SURAKSHA | Whispering Waves

Calm Beyond Compare.



CGI Artist's Impression



CGI Artist's Impression

EVERYONE IS LOOKING FOR CALM.

The journey to the right home.

At Whispering Waves, life doesn’t need effort to find balance.
It happens naturally.
Morning walks beside water.
Children growing up with space to breathe.
Evenings that slow down just enough.

This is not just a home.
This is where life settles... naturally.

BUILT ON TRUST. DELIVERED WITH PRECISION.

The Suraksha philosophy

The word Suraksha means protection.

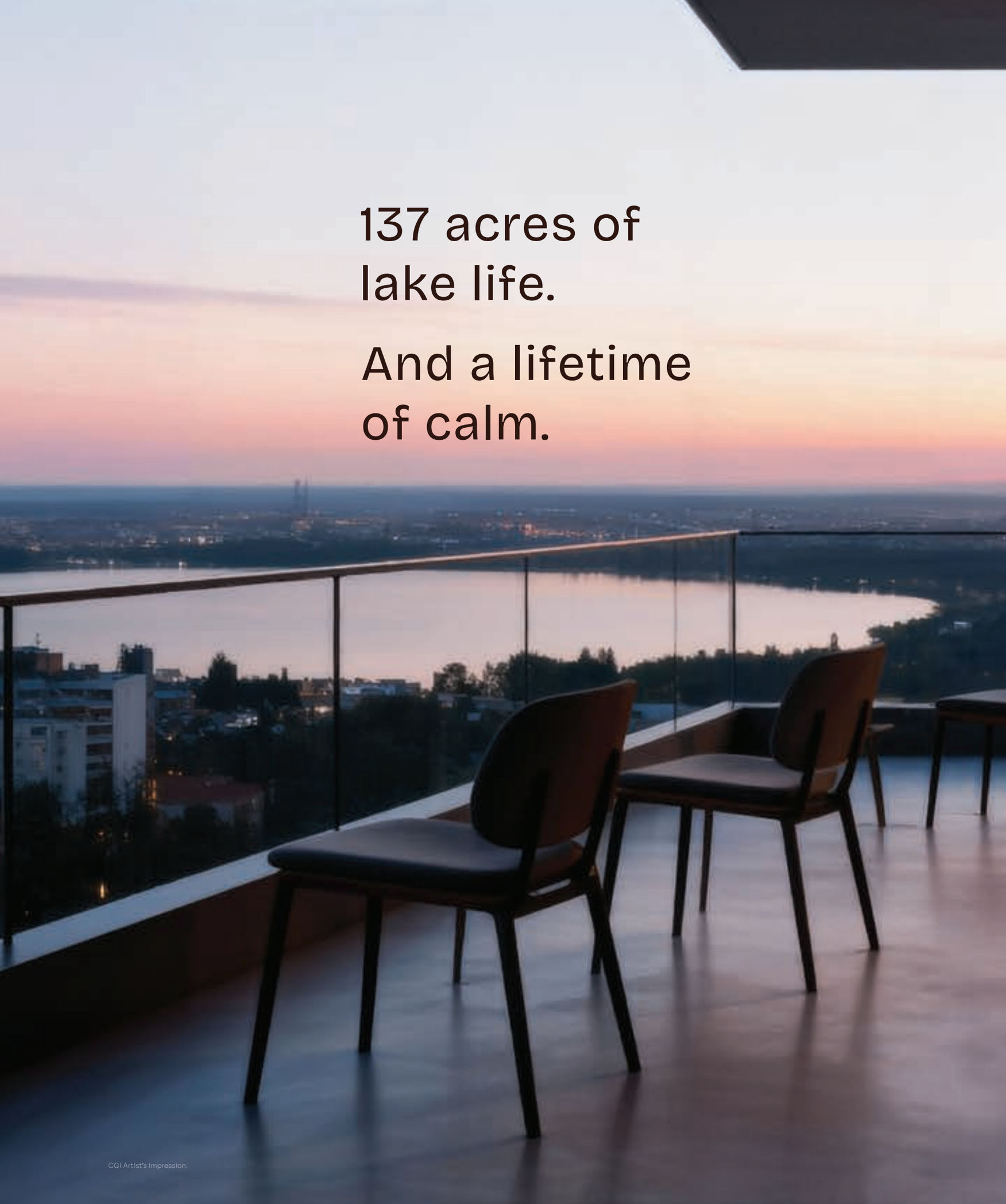
For decades, every project by Suraksha Group has been built with one belief that a home is not just a structure. It is a promise. A promise that when you hand over your life's most significant investment, you will receive exactly what you were shown, exactly when you were told.

Because when you invest your life’s savings...
you deserve certainty, not promises.

This is not just a home. This is the moment everything starts falling into place.



No shortcuts. No surprises. Only craftsmanship that speaks for itself, long after the keys are handed over.



137 acres of
lake life.

And a lifetime
of calm.

CGI Artist's Impression.



WELCOME TO WHISPERING WAVES.

A nature-led community beside Begur Lake.

Some places feel different the moment you arrive. The air feels lighter. The surroundings calmer. The pace of life finds a new rhythm.

Whispering Waves is a carefully planned residential community inspired by the natural landscape of Begur Lake. Situated in one of South Bengaluru's most promising corridors, it brings together thoughtfully designed homes, generous open spaces and a community built around the quiet luxury of everyday living.

This is not a project that competes with the city. It is a retreat from it while staying connected to everything that matters.

Some places you visit.
Some places you belong to.

The Masterplan for calm.

At Whispering Waves, everything comes together so you can live, connect and unwind with ease.
Expansive green spaces, thoughtfully placed amenities and a rhythm of life shaped by nature itself.



