



PATIO
BY Speckles





What makes a house, a home?

Do you remember?

Before our lives were ruled by smartphones and conversations among neighbours were a common sight.

When you knew that it was safe to let your child play outside because the neighborhood was keeping an eye?

When grandfathers of all backgrounds would meet in the afternoons to enjoy the sun and some light gossip?



When we were
never alone; in
our problems or
our celebrations



One person's promotion would result in sweets being distributed in the entire street. And in the not-so-good times, there was a community ready to support each other.



THE
PATIO



Welcome to Nature's Patio

A modern life, rooted in tradition

Speckles Patio is a key that unlocks the gate to a time gone by. By incorporating key aspects of nature and community into our vibrant living spaces, we've created a throwback where the quality of life is on par with the grandeur of every home.

15,000

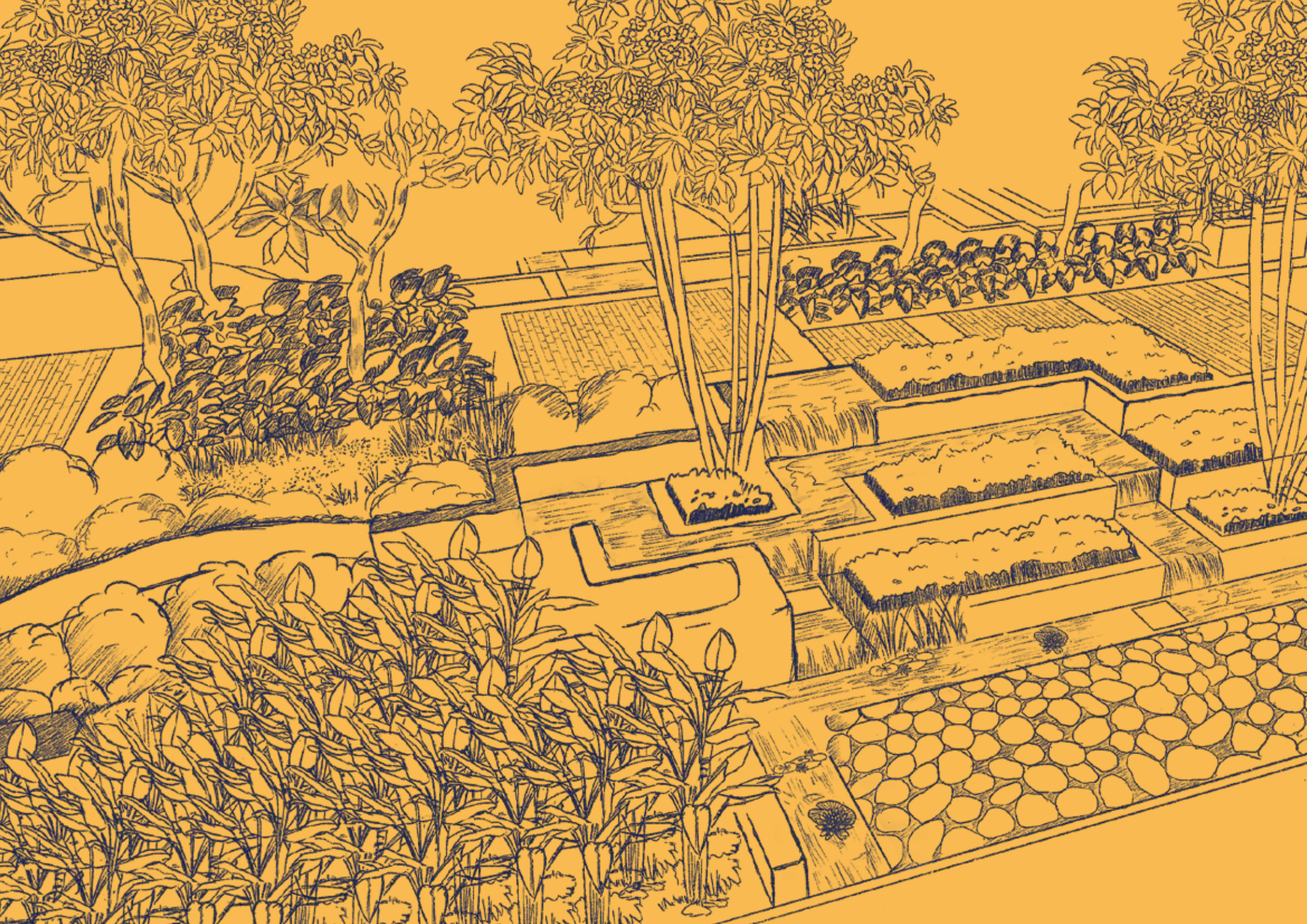
SQFT OF TOTAL COMMUNITY
SPACES

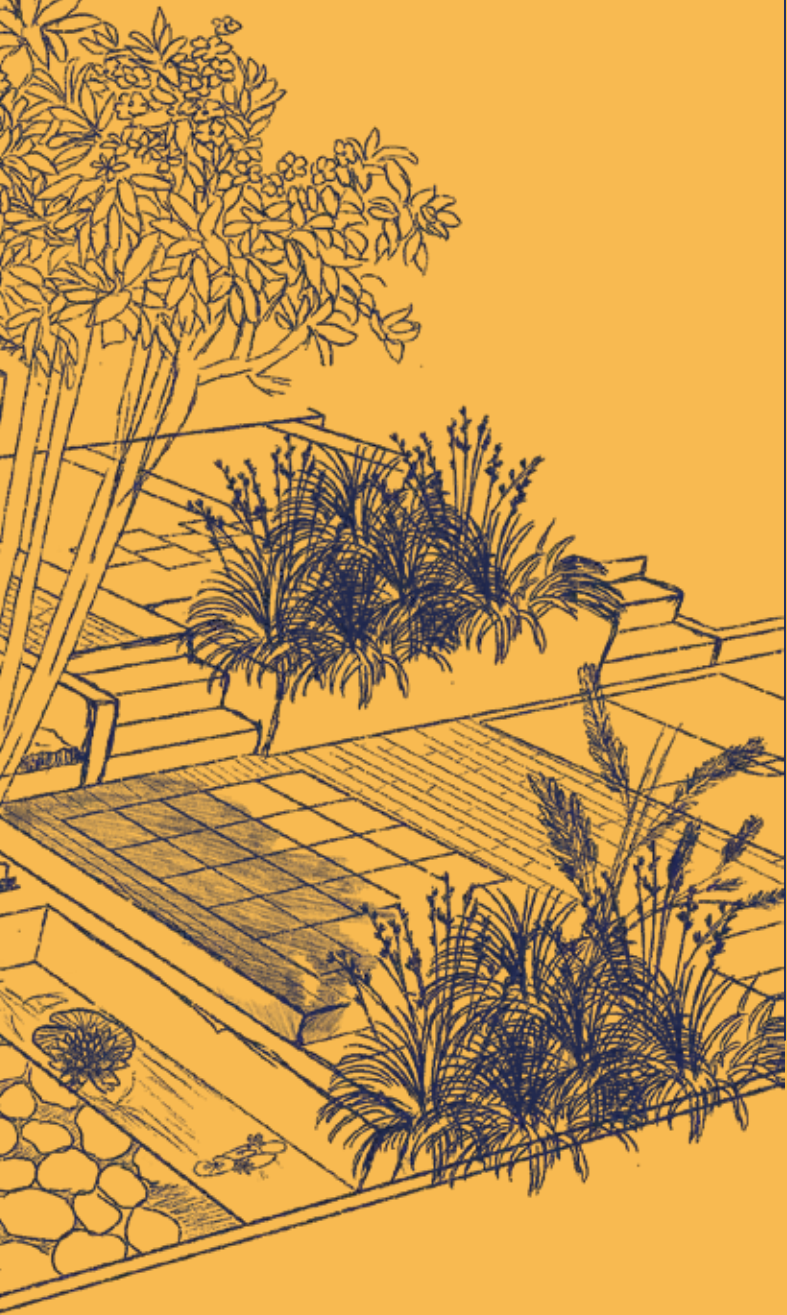
48

BOUTIQUE HOMES

100+

SPECIES OF PLANTS

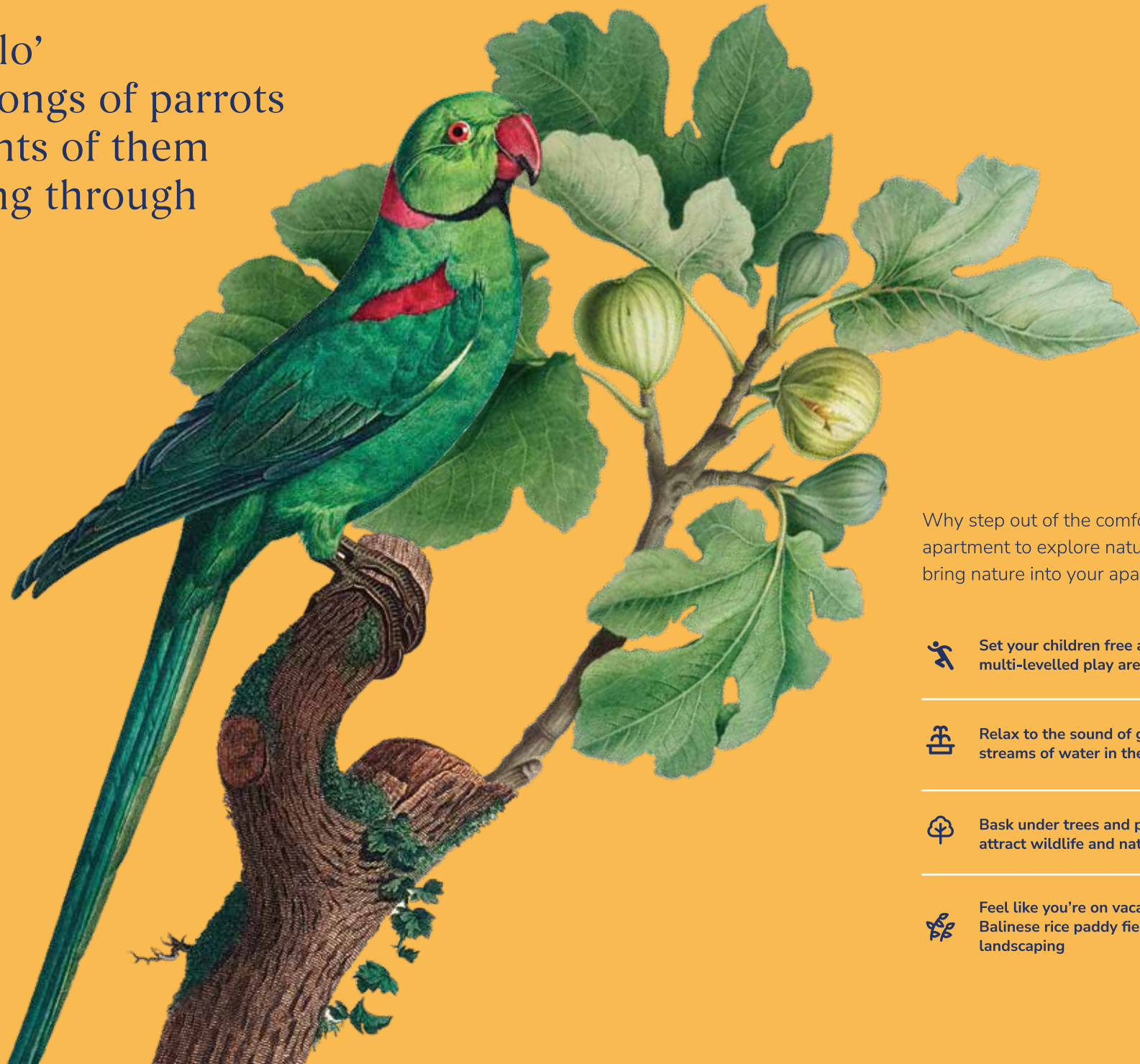




Experience the
wilderness **just**
outside your
front door.



