





Privacy & Proximity are 2 sides of the same coin . They are mutually exclusive. Private spaces to retire , common areas to congregate. Challenge is to integrate both these aspects to create a home. This carefully crafted home allows individuals to engage in day dreams in their spaces yet come together to reality as a family in the terrace deck , family space , home theatre & living landscape. Spread over 3 floors , this spacious home allows freedom to express for every member of the family & more.



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A Modern Retreat, Rooted in Nature

Kodalli's Residence is a modern, soulful retreat located in the lush outskirts of Bengaluru. Designed for a family that values both connection and calm, the home balances bold architectural gestures with warm, intimate spaces.

The sloping exposed concrete roof and steel-framed windows define the striking façade, creating a sculptural profile that merges seamlessly with its natural surroundings. Earthy materials, tall trees, and carefully planned openings offer both shade and privacy while inviting in ample natural light.

Inside, an olive-toned foyer leads to a double-height living area with exposed brick walls, wooden rafters, and a cantilevered staircase — all brought together with an eye for detail and craft. The use of natural textures adds depth and softness, creating a tranquil atmosphere.

Upstairs, a family lounge fosters informal gatherings, while the son's bedroom, tucked under the sloped roof, is bright and characterful. A quiet study nook provides a dedicated corner for focus and reflection.

Kodalli's Residence celebrates honest materials and meaningful design. It

is both expressive and restrained, bold yet welcoming. Above all, it is a home with heart — a modern sanctuary that reflects the people who live within it.

Concept

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Entrance

The sloped concrete roof forms a striking architectural gesture, framing the entrance as natural light from the skylight washes over the ascending steps to the patio and the descending ramp to the basement. Clad in black leather-finish granite, the patio embodies a refined minimalism and material richness.

FACT BOX

Year Built	: 2025
Site Area	: 2400 sqft
Carpet Area	: 6012 sqft
Photography	: Shamanth Patil
Project Cost	: 4 Crores



PRINCIPAL DETAILS

Project Type	: Residential Building
Project Name	: Kodalli's Happy Place
Location	: Bengaluru, Karnataka
Client	: Mr. Veerendra Kodalli, Mrs. Menaka Kodalli
Principal Architect & Designer	: Ar. Ashwin A P
Design Team	: Hemalatha, Anshul
Civil	: Shebah Constructions
Interior Designers	: Ashwin Architects
Landscape Consultant	: Ashwin Architects
Contractors	: Shebah Constructions
Lighting Designers	: ELR
Project Managers	: Ashwin Architects
Quantity Surveyors	: Ashwin Architects
Interior Styling	: Ashwin Architects
Carpentry	: Shebah Constructions
Structural Consultant	: Thensen Amar M P
Site Contractors	: Shebah Construction





Adjacent to the steps, double-height glazing offers curated glimpses into the dining and kitchen, blurring the boundary between interior and exterior. The entry sequence of Kodali's residence is a defining spatial experience—both inviting and monumental.

Living

The double-height living space invites conversation and relaxation, drawing visitors in from the foyer while offering views of the garden. It's an ideal setting for cozy family evenings. A distinct tile selection defines and highlights the area, adding visual interest. Overhead, a false sloped ceiling echoes the architectural form of the exterior roof, seamlessly integrating design elements into the interior.

Dining Space

The double-height dining area, defined by expansive glazing, allows abundant natural light to flood the space throughout the day. Strategically positioned adjacent to the kitchen, it functions as a dynamic, social hub—seamlessly accommodating both daily family dining and formal entertaining.

Kitchen

The kitchen features a black quartz countertop and back splash, illuminated by warm lighting that creates a cozy ambiance. Black granite flooring complements the palette, enhancing the overall atmosphere. An island integrated with the counter top forms a seamless connection between the kitchen and dining area, while a large sliding door offers a visual link to the tree just outside.

Family Lounge

Perched on the first floor, the family lounge invites relaxed moments and spontaneous gatherings, all while framing



views of the garden. More than just a retreat, it acts as the heart of the home—seamlessly linking every surrounding space.

Children Bedroom

Tucked beneath the gently sloping roof is the children's bedroom—an intimate, cheerful space full of character. Natural light filters in through carefully placed windows, accentuating the room's sloped ceilings and cozy scale. Designed to nurture imagination and independence, the room includes a quiet study nook—a dedicated space for reading, learning, or reflective solitude. The slope of the roof adds a unique spatial identity, lending the room a sense of enclosure while maintaining openness.

Staircase

"A TYPICAL STAIRCASE" - Typical glass / wood / stringer beams have been avoided. Both flights have been visually treated as a single entity and composed accordingly. This is a combination of cantilever staircase with a beam running in the wall at an angle with a 'Z' frame support on the free end to arrest steel related vibrations. The frame is packed with concrete and then wrapped with a 5mm thick (10' x 3') vitrified tile. With cross-cut edges and a 2mm chamfer, the staircase imparts an impression of a monolithic structure. Accurate markings & remarkable skill set makes this staircase both functional and an art-piece.



Office

The dedicated office is a perfect space to work from home, equipped with everything necessary for productivity. A large window overlooking the landscaped area fills the room with natural light, while bright furniture and shelves create a striking contrast.

Terrace Deck Space

The terrace deck serves as a relaxing retreat for the family, complete with a small pantry and planter boxes that bring a refreshing touch of nature to the rooftop.

Skylight

A skylight above the corridor illuminates the house beautifully, enhancing the sense of openness and warmth. The natural light brightens the entire living area, while the skylight grills cast shifting shadows across the corridor, bridge, creating dynamic patterns that evolve with the sun's rotation.

PRODUCT DETAILS

Tiles	: Pastorelli, Marbel Trend and Molo-audace
Glass	: Saint Gobain
Lighting	: ELR Snoop Series, Veco Series
Doors and Partitions	: Pyramid Door
Sanitary Ware	: American Standard
Furniture	: W. Schillig Sofas
Windows	: Torfenster Sliding Aluminium Series
Kitchen	: Indaba, Molteni & C Kitchen Furnitures
Paints	: Asian Paints
Artifacts	: DTALE modern
Hardware	: Labacha

