NIKOO HOMES


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

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.

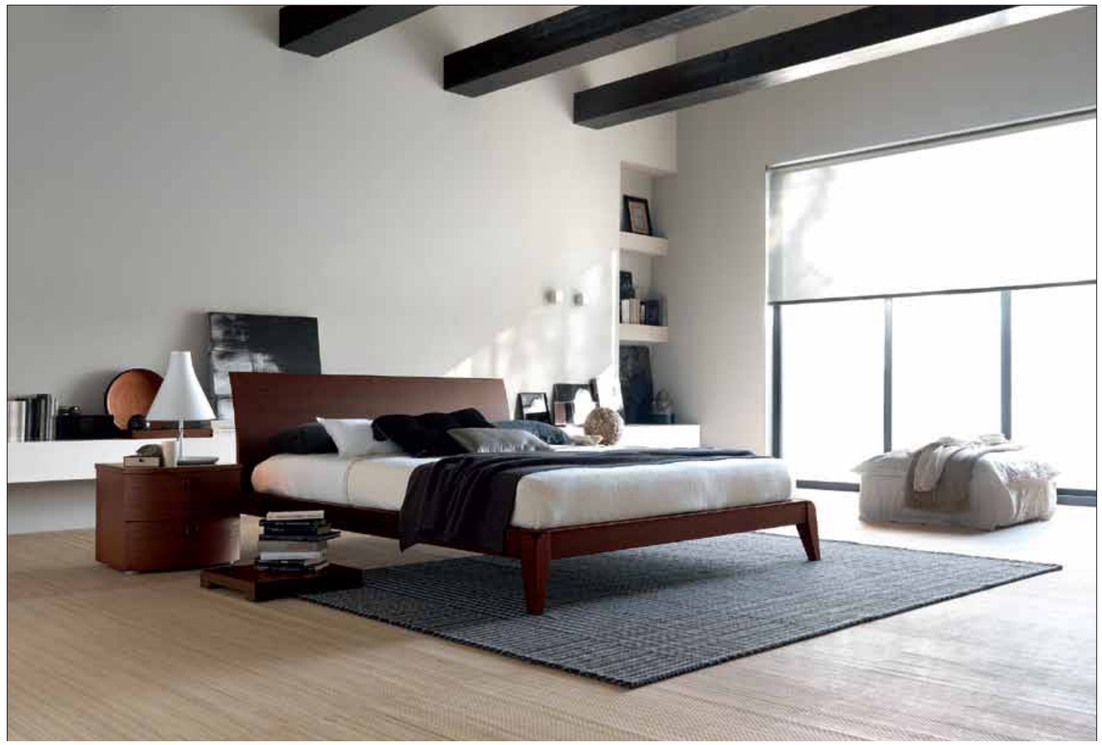
LOFTS

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

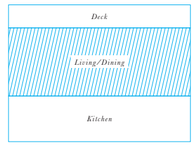
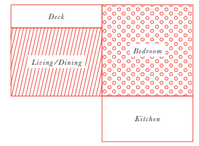
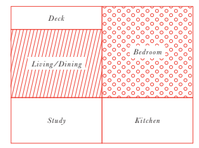
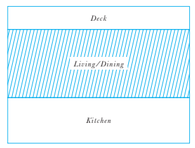
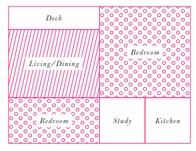
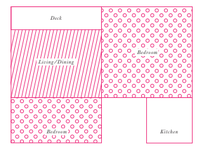
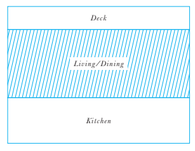
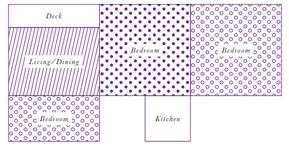
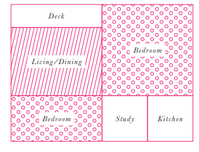
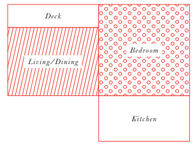
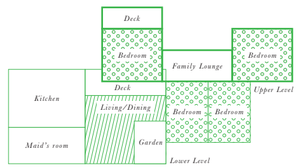
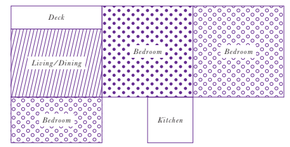
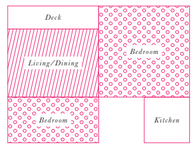
This is what the top of the world looks like. Designed like villas, these family homes are arranged conveniently on the two top floors of the 27 storey towers. Their unique features are the private decks, bay windows and the well-appointed Italian kitchens they come with. You can choose from 3 or 4 bed 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.

