



SPARKLE
REALTY

FEEL THE DIFFERENCE, IN EVERY BREATH

CODENAME
OXY-Gen

BOUTIQUE. **NEW-AGE**. GREEN.

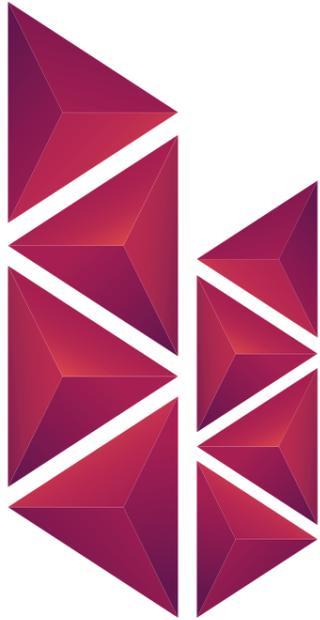


CHANDAPURA MAIN ROAD, INSIDE 'THE IMPERIAL ADDRESS'

PERFECT SIZED 3 BED HOMES | 1350 SQ. FT. & 1450 SQ. FT.

PRM/KA/RERA/1251/308/PR/030525/007706

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THE SPARKLE STORY

Founded in 2017 by Anurag Barmecha, Sparkle Realty is a multi-faceted real estate development company shaping the future of real estate in Bangalore.

Backed by a dynamic team of young and seasoned experts, Sparkle brings a fresh perspective and world-class technology to India.

We envision homes that combine modern architecture, well-researched designs, and benchmark-quality materials.

Each of our projects prioritizes environmental responsibility, to ensure that our developments not only enhance the lives of our residents but also respect nature.

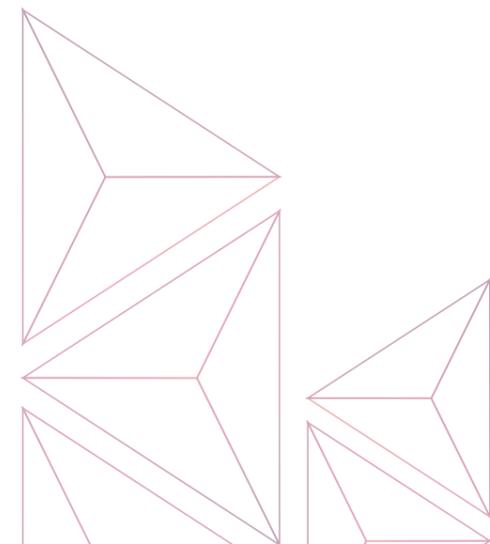


THE FOUNDER

Born into a family of visionaries and armed with a global perspective from his education in London, **Anurag Barmecha**, Founder of Sparkle Realty, aims to craft living spaces that embody luxury, sustainability, and innovation.

Passionate about preserving the environment, Anurag ensures that every project incorporates sustainable practices and harmonizes with nature.

From groundbreaking ventures like Turf Park to iconic residential projects like The Marquise & The Atmos, Anurag's vision continues to shape Sparkle Realty as a trusted name in modern living.



WHAT DO WE STAND FOR?



Quality
through superior construction practices,
materials, and design.



Integrity
and ethical practices in all business dealings,
maintaining transparency and honesty.



Customer-Centricity
in prioritizing the needs, aspirations, and
satisfaction of customers at every stage.



Sustainability
to create developments that respect
and preserve the environment.



Innovation
through modern technologies, creative designs,
and forward-thinking solutions.



Community Building
to foster a sense of belonging by creating vibrant,
inclusive, and well-planned spaces.

OUR PORTFOLIO

Residential



Pennantia

Off Bannerghatta Road
Status: Ready To Move in



Sparkle Marquise

Off Bannerghatta Road
Status: Ready To Move in

Commercial



Sparkle Nova

Location: Agara
Upcoming Project



Sparkle Vista

Location: Agara
Upcoming Project

Entertainment



Loco Bear

Bowling, Go - Karting, Trampoline,
Arcade Games, VR Games, Archery,
Laser Tag, Table Tennis, Cricket



Turf Park

Football, Box Cricket, Pickleball,
Basketball, Badminton, Swimming,
Gymnasium, Wall Climbing



HOMES DESIGNED FOR OXY-Gen

Hey there!

