

MONTIRA



WHAT IS MONTIRA?

MONTIRA

Montira: mon·ti·ra / mon-teer-ah

Meaning: A place that connects Mountains with the Land.

“They didn’t just buy a land in Montira, where they found elevation in life.”



MONTIRA A TASTE OF PALMERAIE ELEGANCE AT THE FOOTHILLS OF NANDI HILLS

Montira is India's first Palmeraie-themed villa plot community, inspired by the timeless charm of Marrakesh, Morocco, and rooted in the serene foothills of Nandi Hills. Spanning **14.35 acres** with **116 exclusive plots**, it blends luxury, nature, and resort-style living in a setting you'll want to return to—every weekend or forever. Think earth tones, **229 date palms**, and wide open horizons where mornings are crisp and sunsets golden.

With seamless connectivity to **Kempegowda International Airport, STRR, Prestige Tech Cloud, Foxconn, Hyderabad Highway**, and the **upcoming Sadahalli Metro**, Montira strikes the perfect balance of tranquillity and convenience. Thoughtfully designed amenities including an **18,000 sq. ft. clubhouse**, swimming pool, party lawn, gym, business lounge, salon & spa, yoga & meditation deck, multipurpose court, badminton court, cricket practice net, amphitheatre, seating for socializing and more—ensuring every day feels like an escape. Backed by Rare Earth's commitment to quality and transparency, Montira isn't just a residence—it's a lifestyle investment.



Shot at site



LEGACY OF PALMERAIE, REIMAGINED IN BANGALORE

Inspired by the **legendary Palmeraie of Marrakesh**, Montira brings the magic of **Morocco** to the **Hills of Bangalore**. Think sweeping rows of date palms, soft earth tones, and a layout that breathes with space.

- An ancient concept of date-palm-studded estates offering tranquillity and beauty.
- Earth-toned aesthetics, low-density planning, and a resort-style lifestyle.
- Designed to be an oasis for your modern soul.

Rooted in tradition yet designed for today, this is where resort-style living meets timeless tranquillity. It's not just a home—it's your private paradise.



Inside Montira- Designed to Delight, Built to Last

From palm trees that greet you at every turn to carefully sculpted landscapes that feel like art. Montira is built for those who notice the details.

The quality of development is evident in every corner, from concrete roads and seamless infrastructure to plots that are on track to be ready for registration soon!

And the views? Think Nandi Hills in the morning mist, golden hours in the evening glow, and every moment in between feeling like you stepped into a living postcard.

DRAFTS TO DREAMS: RARE EARTH DEVELOPER'S PROFILE

Rare Earth Projects Private Limited is a visionary real estate development firm. Based in a bustling city like Bangalore, the company brings innovation and excellence to property development. Specialising in creating vibrant residential spaces, Rare Earth Projects is committed to redefining urban living and delivering value-driven solutions.

VISION AND COMMITMENT

Rare Earth is a backwards-integrated real estate developer committed to building sustainable communities through strategic locations, cutting-edge design, and eco-conscious planning. With a customer-first approach, robust engineering, and transparent practices, Rare Earth is fast emerging as trusted name in real estate.



**RARE
EARTH**

WHY NANDI HILLS IS YOUR STRESS-FREE SANCTUARY?

1. Natural Retreat, Minutes from the City

Nandi Hills offers the perfect escape — lush greenery, cool breezes, and panoramic valley views — all just an hour from the heart of Bengaluru.

3. Strategic Investment Destination

Close to the airport, ITIR (12,000 acres), KIADB aerospace park and SEZs, Nandi Hills is rising fast on the luxury real estate map.

5. Climate Advantage

Nandi Hills enjoys cool, year-round weather — perfect for weekend homes and wellness living. Breathe in pollution-free air, soak in sunrise views, lose yourself in misty trails, and forest paths. With temperatures **1°C lower than Bangalore's core**, it offers a naturally cooler, fresher, and cleaner air quality.

2. Historical & Cultural Legacy

Steeped in heritage, Nandi Hills carries the charm of old-world India with ancient temples like **Bhoganandiswara Temple**, forts, and scenic trails that blend history with serenity.

4. Sunrise Capital of Bangalore

Known for its breathtaking sunrises, Nandi Hills draws thousands who come just to witness the day break over the rolling hills — offering a daily dose of calm, awe, and inspiration.

6. Wellness & Lifestyle Living

With boutique resorts, adventure spots, and wellness retreats mushrooming around the region, Nandi Hills has evolved into a high-demand zone for nature-led luxury and curated living experiences.

At Montira, your peace begins with the breeze.

A 1,000-YEAR-OLD DRAVIDIAN MASTERPIECE BHOGANANDISWARA TEMPLE

The Bhoganandiswara Temple in Nandi village, Karnataka, form a stunning twin complex dedicated to Lord Shiva. Dating back to the 9th–10th century CE, they showcase the rare Nolambavadi style of Dravidian architecture, later enriched by Chola-era additions.

Known for their intricately carved sabha-mandapa and diverse depictions of Shaiva, Vaishnava, Shakta, and Vedic deities, these temples stand as monuments of national importance, preserved under the Archaeological Survey of India at the base of the scenic Nandi Hills.



NOT JUST AN INVESTMENT - A LONG-TERM STRATEGY

What if your holiday home could be your second source of income?

With exclusive 116 plots and infrastructure booming around, this is where demand meets design. Whether it's passive income or personal escape, Montira gives you both. So go on — turn your holiday mood into a business model because ROI looks better under palm trees.

ROI PROJECTION



High weekend occupancy
around the Nandi Hills region



Ideal for investors looking at **₹1.68 Lacs**
approximately per month* income
(from 15 days occupancy rental in a month)
*Indicative income only, actual returns may vary.



High growth zone with limited plotted
inventory facing Nandi Hills



THE NRI CHOICE: SAFE, SCENIC, SECURE

For NRIs seeking more than a weekend home, Montira offers serenity with strategy. RERA-approved, loan-ready and clean titles — it's built for seamless ownership and strong ROI.

Clean Titles + RERA Approved = Secure Ownership

Financial Assistance – Home Loans available through leading Indian banks

ROI-backed: High demand for weekend homes & luxury retreats

Ideal for weekend homes and long-term wealth.



CLOSE. CALM. COVETED MINUTES TO MONTIRA

Let's take a closer look at Strategic landmarks around **Montira**, boosting your investment's worth.



BANGALORE INTERNATIONAL AIRPORT

Just **25 minutes** from Montira, **India's one of the busiest airport**, fuels unmatched connectivity and growth.



AIRPORT METRO STATION:

Just **22 minutes** from Montira, the upcoming **Airport Metro Station** will offer seamless access to **the Airport**, set to operate by September 2026.



SATELLITE TOWN RING ROAD (STRR):

Just **12 minutes** from Montira, the **288 km STRR** links 12 key towns—boosting access while easing Bangalore's traffic.



FOXCONN IPHONE MANUFACTURING FACILITY

Foxconn, the world's largest electronics manufacturer, produces devices for top brands like Apple, Sony, and Dell — including iPhones, iPads, Kindles, and more. Foxconn's 300-acre campus, just **25 minutes** from Montira, is powering industrial growth and local jobs in Devanahalli.



PRESTIGE TECH CLOUD PARK:

Located near Kempegowda International Airport in Devanahalli, **26 minutes** from Montira, Prestige Tech Cloud Park is a modern business and technology campus spread across **33 acres**.



SIGNATURE BUSINESS PARK

Just **25 minutes** from Montira, **Signature Business Park** near KIAL is a proposed KSIIDC development.



KIADB, A 12,000 ACRES ITIR

KSIIDC (Karnataka State Industrial and Infrastructure Development Corporation) is set to develop the upcoming Bengaluru Signature Business Park in Devanahalli. Just **25 minutes** from Montira, the upcoming 12,000-acre ITIR near Devanahalli is set to become India's largest tech hub, drawing global IT



KWIN (KNOWLEDGE, WELLBEING, AND INNOVATION) CITY

KWIN City (Knowledge, Wellbeing, and Innovation City) is an upcoming 5,800-acre smart city project near Bengaluru, located between Doddaballapur and Dabaspeta, just **40 minutes** from the project site.



AMAZON AT SATTVA HORIZON TECH PARK

Amazon has leased over **1.1 million square feet** of office space in the newly constructed Sattva Horizon Tech Park, located near Kempegowda International Airport and just **40 minutes** from the project site.



