

TOI HOMES
THE TIMES OF INDIA GROUP



BHARTIYA
CITY Bengaluru

NIKOO

GARDEN ESTATE

BELLARY ROAD, SADAHALLI
BENGALURU

Project Report

Includes

- Configurations available
- Payment plans
- Investment highlights
- Comparative projects
- Micro - market analysis
- Location analysis

Overview

LAUNCH January 2025	CURRENT ₹13,529 / Sq. Feet*	CAGR 11%*	FEATURING 10 Towers, 1850 Units	PAYMENT PLAN CLP
POSSESSION January 2030	2030 EXPECTED ₹20,537 / Sq. Feet*	XIRR* 14%*	PLOT SIZE 29 Acres	HOMELOAN Available



Disclaimer*

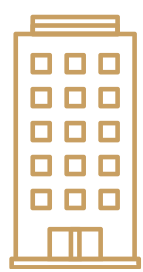
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Why TOI recommends?

TOI recommends Nikoo Garden Estate for its established township ecosystem, strategic North Bengaluru location, strong rental catchment, and high-demand 2 & 3 BHK configurations, supporting steady long-term appreciation with relatively low execution and liquidity risk.



The project's integrated township environment, established community, and lifestyle-focused planning make it a compelling choice for end-users and investors seeking stable risk-adjusted returns



North Bengaluru's sustained infrastructure expansion, commercial growth, and proximity to the airport corridor support steady long-term capital appreciation and rental demand.



Nikoo Garden Estate benefits from its position within Bhartiya City, offering seamless access to Manyata Tech Park, Hebbal, Airport Road, and a mature social infrastructure ecosystem.

Recommended Configurations

BUY FOR END USE

3 BHK
1750 sq ft

BUY TO SELL

2 BHK
1250 sq ft

BUY TO RENT

2 BHK
1250 sq ft

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
1 BHK	850	₹ 13,529	₹ 1.14 Cr*
2 BHK	1250	₹ 14000	₹ 1.75 Cr*
2.5 BHK	1450	₹ 14,137	₹ 2.04 Cr*
3 BHK	1750	₹ 14,285	₹ 2.49 Cr*
3.5 BHK	2100	₹ 14,523	₹ 3.04 Cr*
4 BHK	2500	₹ 14,800	₹ 3.70 Cr*

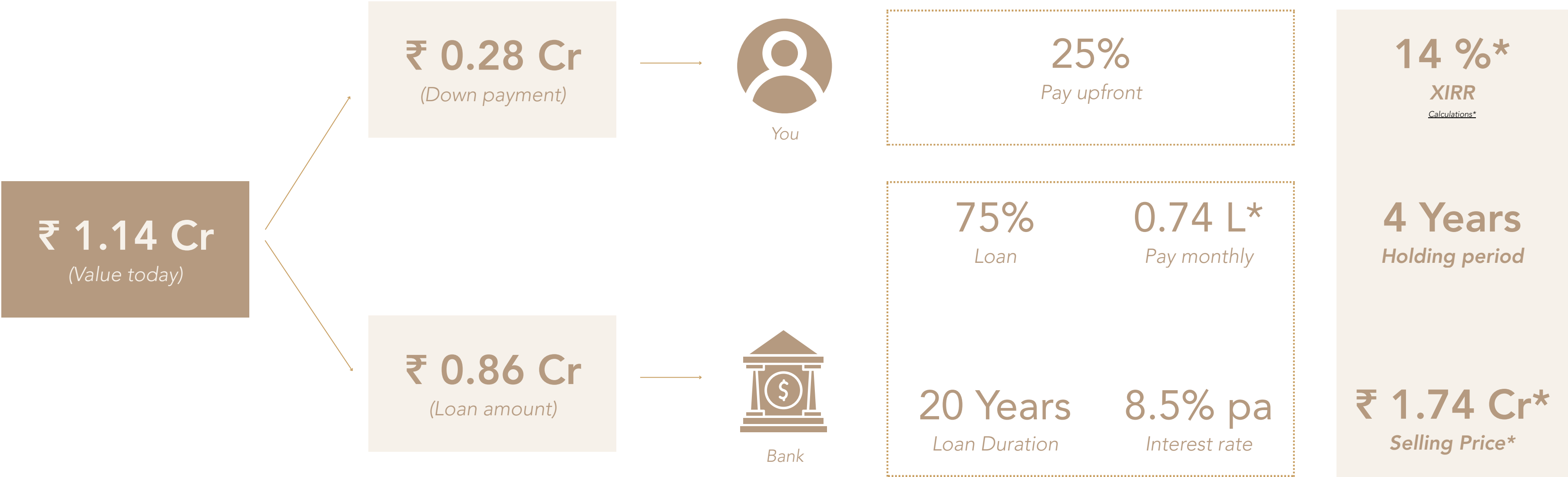
Nikoo Garden Estate offers a broad mix of configurations within an established township ecosystem, with 2 BHK and 3 BHK residences presenting the most attractive blend of rental demand, resale liquidity, and long-term capital appreciation potential.

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked to construction milestones and project progress	End-users and investors seeking phased capital deployment with lower upfront burden	Aligns cash outflows with project execution while preserving liquidity and reducing timing risk

Nikoo Garden Estate's construction-linked payment structure enables buyers to manage capital efficiently while gaining exposure to North Bengaluru's established residential corridor and its long-term appreciation potential.

Investment Highlights

CALCULATED FOR 1 BHK UNIT MEASURING 850 SQ. FT



Nikoo Garden Estate offers a balanced leveraged-return opportunity, supported by North Bengaluru's mature residential ecosystem, strong rental demand, and township-led appreciation potential, making it well-suited for long-term wealth creation with relatively contained risk.

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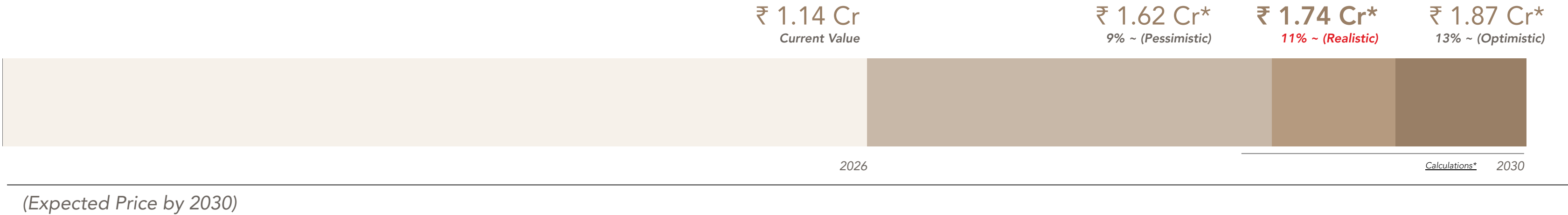
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How your property could grow by 2030

CALCULATED FOR 1 BHK UNIT MEASURING 850 SQ. FT



With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹1.14 Cr** is projected to grow to **₹1.74 Cr* by 2030**, appreciating by an estimated **₹0.60 Cr***.