We know you want a home that would reflect who you are.

You want a home the Earth would be proud of.

Cleaner. Greener. Better. Calmer.

You wish someone would just build it.

Well guess what? Someone just did.

Us.

Because you deserve it.

You are the OXY-Gen.

*To whom breathing clean, thinking sharp,
and living free is what life is all about.*

You set the vibe.



PRESENTING

CODENAME
OXY-Gen

BOUTIQUE. NEW-AGE. GREEN.



BUILT TO VIBE WITH THE EARTH

Codename OXY-Gen is a home in love with the Earth. Carefully curated features, wide open spaces, and numerous trees, herbs, and medicinal plants stand as a testament to our vision of creating a home at one with nature.

Every home we build is a promise of unmatched quality, thoughtful innovation, and refined taste. This home is not just an investment but an enduring legacy for this eco-conscious generation.

2 ACRES
AND 3 GUNTAS

80% OPEN,
GREEN SPACES

1 TREE PER FAMILY

126 HOMES

SMART-SIZED 3 BHKs





*Open up to
an expansive life*

80% Open green spaces



NOW, HOW ABOUT
DOING A TOUR
OF WHAT WE HAVE
TO OFFER?



Futuristic



EV Charging
Points



Digital
Door Locks



Cycling
Track



Motion Sensor Lights
in Common Areas

For the Detail-obsessed



Pre-Installed
AC Points



Epoxy
Grouting



Extra-wide
Driveways



Double-height
Lobby

Perks for Planet Lovers



100% Water
Accountability



Solar Panels
Powering the Terrace



100+
Trees



Led Lights
in Common Areas



Bigger
Windows



80%
Open Spaces

Community First



Pedestrian-only
Zones



Wheelchair &
Stretcher-friendly
Lifts

Your Zen Zone



295 m Away from
the Main Road

DESIGNED TO SUSTAIN HAPPINESS



We believe homes have more to offer than just finely finished walls and interiors.

Because 'life' extends beyond the home, and includes the atmosphere around you. Which is why we've carefully curated a space that blends openness, greenery, and everything tailored to your lifestyle needs.

Come take a walk with us!



YOUR EVERYDAY ELEVATED

Leisure & Wellness



Meditation Pavilion with Buddha Statue



Chit-chat Zone



Jogging / Cycling Track



Central Gathering Place



Pet Park with Sandpit



Outdoor Gym



Swimming Pool



Reflexology Pathway



Pedestrian Pathway (1.2 m Wide)



Kids' Pool



Society Hall



Leisure Pavilions

Play



Kids' Play Area in EPDM



Giant Snake and Ladder Board



Table Tennis



Giant Chess



Tot Lot



Hopscotch



Snooker



Giant Ludo Board



Cricket Pitch

Green



Oxygen Park



Butterfly Garden



Bamboo Court



Herb Garden



Tree Court with Seating



*Peaceful central
seating in a safe,
vehicle-free zone*





Where it all comes together

7,385 Sq.ft. Clubhouse



Clubhouse Amenities



Indoor Games



Indoor Gym



Society Hall



Swimming Pool



Kids' Pool



Multipurpose Open Deck



Crèche (Childcare Facility)



Lounge



Unwind at the
edge of nature

Swimming Pool





Thoughtfully Designed

8 m Driveways for hassle-free driving and safer Walkways



MEET YOUR GREEN NEIGHBOURS

Oxygen Park



Agathis robusta
Large evergreen coniferous tree, excellent for oxygen production.



Tabebuia rosea
Aesthetic and possesses air-purifying benefits.



Magnolia champaca
Strongly fragrant, induces calmness.

Central Gathering Place



Terminalia mantaly
An umbrella-like canopy for comfort.



Plumeria
Fragrant, provides shade and enhances ambience.

Drought-resistant Ornamentals & Ground Covers



Rhaps excelsa
Adapts well to dry conditions.



