

NIKOO HOMES 8

**BHARTIYA
GARDEN ENCLAVE**

THANISANDRA

home is where the garden is



They say gardens are the last common paradise, where the childhood dream can still be dreamt, and the joys of community are still alive. Where it's easy to imagine clouds as rabbits on the loose, and exchange promise rings made of grass. A cartwheel? An undistracted thought? All possible. A gulmohar tree as a friend? Meandering conversations with strangers? Recommended. So it's only fair to wish green pastures were a stone's throw away. To walk into a community garden straight from one's high rise. Read to squirrels without getting up from your italian chair. At Nikoo Homes 8, Bhartiya Garden Enclave, we're assembling all the pieces of this thousand piece heart-shaped puzzle. Just ten minutes away from the Bhartiya City - the one you know dearly as the City of Joy- relish in all the indulgences of a modern township and the delights of a wild retreat. And there's frequent sightings of that rare butterfly too.



Did you hear? Your beloved City of Joy is getting a new neighbour. Just a ten-minute walk away, in the heart of the budding hot spot of North Bangalore - Thanisandra Main Road - Bhartiya Garden Enclave is blooming. Here high rises speak to the sky, luxury villas open up to sprawling gardens, and Nikoo Homes finds its newest chapter. And what's more? There might just be enough trees to qualify this modern township as a mini forest.

the Nikoo way of life

Beautiful lighting, impeccable floor plans - they're great for building a house. But we like to believe that we're in the business of making homes, and that takes something far more priceless than Italian marble.

family

Multi-generational living isn't a compromise — it's a chorus of lives under one roof. Nikoo Homes are designed for grandmothers who still tell bedtime stories, cousins who fight and make up in the same hour, and fathers who eagerly await their weekly chess showdown with the uncle from the 4th floor.

community

What's a home without neighbors who get you souvenirs from their trips to Spain? At Nikoo, life spills out into shared spaces - a Cook Studio where recipes are exchanged, a Dance Studio where strangers turn into friends, and gardens where children create their own little societies. Turns out, sometimes it only takes a neighbourhood to add a year (or two) to life.

culture

Culture here isn't inherited, it's lived, everyday. You'll see it here, a father teaching his daughter to cycle on safe forest trails. A mural painted together by residents. Walking loops where conversations stretch longer than the walk itself. A child spotting their first bird in the forest and rushing home to tell the story.

health

Not the loud, poster kind. The quiet kind, where fresh air makes you breathe better, green spaces calm your mind, and a clinic nearby gives you peace of mind. Wellness is in the little routines: an evening walk, a morning stretch, or simply knowing that care is just a doorstep away.

learning

Nikoo's a place where education goes beyond classrooms: in the library corners, in the garden explorations, in cultural exchanges with neighbours. A school that sits right in the heart of the township, close enough for a three-year-old to walk alone, learning independence with every step. Here, everyone is a student of life.





TOWER A

TOWER B

TOWER C

TOWER D

TOWER E

TOWER F

the modern township with the heart of a wild retreat

How do you build a home where time moves slow? You build a garden. One that's far from the hustles of life. Where gentle sways of leaves whisper away. And amidst an orchestra of flowers, a symphony plays.

But at Nikoo Homes 8, Bhartiya Garden Enclave, we went one step further. We didn't just build homes or gardens. We built gardens that came with homes. Where the chirping of birds become morning alarms. Butterflies become neighbours and fireflies light up every night. This is what we call Garden Living.



god's green earth

At Bhartiya Garden Enclave, there are gardens as far as the eyes can see. Some aromatic, some edible. Few quiet with people hunched over fat paperbacks, others loud with happy barks. So whatever your day demands, there's a garden here waiting to play along.

the circle of life

The Celebration Lawn is the beating heart of the Bhartiya Garden Enclave. A place that's just as perfect for evening gatherings as for stealing a quiet moment. A tennis match here, a children's race there, and meandering paths that let you wander without a plan. Nearby, green spots effortlessly connect neighbours to the clubhouse, shops, play areas, and homes where nature and community happily collide.

