



THE SILVER LAKE

LUXURY LAKESIDE PLOTTED DEVELOPMENT

VISTHARA
— VENTURES —



Where Still Waters

Shape

New Beginnings



VISTHARA VENTURES

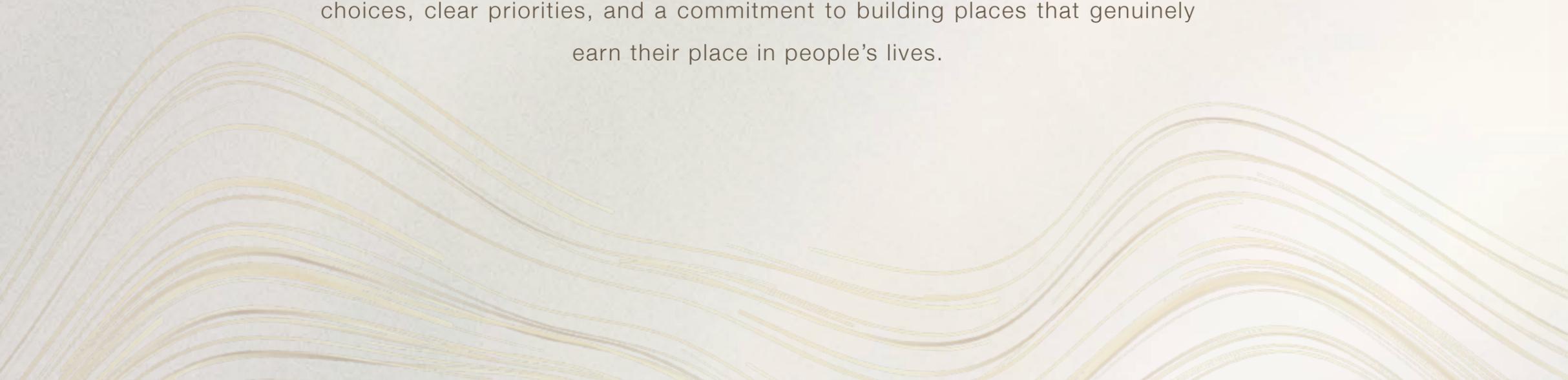
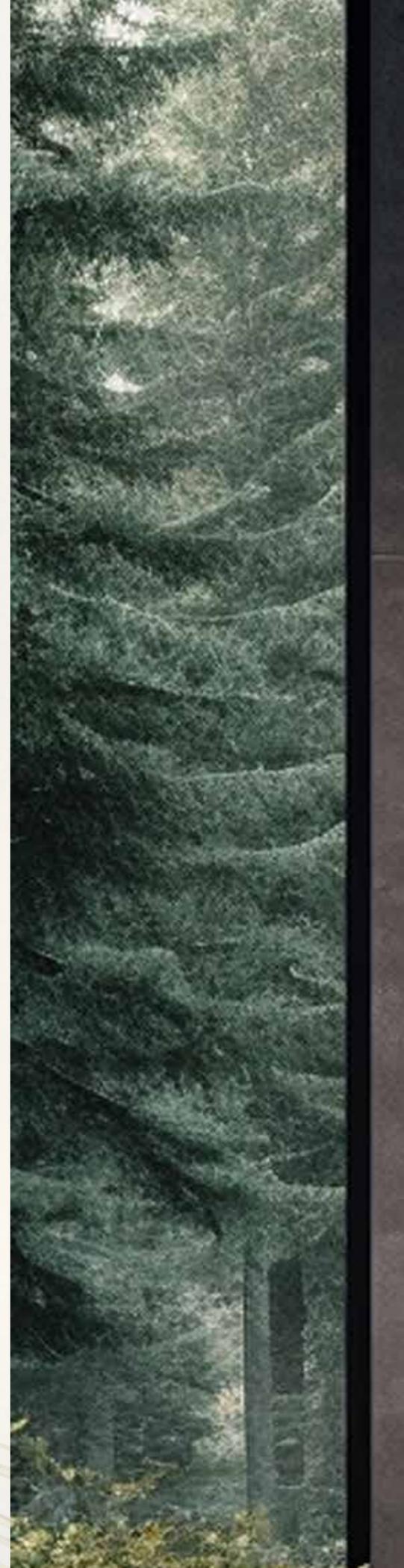
A Note from the Developer

We believe real estate should feel dependable before it feels impressive. That belief shapes how we choose land, how we plan communities, and how we deliver on what we promise.

