



Sanctuary Plotted Community  
Near Isha Foundation, Chikkaballapura





# Plot Your Inner Sanctum. A Life of Wellness, Woven By Nature.

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Amidst the serene landscape of Nandi hills range, Ishtaa by Ikigai Estates is a thoughtfully crafted 10-acre sanctuary with 163 premium plots. More than just land, Ishtaa is envisioned as a sanctuary where nature and wellness form the very fabric of community living. Every element of the community is part of a holistic ecosystem designed to nurture your mind, body, and soul.

Situated on the Isha Foundation Road, this location blends spiritual stillness with future growth, offering both peace and promise. Here, the natural landscape is not a backdrop but a partner in your well-being, allowing you to live with intention and purpose. At Ishtaa, you are not just choosing a plot—you are choosing a way of life.

**9.5 Acres**

Land Parcel

**163**

Sanctuary Plots

**46%**

Open Space

**RERA**

Approved

**CUDA**

Approved

**E-khata**

Khata Type

# The Kalyani Amphitheatre

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Inspired by the sacred Kalyani at the 9th-century Bhoga Nandishwara Temple in Chikkaballapura, the Kalyani Amphitheatre is a water feature built in the Dravidian style that connects our community to the rich history and heritage of the Nandi Hills.

## 21,000 Sq. ft

Super Built-up Size



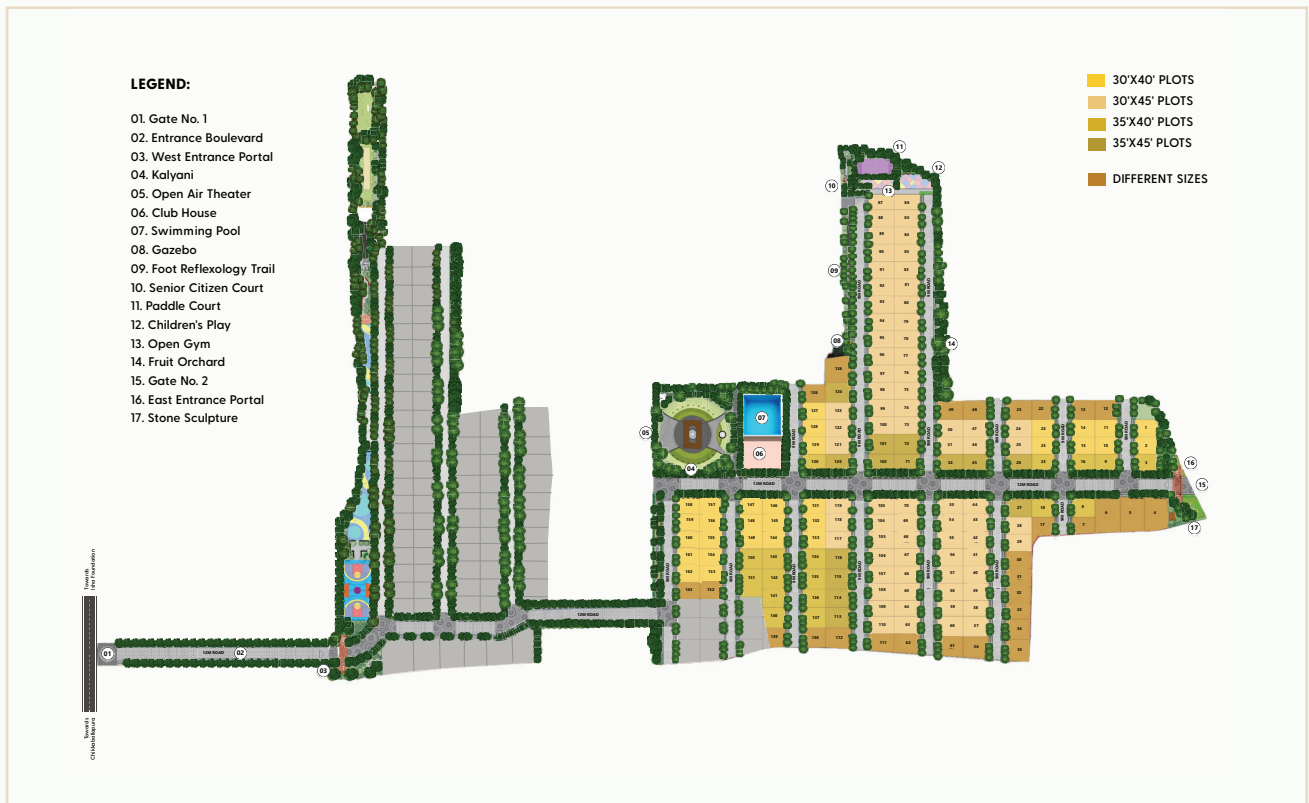
