



# ECOCITY

environment crafted for you



## 40 ACRES OF NATURE ARE CALLING YOU HOME

We believe that a home is not just an emotion, but a reflection of you, your spirit. A space that celebrates your success while connecting you to your roots. And we give you just that, a 40-acre handcrafted villa plot community nestled in nature's lap, ours is a creation that redefines the environment you call home. A way of living that seamlessly blends luxury with the beauty of nature.

## WHY ECOCITY?

ECOCITY is the "future of smart living". It is about you and your family! It's about the luxury of time and the abundance of open space. Following a detailed study, across all sections of society, into the real wishlist of discerning buyers, we have created an unparalleled gated community which amalgamates the fundamental importance of nature and the outdoors while providing the most futuristic amenities and infrastructure to make for a soul-satisfying and trouble-free living.

While we have given the required importance to our health and well-being with a 24 hr medical care facility (ATMC) managed by world leaders in health care, Narayana Health City, we have also taken care of your day-to-day life-enhancing amenities like a WFH facility, 24 hr creche, and a classroom for online tutorials to create more "me-time". Yet we have ensured your relaxation and rejuvenation with a one-of-its-kind 6-acre luxury VISMAYA Spa & Resort for your unwind time. 9 themed parks thoughtfully planned for every age group to pursue their outdoor hobbies and so much more make ECOCITY a never ending story, and the only thing that would be befitting is your presence at this nature's luxurious abode.



# CHIEF GARDENER'S PHILOSOPHY

Welcome to a new way of living. One that is crafted with you and your loved ones in mind. In the intricate race that we call life, have we stopped truly living? Are we simply existing? As I grew older and more responsibilities crept into my life, I often found myself pondering upon these obscure questions.

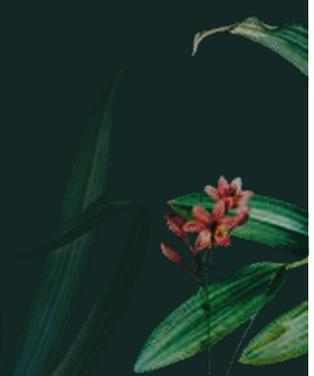
For each one of us, spending quality time with our families at home is a priority but the one thing that we are all short of is the luxury of time - a luxury that seemingly decreases day by day with technology and work engulfing our lives.

After much introspection, we have tried to come up with a humble solution to tackle the problems our modern generation is facing. We nurtured a space crafted for your "me time". A space crafted for you and your family to forget mundane routines and indulge in spending quality time together while making memories that will last a lifetime. I present to you ECOCITY, a place where you won't just own a home, you will own an environment that you will call home.

COMMUNITY OF HAPPY MINDS  
AND HAPPY HEARTS!

A handwritten signature in white ink that reads "Prashant Kajaria".

**PRASHANT KAJARIA**  
*THE DREAMER*



# MASTER PLAN

The villa plots at ECOCITY are intricately handcrafted where the community is divided into different zones. The front zone is the resort with indulgences and then you enter into the restricted zone of private ECOCITY residences. The community is made based on the topography of the land and is created with ample light, flora, fauna and foliage everywhere.

ECOCITY is crafted with a central spine branching off into the 9 themed parks, 10 life-changing amenities and the 6-Acre Vismaya Resort. The 9 themed parks are interspersed throughout the community for even distribution of flora, foliage, oxygen supply, and open breathable space.

The parks are also strategically located, for example, Mowgli World is strategically created at a distance away from Life @ 60, so that every age group can enjoy the parks with no disturbances from the other.

The water flows beautifully towards the drainage so there is no fear of flooding whatsoever and rainwater harvesting is also in place for you to live a sustainable life and contribute to protecting our shared environment.

All in all, ECOCITY's master plan is crafted keeping all your needs, indulgences and future-proof, trouble-free infrastructure support in mind.



