



ADVITHA

AKSHIA

KORAMANGALA

body  
mind  
soul



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ADVAITHA  
dreams to reality

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ROYRITHA  
dreams to reality

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A D V A I T H A

AKSHA

K O R A M A N G A L A



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We have three aspects of our humanness – a body, a mind and an immortal identity or soul. While many residential apartments and villas in Bangalore cater to the needs of the body, only a few cater to the needs of the mind.

Welcome to ADVAITHA AKSHA, an ultra luxury residential development that has been specially designed and meticulously created for the body, mind and soul.

An energized world of open awareness and an oasis of delight, Advaitha Aksha is in complete harmony with the true essence of life and living – an exclusive and private home where you can celebrate life and truly be yourself!

body

All earthly delights are  
sweet and satisfying

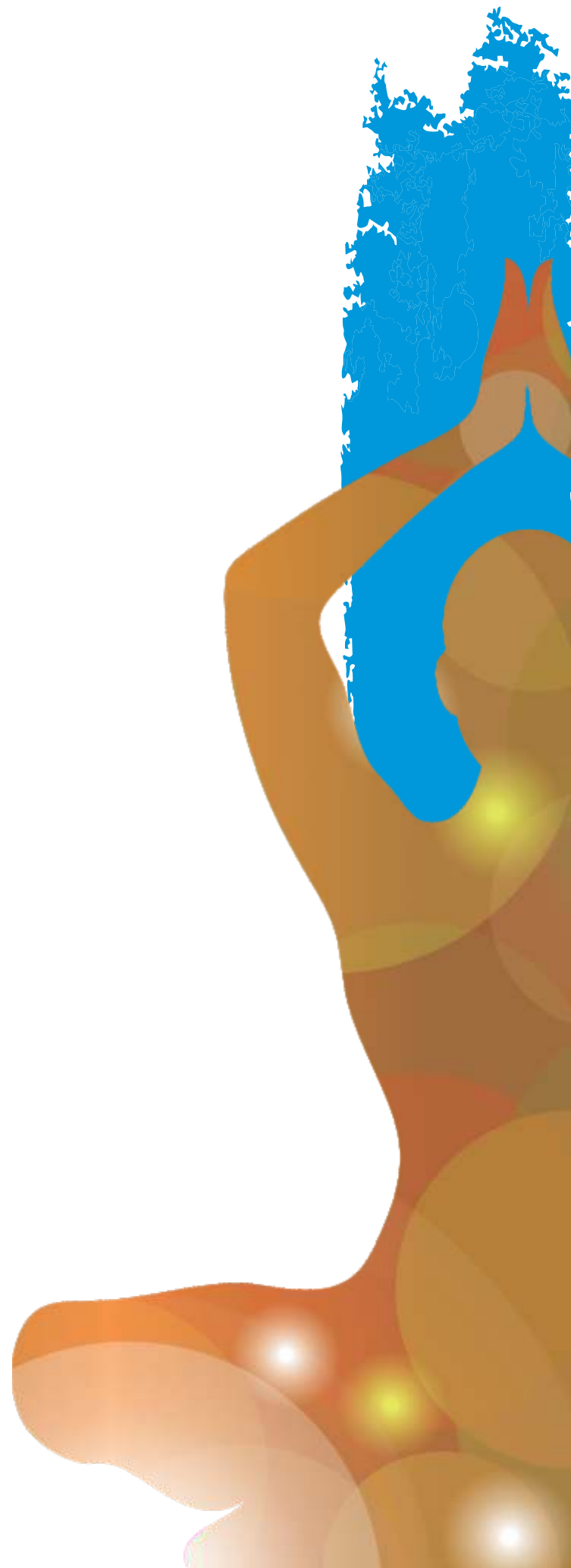


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# **built** to delight

Created for the rich, the famous, the successful and the discerning, Advaita Aksha is a home that's a class apart. Elegant, defining and welcoming, Advaita Aksha is an icon of modern architectural design, created to fulfil your desires, enhance your status and embellish your lifestyle with excellence!

Envisioned to be among the finest residential enclaves in Bangalore, Advaita Aksha is a private world of luxury, offering the best in environment, amenities and living comfort. Rich with landscaped gardens, water bodies and the spectrum of luxury amenities, Advaita Aksha is a celebration of life and all things beautiful.

In harmony  
with your  
**aspirations**

Private, exclusive and premium, living at Advaita Aksha will bring you joy, status and recognition.

Spread over 3 ½ acres, Advaita Aksha comprises 4 ground plus 12 storey towers with just 170 three and four bedroom ultra luxury apartments in sizes ranging from 1946 sq. ft. to 3595 sq. ft. Designed to maximize space, light and ventilation, every apartment includes thoughtful gestures to enrich your living experience – large living and bedrooms to luxuriate in, high ceilings to add a touch of the regal, expansive overhanging balconies to view the beauty around you and state-of-the-art technology to enrich your life and put you in control of everything.