the community garden

A shared garden where neighbours trade notes on season's produce and routinely come to cook together. There's BBQ, an outdoor kitchen, and butterflies to keep you company while you pick the tomatoes you planted not so long ago.

the quiet trail

A long, leafy walkway that takes you from the entrance to the interiors of the Enclave. The path meanders through the woodland fringe, slipping under tall canopies and thick greens. Every now and then, it opens into small pockets, a play nook here, a quiet seat there, inviting you to pause and simply look around.

the central spine

Through the middle of the Enclave runs the great green spine - linking the west to the east - connecting the Plaza, the Terraced Garden, and the Villa Street Bioswale all in one continuous ribbon of green. You walk through shaded plazas, across bridges over flowing water, and down quiet villa streets - all without ever stepping out of the green.

the living canopy

At the base of the the residential block, there's a lush green towering. A diverse mix of plant species envelops the space, creating a feeling of being immersed in a tranquil, green oasis.

the green belt

Garden enclave is wrapped in its own woodland fringe - a natural boundary of tall trees and thick greens to give wildlife room to thrive and residents some much deserved quiet.

**one can
really
have-it-all**



down to the floor plan

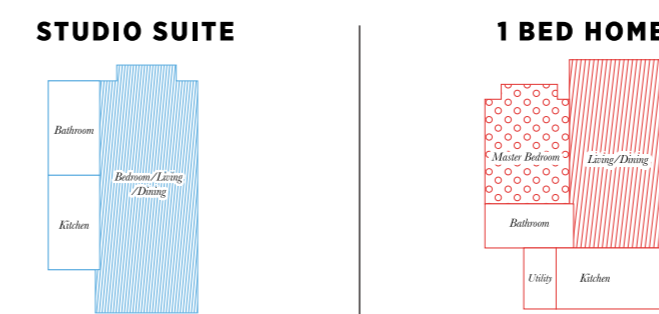
Pritha, a hot-shot event planner, is yet again late to her own event. Thankfully, this one's a step away from her studio home, in the township's much-loved community garden. Every year, Pritha hosts a cooking competition there, thanks to the garden's endless bounty. What's common between professors, corporate lawyers, and supply chain heads? Turns out they're all great home chefs.

This time, to make things more interesting, both her father and father-in-law have signed up. "May the best neighbour win!" they've been chuckling all week. On her way, she spots her co-host Arnav, who's rushing back home because the medals are 'somewhere' in there. Good luck finding them in a three-bedroom-plus-study, Pritha laughs.

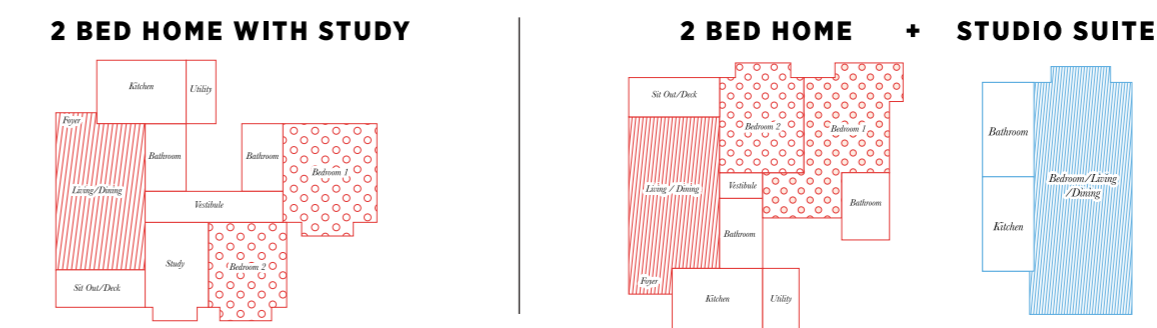
When she finally arrives, the competition is already in full swing. Two teenagers are arguing over the finer points of 'garden-to-table', Shastri aunty is roleplaying as her favorite Masterchef judge, and as for the fathers, they've already made plans to escape to the Black Swan Clubhouse for the cricket match at 8.