# VISMAYA SPA & RESORT

We present to you, VISMAYA Spa & Resort, a 6-acre, 5-star resort crafted for you to indulge in your desires every day. Originating from a Sanskrit word that means 'magic' or 'wonder', VISMAYA is where you truly will feel the essence of living blissfully at home. Be it Alfresco dining with your date, a poolside brunch with your friends, or a birthday sundowner with your loved ones, VISMAYA has amenities crafted for your every need and convenience.

*Experience the "MAGIC" of resort living at home, every day.*

## INDULGENCES AT VISMAYA

- Grand Entrance with Porte Cochère
- Well Spa (For the mind, body & soul)
- Resort Lobby & Grand Lounge
- Banquet Lawns
- 500 Seater, Double Height, Pillarless Banquet Hall
- Resto Lounge Bar
- Rooftop Al Fresco Dining
- 24 Hr Coffee Shop/Restaurant with Main Kitchen
- Resort Car Park



# INDULGENCES AT VISMAYA



Well Spa (For the mind, body & soul)



Resort Lobby & Grand Lounge



Banquet Lawns



500 Seater, Double Height, Pillarless Banquet Hall



Resto Lounge Bar



Rooftop Al Fresco Dining



24 Hr Coffee Shop/Restaurant with Main Kitchen



Grand Entrance with Porte Cochère



*Actual shot at ECOCITY*

Resort Car Park

# 10 LIFE-ENHANCING AMENITIES

## **ATMC**

24hr medical care managed by Narayana Health City



ATMC

## **WFH**

24 hr one-stop office- away-from-office



WFH

## **Brain Wave**

state-of-the-art smart classrooms



Brain Wave

## **Toddler's Heaven**

24 Hour Day & Night Crèche



Toddler's Heaven

## **Notes and Steps**

Music & Dance Academy



Notes and Steps

## **Well Spa**

a Spa for the mind, body & soul



Well SPA

## **Just Groomed**

Beauty Parlor & Salon



Just Groomed

## **Home Needs**

Convenience Store



Home Needs

## **Terminal One**

Safe Pick-up & Drop



Terminal One

## **Coliseum**

Unleash the Sportsman in You



Coliseum

# SWEATING IT OUT



Lawn Tennis



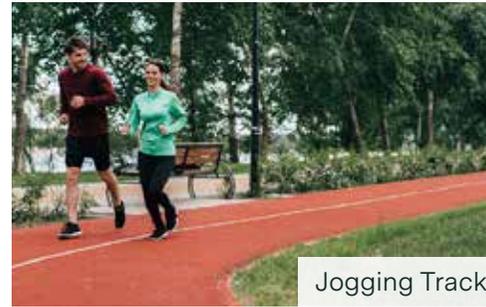
Basketball Court



Cricket Nets



Soccer Ground



Jogging Track



25 m Lap Pool



Kids Pool



Yoga & Aerobics



Gym



Snooker and Billiards Room



Indoor Badminton



Squash



Table Tennis



Cards Room



Secure Lockers

- Lawn Tennis
- Basketball Court
- Cricket Nets
- Soccer Ground
- Jogging Track
- 25 m Lap Pool
- Kids Pool
- Yoga & Aerobics
- Gym
- Snooker and Billiards Room
- Indoor Badminton
- Squash
- Table Tennis
- Cards Room
- Secure Lockers (Men & Women)



# 9 THEMED PARKS

How often have you heard about community parks designed with specific age groups and objectives in mind? Parks at ECOCITY are not just compulsory open green spaces that must be left by regulation, but rather each of the 9 parks have been crafted keeping your's and your family's needs, personal space, and every age group's curated activities in mind, including even your most important family member, your pet!

Welcome to your new way of living.

