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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.

BEYOND
WALLS, INTO A WORLD OF LUXURY



2, 2.5 AND 3 BHK PREMIUM APARTMENTS

WHERE Luxury

MEETS THE HEART OF
DIVINE HARMONY

ishtika
VIBRANIUM

Ishtika Vibranium derives its name from two powerful ideas—Ishtika, means 'brick' in Sanskrit, symbolizes strength, foundation, and timeless craftsmanship, while Vibranium, inspired by the legendary metal, stands for innovation, resilience, and futuristic thinking. Together, the name reflects our philosophy: blending enduring values with cutting-edge design to build spaces that are both rooted and forward-looking.

As the developer behind Anahata, our flagship luxury apartment project in Bengaluru, Ishtika Vibranium stands for more than just construction—we stand for trust. With a design-first approach, uncompromising quality, transparent processes, and a deep commitment to sustainability, we aim to craft not just homes but lasting experiences. Our leadership brings decades of real estate expertise, ensuring that every detail—from foundation to finish—is driven by integrity and excellence.



Anahata

INSPIRED BY THE TWELVE-PETALED LOTUS THAT SYMBOLIZES THE SPIRITUAL HEART CHAKRA, ANAHATA IS MORE THAN JUST A RESIDENCE.



Lifestyle
BEYOND
THE
ORDINARY



Each home reflects a petal's essence – peace, joy, compassion, and grace – brought together in a timeless architectural symphony.



Each residence at Anahata is more than just a home

– it is a sacred space that echoes the soul of the twelve-petaled lotus.

Every petal symbolizes a divine virtue: peace, joy, compassion, love, grace, harmony, clarity, balance, kindness, forgiveness, bliss, and trust. These are not just ideas – they are emotions woven into the very fabric of your living experience.

From the flow of space to the natural light that dances across your floors, from the thoughtful detailing to the serene views beyond your windows – every element is a reflection of balance and purpose.

JUST LIKE THE LOTUS OPENS ITS PETALS TO THE SUN, YOUR HOME OPENS YOU TO A LIFESTYLE THAT'S CENTERED, CALM, AND DEEPLY FULFILLING.

TWELVE PETALS.
ONE
Sacred
HOME

Master PLAN!

WHERE EVERY ELEMENT HAS
A PURPOSE

A thoughtfully orchestrated
layout, where every space
blooms with intention.

The masterplan of Anahata is
designed to harmonize
architecture with nature –
creating seamless transitions
between privacy, community,
and soulful living.



DESIGNED FOR LIFE
PLANNED FOR THE FUTURE

LEGENDS

1. MAIN ENTRANCE
2. WATER FEATURE
3. ISLAND
4. SEATING UNDER TREE
5. GRID PLANTING WITH SEATING
6. CHILDREN PLAY AREA
7. CYCLE TRACK FOR KIDS
8. MINI FOOT BALL COURT
9. HALF BASKET BALL COURT
10. LAWN TENNIS COURT
11. SAND VOLLEY BALL
12. CLUBHOUSE/SWIMMING POOL
13. AMPHITHEATER
14. COVERED PAVILION
15. CRICKET NET
16. FITNESS STATION
17. HERBAL PLANTS WITH SEATING
18. CAMP FIRE
19. PETS PARK
20. SKATING RINK
21. SWING
22. CYCLING TRACK
23. JOGGING TRACK
24. DRIVEWAY
25. DROP OFF ZONE



1-12 FLOORS

S No:	CA	B&W A	TUA	SBA	FACING	TYPE
1	925	140	1065	1556	West	3 BHK 2T
2	949	140	1089	1591	West	3 BHK 2T
3	895	140	1035	1540	North	3 BHK 2T
4	1073	135	1208	1758	North	3 BHK 3T
5	1038	115	1153	1670	East	3 BHK 3T
6	1052	110	1162	1690	East	3 BHK 3T



1-12 FLOOR

S No:	CA	B&W A	TUA	SBA	FACING	TYPE
1	693	127	820	1197	West	2 BHK
2	1068	99	1167	1692	East	3 BHK 3T
3	930	119	1049	1531	North	3 BHK 2T
4	940	97	1037	1511	North	3 BHK 2T
5	940	97	1037	1511	North	3 BHK 2T
6	1052	130	1182	1721	North	3 BHK 3T
7	1023	154	1177	1710	East	3 BHK 3T
8	693	127	820	1197	West	2 BHK