And that's how it goes at the Nikoo Homes 8, Bhartiya Garden Enclave - here families live a corner away, neighbours show up in all their glory, and life stretches well beyond the 9-5.

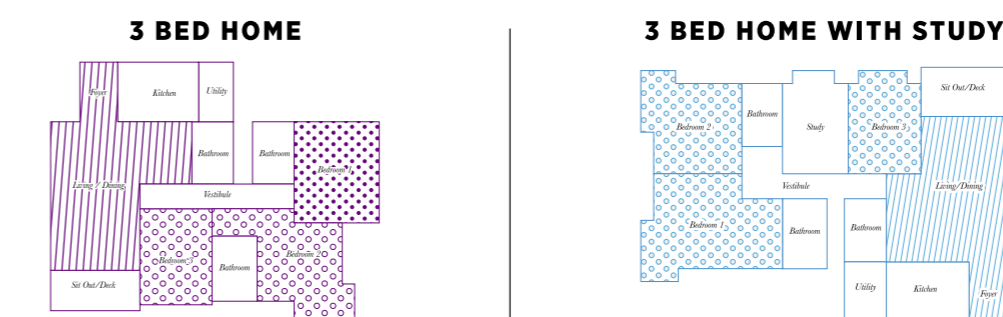
Compact, clever, and full of light — these homes are designed for life's fresh beginnings. Smart layouts turn every square foot into possibility, whether it's a first job, a first family, or simply a first space to call your own.



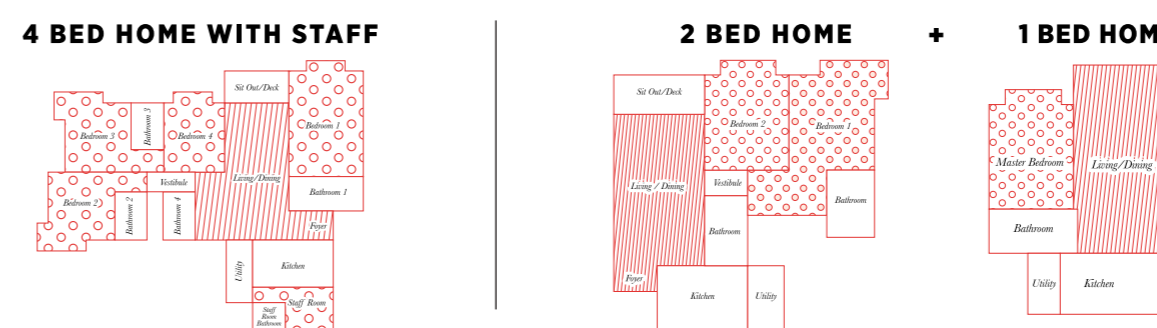
For families that grow a little every day. Flexible plans create room for a new desk, a crib, or even a furry friend. Spaces that evolve with you, without ever feeling crowded.



