



*Images used are for illustrative purposes only and may not represent the actual property.

WATER HOMES

THE ULTRA LUXURY GARDEN VILLAS

An elite enclave, perfectly poised near the skies and city's pulse.
BENGALURU INTERNATIONAL AIRPORT



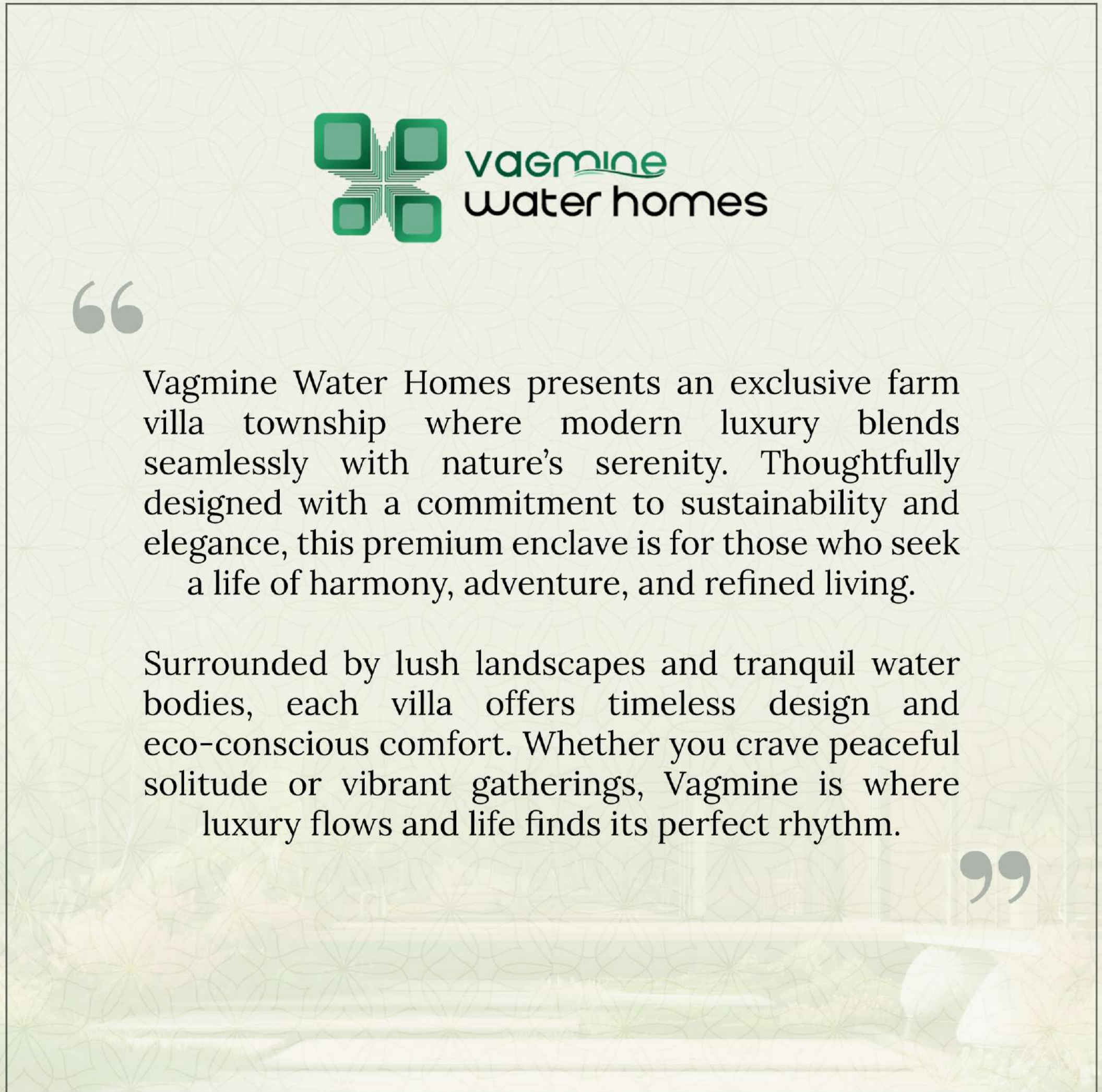


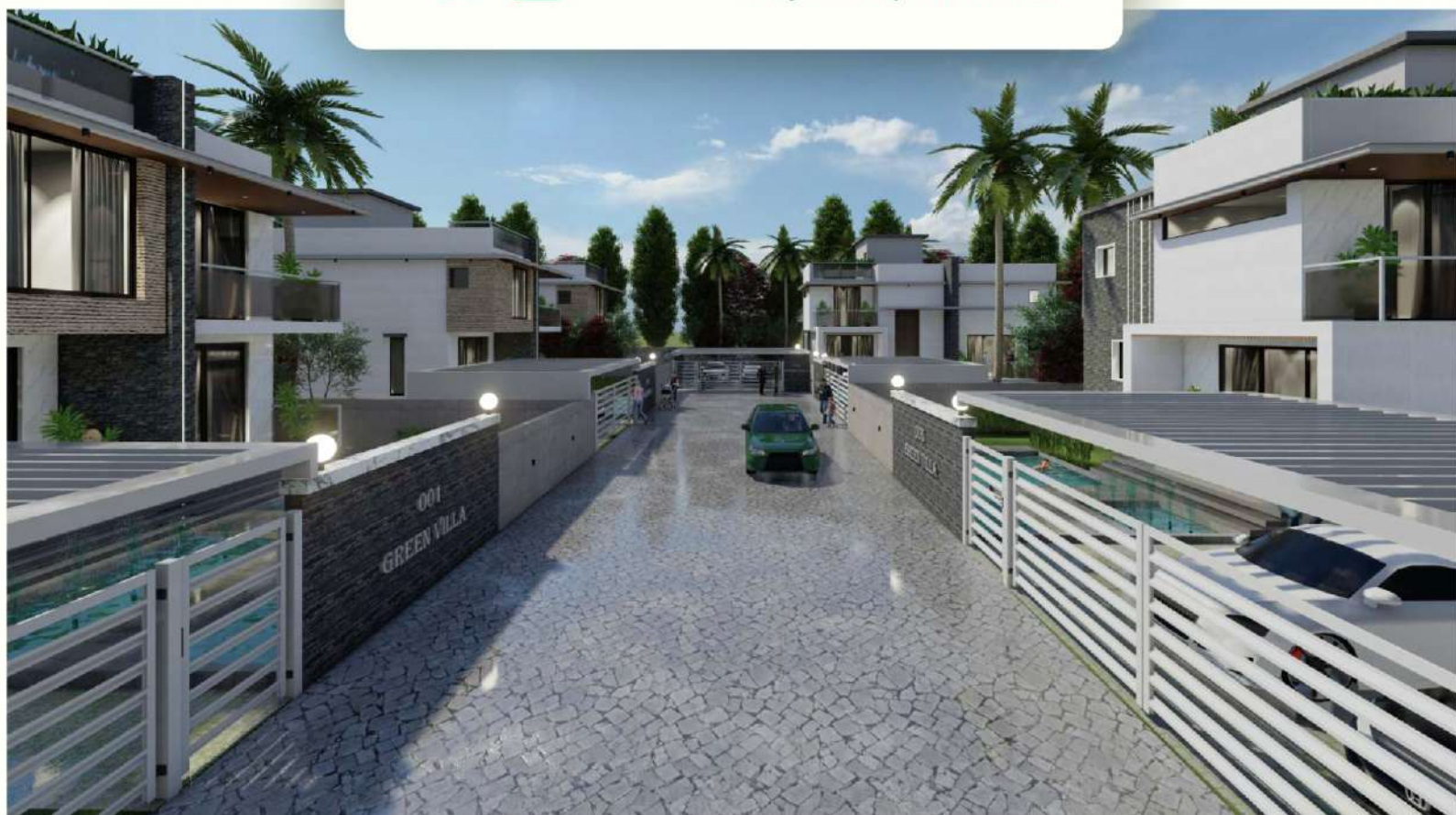
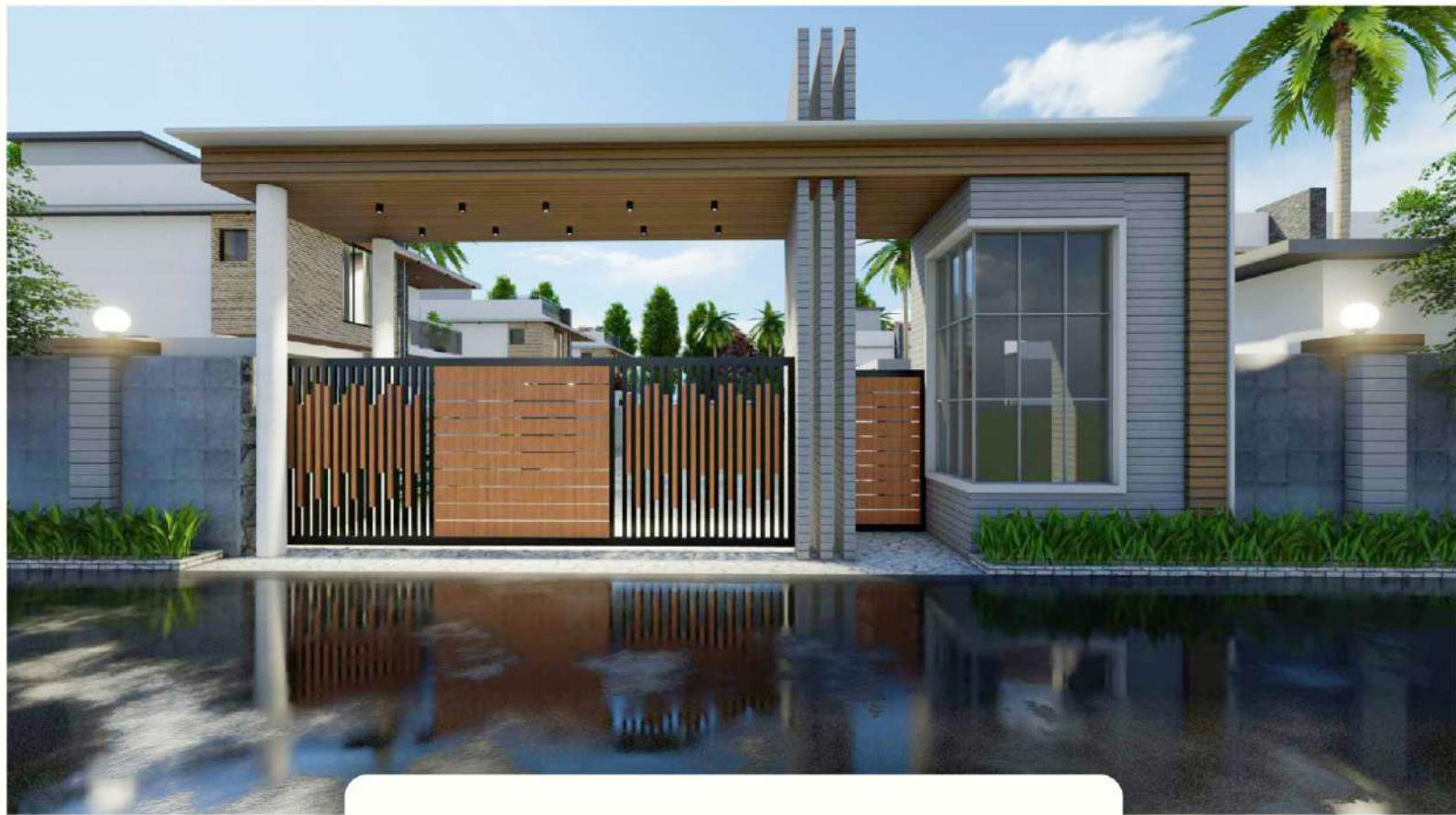
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Vagmine Water Homes presents an exclusive farm villa township where modern luxury blends seamlessly with nature's serenity. Thoughtfully designed with a commitment to sustainability and elegance, this premium enclave is for those who seek a life of harmony, adventure, and refined living.

