



ELEVATING THE ORDINARY TO

the exemplary

THE SIMPLE TO

the sublime

THE DULL TO

the divine

THE EVERYDAY TO

a work of art

KESSAKU 'A MASTERPIECE' IN JAPANESE
OFFERS HOME-OWNERS A LIVING EXPERIENCE LIKE NO OTHER

WE INVITE YOU TO COME & DISCOVER BANGALORE'S
MOST-EXCLUSIVE SMART LUXURY RESIDENCES WITH
WORLD-CLASS FEATURES & AMENITIES.

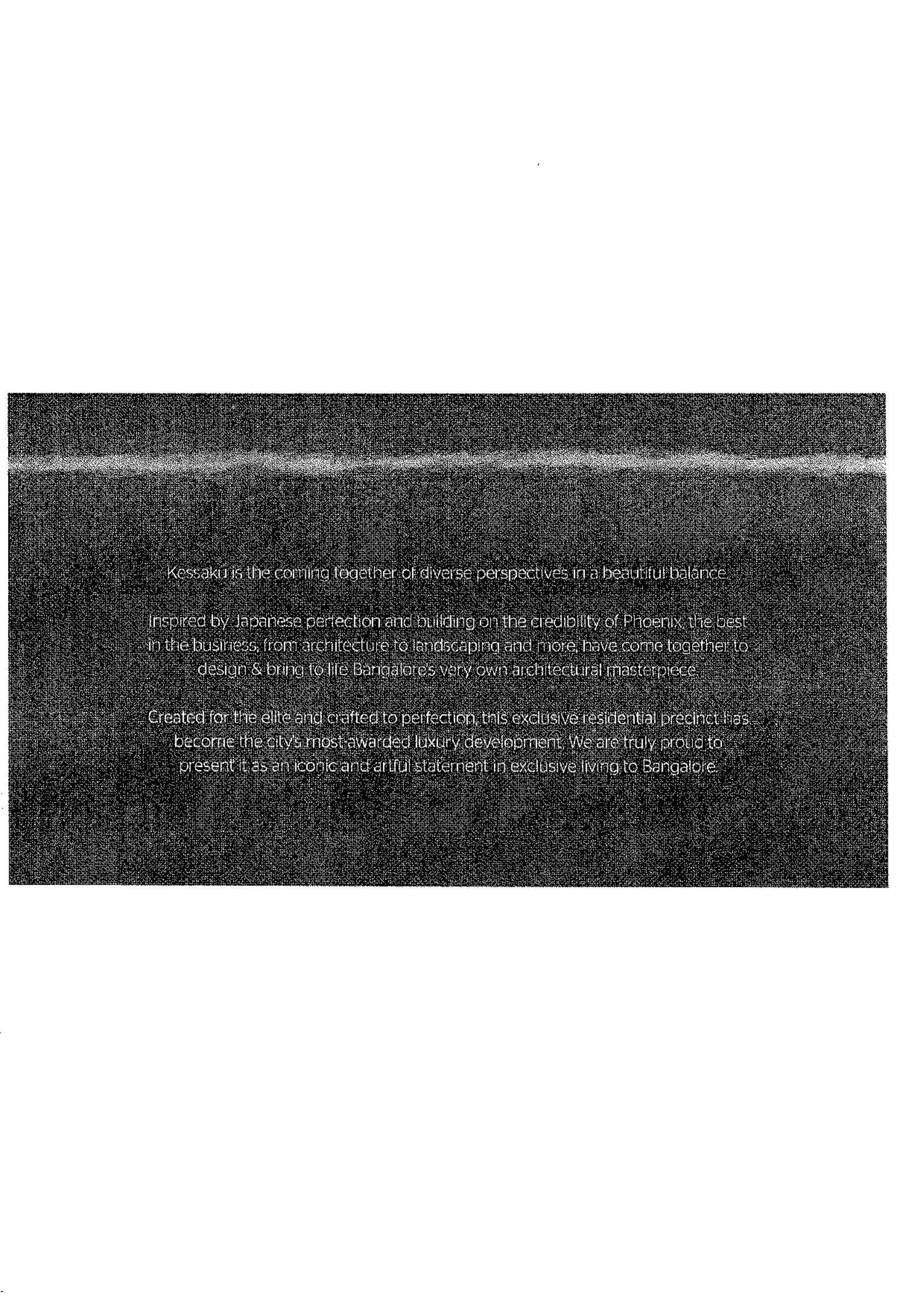


PHOENIX

傑作
KESSAKU
THE MASTERPIECE

AWARD-WINNING
SKY BUNGALOWS
IN THE HEART OF
BANGALORE CITY

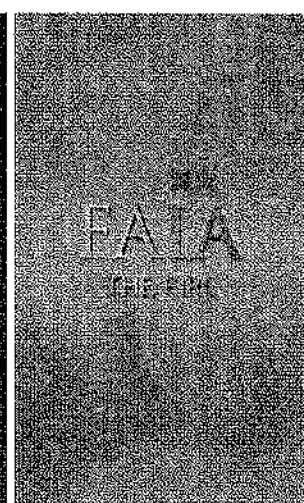
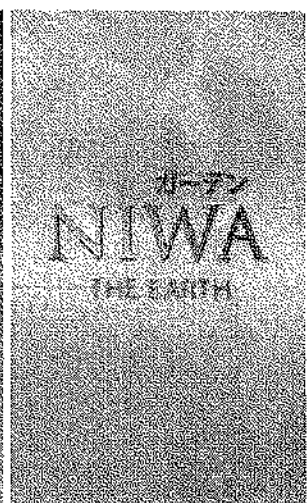




Kessaku is the coming together of diverse perspectives in a beautiful balance.

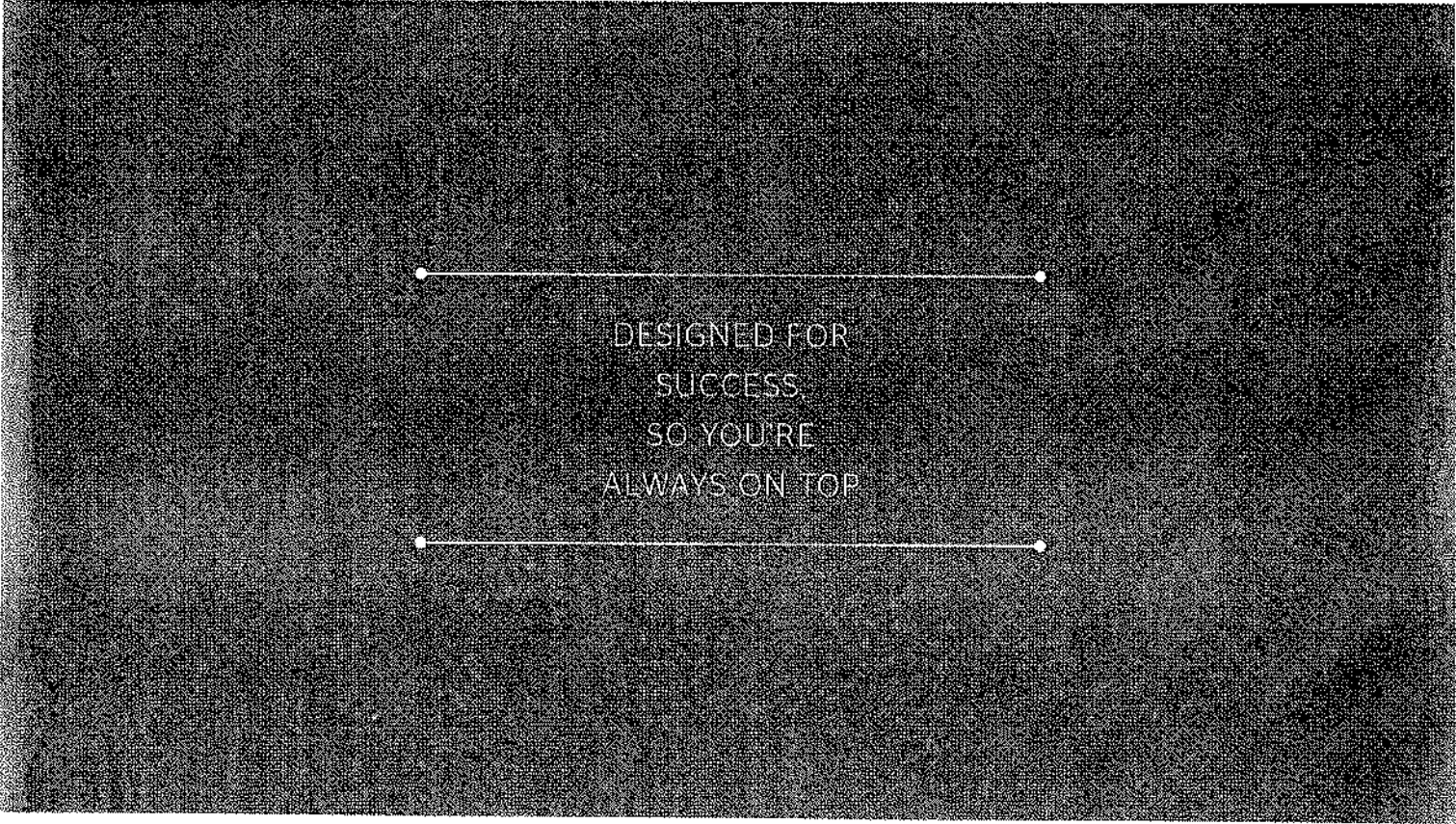
Inspired by Japanese perfection and building on the credibility of Phoenix, the best in the business, from architecture to landscaping and more, have come together to design & bring to life Bangalore's very own architectural masterpiece.

Created for the elite and crafted to perfection, this exclusive residential precinct has become the city's most awarded luxury development. We are truly proud to present it as an iconic and artful statement in exclusive living to Bangalore.



The Phoenix Kessaku precinct offers five exclusive towers & the privilege of three clubhouses - Midori - The Garden Club, Kaze - The Sky Club & Phoenix Club One.

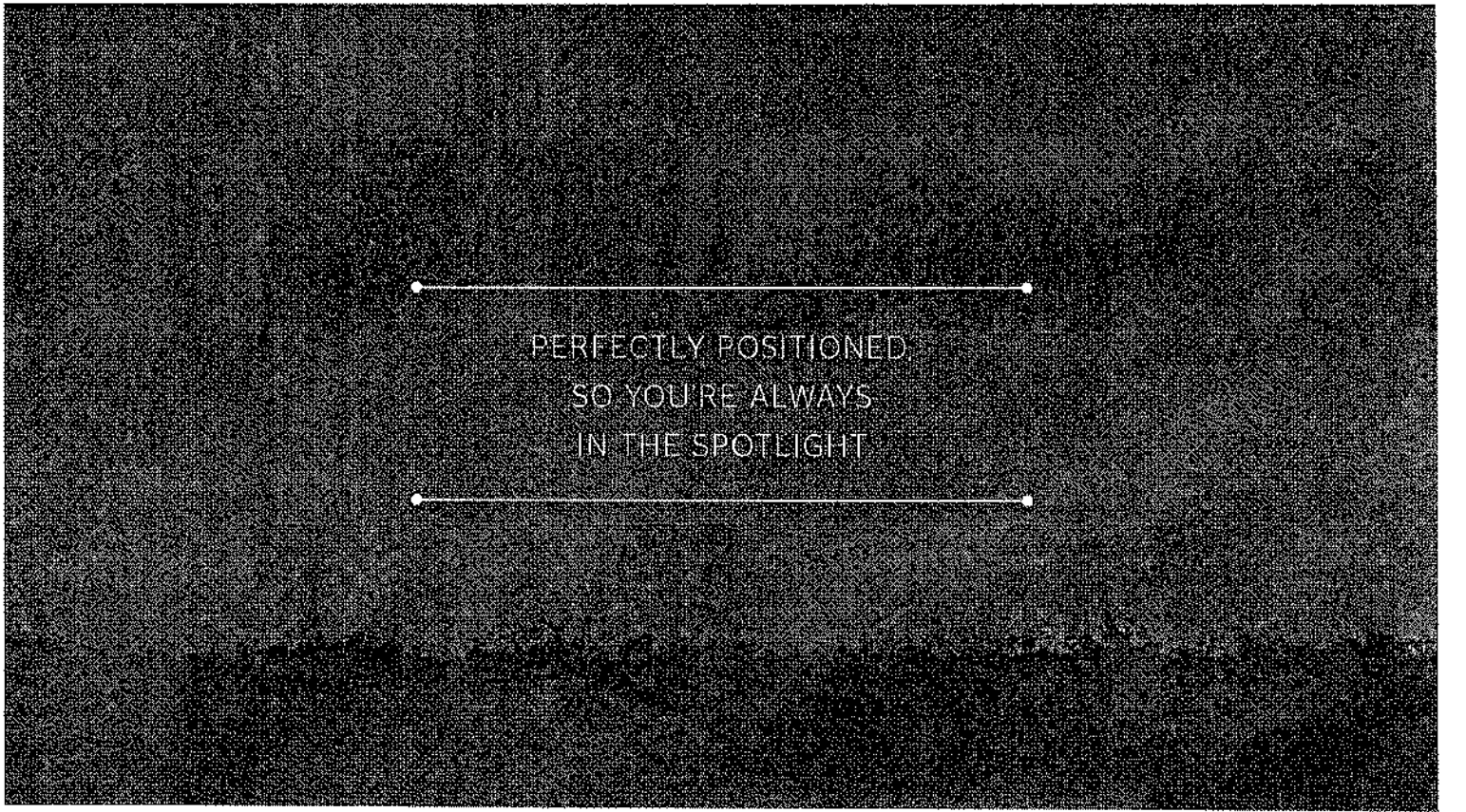




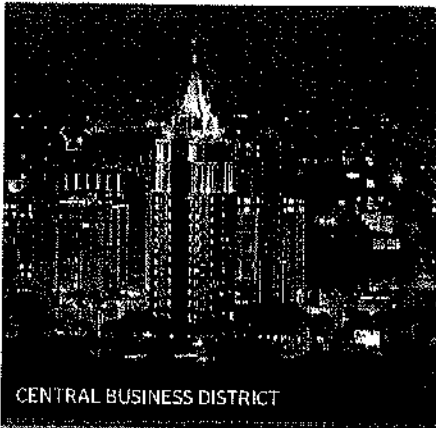
DESIGNED FOR
SUCCESS.
SO YOU'RE
ALWAYS ON TOP

AWARDS & ACCOLADES





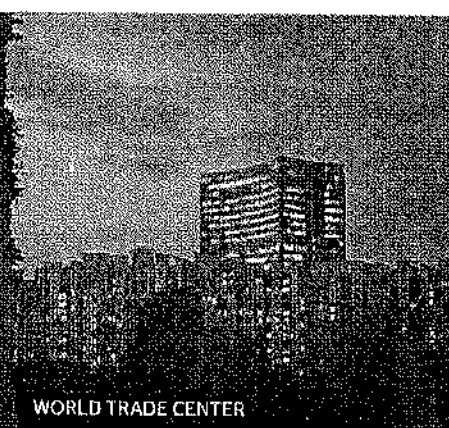
PERFECTLY POSITIONED
SO YOU'RE ALWAYS
IN THE SPOTLIGHT



CENTRAL BUSINESS DISTRICT

Bangalore, officially called Bengaluru, is the capital of Karnataka. It is the second fastest growing metropolis of India, popularly known as the 'Silicon Valley' of India or India's 'Garden City'.

