



傑作

KESSAKU

THE MASTERPIECE

ELEVATING THE ORDINARY TO
the exemplary

THE SIMPLE TO
the sublime

THE DULL TO
the divine

THE EVERYDAY TO
a work of art



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.

スカイ
SORA
THE SKY

ガーデン
NIWA
THE EARTH

水
MIZU
THE WATER

焚火
FAIA
THE FIRE

微風
ZEFA
THE BREEZE

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

緑
MIDORI
The Garden Club

風
KAZE
The Sky Club


PHOENIX | club
one



DESIGNED FOR
SUCCESS,
SO YOU'RE
ALWAYS ON TOP

AWARDS & ACCOLADES





BUILT WITH PASSION AND CRAFTED TO
PERFECTION BY THE WORLD'S BEST TALENT

DESIGN CONSULTANTS

CALLISON, USA

ASSOCIATE DESIGN CONSULTANTS

RSP, BANGALORE

INTERIOR DESIGN CONSULTANTS

STUDIO WRAP, NEW DELHI

LIGHTING CONSULTANTS

AWA LIGHTING, USA

LOBBY & MIDORI INTERIORS

ROOSHAD SHROFF, MUMBAI

KAZE LANDSCAPE & INTERIORS

STUDIO RAKHI, MUMBAI

LANDSCAPE CONSULTANTS

DESIGN CELL, BANGALORE



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.



KEMPEGOWDA INTERNATIONAL AIRPORT



WORLD TRADE CENTER




ISCKON TEMPLE

EXCLUSIVELY CONNECTED

0.10 km - Orion 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
3.50 km - Sadashivanagar
5.00 km - Peenya
8.00 km - MG Road
34.0 km - KIAL



To view our location on Google Maps,
please [click here](#)



AT KESSAKU, THE WORLD REVOLVES AROUND YOU.

World Trade Center

Shopping

Zara

Gap

Tommy Hilfiger

Hidesign

Swarovski

F & B

Starbucks

Toscana

Nightlife

The Studio Bar

The Pool Bar, Sheraton

High Ultra Lounge

Shiro, UB City

Yauatcha, 1 MG Road

Wellness

Angsana Oasis Spa, UB City

Shine Spa at Sheraton Hotel

ISKCON Temple

Health Care

Columbia Asia Hospital

Cloud Nine

Vikram Hospital

Narayana Nethralaya

Schools


Brigade School

National Public School / NAFL

Vidyashilp Academy

Mallya 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.

スカイ
SORA
THE SKY

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



ガーデン
NIWA
THE EARTH

NIWA symbolises the verdant garden nurturing everything from the very earth.



水
MIZU
THE WATER

MIZU signifies the deepest lake whose waters infuse tranquillity.



焚火
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.

• ————— •



緑
MIDORI
The Garden Club

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



風
KAZE
The Sky Club

Not actual photographs of the building. Artistic impression only.

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



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EXPANSIVE LIVING SPACES



MASTER SUITE 1



MASTER SUITE 2



SKY DECK

Not actual photographs of the building. Artistic impression only.



Not actual photographs of the building. Artistic impression only.

