

BEYOND
SUSTAINABLE
LIVING
@ NALLAGANDLA



- * Eco Friendly Project
- * RERA Approved
- * Loans Approved
By All Major Banks

NESTCON'S

Z I N



HIGH END 3 BHK
APARTMENTS



Preview

Nestcon's brand equity is created with impeccable quality, functional floor plans, meticulous execution and timely delivery.

With 20 years of experience in construction industry across Telangana & Karnataka, Nestcon is coming up with an apartment project consisting of 10 luxury units of 3 BHK at Nallagandla in HUDA layout, just opposite to Aparna Sarovar.



Nestcon, as always, has given a considerable attention in creating a sustainable living environment in this project as well. Named as "**Nestcon's Zion**", the project is designed to enjoy a premium lifestyle packed with luxury and eco-friendly features for a sustainable living.

Some of the key features include :

- Perforated clay bricks with exceptional thermal properties by 'Porotherm Bricks' from Weinerberger, a German company
Learn more:- <https://bit.ly/2XtiBJH>
- Solar powered common lighting for the entire building
- Beautiful landscaping
- Rainwater harvesting pits with injection bore well

Sustainable living at "**Nestcon's Zion**" is much more than just a buzzword as the quality and standards maintained are in harmony with nature.

SOME OF OUR SUCCESSFUL PROJECTS



**NESTCON Orchid,
Kanajiguda**



**NESTCON Aishwarya,
Bangalore**



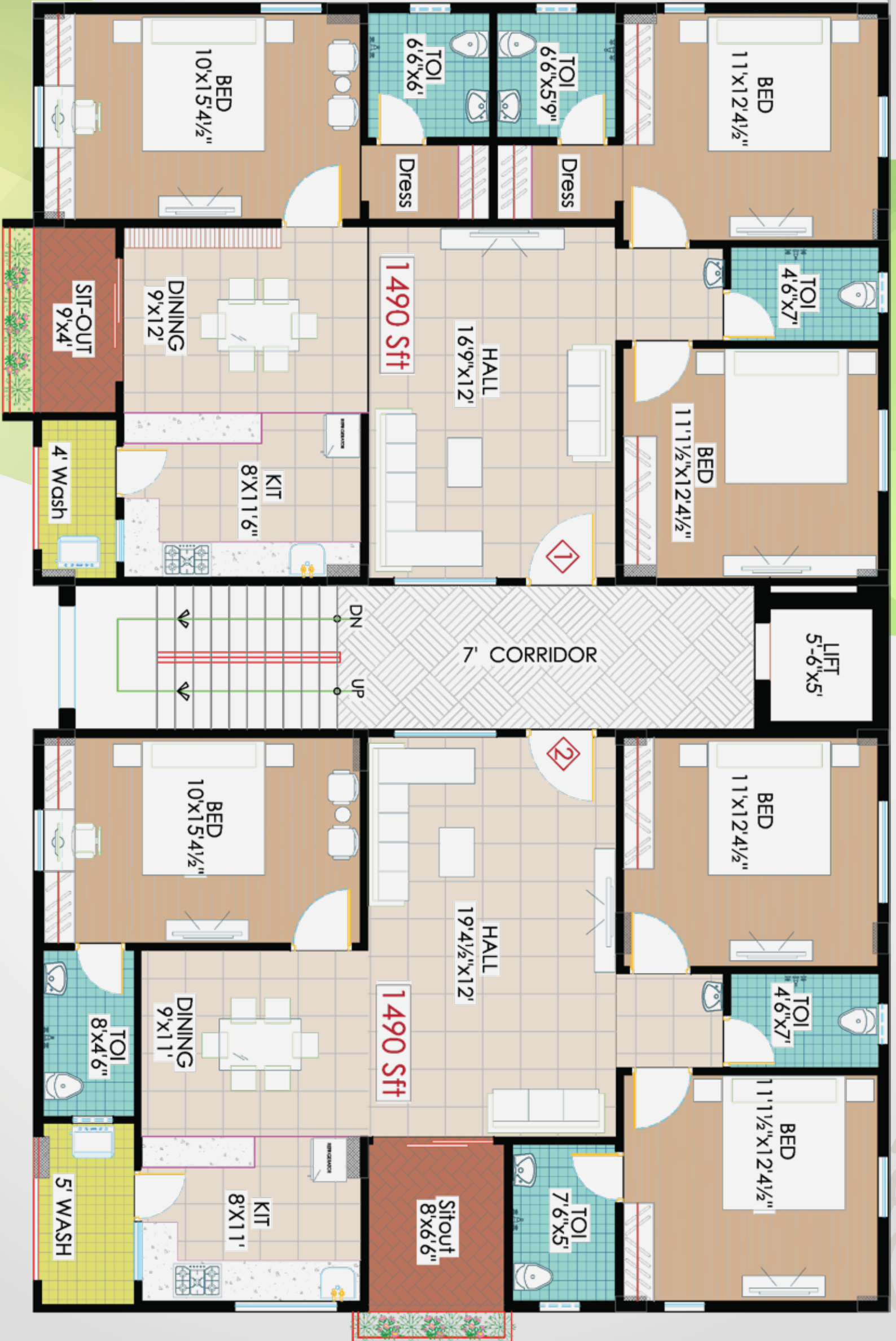
**NESTCON Gayathri,
Banjara Hills**



**NESTCON'S Chintala Residency,
Alwal**



**NESTCON Metro Residency,
Ram Nagar**



3D View

NESTCON'S



FLAT - 1

EAST FACING

1490 SFT

Hall	: 16'-9" x 12'
Dining Hall	: 9' x 12'
Kitchen	: 8' x 11'-6"
Bedroom 1	: 11'-1.5" x 12'-4.5"
Toilet 1	: 4'-6" x 7'
Bedroom 2	: 11' x 12'-4.5"
Toilet 2	: 6'-6" x 5'-9"
Bedroom 3	: 10' x 15'-4.5"
Toilet 3	: 6'-6" x 6'
Wash	: 4' wide
Balcony	: 9' x 4' wide

FLAT - 2

WEST FACING

1490 SFT

Hall	: 19'-4.5" x 12'
Dining Hall	: 9' x 11'
Kitchen	: 8' x 11'
Bedroom 1	: 11' x 12'-4.5"
Toilet 1	: 4'-6" x 7'
Bedroom 2	: 11'-1.5" x 12'-4.5"
Toilet 2	: 7'-6" x 5'
Bedroom 3	: 10' x 15'-4.5"
Toilet 3	: 8' x 4'-6"
Wash	: 5' wide
Balcony	: 8' x 6'-6" wide





Structure:

- RCC framed structure



Walls:

- Porotherm bricks - German brand
