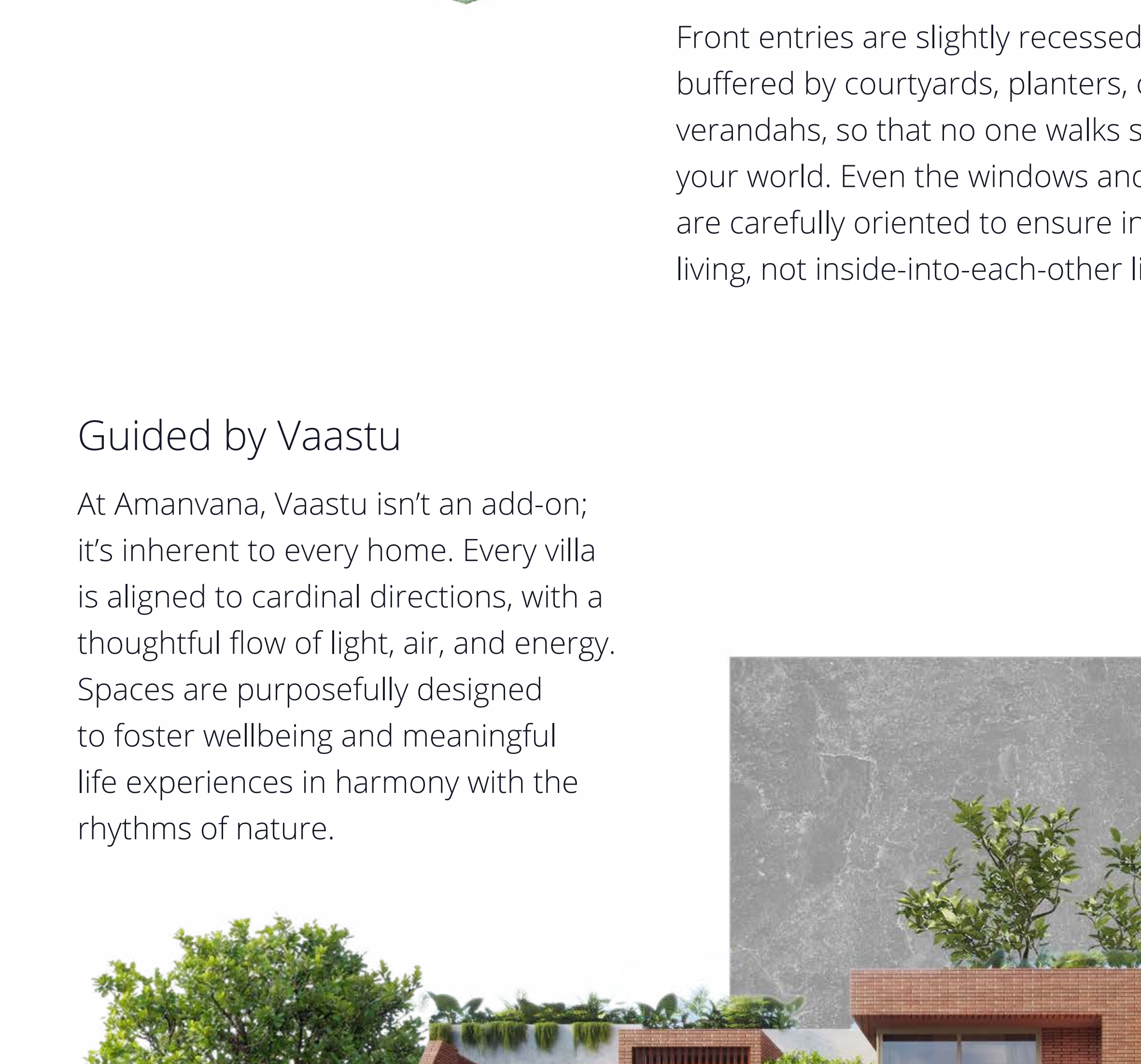
Micro-Cluster Planning

The villas are arranged in tight-knit clusters of 2-3 homes, not continuous rows. This means fewer shared walls, and sightlines. You see neighbours when you want to, not when you have to.

Staggered Layout

Every villa is intelligently staggered and slightly offset to ensures no living room overlooks another, no balcony peers into the next.

This offset layout also creates natural visual and acoustic buffers, offering you a bubble of privacy.