Say 'hello'
to the songs of parrots
and sights of them
fluttering through
Patio



Why step out of the comfort of your apartment to explore nature when we bring nature into your apartment?



Set your children free at the natural multi-levelled play area



Relax to the sound of gurgling streams of water in the courtyard



Bask under trees and plants that attract wildlife and nature



Feel like you're on vacation with our Balinese rice paddy field inspired landscaping



Nest in a haven of serenity and peace

A mesmerising cocoon of comfort that delivers on every promise for you and your loved ones



Similar sized 2 and 3BHKs



Quality Construction and
Transparency



Cozy nooks and outdoor spaces

Celebrate World Cups and Anniversaries with the community on the terrace

Luxury is best enjoyed by a shared
interest in life through compassion,
community and camaraderie!



Multi-purpose amphitheatres on the
Terrace and the Courtyard



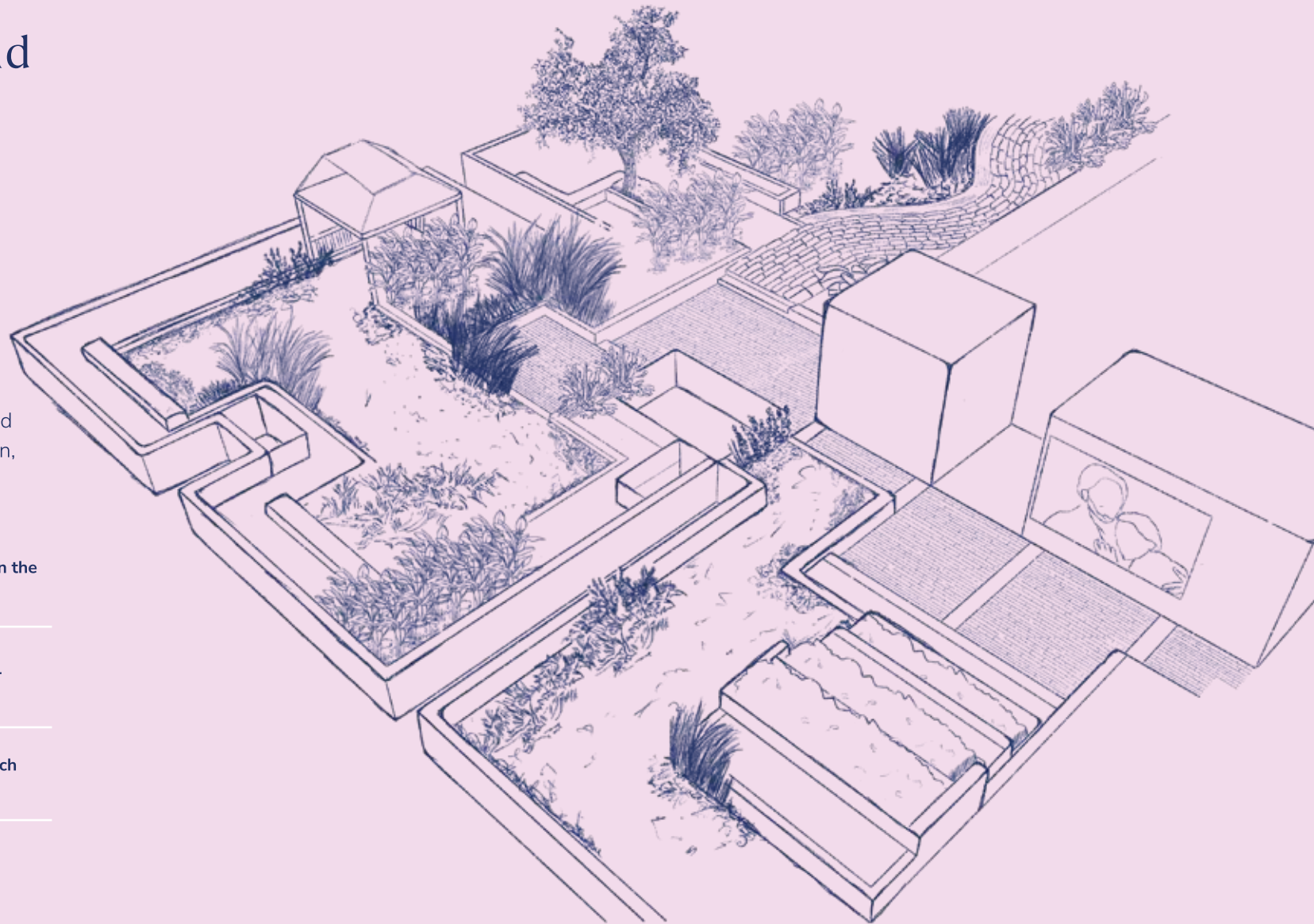
Look out porches on every floor



A unifying facade to connect each
home



Community event space on the
Terrace



Grow fresh vegetables and herbs for your loved ones

The perfect setting to lay down your roots, literally, amidst soothing pastures that guarantee nirvana



Grow your own vegetables at the Community Terrace Garden



Enjoy a brisk walk in nature with our tree-lined walking routes



Be at peace at our zen meditation and yoga zones



Stay far enough from the traffic and close to nature



Every experience is designed

The Walking Route

The walking route around the basement is lined with berry trees which not only provide a canopy over your morning walk, but attracts parrots into our sanctuary.



