

N A N D I



**URBAN**  
CITY

LUXURIOUS VILLA PLOTS  
OFFERING EXCEPTIONAL VALUE



**PGR**  
Buildtech Pvt Ltd



**NANDI**  
REALTY

N A N D I



**URBAN**  
CITY

## A LIFE OF GROWTH BEGINS HERE

Investing in Devanahalli today means positioning yourself at the heart of North Bengaluru's fastest-growing corridor. With Foxconn's massive upcoming manufacturing hub set to transform the local economy, the region is primed for exponential appreciation. Its unmatched proximity to Kempegowda International Airport ensures seamless global connectivity, while the planned infrastructure upgrades, tech parks, and residential developments are rapidly making Devanahalli a thriving investment destination.

For buyers, this translates into not just a home, but a high-growth asset in one of Bengaluru's most strategic and future-ready locations.

Why?

# NANDI URBAN CITY

At Nandi Urban City, thoughtful planning meets everyday convenience. This 12-acre BIAAPA-approved community has been designed to maximize open spaces, with 7 beautifully landscaped parks that bring greenery to your doorstep. Wide RCC internal roads, underground infrastructure (UGD & STP), and well-demarcated villa plots ensure a safe, organized, and future-ready environment.

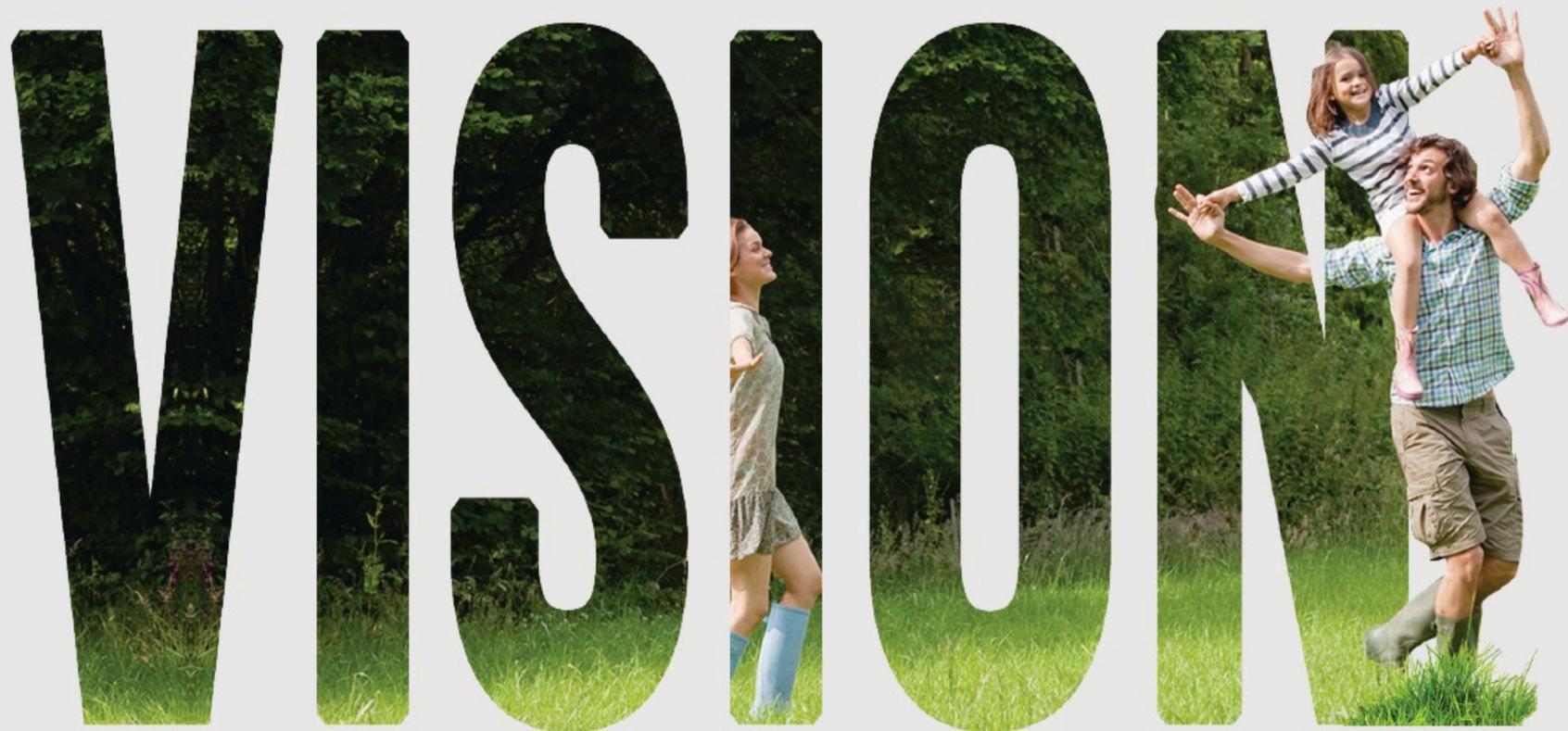
Strategically located in Devanahalli, the heart of New Bengaluru, Nandi Urban City benefits from multiple projects run by the Karnataka Industrial Areas Development Board (KIADB) covering over 15,000 acres. The community is just 10 minutes from Kempegowda International Airport, with seamless access to National Highways, the Satellite Town Ring Road (STRR), and modern infrastructure.