1-12 FLOOR

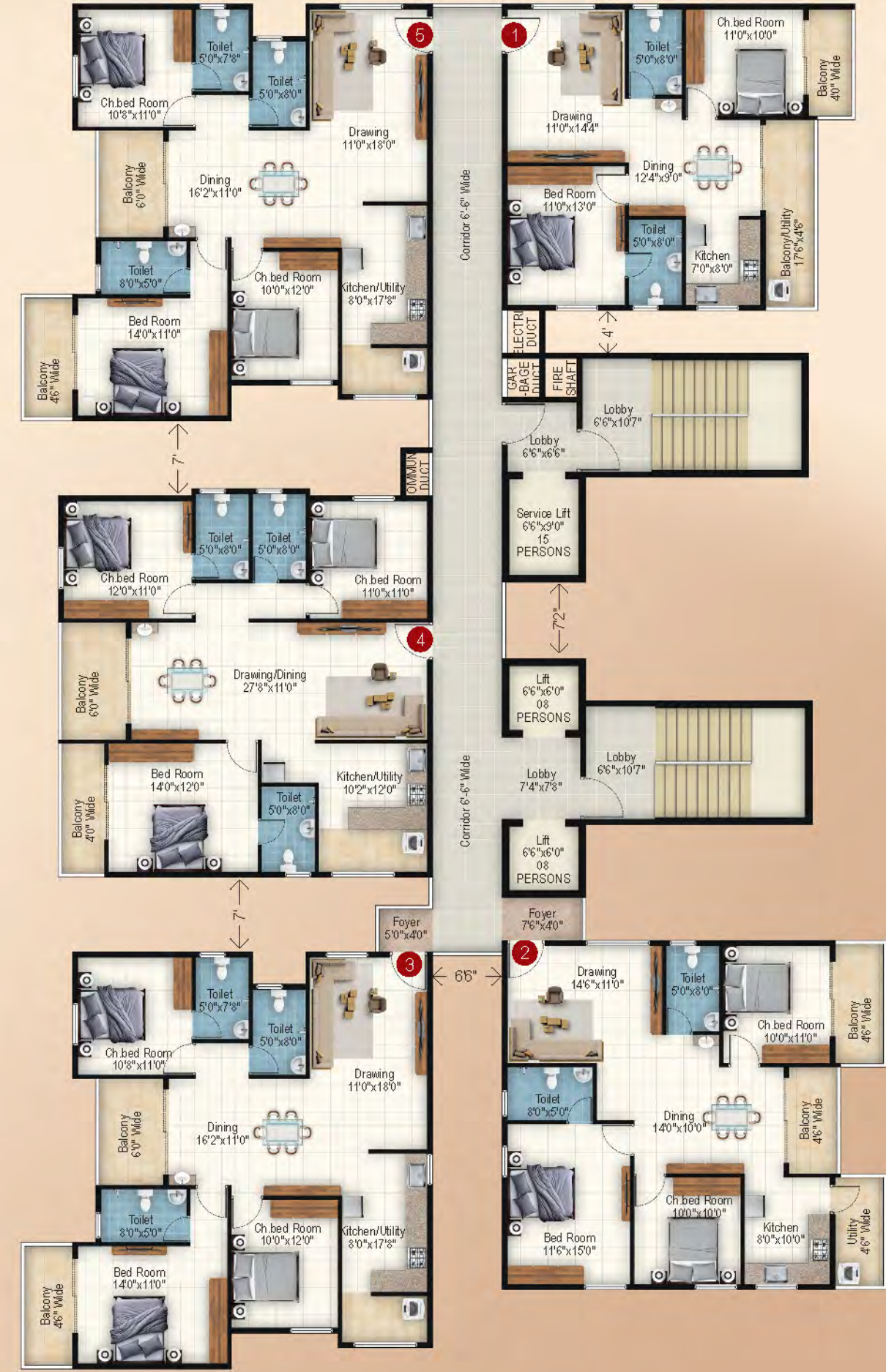
S No:	CA	B&W A	TUA	SBA	FACING	TYPE
1	693	127	820	1189	West	2 BHK
2	1068	99	1167	1692	East	3 BHK 3T
3	930	119	1049	1531	North	3 BHK 2T
4	940	97	1037	1511	North	3 BHK 2T
5	940	97	1037	1511	North	3 BHK 2T
6	1052	121	1173	1710	North	3 BHK 3T
7	1023	154	1177	1710	East	3 BHK 3T
8	693	127	820	1197	West	2 BHK



BLOCK FLOOR PLAN

1-12 FLOOR

S No:	CA	B&W A	TUA	SBA	FACING	TYPE
1	684	119	803	1176	West	2 BHK
2	894	141	1035	1548	North	3 BHK 2T
3	1052	130	1182	1721	North	3 BHK 3T
4	1038	115	1153	1670	East	3 BHK 3T
5	1052	110	1162	1690	East	3 BHK 3T

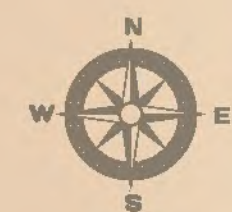


BLOCK FLOOR PLAN

E BLOCK
FLOOR
PLAN

1-12 FLOOR

S No:	CA	B&W A	TUA	SBA	FACING	TYPE
1	757	113	870	1279	West	2 BHK
2	684	124	808	1182	West	2 BHK
3	684	124	808	1212	North	2 BHK
4	714	83	797	1164	North	2 BHK
5	798	50	848	1241	East	2 BHK
6	369	36	405	605	East	1 BHK
7	798	50	848	1241	East	2 BHK



Each residence at Anahata is a masterstroke it's an -

Icon OF REFINED GRANDEUR

With expansive balconies, walk-in wardrobes, home automation systems, and bespoke interiors, your home is your private retreat tailored to perfection.