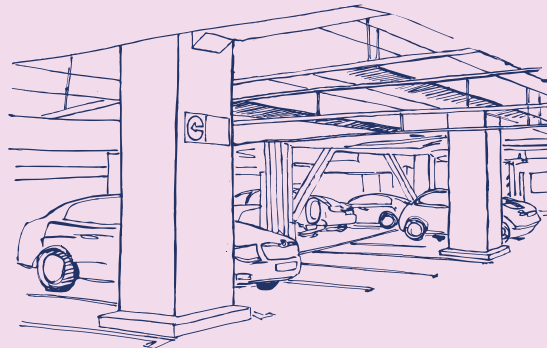
The 'FireFly'

Firefly is a concept that find its home in the courtyard. Whenever a kid walks or jumps on the tiles it glows, encouraging our children to spend more time outdoors and off their screens.



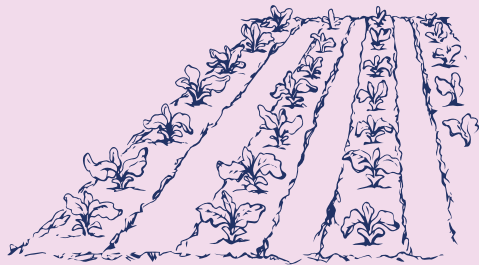
The Basement

Not yet another dungeon with broken pipes and wires. Patio's Basement will be finished with green and white stickering that will last decades.



The Courtyard

At the courtyard, let your children explore and play in a way that is only natural to them. A nostalgic play area that can be enjoyed by elders and kids alike. Equipped with simple yet constructive games such as Hopscotch and 4-square.

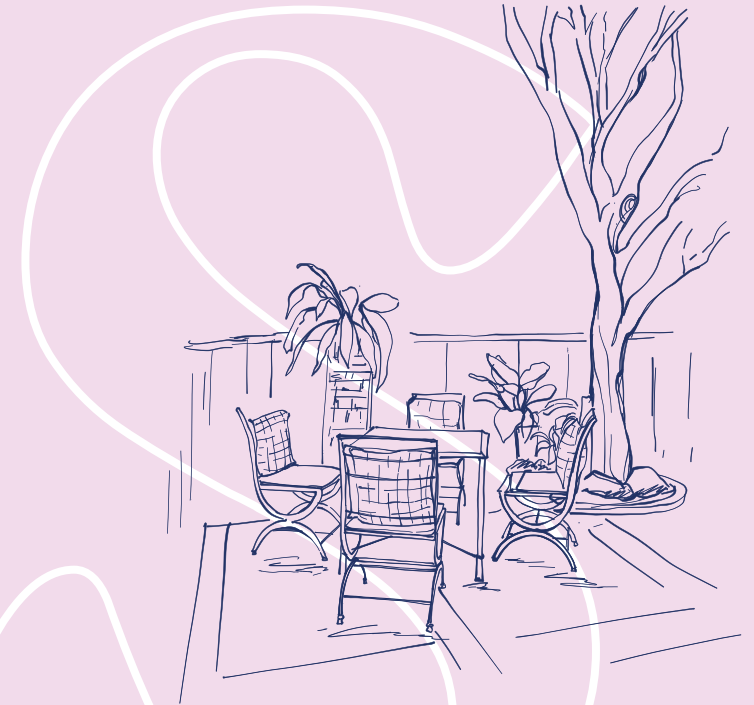


The Terrace

You can now teach your children how to grow their own food at the terrace garden. Watch movies and shows together at the amphitheatre under the night sky. Party halls that lead to an open terrace, meditation areas.

The Elders' Corner

Our elders' corner is where the wisest and most beloved part of our families can gather and converse about the news, just like the good old days. All while watching their grandchildren play.




Home

Come home, to a beautiful apartment, designed to let in natural sunlight and fresh air. With two spacious balconies looking over our lucious trees, relax with a cup of chai surrounded by nature, home atlast.


A Confluence of Nature and Luxury

At Speckles Patio, we believe in making natural materials luxurious. By working with master craftsmanship, even the humble cement wall to turn into a masterpiece.

A home thoughtfully designed to bring in light, fresh air and crafted by the best is what we define as true luxury.

 Floors, walls and doors designed with durability and longevity in mind

 Walls and windows are placed to let in light and direct airflow

 Layout of each home designed to utilize every square foot

 Vaastu compliant

BUILDING
HONESTY





Meet some of your Neighbours

Golden Shower

These flowering trees are extremely fragrant and attract a large number of pollinators including a variety of butterflies.



Gulmohar

One sight of this tree will take you back to the good old days in Bengaluru. Known for their vibrant colour, they'll be at Patio providing shade and a home for birds.



Mango

The lifespan of a mango tree is more than 100 years, and during all this time, it provides its valuable gifts on many generations.



Sitaphal

This fruit has an interesting history attached to it in respect to its name i.e. Sitaphal. Mythologically it is said that Sita, wife of Lord Rama during her vanvaas used to eat this fruit.

Jackfruit

Native to the Indian Subcontinent, the Jackfruit Tree makes itself home at Patio. Once they're ripe, it's great fruit for the entire neighbourhood to enjoy!

