



# 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.





# 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



# FLOOR PLAN

## WEST FACING VILLA

(V1 - V8)



**BASEMENT FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



# FLOOR PLAN EAST FACING VILLA (V9 - V14)



**BASEMENT FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



# FLOOR PLAN

## NORTH FACING VILLA

(V15 - V22)



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# FLOOR PLAN

## WEST FACING VILLA

(V23 - V28)



**BASEMENT FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



# 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



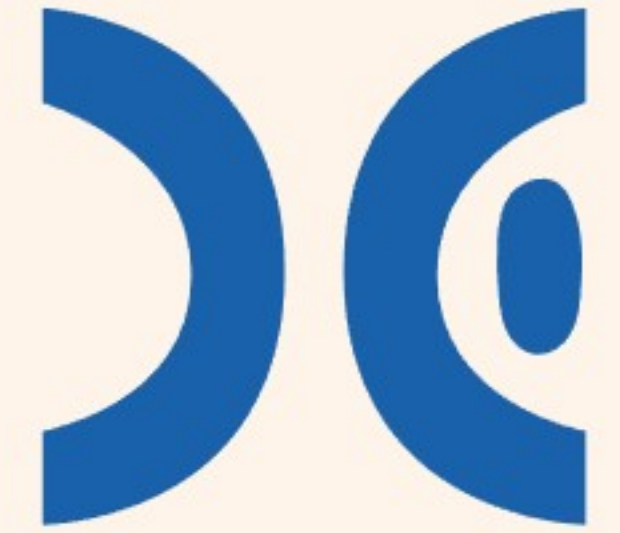
## BATHROOM

- 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

Corporate Address: CAP 1, Export Promotion Industrial Park, Near ITPL, 1<sup>st</sup> Main Road,  
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**

+918884-245-678

[www.qualitylifestyle.in](http://www.qualitylifestyle.in)

[connect@nvtqualitygroup.com](mailto:connect@nvtqualitygroup.com)

[www.facebook.com/nvtql](https://www.facebook.com/nvtql)

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

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