



VISISTA JUDICIAL LAYOUT VISTA OKAS SPACES

Bengaluru's foremost biophilic apartment with regional modern architecture that is designed to be future ready with EV charging facilities.

Leading high-rise apartment with natural terracotta weather shield.

We need beauty because it makes us ache to be worthy of it.

Mary Olive

Nature is beauty.

It is the amazing within.

Full of art and grace.

An enduring distinction. It is born of simplicity.

Nature is exceptional.

Without trying to stand out.

Effortless and free.

From the art that lives in the architecture.

To the form that flows.

Nature is abundance.
It is pure, in form and function.
It is unifying, liberating and binding.
A perfect confluence of soul,
substance and spirit.

Nature is imagination.

It is the true haven.

Where you stay true to your nature.

Where you are naturekind.

Visista, embrace your naturekind.



South India's first upscale, green and wellness realty firm



Bengaluru | Chennai | Hyderabad

https://vistaspaces.in



Vista Spaces is a next generation city-centric real estate development company built on the founding principles of transparency, professionalism and reliability. The company invests in residential and commercial assets through a systematic and risk diversified approach.

Vista Spaces is a unique development platform with an established go-to-market strategy, risk mitigation approach, experienced execution partners and asset management expertise.

Starting from our first project, Vista Arcot, Vista Spaces has consistently pushed the envelope in creating green living spaces in high-value city-centric locations. Today, Vista Spaces is amongst the most recognized luxury real estate brands in Bangalore.

We continue to pioneer contemporary building facades, opulent interior finishes and sustainable environmental measures.

Vista Spaces has gained the reputation of a company that completes its buildings on-time and with the quality and specifications promised.

Our 'devoted to design distinction' approach means we continue to further the cause of sustainable living and are now proud to showcase 'Bengaluru's foremost biophilic apartment' with Visista that has been created with luxuriance, farsightedness, principles of genuine sustainability and green thinking.





By DMI Group
Private Equity Investor

OKAS is the private equity arm of DMI group. It was born out of the conviction that real estate investments can be conscientious. OKAS brings over four decades of combined experience of seasoned professionals in real estate investments.

OKAS strives to provide high-quality capital to carefully selected real estate partners with a focus on transparent processes, efficient designs, due diligence, quality construction, and timely delivery.

With INR 1600 crores capital base, OKAS has a 10 million+ square feet area under management. It has various projects under different stages in Bengaluru, Gurugram, Noida, Lucknow, Mohali, and Ranthambore. OKAS has built its niche in residential, commercial, warehousing, and hospitality sectors.

Re-envisioning tropical apartments in Bengaluru

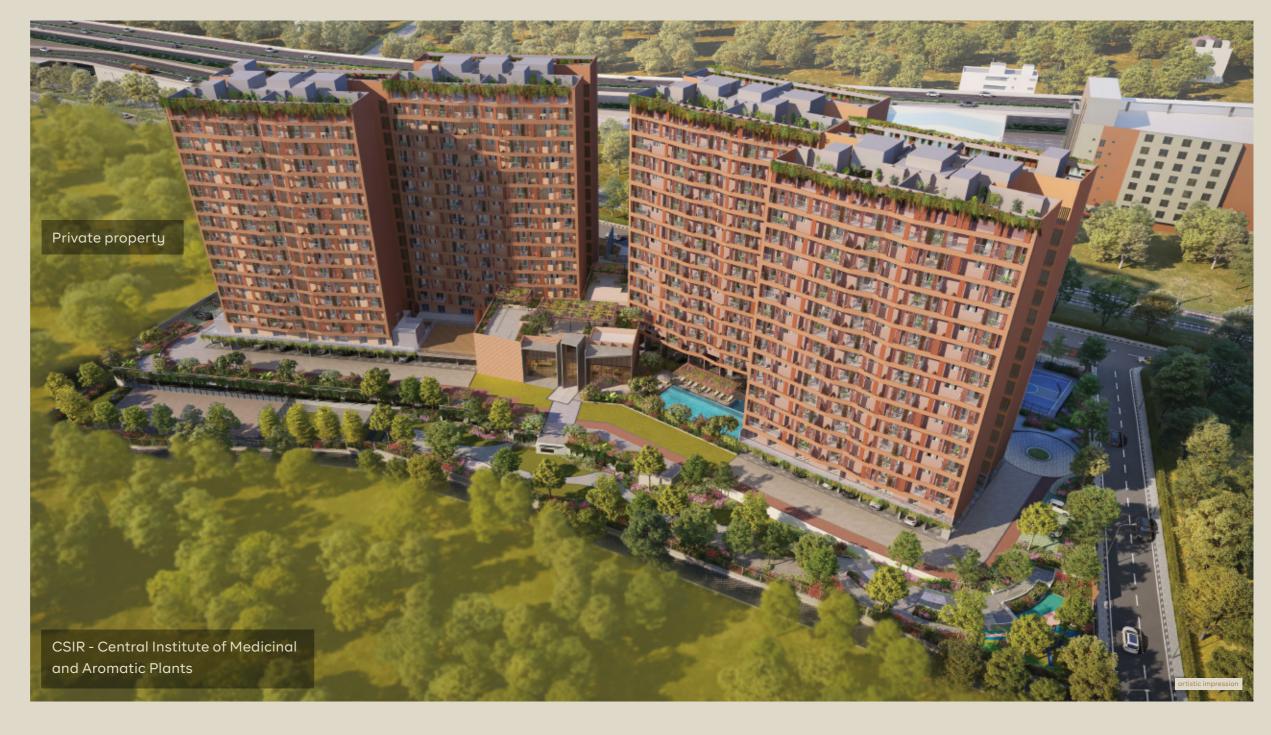
Inspired by nature and the beauty of old Bengaluru homes, Visista's design elevates life in tropical apartments.