DINING AREA



GUEST BEDROOM

BATH SUITE



SHOT AT LOCATION



KITCHEN

SHOT AT LOCATION



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

5 BHK Pool Facing
Garden Apartment

ガーデン
NIWA
THE EARTH

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

焚火
FAIA
THE FIRE

7 BHK Astronomical
Living & Entertainment Zones

7 BHK Astronomical 2 Apartment Combo Homes

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

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

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

6 BHK Pool Facing Garden Apartment

微風
ZEFA
THE BREEZE

6, 7 & 8 BHK Presidential
Living & Entertainment Zones

7 BHK Presidential 2 Apartment Combo Homes

3 BHK- 270 Degree View with 3 Decks

4.5 BHK- Serene Cross
Ventilated Apartments

5 BHK Pool Facing Garden Apartment

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



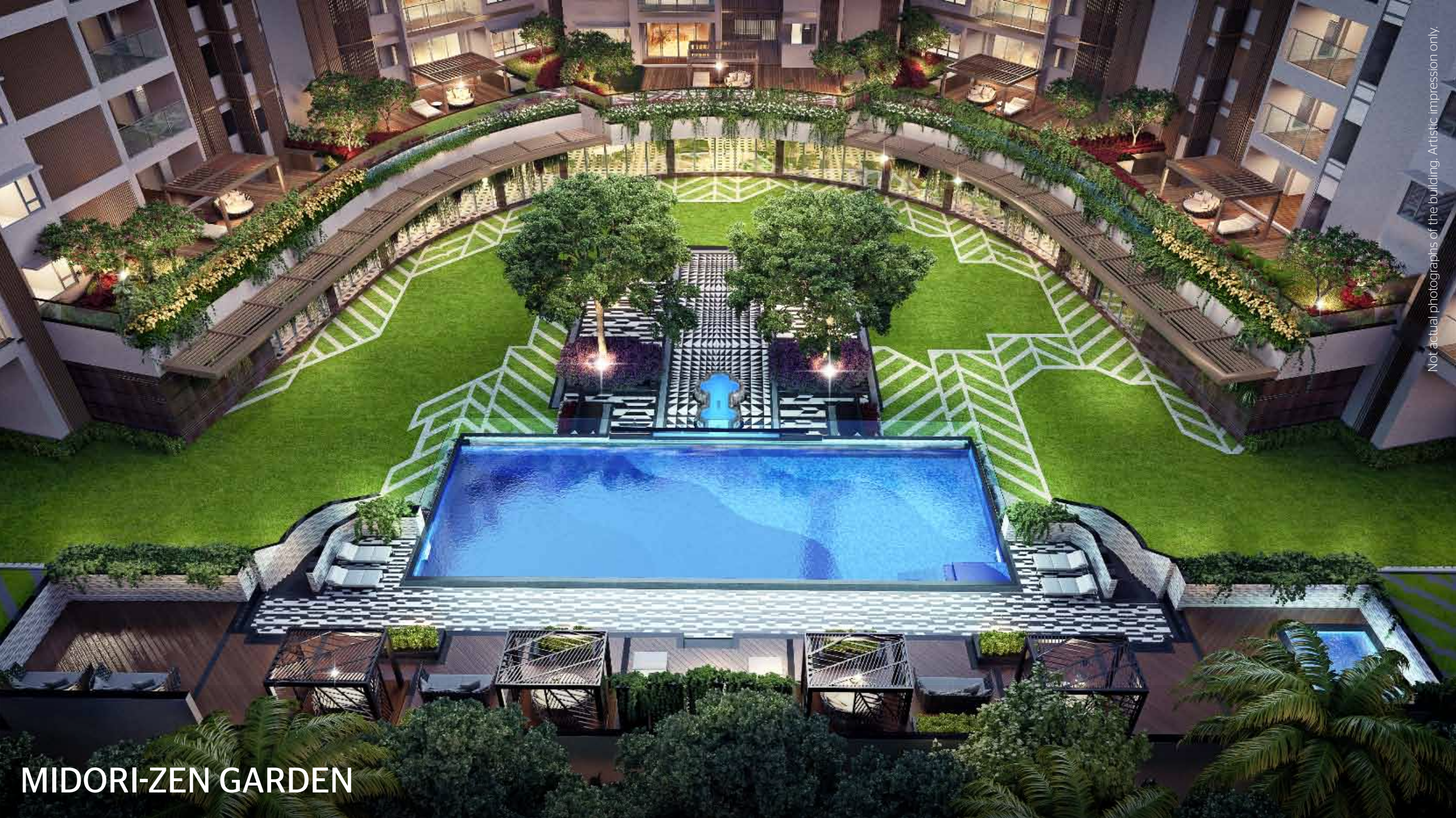
Tree-lined
Boulevard



Bonsai & Zen
Gardens



17 Acres of land
in central Bangalore



Not actual photographs of the building. Artistic impression only.