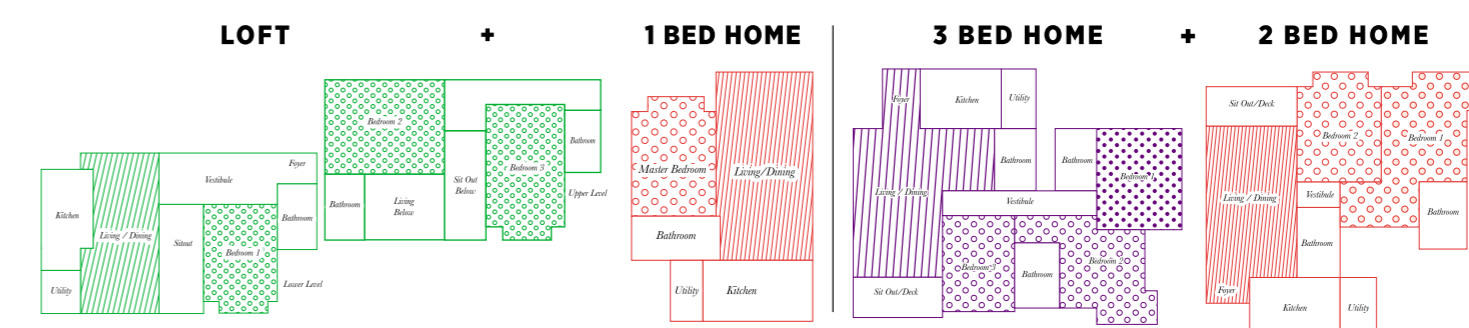
Expansive and thoughtfully designed, these homes offer space to stretch, unwind, and find balance. Ideal for those who value calm corners as much as lively gatherings.



Open, versatile, and full of character. These homes blend contemporary design with the comfort of extra space — perfect for welcoming guests, grandparents, or simply more of your everyday life.



Crafted for togetherness across generations. Independent yet connected, these homes bring families under one roof while still giving everyone their own space — a design that celebrates both privacy and community.



the quiet retreat

Imagine your very own private retreat inside the Garden Enclave, perfectly sunlit and airy. Nikoo Courtyard villas, with their generous courtyards and open terraces, are an invitation to the very best of the good life.



home sweet homes



One size never fits all. It's the same for Nikoo Homes. Every home here is intelligently designed so that you get exactly what you want. For starters, there are many types of homes that you can choose from.

studio suite

Smart, modern and unmistakably comfortable, the Studio Suite is a great example of great design. It's the perfect mix of open and defined spaces with a cleverly positioned kitchen and bedroom. Bay windows ensure that the room is always naturally lit, giving the compact Studio Suite a bright and airy disposition. Perfect if you're looking for your first home or if you are a frequent visitor who prefers your bed to a hotel bed.

one bed home

If you've always wanted a one-bedroom home that doesn't feel as small as a one-bedroom home, look no further. Smart design runs through this home starting from the bay windows that offer extended living space, both in the living room and bedroom.

one bed with study

Perfect for singles or couples who like their space with a little extra. The added study makes room for a work desk, a hobby corner, or even a surprise guest bed when needed. With bay windows extending the living and bedroom, this one-bedroom with study feels bigger than its name, elevating the living by balancing comfort with clever design.

two bed home

A family home in every sense of the word, this home features two bedrooms, one with a bathroom attached. The kitchen also offers ample space to cook for the family and should the occasion allow it, a few more guests. With a deck on one side and bay windows on the other, you can look forward to plenty of sunshine and space.

two bed home with study

Ideal for a family with grown-up children or elderly parents, this home will have little trouble adapting to your needs. The study especially can double up as a third room. Open spaces include a private deck, making it the perfect place for fresh air and family chatter.

three bed home

Roomy and impeccably planned, this three-bedroom home is designed to make a big happy family happier. The living room and bedrooms are spaced out perfectly to accommodate family time as well as a little private time. Homes with a large deck overlooking the city are also available.

three bed home with study

If you find yourself working from home or entertaining frequently, this roomy and versatile home could well be the answer. Intelligently designed with plenty of natural light, the study makes for an enviable office as well as a guest room. The large deck that overlooks the city is perfect for hosting a memorable evening or two.

four bed home with staff room

Suitable for families both big and small, this sprawling four-bedroom home is as smart as it is luxurious. The kitchen, dining room and living room form the heart of this spacious house with one space blending seamlessly into the other. All of which, are framed by features of a more universal nature – open views and natural light. If you prefer a live-in chef or help, a staff room comes attached.

