



LESS IS MORE



NBR 
GREEN VALLEY

OVERVIEW



TYPE
Villa Plots



NO. OF PLOTS
1224 Plots



LOCATION
Hosur- Bagalur road



PLOT SIZES (in Sqft.)
1200, 1500, 2000, 2100, 2400, 2500, 2750
3000, 3500, 4000, 4200, 4600, 4800, 7000



APPROVALS
HNTDA (No. 88/2018)
Approved



TOTAL AREA
80.79 Acre



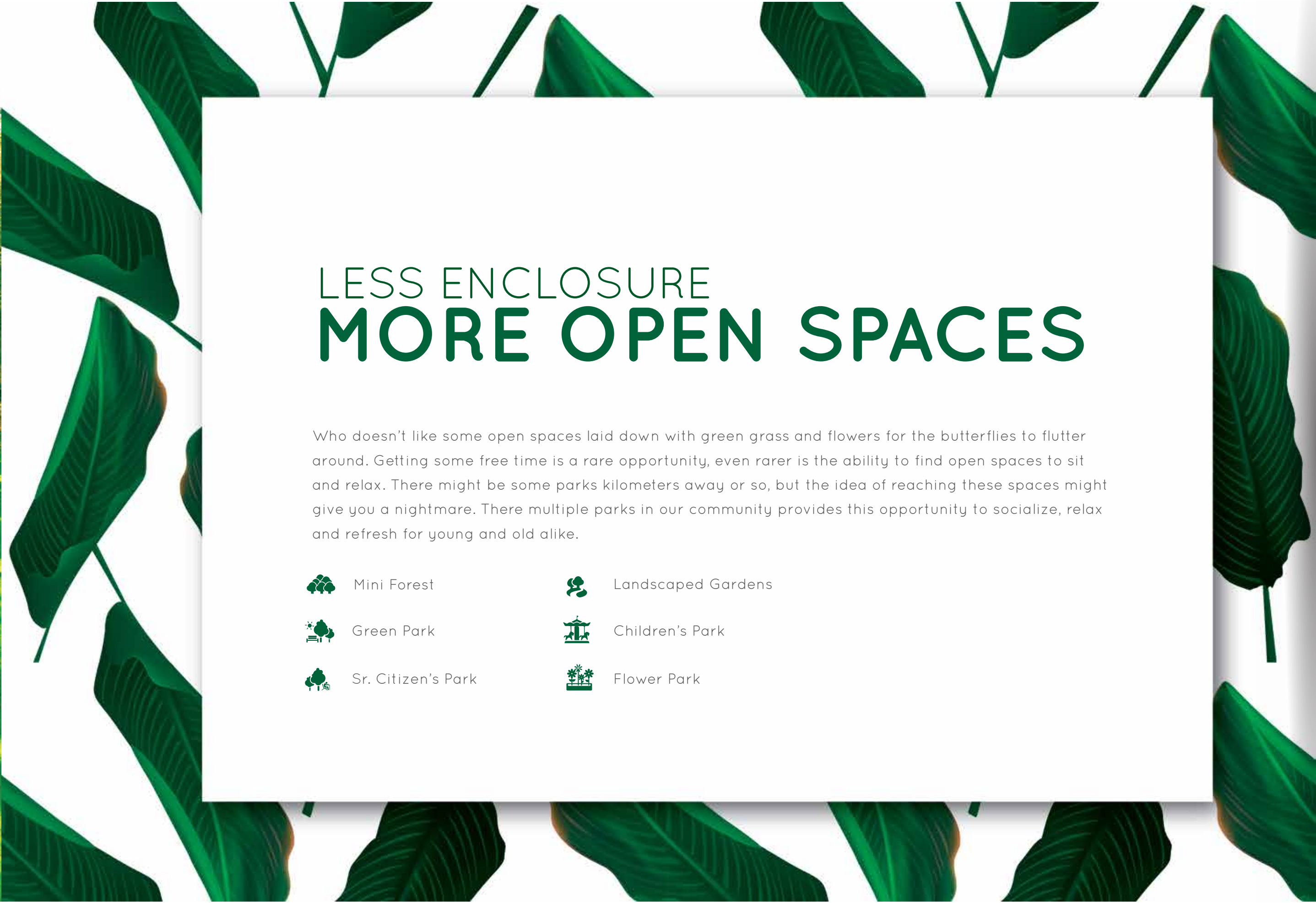
INVESTMENT

INVEST LESS EXPECT MORE

The small investments of yesterdays have been a blessing in times of need today. This is no secret, yet we tend to conveniently ignore this fact, leading to a missing on great opportunities. Of all the investment propositions, the land is considered the best of investments. Many a time people think of investment in property as a risky business and the cost involved as huge. This has led many to think away from investing in land. Here is an opportunity to buy land at the prices our pockets can afford.