# The home of your dreams

True luxury is being able to make choices about how you live and not being forced into templated, cookie cutter homes. At Advaita Aksha you can choose between 33 layouts and configurations of 3 and 4 bedroom apartments with private terrace gardens for the top floors.

Perfectly laid out and designed for real world living, every apartment is immaculately finished and features Italian marble flooring for living and dining rooms, engineered veneer for bedrooms, premium international sanitary ware and fixtures for bathrooms and premium finishes throughout in keeping with your status.



mind

The mind is like a flower. It only opens  
when the time and setting is right!



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# created to satisfy

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It is said, that true happiness is an inner quality, a state of mind - if your mind is at peace, you are happy. Which is why, everything at Advaita Aksha has been created for stress-free living.

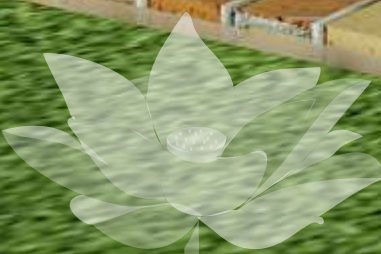














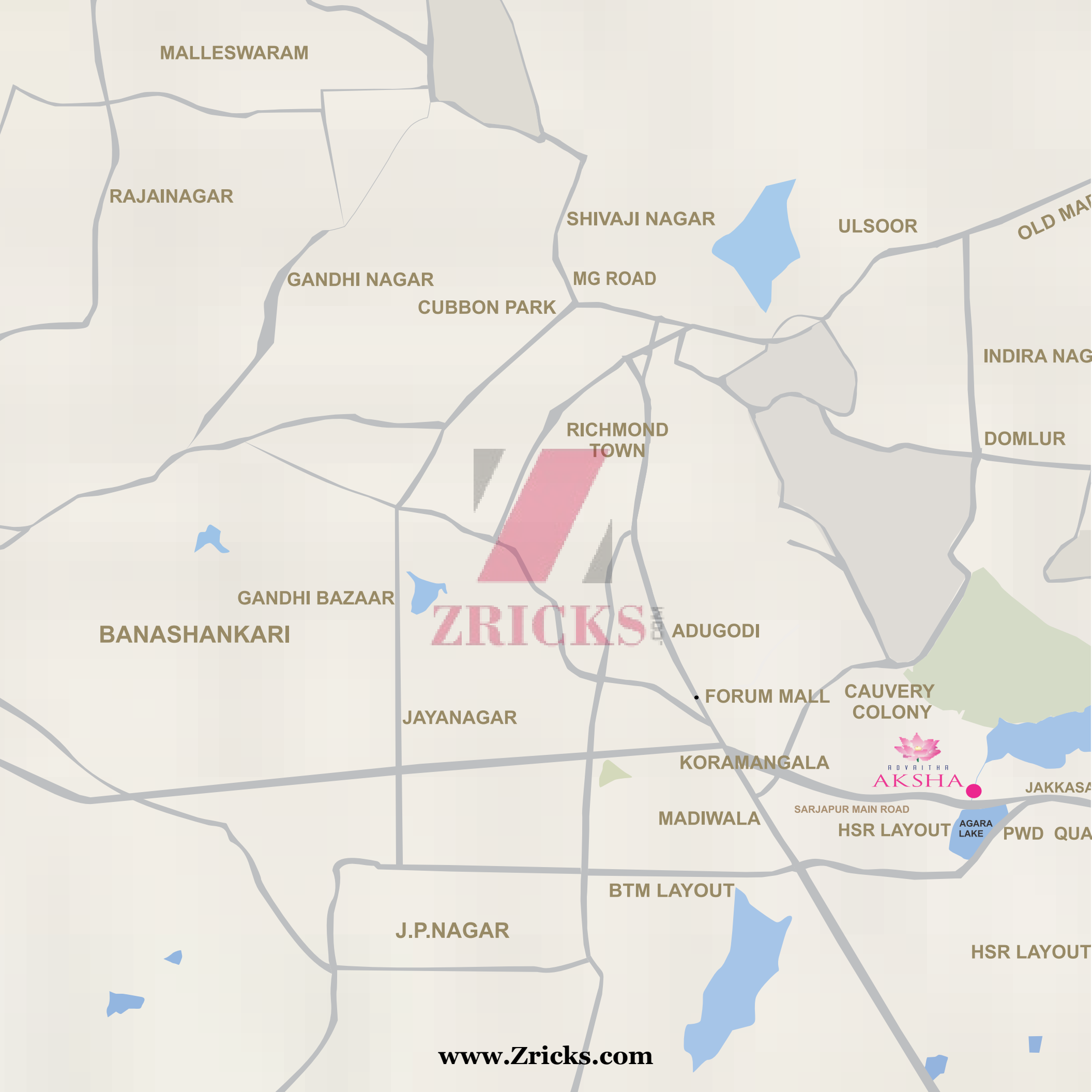
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ADVAITA