MIDORI-ZEN GARDEN



Not actual photographs of the building. Artistic impression only.

ENTRANCE DROP OFF



Not actual photographs of the building. Artistic impression only.

EXPANSIVE GREENS

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



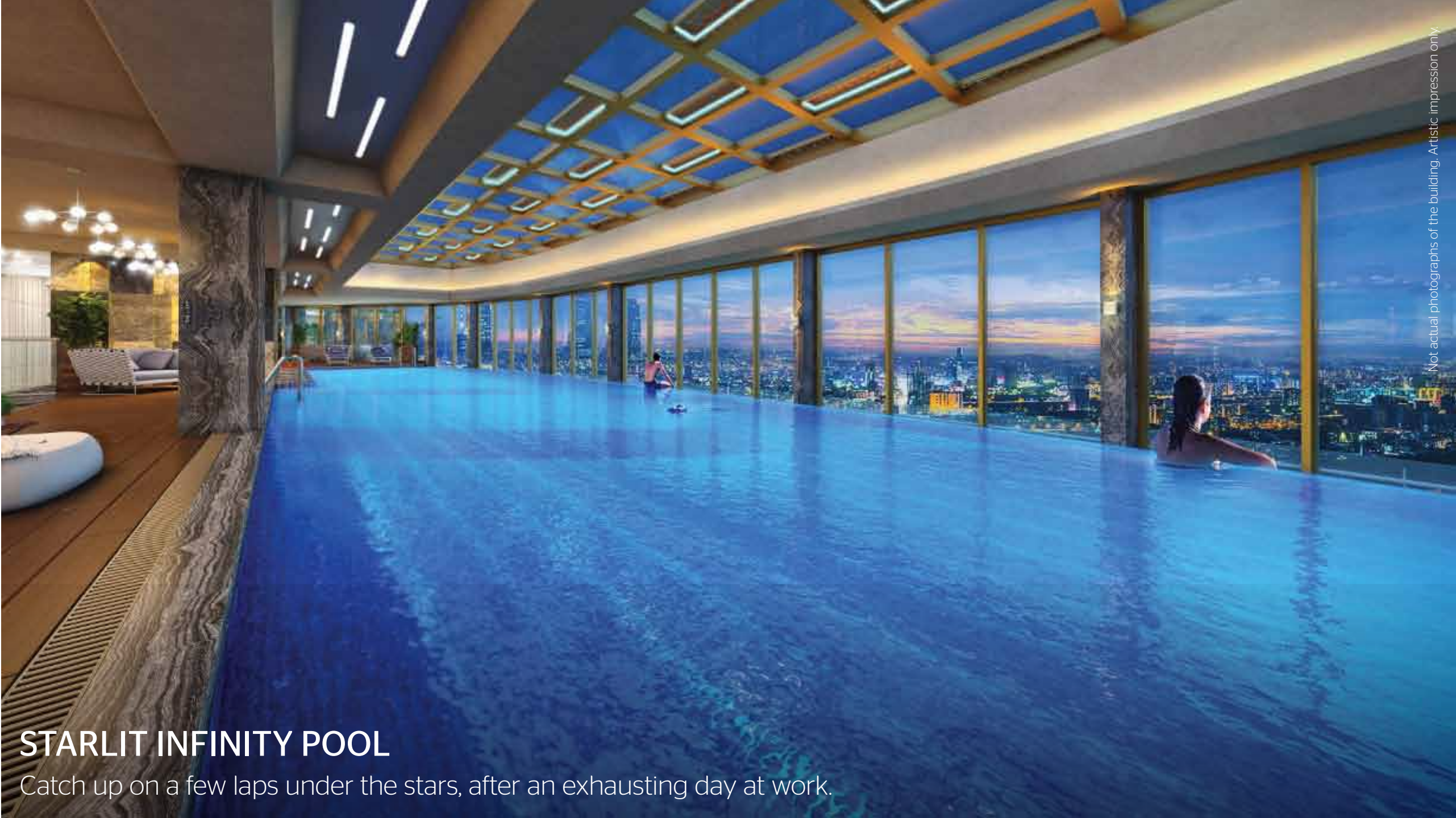
