

NIKHAR
CELIO
RISE ABOVE-LIVE BEYOND

RISE
A B E.
LIVE BEYOND.

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CELIO
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Homes and Beyond



At Nikhar Estates LLP, we believe that homes are more than structures; they are companions in life's journey. Guided by this belief, we design homes that offer comfort, confidence, and continuity — spaces that inspire dreams, nurture togetherness, and reflect the quiet assurance of belonging. We take pride in being a part of each homeowner's life journey, creating spaces that grow and evolve alongside them. Every Nikhar home is a reflection of care, foresight, and trust — providing assurance for the future and pride in ownership. Beyond being a home, each is a companion that journeys through the emotions of life, sharing in its joys, aspirations, and cherished moments.



The Gravity of Enough

Nikhar Celio, a premier high-rise residential community meticulously crafted for the discerning homeowner. Designed for exclusivity, the development features just 333 residences across two elegant towers, engineered with precision Mivan construction technology and finished with high-end specifications. Boasting over 82% open space, Nikhar Celio cultivates an unparalleled environment of peace and convenience. Strategically situated in the high-growth corridor of Gunjur-Varthur, the property offers seamless connectivity to major tech hubs—including Sarjapur, Marathahalli, and Whitefield—alongside effortless access to top-tier educational institutions, premium retail destinations, and world-class healthcare facilities.





The Live Beyond Philosophy

Nestled within Bengaluru's rapidly growing Gunjur-Varthur corridor, Celio places you at the intersection of connectivity and calm.

Close to Whitefield, Sarjapur Road, Outer Ring Road, leading schools, workplaces, and lifestyle destinations, yet far enough away to preserve a sense of peace.

Because living beyond begins with finding the perfect balance between access and escape.

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Moments that Feel Timeless



Space To Grow. Room To Belong.

Whether it is quiet mornings,
family celebrations, or everyday
routines, every home at Celio is
designed to adapt beautifully to
the moments that shape life.

Spaces that feel open.
Layouts that feel intuitive.
Homes that feel complete.



Every Arrival A Sense of Belonging

Thoughtfully designed arrival courts, elegant lobbies, and landscaped sit-outs create an atmosphere of quiet sophistication. Spaces crafted for connection, conversation, and moments of pause—where every arrival feels welcoming and every return feels special.



WATER BODY WAITING LOUNGE





An address that defines Exclusivity

Every number reflects a conscious
decision to create a community
that feels open, private, and
distinctly elevated.

Expansive Development

4+
Acre

Exclusive Home

40+
Amenities

333

82%

Open Space

Tower A 2B-G+27

Tower B 2B-G+22

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Live Above Expectations

Beyond architecture lies experience.

A carefully planned environment where homes, landscapes, amenities, and community come together to create a lifestyle that feels richer, calmer, and more meaningful.



POORNAKRITI

— 2 BHK with Study — 3 BHK (2T) — 3 BHK (3T) — Spacious configurations

Privacy-focused Planning — Grand Entrance Door 8 Ft —

aligned Layouts **Vastu** — Expansive Development — Thoughtfully Designed Homes

— Mivan Construction Technology — Cross Ventilation In Every Home —

Where the City
Fades and the
Sky Begins.





Homes Designed Around Life

Generous layouts, abundant natural light, cross ventilation, and privacy-focused planning come together to create homes that feel effortlessly comfortable.

Every residence is thoughtfully crafted to support the rhythms of modern living while embracing timeless principles of design.