AKSHA

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MALLESWARAM

RAJAINAGAR

SHIVAJI NAGAR

ULSOOR

GANDHI NAGAR

MG ROAD

CUBBON PARK

RICHMOND TOWN

INDIRA NAGAR

DOMLUR

GANDHI BAZAAR

**ZRICKS**

ADUGODI

BANASHANKARI

• FORUM MALL

CAUVERY COLONY

JAYANAGAR

KORAMANGALA



JAKKASAR

MADIWALA

SARJAPUR MAIN ROAD

HSR LAYOUT

AGARA LAKE

PWD QUARTERS

BTM LAYOUT

J.P.NAGAR

HSR LAYOUT

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# At the centre of everything

Peace of mind starts with a great location. Located in Koramangala 1<sup>st</sup> Block - within the Central Business District and at the gateway to East Bangalore, Advaita Aksha is at the epicentre of just about everything: a short drive away from the city centre and an array of 5 star hotels, clubs, shopping malls, dining and entertainment... In close proximity to the city's premier IT and business parks and the offices of leading business houses... conveniently accessible to the finest multi-speciality hospitals...

Being able to live in this premier locality and elite address is to join a select group and enjoy a quality of life that is arguably among the best the city has to offer.

#### **EDUCATIONAL INSTITUTIONS**

- Koramangala - Bethany High School, National Public School
- Indiranagar - Frank Anthony Public School,
- Sarjapur Road - Greenwood High International, Oakridge International School, Delhi Public School, Primus, The International School Bangalore, Inventure Academy

#### **HOSPITALS**

- St. John's Medical College Hospital, Koramangala - 3 km
- Nova Hospital, Koramangala 3 km
- Sarka Hospital, ORR - 4 km
- Manipal Hospital, Old Airport Road - 4 km

#### **MALLS & SHOPPING**

- Forum Mall, Koramangala - 3.5 km
- Lifestyle Oasis Centre - 2.5 km
- Central Mall ORR - 3.5 km
- Central Mall Sarjapur Road - 3 km

#### **WORKSPACES**

- RMZ Eco Space, Vrindivan Tech Village, Pritech Park, Cessna Busines Park, Embassy Tech Square, Salarpuria Tech Park



# Wrapped In LUXURY

The embodiment of luxury and style, Advaita Aksha combines resort style living with modern day convenience in a private and exclusive environment for truly joyous living.

Advaita Aksha's premier lifestyle amenities will pamper you, providing leisure, rejuvenation and sport at your doorstep.

## REJUVENATE

- World class Club House spread over 2 levels
- Roof top Infinity Swimming Pool
- Spa and Health Club
- Gymnasium
- Themed landscaped gardens

## REFRESH

- Lounge
- Library
- Indoor Games and Entertainment – Pool Table, Table Tennis, Squash, Chess, Carrom, Foosball
- Yoga and meditation centre
- Acupressure garden

## CELEBRATE

- Amphitheatre
- Banquet Hall
- Conference Hall
- Central courtyard











SOUL

Success based on  
anything but internal  
fulfilment is bound  
to be empty





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# designed to fulfil

World class master planning, architecture and landscaping make Advaita Aksha a true urban oasis. Intelligent use of space, a plethora of luxury amenities and premium specifications and finishes make every apartment at Advaita Aksha an exceptional home.

Pure  
living  
pleasure

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Wake to the sound of birds chirping. Breathe in fresh pure air. Listen to your heartbeats in the silence. Sense the journey of your every breath in your meditation. Feel the universe around you. Reconnect with the divine within you. Celebrate the beauty and joy of living...At Advaita Aksha we provide you with a living environment that allows you to pursue your life, spiritual, social and business goals in the comfort of your home.

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# In harmony with nature

From the moment you enter Advaita Aksha, you are surrounded by the splendour of nature. Tree lined roads and perimeters, lush themed landscaped gardens, an aroma garden, colourful flowering plants everywhere you look, greened walkways and children's play areas - every space at Advaita Aksha resonates with a go-green purpose and a celebration of nature.

Designed to global green living standards, solar lighting, rain water harvesting, water recycling and waste management systems add to the conservation of natural resources.









# Community Living Redefined

Advaitha Aksha has been designed to be a community of like-minded residents with a common social economic background and shared interests. With four towers built around a central green space and common luxury amenities, personal interaction across all residents of all ages, will breed long lasting relationships for vibrant, fulfilled living.

