

MAHARAJA
Ikonpark
ICONIC RESIDENCES | DEVANAHALLI, BENGALURU


MAHARAJA
BUILDING. INSPIRE. ENJOY. GROW. LIVE.

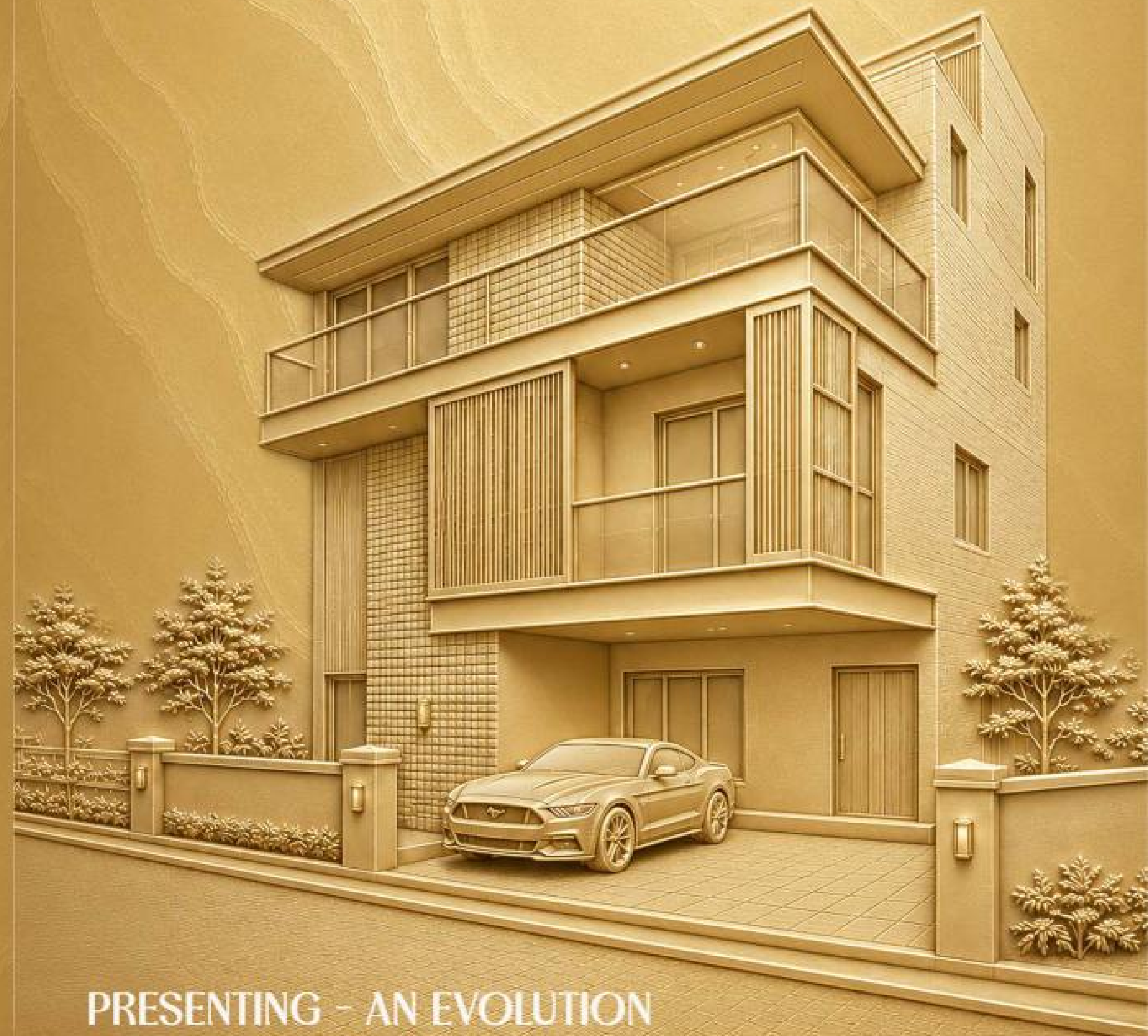
Site Address:
Beside Brigade Orchards,
Devanahalli, Bengaluru,
Karnataka - 562110