DEVANAHALLI

Just **12 minutes** from Montira, **Devanahalli** is booming with growth, home to KIAL, Business Park, and Aerospace Hub.



JW MARRIOTT BENGALURU PRESTIGE GOLFSHIRE RESORT & SPA

Nestled in the scenic Nandi Hills area, the JW Marriott Bengaluru Prestige Golfshire Resort & Spa spans over **275 acres** and is just **7 minutes** from Montira.



MULBERRY SHADES

Mulberry Shades, a boutique resort in Bangalore, just **5 minutes** away from Montira, blends contemporary luxury with serene surroundings. Known for its stylish accommodations, curated dining, and wellness experiences, it offers an ideal escape for leisure, business, and destination events.



BREN RACEWAY - FIA GRADE 2 RACETRACK

Bren Sports City features an FIA Grade 2 racetrack near Nandi Hills, a **42 minutes** drive from Montira, commonly known as Bren Raceway.



YELAHANKA

Yelahanka, a well-connected suburb of Bangalore, is a hub for residential communities, educational institutions, and commercial spaces. Known for its vibrant lifestyle, and proximity to Kempegowda International Airport, it also houses the Yelahanka Air Force Station and hosts the Aero India air show. Its **50 minutes** away from Montira.



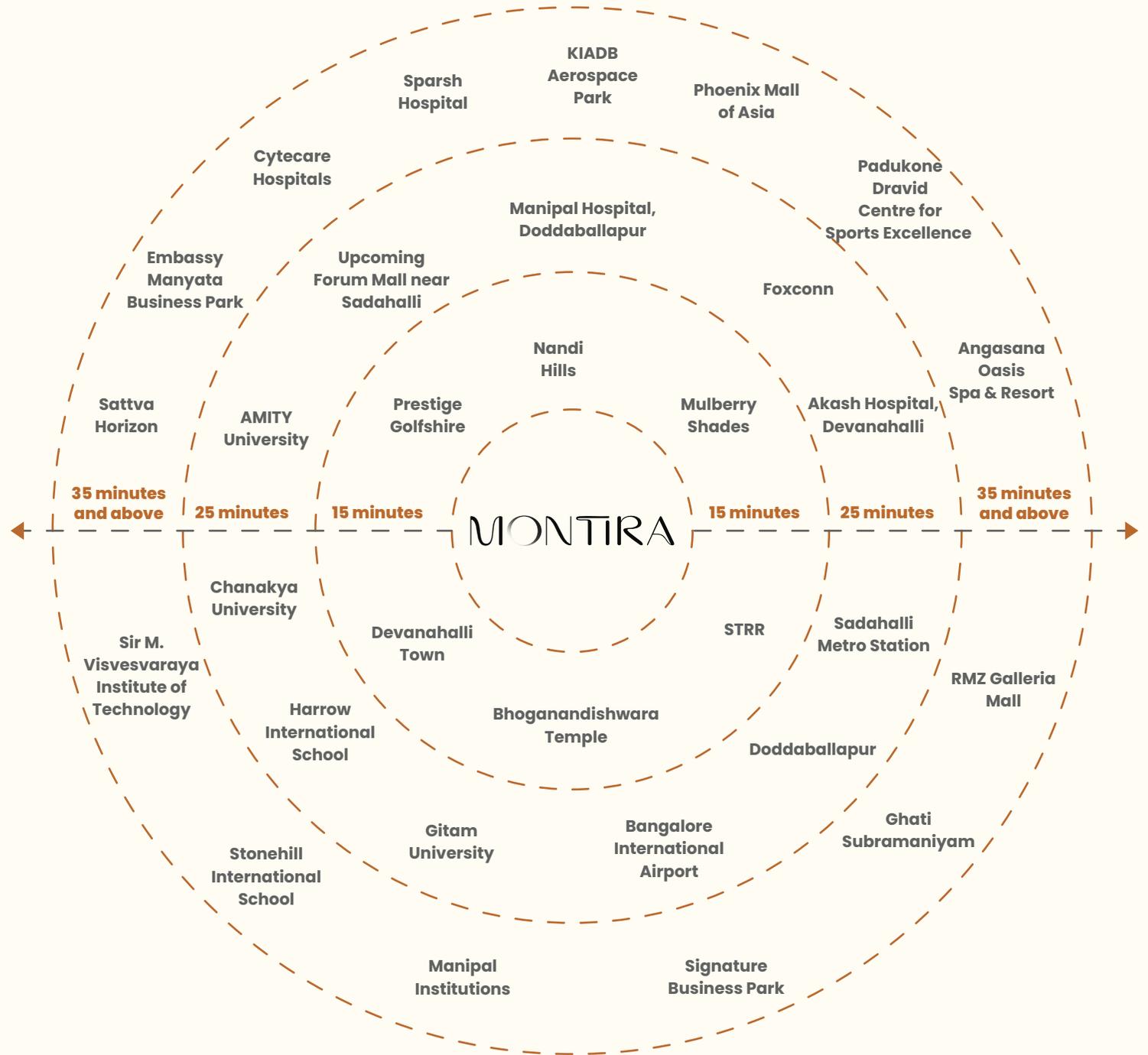
HOSKOTE

Located east of Bengaluru, closer to Whitefield, Hoskote has emerged as an industrial and residential hub, just a **40 minutes** drive from Montira.