SKY SPA



SKY DECK



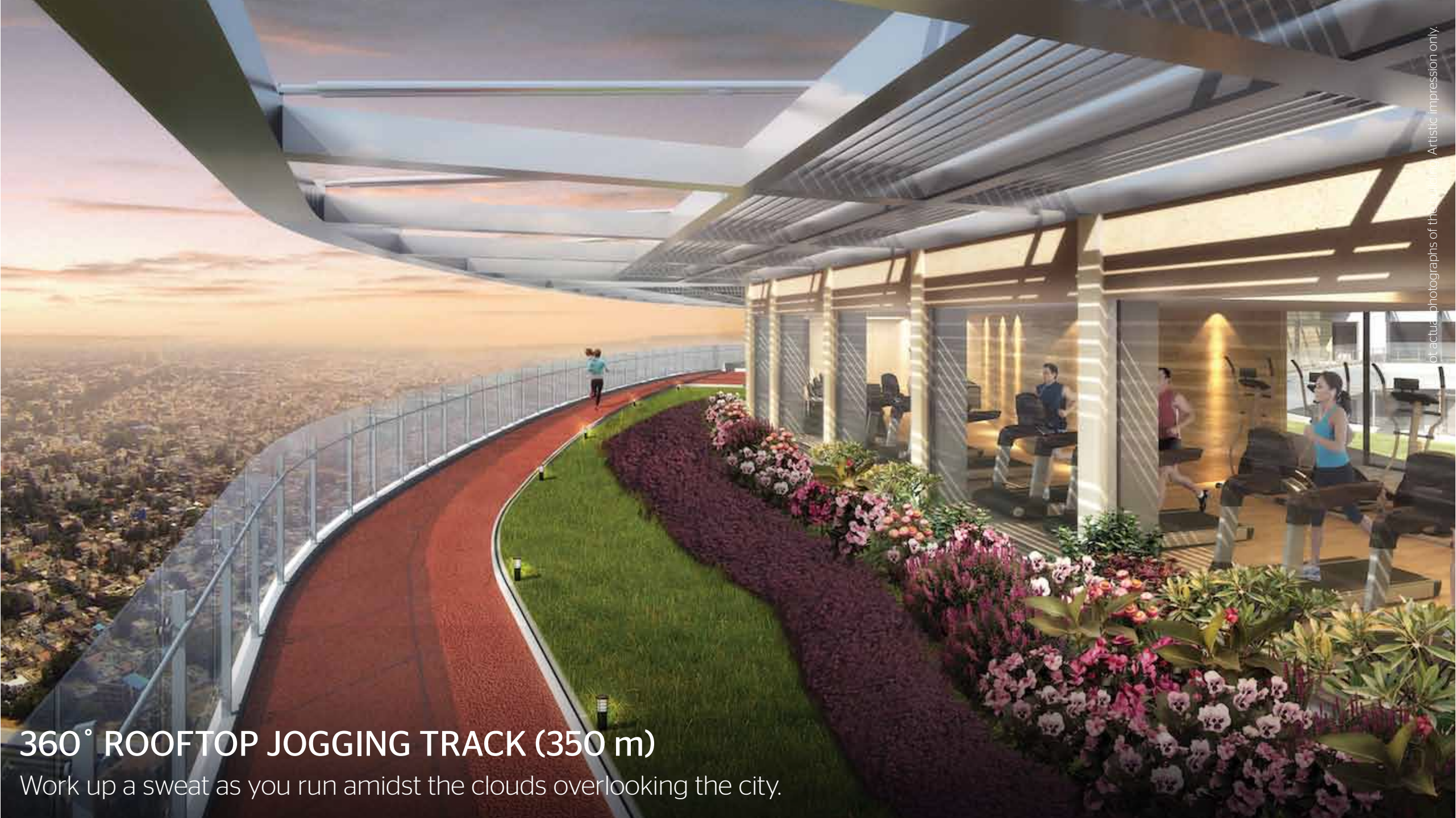
GYMNASIUM



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STARLIT INFINITY POOL

Catch up on a few laps under the stars, after an exhausting day at work.



of actual photographs of the building. Artistic impression only.

