







## VILLAS HOSTED BY OPEN SPACES

NVT Mystic Garden, an exclusive villa community set amidst expansive open spaces - where the mystic of nature, thoughtfulness in design, obsession to quality and superior workmanship - all create a confluence of lifestyle that has no equal.

Owning a home here is nothing less than gifting yourself an experience of a lifetime.





## FROM PROFESSIONALS COMMITTED TO CREATING THE FINEST

NVT Mystic Garden comes to you from NVT Quality Lifestyle Projects, part of the NVT Group. The group has its origin in NVT Quality Certification, a 20-year quality certification body with offices in India, France, UK, Singapore, Japan, Philippines, USA and operations around the world.

The deep values of commitment to quality comes from the professional stature of the management team that comprises alumni of some of the world's best universities like Carnegie Mellon University, Purdue University, The Wharton School, and Indian Institute of Technology.

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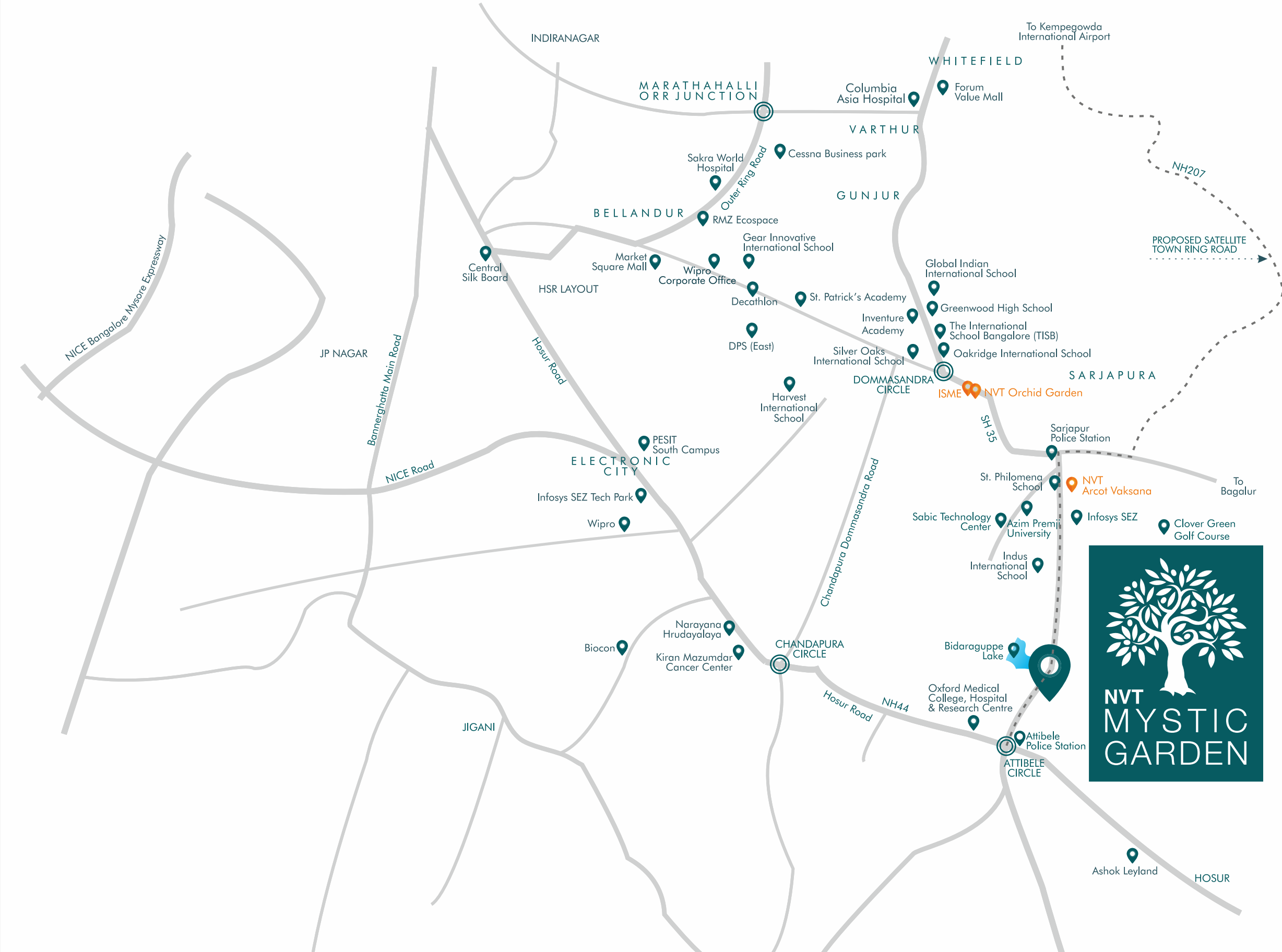


