

NVT OIKOS

GREEK-INSPIRED VILLAS

THE
BACKYARD
BACKSTORY

EKTOS

A TIMELESS BOND WITH
THE OUTDOORS

AGORA

THE RECREATION CENTRE
OF NVT OIKOS

ATHLIMA

A COURT FOR EVERY CHAMPION



EXCLUSIVE
28
VILLAS

ELEGANCE MEETS SIMPLICITY



NVT
OIKOS
GREEK-INSPIRED VILLAS

NVT Oikos is where timeless Greek elegance meets contemporary living. Set in Whitefield, Bangalore's IT hub, this exclusive enclave of 28 4BHK villas draws inspiration from classical Greek ideals of simplicity, proportion, and harmony. With serene courtyards, stately columns, and sunlit sky decks, NVT Oikos offers a refined sanctuary that blends heritage with modern luxury.



TIMELESS VILLAS, CRAFTED FOR ELEGANCE

Unique Villa Features at NVT Oikos



Terrace Options

A versatile space where you can pursue your passions, unwind with your favorite hobbies, or simply gaze at the open sky and soak in the serenity.

Skylight with Double-height Ceiling

A striking architectural feature that enhances space and elegance, bringing a sense of grandeur in the library reminiscent of opulent Greek living.

Ornate Balconies

Intricately designed balconies add a touch of classical charm, enhancing both the aesthetic appeal and the spaciousness of bedrooms in the villa.

Large-scale Glass Windows

Expansive glass windows flood the interiors with natural light and fresh air, seamlessly blurring the lines between indoor comfort and outdoor serenity.

Private Backyard

A large private backyard attached to the living and dining for the perfect barbeque, gardening or a quiet coffee moment.

Dual Elevation

Thoughtfully designed with green spaces at the front and back for all-round detailing of the villa, perfect for starlit dinners, morning yoga, or simply soaking in the breeze with your coffee.

Master Bedroom + Office

A dedicated workspace just beside the master bedroom offers privacy and exclusivity, making it an ideal master suite for the discerning professional.

Lift Across All Floors

Designed for convenience, a private lift connects to the basement, offering seamless access to parking, utility areas, and an additional room.



