

REDEFINING LUXURY

HELLO! TAKES A WALK THROUGH A SHOW FLAT AT KESSAKU, BENGALURU'S NEWEST ADDRESS FOR LUXURY, WITH OWNER GAYATRI RUIA AND INTERIOR DESIGN CONSULTANT, GUNJAN GUPTA

'This show flat is like a runway couture piece that we want to showcase to potential buyers'
- Gayatri Ruia



Gayatri Ruia and Gunjan Gupta in the living area of Kessaku's show flat. The room boasts of Imola Tile Art by Remen Chopra and a custom designed blown glass flower chandelier



The living area extends into an elaborate dining space. Both areas open out on to spacious decks (above). Bose Krishnamachari's stunning work by The Art Trust, the Monolithic bar and the mother-of-pearl inlay in the floor designed by Studio Wrap, along with a beautiful work of art by artist Ramkumar located behind the bar (below)



The foyer holds an origami console and chairs by Studio Wrap. There is a beautiful Paresh Maity watercolour by The Art Trust (left). The study/library with falling bookshelves designed by Studio Wrap and chesterfield by Colonial Collections. The contemporary art in this room is by Nature Morte (below)





Gayatri in the guest bedroom of the show flat that showcases the Bagicha Bistra from Studio Wrap. The *matka* installation, also by Studio Wrap, is seen in the background (above). The Masand Bistra in jewel tones from Studio Wrap forms the centerpiece of the master bedroom. The contemporary art is by Nature Morte. (left). The private deck off the master bedroom is the perfect place to unwind after a long and stressful day at work (below)



glass-enclosed sun deck is that of a Japanese inspired vertical garden. The other deck showcases spectacular views of Bengaluru city.

From the specially designed marble floors with mother-of-pearl inlay work to the personalised home intelligence system, Kessaku screams opulence and elegance; both understated, but definitely evident.

The concept of Kessaku is an exemplification of the idea of simplicity in complexity, allowing subtle and intricate details and textures to exist in a balance. The spaces offered at this luxurious property are expansive – ranging from 6,200 square feet to 7,500 square feet and by-invitation only duplex flats that spread across 12,000 square feet of space. The project has five towers, each named after the five natural elements – Sora, Niwa, Mizu, Faia and Zefa, each tower coming with the added privilege of two club houses, Midori or The Garden Club and Kaze or The Sky Club.

As we walk through this showcased space, taking in the interior narrative that has been given life by Gayatri Ruia's personal touch, we remark on some of the unique features of this modern architectural marvel. The vision of Callison – the Design consultants and RSP; the Associate Design Consultants, Mrs. Ruia describes how they have used the grace of the Garden City and created a contemporary paradigm of seamless living.

Mayank Ruia, Director, Phoenix – Residential comments, "We believe that the grandness of the masterpiece is revealed by its details, in our case, the architecture, the choice of exquisite materials, state-of-the-art technology and top of the line service and experience. And finally, a masterpiece is ►



They're bungalows in the sky – never before seen residential spaces in the heart of Bengaluru city that exemplify the fine art of living. Kessaku, meaning a 'masterpiece' in Japanese, is the city's newest address for luxury and high-end lifestyle. Located at No 1, Dr Rajkumar Road, just a stone's throw away from the magnanimous World Trade Center, the metro line and airport expressway, Kessaku is a world class residential offering by Phoenix – Residential, that is set to raise the bar of fine living in the city.

The show flat is spectacular, 7,500 square feet of well-designed space, with sun decks, a patio, a foyer and anything else one would find in an elaborate bungalow. The view outside the

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Gunjan shows off her dinner stack and deconstructed dining chair design, a perfect adornment for the opulent dining area at the Kessaku show flat (above, left). The multi-legged dinner table and deconstructed dining chair occupy pride of place in the dining room at the Kessaku show flat. The table is set with the dining stack, also designed by Studio Wrap (above, right)

a labour of love and in this pursuit we have worked tirelessly for the last several months with the best in the business to ensure that every little detail at Kessaku is perfected to exceed the homeowner's expectations in every sense and set new industry benchmarks. We are truly proud to present this as an iconic and artful statement in exclusive living to Bengaluru."

Speaking to Gunjan Gupta of Studio Wrap, Delhi, we understand more about how she has created a narrative in this show flat that encapsulates the life of today's global Indian family. "I have tried to break away from the norm of 'branded' interiors that have little or no relevance in a country that has a 1,000-year-old cultural history. Here I have tried to look at the clichéd 'luxury interiors' through a fresh lens that combines artful Indian taste with contemporary design," she explains.

From customised wall finishes, the flooring, the bathrooms, the Ruias have ensured that the nature of this project has been customised to fit an artistic description of design and style. The floors, that are pure Italian marble, have been highlighted by mother-of-pearl inlay work. Similarly the bathrooms, a space where they have insisted on the use semi-previous stones incorporated in its design, is another standout feature of the show flat. "Through this show flat, we have tried to give potential buyers a glimpse of what the finished space could actually look like. They also have the option of adding a Studio Wrap customisation package along with the flat at the time of purchase. We are happy to modify our designs to suit their needs," explains Gayatri Ruia, Director Palladium.

Each tower of Kessaku boasts a unique art inspired lobby, with every core having a pair of elevators leading to each home. This combined with the personalised automated security,



The bathing suites and are decked out with the finest fittings, making are a bold statement of opulence and luxury (above). The shrine room, done in rich gold has onyx pillars set against a backdrop of glass artwork by renowned artist, Kapil Sharma (below)



enables homeowners to be whisked straight up to their own villas in the sky. Midori, or the ground-level garden club is an idyllic space to spend a languorous Sunday afternoon. Exemplifying the 'verandah,' here leisure finds many expressions, be it in a game of squash or a tee-off at the simulated golf zone.

At Kaze, the club in the sky, one can experience decadent luxury in the temperature controlled infinity pool, the 360-degree jogging track, gym, yoga room, sauna, Jacuzzi, spa and the best sunset over a city skyline that you could view. "This show flat is like a runway couture piece that we want to showcase to potential buyers," explains Mrs. Ruia. "The zoning of this space has been planned with great sensibility. Clients who walk in can't actually put their finger on what feels right. They just know that something does."

The Phoenix - Residential group is bullish about the fact that Bengaluru is ready for a project of this magnitude. "We were overwhelmed by the response we received to One Bangalore West when we launched it in the market two years ago. We saw clients asking for an entire floor of the project, sometimes even buying two floors to convert it into a luxurious living space. Hence we felt the market was primed and ready for a project of this magnitude and we've been floored by the response we've received this far," Mrs Ruia reveals.

With Kessaku, the Ruias are striving to elevate the ordinary to the exemplary, the simple to the sublime, the dull to the divine and the everyday to a work of art!

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