loft

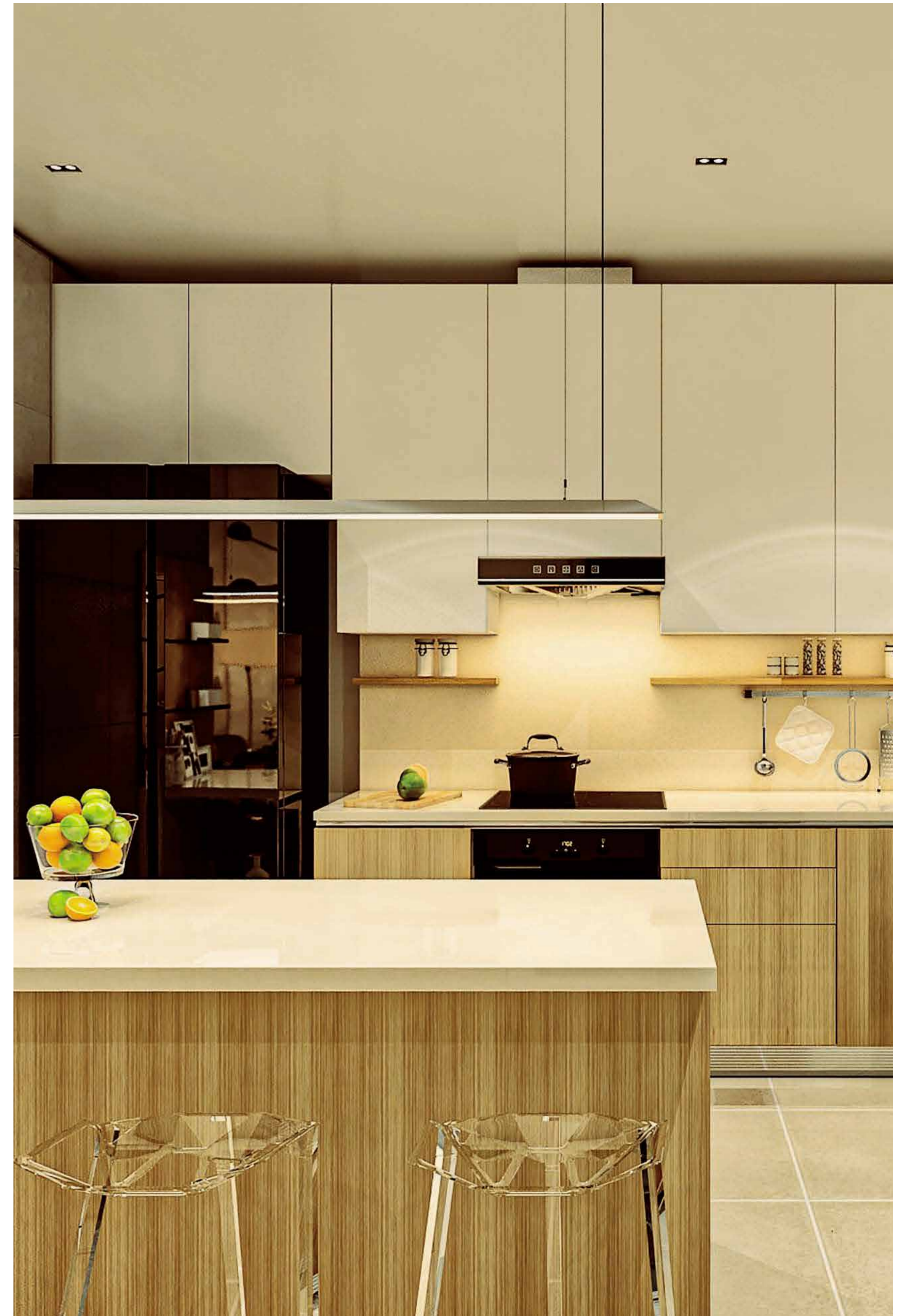
Dynamic, stylish New York comes to Bengaluru in the form of these lofts. Every loft comes with three large bedrooms. All lofts have a deck alongside the living area. Designed specially for young achievers and dreamers used to a lifestyle.

a dash of Italy

Kitchen is the centre that holds a home. The soul of your space. Naturally, we had to out-do our best.

