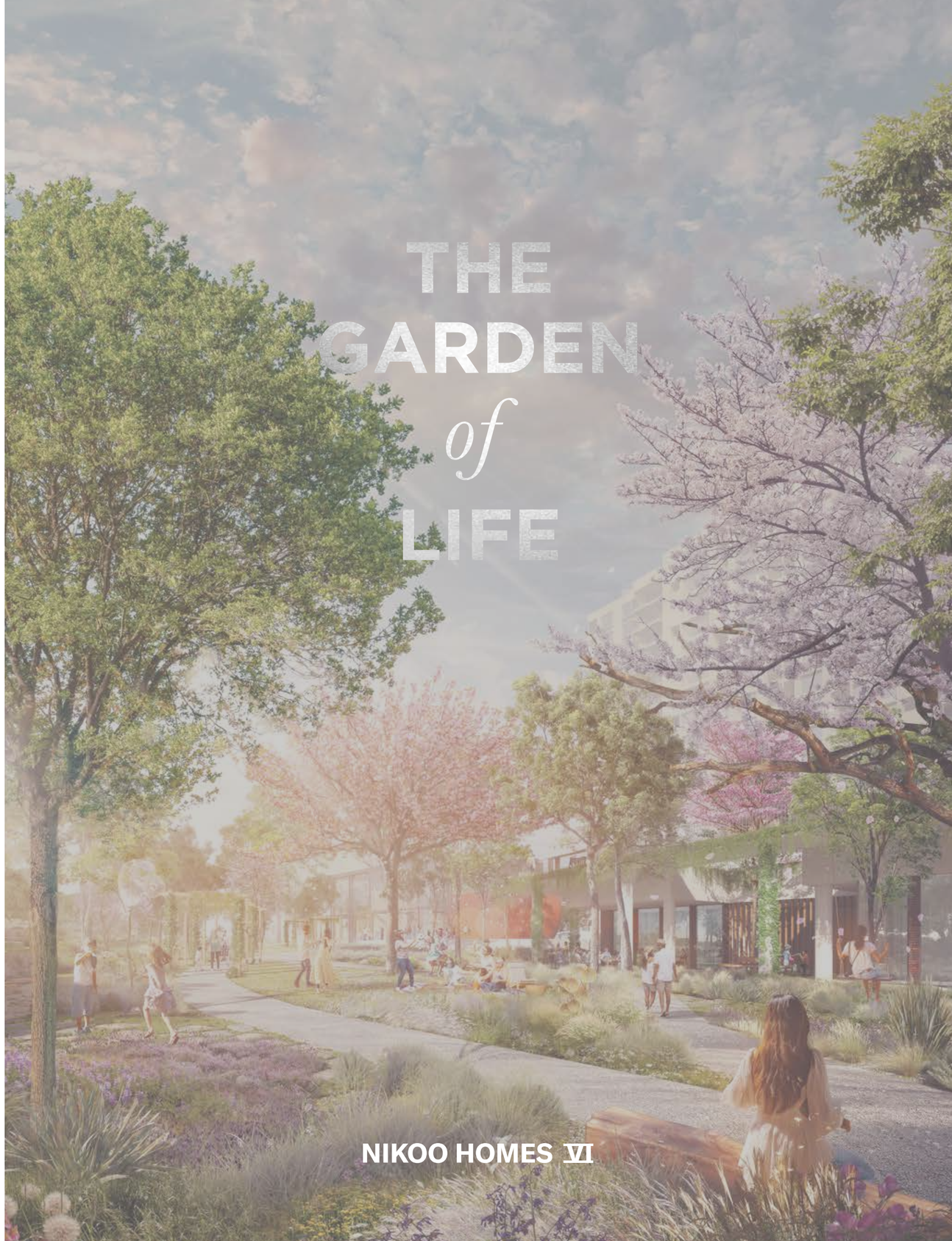
THE GARDEN *of* LIFE

nikoo
Homes


THE
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NIKOO HOMES VI

Imagine. A sun-soaked morning. Leaves falling on your head. And an endless read in your hand. Now, out of blue comes a football at your feet and a sweet little invitation—Come play with me! What follows next is a ten minute run. An hour of laughter. And one fine sunset to remember. You see? Neighbours might move in as strangers but our garden homes make sure they turn into lifelong friends. It has been said that something as little as the flutter of a butterfly's wing can cause a typhoon around the world. And we are humble believers of that. Our homes are nestled in the heart of a garden, woven from the threads of countless small experiences, each leading to a beautiful life. Perhaps you can live your childhood dreams once again. Splash into the pools. Cycle in the rain. Know you have the choice to stay outdoors as much as the indoors. There are finely crafted rooms, hard-to-leave. And freshly manicured gardens, hard-to-resist; a lost treasure that now sits happily next to the best that modern life has to offer. You can also chase squirrels. Take kids out for frisbee runs. Or count flowers with them. Only yesterday, a sweet little boy had questions about the world going in circles. No, he didn't read that in some book. Just assumed while smiling and riding his bicycle. Then, there are friendly neighbourhood markets which help our residents beat the famous 10 minute delivery apps. On their way, they stop