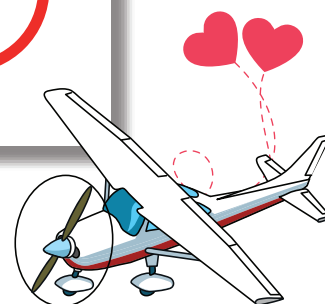


COME
HOME TO
NIKOO



A woman in a red sari stands on a balcony, looking out over a lush, green city. The city is filled with tall apartment buildings and a central park area with a large pond and many trees. The sky is bright and blue, with birds flying. The overall scene is vibrant and modern.

“We had a dream”

Many years ago, we had a dream. To build a city.
A city of joy. Bhartiya City.

Where you get to experience the joys of open
expanses with endless possibilities, where work
and school are just a short walk away, and cycling
to either is an interesting option.

Where shopping with friends, a Sunday brunch,
Dad's 70th- there's space for all of the little things
and the big things that matter to you.

Friday evening musicals to a host of shopping,
dining and entertainment options, all reside under
the city stars.

A space where our five key pillars of living-
community, culture, family, learning and wellness
go hand-in-hand.

Today, the City calls you home to live the good life.

Come fill life with your experiences, and enough
time to enjoy them all. Come home to Nikoo.

A Home
And A City,
Both Yours





The Story Of A City

When we built Nikoo Homes, we also wanted to surround it with the city you could call home.

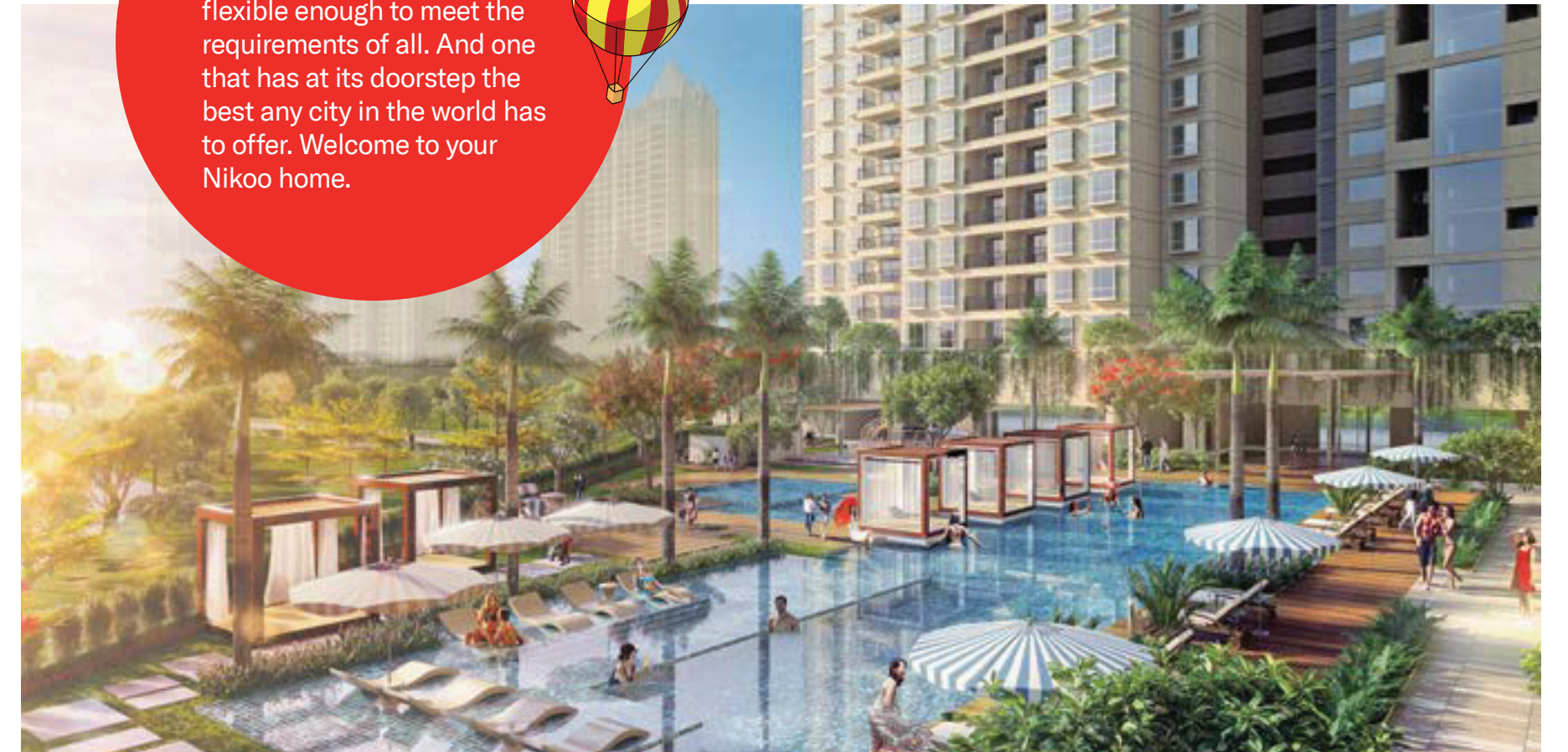
Bhartiya city is over 100+ acres development in North Bangalore that includes a tech park, a school, vast green expanses, and of course, your new Nikoo Home.

