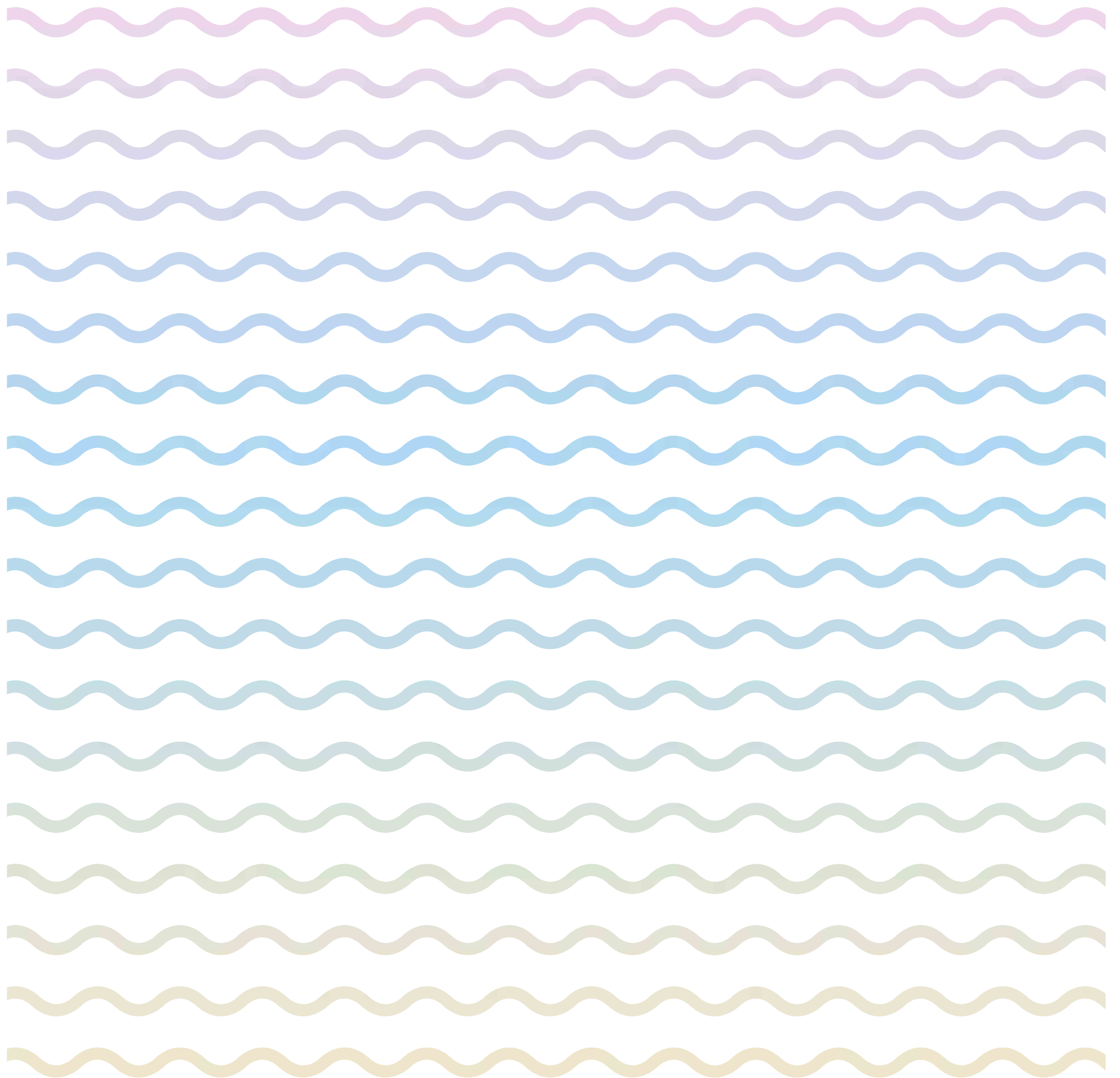



# WELCOME TO HOME 3.0



# HOME 3.0



Once upon a time, there was a home. Measured in BHKs and square units, homes were all bricks and no soul. Then Bhartiya City came along, making not just a home, but a city. And not just any city. A beautiful city built by the smartest, for the smartest. If you think that's just a catchphrase, consider this. At Bhartiya City, a two-year-old can walk unaided to playschool. Here, all conventions are questioned, analyzed and turned on their heads. For further proof, just look up. You'll find a city within a city. It has a Sky Park, a Sunrise Point, shops, cafés and even a private cinema for private screenings. Can't step out? Download an app and order one of many services with a touch and a swipe. True story. Once upon a time, there was a home. Now there's Home 3.0. Welcome to Nikoo Homes II by Bhartiya City.

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# NIKOO HOMES II



Refer to the Disclaimer.



# HOME PLANS

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.

## 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, 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

Situated on floors 31 and 32 these well-appointed and comfortable lofts come with the added benefit of quicker access to the Sky Park. Ideal if you're a professional, looking for your first house with enough room to work.



# SKY VILLAS

Space takes on a whole new meaning with these spacious villas tucked away right on top of the building – floors 31 and 32 to be precise. Apart from open views, the villas also offer quick access to the Sky Park. Should you wish to remain indoors, you'll find the private deck perfect to enjoy a cup of tea by yourself or a drink in the company of friends, new and old.



Refer to the Disclaimer.



