

NIKOO HOMES

Your Nikoo home
as seen from the
heart of the Nikoo
district. You are at
The Oval.



There used to be a time when houses were built around a person's needs. Then progress happened, cramping up cities and cramping up homes within the cities. Architects began designing homes resembling straitjackets that families had to squeeze themselves into. Home sweet homes, they weren't.

A Nikoo home is a welcome change for anyone who shares this sentiment. To begin with, there are ten different spreads of homes you can pick from. There's a good chance there's one that matches your needs perfectly. You can mix and match these homes to further fine-tune your living spaces. And then we have a furniture solution for each home that will compel you to rethink your notions about furniture. Simply put, it will change the way you live. Every piece comes from the finest practitioners of the art of furniture-making in Italy.

This City is the labour of love of a visionary, who with a handpicked team of architects from all over the world decided to make a little haven out of a piece of land 126 acres wide. It's called 'City of Joy' for a reason. Once you move in, you'll get accustomed to the finest shopping and entertainment. You'll find hotels, office spaces, schools, a world-class hospital, sports facilities, some 300 gardens - all minutes away from your Nikoo home. This fantasy is getting real as we speak.

nikoo

THE GREAT INDIAN HOME

The Great Indian Home is one where every little detail is planned. A home with plans flexible enough to meet the requirements of all. And one that has at its doorstep the best any city in the world has to offer. Welcome to your Nikoo home.



PLAN A

Simply pick from any of these ready-made plans, each meticulously designed to make the most out of your spaces.

STUDIO SUITE

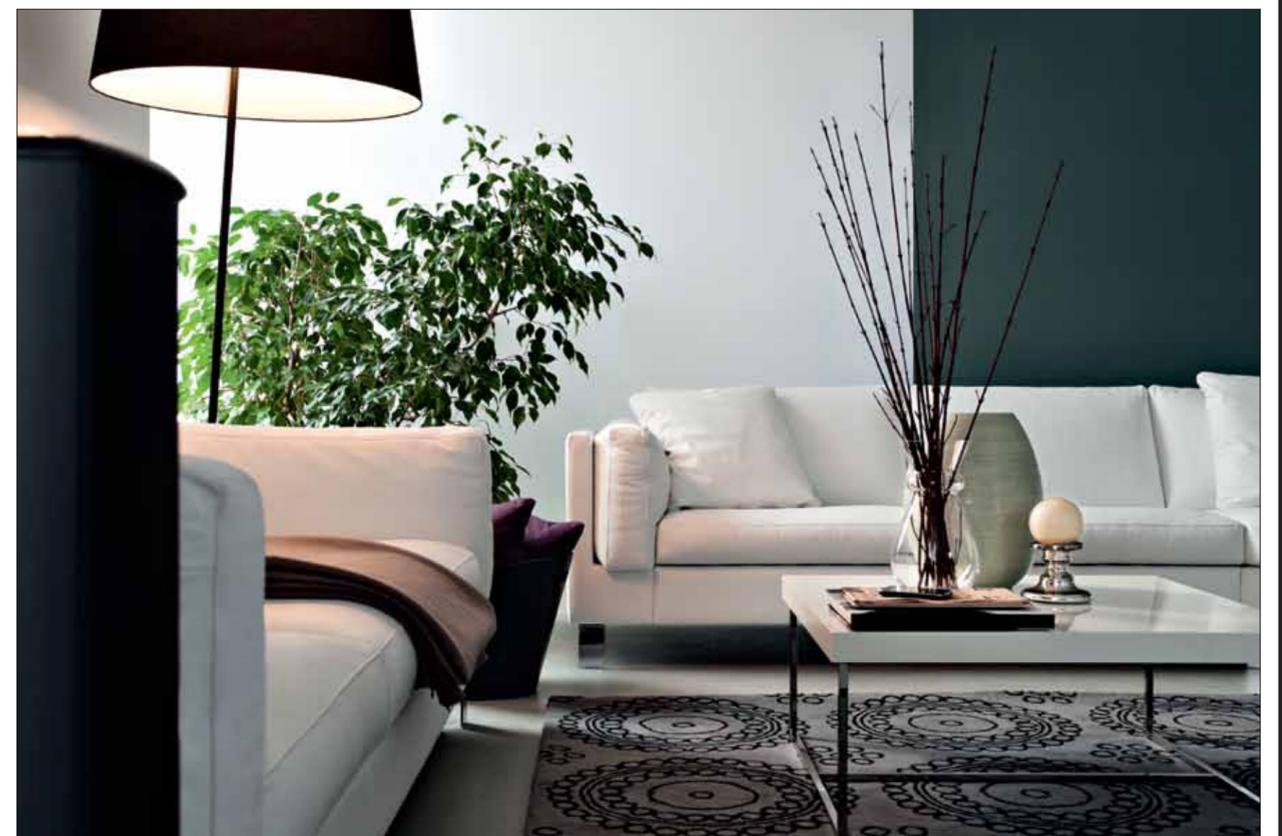
A compact home, designed to maximise your space. Fully fitted out, it could very well challenge the convenience of a junior hotel suite. Perfect for a young professional starting his career or a business traveller who does not prefer hotel stays. A large family looking for a private room for guests or visiting parents will find it ideal. It comes with the usual private deck, a standard feature of every Nikoo home.

1 BED HOME

The star attraction of this compact independent home is the spacious bedroom with a beautiful bay window. With an impressive living and dining lounge it is an ideal pad for anybody who prefers a home over a hotelstay. Caring children who want to buy an independent home for their parents will find this option perfect. The impressively appointed Italian kitchen and the spacious private deck will add to your quality of life.

1 BED HOME WITH STUDY

This superb home has been deliberately designed keeping in mind the needs of a young Indian family. The second room that comes with a beautiful bay window can be used as a children's room, a guest room, a study or as an office. An attached full bathroom allows you to convert the extra room into a bedroom too. If you are looking to buy your first home, look no further.



