

Ankura@  
group

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group

PERFECT  
SKYLINE  
CENTRIC  
LIVING

SERENITY MEETS THE SKYLINE  
@ HOPE FARM, WHITEFIELD, BANGALORE

[www.ankuraagroup.com](http://www.ankuraagroup.com)

Rera No. PRM/KA/RERA/1251/446/PR/281025/008200

# PERFECT GREEN CALM, VIBRANT SKYLINE LIFE

Pristine Park is not just a residence but a lifestyle, where city energy meets nature's calm. With 81% of its space dedicated to greenery, top-tier amenities, and essential utilities, Ankuraa Group crafts a serene urban sanctuary. Thoughtfully designed landscapes, lush gardens, and eco-conscious infrastructure come together to create a peaceful haven centered on wellness and balance.

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Serenity meets the Skyline



PERFECT  
SERENITY  
STARTS  
AT HOME

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an artistic rendering of ankuraa pristine entrance gate view

ANKURAA  
PRISTINE PARK

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PERFECT RETREAT –  
WARMTH, COMFORT,  
AND TRUE JOY OF LIVING

Coming home to Pristine Park is a joy and delight, a daily experience of pride and prestige. Nestled in an urban oasis that promotes a sense of community and relaxation, every return feels like a celebration of serenity.



*an artistic rendering of ankuraa pristine aerial view*

# PERFECT COMFORT MEETS TIMELESS ELEGANCE

Pristine Park enables active living in a tranquil setting. It's where the gleam of a swimming pool on the terrace amidst the clouds meets the whisper of greenery on the ground all around. Truly, every modern amenity is thoughtfully integrated with natural splendour.

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*an artistic rendering of ankuraa pristine night elevation view*

PERFECT  
BLEND OF  
FLOW AND  
CALM

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PERFECT DETAILS.  
FULL OF COMFORT.

GRAND ENTRANCE  
ARCH WITH  
LANDSCAPE

PREMIUM  
CLUB HOUSE

24/7 SECURITY  
SERVICES  
CCTV SURVEILLANCE

**BBMP  
& RERA**  
APPROVED  
PROJECT

BUS  
SHELTER

POWER  
BACK UP  
FOR ALL  
APARTMENTS

TOTAL AREA  
ABOUT  
**3** Acres

**2,2.5,3 &  
3.5** BHK  
PREMIUM  
RESIDENCES

**VAASTU**  
COMPLIANT  
UNITS

**SIP TREATED WATER**  
FOR FLUSHING AND  
LANDSCAPING PURPOSE

**19** FLOORS  
HIGH-RISE  
WITH  
A UNIQUE  
FACADE  
DESIGN

SPACIOUS  
BALCONIES

FORMAL &  
INFORMAL  
SEATING  
SPACES

PROVISION  
FOR  
VISITORS  
CAR PARKING

OPEN SPACE  
**81%**  
OF AREA

**171** UNITS

UNITS AVAILABLE  
**1288 TO 2439**SFT.

WAITING  
PAVILION

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# MASTER PLAN



# PERFECT BALANCE AND SYMMETRY OF NATURE AND DESIGN

## LEGEND

- |                          |                               |
|--------------------------|-------------------------------|
| 1 Entry                  | 17 Wellness Lawn              |
| 2 Exit                   | 18 Medication Pavilion        |
| 3 Planting with Signage  | 19 Floral Trellis             |
| 4 Entrance Portal        | 20 Accent Tree on Mounds      |
| 5 Bus Bay                | 21 Kids Play Area             |
| 6 Badminton Court        | 22 Outdoor Gym                |
| 7 Waiting Pavilion       | 23 Adventurous Kids Play Area |
| 8 Drop Off Area          | 24 Tree Deck                  |
| 9 Focal Tree             | 25 Cricket Practice Pitch     |
| 10 Barbeque Pavilion     | 26 Seniors Enclave            |
| 11 Spill Over Tree Plaza | 27 Reflexology Path           |
| 12 Amphitheater          | 28 Pet Park                   |
| 13 Party Lawn            | 29 Surface Parking            |
| 14 Stage                 | 30 Multipurpose Court         |
| 15 Walkways              | 31 Jogging Track              |
| 16 Strolling Path        | 32 DG & Transformer Yard      |

PERFECT  
PLACE WHERE  
EVERY MOMENT  
BECOMES  
A CELEBRATION  
OF LIFE.