*Mowgli World*

*My Playground*

*Cricket Nets*

*Life @ 60*

*Nature's Trail*

*Celebration Park*

*Pet Park*

*Fresh & Organic*

*In the Woods*



**Mowgli World:** Mowgli World is a zone dedicated to the little ones – children below the age of 12 – where they can run, jump, climb and play to their heart's content in complete safety and freedom. The play equipment here meets the very highest safety standards and the area's perimeter is efficiently secured.



**My Playground:** My Playground gives children and young adults the space to play outdoor sports like gully cricket, football etc., for as long as they like. It is strategically secluded from the villas and no other activities are permitted here ensuring that it is always available to play.



**Cricket Nets:** The two Cricket Nets provide a dedicated space for the budding cricketer to practice their heart's content in a safe and productive manner. The nets are designed to ensure that balls are not flying around and the surrounding areas are protected.



**Life @ 60:** Life @ 60 is a space dedicated to our senior members for them to safely and conveniently spend time walking and exercising, or simply enjoying the company of friends.



**Nature's Trail:** A walk down Nature's Trail will recharge you wholly. Your 5 senses will get enhanced as you pass through a reflexology park, aromatic clusters, chromatic patches, and butterfly zones, all interspersed with wooden decks for you to simply soak in Nature's bounty and get ready for yet another day!



**Celebration Park:** Whether it's a big day like your child's wedding or bringing in the New Year, or a more intimate one like a family barbecue or cookout, the richly landscaped Celebration Park and its amphitheater make the perfect venue for maximum enjoyment and excitement.



**Pet Park:** The Pet Park is a wonderful tree canopied park, with grass covered lawns and flower lined walking paths, where pets are priority and their humans only accompany them. Its grounds provide ample space that allows your pet to indulge blissfully in some much needed 'me time'.



**Fresh & Organic:** Fresh & Organic is a 1-acre organic farm at ECOCITY, where we cultivate seasonal vegetables, herbs and fruits using wholly organic methods. While the farm will be managed by trained staff, you too can get involved in its operation and reconnect with Mother Earth.



**In the Woods:** In the Woods is a tropical woody dense jungle, your own personal jungle right in the middle of the community. You can take a walk through the dense vegetation, plan a bonfire, or even camp right near your own home. This makes for a perfect escape from everyday life.



VILLA ELEVATION

# VILLA TYPE & FLOOR PLANS

3 BHK - 2247 SQ.FT



First Floor



Ground Floor



Second Floor

2, 3 & 4 BR Signature villa floor plans also available.