- Learn more:- <https://bit.ly/2XtiBJH>



Doors:

- Main door - Teak frame and shutter in contemporary style with melamine polish
- Internal door frames – Granite frame with skin doors



Windows:

- **Lead free** profile UPVC sliding windows of good make with safety grills



Kitchen:

- Black top granite with S.S. sink with 2'0 height dadoing



Flooring:

- 2x2 double charge vitrified tiles in the flat
- Balconies & toilets anti skid ceramic flooring
- Corridors and staircase in Granite/ full body vitrified tiles



Painting:

- Internal: Putty finish with **lead free** and odourless emulsion paint for the entire flat
- External: Double coat plaster with **lead free** and odourless waterproof emulsion paint



Plumbing:

- CPVC water lines with C.P. fittings of standard make - Ashirvad or equivalent
- Provision for water meters



Electrical:

- Concealed copper wiring with adequate points with modular switches & MCBS of standard make, Finolex or equivalent



Cable:

- Internal cabling for telephone, TV, intercom & internet



Toilets & Sanitary Wares:

- E.W.C. with flush tanks of standard make
- Ceramic tiles dadoing up to door height Cera or equivalent
- 3 Washbasins - Cera or equivalent



Lift:

- 6 Passengers auto door lift



Water:

- Borewell water & municipal water



Amenities:

- CC cameras & intercom facility
- Power back up for lift, common lighting and 300 watts per flat
- Anti-termite treatment (10 years warranty)
- Rainwater harvesting pits with injection bore well
- Solar power for common lighting

Route Map



DISTANCES:

	Aparna Sarovar	- 100 M
	Lingampally MMTS / Railway Terminal	- 4 KM
	BHEL Junction	- 5 KM
	University of Hyderabad	- 5 KM
	Gachibowli Stadium	- 9 KM
	Indian School of Business	- 9 KM
	Wipro Circle	- 9 KM

 **CLICK / SCAN**
WE WILL HELP YOU
DRIVE THE WAY



NESTCON'S

ZION





Sustaining the eco-life in Nallagandla



NESTCON

rest assured

-  **Site Address:**
Plot No.104/EHIG, HUDA Layout,
Opp: Aparna Sarovar, Nallagandla,
Serlingampally, Hyderabad.
TS RERA Regn. No:- **P02400002045**
-  **Registered Office**
Plot No 2, Durga Vihar, RTC Colony Main Road,
Trimulgherry, Secunderabad-500015,
Telangana, India.

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Home Loans from:

