

BEYOND WALLS, INTO A
WORLD OF LUXURY



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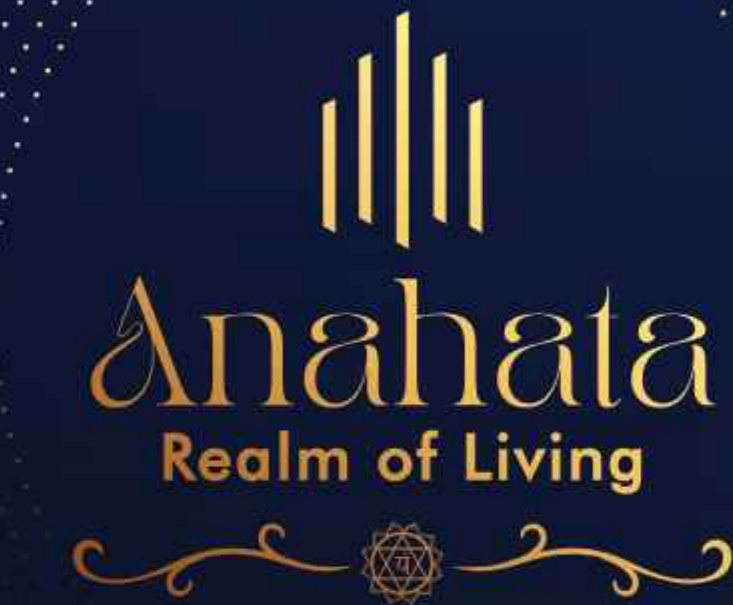
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RERA NO: PRM/KA/RERA/1250/304/PR/290425/007702



2 AND 3 BHK PREMIUM APARTMENT

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NOTE: This brochure is only a conceptual representation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation, as deemed fit.



LIFESTYLE
BEYOND THE
ORDINARY

VISIONARY ARCHITECTURE

The architecture of Ananhatta is a visual symphony – where fluid lines, soaring volumes, and natural materials come together in a dance of form and function. Every structure is a testament to world-class design principles, with a commitment to sustainability, spatial wellness, and sensory delight.

A WORLD CURATED FOR CONSCIOUS LIVING

Ananhatta
Residences of Living

MASTER PLAN

WHERE EVERY ELEMENT HAS
A PURPOSE



DESIGNED FOR LIFE.
PLANNED FOR THE FUTURE

LEGENDS

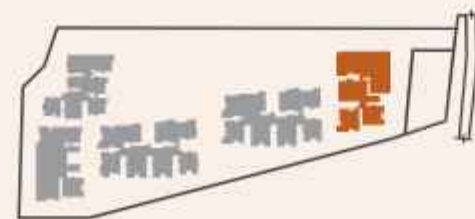
1. MAIN ENTRANCE
2. WATER FEATURE
3. ISLAND
4. SEATING UNDER TREE
5. GRID PLANTING WITH SEATING
6. CHILDREN PLAY AREA
7. CYCLE TRACK FOR KIDS
8. MINI FOOT BALL COURT
9. HALF BASKET BALL COURT
10. LAWN TENNIS COURT
11. SAND VOLLEY BALL
12. CLUBHOUSE/SWIMMING POOL
13. AMPHITHEATER
14. COVERED PAVILION
15. CRICKET NET
16. FITNESS STATION
17. HERBAL PLANTS WITH SEATING
18. CAMP FIRE
19. PETS PARK
20. SKATING RINK
21. SWING
22. CYCLING TRACK
23. JOGGING TRACK
24. DRIVEWAY
25. DROP OFF ZONE

A BLOCK FLOOR PLAN



2-13 FLOORS

S No:	CA	B5W A	TUA	SBA	FACING	TYPE
1	925	140	1065	1556	West	3 BHK 2T
2	949	140	1089	1591	West	3 BHK 2T
3	895	140	1035	1540	North	3 BHK 2T
4	1073	135	1208	1758	North	3 BHK 3T
5	1038	115	1153	1670	East	3 BHK 3T
6	1052	110	1162	1690	East	3 BHK 3T