IT moguls like Wipro and Infosys have their headquarters in the city. The bustling cosmopolitan city with an all-year-round pleasant climate has many cafes, shopping malls and restaurants that add to the charm and lifestyle that the city has to offer.



WORLD TRADE CENTER



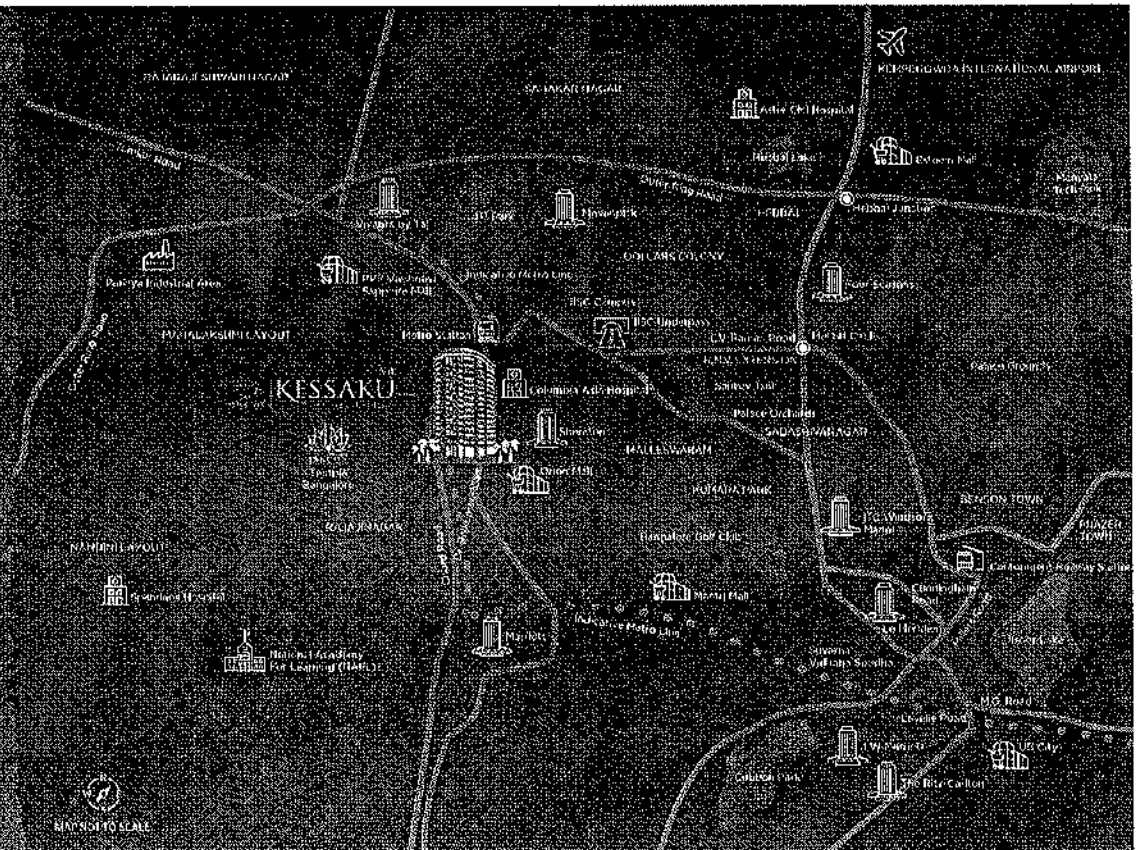
KEMPEGOWDA INTERNATIONAL AIRPORT



ISCKON TEMPLE

EXCLUSIVELY CONNECTED

- 0.10 km - Orch Mall
- 0.10 km - Sheraton Hotel
- 0.10 km - World Trade Center
- 0.20 km - Metro Station
- 0.20 km - Brigade School
- 0.20 km - Columbia Asia Hospital
- 0.35 km - Metro Cash and Carry
- 1.50 km - Sri Jayanti Nagar
- 8.00 km - MG Road
- 34.0 km - KIAL
- 5.00 km - Peenya



To view our location on Google Maps,
please click here



MAP NOT TO SCALE



AT KESSAKU, THE WORLD REVOLVES AROUND YOU.

World Trade Center

Shopping

Zara
Gap
Tommy Hilfiger
Hidesign
Swarovski

F & B

Starbucks
Toscano

Nightlife

The Studio Bar
The Pool Bar, Sheraton
High Ultra Lounge
Shiro, UB City
Yauatcha, T MG Road

Wellness

Angsana Oasis Spa, UB City
Shine Spa at Sheraton Hotel

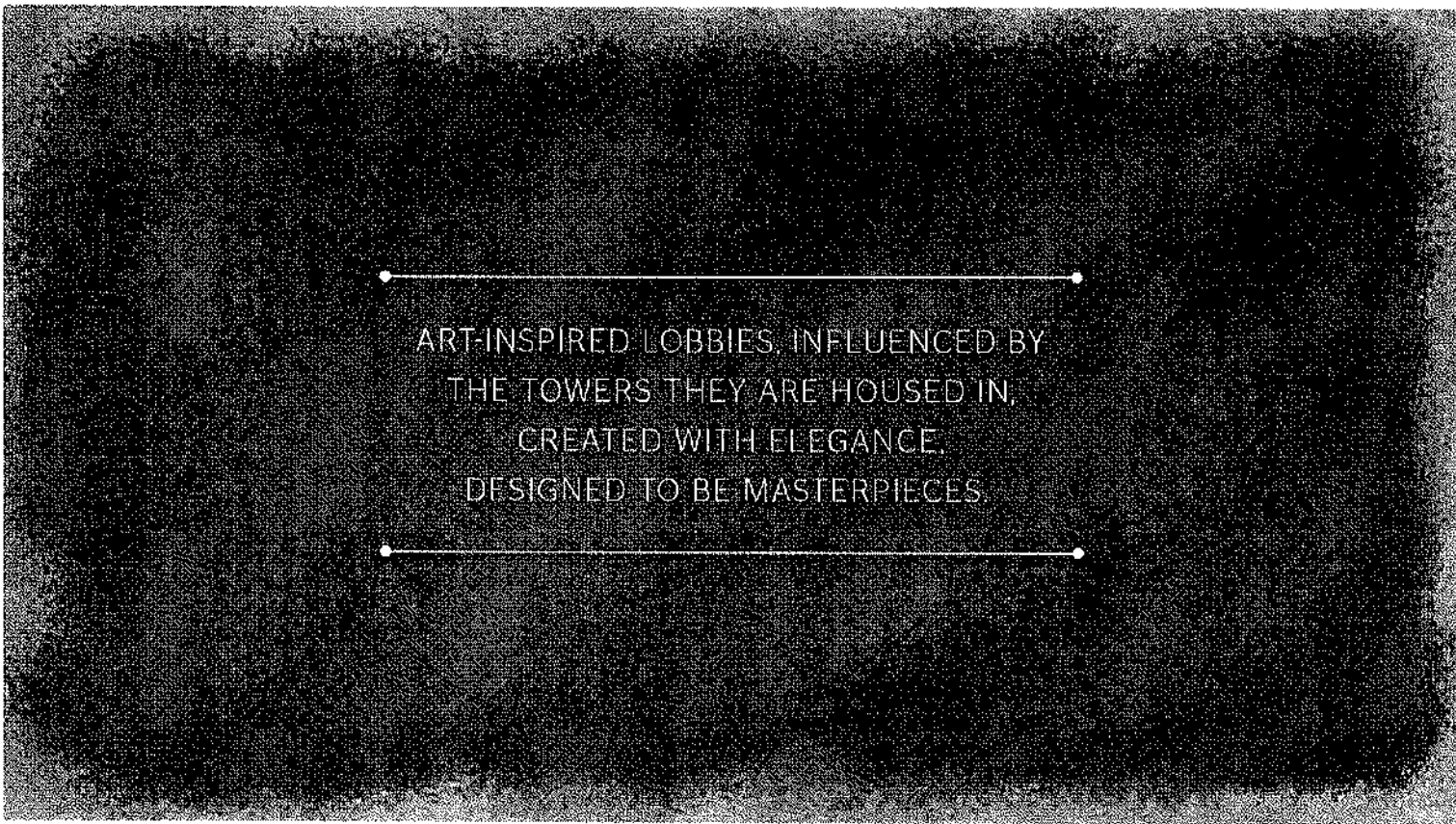
ISKCON Temple

Health Care

Columbia Asia Hospital
Cloudf Nine
Vikram Hospital
Narayana Nethralaya

Schools

Brigade School
National Public School / NAFL
Vidyashilp Academy
Malliya Aditi International School
Stone Hill International School

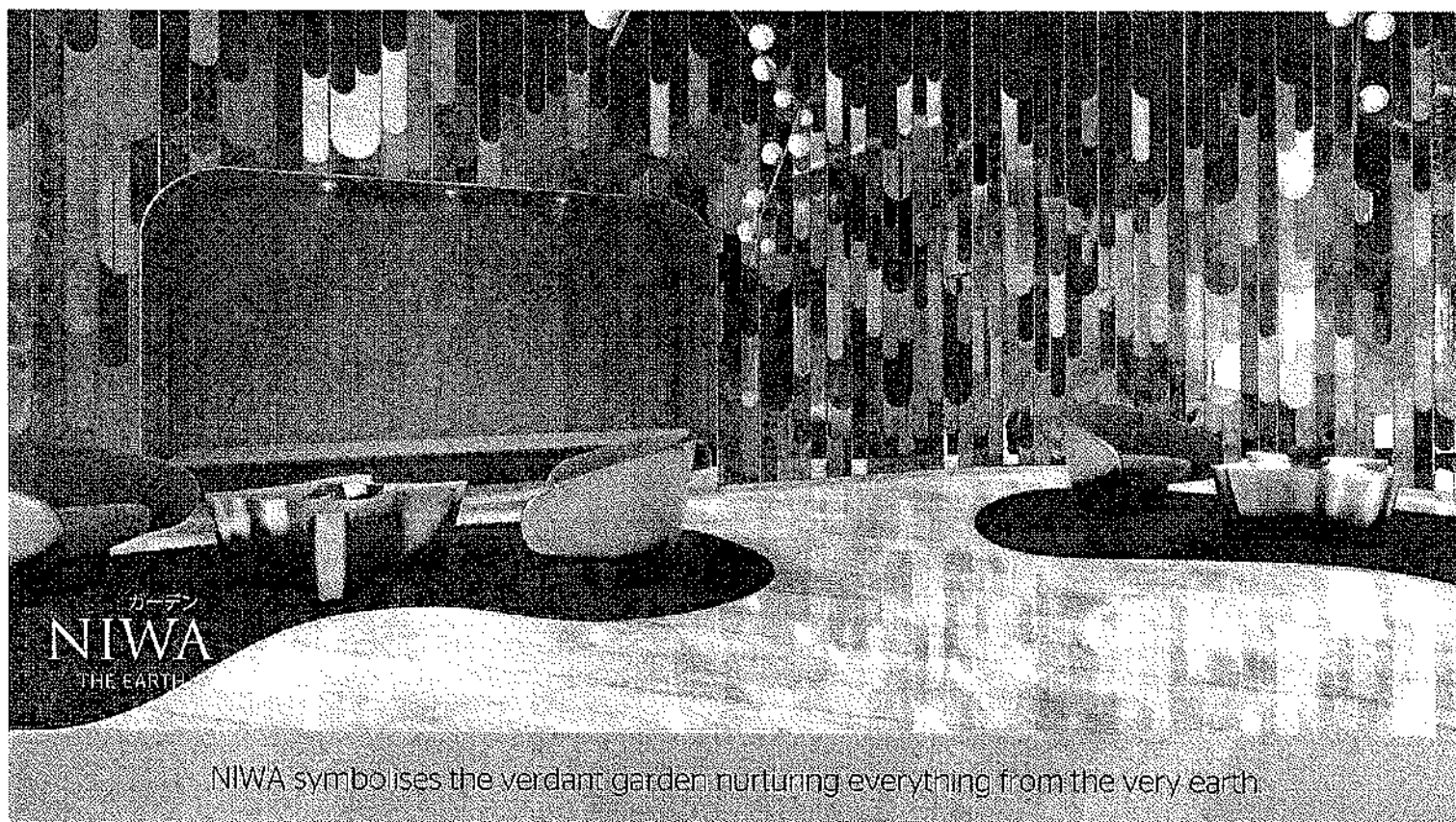


ART-INSPIRED LOBBIES. INFLUENCED BY
THE TOWERS THEY ARE HOUSED IN,
CREATED WITH ELEGANCE.
DESIGNED TO BE MASTERPIECES.

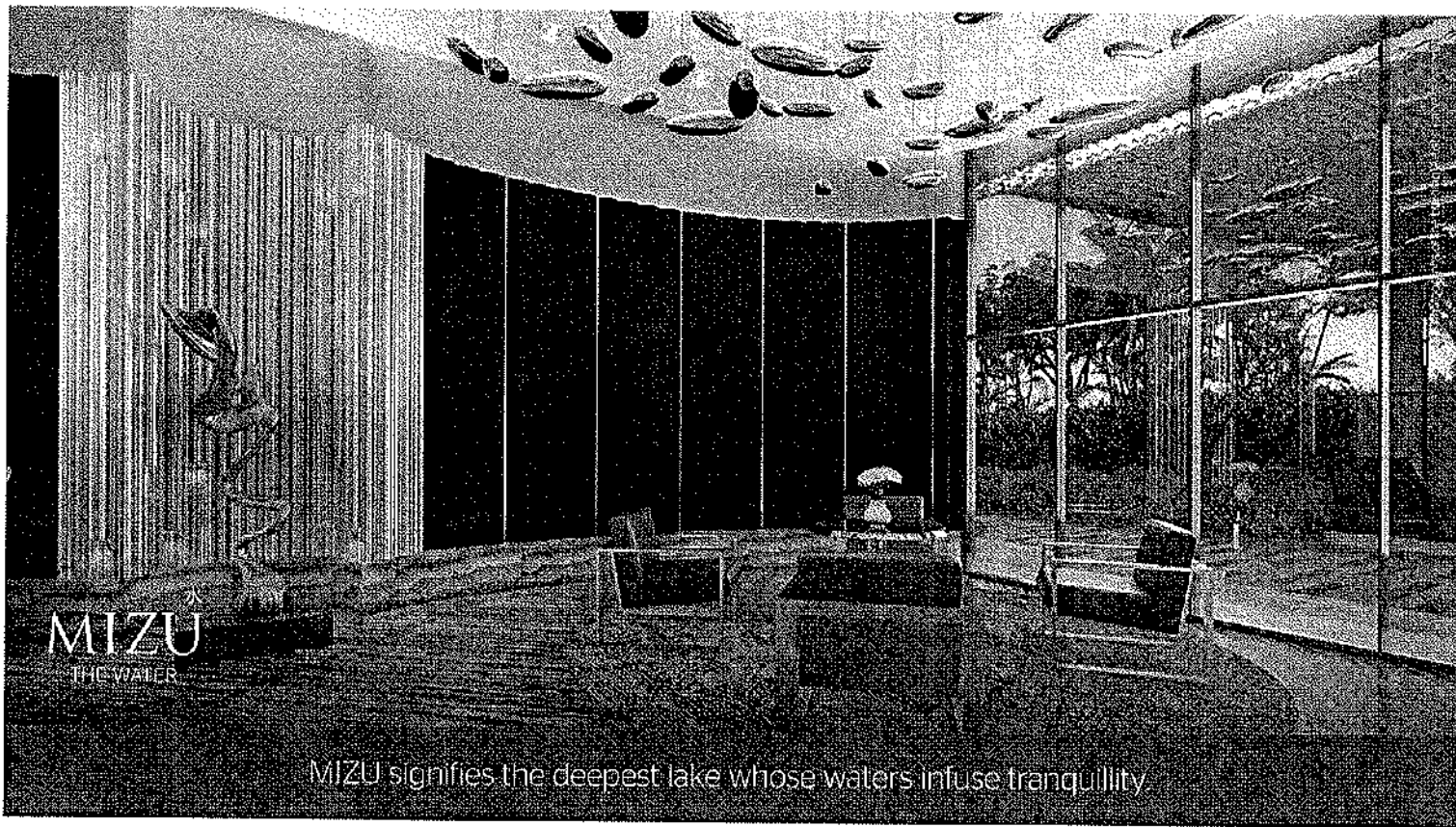


SORA
THE SKY

SORA manifests the spirit of the sky; boundless and free.

