



Agastya

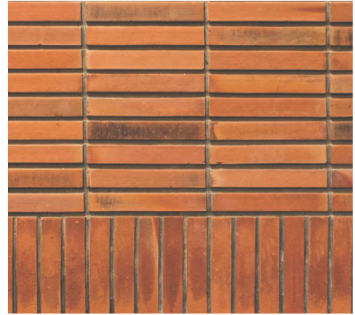
Finely Crafted Homes

www.ishtikahomes.com

Ishtika

Ishtika is a Sanskrit word for Ittigi (Brick). As the name sounds, 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.



Agastya

Named as a tribute to revered Vedic sage Agastya Muni.

From connectivity to convenience, Agastya is meticulously planned for joyous living by providing ample sunlight and ventilation.

Agastya gives rich experience to the occupants with lesser floor to area ratio and higher land area share compared to similar projects. It is well connected to schools, colleges, hospitals and is strategically placed, a 700 meters away to Nagasandra Metro Station and a hassle free 10 min drive to Yeshwanthpur and other leisure hot spots.

About our Architect

Jayakumar & Associates is renowned award winning architect team prowess in designing residential projects.

Every Space they create is centered on functionality and simplicity in design with a modernist aesthetic approach.



Terracotta bricks are used to give earthly elegance that ages gracefully with time.

Location is quieter - Away from traffic and pollution yet nearer to Tumkur highway.



Specifications

Everything you need, to know

Structure:

RCC framed structure, concrete block masonry for walls with combination of Terracotta bricks pointed selectively for external areas as per design.

Flooring:

Superior quality vitrified tiles for kitchen, dining, living Area, bedrooms and foyer. Anti-skid ceramic/vitrified for toilets, utility & Balcony

Kitchen:

Polished granite kitchen platform, stainless steel sink, 2 feet wall dado of premium tiles above the kitchen platform

Doors :

Main door: Teak wood or equivalent wood frame. Teak wood or equivalent wood shutter
Internal door: Hard wood door frame/ Hard wood shutter

Plumbing & Sanitary:

Hindware/Cera or equivalent sanitary fittings
Hindware/Jaguar or equivalent bath fittings

Electrical & Communication:

Fire resistant PVC insulated copper wires
Havells/Anchor/V-Guard or equivalent switches, Intercom facility, CCTV surveillance
AC points for all the bedrooms

Lifts: 2 lifts of adequate capacity

Amenities



Swimming Pool



Club House: Multi Purpose Hall, Indoor Games



Yoga Hall



Gymnasium



Kids Play Area



Walking Path



Outdoor seating spaces



Landscaped Garden



Open floor spaces blending living and dining areas together that gives wider options to customize and maximize your footprints.
Catch some morning sunlight to make your day more energetic and fulfilling.



Integrated green spaces to bring residents closer to nature with a fresh dose of serenity.

Benches tucked away within the landscaped courtyard makes the spaces interactive.

Landscaped area

Landscaped area

Textured pathway weaves through the landscaped courtyard.

Informal gathering spaces for increasing the community interaction in the landscaped courtyard

Tropical water body with water plants & fishes becomes an interesting landscape element

Landscaped central courtyard becomes the heart of the project. The spaces gets interconnected from all the levels in this beautiful space which will have natural sunlight.

Benches tucked away within the landscaped courtyard makes the spaces interactive.

The pathway connecting the homes is surrounded by landscape & a courtyard with natural sunlight.

Pathways with pattern emphasise the entry into the landscaped courtyard

Landscaped area planted with tropical plants makes it an welcoming entry

Ground floor main entrance

THE INNER COURTYARD



Distances:

Behind IKEA

Nagasandra Metro Station - 700 mts

Prakriya Hospital - 1.4 kms

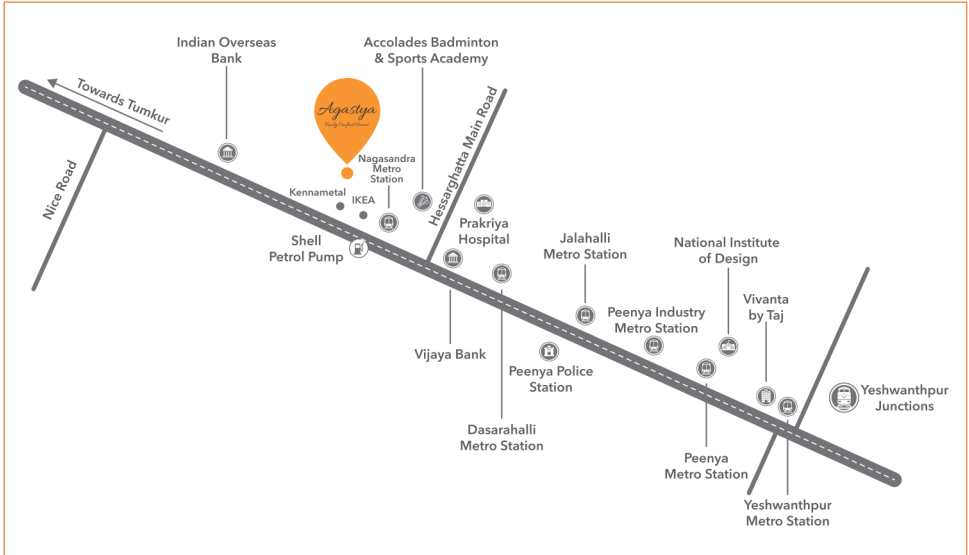
Sapthagiri Hospital - 2.8 kms

People Tree Hospital - 2.5 kms

Yeswanthpur - 5.8 kms

Poorna Prajna School - 900 mts

National Public School - 4.8 Kms



RERA Registered:

PRM/KA/RERA/1251/309/PR/190220/002436



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JP Nagar 2nd Phase,
Bangalore 560 078

Site Address:

Agastya, No:74, 2nd Cross,
Bagalagunte, Behind Kennametal,
Yeshwanthpur Hobli, off Tumkur Road,
Landmark: 700 mts to Nagasandra Metro Station
Bangalore 560073

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