

BEYOND WALLS, INTO A  
WORLD OF LUXURY



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RERA NO: PRM/KA/RERA/1250/304/PR/290425/007702

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.



2 AND 3 BHK PREMIUM APARTMENT

RERA NO: PRM/KA/RERA/1250/304/PR/290425/007702



LIFESTYLE  
BEYOND THE  
**ORDINARY**



## VISIONARY ARCHITECTURE

The architecture of Anahata is a visual symphony – where fluid lines, soaring volumes, and natural materials come together in a dance of form and function. Every structure is a testament to world-class design principles, with a commitment to sustainability, spatial wellness, and sensory delight.

A WORLD CURATED FOR CONSCIOUS LIVING

# MASTER PLAN

WHERE EVERY ELEMENT HAS

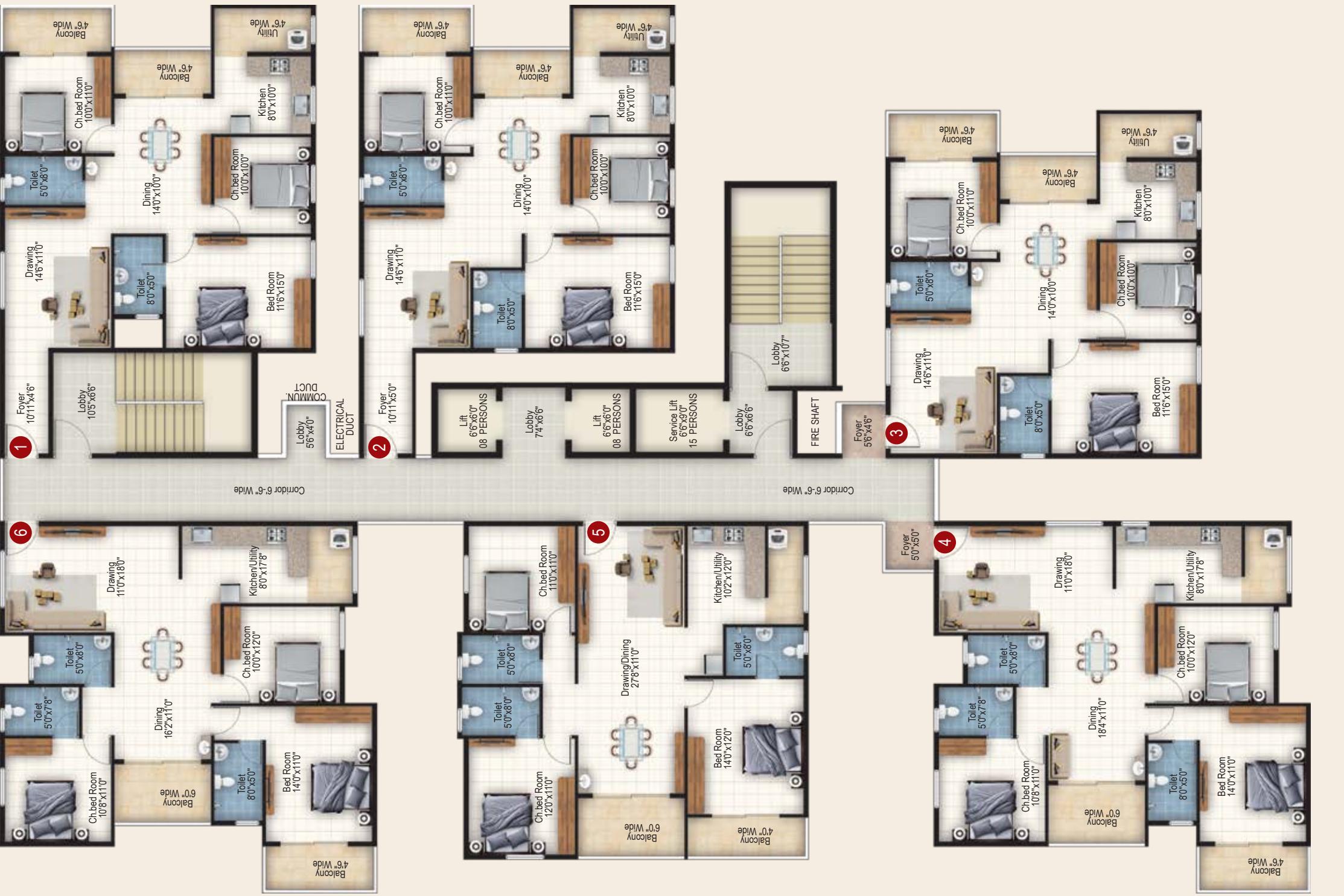
A PURPOSE



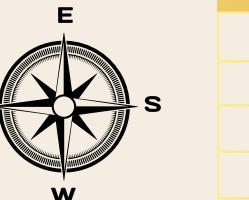
## LEGENDS

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

EXPERIENCE 100% VASTU-COMPLIANT

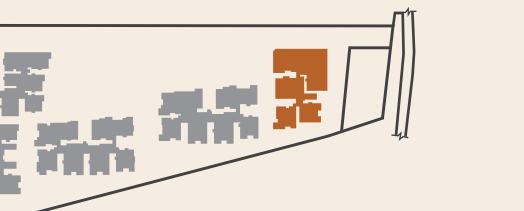


**A BLOCK**  
FLOOR PLAN



**2-13 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

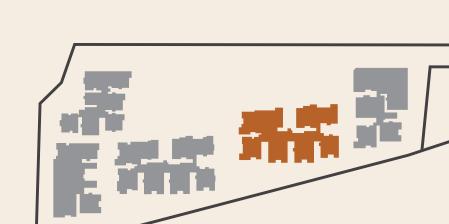


**B BLOCK**  
FLOOR PLAN

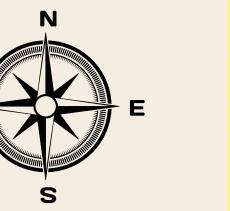


**2-13 FLOOR**

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



# C BLOCK FLOOR PLAN



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