Corporate Office Address:
Bengaluru Office 2nd Floor,
Above Mahindra Showroom,
Gandhi Nagar, KJB Colony, Yelahanka
Old Town, Bengaluru - 560064

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Disclaimer: The information, images, and layout plans and that of the clubhouse in this brochure are artistic conceptual renderings and are not legal offerings. The builder/developer reserves the right to change, alter, or omit any specification, design, or facility shown here without prior notice. Actual features and usage terms may vary upon final completion. This is a plotted development approval. Maharaja spaces pvt.ltd is executing the design and construction of the villas. The Club House is a privately owned entity and shall not form part of the Common Amenities.

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**PRESENTING - AN EVOLUTION
IN SUSTAINABLE LUXURY**

A full-page photograph of a family of three in a park. A man and a woman are sitting on a patterned blanket on a lush green lawn. The man is holding a young child up in the air, and all three are smiling. The background is filled with large, leafy trees, and the sun is setting behind them, creating a warm, golden glow and lens flare effects. The overall mood is peaceful and joyful.

Life Beyond the Walls



The Art of Arrival

Before a home is experienced, it is first announced.

Every memorable estate understands the importance of arrival. It is the first impression. The first emotion. The first indication that what lies beyond is unlike anywhere else.

At Ikon Park, the arrival experience has been carefully choreographed to evoke precisely that feeling.

An imposing entrance plaza welcomes residents with quiet confidence rather than spectacle. Heritage-inspired architectural elements, elegant stone detailing and carefully proportioned gateways establish an identity that is both timeless and distinguished.

Beyond the entrance, tree-lined boulevards unfold with graceful rhythm, framed by manicured landscapes, thoughtfully positioned lighting and broad avenues designed to slow the pace of everyday life. Each turn gently reveals another layer of the estate, allowing architecture and nature to exist in harmonious conversation.

Nothing feels hurried. Nothing feels crowded. Every arrival becomes a subtle reminder that home should inspire a sense of belonging long before the front door opens. Because extraordinary estates are remembered not only for the homes they contain, but for the journey that leads to them.



A New Definition of Sustainable Luxury

There was a time when luxury meant abundance. Larger homes. More possessions. Greater extravagance. But true luxury has quietly evolved.

Today, the world's most distinguished addresses are defined not by what they display, but by what they protect. The luxury of waking to silence instead of traffic. The luxury of open skies replacing crowded skylines. The luxury of land that belongs only to you. The luxury of time spent with family rather than spent in transit. The luxury of knowing your home is one of only a privileged few.

At Ikon Park, luxury returns to its purest form. Not through excess, but through thoughtful restraint, generous space, timeless architecture and enduring value. Because the rarest possessions have never been objects. They have always been experiences.

Scaling Life, Naturally

Some communities are built to maximise density. Others are created to maximise life. Spread gracefully across 9.5 acres, Ikoon Park has been envisioned as a contemporary private estate where architecture, landscape and open space exist in perfect balance.

Here, only 133 carefully planned residences share an environment intentionally designed around openness rather than congestion, privacy rather than proximity, and permanence rather than passing trends. Every avenue has been thoughtfully composed. Every landscape carefully preserved.

Every residence positioned to offer a heightened sense of openness and individuality.





Space to Slow Down

In cities that continue to build upwards and closer together, open space has quietly become one of the world's rarest luxuries. At Ikoh Park, landscape is not treated as an afterthought. It is the foundation upon which the estate has been imagined.

Wide green corridors, shaded walkways, flowering gardens and expansive lawns weave naturally through the community, encouraging moments that modern life too often overlooks. Morning walks unfold beneath mature avenues of trees. Children rediscover the simple joy of outdoor play.