Residents also enjoy proximity to international academic institutions, multiplexes, and multispeciality hospitals, ensuring everyday convenience along with strong future growth potential.

A wide, modern road in Nandi Urban City. A red car is driving on the road. A pedestrian is walking on the sidewalk. The road is lined with lush green trees and a clear blue sky. The scene is bright and sunny.

## SEAMLESSLY CONNECTED, PERFECTLY LOCATED

**Nandi Urban City** enjoys excellent connectivity, being located just minutes from Kempegowda International Airport and less than a kilometer from NH-44, the Bengaluru–Hyderabad highway. This ensures effortless regional access and seamless travel into the city. The project is also strategically positioned near upcoming infrastructural developments like the Peripheral Ring Road, which will further enhance connectivity to Bengaluru's key hubs while bypassing city congestion. With wide internal roads, easy highway access, and close proximity to educational and commercial developments in Devanahalli, Nandi Urban City offers residents both convenience and long-term growth potential.



## TO ENSURE THE LONGEVITY

To be a trusted real estate company delivering premium villa plots and communities with transparency and care.

Guided by 6 decades of experience, we focus on quality, reliability, and sustainable development to create spaces where families can thrive.

# TOP REASON TO BUY IN NANDI URBAN CITY

---



### Affordable Luxury:

Blend of luxury and affordability

### Prime Location:

Strategic location along STRR Road, easy access to highways, IT parks, & airport

### Competitive Pricing:

Attractive pricing structure, high return on investment

### Uncompromising Quality:

Exceptional construction, state-of-the-art infrastructure, meticulous attention to detail

### Plug-n-Play

Completed project, ready for immediate construction, all utilities available

### Best Investment Opportunity:

Impresave market appreciation projected growth, secure investment

### Trusted Brand

Reputation for quality and customer satelection

N A N D I



**URBAN**  
CITY

N A N D I  
U R B A N  
C I T Y

# AMENITIES

Kids Play Area

Swing park

Yoga Deck

CCTV 24/7

Senior Citizen Heaven

Underground recharging

GYM Outdoor

Garden with sit out

Open Lawn Area

Cycling track

Meditation zone



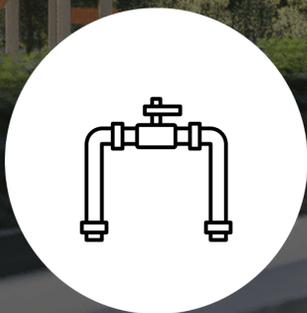
6 Landscaped  
Parks



RCC Internal  
Roads



Multiple Entry-  
Exit Roads



Underground  
Drainage (UGD)



Sewage Treatment  
Plant (STP)