## MORE LIKE IT'S CRAFTED, THAN BUILT

NVT Mystic Garden is an outcome of our deep understanding of customer preferences and lifestyles which is reflected in the development of our award winning villa projects. We personally engage with the best architects to ensure that the designs translate perfectly to spaces for contemporary living.

We have been assisted by the design consultant - RSP Design, an affiliate company of RSP, Singapore, one of the largest Design, Planning and Engineering entities in South East Asia. Besides high end homes, RSP has to its credit, the design of various IT Parks, Shopping Malls, Hospitals, Townships & Industrial Parks and are globally known for their excellence in design & delivery.





## CLOSE TO EVERYTHING THAT DELIGHTS

When you have made a villa in NVT Mystic Garden your home, you have brought yourself close to destinations that will matter to you and positively impact your travel to work, bring your family close to essential destinations like schools and colleges and destinations that make every day easy.

- Corporates**
- Infosys SEZ Tech Park
  - Wipro (EC)
  - HCL
  - Biocon
  - Genpact
  - TCS
  - Tech Mahindra

- Hospitals**
- Narayana Hrudayalaya
  - Sakra World Hospital
  - Sparsh hospital
  - Kiran Mazumdar Cancer Center
  - Columbia Asia

- Educational Facilities**
- Azim Premji University
  - Indus International School
  - Oakridge International School
  - The International School Bangalore (TISB)
  - Global Indian International School
  - Greenwood High School
  - International School of Management Excellence (ISME)





## OPEN YOUR DOOR TO THE GREENS

At NVT Mystic Garden, we have ensured that the outsides are as warm, endearing and inviting as the insides. The thoughtfully designed master-plan with villas spanning three different variants - Primrose, Jasmine and Lilac finely complement vast open spaces. The greens blend into these villas with beautifully manicured gardens, broad paved driveways, walk-way boulevards, children's play area and activity areas.

The homes here imbibe sustainable living principles and are eco-friendly. The community is interspersed with infrastructure for rainwater harvesting, water recharging, water collection and storage, with a system for recycling as well.



## A PREMIUM VILLA DEFINED BY ABUNDANT SPACE

An epitome of abundance with generous sized rooms having Living, Dining, Kitchen, Family, 4 Bedrooms with attached baths - Guest Bedroom, Children Bedroom, Master Bedroom, Parents Bedroom and a Domestic Help's homestay with 2 Car parks and private garden spaces. The villas also have a magnificent skylight with large open terrace.

