



VISISTA
JUDICIAL LAYOUT

VISTA | OKAS
SPACES

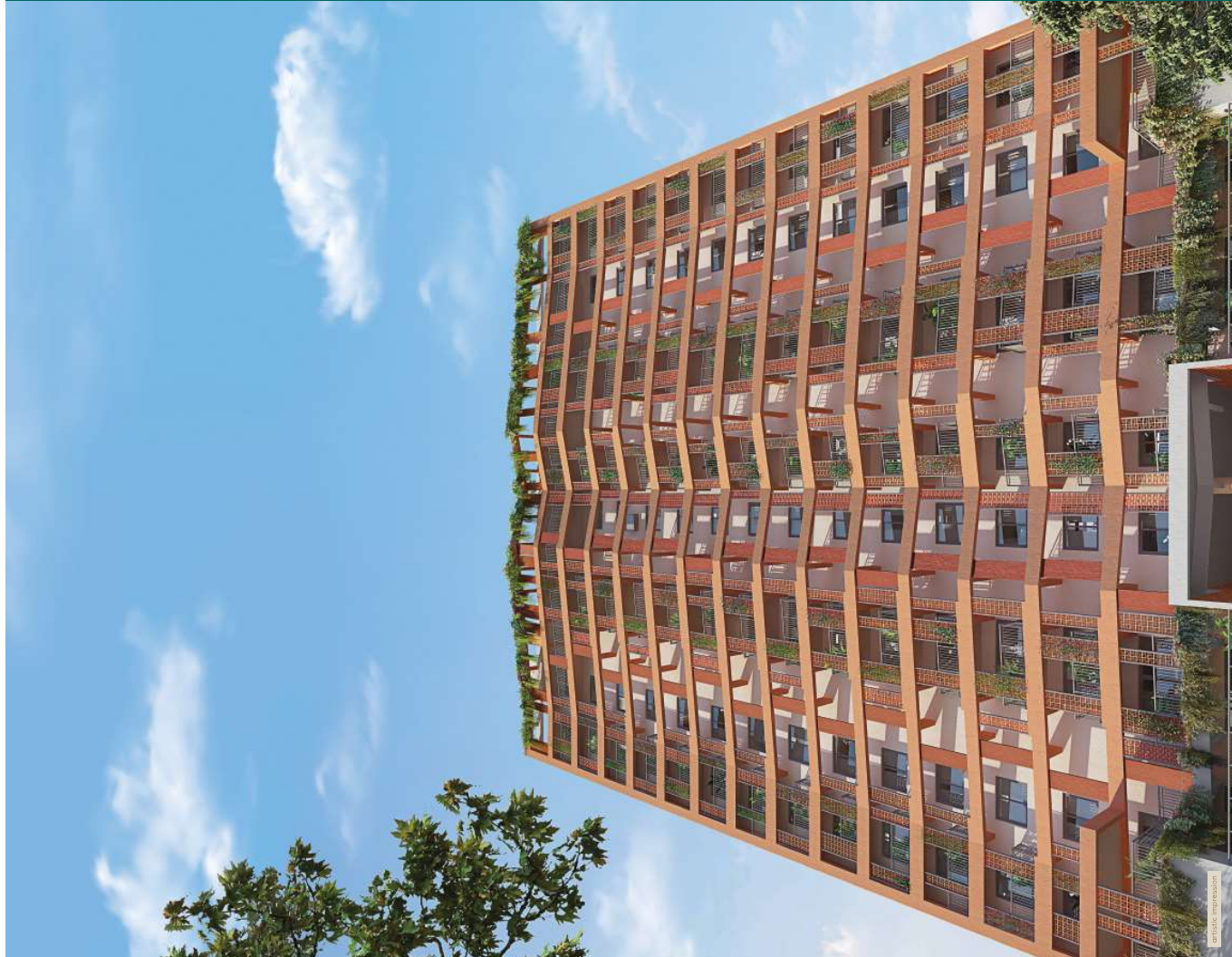
Bengaluru's
foremost Biophilic
Apartments
Zensorial by Design

VISTA JUDICIAL LAYOUT

VISTA | O K A S 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 Oliver

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.