**PGR**  
Buildtech

NANDI  
**U**  
URBAN  
CITY

## RCC ROADS FOR ENDURING STRENGTH

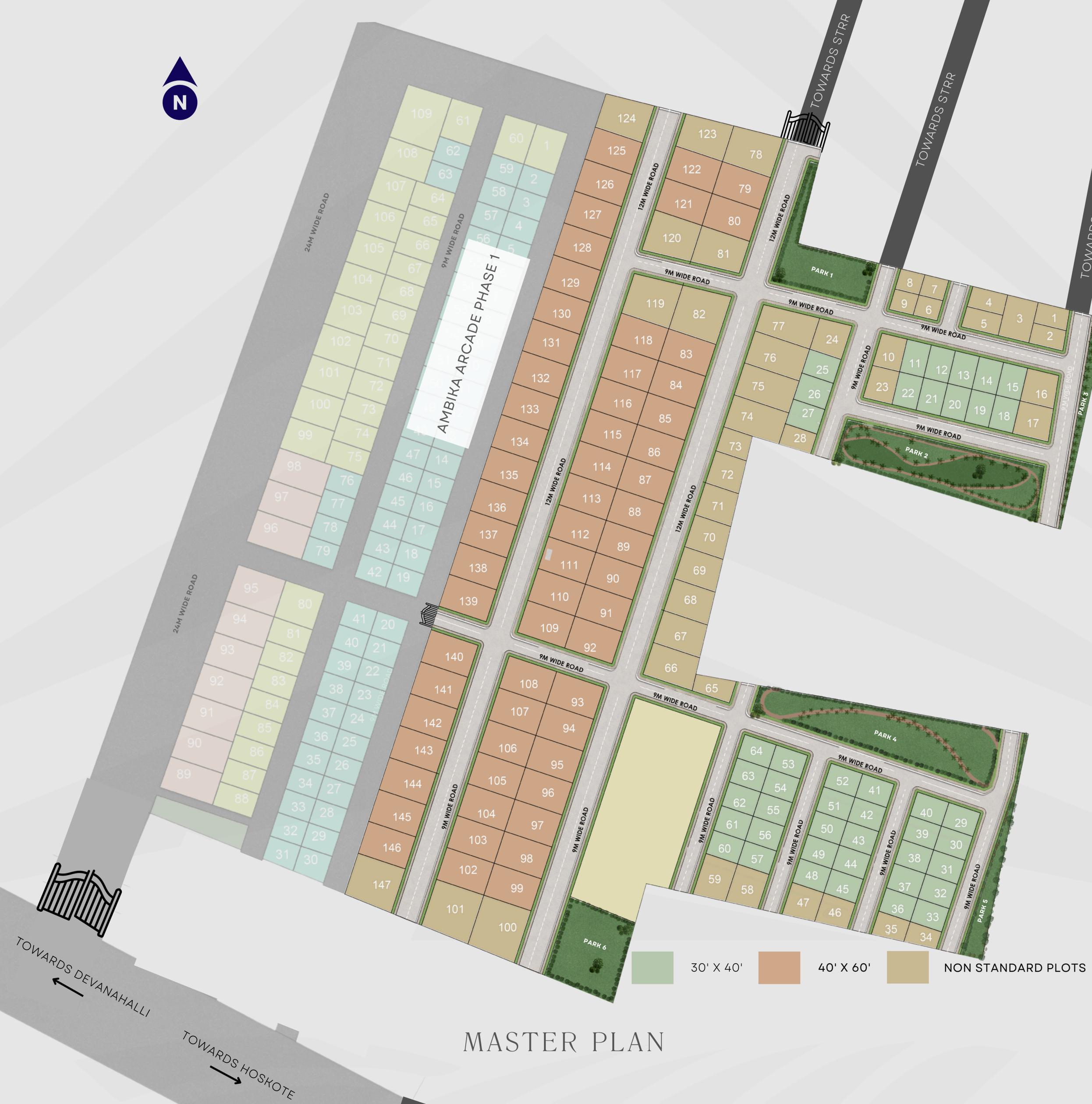
At Nandi Urban City, the internal roads are designed with RCC (Reinforced Cement Concrete) instead of conventional blacktop. RCC roads provide unmatched durability, withstanding heavy loads, seasonal wear, and waterlogging far better than asphalt surfaces. Unlike blacktop, which requires frequent resurfacing and is prone to potholes during monsoons, RCC roads retain their strength and finish for decades with minimal maintenance. This not only ensures smoother and safer movement inside the community but also reflects our commitment to creating a sustainable, low-maintenance living environment that stands the test of time.

# LOCATION BENEFITS





AMBIKA ARCADE PHASE 1



- 30' X 40'
- 40' X 60'
- NON STANDARD PLOTS

MASTER PLAN

TOWARDS DEVANAHALLI

TOWARDS HOSKOTE

TOWARDS STRR

TOWARDS STRR

TOWARDS STRR

PARK 1

PARK 2

PARK 4

PARK 6

PARK 5



Scan for Rates,  
Location & More



Southegowdanahalli, Devanahalli,  
Bengaluru, 562110

Email : [info@pgrbuildtech.com](mailto:info@pgrbuildtech.com)

Call us now : +91 - 97411-53555