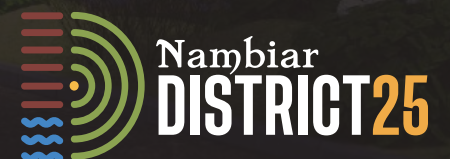


THE SOHO LIFE RETURNS



LAUNCHING
PHASE 2

OF BENGALURU'S FINEST
INTEGRATED TOWNSHIP





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.

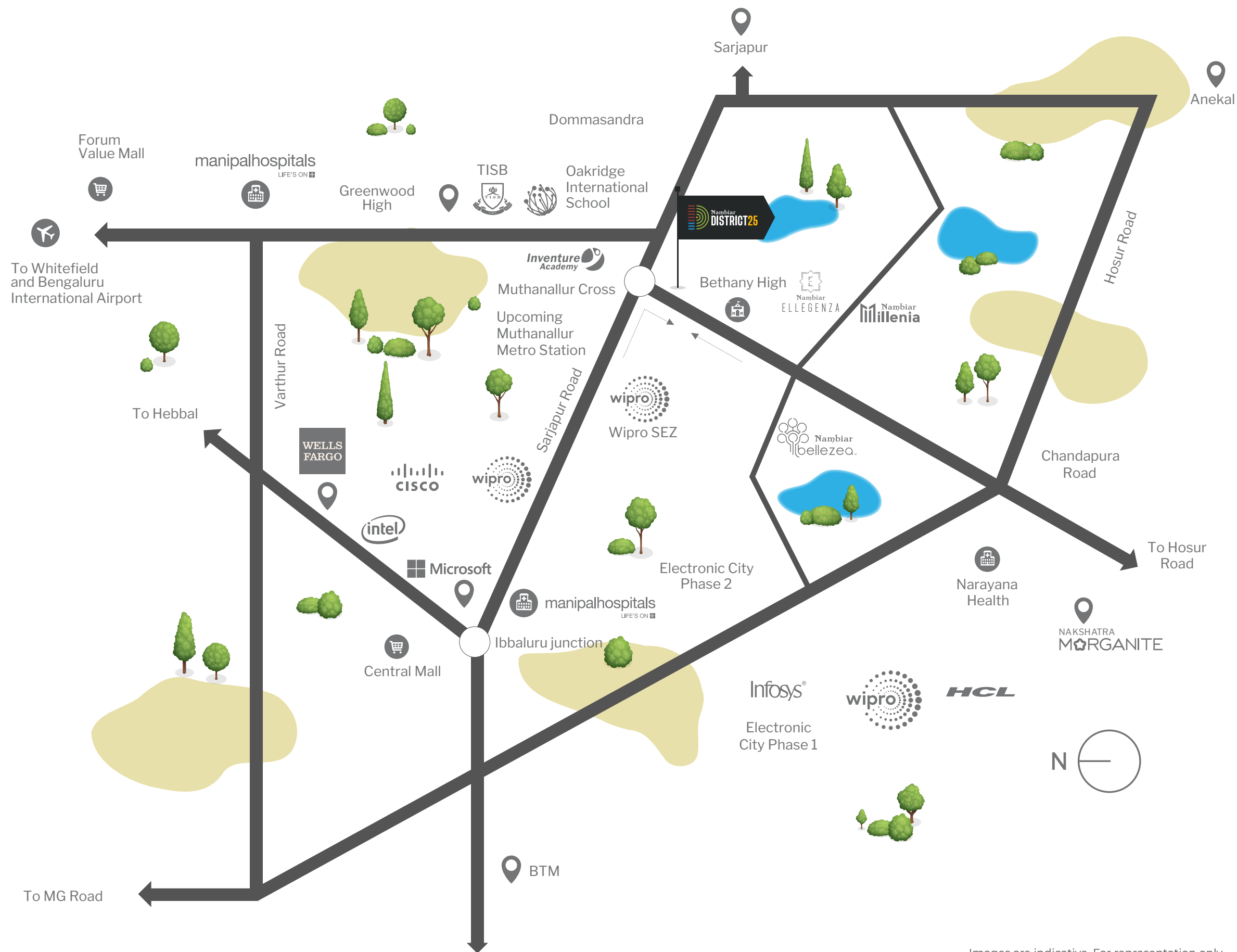
Be connected to Mother Nature

Live in a sprawling expanse with 80% open space, 40% green space and 3500+ trees.