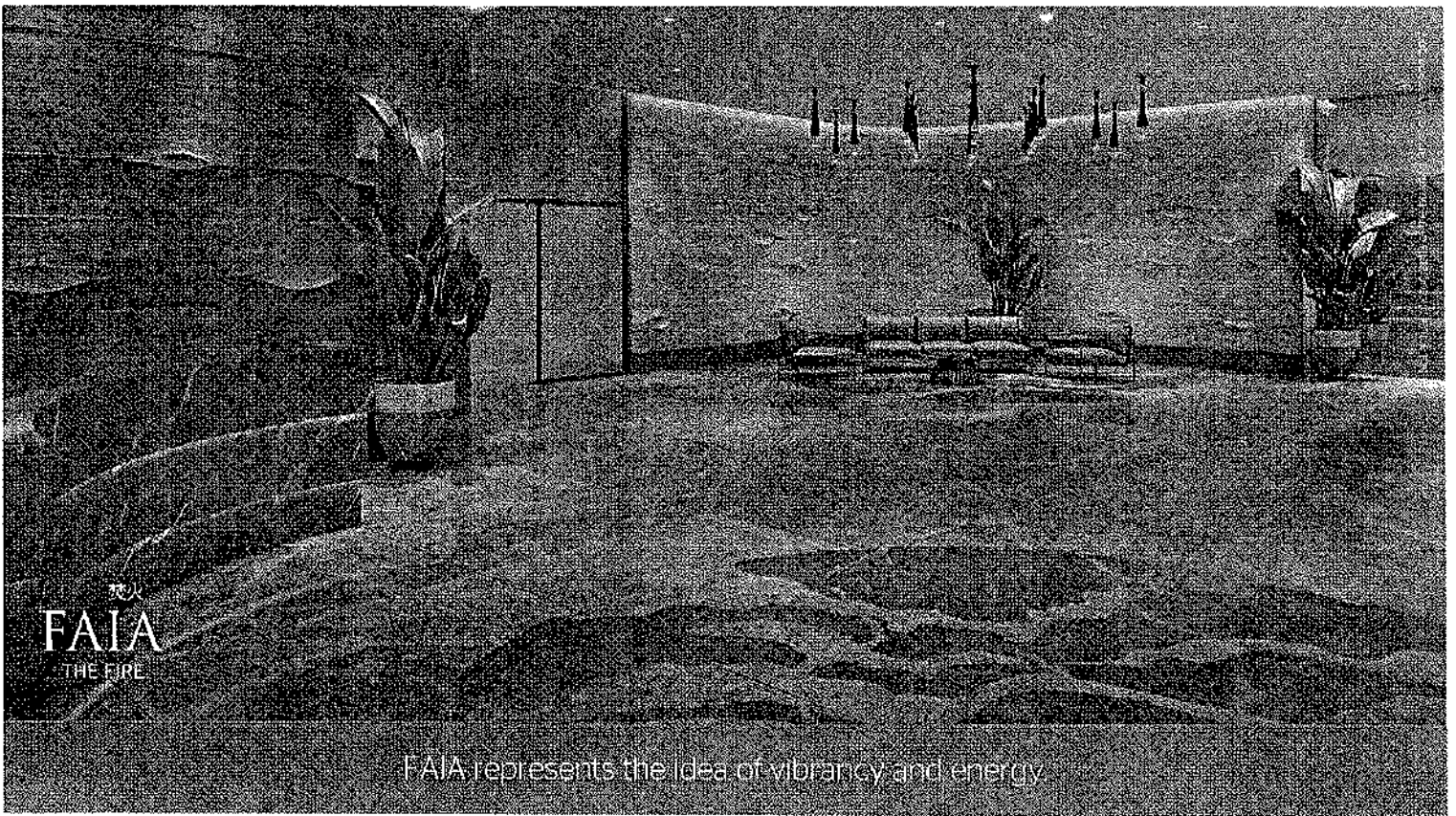


NIWA symbolises the verdant garden nurturing everything from the very earth



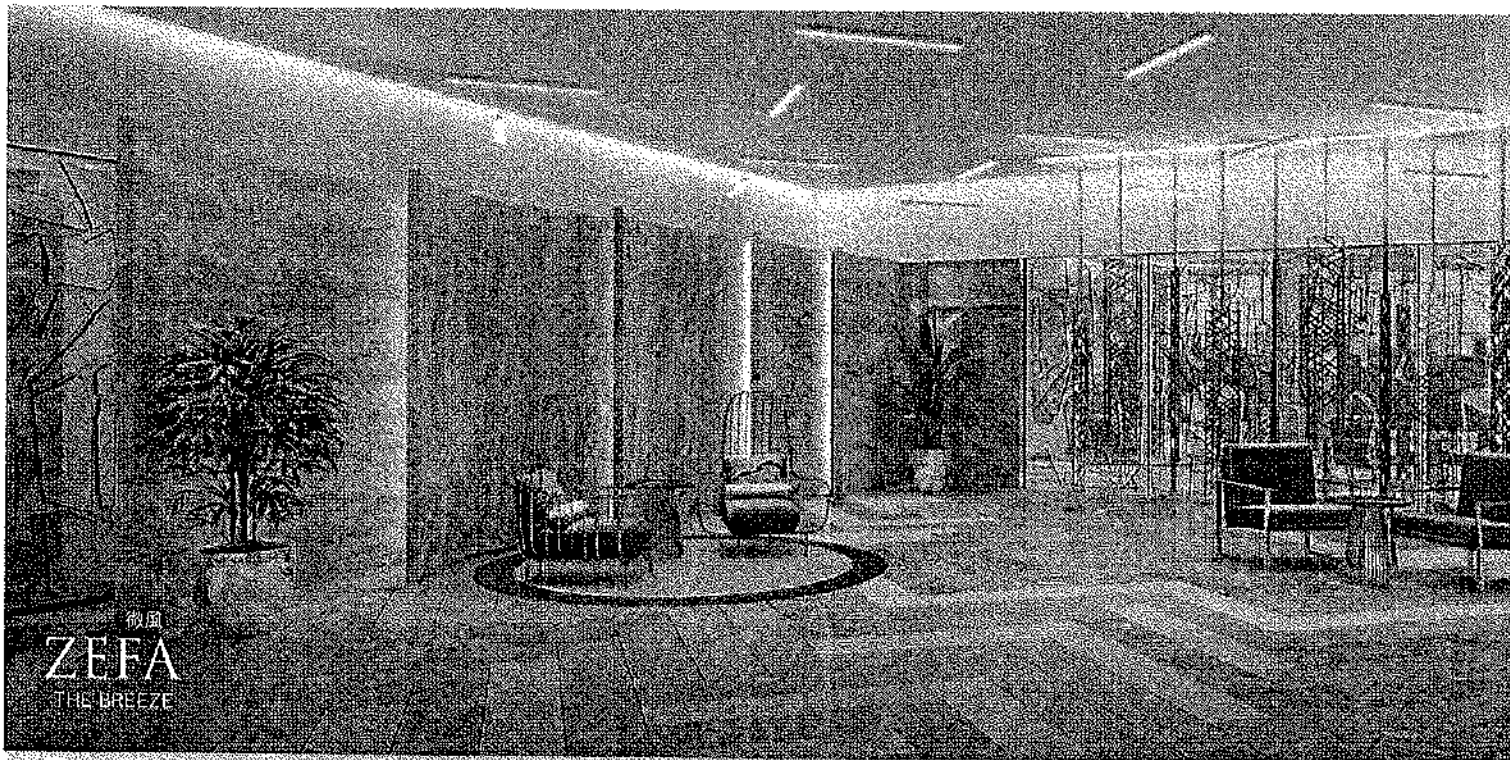
水
MIZU
THE WATER

MIZU signifies the deepest lake whose waters infuse tranquility.



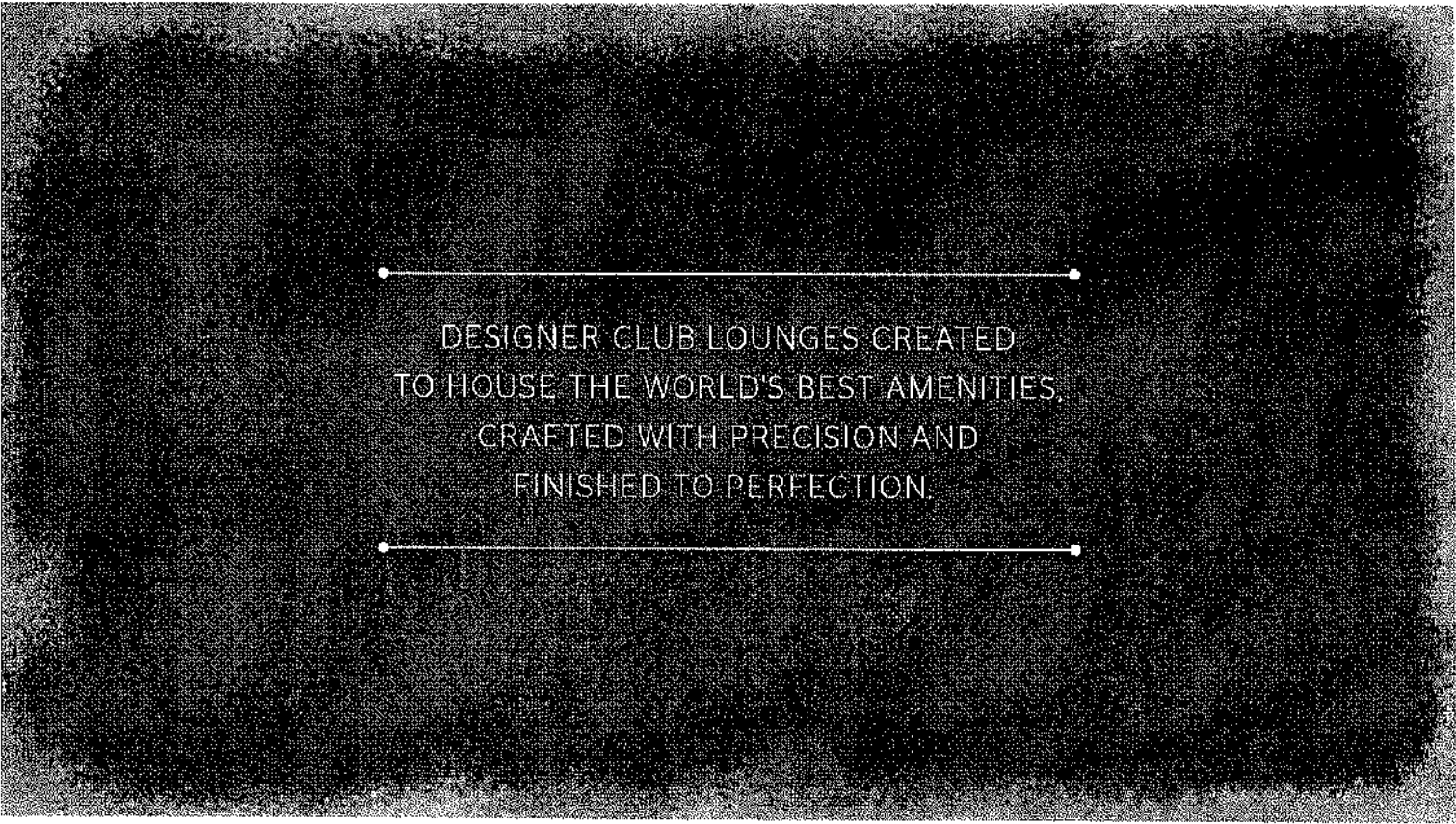
FAIA
THE FIRE

FAIA represents the Idea of vibrancy and energy.

