



STEP INTO

JAYANAGAR,  
BENGALURU'S MOST  
STORIED  
NEIGHBOURHOOD

Nowhere  
Else.



 BODHI

**The chapter between Bengaluru's  
humble roots and sprawling bloom.**

In Jayanagar, a neighbourhood defined by tree-lined avenues and cultural vibrancy, tradition and progress co-exist beautifully. Bodhi embodies this ethos, interweaving organic forms with clean, modern simplicity. Its design mirrors the gentle spirit of Jayanagar while nurturing an intimate community that celebrates belonging and calm.



\*T&C Apply

NOTHING IS LOUD,  
YET EVERYTHING SPEAKS



# THE FLOW BETWEEN ARRIVAL AND BELONGING

Shaped by the rhythm of wind, water, and the organic patterns of nature, Bodhi is a testament to green design fused with modern sophistication at the heart of it. With only twenty-four exquisitely crafted 4 bed residences, each home offers 180° panoramic views, framing the verdant landscape that surrounds and enriches the space. Here, avant-garde meets timeless natural elements, delivering a living experience that is equally inspiring and fulfilling.

# WELCOME TO BODHI

**There are places you live, and then there are places that live within you.**

Between the rhythm of the city and the stillness of nature, Bodhi stands as a rare sanctuary for those who appreciate thoughtful living. Every space is a dialogue between its Biophilic Amorphous architecture and the environment, offering an experience that is as effortless as it is enriching.

**Some homes are designed to be seen. Bodhi is designed to be felt.**

With seamless indoor-outdoor spaces, panoramic views, and a focus on quality of life, Bodhi is more than just a residence. Here, every sunrise feels softer, every breeze more refreshing, and every moment more meaningful. Bodhi is not just where you stay; it's where you truly belong.



Because some places can't be found anywhere else.

Because some homes exist Nowhere Else.

WHERE  
**LIFE, LIGHT,  
AND BREATH**  
FIND THEIR PLACE



Your journey at Bodhi begins long before you cross the threshold. A picturesque cobblestone driveway, framed by majestic Cyprus trees and the circadian melody of flowing water, gently guides you into a world of calm.

Step into the airy double-height lobby where natural light and the interplay of textures set the tone for what lies ahead. Discreet key-access elevators whisk you to your personal haven, where every moment feels like a warm welcome home.



A HARMONY OF  
REFLECTION AND  
TOGETHERNESS

WELLNESS, LEISURE, AND COMMUNITY, IN

# PERFECT BALANCE

Life at Bodhi is meant to give you moments for yourself and spaces to connect with others. The amenities are curated keeping your interests in mind to enrich your days and nights.

NOTHING IS EXCESS,  
YET NOTHING IS MISSING.



## Temperature-controlled Pool

Ideal for Bengaluru's cool mornings and crisp evenings, the pool offers year-round comfort, making every dip refreshing.



## Gym & Wellness Centre

A space for renewed energy, where every workout revitalises and restores.



## Celebration Lounge

Host your private gatherings in a space that is both warm and grand.



## Pool Table

Unwind with a game that is as much about camaraderie as it is about skill, creating moments of laughter and kinship.



## Recreational Room

From chess to table tennis, it's a space to sharpen your mind, socialise, and embrace the joy of play.



\*T&C Apply

The Developer reserves the right to amend/modify the location of certain amenities if necessitated by design/site logistics. \*T&C Apply.

\*T&C Apply



THE MOMENT WHERE  
SOULFUL SOLITUDE MEETS  
THE COMFORT OF COMMUNITY



# A BUNGALOW INSPIRED LIFESTYLE

## ELEVATED LIVING IN THE WARMTH OF YOUR HOME

Bodhi intertwines the charm of a bungalow with the conveniences of a gated community. With just two residences per floor, private elevators, and no shared walls, each home is a cocoon of serenity.