“Design-based thinking is at the core of Bhartiya. It’s how we aim to create a better life.”

- Mr. Snehdeep Aggarwal, Founder





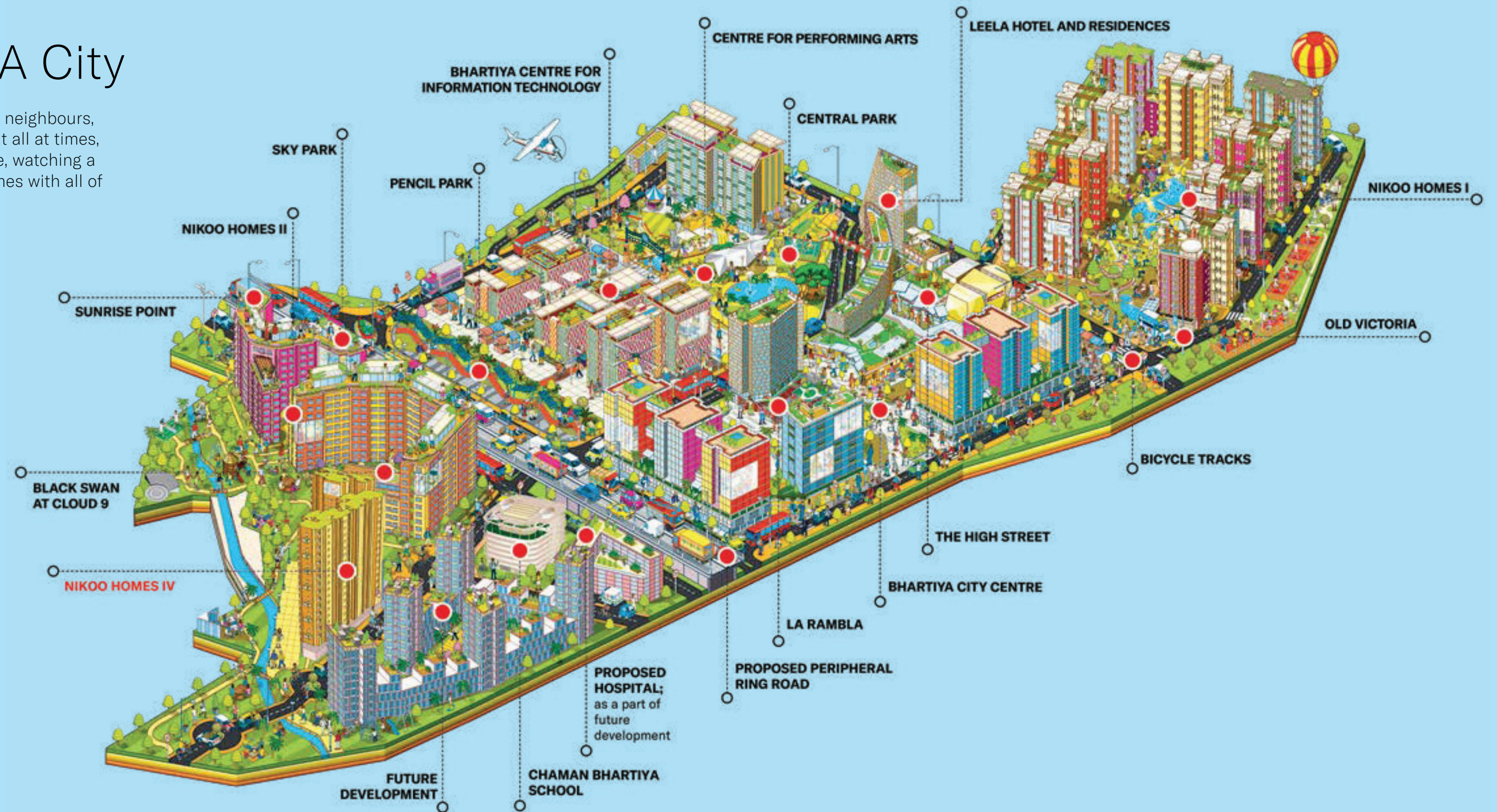


The Great Indian Home is one where every little detail is planned. A home with plans flexible enough to meet the requirements of all. And one that has at its doorstep the best any city in the world has to offer. Welcome to your Nikoo home.



