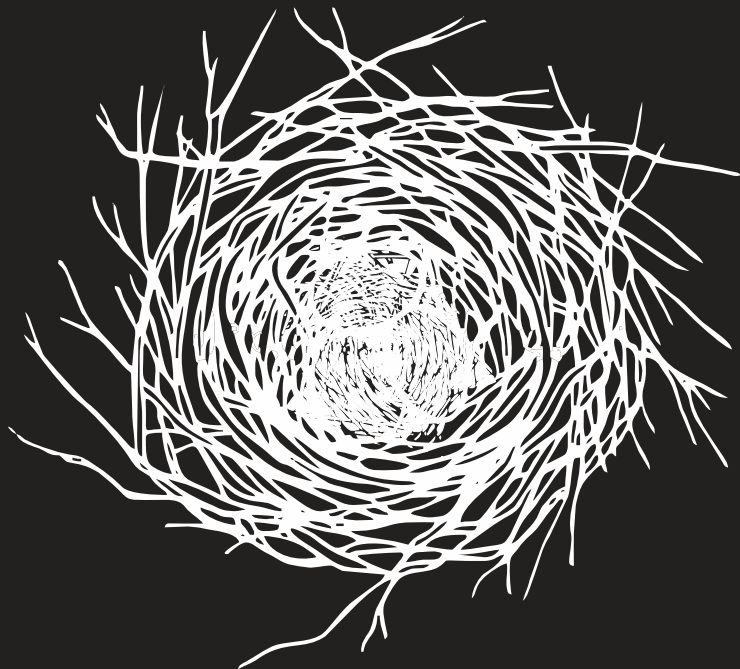




GET NESTLED!





WE ADMIRE OUR COMPETITORS!

When it comes to building homes, we take a feather or two from the birds! The twigs and time birds take to build their nests is as much mind blowing as inspiring. It is a classic case of a single minded pursuit leading to a dwelling fairly protected, snugly placed, oozing out enough warmth and letting in enough air and light. Of course all within their means and limited resources at hand.

We, at Nestscapes, are passionate observers and faithful followers of this wonderful phenomenon. We plan meticulously and build apartments with the same diligence, dedication and effort so that the home you opt for is what a nest is for a bird. To fly and aim at the sky is to live as snugly as a bird! And we fulfill the quest of the ambitious you for a perfect home!







WELCOME TO ELEMENTS!

Nestscapes is a genuine example of our creation doing the talking for us. An edifice of 3 bedroom units, Nestscapes is well thought out to economize on space yet not compromising on all the necessities of a modern home. Each bedroom provides for enough space and amenities and the living room & dining room are all well placed to connect to one another and provide enough elbow room.

We have made it as opulent as it can get, yet hardly squandered any money on it. We have striven to build an epitome of excellence whichever way you look at it. Our endeavor is to make sure you get value for money when you own your dream home.

Tucked away from the hurly burly of the hectic city life, Nestscapes is located at Rock town Colony where lush greenery assures fresh air, and the cool climate is as refreshing. Nevertheless, it is not devoid of all the must-haves of modern day life since within a few miles radius you find malls, restaurants, parks, reputed schools, colleges and hospitals. Nestscapes enjoys good connectivity to all the city centers as it is in the vicinity of not just one but two metro stations.









It is one thing to have any landmark as a point of reference for your address, and another to have your address itself as a landmark. When Nestscapes is your home you hardly need other landmarks. It is the cynosure. It is a masterpiece. After all who would miss a compact yet imposing citadel like Nestscapes? Your nest nestled in Mother Nature's cradle!