≈ 05

ACRES

440

UNITS

2BHK

1164 - 1279 SQ_FT

3BHK^{2T}

1511 - 1591 SQ_FT

3BHK^{3T}

1670 - 1758 SQ_FT



INSPIRED BY THE LOTUS.

Crafted

FOR THE SOUL



WELCOME TO A LIFE IN BLOOM.
WELCOME TO ANAHATA.

At Anahata, this inspiration is translated into architecture that does more than shelter – it nurtures. Every line, curve, and space is designed not just for living, but for inner alignment. From tranquil balconies that open to the breeze, to meditative greenscapes and flowing pathways, your surroundings invite stillness, connection, and renewal.

THE
Heart
OF TOGETHERNESS



Rooted in ancient symbolism and elevated through modern design, Anahata draws its essence from the timeless purity of the twelve-petaled lotus – a flower that rises above the water, untouched, graceful, and radiant.





A GRAND WELCOME TO CALM AND CONNECTION.

Step into an atmosphere of elegance, where timeless design meets soulful tranquility. The clubhouse lobby is crafted to soothe the senses and elevate every arrival with grace.



INDOOR
AMENITIES

- | | | |
|-----------------------------|-----------------------|----------------------------------|
| 01. Snooker/Billiards Table | 07. Badminton Court | 13. Administration Office |
| 02. Table Tennis | 08. Convenience Store | 14. Café |
| 03. Party Hall | 09. Health Centre | 15. Kids Interactive Room/Crèche |
| 04. Yoga/Aerobics Room | 10. Party Deck | 16. Mini Theater |
| 05. Indoor Games Room | 11. Coworking Space | 17. Guest Bedrooms |
| 06. Gymnasium | 12. Spa/Saloon | 18. Library |

Immerse yourself in serenity as calm waters reflect the sky above and peace within. The infinity-edge pool is crafted for quiet indulgence, where every ripple soothes and elevates.



A safe world for little hearts to dream and play

Joy

FINDS WINGS





Where Conversations Brew Over Comfort

A Space

THAT ADAPTS

Whether it's celebration, culture, or community, the multipurpose hall is designed to host life's beautiful moments. With elegant interiors and flexible design, it's where connections are deepened and memories are made.



Let Every Breath Ground You. Let Every Step Liberate You.

EVERY
Step
IN SYNC



Channel your energy, refine your technique, and reconnect with the joy of the game.

WHERE EVERY
Shot
BEGINS IN STILLNESS





WHERE LIGHTNESS MEETS PRECISION

Step into a space designed for agility, focus, and flow. The badminton court at Anahata lets you move with grace and compete in style, all under a canopy of calm energy.



WHERE PASSION FINDS THE FIELD

A turf where every kick, pass, and goal echoes with spirit. The football court is crafted for free play and fierce energy – a celebration of movement, teamwork, and joy.



RISE ABOVE. PLAY BEYOND.

From the perfect bounce to the final shot, the basketball court is your arena to elevate both game and spirit. Built for rhythm, energy, and that sweet sound of the net.





Crafted with Precision. Designed for a Lifetime.

EVERY
Detail
REFLECTION OF EXCELLENCE

At Anahata, every specification reflects an unwavering commitment to quality, detail, and timeless elegance.

From premium finishes to thoughtfully chosen materials, every element is handpicked to ensure a living experience that is as enduring as it is exquisite.



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 (Reputed brand as per architect design).
Anti-skid ceramic/vitrified tiles for toilets, utility & Balcony
Granite for staircase.



KITCHEN
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 french door 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.



PLUMBING & SANITARY
Kohler or equivalent brand or equivalent sanitary fittings (wall mounted).
Kohler or equivalent brand 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 are provided in the master bedroom and living area for 2BHK units, and in the master bedroom, kids' bedroom, and living area for 3BHK units.
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 (MCB) 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 is provided for 1, 2, and 3 BHK units, elevators, and common areas such as corridors, parking, and pumps.
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)



SECURITY
Round the clock security.
CCTV surveillance.



PLASTERING
Cement Mortar with Sand Face plaster for external walls/ ceiling.
Cement Mortar with wall putty for internal walls and ceiling



LIFTS
Each block is equipped with suitably sized two passenger lifts and one service lift from a reputed brand.



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 Convertor.



RAILINGS AND GRILLS
For Staircases -Railings as per design
For All Balconies-Railings as per design



RAINWATER HARVESTING
Common rainwater harvesting system as per municipal/local authority guidelines



Parking
Parking for apartment owners, Sufficient guest parking.

Close
TO EVERYTHING



Anahata is nestled in a prime location that balances urban connectivity with peaceful living. With schools, hospitals, shopping, and transit hubs just minutes away, you stay effortlessly connected – while returning each day to a world designed for calm, clarity, and comfort.



Scan QR code for location