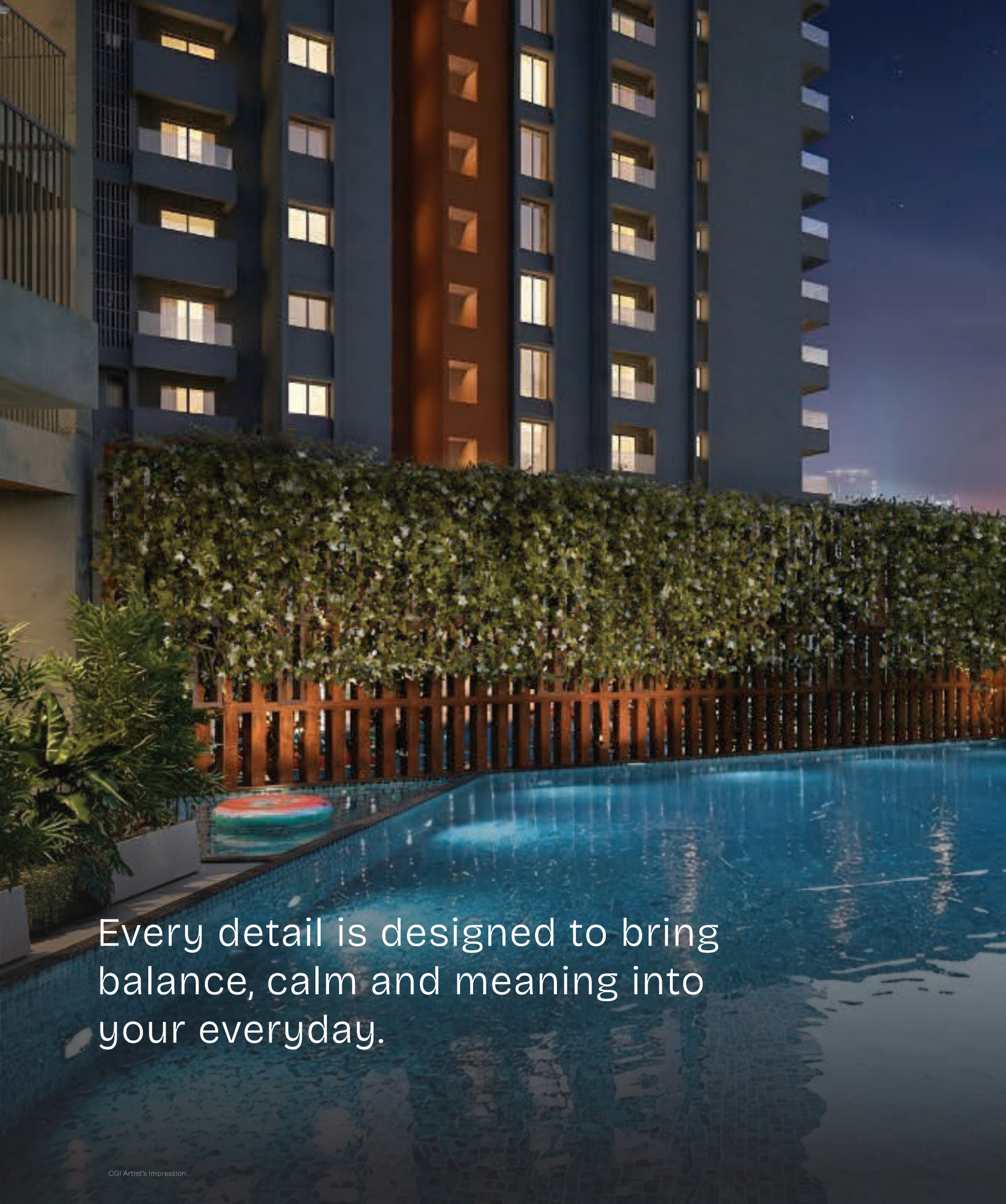
CGI Artist's Impression.



Whispering Waves Legends

Outdoor Amenities

1. Entry/Exit
2. School Bus Drop-Off
3. OWC
4. Visitors Parking
5, Clubhouse
6. Pool
7. Toddlers Pool
8. Multi Court
9. Cycle Stand
10. Cricket Pitch
11. Kids Play Area
12. Toddlers Zone
13. Sand Pit
14. Seniors Gym
15. Barbeque Court
16. Yoga Pavilion
17. Community Seating
18. Herb Garden
19. Koi Pond
20. Pavilion
21. Lawn
22. Dense Planting
23. Terraced Garden
24. Amphitheater
25. Reflexology Park
26. Pixelated Seating
27. Surface Parking
28. Flea Market
29. Transformer Yard



Every detail is designed to bring balance, calm and meaning into your everyday.

CGI Artist's Impression.



Lake-Connected Living
Breeze, Greens & Open Skies

2, 3 & 4 BHK
Thoughtfully Designed Homes

~70% Open Spaces
Breathing Room Everywhere

40+ Amenities
Curated for Every Lifestyle

Club Elan
6 Levels of Wellness & Leisure

CGI Artist's Impression

LIFE
LIVING WITH NATURE.

137 acres of lake life.

Begur Lake is not just a view from your window.

At Whispering Waves, nature is not a backdrop. It is the foundation. The landscape is designed to breathe with the seasons, drawing life from the lake and returning it to the residents who call this place home.

It is a living ecosystem bringing morning breeze, birdsong, open skies and the rare sense of space that most city homes can only dream of.

Nature here becomes part of every day.



When you live beside nature, you live differently. Calmer. More present. More alive.

LIFE

INSPIRED EVERYDAY MOMENTS.

Spaces that bring life together.

Homes are not remembered for their specifications.
They are remembered for how they make you feel.

At Whispering Waves, nature is not a backdrop. It is the foundation. The landscape is designed to breathe with the seasons, drawing life from the lake and returning it to the residents who call this place home.

The morning walk where you crossed paths with a neighbour and ended up talking for an hour. The evening when the children discovered the amphitheatre and put on a show no one expected. The Sunday morning at the farmers' market when life felt exactly as it should.

Great communities are built on small, beautiful moments.



Whispering Waves is designed to make these moments possible not by chance, but by design. Every pathway, gathering space and community zone exists to bring life together in the most natural way.

LIFE FLOWING SPACES.

Homes designed to breathe.

Light is not an afterthought here. It is an architectural decision.

Every home at Whispering Waves is oriented to welcome natural light from the right direction, at the right time of day. Wide openings, generous balconies that allows air to circulate freely so your home always feels alive, even when still.

A home that breathes... is a home that lives right

A home that breathes is a home that lives.



The flow between indoors and outdoors is seamless. Step from your living room onto your balcony and the boundary between inside and outside softens the landscape becomes part of your room, and the breeze part of your day.

LIFE EFFORTLESS WELLBEING.

Balance for everyday living.

Wellbeing is not something you schedule into your week. It is something that happens when your environment is designed to support it.

At Whispering Waves, the path from your front door to a morning yoga session, a swim or a quiet walk along the lake trail is never more than a few steps. Wellbeing does not require effort here it is simply part of how this place is built.

When your home supports your wellbeing, everything else follows.



From the wellness centre to the meditation garden, from the running track to the reflexology path every amenity is designed not for leisure, but for life.

Club Élan
Six Levels.
One Complete Life.

Where celebration meets wellness.