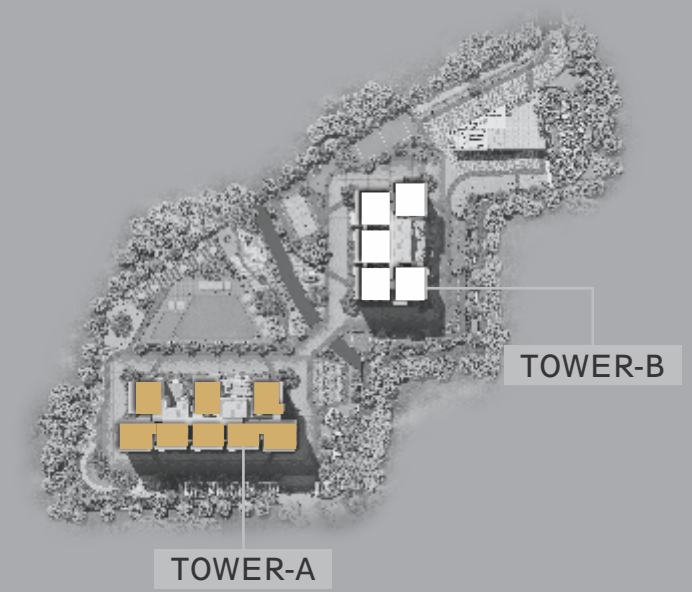




LEGEND

- | | |
|---|----------------------------------|
| ① ENTRANCE STRUCTURE AND SECURITY CABIN | ②1 THICK PLANTATION |
| ② DRIVERS SITTING LOUNGE | ②2 CHILDREN'S PLAY AREA |
| ③ GREEN BELT WITH PLANTERS | ②3 PEBBLE PARK |
| ④ BUS BAY/ SEATING LOUNGE | ②4 SENIOR CITIZEN PARK |
| ⑤ 8.0 M WIDE DRIVEWAY | ②5 COURT OF MELODY & ART GALLERY |
| ⑥ WATER BODY | ②6 VOLLEY BALL COURT |
| ⑦ LAWN | ②7 HALF BASKET BALL COURT |
| ⑧ CAR PARK | ②8 TENNIS COURT |
| ⑨ VISITORS PARKING | ②9 NET CRICKET PITCH |
| ⑩ SEATING LOUNGE | ③0 TEMPLE |
| ⑪ ENTRY / EXIT RAMP | ③1 PET PARK |
| ⑫ PLANTER BOX | ③2 CLUBHOUSE |
| ⑬ BUSINESS LOUNGE | ③3 OUTDOOR GYMNASIUM |
| ⑭ AMPHITHEATRE | ③4 TOWER B |
| ⑮ STAGE | ③5 EXERCISE LAWN |
| ⑯ JOGGING TRACK | ③6 ACUPRESSURE PARK |
| ⑰ SKATING RINK | ③7 MEDITATION / YOGA |
| ⑱ KIDS POOL | ③8 FLOWER GARDEN |
| ⑲ SWIMMING POOL | ③9 TOWER A |
| ⑳ POOL SIDE PARTY LAWN | ④0 BACK GATE |

TOWER A
TYPICAL FLOOR PLAN





BLOCK
A 001 1440 ^{Sq. Ft.}
WEST FACING

- (A) LIVING & DINING : 22'5"X12'
- (B) BEDROOM - 03 : 10'1"X11'1"
- (C) C. TOILET : 5'X7'9"
- (D) BEDROOM - 02 : 11'3"X11'1"
- (E) BALCONY : 4'7"X12'
- (F) KITCHEN & UTILITY : 9'1"X10'9"
- (G) A. TOILET : 8'X5'
- (H) M. BEDROOM : 14'X10'9"
- (I) DRESSER : 4'9"X3'1"



BLOCK
A 005 1235 ^{Sq. Ft.}
NORTH FACING

- (A) LIVING : 13'X11'
- (B) STUDY : 7'9"X5'6"
- (C) C. TOILET : 7'9"X5'
- (D) DINING, KITCHEN & UTILITY : 21'2"X9', 9'5"X12'9"
- (E) BALCONY : 11'2"X4'
- (F) M. BEDROOM : 11'9"X12'6"
- (G) A. TOILET : 8'X4'10"
- (H) BEDROOM - 01 : 11'9"X11'

N



Gate Fold is used to accommodate all 5 unit plans within 2 pages, avoiding the need for additional pages.

