



# A DAY AT A GLANCE



Hustle in our  
developing  
cities



Fight Congestion &  
confusion at every  
second



Dream of escaping  
and surrendering  
completely to nature

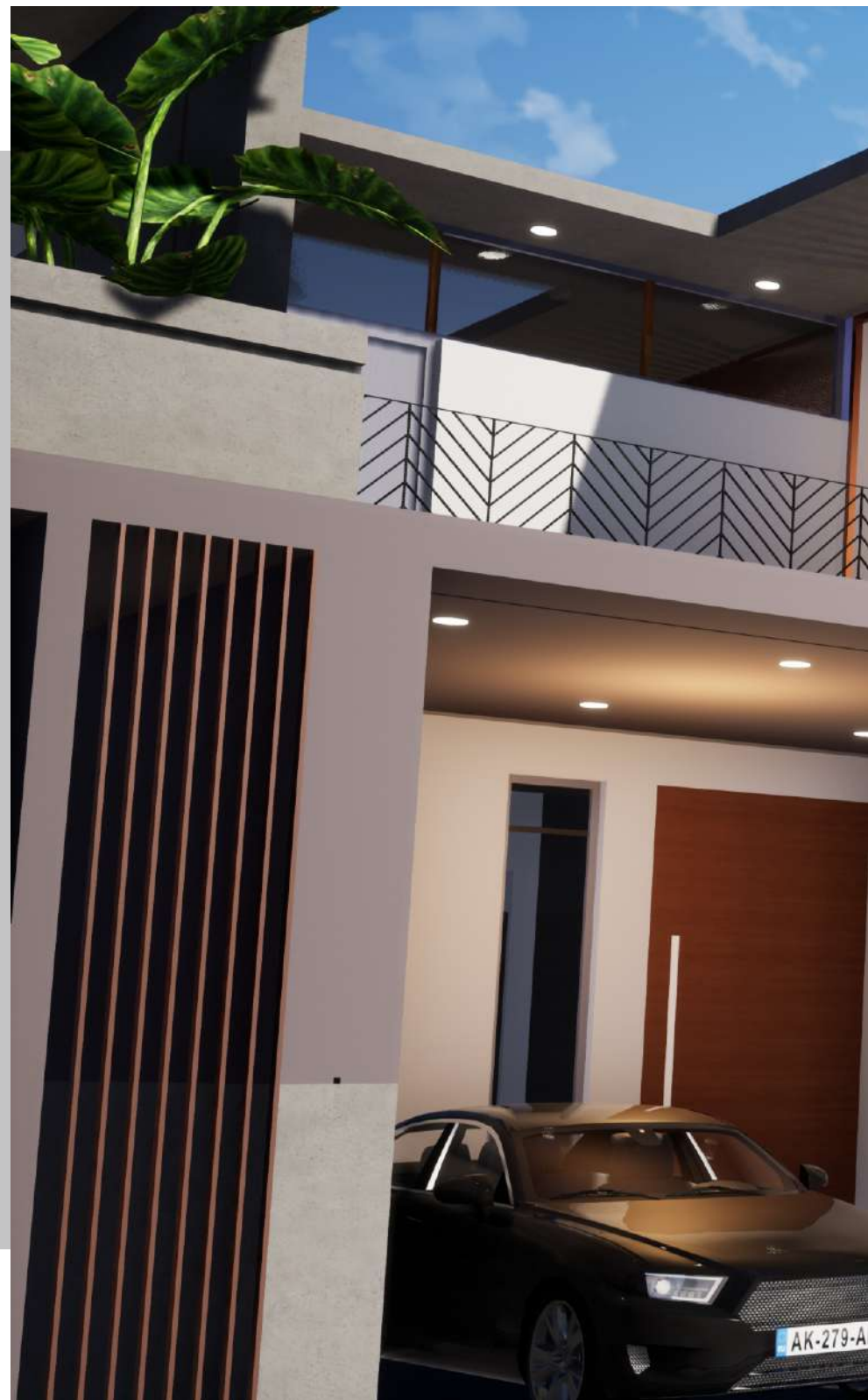


Search for peace and  
serenity to calm  
our senses



Finally rest amongst  
loved ones in our very  
own nest

WAKE UP TO BIRD SONG,  
GO FOR MORNING WALKS WITHOUT  
THE FEAR OF OBSTACLES,  
READ THE NEWSPAPER WITHOUT  
DISTURBANCE - THESE MAY SOUND  
LIKE A DREAM TODAY,  
BUT THEY DON'T HAVE TO BE .  
WELCOME TO THE  
NEST  
GATED VILLAS





