

Nitesh
LONG ISLAND
PREMIER PLOTS • DEVANAHALLI

Project RERA No - PRM/KA/RERA/1250/303/PR/180507/001616

Alpha Devanahalli
Properties LLP

LONG ISLAND

— BY FOURR GROUP —

AUTHORISED
CHANNEL PARTNER



WHERE LUXURY MEETS LEGACY



A CANVAS OF DREAMS

HISTORY AWAKENED

Awakened from the heart of history, reborn with purpose—this land beckons with stories, untold and dreams unfurled.

A masterpiece of design meets nature's embrace, where each plot is a canvas & every pathway is a journey to timeless beauty. Your legacy awaits in this revitalized landscape.



A LEAP INTO
THE FUTURE

EXCLUSIVE
CONNECTIVITY

*CONCEPT IMAGE

A photograph of a grand, ornate interior room, likely a mansion or palace. The room features a large, multi-tiered chandelier hanging from the ceiling. On the left, there is a fireplace with a large, ornate clock on the mantel. A large mirror is mounted on the wall above the fireplace. The walls are decorated with intricate moldings and a large oval painting. In the center, there is a small table with two chairs. The floor is covered with a patterned rug. The overall atmosphere is one of luxury and elegance.

WHERE LUXURY MEETS
LIMITLESS

POSSIBILITIES AMIDST 41 ACRES
OF ELEGANCE, COMFORT, AND OPPORTUNITY

WELCOME TO NITESH LONG ISLAND

From the Legacy of Nitesh Estates, where Luxury Untouched, we bring you a world of elegance, comfort, and opportunity. Located strategically on NH 44, near BIAL, Devanahalli, Nitesh Long Island is a premium villa-plotted development spread across 41 acres of pristine landscape.

Wake up to a new day filled with possibilities. Here, every moment is designed to inspire creativity, fuel your imagination, and rediscover happiness. Let your inner child roam free as you immerse yourself in a lifestyle defined by luxury, serenity, and exclusivity.

At Nitesh Long Island, luxury meets opportunity in a thoughtfully crafted environment that promises the perfect balance of sophistication and convenience. Secure your piece of paradise today and step into a world where your dream lifestyle awaits.





A SEAMLESSLY CONNECTED HAVEN



LOCATIONS

Nitesh Long Island offers unwatched accessibility to the International Airport, Satellite town ring road (STRR), IT Parks, Premium Schools, Health Care Hubs and Shopping Destination making it the epicenter of convenience and connectivity.