SOHO ZONE

Artistic impression



An Address

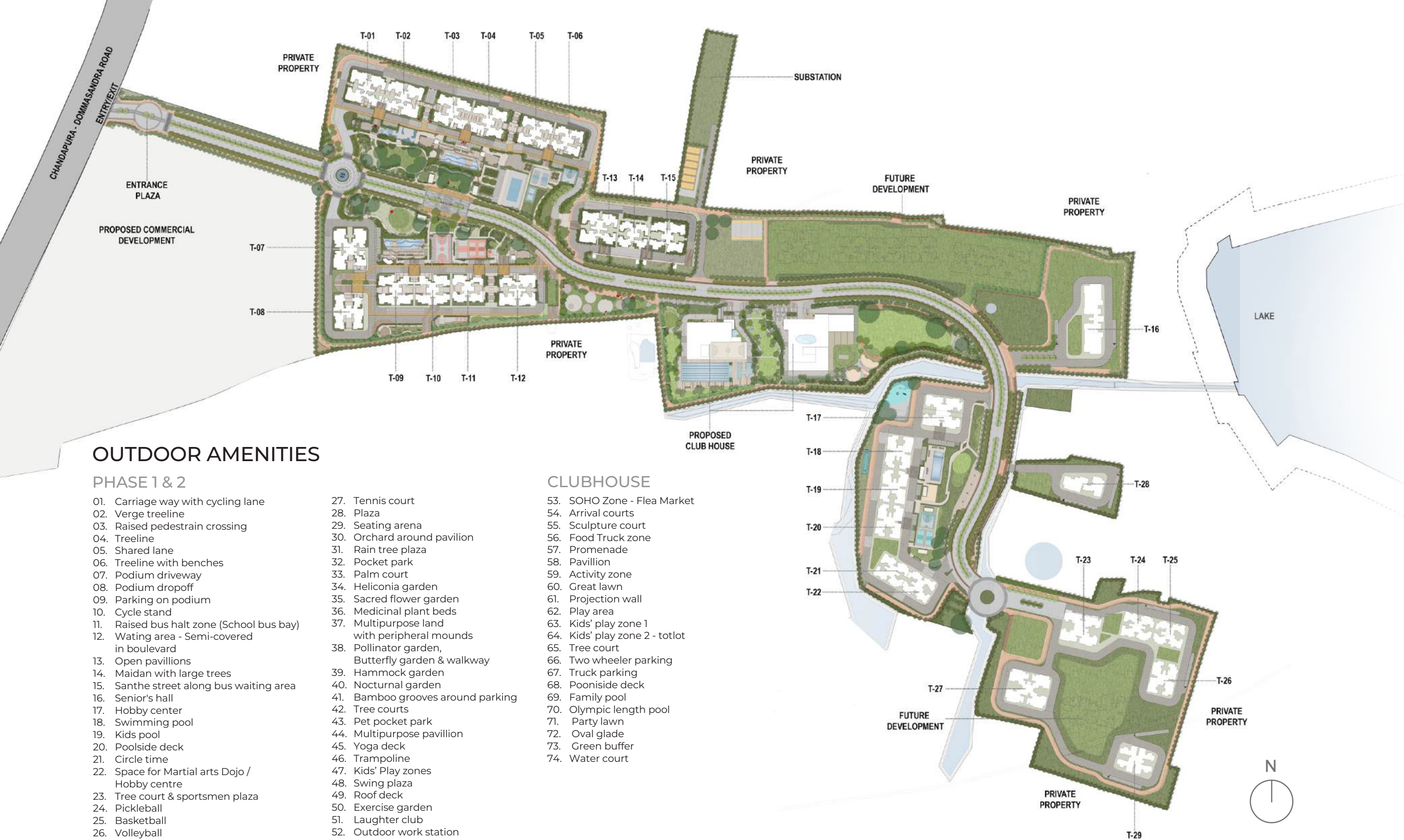
in Bengaluru's fastest growing neighbourhood

