



Our Completed Projects



Agastya @
Tumkur Road

Advaita @
Yeswanthpur

White Pearl @
Mysore Road

PROXIMITY PLACES

School & College

Sri Chaitanya PU Girls College
Sri Chaitanya School
Ballari Business College
St Philomeana's School

Hospitals

Vijayanagar Institute of
Medical Sciences
Arunodaya Hospital
Ballari Health City

Entertainment

Ballari Club
Classic Function Hall
Police Gymkhana
Hotel Pola Paradise

Other Places

Kanaka Durgamma Temple
Ballari Railway Station
Ballari Bus Stand
Reliance Digital
Reliance Trends
More Super Market



Office Address :
Ishtika Properties
#937, 3rd Floor,
S.N. Arcade, 21st Main,
9th Cross, J.P. Nagar,
2nd Phase,
Bengaluru - 560 078.

Site Address :

Ishtika Naadam
#1, Opp. Arunodaya Hospital,
Siruguppa main Road,
Ashok Nagar, Havambhavi,
Ballari - 583 103.

For Enquiry :

96866 59306 | 96867 69606
e-mail : sales@ishtikahomes.com
web : www.ishtikahomes.com

Architect & Engineers :

S'n'S Associates
ARCHITECT & ENGINEERS

H.O.: Vidya Nagar, Hyderabad.
B.O.: Jubilee Hills, Hyderabad.
B.O.: Horamavu, Bengaluru.

e-mail : info@snsassociates.co.in

BLISSFUL LIVING



2&3, BHK Premium Apartments | Siriguppa Road, Havambhavi, BALLARI - 583 103.

ishtika
PROPERTIES

Naadam
Blissful Living

www.ishtikahomes.com

Disclaimer: This brochure is purely conceptual & not a legal offering. The images and other details herein are indicative, furniture & accessories will not be provided by the promoters. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.

Word Naadam

The word Naadam is a Sanskrit word that means pleasant sound (euphonious), which is pleasing to ear.

At Naadam, bird's sound in morning, slow wind sounds, vibration sounds of leaves of tree, sounds of raining are something euphonious, beautiful and pleasant which means harmonious and blissful. Unfold the word of serenity with euphonious experience at Naadam – Blissful living .

About Naadam Residences

Neighbored by the foothills while intertwined harmoniously with the beautiful kumbhara hills, with most open area and surrounded by the freshness of nature. This enhancing beauty is located on Siriguppa road opposite to Arunodaya hospital, Havambhavi , accessible by wide roads from sp circle and Kumara swamy temple on infantry road. This lifestyle habitat is well – connected to renowned educational institutions, hospital's , club's and mainly closer to infantry road, a high-street shopping locality where you can dine, have a fun and shopping experience. Naadam brings elegance to life with pride. Naadam is an ideal place to lead you're life away from the hustle and bustle of the Ballaries city sprawl.





Naadam's Significance Architectural form

Naadam is a beautiful output of thoughtful designing and amazing planning with the utmost style and grandeur, affirming to vastu complaint, this is indeed a fulfilment to your dreams . while offering the ultimate in architectural design that will help you to relish ample sunlight, cross ventilation and greenery. The exterior facade capture the elegance with it's unique architectural style and sweeping panoramic vistas to luxury that truly liberating.

Naadam could be a blissful getaway for the family to come together, live and spend quality family time.

Naadam
Blissful Living



Redefining luxury with spacious living room, brings you the greatest living joys with comfort and elegance.



The bedrooms and other spaces are spacious, well ventilated with plenty of natural sunlight and offers boundless comforts and helps to provide a sense of calm, making easy to relax and unwind.

The wide balconies that are comfortable add character to these blissful residences.



TYPICAL FLOOR PLAN

Naadam
Blissful Living



BALLARI - SIRUGUPPA ROAD

AREA STATEMENT IN SFT

F.No.	AREA	TYPE	FACING
01	1904	3 BHK	WEST
02	1803	3 BHK	WEST
03	1698	3 BHK	NORTH
04	1698	3 BHK	NORTH
05	1698	3 BHK	NORTH
09	1698	3 BHK	NORTH
07	1698	3 BHK	NORTH
08	1790	3 BHK	EAST
09	1225	2 BHK	EAST
10	1220	2 BHK	EAST
11	1246	2 BHK	EAST
12	1328	2 BHK	EAST



01 1904 SFT
3 BHK
WEST



08 1790 SFT
3 BHK
EAST

03-07
1698 SFT
3 BHK
NORTH



12 1328 SFT
2 BHK
EAST



Naadam
Blissful Living



SPECIFICATIONS

STRUCTURE

RCC framed structure.

FLOORING

Superior quality vitrified tiles for kitchen, Dining, Living Area, Bedroom and Foyer. Anti-skid Ceramic / Vitrified tiles for toilets, utility & Balcony.

WINDOWS

UPVC sliding windows with mosquito mesh

PAINTING

All internal walls with premium emulsion paint. exterior fascia with premium paint.

ELECTRICAL & COMMUNICATION

Fire resistant PVC insulated copper wires. Havells/Polycab/VGuard or equivalent switches.

POWER BACKUP

Generator for lift, common areas 0.5kva to each flat.

KITCHEN

Polished Granite Kitchen Platform, Stainless Steel Sink. Provision for water purifier. 2 feet wall dado of premium tiles above the kitchen platform

DOORS

Main Door: Teak Wood frame with veneer finish shutters. Hardware of reputed make.

Internal Door: Hard wood door frame with flush door shutters.

PLUMBING & SANITARY

Hindware / Cera or equivalent sanitary fittings. Hindware / Cera or equivalent bath fittings.

SECURITY

CCTV Surveillance.

LIFTS

2 Lifts of Adequate Capacity



AMENITIES

LANDSCAPE

Naadam
Blissful Living



- Playing together in nature, playing outdoors help children to be more emphatic.
- A well equipped gymnasium, you will stay connected to your fitness journey.
- Mesmerizing swimming pool for your leisure time.
- Walk or jog with the freshness of natural air.
- A gazebo to have your favourite chit-chat time or you can lie down and watch the star – strewn sky.
- Outdoor seating's to sit around and facilitate community interaction.
- Let your green lifestyle, support your healthy life.

*"We are passionately looking forward to you.
Welcome to Naadam, welcome to your Blissful Life"*



One of the most unmissable design elements on the frontier view of Naadam residences is the creation of boulder – strewn landscape and refreshing lily pond that resonates with nature, it draws it's inspiration from natural lily ponds and boulder scapes that dots on the historical hill fort of Ballari.