

IT'S NOT  
JUST A PLACE,  
IT'S A  
FEELING.



YOUR ISLAND OF HAPPINESS

[www.Zricks.com](http://www.Zricks.com)

A one-of-a-kind property in bustling Whitefield, Skylark Ithaca is poised to become a landmark. It's the latest offering from Skylark, the award-winning company that's been feted for its ability to transform the skyline of each and every neighbourhood it has a presence in. With this project, Skylark perfects the fine balance of an international lifestyle with an irresistible price.





It's crafted with the finer details, so you can lead a richer, more rewarding life, and experience the many colours of joy. It's no wonder then, that they say it's not just a place, it's a feeling. Welcome to Skylark Ithaca. Your island of happiness.

Come home to an island  
that has all the conveniences of a city,  
without the clamour.





Skylark Ithaca is spread across 20 acres in Whitefield, the location of choice for software parks and commercial establishments. Luxury hotels, high-end malls and international schools are a short drive away, and Whitefield is becoming a key intersection for the ever-expanding city.

Yet, Skylark Ithaca is punctuated with more than 80% open spaces and lush green parks. It offers state-of-the-art recreational facilities, and thoughtfully-crafted areas for kids and senior citizens. It's the ideal choice for those who enjoy an urban lifestyle, but give equal importance to leisure and relaxation.

Come home to an island  
that's close to your work place  
and closer to your heart.





Skylark Ithaca is well-connected to all that Whitefield has to offer, and yet, it is an idyllic retreat from the pace of city life. Owing to its proximity to Bangalore's IT hub, the project brings together people with a similar mindset and lifestyle, creating a vast community and a keen sense of togetherness. From 1, 2 and 3 BHK apartments to plush penthouses, Skylark Ithaca offers a wide range of homes to choose from. So, whether it's your first home or the dream home you've always aspired to, you'll find it on this idyllic island called Skylark Ithaca.

Come home to an island  
that offers a new-age lifestyle  
at an attractive price.







Skylark Ithaca tilts the work-life balance in your favour. Here, you don't just acquire a home, you acquire a lifestyle. With the range of luxurious amenities, you can entertain guests at the clubhouse, spend hours idling away in the swimming pool, and teach your child to ride a cycle in the grass-carpeted parks. The apartments here are irresistibly priced, and the quality of life they offer, is priceless.

Come home to an island  
where you stay in the sky  
and play in blue waters.





At Skylark Ithaca, it's not just about where you live, but how. Enclosed in a generous landscape of gardens and water bodies, the apartments and penthouses are complete with all the amenities you can think of. And even a few that you didn't. Convenient additions like a cycling and jogging trail, a children's play area and even a pet corner give you more time for the good life, while an Olympic-length swimming pool and 45,000 sqft clubhouse give you more places to enjoy it in.



Spacious, naturally ventilated and well-lit, the living room enjoys a beautiful view.