Twenty-four 4 bed residences

4,000+ sq. ft. of living spaces

Vaastu-friendly

180° panoramic sunrise and sunset views

Bungalow-style living

Landscaped decks

Fruit-bearing trees & herb gardens

Access-controlled elevators

Private foyers

Direct poolside access

3 car parks with EV charging points

Home automation

Biometric door lock with  
video door phone

Dining area with powder nook

Walk-in wardrobes

Ensuite bath in all rooms

His & Hers basins in the master bath

Steam room in master bath

Connected staff quarters

# A HOME THAT BREATHES

At Bodhi, nature is not just a backdrop, it's an integral part of your everyday life. With fruit-bearing trees and herb gardens woven into landscaped decks that wrap around the residences, Bodhi is truly alive. The patios invite not only the vibrancy of flora and fauna but also the flutter of butterflies and the song of birds, enriching your living experience.

THE  
GLOW  
BETWEEN  
TWILIGHT AND  
TRANQUILITY



# WHERE EVENINGS FIND THEIR RHYTHM

The **Sundowner Court** is your space to pause and reflect, every evening is an invitation to slow down, and celebrate the beauty of life at Bodhi. Intended for quiet moments or vibrant get-togethers, it's a place to become one with nature, others, and yourself.

## Community Spaces

Intimate nooks for conversations that flow as freely as the evening breeze.

## Bonfire Pit

A crackling fire and sizzling barbecue turn simple evenings into unforgettable soirées.

## Party Deck

A chance to celebrate moments of joy and connection.

## Rooftop Bar

Sip and savour as the sky transforms, with the horizon as your ever-changing backdrop.

# YOUR OASIS

## ABOVE THE CITY

Across the Sundowner Court lies the **Sky Garden** in all its glory. A retreat above the city, this is where mornings begin with fresh air and evenings end with golden sunsets.

### **Koi Pond**

Watch the gentle ripple of water as Koi fish glide by.

### **Meditation Zones**

Balance your energy centers in quiet corners.

### **Networking Nooks**

Let the open air fuel your creativity.

### **Community Dining**

Gather around a shared table, where meals become memories.

### **Stargazing Deck**

Lose yourself in the infinite canvas of the night.

THE

PAUSE

BETWEEN THE

CITY'S PULSE AND

NATURE'S RHYTHM



## LEGEND

- A. Main Entrance
- B. Security Cabin
- C. Waiting Area
- D. Pergola Parking
- E. Outdoor Seating
- F. Basement Entrance
- G. Drop-off Area
- 1. Amenities Reception
- 2. Temperature-controlled Pool
- 3. Gym & Wellness Centre
- 4. Pre-function Area
- 5. Celebration Lounge
- 6. Pool Table
- 7. Recreational Room

### Master Layout Plan - Ground & Amenities Floor

The Amenities Floor Plan indicated in this brochure is the 1<sup>st</sup> Floor (Clubhouse) as per Plan Sanction





**Habitable Odd Floor Plan**  
Typical Even Floor as per Plan Sanction

**1A, 3A, 5A, 7A, 9A, 11A**

UNIT TYPE	SALEABLE AREA	RERA CARPET	DECK AREA	PLANTER BOXES	UDS AREA
TYPE - 1	4,378 sq.ft.	2,395.87 sq.ft.	531.68 sq.ft.	150.22 sq.ft.	1,135 sq.ft.

**1B, 3B, 5B, 7B, 9B, 11B**

UNIT TYPE	SALEABLE AREA	RERA CARPET	DECK AREA	PLANTER BOXES	UDS AREA
TYPE - 2	4,689 sq.ft.	2,522.60 sq.ft.	483.42 sq.ft.	261.83 sq.ft.	1,216 sq.ft.

DISCLAIMER: All floor plans, layouts, furniture, fixtures, and fittings shown are for illustrative purposes only and do not form part of the offering. Actual apartment areas and dimensions may vary based on the selected unit and are subject to change as per site conditions, design development, and statutory requirements. Common areas, lobbies, lifts and window placements may differ across floors. All plans are subject to revisions and shall be modified in accordance with applicable laws. \*T&C Apply.