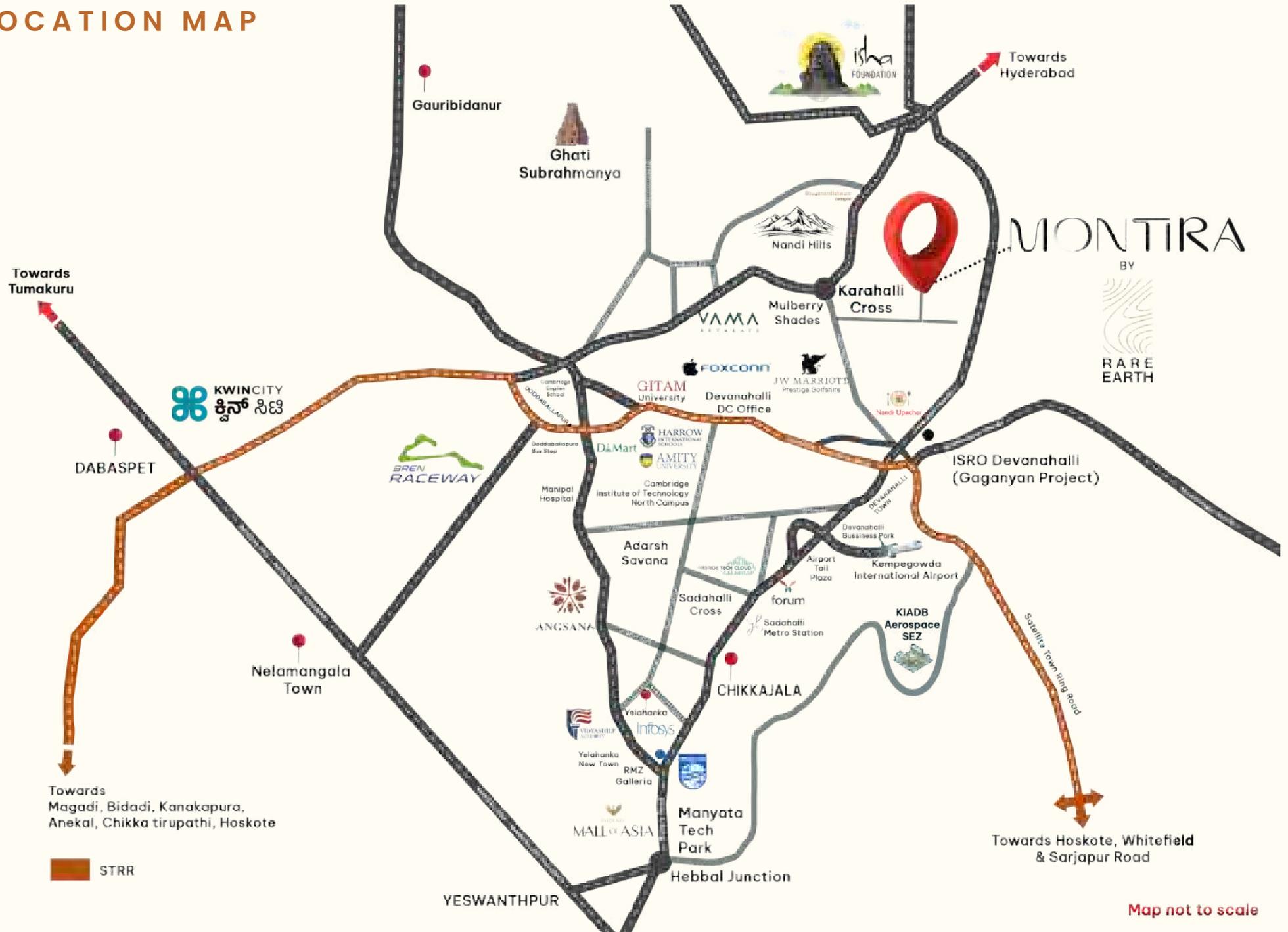


Shot at site

A SMARTER LOCATION FOR SMARTER LIVING



LOCATION MAP



Map not to scale

MASTERPLAN PROJECT LAYOUT

- **Plot Sizes: 1650 to 6356 sq. ft.**
- **Total Units: 116**

- 1.ENTRANCE
- 2.GRAND ENTRANCE ARCH
- 3.SERENE OASIS GARDEN
- 4.PATIO SEATING
- 5.BRICKED PAVERS
- 6.RAKED SEATING
- 7.SECURITY CABIN
- 9.MARKETING OFFICE
- 10.GAZEBO
- 11.KATTE SEATING
- 12.JOGGING TRACK
- 13.CLUB HOUSE
- 14.BASKET BALL COURT
- 15.TURF COURT / FUTSAL
- 16.MULTI PURPOSE COURT/VOLLEY BALL COURT
- 17.WALKWAY PATH
- 18.LOTUS POND
- 19.FISH POND
- BADMINTON COURT



NANDI HILLS

YOUR QUICK ONE-HOUR GETAWAY FROM CENTRAL BANGALORE.

Just an hour away lies a world apart. At Nandi Hills, the air is crisper, the mornings quieter, and the sunsets bathed in molten gold. It's where weekend mornings start with coffee above the clouds and evenings linger in the glow of the horizon.

Now, with the STRR connecting you seamlessly, this hilltop haven is closer than ever. Whether you seek a quick sunrise drive, a stroll through scenic trails, or a weekend retreat steeped in calm, Nandi Hills is where the city comes to breathe.



LIVE, THRIVE, REWIND- AMENITIES THAT ARE DESIGNED TO MAKE LIFE EFFORTLESS

Infused with Palmeraie Charm and Elegance, this is where your **'Montira Magic'** happens

18,000 sq. ft. Clubhouse Not Just a Space, A Necessity to Have