The weather shield is the life force behind this design commitment.

This is further enhanced with architecture and planning that offers generous layouts, natural lighting, complete privacy, and of course the rare pleasure of being in the vicinity of acres of ancient forests.

We conceived Visista as an enriched place with nature, unspoiled beauty, vibes of abundance, harmony and magnificence.
The architecture responds to our steadfast belief in sustainable luxury while maximising and enriching spaces.



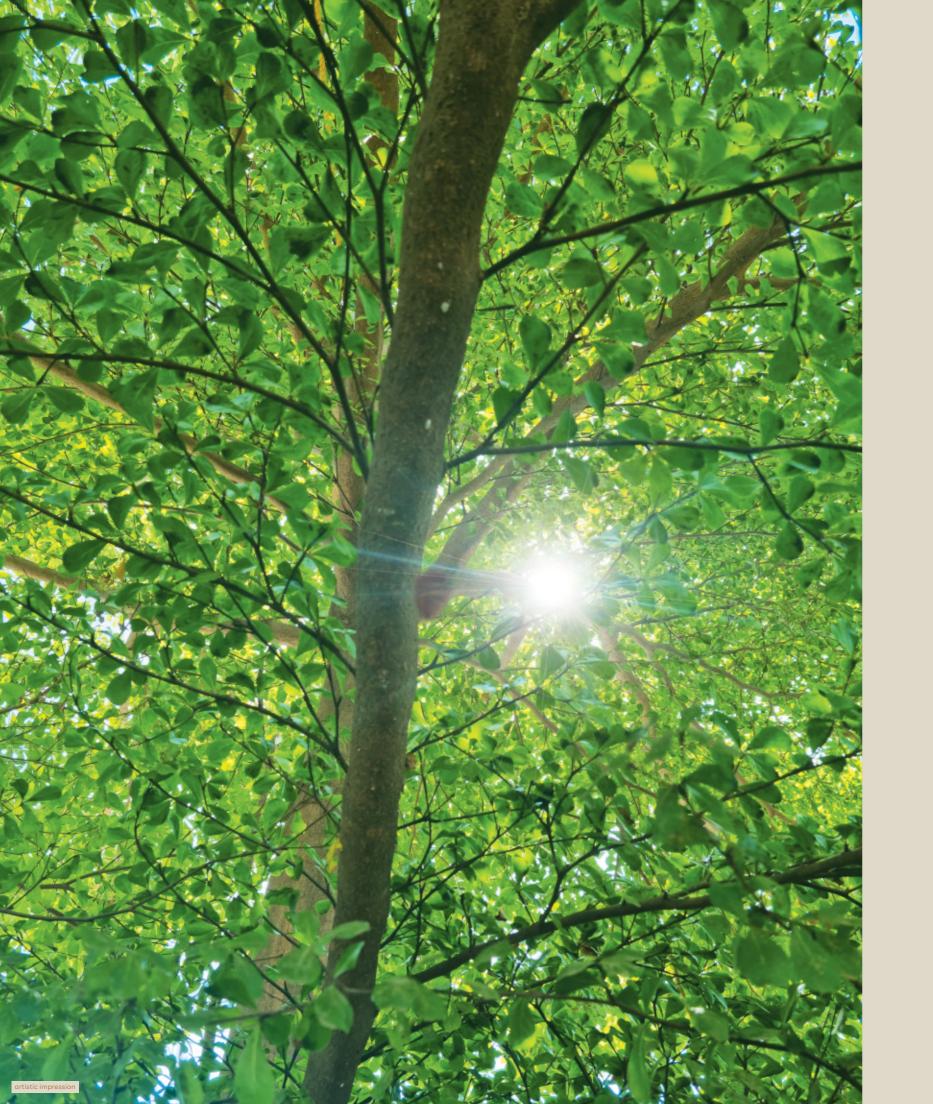






4.37 acres | 4 towers | 236 units

2, 3 and 3.5 BHK space maximised apartments with intelligent design





Zensorial landscaping

Nature's beauty and barefoot moments

The gardens inspired by Panchabhoota tattvas, interwoven with herbal plants, organic fruit trees and tropical flowers magically transform Visista's gardens into an oasis of enchantment and beauty that will inspire you to embrace your naturekind. The landscape designers have painstakingly sourced endemic yet rare trees such as bilva, mardhu and kanikonna that are used for sustained wellness. Plenty of vivid tones, lush greenery, lily ponds, butterflies, birds and magical flowers add to the drama of this exquisitely beautiful garden, allowing you to enjoy barefoot moments in the midst of nature.

- Pet friendly landscape and garden area
- Carefully selected plants and trees with combination of herbal and indigenous species
- Sacred tree court
- Community farming space