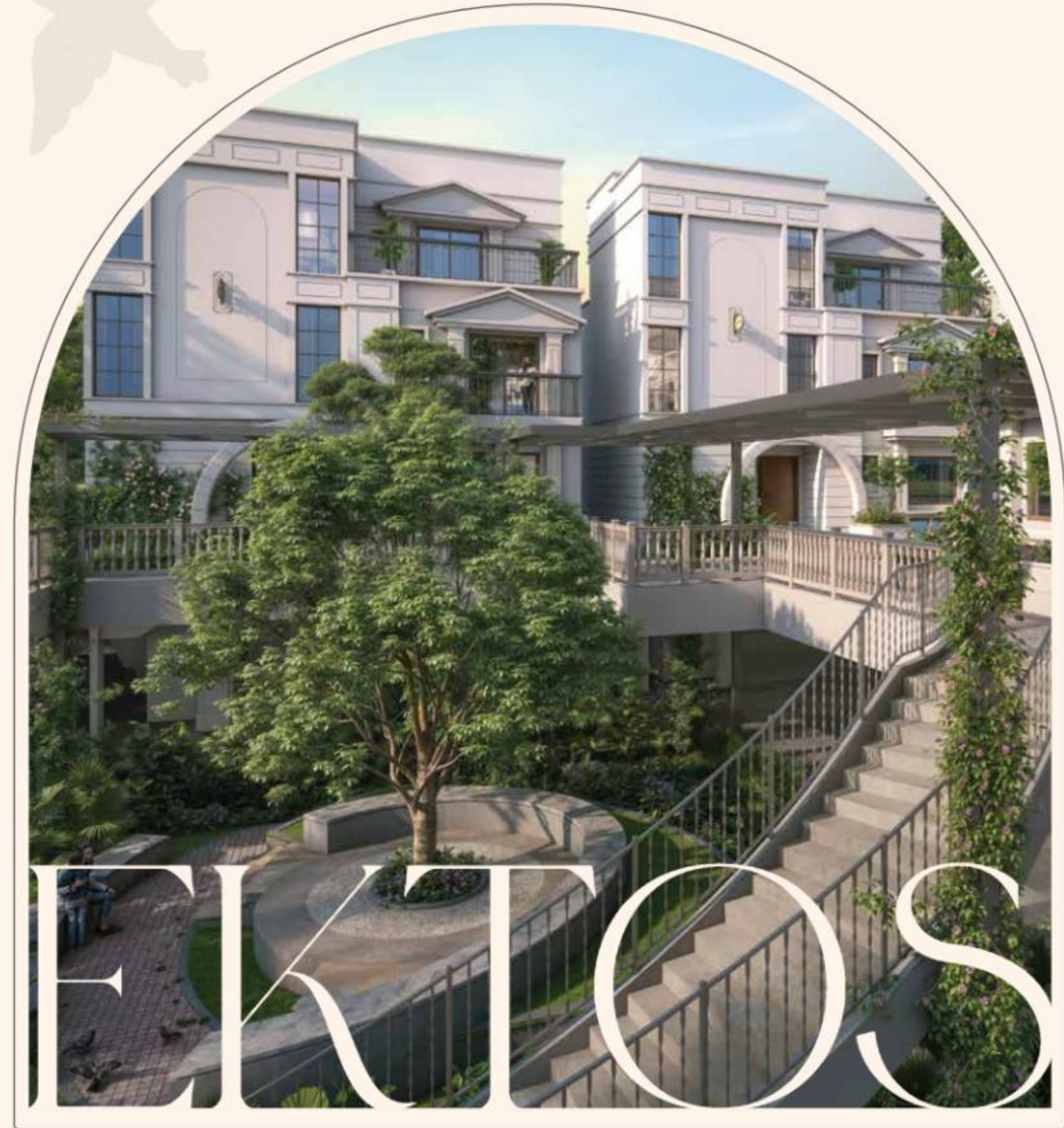
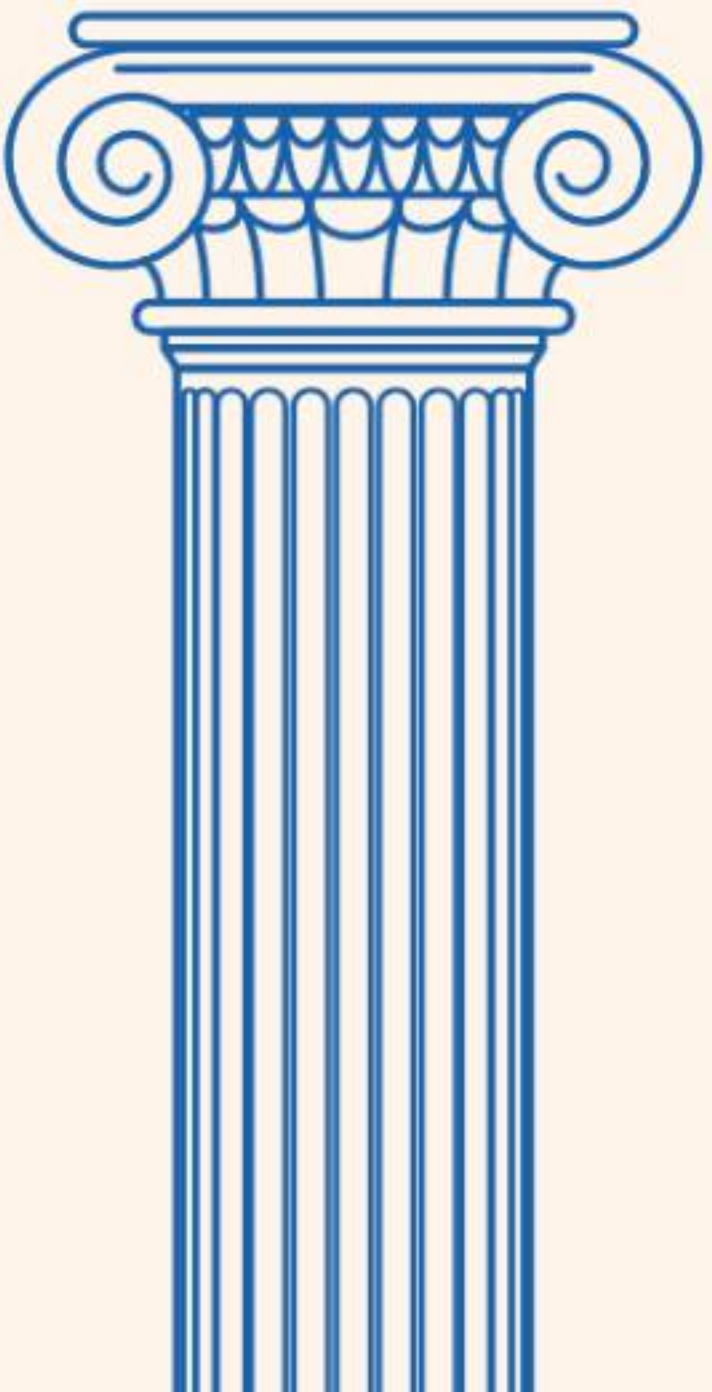
EKTOS

A timeless bond with the outdoors

Ektos is not just the outside, it's the calm beyond walls, the space where stillness meets possibility. Rooted in its Greek meaning, it invites you to step outdoors, beyond the ordinary and into something quietly extraordinary.

At NVT Oikos, it captures the essence of Greek open-air living, where nature and serenity flow together. Bathed in sunlight and breeze, it's a tranquil retreat, an invitation to pause, connect, and simply be.

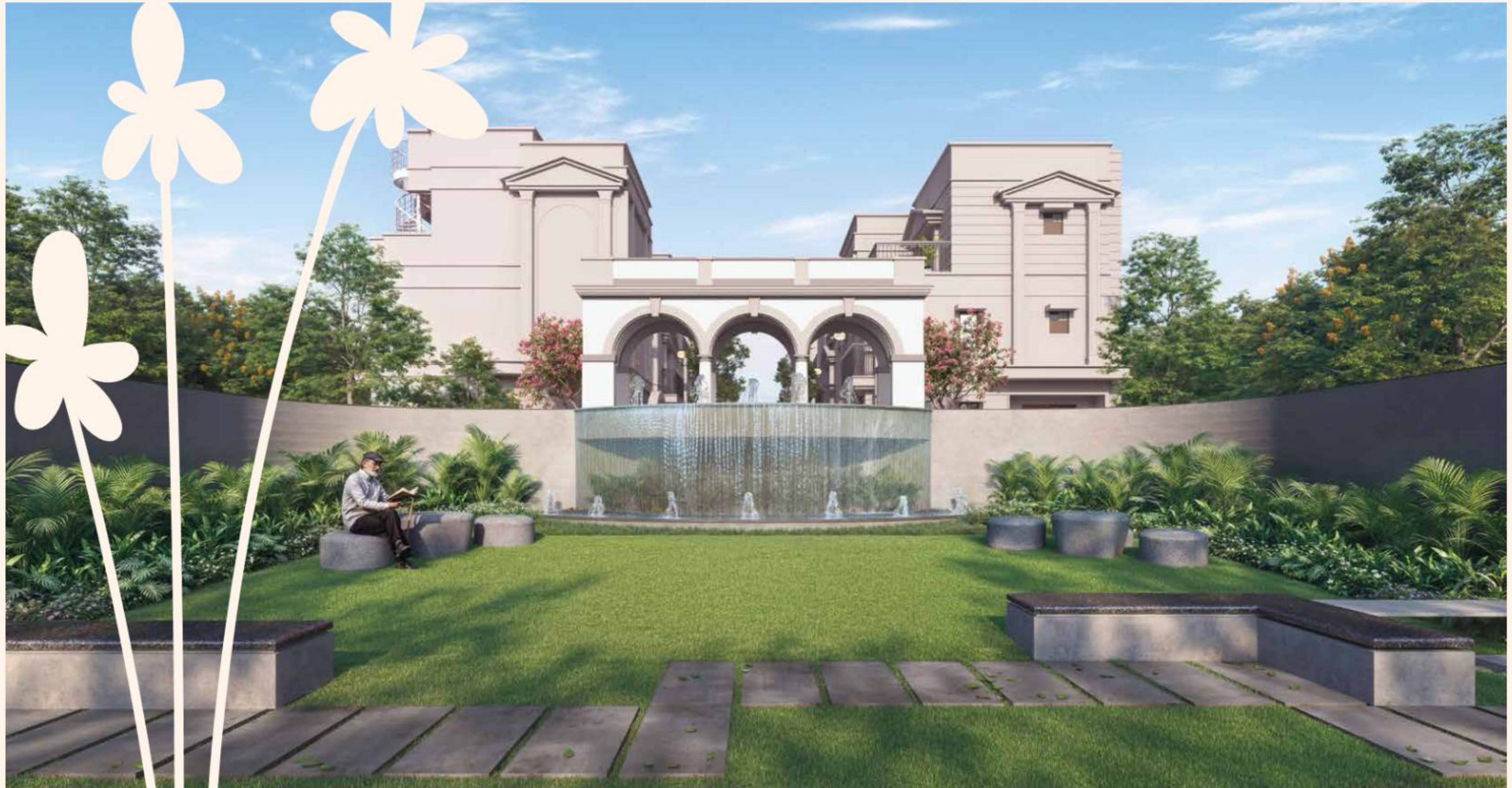
- ✦ Palm Seating Court
- ✦ The Grand Pavillion
- ✦ Classical Themed Garden
- ✦ The Grand Avenue Street
- ✦ 'Sunken' Landscape Courtyard
- ✦ Floral Rock Garden
- ✦ Kid's Play Area
- ✦ Sandpit
- ✦ Villa Backyard Garden



PALM SEATING COURT

Grecian echoes of unrushed life

The Palm Seating Court at NVT Oikos is a graceful nod to the classical Greek way of life, where moments unfold gently, and beauty lies in stillness and simplicity. Inspired by the serene courtyards and sculpted landscapes of antiquity, this timeless retreat is a place for quiet reflection, soft conversations, and slow wandering paths beneath the sky. Here, the spirit of *siga siga* lingers in every rustling leaf and sun-dappled corner, inviting you to pause, breathe, and find joy in life's most delicate, unhurried pleasures.



A PLAYFUL HAVEN FOR LITTLE EXPLORERS

The Kid's Play Area at NVT Oikos brings to life the joy and freedom of the Greek spirit, where play is not just an activity but a way of discovery. Designed with safety and adventure in mind, this vibrant space invites children to climb, run, and explore. Here, laughter echoes through every corner, imagination knows no bounds, and every moment is a celebration of boundless energy and curiosity.



AGORA

The Recreation Centre of NVT Oikos

A fusion of ancient Greek grandeur and the vibrant rhythm of modern Bangalore, **Agora** is inspired by the lively Stoa of Attalos that was once a hub of connection and culture. Here, tradition meets leisure. Beneath stately columns and elegant pediments, residents gather to unwind, whether it's brainstorming in chic lounges, energising in the gym, or relaxing by the pool. Just as Bangalore pulses with ideas, culture, and connection, Agora offers a spirited blend of play, community, and classical charm.

- ★ Swimming Pool
- ★ Multipurpose Hall
- ★ Gymnasium
- ★ Badminton Court
- ★ Squash Court
- ★ Table Tennis
- ★ Coworking Lounge
- ★ Party Lawn



A SERENE EMBRACE IN SUNLIT WATER



As a part of **Agora**, the Swimming Pool is a serene escape designed for both relaxation and rejuvenation. Its crystal-clear waters invite you to unwind, whether through a refreshing swim or by simply soaking in the tranquility. With sun-kissed decks and an atmosphere of quiet luxury, this pool is a space where calmness takes over, and every moment feels effortlessly refreshing.