Surrounded by lush landscapes and tranquil water bodies, each villa offers timeless design and eco-conscious comfort. Whether you crave peaceful solitude or vibrant gatherings, Vagmine is where luxury flows and life finds its perfect rhythm.

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ABOUT THE PROJECT

- **An Ultra-Luxurious Garden Villa**

is a premium 4BHK Villa property that epitomizes the highest standards of luxury living, seamlessly integrated with nature and are designed to offer an exclusive lifestyle characterized by comfort, elegance and privacy.

- **Design and Architecture**

The architecture of an ultra-luxury garden villa often features modern or classical styles. It emphasizes spaciousness with large floor-to-ceiling windows, open-plan layouts high ceilings and premium materials.

- **Exterior and Garden Landscaping**

The outdoor space is a highlight, with meticulously landscaped gardens creating a tranquil environment. Which include exotic plants, ornamental trees, water features like ponds or fountains, and walking pathways. The gardens are often designed for privacy and aesthetic appeal, incorporating outdoor seating areas for relaxation and entertainment.

- **Luxury Amenities**

Ultra-luxury villas come equipped with top-tier amenities such as private swimming pools, and bar areas. Indoor amenities typically include gyms and private cinemas which promote comfort, leisure and health.

- **Security and Privacy**

Gated communities with High-end security systems featuring 24/7 surveillance and private gates ensure the safety and privacy of residents.

- **Sustainability and Innovation**

Many modern ultra-luxury villas incorporate eco-friendly features like solar panels, rainwater harvesting and energy-efficient appliances, aligning luxury with sustainability. Innovative technologies enhance the quality of life, from automated lighting and climate control to AI-enabled security.

- **Location and Community**

The location often provides stunning views such as Bengaluru International Airport, Hills, Lake & lush countryside-enhancing the overall appeal.

- **Summative Insights**

An ultra-luxurious garden villa transcends conventional housing by offering a personalized sanctuary that combines luxury, privacy, aesthetics and sustainability. It is the ultimate symbol of opulence for those seeking an exclusive, comfortable and harmonious living environment immersed in nature's beauty.



ELEVATION OF THE VILLA

Experience elevated living in our exquisitely crafted premium villas.

4 BHK ULTRA LUXURY VILLAS



Experience refined living in our 4 BHK Ultra Luxury Villas—spacious, elegant, and crafted for comfort. Each villa features four lavish bedrooms, premium finishes, and a host of elite amenities including a private pool, landscaped gardens, smart home tech, and more.

Located in prime areas with stunning views and complete privacy, these villas blend sophistication and modern convenience for a lifestyle beyond compare.





THE MARVELOUS VIEW OF AIRPORT
A front-row seat to the dance of departures and arrivals.

AIRPORT VIEW

Refers to exclusive locations boasting unobstructed, picturesque vistas of the airport, elegantly showcasing the graceful choreography of aircraft as they take off, land, and taxi. These captivating panoramas enchant aviation aficionados, photographers, and discerning travelers alike, offering a dynamic and vibrant spectacle that transforms everyday moments into extraordinary experiences.





BEAUTIFUL VIEW OF LAKE & NATURE

Breathtaking views of serene lakes and verdant landscapes.

Spanning 2,000 acres, this dense forest stands as a majestic natural oxygen factory and a powerful ally against air pollution. Renowned for its resilience and minimal maintenance needs, it excels in producing abundant oxygen while efficiently absorbing pollutants. This thriving habitat nurtures thousands of diverse flora and fauna species, fostering a harmonious ecological balance. Integrating sustainable practices such as rainwater harvesting, organic mulching, and natural pest control further elevates the forest's vitality and longevity, positioning it as a pioneering model for environmental restoration and visionary urban greening.