EXPERIENCE 100% VASTU-COMPLIANT



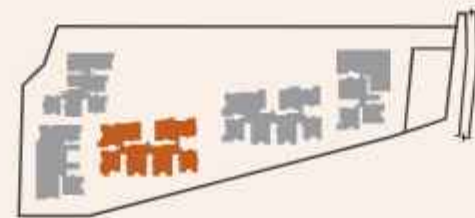
2-13 FLOOR

S No:	CA	B6W A	TUA	SBA	FACING	TYPE
1	693	127	820	1197	West	2 BHK
2	1068	99	1167	1692	East	3 BHK 3T
3	930	119	1049	1531	North	3 BHK 2T
4	940	97	1037	1511	North	3 BHK 2T
5	940	97	1037	1511	North	3 BHK 2T
6	1052	130	1182	1721	North	3 BHK 3T
7	1023	154	1177	1710	East	3 BHK 3T
8	693	127	820	1197	West	2 BHK



2-13 FLOOR

S No:	CA	B&W A	TUA	SBA	FACING	TYPE
1	693	127	820	1189	West	2 BHK
2	1068	99	1167	1692	East	3 BHK 3T
3	930	119	1049	1531	North	3 BHK 2T
4	940	97	1037	1511	North	3 BHK 2T
5	940	97	1037	1511	North	3 BHK 2T
6	1052	121	1173	1710	North	3 BHK 3T
7	1023	154	1177	1710	East	3 BHK 3T
8	693	127	820	1197	West	2 BHK



