

Nitesh

NAPA VALLEY

OFF BELLARY ROAD, NORTH BANGALORE



RESORT LIVING  
IN THE CITY



EXPECT MORE

# Nitesh

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NAPA VALLEY

OFF BELLARY ROAD, NORTH BANGALORE



IN PARTNERSHIP WITH



AND



PRESENTS

WITH YOU, RIGHT THROUGH



FOLLOW YOUR HEART  
*& it will take you home.*



*A home, where*

THE GRASS IS ALWAYS  
GREENER...



*A home, where*

**SERENITY**

*takes over...*





*A home, where*

**ELEGANCE & STYLE**  
*meet...*



*A home, where you find*

—❧— YOUR SANCTUARY —❧—  
*in the city.*



Nitesh

NAPA VALLEY

OFF BELLARY ROAD, NORTH BANGALORE

*Come Home to Resort Living.*



A PRIVATE WORLD AWAITS YOU:  
*unspoiled, unrushed & unmatched.*



EMBRACE EXOTIC RESORT LIVING  
*without ever leaving home.*



## SITE PLAN

1. MAIN ENTRANCE AND REFLECTIVE POND
2. ARRIVAL COURT
3. INNER COURT
4. FEATURE GARDEN
5. VOLLEYBALL COURT
6. TENNIS COURT
7. WATER FEATURE MOTOR COURT
8. SWIMMING POOL
9. CAFE
10. OUTDOOR EVENT LAWN
11. PERFORMANCE AMPHITHEATRE
12. CHESS BOARD
13. WATERFRONT SEATING
14. JOGGING AND CYCLING TRACK
15. ZEN GARDEN
16. CHILDREN'S PLAY AREA
17. OUTDOOR FITNESS STATION



Nitesh Napa Valley is a picturesque, luxury villa development off Bellary Road, Bangalore. Here, 133 exquisite villas spread over 20 verdant acres open doors to luxury, privacy and convenience. With architecture by Wimberly Allison Tong and Goo from California, landscaping by P Landscapes, Thailand and interior design by Warner Wong Singapore, the property recreates the ambience of luxury resort living, offering international gated-community lifestyles of elegance and style.



GO ON A CALIFORNIAN VACATION  
*without a return date.*

## ARCHITECTS

WIMBERLY ALLISON TONG AND GOO,  
WATG, CALIFORNIA

Nitesh Napa Valley affords residents the quintessential Californian lifestyle. These contemporary villas and traffic-free city homes are designed to be excellent retreats, offering unprecedented exclusivity to suit modern lifestyles.

Over the course of the last six decades WATG has become the world's leading design consultant for the hospitality, leisure, entertainment and residential sectors. Having worked in 160 countries and territories across six continents, WATG has designed more great hotels, resorts and homes than any other firm on the planet. Many of WATG's projects have become international landmarks, shaping skylines over the world. They have to their credit, designed over 100 hotels and resorts and now bring this phenomenal expertise to Nitesh Napa Valley. Their integrated resorts worldwide often feature luxurious villas - an aspect that has influenced this new, California inspired project in Bangalore.

## LANDSCAPE DESIGNERS

P LANDSCAPES, PLA, THAILAND

P Landscape (PLA) is a landscape architectural studio based in Bangkok, Thailand with over 15 years of recognition and experience in the hospitality and high end resort / hotel, commercial, and residential sectors. PLA has completed projects within Thailand and abroad, in locations that include China, Fiji Islands, India, Laos, Malaysia, Maldives, Middle East and Vietnam.

PLA envisions landscape architecture as an art that surpasses function to integrate creativity, culture, and local heritage while enhancing the client's vision and the site's existing environment and ecology.

P Landscapes bring this diverse experience to the drawing board to create rich landscapes at Nitesh Napa Valley.

## INTERIOR DESIGNERS

WARNER WONG, WOW, SINGAPORE

Nitesh Napa Valley's carefully sculpted interiors have been painstakingly crafted by Warner Wong, the team that constantly innovates by embracing a diverse range of stylistic languages. Passionate about improving the surroundings, WOW designs spaces that enrich lives, crafted through a conscious choreography of sensory experience.