2 BED HOME

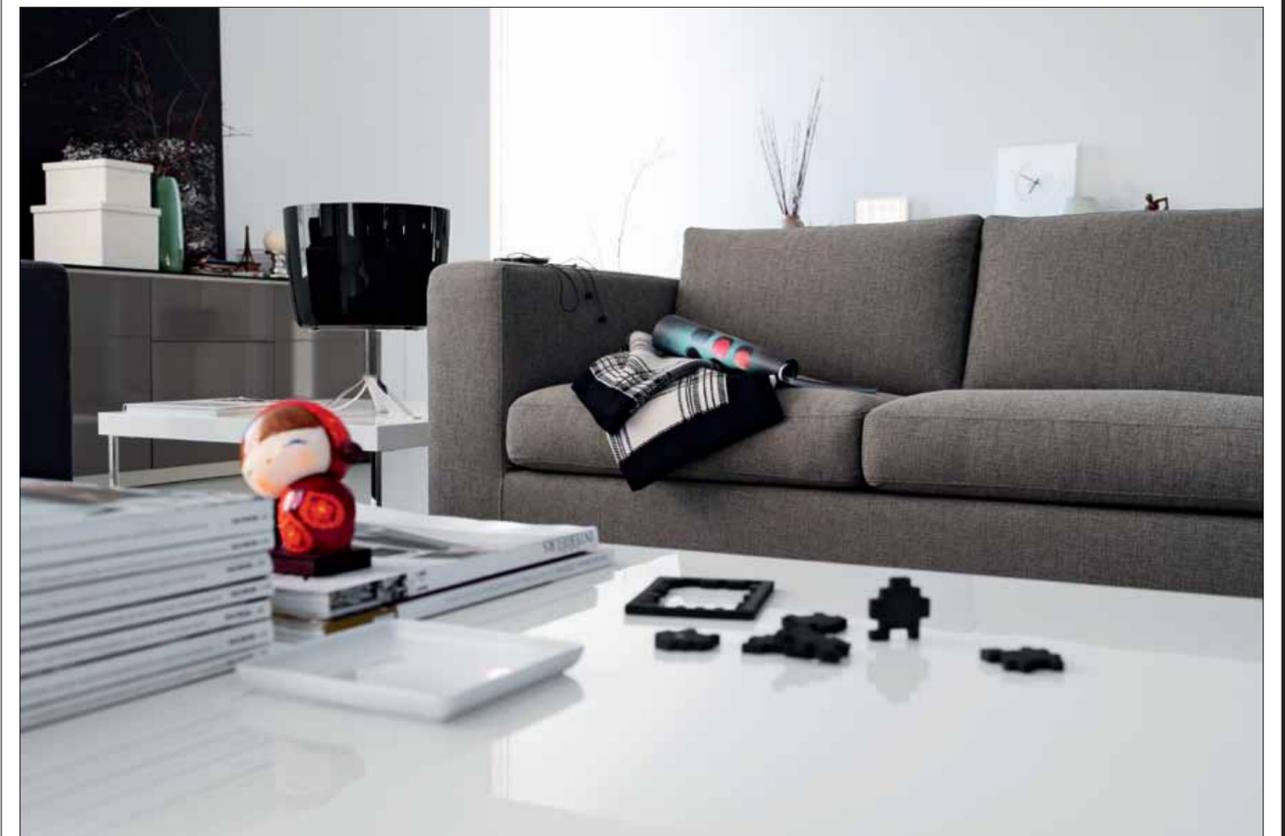
This spacious home is perfect for a nuclear family. It has two large bedrooms with large attached bathrooms. Your fast growing teens or your guests will find themselves right at home here. The Italian kitchen and vanities only add to its allure. This house should comfortably surpass your existing definition of a 'spacious' home.

2 BED HOME WITH STUDY

For a family with grown-up children or elderly parents, this home will be convenient and comfortable. The third room with a bay window can be used as a children's room, a work-place, a study or as a guest room. Or even as a bedroom if you like. The outdoor deck will allow you to relax and enjoy the wonderful Bengaluru weather.

2 BED DUPLEX

Our duplex is a 2 bed home with study, but split into two levels. The split-up floors give you the feeling of privacy, and the high ceilings that feeling of space which only a duplex can give you. If you are looking to work from home, one of the bedrooms can convert into an office. Enjoy the wonderful Bengaluru weather from the spacious private outdoor deck at the top.



