

Truly delightful.
Truly beautiful.

A project by



NESTILA
Aravindam

LIVE WITH PLEASURE

2 & 3 BHK GATED COMMUNITY
LUXURY APARTMENTS @ BACHUPALLY



G+5 FLOORS | 2-ACRE VASTNESS | 178 APARTMENTS

NESTILA 
Aravindam
LIVE WITH PLEASURE

Truly enchanting 
Truly enlivening.

Step in to a residential community that brings to you the most amazing experiences of making through life's journeys. Come on over to Nestila Aravindam.



CLUBHOUSE AMENITIES

- Multipurpose Hall
- Gymnasium
- Yoga / Meditation hall
- Indoor Games
- Guest Rooms
- Swimming Pool
- Children's Play Area
- Half Basket Ball Court
- Badminton Court

PROJECT HIGHLIGHTS

- Street Lights
- Cellar Parking
- Vaastu-compliant
- Entrance Lobby
- Water Meters
- Solar Power for common areas.
- Power Backup
- 24*7 Security
- Bio-STP
- CC Cameras Surveillance
- No Common Walls & Excellent Ventilation
- Landscaping with Pergolas
- Conforming to Green Building Norms



STRUCTURE

RCC-frame structure.



SUPER STRUCTURE

8", 4" walls with Cement concrete blocks/Red bricks masonry in cement mortar.



DOORS AND WINDOWS

Main door: Teak wood frame with veneer finished flush shutter reputed hardware
Internal doors: Hardwood or factory-made wood frame with both side laminated flush shutter.
Toilets: WPC frames and shutters.
Balcony: UPVC frame with French sliding doors of reputed make.
Windows: UPVC frames and shutters with mosquito mesh.



C.P & SANITARY FIXTURES

Premium quality ceramic wash basin of reputed make.
Premium quality wall mounted EWC with concealed flush tank of reputed make in master bath room.
Premium quality floor mounted EWC single piece in other bath rooms.
Premium quality CP fittings of reputed make.



KITCHEN

Granite platform with stainless steel/sink.
Provision for fixing of water purifier, exhaust fan/chimney.



DADO/TILE CLADDING

Bathrooms: Glazed/matt finish ceramic tiles up to door height.
Utility & Wash Area: Ceramic tiles dado up to 3'0" height.
Kitchen: 2'0" frame.



PLUMBING

Water meter for each unit.



LIFT

V3F drive, 8-passenger elevator of Kone or equivalent make with power backup for 3 lifts and entrance facia finished with granite/tile cladding.



WATER PROOFING

Waterproofing shall be provided for bathrooms, roof terrace and utility area.



PAINTING

External: Two coats of premium emulsion with texture/smooth finishes as per architectural specification.
Internal: Two coats of premium emulsion paint over putty primer finish for walls and ceiling.
MS grills/Railing: Enamel paint.



FLOORING

Living/Dining/Bedrooms and Kitchen: 600x600 mm Vitrified tiles of reputed make.
Balcony: Anti-skid porcelain/ceramic tiles of reputed make.
Bathrooms/Utility: Anti-skid porcelain/ceramic tiles of reputed make.
Staircase: Natural stone.



ALL BATHROOMS

Vanity-type washbasin with single lever basin mixer.
EWC with flush valve of the reputed brand.
Single-lever bath and shower mixer.
Provisions for geysers in all bathrooms.

SPECIFICATIONS



ELECTRICAL

Concealed copper wires of reputed make.
Power outlet for geyser and exhaust fans in all bathrooms.
Power socket for cooking range, chimney, refrigerator,microwave,mixer/grinder in kitchen.
Plug point for Washing machine in utility area.
Plug point for TV at appropriate locations.
Distribution boards and MCBs of premium make.
Modular electrical switches of premium make.
Power outlets provision for air-conditioners in living and all bedrooms.



TV / TELEPHONE

Telephone point in living and master bedroom.
Intercom facility connection for security.
Provision for internet connection in each unit.
Provision for cable connection at appropriate locations TV/telephones.



WTP & STP

Treated water will be made available through an exclusive water-softening plant.
Sewage treatment plant of adequate capacity and treated sewage water will be used for landscaping and flushing purpose.



GENERATOR

100% DG backup for common areas and metered selected loads for each flat.



SECURITY

Compound wall shall be constructed around the project with solar-fencing at required locations.
Security surveillance cameras at appropriate locations.
Intercom facility to all units connecting security.

TYPICAL FLOOR PLAN

Area Statement

Flat No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2.5 BHK	2.5 BHK	3 BHK	3 BHK	3 BHK	2.5 BHK	2.5 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
Facing	East	East	East	East	West	West	West	West	West	North	North	North	North	North	East	East	East	East	East	West	West	West	West	East	East	East	East	West	West	West	West
Saleable Area	1480	1680	1680	1680	1650	1650	1650	1455	1445	1445	1590	1590	1590	1445	1445	1455	1650	1650	1650	1670	1670	1670	1480	1260	1260	1260	1475	1475	1260	1260	1260
Carpet Area	1007	1154	1154	1154	1164	1164	1164	998	987	1009	1111	1111	1111	1009	1009	1008	1150	1150	1150	1161	1161	1161	998	867	867	867	1021	1020	851	851	851
Balcony & Utility	97	106	106	106	77	77	77	95	94	72	78	78	78	72	72	79	86	86	86	90	90	90	112	71	71	71	89	86	89	89	89
Proportional & Common Area	296	336	336	336	330	330	330	291	289	289	318	318	318	289	289	291	330	330	330	334	334	334	296	251	251	251	294	294	251	251	251



60'0" Wide Road



Truly adjacent 
Truly convenient.

Nestila Aravindam is located in Bachupally and that means you will be close to a number of places you will want to stay beside. In other words, the essentials of life like work, education, healthcare, entertainment, eating and many more other options.

PROXIMITY

Adjacent to Miyapur – Gandimaisamma Highway
Close to Schools, Colleges, ATMs, Banks, Supermarkets, Fuel Stations

TRANSPORTATION	SCHOOLS & COLLEGES	SHOPPING MALLS
Miyapur X Road : 7.0 Kms	Kennedy Global & Silver Oaks Schools : 1.5 Kms	D-Mart : 6.5 Kms
Outer Ring Road : 4.0 Kms	DPS & Unicent Schools : 4.0 Kms	Manjeera Mall / Forum Mall : 9.0 Kms
JNTU College Metro Station : 7.0 Kms	Oakridge International School : 5.5 Kms	
Miyapur Metro Station : 8.0 Kms	Sri Chaitanya Jr. College : 0.5 Kms	HOSPITALS
HITEC City : 13 Kms	VNR Vignanjyothi Engg College : 1.0 Kms	Mamata Academy : 2.0 Kms
	JNTU : 8.0 Kms	SLG Hospitals : 3.5 Kms





Truly magnificent 
Truly comfortable

They bring beautiful homes, they bring quality, and they bring dreams that you can own. Nestila Aravindam comes from Nestila Developers LLP, the people who know what it means to make beautiful homes and homes beautiful. It's your time to experience life in an offering by them.

Builders & Developers



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TS RERA Registration No. P02200002929

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering.
 The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.

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