



MIMS
NORTHBROOK
Luxury Villas at Hennur Road

a project by

MIMS
BUILDERS
har dil me ghar basaye

North Bengaluru Tickers

- ✓ Marreda Tech Park
- ✓ Kibola Tech Park
- ✓ Proposed 215-acre Airport city expected to employ over 1 million people
- ✓ 1000-acre Aerospace
- ✓ 941-acre Hardware park
- ✓ 1026-acre ITSI park
- ✓ 150-acre Logistics park, aligned to Devanahalli
- ✓ 414-acre Devanahalli business park
- ✓ 469-acre Integrated Textile park, on Doddaballapur road
- ✓ SEZ – Facilities of IT /ITES and biotechnology Companies
- ✓ Phase II Metrostation connecting major locations in North Bengaluru
- ✓ ORR (Outer ring road) providing seamless connectivity from KP Puram to Hebbal and Tumkur road to Hebbal



The life we lead – the life we need

Modern day home mirrors a struggle hidden in our lifestyles. A growing concrete jungle that has us seeking not just some green nature but even natural daylight for our homes. Cramped spaces restrict our movement and privacy indoor concrete structure minus amenities for entertainment and socialising ensure lonely living.

What we definitely need is a more wholesome community living, with friendly neighbourhoods, green spaces to live and breathe in, better planned spaces to enjoy family time and find privacy to be ourselves.

The life we lead is definitely not the one we need. Walk through with us to uncover our needs and find a resounding echo of the life we need.

THE
LIFE
WE
LEAD

v/s

THE
LIFE
WE
NEED



THE LIFE I LEAD

*Has an
enclosed
apartment
with shared
or no
garden
space*

THE LIFE I NEED

*Should be a
home with
a private
garden*

*Lush backyard garden
© Northbrook*





THE LIFE I LEAD

*Has a
bedroom
that I share
with my wife
and my kid*

THE LIFE I NEED

*should
have four
bedrooms
with
separate
family and
living area
for luxurious
living*