**Habitable Even Floor Plan**  
 Typical Odd Floor as per Plan Sanction

**2A, 4A, 6A, 8A, 10A**

UNIT TYPE	SALEABLE AREA	RERA CARPET	DECK AREA	PLANTER BOXES	UDS AREA
TYPE - 3	4,500 sq.ft.	2,395.87 sq.ft.	518.72 sq.ft.	221.52 sq.ft.	1,167 sq.ft.

**2B, 4B, 6B, 8B, 10B**

UNIT TYPE	SALEABLE AREA	RERA CARPET	DECK AREA	PLANTER BOXES	UDS AREA
TYPE - 4	4,670 sq.ft.	2,522.60 sq.ft.	446.03 sq.ft.	269.65 sq.ft.	1,211 sq.ft.

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**Habitable 12<sup>th</sup> Floor Plan**  
13<sup>th</sup> Typical Odd Floor as per Plan Sanction

**12A**

UNIT TYPE	SALEABLE AREA	RERA CARPET	DECK AREA	PLANTER BOXES	UDS AREA
TYPE - 3	4,500 sq.ft.	2,395.87 sq.ft.	518.72 sq.ft.	221.52 sq.ft.	1,167 sq.ft.

**12B**

UNIT TYPE	SALEABLE AREA	RERA CARPET	DECK AREA	PLANTER BOXES	UDS AREA
TYPE - 4	4,670 sq.ft.	2,522.60 sq.ft.	446.03 sq.ft.	269.65 sq.ft.	1,211 sq.ft.

DISCLAIMER: All floor plans, layouts, furniture, fixtures, and fittings shown are for illustrative purposes only and do not form part of the offering. Actual apartment areas and dimensions may vary based on the selected unit and are subject to change as per site conditions, design development, and statutory requirements. Common areas, lobbies, lifts and window placements may differ across floors. All plans are subject to revisions and shall be modified in accordance with applicable laws. \*T&C Apply.



### LEGEND

- A. Sundowner Court**
  - 1. Bonfire Pit
  - 2. Party Deck Seating
  - 3. Rooftop Bar
- B. Sky Garden**
  - 4. Networking Nooks
  - 5. Koi Pond
  - 6. Community Dining
  - 7. Lawn

Master Layout Plan - Terrace



# KEMBHAVI ARCHITECTURE FOUNDATION

## SHAPING SPACES WITH PURPOSE & POETRY

A multidisciplinary design practice founded by Sharad and Nalini Kembhavi in Hubli in 1972, and built on the belief that architecture must resonate with context, culture, and climate, Kembhavi Architecture Foundation has grown into one of India's most respected architectural firms.

Its design philosophy—Contextually Relevant Green Architecture—champions sustainability, innovation, and responsiveness to the environment. This pioneering spirit continues to drive their approach, with a deep-rooted focus on ecological responsibility and human-centric design. KAF balances poetic architecture with practical execution, shaping environments that not only serve their purpose, but also elevate the everyday. The studio's ethos is grounded in the belief that "architecture must speak to its people and its place."

KAF's practice has been at the forefront of India's green building movement, with the distinction of having designed the country's first IGBC Gold-rated building. From luxury residences and cultural centres to airports, institutional campuses, railway stations, public infrastructure, and commercial developments, KAF's portfolio spans India, Kenya, and the USA. With a total ongoing project footprint of over 80 million square feet, the firm has become synonymous with impactful and intelligent architecture.

