



**ART**

📍 **SITHALAPAKKAM**

**NEAR PERUMBAKKAM**

## About us

THE NEST thrives at transforming a home seeker's dream into reality by offering NEXTGEN homes. Commitment is our key to success. We build every home with Great Commitment, Honor & Pride because Construction is not our business, it's our Passion. We believe in professionalism and honesty and always strive towards building trust and relationship with our customers.



### ➤ **250+ Landmarks**

Over thousands of happy families across 100+ landmarks in Chennai stand as a testimony to our service and commitment.

### ➤ **2500+ Happy Customers**

Nest Builders has a proven track record of having 2500+ happy customers by completing projects on time with downright high end amenities without sacrificing on the comfort.

### ➤ **Flexy Refund Policy (Your money is Yours)**

We strongly believe in building customer's trust and relationships. Hence, we aim to increase your booking potential and trust through Flexi Refund Policy

### ➤ **Foretime hand over**

We, Nest Builders thrive to astonish our customer's satisfaction by handing over the project aforetime.

## Our Completed projects across various areas of the city

◉Mahalingapuram ◉Thiruvanmiyur ◉Rajakilpakkam ◉Choolaimedu ◉Tambaram ◉Sithalapakkam ◉Chitlapakkam ◉Thoraipakkam  
◉Medavakkam ◉Perumbakkam ◉Sembakkam ◉Manapakkam ◉MMDA ◉Sholinganallur ◉Arumbakkam ◉Kanathur ECR ◉Selaiyur



**MASCOT** ◉Sithalapakkam



**CARNIVAL** ◉East Tambaram



**EPIC** ◉Medavakkam



**SAI castle** ◉Chromepet



**NOBLE** ◉Madambakkam



**ICON** ◉Medavakkam



**CULTURES** ◉Selaiyur



## Introducing Nest Art

Welcome to Nest Art, where luxury living meets affordability in a prime location designed with the modern home buyer in mind. Located in Sithalapakkam near Perumbakkam, Nest Art is just few minute walk from the bus terminus and is in close proximity to top schools, colleges, and hospitals. We offer beautifully designed 2 and 3 BHK apartments with an emphasis on extreme space utilization, making Nest Art the perfect choice for those seeking comfort, convenience, and quality.

At Nest Builders, our primary goal is unwavering commitment to excellence and customer satisfaction. Our recently completed project, Nest Mascot, located just a stone's throw away from Nest Art, serves as a testament to the quality and purity of our chosen location. The success of Nest Mascot has paved the way for the development of Nest Art, ensuring that our legacy of excellence continues.

Nest Art boasts over 30 world-class amenities, providing residents with an unparalleled living experience. From a state-of-the-art fitness center and children's play area to basketball board, Nest Art has something for everyone. Our commitment to offering exceptional value for money is evident through our highly competitive pricing, making it possible for homebuyers to own their dream home in this highly sought-after location.

Buying an apartment in Nest Art is a perfect choice for all kinds of working professionals, as it offers easy access to major Companies and is located in a bustling IT Zone. Furthermore, Nest Art is an ideal option for investment, as it is situated in a rapidly developing locality with a high potential for appreciation in property value.

***"Nest Art is the perfect blend of luxury, convenience, and affordability, providing homebuyers with an unparalleled living experience in a prime location. With our commitment to excellence and customer satisfaction, you can trust Nest Builders to provide you with a dream home that exceeds all expectations."***