Thoughtful Thresholds

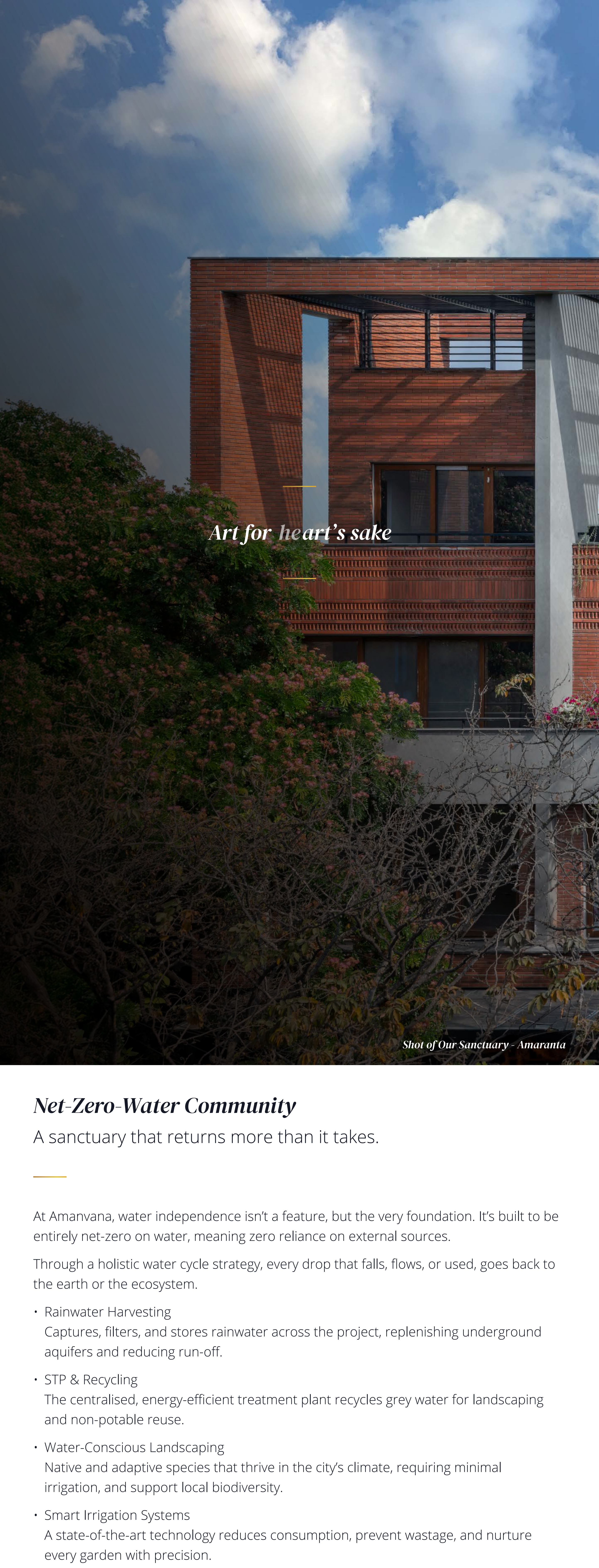
Front entries are slightly recessed and buffered by courtyards, planters, or verandahs, so that no one walks straight into your world. Even the windows and terraces are carefully oriented to ensure inside-out living, not inside-into-each-other living.

Guided by Vaastu

At Amanvana, Vaastu isn't an add-on; it's inherent to every home. Every villa is aligned to cardinal directions, with a thoughtful flow of light, air, and energy.

Spaces are purposefully designed to foster wellbeing and meaningful life experiences in harmony with the rhythms of nature.