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





OUTDOOR AMENITIES

PHASE 1 & 2

- | | |
|--|---|
| 01. Carriage way with cycling lane | 27. Tennis court |
| 02. Verge treeline | 28. Plaza |
| 03. Raised pedestrain crossing | 29. Seating arena |
| 04. Treeline | 30. Orchard around pavilion |
| 05. Shared lane | 31. Rain tree plaza |
| 06. Treeline with benches | 32. Pocket park |
| 07. Podium driveway | 33. Palm court |
| 08. Podium dropoff | 34. Heliconia garden |
| 09. Parking on podium | 35. Sacred flower garden |
| 10. Cycle stand | 36. Medicinal plant beds |
| 11. Raised bus halt zone (School bus bay) | 37. Multipurpose land with peripheral mounds |
| 12. Wating area - Semi-covered in boulevard | 38. Pollinator garden, Butterfly garden & walkway |
| 13. Open pavillions | 39. Hammock garden |
| 14. Maidan with large trees | 40. Nocturnal garden |
| 15. Santhe street along bus waiting area | 41. Bamboo grooves around parking |
| 16. Senior's hall | 42. Tree courts |
| 17. Hobby center | 43. Pet pocket park |
| 18. Swimming pool | 44. Multipurpose pavillion |
| 19. Kids pool | 45. Yoga deck |
| 20. Poolside deck | 46. Trampoline |
| 21. Circle time | 47. Kids' Play zones |
| 22. Space for Martial arts Dojo / Hobby centre | 48. Swing plaza |
| 23. Tree court & sportsmen plaza | 49. Roof deck |
| 24. Pickleball | 50. Exercise garden |
| 25. Basketball | 51. Laughter club |
| 26. Volleyball | 52. Outdoor work station |

CLUBHOUSE

- | |
|--------------------------------|
| 53. SOHO Zone - Flea Market |
| 54. Arrival courts |
| 55. Sculpture court |
| 56. Food Truck zone |
| 57. Promenade |
| 58. Pavillion |
| 59. Activity zone |
| 60. Great lawn |
| 61. Projection wall |
| 62. Play area |
| 63. Kids' play zone 1 |
| 64. Kids' play zone 2 - totlot |
| 65. Tree court |
| 66. Two wheeler parking |
| 67. Truck parking |
| 68. Pooniside deck |
| 69. Family pool |
| 70. Olympic length pool |
| 71. Party lawn |
| 72. Oval glade |
| 73. Green buffer |
| 74. Water court |

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 aura of finer living.

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 skysrise.



Artistic impression



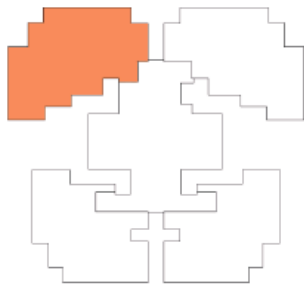
Artistic impression

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.

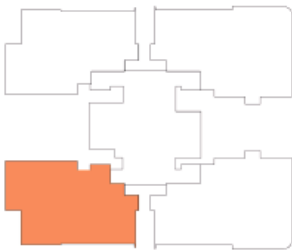
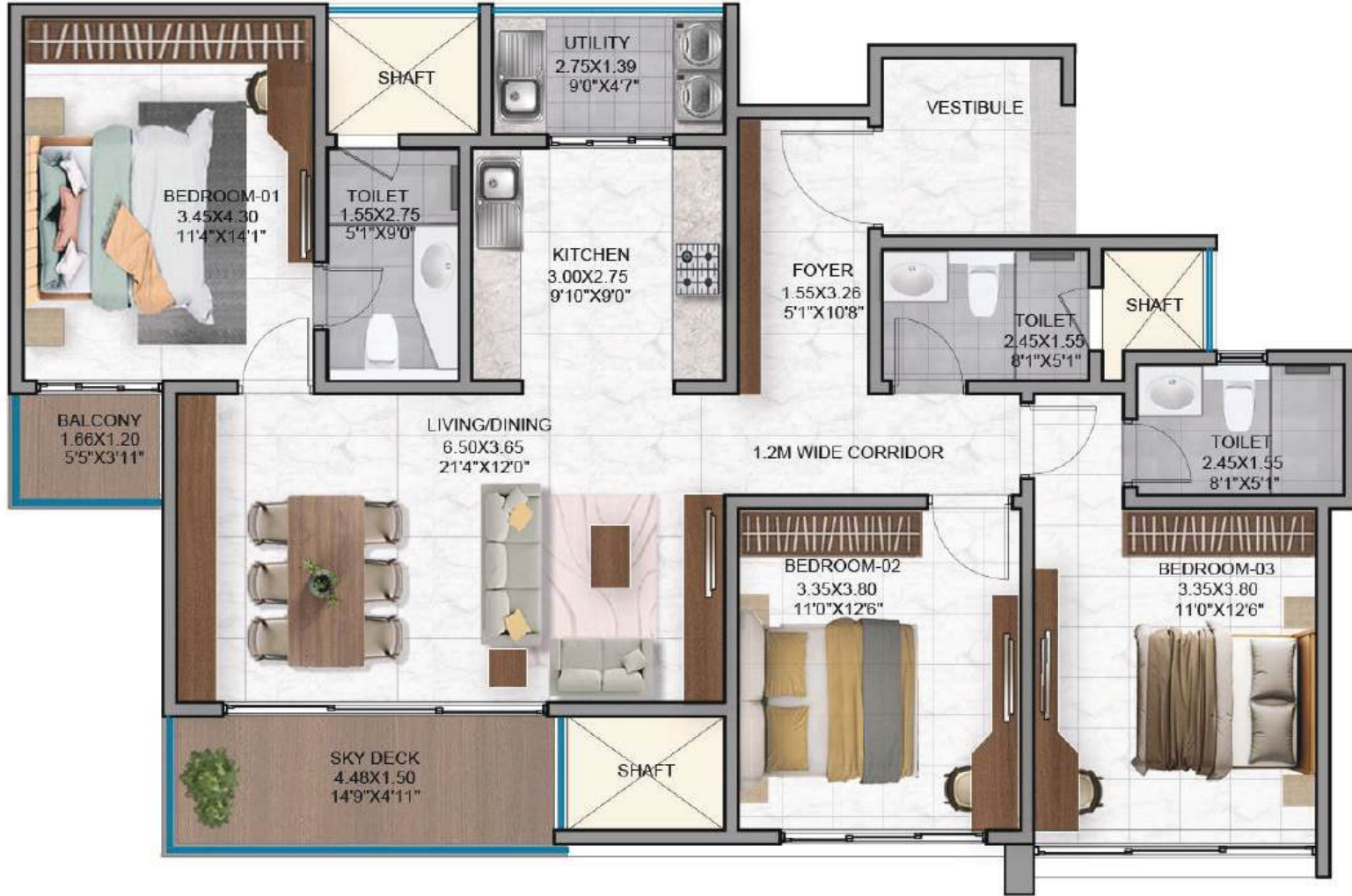
Unit Plans



