



IN THE FOOTHILLS OF NANDI

EXPERIENCE

ENJOY

ENERGIZE



TYPE
Villa Plots



NO. OF PLOTS
352 Villa Plots



PLOT SIZES (in Sqft.)
1200, 1500, 2400 & Odd Plots



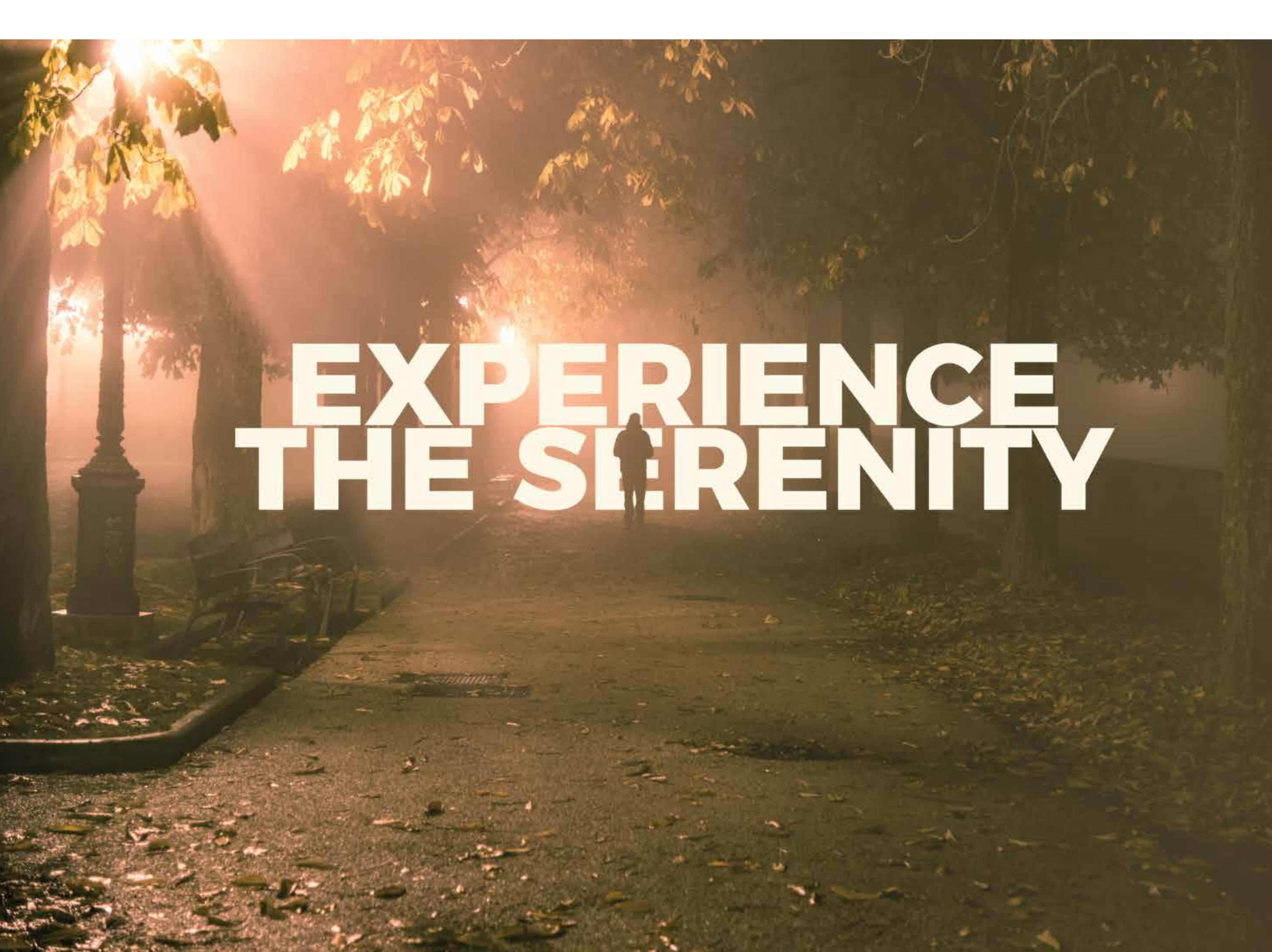
TOTAL AREA
24.725 Acre



LOCATION
Nandi Hills



APPROVALS
CUDA Approved No: 17/2016-17/561
RERA Acknowledgement No: ACK/K.A/RERA/1254/460/PR/180523/002265