Their work has also notably garnered national and international acclaim, with accolades that underscore its design excellence and thought leadership:

Named among *India's Top 30 Architectural Firms by Forbes*

Included in GoodHomes' *D-List – The Definitive Hotlist of India's Leading Practices*

Featured multiple times in the *Hot 100 Architects in India* by Architects & Interiors India

Recognised as one of the *10 Legendary Architectural Families* in India in Architectural Inheritance and Evolution in India by Apurva Bose Dutta

Honoured for design excellence by *WADE Asia*

With over 50 years of legacy and a vision firmly rooted in the future, Kembhavi Architecture Foundation continues to shape spaces that inspire, endure, and belong.



“Bodhi is a reflection of our 'Biophilic Amorphous' design philosophy—where organic forms, natural materials, and open, fluid spaces connect seamlessly with the landscape. It's a balance of tradition and modernity, designed to evoke calm, inspire presence, and leave a mindful, lasting footprint.  
— Ar. Indrajit & Ar. Nita Kembhavi”

# PROJECT SPECIFICATIONS

## Structure & Design

### Structural Framework

Reinforced Cement Concrete (RCC) design developed in collaboration with leading structural consultants for precision and reliability to comply with Seismic Zone standards for superior safety.

### Floor-to-Floor Height

3,200 mm (approx. 10.5 feet) for enhanced spatial comfort.

## Internal Finishes | Walls & Ceilings (except bathrooms)

- Walls with two coats of primer, two coats of putty, and two coats of acrylic emulsion.
- Ceilings with one coat of primer, two coats of putty, and acrylic emulsion.
- Gypsum plaster finish on all internal walls.
- Balcony ceilings will be finished with HPL/WPC or equivalent cladding.

## Flooring

### Staircases & Lift Lobbies

Composite tile or engineered marble for staircases; granite/marble/tile cladding for lift lobbies.

### Balconies

Deck tiles with wood finish.

### Bedrooms

Laminated wooden flooring – AC4 category.

### Utility Areas

Vitrified or ceramic tiles.

### Living, Dining, Kitchen & Foyer

Imported marble.

## Bathrooms

- Vitrified or ceramic tile flooring and wall cladding up to false ceiling.
- Countertop washbasins with polished granite, quartz, or marble.
- Imported CP/sanitary fittings. Steam in master bath.
- Master bath includes steam and His & Her washbasins.
- Grid or WPC ceiling finish.
- All fittings from premium imported brands.
- Wall-mounted WCs with health faucets.

## Windows & Ventilators

- Slimline aluminium sliding panels with 6–8 mm toughened glass (2 and 3 tracks).
- Balcony railings will be of glass/SS.
- Fixed glass ventilators with exhaust provisions.

## Kitchen & Utility

- Provision for hob, chimney, refrigerator, water purifier, dishwasher, and washing machine.

## Doors

### Main Door

8-foot teakwood frame with skin-moulded veneer shutter finished in PU polish; biometric door lock and video door phone.

### Internal Doors

Engineered framed door skin veneered with shutter finished in PU polish with handles and lock on both sides.

### Bathroom Doors

7-foot hardwood/engineered door and frame with laminated finish, thumb turn locks, and keys.

## Exterior Features

- Exterior façade: Texture paint and MCM travertine finish.
- Ground floor parking with paver tiles, grass pavers, or stamped concrete finish.
- Terrace lights/exclusive ambient of premium brand.
- Façade lighting for ambient enhancement.
- Driveway paved with cobblestone or granite as per landscape design.

## Electricals & Technology

- Wiring: Polycab/KEI/Havells/RR or equivalent.
- Switches & sockets: Schneider/Legrand or equivalent.
- TV/Data points in living and bedrooms.
- Type-C charging ports in living/dining and all bedrooms.
- Home automation in living, dining, and bedrooms.
- Modular plate switches with MCB & ELCB systems.
- Provision for split/VRF air conditioning in all bedrooms.

## Safety & Sustainability

- IGBC Gold Certification for green building compliance.
- Hydro-pneumatic water supply system.
- Adequate power backup for each unit, 100% backup for common areas.
- CCTV surveillance at strategic locations.
- Fire alarm with two-way communication system.
- Rainwater harvesting system.