by to greet their friends and that often leads to a potluck plan. You should see our homes light up when they come over! Everyday you'll see families venture out, only to return once again to the comforting embrace of their homes. Such is life here—in & out equally joyful. If you're looking for gardens you can call 'Home', Nikoo VI is for you. Step in whenever you're ready.

The Garden of Life Awaits You.

A New Leaf



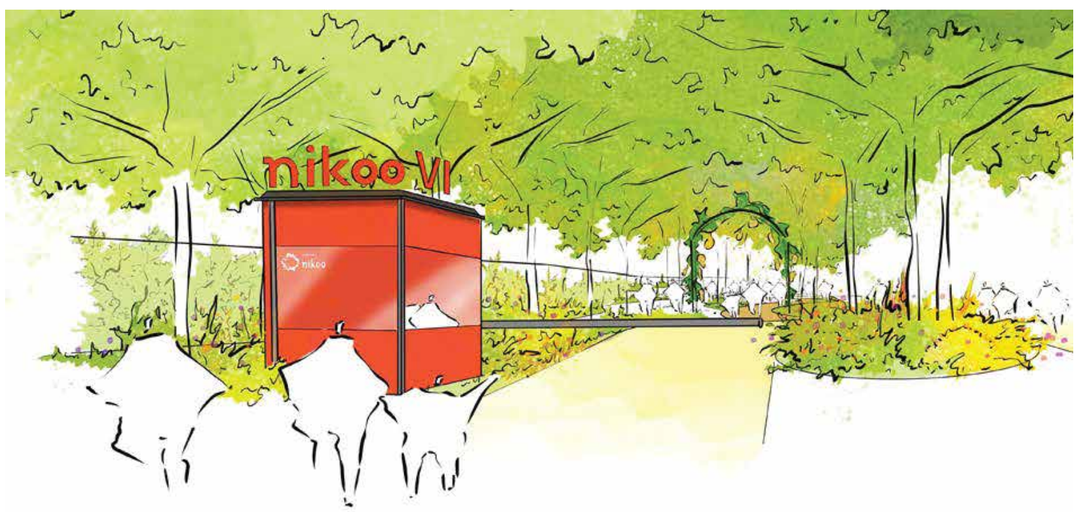
We've always been home makers. And now, we're also proud gardeners. We don our aprons not just to raise four walls, but to cultivate dreams. Our green thumbs tends to wonders like daisies. And our harvest is nothing short of sky high homes. We're breaking new grounds, planting seeds of life, one day at a time. To nurture our very own *Garden of Life*.

In Full Bloom

If happiness could take form, it would mirror the beauty of gardens. You're lucky! Because, we've got 6 of them seamlessly weaving into one another. Our gardenscape isn't just a feast for the eyes, but a playground for the soul; the perfect recipe for harmonious living, bringing people close to nature one seed at a time.

Garden of Discovery

Picture this as a lush trail filled with hidden treasures. Beyond simply being a green route to the Black Swan Club, it's a spot where you can unwind in comfy seating areas, dive into the sensory delights of natural play zones and flower gardens, and even stumble upon playful surprises along the garden trail. It's all geared towards ensuring your visit is a warm, interactive experience.