Vernonia elaeagnifolia
Hardy, requires very less water.

Butterfly Garden for Attracting Butterflies



Buddleja davidii



Ixora Species



Hibiscus rosa-sinensis



Plumbago auriculata



Verbena



Lantana camara

Drought Tolerant Trees & Plants



Terminalia mantaly
An umbrella-like canopy for comfort.



Tabebuia rosea
Drought-tolerant once it is established.



Bambusa vulgaris (certain species)
Common bamboo: drought-tolerant and offers aesthetic relief.



Plumeria
Fragrant, provides shade and enhances ambience.



Wodyetia bifurcata
Tolerates dry conditions well.

Herb Garden



Ocimum tenuiflorum
Medicinal properties, boosts oxygen, traditionally valued.



Coleus amboinicus
Aromatic and carries medicinal benefits.



Salvia rosmarinus
Aromatic, purifies the air around.



Cymbopogon citratus
Repels pests, while releasing a refreshing fragrance.



Melissa officinalis
Mood-enhancing, and oxygenates the surroundings.



Zingiber officinale & Allium sativum
Medicinal plants that add diversity to the herb garden.



YOUR GEN GETS ITS OWN PIN CODE.

Picking a home doesn't have to be complicated. All it takes is for a few important boxes to be checked. But here's where it gets tricky. There can be no compromise in the 'location' part.

Which is why, Codename OXY-Gen arrives as the perfect choice. A thoughtfully planned residential hub, which is positioned perfectly – at a place brimming with growth potential.

Located in E-City Extension, it keeps you seamlessly connected—from the IT corridor to industrial hubs like Jigani. It's a home where convenience, community, and a vibrant lifestyle come together.



Find clarity in the chaos.
Welcome to Codename OXY-Gen.



15 minutes from Electronic City and a short drive to Silk Board & Sarjapur Road. Are you timing this?



Hop on to Namma Metro's Yellow Line to cut travel times, if train's your thing.



10 minutes from Bommasandra Metro with NH-44 & STRR close enough.



Crystal ball time: Proposed Hosur Domestic Airport is just 20 minutes away – higher real estate value on cards.



Schools. Hospitals. And Bengaluru's largest upcoming mall (18 minutes away). It's all neatly packed in.





DPS School

AYU Health Hospitals

Kudlu Gate Metro (Upcoming)
Hosur Road Metro Station (Upcoming)

SILK BOARD
Metro Wholesale

PES University

Sarjapur Hub

Tech Mahindra

Infosys

Kauvery Hospital

E-City Toll Plaza

M5 E-City Mall

IFIM College

Bangalore College Of Engineering & Technology

HCL

Bloom Suites

Wipro Campus

BIOCON

D Mart

Electronic City IT Hub

Bommasandra & Jigani Industrial Hub

Bommasandra Metro Station (Upcoming)

Decathlon

Narayana Hrudalaya

St. Francis De Sales Public School (ICSE & ISC)

Mazumdar Shaw Medical Center

Sparsh Foundation

- MALL
- HOSPITAL
- EDUCATION
- METRO STATION
- RESIDENTIAL
- HOTEL
- SHOPPING & RETAIL
- IT PARK & INDUSTRIAL AREA
- OFFICE
- RESTAURANT

CHANDAPURA JUNCTION

A2B Restaurant

Triumph World School

Karnataka Housing Board

Sreenidhi Vaibhava Restaurant

Oxford Medical College

International Delhi Foundation School

NPS School

Athreya Hospital

Chandapura Metro Station (Upcoming)

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BOUTIQUE. NEW-AGE. GREEN.

Euro Kids

BMTC Bus Depot

LuLu Mall Coming Soon!

Hotel RK Gardenia

Edify School

Spurthy Global School

Ramee Guestline Hotels & Resorts

Hotel Hills

New Big Market

Proposed Chandapura Anekal Road Widening
CHANDAPURA HIGH STREET

Alliance University

TO HOSUR

*This map is for illustrative purposes only and is not to scale.

