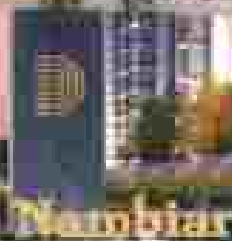
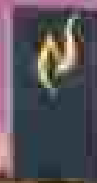


THE SOHO LIFE RETURNS



Nambiar

LAUNCHING
PHASE 2

OF BENGALURU'S FINEST
INTEGRATED TOWNSHIP



Nambiar
DISTRICT 25



Live The Soho Life

It's a breezy morning. You're enjoying a cup of French Press outside a quaint café. Right across the street is the theater where you've got tickets to an internationally renowned musical. After the performance, it's time for lunch at a Michelin-star restaurant, before taking a stroll through a beautiful, modern neighbourhood. Ah, the SOHO Life is amazing. But you're not in SOHO. You're in Bengaluru.

District 25 is our take on The SOHO Life - a place where work meets play, where art thrives and nature blossoms. Our aim is to build one of the world's finest neighbourhoods right here in the Garden City, an address whose true value will be felt for generations to come.

The SOHO Life is well and truly here. And citizens are invited.

Phase 1 saw over 750+ happy families find their forever home at Nambiar District 25. And now, as we launch Phase 2, it could be you.

A District in Itself

District 25 is a sprawling, proposed integrated township, whose central highlight is a clubhouse spread over 7 acres.

Fully loaded with an Olympic-length swimming pool, a gym as well as courts for badminton, squash, bowling alley and many more. The jewel in its crown is the 4km jogging track. Not to mention the numerous spaces for upcoming cafes, restaurants, shops, a banquet hall, auditorium, a party terrace and an open-to-sky projection wall area.

All nestled in the lap of Mother Nature, dressed in a million shades of green.

**Villa living
in an apartment**
Skyrise apartments designed with all the perks of villa living.

A district full of possibilities
Homes, shopping, sports facilities. And a 1km Spine Road connecting it all.

**The new beating heart
of SWIFT City**
Rub shoulders with the who's who of Bengaluru at an ultra-luxury integrated township.

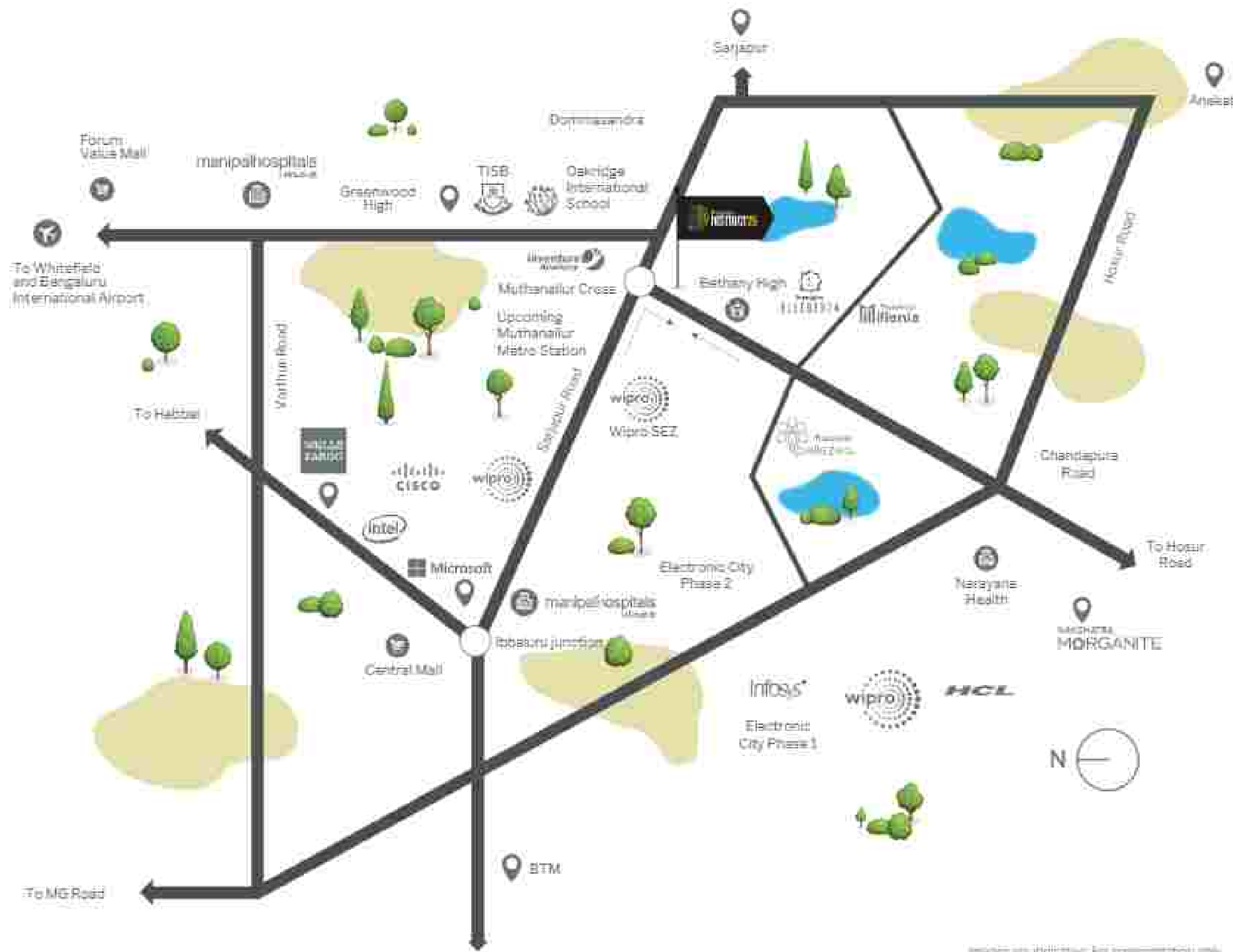
**It's premium.
It's private.**
Spacious balconies, no shared walls – the ultimate in privacy and comfort. Just 4 units per floor and 4 elevators* in each tower.