C
BLOCK
FLOOR PLAN

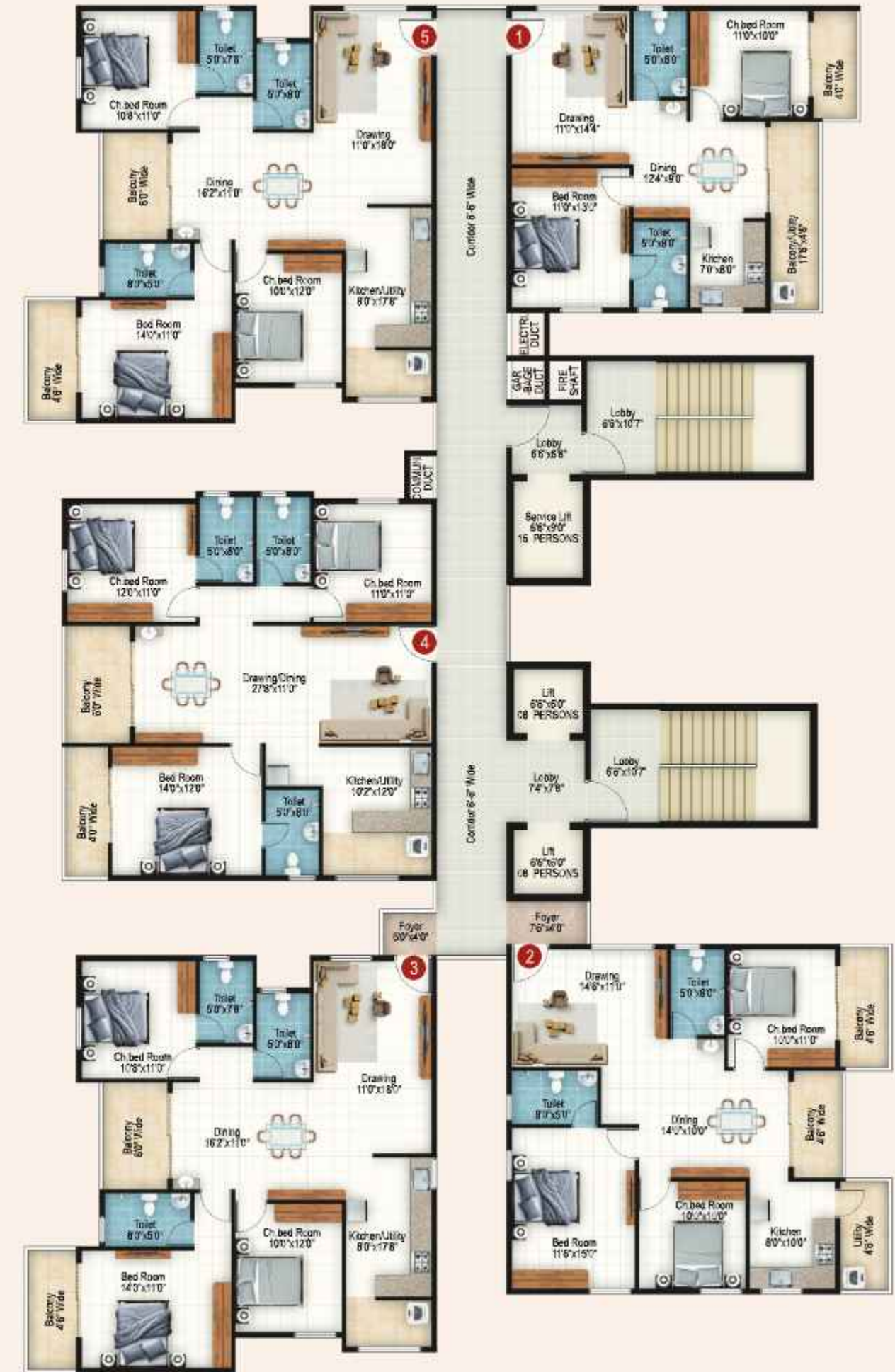
D BLOCK FLOOR PLAN



2-13 FLOOR

S No:	CA	B&W A	TUA	SBA	FACING	TYPE
1	684	119	803	1176	West	2 BHK
2	894	141	1035	1548	North	3 BHK 2T
3	1052	130	1182	1721	North	3 BHK 3T
4	1038	115	1153	1670	East	3 BHK 3T
5	1052	110	1162	1690	East	3 BHK 3T

LIVING WITH ENHANCED
VENTILATION
FOR A HAPPIER
HOME.



E BLOCK

FLOOR PLAN



2-13 FLOOR

S No:	CA	B&W A	TUA	SBA	FACING	TYPE
1	757	113	870	1279	West	2 BHK
2	684	124	808	1182	West	2 BHK
3	684	124	808	1212	North	2 BHK
4	714	83	797	1164	North	2 BHK
5	798	50	848	1241	East	2 BHK
6	369	36	405	605	East	1 BHK
7	798	50	848	1241	East	2 BHK



AN ICON OF REFINED GRANDEUR

Each residence at Ananhatta is a masterstroke – open, airy, and artfully laid out to let in light, nature, and life. With expansive balconies, walk-in wardrobes, home automation systems, and bespoke interiors, your home is your private retreat tailored to perfection.

440
UNITS

05
ACERS

2BHK
1164-1279 SQ FT

3BHK 2T
1511-1591 SQ FT

3BHK 3T
1670-1758 SQ FT

LUXURY MEASURED IN MOMENTS



LIFE MEETS LEISURE
ANAHATA TOWERS, A HAVEN FOR
YOUR SOUL

A MOMENT THAT LASTS A LIFETIME

At Ishtika's Anahata Towers, every home is designed for expansive living, where airy balconies bring the outdoors closer and spacious interiors offer room to breathe. Thoughtfully planned for harmony and flow, each residence follows Vaastu principles to enhance well-being. Here, comfort takes precedence over confinement, creating an effortless blend of elegance and ease.

With over 50 curated amenities for leisure, wellness, and recreation, life unfolds with grace, offering the perfect balance of space and modern indulgence.





