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WHAT'S
THE
MANGO
WAY
OF LIFE?



NATURE RESTORED NATURALLY

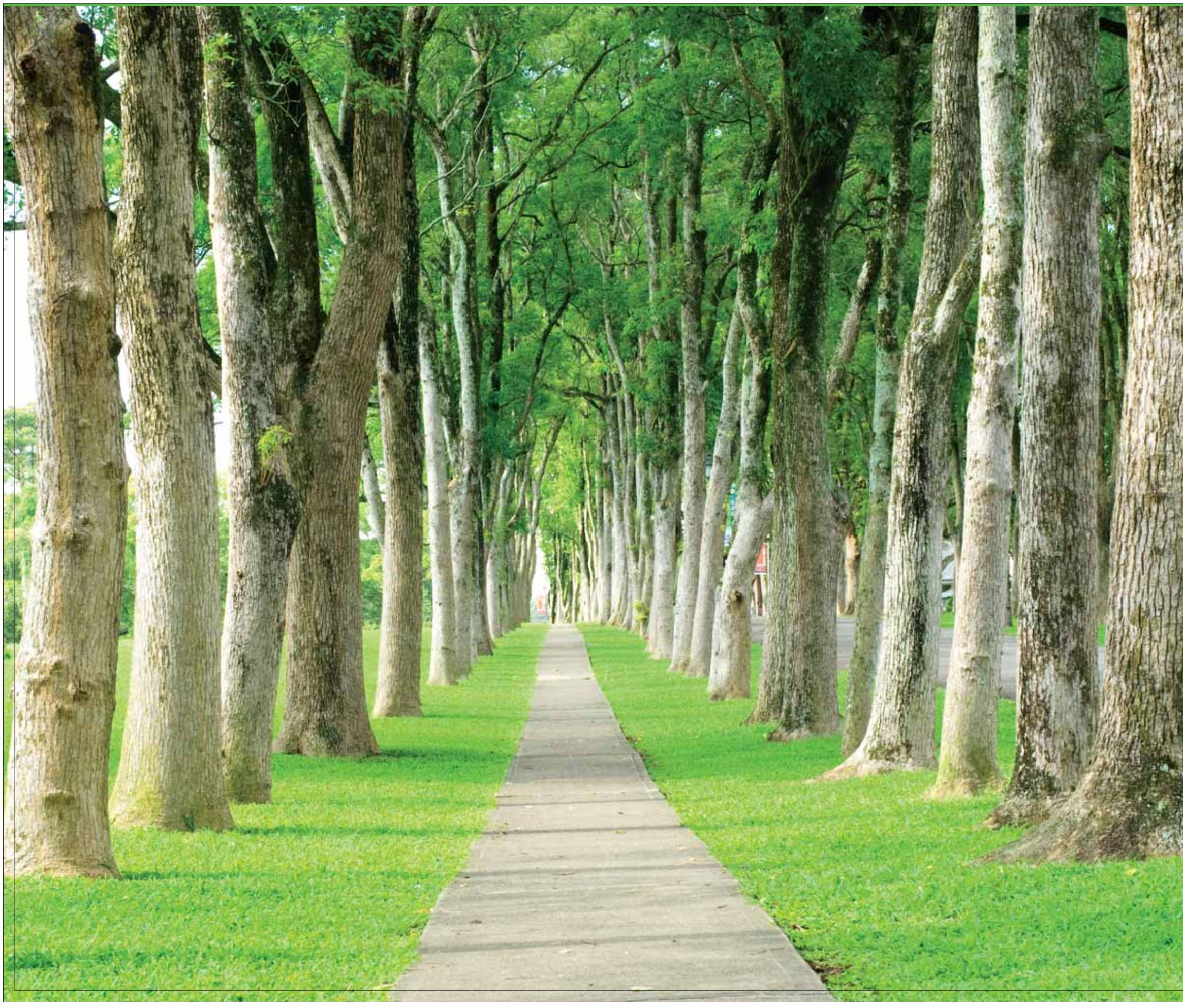


It's
7 a.m. in the morning, a cuckoo
wakes you up. Look out of the window,
a mango tree is peeping at you. Smile and
extend your arm towards it, pluck the mango
and taste it. How does it feel?

That's life at N.D. Around the Mangoes! Everyday!
Make it your home. Breathe it, indulge in it. Fall in love
with everything around you.

A gated community of 165 luxurious villas spread over
20 acres, off Sarjapur Road (Gunjur), South East
Bangalore with more than 50% open space.

Preserving natural beauty is a priority for us.
The motive was to let nature bring out the
natural in you. And that's the sole reason
why we opted to build only 165 villas
when the space allowed us to build
more than double. Volume was never
a part of the plan; verve and vivacity
of nature always was. Let your soul
open up in the open
spaces.



a FRUITFUL NEIGHBOURHOOD

Is it possible to have the best of two worlds - right in your home? Luxury and nature. Open air and convenience of daily needs. The ease of the city and the charm of a village. The announcement of Sarjapur as a Special Economic Zone (SEZ) makes it an IT-Hub with the presence of WIPRO, Infosys and more on the anvil.

N.D. Around the Mangoes offers you a unique neighbourhood. A rare combination of everything that you need and everything that you dream. Schools, Colleges, Business parks, Shopping malls - just nothing is far... and the trees - simply overwhelming.

At N.D. Around the Mangoes, nature and natural ease come together

EDUCATIONAL INSTITUTIONS

- Krupanidhi Engineering College 0.5 Km
- Greenwood High School 03 Km
- The International School 03 Km

CORPORATE OFFICES

- Sigma Tech Park 04 Km
- Wipro Corporate Office 06 Km
- ITPL 08 Km
- Whitefield 08 Km

SHOPPING CENTRES

- On-premises Convenience Store 00 Km
- Maharaja Supermarket 1.5 Km
- Forum Value Mall 04 Km

a JOY FOR ONE, a DELIGHT FOR ALL

At N.D. Around the Mangoes, nature plays an intrinsic role in setting the mood of the entire gated township. Special care has been taken to set a pristine lifestyle cradled in the greens along with shared green amenities that make luxury living just a touch away. It's the perfect combination - Mother Nature meets Modern Lifestyle.



AROUND THE MANGOES IS ALL ABOUT COOLING YOUR MIND AND BODY

LIFE BY THE LAKE

Ever imagined going fishing in a lake, experiencing the depth and vigour of water and allowing serenity to descend upon you? At N.D. Around the Mangoes, enjoy all this amidst the opulent lake.

The 20,000 sq ft lake will be surrounded by

- NURSERY**
- EXERCISE COURT**
- LAKE VIEW DECK**
- FISHING DECK**



AROUND THE MANGOES IS CONCEPTUALISED TO TRULY ELEVATE LIFE AMIDST NATURE

THE FOREST VENTURE

How far would you drive for a serene countryside nature's walk? Not very far; N.D. Around the Mangoes has a dense forest around the lake. Here a natural ambience of forest trail and a tree house is made so that you are not far away from nature.

The extensive 50,000 sq ft afforested area will hold

MACHAAN (TREE HOUSE)

CONSERVATORY LAKE

VERMICOMPOST PITS

AROUND THE MANGOES IS A BREATH OF FRESH AIR

A CENTRAL LAWN DEVOTED TO FUN

When was the last time you went cycling or spent your sunday evening skating with your dear ones? At N.D. Around the Mangoes, discover living close to nature. The extensive central lawn is an ideal place to unwind and catch up on some fun activities. The open space liberates the soul and helps you have an incredible time.