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# PERFECTLY NESTLED IN NATURE'S BEAUTY

Waking up at Pristine Park is pure serenity – golden light fills sleek interiors, fresh air drifts in from lush gardens, and laughter echoes from vibrant play areas. As nature awakens around you, the city skyline rises beyond, calm and alive in perfect harmony.

*an artistic rendering of ankuraa pristine amphitheater view*

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PERFECT  
WAY TO  
ENERGIZE  
& REJUVENATE

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# PERFECT PLACE FOR SPIRITED PLAY

*an artistic rendering of ankuraa pristine basketball court view*

The inspiring aura at Pristine Park enhances every idle moment, creating moments of joy and togetherness. Whether it's kids chasing cricket balls, grandparents strolling shaded pathways, or teens competing in basketball, the fine facilities encourage connection. This fosters joyful connections and unites loved ones through shared laughter and spirited play.

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# PERFECT PITCH FOR PASSION AND PLAY



*an artistic rendering of ankuraa pristine box cricket view*

A resort-like retreat designed to pamper people of all ages and preferences, it's easy at Pristine Park to escape urban boredom. A parkland paradise at heart, the indulgences foster an exciting lifestyle. Rest assured, you and your children can indulge whenever you wish and breathe easy for a lifetime.



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# PERFECTLY CRAFTED FOR YOUR MOMENTS OF JOY.

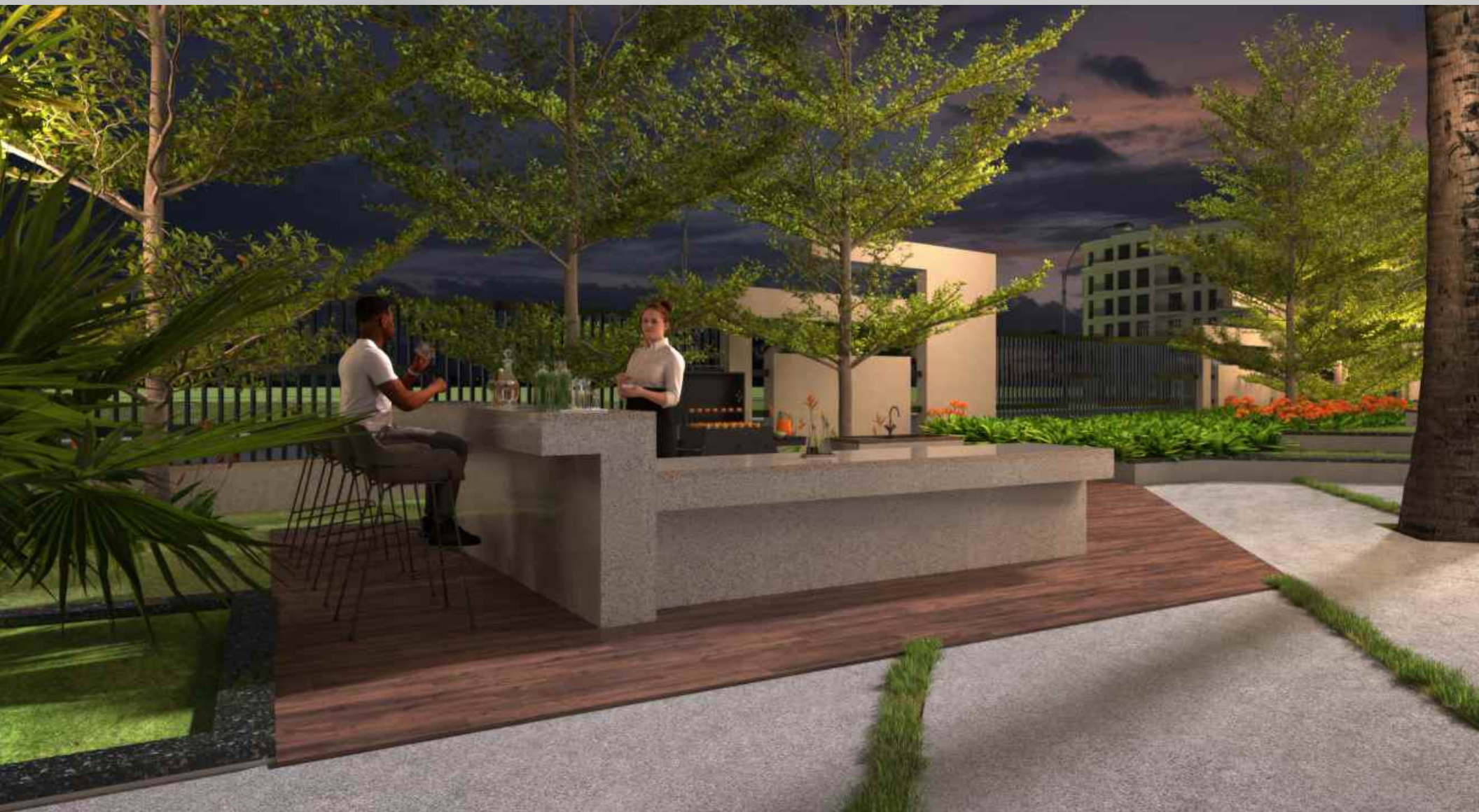
Pristine Park offers smart design, everyday ease, and a lush environment. From garden gatherings to quiet moments, enjoy life your way — all within a peaceful escape from the outside world.