3 BED HOME / WITH STAFF QUARTERS

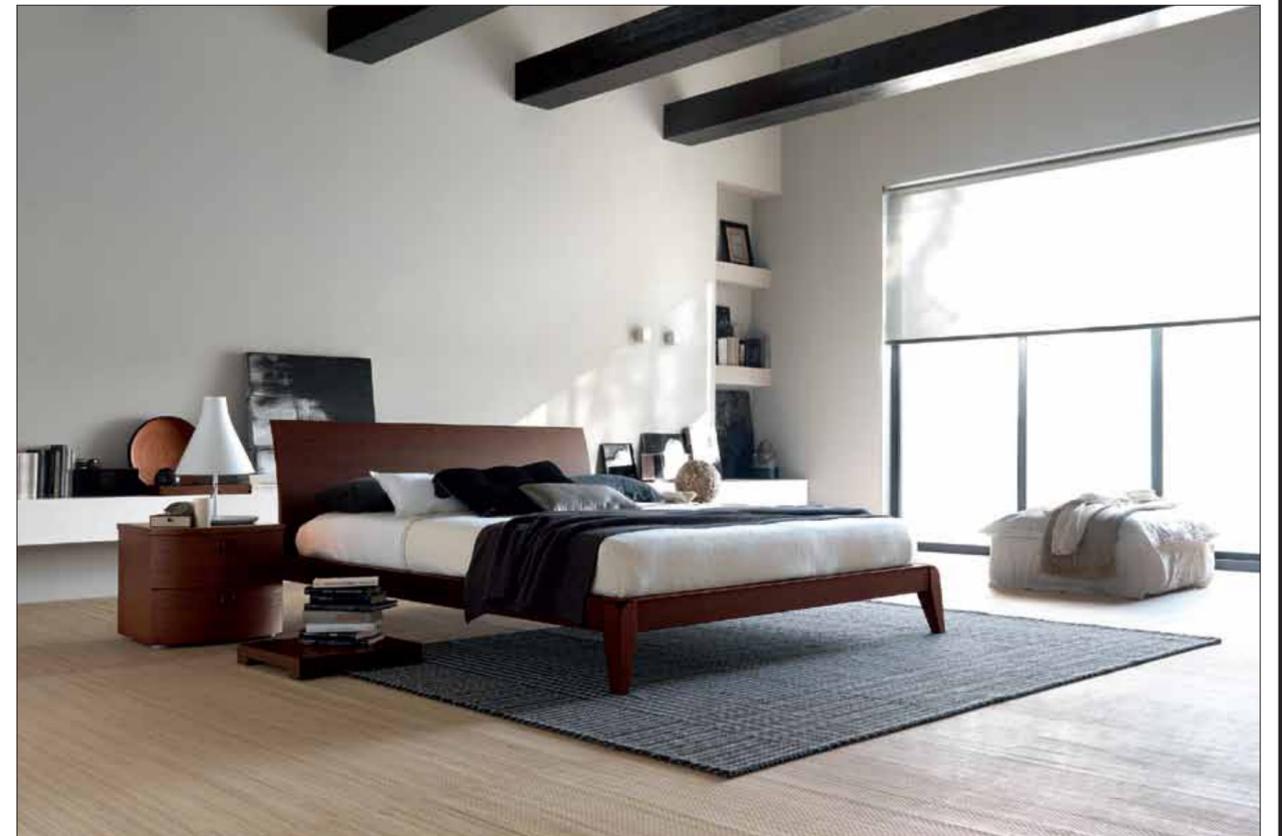
This is the home our architects created for large families. Each bedroom comes with an attached bathroom. The spacious dining and living lounge is designed for families to congregate. The Italian kitchen with everything within easy access will make cooking easy, enjoyable even. You'll find the private deck large enough to allow you to host dinner for visiting guests. For those who prefer to have a live-in chef or maid, we have also provided for staff quarters. Bay windows in select rooms will flood the home with the beautiful Bengaluru sunlight.

LOFTS

Dynamic, stylish New York comes to Bengaluru in the form of these lofts. Every loft comes with two large bedrooms and a large multi-use family lounge on the upper floor. This can easily transform into a third bedroom should the need arise, for it has a bathroom attached to it. All lofts have a garden alongside the living area. A variety of amenities including an infinity pool, a gym and a club are all within easy access from your loft. Designed specially for young achievers and dreamers used to a lifestyle.

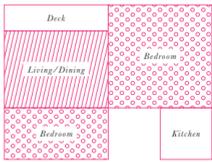
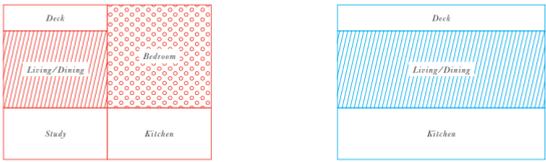
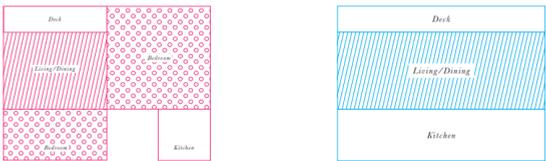
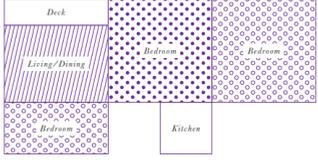
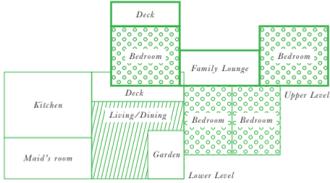
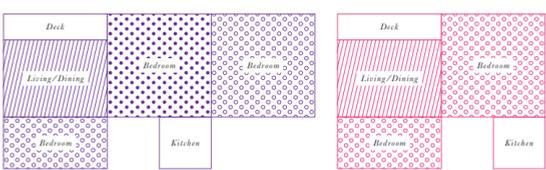
THE PENTHOUSE

This is what the top of the world looks like. Designed like villas, these family homes are arranged conveniently on the two top floors of the 27 storey towers. Their unique features are the private decks, bay windows and the well-appointed Italian kitchens they come with. You can choose from 3 or 4 bed villas, both with a large family room on the top floor and quarters for maids. These limited edition homes benefit from some scintillating views of the 'City of Joy'.



PLAN B: MIX AND MATCH

Use the ten plans to mix and match and arrive at your ideal Nikoo home. Use the table below as a rough guide. For further fine-tuning, you might want to consult our representatives who will be glad to help.

 <p>This world is not exactly built for single men or women. Restaurants have tables only for two and more. And home makers are no different, ignoring the independent home seeker. Not us. We hope to spoil you with choices. We'll even help you maximise your space by recommending the right use of furniture.</p>	<h2>YOUR CHOICES</h2>	<h3>STUDIO SUITE</h3>	<h3>1 BED HOME</h3>
 <p>As a couple with a child, you have a lot of things to consider before buying a home. Is there a school nearby? Is the neighbourhood safe? Are there play areas for kids? How far is work from home? Will I get all of this within my budget? And the biggest question of all: will we all have to squeeze into a room if our parents come over? Here are options that tick all your boxes.</p>	<p>There's always the 1 bed home with study, and the 2 bed home option. You can buy an additional studio suite later which you can use as a guest room. And you'll be ready for the day when your daughter will want her own room, without having to worry about moving to a bigger home.</p>	<h3>2 BED HOME</h3> 	<h3>1 BED HOME WITH STUDY + STUDIO SUITE</h3> 
 <p>A nuclear family goes through a lot of quick changes over just a few years. As the children grow up, mom might want to go back to work. Twins who until now shared a pram will soon find it difficult to share a room. Dad might want to quit work and start his own practice from home. Grandma might want to come and stay over. One of the twins then brings home a cat. Here's some help.</p>	<p>The 2 bed home and the 3 bed home are the obvious options. Either of these with a studio suite or a 1 bed home would be perfect for a visiting family. Or to be used as an office space.</p>	<h3>2 BED HOME WITH STUDY</h3> 	<h3>2 BED HOME + STUDIO SUITE</h3> 
 <p>A family of four with two older parents living under one roof can be a challenging proposition. There are way too many strong opinions around for a regular home planner to be able to handle. We have enough options to make each of you happy. But then again, the more options you have the harder it is to arrive at a consensus.</p>	<p>A 3 bed home will fit the bill. So would a 2 bed home with study, combined with a 1 bed home. A penthouse will be spacious enough for everyone for many years to come. A wise option, albeit a tad more expensive.</p>	<h3>3 BED HOME</h3> 	<h3>2 BED HOME WITH STUDY + 1 BED HOME</h3> 
 <p>The bigger the family, the more you need to plan. First, you need to move into a city that has something for all ages. You need to ensure that the city is a safe haven for all. You need a home that can accommodate all comfortably and has the ability to expand. Guests could come in any time, a new grandchild can show up within the matter of a year. There need to be schools and hospitals near by.</p>	<p>There are many ways we could make you your perfect five room home. You could get yourselves two lofts. Add a studio suite to it. Invest in some great Italian furniture, that will allow you to use your rooms in multiple ways. Our architects have spent two long years planning, so you don't have to.</p>	<h3>PENTHOUSE</h3> 	<h3>3 BED HOME + 2 BED HOME</h3> 