# The Clubhouse Experience

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Thoughtfully designed to offer nature-aligned facilities for fitness, leisure, and social gatherings, while maintaining a serene, nature-inspired atmosphere. The clubhouse creates a balanced space for wellness & togetherness for the entire community.

## 11,000 Sq. ft

Super Built-up Size



# Envision The Sanctuary

## The Master Plan

Inspired by the sacred Kalyani at the 9th-century Bhoga Nandishwara Temple in Chikkaballapura, the Kalyani Amphitheatre

The Grand Spine | Shaded Streetscapes | Tree Park with Trails | Reflexology Path  
Pergola Pods | Swimming Pool | Children's Play Area | Multi-purpose Hall |  
Multi-purpose Court & Futsal | Yoga Deck

## 1200 to 1575 Sq. ft

East and West Facing | Vastu Inspired Layout

# Chikkaballapura Positioned for The Future

With significant industrial and economic growth on the horizon, combined with unparalleled connectivity, it's a smart investment opportunity for those looking to capitalize on the region's rapid development.



## **Foxconn Manufacturing**

300-acre

## **SAP Labs Campus**

41-acre

## **BIAL IT Investment Region**

12,000-acre

## **KIADB Aerospace Park**

2,980-acre

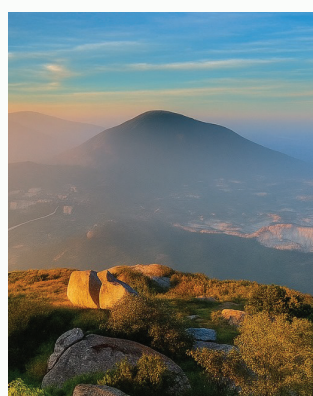
## **Signature Business Park**

407-acre

## A Region of Natural and Historical Wonders

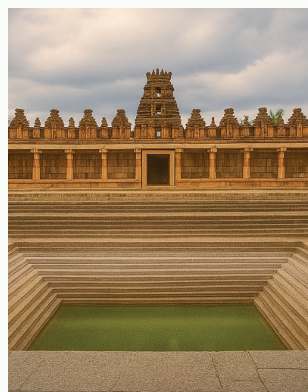
Thoughtfully positioned near the world-renowned Isha Foundation in Chikkaballapura, our community is seamlessly integrated with easy access to a global hub for yoga, meditation, and spiritual growth.

