

# ECO CREST

ON SARJAPUR ROAD, NEXT TO WIPRO - KODATHI

VILLAS WITH A  
JAPANESE EXPERIENCE:

SHINRIN-YOKU

## WHAT IS SHINRIN YOKU?

Imagine sitting in a dense forest and filling your lungs with clean fragrant air; listening to the tranquil sounds of birds and bees. Yes! You are experiencing Shinrin Yoku or forest bathing. An experience you will enjoy every day at your home at Ikigai. In fact, we have a thoughtfully curated forest retreat within the community to help you stay tranquil as a sage.

**4 BHK FOREST VILLAS**  
UP TO 4600 SQ.FT.

**TRANQUIL GREEN ZONE,**  
PERFECT FOR FOREST BATHING

**PRIVATE BACKYARD GARDEN**  
OF UP TO 450 SQ. FT.

**GARDEN AREAS**  
IN LIVING & DINING SPACE

**PROXIMITY**  
JUST NEXT DOOR TO  
WIPRO SEZ CAMPUS



## VAST VILLAS WRAPPED BY FIVE GARDENS & MORE

THERE'S A TERRACE GARDEN.

A GARDEN AREA INTERSECTING  
LIVING AND DINING AREAS.

A GARDEN AREA DEMARCATING THE  
INDOORS AND OUTDOORS.

TWO OUTDOOR GARDENS.

A SKY-LIT COURTYARD IN LIVING AREA.

XXL SIZED WINDOWS AND DOORS.

TOP END FIXTURES AND FITTINGS.

THREE CAR PARKS.





*IT IS NOT A LIVING ROOM  
IT'S A LIVING GARDEN*



At your Ikigai villa, the green canopy doesn't just stop outside your door step, it extends to your living space as well. From dedicated green corners, private gardens and vertical wall creepers, your home is as biophilic as it can get.

*IT'S NOT A DINING ROOM  
IT'S A DINING GARDEN*



Dine in peace as if you're camping in the middle of a forest. With private green spaces breaking the monotony of concrete, your dining space will delight your guests in no small measure.





## WAKE UP TO BIRD TWEETS

Your private window to nature.  
Unwind in a bedroom that opens directly to a lush green  
garden-where silence speaks and beauty breathes.



TERRACE OF BLISS  
ROOTED IN NATURE



A terrace where your footsteps meet soft grass, your eyes meet the endless sky, and your soul finds space to breathe. Your private garden in the sky—where sunsets linger a little longer, stars feel a little closer, and every breeze carries the scent of quiet joy.

# YOUR PRIVATE BACKYARD RETREAT



Step out of your living space and into a haven of calm. Your backyard garden is more than a patch of green – it's your personal escape from the rush of the city. Whether it's quiet mornings with a cup of tea, playful evenings with family, or simply soaking in the scent of fresh earth, this space is where life slows down and moments linger.



# STEP INTO YOUR SANCTUARY WHERE NATURE GREET'S YOU FIRST

Arrive to the gentle embrace of greenery and the quiet elegance of modern design. This is more than an entrance — it's the threshold to your private world. Every detail, from the lush foliage to the warm textures, is crafted to make your return home feel like stepping into a peaceful retreat.



# VILLAS THAT BREATHE WHERE EVERY WINDOW OPENS TO GREEN



Bask in the luxury of space that feels alive. These villas are designed to let the outdoors in, with expansive windows framing views of lush greenery and sunlight pouring into every corner. Here, nature isn't just around you — it flows through your home, making every moment fresher, calmer, and more connected.



WHERE WELLNESS MEETS  
WHIMSY UNDER OPEN SKIES



Beneath the vastness of the sky, life unfolds in motion.  
On one side, strength rises with the morning sun—an open-air gym where breath finds rhythm and the body moves in tune with nature's pulse.  
On the other, joy takes flight on tiny feet, in a world of swings, slides, and sunlit laughter.  
Here, the grown find their ground, the young find their wings.

# THE SERENITY GARDEN WHERE CALM FINDS YOU



A quiet corner designed to slow your heartbeat and clear your mind. Surrounded by lush greenery and the gentle sound of water, the Serenity Garden is your escape within the community. Here, you can reflect, meditate, or simply sit and watch the day go by — a reminder that peace isn't found far away, it's right where you live.



## CLUBHOUSE: WHERE GRANDEUR MEETS GRACE

Step into a clubhouse sculpted for indulgence—where space flows like silence in a palace and every corner echoes luxury.

From sunlit lounges to pulsating gym, from grand halls to quiet nooks, it's not just a clubhouse—it's a sanctuary of experiences. Here, leisure isn't an activity. It's a lifestyle, elevated.



# OUR POOL IS PURE BLISS TAKE A PLUNGE

For A-listers like you, after-work should be as relevant as your day job. At the heart of Ikigai, we have planned the ultimate club experience for leisure connoisseurs. Plunge into blue waters, carve those core muscles, slice and smash at the courts, leap and dunk at the nets. Basically, our aim is to let you destress and get back your childlike glee from many years ago.





GAME ON:  
WHERE ENERGY MEETS ELEGANCE

Out here, the ground hums with energy and the air carries the rhythm of movement. Lush courts, sunlit tracks, and breezy fields stretch wide—inviting you to run, leap, swing, and soar. Every game begins with the rustle of leaves, every victory ends beneath a golden sky. This is sport, not confined—but set free in nature's embrace.



# TEN STEPS TO YOUR OFFICE

Tucked away at about 200 meters from the bustle of Sarjapur Main Road, Ikigai, is cucooned in a quite lane. Walk a few steps to your office; run a few steps for daily provisions; take a leisurely walk to your child's school or a mall. The shere absence of pressure to commute daily will keep you hale and healthy for a long time to come.