Families gather beneath pergolas as the evening light softens across landscaped gardens. Every pathway has been designed not simply to connect destinations, but to invite slower journeys. To pause. To observe. To breathe. Nature is woven into everyday rituals, not as something visited occasionally, but as something lived alongside.



More Space Privacy Life

Private Clubhouse & Wellness

A private extension of home,
reserved exclusively for residents.

Expansive Landscapes

Wide green avenues, tree-lined streets &
open recreational spaces become part of
everyday life.

Future-Ready Infrastructure

Thoughtfully engineered to serve not only
today's lifestyle, but tomorrow's aspirations.



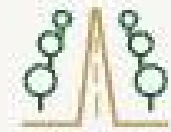
Only 133 Exclusive
4 BHK Villas



Gated Community
with 24x7 Security



20,000+ Sq.ft. Landscaped
Green Spaces



Tree-Lined Boulevards
& Wide Internal Roads



Private Gardens &
Outdoor Living Spaces



English Heritage-
Inspired Architecture



9.5-Acre Premium
Villa Community



Premium 10,000+ Sq. Ft.
Privately Owned Clubhouse.



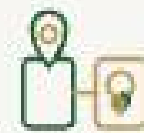
Excellent Connectivity to Kempegowda
International Airport



Situated in Bengaluru's Fastest
Growing Growth Corridor - Devanahalli



Private Lift Provision
in Every Villa



Located Beside
Brigade Orchards



Curated Lifestyle &
Sports Amenities



Spacious Multi-
Generational Villa Layouts



Designed for Privacy,
Luxury & Timeless Living

Outdoor Amenities

-  Entrance Plaza
-  Corner Cove
-  Activity Lawn
-  Pergolas
-  Multi Purpose Court
-  Kids Play Area
-  Lush Green Landscaping
-  Cricket Practice Nets
-  Outdoor Yoga Zone
-  Rainwater Harvesting
-  Paved Roads
-  20,000 Sq.Ft. Green Zones & Play Areas
-  Pergolas and Hangout Zones for all Age-Groups







Connected to the Future

The world's most coveted addresses are rarely accidental. They emerge where vision meets infrastructure, where investment precedes recognition, and where tomorrow's city quietly begins to take shape.

Positioned beside Brigade Orchards in Devanahalli, Ikon Park occupies one of Bengaluru's most strategically evolving corridors—a destination that is rapidly transforming into the city's northern gateway for global commerce, international connectivity and premium residential living.

With Kempegowda International Airport only minutes away, seamless access to National Highway 44, the upcoming metro corridor, business districts, aerospace and technology parks, prestigious educational institutions and leading healthcare facilities, the estate enjoys a location designed as much for the future as it is for the present.

A Private World of Leisure

There comes a point in life when convenience is no longer enough. What truly matters is continuity. A life where every experience flows effortlessly from one moment to the next. Where well-ness, recreation, celebration and relaxation are no longer destinations to be sought across the city, but become an intrinsic part of everyday living.

The Clubhouse at Ikon Park has been envisioned as the social and cultural heart of the estate—a place where architecture encourages interaction, where every space feels intentionally intimate, and where every experience has been curated with understated elegance.

It is where mornings begin with quiet rituals of well-ness. Afternoons unfold through recreation and meaningful conversations. Evenings transform into celebrations shared among family and friends.

Designed exclusively for members, this private retreat extends the experience of home beyond its walls, creating a seamless dialogue between personal sanctuary and shared community.



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The Rooftop Pool

Where the horizon becomes part of the experience.

Floating beneath open skies, every swim offers a rare moment of calm, while panoramic views transform ordinary routines into extraordinary rituals.

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Gymnasium

A space where health is pursued with intention. Filled with natural light and thoughtfully equipped, it inspires a lifestyle where physical wellbeing becomes a daily commitment rather than an occasional aspiration.

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Timeless By Design

Architecture should never chase trends.
It should quietly outlive them.

There is a reason the world's most admired estates continue to inspire generations long after they were first conceived. Their architecture possesses something that fashion never can. Endurance.