THE SPARKLE+ ADVANTAGE

HOMES FOR THE EARTH FRIENDLY GENERATION

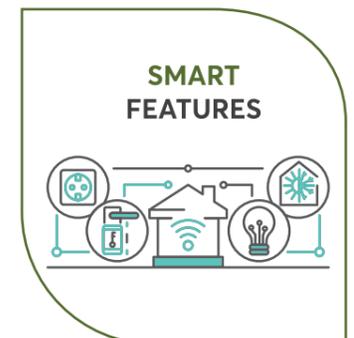
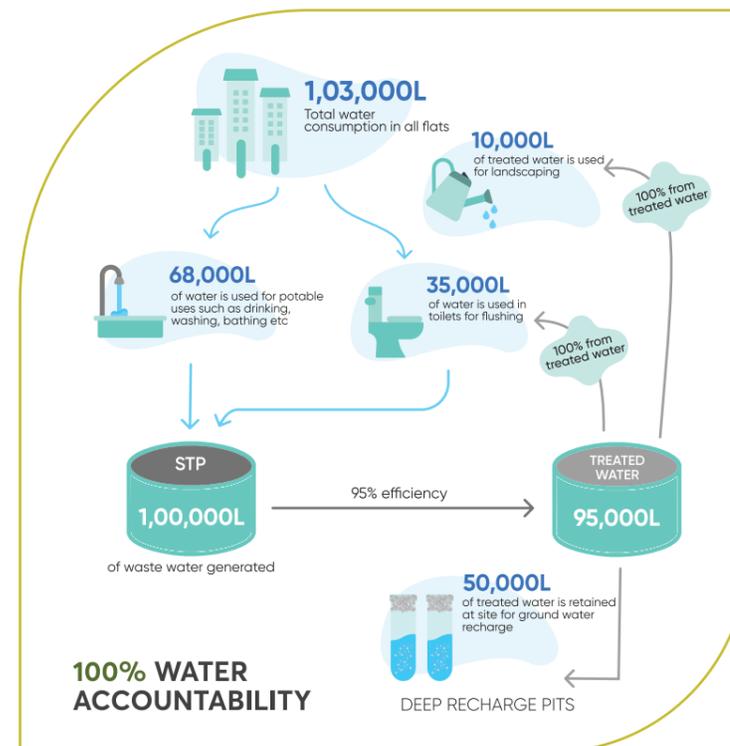
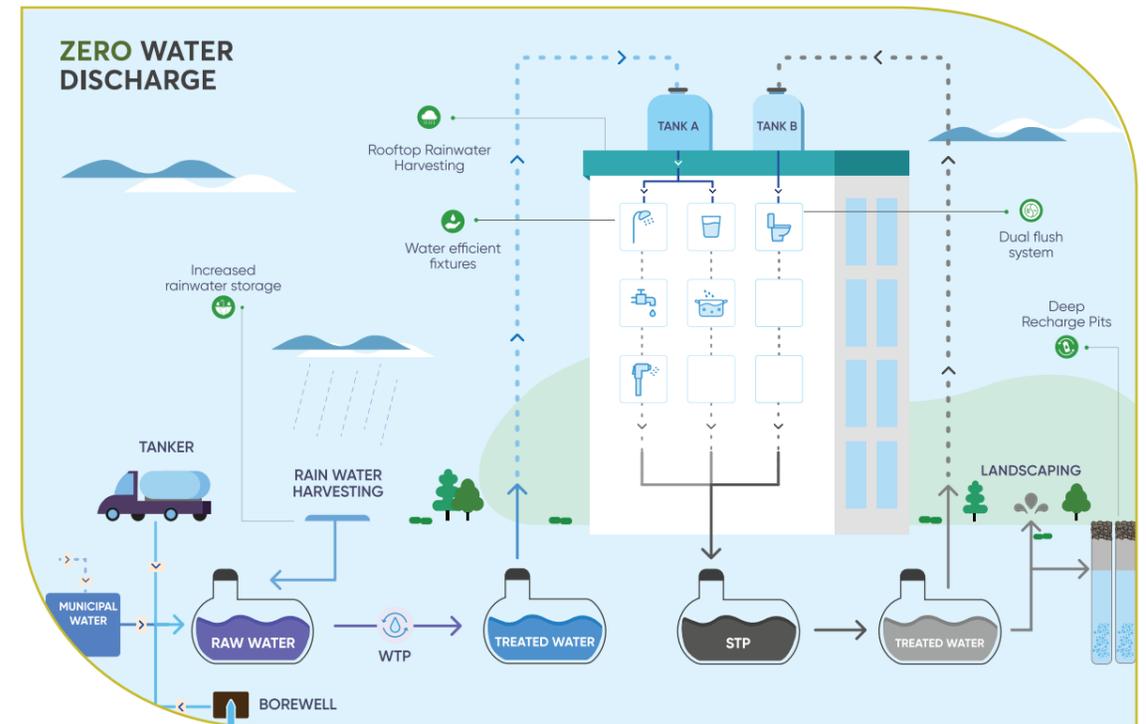
As an eco-conscious developer, we understand that our greatest bequest to our next generation is a better world. We make this into reality with Sparkle+ features, we create residential zones that score high in sustainability, reducing our carbon footprint, every turn of the way.