The image displays two identical architectural floor plans for residential units, labeled 6 and 7. Both layouts feature a central entrance leading into a Drawing room (11'0" x 15'0") and a Dining room (16'2" x 11'0"). To the left of the Dining room is a Bed Room (14'0" x 11'0") and a Toilet (8'0" x 5'0"). Above the Dining room is another Bed Room (10'0" x 12'0") and a Toilet (5'0" x 7'8"). To the right of the Dining room is a Kitchen/Utility room (8'0" x 17'8"). A Corridor (6'5" Wide) runs along the right side of the unit. On the far left, there is a large Balcony (4'0" Wide). The layout is symmetrical, with a central corridor connecting all rooms.



This architectural floor plan illustrates a residential building layout across five levels. The plan includes various units, common areas, and service spaces.

**Level 1:** Features a large Drawing/Dining area (28'8" x 11'0") and a Kitchen/Utility area (10'4" x 12'0"). There are three Bed Rooms (14'0" x 12'0", 11'0" x 11'0", and 12'0" x 11'0"), three Toilets (5'0" x 7'8", 5'0" x 7'8", and 9'0" x 5'0"), and two Balconies (4'0" Wide and 5'0" Wide).

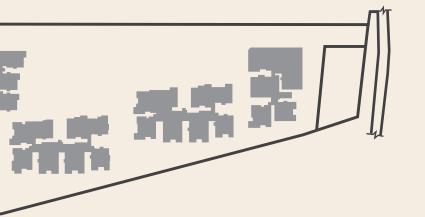
**Level 2:** Shows a Corridor (6'-6" Wide) leading to a Drawing/Dining area (11'0" x 14'4"), a Kitchen (7'0" x 8'0"), a Utility area (4'0" Wide), a Bed Room (11'0" x 13'0"), a Toilet (5'0" x 8'0"), and a Dining area (12'4" x 9'0"). It also includes a Ch.bed Room (11'4" x 10'0"), a Toilet (5'0" x 8'0"), and a Balcony (5'0" Wide).