Drawing inspiration from the enduring elegance of English Heritage architecture, Ikon Park reinterprets timeless design principles for the needs of contemporary family living. Refined detailing lends every residence an unmistakable sense of permanence.

Every façade has been composed with quiet confidence, where classical influences are softened by modern simplicity. Generous Windows. Elegant Roof Lines. Gracefully proportioned elevations. Rich textures. Subtle craftsmanship. Nothing appears excessive. Everything feels considered.

Every Detail Considered

The character of an exceptional residence is often discovered in the details that remain invisible to most, yet indispensable to those who live there every day.

At Ikon Park, every design decision has been guided by functionality, longevity and effortless elegance, ensuring that every residence performs as beautifully as it appears.





Space, Reimagined

Contemporary families no longer live the way previous generations did. Homes have become places to work, celebrate, retreat, entertain, reconnect and evolve. Every residence at Ikon Park has therefore been imagined around a singular philosophy:

Life should never have to adapt to the home. The home should adapt to life. Expansive living spaces encourage meaningful family interactions while preserving individual privacy.

Double-height volumes introduce an extraordinary sense of openness, allowing daylight to travel effortlessly through every level.

Large windows dissolve the boundaries between architecture and landscape, inviting gardens, courtyards and changing seasons into everyday living.

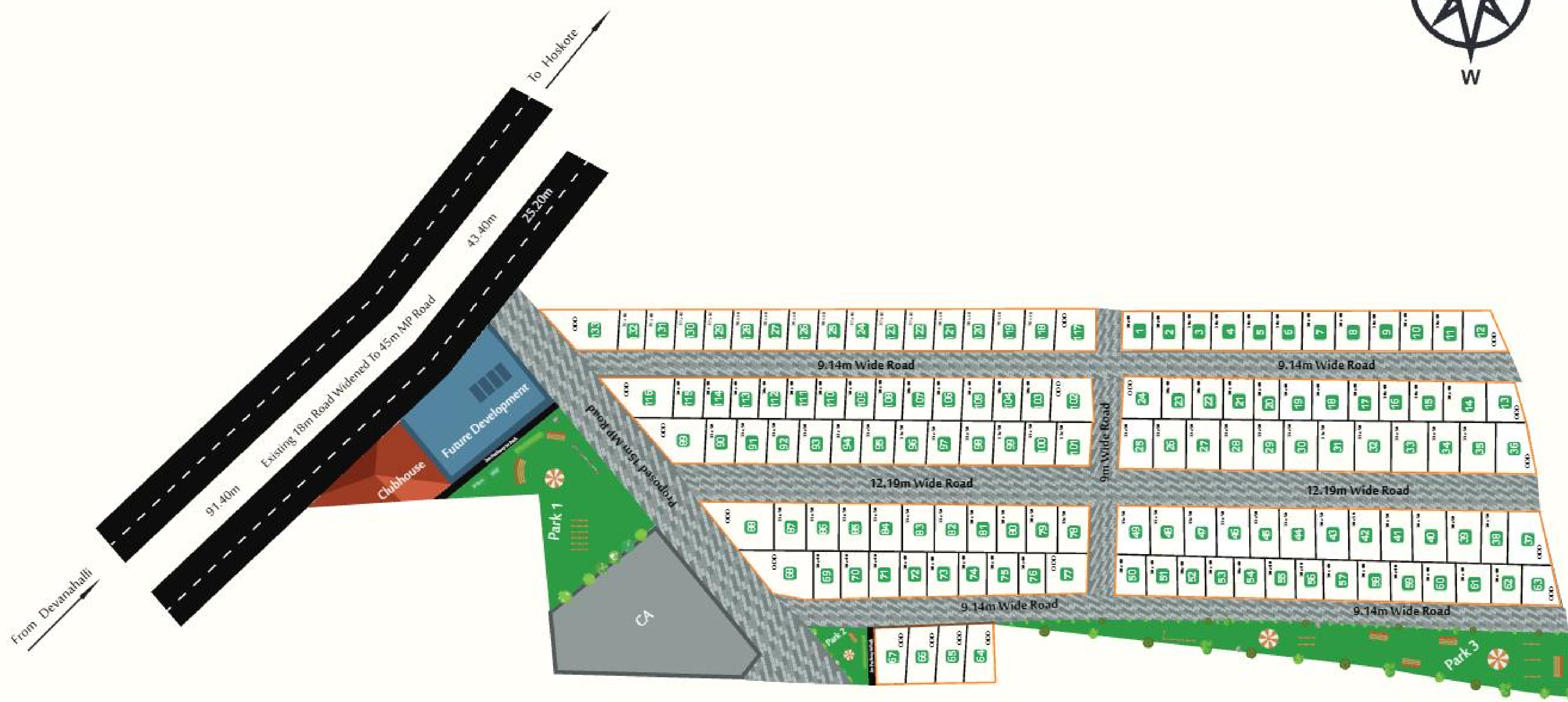
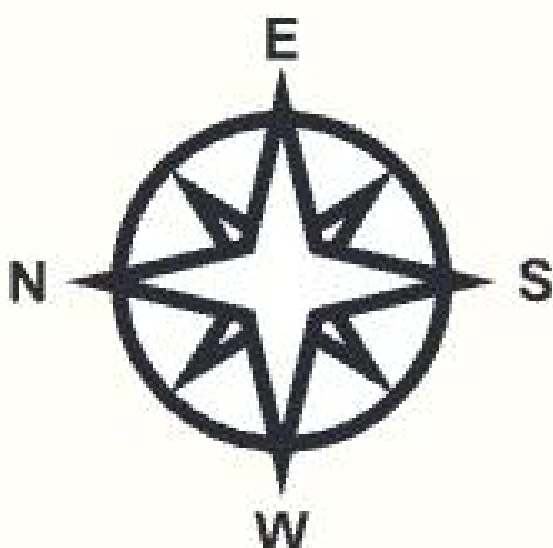
Private terraces become personal retreats beneath open skies. Dedicated family spaces evolve naturally as children grow, parents age and lifestyles transform.