Sparkle+ represents our mission to build a future where sustainability and innovation are guaranteed with every Sparkle home.



THE SPARKLE STANDARD

Every home we build is a promise of unmatched quality, thoughtful innovation, and timeless elegance





MASTERPLAN

1. Entrance Portal with Security
2. 8 m Wide Fire Driveway in Special Paving
3. Tree Court with Seating
4. Pet Park with Sandpit
5. Leisure Pavilions
6. Water Feature with Jets
7. Children's Play Area in EPDM
8. Tot Lot
9. Chit-chat Zone
10. Steps towards Podium
11. Multi-purpose Court (Half Basketball / Skating)
12. Giant Snake and Ladder, Giant Ludo Board, Giant Chess & Hopscotch
13. Gathering Place with Featuristic Seating
14. Edge Planters
15. Pedestrian Pathway (1.2 m wide)
16. Oxygen Park
17. Fire Driveway in Grass Pavers
18. Butterfly Garden
19. Poolside Deck with Trellis Seating
20. Splash Pool for Kids
21. Adult Swimming Pool
22. Reflexology Pathway
23. Herb Garden
24. Meditation Pavilion with Buddha Statue
25. Outdoor Gym
26. Cricket Pitch
27. Jogging / Cycling Track
28. Bamboo Court



FLOOR PLAN

3 BHK PETITE

Saleable Area	1145 Sq. ft.
Carpet Area	745 Sq. ft.
Balcony Area	38 Sq. ft.



- Dedicated Foyer for an elegant entrance
- Expansive Living & Dining for seamless gatherings
- Spacious Bedrooms designed for maximum space efficiency
- Separate Kitchen & Utility for enhanced functionality