TOWER - 10

3 BED 2T - UNIT - 2

Sale Area	=	135.13 sqm 1454 sft
Carpet area	=	89.61 sqm 965 sft
Balcony area	=	8.03 sqm 86 sft



TOWER - 11

3 BED 3T (Small) - UNIT - 1

Sale Area	=	157.46 sqm 1695 sft
Carpet area	=	104.46 sqm 1124 sft
Balcony area	=	10.18 sqm 110 sft



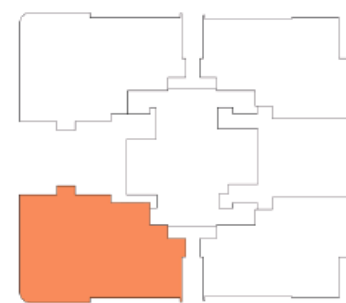
TOWER - 08

3 BED 3T (Medium) - UNIT - 1

Sale Area = 176.16 sqm
1896 sft

Carpet area = 111.13 sqm
1196 sft

Balcony area = 18.19 sqm
196 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

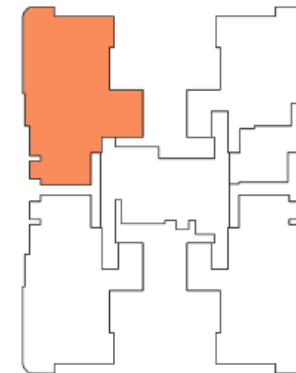




TOWER - 12

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





Artistic impression

The Clubhouse

The Buzzing Hub of District 25

The epicentre of District 25: the clubhouse is a sprawling 2.5 lakh+ sft 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

Artistic impression

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



Artistic impression



 **702 603 4444**

CREDAI
BENGALURU

In association with
BV BADAM
VENTURES Realty

Phase 2 RERA number: PRM/KA/RERA/1251/308/PR/200825/008011



District 25:

Chandapura Dommasandra Road, Dommasandra, Bengaluru - 562 125

Head Office:

2nd Floor, PR Business Centre, Above Croma, Outer Ring Road,
Kadubisanahalli, Marathahalli Post, Bengaluru - 560 103

The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc., are subject to change without notifications as may be required by the relevant authorities or the Developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and pictures are artist's impressions only. The information is subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard. (1 square metre = 10.764 square feet). E & OE. All dimensions and calculations are done in metric system (M/Sq.m), and imperial system (Ft/Sq.ft) shown is for reference only. All dimensions indicated in the drawing are from unfinished surfaces, excluding plaster thickness and tile thickness.

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