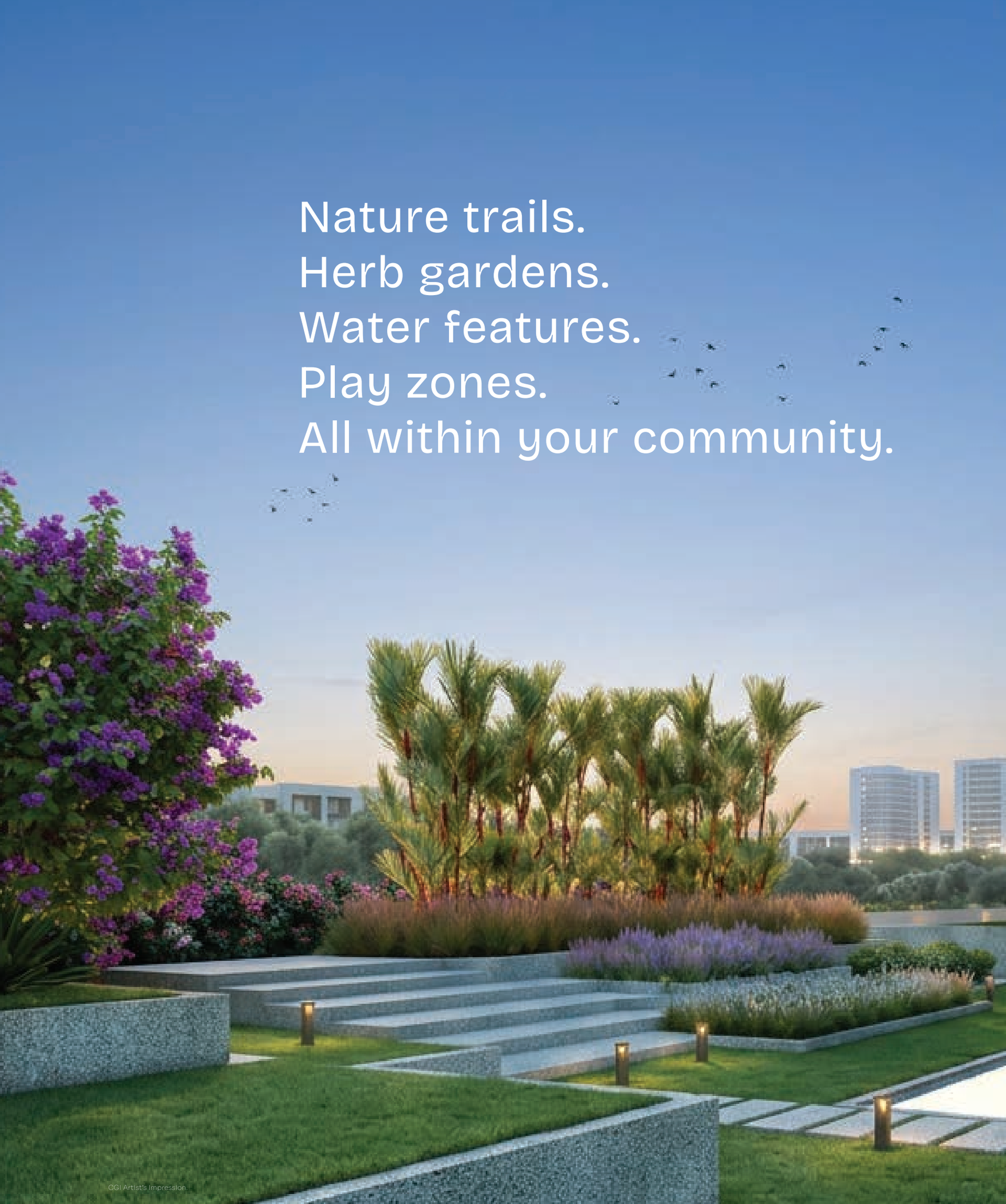
The social heart of Whispering Waves rises across six remarkable levels.

Ground level is where life gets lively, the grand party hall and swimming pool bring the community together for celebrations, weekends and everything in between. The levels above carry the rhythm higher, a dedicated fitness floor, a spa and wellness suite, recreation rooms and an open-sky terrace that turns any evening into an occasion.

Six levels. Unlimited ways to live.



Club Elan is not an amenity. It is the address within your address where every resident finds their version of the good life.



CGI Artist's Impression

LAKE ECHO GARDENS.

The green heart of the community.

Landscapes shape the quality of life more than any wall or ceiling.
Lake Echo Gardens is Whispering Waves' living, breathing outdoor world
a curated landscape of nature trails, aromatic herb gardens, water features,
children's discovery zones and quiet reading alcoves, all set against
the backdrop of Begur Lake.

Whether you're seeking movement, solitude or company, the gardens
offer a version of the outdoors that meets you exactly where you are.
This is not a park you visit. It is the place you come home to.

A COMMUNITY DESIGNED FOR BALANCE.

Open living.

Every home, every amenity and every open space at Whispering Waves has been placed with one purpose to create a life that flows naturally from morning to evening, without friction or compromise. Breathing spaces are not what's left over after the buildings go up. They are planned first.

Designed for Balance.



A community where open sky is as much a part of your home as the ceiling above you.

QUALITY IN EVERY DETAIL.

What goes into making Whispering Waves?

Every material, every finish and every fixture at Whispering Waves is crafted for everyday comfort that will serve you and your family for decades to come.

Specifications

1. Structure



- Basement floors: RCC structure with columns, beams & slabs.
- Units: Solid block work with 6 in external and 4 in internal walls.
- No common walls.

2. Flooring



- Living, dining, bedrooms & kitchen: 1200 × 600 mm vitrified tiles.
- Utility, balcony & bathrooms: 600 × 600 mm vitrified tiles.
- Master bedroom: Laminated wooden flooring (EGGER or equivalent).
- Lobby: Tiles / granite.
- Staircase: Granite with tile risers.

3. General Services

- Power backup: Generator backup for common areas, lifts & apartments (1 KVA).
- Water supply: Borewell & municipal (Cauvery).
- Sewage: On-site sewage treatment plant.

4. Wall Finishes

- Internal walls: 3 coats putty with primer & Asian Apex Ultima or equivalent.
- External walls: Plaster with primer and Asian exterior paint or equivalent.

5. Electrical

- Concealed copper wiring: Anchor Panasonic or equivalent.
- Modular switches: Anchor Roma Plus or equivalent.
- AC points: Living & all bedrooms.



Moodboard of Bedroom


Moodboard of Flat

6. Security

- 24/7 security personnel.
- CCTV at entrances, exits, clubhouse, driveways, lifts & lift lobby.
- No CCTV in individual floor corridors.
- App-based intercom (MyGate/equivalent).

7. Windows

- UPVC windows (black/grey) – 3 track.
- Yale digital door lock/Yale mortise lock or equivalent.
- Door stopper & main door eye viewer provided.


Moodboard of Bathroom

8. Kitchen



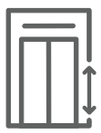
- Provision for water purifier & chimney.
- No dado tiles or slab in kitchen.
- Slab and sink provided for utility, without installation, for ease of planning and interiors.