This is gate fold



BLOCK
A 006 1430 ^{sq. ft.}
NORTH FACING

N



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- (A) LIVING & DINING : 11'8"X22'1"
- (B) BEDROOM - 02 : 11'1"X11'3"
- (C) TOILET : 8'X5'
- (D) KITCHEN & UTILITY : 11'1"X9'9"
- (E) BALCONY : 11'8"X4'7"
- (F) M. BEDROOM : 11'1"X14'
- (G) A. TOILET : 8'X5'6"
- (H) BEDROOM - 03 : 11'1"X11'5"

- (A) L
- (B) E
- (C) E
- (D) C
- (E) E
- (F) K
- (G) A
- (H) B

Gate fold opened



BLOCK
A 006 1430 SQ. FT.
NORTH FACING



BLOCK
A 007 1440 SQ. FT.
EAST FACING



BLOCK
A 008 1440 SQ. FT.
EAST FACING

- (A) LIVING & DINING : 11'8"X22'1"
- (B) BEDROOM - 02 : 11'1"X11'3"
- (C) C. TOILET : 8'X5'
- (D) KITCHEN & UTILITY : 11'1"X9'9"
- (E) BALCONY : 11'8"X4'7"
- (F) M. BEDROOM : 11'1"X14'
- (G) A. TOILET : 8'X5'6"
- (H) BEDROOM - 03 : 11'1"X11'5"

- (A) LIVING & DINING : 22'5"X12'
- (B) BALCONY : 4'7"X12'
- (C) BEDROOM - 02 : 11'3"X11'1"
- (D) C. TOILET : 5'7'9"
- (E) BEDROOM - 03 : 10'1"X11'1"
- (F) KITCHEN & UTILITY : 10'4"X10'9"
- (G) A. TOILET : 5'7"X8'
- (H) M. BEDROOM : 15'4"X10'9"

- (A) LIVING : 15'3"X15'3"
- (B) BEDROOM - 02 : 10'X11'1"
- (C) A. TOILET : 5'X8'
- (D) M. BEDROOM : 11'1"X11'1"
- (E) C. TOILET : 8'X5'
- (F) BEDROOM - 03 : 11'3"X9'10"
- (G) KITCHEN & UTILITY : 15'7"X7'6"
- (H) DINING : 10'10"X8'
- (I) BALCONY : 11'3"X4'7"





Elevated In Every Detail

Thoughtfully designed arrival experiences, elegant lobbies, and refined common spaces set the tone for a life of understated luxury.



TYPICAL FLOOR PLAN



TOWER-B

N



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B BLOCK
001 1780 ^{SQ. FT.}
WEST FACING

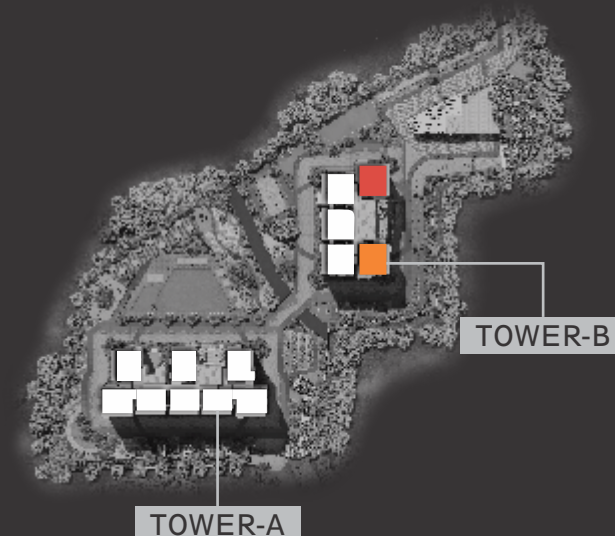
- | | |
|----------------------------------|---------------------------------|
| (A) LIVING & DINING : 26'10"X12' | (F) BEDROOM - 03 : 10'X10'9" |
| (B) BEDROOM - 02 : 10'4"X10'9" | (G) BALCONY : 4'7"X12' |
| (C) BALCONY : 10'9"X4'7" | (H) KITCHEN & UTILITY : 13'X12' |
| (D) A. TOILET : 5'X8' | (I) A. TOILET : 5'8"X8' |
| (E) C. TOILET : 5'X8' | (J) M. BEDROOM : 17'X12' |



B BLOCK
002 1790 ^{SQ. FT.}
WEST FACING

- | | |
|----------------------------------|-----------------------------------|
| (A) LIVING & DINING : 26'10"X12' | (F) BALCONY : 4'7"X12' |
| (B) BEDROOM - 03 : 12'X10'9" | (G) KITCHEN & UTILITY : 10'2"X12' |
| (C) C. TOILET : 5'X8' | (H) A. TOILET : 5'8"X8' |
| (D) A. TOILET : 5'X8' | (I) M. BEDROOM : 14'10"X12' |
| (E) BEDROOM - 02 : 13'3"X10'9" | (J) BALCONY : 15'3"X4'7" |

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Gate Fold is used to accommodate all 5 unit plans within 2 pages, avoiding the need for additional pages.