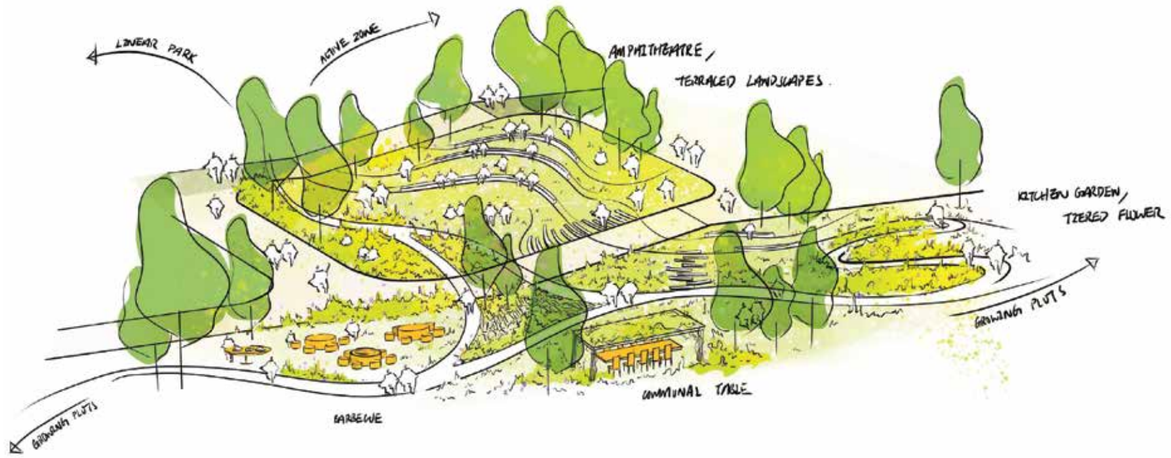
Garden of Strength

Consider this as your one-stop destination for sports, with a multi-sports court, cricket net, and an outdoor gym. Nestled among newly planted trees and set against a tiered landscape, this activity hub doesn't just reinforces the physical wel-being; it's practically a seamless extension of our natural surroundings. Your workout isn't just about health; it's about celebrating the harmony between you and the great outdoors.



Garden of Unity

A central communal space intentionally designed to foster a sense of community. It embraces openness, creating a breakout area that provides visual access to the surrounding site. The terraced seating encircling a level open space offers flexibility for various activities while also serving as a tranquil spot for relaxation. This inviting setting encourages people to come together, whether for engaging in group events or simply for relaxation.



Garden of Vitality

A vibrant and nourishing space that celebrates the joy of growing, preparing, and sharing food. Residents are invited to nurture their own crops, savoring the joy of a homegrown harvest. It's not just a garden; it's a vibrant kitchen under the open sky, complete with BBQ pits and charming dining spots to elevate your gathering experience. But here's the twist: this garden isn't just about growing veggies.