TRICKS  
Trouble free  
living

At Advaitha Aksha we've created a worry free environment so you can celebrate life and focus on the things that matter most to you.

Designed for seamless living, Advaitha Askha offers:

- 100% power backup
- Round the clock water supply
- State-of-the-art security systems
- Piped gas connections
- Water, Sewage and Waste Treatment Plants

# Only the best FOR YOU

Recognizing your position, status and lifestyle, Advaita Aksha provides the finest in materials and specifications to offer a refined living experience.

## **STRUCTURE:**

- Seismic Zone II compliant RCC framed structure.
- Concrete solid block masonry for Internal & External walls.
- Elegant entrance lobbies.
- Covered parking spaces in Stilt & Basement Area.
- Granite/Marble flooring for Ground Floor Entrance Lobbies, Vitrified Tiles for upper floors.
- Staircase flooring with Granite/Vitrified tiles.
- Cladding with Granite/Marble in all floor lobbies.

## **PLASTERING:**

- All internal walls are smooth plastered with Lime rendering.

## **PAINTING:**

- Interior: Plastic Emulsion paint with roller finish.
- Exterior: Weather proof Exterior Emulsion paint/Texture finish.

## **FLOORING & CLADDING:**

- Marble flooring for living, Dining & Kitchen - with 100mm skirting.
- Laminated wooden flooring in Master Bedroom.
- Vitrified flooring for Master Bedroom toilet & cladding up to false ceiling.
- All Bedrooms, Utility & Balcony with vitrified tiles & 100mm skirting.
- All other toilets flooring will be ceramic anti-skid tiles & cladding up to false ceiling.

## **Doors & Windows:**

- Teak wood Main Door frame with melamine polished designer shutter and architrave all round.
- Door frames will be fixed with foam after plastering of walls.
- All Bedroom door shutters shall be with hardwood frame with molded panel polished.
- Toilet doors of Hardwood frame with both sides molded panel with resin coated.
- All Windows shall be made of UPVC with mosquito mesh.
- All toilet Ventilators of UPVC with non-transparent glass, provision for exhaust fan.
- Glass partition for shower in all toilets.

## **KITCHEN:**

- Granite kitchen platform with SS Single bowl sink & drain board.
- SS Single bowl sink in utility.
- 2 Feet dado ceramic tile above granite platform area.
- Provision for chimney point.
- Provision for water purifier point.
- Provision for washing machine in utility area.
- Low wall between Kitchen & Utility, with utility having the window with chimney exhaust provision.
- Geyser provision in utility area.
- Provision for Dish Washer in kitchen.

## **ELECTRICAL:**

- Cables of reputed make.
- One TV point & Telephone point in living room. One TV point in all Bedrooms.
- Data point in Living & all Bedrooms.
- Intercom facility in Living room.
- Elegant modular electrical switches of Havells/equivalent.
- Split A/C provision in living area & all bedrooms.

## **LIFT:**

- Automatic passenger lift of OTIS/Schindler or equivalent make.
- Each wing will have 2 lifts (13 passenger capacity).

## **COMMON AMMENITIES**

- Themed Landscaped Gardens.
- Water body.
- Jogging Track.
- Acupressure walks area.
- Children's Play Area.
- Basketball Post.
- Tennis Court.
- Common toilets for maintenance staff & drivers.



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**CLUB HOUSE**

- Infinity pool with toddler pool on roof top of Club House.
- Roof top Landscape garden in Pool area.
- A well equipped Health Club with Spa.
- Steam & Sauna.
- Table Tennis.
- Pool Table.
- Squash Court.
- Chess & Carom
- Library
- Lounge
- Fosse Ball
- Conference Hall
- Party Hall
- Separate lift for Club House.

**SECURITY SYSTEM:**

- Security room. •CCTV surveillance. •Home Automation

**BACK UP GENERATOR:**

- 100% backup power.

**OTHER UNIQUE FEATURES:**

- Grand entrance central lobby for each tower.
- No common walls between apartments.
- Central gas bank.
- Maximum ventilation/natural light to each flat.
- Wi-Fi connectivity for the entire project.
- Access control in lobby area.
- Designed for IGBC Green Homes Certification.
- Sewage Treatment Plant (STP).
- Water Treatment Plant (WTP).
- Garbage Convertor.

All specifications are subject to change at the discretion of the Developer or availability of materials during execution.

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Superior  
**Investment**

Rewarding  
**lifestyle**

With its excellent location, international design and superior quality, owning a home at Advaita Aksha promises not just an outstanding lifestyle, but also a remarkable investment opportunity – one that is assured of easy marketability and continued price appreciation.

Advaita Ventures Private Limited is setting new landmarks for development in Bangalore with its residential, commercial, hospitality and IT infrastructure developments and is your guarantee of excellence and continued appreciation.

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