# LANDSCAPE



# MASTER PLAN



- 1 Entrance plaza
- 2 Waiting court
- 3 Water body with cascade wall
- 4 Skating promenade
- 5 Villa streets
- 6 Park entrance
- 7 Kid's play area
- 8 Toddler's play area
- 9 Mound with seating
- 10 Swimming pool
- 11 Kid's pool
- 12 Pool deck
- 13 Planting terraces
- 14 Clubhouse Entrance
- 15 Walking trail
- 16 Butterfly garden
- 17 Sunken Court
- 18 Chit-Chat area
- 19 Interactive court
- 20 Aroma Garden
- 21 Bi-cycle Parking
- 22 Mini-Golf Putting
- 23 Leisure Garden
- 24 Community Park Entrance
- 25 Reading garden
- 26 Pet's park
- 27 Rolling Mound
- 28 Reflexology path
- 29 Tropical garden
- 30 Hanging Wigwam swing
- 31 Buddha garden
- 32 Hammock bliss
- 33 Xeriscape
- 34 Camping site
- 35 Community forest
- 36 Blossom garden
- 37 Frangipani garden
- 38 Cricket net practice
- 39 Planter
- 40 Skylight duct

## WEST FACING VILLAS

SBA: 3963 SFT  
(VILLAS: 1-18,  
38-55)



BASEMENT FLOOR



GROUND FLOOR



MEZZANINE FLOOR



FIRST FLOOR



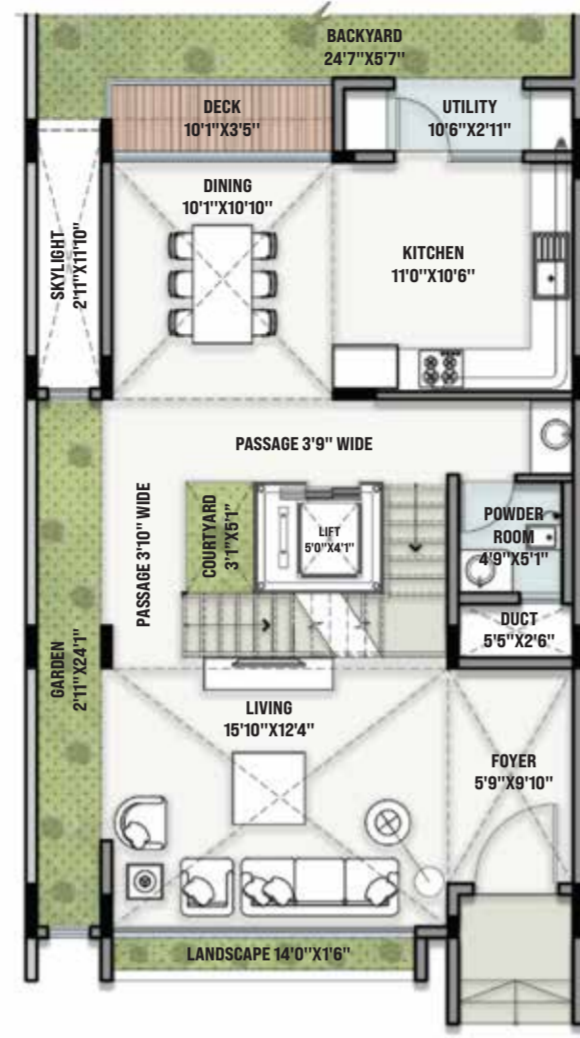
SECOND FLOOR

# EAST FACING VILLAS

SBA: 3963 SFT  
(VILLAS: 19-37,  
56-73)



