

IT'S TIME TO BE IN NORTH BANGALORE FOR GREAT OPPORTUNITIES

THE FUTURE IS HERE

PLOTS ON WHICH DREAMS ARE BUILT

BANGALORE

THE SILICON VALLEY



NANDI HILLS
CABLE CAR
AMUSEMENT HUB
DISNEY WORLD
VTU AIRPORT
NATURE ITIR SEZ

INVEST IN LAND

**“MY INTEREST IS IN THE
FUTURE BECAUSE I AM
GOING TO SPEND THE
REST OF MY LIFE THERE.”**

-CHARLES KETTERING

BANGALORE AIRPORT - NANDI HILLS - CHIKKABALLAPUR



**WELCOME
TO
PARADISE**



NANDI HILLS

This hill station needs no introduction to the Bengalurian. Rising steeply out of the plains in the city's neighbourhood, Nandi Hills beckon, with their crowns often shrouded in clouds. A short drive up thickly wooded hillsides and the cool bracing mountain air announces your arrival at the top. It's a favourite holiday spot for anyone who is looking for a day picnic, a quick escape from the hot weather, a drive into the hills and even adventure trekking. But there's a lot more to this place. Steeped in history, Nandi Hills.



**ENJOY
NATURE'S
ABODE**





EXPERIENCE
DIVINE
REALITY

Where Body, Mind
&
Soul **Find Perfect Balance**



Bhoga Nandeeshwara Temple

The original temple in the complex, identified as one of the oldest temples of Karnataka, dates back to the early 9th century. The earliest inscriptions referring to the construction of the temple for Lord Shiva, according to the Archaeological Survey of India, are from Nolamba dynasty ruler Nolambadiraja and the Rashtrakuta emperor Govinda III dated c.806, and copper plates of the Bana rulers Jayateja and Dattiya of about c.810. The temple was later under the patronage of successive notable South Indian dynasties: the Ganga Dynasty, the Chola dynasty, the Hoysala Empire and the Vijayanagara Empire.



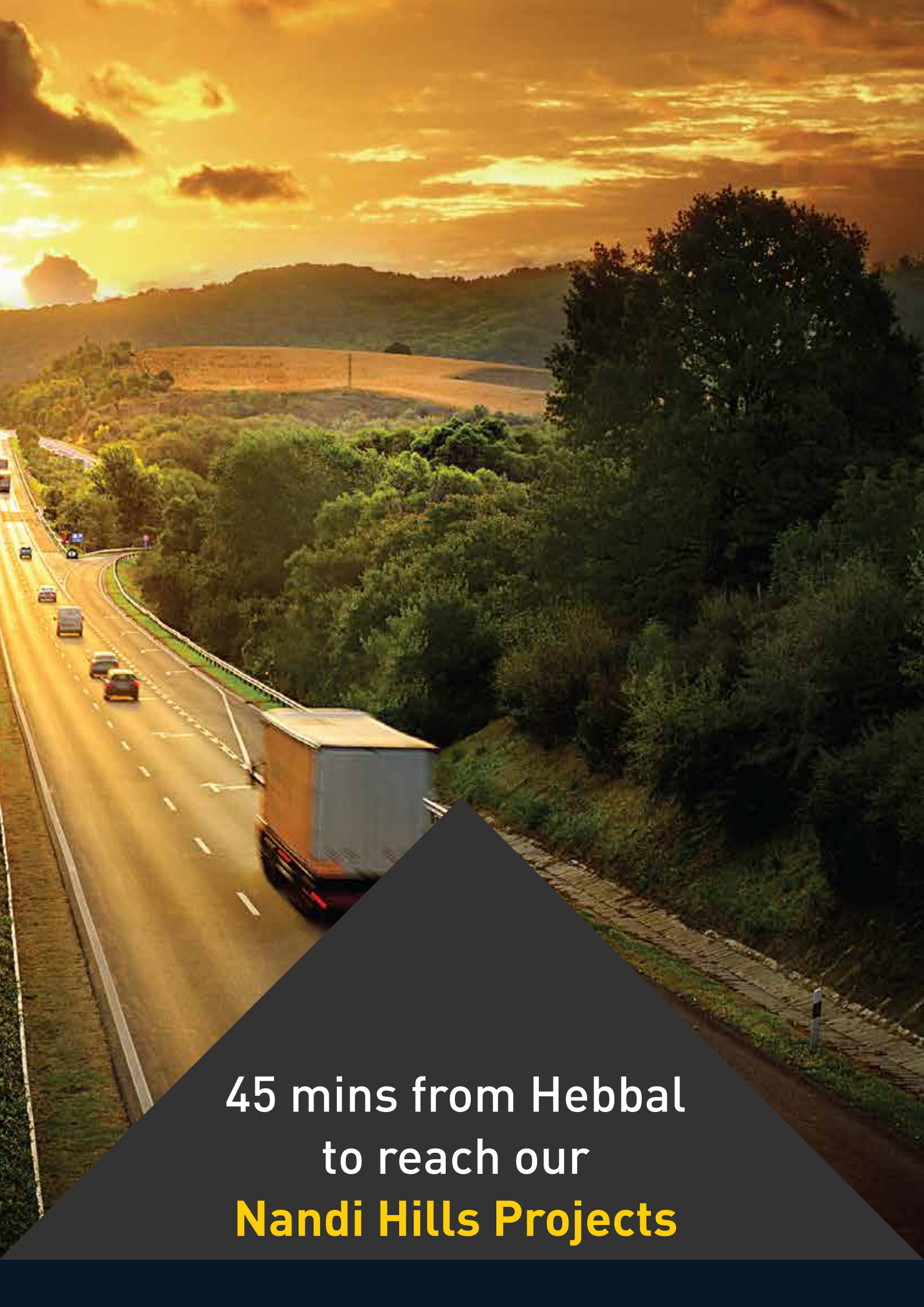


LIVE IN THE LAP OF NATURE..



An aerial photograph of a multi-lane highway stretching into the distance under a dramatic, golden sunset sky. The highway has several lanes in each direction, with cars visible. The scene is framed by a dark blue diamond shape with a yellow border, which contains the text. The overall mood is one of progress and infrastructure development.

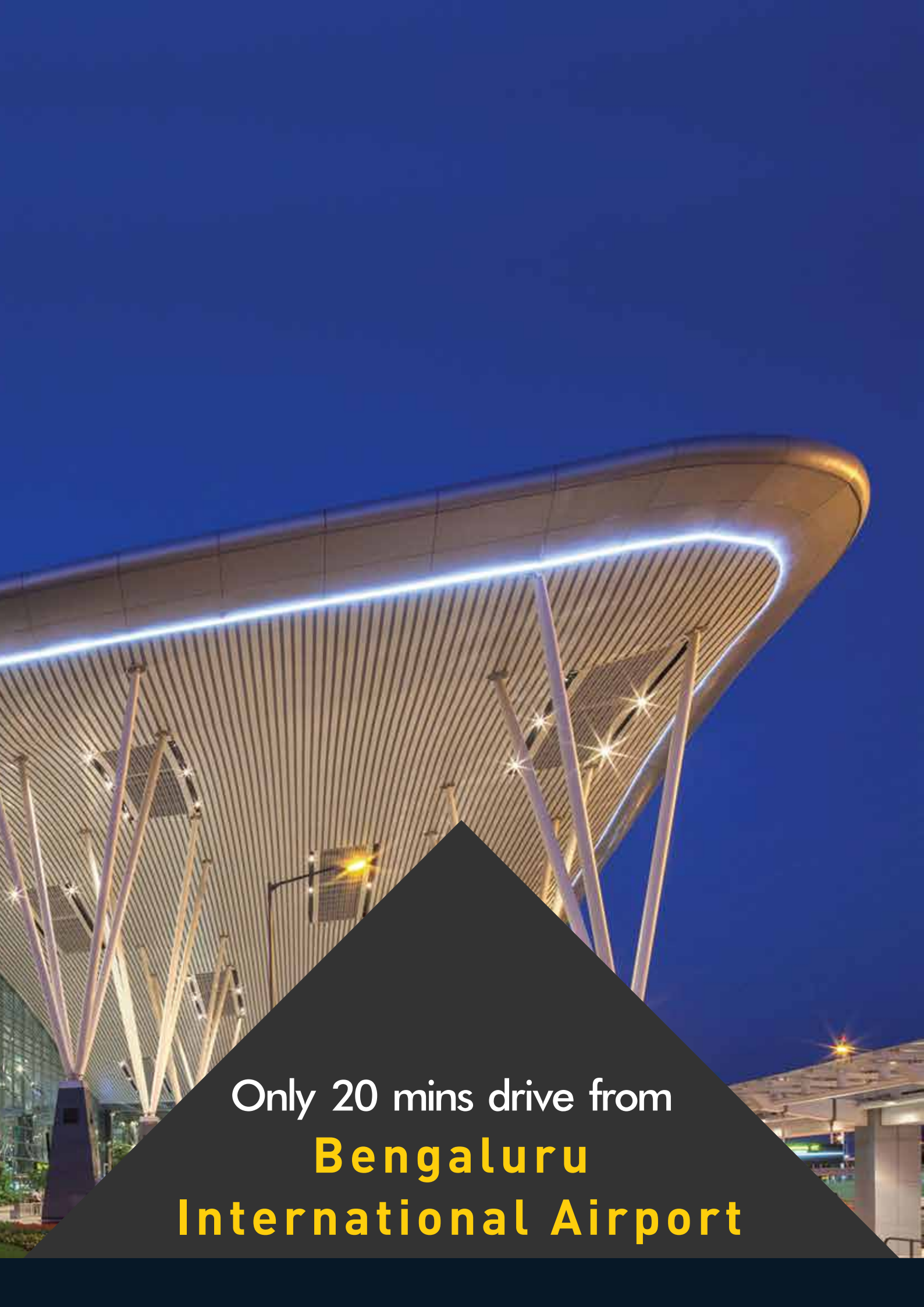
**SIX LANE
NATIONAL
HIGHWAY**



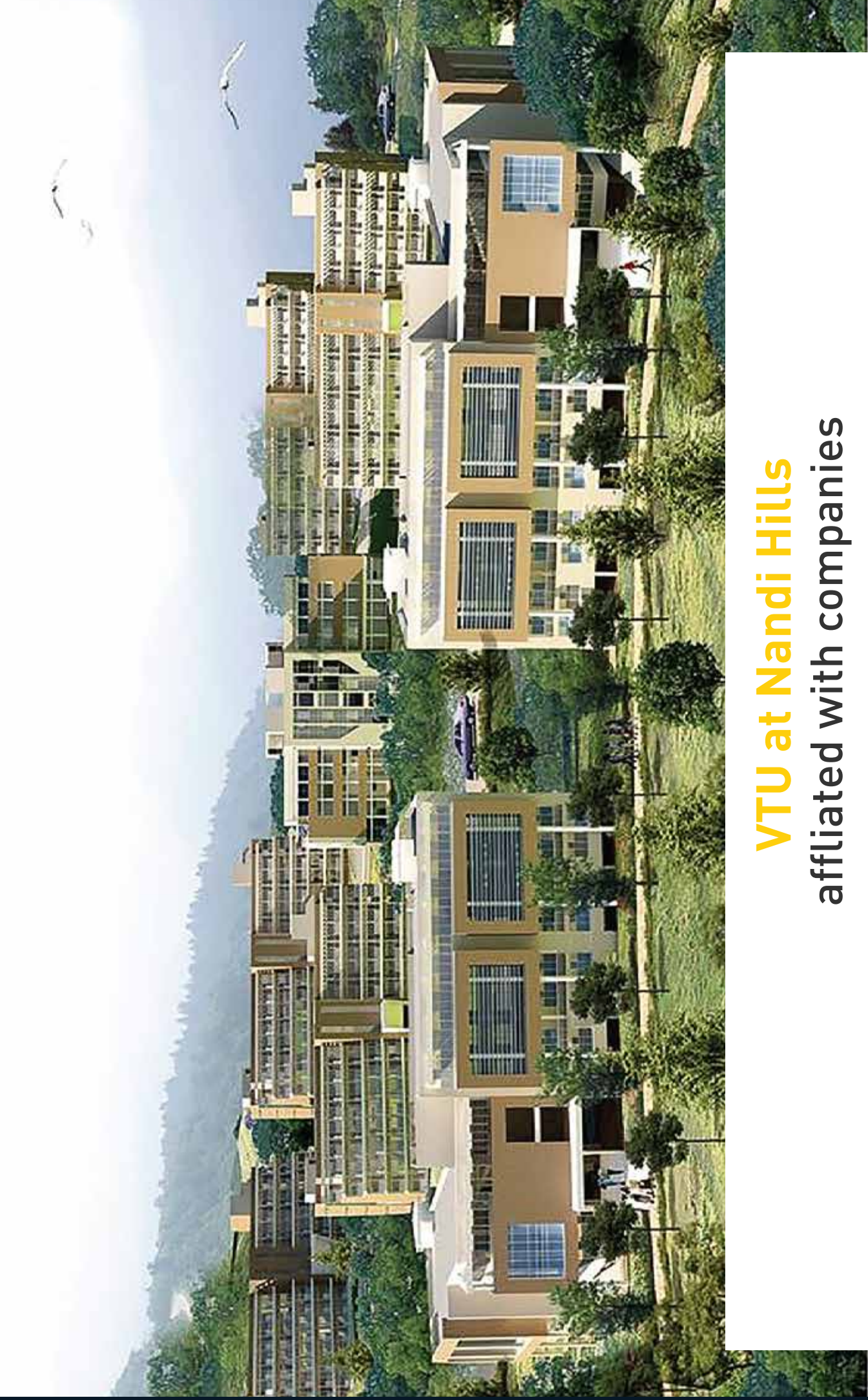
45 mins from Hebbal
to reach our
Nandi Hills Projects