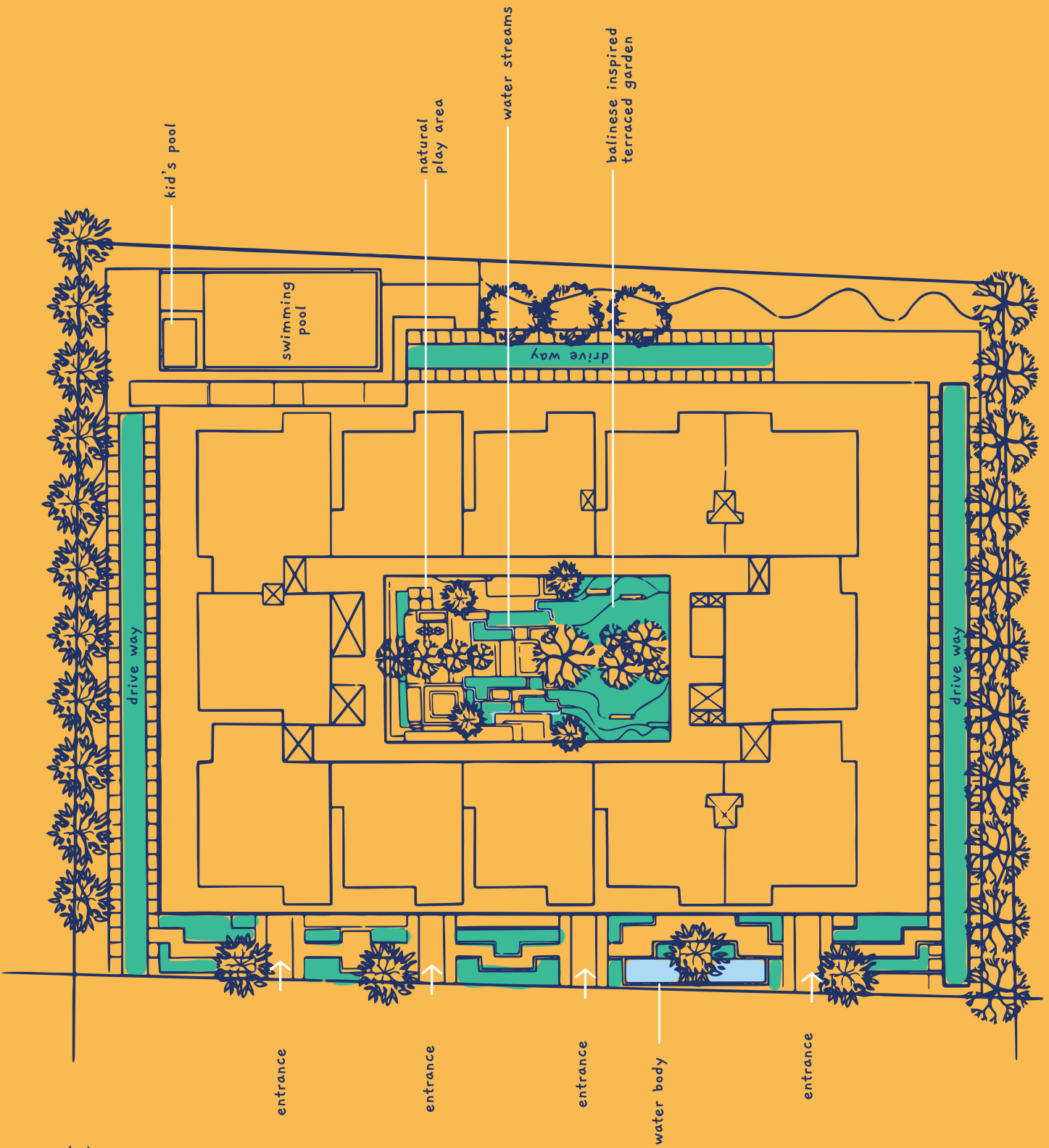


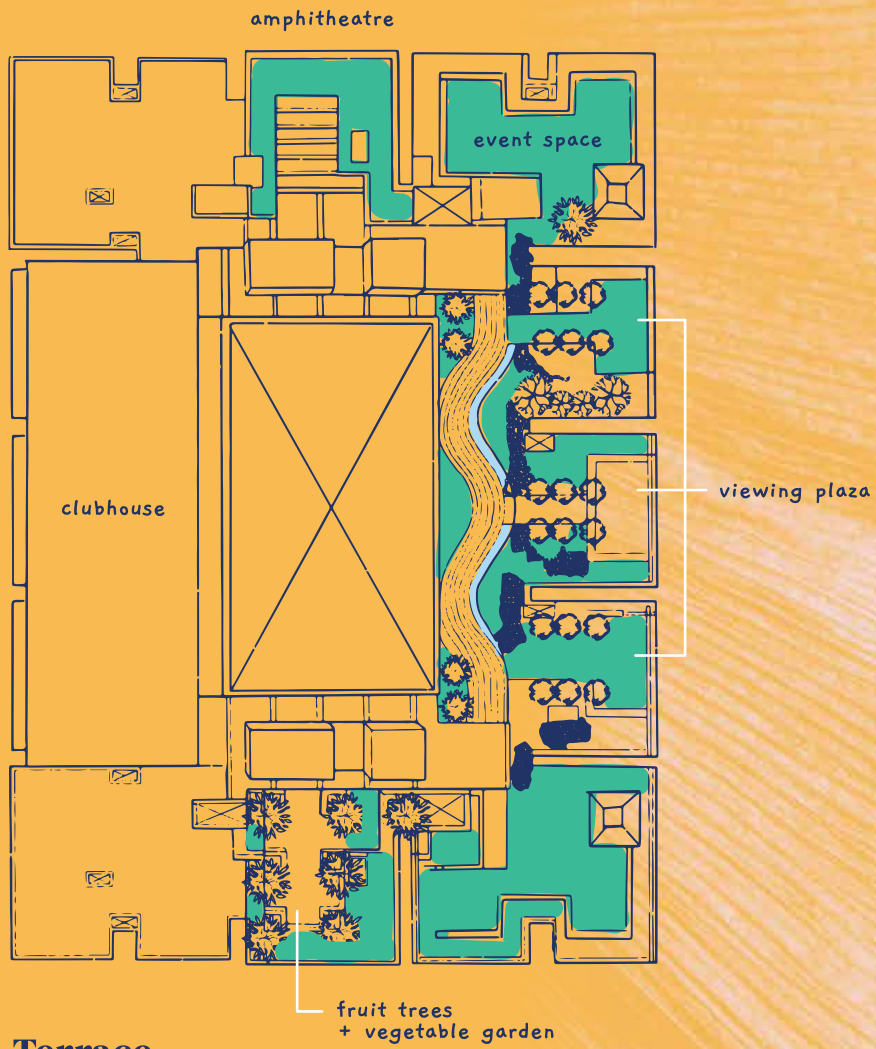
Amla

An Amla tree can bear fruits for 65-70 years! The berry is rich in pectin and vitamin c; it is an essential ingredient of the popular herbal tonic Chawanprash.