# VILLA SPECIFICATIONS



Bedroom Wooden Flooring



Italian Marble Flooring



Private Balcony



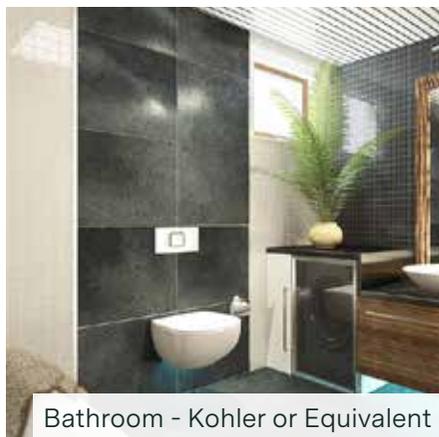
Italian Kitchen - Wet and Dry



Spacious Walk-in Wardrobes`



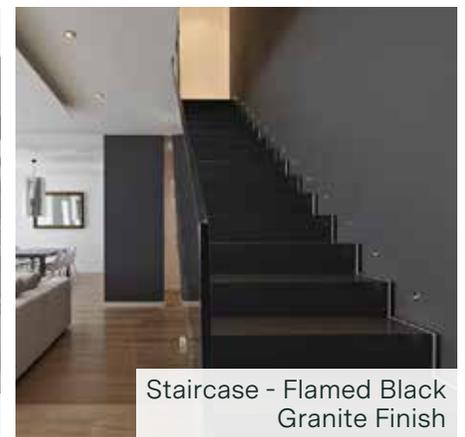
Bathroom- Vitrified Wall Tiles



Bathroom - Kohler or Equivalent



Door Vented Polished



Staircase - Flamed Black Granite Finish

representative images only

# SPECIFICATIONS

1	Entrance	Flamed Finish Black Granite Flooring
2	Car Parking	Concrete Pavers Dining
3	Living	Marble Flooring
4	Dining	Marble Flooring
5	Italian Kitchen	Black Galaxy Counter Top, Marble Finish Vitrified Tiles in Flooring and Dado, Metallic Finish Anti-Scratch Sink with Toto Make Cp Fittings or Equivalent
6	Wet Kitchen Cum Utility Area	Black Galaxy Counter Top for the Sink, Anti-Skid Stone Finish Vitrified Tiles in Flooring, Stainless Steel Sink with Toto Make Cp Fittings or Equivalent
7	Main Door	African Teak Wood Frame with Teak Wood Panelled Shutter Melamine, Polish on Both Sides Fixed with Reputed Make Hardware of Stainless Steel
8	Alfresco Door	Flamed Finish Black Granite or Equivalent
9	Guest/Parent's Bedroom	100% Waterproof Wooden Finish Flooring or Equivalent
10	Balcony (GBR)	Wooden Finish Flooring or Equivalent
11	Bathroom (GBR)	Black Galaxy Counter Top for the Wash Basin, Anti-Skid Stone Finish Vitrified Tiles in Flooring, Marble Finish Dado Vitrified Tiles, Toughened Glass Shower Cubicle
12	Staircase	Flamed Finish Black Granite Flooring and MS Railing
13	Master Bedroom	100% Waterproof Wooden Finish Flooring or Equivalent
14	Walk-in (MBR)	100% Waterproof Wooden Finish Flooring or Equivalent
15	Bathroom (MBR)	Tan Brown Granite Counter Top for the Wash Basin, Anti-Skid Stone Finish Vitrified Tiles in Flooring, Marble Finish Dado Vitrified Tiles, Toughened Glass Shower Cubicle
16	Balcony (MBR)	Wooden Finish Flooring or Equivalent
17	Family Area	Marble Finish Flooring or Equivalent
18	Kids Bedroom	100% Waterproof Wooden Finish Flooring or Equivalent.
19	Walk-in (KBR)	100% Waterproof Wooden Finish Flooring or Equivalent
20	Bathroom (KBR)	Black Galaxy Counter Top for the Wash Basin, Anti-Skid Stone Finish Vitrified Tiles in Flooring, Marble Finish Dado Vitrified Tiles, Toughened Glass Shower Cubicle
21	Balcony (KBR)	Wooden Finish Flooring or Equivalent
22	Windows	3 Track High Performance UPVC with Mosquito Mesh
23	Bedroom Doors	African Teak Wood Frame with Veneer Melamine Polished Flush Plywood, Door Having Equivalent Locks
24	Bathroom Doors	African Teak Wood Frame with Veneer Melamine Polished Inside, Outside Laminate Plywood Door Having Equivalent Locks
25	Powder Room	Black Galaxy Counter Top for the Wash Basin, Anti-Skid Stone Finish Vitrified Tiles, Marble Finish Dado Vitrified Tiles
26	CP Fittings And Sanitary Ware Bathroom Fixtures	Kohler or Equivalent Fitting (*material may change, subject to availability)
27	Switches	Finolex Wire with Anchor Roma Fixtures or Equivalent
28	Headroom Door	African Teak Wood Frame with Veneer Melamine Polished Inside, Outside Laminate Plywood Door Having Equivalent Locks
29	Terrace	Stone Finish Vitrified Flooring Tiles or Equivalent
30	Solar Geyser	Supreme Solar-300 Litre, 1800x58mm 25nos. of Tubes, Hot Water Tank-SS 304 0.7, Tank Insulation 50mm Puf, Outer Tank – GI Powder Coated

# INFRASTRUCTURE- FUTURE PROOF DETAILING

Grand entry gate and plaza.