Building responsibly means thinking beyond handover. It means anticipating how spaces will be used, how communities will grow, and how value holds over years, not just seasons.

At Visthara Ventures, this way of thinking guides every project we undertake.

The Silver Lake is a reflection of that approach, the result of deliberate choices, clear priorities, and a commitment to building places that genuinely earn their place in people's lives.





VISTHARA

— VENTURES —

 THE SILVER LAKE
LUXURY LAKESIDE PLOTTED DEVELOPMENT

VISTHARA
VENTURES

If you can hear your own thoughts

YOU'VE ARRIVED.

Set beside a natural lake in North Bangalore, The Silver Lake is a plotted development conceived around clarity, space, and long-term thinking. It is a place designed not to impress immediately, but to reveal its value over time - through quiet surroundings, considered planning, and the rare presence of water shaping everyday life.

Every project begins with a blueprint. This one began with a lake. Its stillness informed the scale, the spacing, and the restraint visible across the layout. Calm is treated here not as an aesthetic choice, but as a fundamental quality of living.



EVERY PROJECT BEGINS WITH A PLAN.

This one began with a lake

The land at The Silver Lake was chosen for what it already possessed—a natural water body that brought with it openness, cooler microclimate conditions, and a sense of balance rarely found so close to a growing city. Instead of overpowering this presence, the planning allowed the lake to define the orientation and rhythm of the development.

Spread across approximately 16.5 acres, The Silver Lake comprises around 200 carefully planned plots, designed to maintain openness and continuity rather than density. The lake is not an ornamental feature added later; it is the starting point that shaped the entire vision.







Life Unfolds Differently

WHEN WATER IS PART OF THE LANDSCAPE.

Lakeside living offers more than views—it influences the pace and texture of daily life. At The Silver Lake, mornings are quieter, walks feel unhurried, and evenings carry a natural sense of pause. The presence of the lake softens the environment, creating a setting where calm becomes habitual rather than occasional.

Unlike developments that reference water from a distance, The Silver Lake sits directly beside the lake. This adjacency allows the water to remain a constant presence—seen, felt, and experienced as part of everyday routines, not as a backdrop reserved for special moments.



The Next Chapter *Of* North Bengaluru

Doddaballapur is emerging as one of North Bengaluru's most strategic growth pockets, driven by infrastructure expansion, improved connectivity, and increasing developer confidence.

Positioned close to established developments yet ahead of saturation, the region offers early-stage value with long-term upside, making it a natural choice for plotted investments.





The Stats

THAT MATTER

A SATELLITE TOWN BY DESIGN

Doddaballapur is part of Karnataka's notified satellite town plan, which means planned growth.

THE STRR EFFECT

The Satellite Town Ring Road places this corridor on Bengaluru's next mobility spine, directly impacting land appreciation.

PRICE GAP ADVANTAGE

Plots here are still priced 30–40% lower than airport-facing corridors like Devanahalli, with similar upside.

PROXIMITY TO KEMPEGOWDA INTL. AIRPORT

Located within 35–40 minutes of KIA—one of India's fastest-growing airports, handling 37+ million passengers annually.

NORTH BENGALURU'S RENTAL MOMENTUM

North Bengaluru has recorded 20–25% YoY land value appreciation across plotted developments over the last 3–4 years.

HIGHWAY-LED CONNECTIVITY

The STRR connects Doddaballapur to Tumakuru, Hoskote, and Hosur, reducing cross-city travel times by 30–40%.

KWIN CITY, IT PARKS & BEYOND

KWIN City, proposed university hubs, and nearby KIADB, aerospace, and logistics zones within a 20–30 km radius are projected to generate over 3.5 lakh jobs in the coming decade.

GLOBAL LIFESTYLE ANCHORS

FIA Grade 2 Bren Raceway and international schools nearby strengthen NRI, expat, and second-home buyer interest.