### **Isha Foundation 1 Min (1.5 Kms)**



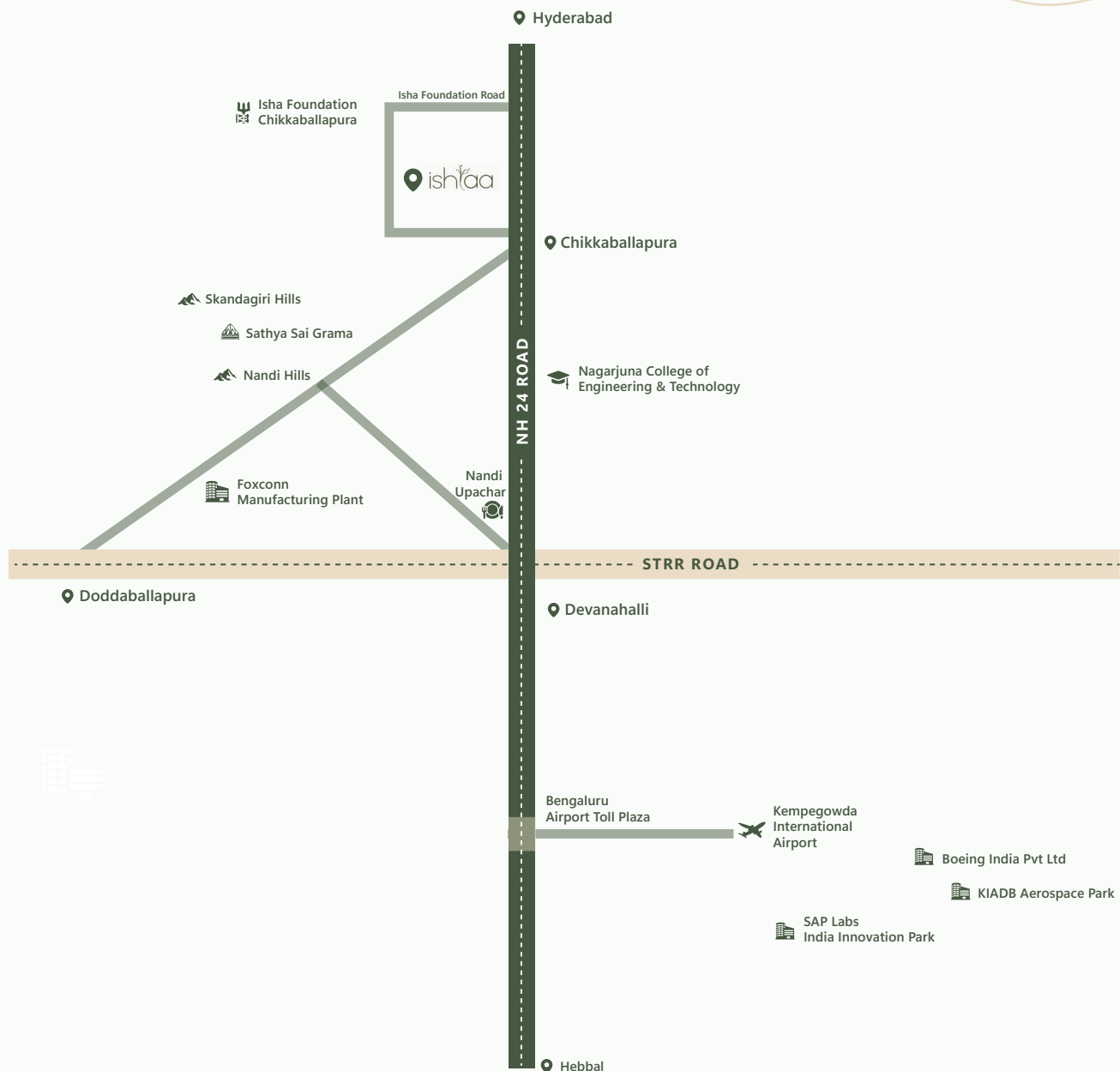
### **Skandagiri Hills 15 Mins (8.5 Kms)**

### **Bhoga Nandishwara 20 Mins (11 Kms)**



### **Nandi Hills 25 Mins (13 Kms)**

# North Bengaluru's Next Major Destination



## NH 44 Highway

8 Mins (4 Kms)



## Satellite Town Ring Road (STRR)

25 Mins (25 Kms)



## Kempegowda International Airport

35 Mins (40 Kms)



## Upcoming Metro Blue Line

30 Mins (35 Kms)



Ikigai Estates is driven by a passion for creating purposeful communities that blend modern living with sustainability. Inspired by the Japanese philosophy of balance and happiness, we craft spaces where lifestyle, nature, and technology come together seamlessly.

#### Project Site Address

Isha Foundation Road, Chikkaballapura,  
Karnataka

#### Corporate Office

203 Embassy Chambers, Vittal Mallya Road  
Bengaluru - 560 001

#### Project RERA No.

ACK/KA/RERA/1254/460/PR/130825/00951

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