



*The*  
**GARDEN  
CHAPTER**

NIKOO HOMES V

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WELCOME TO NIKOO HOMES ▮

GARDENS. NOW COME WITH HOMES. In the song of life, there's a verse just about gardens. It talks about the hours that pass through it. The harmonies of chirping birds. The trilling bees that wake you up to its misty mornings. The sun at half past five, revealing a new shade that the flowers kept hidden all day long. Their serenity in the night, where silence comes alive in a pristine shade of blue. It sings about younger days when swings were your ride to the skies. The kitchen garden you nurtured and it nurtured you back. It talks of a fluid, sustainable ecosystem of life. Now we aren't musicians. But we are creators. So we took all of this and turned it into a map of a home. We got the very square professionals to sign off on our very heart-shaped dreams. And the world's finest garden designers to sing our songs of harmony. And answers the question, "why can't I live in a high-rise and a garden?" One that might even bring the fireflies back.

# TAKING ROOT

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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 Bhartiya city 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.



# THE GARDENVERSE

You've often heard of gardens being home to a wide bouquet of flowers. Now witness homes that boast of an entire bouquet of gardens. Each designed to speak to your senses and enthrall your imagination.

## GARDEN OF WONDERS

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.

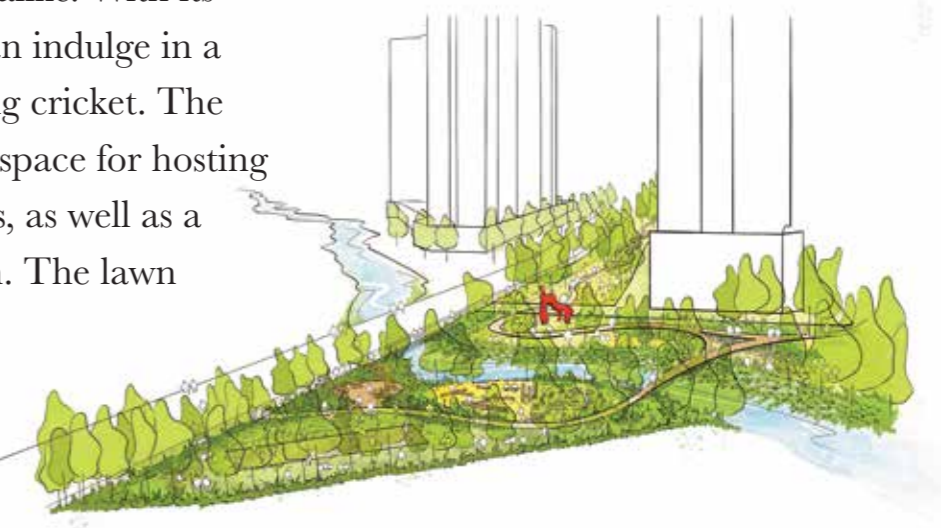
## GARDEN OF HOPE

The garden is a perfect place to unwind and indulge in a variety of activities. Its sprawling landscape offers something for everyone. For those who enjoy sports, there is a tennis court that offers a challenging game with friends or family. The event space is perfect for hosting social gatherings, weddings or corporate events. The amphitheatre is a great place for outdoor concerts, plays or movie screenings under the stars. Children can also have a great time in the dedicated play area while the meditation garden offers a serene and peaceful atmosphere for those seeking tranquillity and inner peace. And when the weather's nice, a BBQ pit that's ideal for those lazy Sundays.



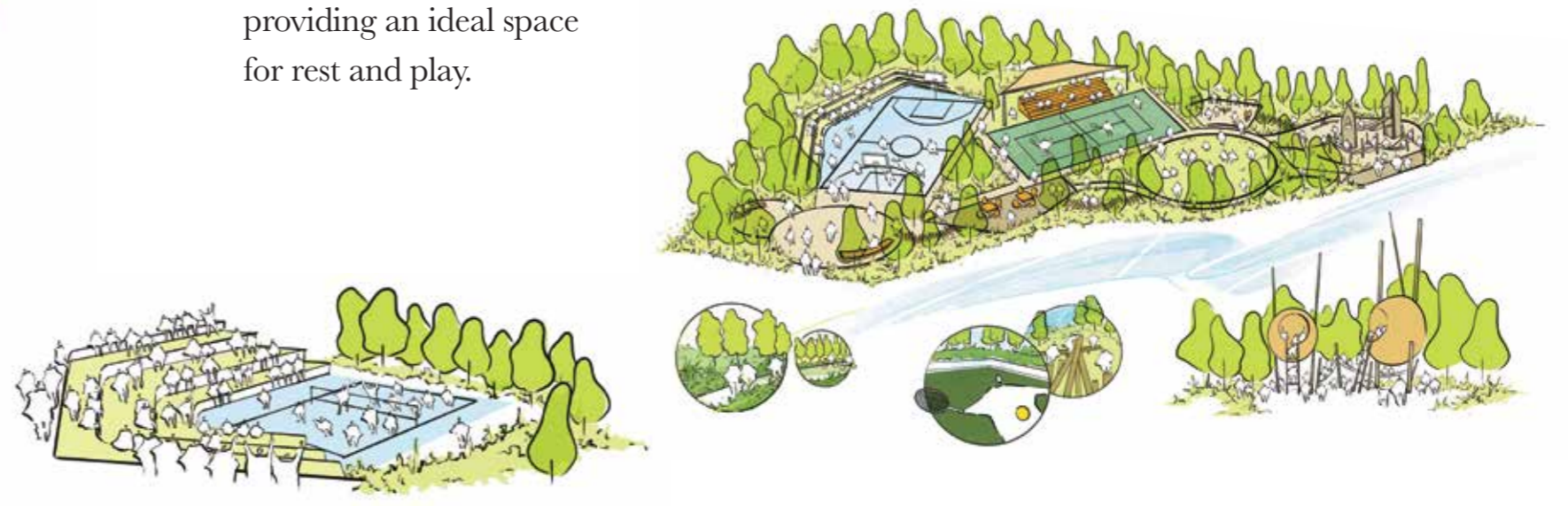
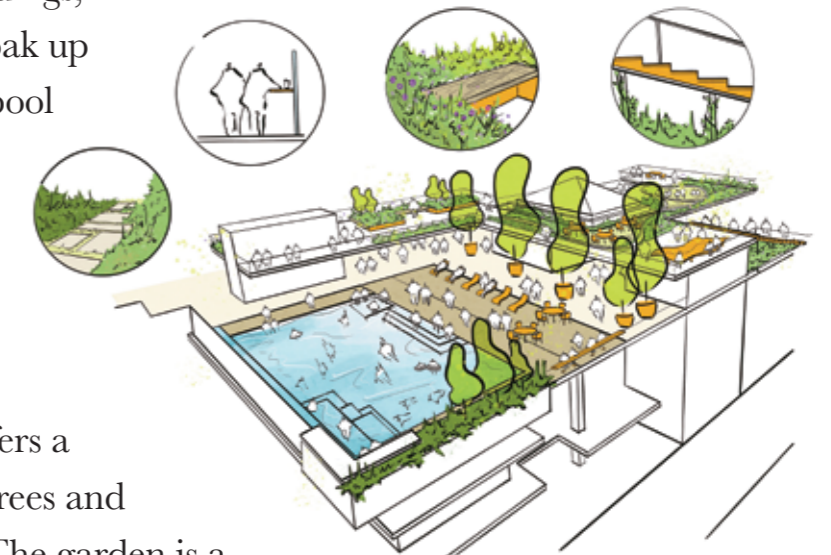
## GARDEN OF WILDERNESS

This garden is a true paradise for sports lovers, event organizers, and nature enthusiasts alike. With its formal sports courts, individuals can indulge in a variety of sports activities, including cricket. The celebration lawn provides an ideal space for hosting events, picnics, and outdoor parties, as well as a perfect spot for play and relaxation. The lawn is spacious and well-manicured, offering a welcoming environment for everyone to enjoy. In addition, the garden offers breathtaking viewpoints from the clubhouse, which provides a fantastic vantage point to appreciate the beauty of nature.



## GARDEN OF LEISURE

This garden is a haven for relaxation and recreation. The infinity pool offers a stunning view of the surroundings, making it a perfect place to unwind and soak up the sun. The lounging area alongside the pool helps you enjoy fresh air and becomes a cool spot to relax with or without company. The lush planting provides a soothing environment where individuals can spend quality time catching up with family, friends, or some light reading. It offers a comfortable space for seating around the trees and walkable space to enjoy a stroll at sunset. The garden is a perfect blend of functionality and aesthetics, providing an ideal space for rest and play.



# COMMUNITY ALSO GROWS IN OUR GARDENS

At Bhartiya City, family and community building has always been one of our pillars. That's why our spaces are designed to encourage social interaction and connection. So when you head out for a stroll, chances are you'll bump into your neighbours from Nikoo I, II and IV. From being one of the fastest selling homes in Bengaluru to vibrant communities already residing, get ready to be a part of joyful community.



# ABOUT BHARTIYA CITY

This is a City. A big little City, 100+ 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 many 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? Choice of furniture handcrafted in Italy. It's a City where the past meets the future and together live happily ever after. This is the City of Joy.



# CENTRAL PARK

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

UNFOLD TO DISCOVER  
THE CITY OF JOY



# MALL OF MALLS

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Just a walk away from your Nikoo Home there is The Mall of Bengaluru. This is where you and your family will discover the ultimate in retail and entertainment therapy. This centrally located mall is a shopper's paradise and offers a wide range of shopping and entertainment options. In addition to its impressive shopping experience, the mall boasts of numerous restaurants and food outlets that cater to all palettes. What sets this mall apart is its vibrant entertainment scene - it regularly hosts concerts and events that draw in crowds from all over the city. Whether you're looking to shop, eat, or catch a live performance, this mall in Bangalore is the perfect destination.

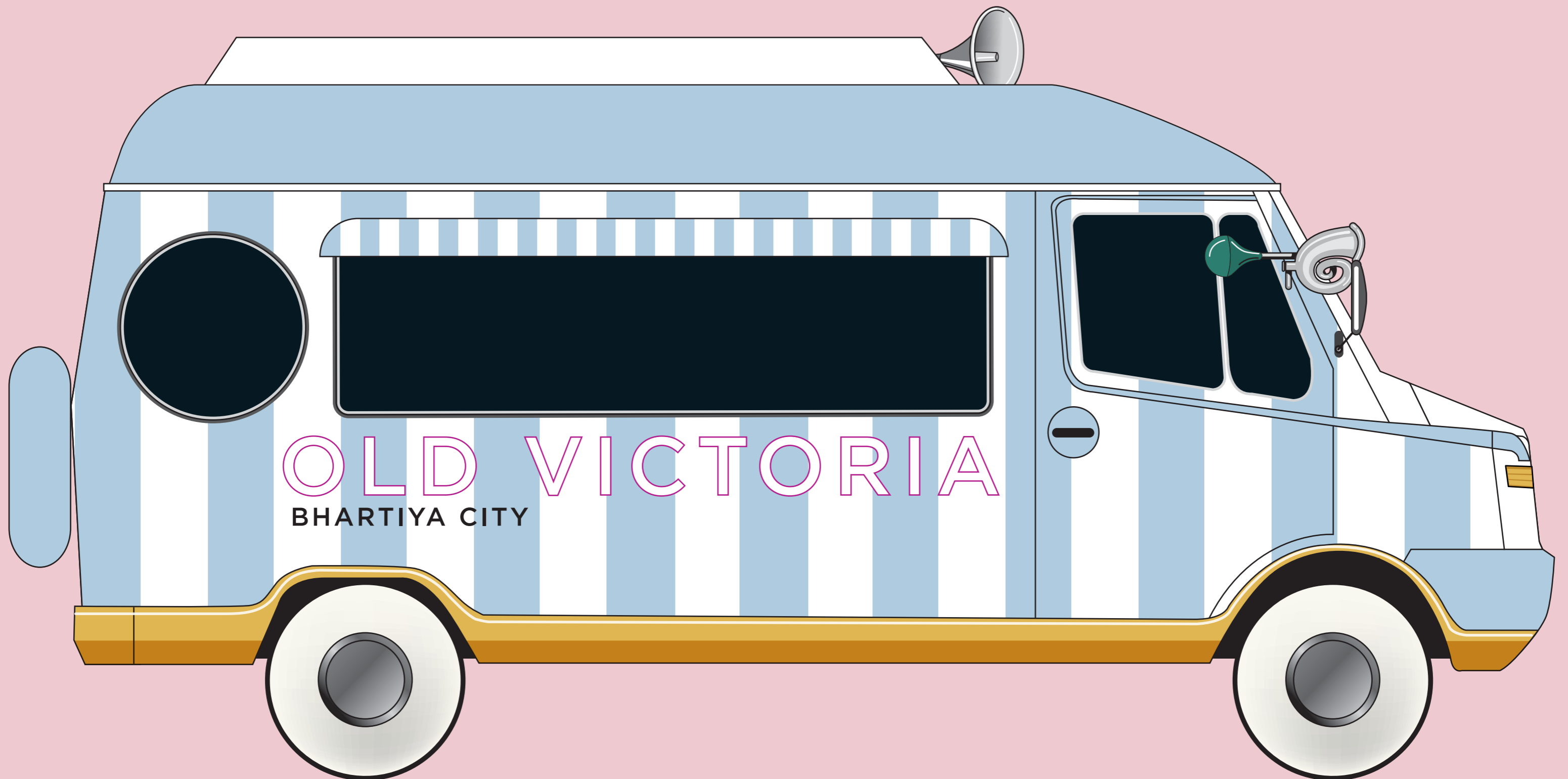




# POM POM! SCREAM FOR ICE CREAM

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Come 5pm and everyone's favourite time is relived.  
The perfect way to unwind after a long day.



# CENTER OF PERFORMING ARTS

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In the heart of the sprawling Central Park is a striking building, the Centre for Performing Arts. A modern day performance pavilion, it will host some of the best actors, dancers and musicians from Bengaluru and abroad. A stunning venue whichever way you look at it.



# LEELA HOTEL & CONVENTION CENTRE

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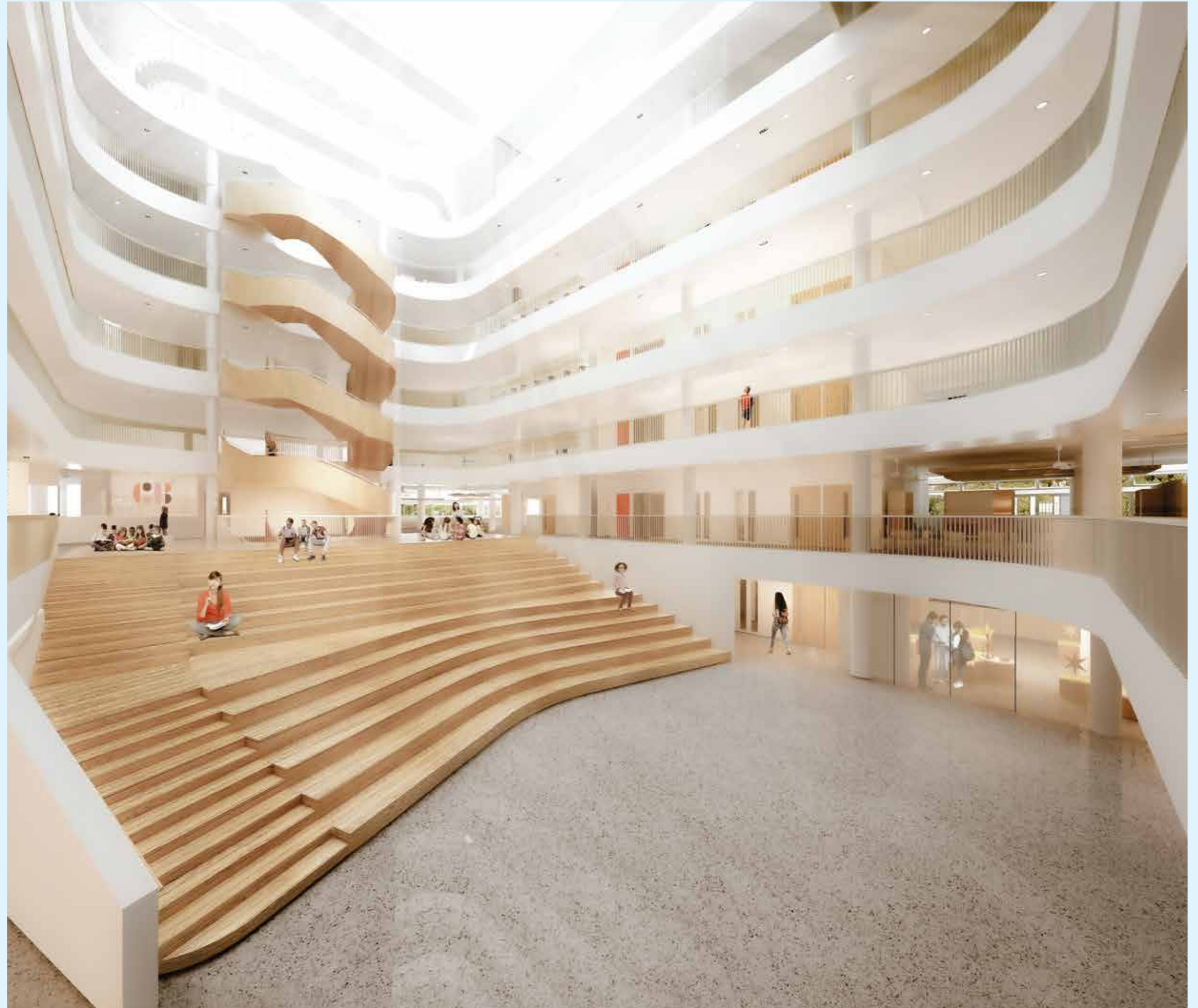
Steeped in the traditional values of its glorious Indian legacy, The Leela Bhartiya City Bengaluru is nestled in the pristine lifestyle enclave of Bhartiya City, Bengaluru's largest integrated township spread across 100+ acres. The hotel features an impressive lobby, 281 luxurious guest rooms and suites, extensive banqueting, and conferencing venues, a world-class spa and state-of-the-art fitness studio and a collection of 5 restaurants, offering indulgent gastronomic delights accompanied by stunning views. This symbol of true modern luxury with its stunning contemporary interiors and legendary hospitality, undeniably promises to be the preferred destination in North Bengaluru. Being the luxury capital of Bhartiya City, it also boasts of premium luxury residences serviced by The Leela.



# SCHOOL OF THOUGHT

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Communication, collaboration and creative reside under one roof at the Chaman Bhartiya School. It's where teachers and subjects are primed to develop today's children into tomorrow's leaders. With a host of amenities, most notably an innovation lab, the school is truly a place where new thinking comes to blossom. And the best part – it's all just a short walk away for your child. So you can always feel safe and secure.



# THE NEIGHBOURHOOD OFFICE

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Surrounded by the Central Park, Bhartiya Centre of Information Technology offers over three million square feet of commercial space. With a focus on sustainability, this LEED Gold rated office portfolio hosts some of the leading technology companies like IBM, Infosys, Maersk, 7-Eleven as occupiers. Here long commutes become a thing of the past. So trade your daily car drive for a serene walk to work. Situated just five minutes away from your Nikoo home, your daily commute will involve walking through the breezy, lush central park, past the picturesque city centre and into work. The close distance also ensures that you're back home early, giving you precious family time.



# WELCOME TO NIKOO V. YOUR HOME AWAITS YOU.

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# HOMES FOR EVERY FAMILY STORY

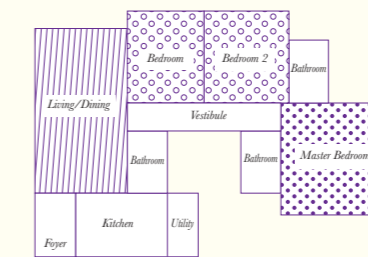
Choose a Nikoo Home that's perfect for you.



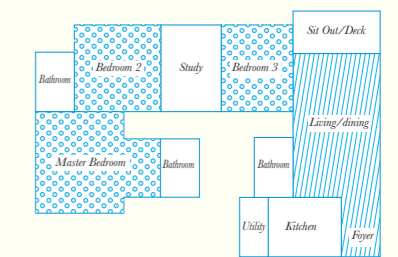
## PARTY OF FOUR

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 loves plants 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.

3 BED HOME



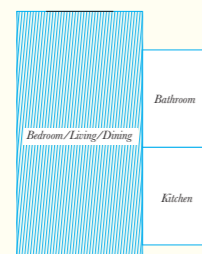
3 BED HOME WITH STUDY



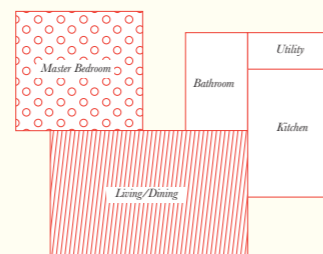
## SOLO SUPERSTAR

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



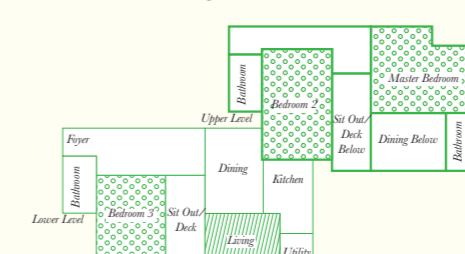
1 BED HOME



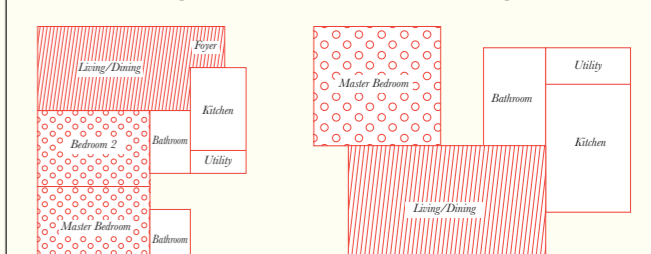
## MEMORABLE MANY

Sakshi and Manoj just moved to Bangalore along with their twins and Manoj's mother. The husband and wife work in the corporate world. The husband likes to barbeque and the wife enjoys doing origami in her free time. The grandmother spends most of her time at home. She is an early riser and enjoys her early morning walks. She likes to knit and chit chat with neighbours. One of the grand daughters is studying fashion design while the other is pursuing tennis. The family loves spending time together, and take interest in each other hobbies! A loft can be good option for them or they can also go for a 2 Bed Home and a 1 Bed Home where the girls learn to be independent and yet be close to the family.