- * Swimming Pool
- * Kid's Pool
- * Pool Deck



ATHLIMA

A court for every champion

Athlima is where movement meets spirit, inspired by the Greek love for sports and competition. The multipurpose sports court offers endless possibilities, from fast-paced games to friendly matches. Adjacent to it, the basketball dribble court is designed for skill, agility, and play. Whether you seek a challenge or simply the joy of the game, Athlima is a space where energy flows, camaraderie thrives, and every moment celebrates sport.



★ Basketball Dribble Court

★ Multipurpose Court

MASTER PLAN



1. Entrance/Exit Plaza
2. Security Kiosk With Pick-Up Zone
3. Entrance Water Feature

EKTOS – (Outdoor Zone)

4. Palm Seating Court
5. The Grand Pavillion
6. Classical Themed Garden
7. The Grand Avenue Street
8. 'Sunken' Landscape Court
9. Floral Rock Garden
10. Kid's Play Area
11. Sandpit

AGORA – (Recreation Zone)

12. Reception
13. Multipurpose Hall
14. Party Lawn
15. Gymnasium
16. Indoor Games
17. Table Tennis
18. Badminton Court
19. Squash Court
20. Swimming Pool
21. Coworking Space

ATHLIMA – (Sports Zone)

22. Basketball Dribbling Court
23. Multipurpose Court
24. Car Parking
25. Agora Entry/Exit Gate



A MODERN ODE TO GREEK BACKYARDS



Designed as an extension of your home, this serene outdoor space invites you to reconnect with nature, whether through gardening, alfresco dining, or quiet reflection. Much like the peristyle gardens of Greece, where harmony and beauty coexisted, the backyard in every villa of NVT Oikos offers a private retreat where every moment feels unhurried and effortless.

THOUGHTFUL WORKSPACES



Dr. VIVEK GARG

"We are prioritizing productivity for today's professionals by crafting thoughtful workspaces in and around your home."

WORK FROM HOME

Clubhouse with coworking spaces

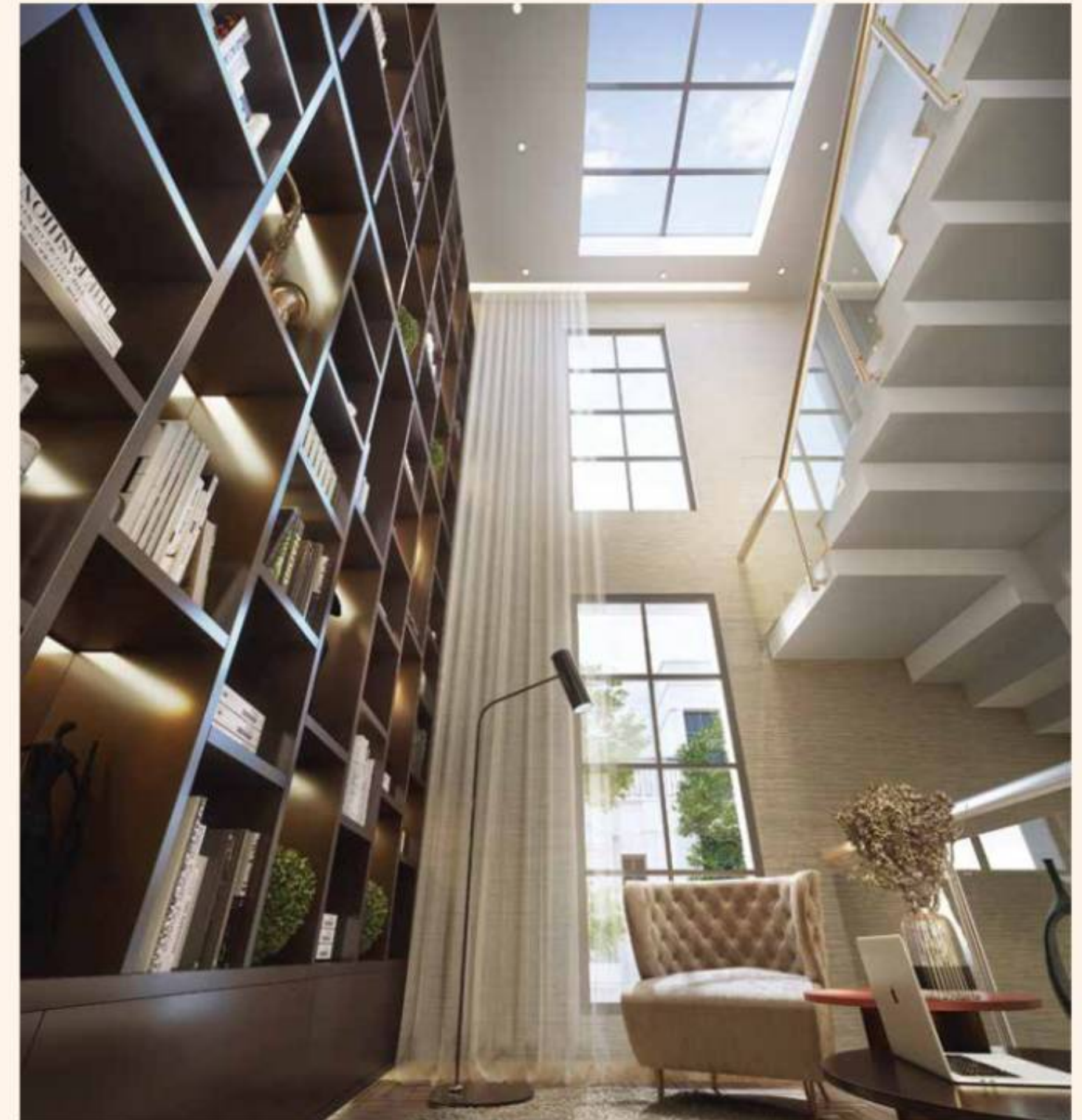
Maximize productivity at our Clubhouse.