**Put the style
in lifestyle**
Activities galore at the state-of-the-art 7-acre clubhouse.

**Be connected
to Mother Nature**
Live in a sprawling expanse with 80% open space, 40% green space and 3500+ trees.

SOHO ZONE

Artistic Impression



An Address

in Bengaluru's fastest growing neighbourhood

Post 2021, the Sarjapura Road area has seen a boom in demand for luxury housing with property prices approaching a 63% rise. Nambiar District 25 is strategically located close to Wipro, Cisco, ITPL, and Electronic City, and a mere 600 meters from the upcoming Red Line Muthanallur Metro Station.

Luxury meets location at District 25 to offer the perfect living spaces as well as a high-return investment opportunity.

An Elevated Experience





Master Plan

An oasis of opulence. A shrine of sophistication. A lap of luxury. District 25 reigns supreme as Bangalore's finest integrated project because it embodies a multitude of luxuries that give it the sum of finer living.

OUTDOOR AMENITIES

PHASE 1 & 2

- 01 Carriage way with cycling lane
- 02 Veggie trail/lane
- 03 Flooded pedestrian crossing
- 04 Timeline
- 05 Shared lane
- 06 Timeline with benches
- 07 Podium driveway
- 08 Podium dropoff
- 09 Parking on podium
- 10 Cycle stand
- 11 Dotted bus halt area (school bus only)
- 12 Waiting area - Semi-covered in basement
- 13 Open pavilions
- 14 Market with large trees
- 15 Landscaped street along bus waiting area
- 16 Simons bay
- 17 Hobby corner
- 18 Swimming pool
- 19 Kids pool
- 20 Poolside dock
- 21 Circle area
- 22 Space for Martial arts, Yoga / Hobby centre
- 23 Tiro court & sportsman place
- 24 Pickleball
- 25 Badminton
- 26 Volleyball

- 27 Tennis court
- 28 Plaza
- 29 Seating areas
- 30 Dishbed around podium
- 31 Rain area plaza
- 32 Pocket park
- 33 Farm court
- 34 Helipad garden
- 35 Sacred flower garden
- 36 Medicinal plant beds
- 37 Multi-purpose land with peripheral projects
- 38 Palladium garden
- 39 Butterfly garden & walkway
- 40 Hammock garden
- 41 Botanical garden
- 42 Bamboo grooves around parking
- 43 Tree courts
- 44 The pocket park
- 45 Multi-purpose pavilion
- 46 Yoga deck
- 47 Trampoline
- 48 Kids Play zones
- 49 Seating areas
- 50 Roof deck
- 51 Exercise garden
- 52 Laughing cup
- 53 Outdoor work station

CLUBHOUSE

- 54 Edge Zone - Fast Market
- 55 Artical courts
- 56 Sculpture court
- 57 Food truck zone
- 58 Terrace
- 59 Pavilion
- 60 Activity area
- 61 Great lawn
- 62 Projection wall
- 63 Play area
- 64 Kids play zone 1
- 65 Kids play zone 2 - 3
- 66 Terrace
- 67 Taxi wharve parking
- 68 Truck parking
- 69 Footpath dock
- 70 Family pool
- 71 Olympic length pool
- 72 Entry lawn
- 73 Oval lawn
- 74 Green buffer
- 75 Water court

Villa-style Living in Apartments

Residences with no common walls, sunlit windows with large picturesque balconies and exclusive elevator access. In addition, a dedicated garbage chute, ventilated lobbies and naturally-lit vestibules.