35 MINS

Kempegowda Intl. Airport
Nandi Hills
Hebbal
Phoenix Mall of Asia
JW Marriott Bengaluru Prestige
Golfshire Resort & Spa
Prestige Golfshire
Airport Halt Metro Station
Akash Intl. School
KIADB Aerospace SEZ
REVA University
Canadian Intl. School
Manyata Tech Park

20 MINS

Harrow's Intl. School
Amity University
Foxconn
Stonehill Intl. School
Dravid-Padukone Centre
for Sports Excellency
Embassy Intl. Riding School
IVC Road
BMS Institute of Technology
BMS College of Architecture
Mallya Aditi Intl. School

15 MINS

Manipal Hospital
Doddaballapur IT Park
Angsana Oasis Spa & Resort
Silver Oaks Resort
Doddaballapur Railway Station
Grover Zampa Vineyards
D-Mart Doddaballapur
Embassy Edge
Presidency University

10 MINS

STRR
Doddaballapur Lake
Bren Raceway - FIA
Grade 2 Racetrack
Doddaballapur Toll Plaza





A Location That *Works* For Every Generation

From the Nandi Hills landscape to landmark institutions, international schools, wellness retreats, and emerging lifestyle destinations, the address sits at the intersection of heritage, leisure, and global outlook. What makes this location distinctive is its ability to serve multiple generations and lifestyles simultaneously, as culture, connectivity, and everyday indulgences coexist with ease.

TRANSPORT

<i>STRR</i>	4.5 KMs
<i>Doddaballapur Railway Station</i>	8.9 KMs
<i>Airport Halt Metro Station</i>	27 KMs
<i>Kempegowda International Airport</i>	27.5 KMs

EDUCATIONAL INSTITUTIONS

<i>Presidency University</i>	14.7 KMs
<i>Stonehill International School</i>	16.2 KMs
<i>Vidyashilp University</i>	16.2 KMs
<i>BMS Institute of Technology and Architecture</i>	16.4 KMs
<i>Gitam University</i>	16.5 KMs
<i>Amity University</i>	17 KMs
<i>Harrow International School</i>	18.8 KMs

HEALTHCARE

<i>Aadya Hospital</i>	9.7 KMs
<i>Manipal Hospital</i>	10 KMs
<i>Cytecare Hospital</i>	23.6 KMs
<i>Sparsh Hospital</i>	24.4 KMs
<i>Manipal Hospital Hebbal</i>	25.8 KMs
<i>Aster CMI</i>	26 KMs

IT PARKS

<i>Doddaballapur IT & Textiles Park</i>	8.7 KMs
<i>Embassy Edge</i>	16.7 KMs
<i>Foxconn</i>	19.3 KMs
<i>RMZ Galleria Office</i>	20.7 KMs
<i>Prestige Tech Cloud</i>	22 KMs
<i>Sattva Horizon</i>	22.3 KMs
<i>L&T Tech Park</i>	24.2 KMs
<i>Kirloskar Business Park</i>	25.8 KMs
<i>Manyata Tech Park</i>	30 KMs
<i>KIADB Aerospace Park</i>	37 KMs



NANDI HILLS

A sunrise haven just a short drive from home.
Perfect for your 6AM reset or a long weekend exhale.



EMBASSY INTL. RIDING SCHOOL

An equestrian lifestyle, where weekend lessons and dressage trails meet quiet luxury.



GROVER ZAMPA VINEYARDS

Where the weekends taste of Syrah and sun. Vineyard tours and wine tastings, just 15mins away.



KEMPEGOWDA INTL. AIRPORT

30mins away. Your every takeoff begins without tension,
and every return lands closer to home.



BREN RACEWAY - FIA GRADE 2 RACETRACK

Bringing a motorsport edge to your backyard.
Built for the pros. Enjoyed by the elite.



JW MARRIOTT & PRESTIGE GOLFSHIRE

Fine dining, spa indulgence, and championship golf,
all under the gaze of Nandi's silhouette.

Surrounded *By* Culture & Icons

What surrounds you shapes you.

That's why The Silver Lake is framed by the icons of everyday indulgence - boutique retail, local cafés, entertainment zones, and IT corridors. Each catering to the different layers of your lifestyle.