PARKS



LESS ENCLOSURE MORE OPEN SPACES

Who doesn't like some open spaces laid down with green grass and flowers for the butterflies to flutter around. Getting some free time is a rare opportunity, even rarer is the ability to find open spaces to sit and relax. There might be some parks kilometers away or so, but the idea of reaching these spaces might give you a nightmare. There multiple parks in our community provides this opportunity to socialize, relax and refresh for young and old alike.

-  Mini Forest
-  Green Park
-  Sr. Citizen's Park
-  Landscaped Gardens
-  Children's Park
-  Flower Park



AMENITIES



STRESS LESS RELAX MORE

Often better amenities relate to higher operation costs, thereby a higher maintenance fee. Having to go without amenities is not a wise decision either. These amenities could be a lifesaver later in your possession experience. For instance, having a clubhouse where you have the option to host events may not appeal at first, but having to host a birthday party or such events this could be a lifesaver. Understanding and foreseeing these practical constraints, all the amenities provided are on par with any standard plot development project. Considering the specific nature of the location and availability of workforce, you tend to save big on the maintenance letting you relax more in the longer period.





CLUB HOUSE



COMMUNITY HALL



BASKET BALL COURT



INDOOR GAMES



GYM & RELAXATION AREA

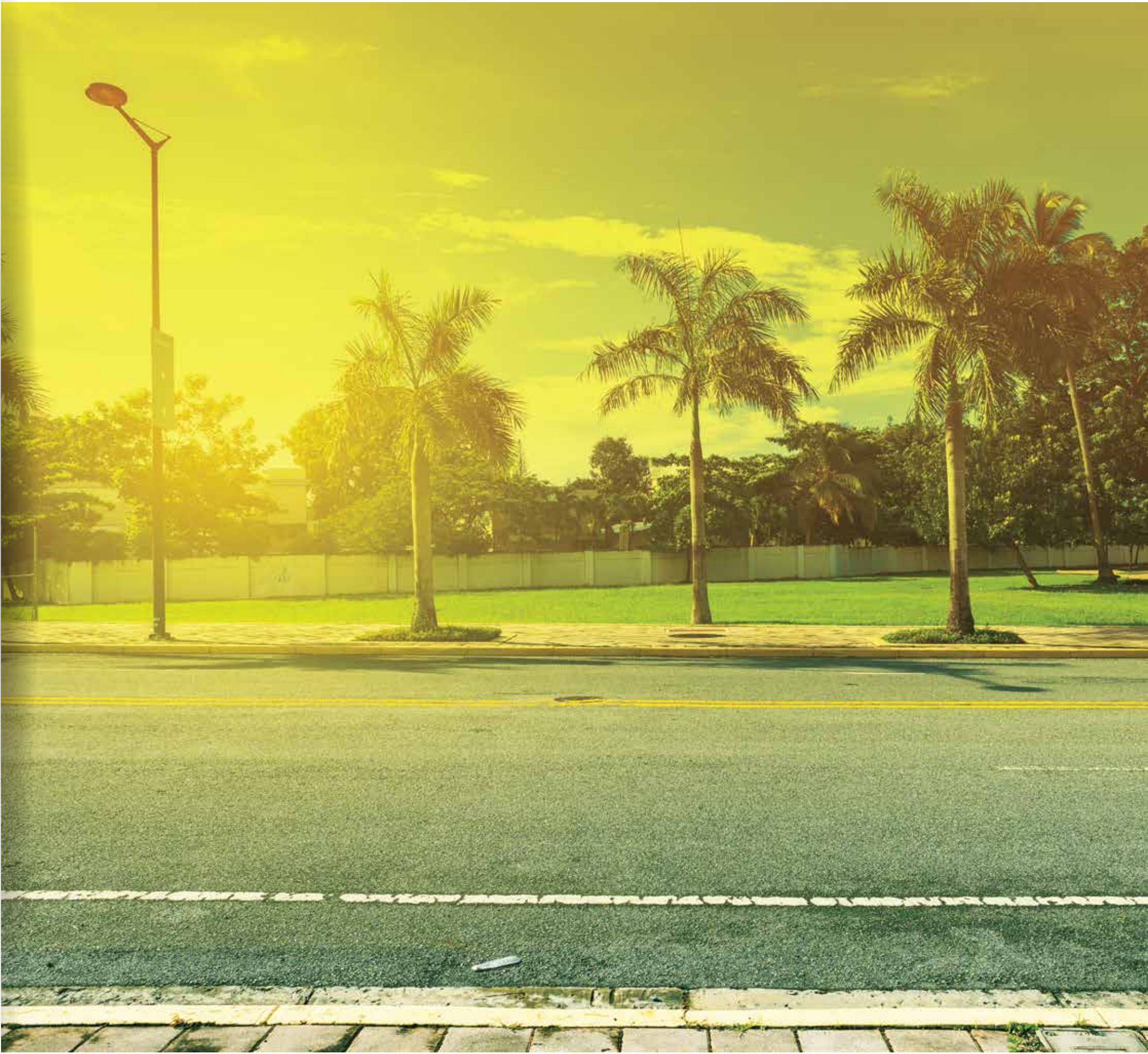


SWIMMING POOL

















KIDS PLAY AREA

INFRASTRUCTURE



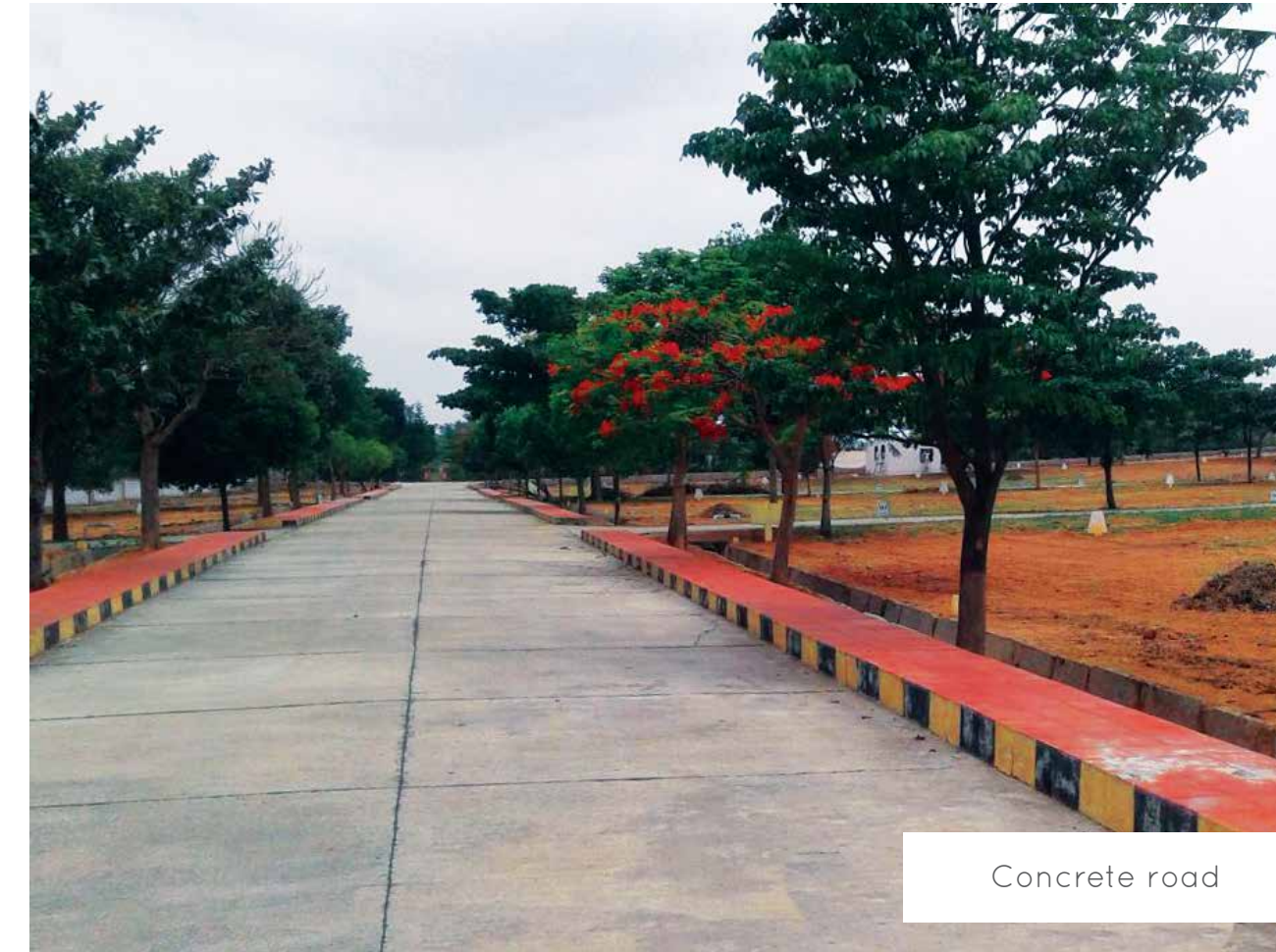
DRAG LESS UTILIZE MORE

A well laid out infrastructure is a boon, and when that comes with quality and refinement that lasts long, it just becomes a paradise. It makes the deal a lot more pleasant and a lot more sustainable. Life is at ease when you know that there is quality and detail in every piece of work that is done. Avenue plantation, securities, footpath to water and sewage connection reflects quality at work. This is an inspiration for everyone visiting the premises.

-  50 Ft. Main Concrete Roads
-  30 Ft. Sub Roads With Tar
-  Entrance Arch
-  Open Stormwater Drainage
-  24/7 Security
-  Compound Wall
-  Footpath
-  Water Connection
-  Electricity Supply
-  Sewage Treatment Plant
-  Avenue Plantation
-  Over Head-tank
-  Sewage Connection
-  Street Lights



Entrance gate



Concrete road

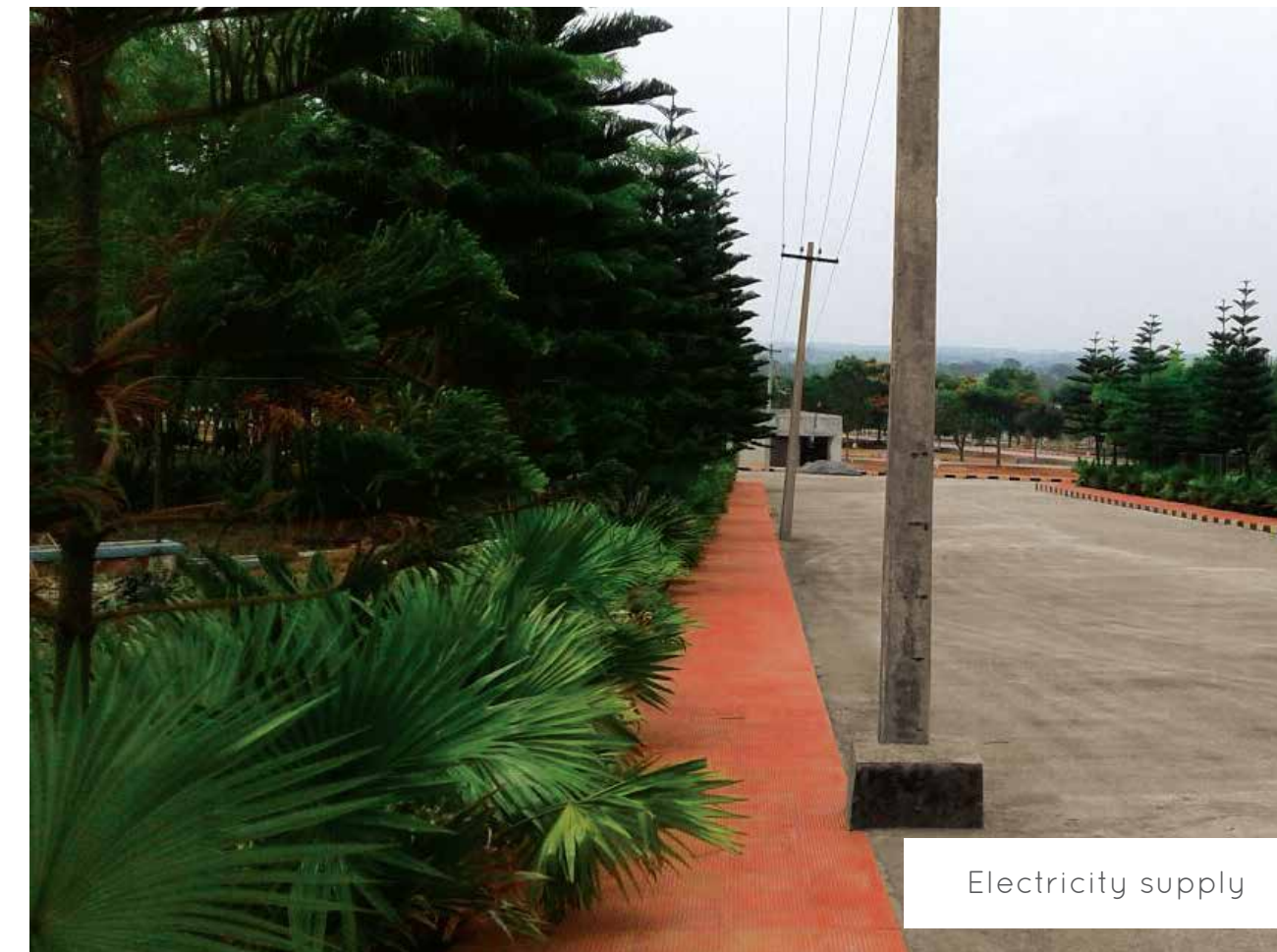


Avenue plantation

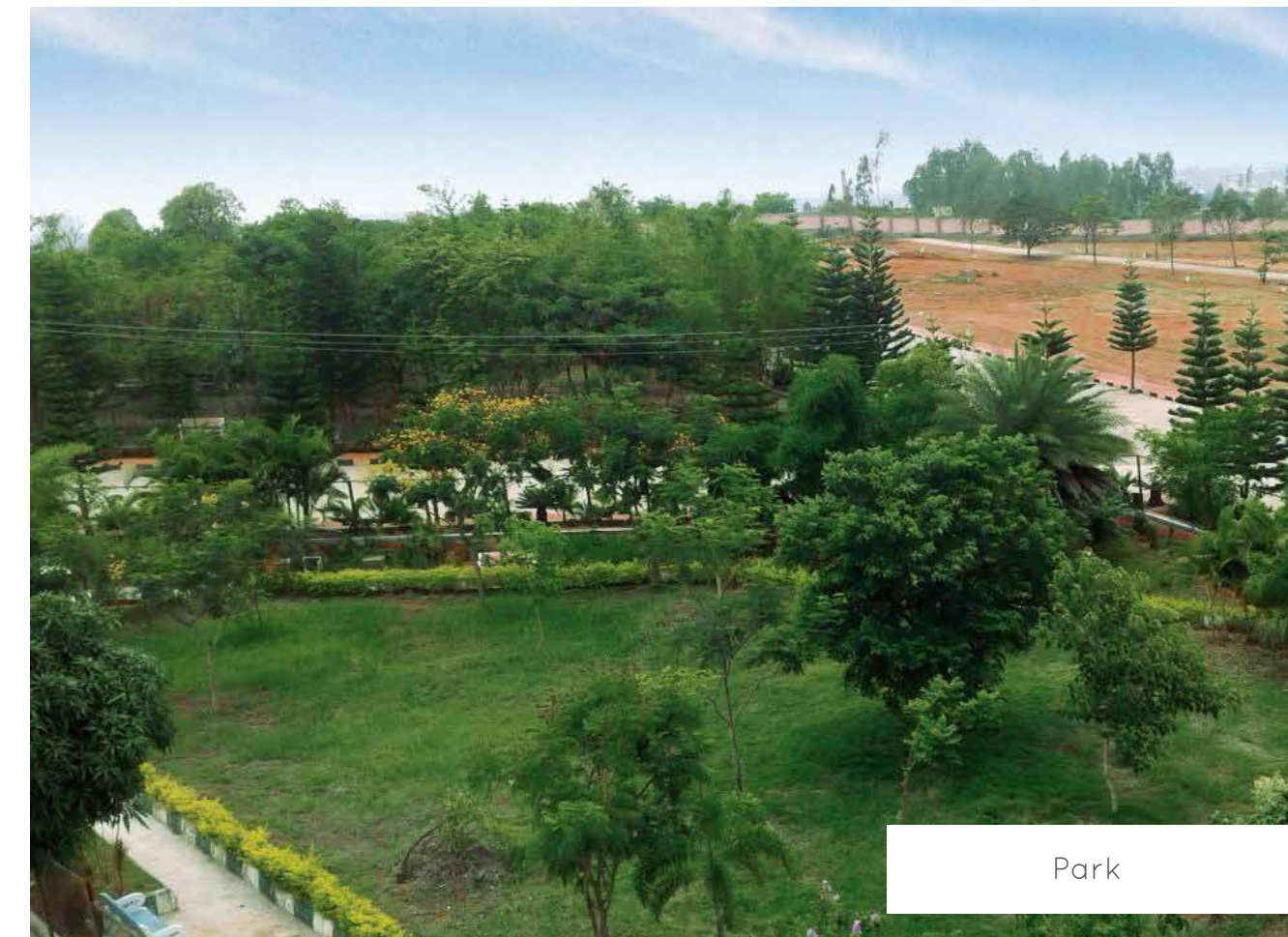
ACTUAL SHOTS



Aerial View



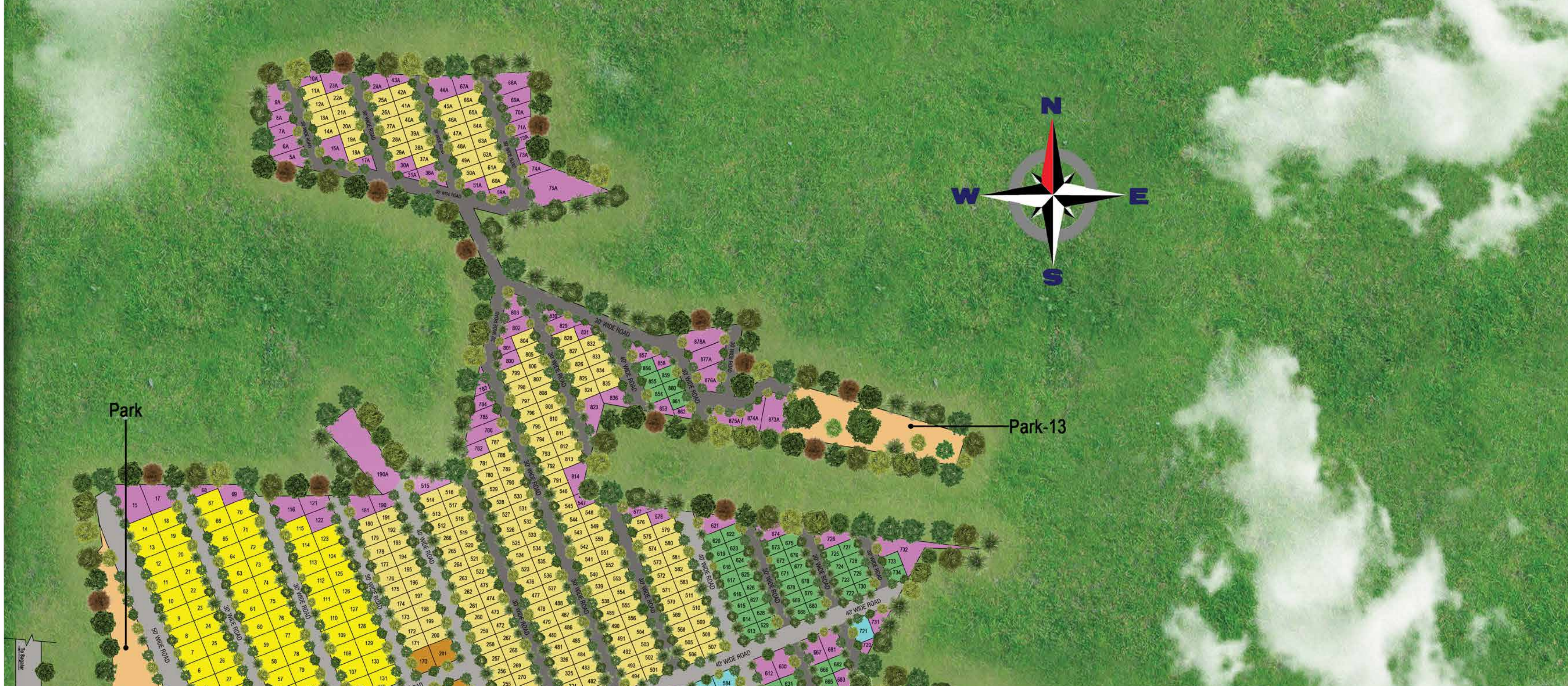
Electricity supply



Park



LAYOUT PLAN





LOCATION



LESS TRAFFIC MORE FAMILY TIME

Some roads are less travelled because there are other roads which are shorter in the distance. In a city where the distance measured is in time, these roads that are less travelled can be a boon. This sums up to the fact that you would get less chance to listen to your favourite music on commute or you may not be able to view that complete movie. However, you could reach home early, spend time with your family. Maybe there could even be time for an evening walk, catch-up with your friends at your favourite chai stall, work on that long-lost hobby. Who knows what's in store





Important landmarks in close proximity.

Bagalur Town	5 Mins.
Hosur	5 Mins.
Sarjapur Town	10 Mins.
Dommasandra	10 Mins.
Attibele	10 Mins.
Chikkatirupati	25 Mins.
Electronic City	25 Mins.
Bellandur	30 Mins.
Whitefield	40 Mins.
Kormangala	40 Mins.
Marathahalli	40 Mins.
HSR Layout	45 Mins.

Offices in close proximity.

Hosur IT Park	5 Mins.
New Infosys Campus (Sarjapur)	10 Mins.
New Wipro SEZ	15 Mins.
Wipro HQ	20 Mins.
RGA Tech Park	20 Mins.
Infosys HQ	25 Mins.
Embassy Tech Village	25 Mins.
RMZ Ecoworld	25 Mins.
Electronic City IT	25 Mins.
Pritech Park SEZ	25 Mins.
ITPL Tech Park	30 Mins.
Eco Space	30 Mins.
Bommasandra Industrial Area	30 Mins.
Manyata Business Park	45 Mins.

Educational institutions in close proximity.

Diamond Stone International School	5 Mins.
Advait International Academy	10 Mins.
CHRIST International School	10 Mins.
Indus International School	10 Mins.
The International School Bangalore	12 Mins.
The Ashok Leyland School	15 Mins.
Oakridge International School	20 Mins.
Silver Oaks International School	20 Mins.
Green Wood School	20 Mins.
Global Indian International School	25 Mins.
Delhi Public School	25 Mins.
India International School	25 Mins.
GEAR Innovative Intl School	25 Mins.
Carmel International School	25 Mins.

Hospitals in close proximity.

ESI Hospital	10 Mins.
Motherhood Hospital	15 Mins.
Sakra World Hospital	15 Mins.
Stanford Speciality Hospital	15 Mins.
Columbia Asia Hospital	25 Mins.
Narayana Hrudayala Health City	20 Mins.
Jayadeva Hospital	35 Mins.
Fortis Hospital	35 Mins.
Apollo Hospitals	35 Mins.
St Johns Hospital	40 Mins.

Shopping destinations in close proximity.

Market Square	20 Mins.
Total Mall	30 Mins.
The Forum Neighbourhood Mall	20 Mins.
Virginia Mall	20 Mins.
Central - Bellandur	25 Mins.
Inorbit Mall	30 Mins.
Brookefield Mall	30 Mins.
Park Square Mall	30 Mins.
Gopalan Innovation Mall	30 Mins.
Phoenix Marketcity	35 Mins.
Central	35 Mins.
The Forum Mall	40 Mins.
Royal Meenakshi Mall	45 Mins.

Sports destinations in close proximity.

Clover Greens	10 Mins.
Epic Golf	10 Mins.
Enliven Sports	10 Mins.
VeloCT	15 Mins.
Decathlon	20 Mins.
Magnum Arena	20 Mins.
Elite Tennis Academy	25 Mins.
Hasiru Valley Adventure Park	30 Mins.

DEVELOPERS

Mr. Nagbushan Reddy & Mr. Ashwath Narayana Reddy are the managing partners of NBR Developers. Under their leadership, NBR Developers has managed to maintain their reputation and better it since inception. They have been a trendsetter with regards to quality, affordable housing and innovative ideas in construction. Founded in 1998, NBR Developers led by Managing Director Mr. Nagabhushan Reddy has carved a niche for itself in the real estate industry with its unique projects that have attracted buyers from all walks of life.

Within a mere 17 years presence in the field, they have brought in revolutionary thinking in terms of providing a gated community styled living at the most affordable pricing so that owning a dream home is no longer a distant dream for a middle-income buyer.

Boasting of a diverse portfolio, NBR Developers has projects of gargantuan sizes across the most happening places in Bangalore. The NBR Green Valley project was the first of its kind in the Bagalur - Hoskote stretch and won the coveted Bangalore Real Estate Award for 'Residential Plot Development of the Year' in 2012. The project has been an extraordinary success, and its success story has attracted much attention from many other developers and has thus improved the land value and developmental prospects of the region by manifold. Similarly, NBR Developers's projects in other areas of Bangalore have been well received by customers who place their faith in the company time and again to enjoy great returns.