The view of the
City from your
own private deck.

NIKOO PRIVILEGES

300 GARDENS



If it weren't the truth, it would sound like a tall claim. Nikoo homes are nestled amongst numerous gardens of different character. Lobby gardens, the Oval, viewing decks, the sky walk and many more.

LOBBY GARDEN aka 'The Nest'



Stuffy, dark and smelly corridors are common to apartments in our country. In comparison, corridors in Nikoo homes are a breath of fresh air with gardens on either ends.

SKY WALK aka 'FlyWay17'



Imagine a meandering green walkway connecting all towers on the 17th floor. Stop for a coffee on the way or meditate in a quaint corner for a few minutes.

CINEMA PODS



Have your own screening for an audience at one of our cinema pods, steps away from your home.

THE OVAL



A stroll through the Oval, with its amazing views of the residential towers and the 'Black Swan,' will give you the feeling of being on holiday at a lush resort. With theme gardens, a variety of swimming pools, barbeque corners, places specially created for children and themed courtyards.

BLACK SWAN



A package of surprises with unmatched facilities. A rooftop Al Fresco restaurant to music rooms, a market place to an infinity pool, guest accommodation and even a spa. All this housed in one stunning building.

PUBLIC REALM



Besides all the amenities of a Nikoo home, a whole City awaits you. Across the street is the Leela Hotel, cinemas, the High Street, a world class shopping and entertainment district, hospital and an International School, to name a few.

PRE-SCHOOL



Imagine your five-year-old child being able to walk on his own to the pre-school situated within your home zone. If only every child could relish the joy of freedom this early.

THE PRIVATE DECK



Every Nikoo home comes with a private deck which comfortably accommodates six for a lovely dinner in the beautiful Bengaluru weather. Amazing views of a buzzing modern city come complimentary.

ITALIAN FURNITURE SOLUTIONS



We leveraged our Italian connection and decades of experience in design to bring you perfectly fitted kitchens in every Nikoo home. We also offer a stylish, affordable interior solutions package.

OFFICE WITHIN THE CITY



People move their homes to be closer to work. We did the opposite. The IT District is a five minute stroll through the magnificent Central Park.

CYCLING TRACKS



Being able to cycle to work is a lifestyle rarely offered by any Indian city. In Bhartiya City, this is a reality. Get a bike and start exploring.

AMENITIES

AEROBICS ROOM

ARTS & CRAFT STUDIO

ATMS

BARBEQUE PIT

CANOPY WALK

COFFEE LOUNGE/RESTAURANTS

CONCIERGE SERVICES

CONTEMPLATING ALCOVES

DANCE STUDIO

DEMO KITCHEN

EARLY LEARNING CENTRE

EVENT SPACE & AMPHITHEATRE

FLOWER GARDENS

GARDEN DROP-OFF

GUEST ACCOMMODATIONS

GYM/SPA/HEALTH CLUB

INDOOR GAMES ROOMS (SNOOKER/TABLE

TENNIS/CARDS/CARROM)

INDOOR SQUASH & BADMINTON COURTS

JOGGING AND STROLLING TRACK

KIDS' CLUB

KIDS' PLAY AREA

KIDS' PLAY POOL WITH WATER SLIDES

KITCHEN GARDENS

LABYRINTH

LIBRARY AND BUSINESS CENTRE

MEDITATION AREA

MULTIPURPOSE COURTS

OUTDOOR TENNIS COURTS

RECREATIONAL POOL

REFLEXOLOGY PATH

RENTABLE COMMUNITY SPACE

RETAIL BOULEVARD

ROOFTOP AL FRESCO RESTAURANT

ROOFTOP SWIMMING POOL WITH

ACTIVITY DECK

ROOFTOP OBSERVATION PLATFORM

SENSORY GARDENS

SPORTS PITCHES

TEXTURE GARDEN

All this just in the Nikoo homes district. Beyond this lies a bustling City for you to explore. Shopping centres, the Celebration Square, parks, market places, the IT Park, office spaces and so much more.

ITALIAN FURNITURE

Most people reach this point - of having bought a Nikoo home, and then they relax. Little do they realise the importance of the decision that still lies ahead. What furniture now? What makes this decision such a struggle is the absence of any organized industry for interior solutions. Most people have no option but to rely on traditional furniture makers. Not you, though.

It's the furniture, not four walls, that makes a space. A well designed piece of furniture enhances the room. It speaks silently to you. It coaxes you to participate with it, it urges you to use it and interact with it. And when the job's done,

it can even retract and make way for other pieces to take over. A dining room can instantly turn into a study or a bedroom, depending on what you want it to become.