# ITALIAN KITCHEN

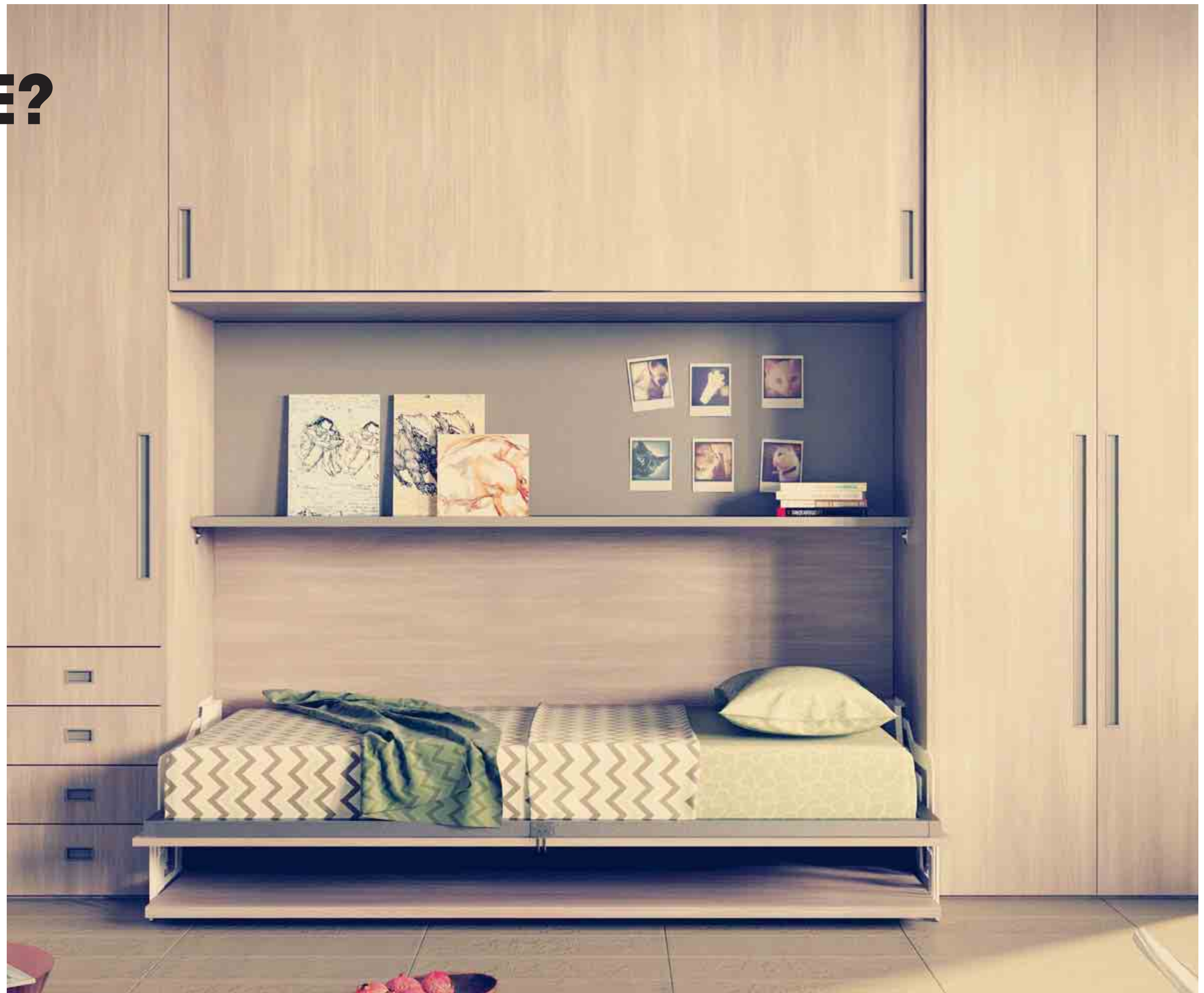
At the heart of every home is the kitchen. And at the heart of the kitchen in Nikoo is perfection. Italian perfection. Designed by the smartest, made with the highest quality materials and crafted by seasoned craftsmen, the kitchen is as beautiful as it is useful. Everything opens and shuts effortlessly. There are compartments you didn't know you could use. There's space. Above all, there's elegance. In short, it's a kitchen that says Made in Italy everywhere you look and it comes standard in every Nikoo home.





# IS IT A TABLE? IS IT A BED? IS IT BOTH?

When it comes to making furniture, no one does it quite like the Italians. You'll see why as soon as you step into your Nikoo Home. A study table becomes a bed. A dining table extends, to become an even bigger dining table. Everything extends, appears, even disappears. Our on-offer furniture choices are smart, elegant and perfectly suited for modern day living.





# VERTICAL VILLAGE

Once upon a time living in a neighbourhood meant everybody knew everybody. Neighbours would exchange stories, recipes and tips. The produce was as fresh as the air. Well, those days are back again and they're back in a place you'd least expect it. On the 33rd floor of Nikoo Homes.

Nikoo Homes takes the best of village life and adapts it to modern times by introducing the idea of a Vertical Village. Think of herb gardens on different floors where you can grow fresh vegetables. Think of a Sky Park, a dedicated Sunrise/Sunset Point. Think of cafés, restaurants and even a mini-market. Above all, think of it as a modern day village. Just press 33 when you enter the elevator.





# WELCOME TO THE SKY PARK

Up above your Nikoo home is a place that's as enjoyable as the city below. It has restaurants, shops and cafes for you to explore through the day. Best of all, you can choose to come up and do nothing but watch the sun go up or down. All you have to do is head to the Sky Park.

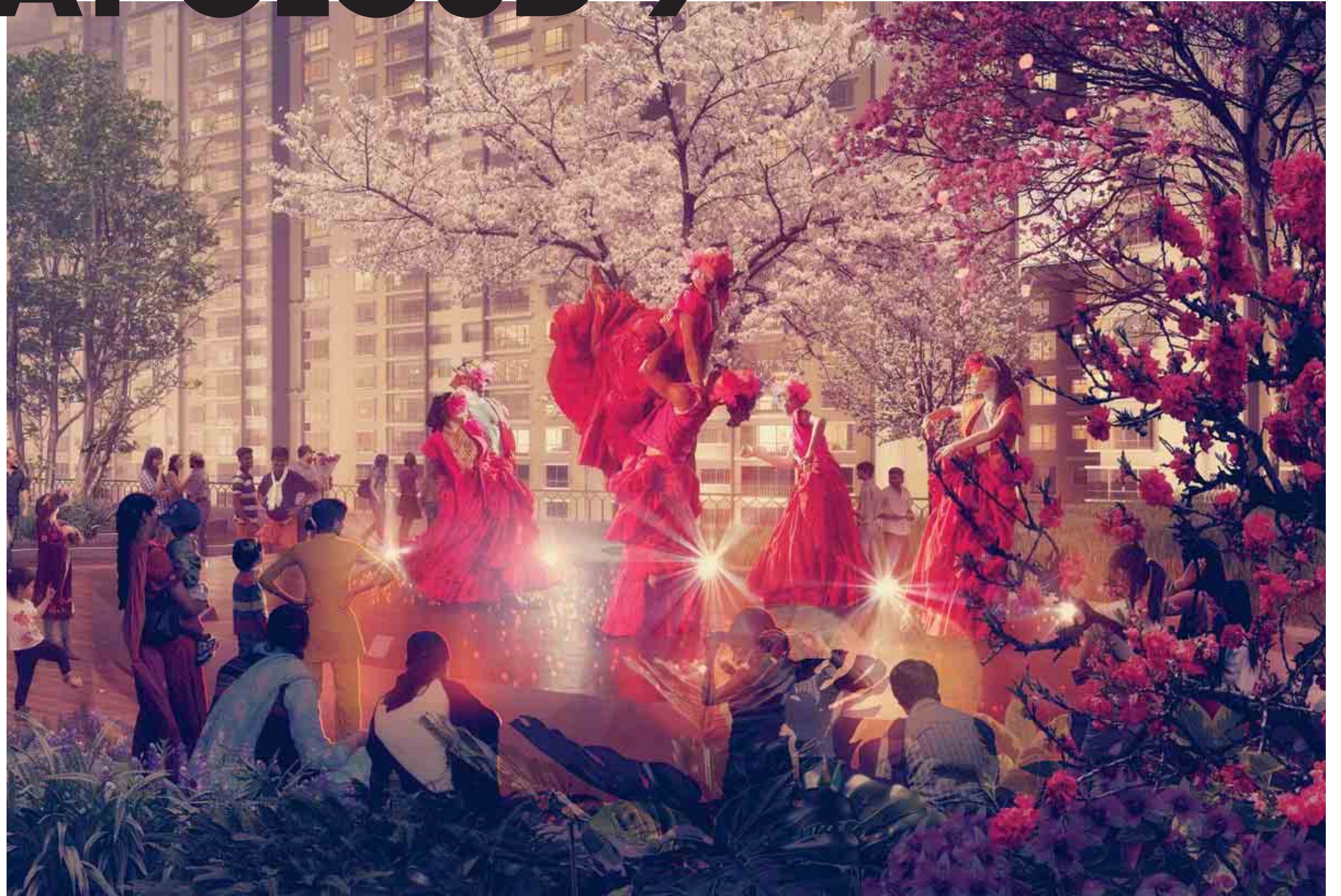


Refer to the Disclaimer.



# THE BLACK SWAN AT CLOUD 9

Floating well above the city is the one-of-a-kind clubhouse aptly named The Black Swan at Cloud 9. The fluid nature of the design sets the tone for all that you can do inside, with both the serene and the exciting on offer. Book an appointment for a pre-lunch Balinese spa treatment. Clock in a few extra miles on the treadmill come evening. Gather friends and family for a movie night at the private screening room. Or if you'd like some me-time, look no further than the well-stocked library. It's the club you've always wanted to be a part of and at Nikoo Homes II, membership comes standard.



Refer to the Disclaimer.



# POM POM! HERE COMES THE ICE CREAM TRUCK!





# CENTRAL PARK

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

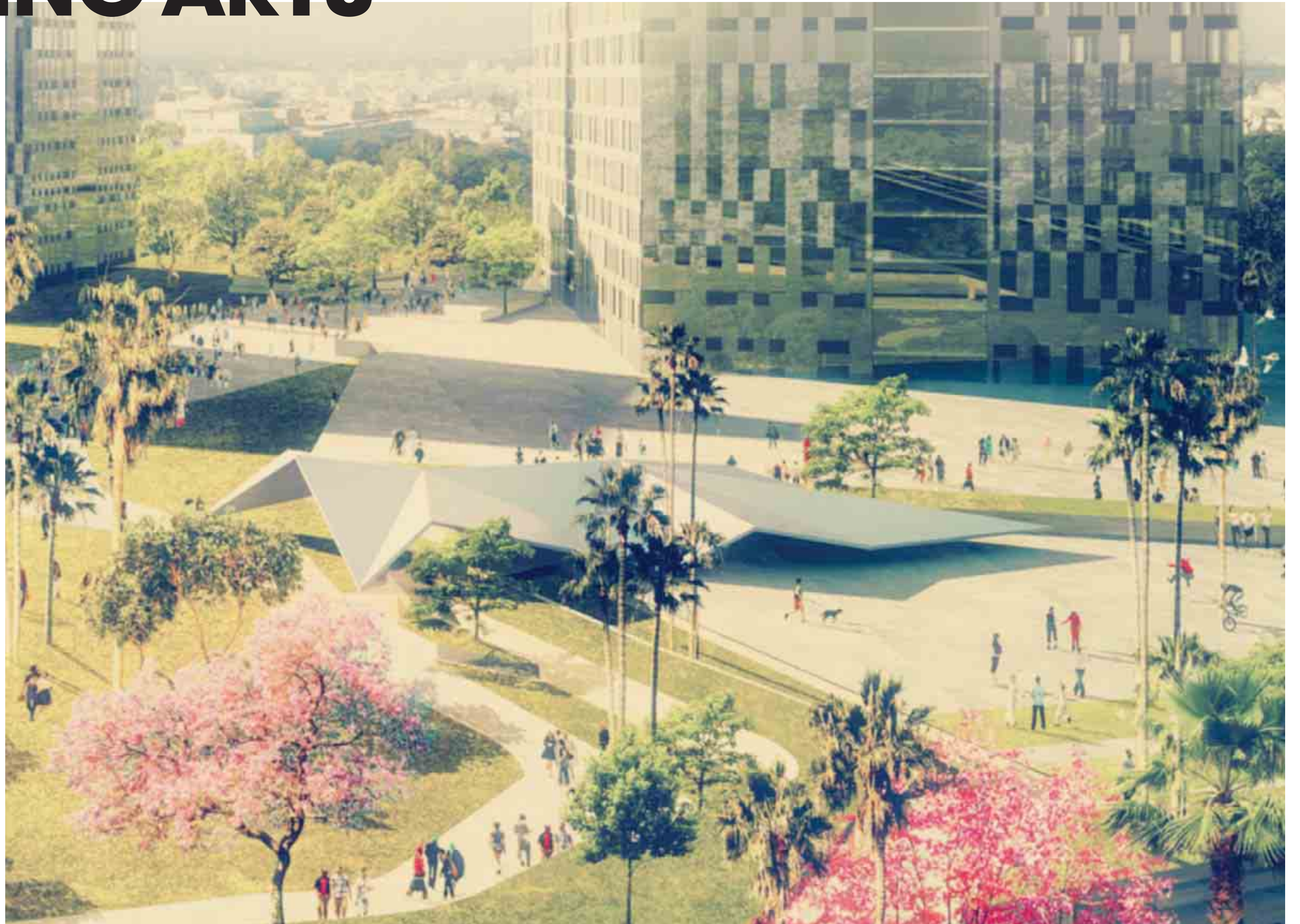


Refer to the Disclaimer.



# CENTRE FOR PERFORMING ARTS

In the heart of the sprawling Central Park is a striking building that takes inspiration from a butterfly in flight. It is, in fact, 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.



Refer to the Disclaimer.



## BHARTIYA CITY INTERNATIONAL SCHOOL

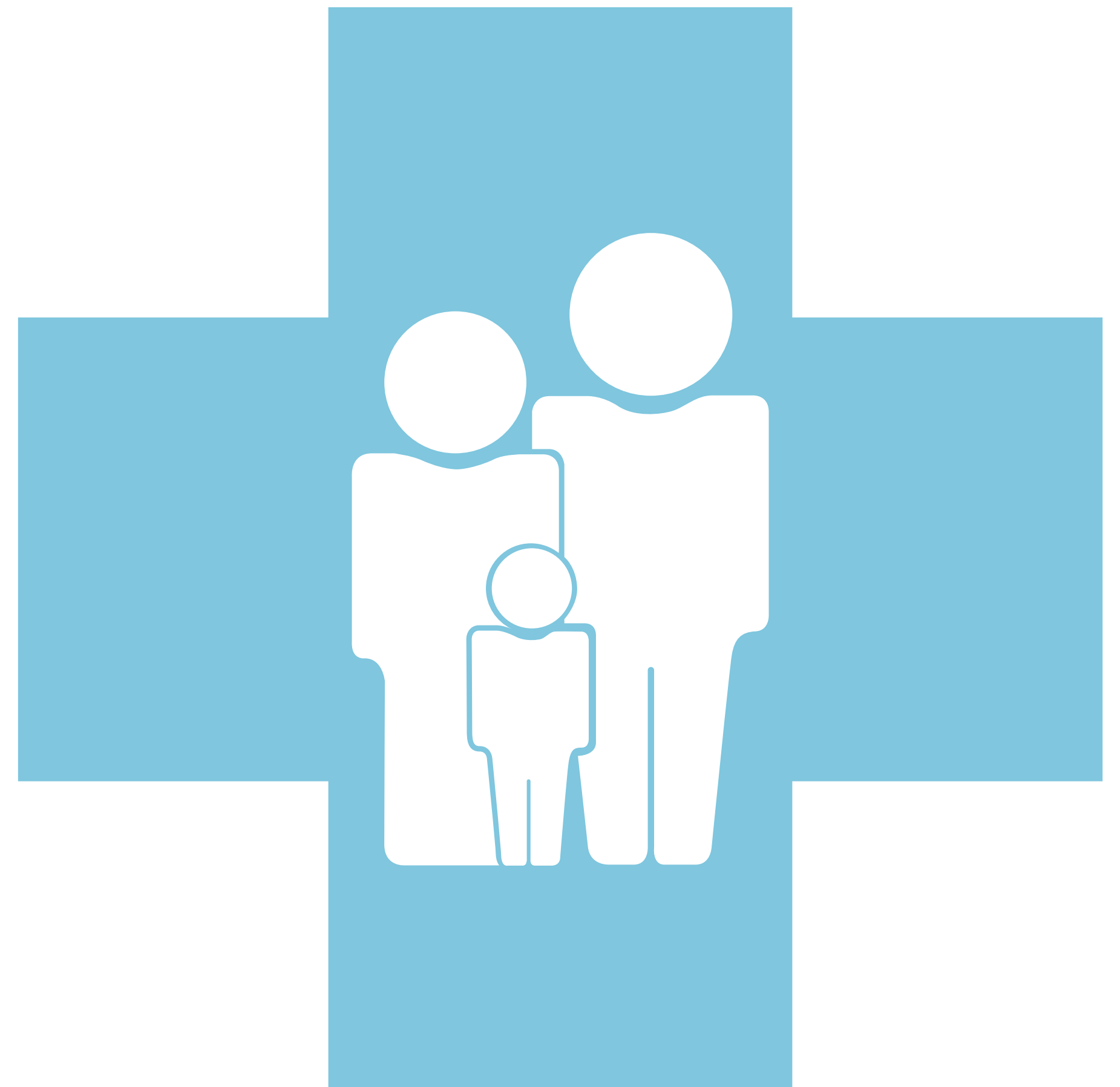
Inside the Bhartiya City, you'll find a school that reimagines everything a school should be. From the classroom to the curriculum itself, it is in fact a school designed to develop today's children into tomorrow's leaders. It's a brave new world out there. Shouldn't the children be suitably prepared?



Refer to the Disclaimer.

## WELCOME TO THE FAMILY, DOCTOR

There was once a time when every neighbourhood had a doctor. Everybody knew him, visited him and said hello to him. Where is he now? Well, after a long absence, he's returned to Bhartiya City. You'll find him within walking distance from your home in the dedicated Family Doctor Clinic. Come and say hello whether you have an appointment or not.



Refer to the Disclaimer.



# THE NEIGHBOURHOOD OFFICE

Trade your daily car drive for a serene walk to work, thanks to the Bhartiya Centre of Information Technology. 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. Little wonder, it'll be the working space of the chosen few.

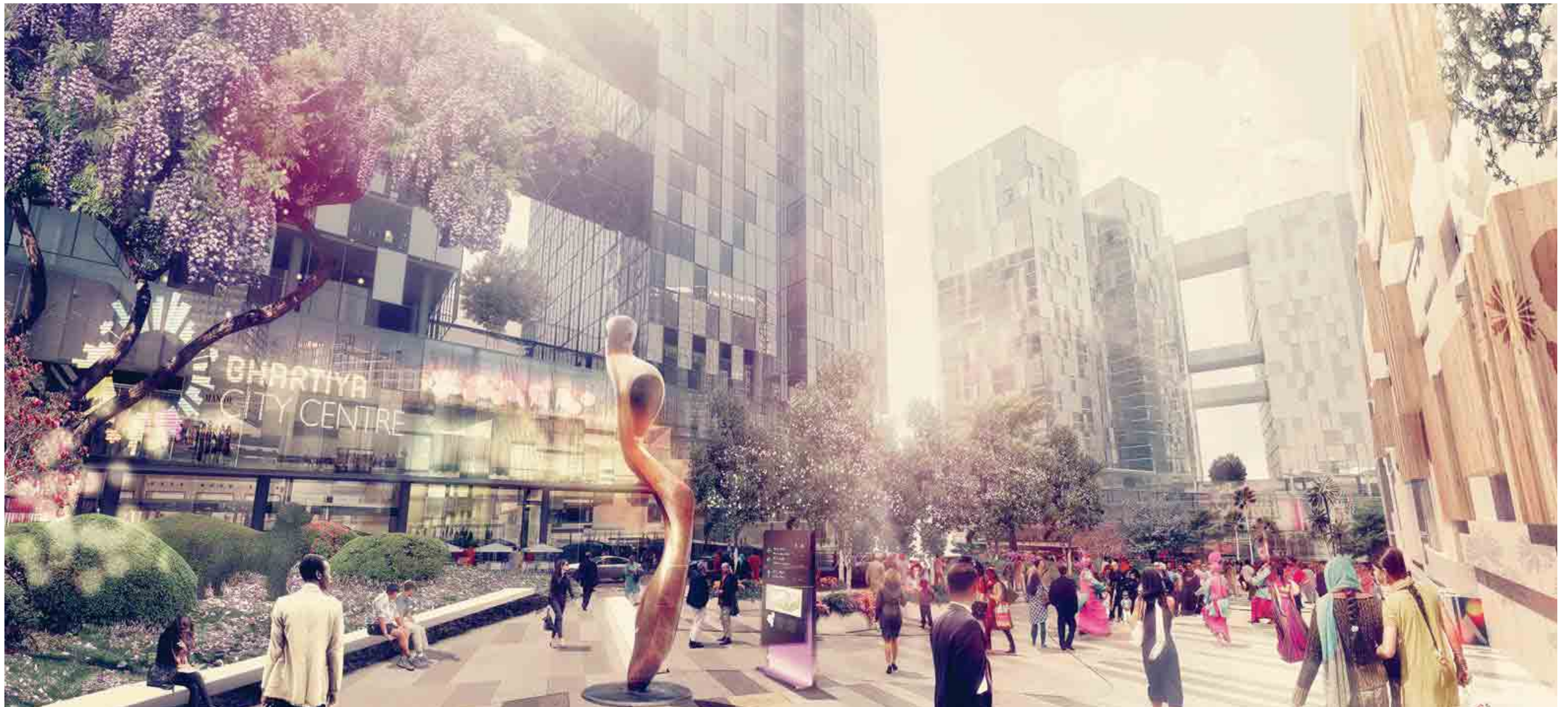




# BHARTIYA CITY CENTRE



The city centre Bengaluru has been waiting for is just a few blocks away from your Nikoo home. Bustling at the heart of Bhartiya City and inspired by the greatest cities in the world, the City Centre plays host to hotels, boutiques stocked with items found in Milan and New York, a dedicated convention centre and an office district. Your search for that perfect espresso or dress ends here at this large shopping district in Bengaluru. Stroll through sprawling walkways and piazzas or get together with friends and family at the celebration square in what could well be the best city centre in the country.



Refer to the Disclaimer.



# DISTRICTS UNITED

Bhartiya city could well be one of the best planned cities in the world. And it's only minutes away from your Nikoo home. Wander about. Who knows what you might find?



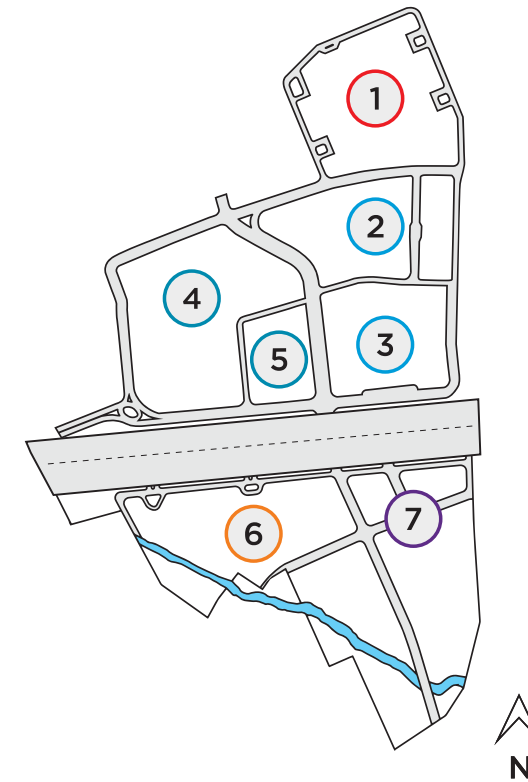
## DISTRICT 1: NIKOO HOMES I

This is the district that houses your Nikoo Home I. Designed for a wide spectrum of people, Nikoo Homes will contain apartments, studios, lofts, penthouses among other housing options for you to choose from. The ones living here will be privilege to all that a sprawling city can offer within the radius of a few minutes.

Refer to the Disclaimer.

