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BEYOND WALLS, INTO A
WORLD OF LUXURY



2 AND 3 BHK PREMIUM APARTMENT

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.

A HARMONY OF DESIGN AND DIVINITY



LIFESTYLE
BEYOND THE
ORDINARY

Inspired by the heart chakra – the bridge between the physical and the spiritual – Anahata is designed to nurture your inner peace while surrounding you with absolute opulence. The concept goes beyond architecture; it embraces conscious living, emotional wellness, and natural abundance.



VISIONARY ARCHITECTURE

The architecture of Anahata 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

Anahata
Builder of Living

AN ICON
OF REFINED
GRANDEUR

「 **120**
UNITS HOMES 」

「 **2 BHK**
0000-0000 SQ FT 」

「 **3 BHK**
0000-0000 SQ FT 」

Each residence at Ananhata 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.

LUXURY MEASURED IN MOMENTS

A SPACE FOR
LIFE'S FINEST
MOMENTS



GRAND ARRIVAL EXPERIENCE

Ishtika's Anahata Towers spans 5 acres of thoughtfully designed grandeur, with 5 soaring towers that house 440 distinguished families. Every space is a testament to refined living, crafted to elevate your days and lift your aspirations to breathtaking new heights.

80%

OPEN SPACE

27000 SQ FT

CLUB HOUSE



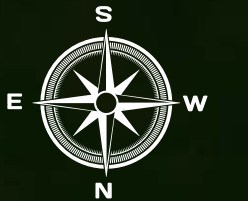
BEYOND THESE GATES, LIFE UNFOLDS, WELCOME HOME

MASTER PLAN

WHERE EVERY ELEMENT HAS
A PURPOSE

PROJECT HIGHLIGHTS

1. Mini Football Court
2. Basketball Court-half Court
3. Lawn Tennis Court
4. Sand Volley Ball
5. Swimming Pool
6. Toddlers Pool
7. Children's Play Area-2
8. Entrance Plaza
9. Driveway
10. Drop Off Zone
11. Lift And Staircase Core
17. Gazebo Seating
12. Landscaped Lawn
13. Jogging Track
14. Cycling Track
15. Elder's Corner
16. Visitor's Parking
18. Skating Rink
19. Cricket Practice Net
20. Fire Driveway
21. Outdoor Fitness Station
22. Pets Park
23. Covered Pavilion
24. Bonfire
25. Entrance Lounge
26. 24/7 Cctv
27. Security Cabbin
28. Power Backup Dg
29. Boundary Plantation
30. Covered Car Parking
31. Senior Citizens Gazebo
32. Avenue Seating
33. Visitors Parking
34. Landscaped Gardens
35. STP
36. Amphitheater



CRAFTED FOR SEAMLESS
LIVING EXPERIENCES

LIFE MEETS LEISURE

ANAHATA TOWERS, A HAVEN FOR YOUR SOUL

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, serenity, and modern indulgence.

A MOMENT THAT LASTS A LIFETIME



A SPACE FOR LIFE'S FINEST MOMENTS

SPACES TO
PLAY, BREATHE,
UNWIND
JOY ALL AROUND.

With vast open spaces and lush greenery, life flows effortlessly. Play a match on the badminton court, dive into sand volleyball, or simply unwind in nature. Thoughtfully designed for sustainability and wellness, every corner inspires movement, relaxation, and a vibrant lifestyle.