ENTERTAINMENT

<i>Bren Raceway - FIA Grade 2 Racetrack</i>	9.7 KMs
<i>Grover Zampa Vineyards</i>	15 KMs
<i>Phoenix Mall of Asia</i>	25 KMs
<i>Esteem Mall</i>	25.9 KMs
<i>JW Marriott & Prestige Golfshire</i>	30 KMs
<i>Nandi Hills</i>	30.3 KMs

SPORTS

<i>Padukone - Dravid Centre for Sports Excellence</i>	15.9 KMs
<i>Embassy Intl. Riding School</i>	17 KMs

HERITAGE

<i>Devanahalli Fort</i>	25.4 KMs
<i>Bhoga Nandishwara Temple</i>	32 KMs
<i>Isha Foundation</i>	51 KMs





Designed To *Shape* The Way You Live

Planned across approximately 5 acres with around 190 thoughtfully laid plots, the masterplan is shaped by proportion, movement, and restraint.

Wide roads, considered open spaces, and a layout anchored by the lake ensure that growth never feels compressed.

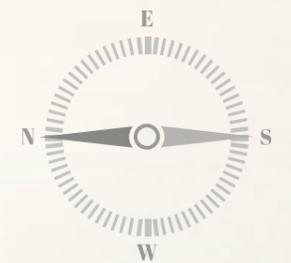


MASTER PLAN

- 01. Entrance Arch
- 02. Clubhouse
- 03. Swimming Pool
- 04. Dribble Court
- 05. Pickleball Court
- 06. Badminton Court
- 07. Outdoor Gym
- 08. Shrubbery
- 09. Children's Play Area
- 10. Amphitheatre
- 11. Villas

SITE SIZES

- 30 x 60
- 30 x 40
- 30 x 50
- Odd Sites
- 30 x 45
- Farm Plots





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*Artist's Impression

A Vacation Home

WITH EVERYTHING YOU NEED

A vacation home works best when comfort is effortless. At The Silver Lake, the amenities are designed to support that ease — starting with a central clubhouse that becomes a natural extension of daily life.

Swimming, fitness, play, and social spaces are all accounted for, allowing weekends to unfold without planning and longer stays to feel intuitive. These are amenities meant to be used often, not admired occasionally.

The Social Heart

OF THE COMMUNITY

More than an amenity, the clubhouse forms the social rhythm of The Silver Lake. It's where children play safely indoors, neighbours meet by the pool, and celebrations bring everyone together. Every space is designed to feel intuitive and well-placed, allowing residents to move easily between activity and pause, solitude and connection.



*Artist's Impression







*Reference Image

BANQUET HALL

An elegant, flexible space designed for intimate celebrations and community gatherings.



*Artist's Impression

SWIMMING POOL WITH LOUNGE AREA

A calm retreat for unhurried laps and relaxed evenings, complemented by poolside seating that invites pause, conversation, and quiet leisure.



*Reference Image

CHILDREN'S INDOOR PLAY AREA

A safe, thoughtfully designed indoor environment that encourages play, movement, and imagination, regardless of the weather outside.



