

VISISTA
JUDICIAL LAYOUT

VISTA | O K A S
SPACES

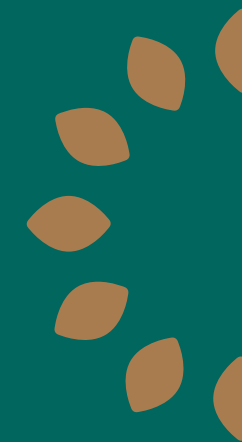
Bengaluru's
foremost Biophilic
Apartments
Zensorial by Design



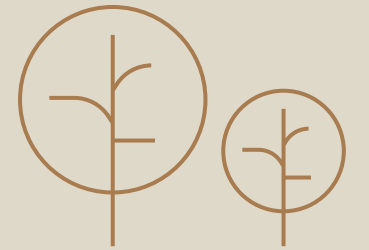
VISISTA
JUDICIAL LAYOUT
VISTA | OKAS
SPACES

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.



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.

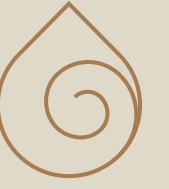
We conceived Visista as an enriched place with nature, unspoiled beauty, vibes of abundance, harmony and magnificence. The architecture responds to our steadfast belief in sustainable luxury while maximising and enriching spaces.



Private property

CSIR - Central Institute of Medicinal
and Aromatic Plants

artistic impression



70%
open spaces

4.37 acres | 4 towers | 236 units

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

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.**

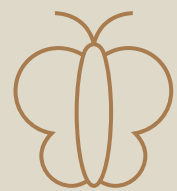
Acres of green cover.

Wooded trees.

Quiet leafy streets.

The sound of birds.

Tranquillity and
peace within.



Master plan

Basement + Ground + 15 Floors

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



artistic impression

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.