BASEMENT FLOOR



GROUND FLOOR

# WEST FACING VILLA WITH BACKYARD

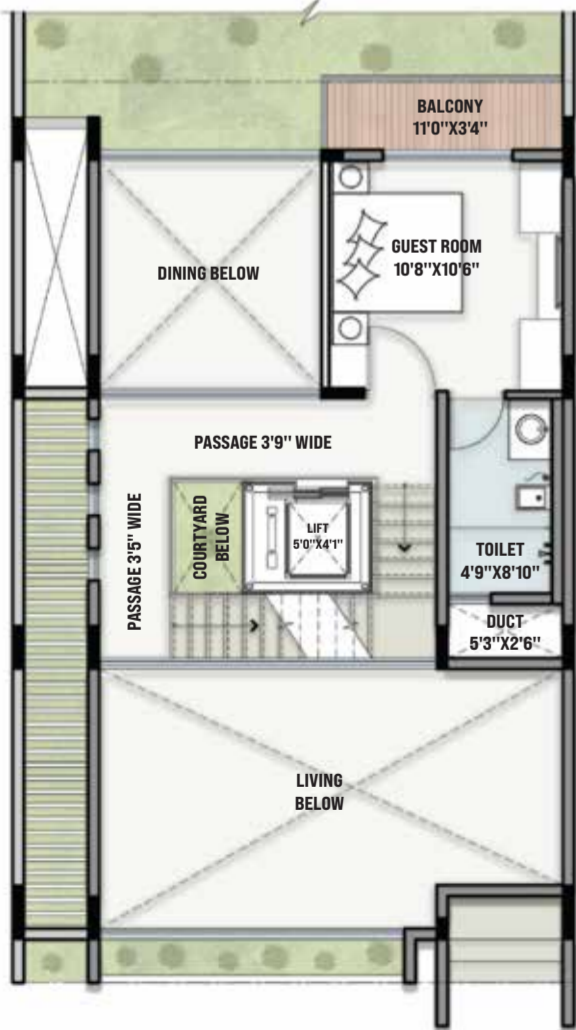
SBA: 4447 SFT  
VILLAS: 74-90



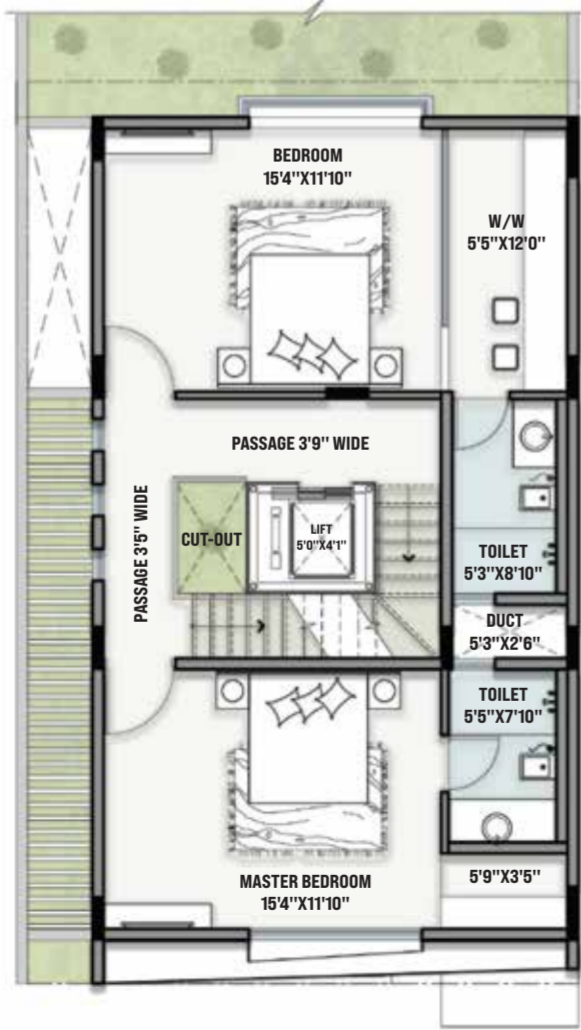
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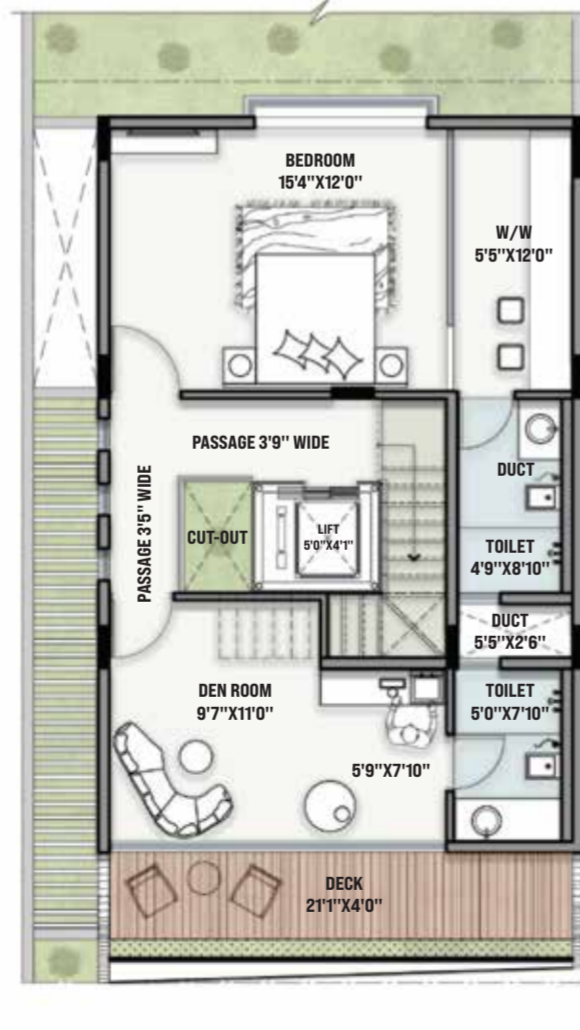