*Reference Image

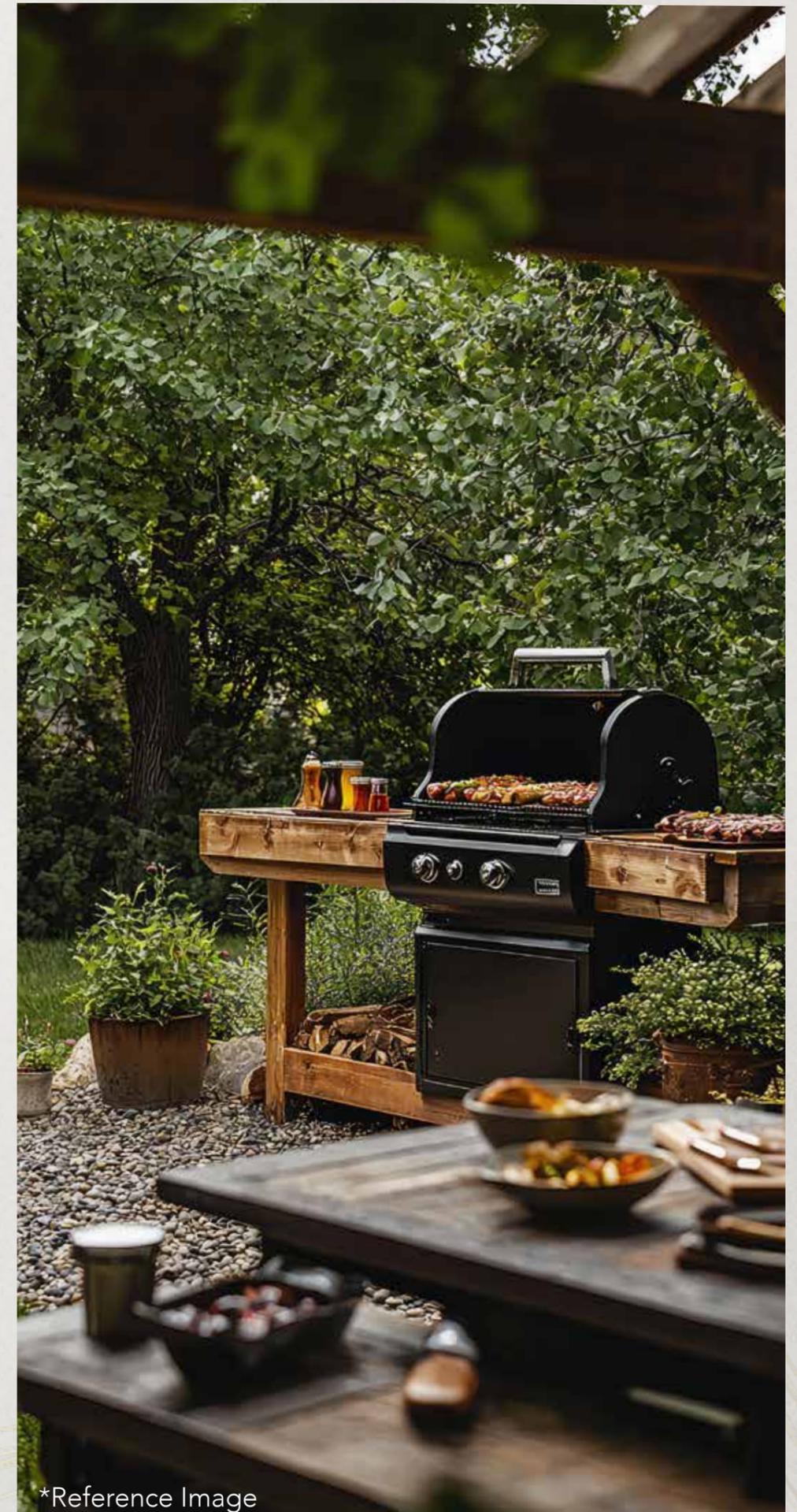
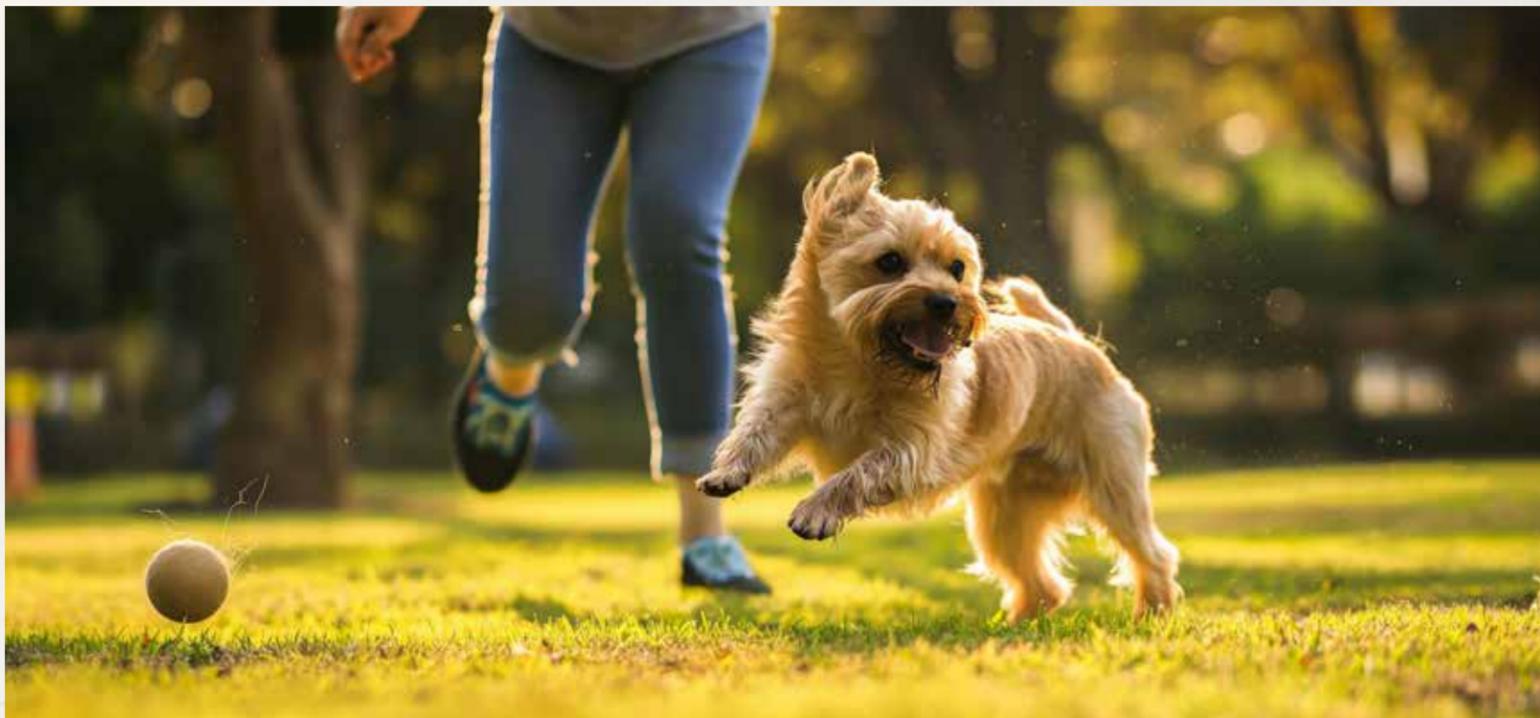
GYM