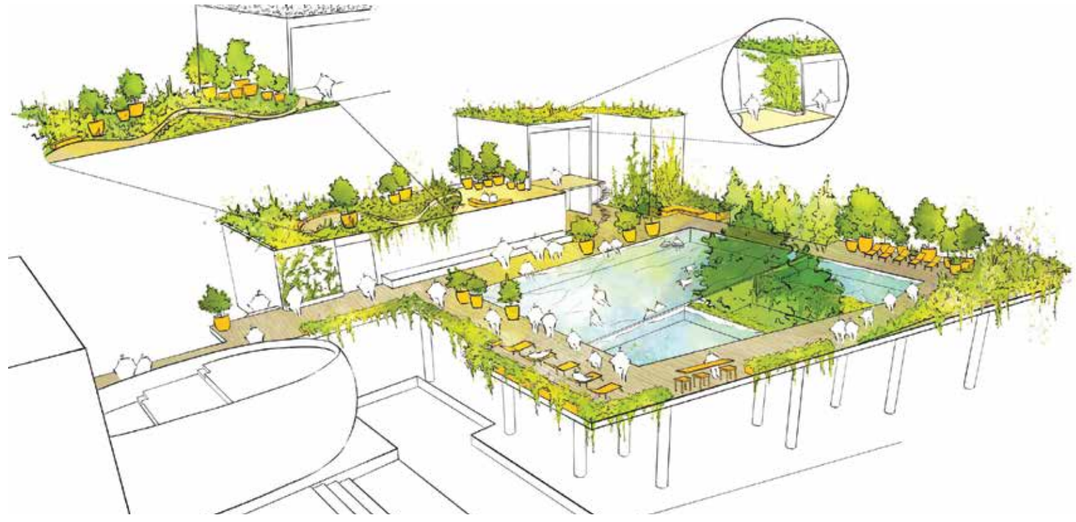
Garden of Healing

A tranquil space designed to promote well-being and rejuvenation. To the north, a terraced landscape with stone walls and carefully cultivated herb planting provides a visually appealing and serene backdrop. A reflexology path winds through the garden, offering a tactile experience that stimulates different pressure points on the feet. The sensory flower garden entices with its vibrant colours, smells, and textures, engages all the senses, inviting individuals to reconnect with nature as a means to relax the mind.



Garden of Joy

We like to call it, “An oasis of outdoor wonders.” From the sun-kissed upper pool deck, perfect for sunbathing and refreshing swims, to the intimate courtyards and communal terraces, this space embodies the art of indoor-outdoor living. The courtyards bridge the physical and visual realms, adding a touch of magic for visitors and residents. Exclusive communal courtyards provide a social haven for neighbors. With the Black Swan Club overlooking the linear park, you're treated to breathtaking views, accentuated by the beauty of flowering trees. Greenery blankets every nook, making the Garden of Joy a lush and inviting haven.



The Roots

Family

Families are the heartbeats of home, where love and laughter find their throne. In our cosy haven, they write stories of togetherness, where every member's chapter is an essential piece of our shared adventure.

Community

From borrowed cups of sugar to block parties that last till dawn, we're the gardeners of friendships that bloom. In fact, our vibrant communities are the colourful threads that weave the tapestry of our wonderful neighbourhood.

Culture

Culture is the compass of our identity, always pointing us home. It's the recipes passed down through generations, the stories told by the fireplace, and the art that adorns our walls. Whether it's Monday's cycling ritual or the joy of cooking together, our blueprints provide room for culture to truly flourish.

Health

A healthy home is a sanctuary for both body and soul. It's where nutritious meals fill our plates, where laughter is the best medicine, and where the open door welcomes fresh air and sunny smiles. And should health ever waver, our trusted physician is just a stone's throw away, ready to set things right.

Learning

In the halls of our home, we're all students of life. And at Nikoo, those hallways of learning stretch far beyond the threshold. Here, curiosity thrives in every nook, and our surroundings harbour a treasury of dreams, ensuring you're always brimming with inspiration.

Trees that have strong roots are destined for the sky. It's the same for homes.

Families Come In All Shapes & Sizes.

SO DO NIKOO HOMES.



Solo Superstar

Mohit works in a promising start-up and has a 9-month-old pup called Coco. He loves to cook and host friends over the weekend. His mom, who lives in another city, visits him occasionally. He works in a hybrid model and hence works from home alternately. He can opt for a studio and set it up as a cozy den or choose a 1 Bed Home for space and privacy when needed.

STUDIO SUITE

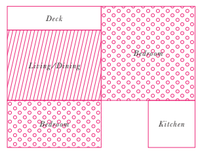
1 BED HOME



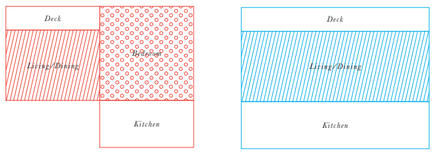
The Three Musketeers

Gaurav, Nisha and their three-year boy Aveer are looking for a new home. Gaurav is a banker and Nisha teaches dance at a local dance studio. They want a place that has a play area for Aveer and where school is just a short drive away. Nisha also teaches dance on weekends and eventually wants to set up her own studio. They can go for a 2 Bed Home + Study or a Two Bed Home with a Studio apartment, where Nisha can set up her studio.