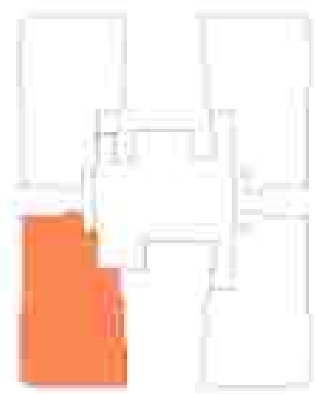
2, 3 & 4 BHK homes loaded with every possible comfort. Truly villa-style living in a skyscraper.



Sustainable Luxury

Curated gardens and 3500+ trees native to Bengaluru.

Designed with sustainable principles (like rainwater harvesting and EV charging points). District 25 truly defines what we at Nambiar like to call Modern Living.



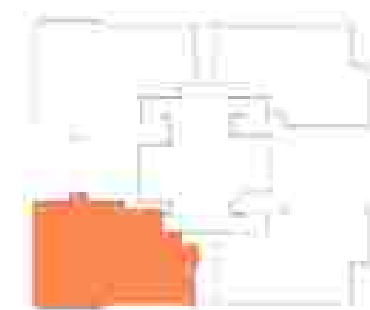
TOWER - 08

3 BED 3T (Medium) - UNIT - 1

Sale Area ⇒ 176.16 sqm
1896 sft

Carpet area ⇒ 111.13 sqm
1196 sft

Balcony area ⇒ 12.19 sqm
1316 sft



TOWER - 09

3BED 3T (Large) - UNIT - 1

Sale Area ⇒ 190.11 sqm
2046 sft

Carpet area ⇒ 121.04 sqm
1303 sft

Balcony area ⇒ 19.64 sqm
211 sft



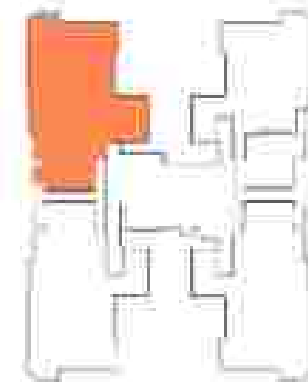


4 BED 4T - UNIT - 1

Sale Area = 237.91 sqm
2561 sft

Carpet area = 153.17 sqm
1649 sft

Balcony area = 23.59 sqm
254 sft



TOWER - 07

4 BED 5T (Large) UNIT - 2

Sale Area = 278.29 sqm
2995 sft

Carpet area = 181.87 sqm
1958 sft

Balcony area = 23.70 sqm
255 sft



TOWER - 12



The Clubhouse

The Buzzing Hub of District 25

Artistic Impression

The epicentre of District 25, the clubhouse is a sprawling 2.5 lakh sq-ft space packed with world-class sports, fitness and recreational amenities.

Unique amenities like an observatory, indoor pool, a space for creche, spa, restaurant, saloon, grocery store, shops, clinic, café, co-working space, central kitchen, library,

Yoga hall, AV room and more make our clubhouse a fitness centre, cultural hub and community meeting ground, all rolled into one.

Explore your sporty side with courts, grounds, tracks, more for every sport you can imagine.

Be Surrounded by the Spectacular

 Future developments

 Proposed Commercial development

Specification

Structure

- RCC structure

Common Lobby

- All common lobby flooring in vitrified tiles.
- Wall dado in Granite/Marble/Ceramic tiles.

Lift

- 3 passenger lifts & 1 service lift of suitable size in each tower.

Flooring

- Vitrified tiles in the foyer, living, dining, corridors and all bedrooms.
- Ceramic/Vitrified tiles in all balconies.

Kitchen

- No counter or dado to be provided.
- Provision for exhaust fan.
- Flooring in vitrified tiles. Ceramic tile flooring for utility.

Doors

- Main door as engineered wood flush doors.
- Internal doors as engineered wood flush doors.

External Doors and Windows

- UPVC/Aluminum frames and sliding shutters for all external doors with clear glass.
- UPVC/Aluminum framed windows with clear glass.

Toilets

- Ceramic/Vitrified tiles for flooring and walls up to the false ceiling.
- All toilets with countertop wash basins.
- EWCs and chrome-plated fittings.
- Suspended pipeline in all toilets concealed within a false ceiling.

Painting

- Premium external emulsion on exterior walls.
- Internal walls and ceilings in emulsion.
- All railings are in MS with enamel paint.

Electrical

- PVC insulated copper wires with modular switches.
- Sufficient power outlets and light points provided.
- Internet and TV points in living room and all bedrooms.

Security System

- Security cabins at township entry and exit points.
- CCTV coverage on all main entry and exit points.

DG Power

- DG backup for all common areas.
- 100% backup for all apartments.

Projection wall area