9. Bathroom

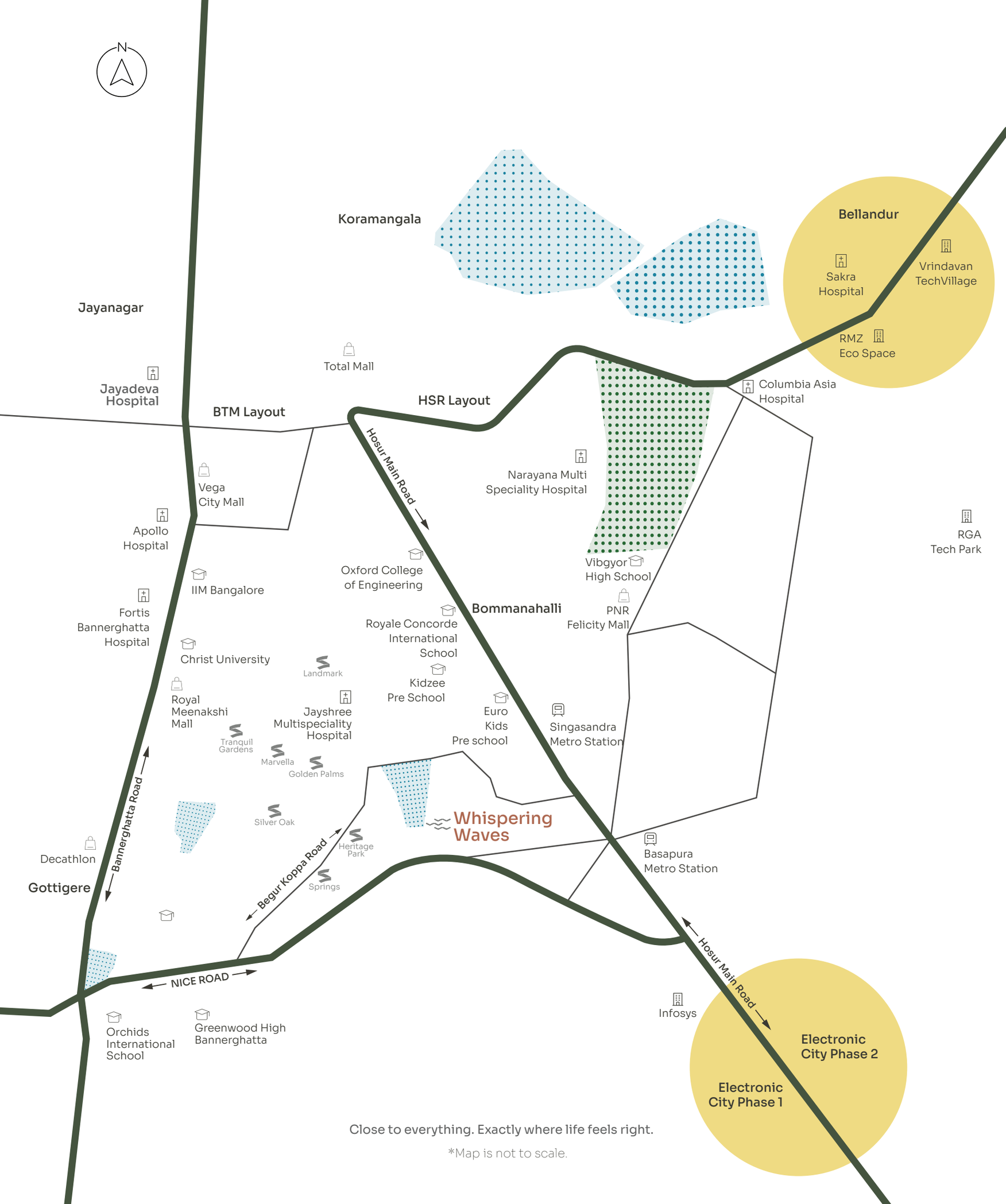


- CP fittings: Hansgrohe or equivalent.
- Sanitary fittings: Duravit or equivalent.
- Provision for geyser.
- Gypsum grid panels for false ceiling.
- Exhaust fan provided.

10. Lifts



- Mitsubishi or equivalent.



Close to everything. Exactly where life feels right.

*Map is not to scale.

Effortlessly accessible. Intentionally serene.

Connectivity

03 km	Basapura Metro Station
04 km	Singasandra Metro Station
06 km	Electronic City
07 km	Koramangala
08 km	J P Nagar
09 km	Jayanagar
10 km	Sarjapur
15 km	MG Road
15 km	Indiranagar

Schools & Colleges

09 km	Christ University
7.2 km	IIM Bangalore
7.4 km	Orchids International School
07 km	Greenwood High Bannerghatta
04 km	Oxford College
5.6 km	Vibgyor High School
01 km	Eurokids Pre School
4.3 km	Delhi Public School
3.7 km	Royale Concorde International School
0.3 km	Kidzee Pre School

Hospitals

6.8 km	Fortis Hospital
06 km	Narayana Multispeciality Hospital
07 km	Apollo Hospital
09 km	Columbia Asia Hospital
9.6 km	Jayadeva Hospital
09 km	Manipal Hospital
08 km	St. John's Hospital
2.3 km	Jayashree Multispeciality Hospital

Retail

5.8 km	Royal Meenakshi Mall
7.8 km	Vega City Mall
5.7 km	PNR Felicity Mall
11 km	Decathlon

IT Parks

07 km	Infosys
13 km	RMZ Ecospace
14 km	RGA Tech Park
14 km	Vrindavan TechVillage

Every amenity within reach, every distraction left behind a location designed around how you actually want to live.

Amenities that bring life, leisure, and togetherness.

Close to everything. Far from ordinary.

Within this sprawling landscape, every step becomes a movement in a masterpiece where paths hum and lawns dance to the gentle rhythm of your daily life.

As the heart of this thriving community, the three-tiered sanctuary of Club Élan invites you to unwind and energize, perfectly balancing vibrant social celebration with serene wellness to elevate your soul.

Everything you need. Nothing you don’t.



Social

Clubhouse
Pavilion
Amphitheater
Flea Market
Barbeque Court



Revive

Toddlers Pool
Seniors Pool
Gym/Yoga
Pavilion
Reflexology Park



Engage

Multi Court
Cricket Pitch
Kids Play Area
Toddlers Zone
Sand Pit



Breathe

Herb Garden
Dense Planting
Terraced Garden
Community Seating
Pixelated Seating



Club Élan

Banquet Hall
Kitty Party Space
Gymnasium
Yoga Room
Steam Room
Massage Rooms
Guest Suites

Squash Court
Badminton Court
Indoor Games
Golf Putting
Mini Theatre
Café
Co-Working Space\
Library

Sustainable living, built into every detail.

Every element, from master planning to landscape design, follows the natural rhythm of the land. Homes are oriented to welcome light, breeze and ventilation in perfect balance reducing dependence on artificial energy while enhancing everyday comfort.

Sustainability at Whispering Waves is not an addition. It is the foundation in which the entire community is designed.



Curated Materials

Every material used in the construction process is nitpicked by us to ensure they are all locally sourced materials.



Low VOC Paints

Low Volatile Organic Compound (VOC) paints to enhance indoor air quality.



EV Charging

Electric vehicle charging stations to support residents with electric cars.



Native Plant Species

Native plant species in landscaping to promote biodiversity & create a vibrant sanctuary.



Rainwater Collection & Groundwater Recharge

Rainwater harvesting systems to collect and store rainwater for landscaping and non-potable uses.



Low Flow Fixtures

Low-flow faucets, showerheads, and toilets from Hansgrohe/Duravit to minimize water consumption.



Grey Water System

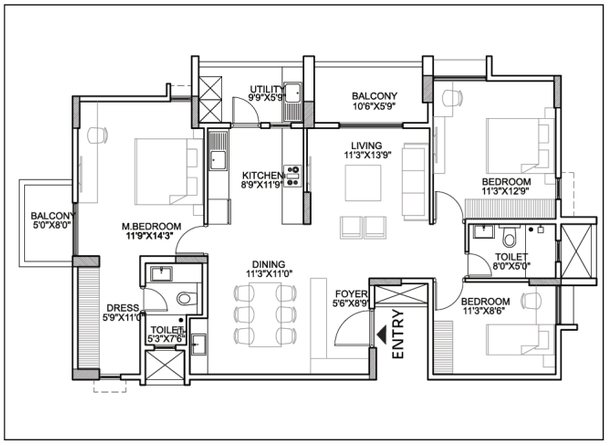
Utilize greywater (wastewater from sinks, showers, and washing machines) for irrigation purposes after appropriate treatment.

Designed for natural living.

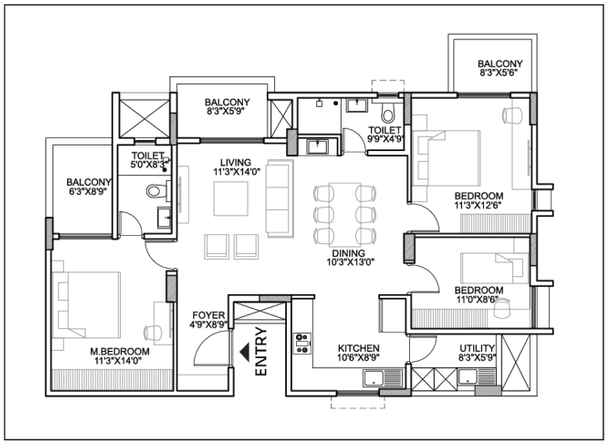
Every home at Whispering Waves is designed with clarity and purpose so life within it feels effortless and beautifully balanced.