2 BED HOME



1 BED HOME + STUDIO SUITE

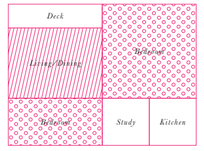




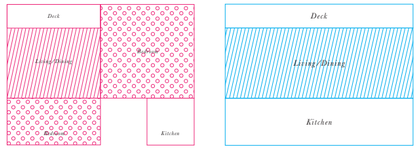
Party of Four

Deepesh, Seema and their two kids Aliza and Varun are looking for a home. Deepesh has his own business and works late so a home office will be ideal for him. Seema is a plant lover and dreams of her own little kitchen garden.Their eldest Aliza also feels it's time she had her own room. What's more, Aliza and Varun's cousins live close by and often come for stay overs. For a family like theirs, a 3 Bed Home or 3 Bed Home + study can work well.

2 BED HOME WITH STUDY



2 BED HOME + STUDIO SUITE

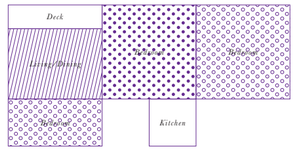




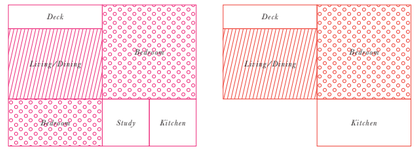
Memorable Many

Sakshi and Manish both work in the corporate world and just moved to Bangalore with their twins and Manish's mother. Manish likes to barbecue and Sakshi enjoys doing origami in her free time. Manish's mom is an early riser and enjoys her early morning walks. This is a family that loves spending time together, and takes an interest in each other's hobbies! For a family like theirs, a loft can be a good option or they could go for a 2 Bed Home and a 1 Bed Home.

3 BED HOME



2 BED HOME WITH STUDY + 1 BED HOME

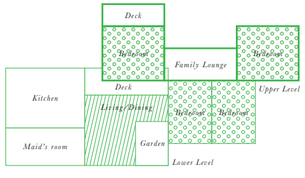




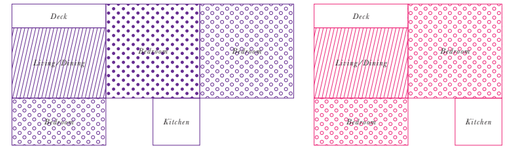
Gang of Generations

Welcome to the great Indian Family. Mr. Sehgal is looking for a home for his clan. He wants to move in with his wife, son, daughter in-law, his grandson and his nephew, who is staying with them. Mrs. Sehgal likes privacy and peace but wants to be close to her family at the same time. This family loves to picnic and have karaoke sessions in the living room on weekends. They can either move into a Loft where they can enjoy being on floors within a home or they can go for a 3 Bed Home + Study and 1 Bed Home close by.

SKY LOFT



3 BED HOME + 2 BED HOME



Home Plans That'll Have You Feeling Right At Home

Amidst an array of green lies a sight to behold. Where fragrances and color walk stroll side by side, while gentle rustle of leaves and the fluttering of butterflies keep you company. The scene is ideal for taking a seat and dwelling on the past or on things yet to come.

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.

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.

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, 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.