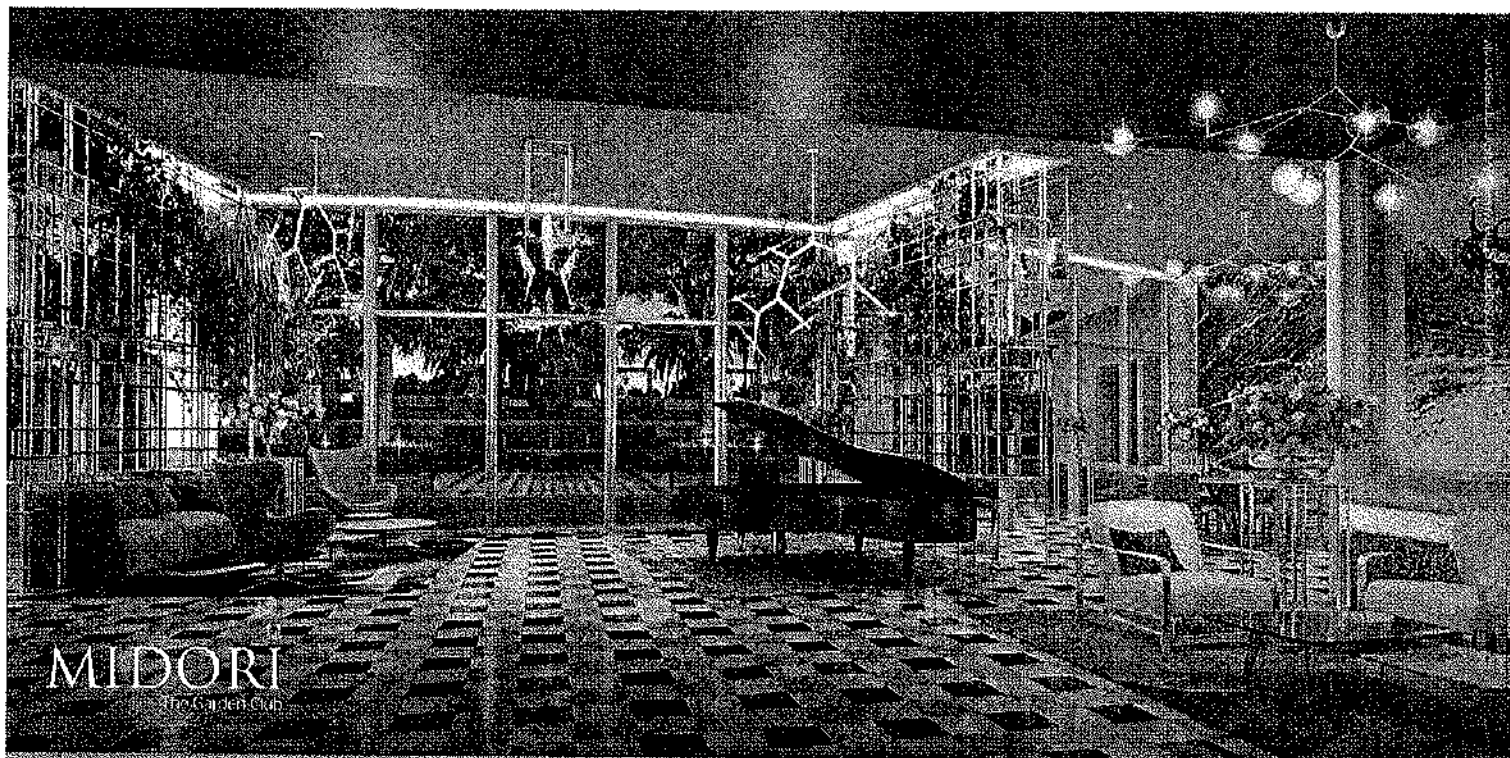


微風
ZEFA
THE BREEZE

ZEFA embodies the gentle zephyr that caresses and nourishes all life

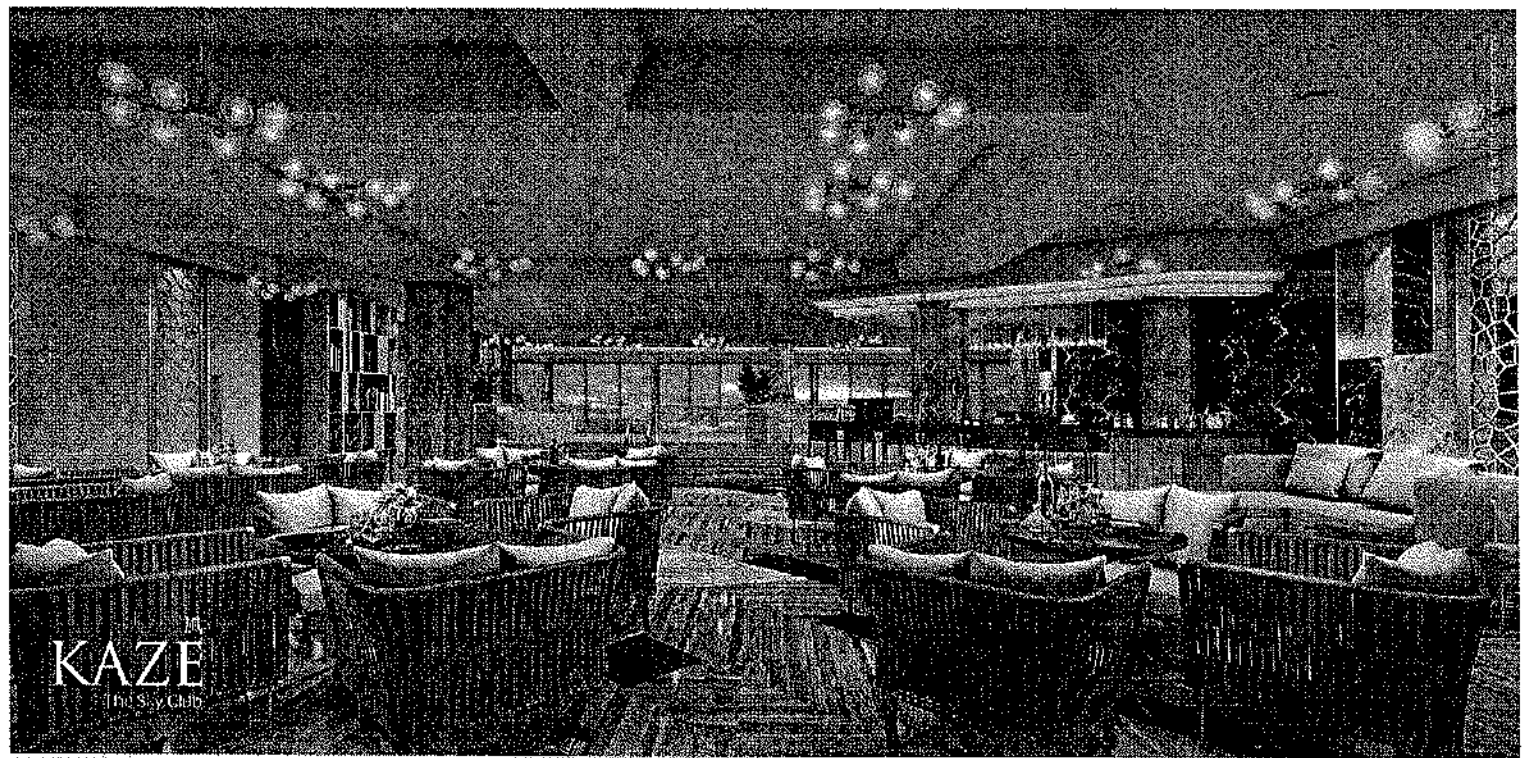


DESIGNER CLUB LOUNGES CREATED
TO HOUSE THE WORLD'S BEST AMENITIES.
CRAFTED WITH PRECISION AND
FINISHED TO PERFECTION.



MIDORI
The Garden Club

MIDORI is your garden club. It embodies the idea of encompassing lush greenery



KAZE
The Sky Club

KAZE is your club in the sky. It embodies the spirit of the sky - vibrant and endless.