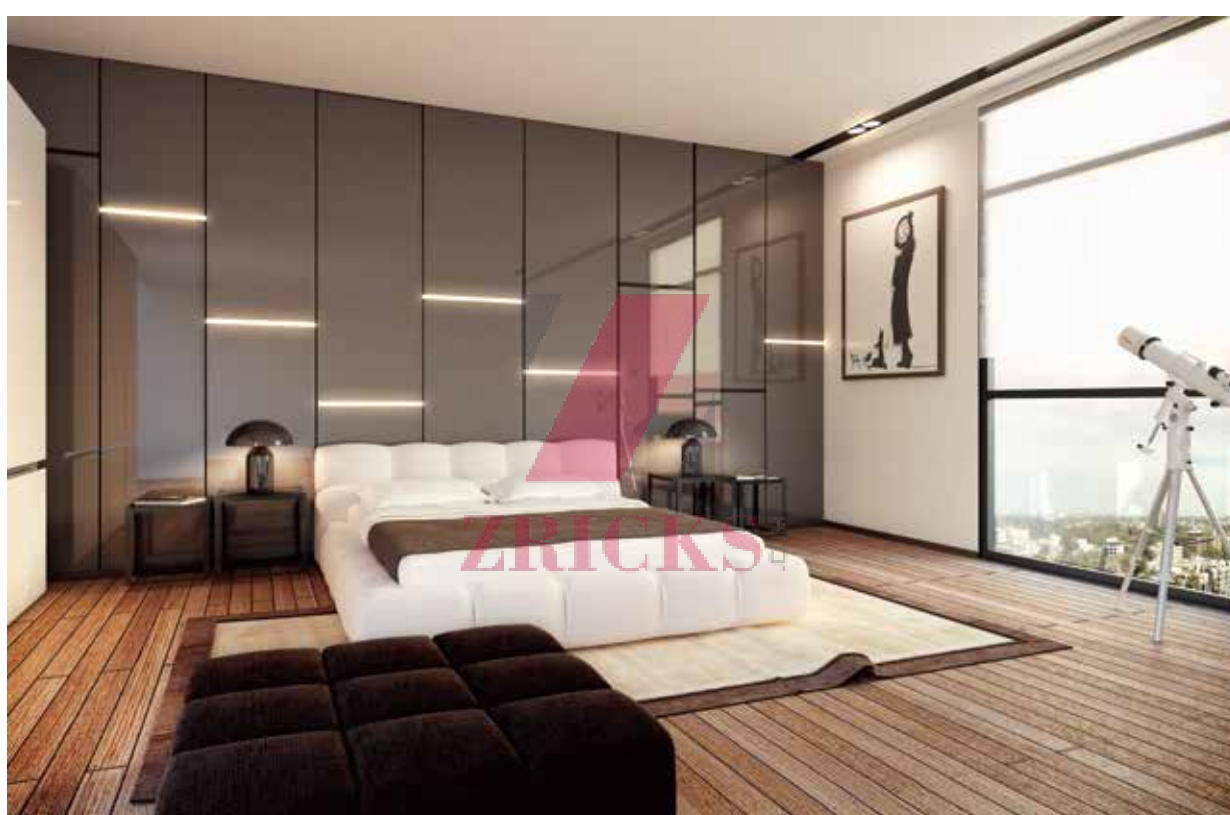
The lush gardens and water bodies make the property scenic and serene.



With plenty of room for cabinets and the latest equipment, the kitchen is ergonomically designed.



Filled with safe and colourful play areas, the kids park is sure to be a family favourite.