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**Name:** Primrose

**Type:** A





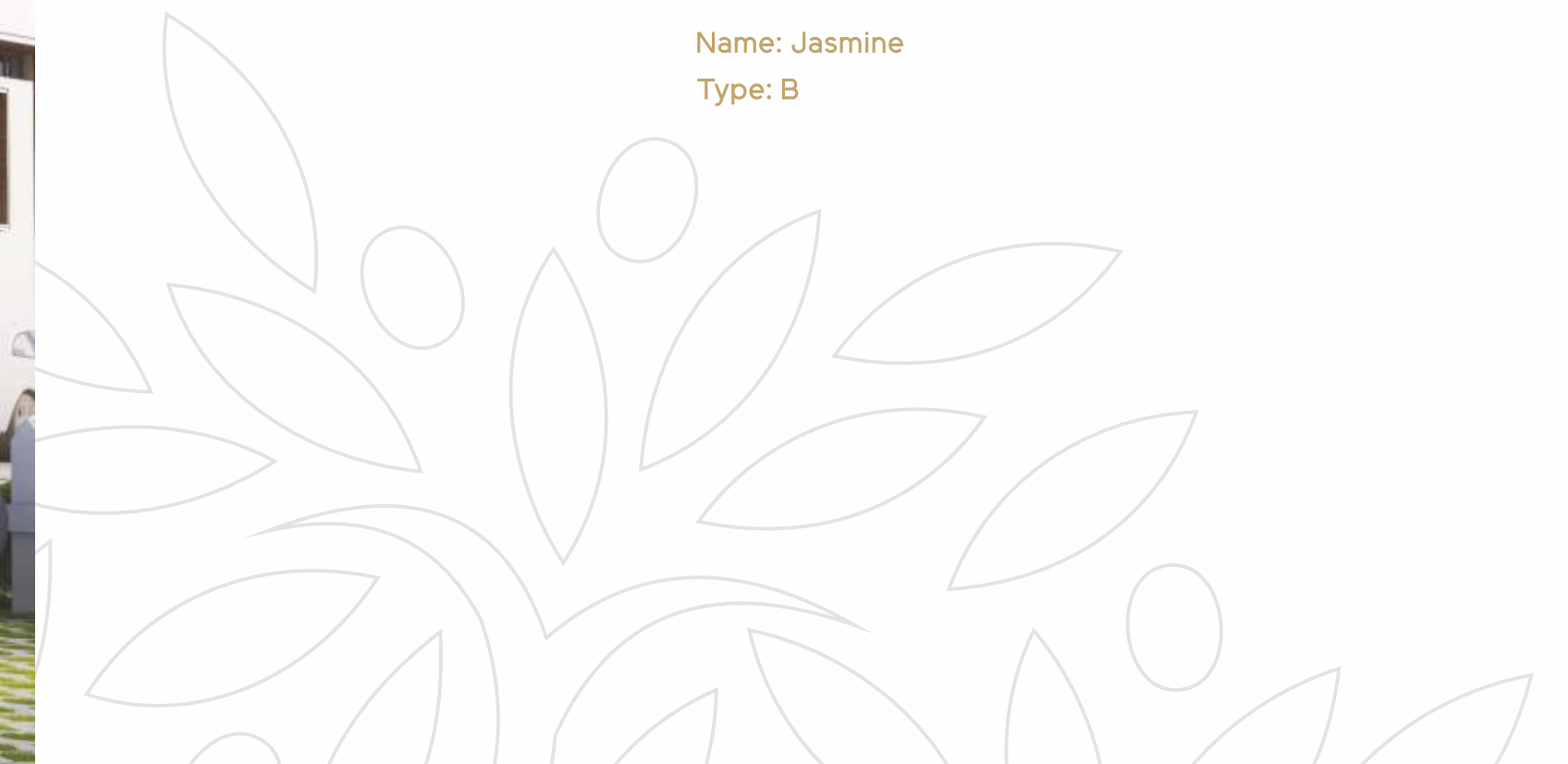


## A LUXURY VILLA TO REJOICE IN FOR A LIFETIME

Symbolizing the prowess of expandable modern living choices, this variant has large rooms having Living, Dining, Kitchen, Family and 3 Bedrooms - Guest Bedroom, Master Bedroom, Parents Bedroom, along with an additional room that can also be used as a fourth bedroom or an office. With 2 Car parks that can be configured as your own garden, this villa comes with a magnificent skylight and large open terrace.

Name: Jasmine

Type: B





## VILLA THAT COMPLEMENTS YOUR ASPIRATION

If you have always aspired to own a villa and wished it to be one that is easier to own, then this is the one. Make this your home and you have access to the best of lifestyle amenities. With Living, Dining, Kitchen, Family, 3 Bedrooms - Guest Bedroom, Master Bedroom, Parents Bedroom, this villa also comes with a study, car park and large open terrace. All that you would want in a splendid villa.