3 BHK SMART

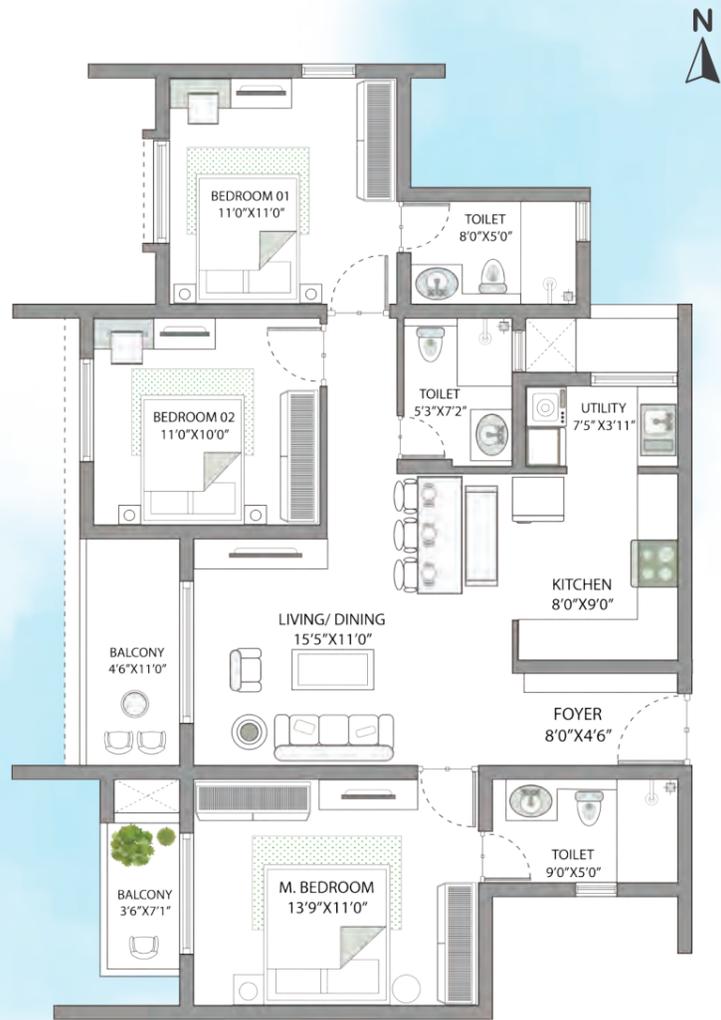
Saleable Area	1350 Sq. ft.
Carpet Area	860 Sq. ft.
Balcony Area	60 Sq. ft.



- Dedicated Foyer for an elegant entrance
- Expansive Living & Dining for seamless gatherings
- Two Balconies for open views & ventilation
- Separate Kitchen & Utility for enhanced functionality

3 BHK LUXE

Saleable Area	1445 Sq. ft.
Carpet Area	923 Sq. ft.
Balcony Area	74 Sq. ft.



- Dedicated Foyer for an elegant entrance
- Expansive Living & Dining for seamless gatherings
- Two Balconies for open views & ventilation
- Separate Kitchen & Utility for enhanced functionality

Disclaimer: All the plans, designs, specifications, shown are conceptual in nature and subject to change without any prior notice with the approval and competent authorities in case of any revision.



Contemporary
architecture
that blends form
with function



PROJECT SPECIFICATIONS

STRUCTURE

Seismic Zone II compliant
R.C.C. framed structure

WALL FINISH & PAINTING

Low VOC Acrylic Emulsion Paint
Exterior finish with a combination of Apex Exterior Emulsion & Texture Paint

FLOORING

Living / Dining / Kitchen: Vitrified Tiles
Balcony / Utility: Antiskid Ceramic Tiles
Master Bedroom: Vitrified Tiles
Toilet: Antiskid Ceramic Tiles
Other Room/s: Vitrified Tiles

TOILETS

Glazed / Matt Ceramic Tile Dado
Granite Counter Top Washbasin
Health Faucet for all Toilets
European Water Closet (EWC) with Concealed Flush Valve
CP Fittings: Cera / Jaguar or equivalent with Low Water Flow Rates
Sanitary Fittings: Sanitary Ware CP of Cera / Jaguar with Low Water Flow Rates
PVC False Ceiling

DOORS

Main door of High Quality Prefab Frame & Shutter with Veneer finish on both sides
Internal Doors: Prefab Frame & Shutters with V-Architraves
Digital Door Lock for Main Door

WINDOWS

2.5-track UPVC Windows with Mosquito Mesh
Ventilators for Toilets

KITCHEN

Provision for Chimney, Water Purifier, Microwave, Mixer Grinder, and Refrigerator

ELECTRICALS

AC & TV Point in Master Bedrooms and Living Area
AC Provision only for Other Rooms
Raw Power Supply:
1 BHK – 3 KVA
3 BHK Petite – 4 KVA
3 BHK Smart & Luxe – 5 KVA
EV Charging Point Provision in Visitor Parking Area

DG BACK-UP

100% Power Back-up for Lighting (Except: 16A Points)
100% Power Back-up for all Common Areas & Lifts

SECURITY

24/7 Security with Trained Personnel
7 ft. High Compound Wall
App-based Entry & Exit System for Visitors and Others
CCTV Camera in all Common Areas