Buy A Home, Get A City

Because a life is lived in the hearts of friends and neighbours, doing things we love and in parks doing nothing at all at times, at work and at school, shopping for things we love, watching a concert or sometimes a movie, a Nikoo Home comes with all of this and more, neatly wrapped in a big little City.



Just a walk away from your Nikoo home



Bhartiya Centre For Information Technology (BCIT)

A healthier, energy-efficient, (LEED®) GOLD certified sustainable development in Bhartiya City and home to several global companies, one of which could be your workplace.



Chaman Bhartiya School

Chaman Bhartiya School is a private educational institution located in Bhartiya City. It has been ranked as one of the top emerging schools in Bengaluru.



Mall Of Bengaluru

The Bhartiya Mall of Bengaluru is home to 185 stores across categories, coupled with world-class dining and entertainment options a stone's throw away from your Nikoo Home.



Performing Arts Pavilion (PAP)

Global experiences come home at The Stage, ranging from musicals to theatre performances from some of the most talented ensembles anywhere in the world.



The Leela Hotel, Residences & Convention Centre

When it is time to celebrate life's greatest joys, The Leela's hospitality and care is unmatched. Now, the globally renowned Leela experience finds a new home at Bhartiya City.



Proposed Hospital; as a part of future development

When it comes to those we love, only the best will do. The upcoming hospital is being designed to bring world-class health facilities to your doorstep, quite literally



Central Park

Pick a spot. The lush Central Park has acres of beautifully landscaped gardens made for Saturday picnics, Frisbee or midnight walks.



Introducing Nikoo IV

Nikoo Homes I and Nikoo Homes II are now home to approx. 4500 happy families. We invite you to celebrate life as it should be with Nikoo IV built around the concept of urban integrated living.

Enjoy lush greenery and rejuvenating spaces that are an integral part of Nikoo IV's design. Add to that a multitude of health facilities for people of all ages and preferences, landscaped gardens and a private movie screening space, and all that you ever wanted in a good home is now yours to celebrate. At home, Italian designed nikoo kitchens serve as the highlight for those who love to live in style!





Why choose a Nikoo Home?

Every Nikoo Home is designed to comply with global standards for those who expect only the best from life.

Nikoo Homes offers a wide range of apartments for families small, large, and growing. We believe in building homes that adapt with you, to you.

Features such as spatial optimisation, loft and homes within each apartment tower, and a choice of apartment configurations make living in a Nikoo Home a truly rewarding experience.

1. **Flexible Spaces:** Nikoo Homes are planned to help serve your needs at every stage of life.
2. **Intelligent Design:** From bay windows to the option of fold-away furniture, a Nikoo Home is all about utility, both in form and in function.




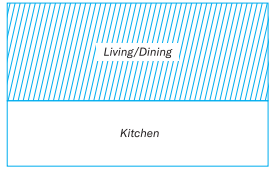
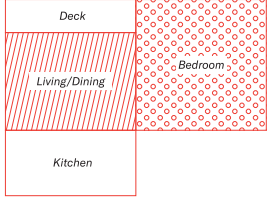

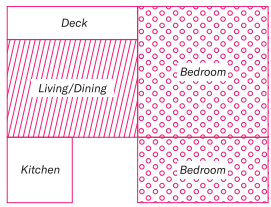
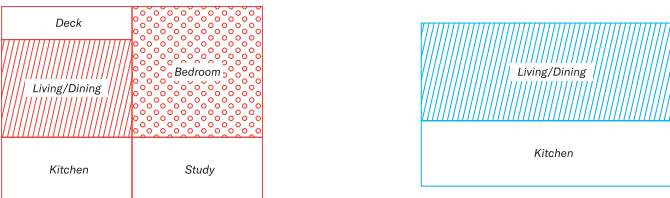