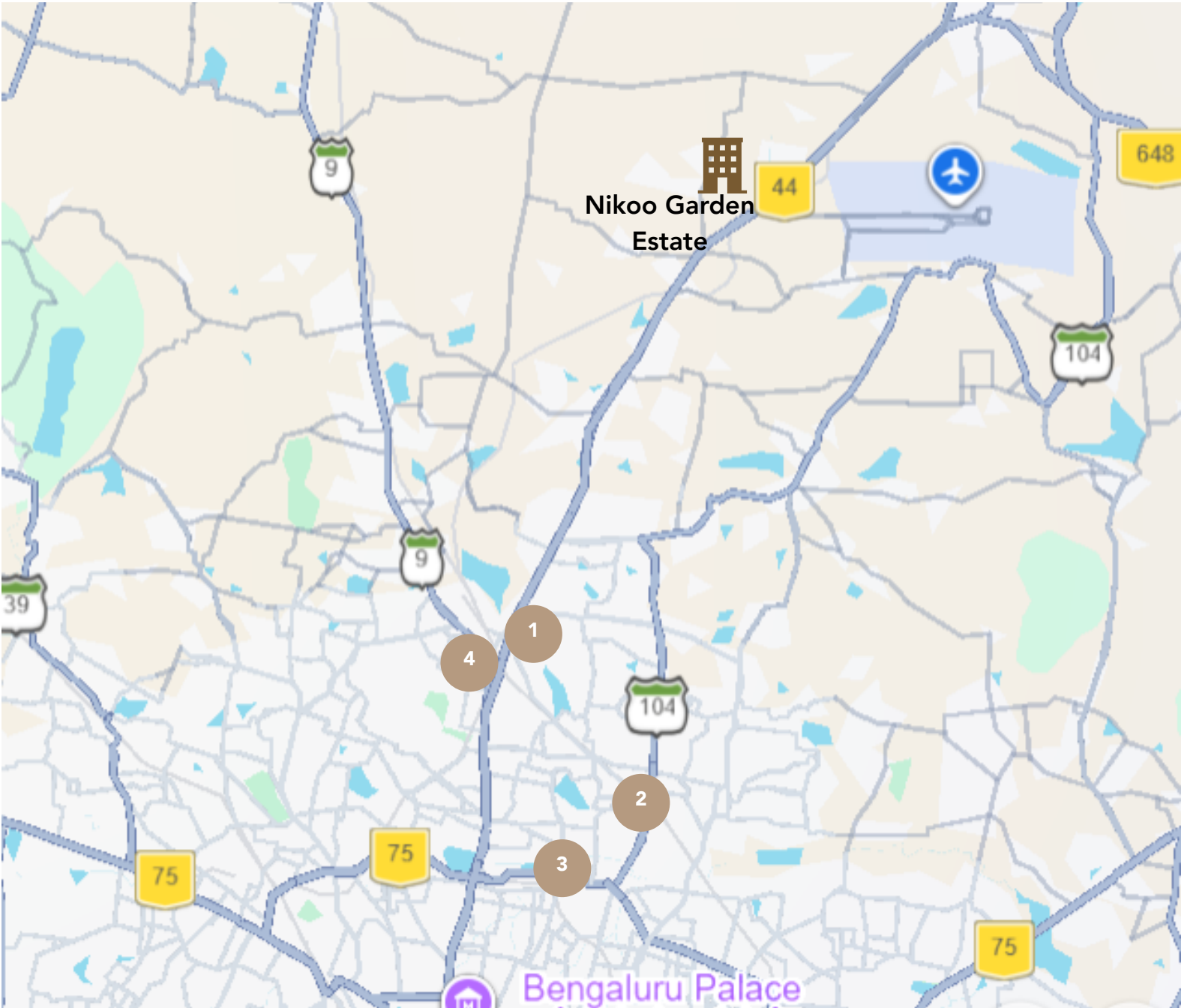
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Nearby Projects



	PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1	Nikoo Homes 6	2023	₹9,500 – 10,500	₹13,500–15,000
2	Purva Atmosphere	2019	₹7,500 – 8,500	₹13,000–16,000
3	SNN Clermont	2016	₹7,000 – 8,000	₹12,000–15,000
4	Brigade Eternia	2023	₹9,500 – 10,500	₹12,000–14,000
	Nikoo Garden Estate	2025	₹13,529	₹13,529

HISTORIC METRICS

12 - 15%*

Long-Term CAGR
(20 Years)

10–18%*

Recent YoY Price Growth
(5 Years)

70–120%*

Avg. Price Increase
(5 Years)

The appreciation achieved by mature North Bengaluru projects such as Purva Atmosphere, SNN Clermont and Nikoo Homes demonstrates the area's ability to generate sustained capital growth, positioning Nikoo Garden Estate to benefit from the next phase of infrastructure-led value creation.