Visista: The apartment in the garder



Nature cradled workspace pods



Nature mimicking water body



Panchabhoota inspired gardens

Judicial layout

A new Sadashiva Nagar in the making

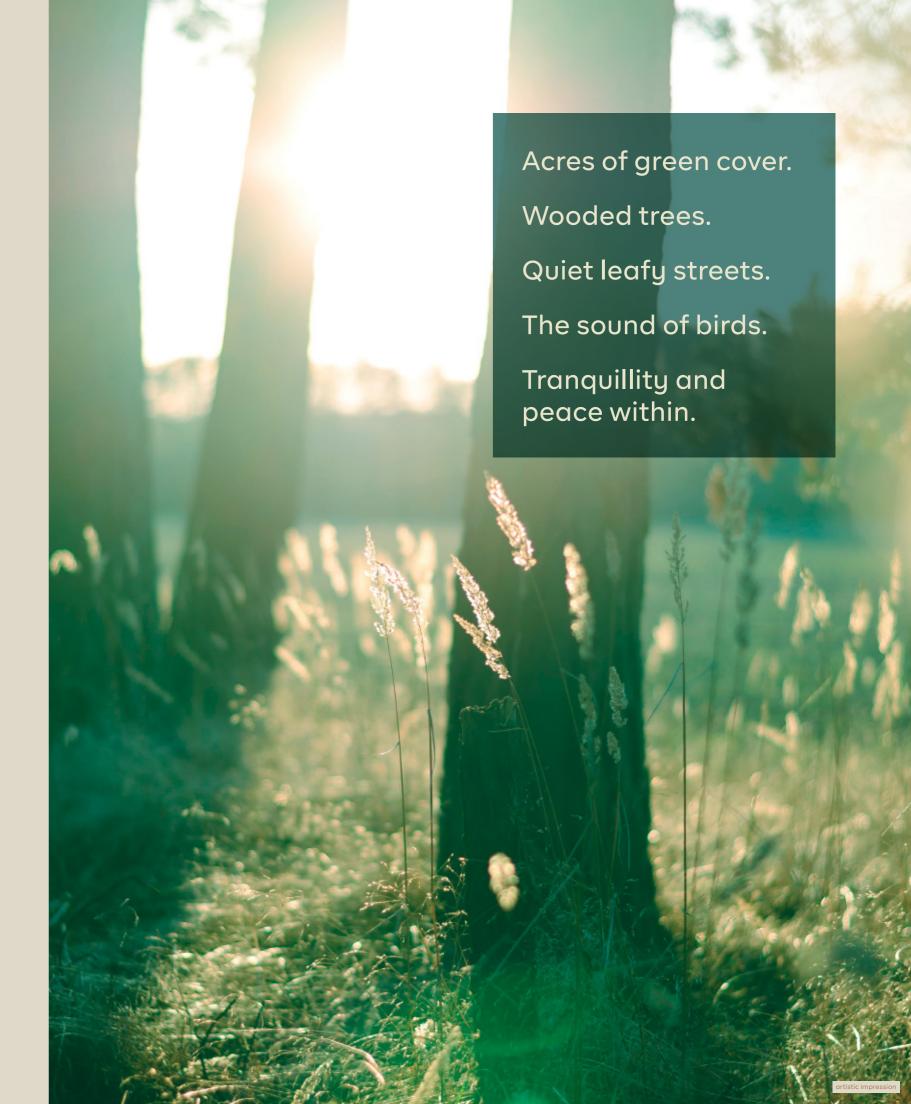
We get better by the company we keep

Visista is located off the Bengaluru International Airport Road, nestled in the midst of Judicial Layout, an emerging illustrious neighbourhood and is a bird song away from the famed 1300 acres of GKVK reserve