Project Layout

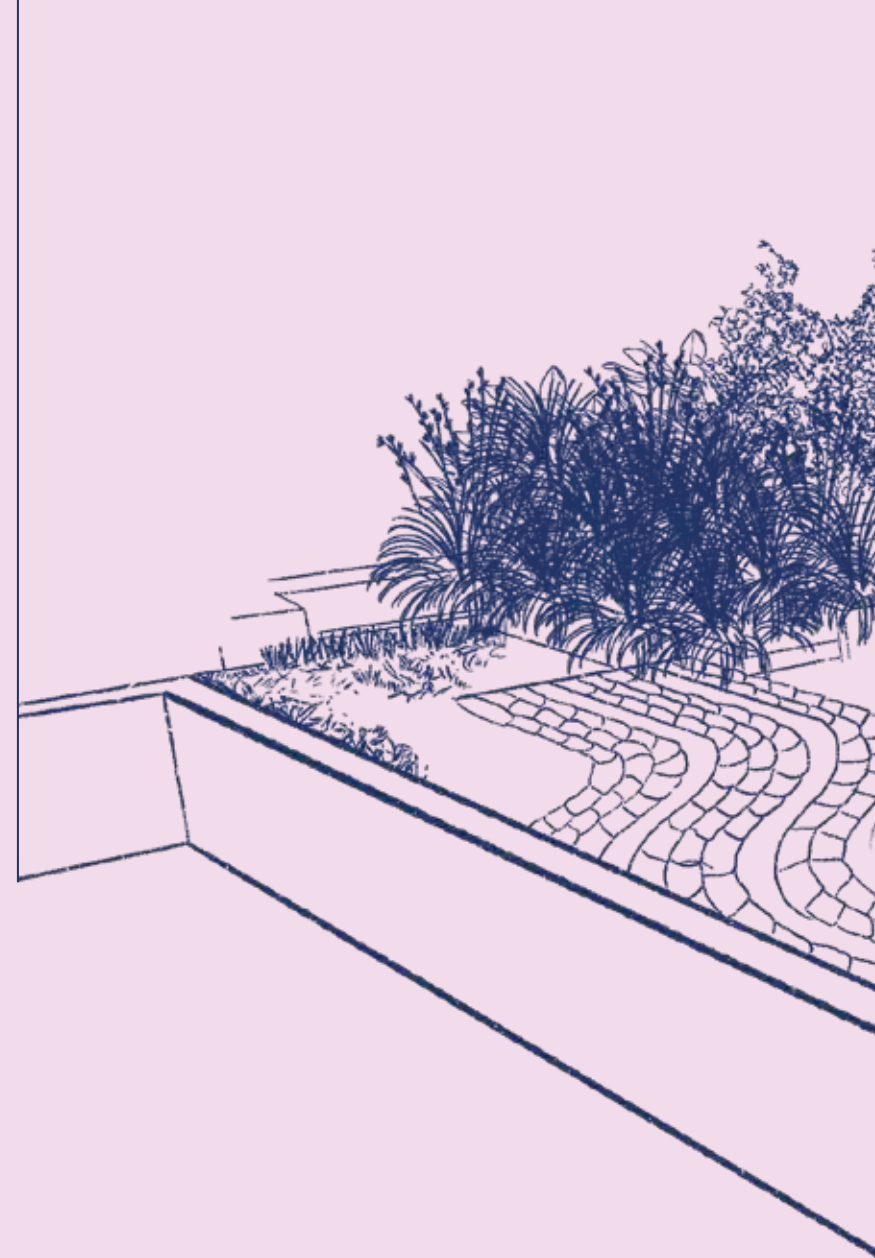


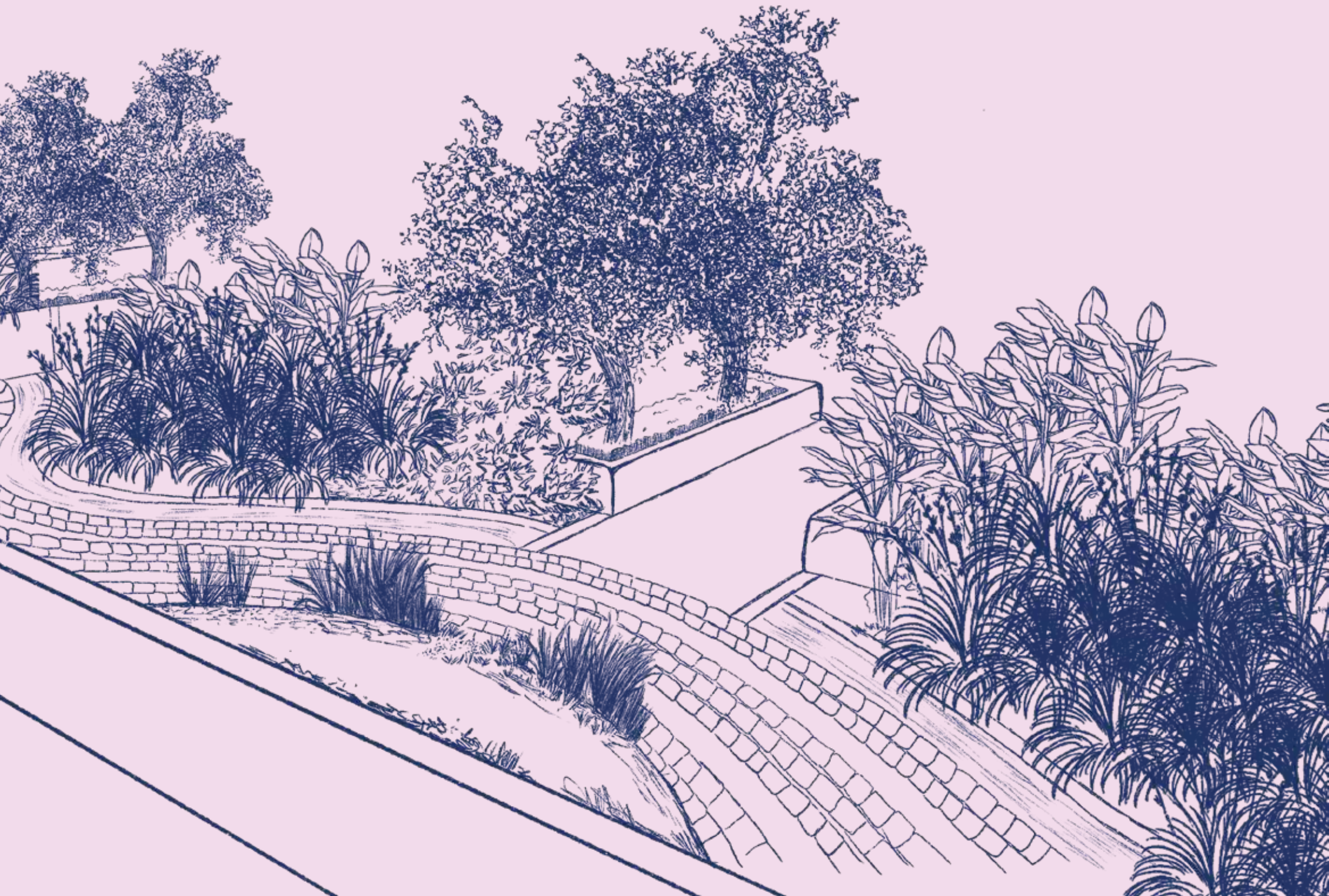


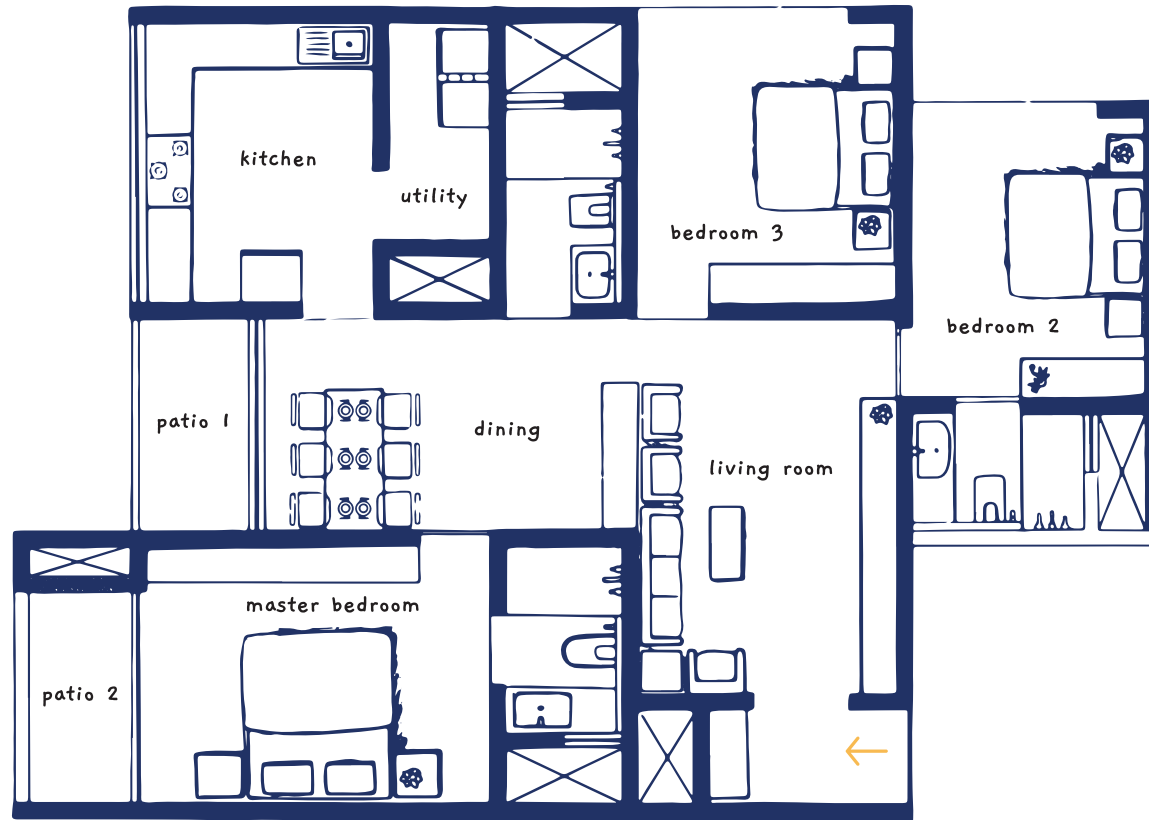
Terrace



Explore the lush
terrace covered
in with native
plants and
flowing streams







3bhk Type A / 1775 - 2100 sq ft super built up area*

Foyer	: 8'0" x 4'0"	Patio 2	: 5'0" x 9'6"
Living Room	: 11'0" x 15'9"	Master Washroom	: 5'0" x 8'0"
Dining Room	: 15'9" x 9'0"	Bedroom 2	: 10'0" x 12'0"
Patio 1	: 5'0" x 9'0"	Washroom 2	: 7'3" x 5'0"
Kitchen	: 9'6" x 12'0"	Bedroom 3	: 11'0" x 12'0"
Utility	: 4'3" x 10'6"	Common Bathroom	: 10'0" x 12'0"
Master Bedroom	: 14'6" x 11'0"		

