

BUILD A WEEKEND GETAWAY  
YOU CAN CALL HOME EVERYDAY

INTRODUCING PREMIER PLOTS

# Nitesh RIO

KANAKAPURA ROAD

ZRICKS



# CREATE A WEEKEND LIFESTYLE FOR EVERY DAY OF THE WEEK

Presenting Nitesh Rio. Premium plots nestled in a thoughtfully-planned community, spread over 13 serene acres. Ideally located for easy access to your favourite weekend getaways. Complete with essential infrastructure and thoughtful amenities. Come, create a weekend-home at Nitesh Rio, that makes everyday a fun-filled getaway.



## LIVE NEXT DOOR TO YOUR FAVOURITE GETAWAYS

Ideally located on Kanakapura Main Road, Nitesh Rio offers easy access to and from the city. While at the same time lets you plan a weekend trip to a variety of exciting getaways. Fast becoming one of the most sought-after locations in Bangalore, Kanakapura Main Road is an ideal destination befitting today's urban lifestyle.



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A woman with long dark hair, wearing a white tank top and white pants, is sitting in a meditative lotus position on a large rock. She is leaning against the trunk of a large tree on the left. The background is a dense, vibrant green forest with sunlight filtering through the leaves. The overall mood is peaceful and serene.

## UNWIND AMIDST PICTURESQUE GREENERY

Enveloped with abundant greenery to instill peace of mind, our landscaped gardens offer a lush, lavish and listless ambience. With every premium plot generously surrounded by wide open spaces and picturesque nature, Nitesh Rio will offer some of the most breath-taking views from your new home.

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## MAKE THE MOST OF INTELLIGENT PLANNING

Nitesh Rio is perfectly planned with an intricate network of roadways within the community offering easy access to any part of the property. These roadways are complete with all necessary lighting and electrical infrastructure, designed to brighten up your lives as soon as you complete your home.



# INDULGE IN AN ASSORTMENT OF AMENITIES

Our Clubhouse is equipped with state-of-the-art amenities designed to keep you entertained. From a majestic amphitheatre to a state-of-the-art gymnasium, from exhilarating sport facilities to lavish indoor amenities, the Clubhouse at Nitesh Rio is the perfect addition to a fun weekend lifestyle.



# CLUBHOUSE AMENITIES

- Reception Lounge
- Salon
- Fitness Centre
- Indoor Game Room
- Library
- Multipurpose Hall / Badminton court
- Admin Office
- Crèche

# EXTERNAL AMENITIES

- Swimming Pool with Kid's Pool
- Dribbling Basketball Court
- Children's Play Area
- Senior Citizen's Park
- Open-air Theatre
- Themed Garden
- Landscaped Pavilion

# SPECIFICATIONS

## CIVIL

- Well laid residential layout (Total area: 13 acres 16 guntas)
- Network of 24M, 18M, & 10M wide Bituminous roads as per standards.
- All roads will be tree-lined with pedestrian walkways on either side.
- Extensive tree planting in parks & open spaces.

## ELECTRICAL

- Well-planned street lights will be provided for the entire layout.
- Underground cabling will be provided for electrical supply from transformer yards to individual plots. Underground sleeve provision provided for TV and telephone cables.
- BESCO power supply: Three phase supply will be provided for individual plots with load as per BESCO specified norms.
- Common-use electrical points and fixtures will be provided for shared facilities like transformer yards, pump rooms and street lighting for internal roads.

## PLUMBING

- Concealed underground storm water disposal networks provided.
- Concealed underground sewage network provided.
- Underground water sump and overhead tank provided for water storage.
- Water supply network from OHT to all individual plots.
- STP Facility has been planned for the layout development.