Because the perfect home doesn’t just fit your needs.
It fits your life.

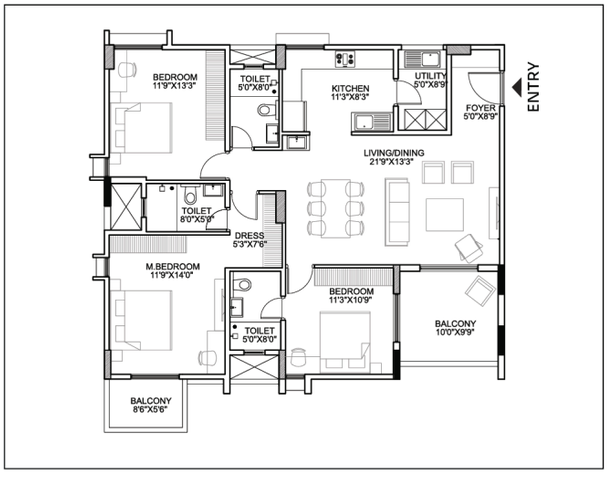
TOWER A



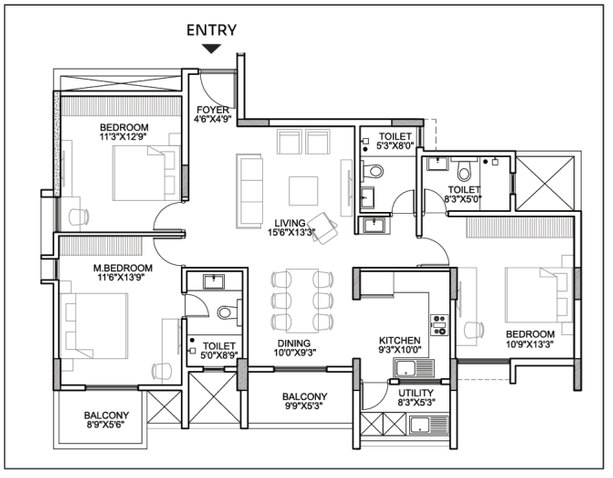
TYPE A1	SBA	CARPET AREA
3 BHK SMART	1676 SFT	1020 SFT



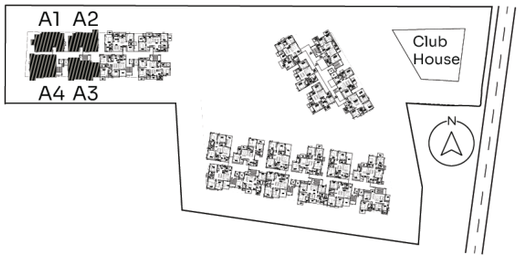
TYPE A2	SBA	CARPET AREA
3 BHK SMART	1621 SFT	943 SFT



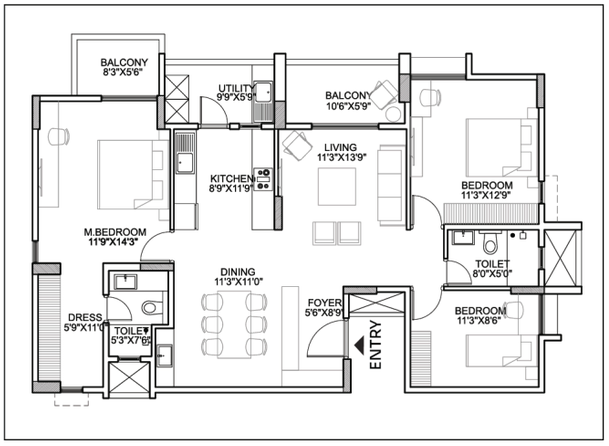
TYPE A4	SBA	CARPET AREA
3 BHK GRAND	1770 SFT	1104 SFT



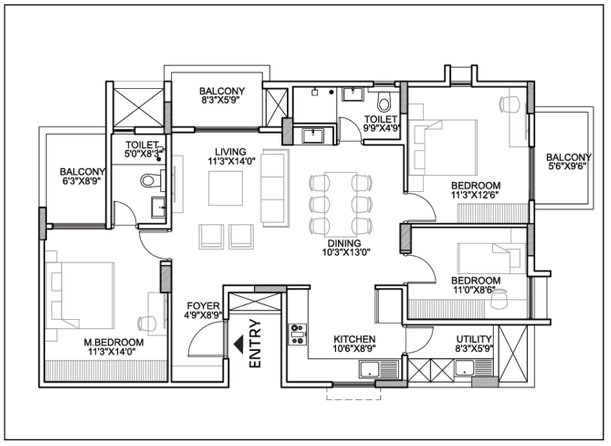
TYPE A3	SBA	CARPET AREA
3 BHK GRAND	1723 SFT	1074 SFT



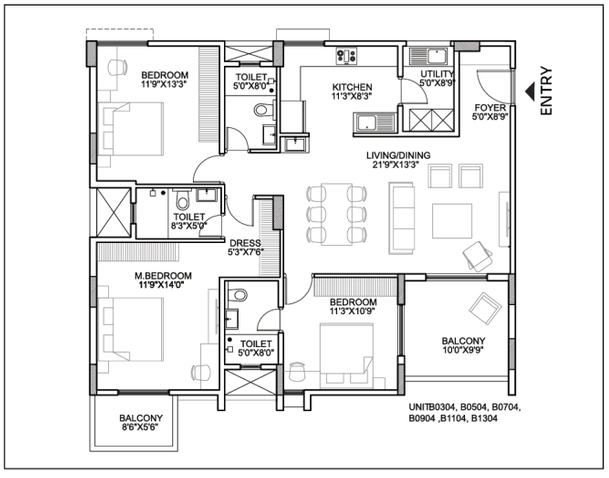
TOWER B



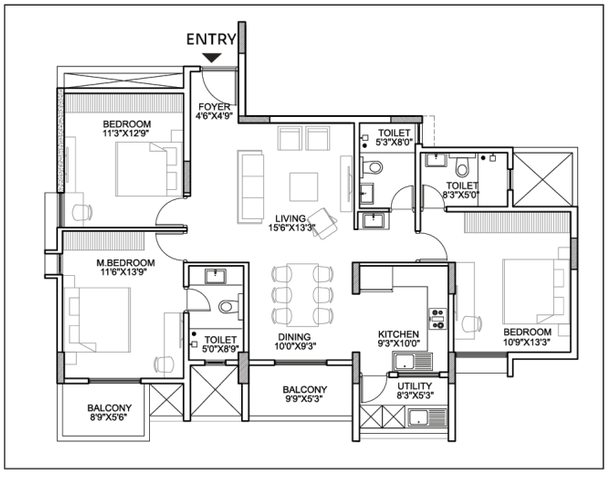
TYPE B1	SBA	CARPET AREA
3 BHK SMART	1676 SFT	1020 SFT



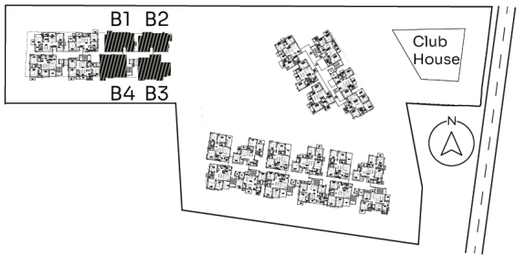
TYPE B2	SBA	CARPET AREA
3 BHK SMART	1630 SFT	943 SFT