## 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, hotels, and the Ramblas Boulevard (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 cafés, clubs and restaurants.



## DISTRICT 4 & 5: BHARTIYA CENTRE OF INFORMATION TECHNOLOGY

These two districts will eventually house our own certified Special Economic Zone spanning about 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.



Refer to the Disclaimer.





## DISTRICT 6: NIKOO HOMES II (East + West)

In Bhartiya City, this is the place you will proudly call home. This is where you'll meet and greet neighbours, go out for a leisurely evening walk and find yourself surrounded by fresh air and great company.

Refer to the Disclaimer.

## DISTRICT 7: HOSPITAL AND INTERNATIONAL SCHOOL

A short walk from your Nikoo Home, are facilities that you perhaps won't easily find outside the gates of Bhartiya City. A purpose-built hospital of international standards as well as a school that completely reimagines the way schools and curriculums are conceived.



Refer to the Disclaimer.



# NIKOO HOMES II DISTRICT

If you fly a 1000 metres above the ground and look down at your future world, this is what it would look like. Welcome to district 6, that houses the world-class Nikoo Homes II.



- 1** SUNSET POINT
- 2** HERB GARDEN
- 3** SUNRISE POINT
- 4** BOARDWALK
- 5** VISITORS' DROP OFF
- 6** PLAY AREA
- 7** JOGGING TRACK ON FLOOR 33
- 8** MOVIE POD ON FLOOR 33
- 9** CLOUD 9 ON FLOOR 15
- 10** THEATRE IN THE WOODS (AMPHITHEATRE)
- 11** SENSORY GARDEN
- 12** KIDS' POOL
- 13** POOL
- 14** VIEWING DECK
- 15** TENNIS COURT
- 16** BABY CLOUD ON FLOOR 25
- 17** HIKING/JOGGING PARK
- 18** JOGGING TRACK ON FLOOR 33

Refer to the Disclaimer.



# AMENITIES

(East+West)

ARTS & CRAFT STUDIO / BAR BEQUE PIT / COFFEE LOUNGE  
 / RESTAURANTS / CONCIERGE SERVICES / DANCE STUDIO  
 / AEROBICS ROOM / DEMO KITCHEN / CYCLING TRACK  
 / AMPHITHEATRE / LAUNDRY / LEARNING CENTRE / EVENT  
 SPACE / GUEST ACCOMMODATION / KITCHEN GARDENS  
 / LOBBY GARDENS / TENNIS COURT / INDOOR GAMES  
 / HEALTH CLUB / INDOOR SQUASH & BADMINTON COURTS  
 / JOGGING AND STROLLING TRACK / KIDS CLUB / KIDS'  
 PLAYAREA / BOARDWALK / MOVIEPODS / SWIMMING POOL  
 / BUSINESS CENTRE