Over 1,10,000 sq ft central lawn will boast of
AMPHITHEATRE WITH PLAY FOUNTAINS

CHILDRENS' PLAY AREA

OPEN MEETING SPACES

WALKING TRAIL

YOGA DECK

GAZEBOS

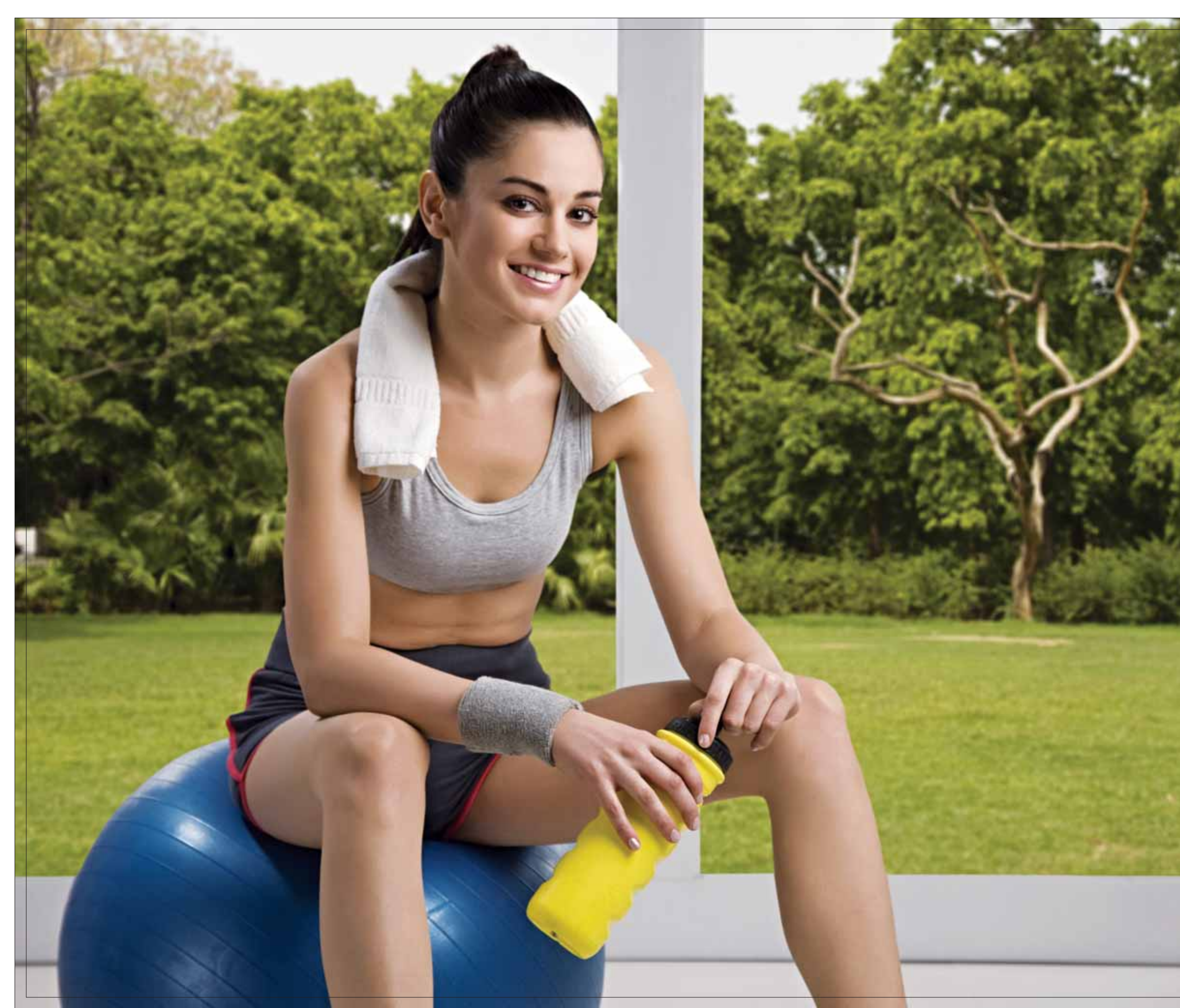
PAVILION



AROUND THE MANGOES TRIGGERS YOUTH AND HAPPINESS

A 20,200 SQ FT CLUBHOUSE FOR REJUVENATION

The entire week goes off under break neck pressure.
The weekends are the ideal time to recharge and refresh life.
The clubhouse provides you with a host of leisure amenities.





Well-equipped Gymnasium



Swimming Pool



Billiards Room



Reading Room



Yoga/Meditation Hall



Bar Lounge

MORE...

Exclusive Health Club with Sauna and Steam

Massage Rooms and Jacuzzis

Unisex Parlour

TV Room

Table Tennis

Shuttle Court

Supermarket

Squash Court

Multipurpose Hall

A CORNER OF YOUR OWN

At N.D. Around the Mangoes, you are not just given a villa, you are gifted a world class lifestyle. Every small detail has been taken care of and special touches have been put in place keeping you in mind. Breathe easy, breathe fresh.

a TREE a GIFT FOR LIFE

When was the last time you were woken up to the chirping of birds? When was the last time you slept under the open sky? When was the last time you plucked a mango and smiled while tasting it. At N.D. Around the Mangoes, every villa has a mango tree of its own. So you get all the time to cherish such magical moments in life.

THE POOL OF JOY

When was the last time you enjoyed a Sunday afternoon barbecue? When was the last time you came back from work and recharged yourself with an evening swim? [Aqua Villas](#) at N.D. Around the Mangoes will have private swimming pools with jacuzzi and swim gym. Take a dip and enjoy moments worth treasuring forever.

RIPPLES OF excitement

Have you forgotten the love for making paper boats? Does it remind you of your childhood? At N.D. Around the Mangoes, every villa has a private water body. Go ahead, set a paper boat on sail and watch it ferry fantasy. It's not just about living life, it's all about living it to the brim.



an eden of your own

Ever imagined what it feels like to take a nap on the plush greens? To feel the twinkling freshness of dew drops? To let the serenity of cool breeze engulf you? N.D. Around The Mangoes has villas with private landscaped gardens attached. Take some time out, nurture Mother Nature and watch her blossom. The soothing greens will give you a sense of tranquility you have never experienced.

God lies in the details. And to provide you with a heavenly experience, we have paid a lot of attention towards small things. We believe, the coming together of every minute detail, the care for small elements brings about a lifestyle worth living. Close your eyes and experience heaven on earth.

**CLOSE YOUR EYES
OPEN YOUR DREAMS**

AROUND THE MANGOES IS A REAL-DREAM

STRUCTURE

RCC Framed Concrete Structure with cement blocks, Seismic Zone II compliant.

FLOORING

Living & Dining Italian Marble.

Master bedroom & Home-theatre Wooden laminate flooring.

Entrance Foyer and all bedrooms "Kajaria" or equivalent designer vitrified tiles.

Sit-out & Deck Wooden finish.

Family & Study "Kajaria" or equivalent designer vitrified tiles.

Kitchen & Utility "Kajaria" or equivalent designer vitrified tiles as flooring Designer dado tiles above the counter top.

Balcony "Anti-skid" tiles.

Bathroom "Anti-skid" designer tiles for flooring and dadoing.

DOORS/WINDOWS

Main Door Teakwood Frame with Solid Teak wood shutter, SS hardware for main door.

Internal Doors Teakwood frame & Solid wood with teak veneer polished shutter, Brass with SS plating for internal doors.

Bathroom Doors Teakwood frames and Solid wood shutter with one side teak veneer polish and laminate from the other side.

Balcony & Terrace UPVC two track sliding door with clear glass.

Windows UPVC three & two track windows with clear glass & mosquito mesh.

KITCHEN

Polished Granite counter top, stainless steel sink with drain-board. "Grohe" or equivalent CP fittings.

UTILITY

Polished Granite counter top, stainless steel sink with drain-board Water Inlet & outlet provision for washing machine and dishwasher. "Grohe" or equivalent CP fittings.

BATHROOMS

"Kohler" or equivalent sanitary fittings, "Grohe" or equivalent CP fittings.

Wall mount EWC, Wash basin with granite counter.

ELECTRICAL

Concealed copper wiring, modular switches and sockets.

Cable TV point in Living, Home-theatre & All Bedrooms.

Telephone & Networking point in Living & All Bedrooms.

AC compressor points in Living & All Bedrooms.

24/7 Power back-up for TV, lighting points & common areas.

PAINTING

Top quality Premium emulsion for all internal walls.

Acrylic texture finish for front facade, apex exterior paint for external walls.

SECURITY

24/7 security.

CCTV Surveillance.

ROOTS OF ETHICS FRUITS OF A VISION

COMPLETED PROJECTS



N.D. GIPFEL



N.D. ASCENT



N.D. SEPAL



N.D. PINNACLE



N.D. OLIVA



N.D. PASSION

Passion, patience, and perseverance - as the defining values of N.D. Developers, we have embarked upon a journey of creating prosperity amidst nature. Our consistent commitment towards people and their happiness has culminated in our flagship project N.D. Around the Mangoes. N.D. Developers, a skyline of landmarks across Bangalore, evident in the landmarks - N.D. Pinnacle, N.D. Hazel, N.D. Gipfel, N.D. Oliva and more. We believe not just in making promises, but also in fulfilling the promises and this has resulted in 371 families, proudly being a part of N.D. and another 500 more poised to be part of N.D.'s construction.

N.D. Around the Mangoes is a project very close to our heart. To ensure that living here becomes an extraordinary experience for you, we have associated with those who are the best in the industry. N.D. Around the Mangoes boasts of names like Vernekar Associates Pvt. Ltd. as consultant architects and Terra Firma for landscape architecture, White Space as the interior designers and Knight Frank as marketing consultants.

