



LIVING MADE RADIANT
3 BHK HOMES

A PROJECT BY





A COURTYARD OF *Experiences*

Welcome to the Courtyard of Life—where the home of your dreams is well within your reach.

Nestled in the tranquil and secluded settings of Village Kodathi, our expansive 3 BHK residences are designed to offer you not just space but an abundance of amenities and comforts. It's your gateway to elevated living, marked by elegance and exclusivity, crafted to be nothing short of extraordinary.



Image for representational purpose only.

A COURTYARD OF *Enjoyment*

A space crafted to elevate the essence of joyful living to new heights. Thoughtfully curated homes, designed with a focus on recreation, leisure, and pure enjoyment.



LIVING SPACES MADE
Captivating



GRAND ENTRANCE

Artistic Impression



LIFE AT
its finest!



MASTER PLAN

LEGENDS

1. Entry
2. Entry Plaza
3. Visitors' Parking
4. Entry Ramp
5. Clubhouse
6. Clubhouse Plaza
7. Swimming Pool
8. Central Landscape
9. Amphitheatre
10. Block Entries
11. Exit Ramp
12. Exit
13. Multipurpose Court
14. Badminton Court
15. Jogging Track
16. Elders' Zone with Seating
17. Reflexology Path
18. Sky-lit Seaters
19. Kids' Play Area with Sand Pit
20. Yoga and Meditation Deck
21. Pickleball Court



Note: The brochure images are for representation purposes and actual units and areas may vary. Get in touch with us for more information



MOMENTS
AND MEMORIES
dive deep



THE COURT
for victory

BASKETBALL COURT

Artistic Impression



THE PERFECT SPACE
to unwind



THE PERFECT PLACE FOR
everlasting celebrations



FITNESS GOALS
now achieved



FEAST AWAY
to glory!



GET THE MASTERMIND
to work



OUTDOOR AMENITIES

- Entry and clubhouse plaza
- Visitors' parking
- Swimming pool
- Sky-lit seaters
- Amphitheatre
- Elders' zone with seating
- Reflexology Path
- Badminton Court
- Yoga and Meditation Deck
- Multipurpose Court
- Jogging track
- Kids' play area with sand pit
- Pickleball court

CLUBHOUSE AMENITIES

- Multipurpose Hall
- Entry Lounge
- Indoor games
- Gym



Image for representational purpose only.



A COURTYARD OF *Harmony*

Here, expansiveness is the norm, and blissfulness is the standard.

Our elegantly designed homes blend the ancient wisdom of Vaastu Shastra with modern architectural brilliance, allowing for abundant natural light and ventilation throughout the day, thanks to a thoughtful 2-meter gap between all units.

With no shared walls, each residence ensures uninterrupted privacy—creating a sanctuary of peace that lasts a lifetime. This is what it truly means to live a life unparalleled.



Artistic Impression





STRUCTURE

RCC framed structure with cement brick work to withstand Wind and Seismic Loads

MASONRY

External Wall

Cement concrete blocks of 200mm Thickness

Internal Wall

Cement concrete blocks of 100mm Thickness

PAINTING

Internal

Interior Emulsion paint of reputed make

External

Interior Emulsion paint of reputed make

DOORS & WINDOWS

Main Door & Internal Doors

High-end Engineered Wooden Door Frame & Shutter with premium finishes and hardware of reputed make

Utility Door

UPVC Door Frame of reputed profile sections with combination of Glass and waterproof panel

French Doors

UPVC frames with glass paneled sliding shutters with provision of mosquito track and designer hardware of reputed make

Windows

UPVC frames, with glass sliding/casement with provision of mosquito track and designer hardware of reputed make

RAILINGS

Balcony Railings

MS railing with paint finish

ELEVATORS/LIFTS

PASSENGER LIFTS

Specification

Passenger lifts of reputed make and one lift with a provision for stretcher bed on medical emergency