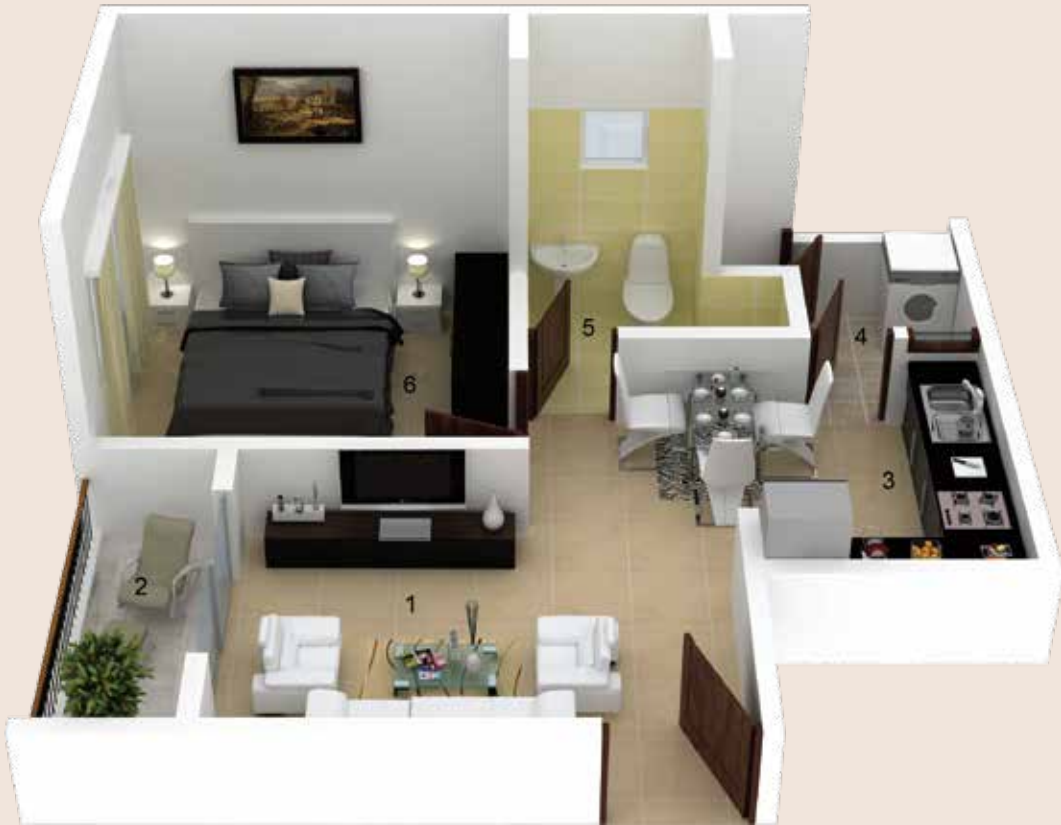


The master bedroom is crafted for relaxation, with a balance of space and comfort.



Several play courts are spread across the property, encouraging an active, healthy lifestyle.

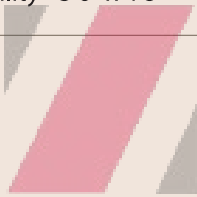
1BHK  
SBUA  
605 Sq.ft



1. Living - 9'10" x 12'8"  
2. Deck - 9'10" x 3'9"

3. Kitchen - 9'3" x 6'8"  
4. Utility - 5'6" x 4'8"

5. C. Toilet - 5'0" x 7'3"  
6. Bedroom - 9'11" x 10'9"



1. Foyer - 4'11" x 4'3"  
2. Living - 9'10" x 12'8"  
3. Deck - 9'10" x 3'9"

4. Kitchen - 9'3" x 6'8"  
5. Utility - 5'0" x 4'8"  
6. Bedroom - 9'11" x 10'9"

7. Toilet - 5'0" x 4'8"

1BHK  
SBUA  
624 Sq.ft

2BHK  
SBUA  
1011 Sq.ft



1. Foyer - 6'4" x 4'10"

2. Living - 11'11" x 10'3"

3. Balcony - 7'11" x 3'10"

4. Dining - 10'8" x 9'3"

5. Kitchen - 7'8" x 8'2"

6. Utility - 7'8" x 3'10"

7. Toilet - 5'4" x 7'6"

8. Bedroom - 10'3" x 11'0"

9. M. Bedroom - 10'4" x 11'10"

10. Toilet - 5'3" x 8'0"

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1. Foyer - 5'5" x 4'11"

