

nikoo 9

**ALPINE | BHARTIYA
GARDEN HILL**

WASTE MORE TIME

The truest luxuries of life are unhurried. One where breakfasts aren't on-the-go and evenings aren't spent in traffic. Most believe they need more time to achieve this. Almost like another hour in the day will solve everything. Sometimes, it starts with a better address. One where another lap in the pool stills gets you to dinner on time. Retail therapy needs no special plans, just a few steps from your door. Cycling is the quickest way around. Convenience never comes at the cost of calm when Bhartiya City, the city of joy, is minutes away. Chaman Bhartiya School is so close by that mornings don't have to be rushed. A walk through nature begins outside your doorstep. Where the library isn't aspirational. It's a regular Tuesday. Leisure always gets the good hours at the Black Swan Club. A long day ends at the spa. Lazing in the aroma garden is a productive day. The best parts of life don't ask for more time. They simply ask for a home that makes room for them. Enough room to stay. Enough room to linger. Enough room to waste more time.



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. It's 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.

YOUR TIME, UNDISTURBED

A tree doesn't rush its bloom. At Nikoo Homes 9, the silk-cotton tree native to this city, generous with its colour, shapes everything around it. Pathways wind like its roots, unhurried, leading somewhere rather than straight there. Courtyards sit in the shade of its leaves. The amphitheatre at the entrance doesn't announce arrival, it simply makes room for it. Terraced gardens ask nothing of you but to sit a while. Even the palette changes with the seasons, the way the tree does. A home, like a tree, isn't built for speed - it's built to be lived under.



WASTE TIME

A fountain to stare at. A rolling hill to roam in. A court to lose an hour on. Bhartiya Garden Hill gives you plenty of ways to slow down time, pleasantly.

in the neighbourhood

A sculptural tower marks the centre, and everything else gathers around it - kiosks, benches, people in no particular hurry. The terrace climbs from Celebration Park to the Community Garden in steps and slopes, so the walk between the two takes a little longer than it needs to. That's rather the point.

exploring the landscape

Four metres of level change. Greenery on either side. Paths that climb before they settle. This isn't a stroll, it's closer to an expedition, minus the passport.

among the community

Dogs get the lawn. Children get their play zones, colour-coded and imaginative. Adults get the reading nooks, tucked quiet enough to actually finish a chapter. And right in the middle is a pool to unwind and float in.

with the birds

Not every corner here is designed for people. Some are left thick with planting, humming with birdsong, home to a community farm that grows more than vegetables. From the center to the parking, everything is under the shade of trees.

moving aimlessly

Tennis courts, a paddle club, cricket nets so you can try a hand at every sport. A cycle track that loops back exactly where it started. Motion for its own sake, that's the whole idea.

DIFFERENT HOMES. SAME ADDRESS.



Diya, freshly promoted and freshly moved into her studio, is hosting her first dinner party. Table for one, technically, but somehow the whole floor's invited itself. Rohan from the loft upstairs brings wine he "just happened to have extra of." The Guptas, three doors down in their three bed home with study, send their teenager over with a tray of gulab jamun their grandmother insisted was "too much for six people." Diya's kitchen, catches the evening breeze before it even reaches the corridor - which is more than she can say for her cooking.

Upstairs, in the Loft that overlooks the pool, Karan is meant to be working from home. He isn't. He's watching his daughter attempt her third lap while pretending to negotiate a client call. The corridor gap between his unit and the neighbour's does its quiet job - light in, sound out - so nobody hears him lose the negotiation to a seven-year-old doing butterfly stroke.

Two floors from the top, the Mehras are still unpacking their new three bed home, mostly because their son keeps disappearing to umpire cricket matches with the Guptas' teenager. And right at the very top, under double-height ceilings that make even Sunday mornings feel like an event, the Malhotras watch the sunset from their sky villa balcony - a view they didn't know they needed until they had it.

Different floors, different lives, same easy rhythm. That's the thing about Nikoo Homes 9, everyone gets a home that fits exactly how they live. Turns out, having it all was never about square footage. It was about the plan.

A LITTLE CLOSER TO THE SKY

Some homes are designed to be lived in. Sky Villas are designed to be looked up at. Perched at the very top, they trade ceilings for something closer to sky, double-height living rooms that let the day in from every angle. Step onto the balcony and the landscape stretches out below, uninterrupted. Exclusive by design, elevated by nature. Up here, even the ordinary feels a little rarer.



GOOD LIVING LIVES AT NIKOO



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.

EVERYTHING, JUST DOWNSTAIRS

40,000 square feet of retail, and none of it needs a special occasion. Coffee before the day starts. Groceries on the way back. A new pair of shoes you weren't planning to buy but did anyway. Step outside and the piazza takes over - kiosks, a flea market on the weekends, the kind of browsing that isn't really shopping, just wandering with intent. At Nikoo Homes 9, the errand and the evening out are the same walk.