NEST  
221

NEST  
221

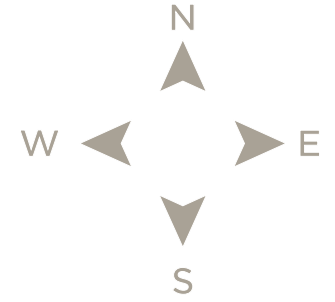
NEST  
221

# Rio

East Facing 2 BHK Villa



# Ground Floor



SBA - 941 Sqft

# Rio

West Facing 2 BHK Villa





# Ground Floor

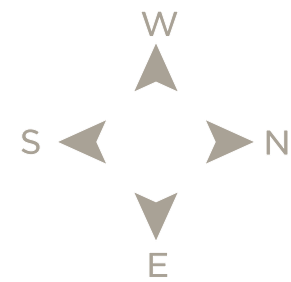


SBA - 940 Sqft

# Hornbill

East Facing 3 BHK Villa





Ground Floor



First Floor

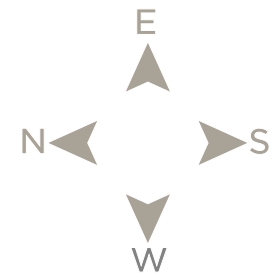


SBA - 1315 Sqft

# Hornbill

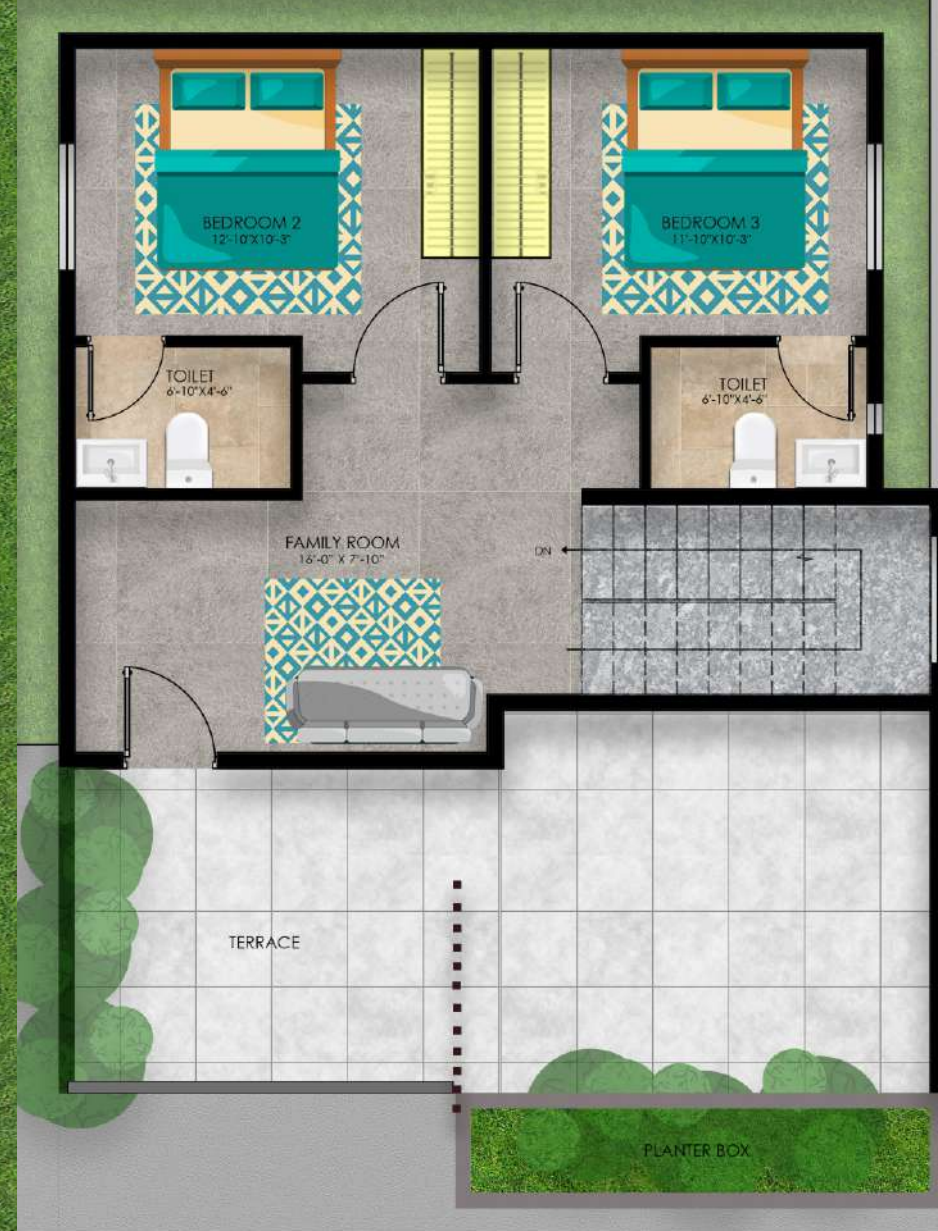
West Facing 3 BHK Villa





Ground Floor

First Floor

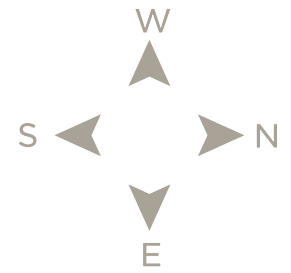


SBA - 1310 Sqft

# Humming bird

East Facing 4 BHK Villa





Ground Floor



First Floor



Second Floor

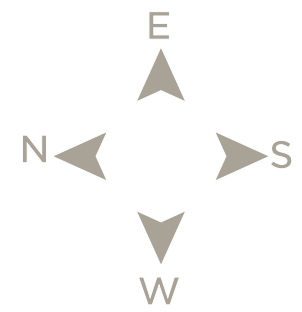


SBA - 2310 Sqft

# Humming bird

West Facing 4 BHK Villa





Ground Floor



First Floor



Second Floor



SBA - 2300 Sqft



Each Villa shall have  
200 L Solar water heater



Video Door  
for each villa



Potable water to home



Fibre to Home  
- Voice, Data,  
Entertainment



Low Carbon mobility -  
intra township



Comfortable township  
shuttle & Pool cars

## TOWNSHIP FEATURES

Grand entrance gate  
Well-defined road system  
Phased development  
Low-density, low-rise planning  
Planned landscape  
Integrated utility planning  
Underground electricity/cabling  
Planned kerbs and walkways  
Bus Stop



## PRECINCT FEATURES

Sport precinct  
Wellness  
Agro  
Art  
Technology  
Multiple plot sizes  
Vast open areas  
Specialized gardening staff  
Tree-lined avenues  
Rich soil



## ESSENTIAL FEATURES

Office spaces  
Outdoor meeting areas  
Multipurpose hall  
Laundrette  
Grocery store  
Vegetable/fruits store  
Modern restrooms  
Childrens play area  
Guest rooms



Drip irrigation for common areas and villa gardens



App based services



Utilities provided, measured, billed with service levels



Community farms



20% of power demand generated within township – Renewable



Waste segregation – kitchen waste for bio-gas/composting

## LIFESTYLE FEATURES

Spa  
 Rock Climbing  
 Party hall  
 Restaurant  
 Amphitheatre  
 Martial arts zone  
 Aroma herbal garden  
 Reflexology path