PERFECTLY CONNECTED

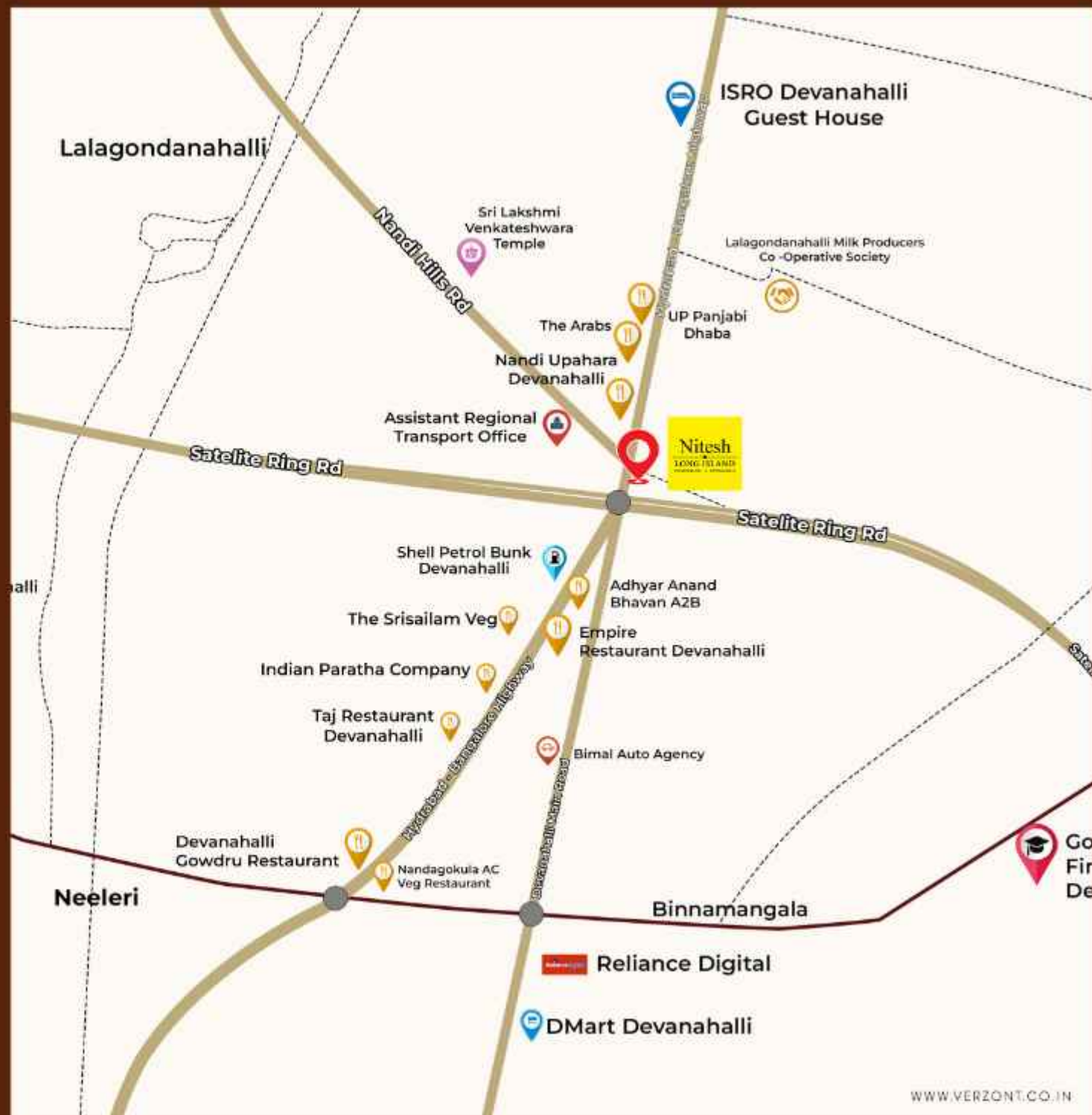
1 Mins
Satellite Town
Ring Road

5 Mins
Metro Station

10 Mins
IT Parks

15 Mins
BLR International
Airport

20 Mins
Yelahanka



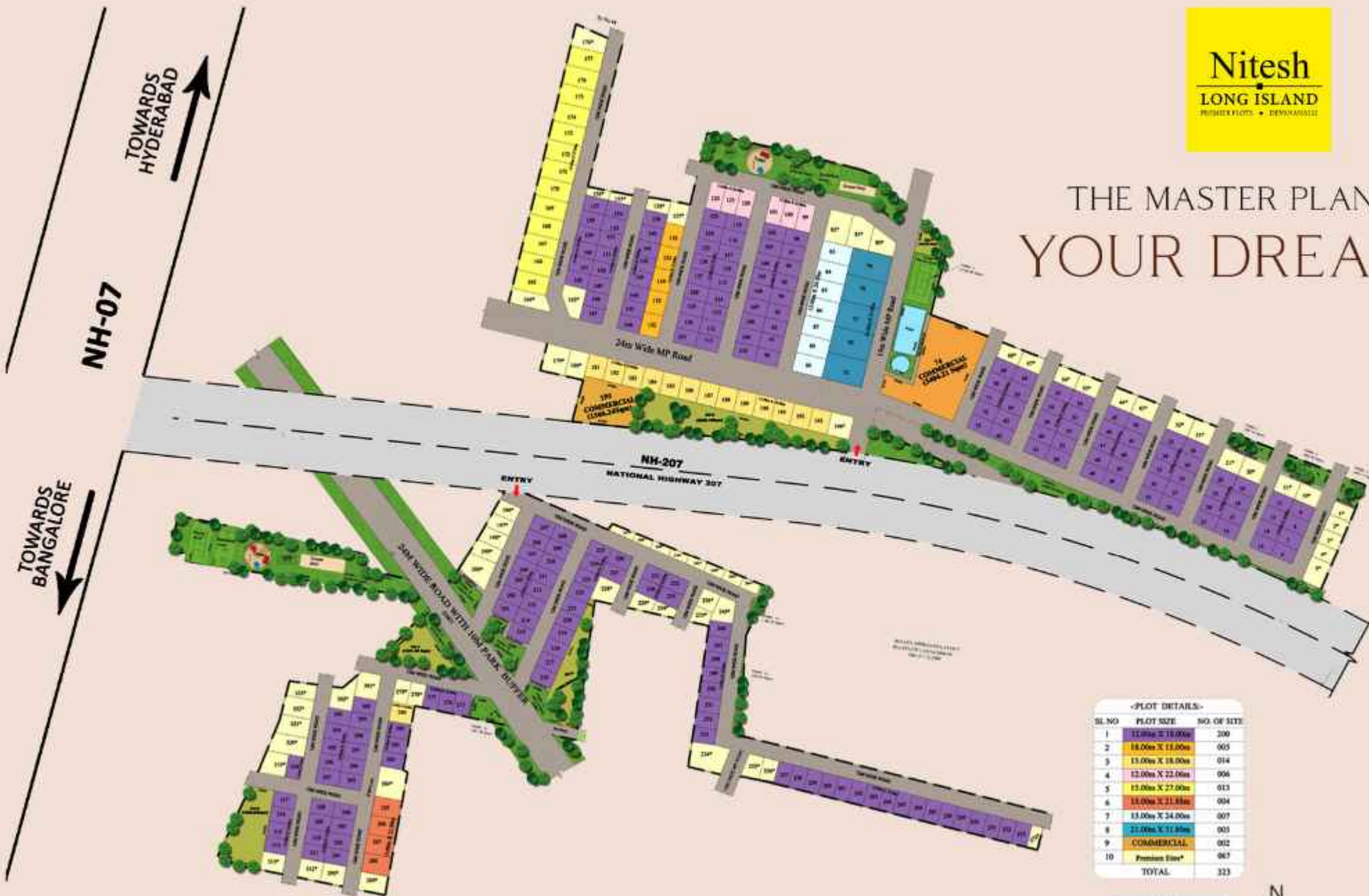
PROXIMITY

Nitesh
LONG ISLAND
PREMIER PLOTS • DEVANAHALLI

Devanahalli Extension of the northern part of Bengaluru is a rapidly developing IT & Industrial Hub. Quinn city are Well equipped with Modern Amenities such as Schools, Hospitals, Malls & IT Parks.



THE MASTER PLAN FOR YOUR DREAMS



<PLOT DETAILS>

SL. NO.	PLOT SIZE	NO. OF SITE
1	11.00m X 18.00m	300
2	18.00m X 11.00m	005
3	13.00m X 18.00m	014
4	12.00m X 22.00m	006
5	15.00m X 27.00m	013
6	18.00m X 21.88m	004
7	13.00m X 24.00m	007
8	22.00m X 11.88m	005
9	COMMERCIAL	002
10	Premium Plots*	063
TOTAL		323

<LEGEND>

LANDS BOUNDARY

OVER BRIDGE

SEWERAGE TREATMENT PLANT



AMENITIES

THAT ELEVATE
EXPERIENCE THAT INSPIRE!

Set your sights on a haven of luxury where
every moment overflows with extraordinary
amenities and endless inspiration



Multipurpose
Clubhouse



Gazebo
Zone's



Fitness
Park



Tropical
Garden Areas



Kid's Splash Pads
& Play Area