GROUND FLOOR



MEZZANINE FLOOR



FIRST FLOOR



SECOND FLOOR



MEZZANINE FLOOR



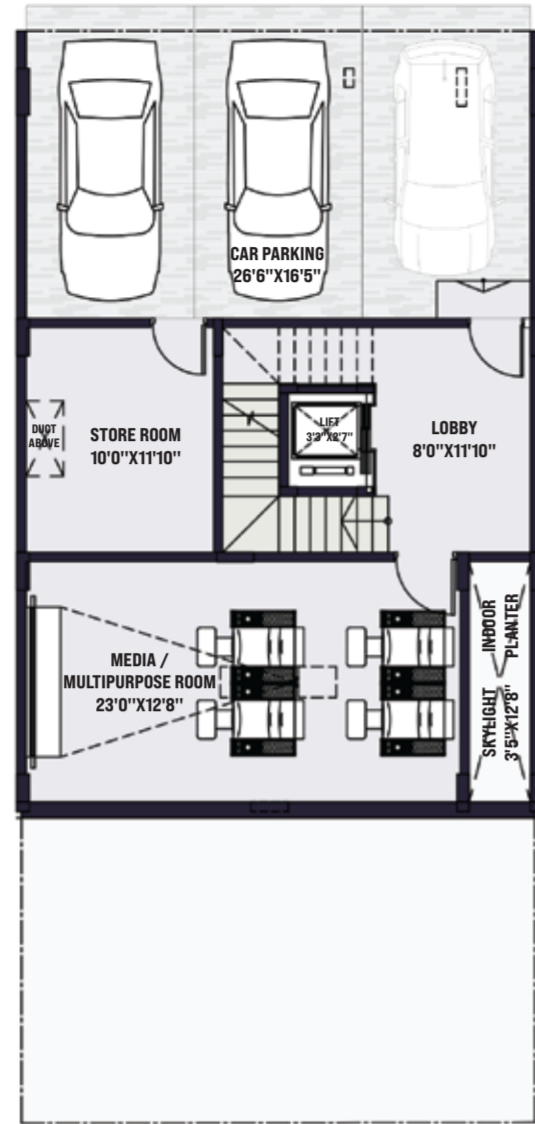
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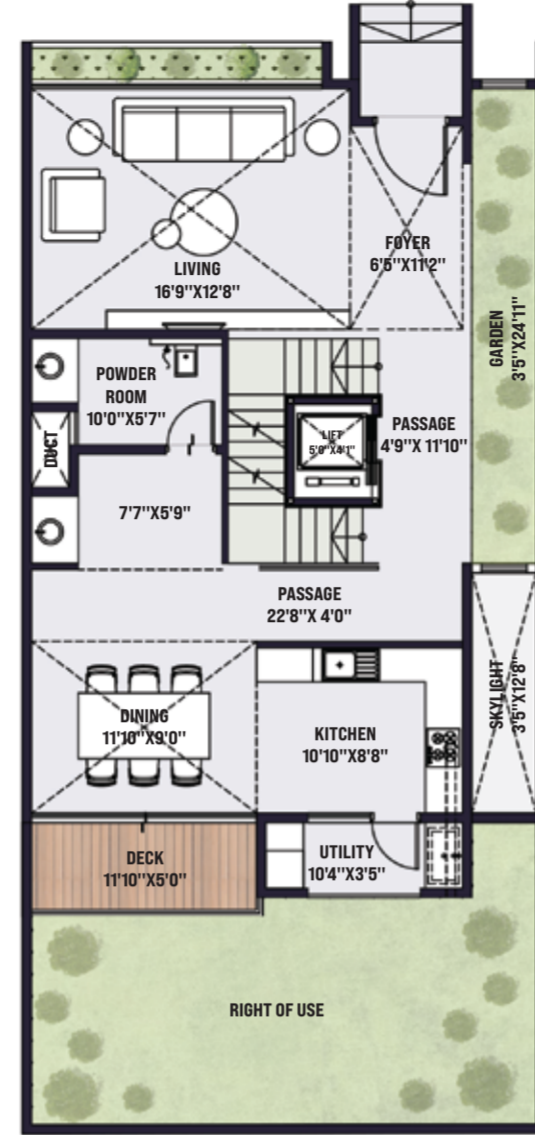
SECOND FLOOR