This is gate fold



BLOCK
B 003 1770 SFT.
EAST FACING

- | | |
|-------------------------------------|--------------------------------|
| (A) LIVING & DINING : 16'4"X15'3" | (F) BALCONY : 4'7"X12' |
| (B) KITCHEN & UTILITY : 10'2"X10'6" | (G) BEDROOM - 02 : 13'3"X10'9" |
| (C) A. TOILET : 5'8"X8' | (H) A. TOILET : 5'X8' |
| (D) M. BEDROOM : 14'10"X12' | (I) C. TOILET : 5'X8' |
| (E) BALCONY : 4'7"X12'4" | (J) BEDROOM - 03 : 12'X10'9" |
| | (K) DINING - : 10'6"X12' |



Gate fold opened



BLOCK
B 003 1770 SFT.
EAST FACING



BLOCK
B 004 1770 SFT.
EAST FACING

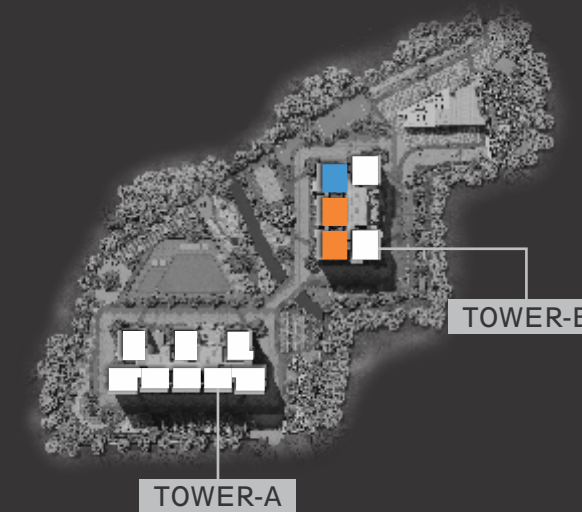


BLOCK
B 005 1785 SFT.
EAST FACING

N

- | | |
|-------------------------------------|--------------------------------|
| (A) LIVING & DINING : 16'4"X15'3" | (F) BALCONY : 4'7"X12' |
| (B) KITCHEN & UTILITY : 10'2"X10'6" | (G) BEDROOM - 02 : 13'3"X10'9" |
| (C) A. TOILET : 5'8"X8' | (H) A. TOILET : 5'X8' |
| (D) M. BEDROOM : 14'10"X12' | (I) C. TOILET : 5'X8' |
| (E) BALCONY : 4'7"X12'4" | (J) BEDROOM - 03 : 12'X10'9" |
| | (K) DINING - : 10'6"X12' |

- | | |
|-------------------------------------|--------------------------------|
| (A) LIVING & DINING : 16'4"X15'3" | (F) BALCONY : 4'7"X12' |
| (B) KITCHEN & UTILITY : 10'2"X10'6" | (G) BEDROOM - 02 : 13'3"X10'9" |
| (C) A. TOILET : 5'8"X8' | (H) A. TOILET : 5'X8' |
| (D) M. BEDROOM : 14'10"X12' | (I) C. TOILET : 5'X8' |
| (E) BALCONY : 4'7"X12'4" | (J) BEDROOM - 03 : 12'X10'9" |
| | (K) DINING - : 10'6"X12' |



- | | |
|------------------------------------|--------------------------------|
| (A) LIVING & DINING : 18'1"X15'3" | (F) BALCONY : 4'7"X12' |
| (B) KITCHEN & UTILITY : 11'10"X10' | (G) BEDROOM - 03 : 10'X10'9" |
| (C) A. TOILET : 5'8"X8' | (H) A. TOILET : 5'X8' |
| (D) M. BEDROOM : 18'1"X12' | (I) C. TOILET : 5'X8' |
| (E) BALCONY : 4'7"X12'4" | (J) BEDROOM - 02 : 10'4"X10'9" |
| | (K) DINING - : 8'9"X12' |



Thoughtfully positioned within expansive green open spaces, Celio brings together residences, amenities, landscapes, and community experiences in perfect harmony.