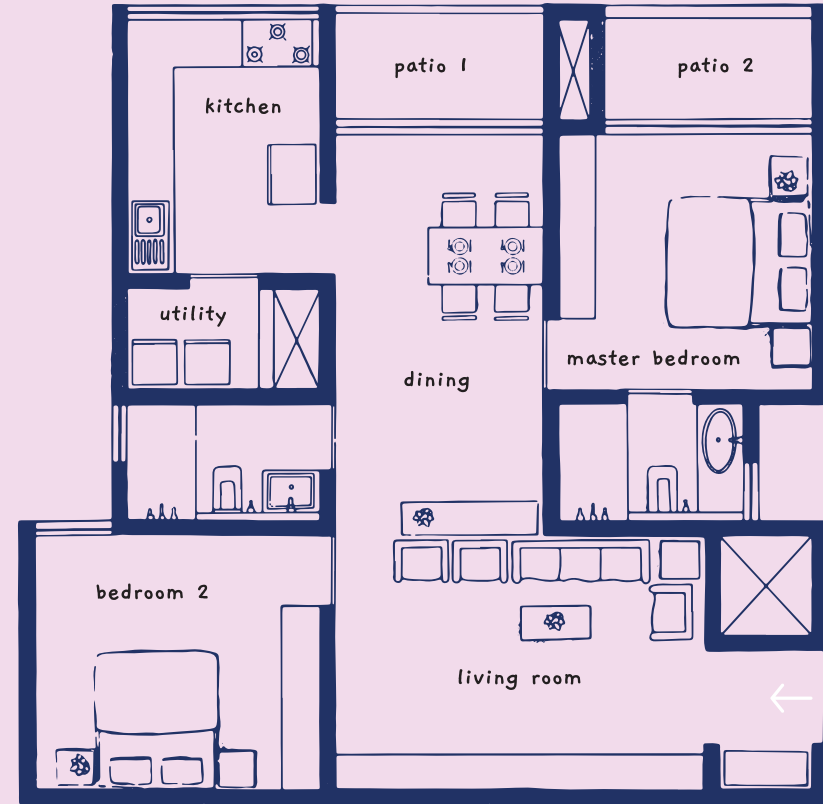
* Sizes may vary depending on the placements of the balcony





2bhk Type B / 1400 - 1575 sq ft super built up area*

Foyer	: 8'0" x 4'0"	Patio 2	: 5'0" x 9'6"
Living Room	: 11'0" x 15'9"	Master Washroom	: 5'0" x 8'0"
Dining Room	: 15'9" x 9'0"	Bedroom 2	: 11'0" x 12'3"
Patio 1	: 5'0" x 9'0"	Washroom 2	: 5'0" x 8'3"
Kitchen	: 9'6" x 8'3"		
Utility	: 4'3" x 7'0"		
Master Bedroom	: 14'6" x 11'0"		



2bhk Type C / 1400 - 1575 sq ft super built up area*

Foyer	: 4'0" x 6'0"	Patio 2	: 9'6" x 5'0"
Living Room	: 11'0" x 15'9"	Master Washroom	: 8'0" x 5'0"
Dining Room	: 9'0" x 17'0"	Bedroom 2	: 12'3" x 11'0"
Patio 1	: 9'0" x 5'0"	Washroom 2	: 8'3" x 5'0"
Kitchen	: 8'3" x 11'0"		
Utility	: 7'0" x 4'3"		
Master Bedroom	: 11'0" x 11'0"		

* Sizes may vary depending on the placements of the balcony

Values we value

Honesty

We want to change the face of Indian Real Estate. How? By building our entire business around teaching you, how to make the right decisions when it comes to buying a home.

By Expert Teams

We believe that it's always better to work with master of ones, rather than a jack of all traits. Our integrated team of architects, landscapers and partners are curated for each project.

Process Driven

When you make a to-do list, work gets done quicker. It's the same with building a home. **We make sure each part of the construction is done, one step at a time, perfectly.**

Investing in Workmanship

Quality materials and great workmanship, is what builds forever homes. We make sure to not only work with the best craftsmen, but make sure they're fairly compensated.

BUILDING
HONESTY



What Makes Speckles Revolutionary

Everyone knows the difference between a house and a home. But what makes a Speckles home different?

A house is built to sell, a home is designed to invite. A house provides shelter, while a home raises a family. A house is no more than a price for square per metre; while a home bears a lifetime of memories and warmth.

Building homes, starts with telling the truth. We promise honesty and transparency, at every step of project development. Not only to help a home owner, but also teach everyone how to make better investments. This is what makes Speckles seem revolutionary. But that is just the foundation.

Our spaces are designed for people; taking into account your everyday life and thoughtfully fulfilling all of your needs. We want to make a difference in the world of Indian Real Estate. And it starts with us.

The Ones Behind the Project

Team Speckles

Manikantan P // Co-Founder
Thyagarajan S // Co-Founder
Mukesh P // Co-Founder

Red Fern // Vinay Bagmane, Harsha & team //
Structural Engineering Consultant

Bare Pineapple // Sanal & team //
Architecture

Deepthi Chandra B // Landscaping

The Bold Creative // Vanshaj, Pragnya &
team // Branding

Dua Associates // Brijitha Prakash & team

UKB Construction Management Pvt Ltd //
UK Balachandar & team // PMC

Buffer Studio // Balaji Pandiyan // Visual Arts



*Visit our website for
project updates and more
details.*

www.speckles.co



BUILDING HONESTY
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