Well engineered cobbled/asphalted roads to ensure extended life.

Captive electric transformers and well-designed panels to ensure the highest quality of fluctuation free power supply to each plot.

Minimum power of 3KVA provided to each plot.

Separate, concealed, underground electrical, data and telecom cabling provided up to each plot, with built-in redundancies to avoid future road digging.

Engineered and perfectly modeled storm water drainage system based on 100 years of rainfall data to prevent flooding/overflow.

Rainwater harvesting and engineered groundwater recharging pits.

Exclusive water storage tank and bore wells for 24/7 water supply.

Functional Sewage Treatment Plant.

Seamless wheelchair and pram-friendly pathways enabling unhindered walking/jogging.

Extensive landscaping to provide an attractive and healthy ambience.

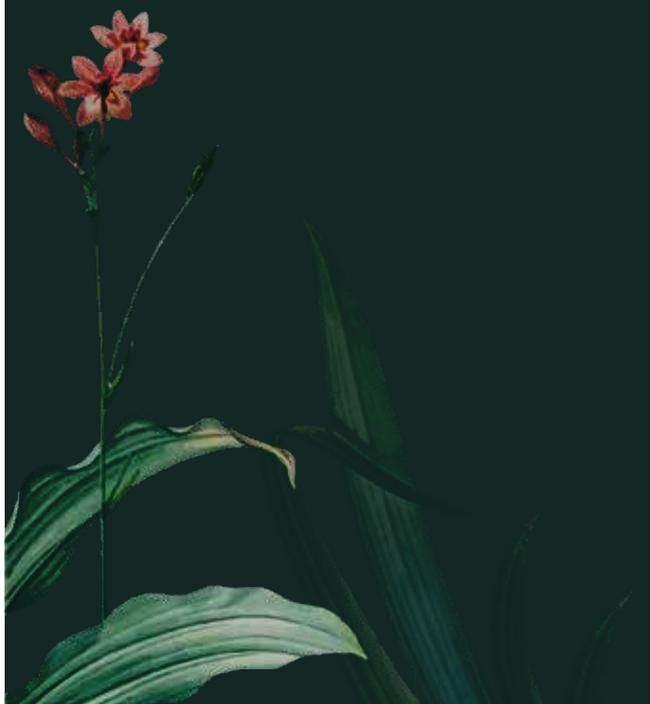
Plantation of trees and plants with sound and dust absorption properties.

Strategic plantation of aromatic plants and fruit trees for use by community owners.

Reflective road signages for all roads.



# ACTUAL SHOTS OF ECOCITY



## LOCATION ADVANTAGES

### WORK

WIPRO HQ  
ELECTRONICS CITY  
BIOCON  
INFOSYS SEZ TECH PARK  
EMBASSY TECH VILLAGE  
PRESTIGE TECH PARK  
SIPCOT INDUSTRIAL AREA 1, 2, 3  
SABIC TECHNOLOGY CENTRE