A well-equipped fitness space created for everyday routines, supporting strength, movement, and consistency as part of daily life.

Life, Curated

WITH WELLNESS, BUILT IN

A life well-lived is curated through moments. The clubhouse and masterplan brings together wellness, recreation, and celebration in a way that feels familiar, welcoming, and enduring, supporting every stage of life within the community.



*Reference Image

Landscaped for Everyday *Living*

DESIGNED FOR COMMUNITY, MOVEMENT, AND EASE.

The open spaces at The Silver Lake are shaped to support how a community lives. From central lawns to shaded seating and walkable greens, every landscape element supports both quiet moments and shared experiences.





*Artist's Impression

CHILDREN'S OUTDOOR PLAY AREA

A thoughtfully planned outdoor play zone designed for everyday use, visibility, and age-appropriate movement.



*Artist's Impression

GATHERING PAVILION WITH BBQ AREA

An open-air pavilion designed for shared meals, casual gatherings, and unstructured community moments.



*Artist's Impression

JOGGING TRACK AROUND THE PARK

A continuous jogging loop that integrates seamlessly with the landscape for daily walks and fitness routines.



*Artist's Impression

OUTDOOR CALISTHENICS GYM

An open-air fitness zone encouraging functional training and everyday wellness in a natural setting.



Spacious & Gorgeous *Villas*

FROM 1200 SQ.FT TO 5000 SQ.FT

Space, when designed well, becomes a quiet luxury. The villas at The Silver Lake are defined by generous plots, clean planning, and the freedom to shape living environments without constraint.



*Artist's Impression



*Artist's Impression

The Systems That *Hold* Everything Together

PLUMBING & WATER SYSTEMS

- *Fresh water supply lines planned underground*
- *Dedicated sanitary water outlet provision for each plot*
- *Rainwater outlet systems integrated into site drainage*
- *Underground sanitary line network across the development*

SERVICES & UTILITIES

- *Centralised sewage treatment plant (STP)*
- *Centralised underground sump system*
- *Centralised overhead water tank for domestic supply*
- *Infrastructure planned for easy maintenance and scalability*

ELECTRICAL SYSTEMS

- *Underground electrical duct cabling across the layout*
- *Power distribution routed through feeder pillars*
- *Provision for transformer yard connectivity*
- *LED street lighting across internal roads*
- *Power infrastructure planned to minimise visual clutter and surface disruptions*

SAFETY & SECURITY INFRASTRUCTURE

- *Security cabin with boom barriers at entry*
- *Compound wall demarcation across the site*
- *CCTV surveillance at entry, exit points, and children's play areas*