**Level 3:** Includes a Foyer (5'6" x 4'0"), a Drawing/Dining area (14'6" x 11'0"), a Kitchen/Utility area (8'0" x 14'10"), a Dining area (14'0" x 10'0"), a Bed Room (11'6" x 15'0"), a Bed Room (10'0" x 10'0"), a Bed Room (10'0" x 11'0"), a Toilet (5'0" x 8'0"), a Toilet (8'0" x 5'0"), and a Balcony (4'6" Wide).

**Level 4:** Features a Drawing/Dining area (14'6" x 11'0"), a Kitchen/Utility area (8'0" x 14'10"), a Dining area (10'0" x 14'0"), a Bed Room (11'6" x 14'0"), a Bed Room (11'6" x 11'0"), a Bed Room (10'0" x 11'0"), a Toilet (5'0" x 8'0"), a Toilet (8'0" x 5'0"), and a Balcony (5'0" Wide).

**Common Areas:** Includes two Lifts (6'0" x 6'6" for 08 PERSONS each), a GARBAGE CHUTE, a COMMUN DUCT, and an ELECTR DUCT. The building has a total width of 6'-6" and a Corridor width of 6'-6".

# D BLOCK FLOOR PLAN



-13 FLOOR

<b>No:</b>	<b>CA</b>	<b>B&amp;W A</b>	<b>TUA</b>	<b>SBA</b>	<b>FACING</b>	<b>TYPE</b>
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

# LIVING WITH ENHANCED VENTILATION FOR A HAPPIER HOME.

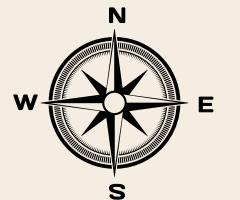


# E BLOCK

FLOOR PLAN

2-13 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



# AN ICON OF Refined GRANDEUR

Each residence at Ananhata is a masterstroke – open, airy, and artfully laid out to let in light, nature, and life. With expansive balconies, walk-in wardrobes, home automation systems, and bespoke interiors, your home is your private retreat tailored to perfection.

440  
UNITS

05  
ACERS

2BHK  
1164-1279 SQ FT

3BHK 2T  
1511-1591 SQ FT

3BHK 3T  
1670-1758 SQ FT

LUXURY MEASURED IN MOMENTS



A MOMENT THAT LASTS A LIFETIME

LIFE MEETS LEISURE  
ANAHATA TOWERS, A HAVEN FOR

YOUR SOUL

At Ishtika's Anahata Towers, every home is designed for expansive living, where airy balconies bring the outdoors closer and spacious interiors offer room to breathe. Thoughtfully planned for harmony and flow, each residence follows Vaastu principles to enhance well-being. Here, comfort takes precedence over confinement, creating an effortless blend of elegance and ease.

With over 50 curated amenities for leisure, wellness, and recreation, life unfolds with grace, offering the perfect balance of space and modern indulgence.





## SPACES TO PLAY, BREATHE, AND UNWIND IN JOY

Live where nature and lifestyle meet. Spacious, green, and thoughtfully designed, every area invites you to move, relax, and thrive – whether you're playing sports or soaking in the calm.

20000 SQ FT  
CLUB HOUSE

1. Snooker/Billiards Table
2. Table Tennis
3. Party Hall
4. Yoga/Aerobics Room
5. Indoor Games Room
6. Gymnasium
7. Badminton Court
8. Convenience Store
9. Library
10. Health Centre
11. Kids Interactive Room/Crèche
12. Coworking Space
13. Spa/Saloon
14. Administration Office
15. Café
16. Mini Theater
17. Guest Bedrooms
18. Party Deck