## Elevators

- 10-passenger access controlled elevators - One Otis or equivalent.
- 13-passenger service elevator – Otis or equivalent.

CP & Sanitary fittings will be Villeroy & Boch/Hansgrohe/LAUFEN or equivalent.





# THE GREEN HEART OF BODHI

Green-certified by the **Indian Green Building Council (IGBC)**, every aspect of Bodhi has been designed to coexist harmoniously with its surroundings, creating a living environment that's efficient, inclusive, and future-ready.

- The project follows universal design principles with accessible parking, restrooms, wide pathways, Braille and audio-assisted lifts, and clear wayfinding.
- Green mobility is supported through EV charging, bicycle parking, and well-ventilated basements.
- Common spaces offer on-site seating, a gym, pool, indoor games, and a terrace garden; all designed to foster balance and connection.
- Water-efficient fixtures and submeters enable responsible consumption and monitoring across all areas.
- Rainwater harvesting through recharge pits and sump, along with drip and sprinkler irrigation systems supports all landscaped zones and balconies.
- An on-site treatment plant provides safe, reliable drinking water for residents.
- Efficient HVAC systems, LED lighting, and optimised shading reduce energy demand throughout the property.
- Rooftop solar panels contribute significantly to power common areas.
- Energy-efficient pumps, motors, elevators, and smart metering systems ensure ongoing energy monitoring.
- Smoke-free common zones, low-VOC finishes, and biophilic design elements enhance comfort and indoor air quality.
- Homes feature shaded openings, naturally lit common areas, and daylighting that aligns with green building standards.
- Cross-ventilated units with operable windows ensure a steady flow of fresh air and panoramic exterior views.
- Construction uses eco-certified and locally sourced materials, responsibly harvested wood, and sustainable alternatives.
- Worker welfare is prioritised through safe housing, sanitation, protective gear, clean drinking water, awareness sessions, and safety signage.





## SWAN REALTY

Swan Realty, the real estate arm of Swan Corp Ltd. (formerly Swan Energy Ltd.) has been shaping residential and commercial landmarks since 2004. With a strong presence across Mumbai, Bengaluru, and Hyderabad, the company is renowned for delivering high-quality residential and commercial projects that combine thoughtful design, efficient planning, and long-term value.