Networking with a community of professionals

Foster collaboration in our vibrant villa community.

High-speed communication via fibre-optic cabling

Stay connected with lightning-fast communication facilitated by robust fibre-optic cabling throughout our community.



A SYMPHONY OF NATURAL LIGHT

Inspired by the open-air oculus of ancient Greek architecture, the Skylight in NVT Oikos villas is designed to brighten your spaces. It invites the sky indoors, filling your home with warmth and a constant connection to nature. Whether it's the soft morning glow or the shimmer of starlit nights, the skylight transforms every moment into an experience of light, space, and serenity.

FLOOR PLAN

WEST FACING VILLA

(V1 - V8)



BASEMENT FLOOR



GROUND FLOOR



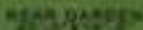
FIRST FLOOR



SECOND FLOOR



BASEMENT FLOOR



GROUND FLOOR



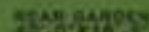
FIRST FLOOR



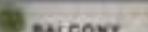
SECOND FLOOR



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FLOOR PLAN

WEST FACING VILLA

(V23 - V28)



BASEMENT FLOOR



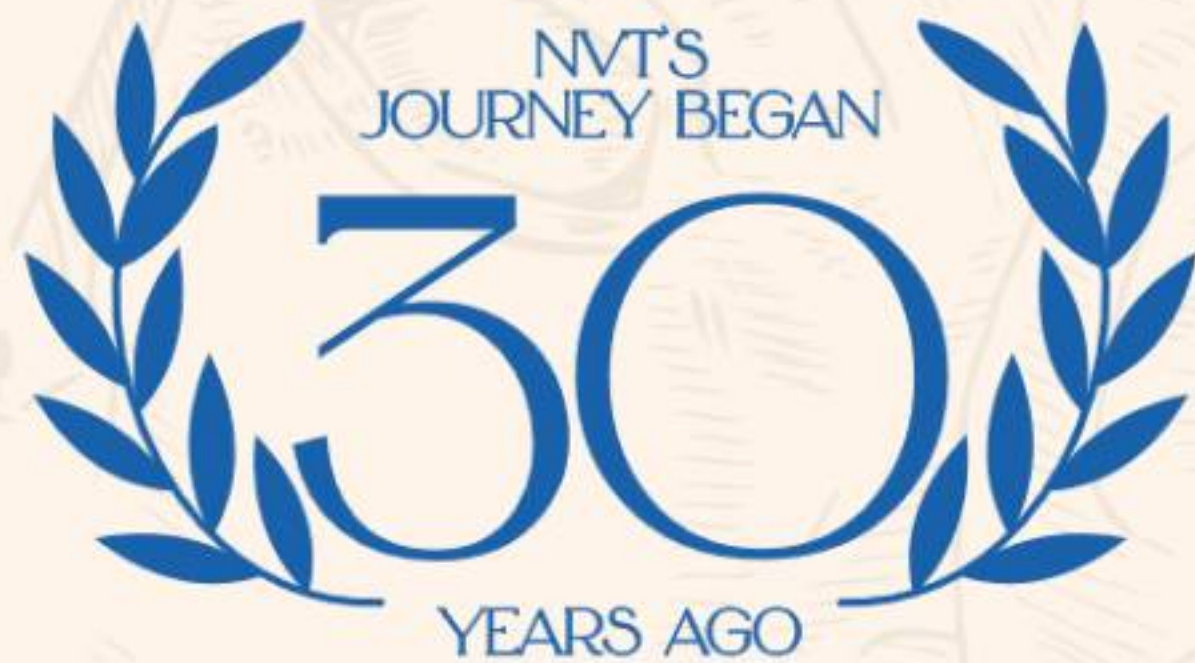
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



...with founder and Chairman **Mr. K.G. Garg** establishing quality certification for the highly quality-sensitive aerospace industry. No wonder that NVT inculcated quality in every initiative. Under the leadership of Ivy League-educated directors **Nitin, Vivek, and Tanuj**, the same philosophy towards quality was infused into the real estate venture of the group. Projects like NVT Orchid Garden, NVT Arcot Vaksana, NVT Mystic Garden, NVT Life Square, NVT Stopping by the Woods, NVT Symphony of Orchards, and NVT Under the Open Sky are examples of exceptional villas crafted by NVT.

From design to construction, each villa of every project resonates with Bangalore's discerning professionals. This widespread acceptance is a result of professionalism of NVT's management team who are alumni from institutions like Carnegie Mellon University, Purdue University, The Wharton School, Indian Institute of Technology, Indian Institute of Management and Indian School of Business. Their expertise drives the commitment to quality, catering to those who prioritize transparency and excellence.

'Always Thinking Quality' is not just a motto of NVT, it's a way of life. Whether it's design or material selection for your villa, you can be rest assured that there is a professional like you at NVT looking into every detail when crafting your villa.

Step into the latest offering - **NVT Oikos**, a space where you will again experience elevated living for modern professionals.

FOR PROFESSIONALS BY PROFESSIONALS



MILESTONES OF MASTERY

1995

NVT Quality Certification sets the standard for excellence in quality assurance, laying the foundation for the NVT Group's journey.

2006

International School of Management Excellence (ISME) begins to shape future business leaders.