- Waiting Pavilion
- Barbeque Pavilion
- Spill Over Tree Plaza
- Party Lawn
- Amphitheatre
- Walkways
- Wellness Lawn
- Floral Trellis
- Community Spaces



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*an artistic rendering of ankuraa pristine outdoor features views*



# PERFECT PLACES TO THINK AND DREAM

Set apart from the city's rush, open-to-sky yet shaded spaces offer moments of quiet reflection, leisurely pet walks, and friendly conversations. For those who seek movement, there are places to jog, play, or work out. And for the nostalgic at heart, playful nooks bring back the joy of childhood.

- Kids Play Area
- Outdoor Gym
- Tree Deck
- Seating Alcove
- Seniors Enclave
- Reflexology Path
- Pet Park
- Cricket Practice Pitch
- Multiplay Court
- Jogging Track
- Meditation Pavilion





PERFECT  
PLACE TO  
UNWIND

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*an artistic rendering of ankuraa pristine terrace infinity pool view*

# PERFECT SETTING TO SOAK UP FUN

The sprawling rooftop infinity swimming pool reflects urban elegance, fostering relaxation and connection. Tucked away in the terrace of the community, it presents a picturesque setting to soak up the refreshing vibes. When not splashing around, you can savour tranquil sunsets or lounge under starlit skies at the poolside.

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# PERFECT FEEL OF HOLIDAY EVERY DAY

At Pristine Park, you can take a break your way — without stepping out. Designed to whisk you away from the stresses of everyday life. The wide range of recreational and lifestyle amenities is sure to refresh your body, mind, and soul.

Rest assured, you'll feel like you're on a holiday every single day of the year!

## AMENITIES

- Lounge Area
- Rooftop Infinity Swimming Pool
- Party Hall
- Well Equipped Gym
- Indoor Games
- Multipurpose Play Room
- Sauna & Steam Room

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# PERFECT WAY TO SAVOUR LIFE

There won't be a dull moment ever at Pristine Park. Breaking the routine grey skies of urban monotony are the many leisure amenities and invigorating nooks that are designed to spread the sunshine of joy and pour heartwarming happiness into your life. So you can savour life's every moment anytime.



*an artistic rendering of ankuraa pristine clubhouse interior view*

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PERFECT  
PLACE OF  
NOURISHING  
PEACE

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# TYPE - A

(2,4,10,12,18th)

## Typical Floor Plan



### AREA STATEMENT

areas in sft

Flat No.	Type	Carpet	Balcony	SBUP
1,8	3.5-WEST	1559	117	2426
2	2-EAST	831	44	1289
3	3-EAST	1164	100	1847
4	3-EAST	1008	64	1565
5	2-EAST	832	40	1288
6	3-EAST	1146	108	1841
7	3-NORTH	1008	64	1565
9	3-NORTH	1192	102	1891



# TYPE - B

(1,3,5,7,9,11,13,15,17,19th)

## Typical Floor Plan



### AREA STATEMENT

areas in sft

Flat No.	Type	Carpet	Balcony	SBUP
1,8	3.5-WEST	1559	117	2426
2	2-EAST	831	44	1289
3	3-EAST	1164	100	1847
4	3-EAST	1008	64	1565
5	2-EAST	832	40	1288
6	3-EAST	1146	108	1841
7	3-NORTH	1008	64	1565
9	3-NORTH	1192	102	1891



# TYPE - C

(6,8,14,16th)

## Typical Floor Plan



### AREA STATEMENT

areas in sft

Flat No.	Type	Carpet	Balcony	SBUP
1,8	3.5-WEST	1559	117	2439
2	2-EAST	831	44	1289
3	3-EAST	1164	100	1847
4	3-EAST	1008	64	1565
5	2-EAST	832	40	1288
6	3-EAST	1146	108	1841
7	3-NORTH	1008	64	1565
9	3-NORTH	1192	102	1891





3.5BHK West  
Flat 1,8 - 2439sft.