forest. Judicial Layout is new Bengaluru and, in character and stature, comparable to prominent localities like Sadashiva Nagar - with its green cover and neighbouring reputed academic institutions.

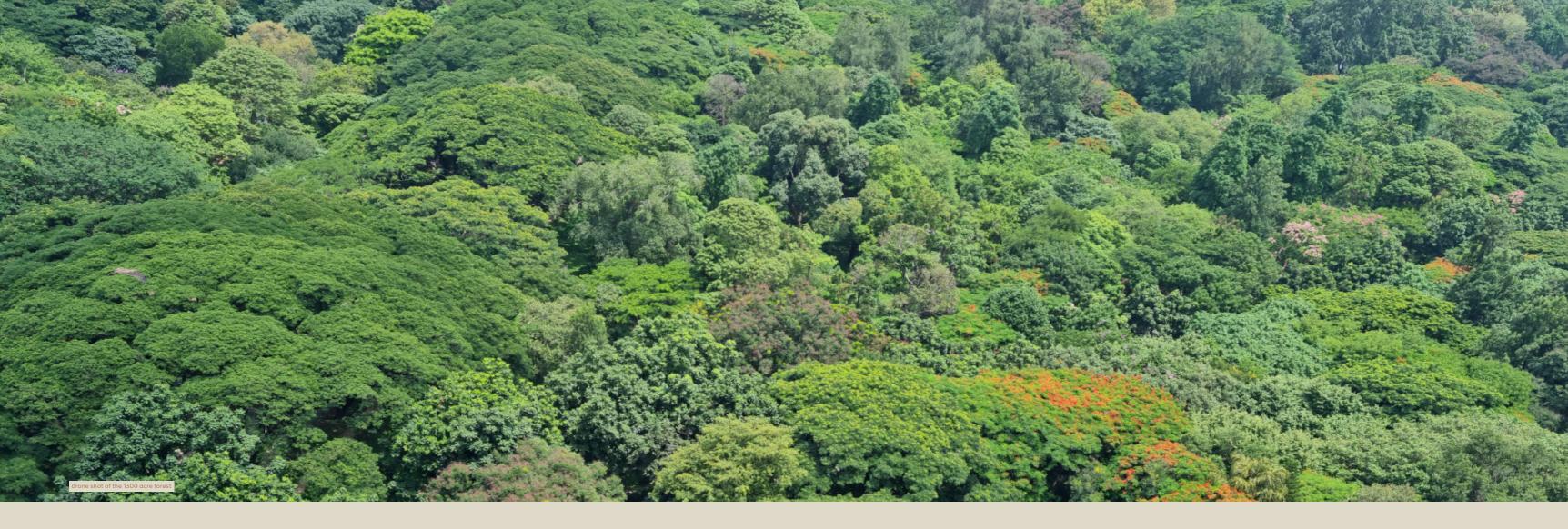
Things are calmer and slower here, with the scarce and special feeling of permanence and peace. We are close to the city's most established schools, malls, hospitals, with new shopping and entertainment avenues and of course, BIAL.