# NORTH FACING VILLAS WITH BACKYARD

SBA: 4605 SFT  
VILLAS: 91-95



BASEMENT FLOOR



GROUND FLOOR

# EAST FACING VILLA WITH BACKYARD

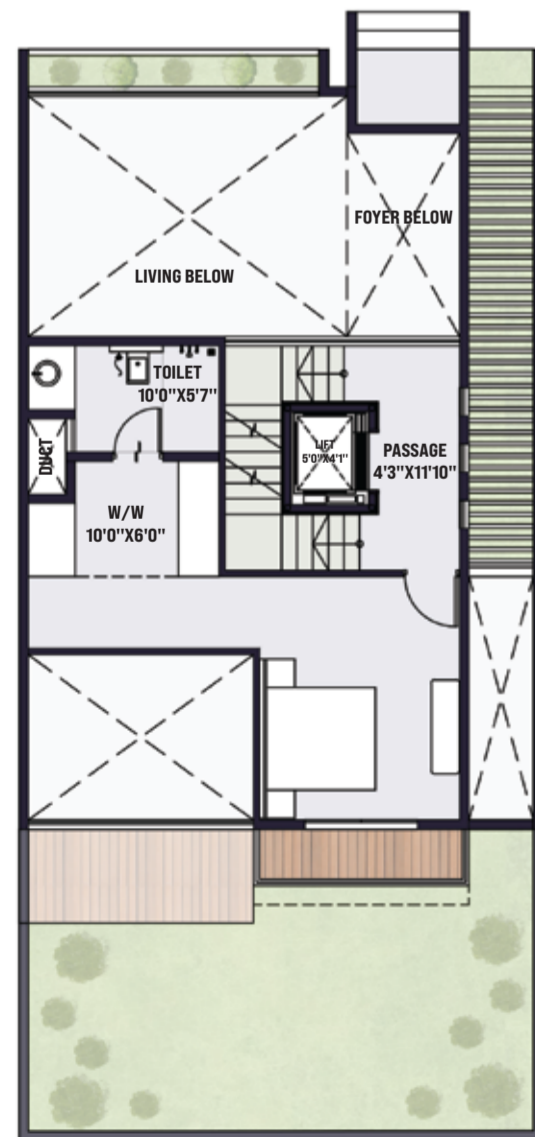
SBA: 4415 SFT  
VILLAS: 96-110



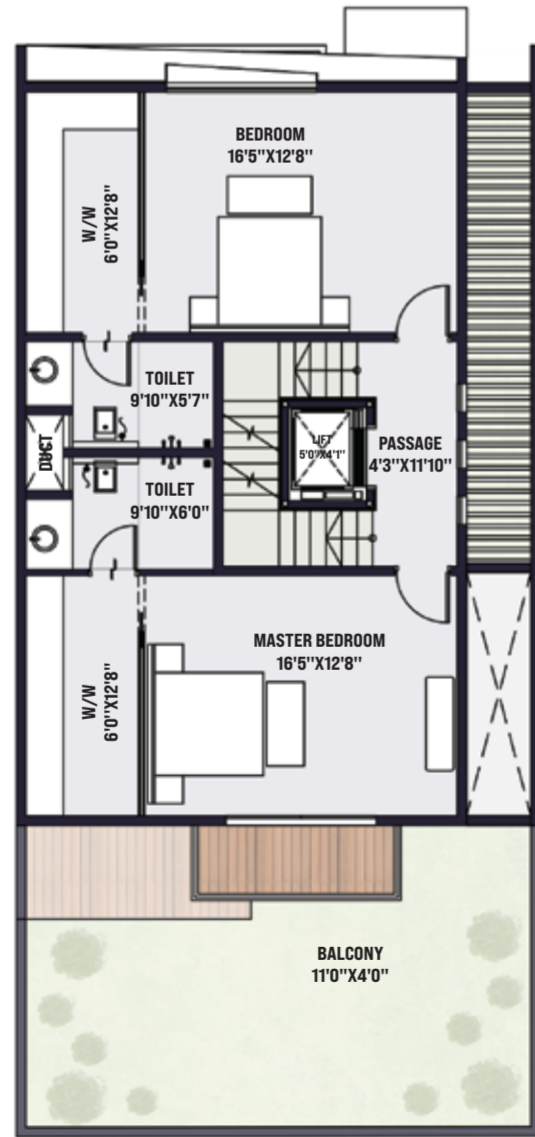
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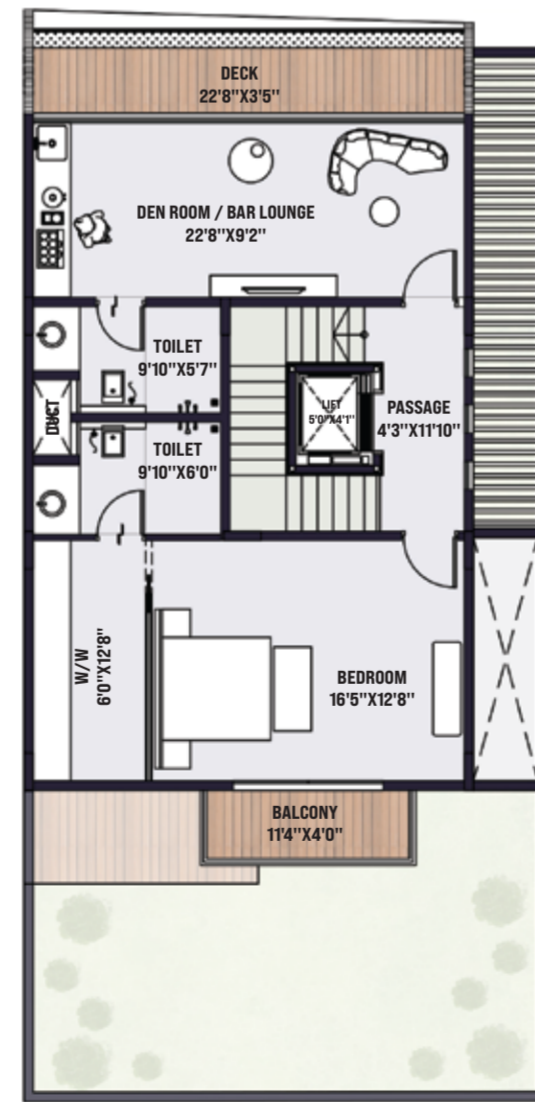
GROUND FLOOR