Flooring

Aesthetically designed flooring with granite/tile

CORRIDORS

Flooring & Skirting

Granite / large format tile for flooring & skirting

DRAWING ROOM/LIVING & DINING ROOM

Flooring & Skirting

Vitrified tile of reputed make

BEDROOMS

Flooring & Skirting

Vitrified tile of reputed make

TOILETS

Flooring

Anti-skid premium vitrified tiles of reputed make

Dado

Premium glazed/matt tiles as per design

Sanitary Fixtures

Reputed make like Kohler/equivalent

CP Fittings

Reputed make like Kohler/equivalent

Wash Basin

Reputed make like Kohler/equivalent

Provision for Exhaust Fan

KITCHEN

Flooring

Vitrified tiles

Sink

Stainless steel sink (Optional)

CP Fittings

Reputed make fittings of Kohler/equivalent

Water Provision

Separate municipal water tap along with treated borewell

Provision for Water purifier

Provision for Chimney

Provision for Exhaust Fan

UTILITIES

Flooring

Anti-Skid Vitrified tiles of reputed make

Dado

Vitrified tiles up to sill height

Provision for washing machine

BALCONY/SIT-OUT FLOORING

Flooring

Premium quality anti-skid tiles with wooden finish/rustic matt finish

STAIRCASE

Flooring

Granite/factory made vitrified tile of standard make for riser and thread

AIR CONDITIONING

Provision of AC in each Bedroom

ELECTRICAL FIXTURES

Internal Electrical Fixtures

- Provision of geysers shall be provided in all bathrooms
- Power plug for Hob, Chimney, Refrigerator, Microwave Ovens, Mixer/Grinders in Kitchen, Washing Machine & Dishwasher in Utility Area
- Plug points for T.V. & Audio Systems etc.
- Miniature Circuit Breakers (MCB) for each distribution boards of reputed make
- Modular switches of reputed makes like Legrand, Schneider or equivalent
- LED light fixtures of reputed make for all common areas & landscape area lighting

INTERNET

Internet

Provision for internet connection in each flat

CAR PARKING

Ample parking for all units with proper driveways and signage shall be provided

Provision for EV charging & car wash

FACILITIES FOR DIFFERENTLY-ABLED

Access ramps shall be provided for differently-abled

POWER BACK-UP

- 100% DG Set backup for lighting and low voltage equipments (except Air Conditioning/Geyser) with acoustic enclosure & auto change over

STP & WTP

- A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project
- A Water Treatment plant of adequate capacity as per requirement will be provided inside the project
- Rain Water Harvesting Pits at regular intervals provided for recharging ground water levels as per the norms

SECURITY/BMS

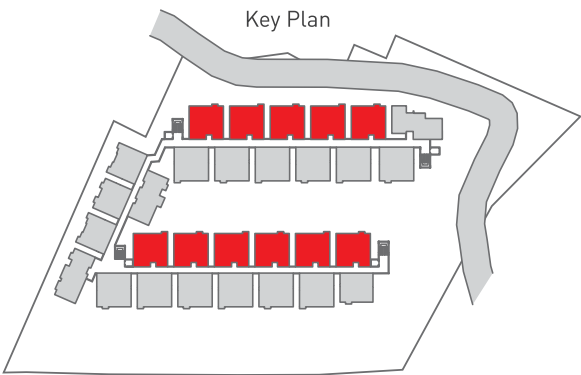
- Round-the-clock security for surveillance
- Panic button is provided in the lifts connected to the security room
- Surveillance cameras at the main security, entrance block & common areas as per design

SOLAR POWER

- Solar power is provided and is connected to common area grid for optimization of power consumption