Like an exclamation mark in the green leafy Judicial Layout, Visista emerges as Bengaluru's first iconic apartment in a garden.

That's probably why Visista is singular and special.







Love thy neighbour

We get better by the company we keep



When they say 'location, location, location' in our industry they definitely had Visista at Judicial Layout in mind.

Far away from the noisy, polluted concrete jungle, Visista is nestled in the upper crust of Jakkur's Judicial Layout and is a bird song away from the 1300 acres of GKVK reserve forest, a rare biodiversity spot with 28 hectares of park/plantations and 99 hectares of orchards housing rare flora and fauna. Hosting nearly 50 variety of plants, 165 species of birds, 90 types of butterflies; a patch of the reserve forest has been in existence since 1573!

38 acres of greenery are also right by our side. Visista is a rare confluence of fine Indian luxury and the highest global standards of quality with a biodiversity hot spot, super prime location and proximity to everyday convenience.

This makes Visista truly Zensorial!™. The perfect locale, ideal air quality and an unchanging green neighborhood, makes every day blissful and zen-like; and of course, enriched by nature.



Visista: at the heart of it all Visista offers every convenience of refined urban living by being close to exceptional schools, IT parks, the Kempegowda Bengaluru International Airport, entertainment hotspots and malls. God forbid, if and when you may need medical assistance, the location is close to trusted and reputed tertiary care hospitals.



Mallya Aditi International School 4.4 kms



Canadian International School 5.8 kms



Manyata Tech Park 8.5 kms



RMZ Galleria Mall 1.6 kms



Manipal Hospital 6.1 kms



ASTER/CMI Hospital 7 kms



Kempegowda Bengaluru International Airport 22.3 kms





Living room

The hallmark of every Visista home is our elegant living space that has been crafted with love, thought and insight. Featuring expansive 9.5' wide by 7.5' height windows in refined finishes, they create a striking presence and impression. Bathed in natural light, the living space radiates positivity and vitality.

This space, which is one of the show-stoppers of the home, is framed with the natural weather shield and foliage; and the large 10' wide balconies have been designed to emphasise a connection to the outdoors. Offering a peaceful retreat, this space elevates everyday living that is in harmony with the lushness of the landscaping outside.



Bedrooms

We have designed bedrooms that are a perfect retreat with generous space and upscale finishes – an oasis of calm and tranquillity like every other part of a Visista home. We have imagined this space to be cherished so it becomes the centre of your wonderful life. With large windows, the only intrusion you can come to expect here, is the radiant sunlight and rich green views.

For the master chefs of your home

The kitchens are tailored to meet the nuanced expectations of the most discerning 'master chefs of every home'; and is also the showcase for upscale design. The kitchen is naturally illuminated by lavish light that flows in through the nearby windows.

The adjoining utility area is designed with generous storage spaces that are perfect for 'real everyday' use in the Indian context.

We designed the kitchens with intuition and flawlessness using durable, beautiful materials and premium fixtures that have been selected to look beautiful and for their ability to last over time. Visista's kitchens can be the heart of your home and will invite you to make many lasting memories.





Designed by nature

After months of extensive shadow and light movement analysis, we designed Visista to ensure that natural light brings in positivity and vitality to each home. We assessed the movement of the sun's rays during different hours of the day, taking into account where light falls, forms shadows and gives warmth.

This helped create the weather shield design that ensures a reduction of temperature around all the homes. It also adds a touch of drama and creates a transient element to the design as the light moves with the ticking of the clock.

Bathrooms

The well appointed bathroom spaces embody elegance and are a perfect balance of form and function. They are not just richly designed and spacious, but are also easy to maintain.

The sleekly designed baths include upscale premium plumbing fixtures and the CP fittings are water efficient. A keen eye for detail, elegant design, practicality and comfort makes the bathroom a perfect escape.