**RELAX,  
RECHARGE,  
AND REJOICE**

**OTHER AMENITIES.**

- Sand Volley Ball
- Children Play Area
- Cycling Track
- Covered Pavilion
- Fitness Station
- Pets Park
- Camp Fire
- Skating Rink
- Half Basket Ball Court
- Seating Under Tree
- Amphitheater
- Visitors Parking
- Entrance Lounge
- 24\*7 CCTV
- Security Cabbin
- Power Backup Dg
- Boundary Plantation
- Covered Car Parking
- Lawn Tennis Court
- Mini Foot Ball Court
- Cricket Net
- Jogging Track

**PLAY  
BEYOND LIMITS,  
UNDER OPEN SKIES**

Experience the joy of outdoor play with our dedicated sports facilities. Whether it's a friendly match on the mini football ground, a quick game of basketball, badminton, or volleyball, there's something for everyone. Stay active, stay connected, and enjoy every moment under the open sky.



**BRINGING OUTDOORS TO LIFE!**



# WHERE QUALITY MEETS CONSCIOUS DETAILING

Every inch of Ananhata is crafted with precision, using premium-grade materials and world-class finishes. From imported marble flooring and designer fittings to smart home systems and noise-insulated walls, the specifications reflect a commitment to excellence, longevity, and a lifestyle that demands nothing but the best.



## 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.



## PLUMBING & SANITARY

Jaguar, Grohe or equivalent sanitary fittings (wall mounted).  
Jaguar/Grohe 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.



## PLASTERING

Cement Mortar with Sand Face plaster for external walls/ ceiling.  
Cement Mortar with Lime rendering for internal walls/ ceiling.



## LIFTS

Each block is equipped with suitably sized passenger and service lifts 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  
Terrace - MS railings



## RAINWATER HARVESTING

Common rainwater harvesting system as per municipal/local authority guidelines



## FLOORING

Superior quality vitrified tiles for kitchen, Dining, Living Area, Bedrooms and Foyer (Kajaria, Somany, Johnson, reputed brands as per architect design equivalent). Anti-skid ceramic/vitrified tiles for toilets, utility & Balcony Granite for staircase.



## KITCHEN

Polished Granite Kitchen platform.  
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 Translucent glass 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.



## 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.



CRAFTED FOR SEAMLESS LIVING EXPERIENCES

● TECH PARK:

- ITPL / ITPB
- GR Tech Park
- Capitol
- HM Tech Park
- Prestige Shantiniketan
- Sigma Tech Park

● EDUCATIONAL INSTITUTIONS:

- Bangalore International Academy
- Delhi Public School
- Winmore Academy
- MVJ College of Engineering
- Ryan International School

● HEALTH & WELLBEING:

- Aster Hospital
- Manipal Hospital
- Whitefield Vydehi Hospital
- TATA MD Healthcare Centre
- Sri Satya Sai General Hospital
- Vydehi Hospital

● CONNECTIVITY:

- Whitefield Railway Station
- Hopefarm Metro station
- Kadugodi Tree Park Metro Station
- Satellite Town Ring Road
- Peripheral Ring Road

● SHOPPING & MALLS:

- Nexus Mall Whitefield
- Park Square Mall
- Nexus Shantiniketan Mall

NEAR  
**EVERYTHING.**  
FAR FROM ORDINARY

Nestled in the heart of the city yet cloaked in tranquility, Anahata enjoys the perfect address. With seamless connectivity to prime business hubs, international schools, fine-dining destinations, and cultural landmarks, you are never far from what matters – yet always immersed in serene solitude.

# LOCATION

WHERE CONNECTIVITY  
MEETS CALM



*ishtika*  
VIBRANIUM

Ishtika is a Sanskrit word for brick. As the name suggests, it gives the entire space an earthy elegance - the philosophy behind Ishtika Homes. 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. With more than 12 years of industry experience, Ishtika Homes has come to be recognized in the industry, as one of the most trusted and reliable brands for partners, investors, and homeowners alike.

Ishtika Homes is one of the fastest growing real estate development company in Bangalore. With around 1.5 million square feet of real estate construction its credit, the company is focused on adding value to the lives of customers by timely delivery and impeccable quality of construction. In a short span of time, we have acquired the tag of quality builders with exemplary customer service.