If one room can take on more than one role, imagine the flexibility you can have with your entire living space. The Nikoo Furniture Collection is the result of our collaboration with exclusive Italian partners to establish a supply chain to bring you exciting world class furniture solutions, at fair prices. Ask for a Nikoo furniture catalogue and meet our on-site advisor for more help.



ITALIAN KITCHENS

The kitchen once used to be the axis around which a household revolved. Delicious aromas emanating from there would stir up an appetite and the entire household would gravitate towards it. It's only fitting that a kitchen gets the finest it can get. In other words, Italian.

Italian kitchens are known the world over and you'll find one standard with your Nikoo home. What's special about

these kitchens is that the expertise is imported, not just the stone or the fittings. These kitchens have been designed to make intelligent use of every available space. Every appliance, every dabba, every piece of cutlery has a designated place. The doors and shelves will open and shut perfectly for years to come. And the best part: these kitchens come as standard with a Nikoo home.



THE BLACK SWAN

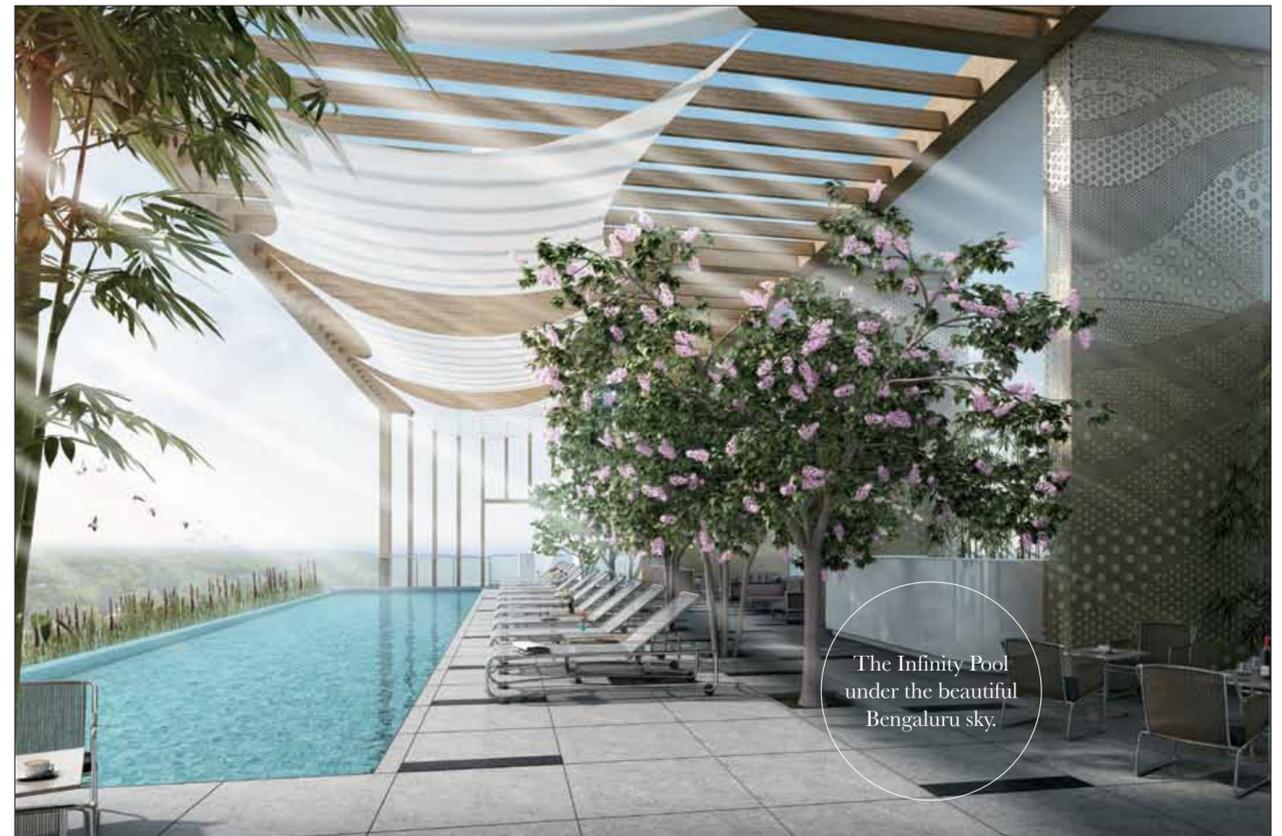
For those who know that weekends are for living it up, welcome to the Black Swan. Every cliché about a 'club' is about to be dismissed by the Black Swan tower. This sprawling 80,000 sq.ft. space is the very epitome of high living. A gym, music studios, a library, a business centre, a spa, a health centre, a tennis court, cafes, event areas, lofts, guest

accommodation, the list of all its features goes on. Take a refreshing afternoon dip at the rooftop infinity pool, then lounge at the rooftop restaurant till sunset. Every Saturday, wander through the Farmer's Market looking for goodies from among the freshest organic produce. You won't even know how the weekend flew by.





The Grand Entrance.
Come Saturday also
the venue for the fabled
Farmers' Market.



The Infinity Pool
under the beautiful
Bengaluru sky.



The party capital of
Nikoo district crowns
the Black Swan.



Indisputably the
finest place in
Bengaluru to burn
your calories.



FlyWay17 is the garden on the 17th floor, where you can take a walk weaving through the nine towers as you look down on the going-ons below.

THE NIKOO DISTRICT

If you fly a 100 metres above the ground and look down at your future world, this is what it would look like. Welcome to the district that houses your world-class Nikoo home.