Master plan

Basement + Ground + 15 Floors

	Description	Туре
	3 BHK	Type 1 Units
Typical Floor	3 BHK	Type 2 Units
Units: 3 rd to 14 th Floor	3 BHK + M Room	Type 3 Units
	3.5 BHK + M Room	Type 4 Units

Legend

- 1. Entry Plaza
- 2. Club Drop Off
- 3. Tower Drop Off
- 4. Transformer Yard
- 5. Lily Pond
- 6. Pathway
- 7. Rudraksha Tree Yoga Pavillion
- 8. Tot Lot
- 9. Practice Basketball Court
- 10. Roundabout
- 11. Visitor's Car Parking
- 12. Panchatatva Barefoot Walk
- 13. Kids Play Area
- 14. Outdoor Work Pods
- 15. Informal Amphitheatre
- 16. Multipurpose Playground
- 17. Viewing Deck
- 18. Cricket Practice Pitch
- 19. Tree Court
- 20. Swimming Pool
- 21. Kids Pool
- 22. Indian Games Zone
- 23. Pavillion
- 24. Jogging Track
- 25. Outdoor Gym





Work from garden

Enjoy the green office space within Visista. The landscaped areas will have multiple informal work benches. We have created a 'co-work office' space with a conference room, a meeting room, workstations and work booths inside the club house. The space is supported with a café and a vibrant lounge.

Clubhouse

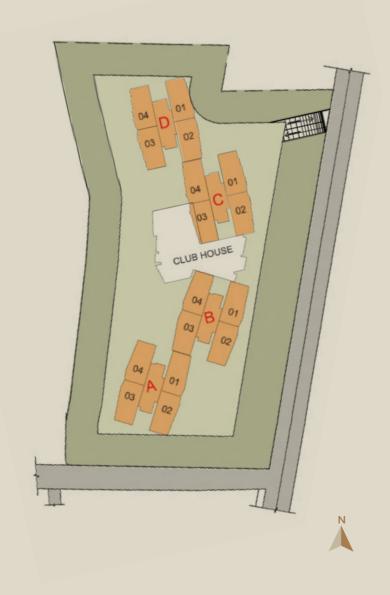
Visista has a magnificent clubhouse with an Indian luxury theme and a multitude of amenities. The clubhouse is zoned into sporting, formal and party spaces. The spacious party hall has its own pre-function and pantry areas. The rooftop covered party deck with a barbeque facility and multiple private seating spaces is another highlight of the club house. The formal zone houses a premium lobby with a café lounge, a meet and greet area and a co-work zone. The clubhouse includes squash, badminton, table tennis, snooker facilities and also a gym. A well- crafted yoga deck, meditation zones, a large swimming pool and steam rooms are designed to further elevate care and wellness for the residents of Visista.

Maid's room 67'X711' Lising / Dining TYPE-04 TYPE-01 Living / Dining Foyer 95768 W.1.W. 570'X65" Opensorky Toiles 97754 W.I.W 149X116" Life 01 TWX67 Toilet 917854" Lift 02 710'X67" Toiles 91756 Opentosky Feyer STAS TEntry 5'ft wide corridor Maid's room 49'X71" Foyer 95 X48 Living / Dining TYPE-03 Firetone 677610 Utility Kitchen 91'X10'2' Service lift Staircase 01 Kitchen 91'X10'10' Bedroom02 11X13 Toiler 91785 Toilet 91734 M.Bedroom 149'X11'6' M. Bedroom 169°X11'6" C and D A and B Tower Tower

All Towers Typical Plans - 03rd to 14th Floor

Type	SBA Sqft	RERA Carpet # Sqft
01	1962	1239
02	1909	1249
03	2016	1318
04	2290	1418

Site Plan











Features and amenities

Marble flooring as standard offering for all units except for bedrooms

10' wide balconies

Based on our devoted to design approach, we have thoughtfully designed a crèche



Sports

Multi-Purpose Playground	Outdoor
Half Basketball Court	Outdoor
Cricket Practice Pitches	Outdoor
Squash Court	Indoor
Badminton Court	Indoor
Table Tennis	Indoor
Snooker	Indoor
Walking/Jogging Track	Outdoor
Indoor Games	Indoor



Wellness

Tropical Landscape with Herbal and Native varieties	Outdoor
Panchatatva Walking Track/Barefoot Track	Outdoor
Steam Room	Indoor
Indoor Gym	Indoor
Outdoor Gym	Outdoor
Yoga Deck	Outdoor
Organic Garden/Community Garden	Outdoor
Swimming Pool	Outdoor



Work

Conference Room	Indoor
Informal Meeting Lounge Area	Indoor
Meeting Room	Indoor
Co-working Station with Work Booths	Indoor