2. Living - 12'0" x 10'9"

3. Balcony - 12'0" x 3'6"

4. Dining - 8'8" x 9'2"

5. Kitchen - 8'6" x 7'9"

6. Utility - 7'11" x 4'0"

7. C. Toilet - 5'3" x 7'9"

8. Bedroom - 9'9" x 10'5"

9. M. Bedroom - 12'0" x 10'5"

10. Toilet - 5'3" x 7'9"

2BHK  
SBUA  
1059 Sq.ft

2BHK+Study  
SBUA  
1268 Sq.ft



1. Foyer - 5'1" x 6'4"

2. Living - 17'6" x 11'5"

3. Deck - 17'6" x 4'11"

4. Kitchen - 11'8" x 8'9"

5. Utility - 4'11" x 8'9"

6. C. Toilet - 6'6" x 5'0"

7. Bedroom - 10'0" x 10'10"

8. Study - 10'2" x 8'9"

9. M. Bedroom - 12'0" x 10'10"

10. Toilet 1 - 7'9" x 5'0"



3BHK  
SBUA  
1484 Sq.ft



1. Foyer - 5'5" x 6'0"  
2. Living - 12'6" x 15'1"  
3. Deck - 9'10" x 4'11"  
4. Dining - 9'10" x 10'2"

5. Kitchen - 8'7" x 8'11"  
6. Utility - 4'7" x 8'11"  
7. C. Toilet - 5'5" x 8'11"  
8. Bedroom 1 - 10'5" x 11'3"

9. Bedroom 2 - 10'3" x 11'3"  
10. Toilet 1 - 5'3" x 7'9"  
11. M. Bedroom - 11'4" x 12'9"  
12. Toilet 2 - 5'5" x 8'11"



1. Foyer - 5'6" x 6'0"  
2. Living - 12'5" x 15'1"  
3. Deck - 6'9" x 12'3"  
4. Dining - 11'0" x 15'8"

5. Kitchen - 8'3" x 10'6"  
6. Utility - 8'3" x 6'7"  
7. C. Toilet - 5'4" x 8'0"  
8. Bedroom 1 - 11'6" x 10'1"

9. Bedroom 2 - 11'6" x 11'4"  
10. Toilet 1 - 5'1" x 7'10"  
11. M. Bedroom - 11'6" x 11'9"  
12. Toilet 2 - 7'9" x 5'0"

3BHK  
SBUA  
1610 Sq.ft

3BHK  
Penthouse  
SBUA  
1991 Sq.ft

UPPER LEVEL



1. Family living - 14'6" x 11'6"  
2. M. Bedroom - 14'0" x 11'6"

3. Bedroom - 12'0" x 10'5"  
4. Toilet - 5'3" x 7'9"

5. Toilet - 7'4" x 4'11"  
6. Terrace - 7'0" x 7'6"

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1. Foyer - 5'5" x 4'11"  
2. Living - 14'6" x 10'9"  
3. Balcony - 14'0" x 3'6"

4. Dining - 8'8" x 9'2"  
5. Kitchen - 8'6" x 7'9"  
6. Utility - 7'11" x 4'0"

7. C. Toilet - 5'3" x 7'9"  
8. M Bedroom - 12'0" x 10'5"  
9. Toilet - 5'3" x 7'9"

LOWER LEVEL

3BHK  
Penthouse

4BHK  
Penthouse  
SBUA  
2422 Sq.ft

UPPER LEVEL



1. Family lounge - 17'6" x 20'9"

3. Bedroom - 10'0" x 10'10"

5. Toilet - 7'9" x 5'0"

2. M. Bedroom - 12'0" x 10'10"

4. Toilet - 6'5" x 8'9"

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1. Foyer - 6'3" x 6'4"

4. Kitchen - 11'8" x 8'9"

7. Bedroom - 10'0" x 10'10"

2. Living / Dining - 17'6" x 11'5"

5. Utility - 4'11" x 8'9"

8. M. Bedroom - 12'0" x 10'10"

3. Deck - 17'6" x 4'11"

6. C. Toilet - 6'6" x 5'0"

9. Toilet - 7'9" x 5'0"

LOWER LEVEL

4BHK  
Penthouse

4BHK  
Penthouse  
SBUA  
2790 Sq.ft

UPPER LEVEL



- 1. Family living - 12'6" x 9'9"
- 2. M. Bedroom - 16'0" x 12'9"
- 3. Bedroom - 14'9" x 11'3"

- 4. Toilet - 6'8" x 8'11"
- 5. Toilet - 5'3" x 7'9"
- 6. Home theater - 13'8" x 8'11"

- 7. Gym - 9'10" x 6'11"

ZRICKS



- 1. Foyer - 5'5" x 6'0"
- 2. Living - 12'6" x 15'1"
- 3. Deck - 9'10" x 4'11"
- 4. Dining - 9'10" x 10'2"

- 5. Kitchen - 8'7" x 8'11"
- 6. Utility - 4'7" x 8'11"
- 7. Bedroom - 14'9" x 11'3"
- 8. M. Bedroom - 11'4" x 12'9"

- 9. Toilet - 5'5" x 8'11"
- 10. Toilet - 5'3" x 7'9"
- 11. Maid's room - 5'5" x 6'0"
- 12. Toilet - 4'2" x 2'10"

LOWER LEVEL

4BHK  
Penthouse

4BHK  
Penthouse  
SBUA  
3060 Sq.ft

UPPER LEVEL



- 1. Family living - 12'5" x 11'6"
- 2. M. Bedroom - 18'9" x 11'9"
- 3. Bedroom - 11'6" x 11'4"