LOFT



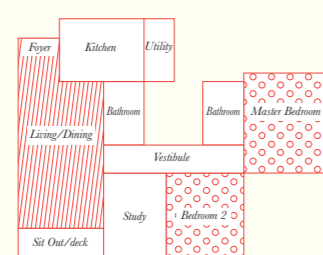
2 BED HOME + 1 BED HOME



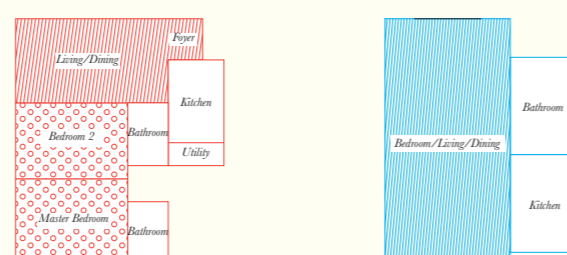
## THE THREE MUSKETEERS

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 WITH STUDY



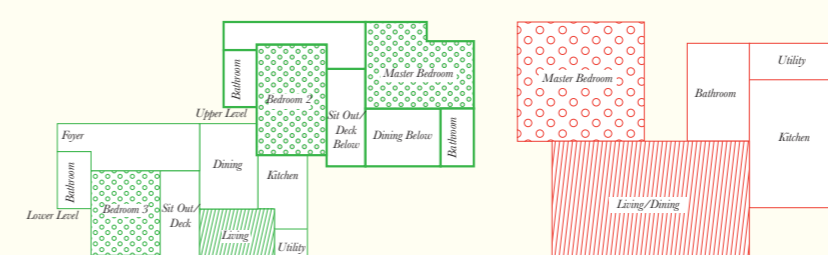
2 BED HOME + STUDIO SUITE



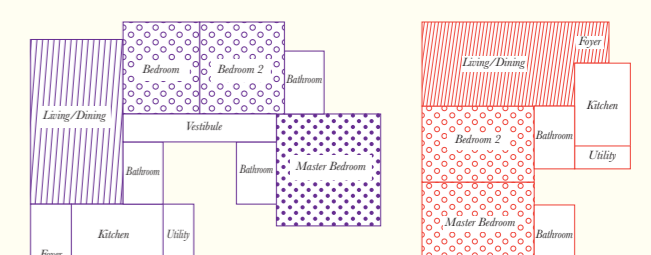
## GANG OF GENERATIONS

Welcome to the great Indian Family. Mr. Sehgal is looking for a home for his clan. He wants to move in with his wife, 2 sons, daughters-in-law and 1 grand child. Plus a nephew who is staying with them. Mrs. Sehgal likes privacy and peace but also likes to be close to her family. This family shares meals, picnics & karaokes. They can go for a Loft and 1 Bed Home for Mr. & Mrs. Sehgal to enjoy their privacy or they can opt for a 3 Bed and 2 Bed Home located closely.

LOFT + 1 BED HOME



3 BED HOME + 2 BED HOME



# HOME PLANS THAT'LL HAVE YOU FEELING RIGHT AT HOME

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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

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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

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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

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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

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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

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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

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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

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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

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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.



# AMENITIES

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FAMILY / LOUNGE AREA | PARTY HALL | HOME THEATRE | SQUASH COURT | BADMINTON COURT | OPEN TT TABLE | GYM | FAMILY LIVING | YOGA + DANCE STUDIO | GUEST ROOMS | INFINITY POOL | KIDS POOL + RECREATION POOL | CHANGING ROOMS | BOARD WALK | TENNIS COURT | CELEBRATION LAWN | BBQ PIT | COMMUNITY DINING AREA | AMPHITHEATRE | BUTTERFLY GARDEN | CYCLE PATH | DOG PARK | CHILDREN'S PLAY AREA | MULTIPURPOSE COURT | CRICKET NET | TIERED SENSORY & TEXTURED FLOWER GARDEN | REFLEXOLOGY PATH | MEDITATION GARDEN | PICNIC AREA

## SPACE PROVISION FOR :

COOK + ARTS STUDIO / CAFÉ / BAKERY / FLOWER SHOP / KID'S CRÈCHE / CLINIC / PHARMACY / ATM / KID'S LEARNING CENTER / MUSIC ROOM / SPA

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# NIKOO V HOTSPOTS

Everything you desire. Yet nothing you've seen.

## LANDSCAPE MASTERPLAN

Key:

- ① Boardwalk
- ② Butterfly Garden
- ③ Garden of Leisure
- ④ Meditation Garden
- ⑤ Dog Park
- ⑥ Central Pedestrian Friendly Route with Pop-up Activities e.g. Markets
- ⑦ Garden of Wilderness
- ⑧ Visitor's Car Parking Spaces
- ⑨ Bus Dropoff
- ⑩ Lawn Tennis, Multipurpose Court
- ⑪ Garden of Wonder
- ⑫ Celebration Lawn
- ⑬ Tiered Sensory and Texture Flower Garden
- ⑭ Amphitheater
- ⑮ Children's Play Area
- ⑯ Garden of Hope
- ⑰ BBQ Pit
- ⑱ Outdoor Dining Area
- ⑲ Reflexology Path
- ⑳ Cricket Net







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

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**BHARTIYA**  
**CITY** Bengaluru

**nikoo**  
Homes