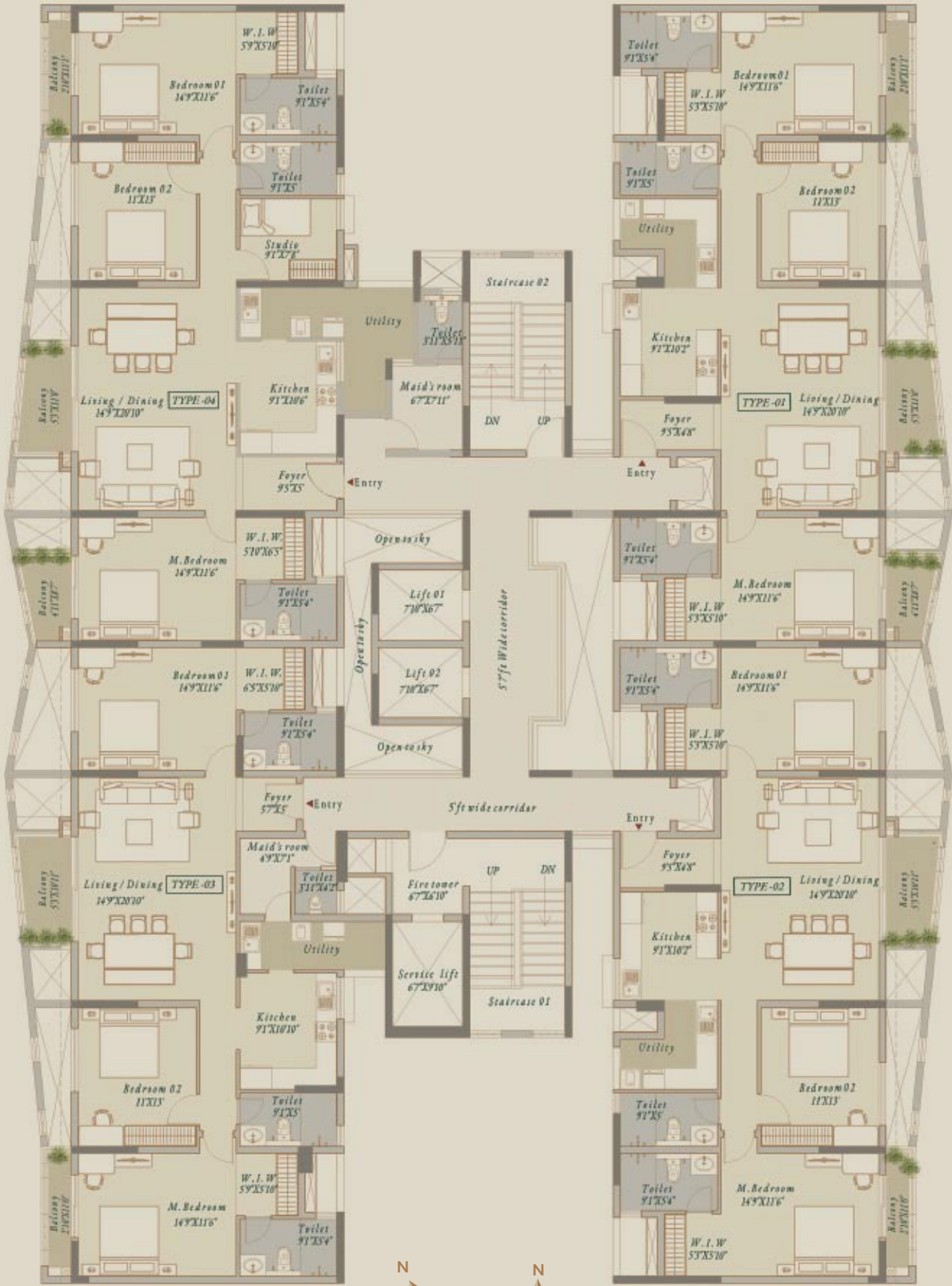
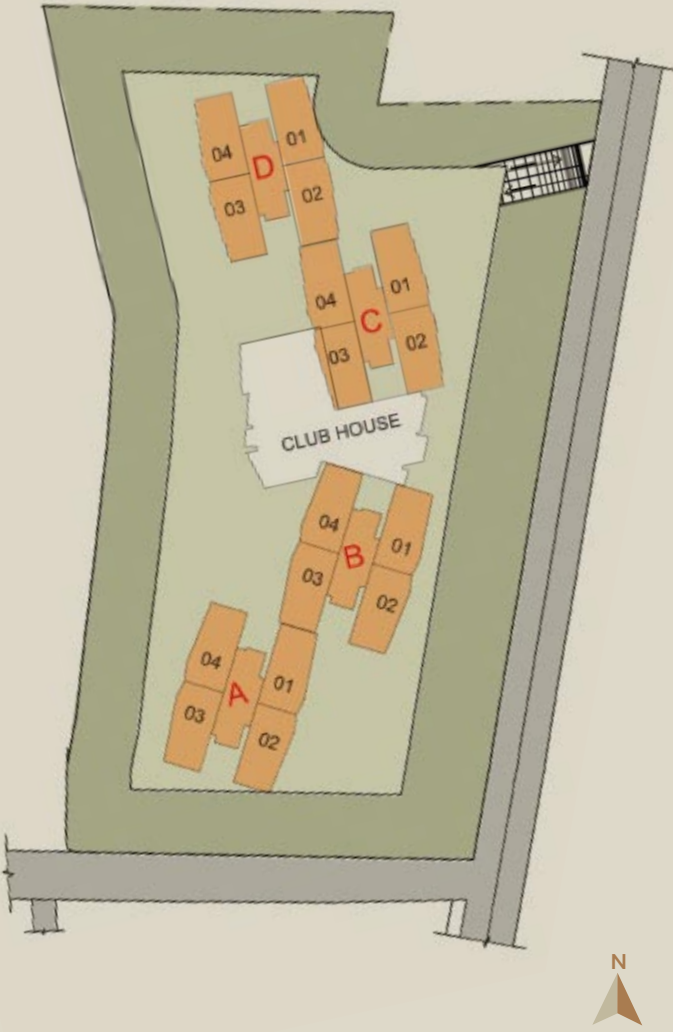
Clubhouse

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.