2010

NVT Quality Lifestyle emerges to redefine luxury living with emphasis on quality, marking a new era in real estate.

2014

- ★ Completion of NVT Orchid Garden, a triumph in villa development, showcasing NVT's commitment to delivering exceptional living spaces on time.
- ★ NVT Design Studio is founded to bring a keen design sensibility of superior value in the execution of interior projects.

2017

NVT Arcot Vaksana's completion sets new benchmarks in villa excellence, further solidifying NVT's reputation as exceptional villa developers.

2018

National Public School (NPS) Whitefield is launched, a beacon of quality education with holistic development.

2019

Completion of NVT Life Square marks another milestone in NVT's journey, reaffirming its commitment to delivering exemplary villas.

2021

Hosted by open spaces, NVT Mystic Garden welcomes families to a villa lifestyle that has no equal.

2023

NPS East with state-of-the-art 7-acre campus on Sarjapur Road, commences operation.

2024

- ★ Completion of NVT Stopping by the Woods, featuring 124 finely crafted villas in the embrace of 14 acres of wilderness.
- ★ Another feather added to the crown with the completion of NVT Symphony of Orchards, a 161-villa project with 1,000 indigenous fruit-bearing trees.
- ★ NPS Marathahalli, a 9-acre green campus designed to provide diverse learning opportunities, commences operation.
- ★ Launch of NVT Under the Open Sky, a villa community envisioned to celebrate the beauty of open spaces and expansive living.

2025

NPS Silk Board begins its journey, delivering personalised learning and deep subject guidance for every student.

NVT GROUP AT A GLANCE

Over
10,000
satisfied customers across the group

150+
acres under development

2 Million
square feet of delivery on time

DEDICATED TO EXCELLENCE



ET Best Lifestyle Brands 2018



Times Business Awards 2018



Times Business Awards 2019



CommonFloor Real Estate Excellence Awards 2019



CREDAI Care Awards 2023



STORY OF AN OBSESSION

At NVT Quality Lifestyle, we're simply obsessed with crafting our premium villas.

From the master plan to interconnected living spaces, from around the world to attention to detail and from the choice of the finest materials to stringent quality processes, we're obsessed with delivering on our promise, on time. There is much that goes into building a villa with a never-before level of commitment and dedication. Welcome to our world of obsession!

Obsessed with Connected Outdoors

When it comes to our villas, we are obsessed with the idea of a balcony for every bedroom, a feat that not many can hope to achieve. Our reason for this firm belief lies in the value of the experience of being connected with the outdoors. We have ensured that each of your private space has its own extension into the outdoors in the form of balcony spaces.

Obsessed with Quality Finishing

Finishing with finer details, at times, is easier said than done. In our experience of building award-winning premium villas, we have come to learn that the devil is in the details. This is why we are obsessed with maniacal attention to finishing the little things in a villa, which speaks volumes in terms of quality.

Obsessed with Daylighting

When designing our villas, we are obsessed with the intelligent use of skylights, placed to flood the home with natural light. Not only do they let in more natural light, but they also create a feeling of greater open space. What's more, indoor plants thrive and flourish in the brighter environment.

Obsessed with Quality Partners

Our obsession with delivering on quality extends to our choice of partners who are vital to fulfilling the promise made to our customers. We only work with best-in-class marquee brand names for all the items we source.

Obsessed with Attention to Detail

Systematic planning, execution, and standardisation across processes help us achieve a culture of quality excellence. Stringent quality checks at every stage ensure that before a task moves on to the next milestone, it is done to the satisfaction of the standards and specifications laid down for the purpose.



Q&A with
TANUJ GARG,

Director, NVT Quality Lifestyle

Q: What would you say is the key philosophy that sets NVT Quality Lifestyle apart from the competition?

A: One engineering philosophy we make use of is Build Right First Time (BRFT). Not everyone can claim adherence to committed schedules as a differentiator, but we are simply obsessed with doing it right and doing it on time.