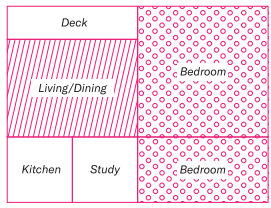
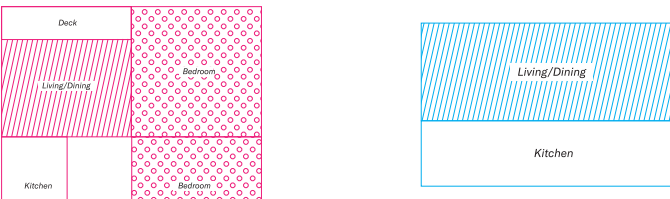

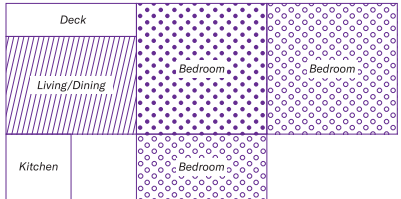
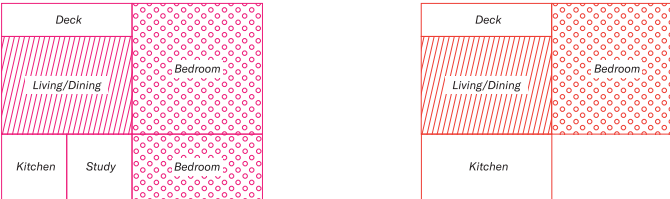

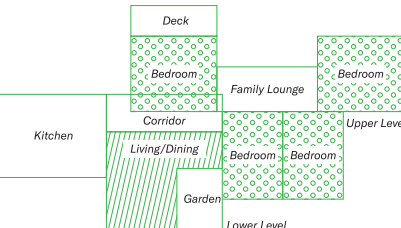
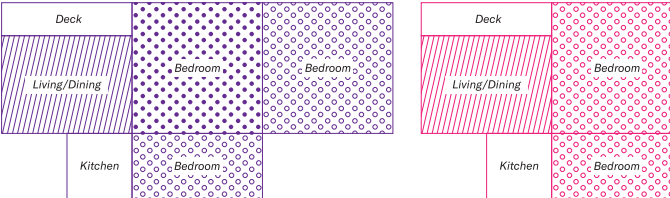
3. **Inclusive Community:** Share space with artists, startup founders, well-seasoned travellers and those with a lifetime's worth of stories in one of the many public spaces around your Nikoo Home.
4. **Quality urban living:** All the goodness of living in vast open spaces, customised for urban convenience.



Choose the Nikoo home that's perfect for you

We're all about choices

Choose a Nikoo home that is perfect for you

	YOUR CHOICES	STUDIO SUITE	1 BED HOME
 <p>Well, everyone deserves some space and these home plans are perfect for those who would love some privacy. Bring over some wine, or perhaps your furry friend, and move in!</p>	<p>You can pick a self-sufficient studio suite. Or if you like your kitchen to be separate, a one bed home. Besides being affordable, they both come with a sprawling personal deck and the finest Italian designed nikoo kitchen. If you can stretch your budget, get yourself a loft. Nothing beats that.</p>		
 <p>With a child in your picture, their safety and wellbeing becomes priority. Congratulations! A Nikoo Home is the best place for a child to grow up. What's more, they can have their space even when you have guests over.</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>	<p>2 BED HOME</p> 	<p>1 BED HOME WITH STUDY + STUDIO SUITE</p> 
 <p>For families with growing children, the demands on the home space may seem virtually endless! What happens when mom or dad needs a home office, or the elder sibling needs some quiet space, or the younger one decides on a pet?</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>	<p>2 BED HOME WITH STUDY</p> 	<p>2 BED HOME + STUDIO SUITE</p> 
 <p>The moment people of all ages enter the picture, the more you need to think about the perfect home for everyone. After all, a home is a place that feels like one, and people need a community to thrive. Thankfully, Nikoo Homes has answers.</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 Loft will be spacious enough for everyone for many years to come. A wise option, albeit a tad more expensive.</p>	<p>3 BED HOME</p> 	<p>2 BED HOME WITH STUDY + 1 BED HOME</p> 
 <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 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.</p>	<p>LOFT</p> 	<p>3 BED HOME + 2 BED HOME</p> 



Several home configurations
for every need imaginable.
All paired with a diverse,
vibrant community and
countless amenities for
easy living.



A quick glance at what you can expect to find at Nikoo IV

The Black Swan : A clubhouse designed to put the 'life' in work-life balance, with a host of options for every interest imaginable. The Black Swan is home to a daycare centre, a gymnasium, a spa, indoor playing options, reading corners, and a cafeteria.