Taking a leaf from Italy, the world's finest in design, we've reimagined the kitchen to match the rhythm of the modern Indian living. The result: Kitchens that are as functional as they are beautiful.

So whether you're carefully assembling your nana ji's formidable butter chicken or cheating your way through a youtube recipe, every meal becomes a memory- one garnished with a little bit of Italy.



we know a spot

Squeeze in a Balinese spa between meetings. Get back to your Ironman training at the gym. Host a movie festival in the screening room. Finish all of Chekhov at the library. Or just catch the beautiful Bangalore sunset.

All of it and more at one address: The Black Swan Clubhouse. It's the kind of place one wishes for when the genie finally shows up.

The Black Swan Clubhouse



master plan

1. The Quiet Trail
2. Community Garden
3. Children's Play Area
4. Linear Garden
5. Meditation Garden
6. BBQ Pit
7. Organic Kitchen
8. Aroma Garden
9. Sensory Garden
10. Villa Pathway / Planted Bioswale
11. The Living Canopy
12. Terraced Landscape
13. The Central Spine
14. Black Swan Club and Swimming Pool
15. Wild Flower Garden
16. Community Seating
17. Wildlife Garden
18. The Circle of Life
19. Woodland Seating
20. Tennis Court
21. Feature Wall
22. Entrance Island



it's a full house!

COMMUNITY GARDEN | CAFE | LINEAR GARDEN | MEDITATION GARDEN | LIBRARY | MOVIE POD | SENSORY GARDEN | TENNIS COURT | WILDLIFE GARDEN | CELEBRATION GARDEN (CIRCLE OF LIFE) | COMMUNITY SEATING | CLUBHOUSE | CENTRAL PLAZA (THE CENTRAL SPINE) | TERRACED LANDSCAPE | GARDEN CANOPY (THE LIVING CANOPY) | VILLA PATHWAY | BBQ PIT | CHILDREN'S PLAY AREA | ORGANIC KITCHEN | PEDESTRIAN PATHWAY | DANCE & ART STUDIO | SPA & RESTAURANT | INFINITY POOL AND DECK | INDOOR GAMES COURT | CONCIERGE | COOK STUDIO