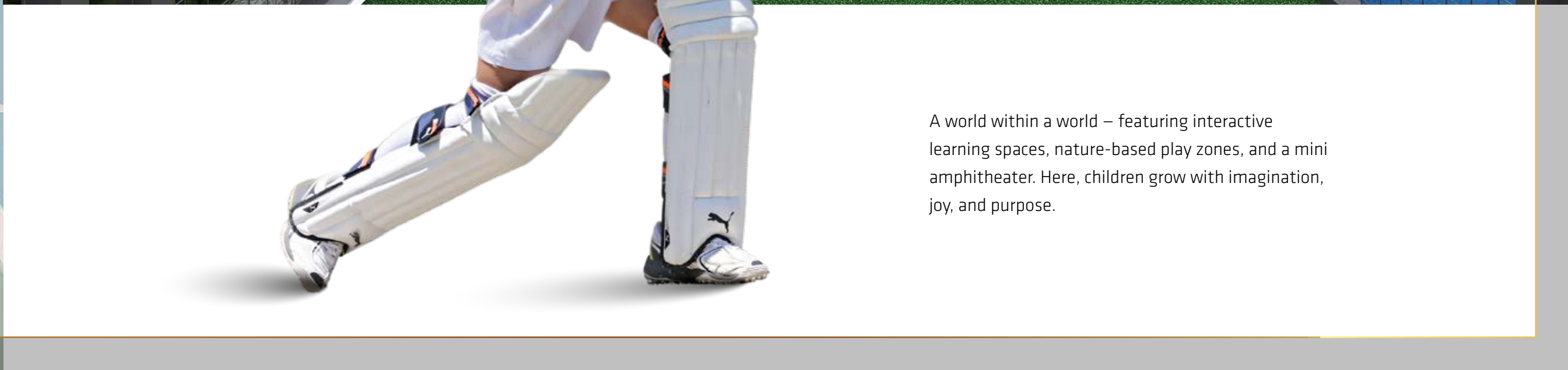
27000 SQ FT
CLUB HOUSE



WHERE CHAMPIONS ARE MADE DAILY.



FUEL YOUR
GAME,
FIND YOUR BALANCE



A world within a world – featuring interactive learning spaces, nature-based play zones, and a mini amphitheater. Here, children grow with imagination, joy, and purpose.



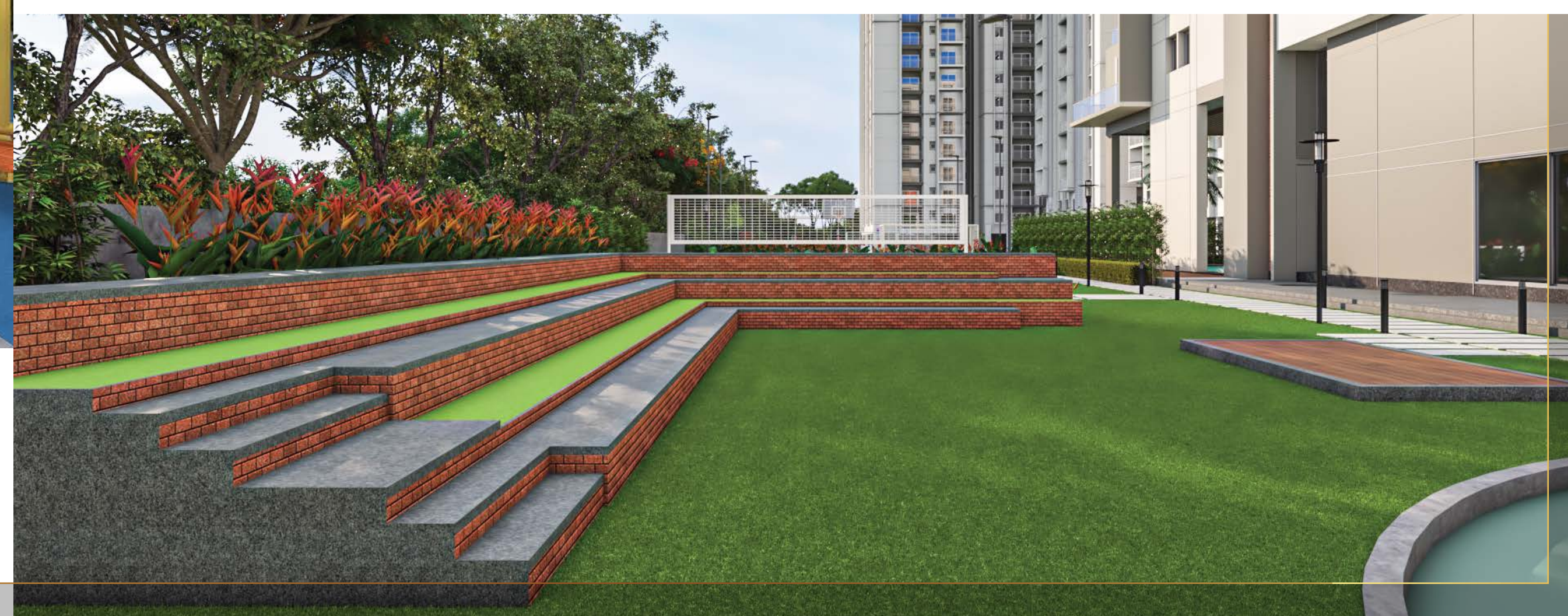
FITNESS

REIMAGINED



WHERE WELLNESS MEETS WILLPOWER

The high-performance gym features Technogym equipment, a boxing ring, a functional training zone, and personalized coaching pods. Health is redefined not as routine, but as ritual.