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

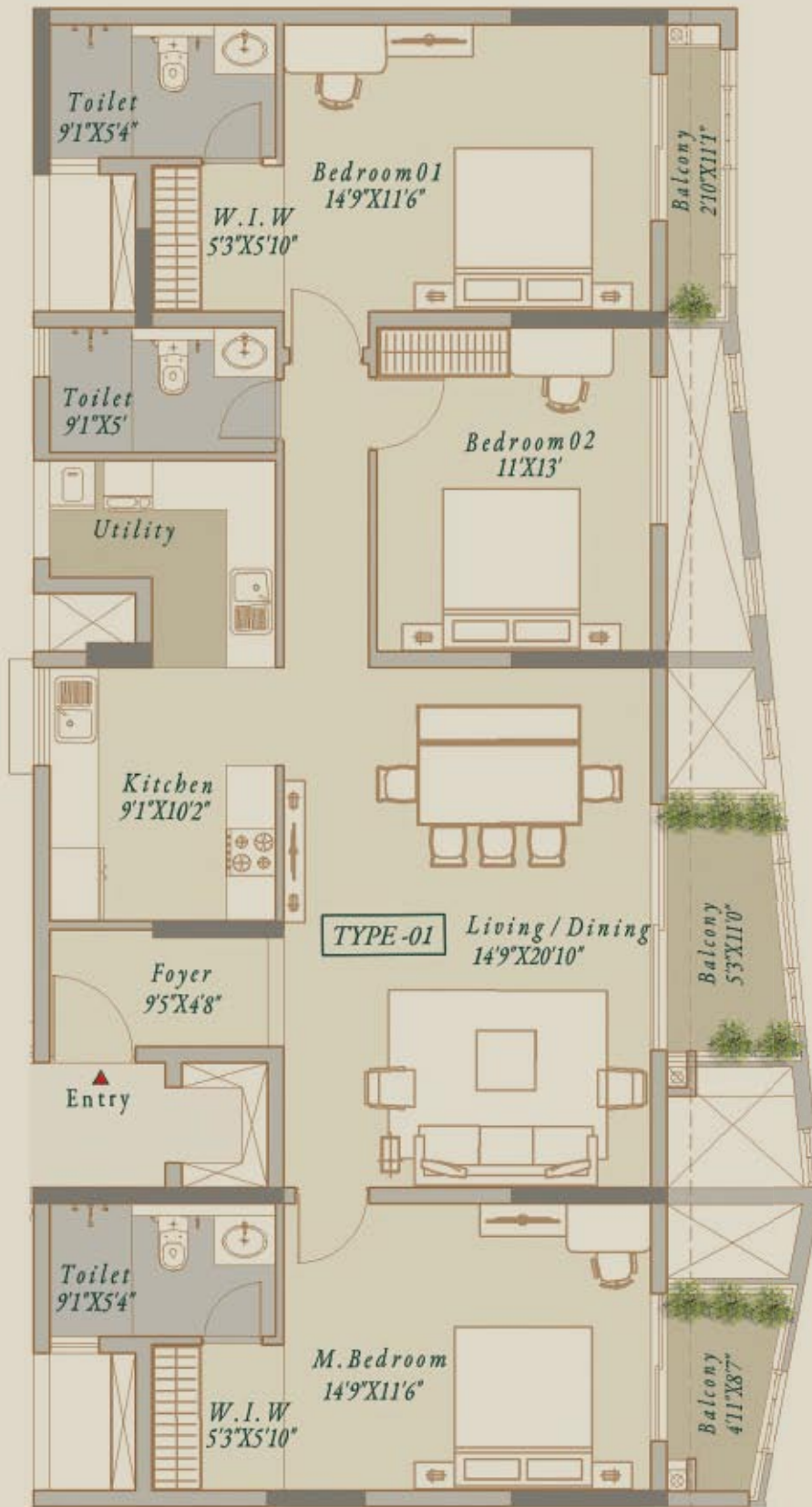
Site Plan



N
A and B Tower

N
C and D Tower

*RERA carpet areas do not include Utility and Balcony areas



All Towers Type - 01 Unit

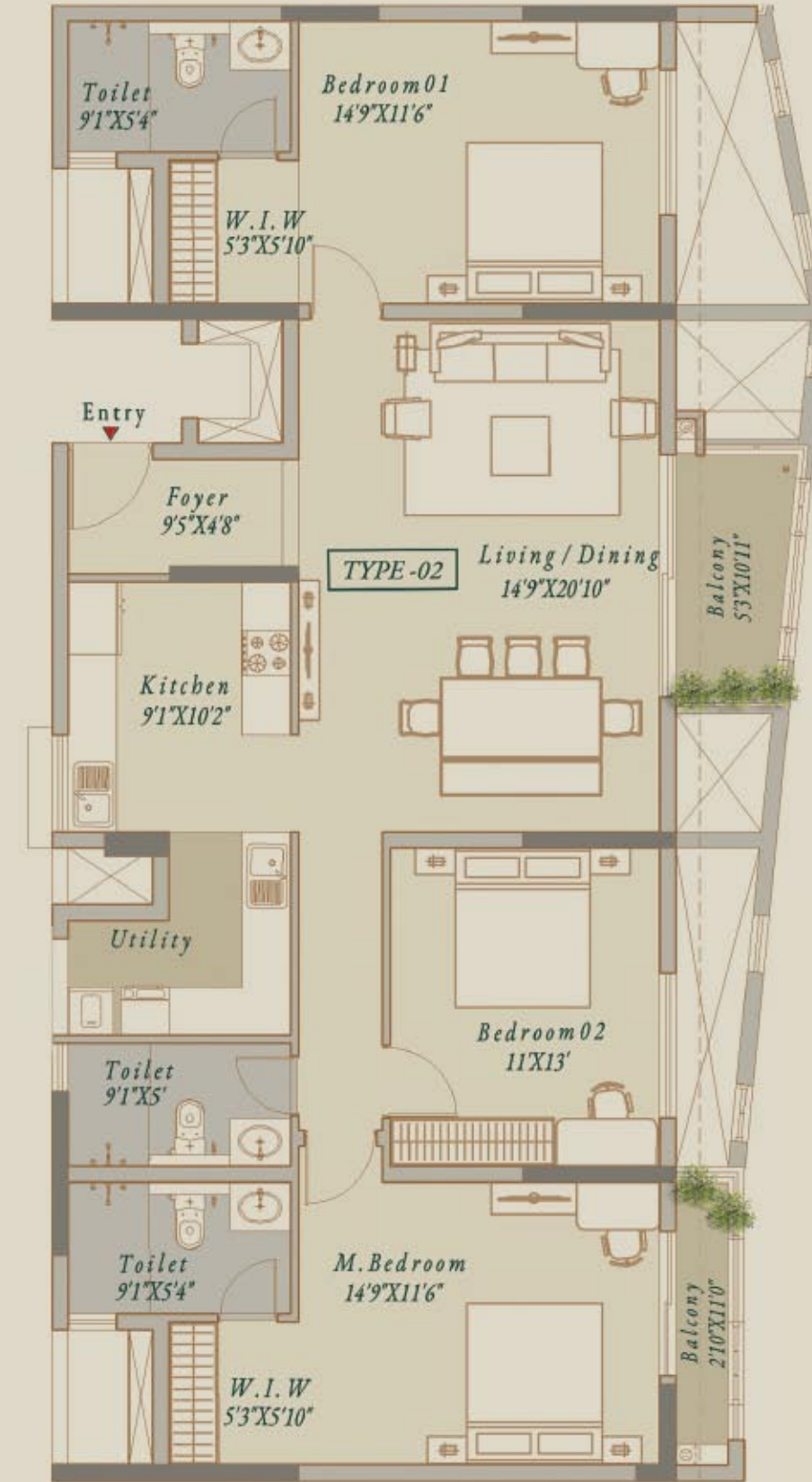
SBA Sqft	RERA Carpet # Sqft
1962	1239

Site Plan



N
A and B Tower
N
C and D Tower

*RERA carpet areas do not include Utility and Balcony areas



All Towers Type - 02 Unit

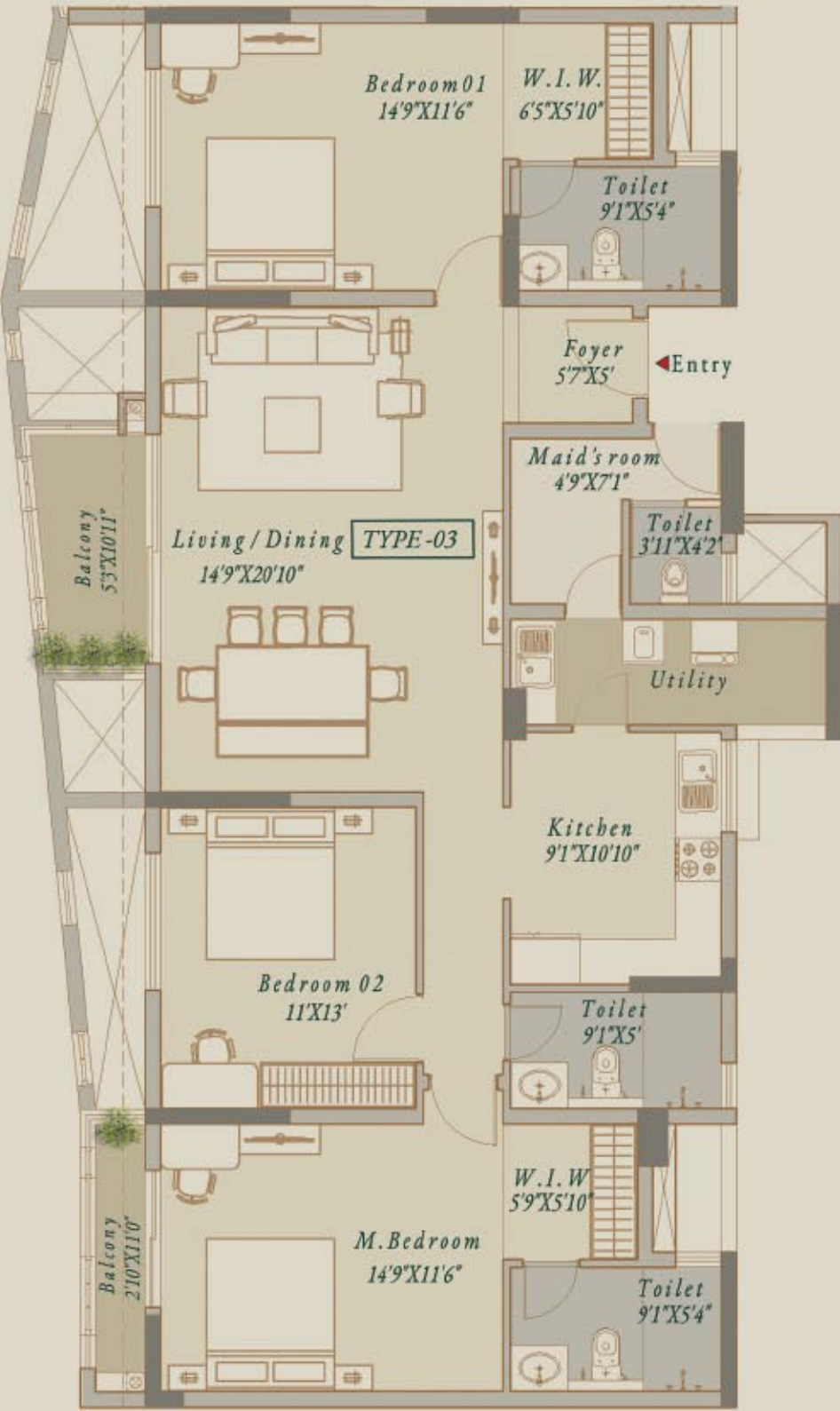