Kids

Tot Lot - Toddlers (2-8 years)	Outdoor
Kids Play Area (8-12 years)	Outdoor
Kids Activity/Reading Room	Indoor
Crêche	Indoor/Outdoor
Kids Pool	Outdoor



Banquet Hall with Pre-function & Pantry	Indoor
Rooftop Party Area/Private Zones/Barbeque	Outdoor
Amphitheatre	Outdoor
Café Counter	Indoor



Sustainabilit

EV Charging	Indoor
Solar Panels	Outdoor
Smart Water Meters	Indoor
Sensor Based Lighting in Car Park Area	Indoor
Ground Water Recharge Bore Wells to Harvest Rain Water	Outdoor
Organic Waste Converter for Waste Recycling	Indoor



and Safety

CCTV Surveillance	Indoor/Outdoor
Access Control for Club House	Indoor
Property Manager Office	Indoor
Grocery Store	Outdoor
Drivers' Rest Rooms with Toilets	Indoor
Maids' Rest Rooms with Toilets in Common Area	Indoor

Technical specifications/features



Structure

Frame structure with column, beam and slab



Super Structure SBM 200 mm thick for external wall and 100 mm thick for internal wall or as per design



Doors and Windows Main Door - Hard wood frame with flush shutter

Sliding Door - UPVC/Aluminium with 5 mm clear glass

Bedroom Doors - Hardwood frame with flush shutter

Toilet Doors - Hardwood frame with flush shutter

Window - UPVC/Aluminium with clear glass



Unit: Flooring and Stonework Marble flooring as standard offering for all units, except for bedrooms

Bedrooms - Vitrified tiles/Wooden laminate flooring or as per design

Kitchen - Flooring tiles

Lobbies and Corridors - Granite/Tiles

Basement/Car Parking - Cement concrete flooring or as per design

Car Parking on podium - Pavers/Cement concrete flooring or as per landscape

Balcony - Anti Skid Tiles

Terrace - Cement concrete/Clay tiles or as per design

External Driveways - Pavers/Cement concrete or as per design

Toilets - Tiles

Maid room - Tiles



Bathrooms

All bathrooms - EWC, Wash basin

Fittings: Jaquar or Kohler or its equivalent



Security External

CCTV Cameras perimeter surveillance



Electricals

Connected Load - As per Standard

DG Backup - 100% for all lighting

Switches and Sockets - Legrand/Anchor/Roma or equivalent



Plastering

Ceiling plaster

Sponge plastering on internal walls to receive putty work

Sponge plastering on external walls

Sponge plastering for ducts, shafts and rough plastering for dado backing



Painting

Internal walls and ceiling - Premium Emulsion paint

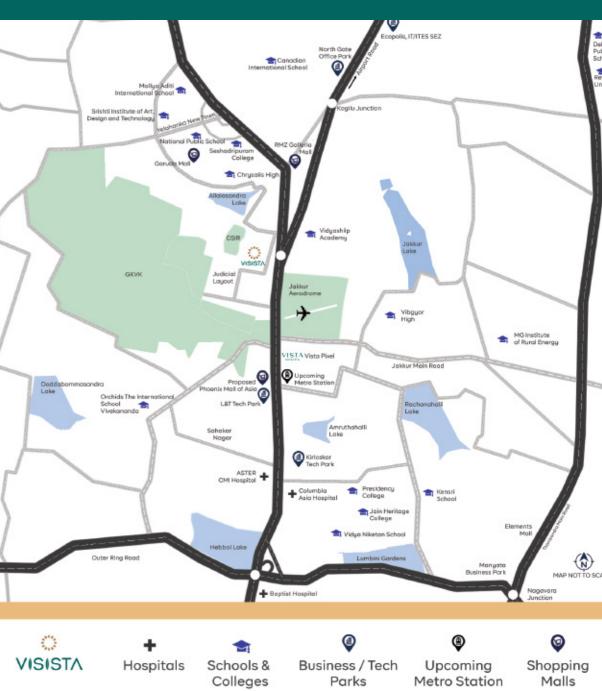
External wall - As per design

Synthetic Enamel paint for main gates, MS grills & MS Railing

All service ducts and shafts to be finished with cement paint or as per design

VISISTA aanammaaaanammuumin

Location



Partners

Project Architects



Landscape Consultants



Project Management Consultants



Civil and Finishes Contractor



Sustainability Consultants



Branding Partner