RELAX, RECHARGE, AND REJOICE

CLUBHOUSE AMENITIES

- Guest room's
- Kids Pool
- Swimming Pool
- Snooker
- Table Tennis
- Party Hall
- Yoga/Aerobics Room
- Indoor Games
- Mini Theatre
- Gymnasium
- Indoor Badminton Court
- Cafe
- Convenience Store
- Spa/Saloon
- Library
- Party Deck
- Health centre
- Admin Office
- Kids creche
- Coworking space

WHERE WELLNESS MEETS WILLPOWER





A BLOCK FLOOR PLAN

FIRST FLOOR

Flat No:	CA	SBA
1	1170	1556
2	-	-
3	1158	1540
4	1322	1758
5	1256	1670
6	1214	1615

2-12 FLOORS

Flat No:	CA	SBA
1	1170	1556
2	1196	1591
3	1158	1540
4	1322	1758
5	1256	1670
6	171	1690

LIVING WITH ENHANCED
VENTILATION
FOR A HAPPIER
HOME.



B BLOCK FLOOR PLAN

FIRST FLOOR

Flat No:	CA	SBA
1	892	1186
2	-	1692
3	1272	1531
4	1151	1151
5	1136	1511
6	1294	1721
7	1286	1710
8	896	1186

2-12 FLOOR

Flat No:	CA	SBA
1	900	1197
2	-	1692
3	1272	1531
4	1151	1511
5	1136	1511
6	1136	1721
7	1296	1710
8	900	1197

EXPERIENCE
100% VASTU-COMPLIANT



C BLOCK FLOOR PLAN

FIRST FLOOR

Flat No:	CA	SBA
1	888	1181
2	1272	1692
3	1151	1531
4	1136	1511
5	1136	1511
6	1286	1710
7	1286	1710
8	900	1197

2-12 FLOOR

Flat No:	CA	SBA
1	894	1189
2	1272	1692
3	1151	1531
4	1136	1511
5	1136	1511
6	1286	1710
7	1286	1710
8	900	1197