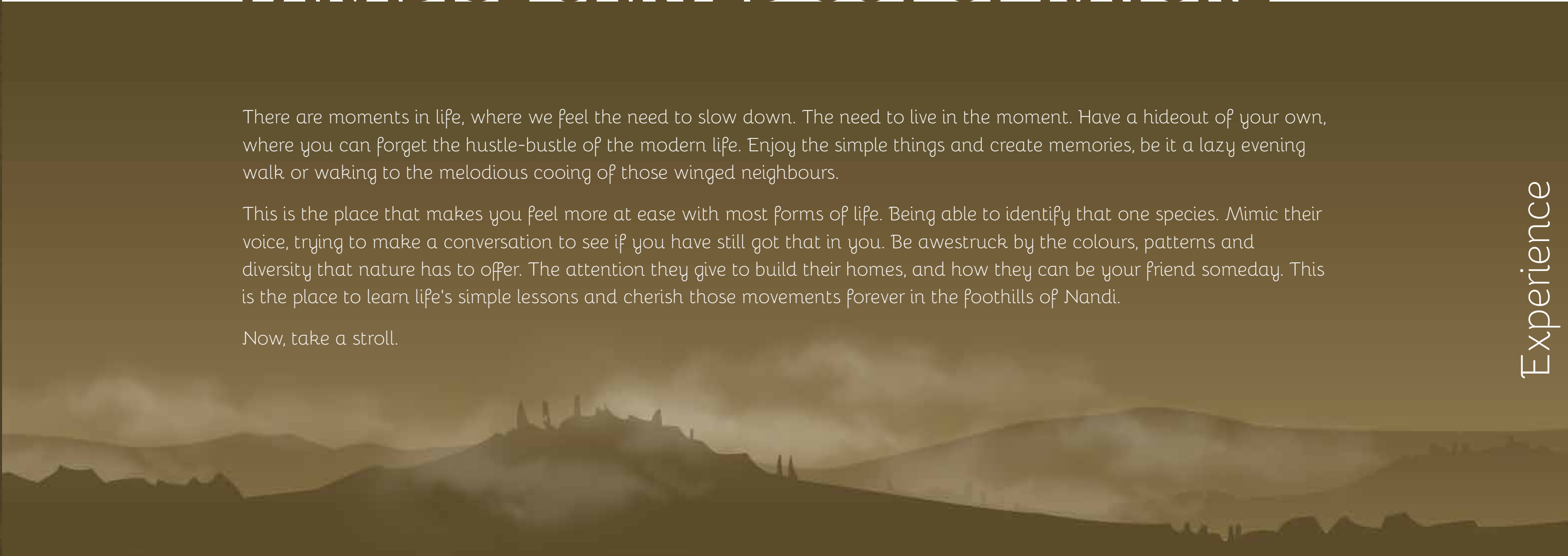
EXPERIENCE THE SERENITY

PARADISE CARVED OUT OF NATURE

There are moments in life, where we feel the need to slow down. The need to live in the moment. Have a hideout of your own, where you can forget the hustle-bustle of the modern life. Enjoy the simple things and create memories, be it a lazy evening walk or waking to the melodious cooing of those winged neighbours.

This is the place that makes you feel more at ease with most forms of life. Being able to identify that one species. Mimic their voice, trying to make a conversation to see if you have still got that in you. Be awestruck by the colours, patterns and diversity that nature has to offer. The attention they give to build their homes, and how they can be your friend someday. This is the place to learn life's simple lessons and cherish those movements forever in the foothills of Nandi.