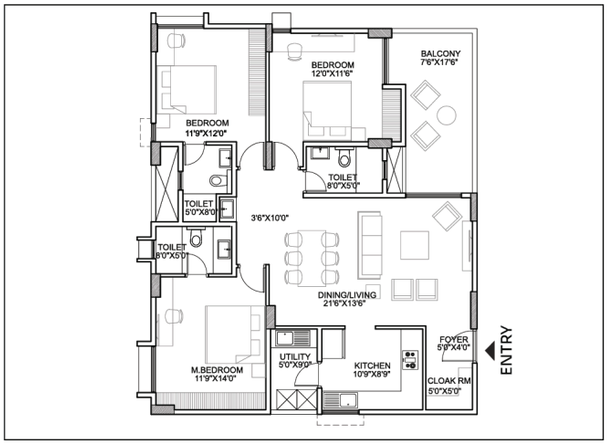
TYPE B4	SBA	CARPET AREA
3 BHK GRAND	1830 SFT	1104 SFT



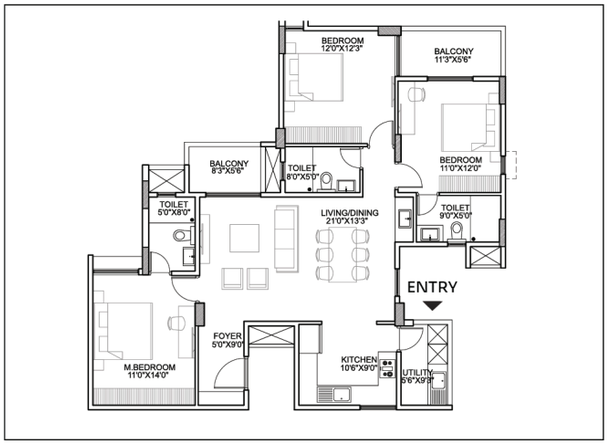
TYPE B3	SBA	CARPET AREA
3 BHK GRAND	1728 SFT	1074 SFT



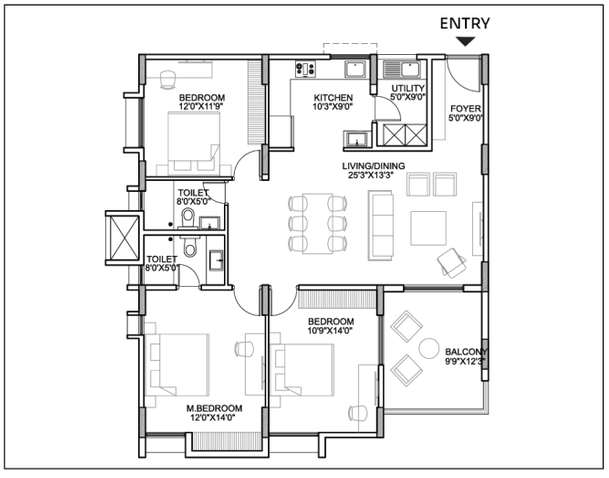
TOWER C



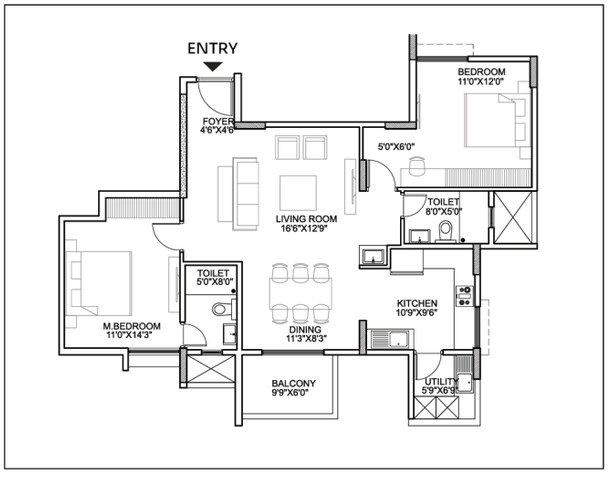
TYPE C1	SBA	CARPET AREA
3 BHK GRAND	1850 SFT	1110 SFT



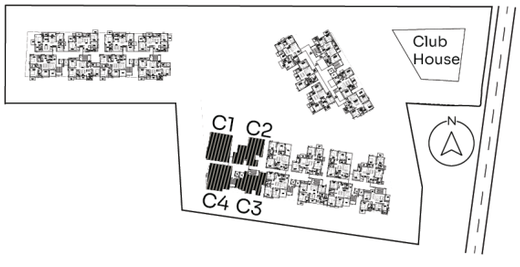
TYPE C2	SBA	CARPET AREA
3 BHK GRAND	1712 SFT	1045 SFT



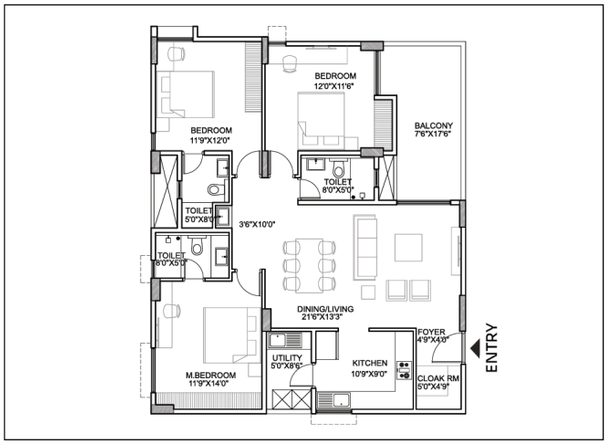
TYPE C4	SBA	CARPET AREA
3 BHK GRAND	1710 SFT	1041 SFT



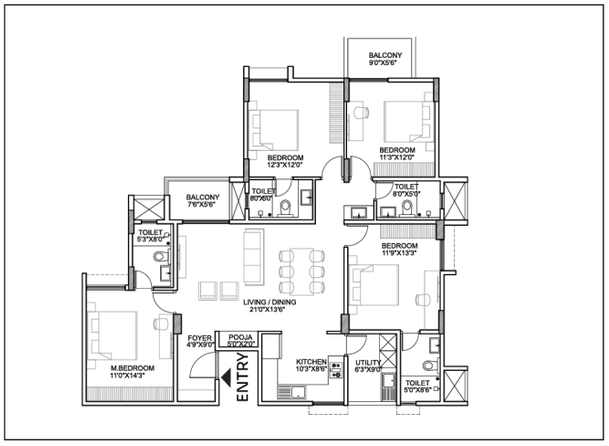
TYPE C3	SBA	CARPET AREA
2 BHK SMART	1364 SFT	867 SFT