At **Montira**, we don't do ordinary. Why settle for a clubhouse when you can have an experience? From a Double-height Reception Lobby to welcome you to Salon & Spa therapy to soothe your weekend, this clubhouse has it all!

Whether it's **hustling in the business lounge, sweating it out at the gym, or just vibing at the amphitheatre**, a clubhouse redefines the way you relax, connect, and celebrate life.

So go on, **turn every day into a masterpiece**—because here, **the good life isn't a luxury. It's the standard.**



CLUBHOUSE AMENITIES

DOUBLE-HEIGHT RECEPTION LOBBY THE GRAND ARRIVAL

Step into a lavish, double-height lobby that exudes elegance, welcoming you to a world of luxury and leisure.



BUSINESS LOUNGE – WORK IN SERENITY

A refined space designed for professionals to work, network, and innovate in a tranquil Palmeraie setting.

MULTI-PURPOSE HALL – WHERE CELEBRATIONS COME ALIVE

Host grand gatherings, intimate celebrations, and social soirées in a space designed for every occasion.



CONFERENCE HALL – INSPIRED CONVERSATIONS, IMPACTFUL DECISIONS

A well-appointed space that fosters productivity and collaboration amidst a serene ambience.



PARTY LAWN – ENJOY ALFRESCO EVENINGS UNDER THE STARS

A lush, open lawn perfect for hosting soirées, cocktail nights, and lively celebrations under the sky.



SWIMMING POOL – OASIS OF TRANQUILITY

Take a refreshing dip in a pool inspired by Palmeraie elegance, offering relaxation at its finest.