LIFT

Each Tower with Automatic High-speed Lifts from the Basement Level
Lift of Reputed Make: Schindler / Kone / Otis or Equivalent
Lift Capacity: 16 Pax & 15 Pax

WATER SUPPLY

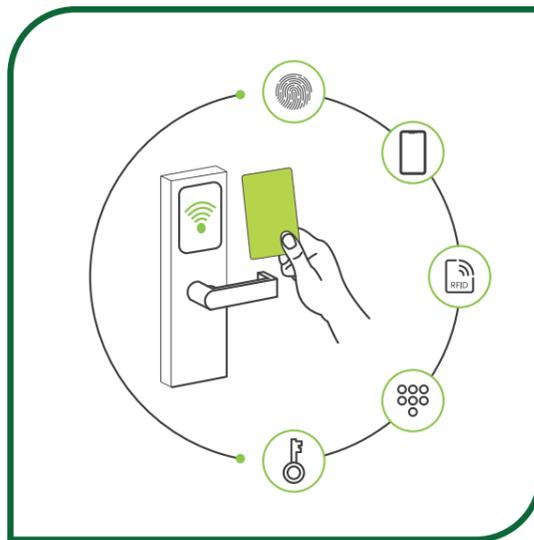
Underground Sump & Overhead Tanks
Centralized Water Storage
Centralized Automatic Pumping Facility
Hydro-pneumatic Pump

STP & RAINWATER HARVESTING

Sewage Treatment Plant of Reputed Brand
Water Treatment Plant
Rainwater Recharge Pits

WHERE EVERY DETAIL SETS US APART

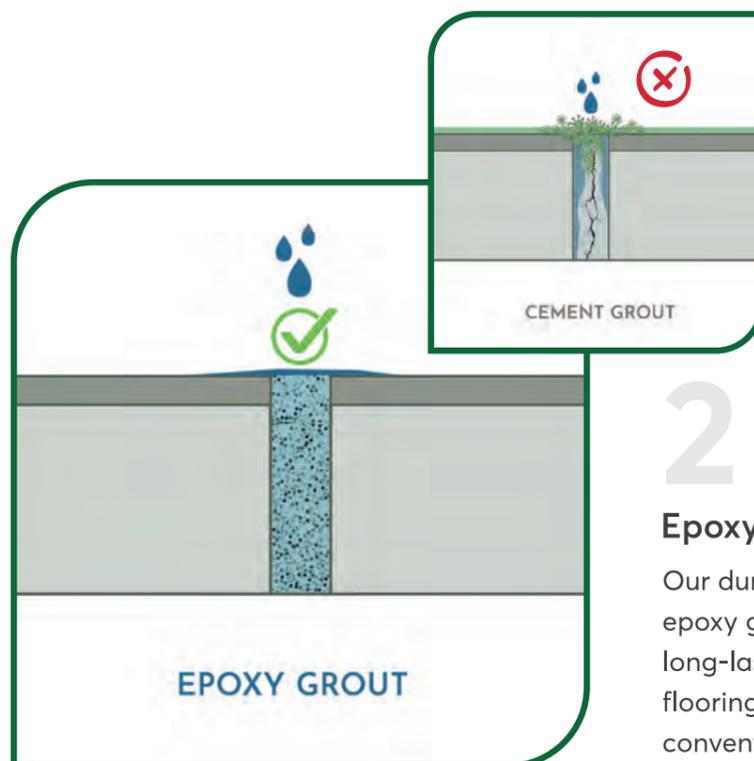
At Codename OXY-Gen, we go beyond the ordinary by blending thoughtful design with smart innovation. From enhanced security to superior durability and spacious living, every feature is crafted to set us apart.



1

Digital Door Lock

Enjoy enhanced security with 5 unlock options – Fingerprint, PIN, RFID card, Mechanical Key, and Bluetooth Connectivity – offering both convenience and control, unlike standard locks.



2

Epoxy Grouting

Our durable, stain-resistant epoxy grouting ensures long-lasting, easy-to-maintain flooring, outperforming conventional grouting.