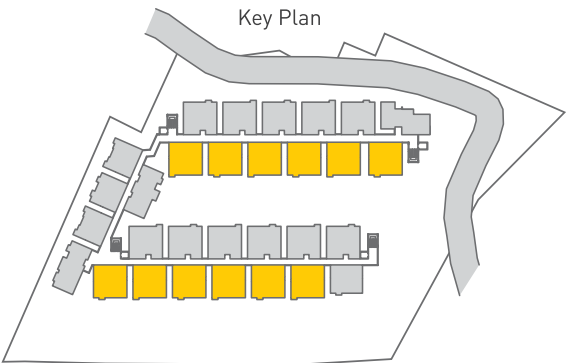


3 BHK EAST 1



1663 SQ.FT.*

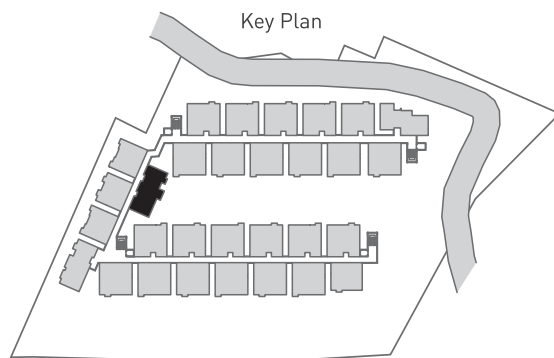
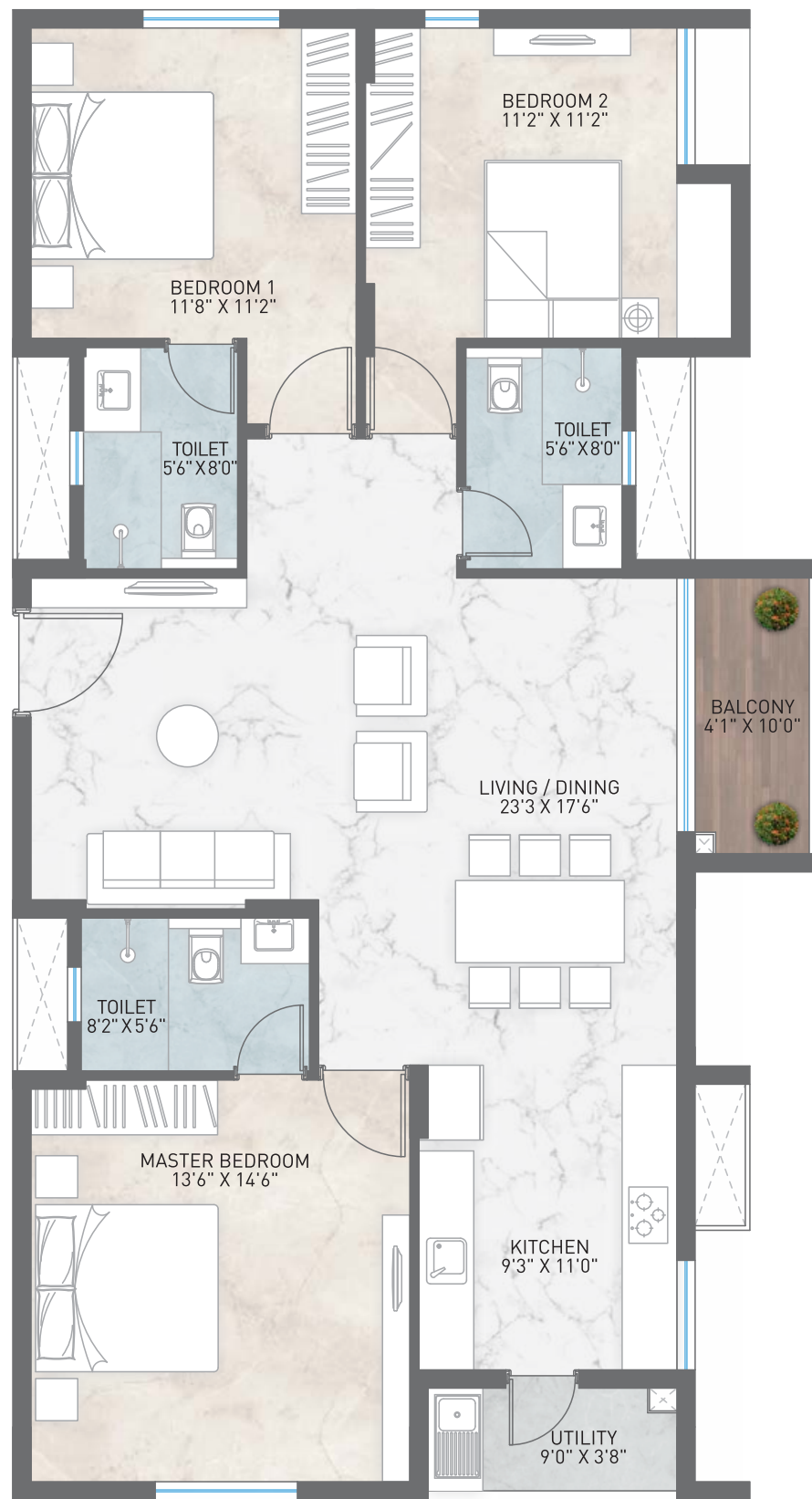
3 BHK NORTH 1