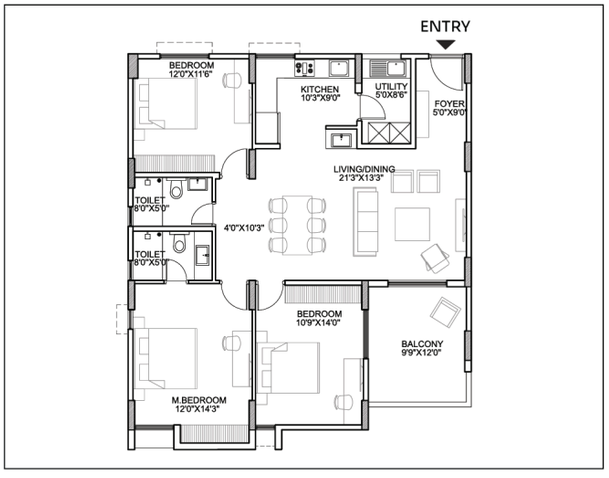
TOWER D



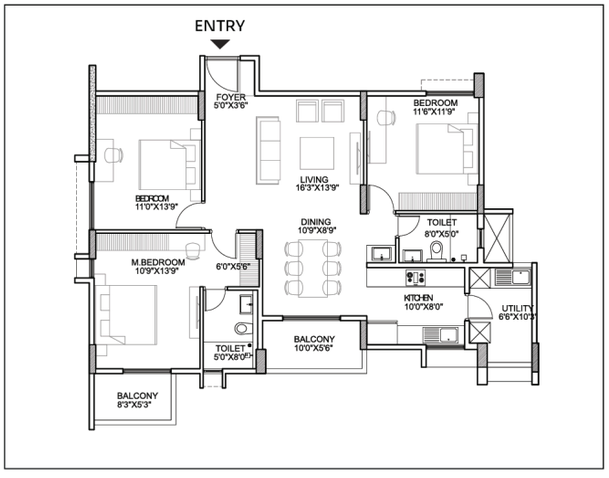
TYPE D1	SBA	CARPET AREA
3 BHK GRAND	1850 SFT	1110 SFT



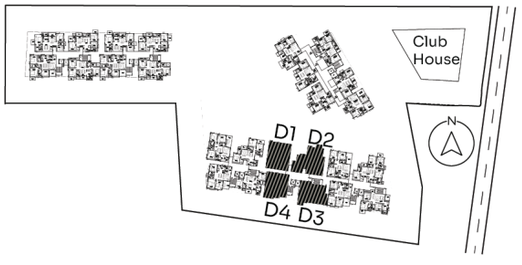
TYPE D2	SBA	CARPET AREA
4 BHK LUXE	2016 SFT	1273 SFT



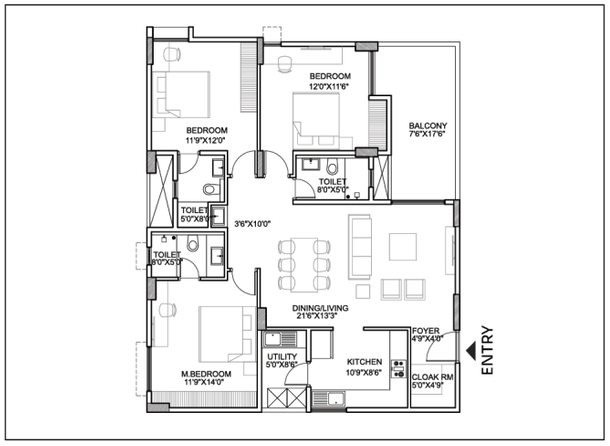
TYPE D4	SBA	CARPET AREA
3 BHK GRAND	1710 SFT	1041 SFT



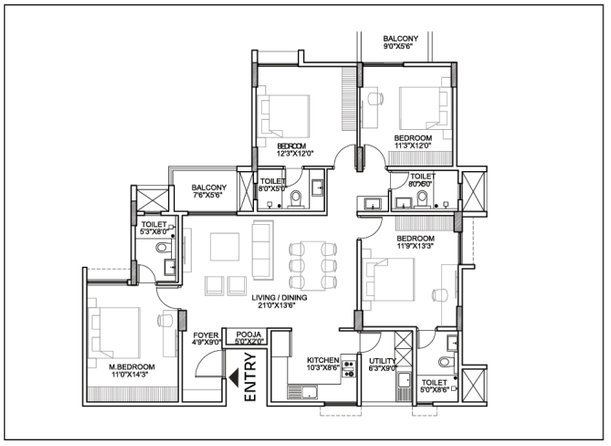
TYPE D3	SBA	CARPET AREA
3 BHK GRAND	1669 SFT	1019 SFT



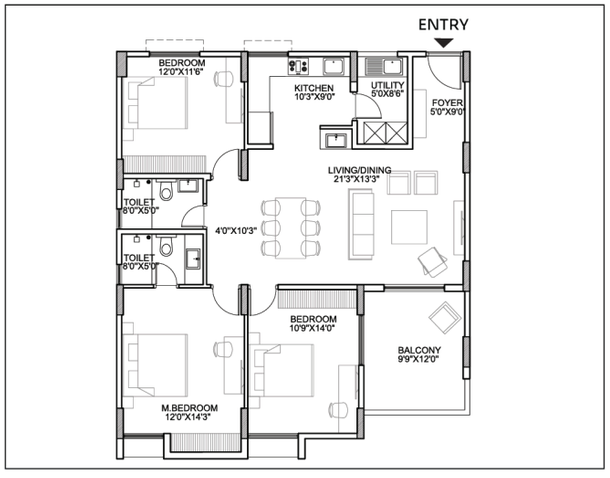
TOWER E



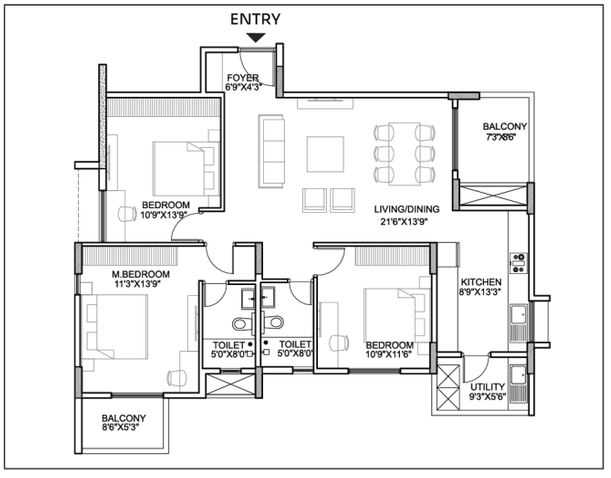
TYPE E1	SBA	CARPET AREA
3 BHK GRAND	1850 SFT	1110 SFT



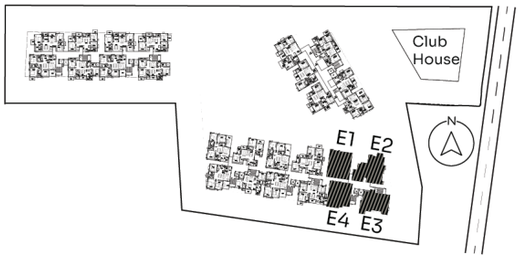
TYPE E2	SBA	CARPET AREA
4 BHK LUXE	2016 SFT	1273 SFT



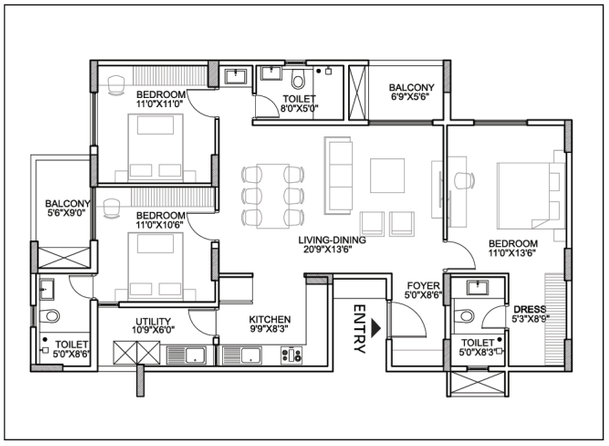
TYPE E4	SBA	CARPET AREA
3 BHK GRAND	1718 SFT	1047 SFT