WOW is an award-winning firm recognised for extensive experience in cross-border services, with projects spanning the Asian region and extending as far as the Middle East and East Africa. Their core competency lies in the areas of hospitality, residential and commercial design with strong lifestyle-driven concepts.

WOW believes in a conceptual approach to interior design that goes beyond accepted standards and enables clients to consider new directions and original solutions that build brands.

CLASSIC CALIFORNIA MEETS  
CONTEMPORARY CHIC.





Villas at Nitesh Napa Valley feature the classical Santa Barbara style of architecture. The aspect of hedges between villas, instead of walls, enhances visual appeal while defining spaces more aesthetically.

## VILLA A

Villa A is a four bedroom luxurious villa with a footprint of approximately 5342 sq ft. The villa's elevation is beautiful for its classical Santa Barbara style of architecture. Spacious living spaces come with a media room on the top floor and feature cutting edge contemporary design.



## VILLA B

Villa B is a four bedroom villa designed in the Californian style of architecture. The villa features impressive elevation and landscaping aspects while design of living spaces brings vibrancy and vivacity to living.



## VILLA C

Villa C is a three bedroom, classic Californian-style villa. Its rich feel and expansive landscape design has created lively, soulful spaces for inspired living.





Villa owners at Nitesh Napa Valley can recline in exclusive spaces they can call their own. The beautifully designed landscape focuses on merging the Californian style of architecture with modern landscape elements and contemporary detailing. Villa owners have luxurious, lush landscaping, linked by pedestrian pathways. Intimate neighbourhoods within the larger community are identified by the use of unique feature trees that create a sense of space while maintaining an overall theme that ties the community together.



ONE WITH NATURE  
*One with yourself.*



## ZEN GARDENS

At Nitesh Napa Valley our gardens are designed to reflect the different soothing elements in our environment. Through carefully-composed arrangements of natural objects, our gardens create a tranquil, stark and symbolic landscape. After all, the purpose of a Zen Garden is relaxation in a tranquil ambience.



WATER BODIES IN THE AMBIENT  
SURROUNDINGS ENSURE A SERENE,  
PICTURE PERFECT LANDSCAPE.



NEIGHBOURHOOD ZONES WILL FEATURE DIFFERENT TREES AND FOLIAGE TO CREATE A VARIETY OF MOODS WITHIN THE LANDSCAPE.

Bangalore's most desirable luxury villa development has stylish villas dotting its lush landscape connected by brick pathways, while an avenue of palm trees, manicured lawns and tropical foliage enhance the garden ambience of the property.



CHECK IN TO LUXURY  
*but never check out*





ELEGANT LIVING SPACES



INDULGENT BEDROOMS



FAMILY ROOM



REJUVENATING BATHROOMS



*Where there's*  
**SOMETHING FOR  
THE WHOLE FAMILY**

Entire families can converge at the centrally located clubhouse at Nitesh Napa Valley for a suite of recreational options. Dive into the vast bliss of our open-air swimming pool; give vent to the week's stress at our squash and tennis courts; wallow in the soothing waters of our Jacuzzi; or tick off your to-do list at the convenience store.







## CLUB HOUSE

Nitesh Napa Valley offers a unique and luxurious resort-like living experience. Amidst this well heeled gated community, exists a magnificent landmark, the Club House. Intricately designed in the Santa Barbara style of classical Architecture, the Club House has state of the art indoor and outdoor amenities. The Club House also has abundant natural beauty. Open green spaces, pathways, tracks, natural rain water stream, bamboo groves, manicured lawns, hedges as well as natural flora and fauna come together to create a breath-taking environment of health and wealth, for mind and body.

## INFINITY POOL AND WATER BODIES

The main lap pool features an infinity edge that opens onto the central green belt. The pool includes a 20 meter central lap pool, hot and cold Jacuzzi pools with massage seats and a kids' pool. The water bodies follow a contemporary geometric pattern that intermingles with pockets of open garden spaces.





CHILDREN'S PLAY AREA



AMPHITHEATRE



OUTDOOR CHESS

# RECREATION



SPA



BILLIARDS



CYCLING TRACK



TENNIS COURTS



YOGA / MEDITATION CENTRE



SQUASH COURT



TABLE TENNIS



BANQUET / MULTIPURPOSE HALL



STATE OF THE ART GYMNASIUM



CAFE



BADMINTON COURT

**INDOOR AMENITIES**

Banquet / multi purpose hall • Bar cum billiards • Cafe • Squash • Ladies' spa • Gents' spa • Gym • Aerobics • Yoga / meditation centre • Library

**OUTDOOR AMENITIES**

Reflective pond • Arrival court • Inner court • Feature garden • Volleyball court • Tennis court • Water feature Motor Court • Swimming pool • Cafe • Outdoor event lawn • Performance amphitheatre • Chess board • Water front seating • Jogging and cycling track • Recreation and relaxing garden • Children's play area • Outdoor fitness station



## JOGGING TRACK

The jogging and recreational trail around the central green belt winds amid lush landscape and the natural stream. The trail can serve both passive and active recreational choices of the residents by including a fitness loop for jogging, bicycling, etc. with distance markers and nodes for rest and recreation along the way.



CLUB HOUSE





*Stay*

SECLUDED

*Stay*

CENTRAL.



## NITESH NAPA VALLEY IS YOUR IDYLIC RESORT-LIKE HOME IN THE CITY: BOTH SECLUDED AND CONNECTED.

Nitesh Napa Valley enjoys close proximity to all modern day conveniences while being ensconced in privacy just off NH 7, adjacent to the proposed Peripheral Ring Road (PRR). It's less than 30 minutes drive to M.G. Road and promises to be a perfect getaway after a hectic day at office. Nitesh Napa Valley is Bangalore's most desirable luxury villa development. Explore this unique location where an inimitable living experience awaits you. The property offers both the exclusive privacy of a resort as well as easy

access to infrastructure and the city. Families will appreciate a luxury home that is close to international schools like Canadian International School, Mallya Aditi International School and Ryan International School. Expert medical care is also at hand with the presence of renowned hospitals like Columbia Asia on Bellary Road. The property is located in an area that will witness further infrastructure development such as a six lane highway, proposed metro, IT Parks and Special Economic Zone.

**Nitesh Napa Valley**  
Just off NH 7  
22 km from CBD  
13 km from Hebbal Flyover

**Hospitals**  
Columbia Asia

**Schools**  
Ryan International School  
Stonehill International School  
Canadian International School  
Mallya Aditi International School  
Vidyashilp Academy  
Delhi Public School

**Hotels**  
Windsor Manor  
Le Meridien



Nitesh Estates is a member of the US Green Building Council (USGBC), Indian Green Building Council (IGBC) and is committed to the principle of sustainability.

The design practice envisaged in our Nitesh Napa Valley project has emphasised efficiency by usage of renewable energy sources such as solar heated water, appropriate building orientation, recycling of water, rainwater harvesting for gardening and aquifer recharge, on-site waste management and control of storm water runoff.

This integration has been possible by close cooperation of the global design team, the architects and the engineers at all stages of the project from concept stage, schematic stage and detailed design and development stage as well as by material selection, quality material procurement and project execution.

#### INDOOR AIR QUALITY

An essential element of sustainable building design is indoor environment including air quality, illumination, thermal condition and acoustic. The indoor and outdoor environments have been integrated into a seamless continuum.

Fenestration and shading elements bring in controlled light and heat.

Low VOC Paints are used.

The environment temperature around villas is maintained by extensive landscaping. We have many layers of landscaping starting from ground covers, shrubs and avenue trees around the villas.

Extensive use of green enhances the outdoor air quality and also acts as buffer in reducing the pollution in the air.

Effects of noise pollution levels within the micro-environment are considerably reduced.

Native trees which are drought resistant and which do not require long term maintenance have been adopted.

#### WATER MANAGEMENT

Storm water run-off is curtailed by doing extensive landscape. It increases the water retaining capacity of the soil.

Ground water table recharging from the storm water drain has been designed. Storm water drains will be connected to percolation pits thus recharging the aquifer.

Minimisation of energy in the soil cut and fill activity by utilising the natural contours.

Rain water from the terrace is collected in the storage tank, which in turn, will be filtered and used for domestic / landscape purpose.

Zero discharge of grey water - the water from domestic usage (toilet, kitchen and utility) is treated in the STP. The treated water is used for flushing and landscape.

Centralised water distribution by hydro pneumatic systems has been planned thus ensuring uniform pressure across all villas.

#### WASTE MANAGEMENT

Recycling and waste management are an essential part of our sustainable design. Organic waste items are designed to decompose in the presence of air, water and soil organisms. Organic waste converter is provided for this purpose and the manure so produced will be used for landscape.

#### ENERGY EFFICIENCY

Use of CFL lights.

Use of energy efficient pumps.

Tapping solar energy-solar water heater for every villa.



*The proper use of*  
**SCIENCE,**  
*is not to conquer*  
**NATURE**  
*but to live in it.*





## WHERE A DO NOT DISTURB SIGN WON'T BE REQUIRED

We believe our clients to be our greatest asset. As a result, our commitment to home owners does not end when we hand over the house keys. Instead, we remain a part of your everyday life, with services that range from security to high-end maintenance.

### ASSET MANAGEMENT

- Concierge Services
- Security management including electronic security system
- Gardening, landscaping and horticulture services
- Electro mechanical services (electrician, plumber, carpenter)
- Clubhouse management
- Swimming pool management
- Gym & spa management
- Pest control & fumigation
- Hygienic cleaning of sumps / overhead tanks
- Cost control management

### External and Internal

- Perimeter surveillance - CCTV
- Timer based lighting for all external lights
- Sprinkler control for external gardens
- Gas leak detector & actuator / smoke detector / heat detector

### Security Features

- Visitor management
- Intrusion alarm systems like magnetic contacts / glass break detectors / motion sensors

# SMART HOMES

## FRONT DOOR CAMERA



A strategically placed camera outside the front door allows you to see who is at the door, its speaker-phone lets you communicate with visitors.

## MAGNETIC DOOR STOPPER



Due to the breeze that blows freely through the villas, the chance of doors banging is very high. This wall-mounted magnetic door stopper provides protection by ensuring the door does not ram into the wall even when flung open.

## NYLON SCREENS



Windows and French windows have sliding wooden panels with fine nylon screens to provide protection from mosquitoes and insects.

## FLOOR-MOUNTED MAGNETIC DOOR STOPPER



All room doors have floor-mounted magnetic door stoppers. They hold the door in position when opened. When not in use, the stopper rests flushed with the floor.

## PANIC BUTTON



A panic button, provided near the front door, can be used to call for help in case of an emergency.

## MOTION SENSORS



Infrared motion sensors detect any untoward movements inside your home and triggers off alarms.

## HIGH-RESOLUTION IP CAMERA



Keep an eye on your premises from wherever you are; a high-resolution IP camera provides real time video output that can be viewed by logging on to designated server.

## HYBRID AIR CONDITIONERS



Advanced hybrid air conditioners not only cool, but also efficiently recycle air, keeping rooms fresh at all times.(Optional)

## SCHINDLER HOME LIFT



Schindler home lift (Optional)

## PASSWORD LOCK



The front door lock employs proximity card / password based technology which offers high levels of security. Its functions can be controlled from the home automation console.

## OCCUPANCY SENSORS



Occupancy sensors inside bathrooms are connected to lights. Whenever a bathroom is occupied, lights automatically turn on and switch off when vacant.

## GAS LEAK DETECTOR



The gas leak detector in the kitchen is part of an array of advanced safety features in each home. In case of a leakage, it eases a timely warning that could well turn out to be life-saving!

# SPECIFICATIONS

## STRUCTURE

RCC framed structure (seismic zone II) with solid block walls.

## DOORS

### Main Door

Polished teakwood frame with designer door shutters.

### Internal Door

Polished teakwood frame with teak flush shutters.

### Bathroom Doors

Teakwood frame with one side teak flush shutter.

### Balcony / All External Doors

Polished teakwood frame with openable / sliding teakwood glazed panels.

## WINDOWS

Polished teakwood frame with teakwood glazed shutters.

## FLOORING / DADO

### Foyer, Living, Dining

Italian marble.

### Kitchen & Utility

Vitrified tiles.

### Master Bedroom

Hardwood / Italian marble.

### All other Bedrooms

Italian marble.

### Balconies

Combination of granite and anti-skid vitrified tile.

### Master Bathroom

Italian marble.

### Other Bathrooms

Anti-skid vitrified tile.

### Portico / Entrance Lobby

Heavy duty cement designer tile.

### Master Bathroom Dado

Italian marble up to false ceiling height.

### Other Bathroom Dado

Vitrified tiles up to false ceiling height.

## Kitchen Dado

Designer ceramic tiles, 2 feet above counter.

## Private Terrace

Antiskid vitrified tiles.

## STAIRCASES - INTERNAL

### All Internal Staircases

Italian Marble.

### Handrail / Balusters

Stainless steel-brush finish.

### Balustrade Panels

6 mm thick clear toughened glass.

## KITCHEN

- 20 mm thick granite counter with stainless steel sink-double bowl & single drain board of Franke / equivalent make.

- Hot & Cold water mixer for stainless steel sink of reputed make.

## UTILITY

- 20 mm thick granite counter with stainless steel sink - single bowl & single drain board of Franke / equivalent make.

- Sink cock of reputed make.

## BATHROOMS

- Bath tub and shower cubicle in master bathroom.

- Washbasin - Italian marble vanity top for master bathroom.

- Granite counter-top washbasins for all other bathrooms.

- EWC - wall mounted in all bathrooms.

- Chromium plated (CP) fittings & sanitary fittings of KOHLER / equivalent make.

- CP towel rod, coat hook, soap tray.

- Mirror in washbasin area.

- Water proof false ceiling with inbuilt lights.

## PAINTING

### Internal Walls & Ceilings

POP punning with Royal Emulsion of reputed make.

### External finish

Exterior emulsion paint / textured paint of reputed make.

## ELECTRICAL

- 14 KW power supply to A & B villas - 12 KW power supply to C villas.

- Modular switches - Honeywell / MK / Viola / Crabtree / Equivalent.

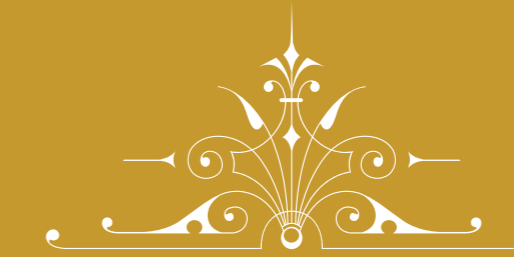
- DG back up of 5 KW to all villas.

## HVAC

- VRV system (Optional).

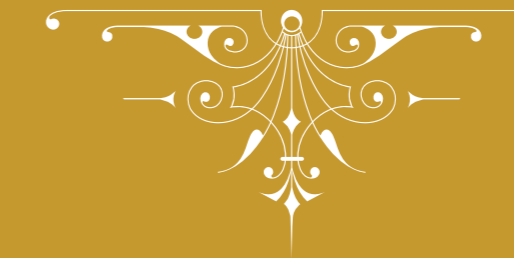
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*Nitesh Napa Valley*

LUXURY IS IN THE DETAILS.







*Nitish Napa Valley is where*

# YOUR RESORT EXPERIENCE

*becomes your life.*



NITESH PARK AVENUE



THE RITZ-CARLTON



NITESH MALL



ONE NITESH PLAZA

**N**itesh Estates, is an integrated real estate developer with a strong presence across four asset classes – Homes, Hotels, Office Buildings and Shopping Malls.

Nitesh Estates is the fastest growing real estate developer in the high-end luxury home segment and is responsible for many of South India's most recognised developments. Superior quality, attention to detail and perfection are some of the consistent deliverables across all projects of Nitesh Estates.

The experience of owning a Nitesh Estates property and living the Nitesh lifestyle is second to none, as has been time and again reiterated by our happy customers. One can experience the trademark sophistication of Nitesh Estates in every aspect of the properties that bear its name. From the design-driven, cutting-edge facades created in collaboration with the world's best architects to the flawless interiors, no detail is overlooked. With each of its properties, Nitesh Estates continues to raise the bar of über luxury living, consistently.

Nitesh Estates has created yet another landmark, by winning the prestigious CNBC AWAAZ CRISIL – CREDAI Real Estate Awards 2010 for Best Luxury Segment Residential Property in India. This Award stands testimony to our continued efforts to take luxury, design and sophistication to a higher level.

Nitesh Estates is currently developing India's first Ritz-Carlton Hotel, located on Residency Road, Bangalore. This world-class luxury hotel is estimated to be launched in the year 2012 and further reinforces the strong market positioning of Nitesh Estates as a luxury real estate developer. The Ritz-Carlton has richly – appointed 281 guest rooms and suites and multiple dining options that will set this property notches above others in the country.