### SCHOOLS

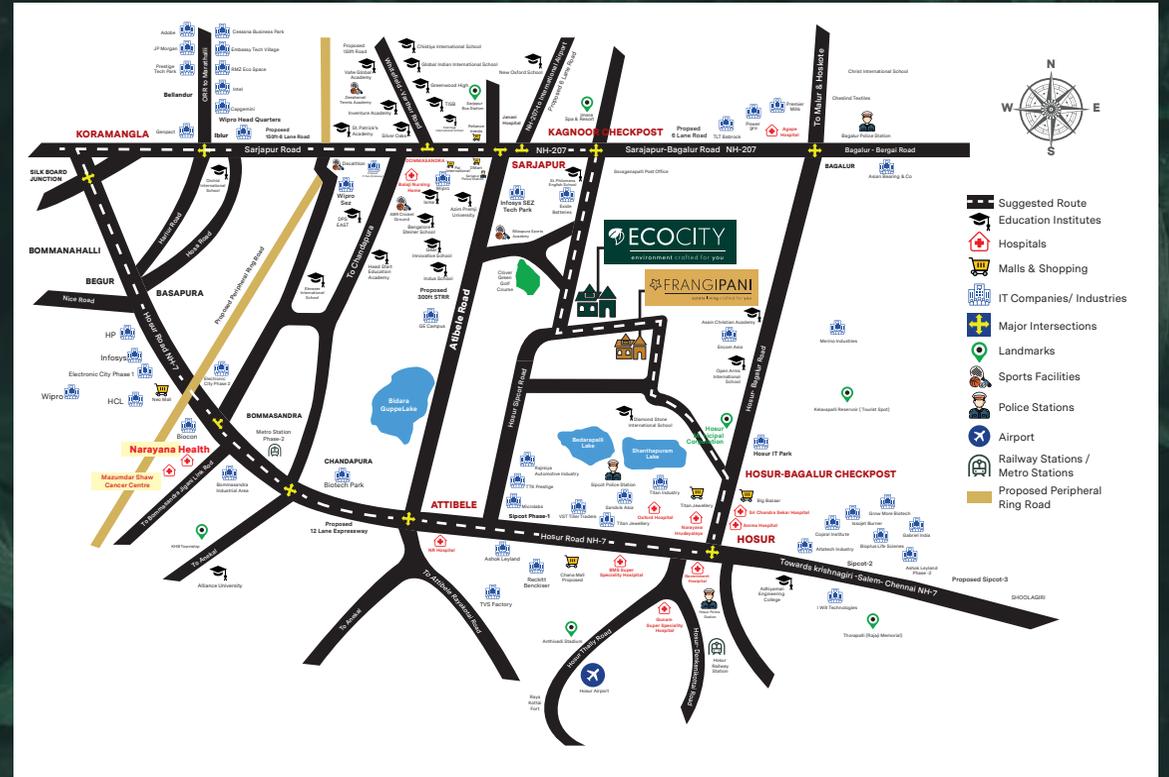
INDUS INTERNATIONAL SCHOOL  
THE INTERNATIONAL SCHOOL BANGALORE (TISB)  
INVENTURE ACADEMY  
GREENWOOD HIGH INTERNATIONAL SCHOOL  
GLOBAL INDIAN INTERNATIONAL SCHOOL  
AZIM PREMJI UNIVERSITY  
DELHI PUBLIC SCHOOL (EAST)  
HEAD START

### HOSPITAL

NARAYANA HEALTH CITY  
COLUMBIA ASIA  
KIRAN MAZUMDAR CANCER CENTER  
SAKRA WORLD HEALTH  
APOLLO HOSPITAL  
SPARSH MULTI SPECIALTY HOSPITAL  
OXFORD MEDICAL COLLEGE  
MOTHERHOOD HOSPITAL

### ENTERTAINMENT

VIA MILANO  
SARJAPUR SOCIAL  
BIG PITCHER SARJAPUR ROAD  
BYG BREWSKI BREWING COMPANY  
DOUBLE TREE SUITES BY HILTON HOTELS  
RELIANCE TRENDS  
D-MART  
PAI INTERNATIONAL



Scan the QR Code  
for E-Brochure



Scan the QR Code  
for Villa Specifications

**Bengaluru Office**  
Saroj Square, 3rd Floor,  
Airport Varthur Road  
Before Kundanahalli Circle, Marathahalli  
Bengaluru - 560037, INDIA  
Ph: +91 80 4212 6586  
contact@thespagroup.in

**Contact us**  
Ph: +91 88 61 62 62 62  
Email: sales@thespagroup.in  
thespagroup.in/ecocity

**SPA GROUP**  
YOU MATTER