*Plush bedrooms &
separate living area
Northbrook*





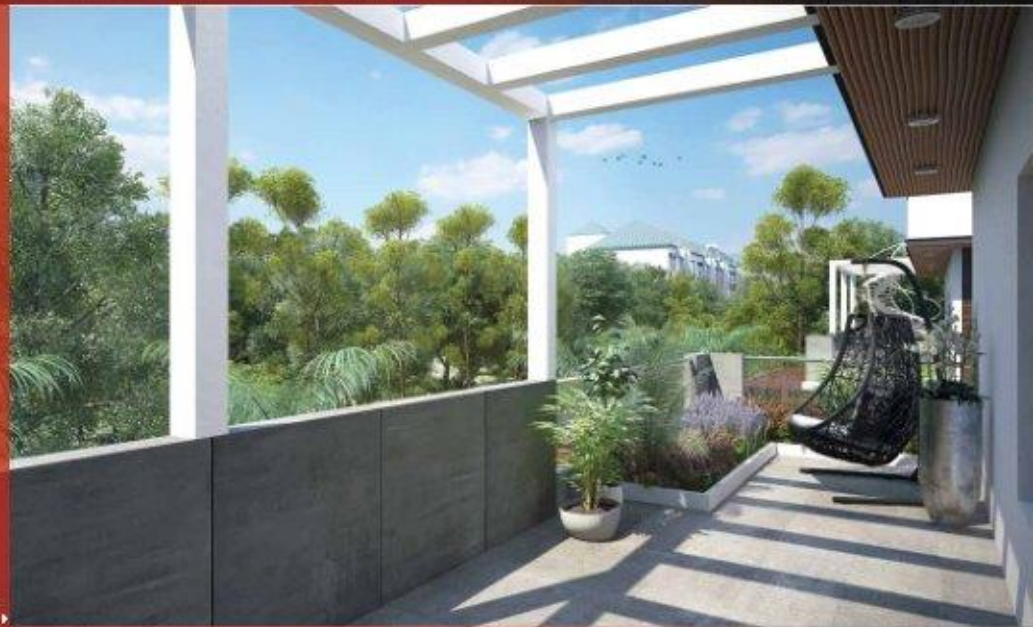
THE LIFE I LEAD

*Has
concrete
buildings
surrounding
us*

THE LIFE I NEED

*should have
green avenues
of trees
lined up to
welcome*

360° Trees lined
up Northbrook





THE LIFE I LEAD

*Has a
need
for day
lights*



THE LIFE I NEED

*should brighten
and shine with
natural light
and
ventilation*

*Bright & airy indoors
© Northbrook*





THE LIFE I LEAD

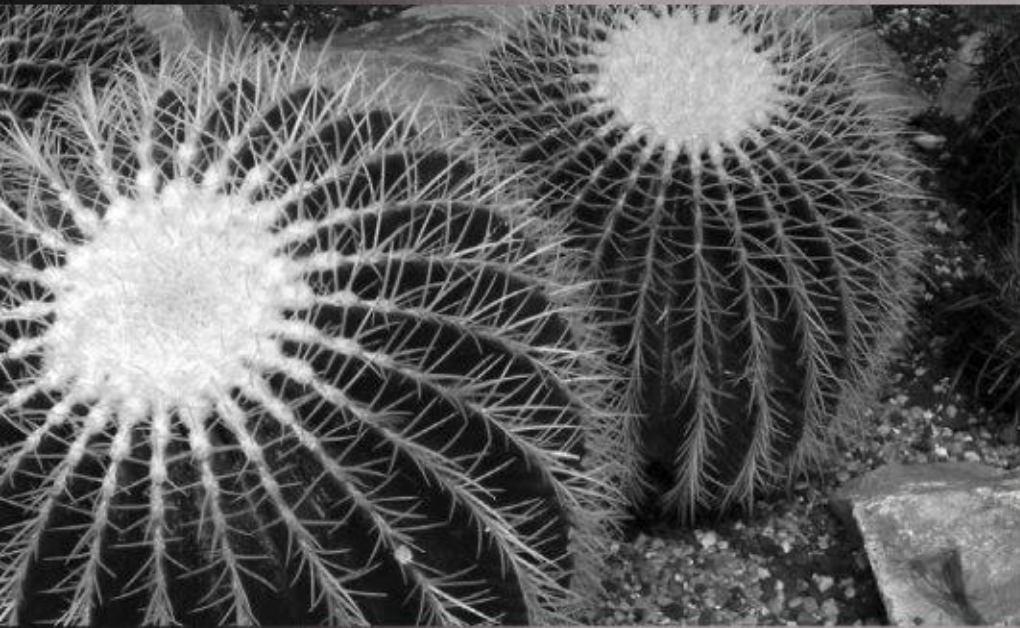
*Has a
space to
cram
a car*

THE LIFE I NEED

*Has a double
car park for
safety and
security of my
drives*

Parking for both of us
© Northbrook





THE
LIFE
I LEAD

*Has Neighbours
who stay to
themselves.*

THE
LIFE
I NEED

*Has Neighbours
who spread
a smile.*

Life minded community
Northbrook





NORTHBROOK

is future ready with all that your life and lifestyle needs. Built to impress you and impress yourself to this world, your home at Northbrook is bespoke with premium lifestyle features for the few who dare to dream. Wake up to your dream home fully loaded with amenities you desire.

Move into your future home today.



MIMS NORTHBROOK

MIMS Northbrook is your answer to these needs. Offering not just the standard, it delivers more than expected with a 11' foot ceiling height and a 8' foot door height packed beyond standard deliverable, add extra spaciousness to your living. Private garden spells out a lifestyle that you define, fulfilled in a stylish, custom designed expression befitting you. Built with top notch quality, bespoke with contemporary lifestyle features and luxuriously woven together for a seamless easy life for you.



Standard Ceiling & Door Heights



MIMS Northbrook Ceiling & Door Heights







MIMS
NORTHBROOK
Amenities

- Large Heated Swimming Pool
- Toddler's Pool
- Children's Play Area
- Steam and Sauna
- Channelled Music in the Club-House
- Pool Table & Table-Tennis
- Health Club & Gymnasium
- Aerobics Room
- Yoga Lawn with Pyramid Roof Cover
- Landscaped Walkways
- Party Area
- Basketball Court
- Seating with Wooden Deck
- Video Surveillance Security
- Rain Water Harvesting
- Sewage Treatment Plant
- Water Treatment Plant



MIMS
NORTHBROOK
Specifications

Structure

- RCC frame structure with 11 feet clear ceiling height.
- Concrete block masonry with plaster.

Villa Flooring

Ground Floor

- Imported marble laid in Foyer, Living, Dining and Family Rooms.

First Floor

- Vitrified Flooring in Family and Laminated teakwood Flooring in Bedrooms.

Second Floor

- Vitrified Flooring in Bedroom and Laminated Woodan Flooring in Home Theater/Media Room.

Balconies and Terraces

- Weather Resistant Antislip Ceramic Tiles.

Balconies and Railing

- Imported Marble Flooring with Designer Railings.

Kitchen & Utility

- Granite/ Marble Flooring.
- Ceramic tile dado of 2 feet above the granite counter top.
- Stainless Steel sink with Drain board with hot and cold mixer set.
- Anti-slip Ceramic tile flooring and ceramic cladding in the Utility.
- All necessary water inlet and outlets as required in Kitchen and Utility.

Bathrooms

- Western style, porcelain BWC and wash basins of Jaguar/ equivalent make shall be provided.
- CP fittings of Jaguar/ equivalent make.
- Mirror above wash basin and CP towel handle & accessories.
- Anti-slip ceramic tiles for flooring & ceramic wall tiles till ceiling.
- Provision for Geyser.
- Solar water connection.
- Glass Shower Panels in all The Bathrooms.

Main Door

- 8 feet height designer Door with acriluxite and PU coated polished on both sides.
- Brass/SS locks, fittings and accessories.
- Video Door Phone.

Other Doors

- 8 feet height designer Door with acriluxite and melamine coated polished on both sides.
- Brass/SS locks, fittings and accessories.

Windows / Balconies

- 3 Track UPVC coated Frames and Shutter for window with clear glass & Mosquito screens shall be provided for all the External Windows and French Window.

Painting

- Tatuled weather resistant paint for all the external walls, emulsion paint for internal walls and ceilings.
- MS Gals with dull black enamel paint.

Electrical

- Concealed wiring with PVC insulated copper wires with modular switches.
- Sufficient power outlets and light points.
- 7 KW/line core power for each villa will be provided.
- Internet, TV and telephone points provided in the Living, Family and all Bedrooms.
- BUCB and individual meters will be provided for all Villa.
- Power backup of 3 Phase 4 KW for each Villa.

Water Supply

- Common sump tanks with bore wells.
- Water Softener plant with hygienic storage tank.
- Hydro pneumatic water supply system for all the Villa.

Landscaping

- Artistically designed entry space with extensively landscaped Avenue and Body of each villa.



Proximity Distances

HOSPITALS

- | | |
|-------------------------|----------|
| Aster Oil Hospital | 11.2 Kms |
| Columbia Asia Hospital | 13.3 kms |
| Baptist Hospital | 14.7 Kms |
| MS Ramakrishna Hospital | 18.6 Kms |

SCHOOLS

- | | |
|-----------------------------------|----------|
| Legacy School | 1.9 Kms |
| Bangalore International School | 4.5 Kms |
| Coast International School | 6.6 Kms |
| Delhi Public School | 8.7 Kms |
| Malaya Aditi International School | 11.6 Kms |
| Canary International school | 11.7 Kms |
| Vidya Nilatan High School | 18.1 Kms |

IT PARKS

- | | |
|--------------------|----------|
| Manyata Tech Park | 9.4 Kms |
| Kirorkar Tech Park | 12.5 Kms |
| ITPL | 21.3 Kms |
| Embassy Golf Link | 21.5 Kms |