MASTERING
THE ART OF
PAYING ATTENTION
TO DETAILS

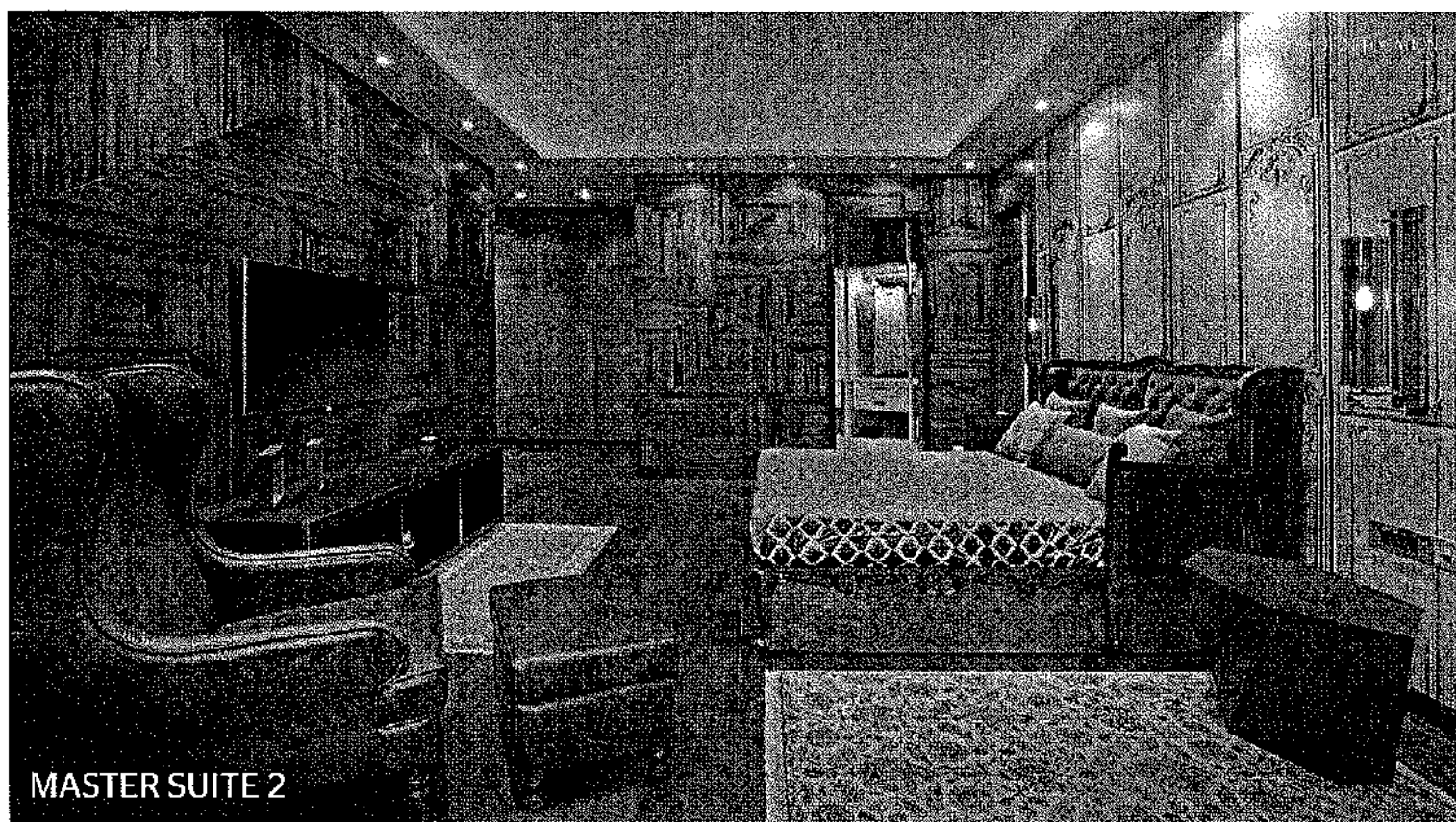


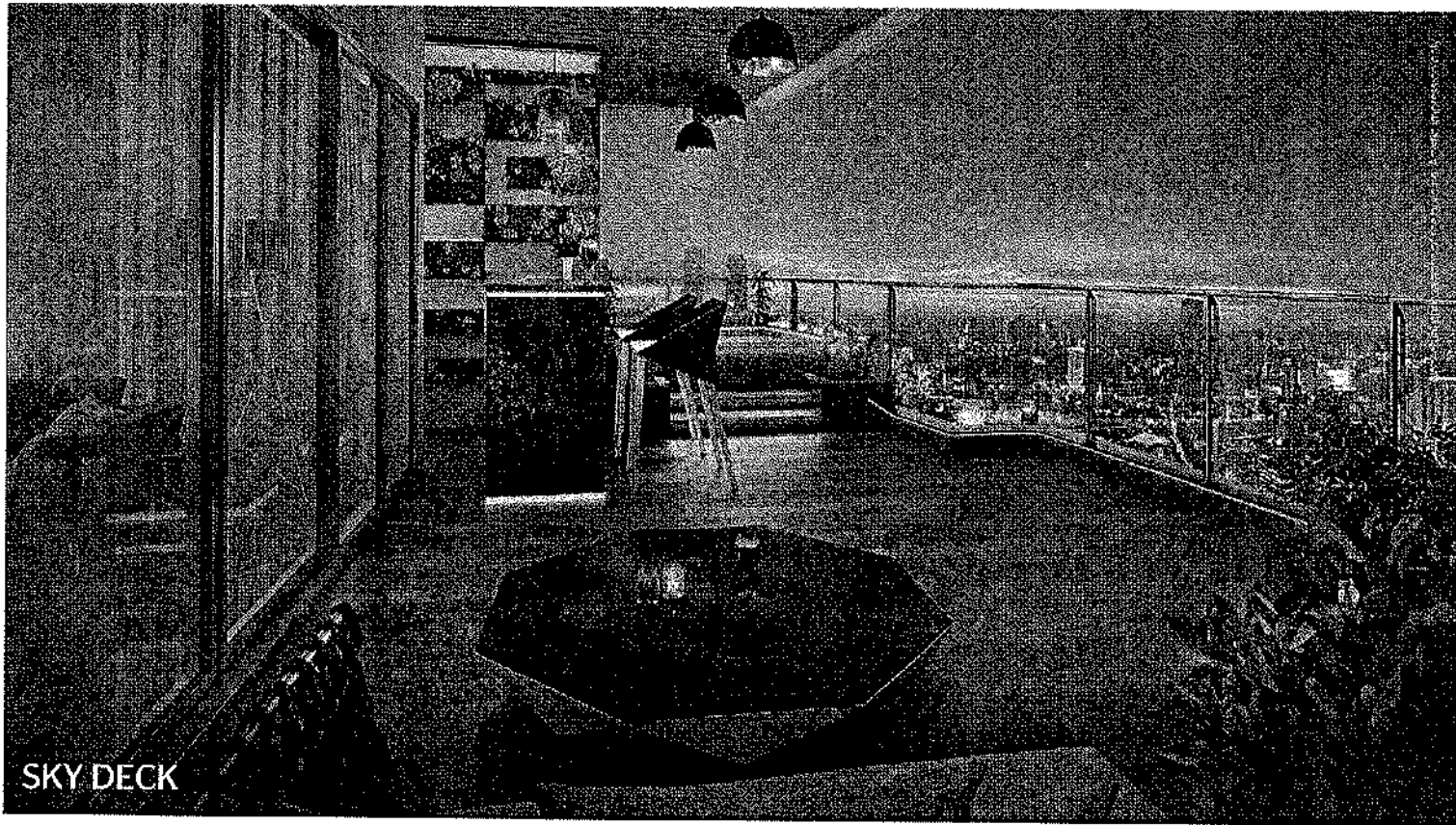
EXPANSIVE LIVING SPACES

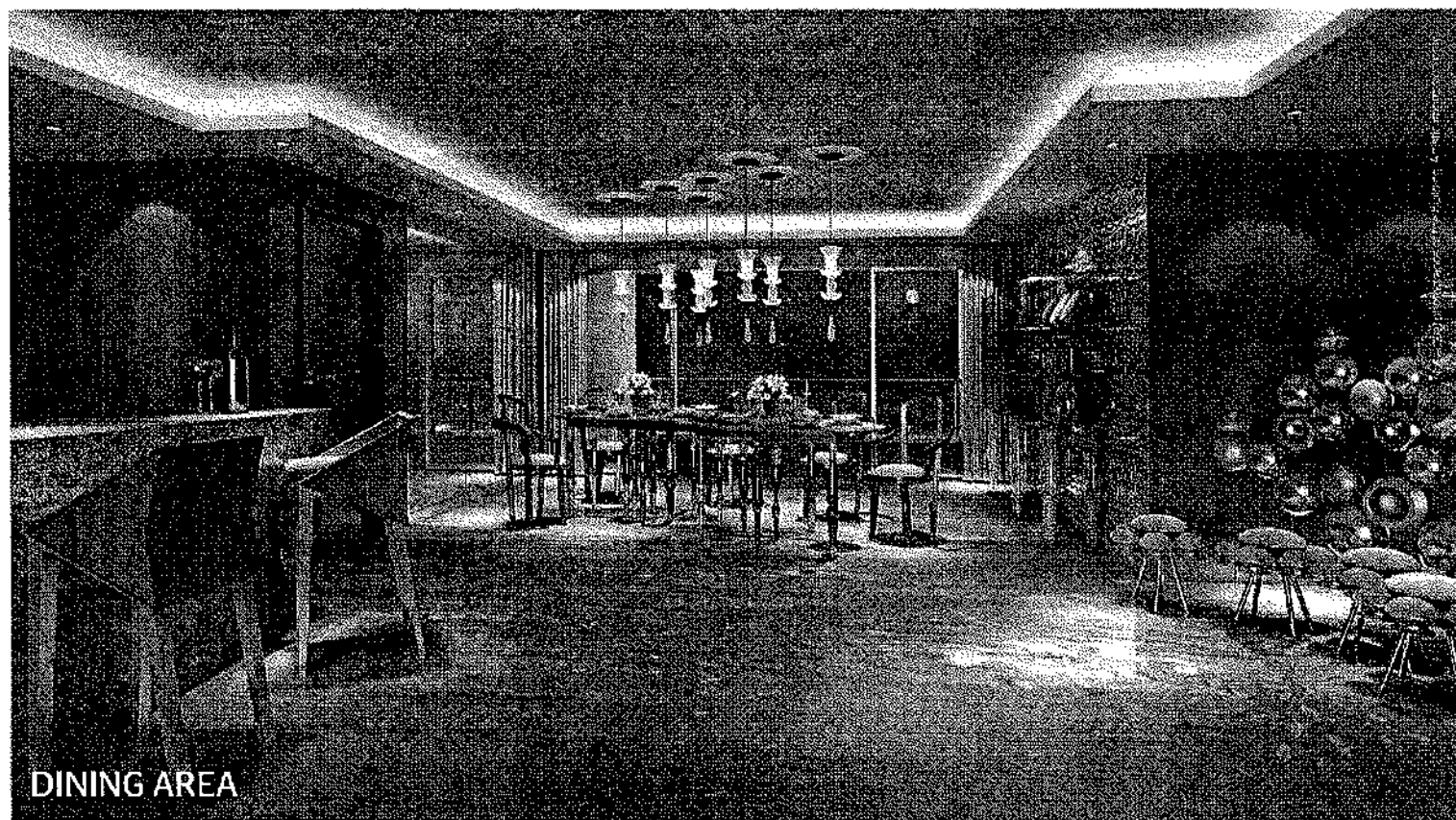
51101 AT LOCATION



MASTER SUITE





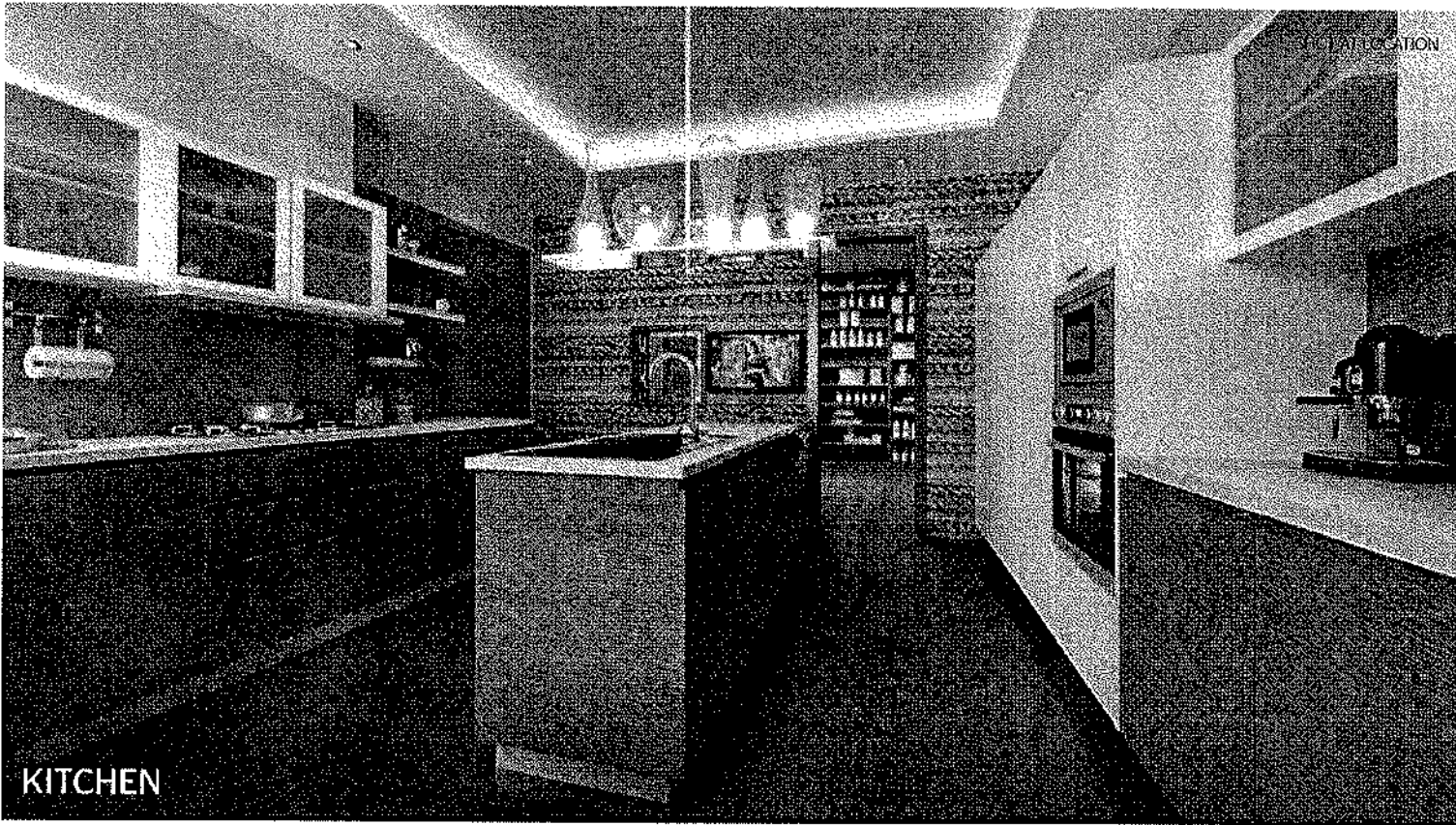




GUEST BEDROOM



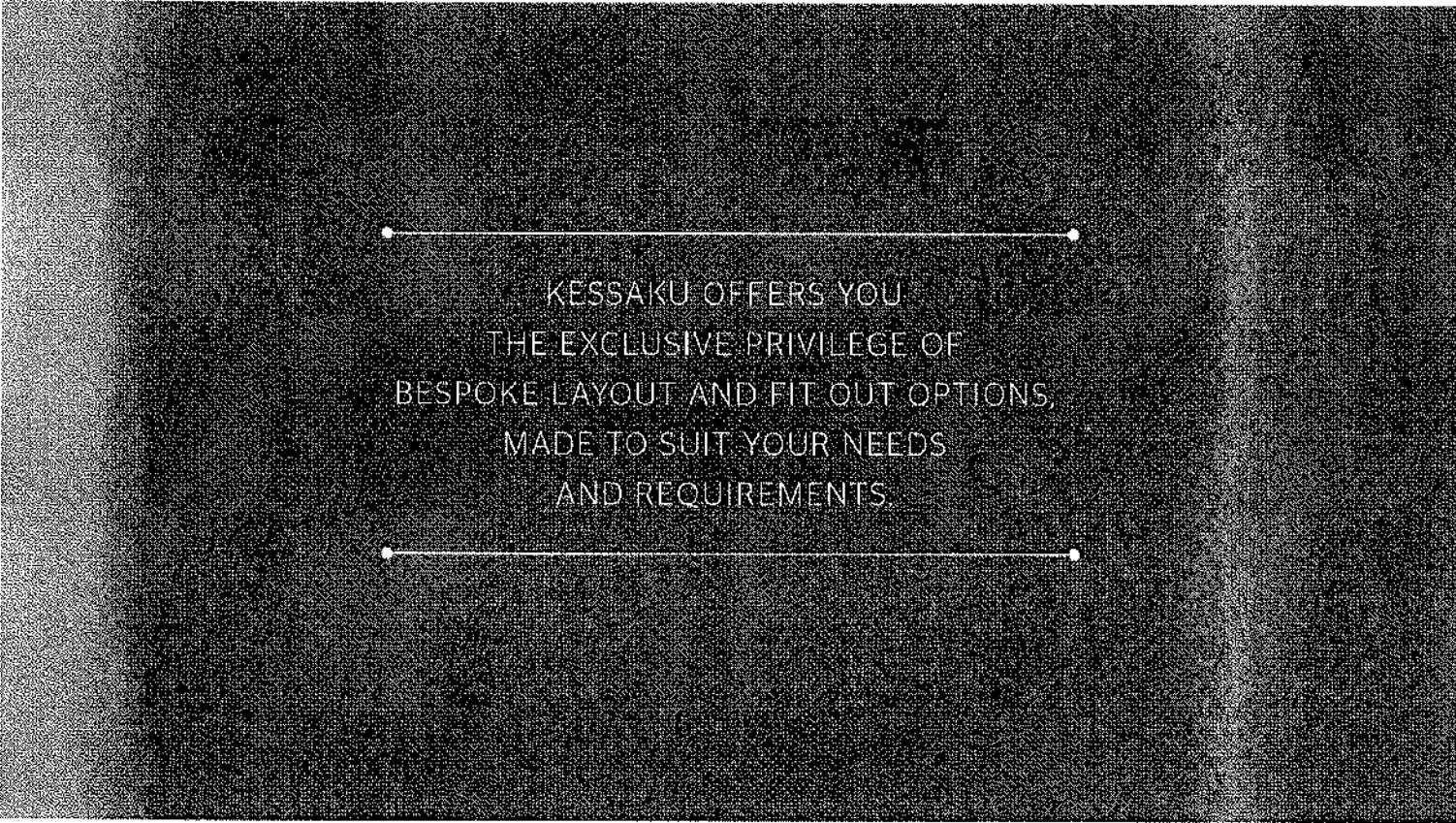
BATH SUITE



KITCHEN



STUDY



KESSAKU OFFERS YOU
THE EXCLUSIVE PRIVILEGE OF
BESPOKE LAYOUT AND FIT OUT OPTIONS,
MADE TO SUIT YOUR NEEDS
AND REQUIREMENTS.

SELECT THE HOME THAT SUITS YOU BEST
Layout Options

スカイ
SORA
THE SKY

5, 6 & 7 BHK
Super Lavish Homes

ニワ
NIWA
THE GARDEN

6, 7 & 8 BHK
Palatial Homes

6 BHK Palatial
2 Apartment Combo Homes

7 BHK Palatial
2 Apartment Combo Homes

6 BHK Pool Facing
Garden Apartment

水
MIZU
THE WATER

8-11 BHK Duplex
Sky Bungalow

6 & 7 BHK Simplex
with Extended Deck

6 BHK Pool Facing
Garden Apartment

SELECT THE HOME THAT SUITS YOU BEST

Layout Options

FAIA THE FIRE

7 BHK Astronomical
Living & Entertainment Zones

7 BHK Astronomical 2 Apartment Combo Homes

6 BHK Pool Facing Garden Apartment

4.5 BHK - 2 Master Suites, Grand Kitchen and 2 Decks

4.5 BHK - 2 Master Suites, Grand Kitchen
and Exclusive Residential Zone

4.5 BHK - 3 Master Suites, Grand Dining and 3 Decks

4 BHK - Grand Master Suite, 2 Decks
and Exclusive Residential Zone

ZEFA THE BREEZE

6,7 & 8 BHK Presidential
Living & Entertainment Zones

7 BHK Presidential 2 Apartment Combo Homes

5 BHK Pool Facing Garden Apartment

4.5 BHK - Serene Cross
Ventilated Apartments

3 BHK - 270 Degree View with 3 Decks

DESIGN YOUR HOME BASED ON YOUR LIFESTYLE

Fit-out Options

BESPOKE

A raw canvas, with only a few essentials taken care of, so you can design the home of your dreams, down to every little detail.

HEAVENLY TOILET

We'll take care of a few essentials and all the bathrooms, so you can focus on designing the rest of your dream home.

LUXURIOUS

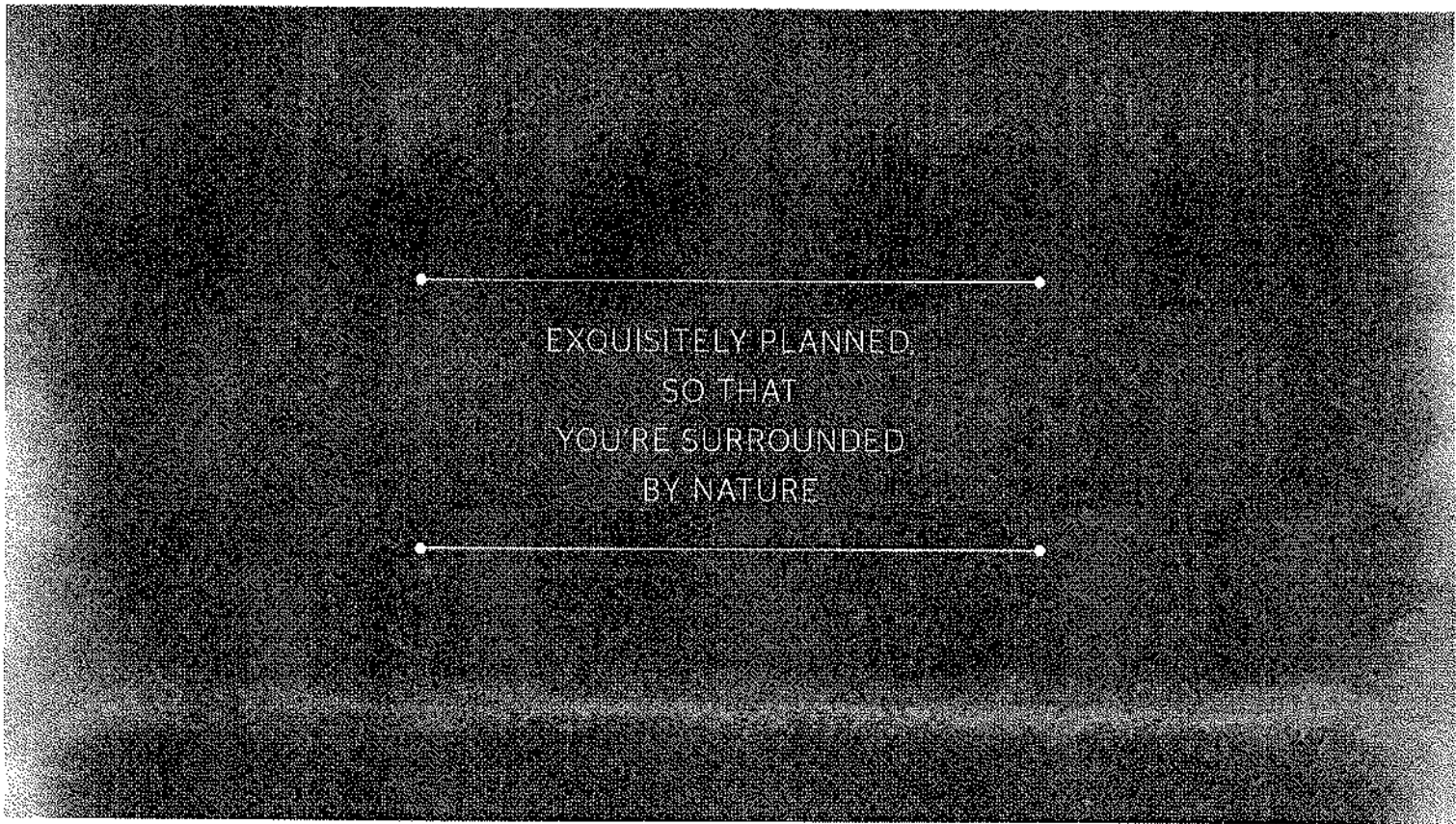
We'll cover a few essentials and also take up the task of completing & laying your flooring, which you will get to select, in line with your vision for your home.

MASTERPIECE

Our premium offering, where we take care of your flooring & bathrooms, which will be designed & detailed just the way you want to.

GLORIOUS

Our most exclusive offering, where we take care of everything, so you can sit back, relax, and move in when your home is ready.



EXQUISITELY PLANNED.
SO THAT
YOU'RE SURROUNDED
BY NATURE

THE LANDSCAPE AT KESSAKU IS
DESIGNED TO BE A TROPICAL OASIS THAT
COMPLEMENTS AND ACCENTUATES THE
ARCHITECTURAL SPACE AND FORM.