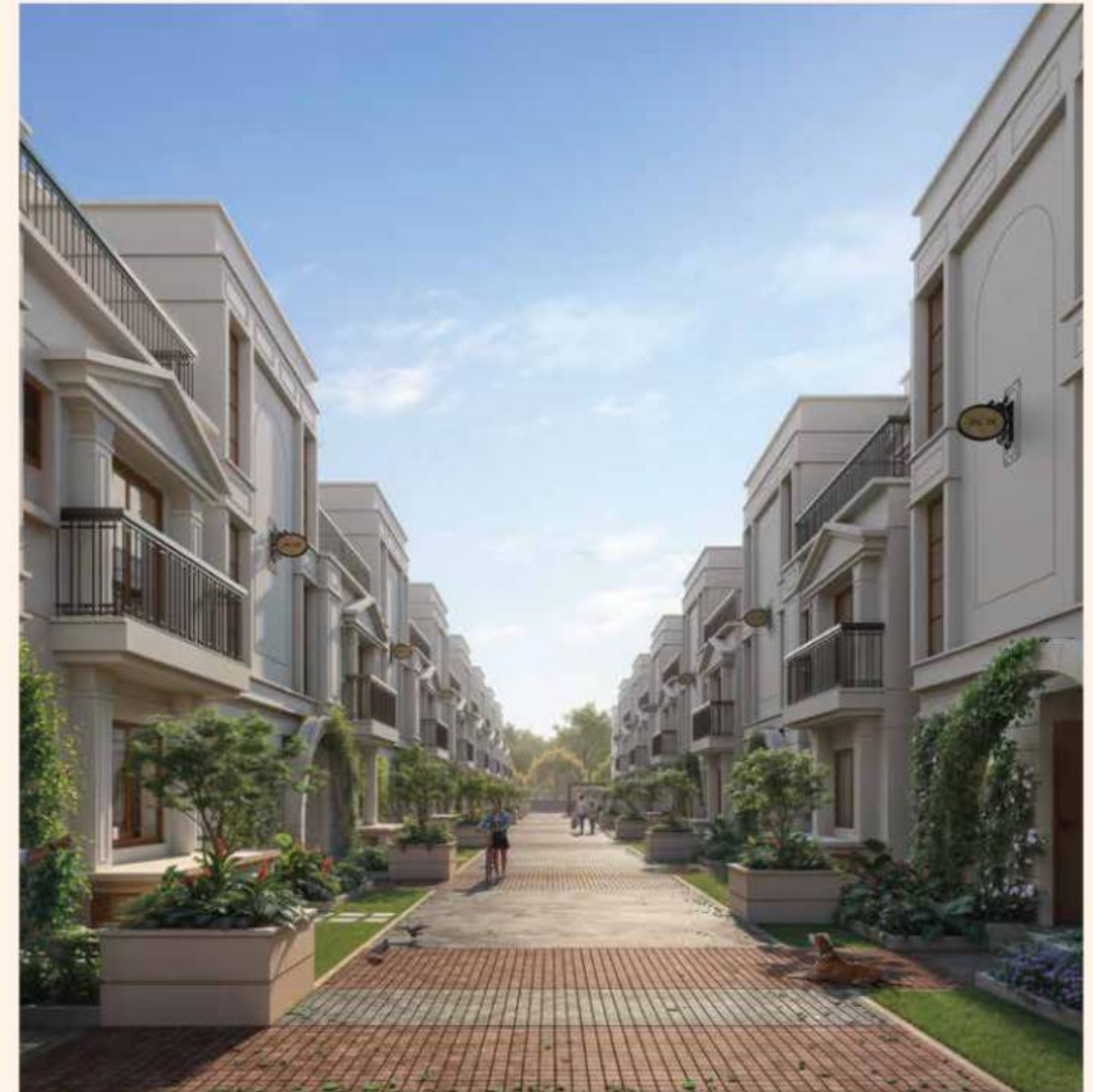
Watch the complete BRFT video on waterproofing on our website qualitylifestyle.in



ALWAYS THINKING QUALITY



Quality has been our mainstay, which is why we like to say 'Always Thinking Quality'. And this thinking of ours mirrors every step we take towards crafting a home for you. We often stop to ask ourselves: "Is this the kind of villa we would like to live in?" Only if the answer is yes, we move ahead to give you an exceptional experience.



A TAPESTRY OF THOUGHTFUL CRAFTSMANSHIP



STRUCTURE

- RCC-framed structure
- Solid cement block masonry for internal and peripheral walls



PLASTERING & PAINTING

- Internal walls with smooth plaster finish and emulsion paint
- External walls with waterproof plaster and exterior grade emulsion paint



FLOORING

- Imported marble for foyer, living, dining, and staircase
- Vitrified tiles/granite/flamed granite for kitchen and utility area/laundry
- Wooden laminate for all bedrooms and family room
- Pressed clay tiles for terrace areas; anti-skid ceramic tiles for balcony and toilets



BATHROOM

- Ceramic glazed tiles dado up to 7 feet height
- CP fittings and accessories
- Single lever diverter for all showers and single lever mixer for all wash basins, except servant toilet
- Health faucet in all toilets, except servant toilet
- Provision for solar water heater to supply hot water to all the bathrooms
- Provision for exhaust fans in all bathrooms



WINDOWS

- Three-track UPVC/Aluminium windows with clear glass



PLUMBING

- Good quality CP fittings
- Good quality PVC pipes and storm-water drainage



KITCHEN

- Granite platform with stainless steel sink and drain board
- Dado above platform area with ceramic glazed tiles



ELECTRICAL

- Concealed wiring with PVC insulated copper wires and modular switches
- Sufficient power outlets and light points
- Up to 10KW power for all villas, Backup power of up to 5KW to all villas and common services
- TV points in living, family, media, and all bedrooms
- Telephone points in living and family room
- ELCB and individual meters for all villas
- Provision for AC in all rooms



DOORS

- Main Door: Teak wood frame with designer flush door shutter
- Other Doors: Seasoned hardwood frame with flush door shutter
- Stainless steel hardware