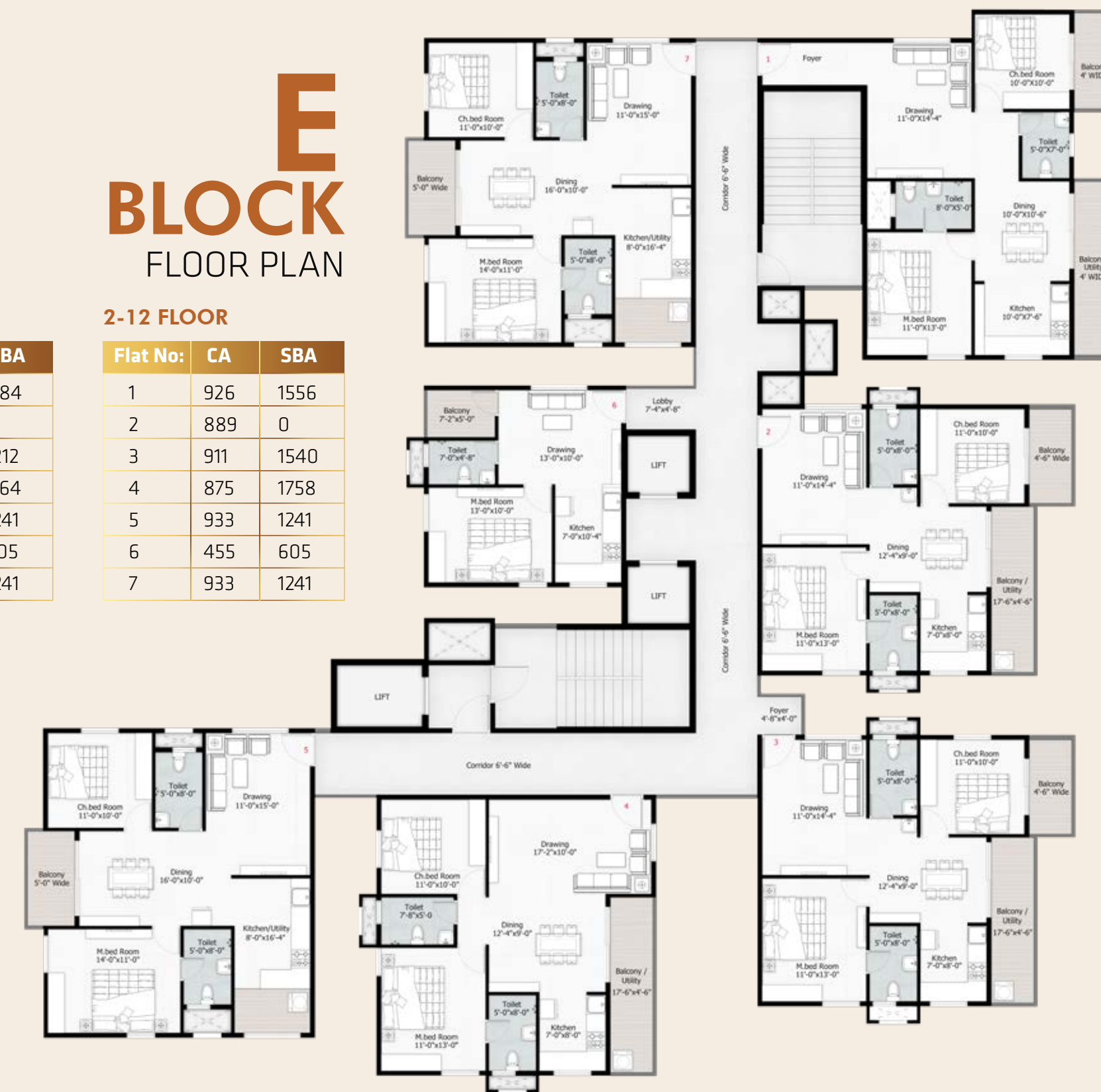
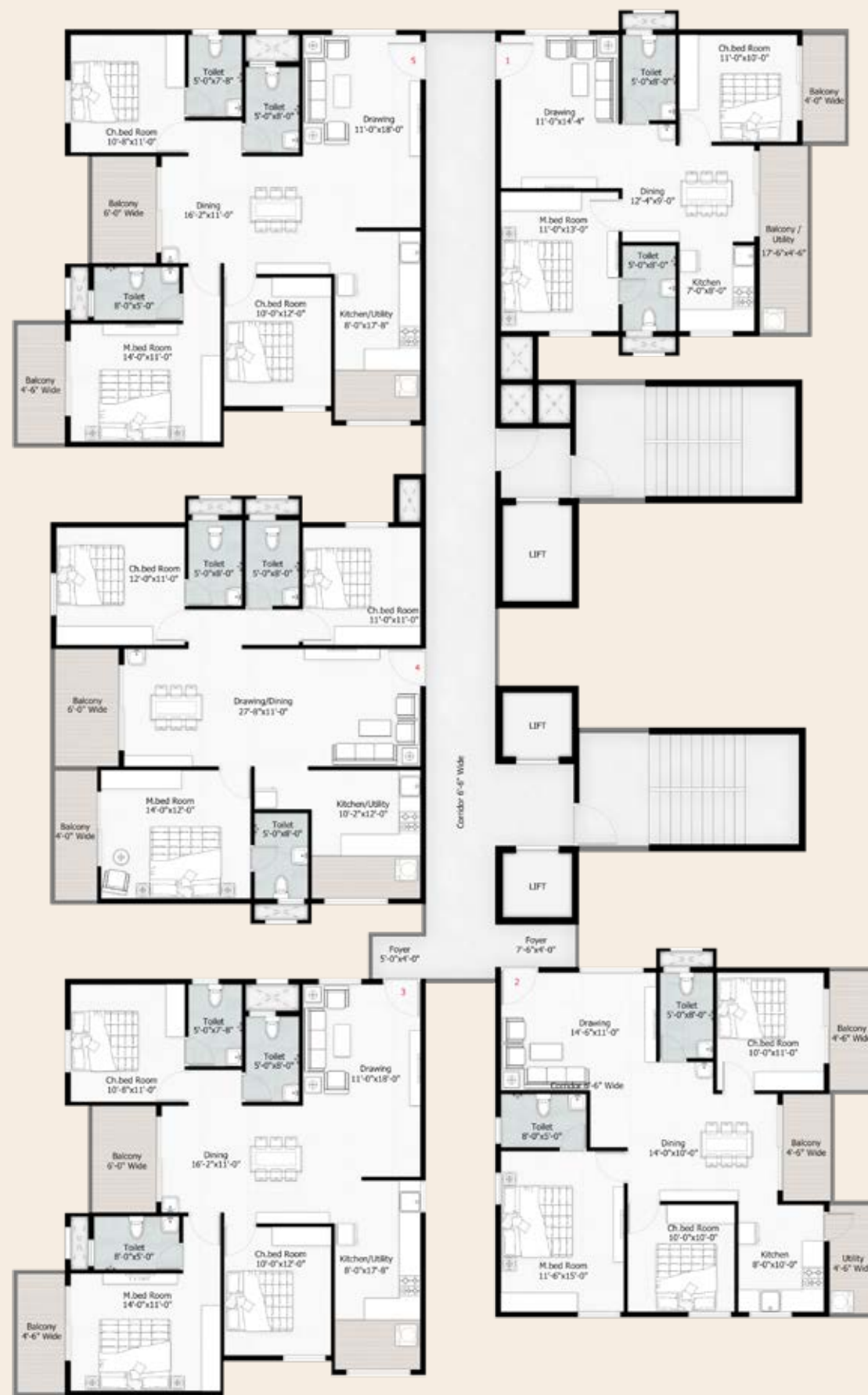
D BLOCK FLOOR PLAN