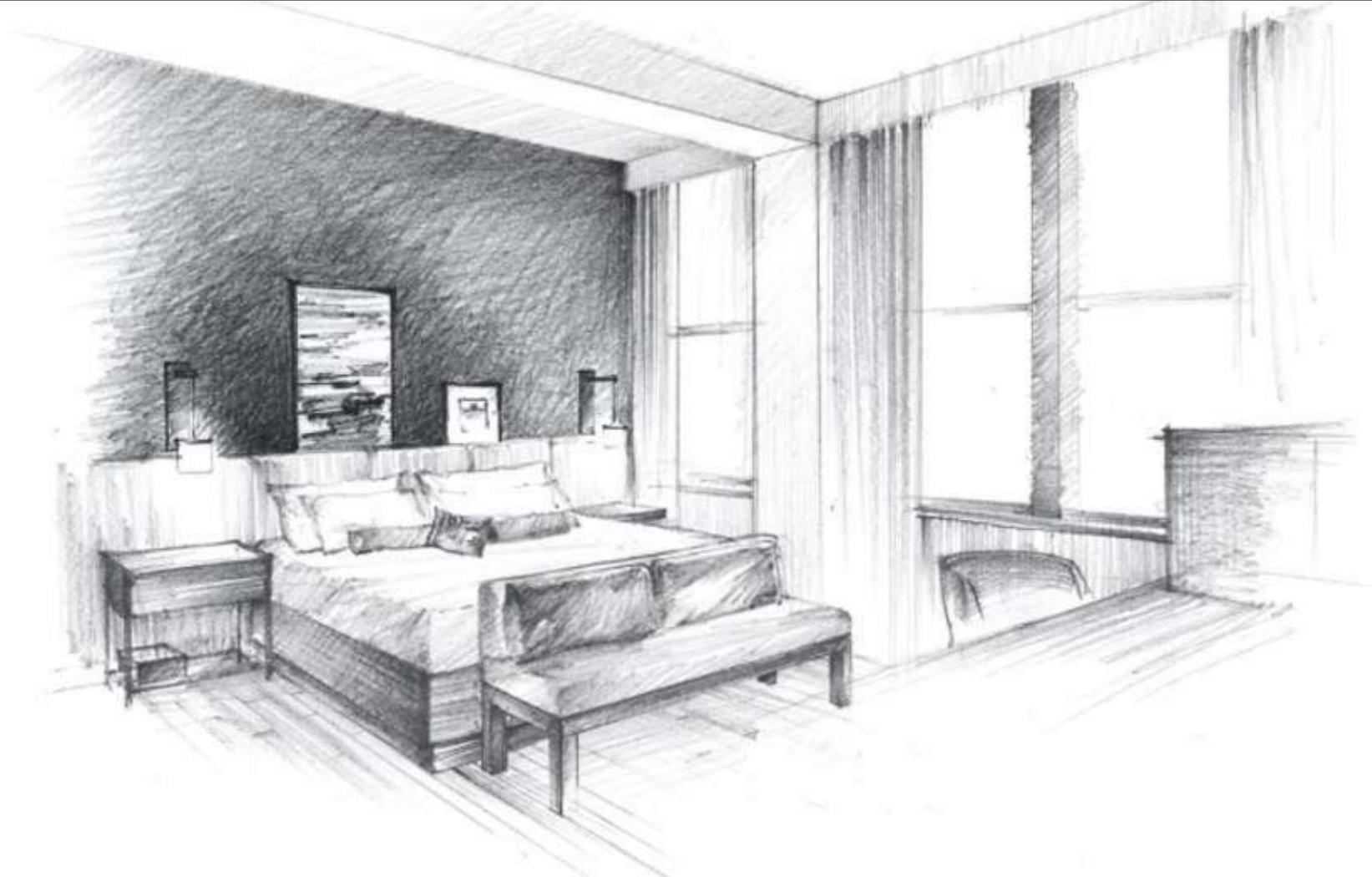
Peace of mind is easy to put into words but hard to come by. The ambience, the décor, settings...everything counts. The overall feel matters most. At Nestscapes you experience it so much, you may fumble for words to express it. A revelation of sorts. An enlightening one at that, like meditating below a tree. Or like a bird family nestled above it.

In city life space is a luxury. Feeling huddled, suffocated, and craving for more elbow space is all a way of life in metros. Not at Nestscapes. Not at your favorite nest at least. The well thought out layout, the floor plan all economize on space so much so that the last thing you hear is your family nagging about space. You just follow suit the birds as you nestle at Nestscapes. Your own Nest that is!



Flat #1, 2725 sft
3 BHK, North facing





Flat #1
North Facing
3 BHK - 2725 sft.

Flat #2
East Facing
3 BHK - 2100 sft.



Flat #3
East Facing
3 BHK - 2120 sft.

DETAILING



Structure

- Earth quake resistant RCC framed structure with necessary foundations, beams and slabs with controlled concrete as per relevant IS codes
- Masonry wall: 9 "Light weight solid block masonry for external wall, 4" solid block masonry for internal walls
- Plastering: Internal & Ceiling - plaster / putty or equivalent , External - 1:6 cement mortar with sponge finish



Doors & Windows

- Main Door Frame - 4'-0" wide, 8'-0" height and 6"X 4" teak wood frames finished with melamine polish
- Main Door Shutter-Good quality pre Engineered doors
- Internal Doors – Good quality Pre Engineered doors
- Windows - Drawing/Living - Windows in UPVC frames to ensure maximum natural light and ventilation. Other Windows - UPVC glazed sliding windows
- UPVC French windows



Flooring

- Living & dining – First rated Vitrified tiles
- Bedrooms - First rated vitrified tiles
- Master Bedroom - Laminated wooden flooring
- Kitchen - First rated vitrified tiles
- Toilets - Anti skid / nonslip tiled flooring and well designed door height dadoing
- Balconies - Anti skid Ceramic tiles or vitrified tiles



Wall Finish (painting)

- Plastic Emulsion with Birla, Nippon or equivalent putty on Internal walls. External Façade as per design.