ROADS & LANDSCAPING

- *40 ft (12 m) wide primary concrete roads for main circulation.*
- *30 ft (9 m) wide secondary concrete roads for internal access.*
- *Concrete-finished internal road surfaces designed for durability and low maintenance.*
- *Dedicated pedestrian walking pathways along internal roads.*
- *Clearly defined plot access points with concrete or paver finishes.*
- *Avenue plantations along both sides of roads to structure movement and shade.*
- *Road gradients and levels designed to integrate with stormwater flow and drainage planning.*
- *Lush green plantations along internal roads and open spaces.*
- *Low-maintenance plant species selected for long-term upkeep.*
- *Defined green buffers to enhance privacy and spatial separation.*

Circulation Design

40 FT (12 M) & 30 FT (9 M) CONCRETE ROADS

Primary and secondary internal roads engineered for durability and smooth circulation.

TREE-LINED AVENUE ROADS

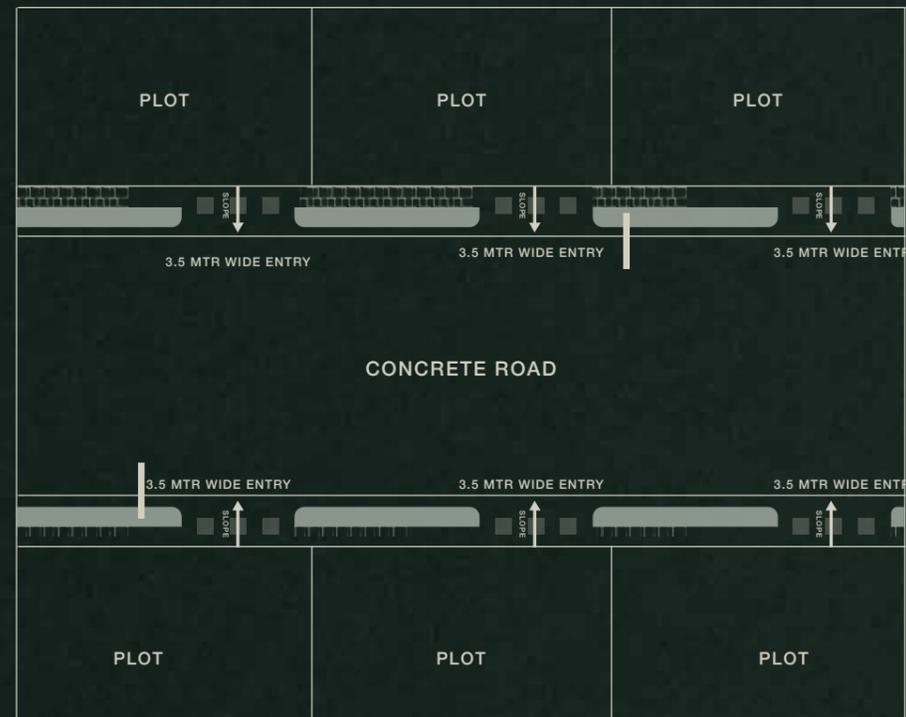
Avenue plantation on both sides of the road to create shade, scale, and a strong sense of arrival.

SEAMLESS PEDESTRIAN WALKWAYS

Dedicated walking paths designed with minimal level differences for comfortable, everyday use.

LAYERED LANDSCAPING

Landscaped buffers along roads soften hard surfaces and structure views across the community.