Now, take a stroll.



Experience

EXTRINSIC FEATURES



THE MIST

Fit for a king

The cool breeze that embraces you in the morning, the fog that surrounds you and smell of the morning dew brings a new life into being. It is of no wonder that the Nandi hills had been a summer destination for many eminent personalities right from the beginning. The climate is pleasant throughout the year, making it a perfect holiday destination or a vacation home.



THE ORGANIC FARMS

You are what you eat

Remember those days, when all the ingredients of your favourite chutney came from your evening stroll and chit-chat with that friendly vendor. Just the thought of those fresh chillies, semi-ripe mangoes, coconut and curry leaves should still make your mouth water. The only side effect is overeating. The friendly organic farming community around here will ensure that you would get the freshest of produce and an unmatched experience.





CULTURE AND HISTORY

It's history

Art, architecture and nature have enriched the locality to such an extent that everything is of crucial importance. Right from the origin of the rivers to the secret escape route has brought out the mythological significance of this place. The forts, summer homes, horse path and the stories regarding the origin of the name Nandi hills has baffled us, encouraging us to explore more.



THE VINEYARDS

Sparkling the eternal bliss

Grapes and wines have always been of significance in many cultures as they represent family, love, worship, good times and health. Grapes have been the favourite of old and young alike. Red wine signifies health as suggested by the catchphrase French paradox. Another most beautiful attraction that you can experience around Nandi hills is the vineyards. Be lost in the antiquated vineyards nestled in the rolling hills, and feel the grace of this blooming wine region.

INTRINSIC FEATURES

CAMPFIRE



A weekend getaway is not complete without experiencing the campfire here. Be it the magnificent fire dancing in front of you showing all its might, a game of anthashari, casual chit-chat, sharing your food or just listening to the crackling sound of the burning wood has the potential to take you to a different realm.

ROCK GARDEN

A pile of aesthetically arranged rocks in different shapes and sizes trying to tickle your imagination is a speciality here. The rock structures and sculptures in their natural and human-made forms is a visual treat to the eyes. The shrubs and trees provide shade and enhance visual appeal.



ADVENTURE CLIMBING



Adventure Climbing may be considered as an adventure junkies sport. Deep within, you may always want to experience it, maybe you are too afraid to try it. Maybe the safety worries kept you away. Maybe you aren't very good at it. Whatever your reasons be, we have a place just for you to begin a new passion. After all, isn't it fun to try something new?

YOGA

A stress buster, stress reliever, health booster, yoga and Meditation have its own benefits. Having a dedicated place away from the maddening crowd to practice Yoga/Meditation is such a boon. It ensures a distraction free environment for you to be with you and work on yourself.