	YOUR CHOICES	STUDIO SUITE	1 BED HOME
 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.	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 kitchen. If you can stretch your budget, get yourself a loft. Nothing beats that.		
 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.	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.	2 BED HOME 	1 BED HOME WITH STUDY + STUDIO SUITE  
 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.	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.	2 BED HOME WITH STUDY 	2 BED HOME + STUDIO SUITE  
 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.	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.	3 BED HOME 	2 BED HOME WITH STUDY + 1 BED HOME  
 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.	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.	PENTHOUSE 	3 BED HOME + 2 BED HOME  


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 buzzling 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.



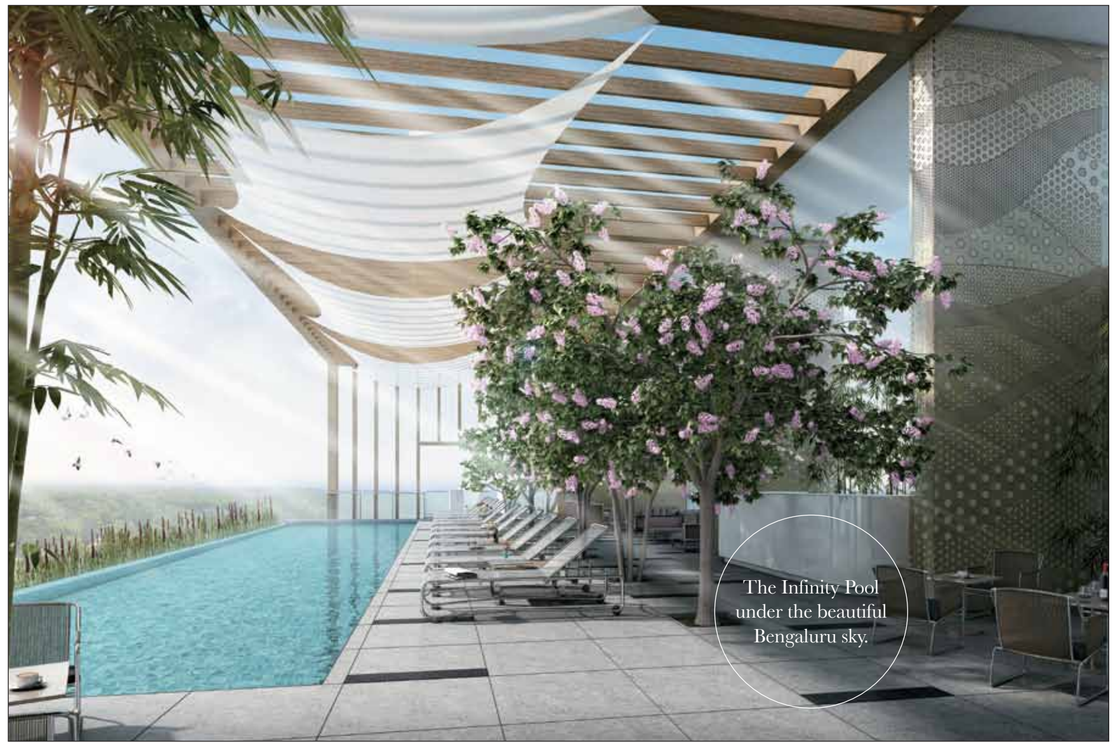
THE BLACK SWAN

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.