GYMNASIUM – FITNESS THE PALMERAIE WAY

A well-equipped fitness zone to keep your mind and body energised amidst scenic surroundings.





SALON & SPA – REJUVENATE, PALMERAIE STYLE

Indulge in a pampering experience with spa therapies and beauty treatments inspired by coastal wellness.

LIBRARY A QUIET ESCAPE

A curated selection of books awaits in a cosy setting, perfect for moments of peace and inspiration.



YOGA/MEDITATION – MINDFUL LIVING BY THE HILLS

A dedicated space for self-reflection, meditation, and yoga, blending wellness with nature.



OUTDOOR & LANDSCAPE AMENITIES WHERE LUXURY IS WOVEN INTO LIFE

SENIOR CITIZENS' CORNER/SEATING COURT
TRANQUILLITY & TOGETHERNESS

A peaceful retreat designed for relaxation, social
interaction, and quiet contemplation.





CHILDREN'S PLAY AREA – A PALMERAIE PLAYGROUND

A delightful outdoor play space where kids can run, jump, and explore in a safe, fun environment.

GRAND ENTRANCE GATE COMPLEX – GATEWAY TO A MARRAKESH INSPIRED LIVING

A grand Palmeraie-inspired entrance that sets the tone for the luxury within.



MULTIPURPOSE COURT/ HALF BASKETBALL COURT PLAY, COMPETE, THRIVE

An arena for friendly matches, practice, and community bonding through sport.

CRICKET PRACTICE NET SWING, STRIKE, SCORE

A professional-grade net for cricket enthusiasts to sharpen their skills.



AMPHITHEATRE STORIES UNDER THE STARS

An open-air amphitheatre where performances, movie nights, and cultural events come to life.

LAWN – GREEN RETREATS FOR EVERY MOOD

Expansive green spaces are perfect for strolls, yoga, or unwinding amidst nature.





WALKWAY PATH

Palm tree-lined paths are designed for peaceful strolls and morning walks.

LOTUS POND

A tranquil water feature blooming with serene beauty.



FISH POND

A calming aquatic space that adds charm and relaxation to the landscape.

INDOOR GAMES AREA – YOUR PLAYHOUSE

Because Good Times Deserve Great Spaces



*Pool Game | Carom & Chess | Table Tennis
Activity Centre for kids | Card Games*

A MARAKKESH-INSPIRED ADDRESS WITH ENDURING RETURNS

Investing in **Montira** is not just about owning land; it is about owning something one-of-a-kind, it is about securing a future in one of Bangalore's fastest-growing real estate corridors.

Nestled at the foothills of Nandi Hills, Montira offers a perfect balance of scenic tranquillity and urban growth, making it an ideal choice for both homebuyers and investors seeking more than square feet — a lifestyle, a legacy, and a statement address.



As North Bangalore rises as an economic powerhouse, Montira stands at the heart of value appreciation. Here's why Montira is more than just a plotted development — it's an opportunity shaped for today's ambitions and tomorrow's rewards.



STRATEGIC LOCATION WITH STRONG CONNECTIVITY

Positioned near Kempegowda International Airport, KIADB Aerospace Park, and the Satellite Town Ring Road (STRR), Montira benefits from unmatched infrastructure development and seamless connectivity.



LIMITED-EDITION INVESTMENT

A low-density, premium plotted development with a limited number of units ensures exclusivity and sustained demand, making Montira a smart and rare investment opportunity. (First of its kind, 229 palm trees, every plot has a view of Nandi Hills)



A LEGACY INVESTMENT

Whether for personal living or a secondary source of income in future, Montira is a future-proof investment in a high-growth corridor that guarantees lasting value.



HIGH MARKET APPRECIATION

With rapid economic growth and corporate expansions in North Bangalore, land values in this region are set to increase, ensuring long-term capital appreciation.



RESORT-STYLE LIVING WITH HIGH RENTAL POTENTIAL

The Palmeraie-inspired architecture, luxurious clubhouse, and nature-driven design enhance the appeal of Montira, making it attractive for both self-use and high-value rentals.



Montira is more than just a plotted development; it is a carefully crafted investment in a lifestyle that offers both luxury and secondary source of income.



Montira By Rare Earth

Chikkasagarahalli, Nandi Hobli, Bengaluru - 562103

www.montira.in

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