

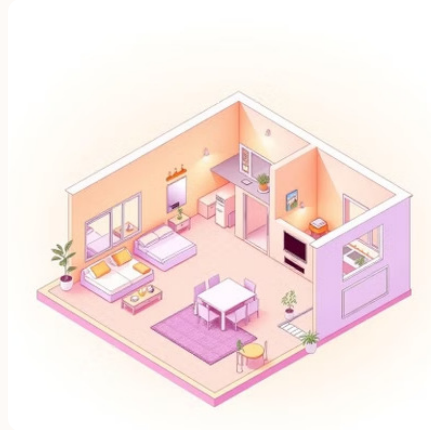


# Luxury Independent Villa for Sale

**JP Nagar 6th Phase, Bangalore Just ₹6 CR\*** Offered by Nest Properties. Discover unparalleled luxury in Bangalore's most coveted location. This exquisite independent villa offers a rare combination of space, style, and complete ownership. Welcome to your dream home.



# Villa Specifications



- **3 BHK** (or optional 4 BHK if home theatre not required)
- **Plot Size:** 1200 sqft
- **Built-up Area:** 5400 sqft
- **Carpet Area:** 4600 sqft
- **Structure:** Basement + Ground + 3 Floors
- **Construction:** RCC framed, seismic compliant (IS 1893-2002)
- **Furnishing:** Fully Furnished
- **Facing:** East

# ✨ Premium Features & Finishes

- Teak wood carpentry work
- Luxurious branded modular kitchen
- Sanitary ware by Kohler, Duravit, Massimo, Pearl
- Concealed wiring with Anchor/GM, branded modular switches
- Wooden laminated flooring for master bedroom
- Italian marble flooring (living, dining, staircase, bedrooms)
- Vitrified tiles for bathrooms (up to false ceiling)
- Antiskid ceramic tiles for balconies & utility areas
- High-quality matte granite for car parking

# Lifestyle Amenities

- **3 covered parking spaces** (EV point for 1 car & 1 bike)
- **Servant/office room** with attached bathroom
- **Rooftop:** Jacuzzi + Bar Counter + Vertical Garden
- **Private lift** to all floors
- **Automated gate** + 100% UPS for common areas
- **Video door phone** + intercom facility



# Prime Location Advantage

Located in the heart of **JP Nagar 6th Phase**, Bangalore's most elite and vibrant neighborhood. Enjoy unparalleled convenience and connectivity. Indulge in fine dining, access top-tier education and healthcare, and easily commute via metro.





# Why Choose an Independent Villa Over a Gated Community Villa?

- **Full Land Ownership** – Total control & resale value
- **No Monthly Maintenance Fees** – Save lakhs long term
- **Complete Design Freedom** – Make it truly your dream home
- **No Association Politics** – Enjoy privacy & autonomy
- **Better Privacy** – No shared walls, no noise
- **Faster Land Appreciation** – Independent plots gain more
- **No Builder Restrictions** – You're in full control
- **No Hidden Costs** – Transparent, stress-free purchase
- **Flexible Utility** – Rent part out, run a home office, etc.
- **Personal Amenities** – Build your own gym, theater, lounge

# Contact Us Today

**Nest Properties** 📱 Phone / WhatsApp: **9916616646** 🌐 Website: [www.nestproperties.in](http://www.nestproperties.in). Contact us now to schedule a private viewing and experience the epitome of luxury living.