A masterplan designed to create openness, connection, and a lifestyle that rises above the ordinary.

Two Towers
one Elevated
Community



A resort, You call home

Step into a lifestyle where leisure is effortless. From refreshing waters to relaxing decks, every moment feels like a getaway.

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Where
Leisure flows
Naturally



The Social Heart Of Celio

More than a clubhouse, this is where community comes alive.

Designed as a destination for wellness, recreation, celebration, and connection, it brings together spaces for fitness, leisure, entertainment, and shared experiences.

Whether it is an active morning, a productive afternoon, or an evening spent with family and friends, the clubhouse becomes a natural extension of home.



DOUBLE HEIGHT
RECEPTION &
LOUNGE



WORLD CLASS
GYM



LARGE SWIMMING
POOL



POOLSIDE
SEATING DECK



INDOOR
BADMINTON
COURT



MULTI
PURPOSE HALL



INDOOR
GAMES



OUTDOOR
SEATING DECK



MEDITATION/
YOGA HALL



Where Energy Meets Open Space

From friendly matches to daily fitness routines, Celio's outdoor sports facilities encourage an active and engaging lifestyle. Basketball, badminton, jogging trails, and open recreational zones create opportunities to move, compete, connect, and recharge.

Because a vibrant community begins with active living.

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YOGA &
MEDIATION
GARDENS



KIDS PLAY
AREA



SKATING
RINK



Spaces to wonder room to breathe

Beyond the towers lies a landscape designed for everyday wellbeing. Open greens, shaded walkways, and peaceful gathering spaces create a setting where nature becomes part of daily life.

CRICKET
NETS



TENNIS
COURT





The Luxury Of Breathing Room

At Celio, open spaces are not leftover areas—they are the foundation of the community.

Landscaped gardens, shaded pathways, children's parks, seating courts, and green retreats create an environment where nature becomes part of daily life.

A place to walk, gather, reflect, and simply enjoy the luxury of being outdoors.

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Designed for Meaningful Moments

Beyond the homes lies a collection of thoughtfully crafted spaces that bring people together. Places to pause, connect, and experience the quieter moments that make community living truly exceptional.



AMPHITHEATER



PARTY LAWNS

MELODY
PARK



BUSSINESS
LOUNGE

Crafted With
Precision.
Delivered With
Excellence.

SPECIFICATIONS



- STRUCTURE**
- RCC framed structure.
 - RCC Internal & External walls



- DOORS & WINDOWS**
- Main Door: Teak Frame & Veneer Shutter.
 - Bedroom doors: Teak Frame & Veneer Shutter.
 - Toilet Doors: WPC Frame & WPC Shutter.
 - Windows: UPVC windows with sliding glass shutters
 - Ventilator: UPVC Ventilator with provision for exhaust fan



- FLOORING AND WALL CLADDING**
- All Bedrooms, Living, Dining & Kitchen Vitrified Tiles.
 - Balcony: anti-skid tiles.
 - Toilets: Anti-skid ceramic tiles for flooring, ceramic /vitrified tiles for wall
 - Corridor: Vitrified tiles
 - Corridor & Elevator Lobbies: Vitrified tiles



- PAINTING**
- External: Exterior emulsion paint.
 - Internal: Smooth putty finish emulsion paint.

Sanitary fitting

- All CP fittings and sanitary fixtures of reputed brands.
- Wall mounted EWC with concealed flush tank and Health Faucets in all Bathrooms.



- KITCHEN**
- Treated water connection and provision of inlet and outlet for kitchen sink.
 - Provision for washing machines in the utility area.



- ELECTRICAL**
- Electrical switches of Schneider/Honeywell /Equivalent make.
 - Concealed copper wiring of Salzer/ KEI/ Anchor /Equivalent make.
 - Power outlets for Air Conditioners in all bedrooms / living rooms.
 - Power outlets for TV in, Living, and Master bedroom.
 - Power plugs for cooking hob, chimney, refrigerator and water purifier.
 - Power plugs for microwave oven, mixer & grinder in Kitchen.
 - Power plug for washing machine in Utility area.



