

A detailed illustration of a garden estate. In the foreground, there's a pond with two ducks. To the left, a man and a child walk on a path. To the right, a girl swings on a swing set under a large tree. The garden is filled with various flowers, including pink and blue blossoms, and two butterflies are flying in the lower left. The background shows a line of trees with pink blossoms.

BHARTIYA GARDEN ESTATE

YOU BUILT NIKOO

That drawing of your home you drew as a child. Like a castle it stood, beautiful scenery all around. Your Nikoo Home is just as generous with its greenery. And just as lovely. Bicycles and that plane flying in the corner. Yes. Lots of water for those ducks to float on. Stick figures maybe, but that drawing did have your favourite people in it, remember? That's before life took us all in different directions. A Nikoo Home is designed flexibly. So that all your favourite people from that drawing who completed your world can now live near you. All part of Home. Through Design Thinking, we meticulously put together your entire universe back for you, brick after brick. That joy and freedom on those gleeful faces you sketched? You'll find that here too, in abundance.

NIKOO HOMES 7

THE CORNERSTONES

What really makes a home? Not just cement, glass, or four walls with a lock. A home is built of invisible things, little tatvas that hold life together. At Nikoo, we think there are five. Simple, everyday, human.

FAMILY

Multi-generational living isn't a compromise — it's a chorus of lives under one roof. Nikoo Homes are designed for grandmothers who still tell bedtime stories, cousins who fight and make up in the same hour, and fathers who eagerly await their weekly chess showdown with the uncle from the 4th floor.

COMMUNITY

What's a home without neighbors who get you souvenirs from their trips to Spain? At Nikoo, life spills out into shared spaces — a Cook Studio where recipes are exchanged, a Dance Studio where strangers turn into friends, and gardens where children create their own little societies. Turns out, sometimes it only takes a neighbourhood to add a year (or two) to life.

CULTURE

Culture here isn't inherited, it's lived, everyday. You'll see it here, a father teaching his daughter to cycle on safe forest trails. A mural painted together by residents. Walking loops where conversations stretch longer than the walk itself. A child spotting their first bird in the forest and rushing home to tell the story.

HEALTH

Not the loud, poster kind. The quiet kind, where fresh air makes you breathe better, green spaces calm your mind, and a clinic nearby gives you peace of mind. Wellness is in the little routines: an evening walk, a

morning stretch, or simply knowing that care is just a doorstep away.

LEARNING

Nikoo's a place where education goes beyond classrooms: in the library corners, in the garden explorations, in cultural exchanges with neighbours. A school that sits right in the heart of the township, close enough for a three-year-old to walk alone, learning independence with every step. Here, everyone is a student of life.



A FOREST IN THE CITY

One seed can change a life, they say. Well, we planted five hundred trees, just to be sure. Now there's a forest where there used to be grey. Green covers the concrete, traffic fades into birdsong, fireflies light your eyes, and the rush quietly turns into deep breaths. Who knew? You can live in the wild without ditching your duvet.



TAKING ROOT



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 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 GARDEN CHAPTER

CIRCLE OF LIFE

The Celebration Lawn is the beating heart of Bhartiya Garden Estate. Nikoo Homes 7. A place that's just as perfect for lively get-togethers as for stealing a quiet moment. Wrapped in a ring of shade-giving trees (doing their bit for the planet, of course), the lawn bursts with colorful blooms. A neat woodland path circles the space, while cozy winding trails invite you to wander and discover hidden corners. Nearby, green spots effortlessly connect neighbours to the clubhouse, shops, play areas, and homes where nature and community happily collide.

MEADOW OF MERRY

Balance isn't just a buzzword here, it's how we live. At the garden estate, sports courts and cricket pitches hide behind lush greenery, ready for your next friendly match or epic six. When you're done scoring runs, kick back in cozy green corners perfect for chilling, chatting, or just soaking up the fresh air with friends and family.

HAVEN OF HARMONY

Nestled throughout the estate are soothing meditation nooks and sensory gardens designed to nourish your mind, body, and soul. Amid the lively hum of community, these serene hideaways offer soft whispers of water, the gentle rustle of vibrant blooms, and the sweet fragrance of seasonal flowers. Every step invites you to breathe deeply, feel the textures, and lose yourself in nature's ever-changing symphony.