# ABOUT BHARTIYA

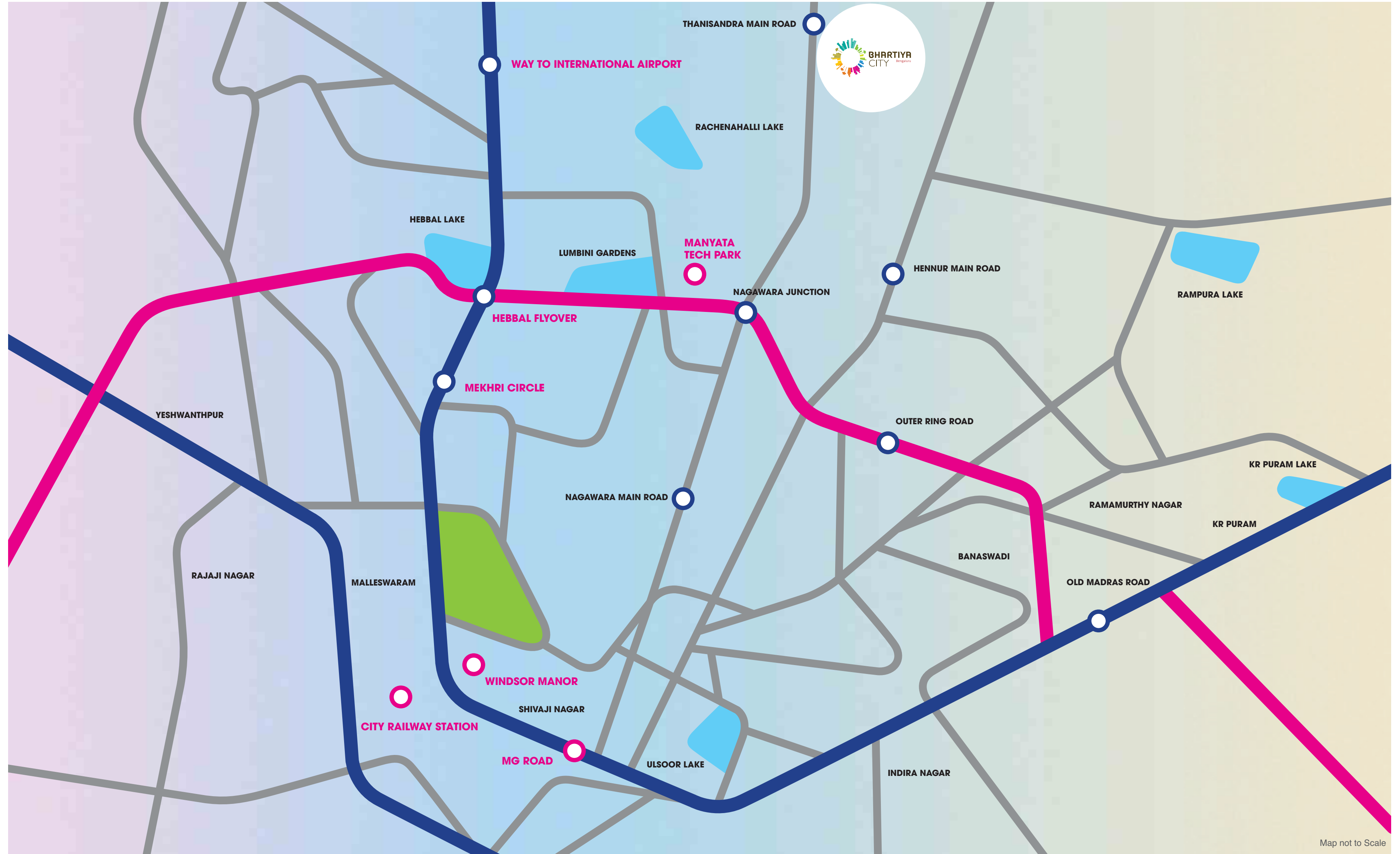


Unlike most people in realty, Bhartiya comes from a background of design. We started in 1987 designing apparel. Soon, designs from our studios in Milan were being adapted by brands like Levi's, Armani, Zara and Trussardi. During the course of our evolution, we struck upon a simple truth: good design makes people happy. Be it a well cut, flattering jacket or a thoughtfully built house. 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 way of life. That vision is Bhartiya City and it's being built by architects and urban planners of international repute. They include Perkins Eastman-New York, Cox-Sydney and BDP Khandekar-Amsterdam for master planning; Broadway Malayan-from UK and WOW from Singapore for residential, retail and hotel; Edifice-Mumbai for the IT Park, amongst many others. Bhartiya International Ltd, the flagship company of the group, is listed on BSE and NSE. It is the country's leader in the leather fashion industry and winner of many awards for excellence. Bhartiya City is no exception. In 2013, Bhartiya was the first Indian developer to win the MIPIM Asia Award in its Best Futura Mega Project category (Asia-Pacific Region). Considered among the most prestigious international recognitions, the MIPIM Asia Awards recognize the industry's best and brightest, rewarding innovation and achievement in a variety of fields.



# LOCATION

Contact:  
THANISANDRA MAIN ROAD, BENGALURU - 560064  
☎ + 91 80 6742 3333, E: info@bhartiycity.com



Map not to Scale

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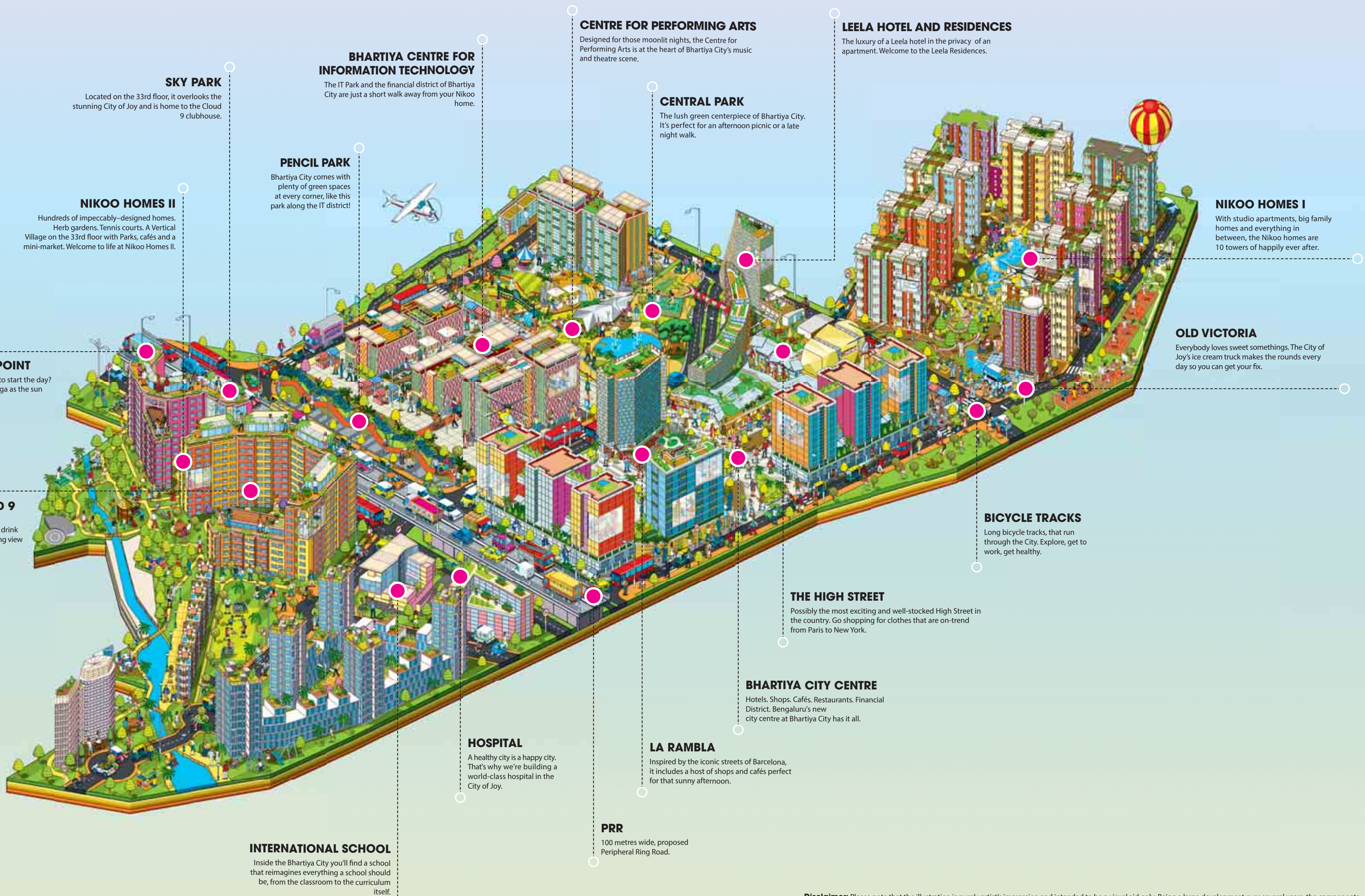
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# THE BHARTIYA CITY TOUR



## SKY PARK

Located on the 33rd floor, it overlooks the stunning City of Joy and is home to the Cloud 9 clubhouse.