360° ROOFTOP JOGGING TRACK (350 m)
Work up a sweat as you run amidst the clouds overlooking the city.



緑

MIDORI

The Garden Club



MIDORI

WORLD-CLASS AMENITIES



ART WALL



CAFÉ



CHILDREN'S
VIDEO ROOM



READING AREA



PRACTICE
SQUASH COURT



INDOOR GAMES
ZONE



KIDS
PLUNGE POOL



CELLAR



EXPERIENCE
CENTRE



OUTDOOR
POOL DECK



KIDS
PLAY AREA



MINI THEATRE



ZEN COURTYARD



LOUNGE



MEETING ROOMS



OUTDOOR
SWIMMING POOL



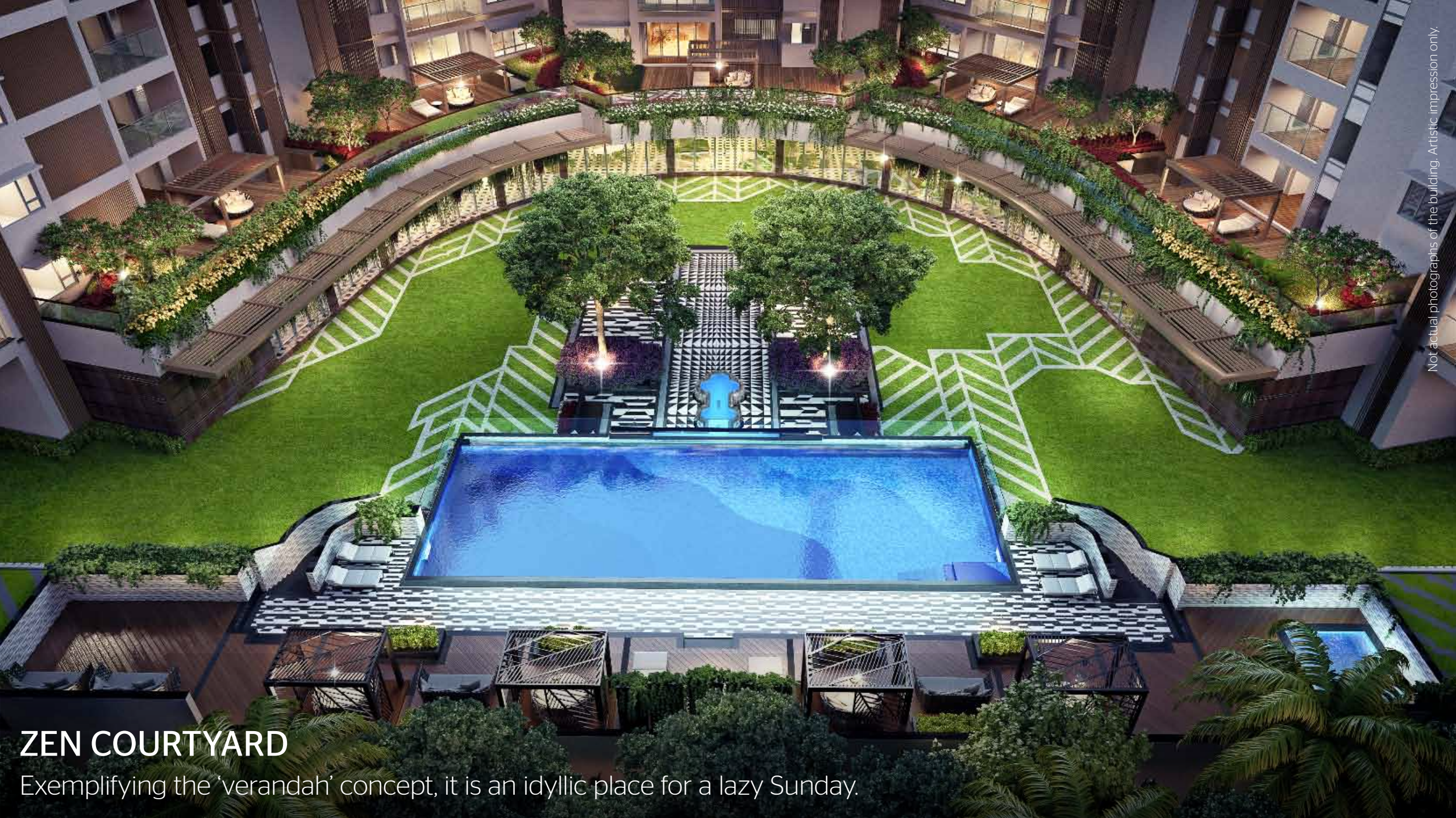
GOLF
SIMULATION
ZONE



MULTI-PURPOSE
HALL



MUSIC ROOM



Not actual photographs of the building. Artistic impression only.

ZEN COURTYARD

Exemplifying the 'verandah' concept, it is an idyllic place for a lazy Sunday.



LOUNGE

Relax and chill with your friends & family in our designer lounge, on par with the best in the world.