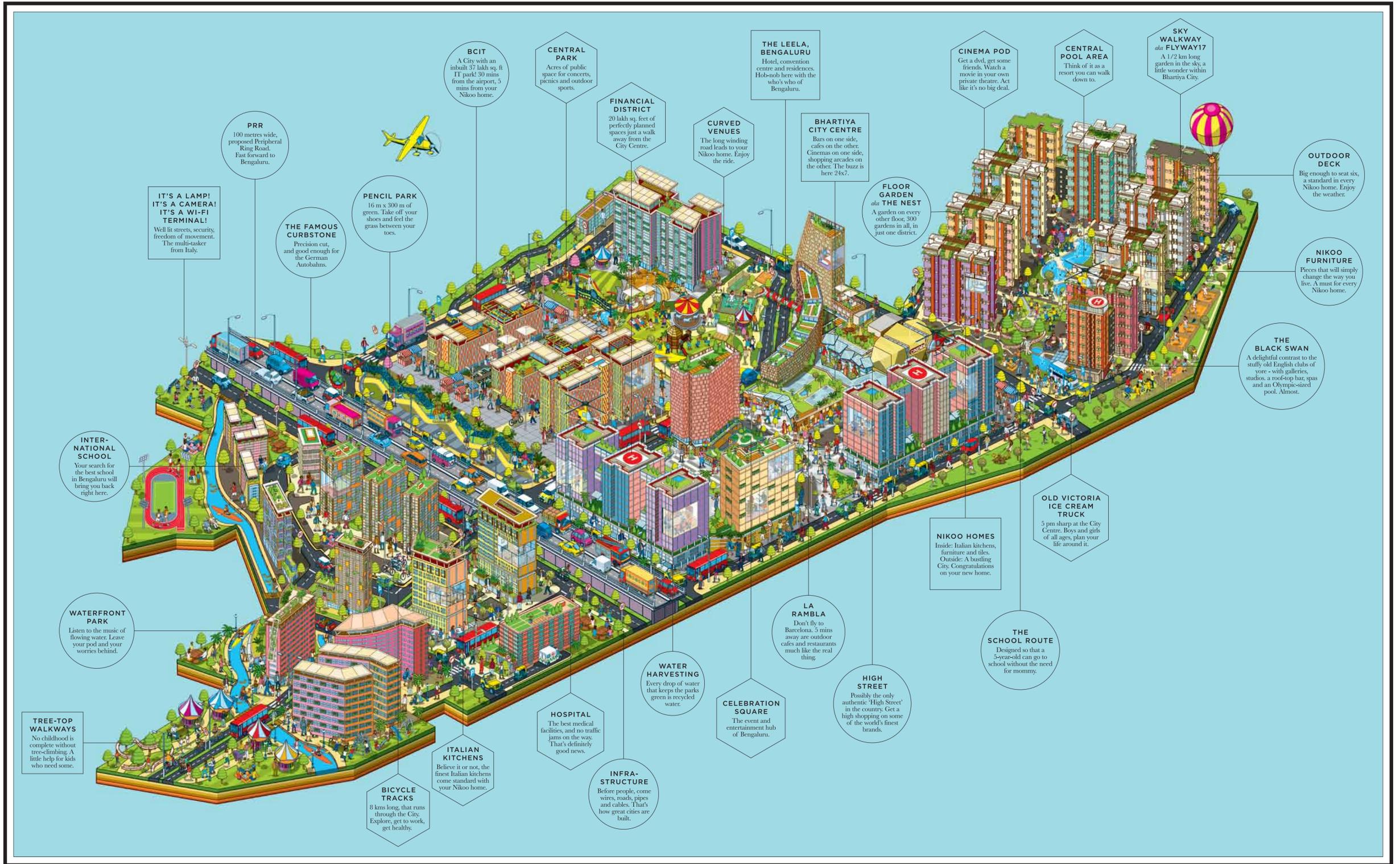
POM-POM!



**OLD VICTORIA
ICE CREAM
TRUCK**

5 pm sharp at the City
Centre. Boys and girls
of all ages, plan your
life around it.

CITY OF JOY



**IT'S A LAMP!
IT'S A CAMERA!
IT'S A WI-FI
TERMINAL!**
Well lit streets, security,
freedom of movement.
The multi-tasker
from Italy.

PRR
100 metres wide,
proposed Peripheral
Ring Road.
Fast forward to
Bengaluru.

**THE FAMOUS
CURBSTONE**
Precision cut,
and good enough for
the German
Autobahns.

PENCIL PARK
16 m x 300 m of
green. Take off your
shoes and feel the
grass between your
toes.

BCIT
A City with an
inbuilt 57 lakh sq. ft
IT park! 30 mins
from the airport, 5
mins from your
Nikoo home.

**CENTRAL
PARK**
Acres of public
space for concerts,
picnics and outdoor
sports.

**FINANCIAL
DISTRICT**
20 lakh sq. feet of
perfectly planned
spaces just a walk
away from the
City Centre.

**CURVED
VENUES**
The long winding
road leads to your
Nikoo home. Enjoy
the ride.

**THE LEELA,
BENGALURU**
Hotel, convention
centre and residences.
Hob-nob here with the
who's who of
Bengaluru.

**BHARTIYA
CITY CENTRE**
Bars on one side,
cafes on the other.
Cinemas on one side,
shopping arcades on
the other. The buzz is
here 24x7.

**FLOOR
GARDEN
THE NEST**
A garden on every
other floor, 300
gardens in all, in
just one district.

CINEMA POD
Get a dvd, get some
friends. Watch a
movie in your own
private theatre. Act
like it's no big deal.

**CENTRAL
POOL AREA**
Think of it as a
resort you can walk
down to.

**SKY
WALKWAY
aka FLYWAY17**
A 1/2 km long
garden in the sky, a
little wonder within
Bhartiya City.

**OUTDOOR
DECK**
Big enough to seat six,
a standard in every
Nikoo home. Enjoy
the weather.

**NIKOO
FURNITURE**
Pieces that will simply
change the way you
live. A must for every
Nikoo home.

**THE
BLACK SWAN**
A delightful contrast to the
stuffy old English clubs of
yore - with galleries,
studios, a roof-top bar, spas
and an Olympic-sized
pool. Almost.

**INTER-
NATIONAL
SCHOOL**
Your search for
the best school
in Bengaluru will
bring you back
right here.

**WATERFRONT
PARK**
Listen to the music of
flowing water. Leave
your pool and your
worries behind.

**TREE-TOP
WALKWAYS**
No childhood is
complete without
tree-climbing. A
little help for kids
who need some.

**ITALIAN
KITCHENS**
Believe it or not, the
finest Italian kitchens
come standard with
your Nikoo home.

**BICYCLE
TRACKS**
8 kms long, that runs
through the City.
Explore, get to work,
get healthy.

HOSPITAL
The best medical
facilities, and no traffic
jams on the way.
That's definitely
good news.