## BHARTIYA CENTRE FOR INFORMATION TECHNOLOGY

The IT Park and the financial district of Bhartiya City are just a short walk away from your Nikoo home.

## CENTRE FOR PERFORMING ARTS

Designed for those moonlit nights, the Centre for Performing Arts is at the heart of Bhartiya City's music and theatre scene.

## LEELA HOTEL AND RESIDENCES

The luxury of a Leela hotel in the privacy of an apartment. Welcome to the Leela Residences.

## CENTRAL PARK

The lush green centerpiece of Bhartiya City. It's perfect for an afternoon picnic or a late night walk.

## NIKOO HOMES II

Hundreds of impeccably-designed homes. Herb gardens. Tennis courts. A Vertical Village on the 33rd floor with Parks, cafés and a mini-market. Welcome to life at Nikoo Homes II.

## PENCIL PARK

Bhartiya City comes with plenty of green spaces at every corner, like this park along the IT district!

## NIKOO HOMES I

With studio apartments, big family homes and everything in between, the Nikoo homes are 10 towers of happily ever after.

## SUNRISE POINT

The perfect way to start the day? Some rooftop yoga as the sun comes up.

## OLD VICTORIA

Everybody loves sweet somethings. The City of Joy's ice cream truck makes the rounds every day so you can get your fix.

## BLACK SWAN AT CLOUD 9

Say hello to the beautiful Bengaluru breeze at the club on the 15th floor. Grab a drink or a three-course dinner with a breathtaking view on the side.

## BICYCLE TRACKS

Long bicycle tracks, that run through the City. Explore, get to work, get healthy.

## THE HIGH STREET

Possibly the most exciting and well-stocked High Street in the country. Go shopping for clothes that are on-trend from Paris to New York.

## BHARTIYA CITY CENTRE

Hotels. Shops. Cafés. Restaurants. Financial District. Bengaluru's new city centre at Bhartiya City has it all.

## HOSPITAL

A healthy city is a happy city. That's why we're building a world-class hospital in the City of Joy.

## LA RAMBLA

Inspired by the iconic streets of Barcelona, it includes a host of shops and cafés perfect for that sunny afternoon.

## INTERNATIONAL SCHOOL

Inside the Bhartiya City you'll find a school that reimagines everything a school should be, from the classroom to the curriculum itself.

## PRR

100 metres wide, proposed Peripheral Ring Road.

**Disclaimer:** Please note that the illustration is purely artist's impression and intended to be a visual aid only. Being a large development over several years, the components will be subject to regulatory clearances from time to time and may not necessarily depict the actual development.



This is a City. A big little City, 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 park. 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 complimenting the other so that they fit perfectly. It wouldn't be a joyride if the road is bumpy, would it? Furniture crafted in Italy. It's a City where the past meets the future and together live happily ever after. This is the City of Joy.



# **SPECIFICATIONS FOR NIKOO HOMES II**





### **STRUCTURE:**

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RCC structure with concrete block/RC walls.

### **FLOORING:**

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- Vitrified Tile flooring in the Foyer, Living, Dining, corridors and all Bedrooms.
- Anti Skid Tile flooring on decks.

### **LOBBY:**

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- Elegant ground floor lobby flooring and cladding in Granite/Marble/Natural Stone.
- Upper floor lobby flooring in vitrified tiles and lift cladding in natural stone/vitrified tiles.
- All lobby walls in texture/emulsion paint and ceilings in OBD.
- Service Staircase and Service Lobby in Kota or Equivalent.

### **BATHROOMS:**

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- Ceramic/Vitrified Tiles for flooring and dado upto false ceiling.
- EWCs of Jaquar/Hindware/Parryware or equivalent.
- CP Fittings Jaquar or equivalent.
- Wash basin with counter and CP mixer taps.
- Geysers of suitable capacity in all bathrooms and provision for exhaust fans, except staff bathroom.
- IWC for staff bathroom.

### **MAIN/INTERNAL DOORS:**

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- Flush Doors with pre-engineered frames and all fittings.

### **KITCHEN / STAFF QUARTER/ UTILITY:**

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- Modular kitchen including Base & wall cabinets (with or without shutters) excluding appliances will be provided.
- Vitrified Tile flooring.
- 2 feet dado of tile above the kitchen counter.
- Stainless Steel Sink with drain board.
- Anti Skid Tile flooring and dado for the utility area.
- Tile flooring for staff room and bathroom.
- Piped gas with individual meter.

### **EXTERNAL DOORS AND WINDOWS:**

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- UPVC doors and windows.

### **LIFTS:**

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- Automatic Lifts of suitable capacity in every Block.

### **PAINTING:**

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- Interior: Acrylic Emulsion paint for walls and OBD for Ceilings.
- Exterior: Exterior Emulsion paint/Textured paint.

### **DG POWER/BACK UP:**

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- Backup Generator provided for all Common Areas, Lifts and Pumps.
- 100% backup power provided for Apartments at an additional cost linked to usage.

### **ELECTRICAL:**

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- All electrical wiring is concealed with PVC insulated copper wires with modular switches.
- Suitable points for Power and Lighting provided.
- TV and Telephone points provided in the Living and all Bedrooms.
- Provision for Split AC power point in Living and Bedrooms.
- 3 KVA power for Studio/One Bedroom/One Bedroom with study/Two Bedroom Apartments, 5 KVA power for Two Bedroom with Study/Three Bedroom/Three Bedroom with study/Lofts and 8 KVA power for the Sky Villas/Four Bedroom with staff.

### **SECURITY SYSTEMS:**

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- Round the clock security with CCTV coverage for selected areas.
- Entries to the Apartment Building with Access Control Devices provided at the Ground Floor/Parking Floor entrance.
- Intercom/Centrex Facility for each Apartment to Security Cabin/Maintenance Office and other Apartment, with charges payable to the Service Provider.

### **SEWAGE TREATMENT PLANT:**

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- Sewage Effluent shall be treated and the treated water will be used for flushing and Landscaping.

### **WATER TREATMENT PLANT:**

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- Fully Treated Water through an Exclusive Water Purification Plant within the project.
- Rain Water Harvesting Scheme would be provided for Recharging the Ground Water Level.