- TELEPHONE**
- Intercom facility to all units connecting security cabin, Club House, and maintenance office.



- INTERNET POINT**
- Provision in Living room.



- GENERATOR**
- 1KVA DG set backup for all apartments.
Generator backup Lifts, STP, WTP, Fire, Pump Rooms & common areas.



- LIFTS**
- Passenger Lifts & Service Lift shall be provided with Schindler/ Kone/Equivalent Make.



- WATER SUPPLY**
- Ground water



- SECURITY**
- CCTVs in common area.
Round-the-clock security personnel

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LOCATION MAP

(NOT TO SCALE)



Connected
to Everything
that Matters

Strategically located in a thriving urban corridor, with seamless access to workplaces, schools, healthcare, and entertainment. Experience the perfect balance of city convenience and peaceful living. A location that keeps you close to life, yet away from the chaos. Because the right address changes everything.



LOCATION QR CODE

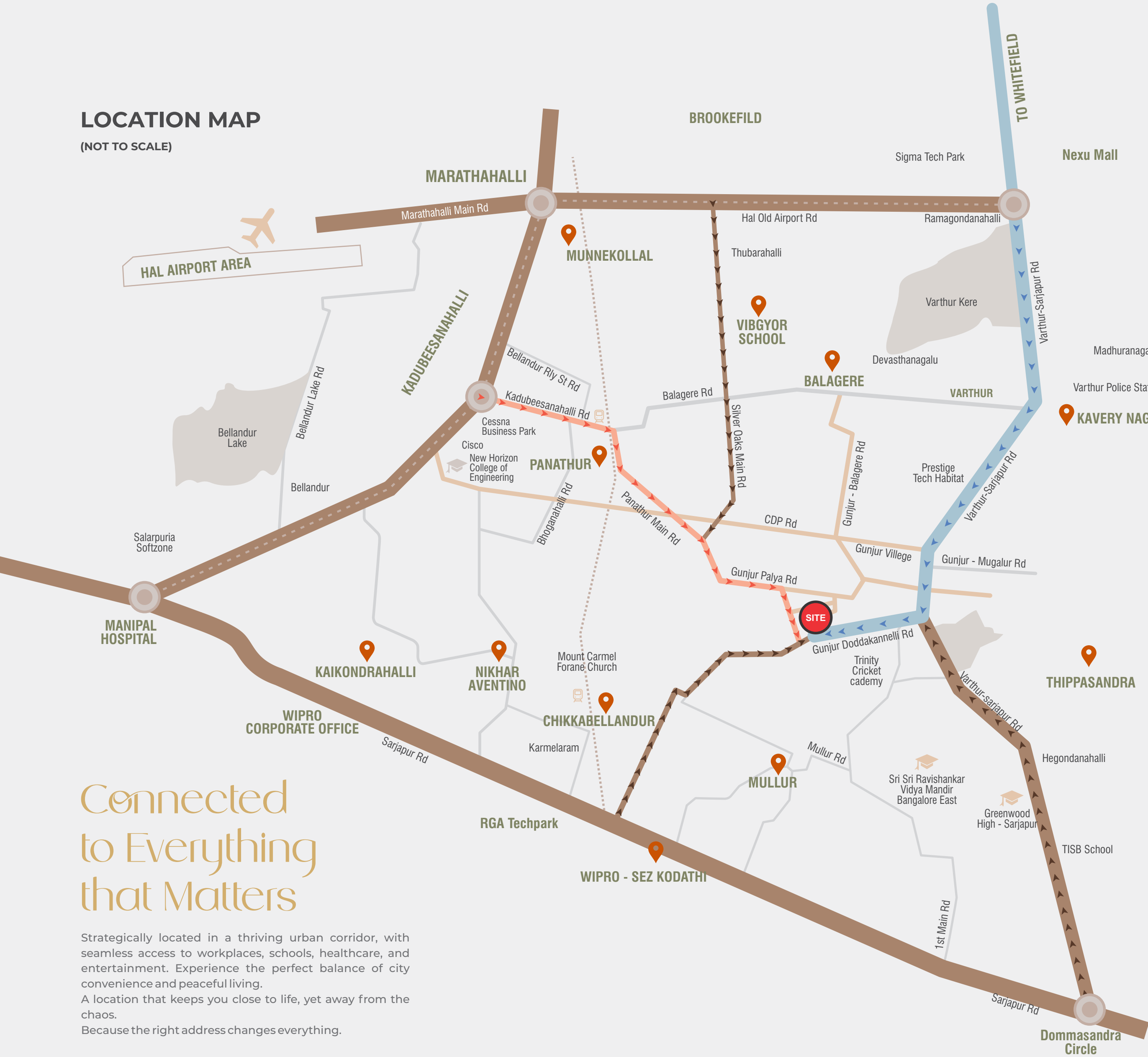


Connected To
Everything That Matters

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from bottom to top

LOCATION MAP

(NOT TO SCALE)



Connected
to Everything
that Matters

Strategically located in a thriving urban corridor, with seamless access to workplaces, schools, healthcare, and entertainment. Experience the perfect balance of city convenience and peaceful living. A location that keeps you close to life, yet away from the chaos. Because the right address changes everything.

HIGHLIGHTS



EDUCATIONAL INSTITUTIONS

Crestwood High School	1.5 km
TCIS	3.0 km
Vahe Global School	3.1 km
Global Indian International School (GIIS)	3.5 km
Basil Woods International School	3.5 km
Greenwood High School	3.8 km
Orchids International School, Panathur	3.9 km
VIBGYOR High School, Marathahalli	4.4 km
Oakridge International School	5.6 km
Inventure Academy	5.7 km
The International School Bangalore (TISB)	5.8 km
NPS East	6.6 km
GEAR Innovative International School	7.0 km