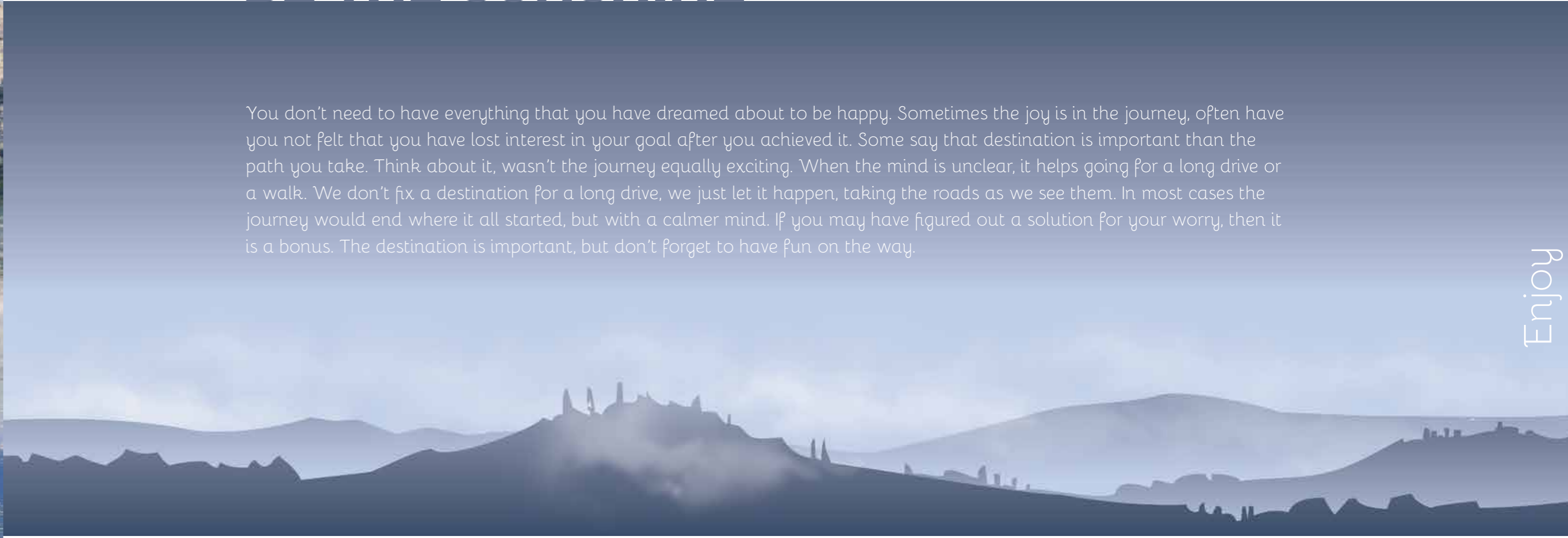




**ENJOY
BEING ALIVE**

BE THE SUNSHINE

You don't need to have everything that you have dreamed about to be happy. Sometimes the joy is in the journey, often have you not felt that you have lost interest in your goal after you achieved it. Some say that destination is important than the path you take. Think about it, wasn't the journey equally exciting. When the mind is unclear, it helps going for a long drive or a walk. We don't fix a destination for a long drive, we just let it happen, taking the roads as we see them. In most cases the journey would end where it all started, but with a calmer mind. If you may have figured out a solution for your worry, then it is a bonus. The destination is important, but don't forget to have fun on the way.