PHOENIX

club
one



WORLD-CLASS AMENITIES



2 TENNIS COURTS



2 BADMINTON COURTS



2 SQUASH COURTS



2-LANE
BOWLING ALLEY



MULTI-PURPOSE
INDOOR COURTS



POOLSIDE CAFÉ



BANQUET HALL WITH
PRE-FUNCTION AREA



INDOOR GAMES
ROOM



JOGGING TRACK



SPA & SALON



CHILDREN'S
PLAY AREA



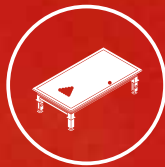
18-SEATER
MINI THEATRE



DOCTOR'S ROOM



READING ROOM



BILLIARDS & SNOOKER



OUTDOOR
POOLS



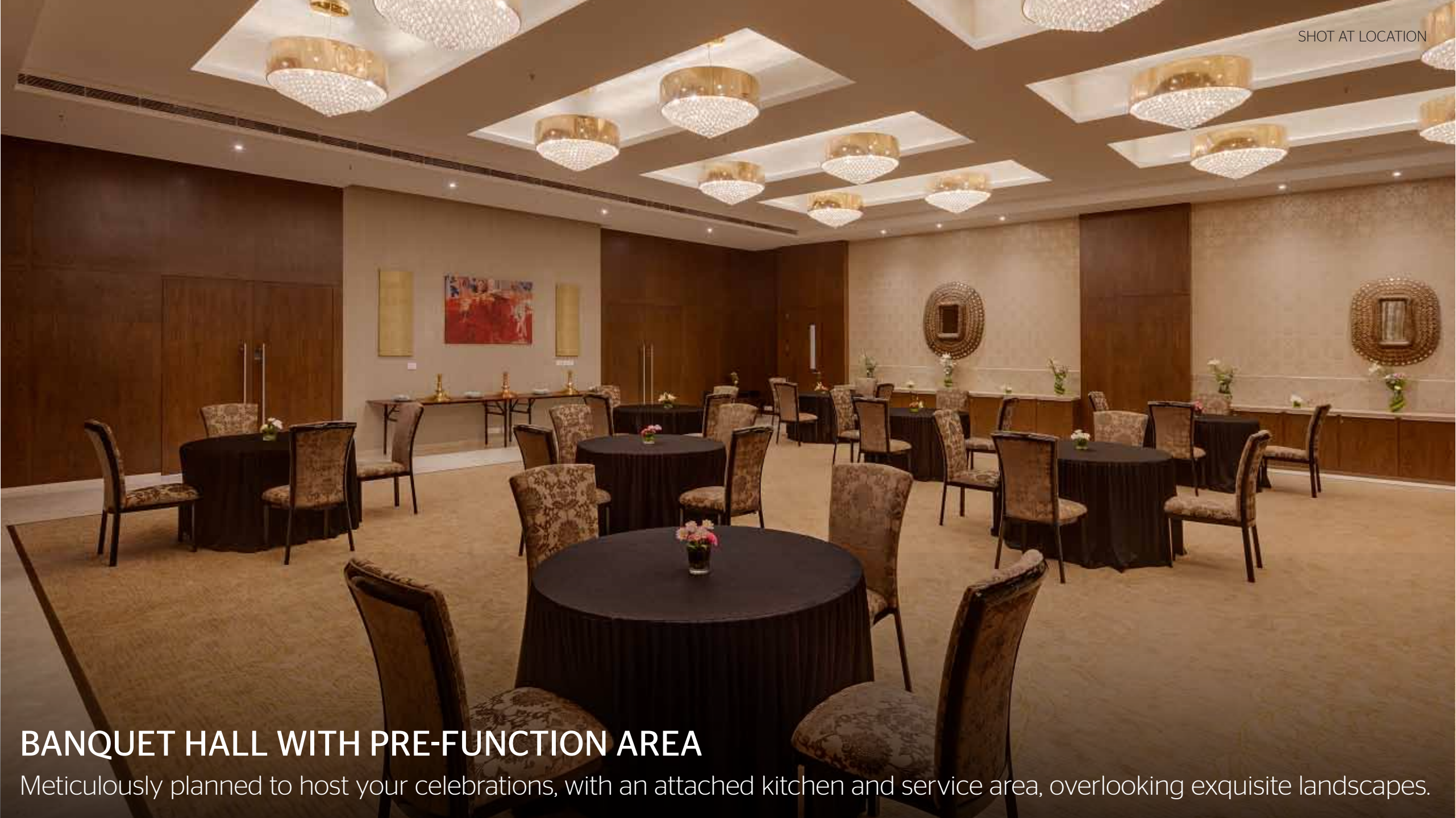
INDOOR TEMPERATURE-
CONTROLLED POOL



GYMNASIUM



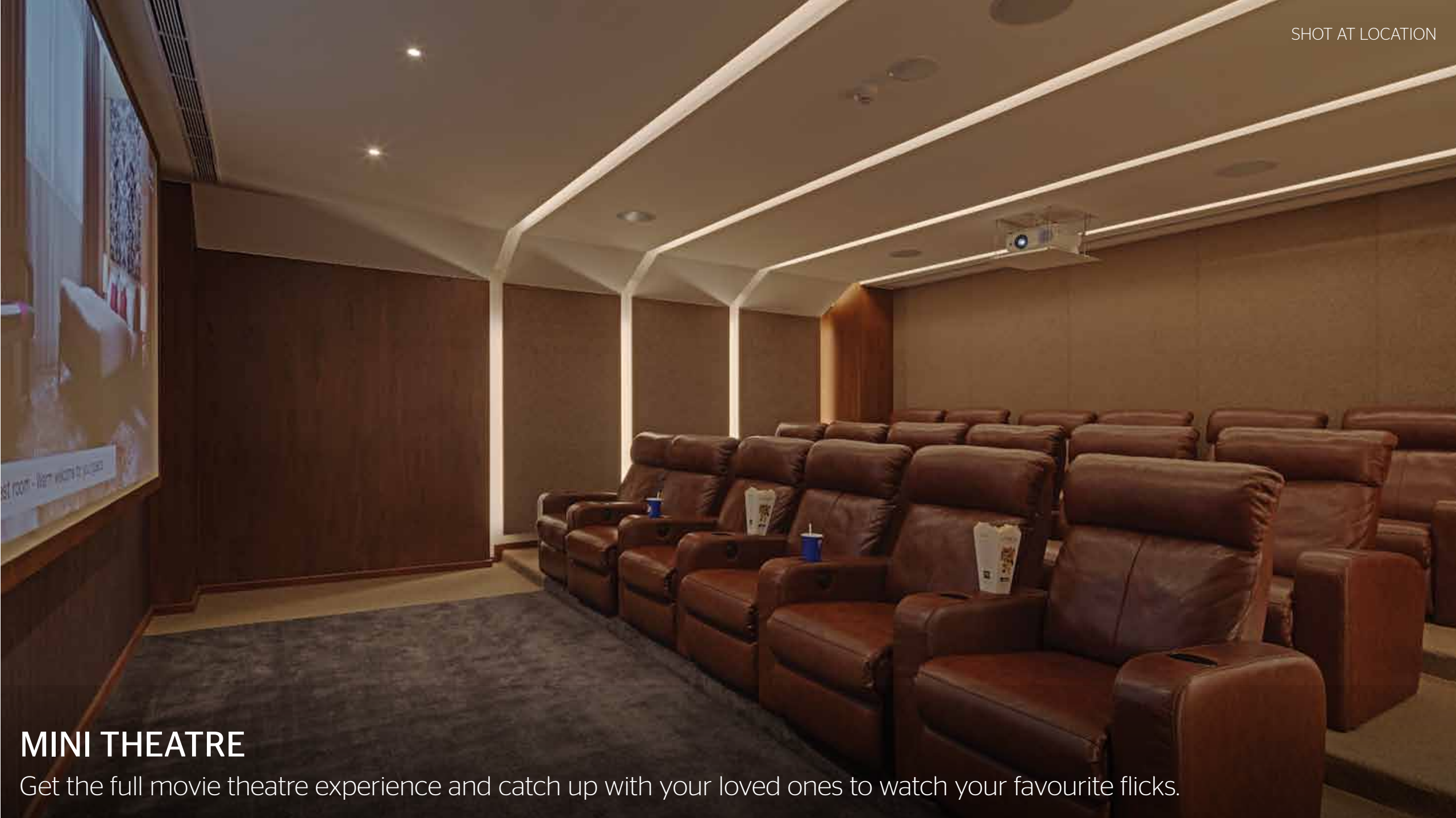
YOGA ROOM



BANQUET HALL WITH PRE-FUNCTION AREA


Meticulously planned to host your celebrations, with an attached kitchen and service area, overlooking exquisite landscapes.

SHOT AT LOCATION



MINI THEATRE

Get the full movie theatre experience and catch up with your loved ones to watch your favourite flicks.



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.