N.D. Around the Mangoes pledges to maintain its benchmark accumulated over two decades of experience in design and aesthetic, psychology and ethical standards of inhabitants.

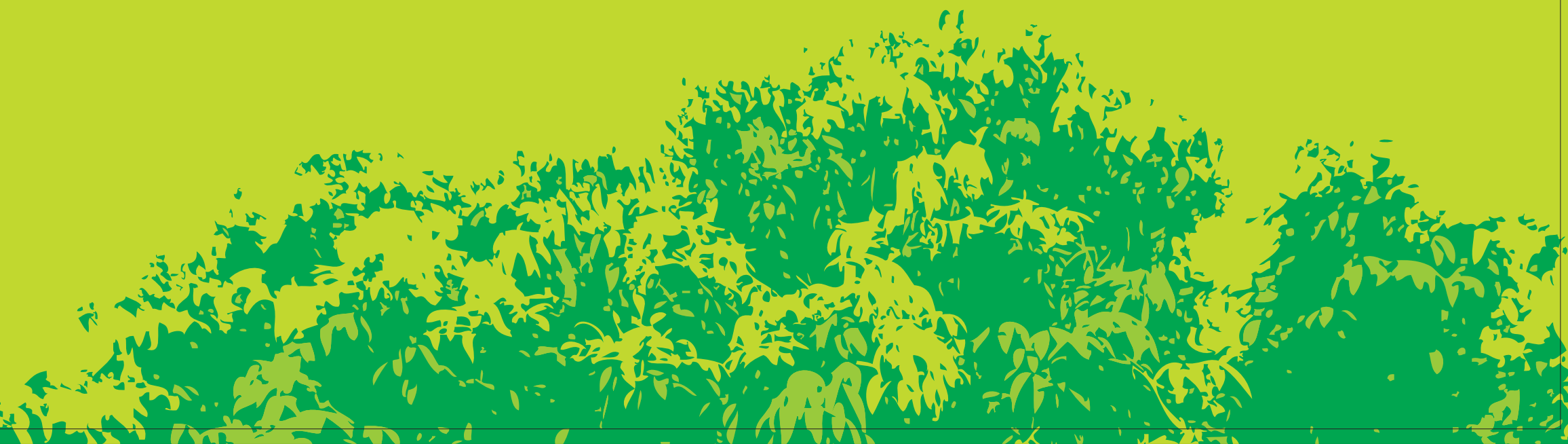
It is assuredly poised to set a new value in life around the metropolis - Bangalore.

 SITE MAP



LEGENDS

- | | | | |
|----|---|----|--|
| 01 | MAIN GATE WITH SECURITY | 17 | TENNIS COURT WITH STEPPED SEATING |
| 02 | ENTRANCE DRIVE | 18 | CENTRAL PLAZA |
| 03 | ARRIVAL DRIVE | 19 | CHILDREN'S PLAY AREA WITH TOT LOTS |
| 04 | THE PLAZA | 20 | EXERCISE COURT WITH MEDITATION DECK |
| 05 | BOOM BARRIER | 21 | EXERCISE COURT |
| 06 | 15 MT. WIDE CENTRAL PARK NORTH DRIVE | 22 | SMALL MEETING SPACES |
| 07 | 10 MT. WIDE EAST, WEST AND CENTRAL PARK SOUTH DRIVE | 23 | WATER FEATURE WITH AMPHITHEATRE AROUND |
| 08 | 9 MT. WIDE FEEDER ROADS | 24 | SEATING ZONE |
| 09 | ENTRY TO MULTIPURPOSE HALL | 25 | WALKING TRAIL |
| 10 | ENTRY TO THE VISTA ROCK CLUB | 26 | STAGE |
| 11 | THE POOL | 27 | PAVILLION |
| 12 | POOL DECK | 28 | PRACTICE CRICKET PITCH |
| 13 | PARTY LAWN | 29 | VERMICOMPOST PITS |
| 14 | CRECHE SITE | 30 | RECHARGE POND |
| 15 | BASKETBALL COURT | 31 | NURSERY |
| 16 | SKATING RINK WITH PRACTICE CRICKET PITCH | 32 | TREE HOUSE/MACHAAN |
| | | 33 | FORESTED AREA |
| | | 34 | VISITORS' PARKING |





CLUBHOUSE VIEW



EAST DRIVE



TYPE A NORTH



TYPE B EAST



TYPE C NORTH

LOCATION map

*Map not to scale