2BHK East  
Flat 2 - 1289sft.



3BHK East  
Flat 3 - 1847sft.



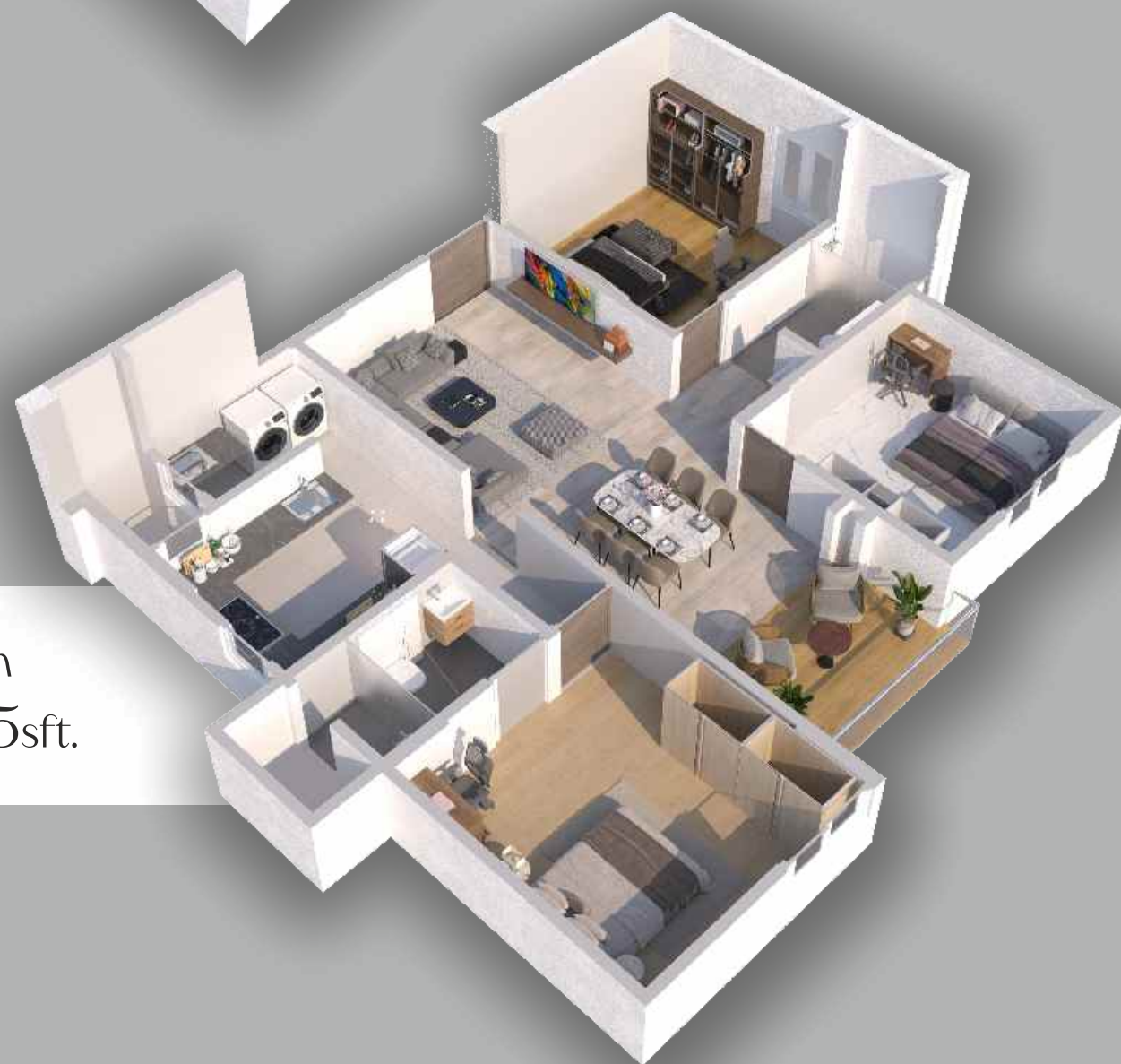
2.5BHK East  
Flat 4 - 1565sft.