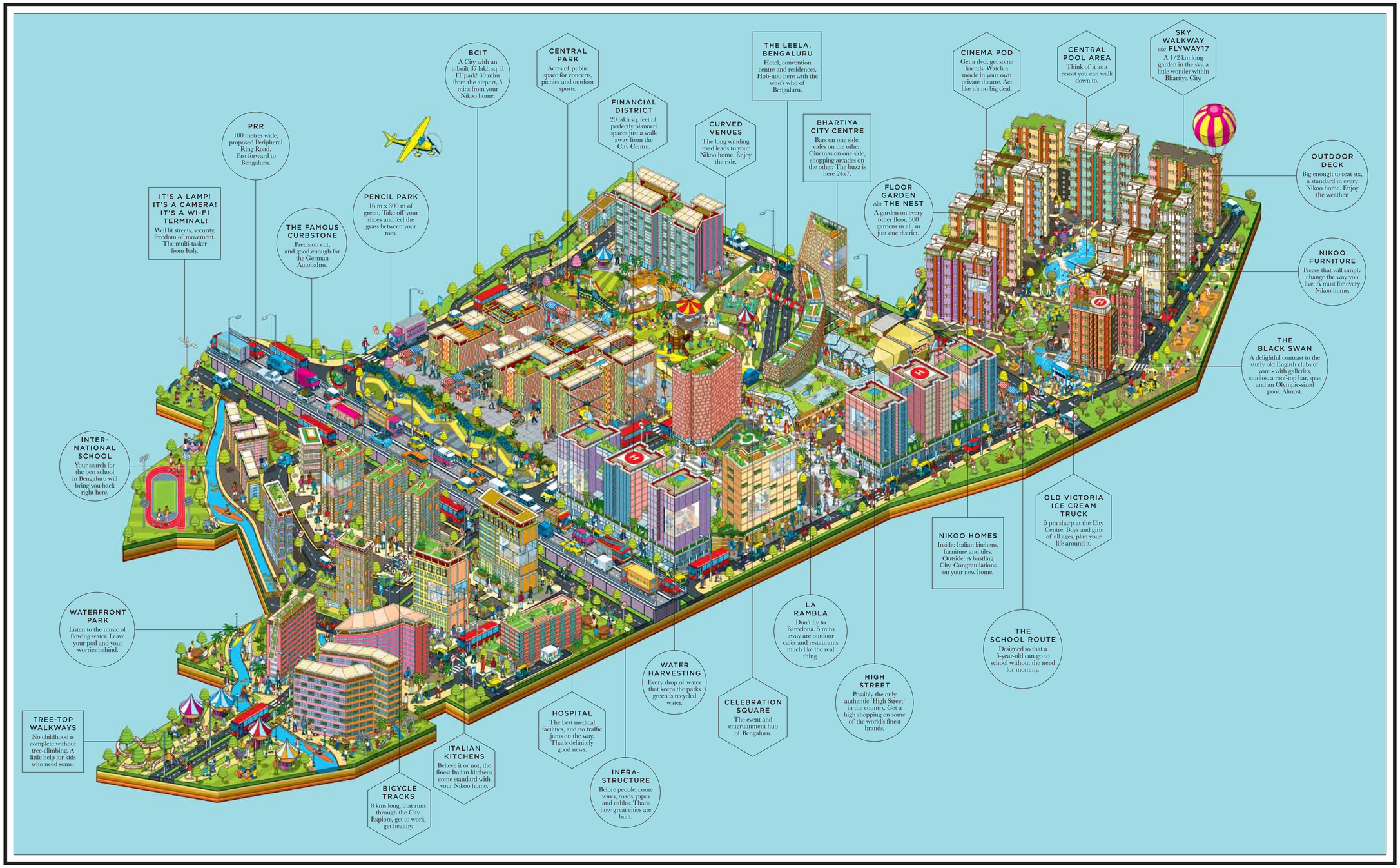
POM- POM!



OLD VICTORIA ICE CREAM TRUCK

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

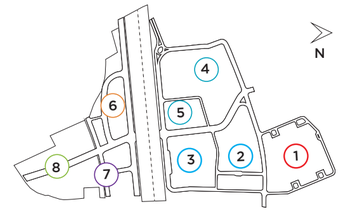
CITY OF JOY


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 37 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 aka 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.
OLD VICTORIA ICE CREAM TRUCK
5 pm sharp at the City Centre. Boys and girls of all ages, plan your life around it.
NIKOO HOMES
Inside: Italian kitchens, furniture and tiles. Outside: A bustling City. Congratulations on your new home.
THE SCHOOL ROUTE
Designed so that a 5-year-old can go to school without the need for mommy.
HIGH STREET
Possibly the only authentic 'High Street' in the country. Get a high shopping on some of the world's finest brands.
LA RAMBLA
Don't fly to Barcelona. 5 mins away are outdoor cafes and restaurants much like the real thing.
CELEBRATION SQUARE
The event and entertainment hub of Bengaluru.
WATER HARVESTING
Every drop of water that keeps the parks green is recycled water.
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.
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.
TREE-TOP WALKWAYS
No childhood is complete without tree-climbing. A little help for kids who need some.
WATERFRONT PARK
Listen to the music of flowing water. Leave your pod and your worries behind.
INTER-NATIONAL SCHOOL
Your search for the best school in Bengaluru will bring you back right here.

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 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 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 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.
SWAROVSKI
SWAROVSKI

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.