HIGHLIGHTS



The Garden Club
Midori



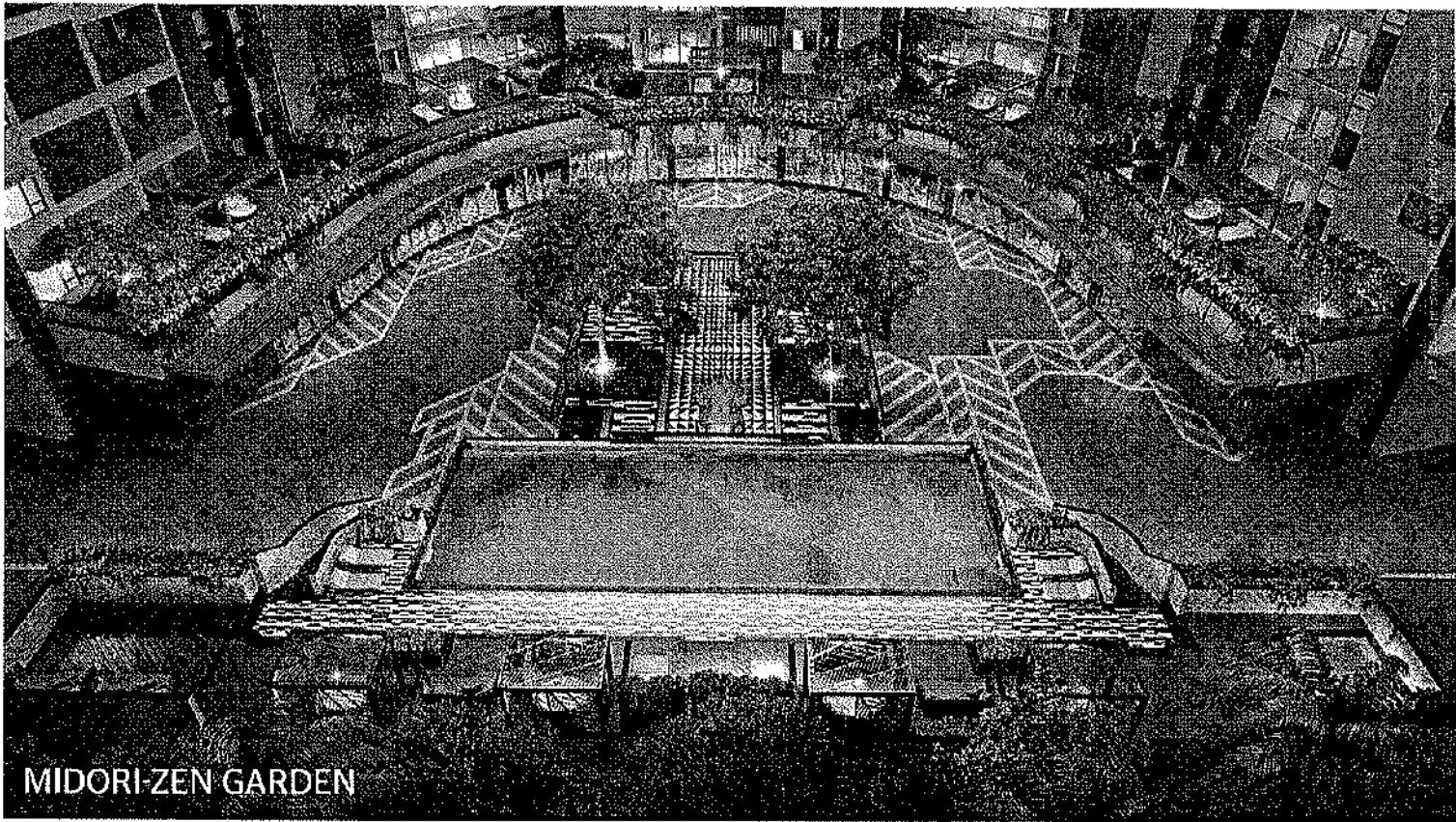
Tree-lined
Boulevard



Bonsai & Zen
Gardens



17 Acres of land
in central Bangalore



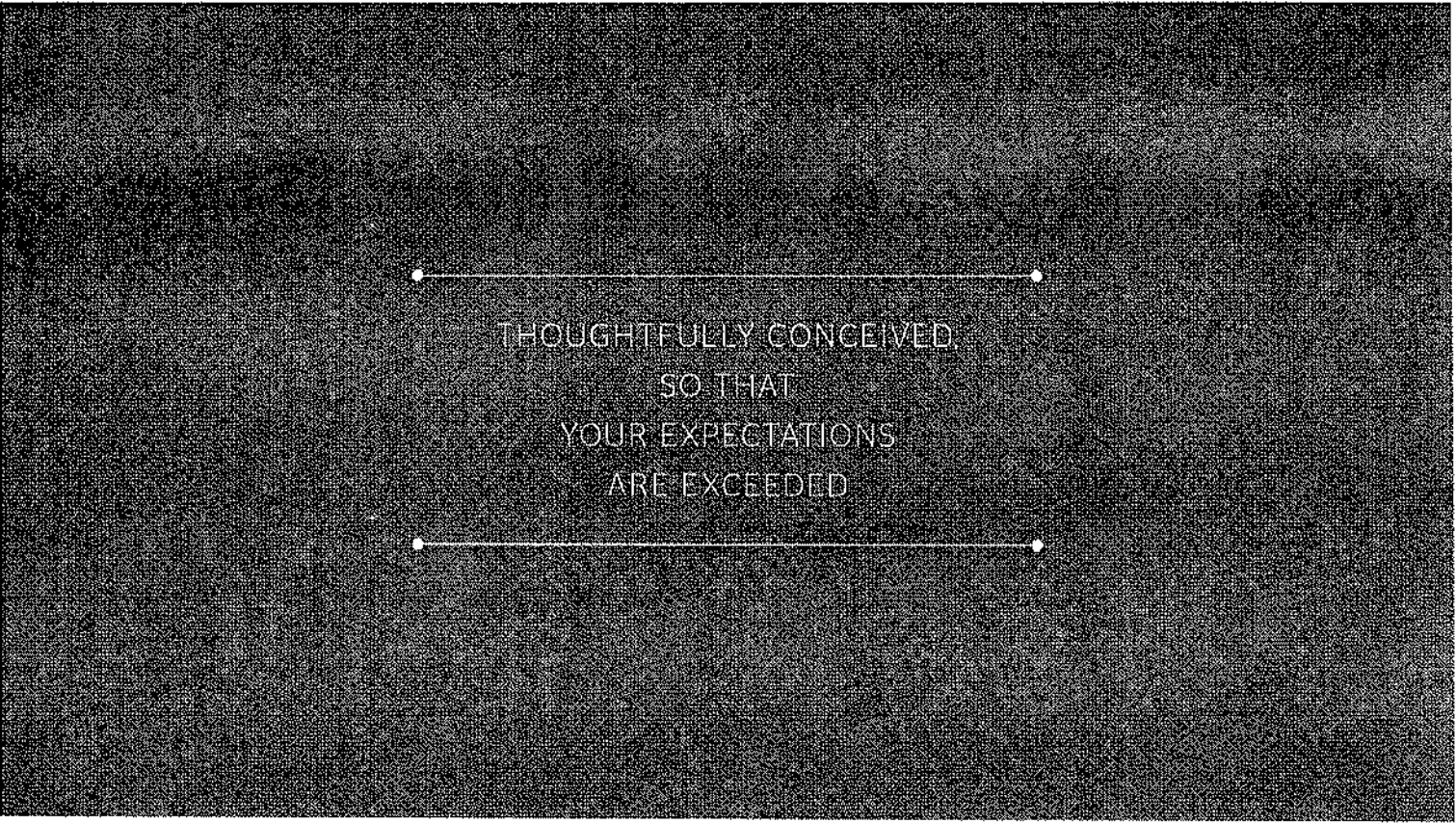
MIDORI-ZEN GARDEN



ENTRANCE DROP OFF



EXPANSIVE GREENS



THOUGHTFULLY CONCEIVED,
SO THAT
YOUR EXPECTATIONS
ARE EXCEEDED

風
KAZE
The Sky Club



WORLD-CLASS AMENITIES



360° ROOFTOP JOGGING TRACK



JACUZZI



GAMES ROOM



BANQUET / PARTY HALL



YOGA/AEROBICS



SKY LOUNGE



INDOOR TEMPERATURE
CONTROLLED SWIMMING POOL



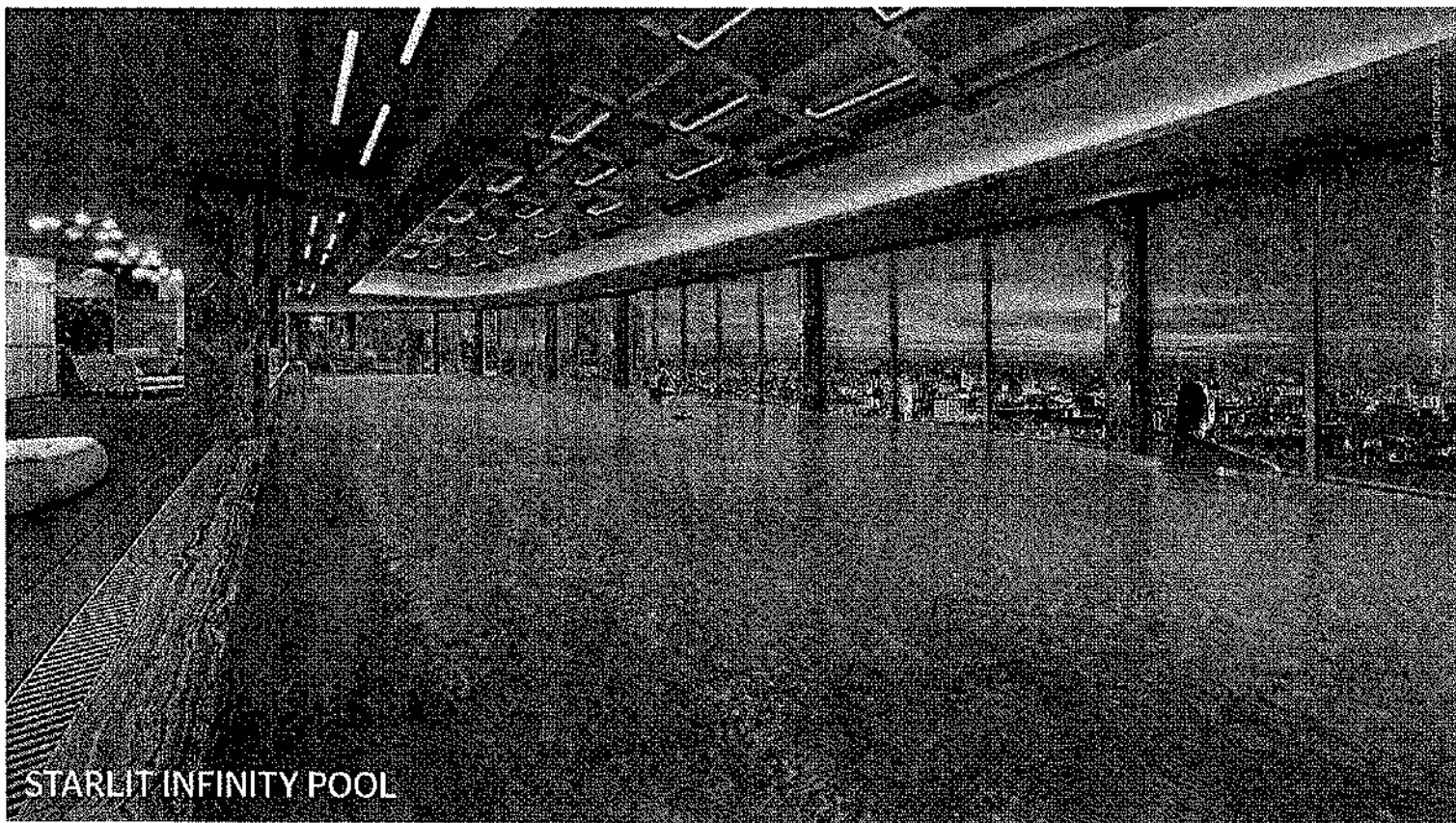
SKY SPA

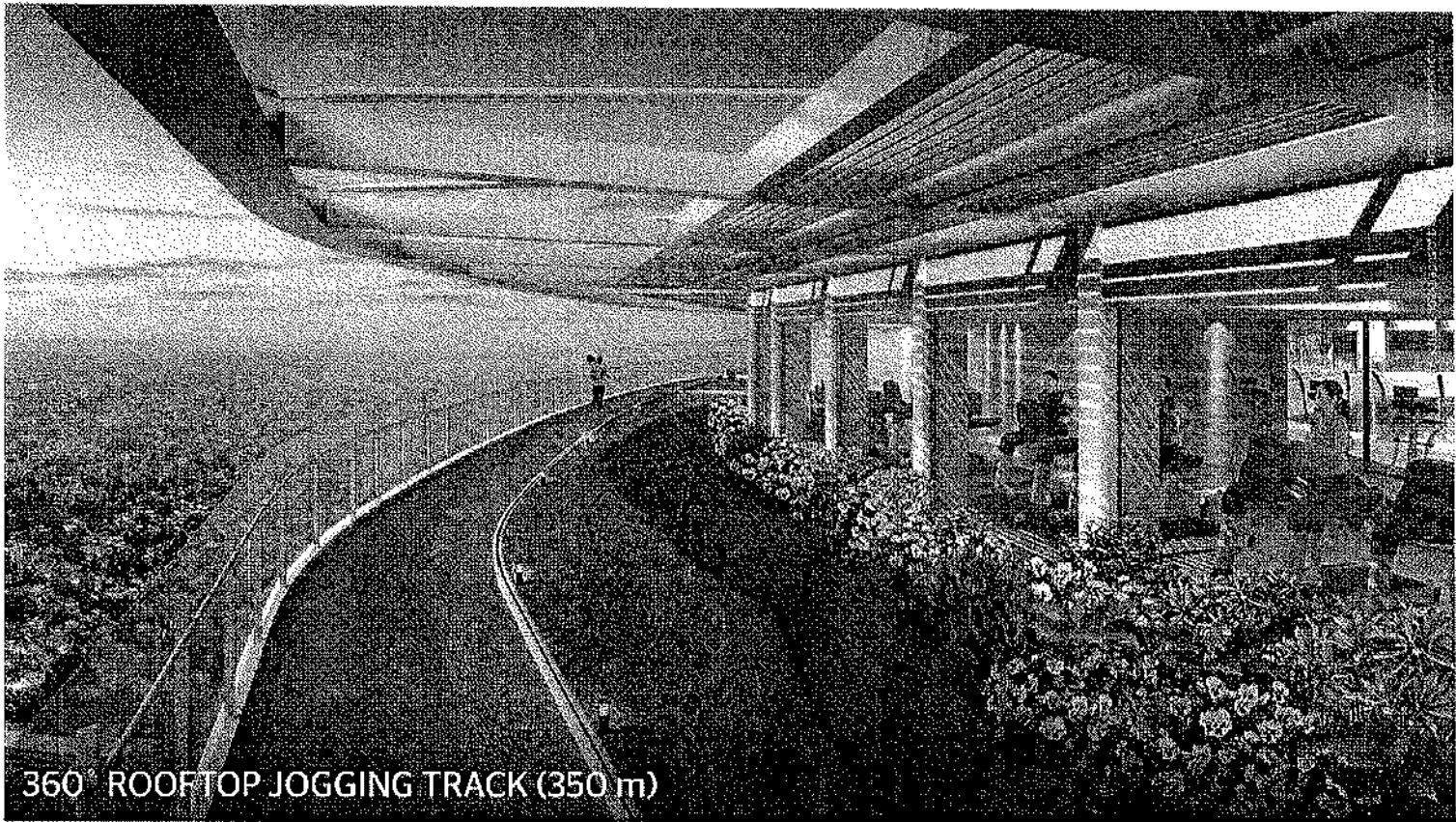


SKY DECK



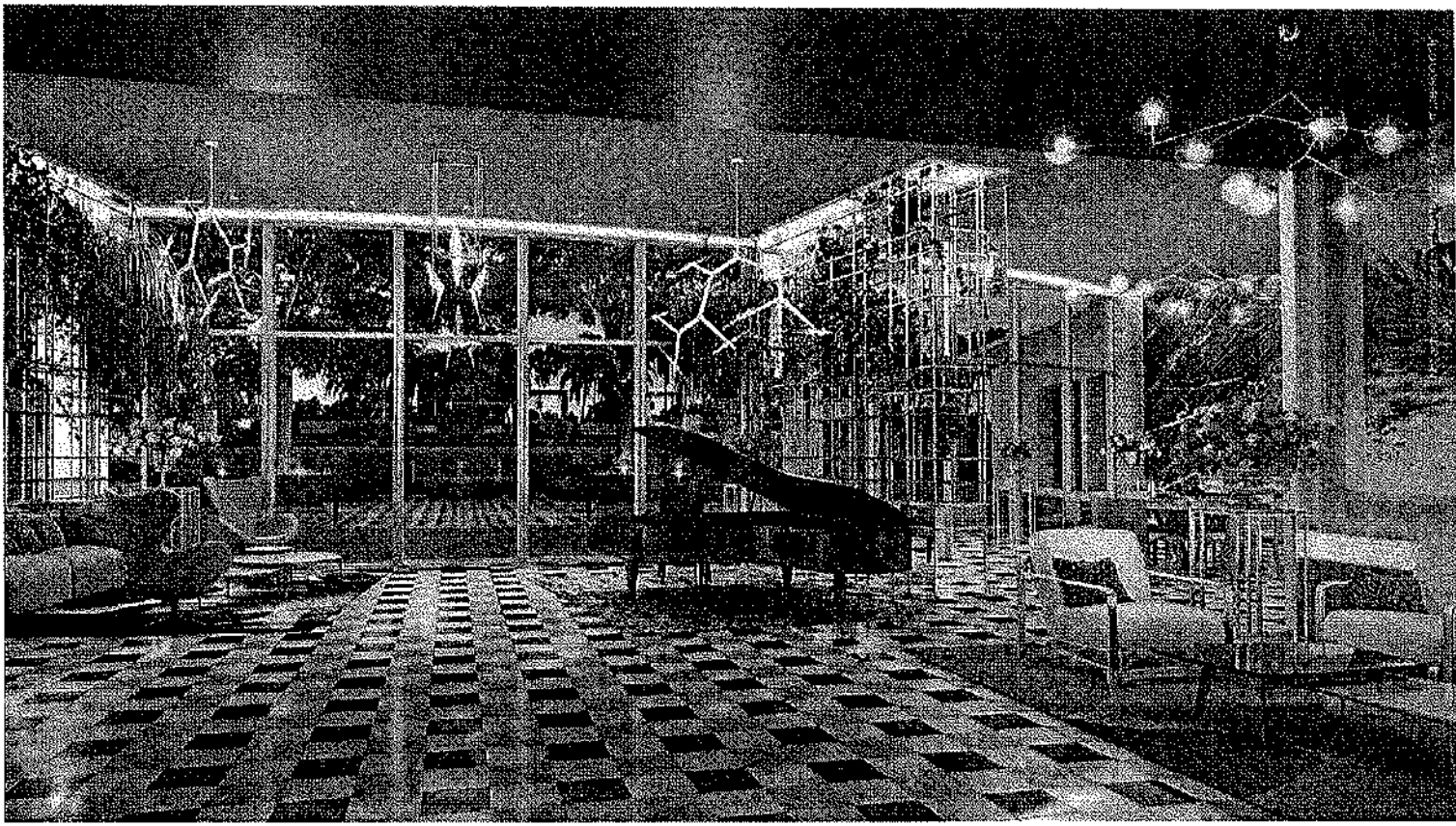
GYMNASIUM





360° ROOFTOP JOGGING TRACK (350 m)