BOULEVARD OF DREAMS

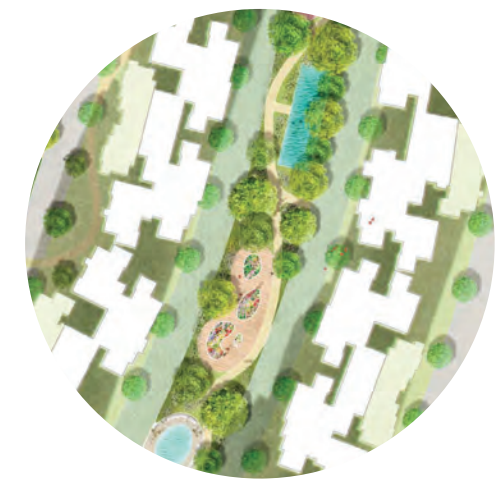
Bringing folks together? It's what we do best. Around the homes, car-free green spaces are designed for easy run-ins whether you're walking, running, or cycling. Kids ride their bikes down sweet memory lanes, and grown-ups find the perfect spot to unwind. Here, community blooms effortlessly.

THE GREAT WIDE OPEN

Landscape Masterplan



- 1.CIRCLE OF LIFE
- 2.WATER FEATURE
- 3.BOULEVARD OF DREAMS
- 4.SWIMMING POOL
- 5.PEDESTRIAN PATHWAY
- 6.MULTI-USE SPORTS COURTS
- 7.CRICKET AREA
- 8.COMMUNITY PLAZA
- 9.HAVEN OF HARMONY
- 10.CHILDREN'S PLAY AREA
- 11.TENNIS COURT
- 12.BLACK SWAN CLUB
- 13.RETAIL SPACES

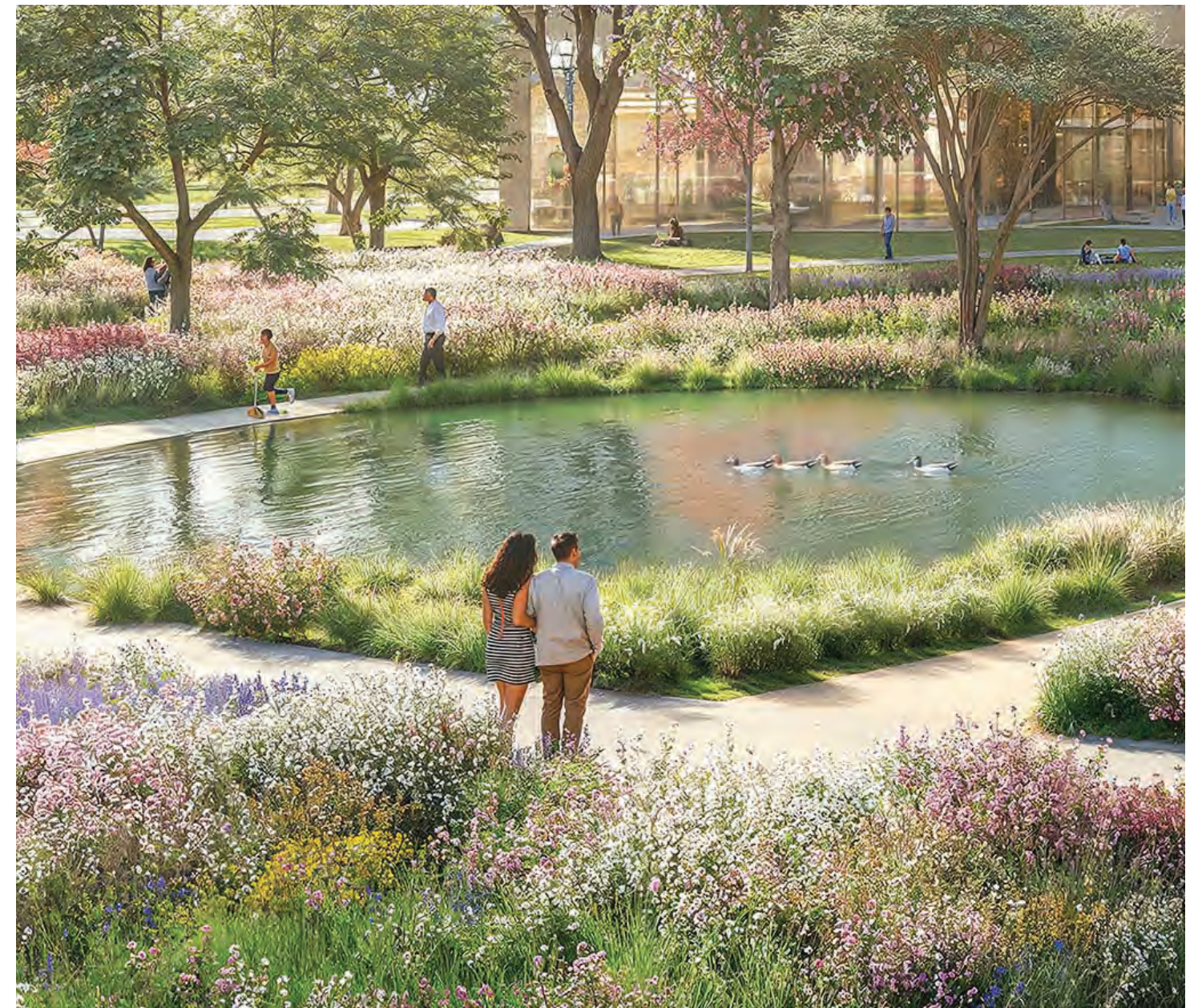


NIKOO HOMES 7



**NIKOO GARDEN VILLA
NIKOO COURTYARD VILLA
NIKOO TOWNHOUSE**

FIRST COMES FAMILY, THEN COMES HOME



Driving back from work, Sahej, VP at a fast-growing tech powerhouse, reminds himself of tonight's very important meeting. Not with investors, but with Mr. Verma at the Black Swan clubhouse. The retired professor recently moved into the home above his daughter's family and has more stories than Sahej has unread emails.

He secretly hopes the daughter and son-in-law show up too. She's a dancer, he's a photographer, and together they've turned their three-bedroom into a creative wonderland. Sahej's loft deck, on the other hand, currently screams "startup crash pad."

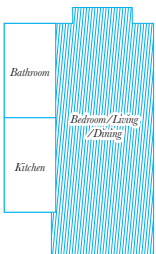
On the way up, he's ambushed by Aanya, age six, sprinting into the elevator — cricket bat in one hand, football in the other, and her dad trailing behind. At Nikoo, playtime is basically a 24/7 affair.

And that's the magic of Bhartiya Garden Estate. There's a home for everyone: professors with stories, children with endless energy, friends chasing personal bests, and yes, even VPs juggling deadlines, dreams, and the occasional cricket match.

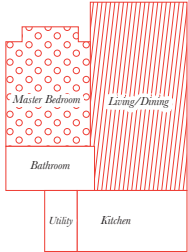
CHOOSE YOUR PERFECT ONE

Compact, clever, and full of light — these homes are designed for life’s fresh beginnings. Smart layouts turn every square foot into possibility, whether it’s a first job, a first family, or simply a first space to call your own.

STUDIO SUITE

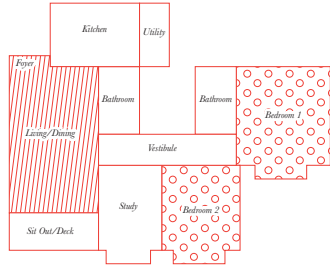


1 BED HOME

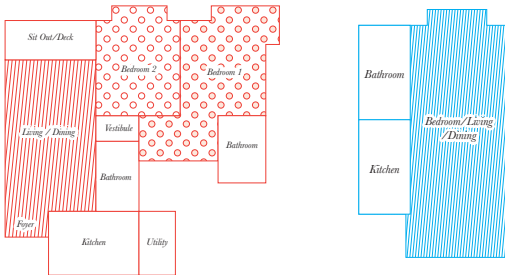


For families that grow a little every day. Flexible plans create room for a new desk, a crib, or even a furry friend. Spaces that evolve with you, without ever feeling crowded.

2 BED HOME WITH STUDY

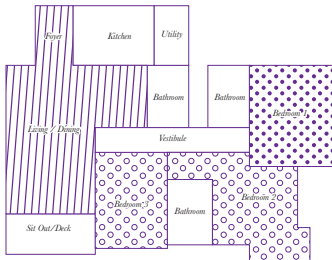


2 BED HOME + STUDIO SUITE

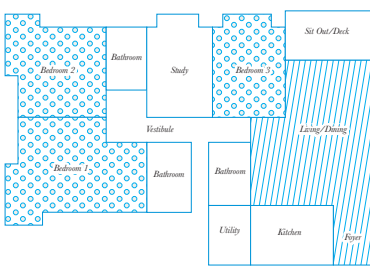


Expansive and thoughtfully designed, these homes offer space to stretch, unwind, and find balance. Ideal for those who value calm corners as much as lively gatherings.

3 BED HOME

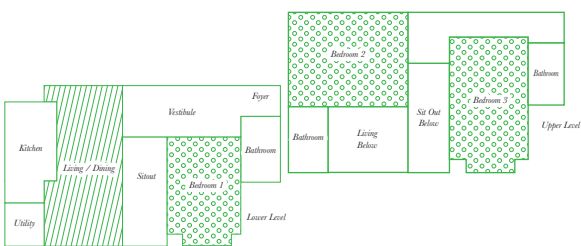


3 BED HOME WITH STUDY

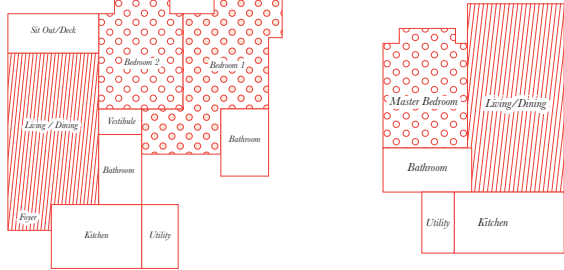


Open, versatile, and full of character. These homes blend contemporary design with the comfort of extra space — perfect for welcoming guests, grandparents, or simply more of your everyday life.

LOFT

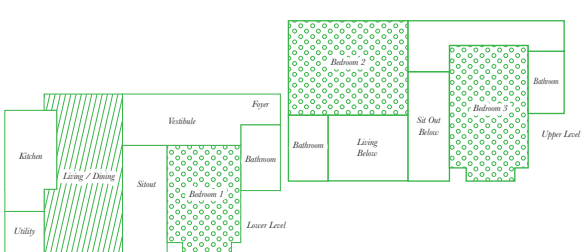


2 BED HOME + 1 BED HOME

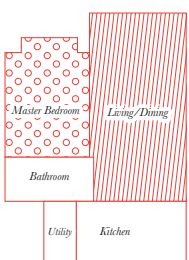


Crafted for togetherness across generations. Independent yet connected, these homes bring families under one roof while still giving everyone their own space — a design that celebrates both privacy and community.

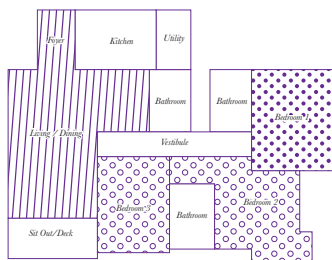
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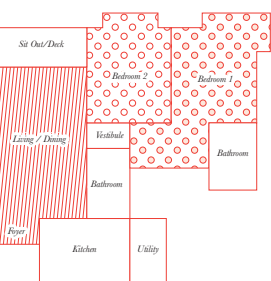
1 BED HOME



3 BED HOME



2 BED HOME



VILLAS OF WONDER



Step into a world where everyday life feels enchanted. Stroll through private gardens blooming with possibility, lose yourself in sunlight-drenched courtyards tucked within elegant row houses, and retreat to dreamy terraces and family decks made for magical moments together. Each home becomes a sanctuary, where gardens and luxury blend to create an atmosphere of wonder—a haven where families not only live, but revel in the extraordinary.