Net-Zero-Water Community

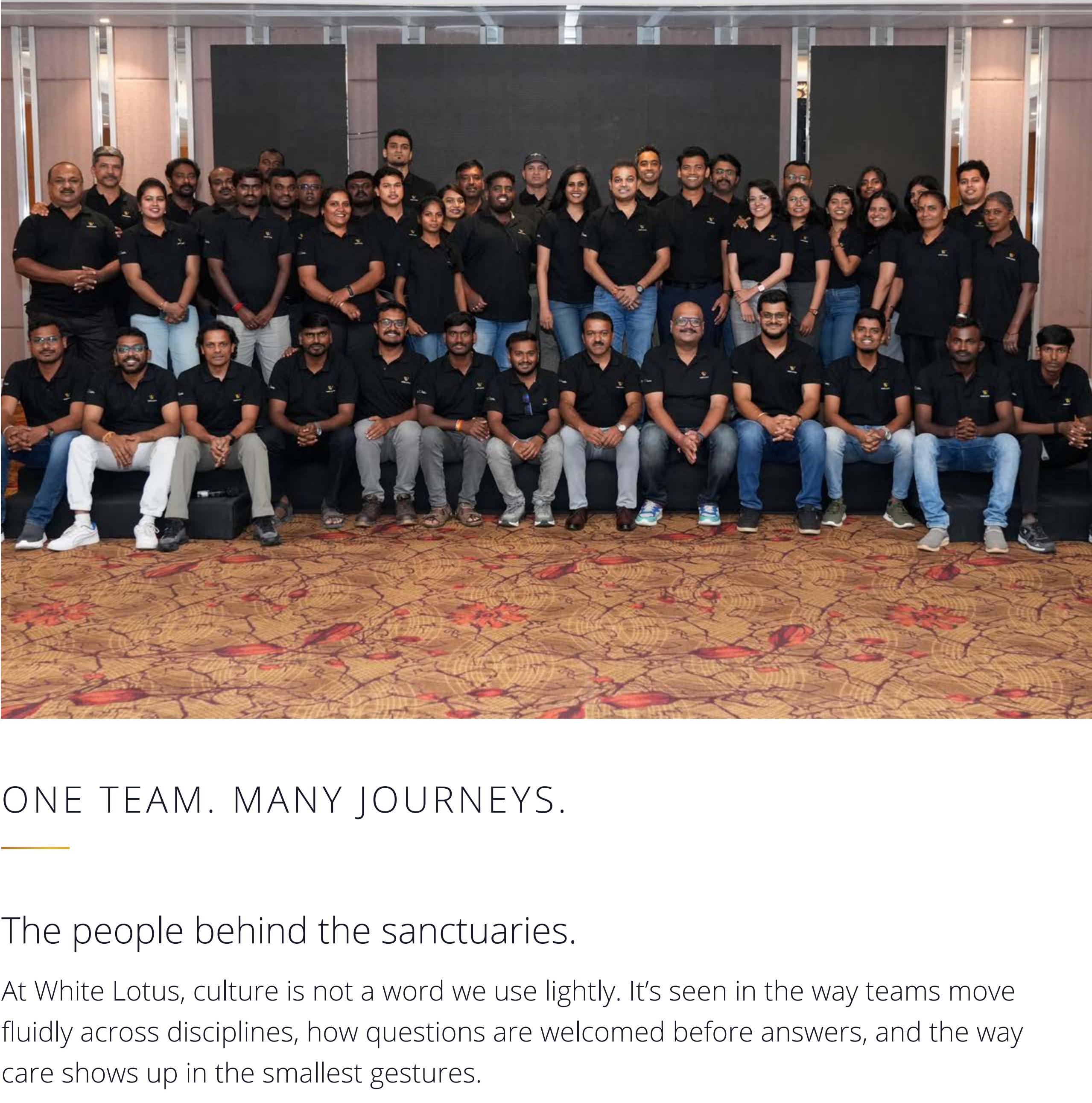
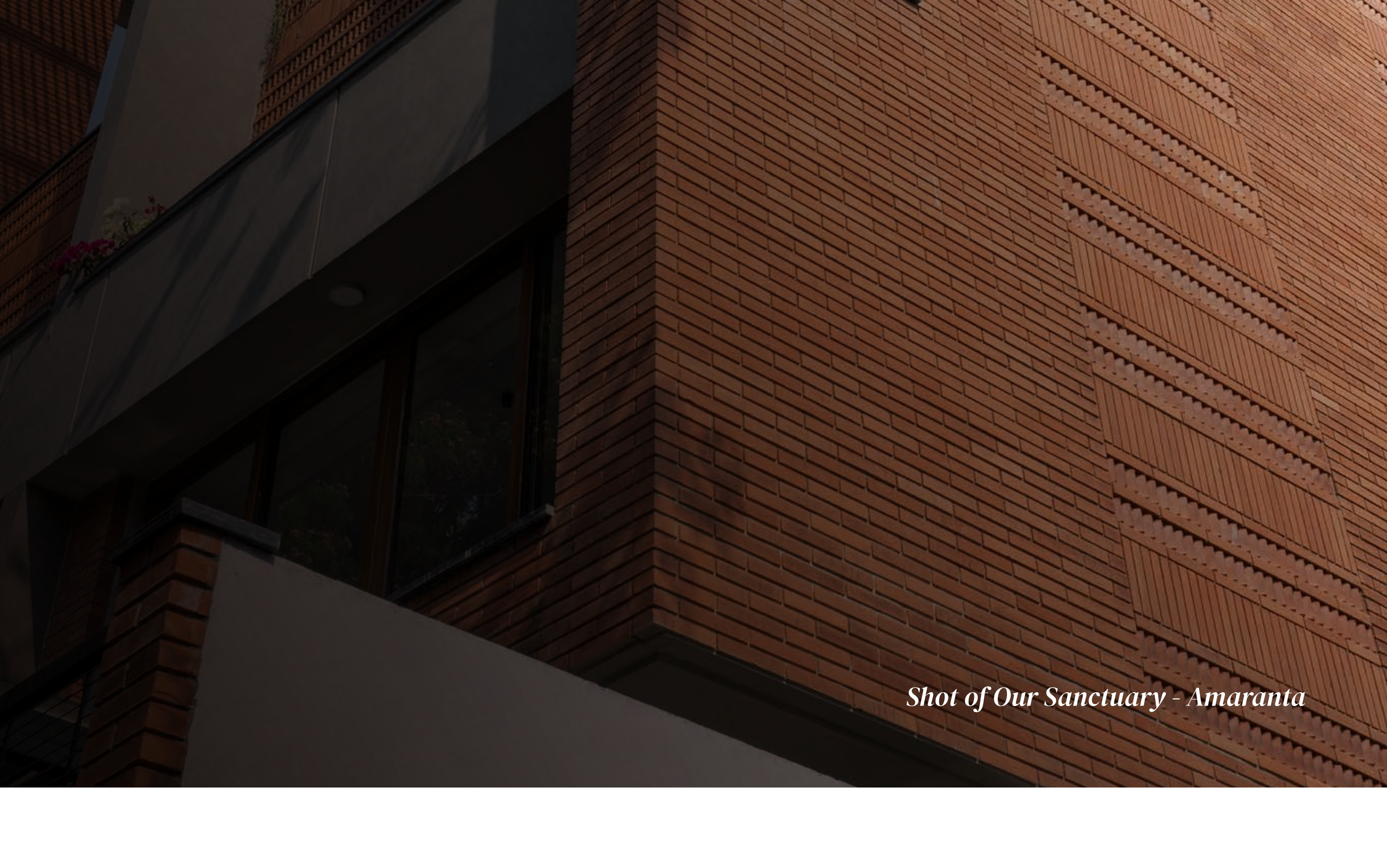
A sanctuary that returns more than it takes.