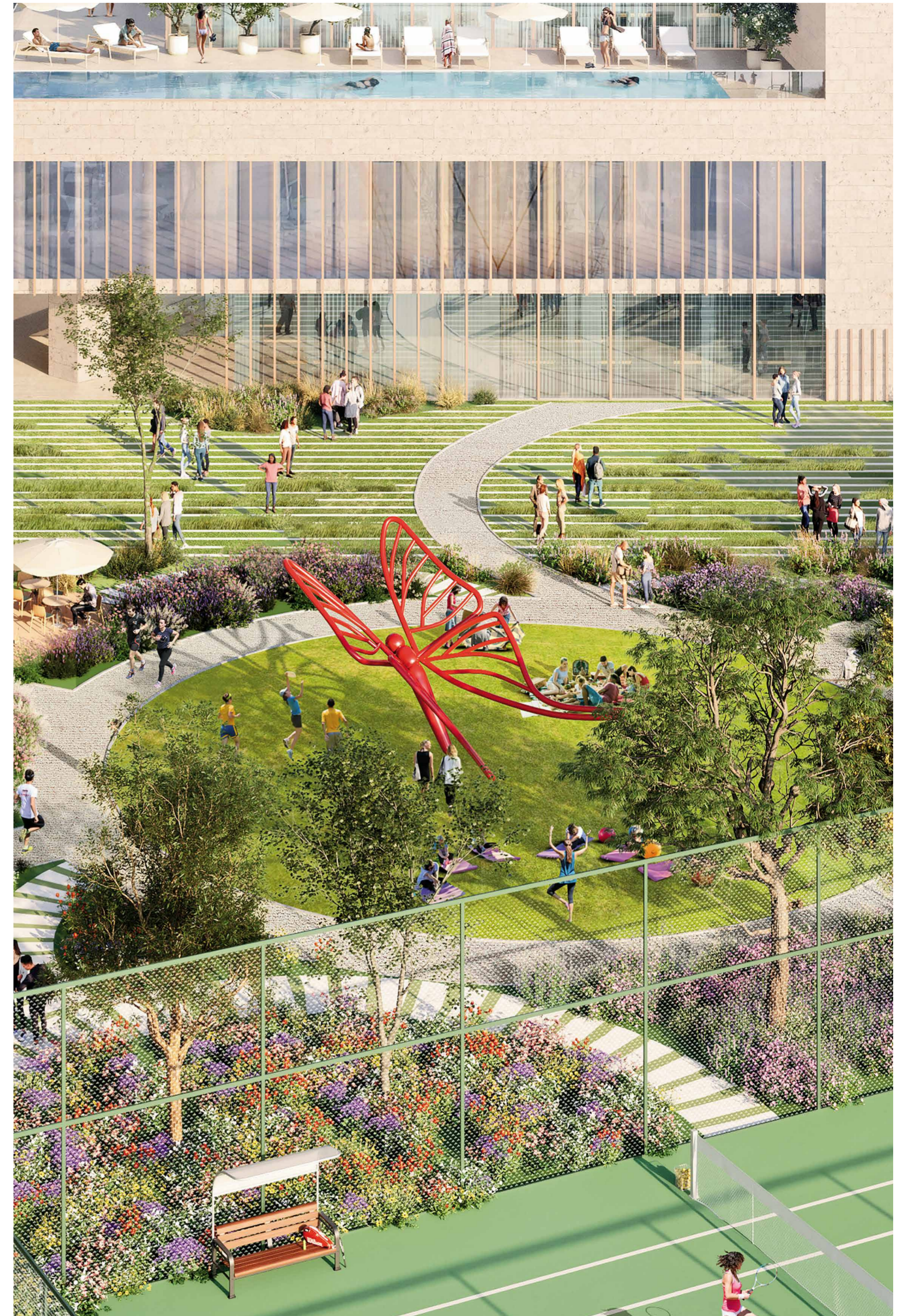
Bhartiya began its journey in 1987 with design at its core, growing into Asia's leading leather apparel exporter with studios in Italy and world-class manufacturing in India and China.

Driven by its passion for design and quality of life, the Group later expanded into urban development to create spaces that inspire better living.

In 2007, this vision came alive as Bhartiya City - "The City of Joy" in Bengaluru. A smart, sustainable township designed by global architects, it brings together homes, offices, retail, culture, and entertainment for over 200,000 people every day. The flagship Nikoo Homes brand has redefined urban living in India, fostering community, culture, and wellbeing for thousands of families.

Alongside, the Bhartiya Centre of Information Technology (BCIT) offers LEED-certified workspaces for leading global firms, with the future set to scale toward IoT-enabled smart buildings.

At the heart of Bhartiya City lies the iconic Leela Hotel & Convention Centre, a hub of luxury hospitality and business, as well as the vibrant Bhartiya Mall of Bengaluru, one of the city's top retail destinations and the Chaman Bhartiya School where we nurture leaders of tomorrow. Building on this legacy, Bhartiya Urban now introduces Nikoo Homes 8, Bhartiya Garden Enclave, its latest launch, bringing the philosophy of garden-led living to more neighbourhoods across Bengaluru. From design to world-class cities, Bhartiya continues to shape spaces where people live, work, and thrive-raising the standard for modern urban India.



NIKOO HOMES 8

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