**INFRA-
STRUCTURE**
Before people, come
wires, roads, pipes
and cables. That's
how great cities are
built.

**WATER
HARVESTING**
Every drop of water
that keeps the parks
green is recycled
water.

**CELEBRATION
SQUARE**
The event and
entertainment hub
of Bengaluru.

**LA
RAMBLA**
Don't fly to
Barcelona. 5 mins
away are outdoor
cafes and restaurants
much like the real
thing.

**HIGH
STREET**
Possibly the only
authentic 'High Street'
in the country. Get a
high shopping on some
of the world's finest
brands.

NIKOO HOMES
Inside: Italian kitchens,
furniture and tiles.
Outside: A bustling
City. Congratulations
on your new home.

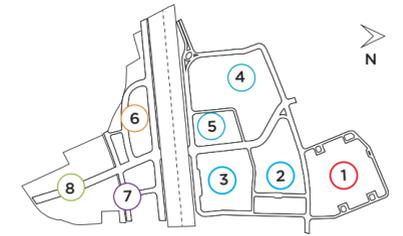
**OLD VICTORIA
ICE CREAM
TRUCK**
5 pm sharp at the City
Centre. Boys and girls
of all ages, plan your
life around it.

**THE
SCHOOL ROUTE**
Designed so that a
5-year-old can go to
school without the need
for mommy.

This is a City. A big little City, 125 acres wide near Hebbal in Bengaluru. Children walk to school here. They run back home, fling their bags and run up trees. The ice-cream truck makes its daily rounds here. He's the guy who knows everyone in the City. And everyone knows him. People cycle to work. They get home early. They choose to catch-up with neighbours on the lawn just outside their homes. Or go shopping down to the high street. Or walk to their favourite watering hole. Sundown. Simple, yes. Idyllic and a little other-worldly, sure. Easy? Certainly not. It's taken six teams of architects over four years to design this City. Soul upwards. With every detail obsessed over. Down to the curbstones, each one cut identical to the other so that they fit perfectly. It wouldn't be a joyride if the road is bumpy, would it? Furniture handcrafted in Italy. Street lights that multi-task as surveillance cameras and wi-fi ports. It's a City where the past meets the future and together live happily ever after. This is the City of Joy.

DISTRICTS UNITED

This 125 acre-wide City, could well be one of the best planned cities in the world. Feel free to walk your eyes around this City and discover what each district has in store for you.



District 1: NIKOO HOMES

This is the district that houses your Nikoo home. Designed for a wide spectrum of Indians, Nikoo homes will contain apartments, studios, lofts, penthouses among ten other housing options for you to choose from. Those living here will have privileged access to all that a sprawling city can offer within the radius of a few minutes.



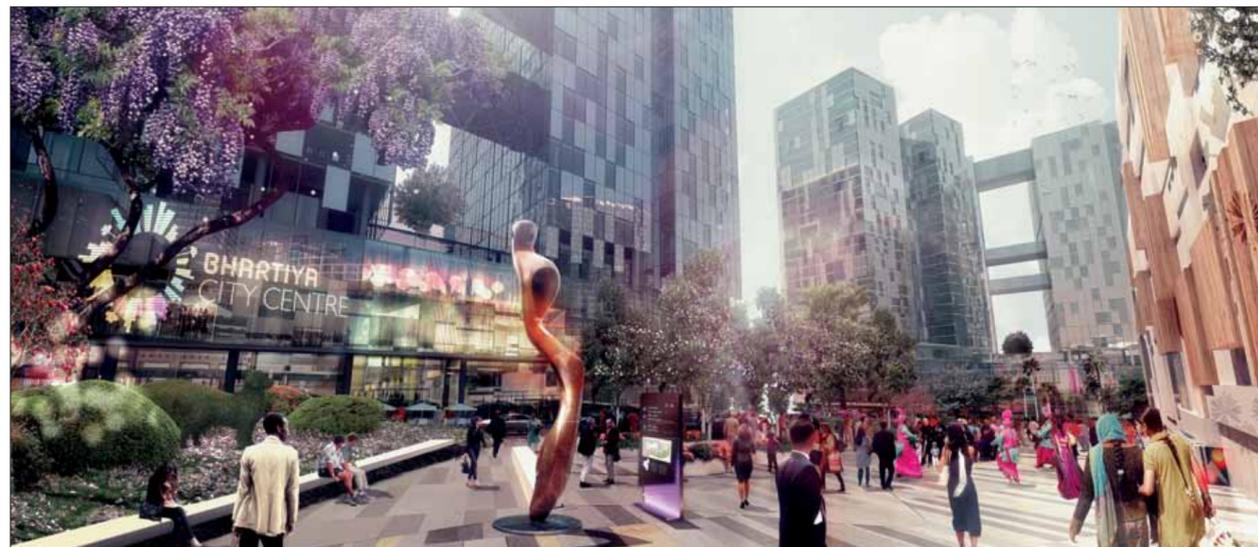
District 4 & 5: BHARTIYA CENTRE OF INFORMATION TECHNOLOGY

These two districts will house our own certified Special Economic Zone spanning 37 lakh sq ft. On offer are a range of business-ready offices and infrastructure that can support the largest corporations. Nikoo home owners can reach here in a matter of minutes. Faster, if they cycle to this place. And we are only 30 minutes from the airport.



District 6: WEST VILLAGE

Solitude seekers will take a cycle off one of the many racks in District 3 and wind their way down to this district. The highlight of this district will be the International School and the West Village Plaza containing intimate community spaces. Or places where 'you can just hang out.' Bring your favourite book along. Chances are you'll actually finish reading it here.



District 2 & 3: BHARTIYA CITY CENTRE

If you believe in retail therapy, here is where all the believers congregate. This is pure retail haven, home to The High Street, Fashion Boulevard, Celebration Square, four hotels, the Financial Centre and the La Rambla district (inspired by the famous street in Barcelona.) On any given day, you'll find this place bustling with shoppers and office-goers in one of the many cafes, clubs and restaurants.