# 30+

Next-Gen Amenities



Senior Citizen Seating Area



Grand Lobby



Gym



Indoor Games



Basket Ball Board



Billiards



Leisure Area



Yoga Area



DTH Service Connectivity



Children's Play Area



CCTV Camera



Sewage Treatment Plant



Solar Power For Common Area



Security Room



Rain Water Harvesting



Internet Service Connectivity



3 No.s Lifts Upto Terrace



Table Tennis



Power Backup



Meditation Lawn



E-Scooter Charging Bay



Hopscotch Court



Electric Car Charging Bay



Outdoor kids Hobby Zone



Peripheral Lighting



Outdoor Fitness



'8' Shape Walk Area



Terrace Party Area



Mini Skating Rink



Relaxation Area



Reflexology Walk Way



Grand Lobby



 Leisure Area



 Mini Skating Rink



 Gym



 Children's Play Area



 Indoor Games



 **Basketball Board**



 **Outdoor Fitness**



 **Meditation Lawn**



 **Outdoor Kids Hobby Zone**





# Art

BRINGS YOU MOMENTS  
FILLED WITH JOY AND  
HAPPINESS

 Yoga Area



 Senior Citizen Seating Area



 Hopscotch Court



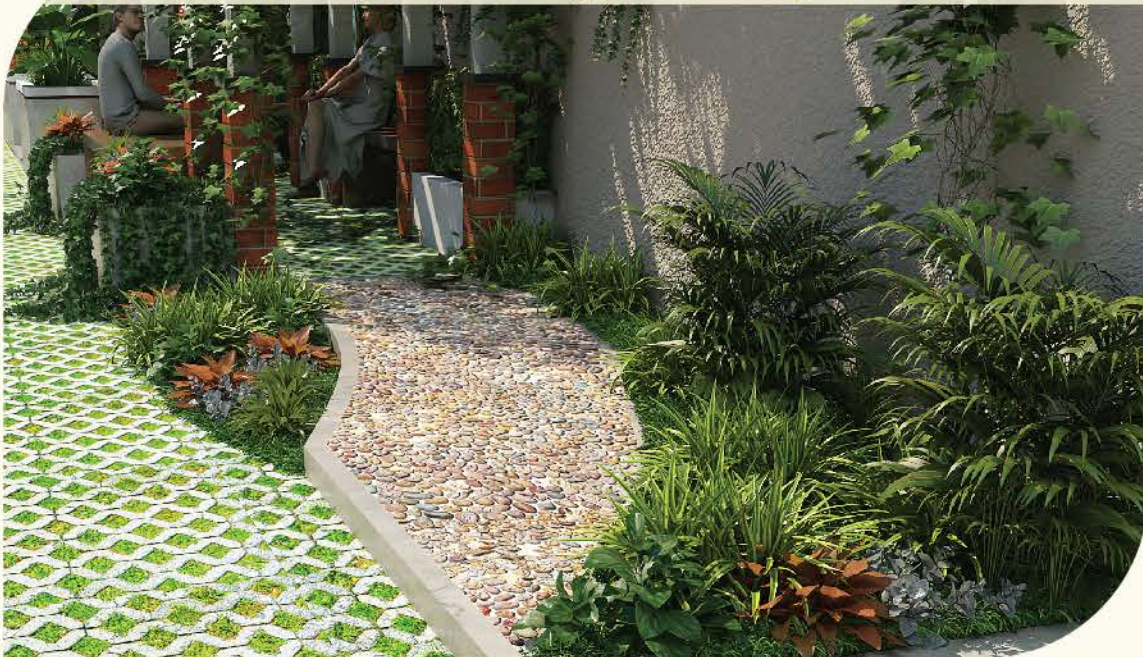
 Relaxation Area



 Terrace Party Area



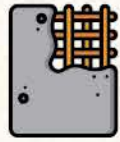
 Reflexology Walk Way



**HOMES TO  
THRIVE FOR THOSE WHO  
STRIVE FOR  
BEST**



# Specifications



## Structure

RCC Framed structure Designed by structural Engineer based on soil test report.



## Walls

AAC blocks-Outer 230mm & partition walls 115mm.



## Termite Treatment

Anti termite Treatment at 3 stages.



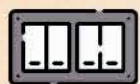
## Doors

Polished Teak wood doors for main door, Laminated doors for all bedrooms. Wood composite polymer doors for Bathrooms/Balcony/service.



## Sanitary Fittings

Jaquar fittings with concealed pipe lines.



## Electrical Switches

Modular switches - Panasonic.



## Wall Dado

Glazed wall tiles upto 7 feet for all bathrooms & 2 feet height over the kitchen counter.Kajaria/Johnson/Somany.



## Kitchen Counter

Black granite (G20 Granite) over RCC slab. Stainless steel sink.



## Windows & Ventilators

UPVC windows and ventilator with MS grill.



## Staircase Railing

Stainless steel handrail.



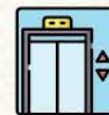
## Flooring

Vitrified Tiles for Living,Dining, Bed rooms & kitchen, Antiskid tiles for bath rooms,Granite flooring for staircase & corridor. Brand-Kajaria/Johnson/Somany.



## Electrical Wires

ISI branded fire retardant wires-Polycab/Anchor/Finolex.



## Elevator

Automatic elevator.



## Painting

Inner walls with Emulsion paint & outer with Apex paint - Asian Paints.