緑
MIDORI
The Garden Club



WORLD-CLASS AMENITIES



ART WALL



CAFE



CHILDREN'S
VIDEO ROOM



READING AREA



PRACTICE
SQUASH COURT



INDOOR GAMES
ZONE



KIDS
RELAXATION POOL



CELLAR



EXPERIENCE
CENTRE



OUTDOOR
POOL DECK



KIDS
PLAY AREA



MINI THEATRE



ZEN COURTYARD



LOUNGE



MEETING ROOMS



OUTDOOR
SWIMMING POOL



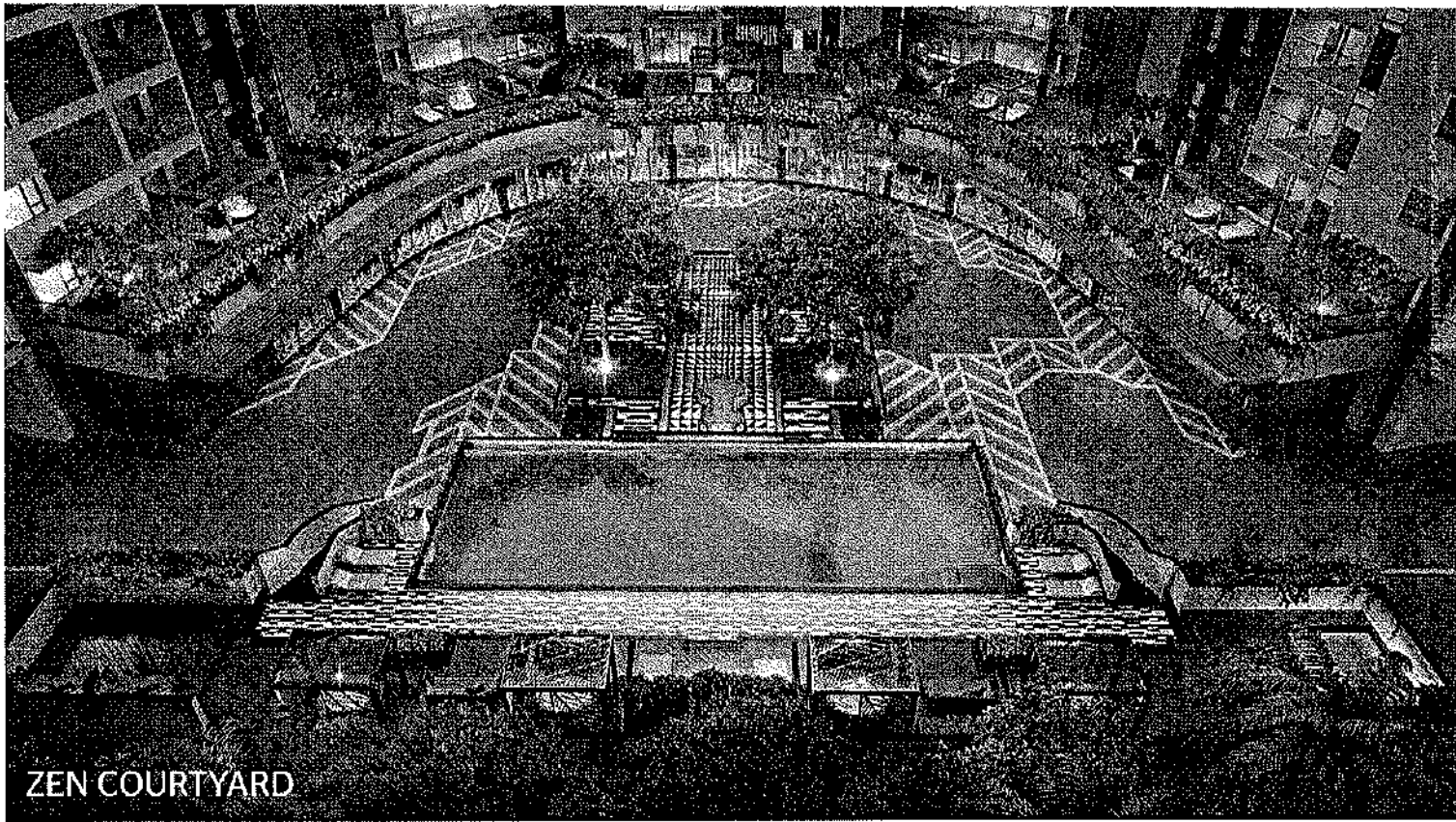
GOLF
SIMULATION
ZONE



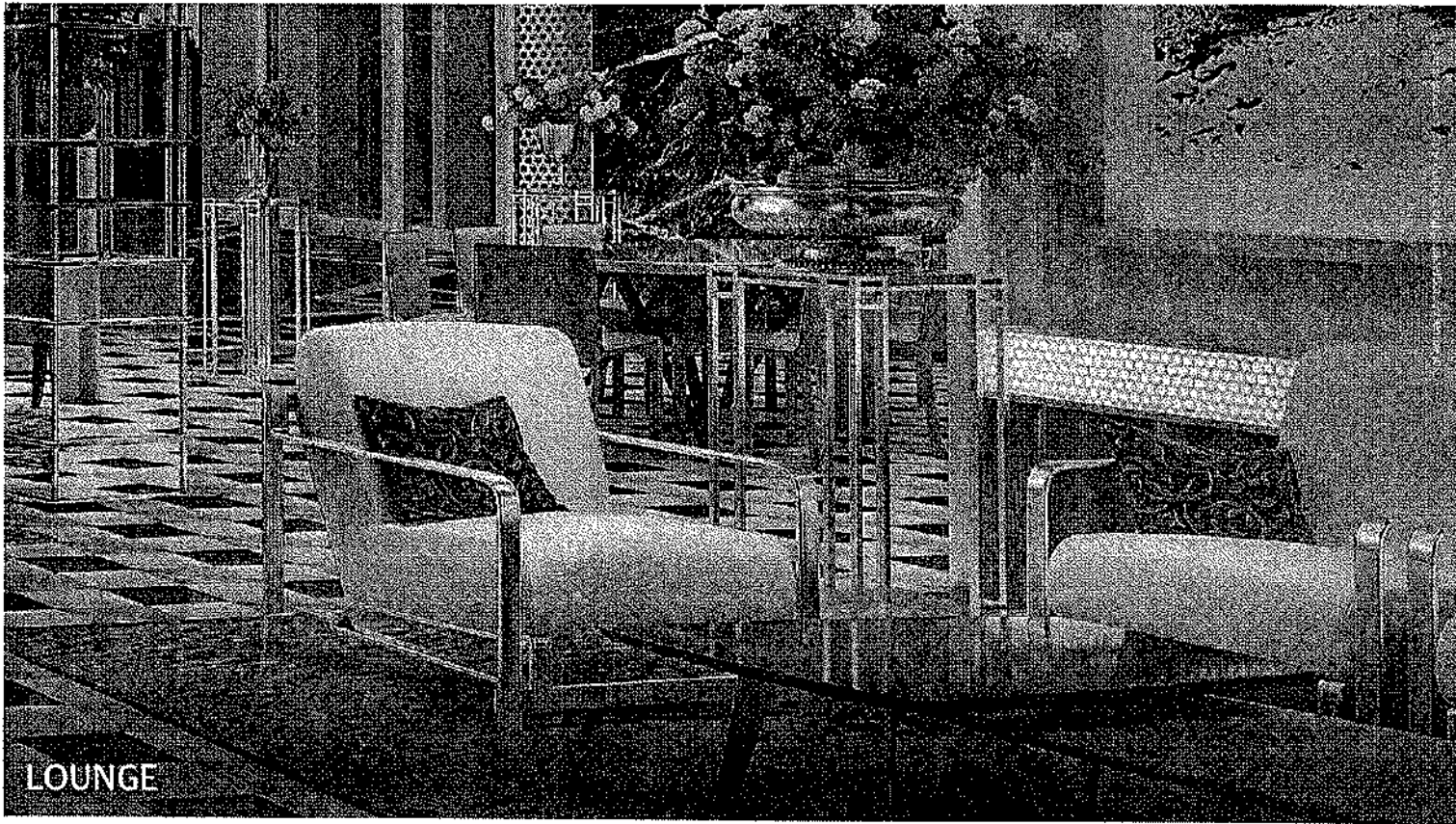
MULTI-PURPOSE
HALL



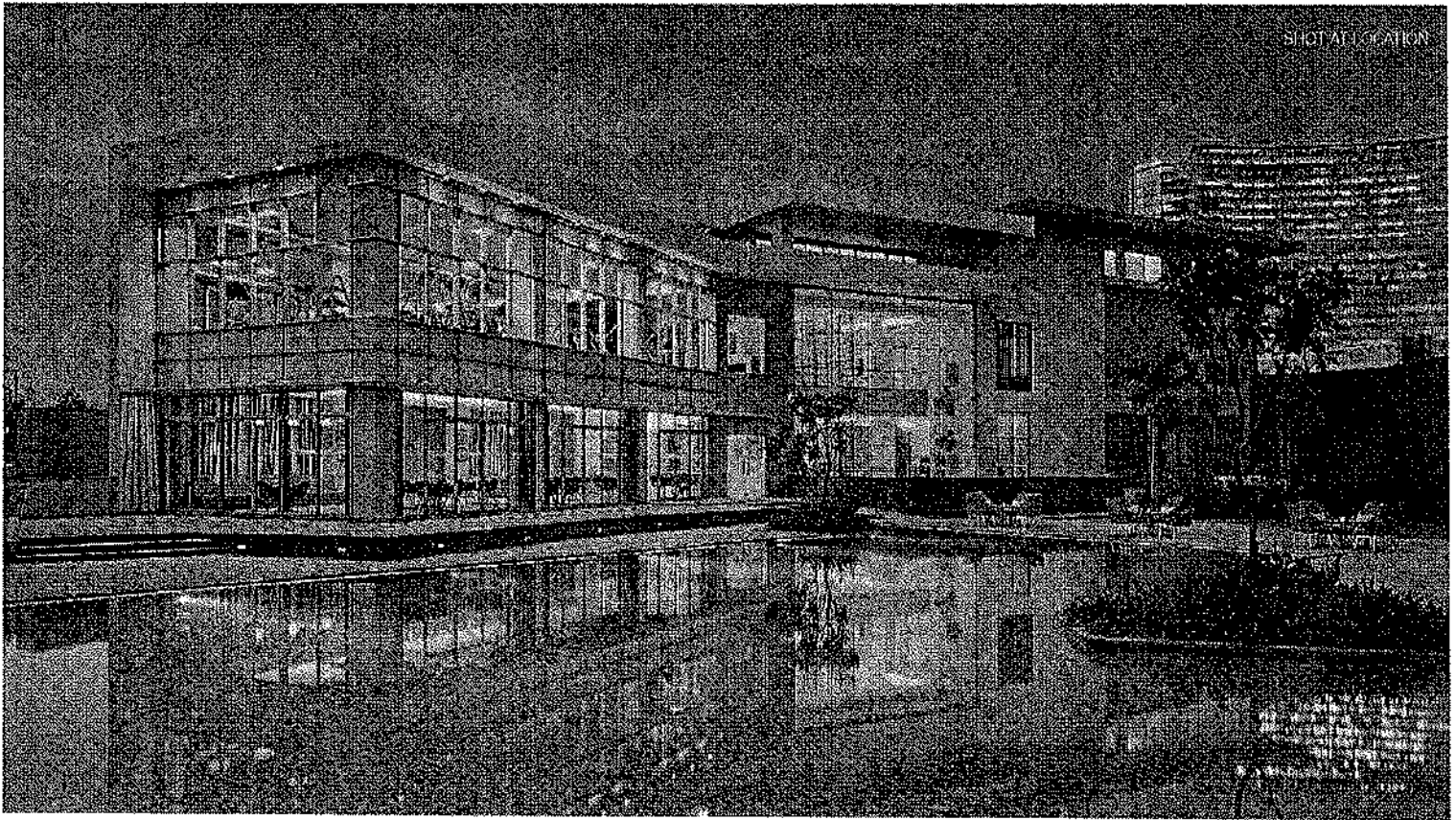
MUSIC ROOM



ZEN COURTYARD







WORLD-CLASS AMENITIES



2 TENNIS COURTS



2 BADMINTON COURTS



2 SQUASH COURTS



2 LANE
BOWLING ALLEY



MULTI-PURPOSE
INDOOR COURTS



POOLSIDE CAFE



BANQUET HALL WITH
PRE-FUNCTION AREA



INDOOR GAMES
ROOM



JOGGING TRACK



SPA & SALON



CHILDREN'S
PLAY AREA



10-SEATER
MINI THEATRE



DOCTOR'S ROOM



READING ROOM



BILLIARDS & SNOOKER



OUTDOOR
POOLS



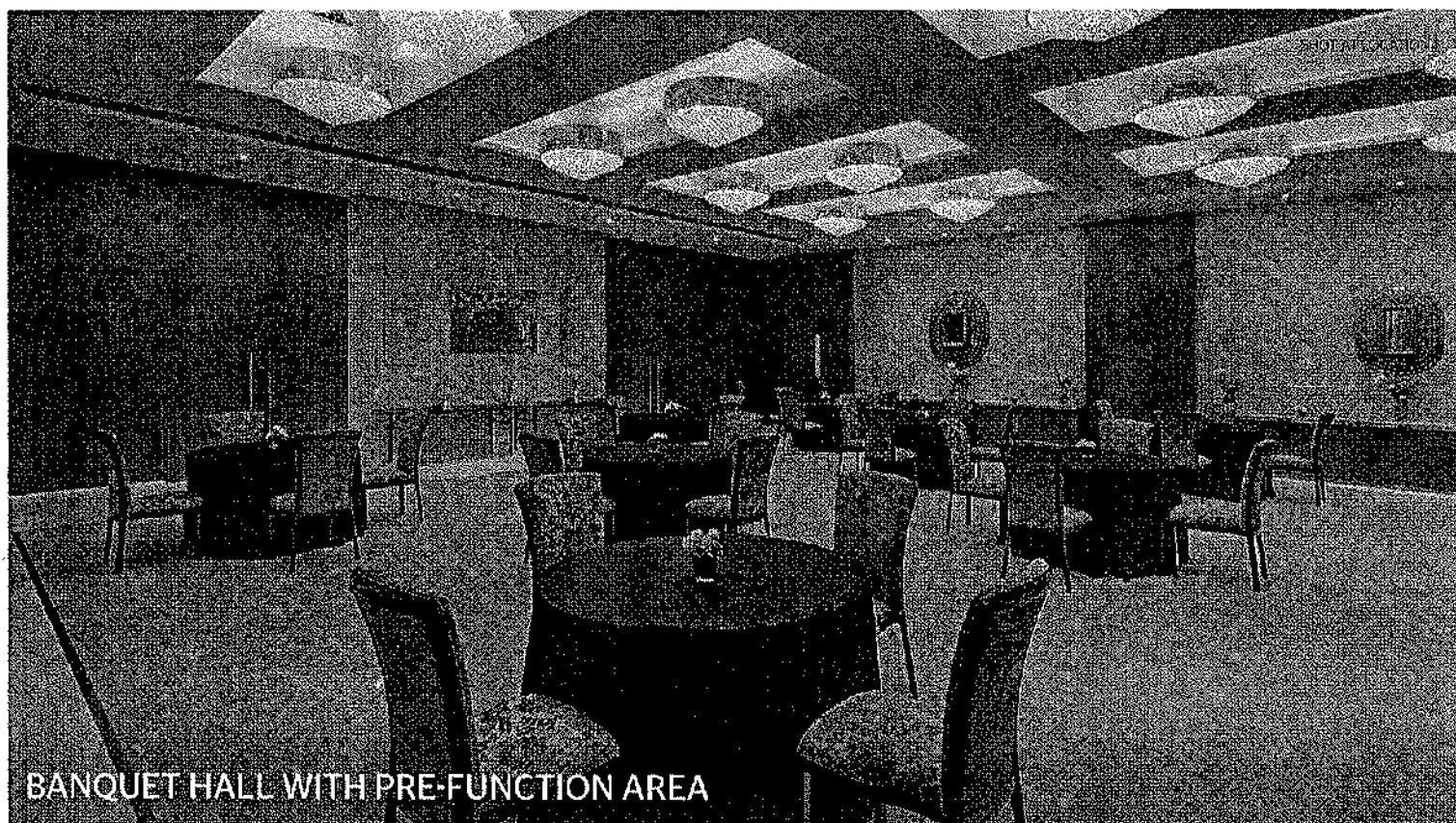
INDOOR TEMPERATURE-
CONTROLLED POOL



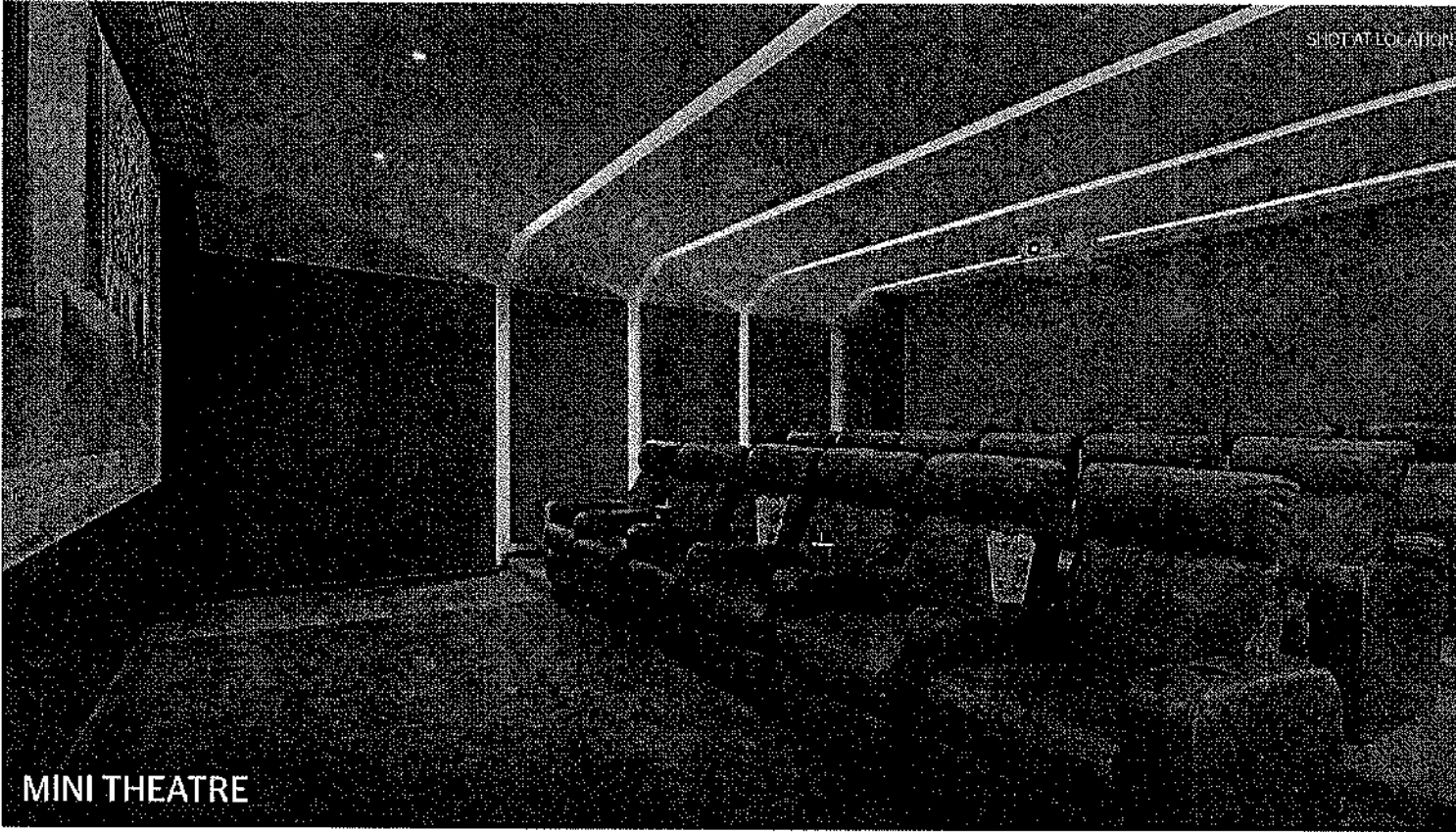
GYMNASIUM

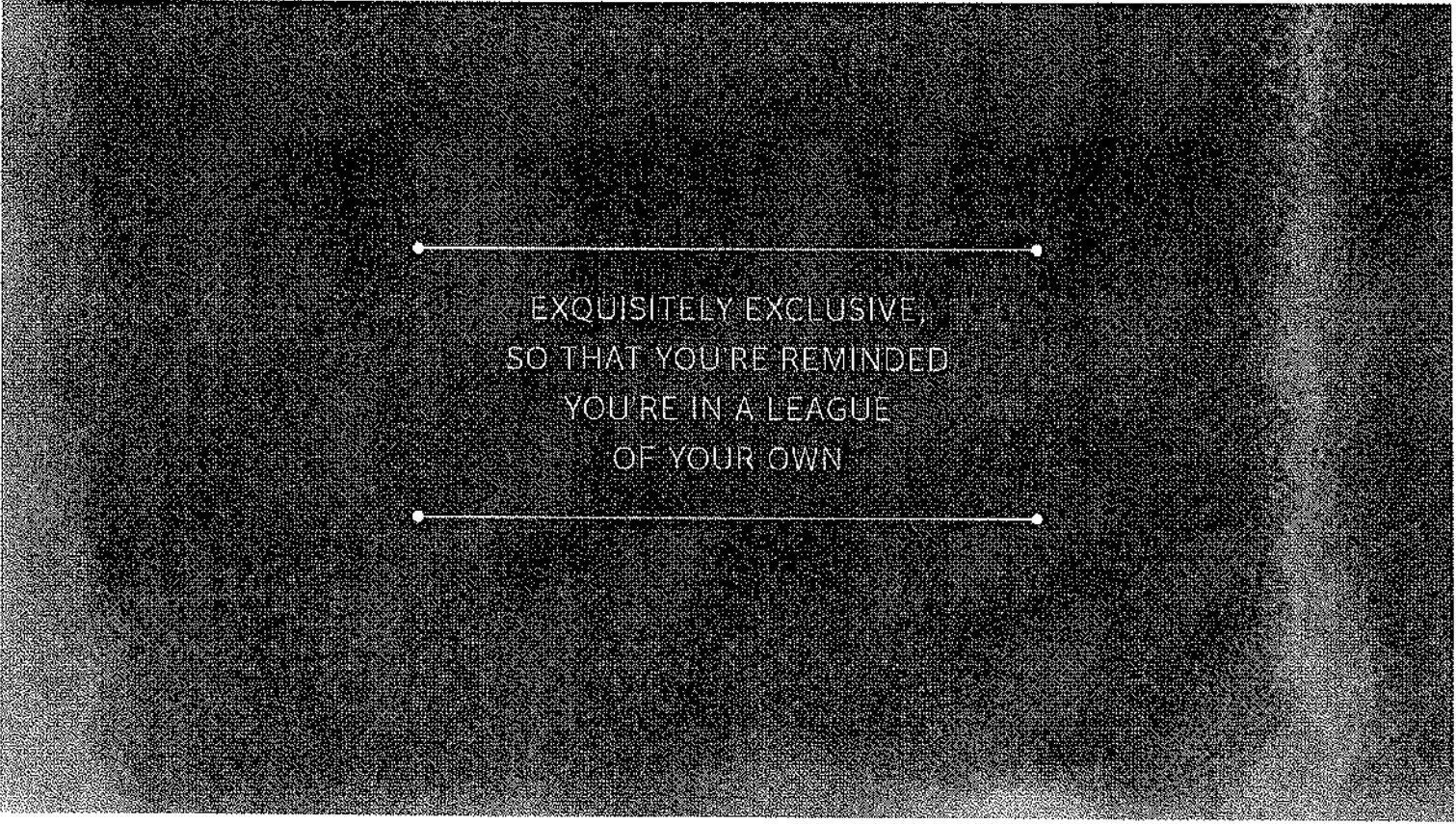


YOGA ROOM



BANQUET HALL WITH PRE-FUNCTION AREA





EXQUISITELY EXCLUSIVE,
SO THAT YOU'RE REMINDED
YOU'RE IN A LEAGUE
OF YOUR OWN



Life at Kessaku is:

SECURE

At Kessaku, you can conveniently monitor, manage and control the safety of your home from a far away location. The internet-based home security cameras are strategically placed and light triggering motion sensors integrate seamlessly, to offer you the best of home surveillance services.

CONNECTED

SIP Intercom for internet telephony and apartment-to-apartment calling

INTEGRATED

A whole gamut of services perfectly complements the world-class amenities at Kessaku.