MEZZANINE FLOOR



FIRST FLOOR



SECOND FLOOR



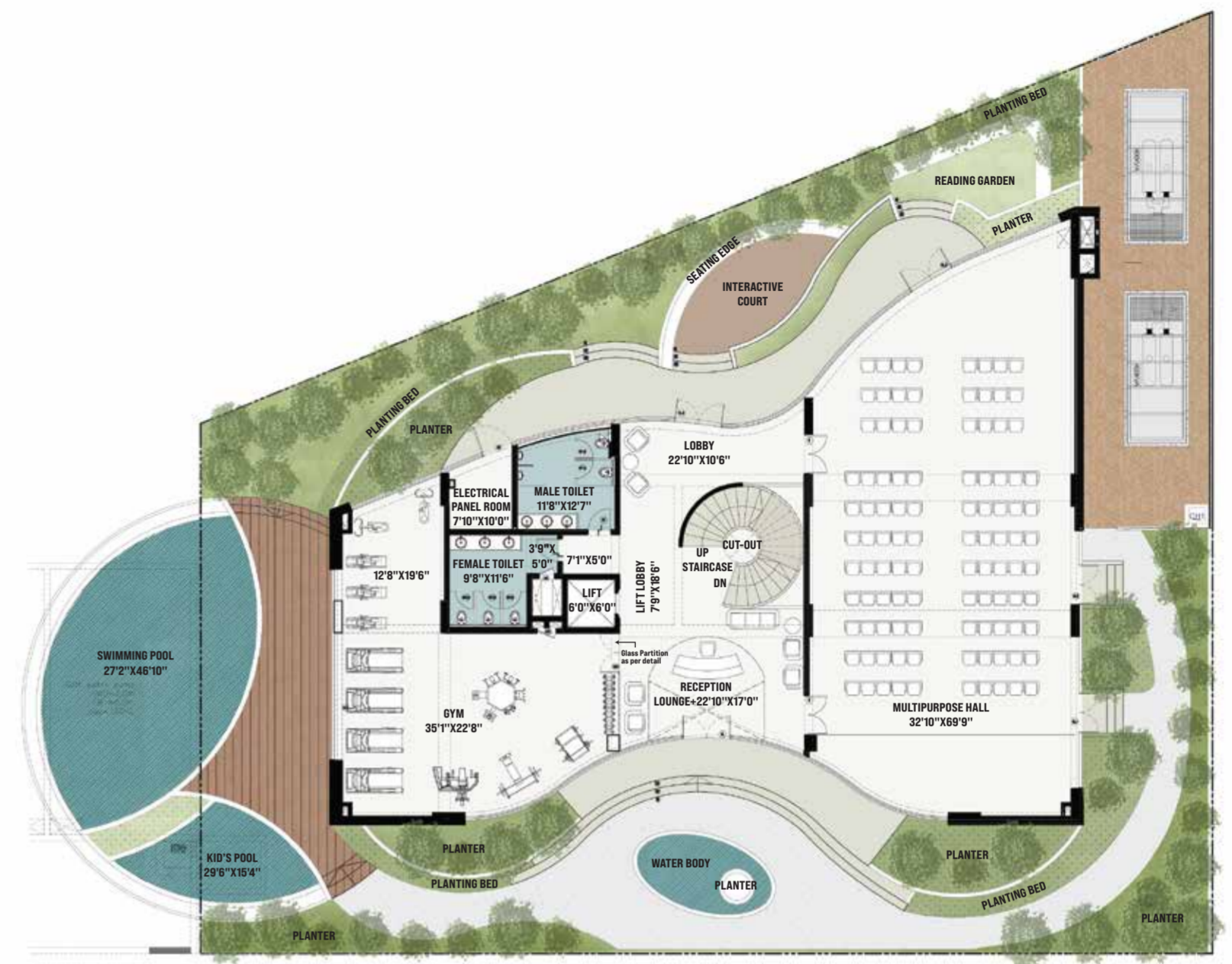
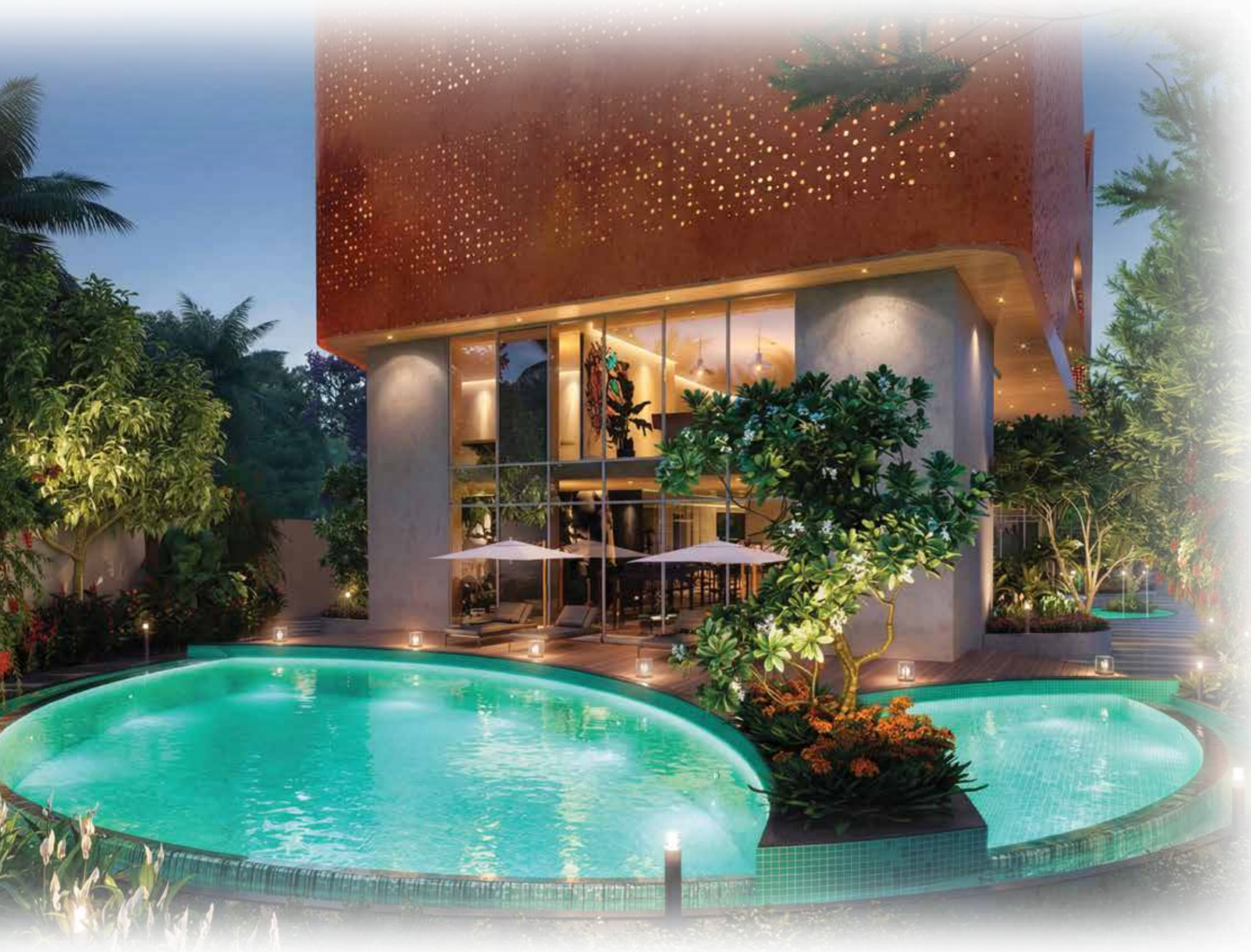
MEZZANINE FLOOR