Kitchen

- Granite platform with steel sink
- Panelliing - 2ft height Dado with tiles above the counter
- Provision for exhaust fan and suitable electrical points for kitchen appliances



Washrooms

- Ceramic tiles up to 7ft height Jaquar/Cera or equivalent washbasins, Concealed pipeline European water closet matching with tiles of Johnson/Euro or equivalent.
- Standard fittings of Jaquar or equivalent Provision for Geyser in Toilets

DETAILING



Electrical

- Concealed copper wiring with adequate points for T.V, Exhaust fans, Geyser, A/C etc.
- RCCB will be provided in all apartments
- Switches made of legrand or equivalent



Elevators

- Elevators of Schindler/Kone or equivalent brand with 6passenger's capacity with stand by generator.



Amenities

- Security – Intercom facility to all flats from lobby area.
- Rain water Harvesting – The rain water from the terrace and open areas will be collected through rain water pipes, which will be discharged in to the rain water harvesting pits to recharge the underground water.
- Municipal water connection, sewage system, LED lights in common areas.
- Designer landscape around the compound wall
- Children's play area



Lift Lobbies (Common Area)

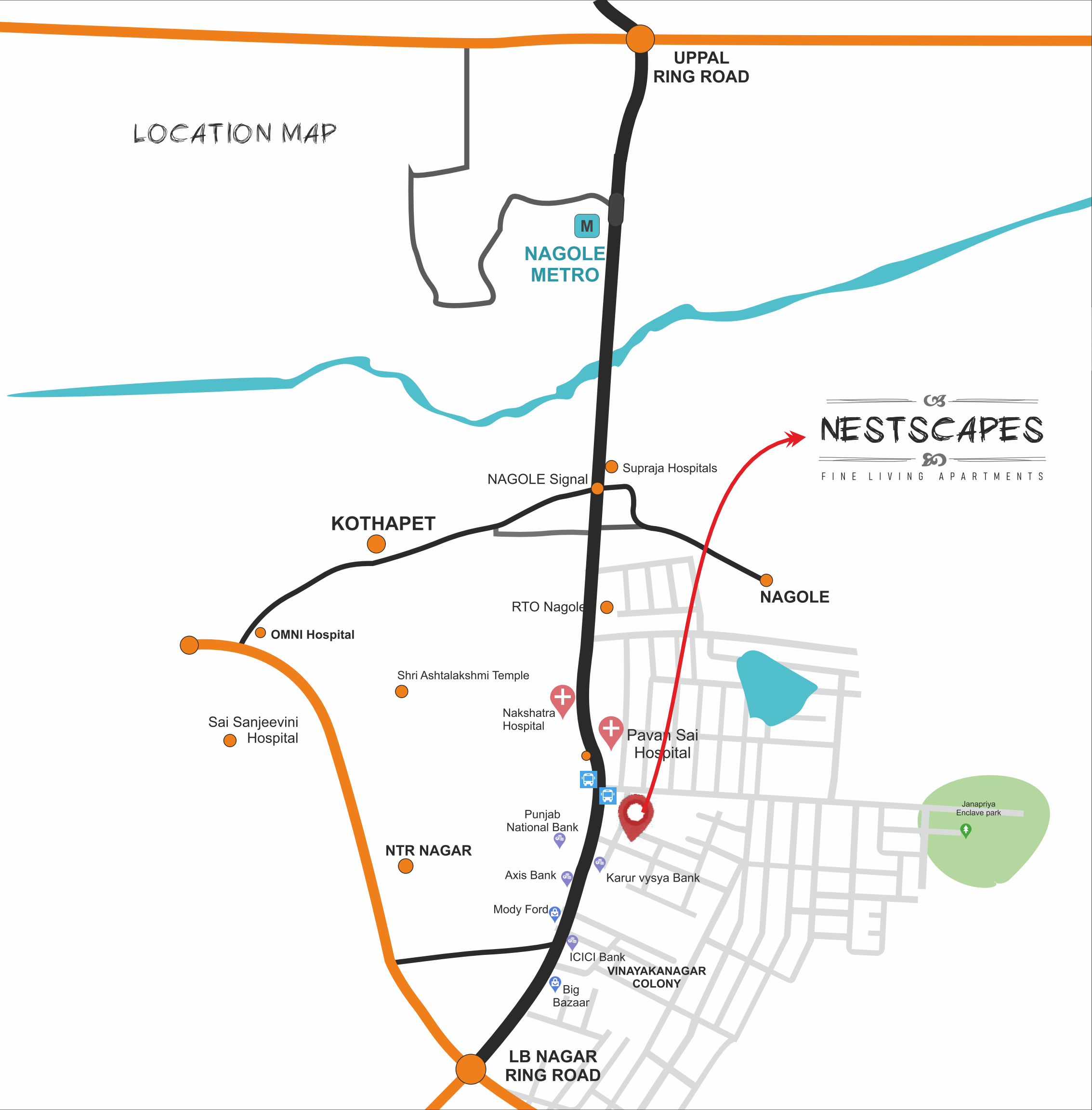
- Corridor and staircase with Granite/ Marble or equivalent flooring.
- Typical: Granite flooring.