A photograph of the Kempegowda International Airport terminal at night. The building features a large glass facade and a distinctive white, ribbed roof structure. The scene is illuminated by interior lights and blue exterior lighting. A large black diamond shape is overlaid on the center of the image, containing the text. A yellow graphic element, resembling a stylized frame or path, surrounds the diamond.

KEMPEGOWDA
INTERNATIONAL
AIRPORT



Only 20 mins drive from
Bengaluru
International Airport



VTU at Nandi Hills affiliated with companies



BOSCH



Microsoft



Ingersoll Rand





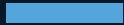
VIAT
VISVESVARAYA
INSTITUTE OF
ADVANCED
TECHNOLOGY

The image is a composite graphic. The top half shows a scenic view of hills at sunset, with a large tree on the right. The bottom half shows a hand in a black suit jacket pointing at a 3D bar chart with a line graph overlaid. A central dark grey diamond shape contains the text. A yellow double-line border surrounds the diamond.

Why Invest in **Nandi Hills**



Nandi Hills has been the focus of land acquisition for premium residential development from the dawn of Bangalore International Airport.



Excelling other North Bangalore micro markets like, Devanahalli, Doddaballapur & IVC Road as upmarket and upscale residential neighbourhood.



The 116 Km PRR circumnavigating the Bangalore city connects Nandi Hills thru NH - 207.



Nandi Hills & Chikkaballapur are all set to become 'Greater Bangalore'.



Nandi Hills is very well connected to Bangalore Airport and City thru signal free six lane National Highway Corridor.



Nandi Hills as a location has also transformed into a premium educational hub with VTU setting up Visvesvaraya Institute of Advanced Technology (VIAT) on 200 Acres campus with investment of 600 crores and there are many more other premier International Schools & reputed Educational Institution having Residential School, Medical & Engineering College run by Sri Sathya Sai Loka Seva Trust in this region.



Nandi hills being an Aspirational location surrounded by Hills & Nature and close to International Airport has emerged as an ideal location for luxurious real estate project such as Prestige Golfshire, Valley of the Wind, QVC Hills, and many more Residential projects.



It takes only 20 Mins to reach Bangalore International Airport and 45 Mins to reach Hebbal (New CBD of Bangalore City) & Manyata Tech Park



Marriott & Prestige Angsana to name a few are coming up with premium hospitality projects.

**Nature
&
Location**

Connectivity

**INVEST
IN
LAND**

Airport

Aerotropolis

Appreciation

- Salubrious climate
- Availability of excellent underground water supply
- Extremely lush green landscape
- Picturesque view of nandi hills & Surrounding hills
- Top preferred investment location
- 10 mins drive to reach peak of Nandi Hills
- 10 mins drive to chikkaballapur city

- Signal free high speed road corridor from hebbal to Nandi hills
- Six lane national highway connecting Nandi Hills to KIA Motors, Penukonda & Hyderabad
- Only 20 mins drive to Bangalore International Airport
- Excellent connectivity to Airport from all parts of the city

- Bangalore International Airport (KIA) has transformed into a third busiest airport in India operating highest number of domestic and international flights
- Reaching airport from city takes only 25 mins from Hebbal thru signal free dedicated road corridor
- Bangalore International Airport is India's first greenfield airport

- Aero space park on 984 Acres
- Hardware park on 106 Acres with 52 Acres Shell Technology Centre, BEML and Tata Elxsi building huge facility
- Devanahalli business park on 309 Acres
- ITIR Phase I Project on 2072 Acres
- Taj hospitality

Health Care:-

- Sri Sathya Sai Sarla Memorial Hospital, Nandi Hills & may more reputed hospitals are present in chikkaballapur city

It has been noticed Property and Developed Land prices in Nandi Hills has been steadily appreciating in Value by 20% year on year