

ishtika

HOMES



Vashishtha  
Blissful Living

2 & 3 BHK Premium Apartments  
@ Anjanapura BDA Layout, JP Nagar 9th Phase, Bengaluru - 560 083.

[www.ishtikahomes.com](http://www.ishtikahomes.com)



About

# Ishtika Homes

Ishtika is a Sanskrit word for Ittigi (brick).

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.

The philosophy of Ishtika Homes' is reflected in every aspect of work – Attention to detail, Use of the best materials and User centric architecture.

About

# Vashishta

Vashishta - Premium residential apartments in South Bengaluru and in Anjanapura BDA layout.

Located in a neighborhood nestled amidst lush greenery, this lifestyle habitat is well-connected to renowned educational institutions, shopping centers and hospitals and mainly closer to metro stations. Vashishta is a project where nature and modern infrastructure are beautifully balanced. Invest in Vashishta for a blissful living and for a lifetime of happiness.

This project also ensures seamless connectivity to wider roads and multiple transportation options, besides thus blending comfort and affordability by being competitively priced.

Adjacent to Kanakapura – Bannerghatta connecting corridor, Vashishta provides a holistic living for you and your loved ones.







**STRUCTURE:**

RCC framed structure.

**FLOORING:**

Superior quality vitrified tiles for kitchen, dining, living area, bedrooms and foyer. Anti-skid ceramic / vitrified tiles for toilets, utility & balcony.

**PAINTING**

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

**WINDOWS**

UPVC sliding windows with mosquito mesh.

**ELECTRICAL & COMMUNICATION:**

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

**KITCHEN:**

Polished granite kitchen platform, stainless steel sink. Provision for water purifier. 2 feet wall dado of premium tiles above the kitchen platform.

**POWER BACKUP:**

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

**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





# Master Plan



## Salient Features

-  No Common Walls
-  100% Vaasthu Compliant
-  Broad & Wider Balconies
-  100% Natural Light & Ventilation
-  Adjacent to BG Road and Kanakapura Road Connecting Corridor
-  Generous Spatial Floor Plan
-  Close to Nice Road
-  Prime Location
-  Close to Proposed Gottigere Metro Station
-  Two Levels of Basement with Spacious Car Parking





Typical Floor Plan  
Area Statement in SFT.



F.NO.	01	02	03	04	05	06
AREA	1181	1511	1123	1123	1123	1123
TYPE	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK
FACING	WEST	WEST	NORTH	NORTH	NORTH	NORTH
F.NO.	07	08	09	10	11	12
AREA	1644	1459	1089	1179	1089	1179
TYPE	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK
FACING	EAST	EAST	WEST	EAST	WEST	EAST