Generator/Backup Power

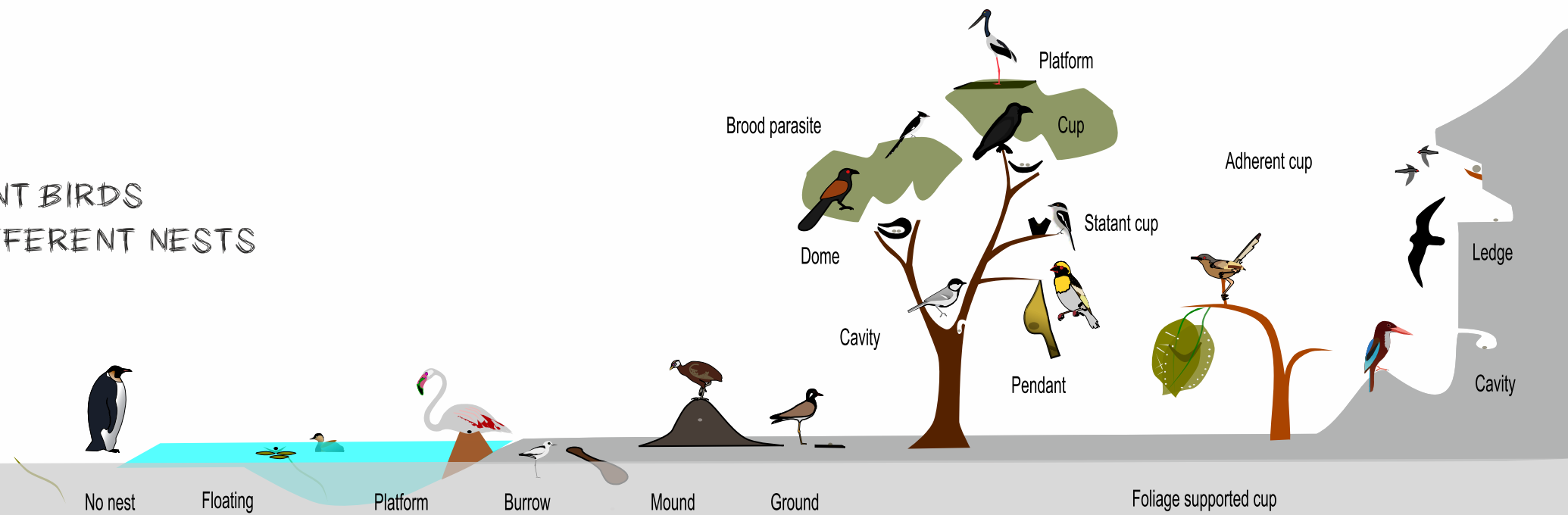
- All lights and fan points of the flats and corridor shall be operating with the generator during power failure. Capacity of the generator will depend on the No. of Apartments.
- Elevators shall be working during power failure with generator backup

LOCATION MAP



NESTSCAPES
FINE LIVING APARTMENTS

DIFFERENT BIRDS MAKE DIFFERENT NESTS



ON-GOING PROJECTS



Select15 @ Alkapuri Colony



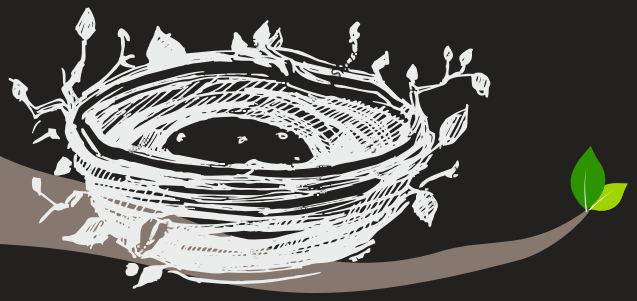
Alcove @ Alkapuri Colony



Autumn West @ Jubilee Hills



@ Dollar Hills



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NESTSCAPES
— — — — —
FINE LIVING APARTMENTS



ELEMENTS
Spaces Redefined

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Renderers

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Ranga Reddy District. Hyderabad.