Live Life Like an Ikon

Luxury is often mistaken for extravagance. In reality, it is precision. The precision to understand how families live. How spaces evolve. How architecture ages. How memories are created. At Ikon Park, every square foot has been designed not simply to impress upon arrival, but to continue rewarding its owners for decades to come, because the greatest luxury is not what you notice on the first day. It is what you continue to appreciate every day thereafter.



Master layout



East Facing - 4BHK- 2700 Sq.Ft.

Ground Floor



First Floor



Second Floor



Terrace



West Facing - 4BHK- 2700 Sq.Ft.

Ground Floor



First Floor



Second Floor



Terrace



North Facing - 4BHK - 3500 Sq.Ft.

Ground Floor



First Floor



Second Floor



Terrace



East Facing - 4BHK - 3500 Sq.Ft.

Ground Floor



First Floor



Second Floor



Terrace



Specifications



STRUCTURE

- RCC framed Structure Designed seismic compliant. (Zone 02)



RAILING

- Staircase & Balconies- Internal Staircase railing will be of SS/MS/ALUMINIUM make and elevation railing will be of as per architects intent.



MASONRY

- 8 & 4 Thick solid brick work for external & internal walls respectively



LIFT

- Structural provision will be provided. (purchase of lift, earth pit, cladding etc. is at client scope only)



PAINTING

- **Internal & Ceiling:** Finished with 2 coats of putty, 1 coat of primer & 2 coat of primer emulsion.
- **Exterior Walls & Elevations:** Brick cladding and necessary elements as per architects design.



SECURITY SYSTEM

- Security cabins equipped with CCTV surveillance are stationed at entry and exit points of the project.



DOORS AND WINDOWS

- **MAIN DOORS**
Main Door of 8 FT height of Teak wood frame & shutter with PU polish. Internal doors of 8 FT height of engineered frame & shutter with PU polish.
- **SLIDING DOORS AND WINDOWS**
UPVC / Aluminium for all sliding door/windows with provision for mosquito mesh.