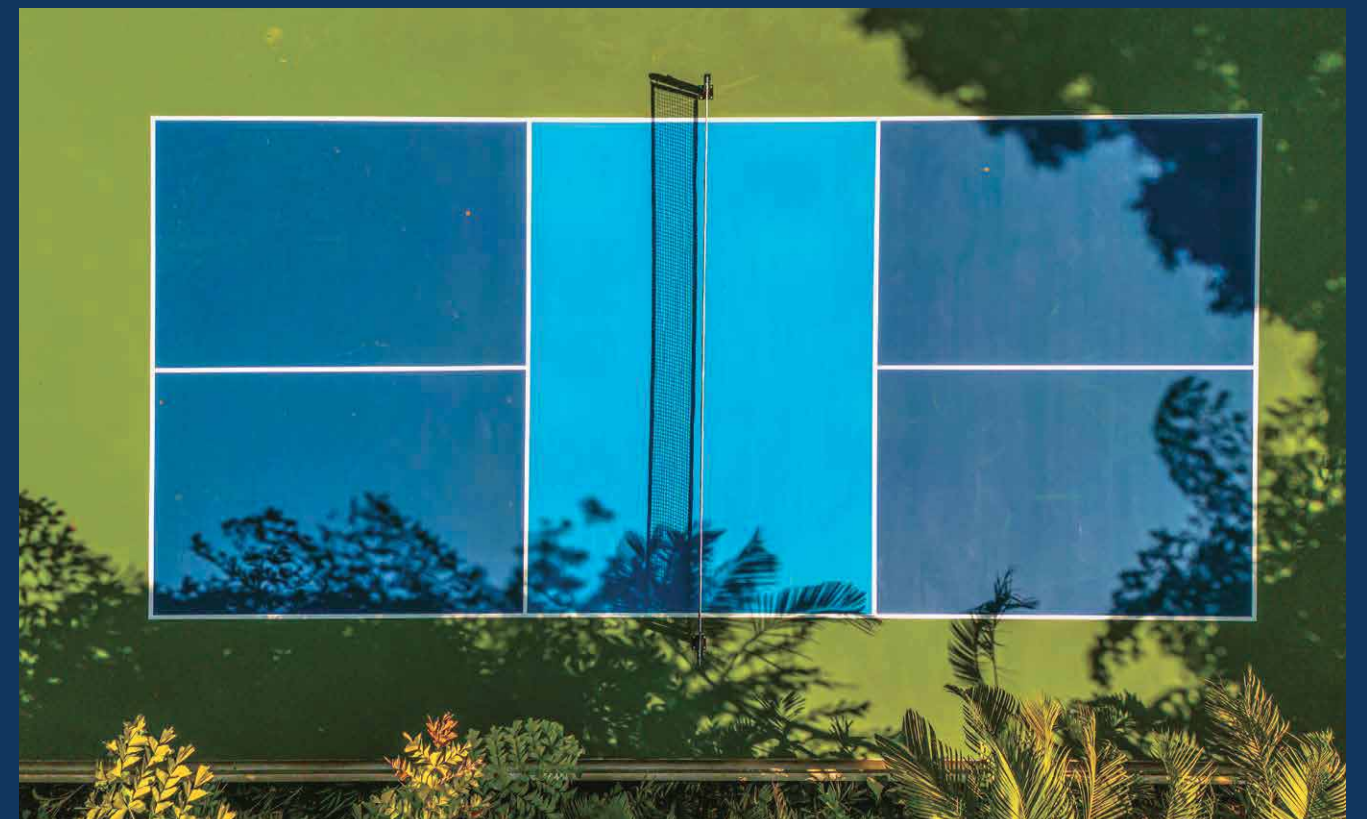


MADE FOR YOU



A squash court for the competitive. A spa for the ones pretending not to be tired. The gym for Iron-man training, the library for finally finishing Chekhov, the movie pod for a festival of one. Host a party in the hall, or just a conversation over coffee at the cook studio. Somewhere between the music room and the sunset from the party lawn, the Black Swan Clubhouse stops feeling like an amenity and starts feeling like a room in your own home. The kind you'd ask a genie for. Turns out, you just needed the right address.

The Black Swan Club



ITALY, DELIVERED TO THE KITCHEN

The kitchen was always the real centre of the home. So it seemed only fair to give it Italy's attention to detail. These kitchens borrow their design language from the world's finest, then quietly adjust it for how India actually cooks. Nana ji's butter chicken on Sunday, a YouTube shortcut on Tuesday. Functional first, beautiful without trying. Every meal ends up a little more memorable. And every memory, a little bit Italian. Or Mexican.



MASTER PLAN

1. Concert Venue
2. Haven of Joy
3. Shopping Plaza
4. Garden of Senses
5. Community Garden
6. Earth Garden
7. The Public
8. Rolling Garden & Path
9. Black Swan Café & Square
10. Cricket Pitch
11. Paddle Court
12. Pickleball Court
13. Swimming Pool
14. Sports Pavilion
15. Tennis & Multipurpose Court
16. Fantasy Land



MANY WAYS TO WASTE YOUR TIME

PRIVATE & PUBLIC RETAIL SPACE (SHOPPING PLAZA) | CONCERT VENUE (AMPHITHEATER AND GATHERING SPACE) | HAVEN OF JOY (CELEBRATION SQUARE) | FANTASY LAND (THEMATIC CHILDREN'S PARK) | CLUBHOUSE LIBRARY | INDOOR PADDLE COURT | SQUASH COURT | MULTIPURPOSE COURT | CELEBRATION HALL & PANTRY | RESTAURANT | SPA & SALON | CAFETERIA (INDOOR & OUTDOOR) | COOKING STUDIO | LOUNGE | PERFORMANCE AREAS (THE PUBLIC & OTHERS) | ART SPACE | MUSIC ROOM | MOVIE POD | GYM | DANCE STUDIO | CRÈCHE





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 more than 6,000 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. Bhartiya City is also emerging as one of Bengaluru's most vibrant business destinations, with over 4.1 million sq. ft. of premium IT office space already operational. 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. Bhartiya Urban has over ₹8,000 crores of residences under development, and this reflects its commitment to creating thoughtfully designed communities that enrich the lives of thousands more families. Building on this legacy, Bhartiya Urban now introduces Nikoo Homes 9, Bhartiya Garden Hill, its latest launch, bringing the philosophy of living life at your own pace to 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.

BHARTIYA GARDEN HILL BAGALUR

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Karnataka RERA Registration Number: **NIKOO HOMES 9:**