PLACES

- | | |
|-----------------------------------|----------|
| • ORE | 7 Kms |
| • Yelahanka | 9.5 Kms |
| • M.G. Road | 14.2 Kms |
| • Indiranagar | 16 Kms |
| • Bengaluru International Airport | 21.3 Kms |
| • Whitefield | 22.9 Kms |
| • Karamangola | 23 Kms |

HOTELS

- | | |
|-----------------|----------|
| ● Windsor Manor | 15.3 Kms |
| ● Laith Ashok | 18.9 Kms |
| ● Tol West End | 20.3 Kms |





Area Statement all in square feet

1 Square Foot = 0.092903 Square Meter

Villa No.	Plot Area	Common Area	Total Plot Area	Overall Area	Plot Parking	Utility	B.R.A.	Open Terrace	Private Terrace	Common Area	Super Building Area
Villa 01	1691	624	2315	2465	453	52	2970	410	632	166	3485
Villa 02	1683	624	2307	2432	453	52	2937	410	637	166	3462
Villa 03	1675	624	2299	2432	453	52	2937	410	639	166	3449
Villa 04	1672	624	2296	2432	453	52	2937	410	636	166	3435
Villa 05	1672	624	2296	2432	453	52	2937	410	637	166	3449
Villa 06	1676	624	2300	2432	453	52	2937	410	630	166	3400
Villa 07	1669	624	2293	2430	453	52	2928	408	638	166	3436
Villa 08	1669	624	2293	2430	453	52	2928	408	638	166	3436
Villa 09	1675	624	2299	2430	453	52	2936	410	630	166	3448
Villa 10	1683	624	2307	2430	453	52	2936	410	639	166	3450
Villa 11	1690	624	2314	2467	453	52	2972	415	637	166	3487
Villa 12	1695	624	2319	2467	453	52	2972	415	636	166	3489
Villa 13A	1696	624	2320	2467	453	52	2972	415	636	166	3488





First Floor Plan



Area Statement in square feet

1 Square Foot = 0.092903 Square Metre

Villa No.	Plot Area	Common Area	Total Area	Carpet Area	Plot Parking	Utility	BBQ	Comm. Terrace	Private Car Port	Common Area	Super Bathing Area
Villa 14	1824	624	2448	2307	498	76	2081	387	568	166	3364
Villa 15	1822	624	2446	2307	498	76	2081	387	568	166	3363
Villa 16	1830	624	2454	2307	498	76	2081	387	570	166	3366
Villa 17	1826	624	2449	2307	498	76	2081	387	568	166	3365
Villa 18	1826	624	2450	2307	498	76	2081	387	567	166	3365
Villa 19	1829	624	2453	2307	498	76	2081	387	570	166	3366
Villa 20	1826	624	2449	2307	498	76	2081	387	568	166	3365
Villa 21	1817	624	2441	2307	498	76	2081	387	567	166	3362
Villa 22	1807	624	2431	2307	498	76	2081	387	548	166	3359
Villa 23	1801	624	2425	2307	498	76	2081	387	542	166	3357
Villa 24	1804	624	2428	2307	498	76	2081	387	544	166	3357
Villa 25	1801	624	2425	2307	498	76	2081	387	542	166	3357
Villa 26	1811	624	2435	2307	498	76	2081	387	552	166	3360
Villa 27	1828	624	2452	2307	498	76	2081	387	568	166	3365





Over last 15 years, we have built luxury villas and the finest apartments in Whitefield and North Bangalore. Never compromising in quality, we have delivered projects on time as promised to our customers. MIMS builds all size ranges of projects – apartments with all of amenities, elegant villas designed in idyllic locations, and large sized budget apartments.

Living at a MIMS project means leading a peaceful life without facing any legal problems whatsoever. At MIMS, we don't just build apartments and villas, we fill them with happiness and family moments.

MIMS BUILDERS

har dil me ghar basaye



MIMS BUILDERS PVT. LTD.
Corporate Office
MIMS Signature # 20, Coles Road, Frazer Town
Bangalore 560 005, Karnataka, INDIA.

Email:
info@mimsbuilders.com

Mobile:
+91 97396 40640

Phone:
+91 80 4114 8408
+91 80 4123 5002