1713 SQ.FT.*

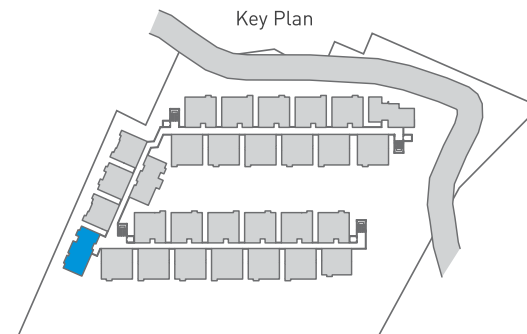


3 BHK WEST 1



1731 SQ.FT.*

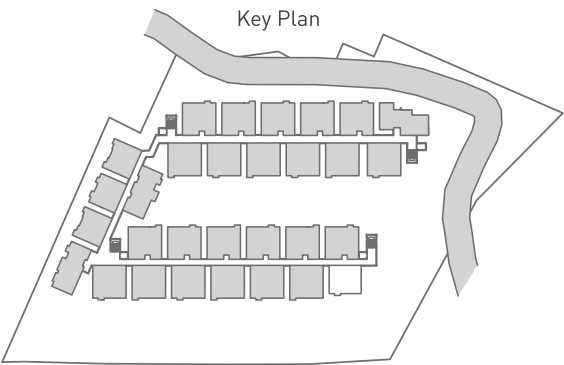
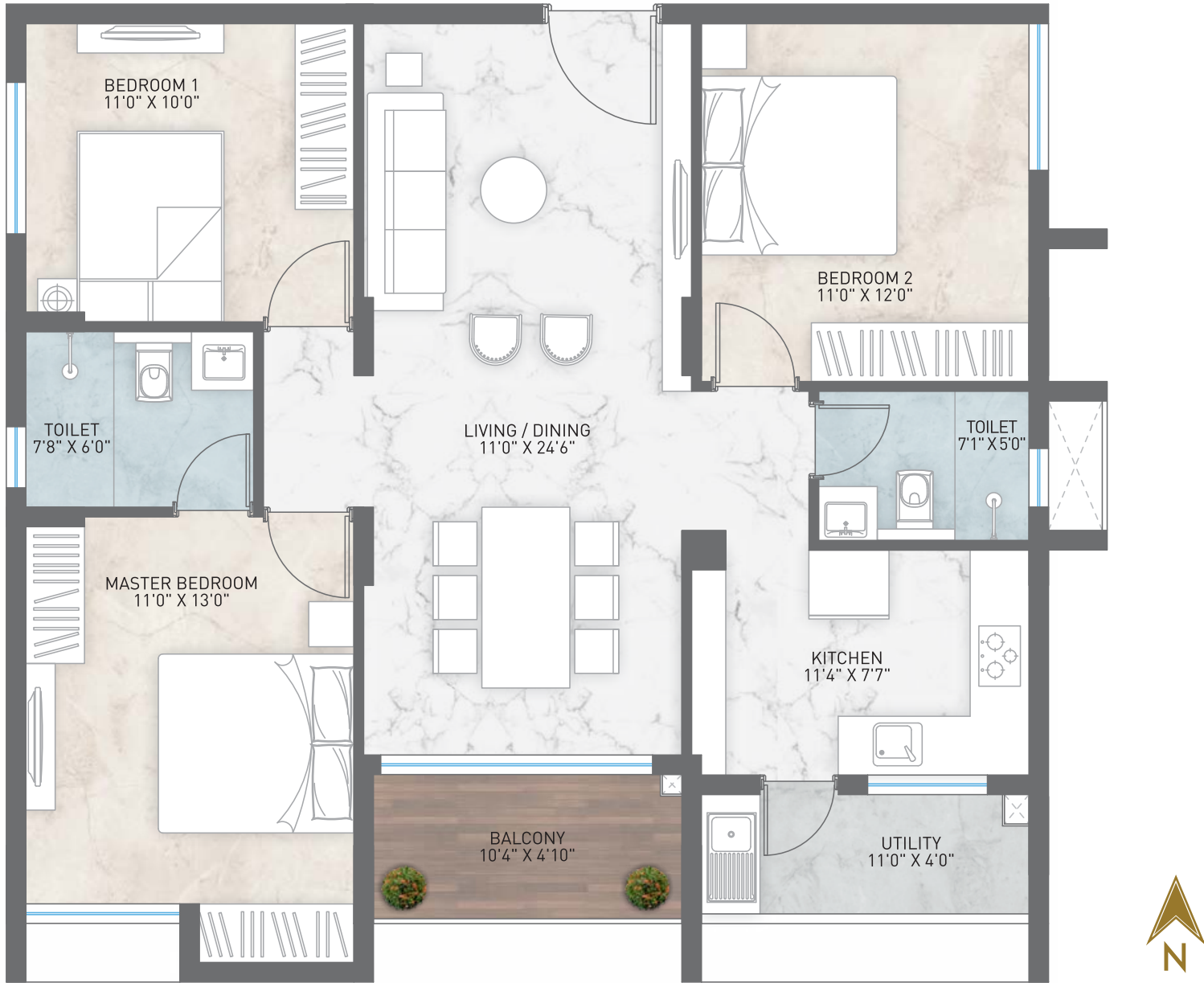
3 BHK EAST 2