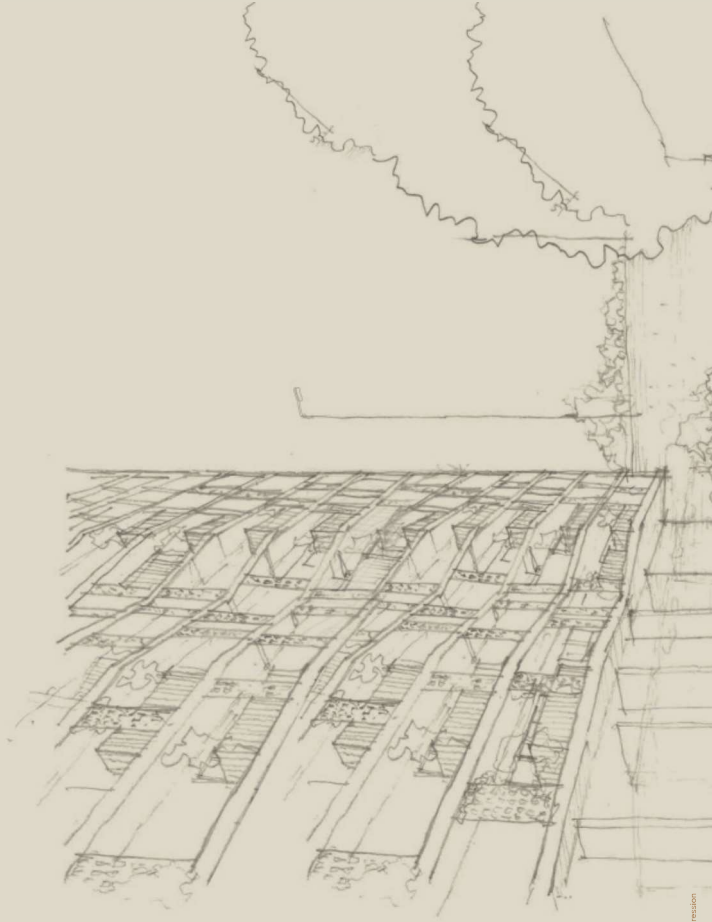


VISTA SPACES

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



Bengaluru | Chennai | Hyderabad
<https://vistaspaces.in>



artistic impression

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.



OKAS

By DMI Group
Private Equity Investor

<https://okas.co.in>

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.

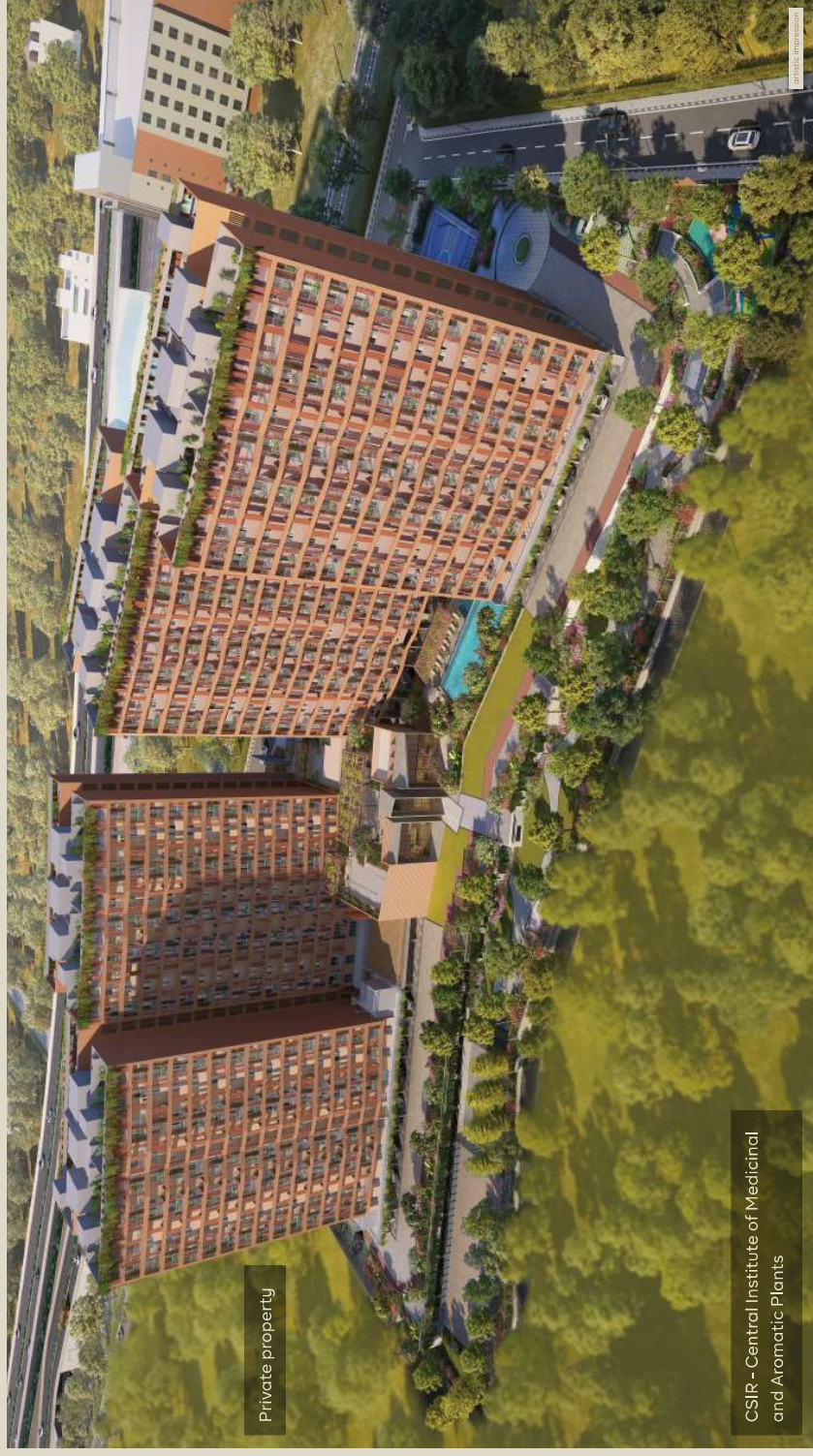
Re-envisioning tropical apartments in Bengaluru

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.



Private property

CSIR - Central Institute of Medicinal
and Aromatic Plants

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70%
open 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 garden



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.**



Acres of green cover.
Wooded trees.
Quiet leafy streets.
The sound of birds.
Tranquillity and
peace within.



above size of this 3200 acre forest

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.