SBA Sqft	RERA Carpet # Sqft
1909	1249

Site Plan



N
A and B Tower
N
C and D Tower

*RERA carpet areas do not include Utility and Balcony areas



All Towers Type - 03 Unit

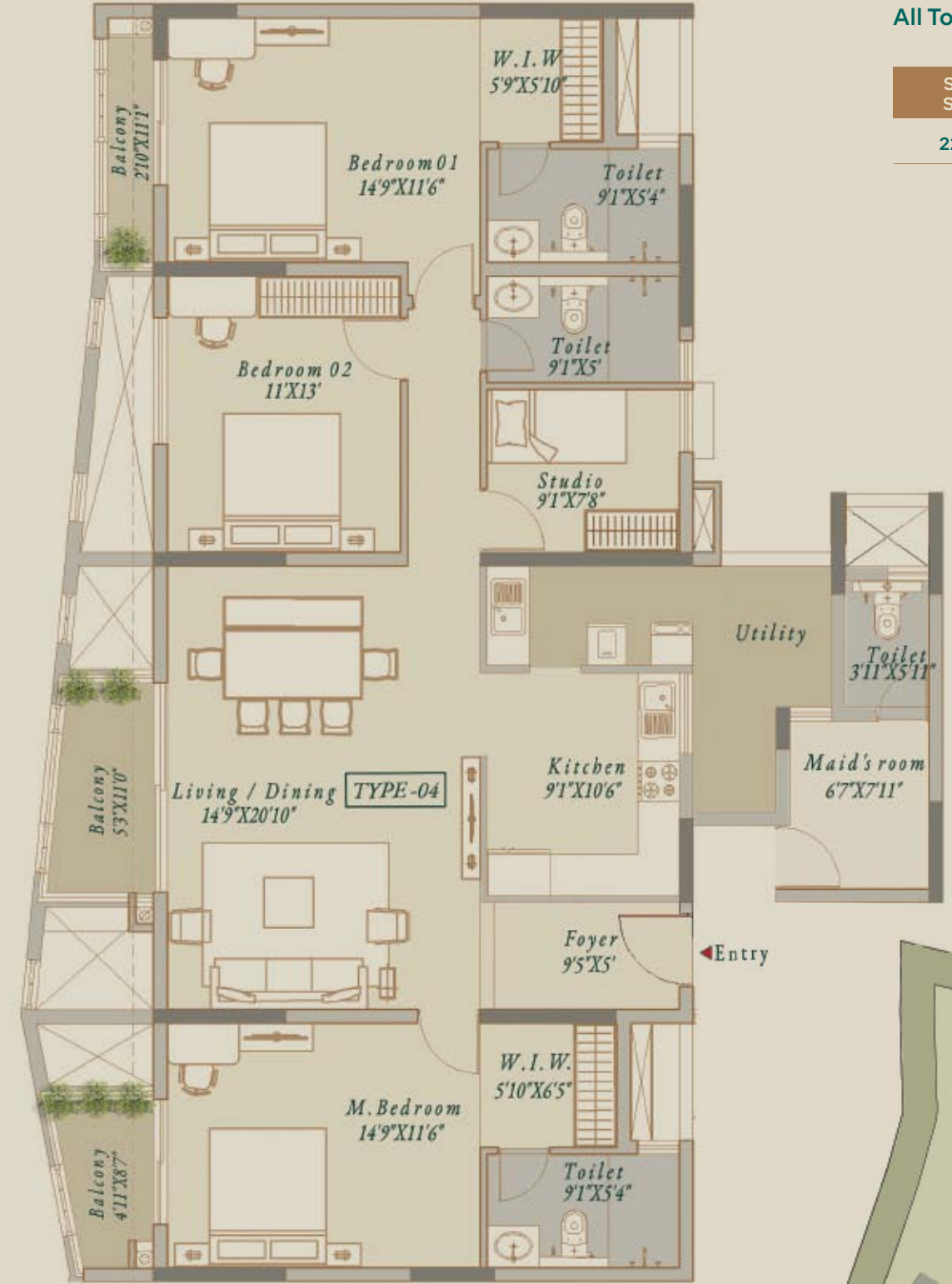
SBA Sqft	RERA Carpet # Sqft
2016	1318

Site Plan



N
A and B Tower
N
C and D Tower

*RERA carpet areas do not include Utility and Balcony areas



All Towers Type - 04 Unit

SBA Sqft	RERA Carpet # Sqft
2290	1418

Site Plan



N
A and B Tower
N
C and D Tower

*RERA carpet areas do not include Utility and Balcony areas

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
Crèche	Indoor/Outdoor
Kids Pool	Outdoor



Entertainment

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



Sustainability

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



Convenience 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

Location



RERA REG.NO: PRM/KA/RERA/1251/309/PR/011022/005287
Details available at www.rera.Karnataka.gov.in



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To experience zensorial

W <https://vistaspaces.in/visista>

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1 square meter = 10.764 square feet. All dimensions and calculations are done in the meter system (M/ sq. m.) and imperial system (Ft./ sq. ft.) and shown here for references only. All dimensions indicated are from unfinished surfaces excluding plaster thickness and the tile thickness. Errors and omissions excepted (E&OE).