Pinch of Love

ITALIAN INSPIRED KITCHENS

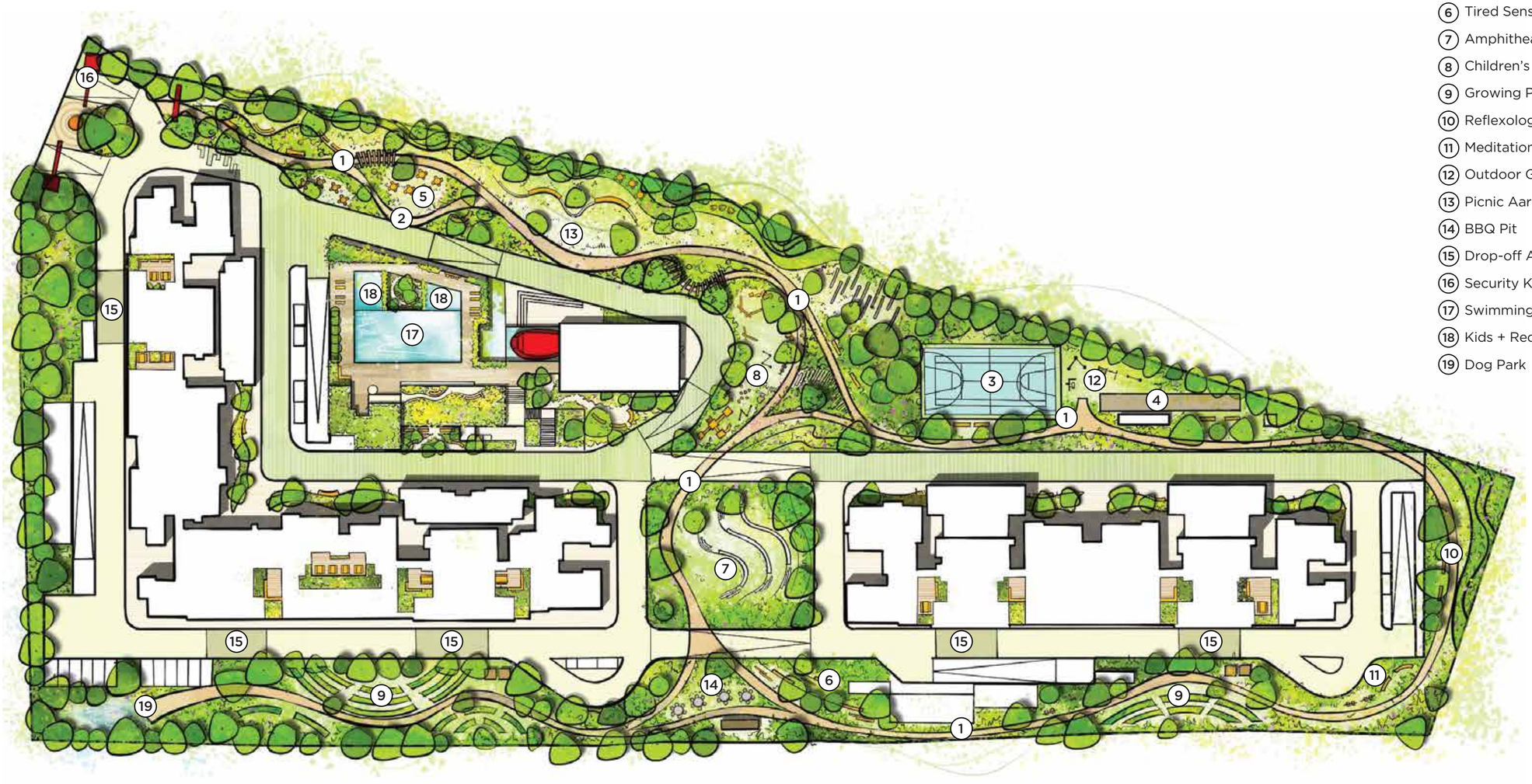


In every home, the kitchen is the heart, and it deserves the best. In other words, Italian inspired kitchen. Taking inspiration from the world's best in design, we innovated kitchens that suited modern Indian homes. All of this to bring back the joy of cooking. Crafted by ingenious minds, forged with the finest materials, and sculpted by seasoned artisans, our kitchens in simple words are a marriage of beauty and functionality.The Nikoo kitchen is a magical place, where age old family recipes are passed down, recreated, and served. It's something we use every day, so it's important that your kitchen is both as authentic and flawless as your cooking.



The Grand Scheme Of Things

MASTERPLAN



Key:

1. Cycle Track
2. Pedestrian Route
3. Multipurpose Courts
4. Cricket Net
5. Celebration Lawn
6. Tired Sensory and texture Flower Garden
7. Amphitheatre
8. Children's Play
9. Growing Plots
10. Reflexology Path
11. Meditation Garden
12. Outdoor Gym
13. Picnic Aarea/Outdoor
14. BBQ Pit
15. Drop-off Areas
16. Security Kiosk and Arrival Sinage
17. Swimming Pool
18. Kids + Recreational Pool
19. Dog Park

Nikoo Is Your Oyester!