Common Areas : Right downstairs to your Nikoo Home is a space with a in-house supermarket, a florist and a doctor's clinic for all of the curveballs life tends to throw.

Swimming Pools : Take your pick from the kiddie pool or the recreational one, all looking up at the Nikoo skyline.

Family Doctor : Let's put the apples out of their jobs, because if you ever need a bit of care urgently, the doctor is right downstairs. The doctor's clinic is part of the Nikoo Homes design. Be sure to wave to the team there, it makes them really happy!

Dance Studio : Sometimes, all you need to do is let your hair down and dance! The dance studio is equipped with a well drawn-out mirrors, an amazing sound system and more. Just bring along your music and dance.

Italian Designed Nikoo Kitchen : Hand it to the Italians for doing dining so well. Cooking is at heart of every Indian family and we'd like to enhance your experience through well designed kitchens.. Please talk to us about how.

Boardwalk : How do you feel about a space that says "Yes" to everything? Well, that's exactly what the boardwalk is, a pleasant pathway for you and your loved ones, to walk amongst open green spaces near your Nikoo home



Play Areas : Why just one? We have several! Summer mornings are better spent in free play at one of the many play areas around Nikoo Homes.

Movie Pod : A private movie screening is the perfect way to spend the weekend with friends and family.

The Commune : Welcome to your urban sanctuary, complete with a resort-like pool split into lap pool, recreational pool and kids pool. A series of relaxation pods, garden paths, boardwalk and an Al-fresco dining area add to your joy of being home.

Soul Garden : Enjoy a green space to get away from the mundane. A little pristine patch where you can enjoy a little walk by yourself.



INDOOR :

LIVING ROOM

CELEBRATION HALL

CAFÉ

MOVIE POD

COOK STUDIO

JUICE & COFFEE BAR

DANCE STUDIO / AEROBICS ROOM

KIDS CLUB / CRÈCHE / EARLY LEARNING CENTER

IN-HOUSE SUPERMARKET

DOCTOR'S CLINIC WITH PROVISION FOR PHARMACY

COURIER ROOM

FLORIST

INDOOR SQUASH COURT

INDOOR BADMINTON COURT

GYMNASIUM

SPA / SALON

OUTDOOR :

JOGGING AND STROLLING TRACK

KIDS PLAY AREA

MEDITATION AREA

CYCLING TRACK

RECREATIONAL POOL

LAP POOL

KIDS POOL





















LUSH LANDSCAPING

SOUL GARDEN

BOARDWALK

* Some of the amenities will be provided by a third party vendor appointed by the Developer.

Master Plan

-  1. TOWER A
-  2. YOGA PAVILLION
-  3. ACTIVITY DECK
-  4. AL-FRESCO DINING AREA
-  5. PLAYGROUND
-  6. APARTMENT DROP-OFF
-  7. PODIUM ARRIVAL COURT
-  8. OUTDOOR PRE-FUNCTION AREA
-  9. SITE ENTRANCE/EXIT
-  10. TOWER B
-  11. RECREATIONAL POOL
-  12. BBQ PIT
-  13. SOUL GARDEN
-  14. KID'S POOL
-  15. LAP POOL
-  16. CHANGING ROOMS
-  17. GARDEN PATH
-  18. RELAXATION PODS
-  19. TOWER C
-  20. SITE ENTRANCE/EXIT



One size never fits all, and we know this at Nikoo. Which is why we design every home intelligently 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 an example of great design. It's the perfect mix of open and defined spaces with a cleverly positioned kitchen and bedroom. Bay window ensure that the room is always naturally lit, giving the compact Studio Suite a bright and airy disposition. Perfect if you are looking for your first home or if you are a frequent visitor who prefers your bed to a hotel bed.

1 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.

1 BED HOME WITH STUDY

Whether you are a family of two or three, you'll find plenty of ways to make this space your home. The study, in particular, is versatile enough to serve as a satellite office, a children's room or a guest room - all of which enjoy the luxury of bay windows. No matter your needs, you'll find plenty of room to play with.

2 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.

2 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.

3 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.

3 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, the 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 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 deck alongside the living area. A variety of amenities are all within easy access from your loft.

POM POM

Boys and Girls; get ready for evenings with some ice cream and joy!



NIKOO IV IS NOW OPEN FOR BOOKINGS.
THIS IS OUR NEW PHASE OF RESIDENTIAL APARTMENTS INSIDE BHARTIYA CITY.

For further information and to visit a model home, please contact us on
T: **080 6742 3333**
E: info@bhartiyacity.com

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nikoo-homes.com