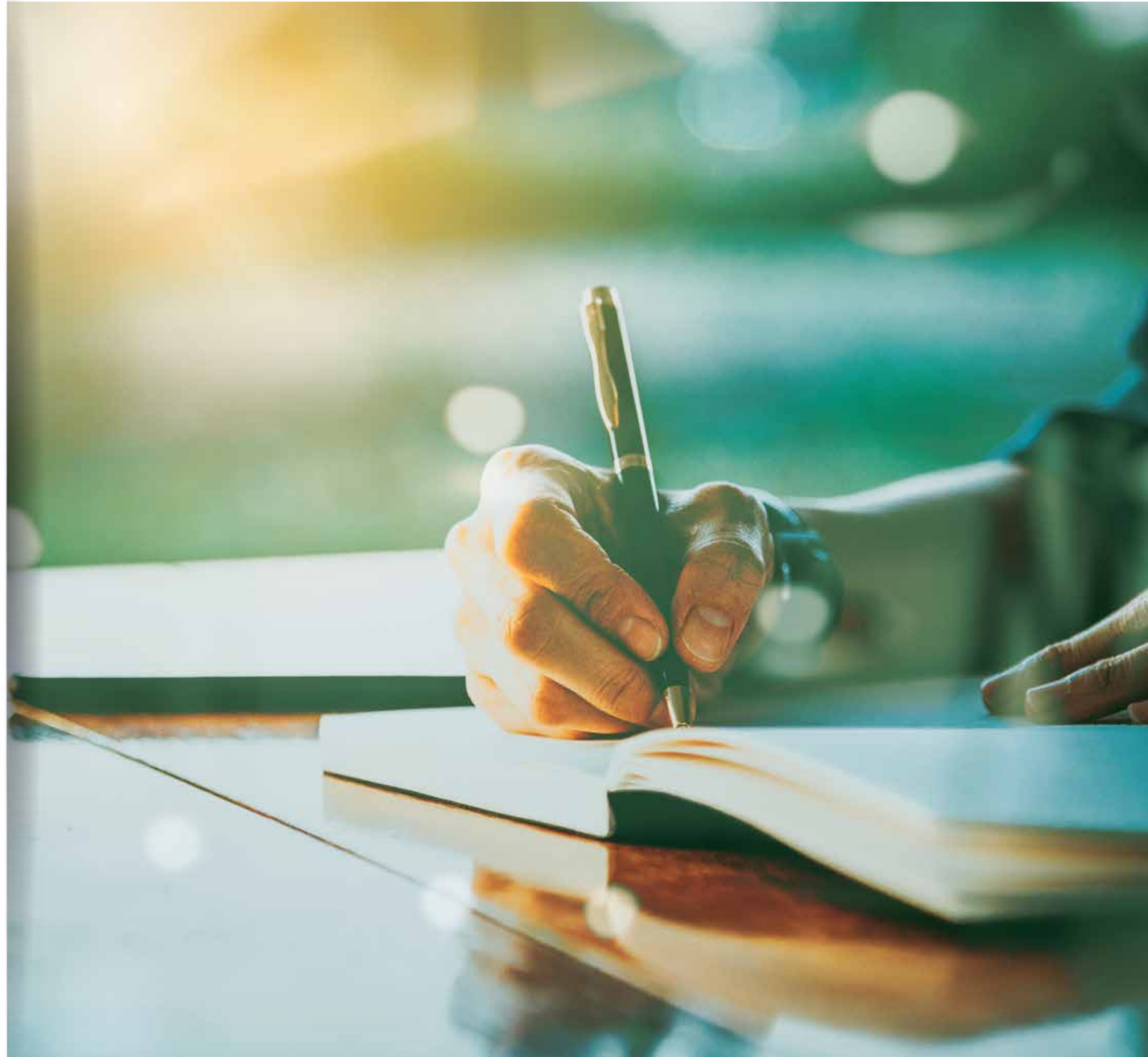
Mr. Nagabhushan Reddy
NBR Managing Director & founder



Mr. Ashwath Narayana Reddy
NBR Chairman



FORESIGHT



An abode far from the mob yet nearer to the town with all the amenities of modern living at a price point that vast majority of folks can afford, A property surrounding which there are fast-phased development and a huge capital potential, those are the few things that crossed our mind when we were planning for NBR Green Valley. The emphasis is on 'Less is More', the more you get out of a reasonable investment, the amenities, infrastructure and all the facilities that comes along.

Every aspect of NBR Green Valley is analyzed and evaluated thoroughly so that you have a stress-free experience. A community with all the bells and whistles reflecting superiority in every aspect. The well laid out infrastructure and all the modern amenities speaks volumes of quality and refinement of work that it has to offer. It is a sustainable and holistic community with many open spaces for you to socialize, refresh and relax.

NBR Green Valley is an expressively set forth and designed plot development venture where friends and family belong, and laughter never ends.

NBR Green Valley



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Disclaimer: This book is only a conceptual presentation of the project and not a legal offering. The promoters reserve the rights to make changes in plans, specifications and elevation as deemed fit.