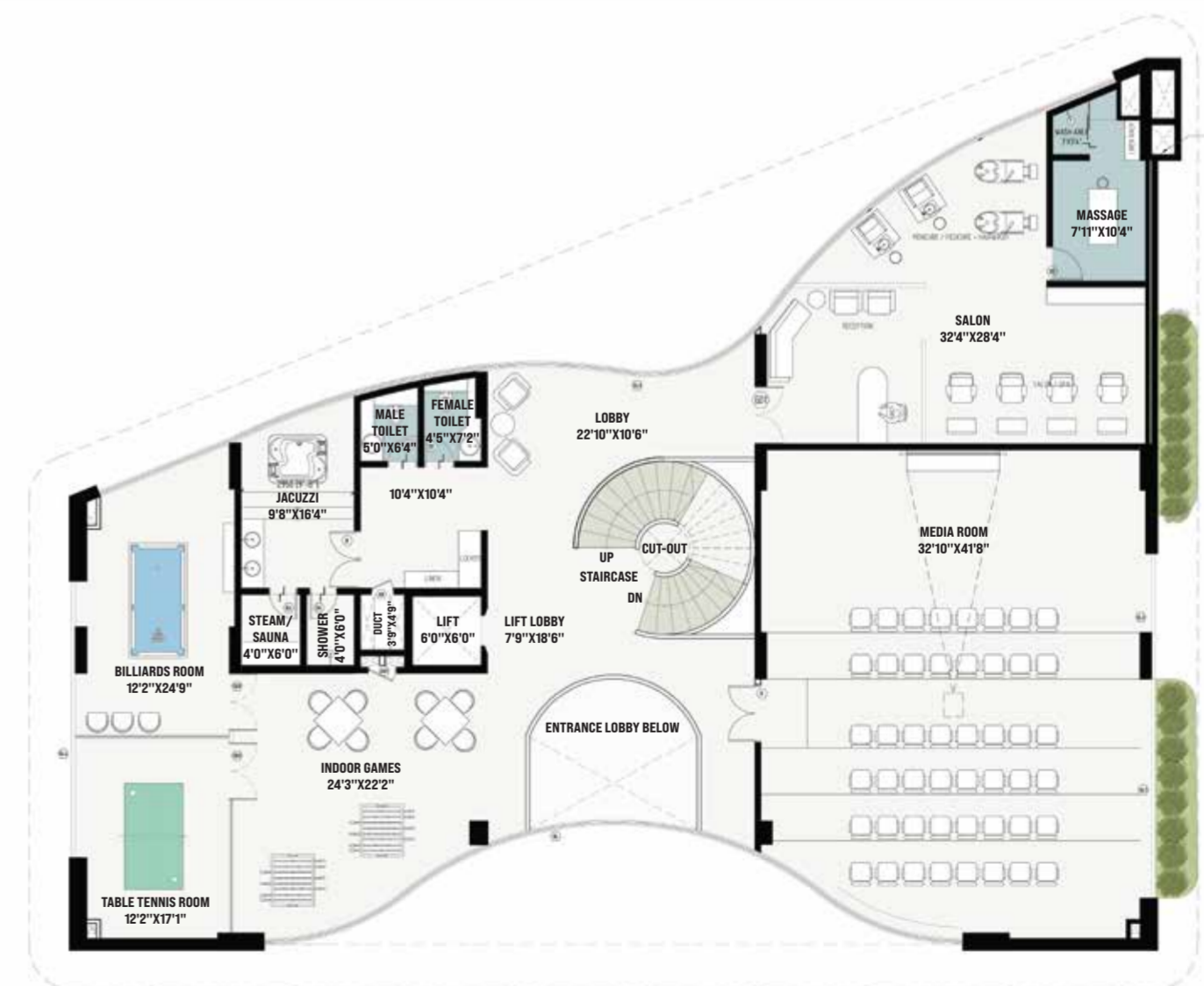
FIRST FLOOR



SECOND FLOOR



CLUB HOUSE GROUND FLOOR PLAN



CLUB HOUSE FIRST FLOOR PLAN

## LEGENDS

- SWIMMING POOL
- GYM
- MULTIPURPOSE HALL
- SALON
- MEDIA ROOM
- JACUZZI
- BILLIARDS ROOM
- TABLE TENNIS ROOM
- INDOOR GAMES
- PICKLEBALL COURT
- COFFEE SHOP
- MULTIPURPOSE COURT
- LIBRARY
- SQUASH COURT
- BADMINTON COURT
- MEDITATION / YOGA ROOM
- SQUASH COURT
- DAYCARE
- BAR LOUNGE
- GUEST ROOM
- SUITE ROOM
- TERRACE PARTY AREA
- OPEN BAR AREA
- BASKETBALL COURT



CLUB HOUSE SECOND FLOOR PLAN



CLUB HOUSE FOURTH FLOOR PLAN



CLUB HOUSE THIRD FLOOR PLAN



CLUB HOUSE TERRACE FLOOR PLAN

# SPECIFICATIONS & FIXTURES

## STRUCTURE

- RCC framed structure with solid block masonry.
- 150 mm thick external walls and 100 mm thick internal partition walls.

## DOORS

**Make:** Monvin India Pvt. Ltd.

- **Main Door:** Engineered wooden frame and shutter with veneer finish, polished with PU lacquer.
- **Bedroom Doors:** Engineered wooden frame and shutter with veneer finish, polished with PU lacquer.
- **Toilet Doors:** Engineered wooden frame and shutter, with veneer finish on one side and laminate finish on the other.
- **Servant/Utility Door:** Engineered wooden frame and shutter, with veneer finish on one side and laminate finish on the other.

## DOOR HARDWARE

- All hardware (handles, hinges, etc.) by **Dorset** or equivalent.

## WINDOWS

- **Tostem** or equivalent make.

## FLOORING / DADO

- **Foyer, Living, Dining:** Italian marble.
- **Kitchen:** Italian marble.
- **Utility:** Anti-skid vitrified tiles (Kajaria or equivalent).
- **Master Bedroom:** Laminated wooden flooring.
- **Other Bedrooms:** Marble-texture vitrified tiles (Kajaria or equivalent).
- **Balconies:** Anti-skid, wood-finish vitrified tiles (Kajaria or equivalent).
- **Master Bathroom:** Vitrified tiles as per selection (Kajaria or equivalent).
- **Other Bathrooms:** Vitrified tiles as per selection (Kajaria or equivalent).
- **Servant Room:** Vitrified tiles as per selection (Kajaria or equivalent).
- **Servant Toilet:** Anti-skid vitrified tiles as per selection (Kajaria or equivalent).
- **Dado – Bathrooms, Servant Toilet & Utility:** Vitrified tiles as per selection (Kajaria or equivalent).
- **Entrance Lobby:** Flame-finished granite.
- **Elevation Cladding:** Laterite cladding tiles.
- **Staircase:**
  - Tread: Marble
  - Riser: Tile
  - Skirting: Marble

## KITCHEN

- Hot and cold water mixer (Kohler or equivalent).
- Instant geyser provision.
- Kitchen platform not provided.



## BATHROOMS

**Ceramic fittings – TOTO | CP fittings – Kohler or equivalent**

- Hand shower/shower head in all bathrooms.
- Countertop washbasins for all bathrooms.
- Wall-mounted EWCs with concealed flush tanks.
- Hot and cold water mixers for washbasins and showers.
- Chrome-plated fittings (Kohler or equivalent).
- False ceiling: Calcium silicate board.

## PAINTING

- **Internal Walls & Ceilings:** Premium emulsion (Asian Paints).
- **External Walls:** Texture paint.

## ELECTRICAL

- Modular switches – Legrand.
- DG power backup for all units (excluding AC and geyser).

## HVAC

- Provision only.

## HOME AUTOMATION & SECURITY (Legrand)

- Intercom facility to guardhouse, main lobby, and other units within the project.
- Electronic door access control for main door.
- Video sub-phone in master bedroom.
- Lighting controls.
- Curtain controls.

## EXTERNAL SECURITY

- 24-hour manned security.
- CCTV at strategic points (lift, lobby, ramp, etc.).
- Perimeter camera surveillance.
- Visitor management system.

## RAILINGS

- Staircase: Glass railing with SS handrail (Saint-Gobain or equivalent).
- Balconies: Glass railing without handrail (Saint-Gobain or equivalent).