PRIVATE
SWIMMING POOL

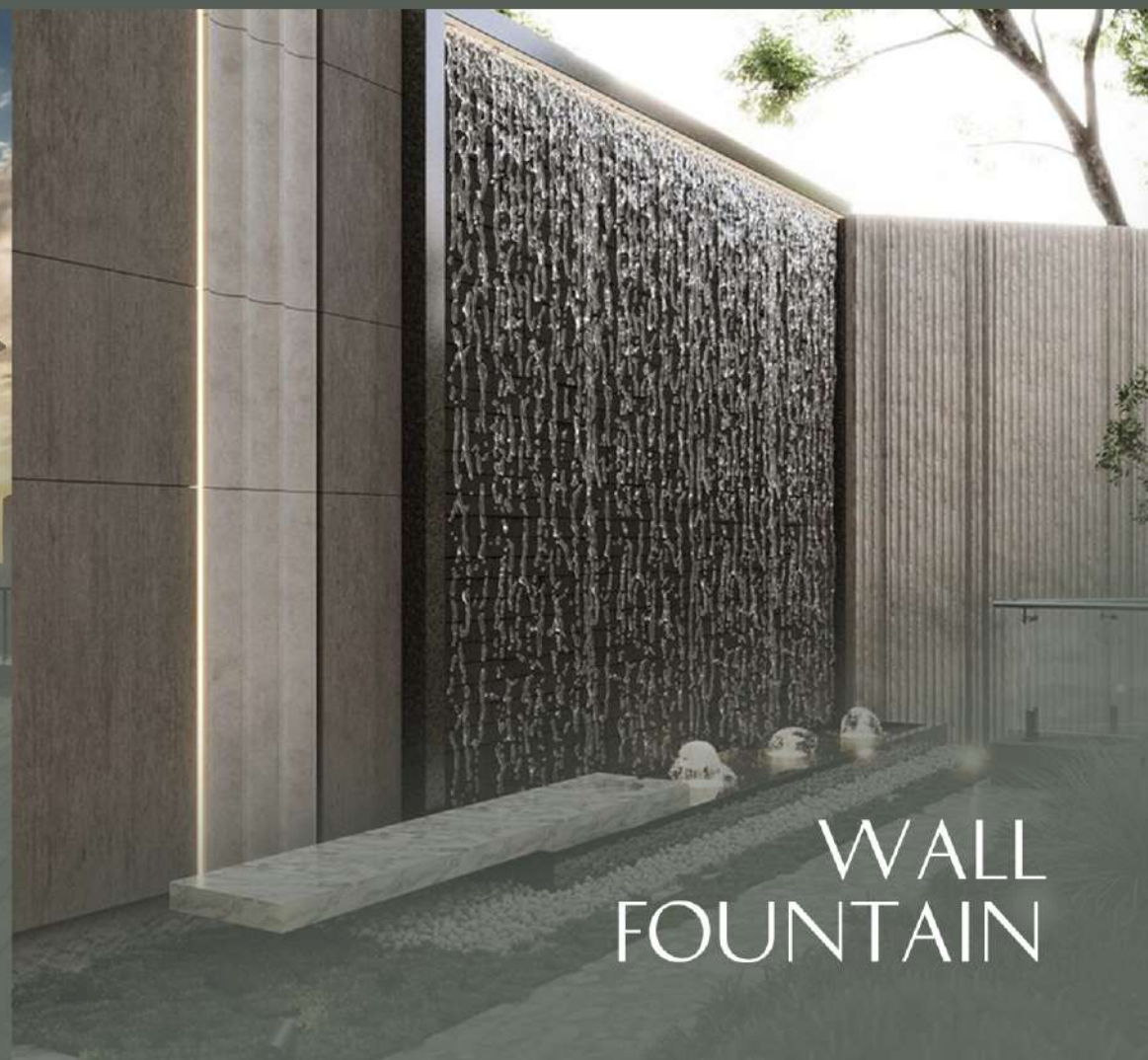


GARDEN
AREA

— FEATURES —



ROOF TOP
LOUNGE



WALL
FOUNTAIN

LUXURIOUS VILLA WITH PRIVATE SWIMMING POOL AND PRIVATE GARDEN

A luxurious villa with a private swimming pool and private garden offers the perfect blend of elegance, comfort and seclusion. Designed for those who value both privacy and indulgence, such a residence creates a serene personal retreat while exuding sophistication.

—— KEY FEATURES ——

Private Swimming Pool :

A beautifully designed pool-whether infinity edge lap style or resort inspired offers ultimate relaxation and recreation with options for heating night lighting and poolside lounging.

Lush Private Garden :

Landscaped with seasonal flowers, ornamental trees and manicured lawns the private garden provides a peaceful, green sanctuary ideal for morning walks, outdoor dining, or meditation.