- 4. Toilet - 5'1" x 7'10"
- 5. Toilet - 7'9" x 5'0"
- 6. Home theater - 14'1" x 9'3"

- 7. Gym - 8'3" x 11'7"

ZRICKS



- 1. Foyer - 5'6" x 6'0"
- 2. Living - 12'5" x 15'1"
- 3. Deck - 6'9" x 12'3"
- 4. Dining - 11'0" x 15'8"

- 5. Kitchen - 8'3" x 10'6"
- 6. Utility - 8'3" x 6'7"
- 7. Bedroom - 11'6" x 11'4"
- 8. M. Bedroom - 11'6" x 11'9"

- 9. Toilet - 5'1" x 7'10"
- 10. Toilet - 7'9" x 5'0"
- 11. Maid's room - 5'4" x 8'0"
- 12. Toilet - 3' x 3'

LOWER LEVEL

4BHK  
Penthouse

Typical  
Floor Plan  
Tower  
7,8,17,18,19



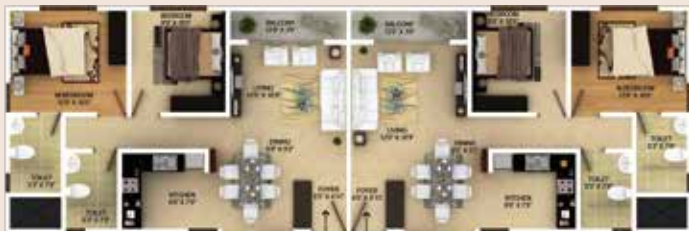
3BHK Type - I  
SBA - 1484



3BHK Type - II  
SBA - 1610

3BHK Type - II  
SBA - 1610

3BHK Type - I  
SBA - 1484



2BHK Type - 1  
SBA - 1059

2BHK Type - 1  
SBA - 1059



2BHK Type - II  
SBA - 1011



2BHK Type - II  
SBA - 1011



2BHK Type - 1  
SBA - 1059

2BHK Type - 1  
SBA - 1059

Typical  
Floor Plan  
Tower  
1,3,6,10,11,  
13, 14,16

Typical  
Floor Plan  
Tower  
2,5,9,12,15

2.5BHK Type - III  
SBA - 1268



1BHK Type - 1  
SBA - 624



1BHK Type - 1  
SBA - 624



2.5BHK Type - III  
SBA - 1268



2BHK Type - II  
SBA - 1011



2BHK Type - II  
SBA - 1011



2.5BHK Type - III  
SBA - 1268



1BHK Type - II  
SBA - 605



1BHK Type - II  
SBA - 605



2.5BHK Type - III  
SBA - 1268



Typical  
Floor Plan  
Tower 4

# MASTER PLAN

## LEGEND

- |                                     |                           |
|-------------------------------------|---------------------------|
| 01 Entrance G-ateway                | 07 Stepped Seating        |
| 02 Feature Wall                     | 08 Volleyball Court       |
| 03 Arrival Court with Water Feature | 09 Practice Cricket Pitch |
| 04 Water Feature                    | 10 Multipurpose Court     |
| 05 Tree Court                       | 11 Tennis Court           |
| 06 Festive Lawn                     | 12 Basketball Court       |







- |    |                         |    |                                   |
|----|-------------------------|----|-----------------------------------|
| 13 | Pet Zone                | 19 | Social Court                      |
| 14 | Children's Play Court   | 20 | Garden Walk                       |
| 15 | Fitness Court           | 21 | Cycling Trail / Jogging Track     |
| 16 | Drop-off Court          | 22 | BBQ Pit                           |
| 17 | Swimming Pool 50 x -18m | 23 | Parking                           |
| 18 | Paved Deck              | 24 | Club House with Terrace Landscape |



# SPECIFICATIONS

## STRUCTURE

- RCC framed structure compliant with RCC wall.