KITCHEN

- Kitchen-ready to receive Modular Unit. (client scope only) Counter, dado, sink and taps are not included in the scope of work.
- Provision for electrical and plumbing points for sink and water purifier.
- Power plug for chimney, refrigerator, micro oven/ mixer grinder and cooking range / rice cooker.



WATER SUPPLY

- Water Treatment plant (WTP) only for bore well water supply.
- Sewage treatment plant (STP) of adequate capacity as per norms will be provided inside the project.
- Treated sewage water will be used for landscaping purpose.
- Rainwater harvesting is provided for recharging ground water levels.



PLUMBING AND SANITARY

- All Bathrooms Polished chrome (CP) fixtures Kohler/ Equivalent make Vanity type wash basin with hot & cold mixer shower.
- Single lever diverter with spout & overhead shower.
- Sanitary ware fixtures of Kohler / Equivalent make.



ELECTRICAL

- Concealed copper wiring of reputed make.
- Power sockets for AC in the villa.
- Power socket for cooking range, chimney / exhaust fan, refrigerator, microwave oven, mixer grinder & water purifier, dish washer in kitchen.
- Power socket for washing machine in utility area.
- Three phase supply for each unit with individual dual-source energy meter.
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- Modular switch boards of reputed make.
- EV Charging: provision of for charging.
- Solar Power: provision of for solar power as per feasibility.



FLOORING

- Drawing/Living/Dining/Family Lounge/Kitchen. 1600mm X 800mm vitrified tiles of reputed make. Home Theatre/Master Bedroom.
- Laminated Wooden flooring. Other Bed Rooms.
- 1200mm X 600mm vitrified tiles of reputed make.
- **Terrace:** Anti-skid Vitrified tiles of reputed make.
- **Parking Area:** Pavers
- **Staircase:** Granite.



BATH ROOMS

- **Flooring:** Anti-skid Vitrified tiles of reputed make.
- **Dado:** Glazed Vitrified Tiles (GVT) of reputed make up to false ceiling level.
- **Utility/Wash Area:** Glazed Vitrified Tiles (GVT) of reputed make up to sill level.



TV & INTERNET

- Fiber connection to villa for internet, telephone & intercom.
- Provision for DTH & TV services in master bedroom, living room & home theatre.
- Provision for Wifi connection in Living room & home theatre.

Location Highlights

AERONAUTICAL

Thyssenkrupp Aerospace India PVT LTD	10 mins
Airport Toll Plaza	13 mins
Kempegowda International Airport	15 mins
Airport Halt Metro Station	15 mins

WORK LOCATIONS

WIPRO	15 mins
Aero SEZ	15 mins
Shell Technology Centre	15 mins
KIADB Hardware Park	17 mins
Shell India Markets PVT LTD	22 mins
Assetz North Gate Tech Park	32 mins
Brigade Magnum	38 mins
Manyata Tech Park	44 mins
RMZ Ecospace	44 mins
Ecopolis Tech Park	50 mins

SHOPPING & RETAIL

Bazaar	2 mins
D-mart Devanahalli	9 mins
Relay	20 mins
RMZ Galleria Mall	35 mins
Bazaar	2 mins
D-mart Devanahalli	9 mins
Relay	20 mins

SPORTS

Dravid Padukone Academy	30 mins
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HEALTH CARE