At Amanvana, water independence isn't a feature, but the very foundation. It's built to be entirely net-zero on water, meaning zero reliance on external sources.

Through a holistic water cycle strategy, every drop that falls, flows, or used, goes back to the earth or the ecosystem.

- Rainwater Harvesting
Captures, filters, and stores rainwater across the project, replenishing underground aquifers and reducing run-off.
- STP & Recycling
The centralised, energy-efficient treatment plant recycles grey water for landscaping and non-potable reuse.
- Water-Conscious Landscaping
Native and adaptive species that thrive in the city's climate, requiring minimal irrigation, and support local biodiversity.
- Smart Irrigation Systems
A state-of-the-art technology reduces consumption, prevent wastage, and nurture every garden with precision.

More than a feature, it's a philosophy.
And a reminder that true sanctuaries don't drain the future; they replenish it.



ONE TEAM. MANY JOURNEYS.

The people behind the sanctuaries.

At White Lotus, culture is not a word we use lightly. It's seen in the way teams move fluidly across disciplines, how questions are welcomed before answers, and the way care shows up in the smallest gestures.

For over a decade, we've grown not through scale, but through depth of practice, trust, and people staying and evolving together. Architects sketch with engineers. Designers debate with founders. Interns often spark the boldest ideas. Titles blur, but intention binds.

We pause before we proceed. These aren't rituals, they're reminders that to build sanctuaries for others, we must first honour the one we share.