*EXPECT MORE*

NITESH ESTATES LIMITED

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*and it will take you home.*

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## VILLA A

4 BEDROOM | SBA - 5342 Sft | 25 VILLAS

VILLA A



GROUND FLOOR



FIRST FLOOR



TERRACE



## VILLA B

4 BEDROOM | SBA - 4025 Sft | 86 VILLAS

# VILLA B



GROUND FLOOR



FIRST FLOOR



TERRACE



## VILLA C

3 BEDROOM | SBA - 2712 Sft | 22 VILLAS

# VILLA C



GROUND FLOOR



FIRST FLOOR



TERRACE



## CLUB HOUSE

Nitesh Napa Valley offers a unique and luxurious resort-like living experience. Amidst this well heeled gated community, exists a magnificent landmark - the Club House. Intricately designed in the Santa Barbara style of classical Architecture, the Club House has state of the art indoor and outdoor amenities. The Club House also has abundant natural beauty. Open green spaces, pathways, tracks, natural rain water stream, bamboo groves, manicured lawns, hedges as well as natural flora and fauna come together to create a breath-taking environment of health and wealth, for mind and body.

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NEIGHBOURHOOD ZONES WILL FEATURE DIFFERENT TREES AND FOLIAGE TO CREATE A VARIETY OF MOODS WITHIN THE LANDSCAPE.

Bangalore's most desirable luxury villa development has stylish villas dotting its lush landscape connected by brick pathways, while an avenue of palm trees, manicured lawns and tropical foliage enhance the garden ambience of the property.

### TREES & FLOWERS

- Artocarpus Altilis**  
Bread Fruit
- Callistemon Viminalis**  
Weeping Bottlebrush
- Carmona Retusa**  
Fukien Tea
- Clerodendrum Inerme**  
Garden Quinine
- Coccoloba Ubifera**  
Seagrape / Seaside Grape
- Dillenia Indica**  
Chulta
- Fagraea Fragrans**  
Tembusu
- Ficus Annulata Blume**  
Banyan Tree
- Ficus Benjamina**  
Weeping Fig
- Ficus Nitida**  
Indian Laurel Fig
- Filicium Decipiens**  
Fern Tree
- Leucophyllum Frutescens**  
Barometer Bush
- Mimusops Elengi**  
Bullet Wood
- Murraya Paniculata**  
Orange Jessamine
- Phoenix Sylvestris**  
Silver Date Palm
- Streblus Asper Lour**  
Siamese rough bush
- Swietenia Macrophylla**  
Big Leaf Mahogany

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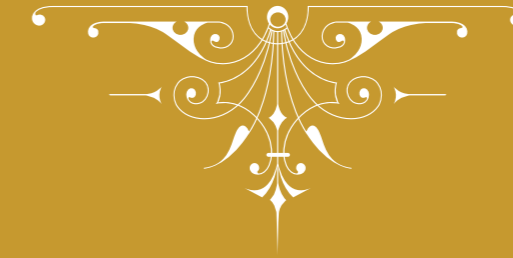
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The experience of owning a Nitesh Estates property and living the Nitesh lifestyle is second to none, as has been time and again reiterated by our happy customers. One can experience the trademark sophistication of Nitesh Estates in every aspect of the properties that bear its name. From the design-driven, cutting-edge facades created in collaboration with the world's best architects to the flawless interiors, no detail is overlooked. With each of its properties, Nitesh Estates continues to raise the bar of über luxury living, consistently.

Nitesh Estates has created yet another landmark, by winning the prestigious CNBC AWAAZ CRISIL – CREDAI Real Estate Awards 2010 for Best Luxury Segment Residential Property in India. This Award stands testimony to our continued efforts to take luxury, design and sophistication to a higher level.

Nitesh Estates is currently developing India's first Ritz-Carlton Hotel, located on Residency Road, Bangalore. This world-class luxury hotel is estimated to be launched in the year 2012 and further reinforces the strong market positioning of Nitesh Estates as a luxury real estate developer. The Ritz-Carlton has richly – appointed 281 guest rooms and suites and multiple dining options that will set this property notches above others in the country.



*EXPECT MORE*

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