Indoor Amenities FAMILY /LOUNGE AREA | PARTY HALL | HOME THEATER | COOK+ARTS STUDIO | SQUASH COURT | BADMINTON COURT | SPACE PROVISION FOR KIDS CRECHE | SPACE PROVISION FOR KIDS LEARNING CENTER | SPACE PROVISION FOR CLINIC & PHARMACY | GYM | YOGA+DANCE STUDIO | SPACE PROVISION FOR RESTAURANT | SPACE PROVISION FOR SUPERMARKET

Outdoor Amenities SWIMMING POOL | KIDS POOL + RECREATIONAL POOL | MULTIPURPOSE COURT | CRICKET NET | CELEBRATION LAWN | AMPHITHEATER | KIDS PLAY AREA | OUTDOOR ORGANIC KITCHEN GARDEN | MEDITATION GARDEN | OUTDOOR GYM | BBQ PITS | PICNIC SPOTS | REFLEXOLOGY PATH | TIERED SENSORY & TEXTURED FLOWER GARDEN

A City Close To Home



Your living space in Nikoo Homes is more than a home, close to a city to call your own. Once a dream, today we are thrilled to present the reality that is Bhartiya City. A living world of 100+ acres in North Bengaluru. Home to the Bhartiya Mall of Bengaluru, Chaman Bhartiya School and The Leela Hotel & Convention Centre. The city packs a next gen tech park, a proposed hospital, and your own centre for performing arts, all bordering a central park at the heart of it all.

About Bhartiya

Bhartiya comes from a background of design. It started in 1987 designing apparel. Bhartiya International Limited has grown to become Asia's leading leather apparel exporter. Bhartiya Group has a presence in many cities across the world with design studios in Italy and manufacturing infrastructure in India and China. Bhartiya Urban Development was incorporated with a vision to design and develop state-of-the-art, beautiful and intelligent cities including homes, offices and other infrastructure, which would enhance the quality of life for people in urban India. In 2007 Bhartiya Urban embarked on the creation and development of Bhartiya City, 'City of Joy'. The township has brought together architects and urban planners of international repute. Located in Bangalore, India, Bhartiya City is an urban smart city built around a vibrant city center where 200,000 people will live, work or pass through every single day. The township is the single largest urban development of its kind within the corporation limits of any metropolitan city in the country. The company's flagship residential brand 'Nikoo Home' is India's first branded residential project with a focus on Family, Community, Culture, Health, and Learning. The focus is to build communities and give families a chance to live a better life. Nikoo 1 is now home to over 2400 Happy Nikoo families. And 2200 homes of Nikoo 2 are also occupied. Nikoo 4 was launched in 2021 and has become one of the fastest-selling projects in Bangalore (latest info needed) Bhartiya City has also developed a 3 million square feet (msf) Commercial office space portfolio under the Bhartiya Center for Information Technology (BCIT) brand. With a focus on sustainability, this LEED Gold rated office portfolio hosts some of the leading technology companies like IBM, Infosys, and Maersk, 7-Eleven as occupiers. The next phase of development at BCIT will take our ESG focus to the next level, with proposed LEED Platinum buildings, which will also be WELL rated from the International WELL Building Institute (IWBI), and will incorporate IOT elements to make them among the 1st Smart Buildings in the country. The company has developed & launched a 5-star luxury hotel "The Leela Bhartiya City" under the 'Leela' brand which houses one of the largest convention centers in the city of Bengaluru. The Hotel has already established itself as one of the best Luxury destinations in the city. Bhartiya City also features luxury private residences located in the city center overlooking lush green Central Park. Defined by a sophisticated sense of style and luxurious finishes, these residences come embellished with the legendary Leela service. Bhartiya City Centre features the Bhartiya Mall of Bengaluru, the High Street, Ramblas- the indoor-outdoor concept, a Convention Centre, Cinema, Celebration Square, Center for Performing Arts, and Leela Hotel. The mall was launched in 2021 and has become one of the top retail destinations in Bangalore. The City Centre will provide an experience where arts, culture, shopping, retail, and entertainment will converge bringing thousands of people together from in and around Bangalore city.

nikoo Homes

BHARTIYA CITY Bengaluru

Karnataka RERA Registration Number: **NIKOO HOMES VI: PRM/KA/RERA/XXXX/XXX/PR/XXXXXX/XXXXXX**

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