## LOBBY

- Ground floor lobby - Granite.
- Upper floors lobby - Vitrified tiles.
- Lobby ceiling paint in oil bound distemper, and wall in water base paint upto 5ft height.
- Service staircase in kota stone.

## LIFT

- Two lifts of suitable capacity in every block.

## FLOORING

- Laminated wooden flooring in master bedroom.
- Vitrified tiles flooring for living, dining, kitchen and other bedrooms.
- Anti-skid ceramic tiles flooring in balcony and u-tility.

## TOILET

- Anti-skid ceramic tiles flooring, ceramic tiles on walls upto 7th feet height.
- EWC of standard quality.
- Mixer tap with pedestal wash-basin of standard make.
- Chrome plated fittings of standard quality.
- Provision for geyser in all toilets.
- Hot and cold mixer unit with head shower, telephone shower and tap of standard make.
- Suspended pipe lines in toilets concealed with grid false ceiling.

## KITCHEN AND UTILITY

- Ceramic tiles dado for 2 feet height above granite counter.
- Single bowl single drain SS with single lever tap.
- Provision of water purifier.
- Gas pipe line will be provided in the kitchen.
- Provision of washing machine in utility.

## JOINERY

- Door frames: Hardwood door frames with polish.
- Door shutters: Flushed door shutter with both sides polished.
- Windows and ventilators: UPVC / Aluminium glazes window with mosquito mesh provision.

## PAINTING

- Internal wall and ceiling paints in oil bound distemper.
- Exterior wall paint in weather proof acrylic base.

## ELECTRICAL

- Fire resistant electrical wires of reputed brand with elegant switches.
- Provision for AC in living hall and all bedrooms.
- TV and Telephone points in living room and in all bedrooms
- Internet/Data points in living and master bedroom.
- 1BHK load – 3KW.
- 2BHK load – 4KW.
- 3BHK load – 6KW.
- Penthouse – 8 KW

## SECURITY SYSTEM\*

- Video door phone for each apartment.
- CCTV coverage at all entrance lobbies.
- Gas leak detector.

(\* implies an extra cost of Rs. 50,000/- to be paid mandatorily.)

# AMENITIES

## OUTDOOR AMENITIES

- Club House with Terrace Landscape
- Olympic-length Swimming Pool with separate Kid's Pool
- Entrance Gateway
- Arrival Court / Drop off court
- Cycling Trail / Jogging track
- Tennis courts
- Basketball court
- Volleyball court
- Pet Zone
- Tree court
- Festive lawn
- Stepped seating
- Practice cricket pitch
- Multipurpose court
- Children's play court
- Fitness court
- Paved deck
- Social court
- Garden walk
- BBQ pits

## BACK-UP GENERATOR

- Standby generator for lights in common areas, lifts and pumps.
- 0.5 K Watt D.G. power back up for 1 BHK Flats.
- 1 K Watt D.G. power back up for 2 BHK Flats.
- 2 K Watt D.G. power back up for 3 BHK Flats.
- 3 K Watt D.G. power back up for Penthouses.



# ARCHITECTURAL CONSULTANT

One of the largest and most reputed Architecture, Planning and Engineering practices in South East Asia, RSP (India) has steadily grown in stature since its inception in Bangalore in 1996.

A diverse and highly skilled team of 350 has contributed to the creation of IT parks, SEZs, mixed-use townships, residential enclaves, hospitals, hotels and shopping malls. A consistently excellent standard is achieved due to RSP's high professionalism and management controls, as well as support from its parent and associate companies.

RSP'S designs are holistic, contemporary and eco-sensitive, and its emblem can be seen across an array of admired edifices across India.



# RSP

## ABOUT SKYLARK

Skylark is a real estate development company that builds trust. Established in 1992

on the premise 'Once a client, always a client', Skylark's founding principles are

transparency and accountability. This thread binds each and every process,

right from ensuring that the land under development is litigation-free

to constructing eco-friendly projects, and delivering them on time.

This commitment has earned Skylark several prestigious awards, and the company

is ISO 9001, 14001 and OHSAS 18001 certified. This reputation for excellence is

achieved by partnering the finest professionals in the field, from architects,

civil and structural engineers to landscape artistes.