A SPACE FOR LIFE'S FINEST MOMENTS



SPACES TO PLAY, BREATHE, AND UNWIND IN JOY

Live where nature and lifestyle meet. Spacious, green, and thoughtfully designed, every area invites you to move, relax, and thrive – whether you're playing sports or soaking in the calm.

20000 SQ FT CLUB HOUSE

1. Snooker/Billiards Table
2. Table Tennis
3. Party Hall
4. Yoga/Aerobics Room
5. Indoor Games Room
6. Gymnasium
7. Badminton Court
8. Convenience Store
9. Library
10. Health Centre
11. Kids Interactive Room/Crèche
12. Coworking Space
13. Spa/Saloon
14. Administration Office
15. Café
16. Mini Theater
17. Guest Bedrooms
18. Party Deck



PLAY BEYOND LIMITS, UNDER OPEN SKIES

Experience the joy of outdoor play with our dedicated sports facilities. Whether it's a friendly match on the mini football ground, a quick game of basketball, badminton, or volleyball, there's something for everyone. Stay active, stay connected, and enjoy every moment under the open sky.



BRINGING OUTDOORS TO LIFE!

RELAX, RECHARGE, AND REJOICE

OTHER AMENITIES:

- Sand Volley Ball
- Children Play Area
- Cycling Track
- Covered Pavilion
- Fitness Station
- Pets Park
- Camp Fire
- Skating Rink
- Half Basket Ball Court
- Seating Under Tree
- Amphitheater
- Visitors Parking
- Entrance Lounge
- 24*7 CCTV
- Security Cabbin
- Power Backup Dg
- Boundary Plantation
- Covered Car Parking
- Lawn Tennis Court
- Mini Foot Ball Court
- Cricket Net
- Jogging Track

WHERE QUALITY MEETS CONSCIOUS DETAILING

Every inch of Ananhata is crafted with precision, using premium-grade materials and world-class finishes. From imported marble flooring and designer fittings to smart home systems and noise-insulated walls, the specifications reflect a commitment to excellence, longevity, and a lifestyle that demands nothing but the best.



STRUCTURE

Seismic Zone II Compliant RCC framed structure.
Masonry - External walls with 6"/8" Solid Block Masonry and Internal walls with 6"/4" Solid Block Masonry.
Parking-Basement/ Stilt /Surface as per design.
Typical floors to have apartments.
Staircases & Lifts in each block connected to all the levels subject to approvals.



FLOORING

Superior quality vitrified tiles for kitchen, Dining, Living Area, Bedrooms and Foyer (Kajaria, Somany, Johnson, reputed brands as per architect design equivalent). Anti-skid ceramic/vitrified tiles for toilets, utility & Balcony.
Granite for staircase.



KITCHEN

Polished Granite Kitchen platform.
Stainless Steel Sink.
Provision for water purifier.
2 feet wall dado of premium tiles above the kitchen platform.
Provision for washing machine in Utility area.



DOORS & WINDOWS

Main door: V/ooden frame, hard wood shutter of reputed make.
Internal doors: Hard wood door frame, Hard wood shutter for rooms and toilet.
UPVC 2.5 track with mosquito mesh and Translucent glass for windows & French windows.
Stainless steel Hardware for all Doors and Toilet Doors.



TOILETS

Ceramic Tiles Dado for all Toilets for 7.0" Height. White color EWC and washbasin in all toilets.
Wall mixer with shower rod for all shower and single lever mixer for all wash basins.
Provisions for Geyser in the bath rooms.



PLUMBING & SANITARY

Jaquar, Grohe or equivalent sanitary fittings (wall mounted).
Jaquar/Grohe or equivalent bath fittings.
Suspended pipelines in all toilets concealed within a false ceiling Provision for exhaust fan.
Dual piping for fresh water in shower/washbasin/toilet faucet/kitchen and recycled treated water for toilet flushes.