Enjoy

EXTRINSIC FEATURES



VIEW

Breathtaking views

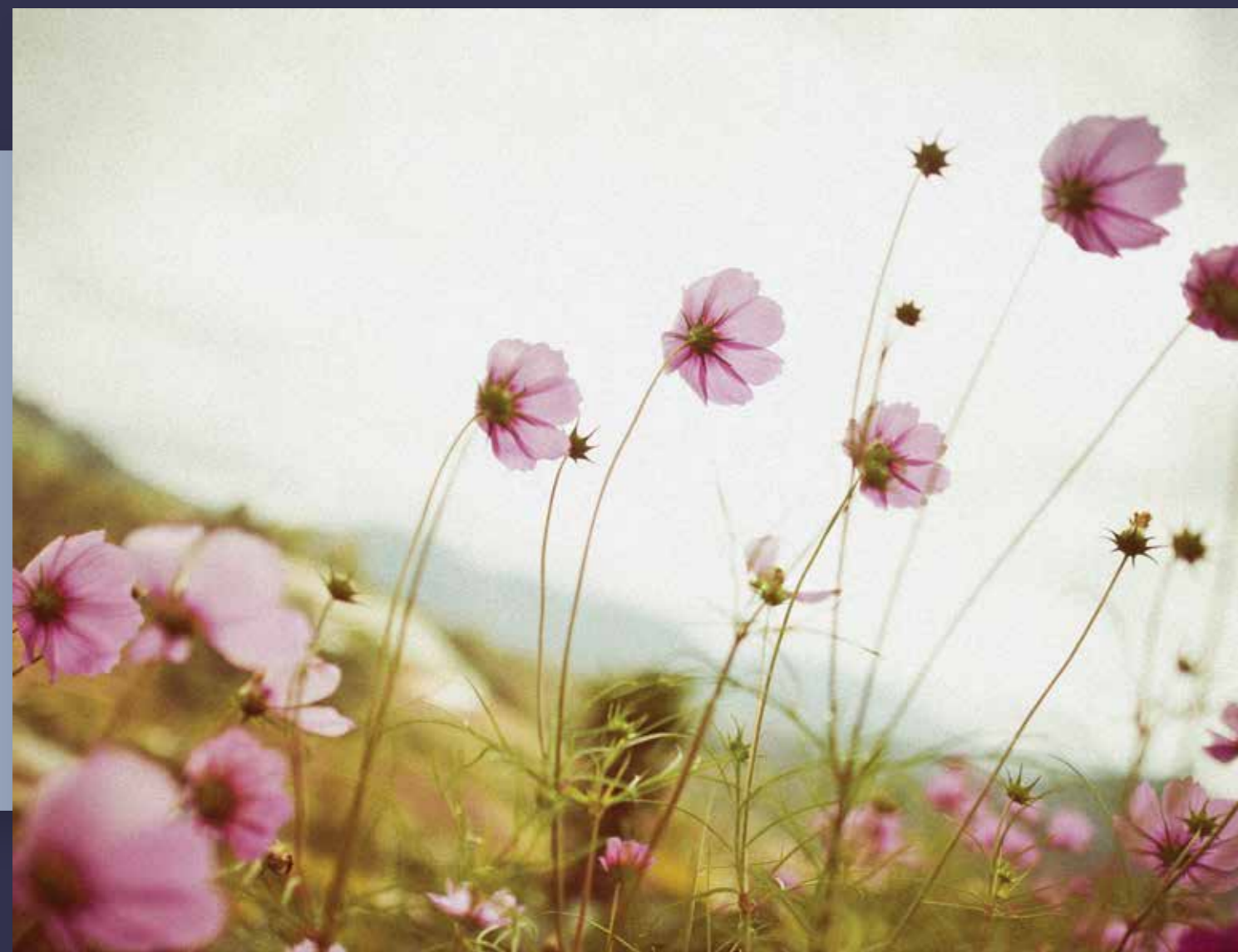
Two things had made every man and woman wonder, the sea and the mountains. The vastness and wilderness of these have made us want for more. Both sea and mountain imprint the idea to get lost in their vastness and ponder upon the insignificances of human life. Those breath-taking views that Nandi hills have to offer has always given us a sense of freedom, a sense of admiration and a sense of existence.

BIODIVERSITY

Wicked wings and friends

It is a rare opportunity that you get a glimpse, not only of the indigenous but also those migratory birds that make their way to Nandi hills in the winter. No wonder this is a favourite spot for birdwatchers and photographers alike. Warblers, flycatchers and thrushes are few of the migratory birds that visit the hills in the winter. Nature too plays its magic here, every morning the trees are drenched in water as if they just had a shower. The plants and animals that depend on the moist forest environment thrive in abundance.





AIR

Breathe Easy

Have you ever sat down here in the hills to watch the stars? The sky is clearer, the stars and the moon appear brighter. The quality of air must be credited for this pleasant feeling. The green blanket of plants and trees along with the pleasant climate throughout the year ensures fresh air to breathe easy.



DRIVE

Getting lost on purpose

It always fills with joy, the thought of going home, being with the one you love. When that feeling gets clubbed with the picture perfect scenic drive, you are the luckiest soul on earth. This is when you let your worries go away. You tend to roll down the windows and let the fresh air in. You are in no hurry, because the drive is as pleasant as the destination.



INTRINSIC FEATURES

BUTTERFLY PARK



Who doesn't like to watch a butterfly spread its wings and fluttering from flower to flower looking for nectar. It would be impossible to have a childhood, where you have never ever chased a butterfly and derived a sinful pleasure out of it. We have a garden full of butterflies just for your viewing delight. It can be a paradise for your kids.

OUTDOOR MOVIE

Enjoy a movie without the crowds, all gathered in a constrained place with limited leg room. Relish watching in the serenity of nature, breathing real and fresh air, and gazing at the stars on the screen and those in the sky right where you are.



OUTDOOR TENNIS



Grab that racket and challenge your muscles to run, jump, hit and enjoy the sweat. Let your feet feel the natural terrain of the ground while you are at play with friends and family.

SAND VOLLEYBALL

There is no other sport as exciting as sand volleyball, both for the player as well as the spectator. Here you can always challenge your friends for a game, stretch your muscles and show off your skills. Needn't say more, what better way to shed some sweat and get a good workout.



ENERGIZE YOUR BEING

A close-up photograph of a person's hand holding a small bird on their index finger. The bird is perched on the tip of the finger, with its wings slightly spread. The background is a soft, cloudy sky with a warm, golden light, suggesting a sunrise or sunset. The overall mood is serene and uplifting.





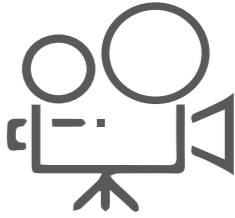


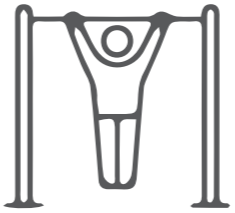



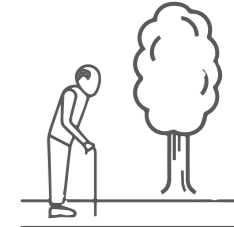

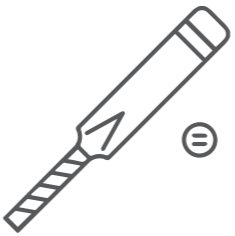






REJUVENATE YOUR LIFE

Rejuvenate your whole self in the serenity and beauty of the hills. Hear the whispers of the winds and see the colours of the blooms. Touch the dew drops on the green leaves and smell the early morning earth, sprinkled with the mist of the night. Taste the joy of being one with nature and energize your every cell. Cradle yourself to sleep in the lap of nature, and wake up to pure, unadulterated bliss, energizing you until your next visit here.

LAYOUT PLAN



AMENITIES

					
Butterfly Park	Rock Garden	Adventure Climbing	Campfire	Outdoor Movie	Jogging Track
					
Sand Volleyball	Outdoor Gym	Discrete Garden Area	Outdoor Tennis	Flower Garden	Sr.Citizens Park
					
Basketball Court	Cricket pitch	Badminton Court	Yoga/Meditation	Children's Play Area	Amphitheatre
					
Cycling Track	Outdoor Party Lawn.				

LOCATION PROXIMITIES



Offices

Devanahalli Business Park	30 Mins
Google India	40 Mins
IBM	40 Mins
Siemens Industry Software	40 Mins
Manyata Tech Park	45 Mins
RMZ Infinity	45 Mins
Harman International (India) Pvt. Ltd	45 Mins
Thomson Reuters	55 Mins
CA Technologies	55 Mins

Nearby Places

Panchavati Ashrama	2 Mins
Sathya Sai Grama	2 Mins
Nandi Grama	2 Mins
Nandi Hills	5 Mins
Chikkaballapura	5 Mins
Devanahalli	20 Mins
Doddaballapura	20 Mins
Kempegowda International Airport	25 Mins
Yelahanka	30 Mins
Hoskote	30 Mins
Hebbal Flyover	35 Mins
Majestic	40 Mins
Bellary Road	40 Mins
K.R. Puram	45 Mins
Tumkur Road 8th Mile	45 Mins
Whitefield	50 Mins
M.C. Road	50 Mins

Educational Institutions

Sathya Sai Anandam (Muddenahalli)	2 Mins
Visvesvaraya Institute of Technology	5 Mins
Indian Public School	5 Mins
Presidency School	5 Mins
BQS World School	5 Mins
Nagarjuna College	5 Mins
Cjtanjali International School	7 Mins

Hospitals

Drishti Eye Hospital	5 Mins
New Multi Speciality Hospital	5 Mins
Leena Multispeciality	10 Mins
Columbia Asian Hospital	15 Mins
Narayana Hrudayalaya (Proposed)	15 Mins
Nandi Multispeciality Hospital	20 Mins