## LIFT

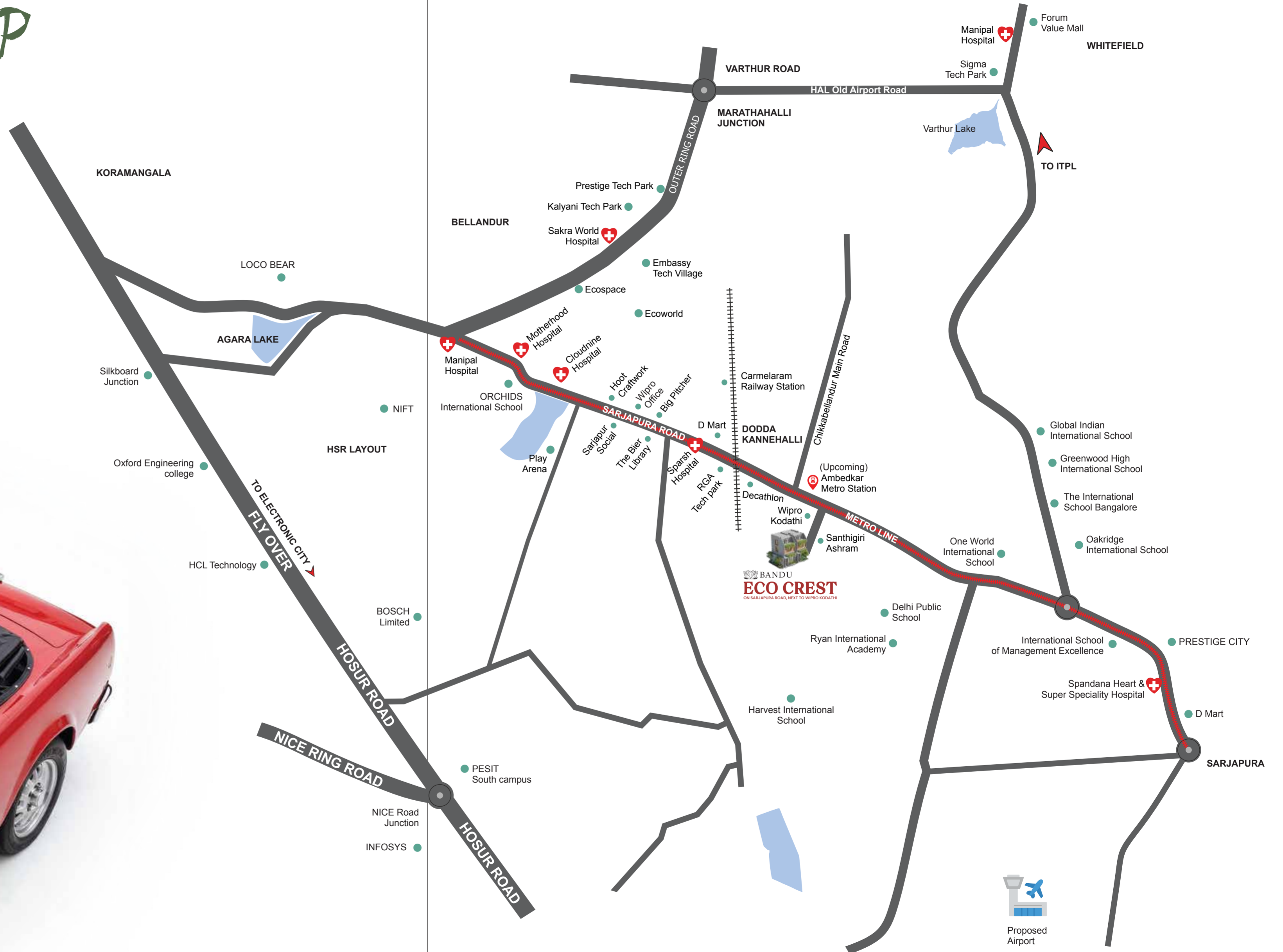
- Lexus or equivalent (3–4 passengers).

## DISCLAIMER:

- The project is sanctioned under the group-housing scheme of BDA
- The selection and allotment of unit is subject to realization of booking cheques, subject to availability and final confirmation from Snark Developers and allocation of such units will be at the sole discretion of Snark Developers.
- Snark Developers reserves the right to release only a specific number of units during the pre-launch stage and subsequently at different points of time. Snark Developers reserves the right to name each type of villa by a different name and market them accordingly
- All marketing collaterals/ brochures are only indicative and conceptual in nature. Errors & Omissions Excepted

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# LOCATION MAP





DESIGN. DEVELOP. DELIVER.

## YOUR ALL-IN-ONE ARCHITECTURE & DEVELOPMENT PARTNER

SNARK Developers Real Estate Company is a trusted leader in the property market, dedicated to delivering exceptional real estate solutions. With a commitment to excellence, integrity, & customer satisfaction, SNARK Developers offers a comprehensive range of services, including residential and commercial sales, property management, and investment consulting.

Our experienced team of professionals understands the complexities of the real estate market and works tirelessly to meet the unique needs of each client. Whether you're buying your dream home, selling property, or seeking investment opportunities, SNARK Developers ensures a seamless and rewarding experience.

Driven by innovation and local market expertise, we leverage the latest technology and data-driven strategies to provide clients with informed decisions and optimal results. At SNARK Developers, we believe in building long-term relationships based on trust, transparency, and personalized service. Your property goals are our priority, and we're here to guide you every step of the way.





## BANDU | ECO CREST

### **Project Address**

Sy No. 181 & 182, Next to Wipro SEZ Kodathi, Kodathi Village, Sarjapura Road, Bangalore, Karnataka, 560035.

### **Office Address**

No.5, 4th A Cross, Green Glen Layout, Bellandur, Bangalore, Karnataka, 560103.

**RERA No: PRM/KA/RERA/1251/446/PR/020925/008054**

Phone No: **9731991992/3** | Email ID: **enquiry@bandu.in** | Website: **www.bandu.in**

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The amenities, specifications, facilities, surrounding infrastructure, stock images and features shown and/or mentioned and the image renders used herein are purely indicative and for representational purposes and may differ from the actuals. Products, features, light fittings, pictures, images, etc. shown as illustrations are for reference only. The colours, shades of walls, tiles etc. shown in the images are for the purpose of representation only and may vary upon actual construction. The purpose of this brochure is to indicate to the customers the extent of the amenities and facilities that may come up in the project as per the present approved layout. Any prospective sale shall strictly be governed by the terms and conditions of the agreement for sale to be entered into between the parties.