2BHK East  
Flat 5 - 1288sft.



3BHK East  
Flat 6 - 1841sft.



2.5BHK North  
Flat 7 - 1565sft.



3BHK North  
Flat 9 - 1891sft.

# PERFECT LIFE WITHOUT LIMITS

## SPECIFICATIONS

### STRUCTURE

Cast in situ RCC pile Foundation. RCC Structure to withstand wind & seismic loads as per IS Codes.

### MASONRY

External: 6" Solid Block Masonry.  
Internal: 6" & 4" Solid Block Masonry.

### PLASTERING

Internal & External : Plastering using Plastering M Sand.

### FLOORING – COMMON AREAS

Ground floor lobby Lift lobby and clubhouse entry : Granite / Marble / Vitrified Tiles flooring.  
Upper floors Lift lobby & Common areas : Combination of Vitrified tiles & granite flooring / Vitrified tiles.  
Lift wall cladding: Granite cladding As per Architect's design.  
Service staircase: Sadarahalli granite / KOTA Stone / As per Architects design.  
Terrace finishing: Clay tiles flooring over Water proofing.

### UNITS FLOORING

Living, Dining, Kitchen and Bedrooms : Double charged premium Vitrified Tiles.  
Toilet dadoing: Glazed ceramic tiles up to false ceiling level.  
Toilet flooring : Antiskid ceramic tiles flooring.  
All Balconies & Utility : Antiskid ceramic tile flooring.  
Basement flooring : Cement concrete flooring with power trowled smooth finish.

### KITCHEN & UTILITY

Kitchen : Granite Slab and Wall tiles dado will not be provided.  
Kitchen Sink : Designer Quartz / stainless steel sink.  
RO Water : Provision for RO.  
Kitchen : Provision for exhaust fan / sleeve for chimney.  
Washing Machine : Provision for Water inlet / outlet in utility area.  
Instant Geyser : Water inlet and electrical socket provided for geyser.

### PAINTING

Internal Walls : Premium Emulsion Paint for internal walls.  
External Walls : Weatherproof exterior emulsion paint with texture finish.  
Enamel Painting for Grills & Railings.

### WATER SUPPLY

Sufficient bore well water available  
Provision made for Cauvery water supply (BWSSB).  
WTP: Softened water made available through an exclusive water treatment plant.  
STP: Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the Flushing purpose and landscaping.  
Provision for ground water recharging and rainwater harvesting system.

### ELECTRICAL

Wires: Concealed fire resistant copper wiring of Polycab / Havells / KEI or equivalent make.  
Modular Switches: Schneider / ABB or equivalent make.  
BESCOM Power : 5 KW Power for 2.5, 3 BHK.  
3 KW for 2 BHK.  
DG Back Up: 1 KW for All flats and 100% DG backup power for lifts, pumps.  
Solar power: Lighting in common area, Clubhouse, Street lights and Landscaping area.  
Kitchen & utility: Power sockets for hob, chimney, refrigerator, microwave oven, mixer, water purifier filter, dish washer and for washing machine in utility area.

- Power Sockets provision at Balconies
- Telephone & Data Point in Living area.
- TV Point in Living and Master Bedroom.
- AC Provision for all bedrooms.
- USB points in living and all bedrooms.
- EV Charging points provision at Ground floor.

### LIFTS

4 No's of 8 Passenger High Speed Automatic Elevator of reputed make for each tower.  
2 No's of 13 of Passenger High Speed Automatic Elevator for Service of reputed make for each tower

### TOILETS

Wash Basin : Jaquar / Grohe / American standard / equivalent make wall hung wash basins providing in all toilets, provision for wash basin in dining area.  
EWC : Jaquar / Grohe / American standard / equivalent make Wall mounted FWC with concealed flush tank.  
CP Fittings : All cp fittings from Jaquar / Grohe.  
• Provision for Geyser in all toilets.  
• Hot water provision for Wash basin in all toilets.  
• Solar water will be provided for one common toilet in top floor flats.