DPS East	7.6 km



OFFICES

Prestige Tech Habitat	3.6 km
Prestige Tech Park SEZ	5.2 km
Bagmane Tech Park	5.7 km
RGA Tech Park	5.8 km
Embassy Tech Village	6.0 km
Prestige Raintree Park	6.5 km
Global Tech Park	6.5 km
Brigade Tech Park (AECS Layout)	6.9 km
RMZ Ecoworld	7.1 km
RMZ Ecospace	7.2 km
Wipro Corporate Office	7.8 km
SAP Labs India	9.1 km
Vaishnavi Tech Park	9.8 km
International Tech Park Bangalore (ITPB)	13.0 km



ENTERTAINMENT & SHOPPING

CSK Mall	10 m
Myhna Square	2.0 km
Decathlon	4.6 km
DMart Carmelaram	5.2 km
Innovative Multiplex	6.4 km
Brookefield Mall	6.9 km
The Forum Neighbourhood Mall	7.5 km
DMart Varthur	7.6 km
Virginia Mall	8.3 km
PVR Arena Mall, Bengaluru	9.7 km
Inorbit Mall Whitefield	11.0 km
Phoenix Marketcity	12.0 km
Nexus Whitefield	13.0 km



HOSPITALS

Sakra World Hospital	6.5 km
Cloudnine Hospital	9.0 km
Manipal Hospital Sarjapur Road	9.3 km
Motherhood Hospital	9.3 km
Sri Sathya Sai Super Speciality Hospital	10.6 km
Manipal Hospital Whitefield	12.0 km
Aster Whitefield Hospital	13.0 km



LOCATION QR CODE



Building Legacies With Trust And Transparency

Nikhhar Estates is built on a foundation of trust, precision, and thoughtful development, creating spaces that seamlessly blend functionality with refined living. With a strong focus on quality construction, timely delivery, and transparent processes, the brand consistently delivers environments that elevate everyday lifestyles. Driven by a vision to craft enduring communities, Nikhar Estates approaches every project with meticulous planning and attention to detail. Each development reflects a commitment to modern design, sustainable practices, and long-term value, ensuring spaces that grow with their residents and stand the test of time.



Build by



Sy.No 68/2, Gunjur village,
Gunjur, Bengaluru-560 087.

www.nikharcelio.com

CREDITS

ARCHITECTS &
LANDSCAPE DESIGN



STRUCTURAL CONSULTANTS



MEP



BRANDING



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