DOUBLE FLOORED
ENTRANCE DOOR

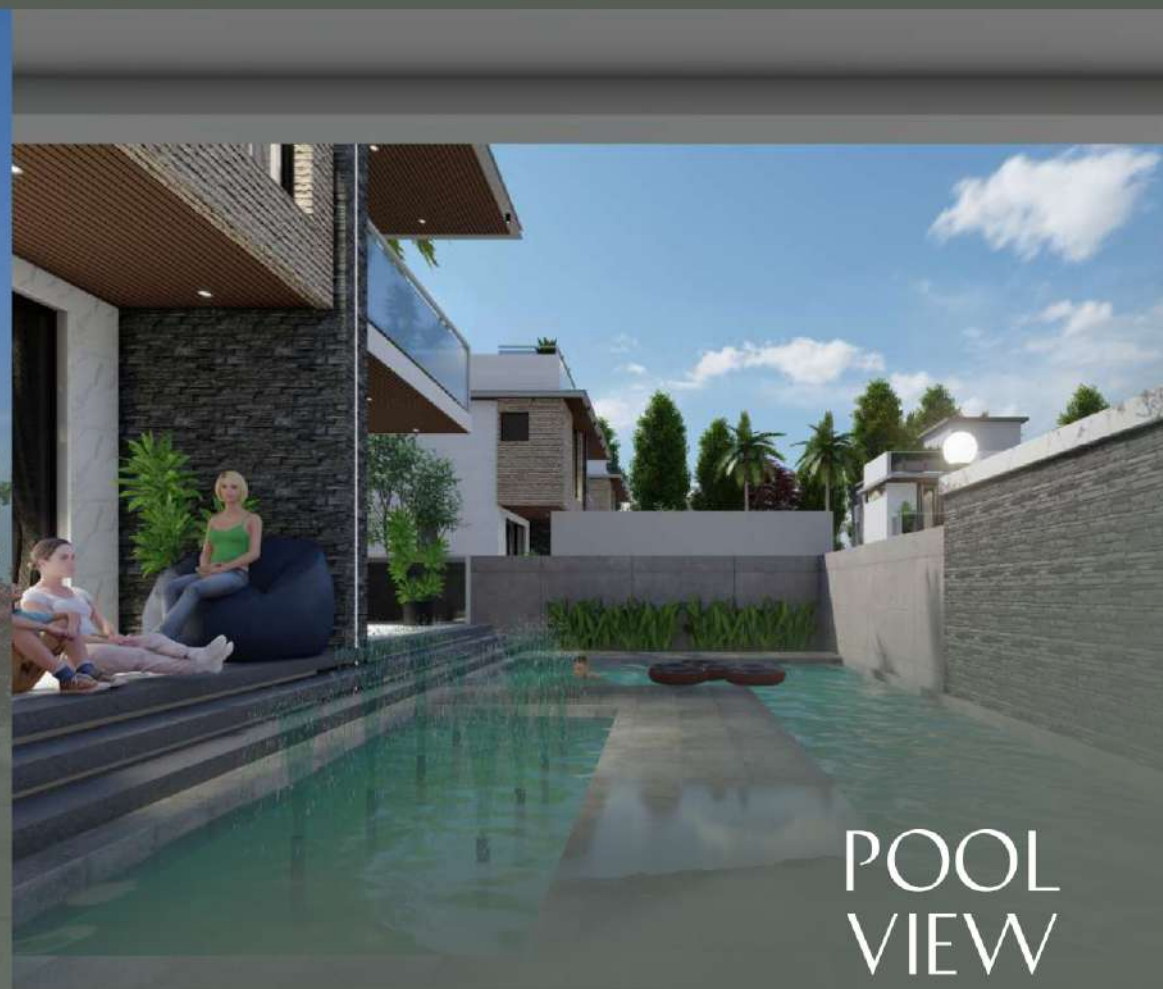


DOUBLE FLOORED
MAIN HALL

— FEATURES —



SIDE
VIEW



POOL
VIEW

KEY FEATURES

Architectural Elegance :

The villa typically features expansive interiors, high ceilings, large windows, and premium materials like marble, hardwood, and glass, creating a sense of spacious luxury & Smart Integrated home automation for lighting, climate control, security and entertainment ensures a seamless and modern lifestyle.

Indoor-Outdoor Living :

Large patios, floor-to-ceiling sliding doors and shaded terraces blend indoor comfort with outdoor beauty, enhancing the connection to nature. This type of villa is ideal for families, luxury travellers or investors seeking premium real estate with high aesthetic and functional value. Whether for daily living or holiday escape, it promises tranquility exclusivity and a high standard of living.



- **Specifications of Villa :**

1. Plot area 6534 sft.
2. 5000 sft built up area.
3. 4 bedroom with 3 balcony.
4. 75% plot area is open to sky.
5. One bedroom attach to private garden with 50 well grown tree with drip irrigation, with hanging chair, garden decorat with beautiful pots.

- **Building Specifications :**

1. One entrance room.
2. One main hall.
3. One kitchen with attached backyard.
4. One dining hall.
5. Three bedrooms with attached washrooms and balconies.
6. One additional bedroom (non-attached washroom).
7. One home theater.
8. Space provision for a lift.
9. Two-car parking space.
10. One private swimming pool.
11. One in-house fountain.
12. Open terrace with Private Big Screening wall & Space for evening parties
13. Well-maintained garden with mature trees and open area for garden parties.

PROJECT SPECIFICATIONS

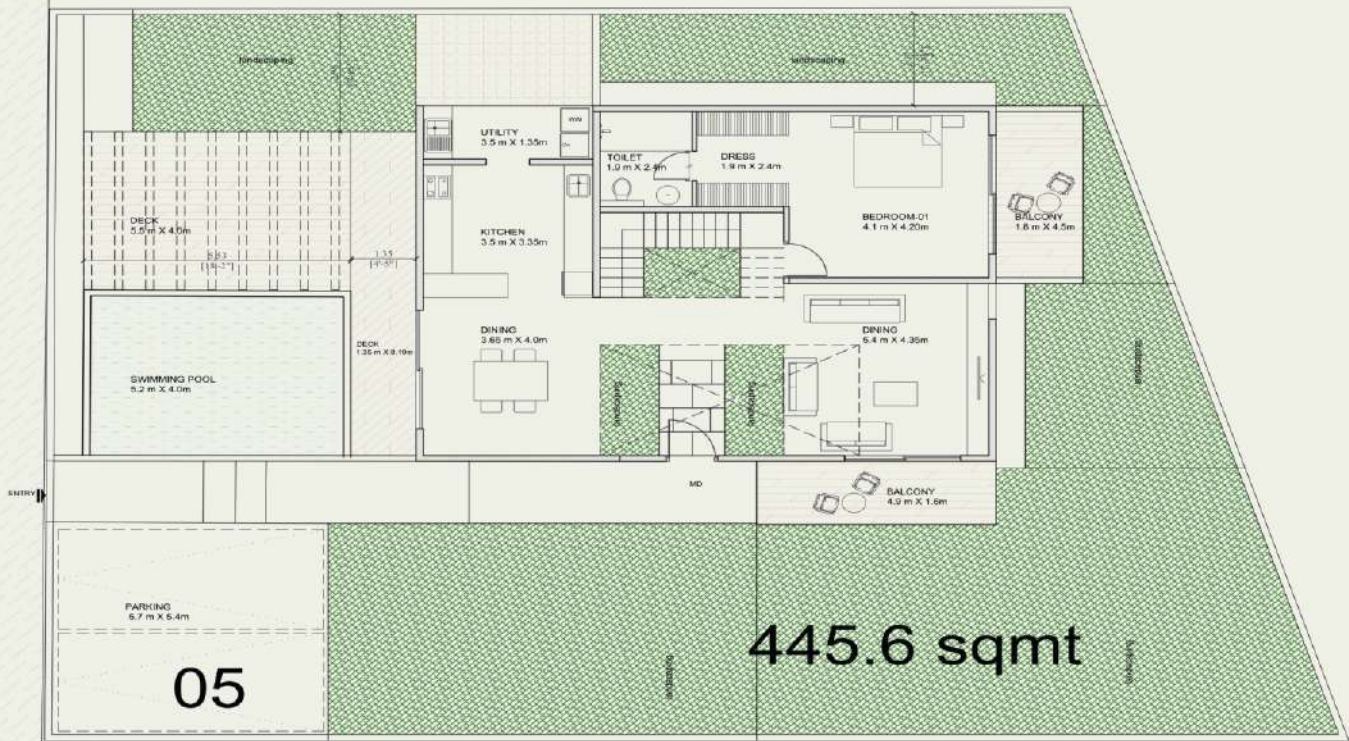
- **Structural Specifications :**

1. 1600 sft each floor x 3 floors + 200 terrace 5000 sft
2. Under ground, ground floor and first floor
3. Windows with full wall size
4. Double Floored Main door
5. Private Pool in the Basement
6. Individuals compound with grill and gate

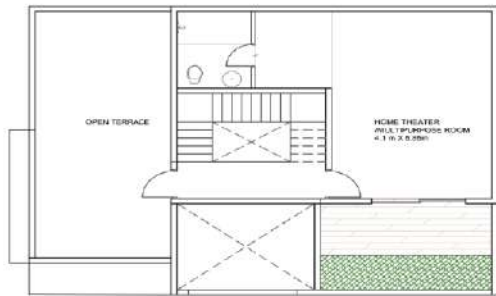
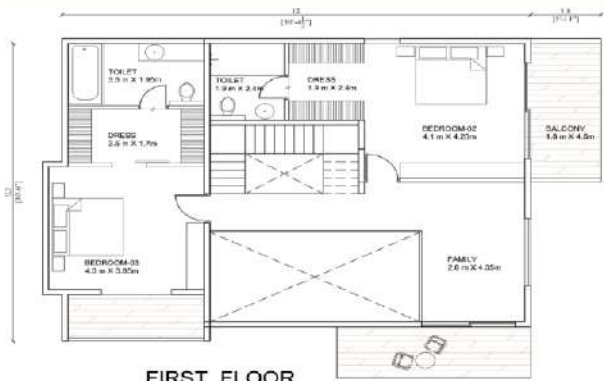


Villa Unit

OPTION 1



GROUND FLOOR



Villa Unit

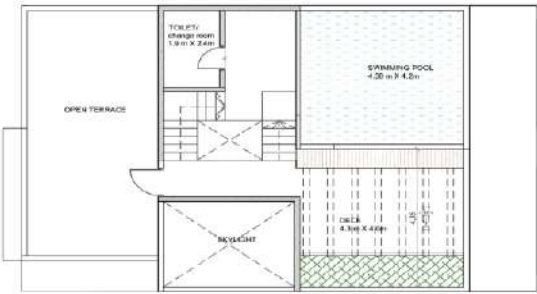
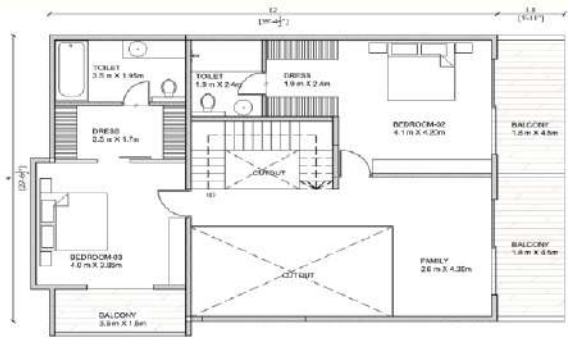
OPTION 2



8m wide road



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DOUBLE FLOORED ENTRANCE DOOR

Enter through a grand double-height doorway that defines elegance.