Shopping Destinations

Esteem Mall	40 Mins
Elements Mall	40 Mins
1 MG-Lido Mall	45 Mins
Mantri Square	45 Mins
Orion Mall	45 Mins
Sigma Central Mall	60 Mins
UB City	75 Mins
Gopalan Signature Mall	75 Mins

INFRASTRUCTURE



The Lifeline

The backbone for any development project is the infrastructure that it provides. A well-planned quality infrastructure speaks volumes about the community. Wide concrete roads welcome you with zest, water connection and overhead tank free you from your worries. The 24/7 security and the all-around compound wall gives you the sense of security that you always looked for. Avenue plantation enriches the community not just by the visual appeal, But also provides the much-needed fresh air. The stormwater drainage and sewage connection take your fear away from the bad weather. Everything that you see around here is designed to live your life carefree.



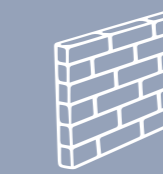
40, 30 Ft. Wide Concrete Roads



Avenue Plantation



Underground Electricity & Street Lights.



All Round Compound Wall



Sewage Treatment Plant



Storm Water Drainage



Entrance Arch



Footpath



Overhead Tank



24/7 Security



Water Connection To Each Plot



Sewage Connection To Each Plot

LOCATION HIGHLIGHTS

BHOGA NANDEESHWARA TEMPLE



In the foothills of Nandi, about 1.2 km from NBR Hills View, is located the Bhoga Nandeeshwara temple with its rich temple architecture from early 19th century. This is one of the finest and most ornate of the Dravidian temples in Karnataka dedicated to Shiva. The temple and decorative pillar carvings are a work of wonder and a visual treat.

PANCHAVATI ASHRAMA

About .6 km from NBR Hills View is Panchavati Ashrama, a spiritual paradise for those who are in search of peace and would like to follow the path of Seva and Deva.



KIAL



Near to NBR Hills View is Kempegowda International Airport (KIAL). It is about 30 minutes from Bangalore city. It is the third busiest airport in the country and supports both domestic and international operations. KAIL is currently owned by operated by BIAL.

SATHYA SAI GRAMA

Sathya Sai Grama is about half a kilometre away from NBR Hills View. The unique features of these Institutions is that it imparts a sound liberal education on modern lines, blending it with the noble values of Indian heritage in an atmosphere of devotion, discipline, love and mutual cooperation.



THE DEVELOPERS

Under the leadership of Mr Nagabhushan Reddy & Mr Ashwath Narayana Reddy who are the managing partners of NBR Developers, they have maintained an outstanding reputation and enhanced it since its inception. They have been trendsetters with regards to quality and affordable housing. The innovative ideas that they have brought in construction are commendable. Founded in 1998, NBR Developers have 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 industry, they have brought in tremendous impact in providing a gated community styled living at the most affordable pricing. Owning a home is no longer a distant dream for a middle-income buyer.

Boasting of a diverse portfolio, NBR Developers has projects of enormous 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 thus improved the land value and developmental prospects of the region by manifold. Similarly, NBR Developers' project in other areas of Bangalore has been received well 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

THE FORESIGHT

Everyone needs a place to unwind, and if that special place is far away from the hustle-bustle of the modern city life, it can't get any better. With all standard modern amenities available, you need not worry about the utilitarian aspects. There is almost everything that you need to celebrate a quality time with your family and friends. Be it a weekend getaway or an attempt to find peace and solitude in the foothills of Nandi. A place where you can be what you want to be.

There is something for every aspect of you be it an adventurer, fitness freak, foodie or the spiritual seeker. For the adventurer in you, there is a lot to explore from the countryside to the antique vineyard. There are many trekking options as well. The mountains and even the drive to this place is a scenic one. The organic farms filled with fresh fruits and vegetables will not miss the sight of a health-conscious family.

Here is that fun place that you can call home away from home.

NBR HILLSVIEW





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