WHERE LEISURE FEELS NATURAL

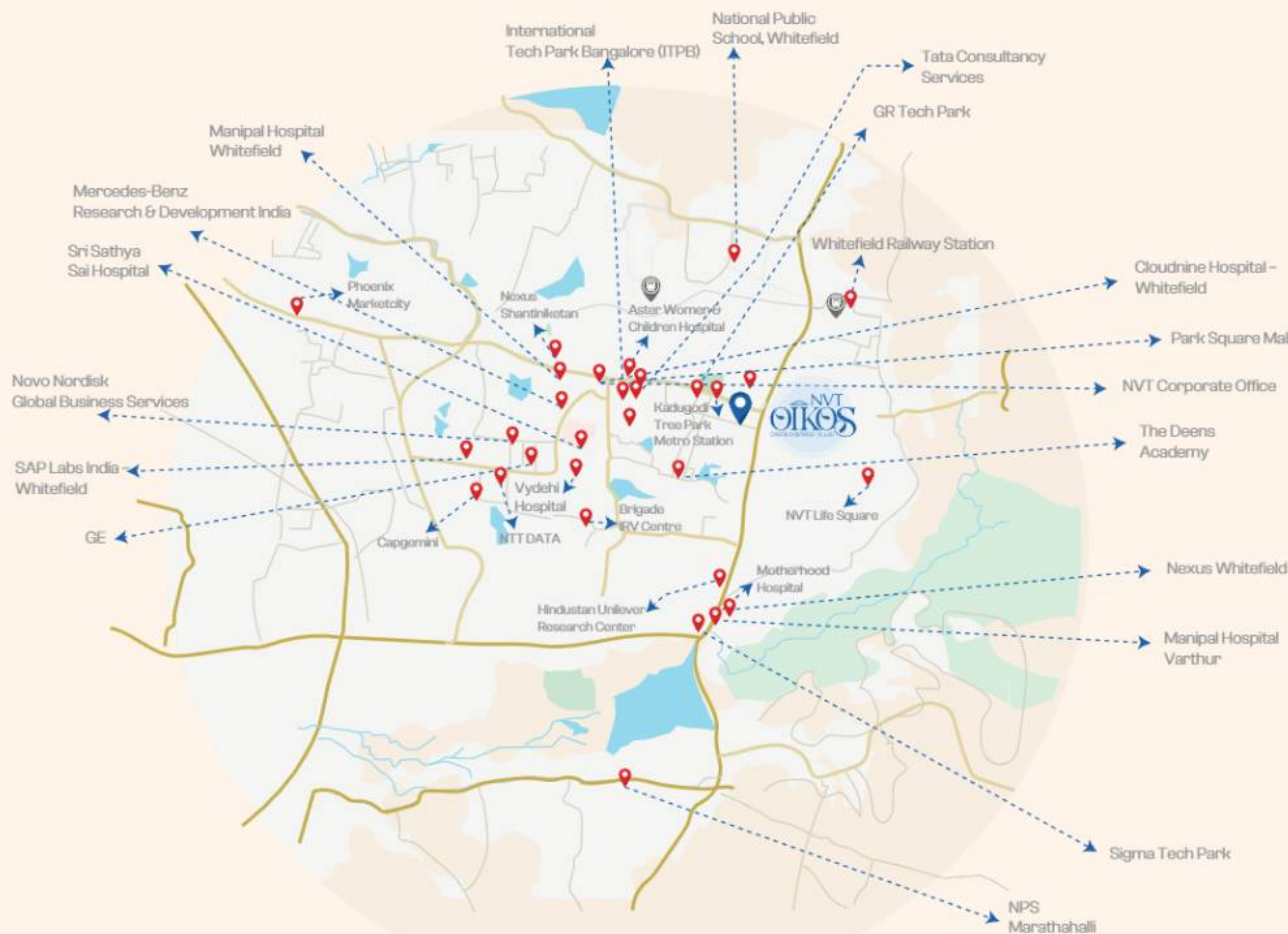


FEATURES

- ★ Access Screening
- ★ 24x7 Security
- ★ HNS Water System
- ★ Sewage Treatment Plant
- ★ Decomposting Unit
- ★ Water Treatment Plant
- ★ Rainwater Storage
- ★ Surveillance System
- ★ Underground Electrification
- ★ Rainwater Harvesting
- ★ Underground Storm-water Drain
- ★ Backup Power
- ★ Optical Backbone
- ★ Green Coverage
- ★ Vehicle-free Pathways



CLOSE TO EVERYTHING THAT MATTERS



Landmark

Time

★ Schools

The Deens Academy	5 mins
National Public School (NPS) Whitefield	12 mins
NPS Marathahalli	21 mins

★ Hospitals

Motherhood Hospital	11 mins
Manipal Hospital Varthur	13 mins
Cloudnine Hospital Whitefield	15 mins
Aster Women & Children Hospital	15 mins
Manipal Hospital Whitefield	17 mins
Vydehi Hospital	20 mins
Sri Sathya Sai Hospital	20 mins

★ Shopping

Park Square Mall	9 mins
Nexus Whitefield	11 mins
Nexus Shantiniketan	16 mins
Phoenix Marketcity	26 mins

★ Work

GR Tech Park	4 mins
International Tech Park Bangalore (ITPB)	10 mins
Hindustan Unilever Research Center	11 mins
Tata Consultancy Services	11 mins
Mercedes-Benz Research & Development India	15 mins
SAP Labs India Whitefield	15 mins
Novo Nordisk Global Business Services	16 mins
NTT Data	16 mins
Sigma Tech Park	16 mins
GE	17 mins
Brigade IRV Centre	20 mins
Capgemini	22 mins

★ Others

Kadugodi Tree Park Metro Station	5 mins
NVT Life Square	6 mins
Whitefield Railway Station	9 mins
NVT Corporate Office	15 mins



NVT Quality Lifestyle

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KIADB Export Promotion Industrial Area, Whitefield, Bengaluru, Karnataka - 560 066

Site address: SY no 6/3, Pattandur Agrahara Village,
K R Pura Hobli, Whitefield, Bengaluru East, Karnataka - 560 066

RERA NO: PRM/KA/RERA/1251/446/PR/250425/007694

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Disclaimer: All furniture, furnishings and landscaping are strictly for illustrative purposes only.

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