Q U I N T E S S E N T I A L L Y
L I F E S T Y L E

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 DETAIL HAS BEEN
SUSTAINABLY CRAFTED.



Solar Power to reduce
your Power Consumption



LED bulbs to save
50 - 70% Electricity



Over 1,000 litres of Recycled
Water used across Kessaku



Energy Saving Glass used in windows
that cuts AC load by 10 - 15%



Flushes use STP Treated water to aid in
Water Conservation



Curation of indigenous
trees & plants



Green spaces integrated
into project architecture



Flow control fixtures
minimise water wastage



17 Rainwater harvesting
pits across precinct



OFFERING YOU A SKY LIVING EXPERIENCE
UNLIKE ANYTHING ELSE.

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



LEGACY

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 Phoenix Palladium, Phoenix Marketcities & Phoenix Palassio malls across Mumbai, Lucknow, Pune, Chennai 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, including:

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

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Customers should refer to agreement for sale to understand the details of project/building/apartment, features, services, amenities and terms of use, if any. The terms and conditions of agreement for sale, if entered into by parties, shall govern. Please contact us at

+91 814 750 5558 or mail us at kessaku@phoenixmills.com for updated Project details, Building, Apartments, Sales, Marketing and other statutory information and collaterals. We thank you for your patience and understanding.

RERA Registration Numbers - ZEFA - PRM/KA/RERA/1251/309/PR/171019/000449

and FAIA - PRM/KA/RERA/1251/309/PR/171015/000454.

For more details, please visit www.rera.karnataka.gov.in



PHOENIX

Discover more at www.kessaku.in or call + 91 814 750 5558

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