### SECURITY

- Round the clock security system.
- Panic Button & intercom facility provided in the lift.
- GI barbed wire fencing around the compound.
- 24 X 7 CCTV Surveillance cameras at the main security and entrance of each tower and all other Strategic Locations.
- Intercom facility to all apartments connecting to Security room.
- Smart Home automation with single relay & 2 routers provision.

### PLUMBING

CPVC Pipes for Water Lines and PVC Pipes for Sewage lines of reputed make / Ashirwad / Astral / Sudhakar.

### DOORS AND WINDOWS

Main Door : Factory Finished Engineered wood frame with teak wood veneered flush shutters of 40 mm thickness with Italian UV polish on both sides.  
Internal doors: Factory finished Engineered hardwood frame with laminated flush shutters of 35 mm thickness.  
Toilet doors: Factory finished Engineered hardwood frame with laminated waterproof flush shutters of 35 mm thickness.  
French Doors : 2.5 / 3 Track UPVC door with sliding shutters with mosquito mesh.  
Windows : 2.5 / 3 Track UPVC window with sliding shutters, safety MS grill with mosquito mesh.  
Ventilators : UPVC Louvered ventilators with provision for Exhaust fan.  
Hardware : Digital Lock for Main door and All other Hardware are reputed make (Godrej / Yale / Dorset or equivalent).



SCALE NOT SCALE

# LOCATION PLAN

(NOT TO SCALE)



# PERFECT CONNECTIVITY TO WHAT MATTERS

Whether it's breezy drive to work, easy walk to school, timely healthcare, quick dinner out or swift retail therapy at a mall, Pristine Park scores a perfect ten on all fronts. The resourceful neighbourhood envelops you in a world of greenery, modernity and connectivity.



## EDUCATIONAL INSTITUTIONS

- Whitefield Global School - 1.5 Kms
- MVJ College of Engineering - 1.8 Kms
- Greenwood High Pre-School - 2.5 Kms
- National Public School - 5.8 Kms
- Delhi Public School - 6.3 Kms



## ENTERTAINMENT

- Nexus Neighbourhood - 3.2 Kms
- Park Square Mall - 3.9 Kms
- Nexus Shantiniketan - 4.7 Kms
- Inorbit Mall - 5.1 Kms
- Phoenix Marketcity - 8.2 Kms



## HEALTH AND HOSPITALS

- Sri Sathya Sai HOSPITAL - 2.2 Kms
- Manipal Hospital - 3.5 Kms
- Aster Hospital - 4.4 Kms
- Vydehi Hospital - 5.6 Kms
- Kauvery Hospital - 7.0 Kms



## IT PARK

- Sumadhura Capital Tower - 2.5 Kms
- GR Tech Park - 3.5 Kms
- Brigade Tech Park - 4.4 Kms
- ITPL - 5.6 Kms
- Sigma Tech Park - 4.2 Kms



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Serenity meets the Skyline





# TRUSTED. PROVEN. COMMITTED.

At Ankuraa Group, we craft homes that reflect your success — with quality, innovation, and elegance at every step. Pristine Park offers luxury high-rise living designed for comfort, style, and lasting memories. Backed by trust, experience, and integrity, we're shaping Bengaluru's skyline with purpose.

Corporate Office  
ANKURAA HOMES  
5th Floor, SBR Gokulam, Sy. No. 160/3,  
Opp. AWHO Sandeep Vihar,  
Kannamangala, Bengaluru,  
Karnataka-560067.

Site Office  
Ankuraa Pristine Park  
Sy No. 184 & 185, Immadihalli Road,  
Whitefield, Bengaluru, Karnataka - 560066.

Email : [contact@ankuraagroup.com](mailto:contact@ankuraagroup.com)  
Phone : 080- 48536666  
[www.ankuraagroup.com](http://www.ankuraagroup.com)

## TEAM

Architect



Mobile : +91 8520837111  
E-mail: [projects@designtactics.in](mailto:projects@designtactics.in)  
Web: [www.designtactics.in](http://www.designtactics.in)

Landscape Consultants



Mobile : +91 80 26322012  
Web: [www.upasarg.com](http://www.upasarg.com)

Structural Consultants



Mobile : +91 81057 12345  
E-mail : [support@cratisdesigners.com](mailto:support@cratisdesigners.com)  
Web: [www.cratisdesigners.com](http://www.cratisdesigners.com)

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