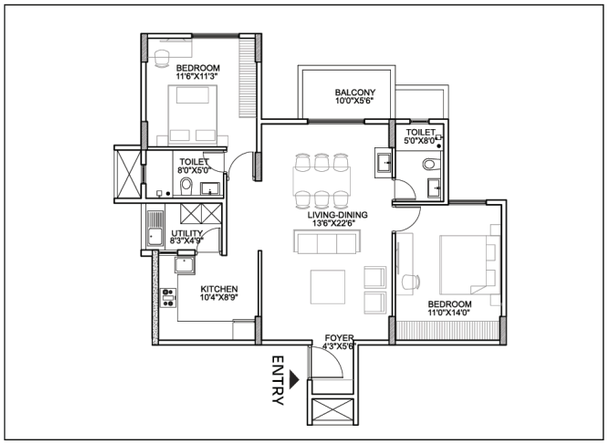
TYPE E3	SBA	CARPET AREA
3 BHK GRAND	1660 SFT	1021 SFT



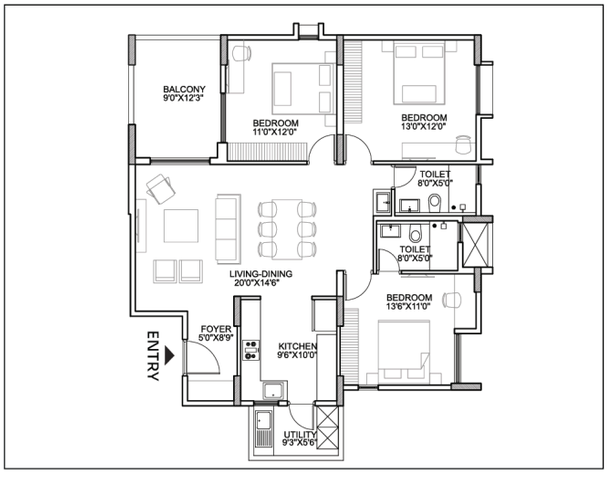
TOWER F



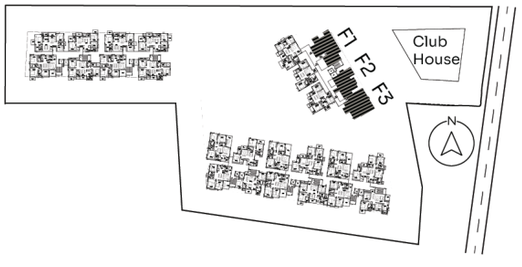
TYPE F1	SBA	CARPET AREA
3 BHK GRAND	1657 SFT	1021 SFT



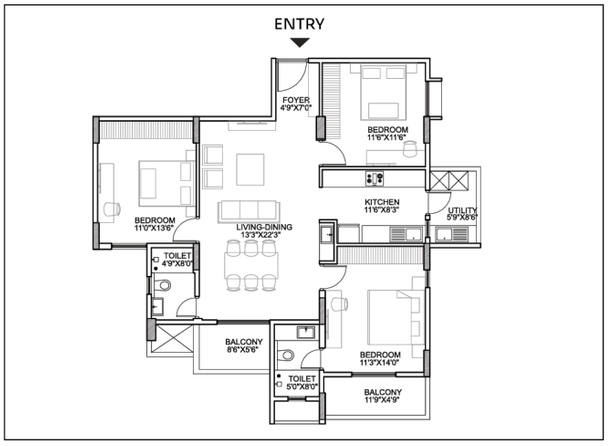
TYPE F2	SBA	CARPET AREA
2 BHK SMART	1348 SFT	845 SFT



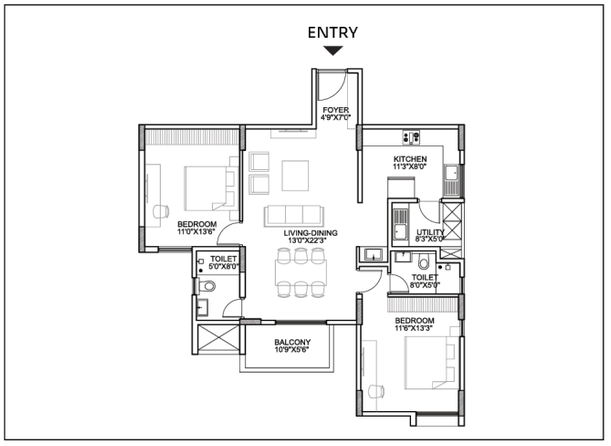
TYPE F3	SBA	CARPET AREA
3 BHK GRAND	1646 SFT	1011 SFT



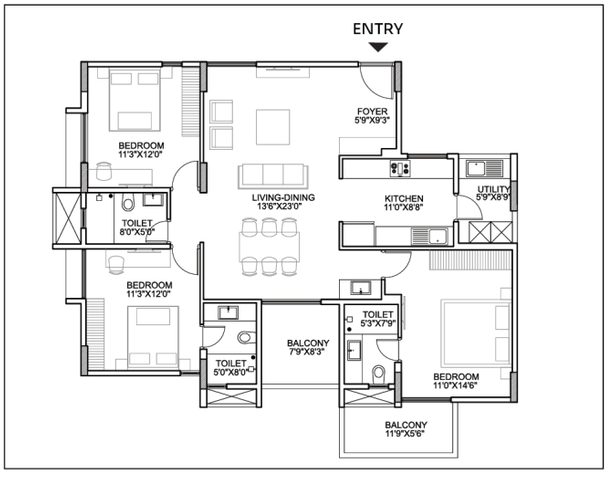
TOWER F



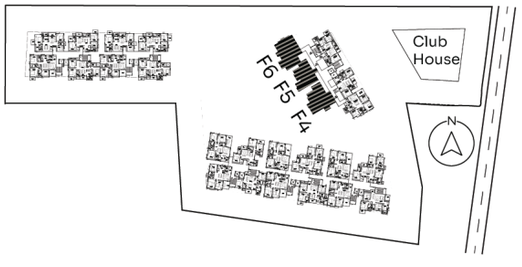
TYPE F4	SBA	CARPET AREA
3 BHK GRAND	1605 SFT	985 SFT



TYPE F5	SBA	CARPET AREA
2 BHK SMART	1393 SFT	860 SFT



TYPE F6	SBA	CARPET AREA
3 BHK GRAND	1812 SFT	1101 SFT









Built on Trust. Designed for balance.

Suraksha Group builds on a legacy of trust, delivering thoughtfully crafted spaces with a focus on design, quality, and timely delivery.
Thousands have trusted us.
Now it's your turn to move right.

24 Residential and Commercial projects

1.8 Million sq. ft. of ongoing projects

27 Years of trust



Awards

- Excellent Trustworthy Brand In Real Estate.
- Best Emerging Residential Project Of The Year 2025.
- Emerging Real Estate Developer Of The Year 2025.

1800+ Happy customers

2.7 Million sq.ft of residential, commercial & retail development completed across Bengaluru

SURAKSHA | Whispering Waves

Adj. Begur Lake - Hosur Road

RERA NO: PRM/KA/RERA/1251/310/PR/270326/008555

CREDAI

Disclaimer:

All details, specifications, designs, dimensions, amenities and visuals provided in this brochure are indicative and subject to change without prior notice. Images, renders and artistic impressions are for representational purposes only and shall not form part of any offer, contract or legal agreement.

All offers, pricing, and availability are subject to change without prior notice. This brochure does not constitute a legal offer.