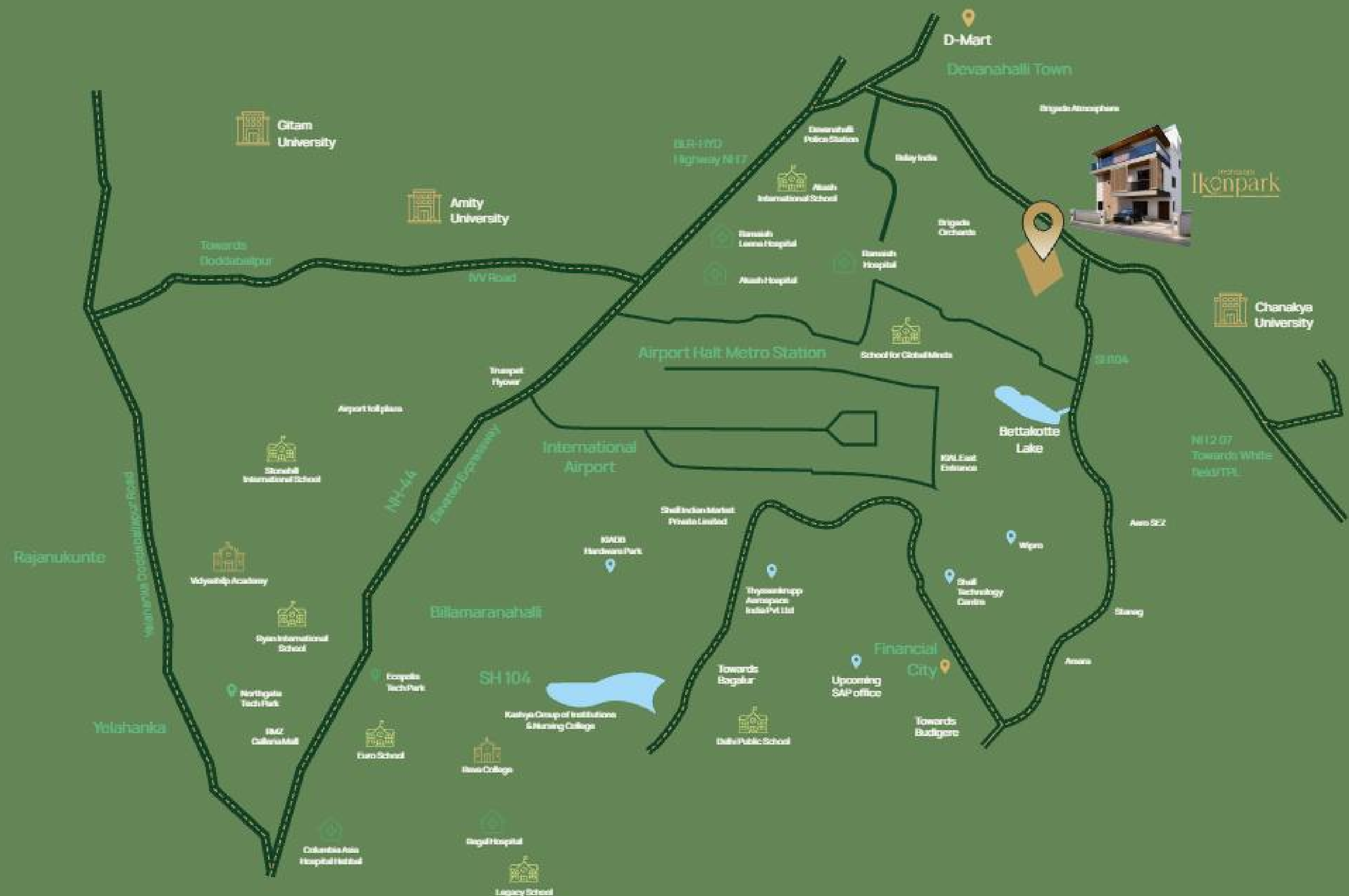
Ramalah Leena Hospital	5 mins
Akash Hospital	10 mins
Aster CMI	35 mins
Columbia Asia	48 mins
Ramalah Hospital	49 mins

SCHOOLS

School for Global Minds	3 mins
Akash International School	10 mins
Delhi Public School	35 mins
Legacy School	45 mins
National Public School	39 mins
Stonehills International Public School	32 mins

UNIVERSITIES & COLLEGE

Chunakya University	8 mins
Amity University	23 mins
Reva College	33 mins



LOCATION MAP
(NOT TO SCALE)