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Similar Projects

Project	Nikoo Garden Estate	Purva Atmosphere	Brigade Eternia	SNN Clermont	Godrej Ananda
Developer	Bhartiya City	Puravankara	Brigade Group	SNN Estates	Godrej Properties
Location	Sadahalli, Bellary Road Bengaluru	Hebbal, North Bengaluru	Yelahanka, North Bengaluru	Hebbal, North Bengaluru	KIADB Airport Road
Project Type	Integrated Township	Premium High-Rise	Premium Residential	Luxury Residential	Integrated Township
Launch Year	2025	2019	2023	2016	2021
Configuration	1, 2, 2.5, 3, 3.5, & 4 BHK	2, 3 & 4 BHK	3 & 4 BHK	3 & 4 BHK	2 & 3 BHK
Launch Price (₹/sq ft)	₹13,529	₹8,000–9,000	₹9,500–10,500	₹7,500–8,500	₹5,500–6,500
Current Price (₹/sq ft)	₹13,529	₹13,000–16,000	₹12,000–14,000	₹12,000–15,000	₹8,500–11,000
Amenities	Township Retail + Lifestyle	Sky Amenities	Premium Clubhouse	Luxury Amenities	Township Amenities
Rental Demand	High	High	Medium-High	High	Medium
Ideal For	Integrated Township Ecosystem	Premium End Users	End Users	Luxury Buyers	Long-Term Investors
Key USP / Highlights	Nikoo Garden Estate	Landmark Towers	Brigade Brand	Ultra-Luxury Living	Airport Growth Story

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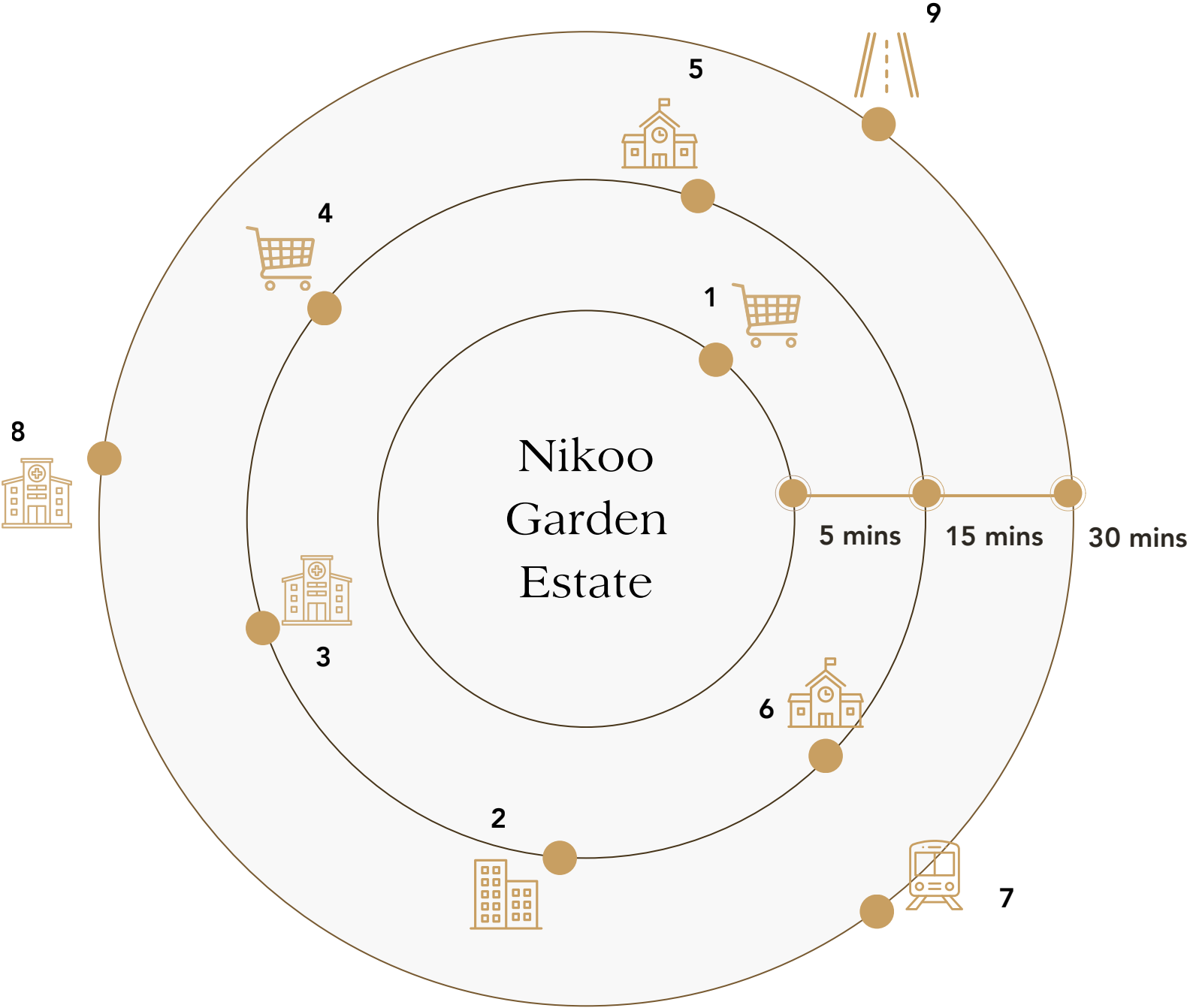
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby



1		Bhartiya Mall of Bengaluru	Within Township
2		Manyata Tech Park	3 Km
3		Aster CMI Hospital	4 Km
4		Elements Mall	4 Km
5		Delhi Public School North	5 Km
6		Legacy School	6 Km
7		Nagawara Metro Station	6 Km
8		Manipal Hospital Hebbal	7 Km
9		Hebbal Flyover	8 Km

- Mall
- Hospitals
- Schools
- Office Hub
- Airport
- Rail / Metro
- Connectivity

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Builder Profile



Integrated township developer known for Bhartiya City and Nikoo Homes projects focused on design-led urban living in Bengaluru. The company develops large-scale mixed-use communities with residential, retail, hospitality, education, and commercial infrastructure.

 Bhartiya City, Sadahalli, Bellary Road, Bengaluru, Karnataka 560064

1987

ESTABLISHED
YEAR

14 K

UNITS DELIVERED
AND UNDERWAY

10+

TOTAL PROJECTS
DELIVERED

20 M+

SQ FT AREA COMPLETED
AND ONGOING

126

ACRES OF LAND
ACQUIRED

Flagship Projects



Rating Matrix

Brand Equity



Delivery Record



Financial Strength



Project Quality



Pricing Power



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Parameter	Rating
Location Strength	★ ★ ★ ★ ★
Micro-Market Maturity	★ ★ ★ ★ ★
Developer Credibility	★ ★ ★ ★ ★
Product Differentiation	★ ★ ★ ★ ★
Growth Potential	★ ★ ★ ★ ★
Liquidity/ Exit Comfort	★ ★ ★ ★ ★

Nikoo Garden Estate benefits from a mature North Bengaluru location, integrated township ecosystem, and strong rental demand, resulting in a low-risk investment profile with steady long-term appreciation and excellent exit visibility.

Property Risk Matrix

Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Medium	Balanced
Regulatory/ Policy Changes	Low	Low	Contained
Opportunity Cost of Capital	Medium	Medium	Balanced
Liquidity Risk	Low	Low	Limited
Execution & Delivery Risk	Low	Low	Limited
Interest Rate Volatility	Medium	Medium	Moderate
Rental Yield Volatility	Low	Low	Contained

Nikoo Garden Estate carries a relatively low-risk profile supported by its established township ecosystem, strong rental catchment, and proven developer track record, making it more suitable for steady wealth creation than speculative returns.

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Established Township Ecosystem: Part of Bhartiya City's integrated township with residential, retail, commercial, hospitality, and social infrastructure within a single development.



Strategic North Bengaluru Location: Benefits from proximity to Manyata Tech Park, Hebbal, Airport Road, and Kempegowda International Airport.



Strong Rental Demand: Driven by professionals working in Manyata Tech Park, Kirloskar Business Park, and surrounding employment hubs.



Lifestyle-Centric Development: Access to high-street retail, curated public spaces, landscaped greens, and community-driven amenities.



Capital Appreciation Potential: Positioned in North Bengaluru, a corridor supported by infrastructure upgrades, metro expansion, and sustained residential demand.

Connect with us!

Consult Our Certified Industry Experts

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Mr. Shubham Khandelwal 

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 shubham.khandelwal@toihomes.com



 ₹250+ Cr worth of homes advised & transacted.

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