A modern, multi-story house with a swimming pool and a wooden deck. The house features a mix of light-colored stone or concrete and dark wood siding. Large windows and glass doors are visible. A swimming pool with a blue tile border is in the foreground, surrounded by a dark wood deck. A paved walkway leads from the pool area towards the house. The sky is blue with some clouds.

WELCOME TO YOUR
EXCLUSIVE

WORLD OF LUXURY
LIVING

UNWIND OUTDOORS

Where Nature meets play and
Leisure Knows no bounds.



Meditation
Gardens



Yoga Lawn
Decks



Barbeque
Corners



Outdoor Sports
Courts



Senior Citizen
Zone



Pets Play
Area

YOUR DREAM
HOME

WILL BE A
LUXURIOUS REALITY

*CONCEPT IMAGE

CLUBHOUSE

An Aesthetic Magnum with true Luxury, packed with Lavish Lifestyle amenities,
serving you a fine blend of Innovation & Opulent Hospitality



Retreat Spa



Indoor Games



Indoor Gym



Gaming Arena



Party Hall



Miami Syle
Pool Deck



THOSE WHO
LIVE LUXURY

LIVE THE
FINEST LIFE



SUSTAINABILITY

SAVE NATURE, SAVE FUTURE



Rainwater
Harvesting



Smart Solar
Street Lights



Surplus
Water Storage



STP
Sewage Treatment

FUTURE OF
TECHNOLOGY

NATURE
SUSTAINABILITY

*CONCEPT IMAGE

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