In 21 years, Skylark has created 15 million sqft of residential and commercial

properties, but the true measure of its worth, is the thousands of happy customers.



Corporate Excellence Awards 2013 – Best Community Development  
(Skylark Arcadia – Phase 1)

CMO Asia Award - Singapore - Developer of the Year (Luxury) 2013

CMO Asia Award - Singapore - Residential Property of the Year 2013

# KNOW YOUR NEIGHBOURHOOD

## NEARBY EDUCATIONAL FACILITIES: (Radius of 3–17km approx.)

- Deens Academy - Whitefield - CBSE
- Ryan International School – Brookefield – IGCSE
- Delhi Public School – Whitefield
- Brigade International School – Mahadevpura – IGCSE
- Gopalan International School
- Gopalan National School
- Montfort School
- NAFL Trust International School – Whitefield Main Road - ICSE
- New Baldwin International Residential School - Budigere- ICSE
- Sharada Vidya Mandira – CBSE
- Vibgyor –Whitefield - CBSE
- Vibgyor – Kundanahalli - CBSE
- Greenwood High
- Inventure Academy
- The International School Bangalore (TISB).
- Cambridge Institute of Technology (CITech).
- Garden City College
- MVJ Medical College
- Vydehi School of Excellence
- Euro School
- CMR IstituteOfTechnology

## NEARBY HOSPITALS

- Sri SatyaSai Super Speciality Hospital – Whitefield
- Vydehi Institute of Medical Science – Whitefield
- Telerad Rx Dx – Whitefield,- near SAP
- Sankara Eye Hospital – Kundanahalli
- Ojus Healthcare Private Limited – Whitefield
- Fortis Hospitals – Marathahalli

- Columbia Asia Hospital –Varthur
- Hundred Beds Brookefield Hospital
- Yashomati Hospital - Kundanahalli

## NEARBY DAY CARE CENTRE

- We Care – Whitefield Opp. Big Bazaar
- Teddies Day Care and Activity Centre – Whitefield opp. Prestige Palms
- Tom & Jerry Creche – Kundanahalli – Near Cosmos Mall
- Nandgokul Day Care & Play Home - Marathahalli – opp. Purva Riviera

## NEARBY SHOPPING & ENTERTAINMENT CENTRES

- Forum Value Mall – Varthur Main Road
- Phoenix Mall - Mahadevpura
- Cosmos Mall - Brookefields
- Inorbit Mall - Kundanahalli
- Innovative Multiplex
- Park Square Mall

## NEARBY HOTELS

- Taj Vivanta - ITPB – Whitefield
- Ginger Hotel – Opp. Sap Labs – Whitefield
- J W Marriot
- Zuri – Whitefield
- Royal Orchid Suites – Whitefield
- Fortune Select Trinity Hotel – Opp. SAP – Whitefield
- Savannah Sarovar Premiere – Whitefield
- Premier Inn
- Keys Hotel



# ROUTE MAP



**ZRICKS** REAL ESTATE



- Just 2.5 km to K.R. Puram & Hoskote highway
- 3 km to Saibaba Ashram
- Whitefield railway station within the vicinity of 3.5 km
- 4 km from ITPL main gate & IT zone
- Just 5 km to K.R. Puram bus depot
- 5.5 km to reach ORR
- K.R. Puram railway station within the vicinity of 6.5 km
- 14 km from M.G. Road
- The approach road will soon be connected to peripheral Ring Road
- Near the International Airport cargo road i.e., Budigere Main Road

**Project Address:** Skylark Ithaca, adjacent to Skylark Arcadia, Medahalli-Belathur Road, off Old Madras Road, Whitefield, Bangalore.



**SKYLARK**  
ENDURING HOMES

**Skylark Mansions Pvt Ltd**  
Skylark Chambers, No 37/21, Yellappachetty Layout,  
Ulsoor Road, Bangalore 560 042. Telephone : +91 80 41133888

This brochure is purely conceptual and is not a legal offering. The promoters reserve the right to alter / delete any specification / elevation mentioned herein.

ARCHITECT: **RSP**

Member  
**CREDAI**  
BENGALURU