District 7: EAST VILLAGE

This district will be home to a world class medical facility among a host of other things. As a Nikoo home owner, you'll have the comfort of knowing this facility is just minutes away.



District 8: SOUTH BHARTIYA NEIGHBOURHOOD

This district adjoins the waterfront and promises great views across the water from the tall residential towers in it. Also close by are community parks, play areas and a tree-lined pedestrian link that connects the east edge to the west, passing through the community hub of schools, boutiques, library and sports facilities.

**THE
CENTRAL PARK**
Acres of public
space for concerts,
picnics and outdoor
sports.



**CELEBRATION
SQUARE**

The event and
entertainment hub
of Bengaluru.



THE BHARTIYA GROUP

Unlike most people in realty, Bhartiya comes from a background of design. We started in 1987 designing apparel. Soon, designs from our studios in Milan were being adapted by brands like Hugo Boss, Armani, Zara and Mango. During the course of our evolution, we struck upon a simple truth: good design makes people happy. Be it a well cut, flattering jacket or a thoughtfully built home. To go from one to the other was to take us two decades. During these years, our founder travelled extensively to the finest cities in the world. The contrast between what he saw in Munich, Florence, London, and what he came back home to was tremendous. Even the common man there could afford a good home. Cycling to work was not life-threatening. If such a life was possible in

Amsterdam and Barcelona and Milan, why not here? For our founder, this was not a rhetorical question. His answer was to build a whole City, to design a whole way of life. That vision is Bhartiya City. Bhartiya City has brought together architects and urban planners of international repute. They include Perkins Eastman-New York, Cox-Sydney, BDP Khandekar-Amsterdam for master planning, Broadway Malayan-from UK for residential, retail and hotel and Edifice-Mumbai for the IT Park, amongst many others.

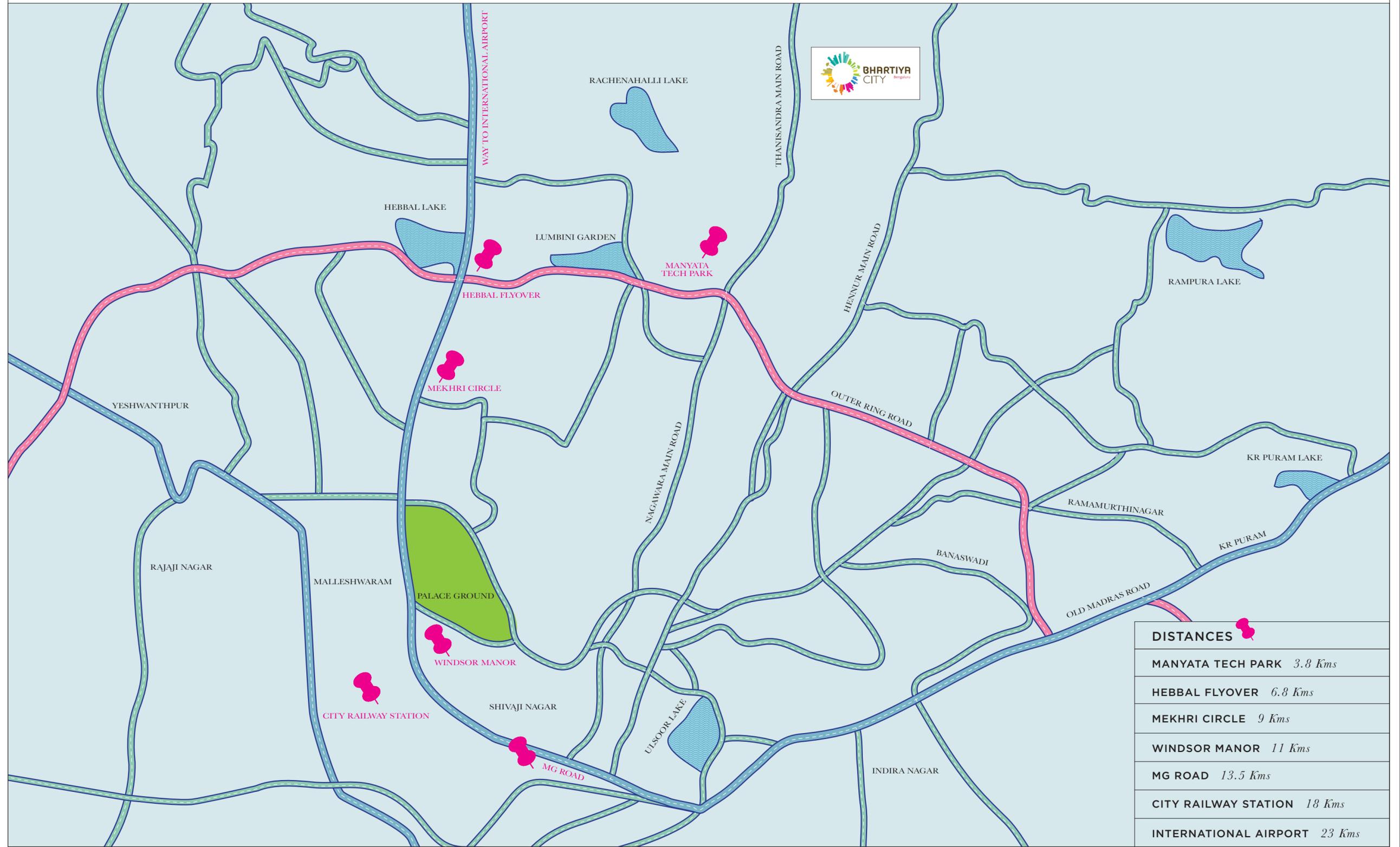
Bhartiya International Ltd, the flagship company of the group, is listed on BSE and NSE, and is the country's leader in the leather fashion industry and winner of many awards for excellence.





LOCATION

THANISANDRA MAIN ROAD, BENGALURU - 560064 ☎ + 91 80 4937 8000



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