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Name: Lilac

Type: C





## AMENITIES TO LIVE A NEW SIDE OF LIFE, EVERYDAY

We have made your home at NVT Mystic Garden with a plethora of amenities that make for a complete lifestyle. From recreation, fitness to rejuvenation, there is something for everyone. Whether it is a toddler at home or an elderly who likes to lead an active retired life, there are several options to unwind for each one of them.

- Clubhouse
- Half-Basketball Court
- Swimming Pool
- Kids' Play Area
- Gym
- Badminton Court
- Tennis Court
- Table Tennis
- Activity Room
- Boulevard
- Water Features
- Senior Citizen Enclosure



## THERE'S FUN FOR ALL TO MIX AND SOCIALIZE

While living in a villa provides for complete independence, one does look out for a social life. The NVT Grand Clubhouse ensures that the residents have a place to mix and socialize. With numerous sports facilities and the clubhouse, this is like a complete getaway for the community at NVT Mystic Garden.





## SAFETY AND PRIVACY ALL AROUND

We have ensured that this secure gated community has a lot of spaces to move around without any worries of safety and security for you and your family. Step out of your villa and you will have plethora of spaces to celebrate, rejoice and mingle with neighbours. It is in these spaces you and your children will always be safe with round the clock security.





## ALWAYS THINKING QUALITY AND ENSURING IT

Quality has been our mainstay, which is why we like to say 'Always Thinking Quality'. And this thinking of ours mirrors in every step we take towards crafting a home for you.

We often stop to ask ourselves: "Is this the kind of villa we will like to live in?" Only if the answer is yes, do we move ahead to give you an exceptional experience.



## QUALITY IN DESIGN

- Floor plan that ensures abundance of natural light, ventilation and privacy
- Driveways design based on traffic pattern studies with patterned pavers for walking and driving lanes with vehicular free green open spaces
- Flow through design of the villas with higher span of ceiling and wider horizons, double height living with magnificent skylight in the central portion of the villa (Primrose and Jasmine)
- Large floor area with generous sized Living, Dining, Guest Bedroom, Children Bedroom, Master Bedroom and Parents Bedroom, Family Room, and spacious Kitchen
- Seamless indoor-outdoor experience with private garden spaces and large open terrace
- Designed to ensure maximum water and energy conservation. Rain water collection tank, water harvesting management systems and sewage management systems using latest technologies for reusing and recycling of water



## QUALITY IN SPECIFICATION

- Best in Class Specifications with all materials sourced from most reputed manufacturers
- World's finest, luxurious and lavish marble flooring mined in Italy that is a choice of designers, architects and artists
- Premium bath accessories brand renowned worldwide for bold design and exceptional craftsmanship crafted to highest specifications
- Imported wooden laminate flooring with guarantee, engineered for outstanding durability with water-resistant and anti-static properties
- High quality tactile switches that turn on with mere touch with high contact reliability, low contact resistance and high reliability
- Windows imported from Germany that are designed for reduced heat and optimal light
- Wall tiles from reputed manufacturers with glazed finish and latest design



## QUALITY IN CONSTRUCTION

- Best construction processes with a dedicated QC team and rigorous controls based on international standards
- Water-proofing in collaboration with a internationally renowned company that manufactures high performance building materials and is a leading supplier of water-proof sealants with a 8 stage best in class water-proofing process
- Mirror finished marble polish by using of best agents for joint free and mirror finished surface achieved through 8 stages of polishing
- Curing process that is monitored and documented to ensure established curing days for all the surfaces
- Anti-termite treatment done at three stages – after excavation for footing, at plinth and before external completion, ensuring termite free homes
- Use of specialized plaster with river sand for extra strength and durability of plastered surfaces
- Painting of surfaces done after extensive surface treatment for smooth wall finish





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