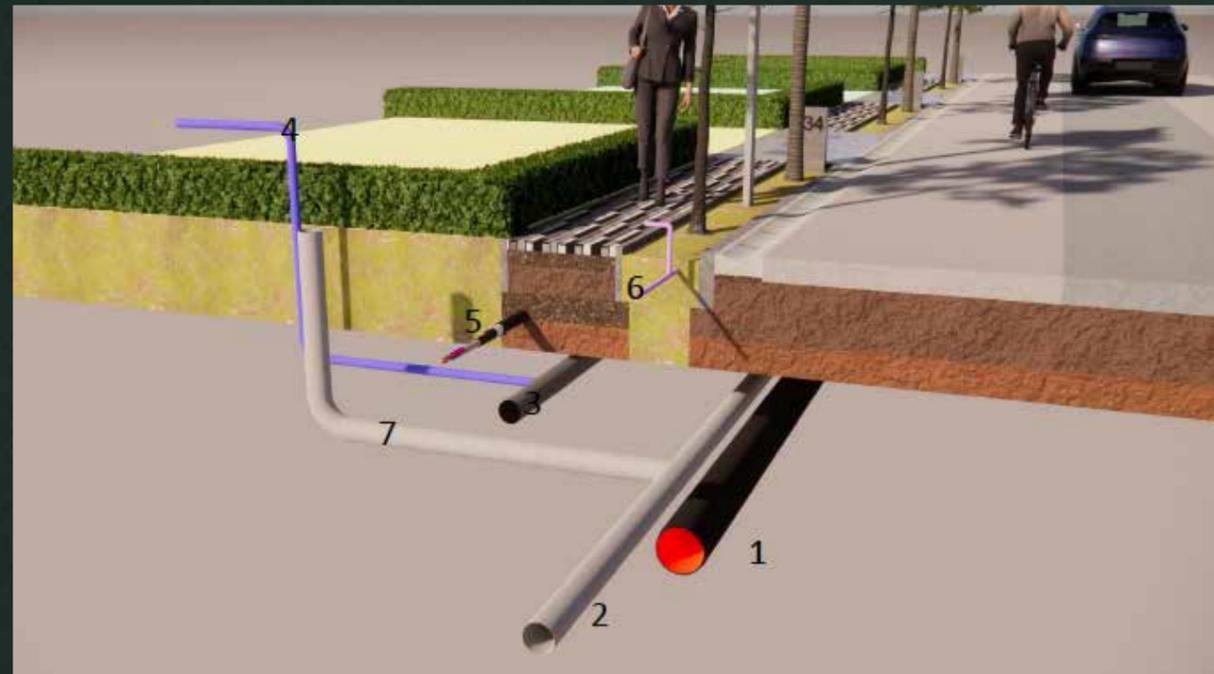
DEFINED PLOT ENTRIES

Clearly marked plot access points that balance privacy with smooth vehicular movement.



PLUG-AND-PLAY SERVICE READINESS

All essential services are provisioned up to each plot, enabling a smooth, interruption-free home construction process.



FULLY INTEGRATED UNDERGROUND SERVICES

Electrical, water, sanitary, and grey water lines are planned below ground for safety, longevity, and clean streetscapes.

VISTHARA VENTURES

Designing A Smarter Kind Of Luxury

Visthara Ventures is a new-age real estate developer rooted in trust, design clarity, and a deep respect for place. Backed by hospitality-led thinking, the brand brings a refined understanding of comfort, experience, and reliability into every development it undertakes.

Rather than chasing trends, Visthara focuses on creating well-planned communities that balance aspiration with attainability. With a growing footprint across Bengaluru, particularly in North Bengaluru's emerging corridors, each project is guided by a single principle: to build environments that earn trust, age well, and continue to add value long after possession.

THE SILVER LAKE



VISTHARA

— VENTURES —

A SMARTER KIND OF LUXURY



*Artist's Impression

Why Should You Choose The Silver Lake?

AND WHY NOW?

North Bengaluru is emerging as *The Place* to settle. With education, employment, and infrastructure forming a stable backbone, the focus is shifting toward neighbourhoods that support everyday life. The Silver Lake responds to this moment—prioritising coherence, continuity, and a sense of belonging—allowing both lifestyle and value to compound over time.



Low-Density
Planning



Lakeside Rarity



Like-Minded
Neighbourhood



Future-Ready
Living

A Life That *Reflects*

The best places don't ask you to change your lifestyle.
They adapt to it.

At The Silver Lake, the design focuses on comfort, clarity, and continuity. Spaces are intuitive, amenities feel purposeful, and the overall environment supports both privacy and community without overstatement.

This is a place designed to grow with you, not just for how you live today, but for how life evolves over time.







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Disclaimer: Information in this brochure, about the project are very general in nature. The pictures, layout themes, project landscape, interiors, lightings, etc. are shown as what is intended to be at the time of completion and presently they are illustrations and demonstrations of the concept of the development. The furniture and fixtures, artifacts, kitchen ware, crockery and cutlery, light fittings are being shown only to give our esteemed customers the gauge and idea of how they could furnish the apartment in our project. You are required to verify all the details of the project, including area, amenities, services, terms of sales and payments and other relevant terms of the project independently with the company's sales team prior to concluding any decision for buying in Vajram Vivera. Site images shown in brochure are computer generated rendered images which are artists' impression* and are for general information purpose only. The contents of this brochure should not be treated as any kind of offer by the company

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