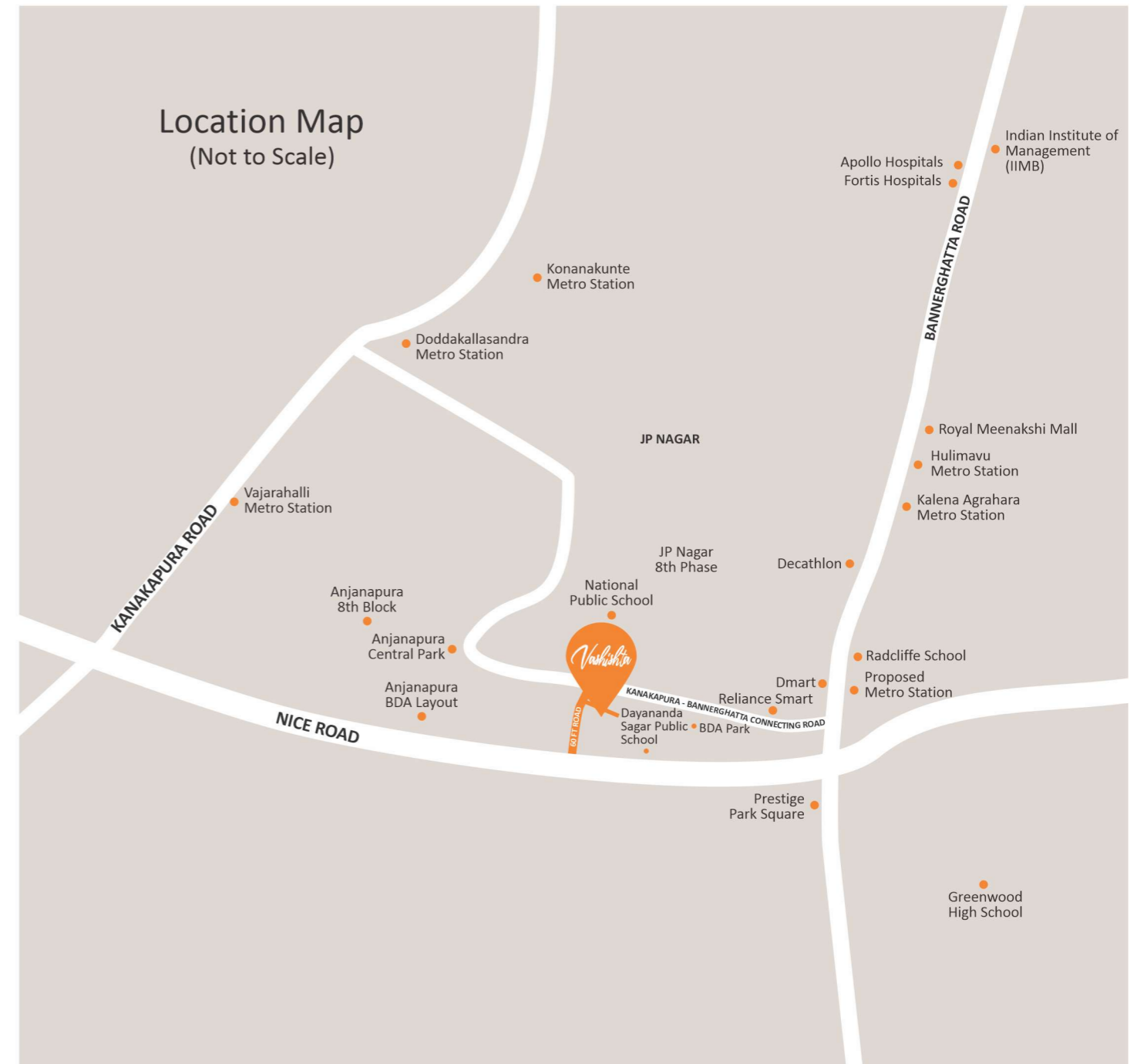
# Vashishtha

Blissful Living



## Amenities

- |   |  |
|---|--|
|  Swimming Pool                   |  Yoga Hall              |
|  Indoor badminton court          |  Kids play area         |
|  Gymnasium                       |  Outdoor seating spaces |
|  Party Hall                      |  Landscaped garden      |
|  Convenience store               |  Vertical Green wall    |
|  Electric charging points for EV |  |



## Neighbourhoods

- |  |   |                                  |
|--|---|----------------------------------|
| + Gottigere Proposed Metro Station : 2 Kms | + Green Wood High Primary School : 3 Kms    | + Royal Meenakshi Mall : 4.9 Kms |
| + Vajrahalli Metro Station : 5.8 kms       | + Carmel Academy ICSE School : 3 Kms        | + D Mart : 2 Kms                 |
| + Nice Ring Road : 1 km                    | + Radcliffe School : 2.5 Kms                | + Decathlon : 3 Kms              |
| + NPS JP Nagar : 650 Mtrs.                 | + Dayananda Sagar Public School : 450 Mtrs. | + BDA Park : 400m                |
|  | + Fortis Hospital : 7 Kms                   | + Reliance Smart : 1.8 Kms       |



Experience  
**Blissful Living**

RERA No.:  
PRM/KA/RERA/1251/310/PR/200922/005251

Office Address

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

Site Address

#33/1, Anjanapura 60ft Road, BDA layout,  
Anjanapura 10th Block, Lal Bahadur Shastri Nagar,  
Next to Snigdha Eden Blossoms, Bengaluru -560 083.

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