## INDOOR FACILITIES

Modern gymnasium  
 Club house  
 Badminton court  
 Squash court  
 Pool/billiards  
 Board games  
 Reading room  
 Library



## OUTDOOR FACILITIES

Fun pools with waves/slides  
 Tennis courts  
 Basketball court  
 Jogging track  
 Public park  
 Fish pond  
 Yoga/aerobic park  
 Senior citizens park  
 Cricket Pitch

# Club House



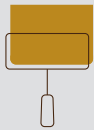


# SPECIFICATIONS



## STRUCTURE

RCC framed structure conforming to seismic zone Cement block masonry 6" external walls and 4" internal walls



## PLASTERING

Internal: Single coat plastering in cement mortar for walls and ceiling

External: Double coat plastering in cement mortar for external walls. External finishes: Part cement tile cladding/texture paint



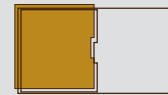
## FLOOR & SKIRTING

600mm x 600mm vitrified tiles for living, dining, kitchen and bedrooms, Ceramic floor and dado tiles for all bathroom/toilets, Granite floor for main entrance steps, internal staircase (ground to terrace) with MS railing External porch cement tiles/interlocking/dressed stone pavers, Balcony and covered deck area: anti skid ceramic tiles



## DOORS

Main entrance to be 7' height with treated wood frame, veneer skin shutter and necessary Doorset. Internal Doors - Treated wood frame with compressed panel door & Painted finish. Balcony - French Doors.



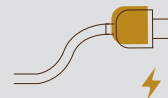
## WINDOWS

uPVC windows sliding fly mesh and clear float glass with enamel painted security grills uPVC ventilators and uPVC with pin head glass louvers with enamel painted security grills



## DADO / CLADDING

Kitchen: Glazed ceramic tiles up to 2' ht above platform Toilets: Ceramic tiles upto 7' ht Kitchen: Black granite counter with SS single bowl. All bathrooms to have bottle trap for hand wash and wall mounted WC with flush tank.



## ELECTRICAL

Wiring of ISI standar. DBs distribution board of ISI standard Switches/fittings: ISI branded company, Power outlets for AC's in all bedrooms Provision for geyser points in all toilets, Provision for UPS backup



## PLUMBING

Internal concealed CPVC pipelines and external of uPVC pipelines Fixtures of light shade Hindware or equivalent Water supply by sintex sump/ sintex OHT



## RAINWATER HARVESTING

Provision for water from terraces to recharge points within/outside plots, Solar water heaters for Individual villa

# LOCATION



**NEST RESIDENCE** has been carved out of what was once wild vegetation and fruit orchard, in a locality that lies close to ITPL Main Road, Old Madras Road, Hoskote Road, and Sarjapur Road. This makes it easy to access the project from alternate routes. The technology and industrial hubs of EPIP and ITPL are a 15-20 minute drive.

<b>To Reach</b> Soukya Health Centre	: 12 minutes
Devangondhi Railway Station	: 08 minutes
Hope Farm Junction (Metro)	: 20 minutes
Delhi Public School	: 15 minutes
MVJ College of Engineering	: 15 minutes
MVJ Medical College - Hoskote	: 15 minutes
ITPL , Sai Baba Ashram	: 20 minutes
Columbia Asia Hospital	: 25 minutes
Forum Value Mall	: 25 minutes

Project by



#147, First Floor,  
MCECHS Layout, SRK Nagar,  
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 [www.landmarknest.com](http://www.landmarknest.com)



 7090 906 906

Architect :



**J+A DESIGN STUDIO**

DESIGN MATTERS

SRKTA APARTMENTS, SRK NAGAR, CHIEF MINISTER LAYOUT, BANGALORE 560077  
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Disclaimer: The views shown are artist's impression only, Landmark Nest reserve the right to change these specifications and amenities without prior notice in the interest of quality and timely delivery. We assure that any such changes made will not, in any way, be detrimental to the quality of the building.