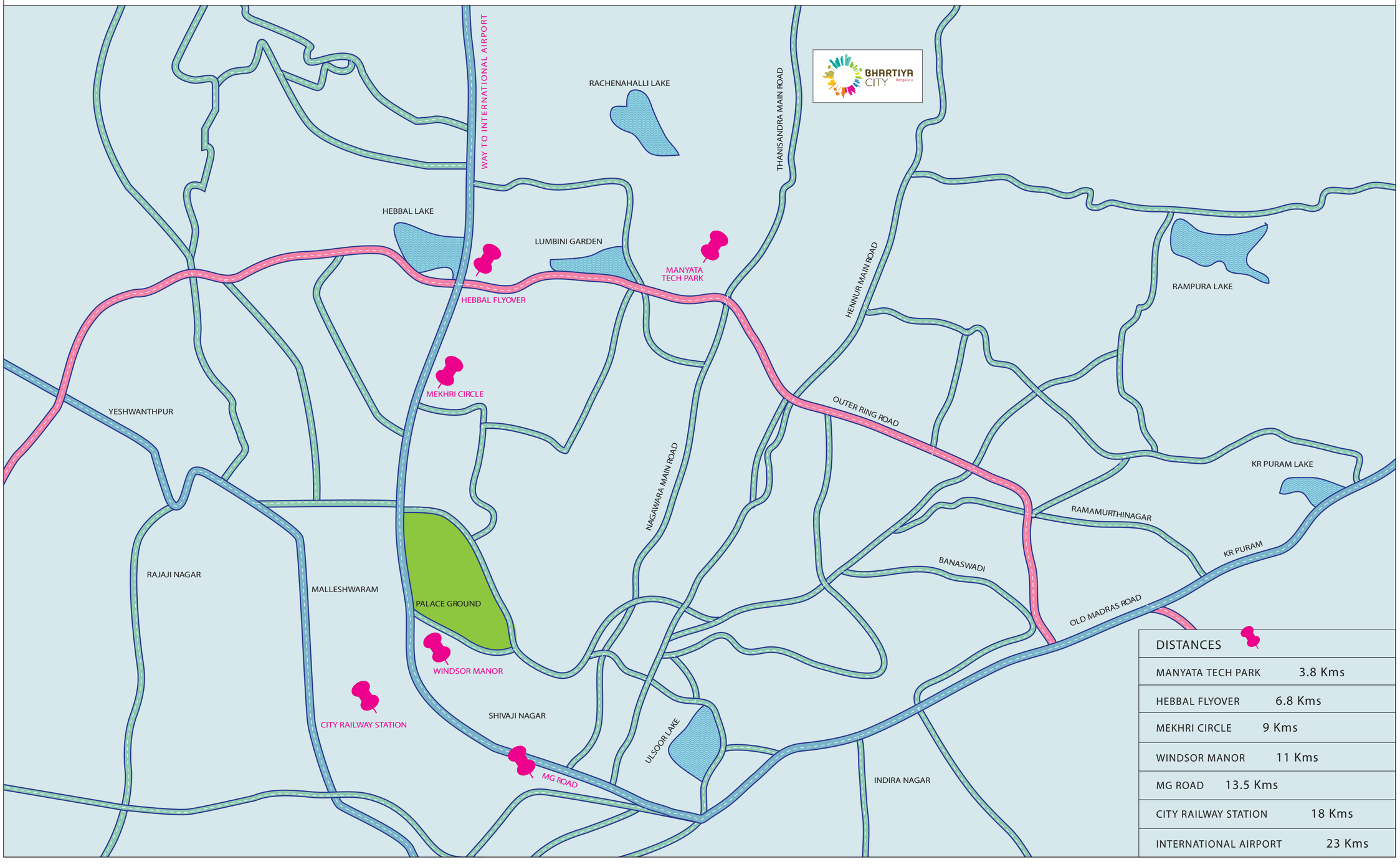
Bhartiya International Ltd, the flagship company of the group, is listed on BSE and NSE, and is the country's leader in the leather fashion industry and winner of many awards for excellence.





LOCATION

THANISANDRA MAIN ROAD, BENGALURU - 560064



DISTANCES	
MANYATA TECH PARK	3.8 Kms
HEBBAL FLYOVER	6.8 Kms
MEKHRI CIRCLE	9 Kms
WINDSOR MANOR	11 Kms
MG ROAD	13.5 Kms
CITY RAILWAY STATION	18 Kms
INTERNATIONAL AIRPORT	23 Kms

Disclaimer: All information and contents herein, including but not limited to all designs, layouts and specifications, plans, services, facilities and infrastructure are illustrative and subject to change, without notice, as per prevailing government norms. The fixtures and furnishings shown are representative and may not form part of the Apartment. This brochure is purely conceptual and not a legal offering.

BHARTIYA CITY
Bengaluru

BHARTIYACITY.COM