WHAT'S YOUR PLAN?

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

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 WITH STUDY

Perfect for singles or couples who like their space with a little extra. The added study makes room for a work desk, a hobby corner, or even a surprise guest bed when needed. With bay windows extending the living and bedroom, this one-bedroom with study feels bigger than its name, elevating the living by balancing comfort with clever design.

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.

4 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

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.

TASTES LIKE JOY

In every home, the kitchen is the quiet centre of life. Taking inspiration from Italy, the world's finest in design, we've reimagined kitchens to suit the rhythm of modern Indian living. The result: kitchens that look beautiful, work smarter, and feel natural. Not just built to cook in, but to live in. Here, age-old recipes are passed on, recreated, and savoured, making the kitchen a truly magical place.



A CLASS APART

Welcome to the school where teacher and subjects are primed to develop today's children into tomorrow's leaders. From the innovation lab to lively classrooms, children are encouraged to think boldly, learn independently, and explore the world with a global perspective. Here, learning isn't just about books; it's about discovery, collaboration, communication and creativity, hence nurturing the student's to become their best selves. And the sweetest part? It's all just a short, safe walk from home.



THE RETAIL THERAPY

Every city has its pulse. Here, it beats along a lively street of boutiques, bookstores, cafés, and bakeries. A place where you can pick up fresh bread, stumble into a fashion find, and run into three neighbours, all before lunch. From global labels to your favourite chai stop, it's a retail stretch that feels less like "running errands" and more like "taking a walk with perks."



TALK OF THE TOWN

Black Swan Club at Bhartiya Garden Estate



Fancy a midday Balinese spa retreat? It's just a reservation away. Feel like breaking your own records at the gym? The track is all yours. Want to host a movie night for your dearest in our exclusive screening room? Consider it done. And if you're yearning for a bit of "me-time," our well-stocked library beckons. This is a place where the community comes together; by design. Where a family puts down roots and starts anew. Where health and culture come together. This is the social heart of Bhartiya Garden Estate.



THERE'S NO SUCH THING AS TOO MUCH

Amenities

YOGA STUDIO | DANCE STUDIO | GYM | PARTY HALL | MOVIE ROOM | INDOOR
BADMINTON COURT | INDOOR SQUASH COURT | GUEST ROOMS | INDOOR
GAMES AREA | MULTIPURPOSE HALL | CHILDREN'S PLAY AREA | CRICKET NET
| TENNIS COURT | SWIMMING POOL | THE GARDEN OF CELEBRATION | GARDEN
OF SENSES | GARDEN OF TOGETHERNESS | MULTI-PURPOSE COURT

SPACE PROVISION FOR:

COOK & ARTS STUDIO | CAFE & BAKERY | FAMILY DOCTOR & PHARMACY | MUSIC
STUDIO | SPA | CONVENIENCE STORE | ATM

ABOUT BHARTIYA

Bhartiya began its journey in 1987 with design at its core, growing into Asia's leading leather apparel exporter with studios in Italy and world-class manufacturing in India and China. Driven by its passion for design and quality of life, the Group later expanded into urban development to create spaces that inspire better living. In 2007, this vision came alive as Bhartiya City - "The City of Joy" in Bengaluru. A smart, sustainable township designed by global architects, it brings together homes, offices, retail, culture, and entertainment for over 200,000 people every day. The flagship Nikoo Homes brand has redefined urban living in India, fostering community, culture, and wellbeing for thousands of families. Alongside, the Bhartiya Centre of Information Technology (BCIT) offers 3 million sq. ft. of LEED-certified workspaces for leading global firms, with the future set to scale toward IoT-enabled smart buildings. At the heart of Bhartiya City lies the iconic Leela Hotel & Convention Centre, a hub of luxury hospitality and business, as well as the vibrant Bhartiya Mall of Bengaluru, one of the city's top retail destinations. From design to world-class cities, Bhartiya continues to shape spaces where people live, work, and thrive - raising the standard for modern urban India.

NIKOO HOMES 7

BHARTIYA GARDEN ESTATE NAVARATHNA AGRAHARA

Karnataka RERA Registration Number: **BHARTIYA GARDEN ESTATE:
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