



Back in the day, cities were about community. Neighbours used to know each other's names. Children would cycle. Beware the mango thief. But somewhere along the way, cities lost their soul.

At Bhartiya City, those old days are back. The City of Joy, as we like to call it, is a place where the charms of a little town sit happily next to the best that modern life has to offer. It's also a place more and more people are calling home. After the successful launch of Nikoo Homes, I'm happy to announce the launch of Nikoo Homes II, situated in the southern district of this wonderful city.

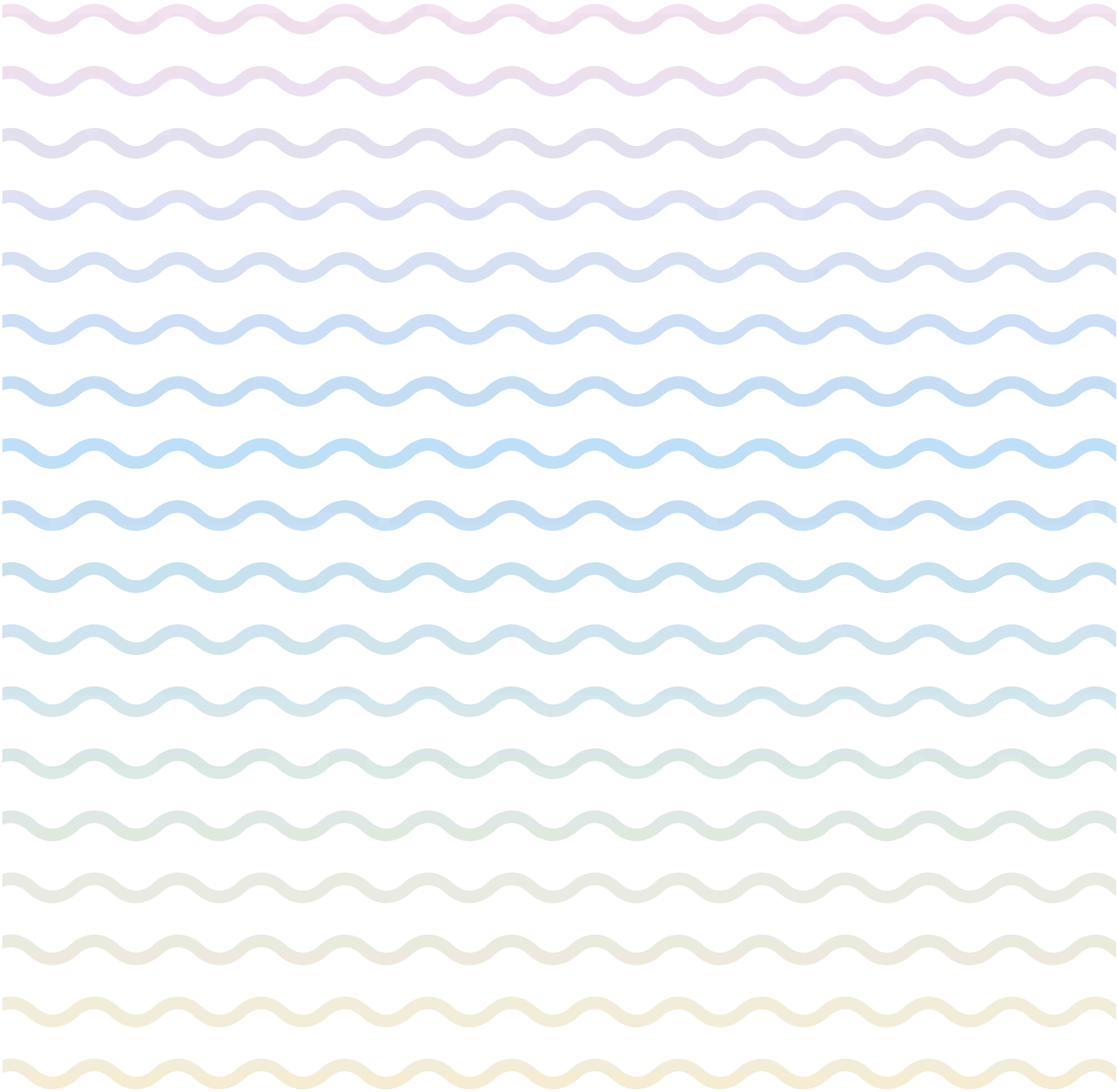
Whether you're a family of two or more, there's a beautifully designed home waiting for you. In fact, when you move here, you move into a little community of your own. This is where aunts on the fourth floor send home-made brownies to their nieces on the seventh. This is where these nieces walk to school every day. Where they climb up trees on their way back home. This is where kids and grandparents can learn to play the piano at the Learning Centre. And do it all within minutes from home.

Nikoo Homes II is also a place full of surprises and new ideas. On the 33rd floor, you'll find a Sky Park with a life of its own. It has shops, cafes and restaurants. It has jogging parks. It also has a dedicated Sunrise and Sunset Point. Who wouldn't mind spending an evening watching the sun in the beautiful Bangalore breeze? I know I wouldn't.

These aren't just homes, they're a new way of life. So if you're interested in moving to a home that goes beyond just bricks and square units, do visit us at the Discovery Centre and see it for yourself. I'm certain you'll like what you see.

*Snehdeep Aggarwal
Chairman
Bhartiya*

WELCOME TO HOME 3.0



nikoohomes.bhartiyacity.com

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 125-acre 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. Lamps double up as Wi-Fi hotspots. And vertical gardens form fertile ground for fresh produce and friendships. 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. A rooftop 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 anything 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.

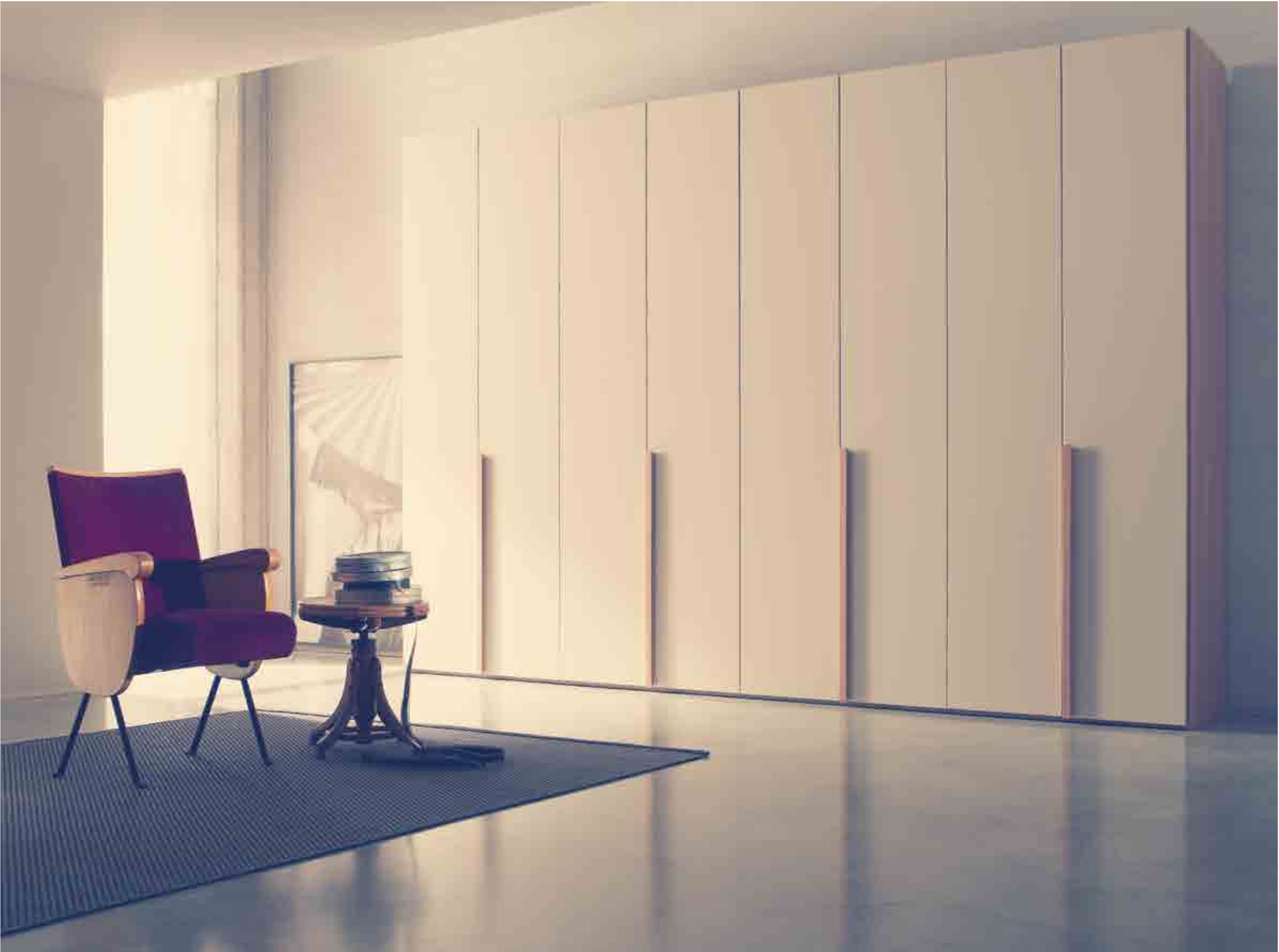
NIKOO HOMES II



HOME PLANS



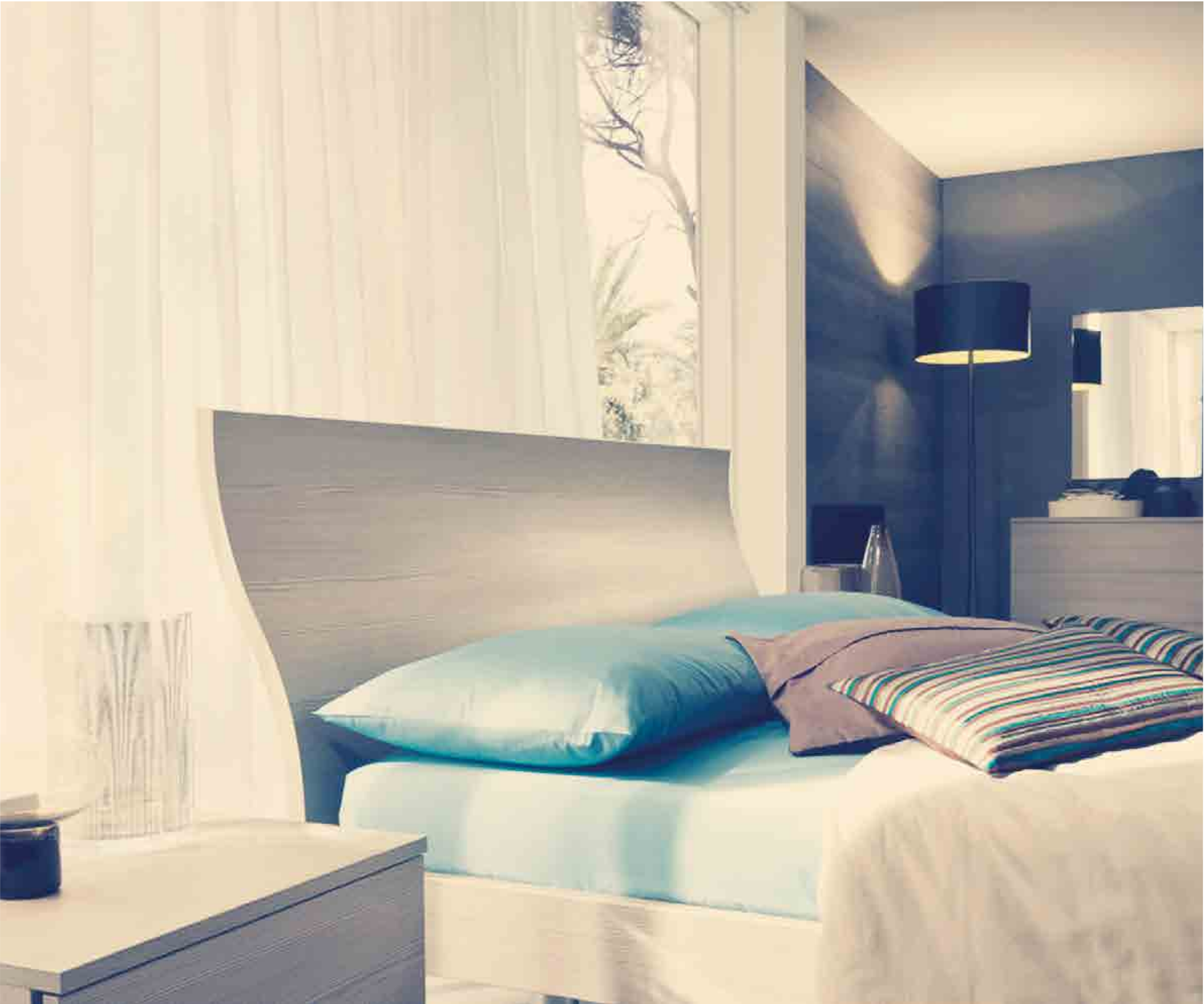
One size never fits all. It's the same for Nikoo Homes. Every home here is intelligently designed so that you get exactly what you want. For starters, there are more kinds of homes than you can count. And once you've chosen a home, you can further customise it in a way that fits your plans perfectly. All you have to do is ask.



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. Add to this high quality Italian furnishing and a kitchen with additional utility space, and you have a home that goes far beyond the average one bedroom home.



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 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.



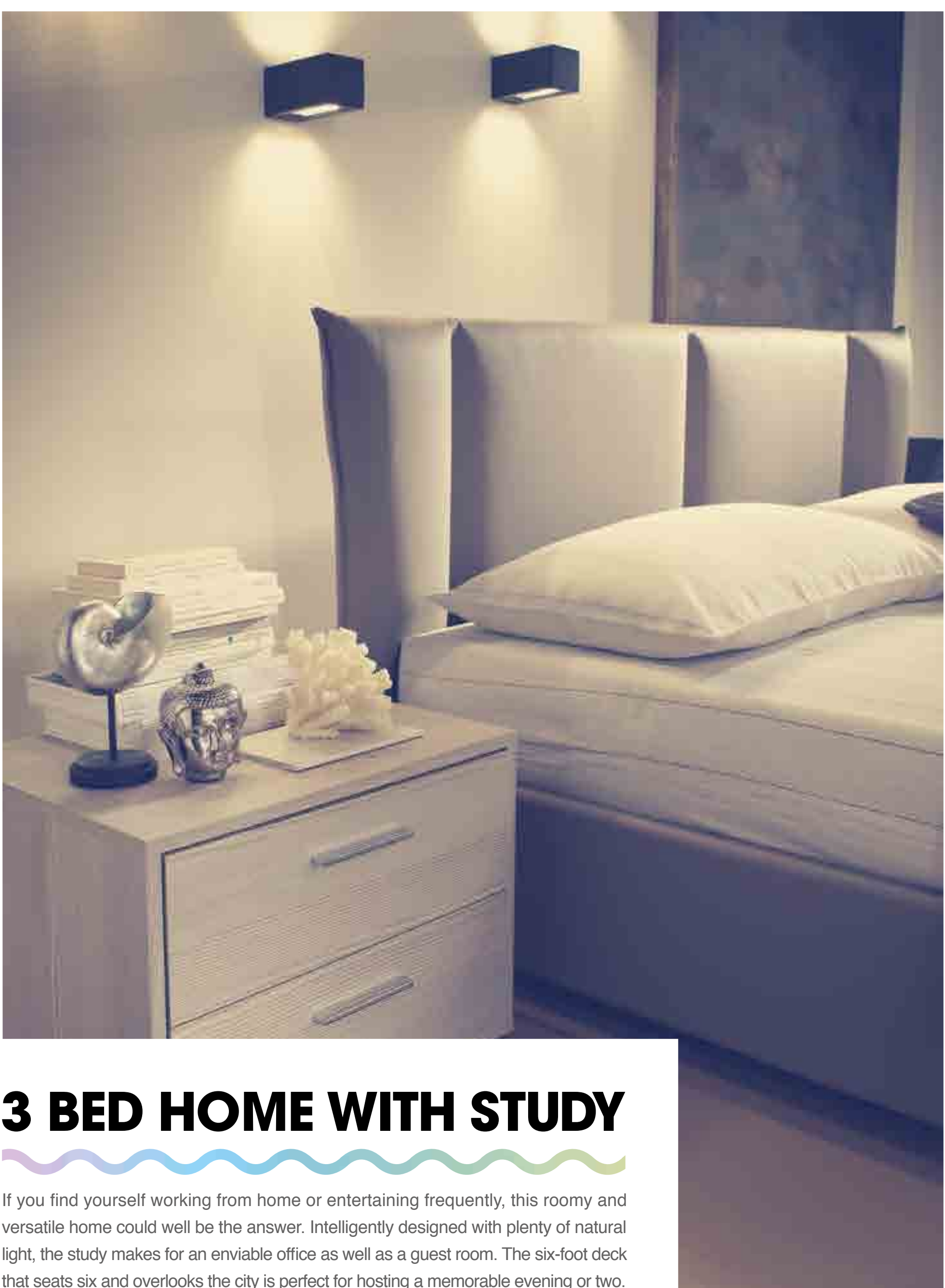
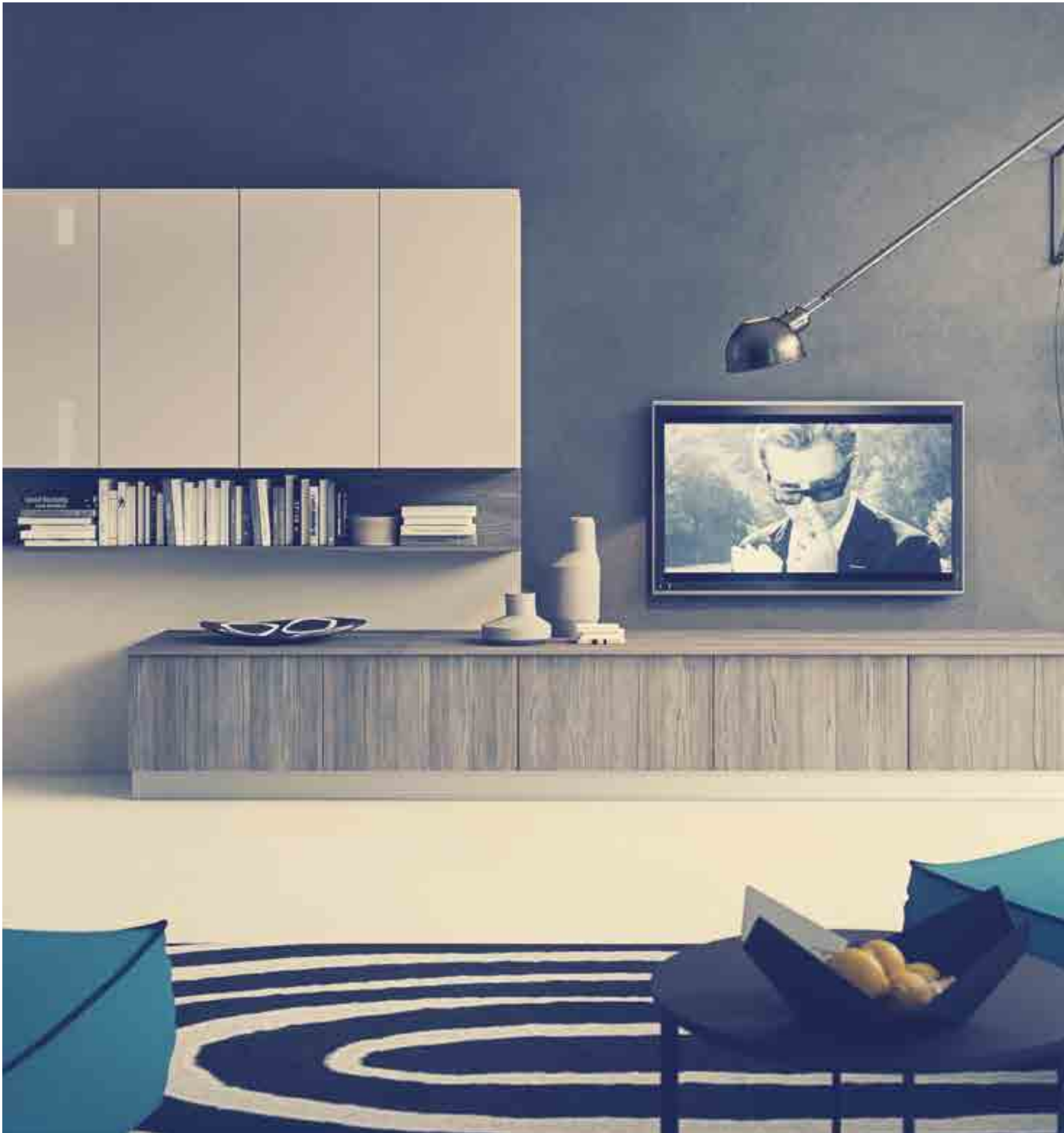
2 BED HOME

A family home in every sense of the word, this home features two bedrooms, one with a bathroom attached. The L-shaped 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.



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 six-foot deck overlooking the city are also available.

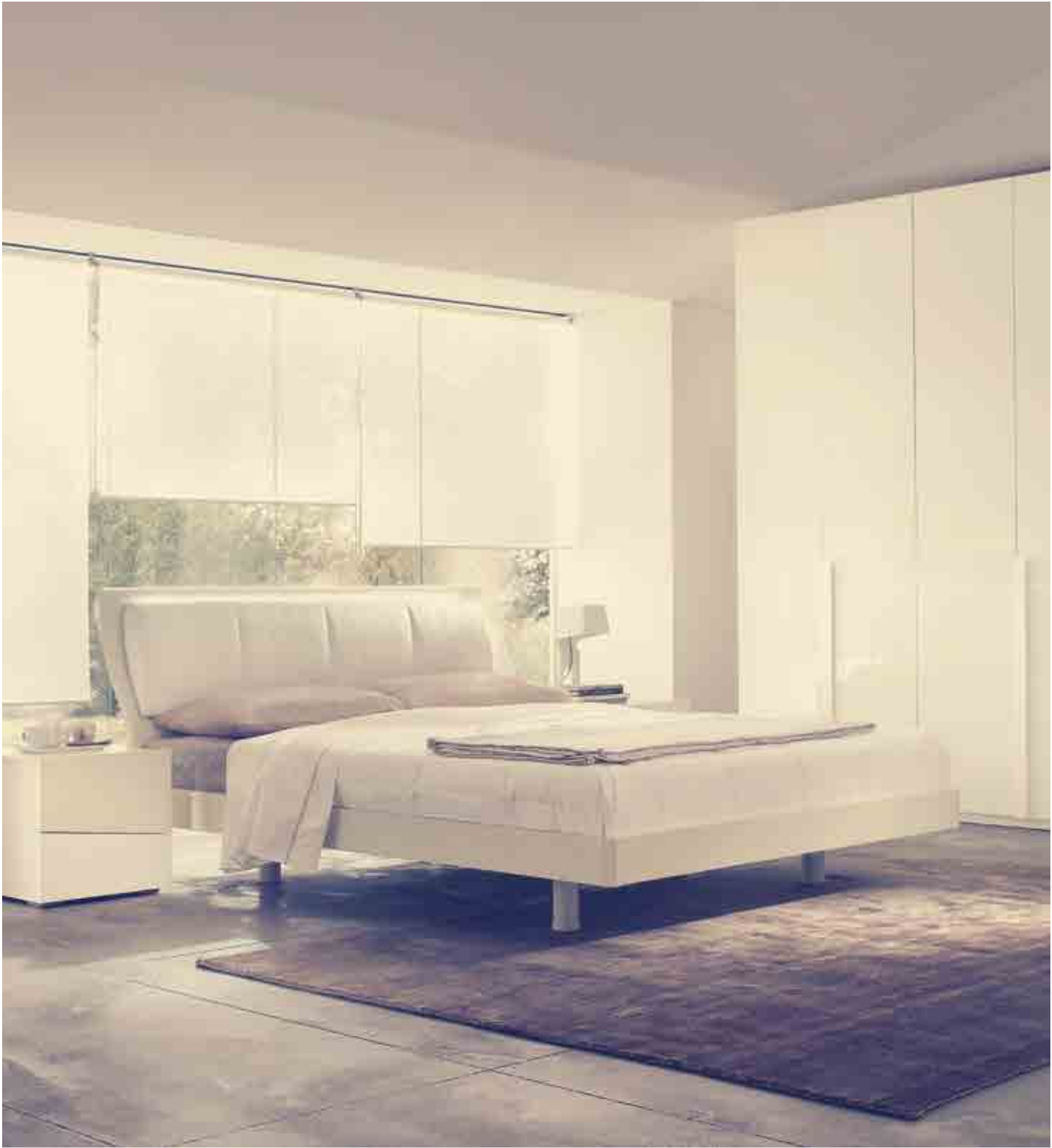


3 BED HOME WITH STUDY

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 six-foot deck that seats six and overlooks the city is perfect for hosting a memorable evening or two.

FOUR BED HOME WITH STAFF QUARTERS

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. Look closer and you'll also find authentic Italian furnishings that give the home a decidedly stylish, modern texture. 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 quarters comes attached.



LOFT

Life is good at the top and yet more proof comes in the form of these New York-style lofts. Situated on floors 32 and 33 these well-appointed and comfortable lofts come with the added benefit of direct access to the Sky Park. Ideal if you're a stylish professional, looking for your first house with enough room to work.

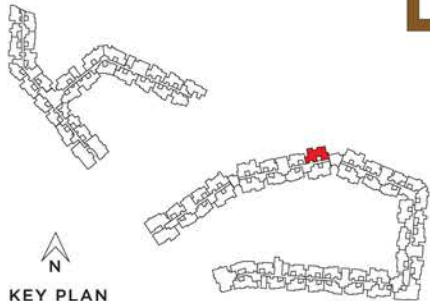
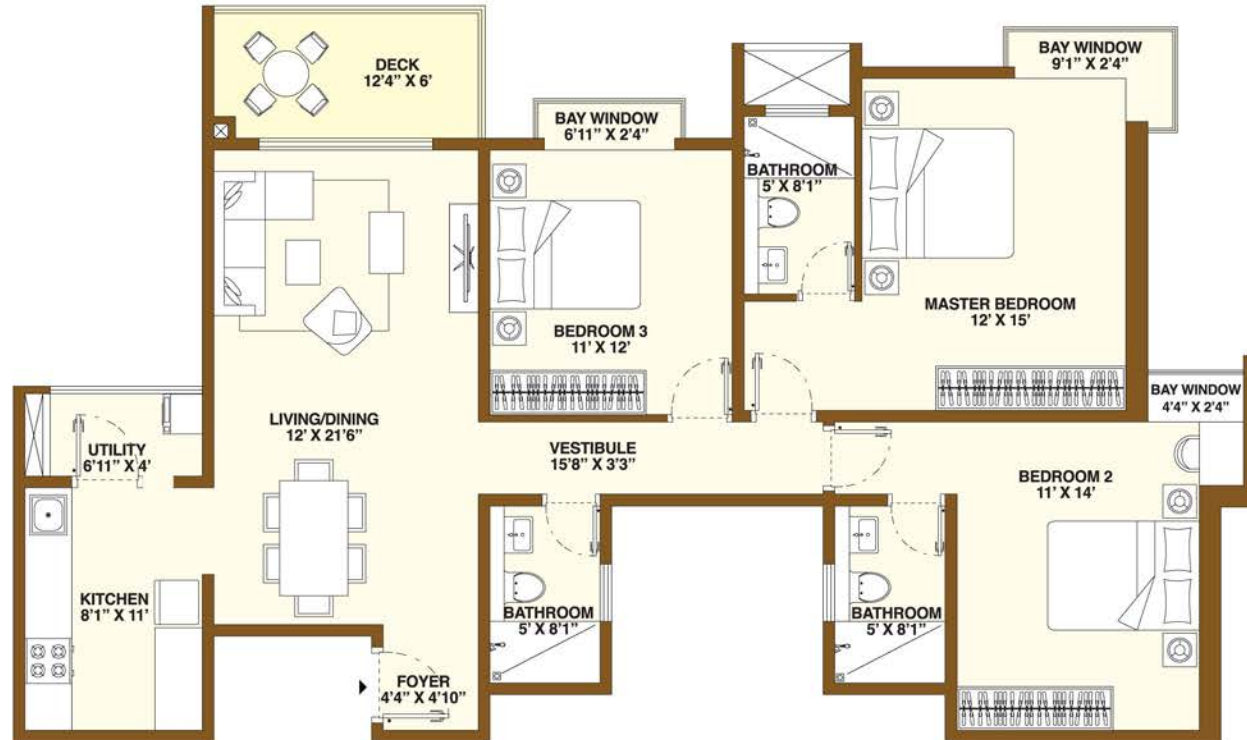


TYPE G4 - THREE BED SALEABLE AREA: 1633 SQFT

nikoo
Homes

TOWER - B

FLOORS - 2 to 30



NIKOO HOMES II



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TYPE J1 - FOUR BED WITH STAFF SALEABLE AREA: 2259 SQFT

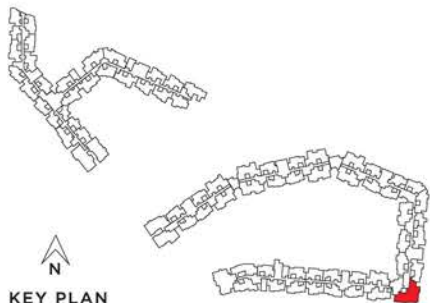
nikoo
Homes

TOWER - D

FLOORS - 1 to 32



NIKOO HOMES II



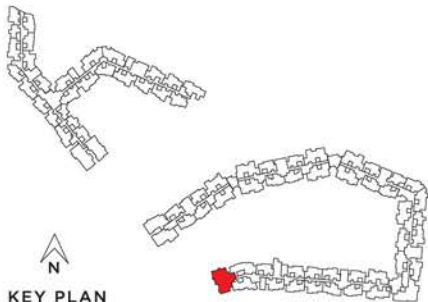
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TYPE J2 - FOUR BED WITH STAFF SALEABLE AREA: 2553 SQFT

nikoo
Homes

TOWER - F

FLOORS - 1 to 13



N
KEY PLAN

NIKOO HOMES II



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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 direct 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.



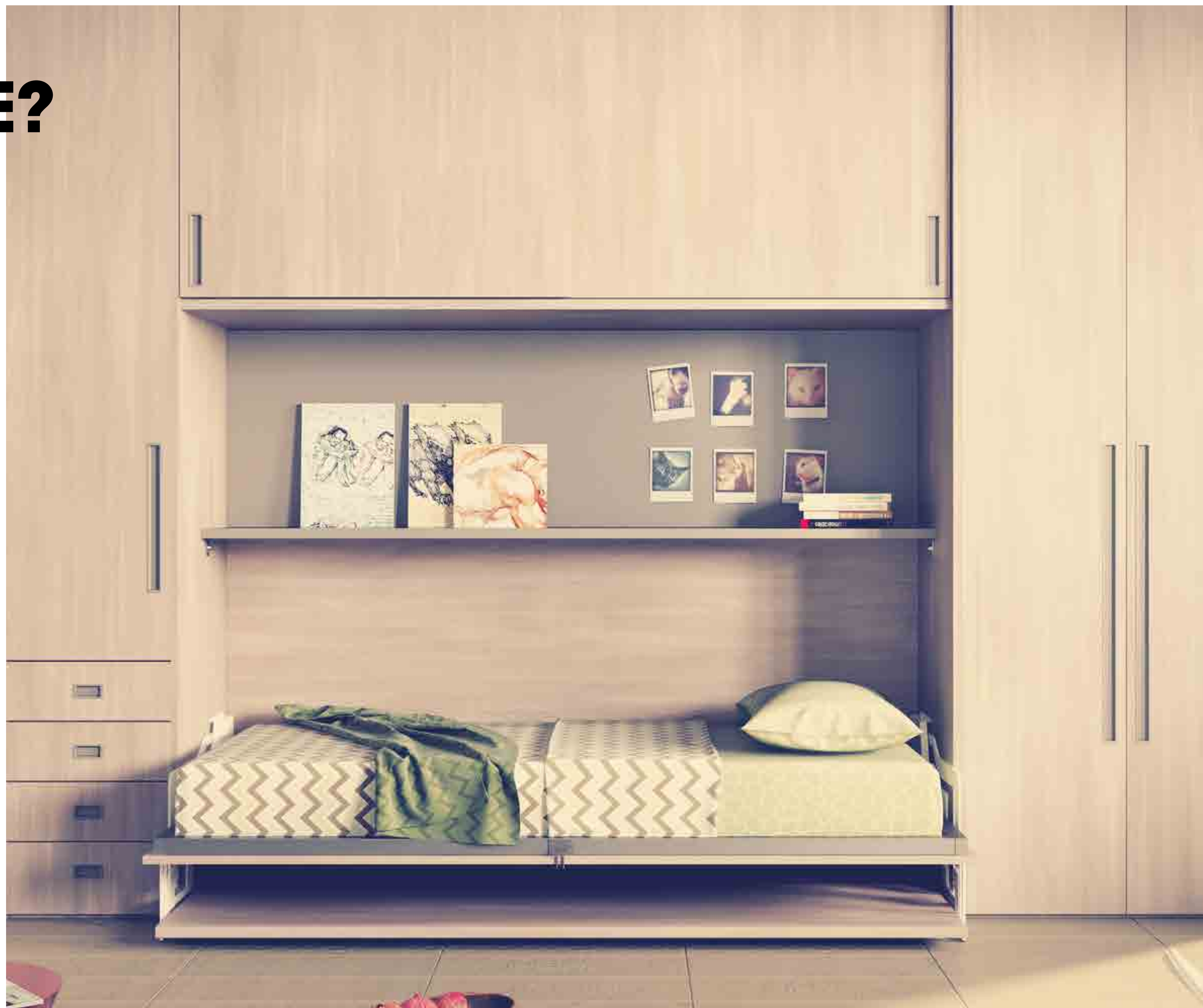
ITALIAN KITCHEN

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. Or to be more precise, Tumidei, a little company from Romagna with big ideas. 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 32 when you enter the elevator.



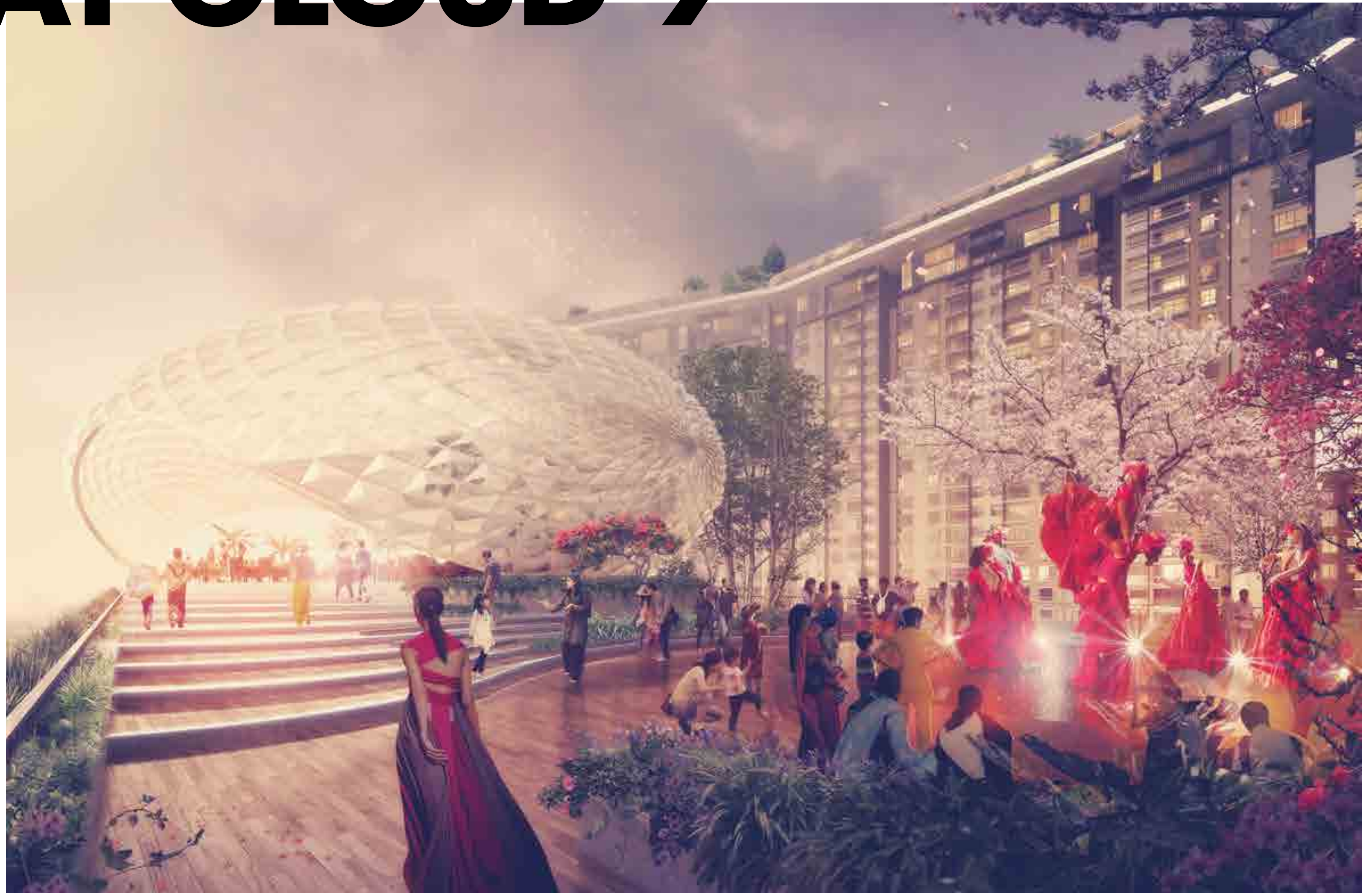
WELCOME TO THE SKY PARK

Up above your Nikoo home is a place that's as enjoyable as the city below. It has a jogging path for your morning run as well as 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.



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.



POM POM! HERE COMES THE ICE CREAM TRUCK!



CENTRAL PARK

Pick a spot. The lush Central Park has seven acres of beautifully landscaped gardens made for Saturday picnics, Frisbee or midnight walks. And yes, it's open 24 hours.



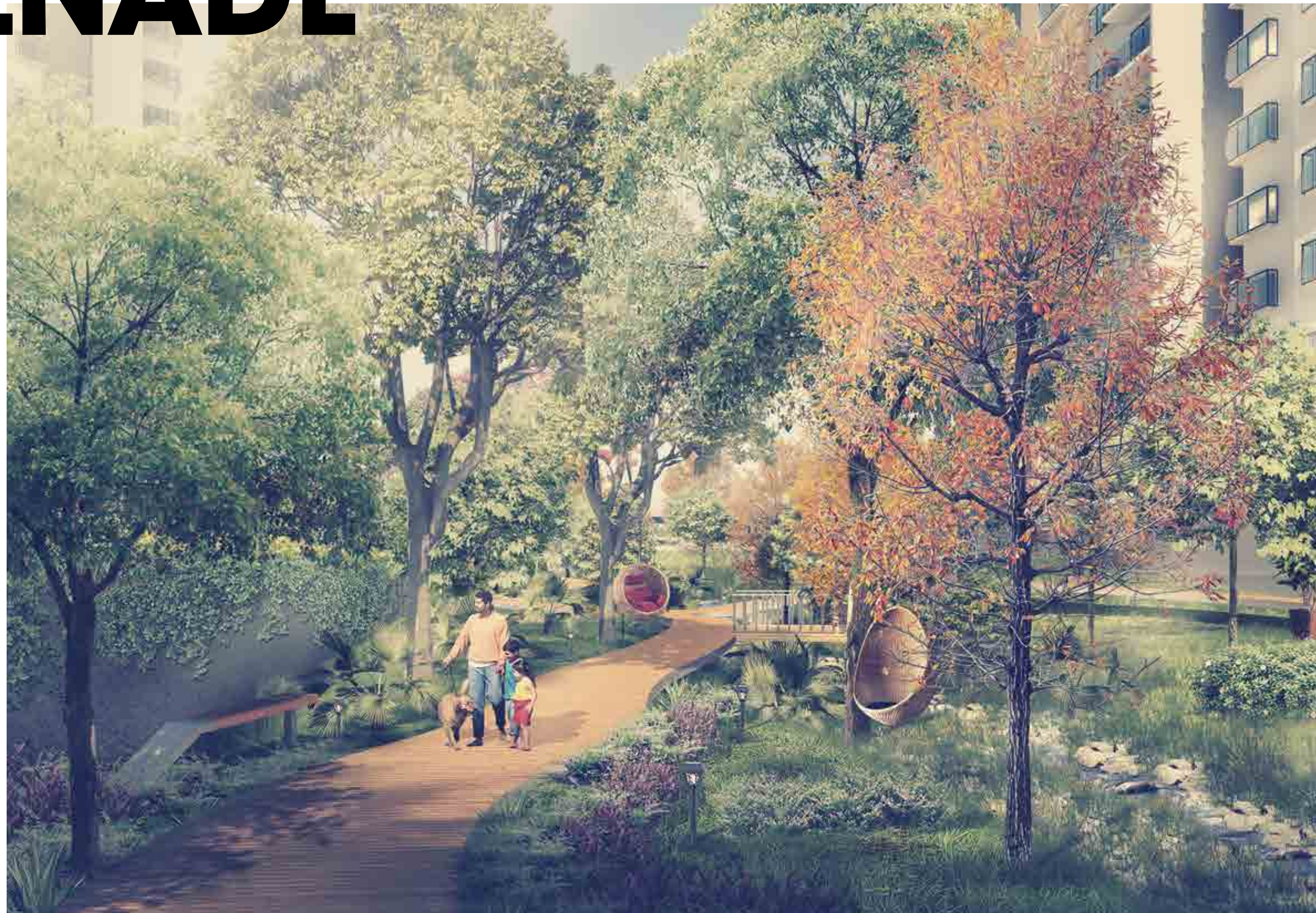
CENTRE FOR PERFORMING ARTS

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 pavillion, it will host some of the best actors, dancers and musicians from Bengaluru and abroad. The building itself indulges in a bit of theatrics as it is designed to shimmer spectacularly on moonlit nights. A stunning venue whichever way you look at it.



THE PROMENADE

Bengaluru may be landlocked but at Bhartiya City an evening spent at a waterside promenade is part of everyday life. Situated in the southern district of Bhartiya City, the promenade runs along a purpose-built canal with lush landscaped gardens and even forest-like vegetation by its side. It's nature at its very best and it's in your very own neighbourhood.





LEARNING CENTRE



You don't stop playing because you grow old. You grow old because you stop playing. We think the same can be said for learning. Which is why, the Learning Centre is open to everyone from 8 months to 80 years – so you can learn to play the piano, learn to make pickles and jams, or learn just about anything else.

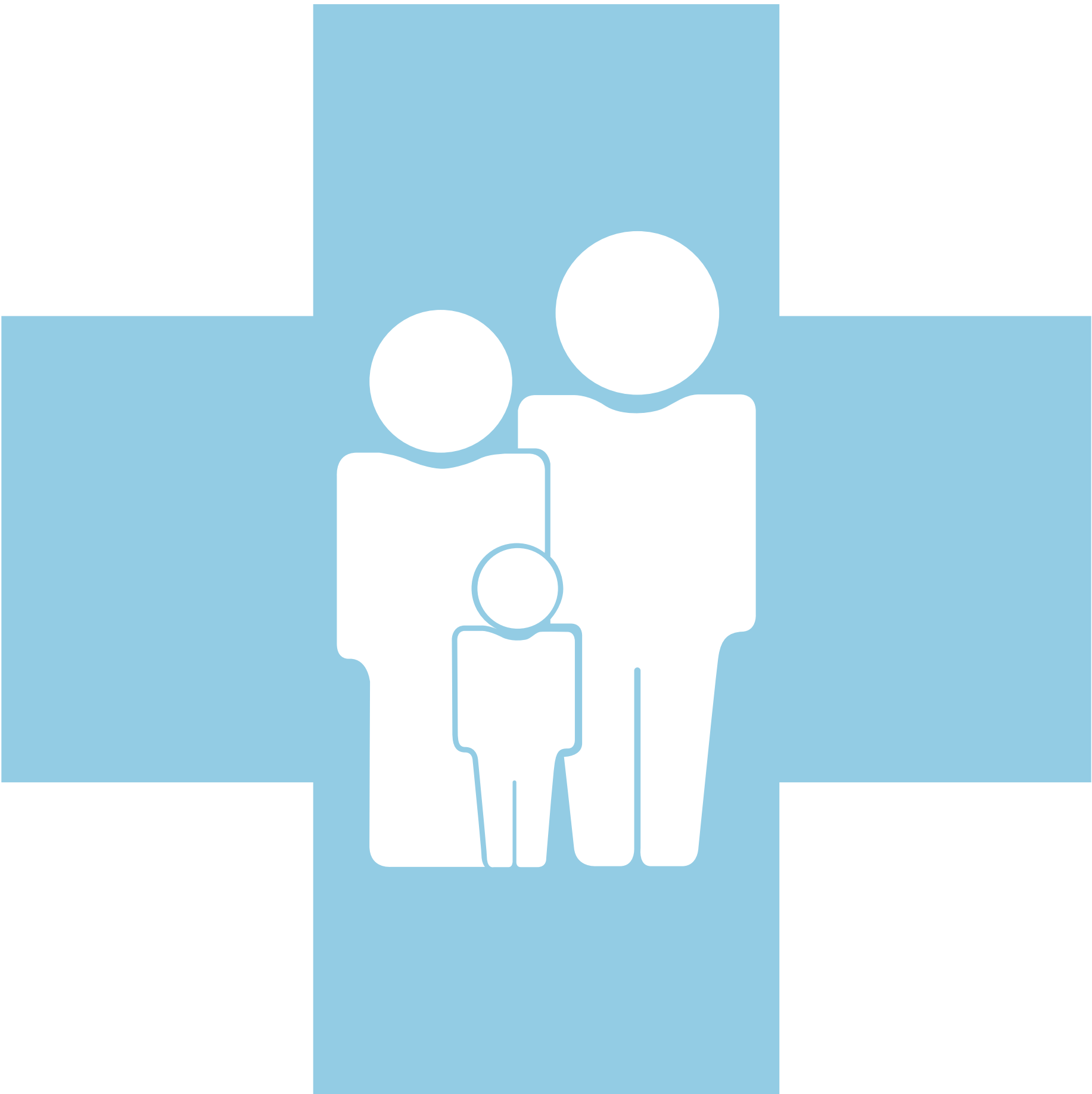
BHARTIYA CITY INTERNATIONAL SCHOOL

Inside the 125-acre 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 the only school in the world 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?



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.



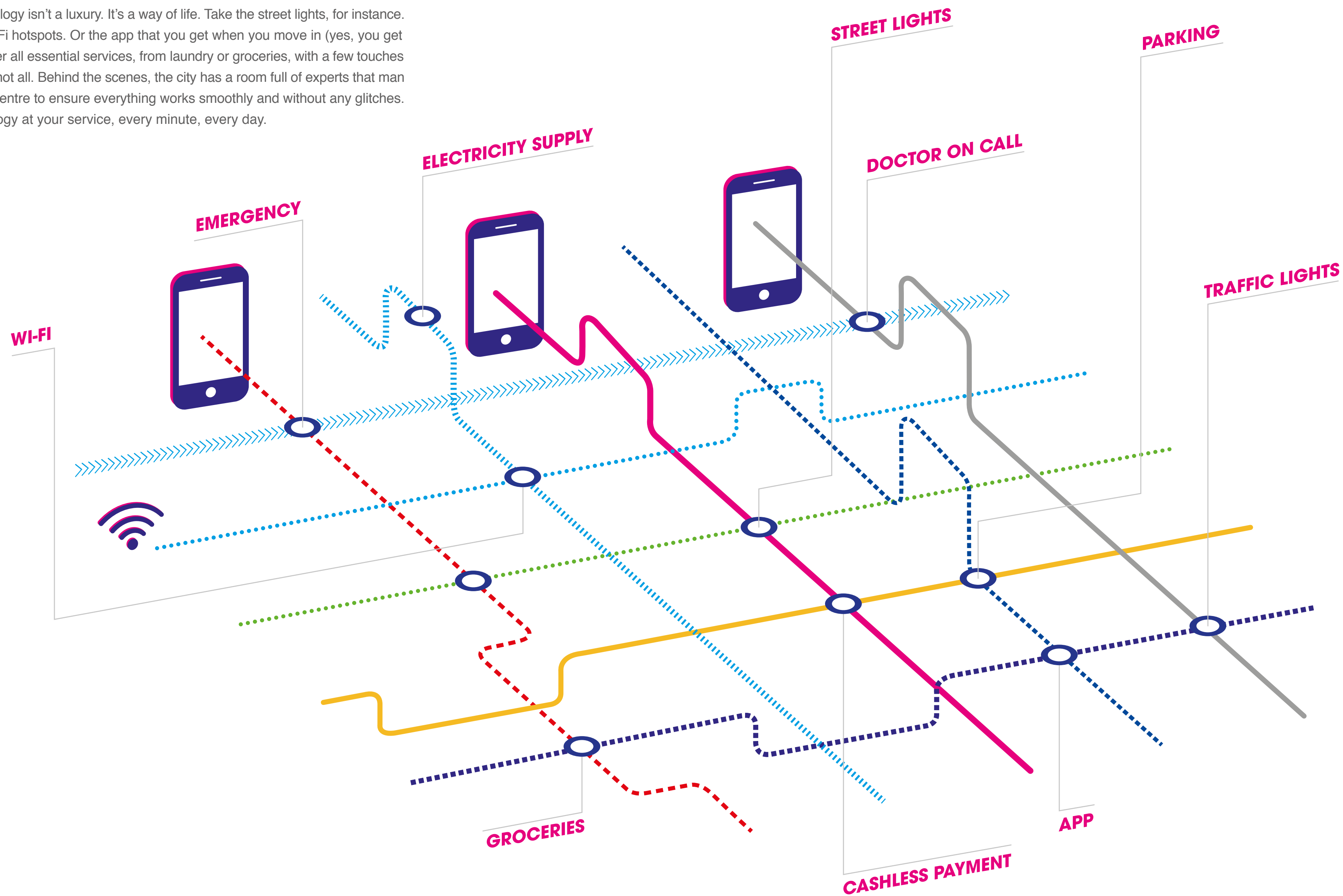
THE NEIGHBOURHOOD OFFICE

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, 7-acre 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 - 40,000 to be precise.



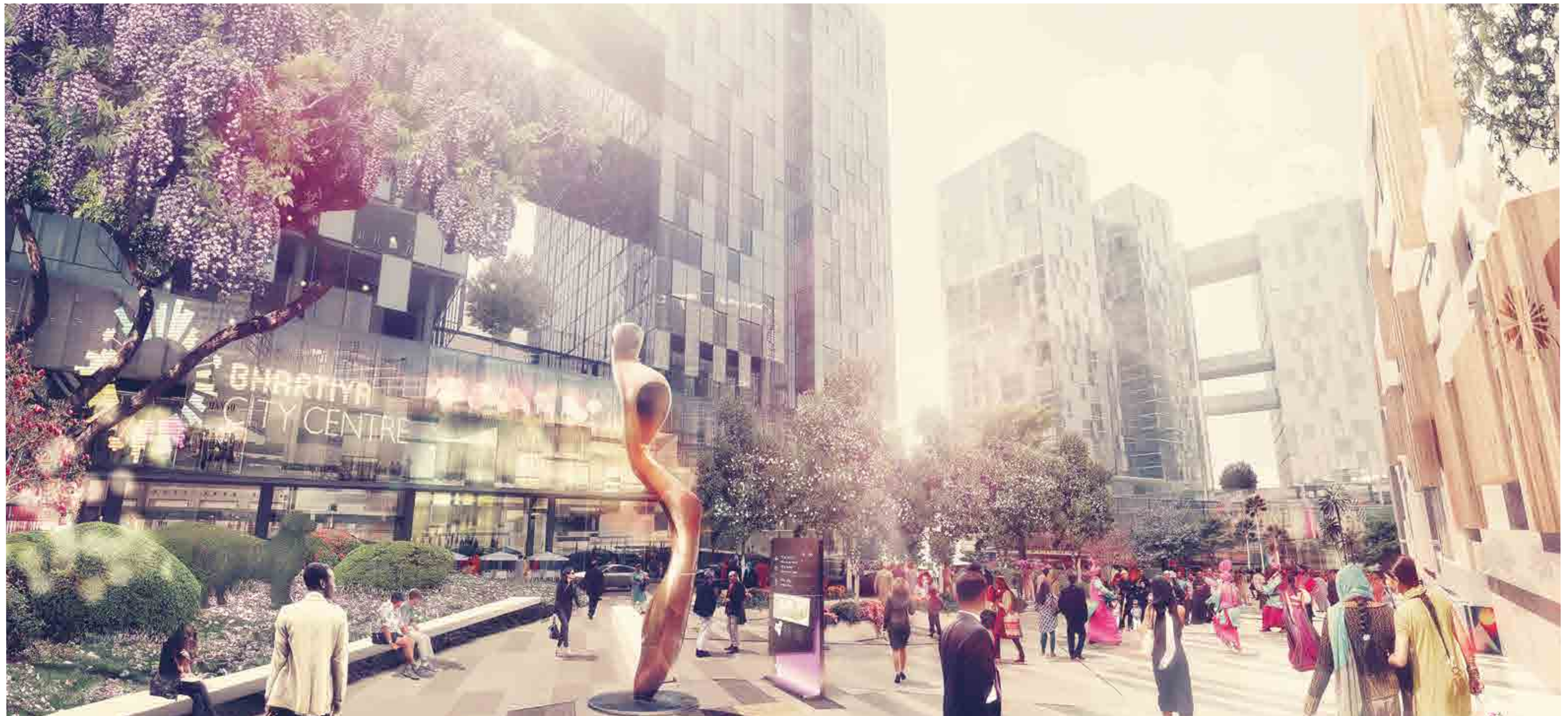
SMART ALERT!

At Bhartiya City, technology isn't a luxury. It's a way of life. Take the street lights, for instance. They double up as Wi-Fi hotspots. Or the app that you get when you move in (yes, you get an app). It lets you order all essential services, from laundry or groceries, with a few touches and swipes. But that's not all. Behind the scenes, the city has a room full of experts that man the central command centre to ensure everything works smoothly and without any glitches. It's the best of technology at your service, every minute, every day.



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 four hotels, boutiques stocked with items found in Milan and New York, a dedicated convention centre and a financial district. Your search for that perfect espresso or dress ends here at the largest 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.



DISTRICTS UNITED

This 125 acre-wide 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. Designed for a wide spectrum of Indians, Nikoo Homes will contain apartments, studios, lofts, penthouses among nine 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.

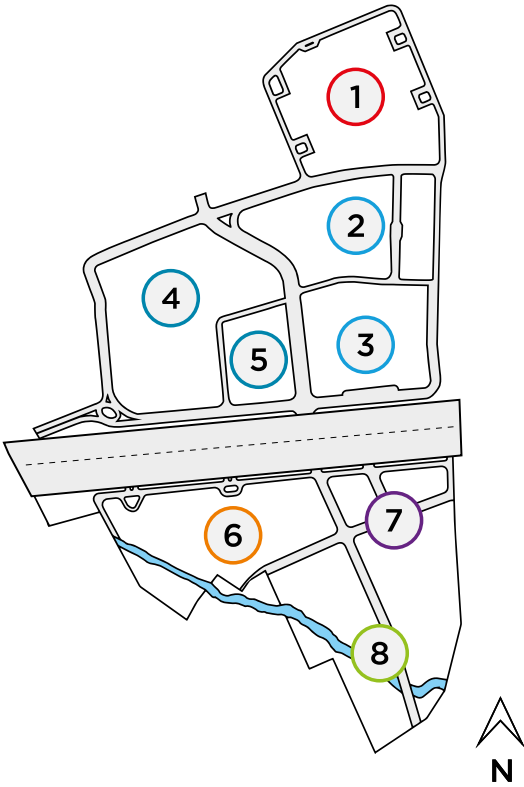
DISTRICT 2 & 3: BHARTIYA CITY CENTRE

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 Ramblas 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 cafés, 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 still only 30 minutes from the airport.



DISTRICT 6:NIKOO HOMES II

In the 125-acre 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.



DISTRICT 7: HOSPITAL AND INTERNATIONAL SCHOOL

A short walk from your Nikoo Home, are facilities that you won't 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.



DISTRICT 8: URBAN RESORT RESIDENCES

This district 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 make it the perfect place for the city's upcoming Resort Residences.

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

AMENITIES



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'
PLAY AREA / BOARDWALK / MOVIE PODS / SWIMMING POOL
/ BUSINESS CENTRE

ABOUT BHARTIYA

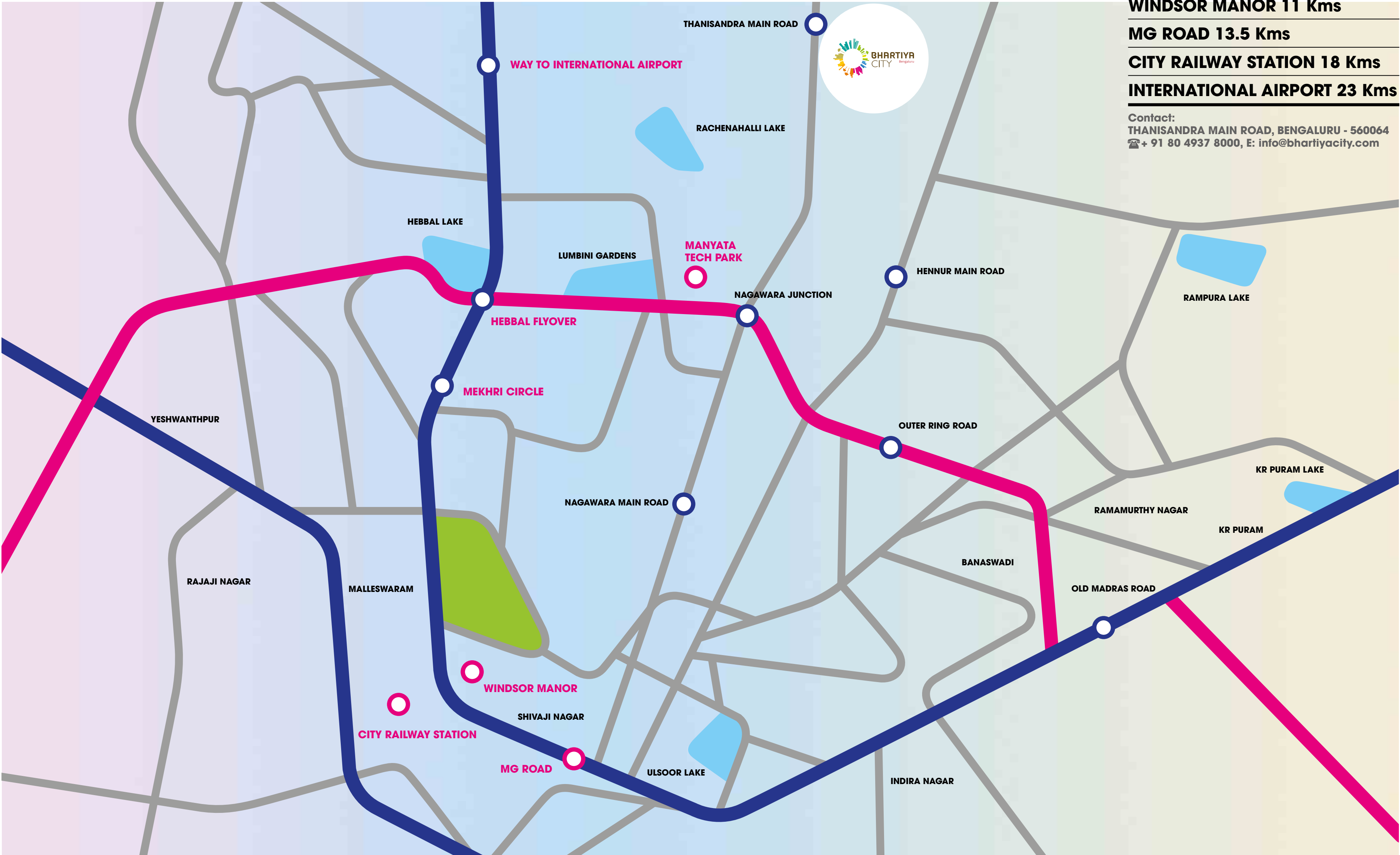
Unlike most people in realty, Bhartiya comes from a background of design. We started in 1987 designing apparel. Soon, designs from our studios in Milan were being adapted by brands like Levi's, Armani, Zara and Trussardi. During the course of our evolution, we struck upon a simple truth: good design 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

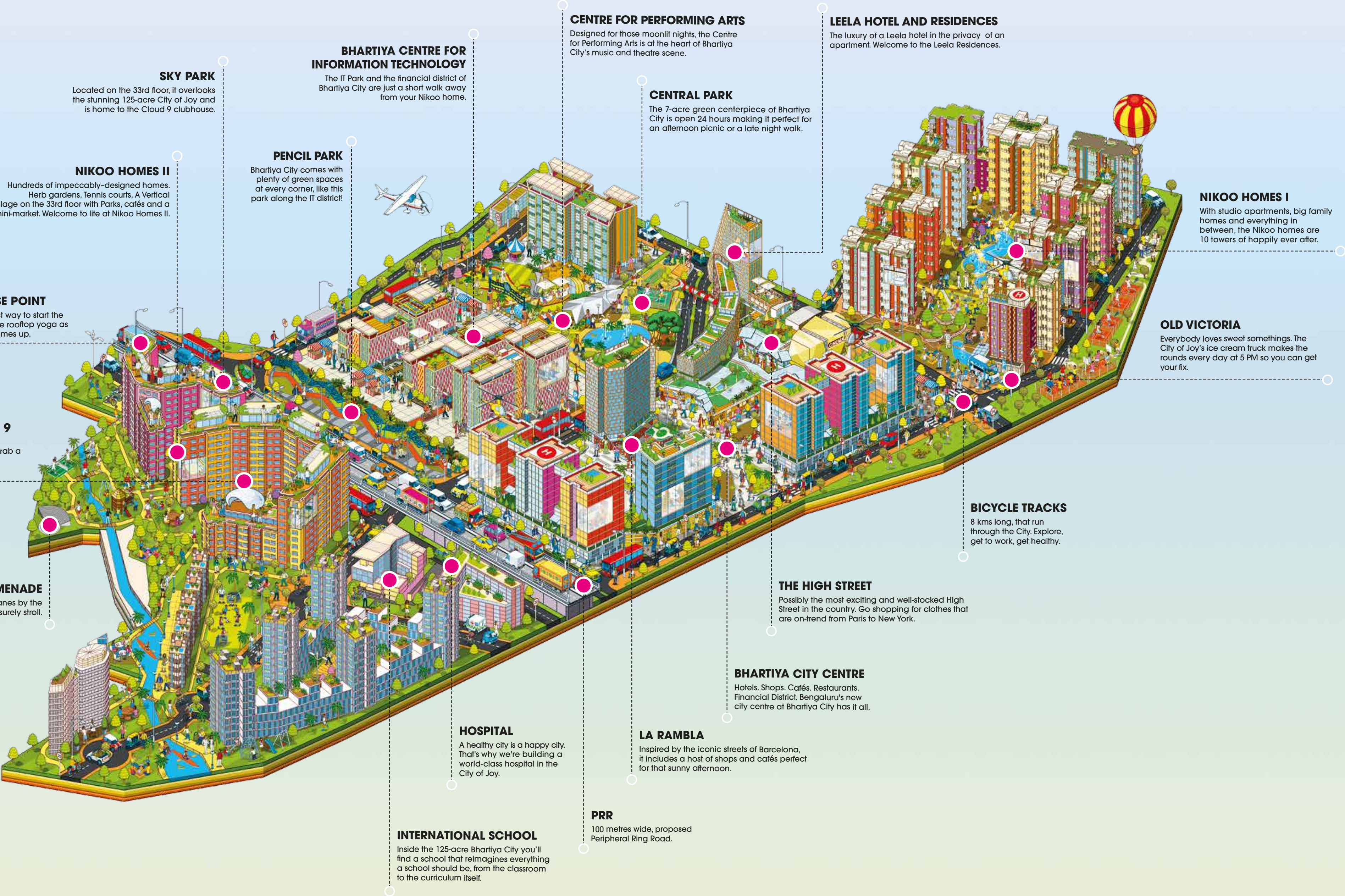
DISTANCE
MANYATA TECH PARK 3.8 Kms
HEBBAL FLYOVER 6.8 Kms
MEKHRI CIRCLE 9 Kms
WINDSOR MANOR 11 Kms
MG ROAD 13.5 Kms
CITY RAILWAY STATION 18 Kms
INTERNATIONAL AIRPORT 23 Kms

Contact:
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THE BHARTIYA CITY TOUR



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

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.

THE PROMENADE
Beautiful and serene, the lanes by the lake are just the place for a leisurely stroll.

SKY PARK
Located on the 33rd floor, it overlooks the stunning 125-acre City of Joy and is home to the Cloud 9 clubhouse.

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!

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.

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

INTERNATIONAL SCHOOL
Inside the 125-acre Bhartiya City you'll find a school that reimagines everything a school should be, from the classroom to the curriculum itself.

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.

CENTRAL PARK
The 7-acre green centerpiece of Bhartiya City is open 24 hours making it perfect for an afternoon picnic or a late night walk.

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

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

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.

BICYCLE TRACKS
8 kms long, that run through the City. Explore, get to work, get healthy.

LEELA HOTEL AND RESIDENCES
The luxury of a Leela hotel in the privacy of an apartment. Welcome to the Leela Residences.

OLD VICTORIA
Everybody loves sweet somethings. The City of Joy's ice cream truck makes the rounds every day at 5 PM so you can get your fix.

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

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 crafted 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.



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