1700 SQ.FT.*

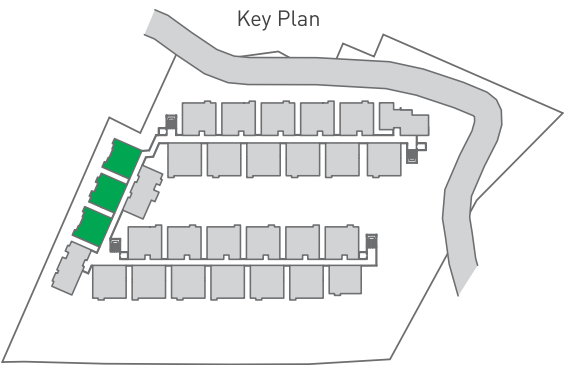


3 BHK NORTH (2 TOILETS)



1417 SQ.FT.*

3 BHK EAST (2 TOILETS)



1381 SQ.FT.*

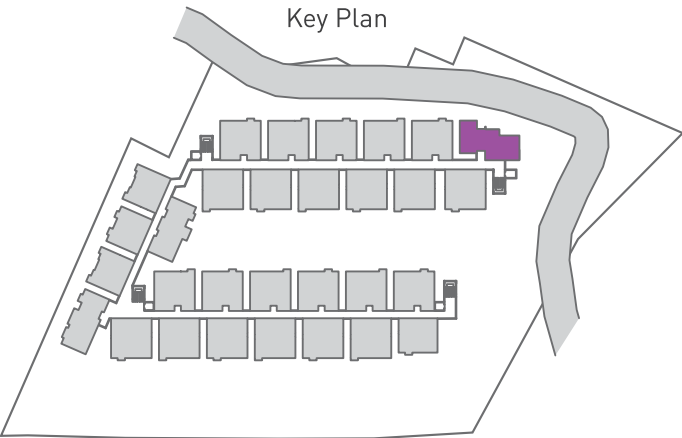




3 BHK WEST 2

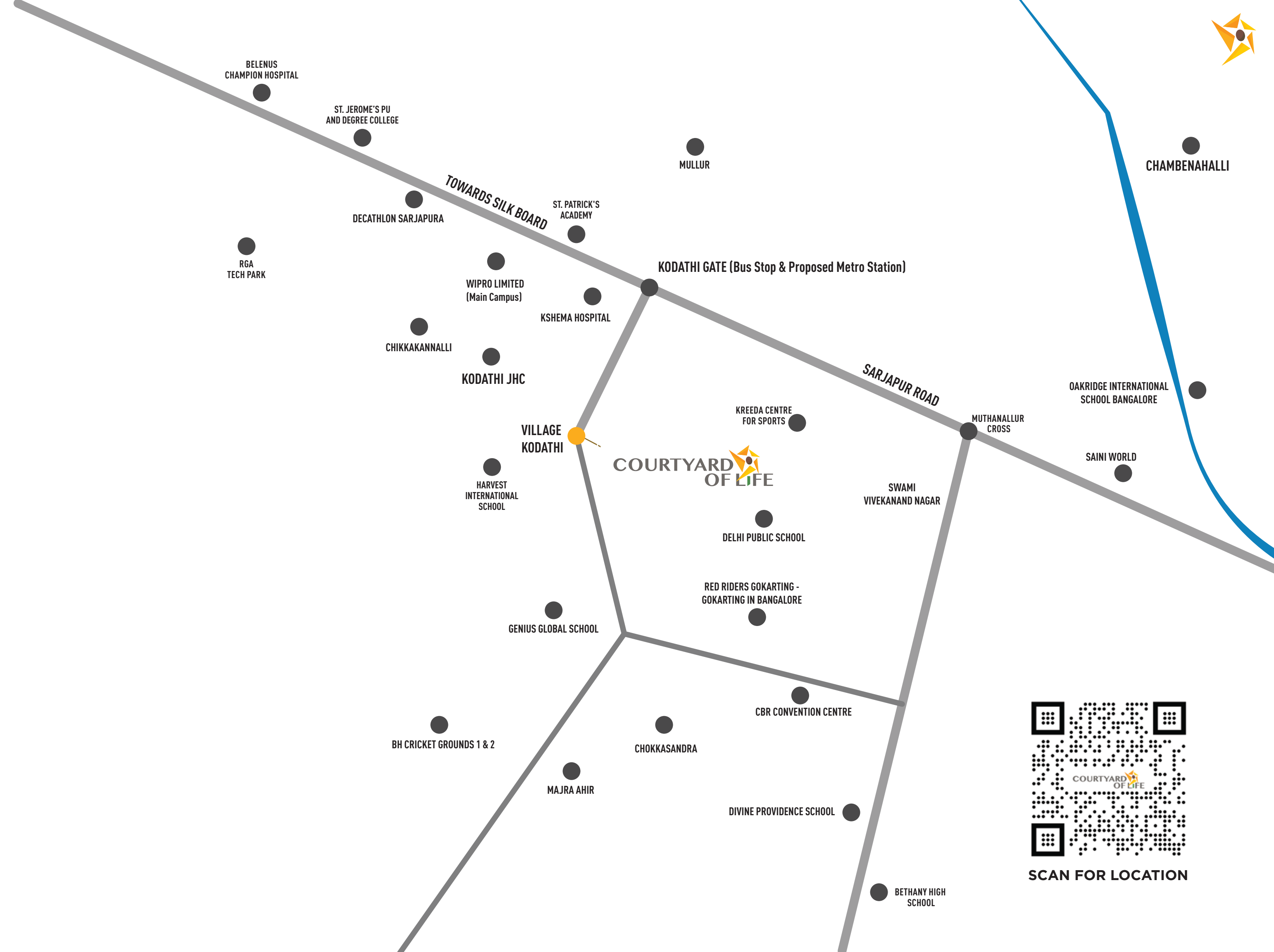


1759 SQ.FT.*



KEY DISTANCES

Kodathi Gate (Proposed Metro Station)	1.6 Km
Kodathi Gate Bus Stop	1.6 Km
Harvest International School	1.8 Km
St. Patrick's Academy	2.3 Km
St. Jerome's PU and Degree College	2.4 Km
Kreeda Center for Sports	2.4 Km
Wipro Limited (Main Campus)	2.4 Km
Delhi Public School	3 Km
Decathlon Store	3.3 Km
Belenus Champion Hospital	3.4 Km
Muthanallur Cross	3.8 Km
RGA Tech Park	4.2 Km
Divine Providence School	4.6 Km
Bethany High School	5.3 Km





A COURTYARD OF NAVANAAMI

It's a name the world trusts for creations that redefine the extraordinary.

Navanaami—a realty giant from South India, is known for its unmatched excellence in building luxurious villas and apartments and approaching nearly 3.5 million square feet of delivered spaces.

Renowned for crafting iconic landmarks that have not only transformed the real estate landscape in the South but also set new standards across the industry, Navanaami collaborates with the world's most celebrated architects and designers to create alluring and thoughtfully designed living spaces.