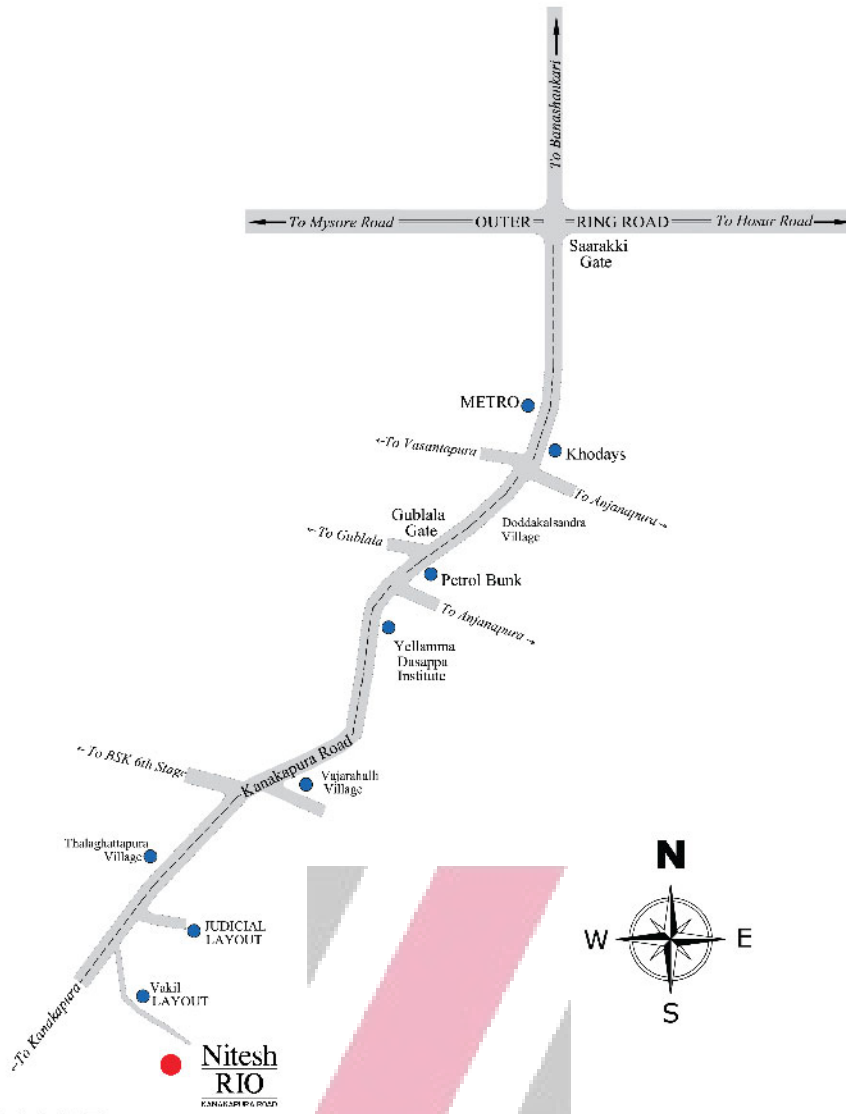


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## ABOUT NITESH ESTATES

Nitesh Estates, is an integrated real estate developer with a strong presence across four asset classes-homes, hotels, office buildings and shopping malls. The fastest growing real estate developer in the high-end luxury home segment, Nitesh Estates is responsible for many of South India's most recognized developments. Superior quality, attention to detail and perfection are some of the consistent deliverables across all projects of Nitesh Estates. The experience of owning a Nitesh Estates property and living the Nitesh Estates lifestyle is second to none, as has been time and again reiterated by our happy customers. One can experience the trademark sophistication of Nitesh Estates in every aspect of the properties that bear its name. From the design-driven, cutting-edge facades created in collaboration with the world's best architects to the flawless interiors, no detail is overlooked. With each of its properties, Nitesh Estates continues to raise the bar of uber luxury living consistently.





LOCATION MAP

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## NITESH RIO LOCATION ADVANTAGES

- 6 km from Metro Cash & Carry
- 1.5 km from NICE Corridor Road
- 11 km from Jayanagar 4th Block
- 6.5 km from Bannerghatta Road - Menakshi Mall
- 20 km from MG Road
- 15 km from Bangalore City Railway Station
- 21 km from Electronic City (via NICE Road)
- 6.5 km from Mysore Road (via NICE Road)



Nitesh Estates Limited: Nitesh Timesquare, Level 7, #8 M.G. Road, Bangalore - 560 001  
T: 1800 1023 377 (toll-free) | E: [sales@niteshestates.com](mailto:sales@niteshestates.com) | W: [niteshestates.com](http://niteshestates.com)