Over 52 lakh  
sq. ft. delivered

Ongoing and upcoming  
developments across  
three major metros

Focus on compliance,  
sustainability, and  
structural integrity

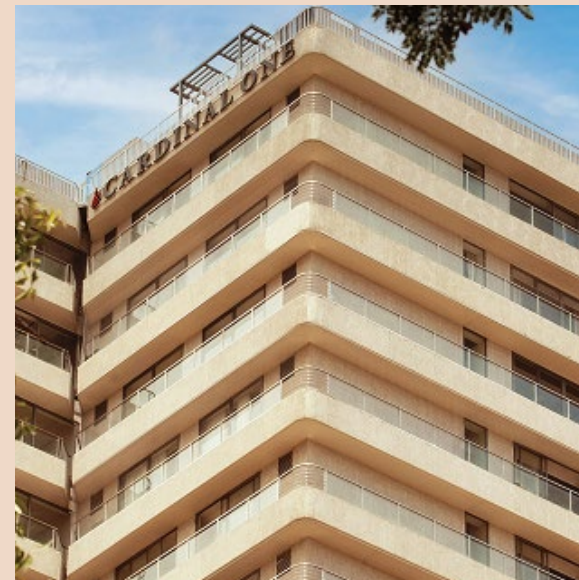
## KEY PROJECTS

**Ashok Gardens, Sewri,  
Mumbai (2017)**



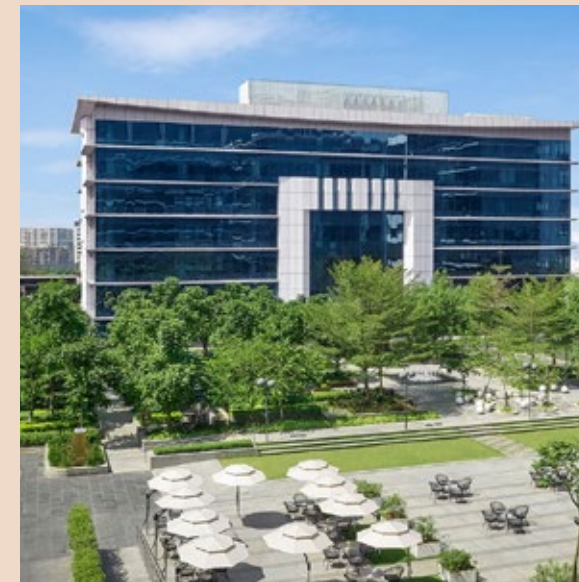
This is the first mill land to undergo redevelopment in Mumbai. Ashok Gardens is a landmark address in the city's evolving skyline. Spread across 12,00,000 sq. ft., comprising multiple towers with spacious 2 and 3 bed residences, it offers landscaped gardens, recreation zones, and a full range of modern amenities.

**Cardinal One, Yeshwanthpur,  
Bengaluru (2022)**



This premium residential project spans 5,32,000 sq ft and features large-format 3 and 4 bed residences with private foyers and thoughtfully designed interiors. Planned with community spaces and lifestyle amenities, the project offers strong connectivity to metro stations, educational institutions, and business districts.

**Equinox Business Park,  
Kurla, Mumbai (2008)**



One of the first IT parks of BKC, this LEED Gold-certified campus spans 10,30,000 sq. ft. across four multi-storied towers. This property provides premium, fully furnished office space, framed by landscaped gardens and flowing water bodies that elevate both form and function.

**Technova Business Park,  
Gachibowli, Hyderabad (2017)**



Home to several Fortune 500 companies, Technova Park spans 5,80,000 sq. ft. of premium office space paired with lush open areas. The property is designed to boost productivity and provide team members with moments of respite.

**Sai Tech Park, Whitefield,  
Bengaluru (2012)**



Spread across 3,00,000 sq. ft. in Whitefield's Export Promotional Zone, Sai Tech Park is a standalone, six-storey office campus completed in 2017. It is home to Harman Connected Services Corporation, a global enterprise services provider.



# SWAN CORP

Swan Corp Limited (formerly Swan Energy Limited) is a century-old, diversified conglomerate with interests spanning across textiles, defence, shipbuilding, heavy engineering, energy, and real estate. We power India's high-growth sectors by delivering complex, large-scale projects with excellence, safety, and sustainability. Guided by the vision to shape India's next era of growth, Swan Corp is committed to building resilient, future-ready businesses that align with the nation's long-term development goals.

## CORE VERTICALS

### Energy

Operator of one of India's first FSRU-based LNG import ports, with a regasification capacity of 5 MMTA.

### Real Estate

Developer of premium residential and commercial projects, backed by an extensive land bank across Tamil Nadu, Karnataka, and Maharashtra.