DOUBLE FLOORED ENTRANCE DOOR

A Double-Floored Entrance Door showcases a refined, elevated threshold that instantly distinguishes itself from conventional entrances. This architecturally elegant feature adds layered sophistication and a sense of ceremonial transition into a private sanctuary. Adorned with decorative trims, premium tiles, or contrasting materials, the raised design enhances visual depth and grandeur. Often complemented by subtle lighting, ornamental edging, and culturally inspired accents like drainage grooves or shoe storage, it blends timeless aesthetics with practical charm—creating an entrance that exudes grace, prestige, and intention.





DOUBLE FLOORED MAIN HALL

A double-floored main hall—often known as a double-height or mezzanine-style space—is a hallmark of premium architecture, gracing modern villas and upscale residences with a breathtaking sense of scale and sophistication.

Defined by soaring ceilings, expansive windows, and seamless floor-to-floor connectivity, it creates an atmosphere of openness, elegance, and grandeur. Thoughtfully curated lighting highlights the vertical drama of the space, while the architectural flow enhances both form and function. Visually stunning and luxuriously expansive, this central living area makes a bold and timeless design statement.



MASTER BEDROOM WITH BALCONY

A master bedroom with a balcony exudes refined luxury, offering an elegant fusion of indoor comfort and outdoor serenity. This elevated feature enhances both the aesthetic and functionality of the space, creating a private retreat that feels open, airy, and indulgent.

Bathed in natural light and framed by scenic views—be it lush gardens, city skylines, tranquil lakes, or the mesmerizing sight of flights near Bengaluru International Airport—the balcony becomes a perfect haven for morning reflections or evening unwindings. Thoughtfully styled with curated décor, fine textiles, and serene accents, the space embodies upscale living with a seamless connection to nature's beauty.



LUXURY MODERN KITCHEN

A thoughtfully crafted kitchen exudes sophistication—balancing elegance with efficiency to create a space that is as visually stunning as it is practical.

Whether styled in sleek minimalism, warm rustic charm, or timeless tradition, its beauty lies in the seamless blend of premium materials, intelligent layout, and ambient lighting. Immaculately organized and effortlessly inviting, a premium kitchen becomes not just a place to cook, but a luxurious setting for connection, creativity, and everyday living.



WALL FOUNTAIN

A refined architectural feature that brings timeless elegance and tranquility to any space—be it a grand entrance, serene courtyard, lush garden, or luxurious interior. Seamlessly mounted to blend with the surroundings, it fuses artistic design with the calming rhythm of flowing water, creating an atmosphere of understated opulence.

Whether styled in classic grandeur or contemporary minimalism, a wall fountain elevates the ambiance with its serene presence, offering both visual sophistication and the soothing soundscape of cascading water. It is a statement of taste, serenity, and elevated living.



AIRPORT

Kempegowda International
Airport - 15 Min



METRO STATION

Nearest Metro Station
- 10 Min



SCHOOL

Stonehill International
School - 20 Min



HOSPITAL

Cytecure Hospital
- 20 Min

HOSPITALS

Akash Multispeciality Hospital	5 Min
Cytecure Hospital	20 Min
Omega Multispeciality Hospital	15 Min
Aster CMI Hospital	15 Min
Manipal Hospital	15 Min
Sparsh Hospital	15 Min

SCHOOLS & COLLEGES

Stonehill International School	20 Min
Harrow International School	20 Min
Amity University	20 Min
Gitam University	12 Min
MVIT	22 Min
Vidyashilp University	22 Min
Vogue Insititute of Art & Design	23 Min
Nitte Meenakshi Institute of Technology	25 Min
Chrysalis High School	25 Min
Sterling English School	25 Min
Reva Institute of Technology	30 Min

CORPORATE

Prestige Tech Cloud Park	10 Min
Devanahalli Business Park	15 Min
Ecopolis	20 Min
North Gate	25 Min
KIADB SEZ	30 Min
L&T Tech Park	30 Min
Shell Technology Center	30 Min
SAP Labs	30 Min
Kirloskar Business Park	34 Min
Bhartiya City	34 Min
Manyata Tech Park	37 Min
Karle SEZ	38 Min

ENTERTAINMENT

Club Cabana Amusement Park	13 Min
Clarks Exotica	13 Min
Decathlon	15 Min
Padukone-Dravid Sports Center	16 Min

SHOPPING

D-Mart	20 Min
Signature Club Resorts	21 Min
RMZ Mall	35 Min
Phoenix Mall of Asia	35 Min

OTHERS

Devanahalli	05 Min
Yelahanka New Town	25 Min
Hebbal	40 Min
NH 44	15 Min
NH 648	12 Min
NH 4	55 Min
NH 75	60 Min



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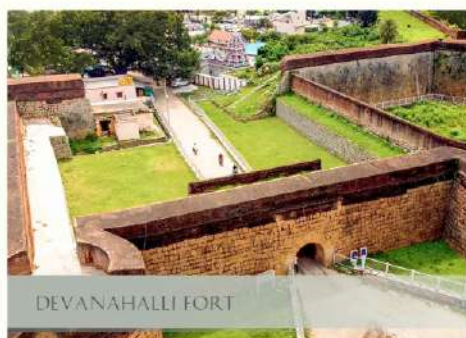
DEVANAHALLI BUSINESS PARK



KIADB AEROSPACE PARK



SKANDAGIRI HILLS



DEVANAHALLI FORT



NANDI HILLS



ISHA ADIYOGI FOUNDATION



NEHRU NILAYA

LOCATION HIGHLIGHTS

OUR GROUP OF COMPANIES



With the Great Leadership of Mr. Sanjay Hatti, "Nisargaa Homes", was established in 2014 and has a diverse portfolio that includes Residential, commercial, Apartments and Row houses properties. It is well known for its impressive development of residential properties. Nisargaa Homes aims to provide its customers with a "single brand, consistent standards, uniform quality, and a shared value system".