ELECTRICAL

Fire resistant PVC insulated copper wires. Havells/Anchor/V Guard or equivalent switches.
AC points are provided in the master bedroom and living area for 2BHK units, and in the master bedroom, kids' bedroom, and living area for 3BHK units.
Grid Power from BESCOM for each home.
Modular switches.
Exhaust fan provision for kitchen and all toilets. Provision for Ceiling fan in living/Dining/family room and bedrooms.
Earth leakage circuit breaker (ELCB) for each apartment (one for AC, heating and one for lighting).
Necessary Miniature circuit breaker (MCCB) shall be provided at main distribution box with each apartment. One number of data and TV point shall be provided in living room.
Power backup is provided for 1, 2, and 3 BHK units, elevators, and common areas such as corridors, parking, and pumps.
Electrical Points for Parking for Electrical vehicle.
Parking: Parking for apartment owners, Sufficient guest parking.
Individual Electrical metering for BESCOM.



TV TELEPHONE AND DATA

Concealed cabling for Television in Living/Family room to be provided.
FTTH (Fiber to the Home)



SECURITY

Round the clock security.
CCTV surveillance.



PLASTERING

Cement Mortar with Sand Face plaster for external walls/ ceiling.
Cement Mortar with Lime rendering for internal walls/ ceiling.



LIFTS

Each block is equipped with suitably sized passenger and service lifts from a reputed brand.



PAINTING

Interior: Emulsion Paint
Exterior: acrylic Emulsion Paint.
Enamel Painting for Mild Steel works.



SERVICES

Sewage treatment plant.
Water treatment plant with underground sump tank. Organic Waste Converter.



RAILINGS AND GRILLS

For Staircases - Railings as per design
For All Balconies - Railings as per design
Terrace - MS railings



RAINWATER HARVESTING

Common rainwater harvesting system as per municipal/local authority guidelines



TECH PARK:

ITPL / ITPB
GR Tech Park
Capitol
HM Tech Park
Prestige Shantiniketan
Sigmia Tech Park

HEALTH & WELLBEING:

Aster Hospital
Manipal Hospital
Whitefield Vydehi Hospital
TATA MD Healthcare Centre
Sri Satya Sai General Hospital
Vydehi Hospital

CONNECTIVITY:

Whitefield Railway Station
Hopefarm Metro station
Kadugodi Tree Park Metro Station
Satellite Town Ring Road
Peripheral Ring Road

SHOPPING & MALLS:

Nexus Mall Whitefield
Park Square Mall
Nexus Shantiniketan Mall

LEISURE:

The Pump House, Whitefield
Sheraton-Grand
PrimeGolf Brewing and Golfing
The Big Bang Sky Deck & Lounge

NEAR EVERYTHING. FAR FROM ORDINARY.

Nestled in the heart of the city yet cloaked in tranquility, Ananhata enjoys the perfect address. With seamless connectivity to prime business hubs, international schools, fine-dining destinations, and cultural landmarks, you are never far from what matters – yet always immersed in serene solitude.

CRAFTED FOR SEAMLESS LIVING EXPERIENCES

LOCATION

WHERE CONNECTIVITY
MEETS CALM



ishtika
VIBRANIUM

Ishtika is a Sanskrit word for brick. As the name suggests, it gives the entire space an earthy elegance – the philosophy behind Ishtika Homes. We create user centric spaces through contemporary architecture and by adopting eco friendly practices using the natural materials from mother earth to create sustainable livelihoods. With more than 12 years of industry experience, Ishtika Homes has come to be recognized in the industry, as one of the most trusted and reliable brands for partners, investors, and homeowners alike.

Ishtika Homes is one of the fastest growing real estate development company in Bangalore. With around 1.5 million square feet of real estate construction its credit, the company is focused on adding value to the lives of customers by timely delivery and impeccable quality of construction. In a short span of time, we have acquired the tag of quality builders with exemplary customer service.