With an unwavering commitment to exceptional quality, unshakeable customer trust, and architectural brilliance rooted in sustainability, Navanaami is rewriting the very essence of real estate—one magnificent project at a time.



CREDITS



DESIGNHAAUS

LEAD ARCHITECT



SPACE LAB LANDSCAPE STUDIO



ENGINEERING
CONSULTANCY
SERVICES PVT. LTD.

STRUCTURAL CONSULTANT



MARKETING PARTNER



Nivaas Consulting Engineers LLP

MEP & BIM CONSULTANT



CONTRACTOR



3D & BRANDING CONSULTANT

COURTYARD
OF LIFE



A PROJECT BY

NAVANAAMI

PROJECT FINANCED BY & MORTGAGED TO BAJAJ HOUSING FINANCE LTD.



NO OBJECTION CERTIFICATE/PERMISSION TO MORTGAGE FROM
BAJAJ HOUSING FINANCE LIMITED WILL BE PROVIDED FOR SALE OF FLATS.

SITE ADDRESS:

SRI MAHAYOGI VEMANA ROAD, HUSKUR ROAD, NEAR GRAMPANCHAYAT OFFICE,
KODATHI VILLAGE, BENGALURU - 560099

CORPORATE ADDRESS:

NAVANAAMI PROJECTS PVT. LTD.
4TH FLOOR, RK TOWERS, NO 30/A, 14TH CROSS, NINTH MAIN ROAD, SECTOR- 6, HSR
LAYOUT, BENGALURU - 560102



PRM/KA/RERA/1251/446/PR/221024/007164
rera.karnataka.gov.in

DISCLAIMER: The furniture and decorative items shown are suggested and not guaranteed as per specifications in the flat/unit. They are not part of the standard specifications. This advertisement is purely conceptual; pictures and images are for representative purposes only. The elevation and visuals are proposed and indicative, subject to change. All details, including areas, prices, amenities, facilities, specifications, fixtures, fittings, items, and goods, are final and binding in the Sale Agreement. Booking confirmation is subject to acceptance of Terms & Conditions. The brochure is not a legal offer or inducement; the purchaser is governed by the Sale Agreement. Only amenities and specifications listed in this brochure are guaranteed. Furniture depicted is for illustration purposes only and not intended for sale. Images are illustrative and do not form part of the unit intended for sale. The meaning of Carpet area of a Flat/Unit, if mentioned herein, shall have the same meaning as defined in the Real Estate (Regulation and Development) Act, 2016 (RERA Act, 2016). A copy of the Standard Agreement For Sale is available on the RERA website. Please ensure its diligent view before booking a unit.



SCAN FOR LOCATION