3

Double-height Lobby

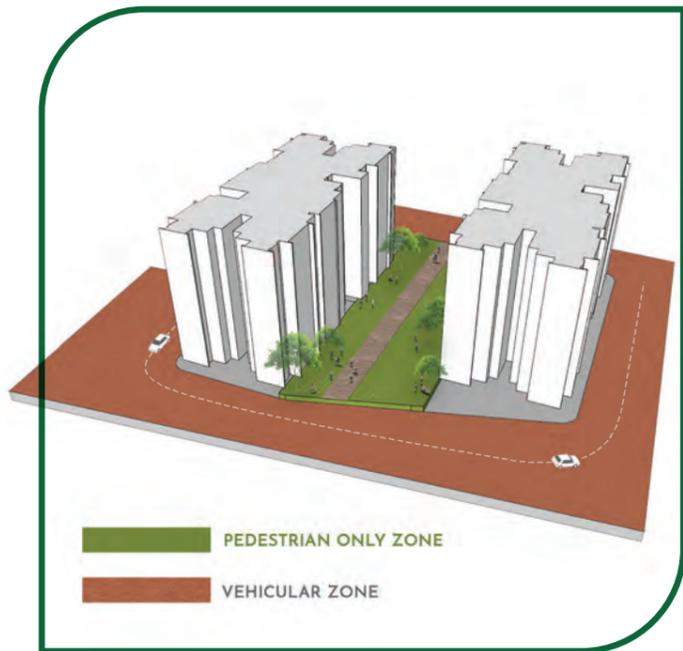
A grand, light-filled entryway that creates a spacious and luxurious welcome, unlike typical home lobbies.



4

Larger Windows

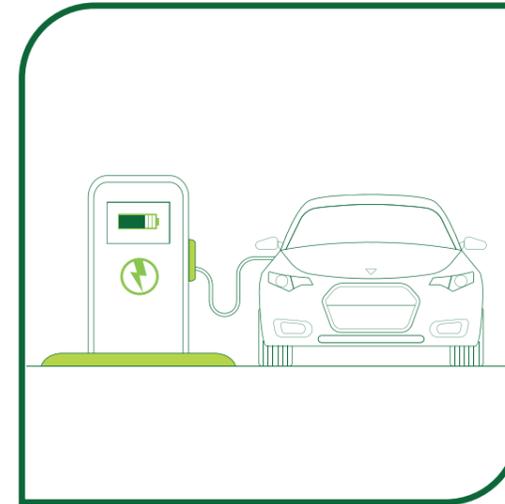
72% bigger windows fill your home with natural light and improve ventilation, offering a brighter, fresher living experience.



5

Pedestrian-only Zone

Safe, vehicle-free spaces for a quieter, family-friendly environment.



6

EV Charging Points

Dedicated EV car parks mapped to your apartment.



7

Pre-installed AC Points

Messy AC setups? Not here! Pre-planned points keep it neat and hassle-free.



8

Extra-wide Driveways

More space for smoother turns and stress-free parking.

NOW THAT YOU HAVE SEEN IT ALL, HERE ARE 5 GREAT REASONS TO CHOOSE

CODENAME
OXY-Gen
BOUTIQUE. NEW-AGE. GREEN.



Built for those who Believe in sustainability

Codename OXY-Gen is founded on sustainable principles. Special features such as water and power conservation and smart features appeal to those who understand the value of sustainability.



Designed to be one with nature

With 80% open space, presence of over 100 trees of varying species, herb gardens and butterfly gardens, the entire premises is lined with flora of unimaginable variety.



Delightful leisure & wellness features

Meditation Pavilion, pathways, play zones, community zones – there's just too much to choose from, when one steps outside their home.



Smart features

Designed to maximize convenience and enhance efficiency, the features blend innovation and thoughtfulness to make each day happier.



The location

Chandapura is placed on a growth axis. It is just 15 min from the Electronic City and 20 min from the proposed Hosur Domestic Airport, while also near important landmarks.





No 23, 5th Cross Rd, KHB Colony,
5th Block, Koramangala,
Bengaluru, Karnataka 560095.

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