### Textiles

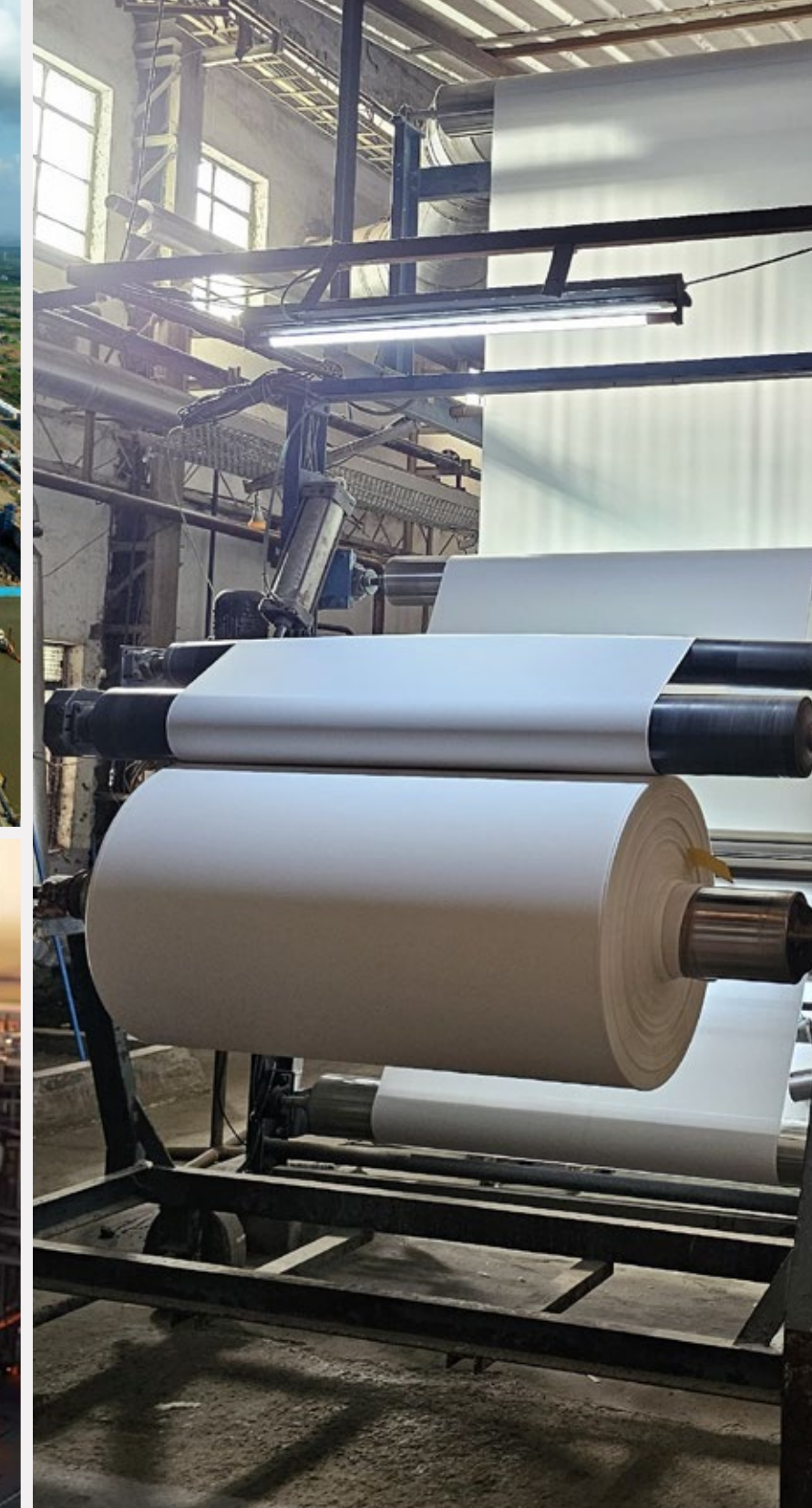
340+ mn meters of fabric processed, with a long-standing reputation in domestic and international markets.

### Shipbuilding & Heavy Engineering

India's largest shipyard, focusing on shipbuilding and maritime engineering. It houses India's largest dry dock measuring 662m x 65m with a 400,000 DWT capacity, along with one of the largest covered fabrication facilities with an annual steel fabrication throughput of 164,000 T.

### Petrochemicals

Engaged in the trade and distribution of petrochemicals and heavy distillates, with hubs across India and the UAE serving domestic and global partners.





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RERA No.: PRM/KA/RERA/1251/310/PR/170126/008409

Available on RERA website <https://rera.karnataka.gov.in/viewAllProjects>



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