QUINTESSENTIALLY
LIFESTYLE

CONCIERGE SERVICES

Phoenix Kessaku offers you the exclusive
privileges of Quintessentially Lifestyle –
the finest concierge and butler service in the world.
Launched in Soho, London in 2000,
their services now span 63 cities across the globe.

KESSAKU IS A LABOUR OF LOVE,
WHERE EVERY LITTLE DETAIL HAS BEEN
PERFECTED TO SET NEW BENCHMARKS
AND OFFER YOU A SKY LIVING EXPERIENCE
UNLIKE ANYTHING ELSE

*WE INVITE YOU TO COME,
BE A PART OF OUR MASTERPIECE.*



Armed with decades of expertise in building integrated multi-use developments, Phoenix Mills is one of India's leading developers of mega retail malls, entertainment complexes, commercial and hospitality spaces. The renowned Palladium, High Street Phoenix and Phoenix Market City malls across Mumbai, Pune and Bangalore have redefined the retail shopping experience. Having raised the standard for shopping and entertainment hubs across the nation, the Phoenix Mills legacy of excellence has also successfully made its foray into luxury residential developments.

Today, Phoenix Mills has established a presence in 10 cities with over 100 acres in total land assets and over ₹50 billion in building assets.

- 8 malls in 6 cities •
- 2 premium residential projects •
- 4 commercial centres •
- 2 hospitality assets - The St. Regis, Mumbai & Courtyard by Marriott, Agra •

DISCLAIMER

[illegible][illegible]

HEPAR-2g (human fibroblast), ZEP-1 (EMBL/KA/35344), SH300F (AT/1010/100/43) and PAU-1 (EMBL/KA/35344/12-1/30) (PE/121015/100/454).
For more details, please visit www.zeta-science.com.



PHOENIX

Discover more at viankessakuin.com or call 01 501 009 5555

No. 1, Dr. Rajkumar Road, Opp. Sheraton Hotel, Rajajinagar, Bangalore - 550 010