www.nisargahomes.com



The Daily News is a Leading Newspaper has embarked on yet another expansion, extending its reach across five major districts - Mysore, Bangalore, Hubli, Davangere and Chitradurga. With a team of five dedicated chief bureau heads, the publication ensures seamless distribution and timely delivery of accurate news to its valued customers. Committed to upholding journalistic integrity.

epaper.thedaily-news.co.in



Vijaya Multispecialist Hospital – an esteemed affiliate of Vijaya Hospital – is a premier healthcare destination in Bidar, delivering advanced super-specialty care. Led by the visionary Dr. Vijaya Hatti (MBBS, MD), a distinguished gynecologist with 20+ years of excellence, the hospital is renowned for its success in IVF and patient-focused expertise. Her commitment, backed by strong academic credentials and compassionate care, defines the gold standard in women's health.

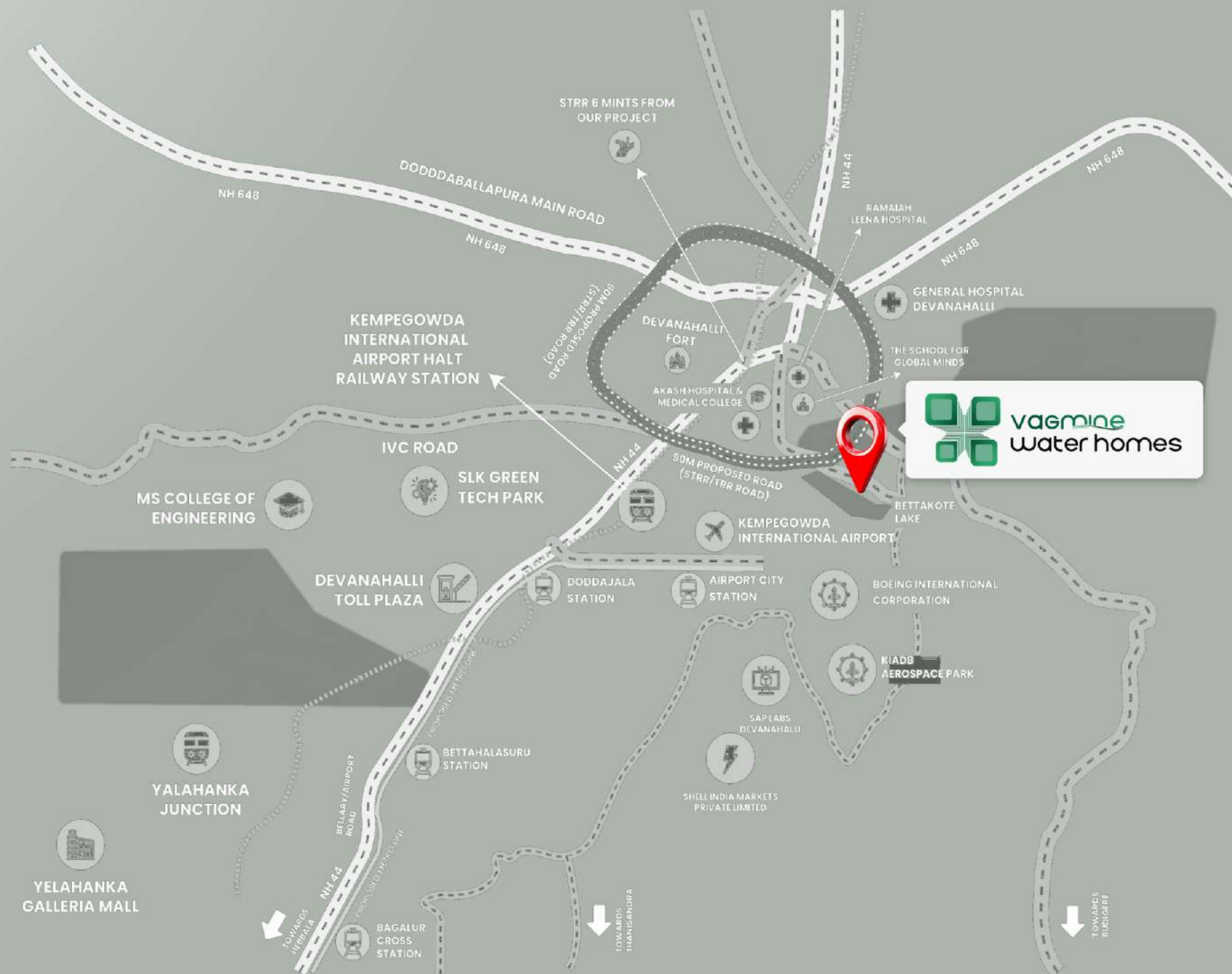
vijaya.hospital



Edify International School, established in 2020 as an associate of Nisargaa Homes, is Bidar's first international school, redefining education in the region. Spanning 3 acres, the world-class campus features state-of-the-art infrastructure and expert faculty. With a global curriculum and exceptional facilities, Edify offers students a holistic, future-ready learning experience.

www.edifyschoolbidar.com

WATER HOMES



www.vagminewaterhomes.com

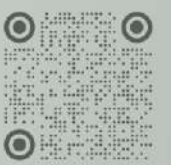
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