FIRST FLOOR

Flat No:	CA	SBA
1	884	1176
2	1164	1548
3	1294	1721
4	1256	1670
5	1271	1670

2-12 FLOOR

Flat No:	CA	SBA
1	884	1556
2	1164	0
3	1158	1540
4	1256	1758
5	1271	1670



E BLOCK FLOOR PLAN

FIRST FLOOR

Flat No:	CA	SBA
1	888	1184
2	0	0
3	911	1212
4	875	1164
5	933	1241
6	455	605
7	933	1241

2-12 FLOOR

Flat No:	CA	SBA
1	926	1556
2	889	0
3	911	1540
4	875	1758
5	933	1241
6	455	605
7	933	1241

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.

ELITE SPECIFICATION

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: Wooden 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.

SECURITY

Round the clock security.
CCTV surveillance.

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 for master bedroom (2bhk), for 2 bedrooms in 3BHK.
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 for elevators, common areas like corridors, parking & 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)

PLASTERING

Cement Mortar with Sand Face plaster for external walls/ ceiling.
Cement Mortar with Lime rendering for internal walls/ ceiling.
Lifts: Suitable size and capacity passenger and service lifts in every block (Schneider, Otis, Johnson, Mitsubishi Electric).

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

PROXIMITIES

Nestled in the heart of the city yet cloaked in tranquility, Anahata 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.

Tech Park:

- International Tech Park (ITPB)
- Capitol Towers Tech Park
- GR Tech Park
- SCB Tech Park

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

Connectivity:

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

Health & Wellbeing:

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

Educational Institutions:

- Bangalore International Academy
- Delhi Public School
- Winmore Academy
- MVJ College of Engineering
- Ryan International School

LOCATION

WHERE CONNECTIVITY MEETS CALM



Scan QR code for location

MINDFUL MOMENTS, JOYFUL LIVING, A JOURNEY TO INNER PEACE

Living in a gated apartment community offers more than just a roof over your head - it's an invitation to embrace peace and tranquility in the midst of urban life. Imagine coming home to a serene environment where safety meets serenity, and every corner of the community is designed to enhance your well-being.

In a gated space, you're not just protected from the outside world; you're welcomed into a haven where calm walks along tree-lined paths, quiet evenings on the balcony, and a deep sense of security allow you to truly unwind. Neighbors greet each other with smiles, fostering a sense of belonging, while the peaceful surroundings encourage mindful living.



ishtika
VIBRANIUM

Ishtika is a Sanskrit word for brick. As the name sounds, 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 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 companies in Bangalore. With around 1.5 million square feet of real estate construction 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.

BUILT FOR THE MOMENTS YOU'LL NEVER FORGET