## Unbeatable Benefits : Reasons Why Choosing Nest Art as Your New Home is the Ultimate Game Changer!

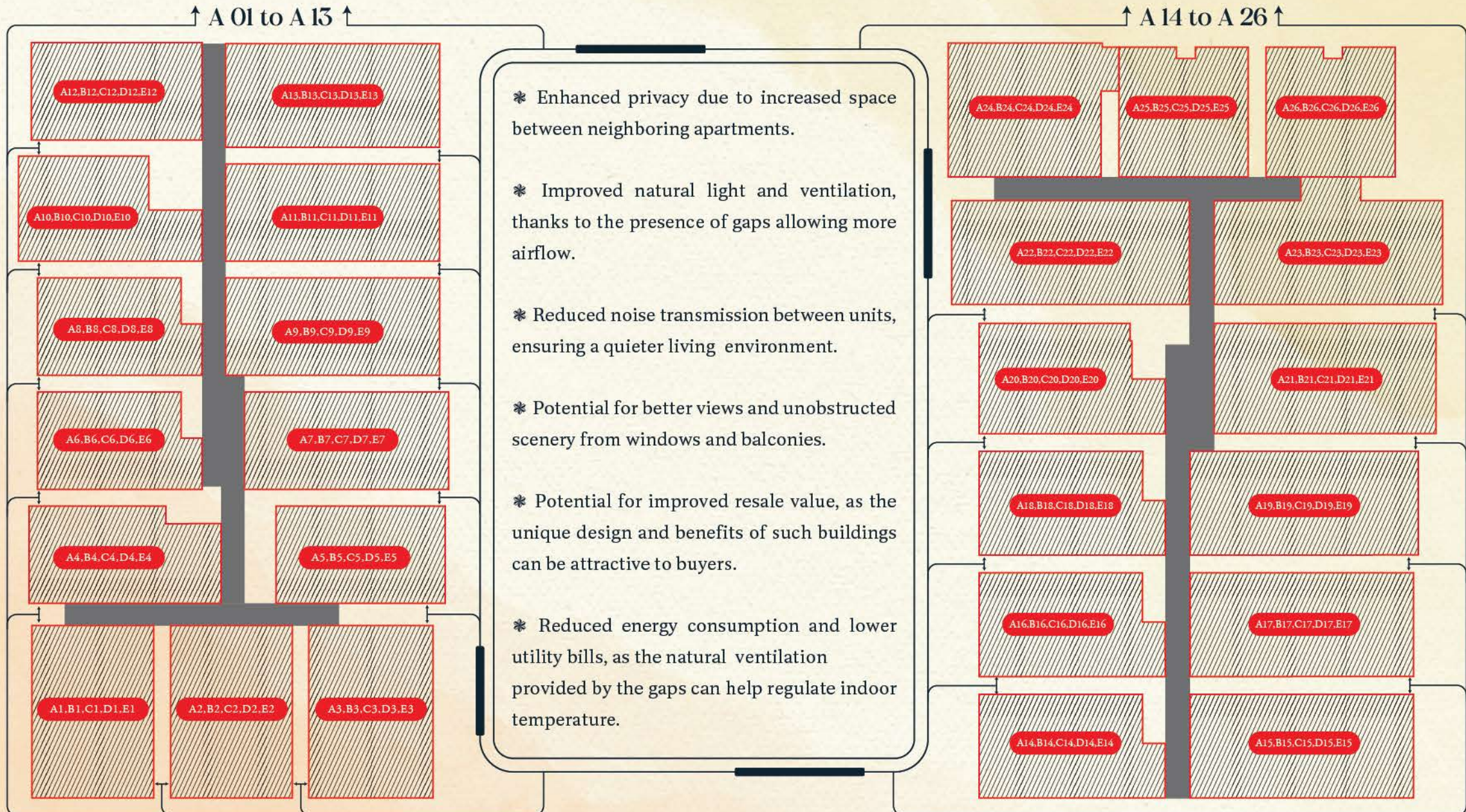
- **Easy Commute** : Nest Art is strategically located, making it an easy commute to all major IT companies in OMR. Say goodbye to long hours in traffic and enjoy a stress-free work-life balance.
- **Best Pricing** : Nest Art is very near to Perumbakkam and Sholinganallur yet offers the best pricing in the area. You get the best value for your money, without compromising on luxury and quality.
- **Modern Amenities** : Nest Art offers 30+ modern amenities for superior living. From a state-of-the-art gym to a serene meditation deck, we've got everything you need to live a healthy and comfortable life.
- **Wellness and Physical Activities** : Nest Art is designed to cater to your wellness needs. With a fully-equipped gym, yoga area, leisure area and Senior Citizen Seating Area, you can lead a healthy and active lifestyle.
- **Safe and Joyful Play Areas** : Your kids will have a blast at Nest Art. We have dedicated play areas where they can play safely and happily. You can relax knowing your little ones are having the time of their lives.
- **Luxury Living** : Nest Art offers a luxurious living experience like no other. From the stunning architecture to the premium fittings and fixtures, every aspect of Nest Art exudes luxury and elegance.
- **Spacious Apartments** : Our apartments are spacious and designed to give you ample breathing space. With well-ventilated rooms and plenty of natural light, you'll feel rejuvenated every day.
- **24/7 Security** : Your safety is our top priority. Nest Art offers round-the-clock security, ensuring your peace of mind.




**Location Map**

# Embracing Elegance

## Mesmerizing Benefits of Apartments Featuring Grand Interunit Gaps





## Near by



### Schools

- BVM Global - CBSE School
- PSBB MILLENNIUM School
- HLC International School
- Velammal NewGen School
- Narayana E-Techno School
- St.Pauls Matriculation school
- Amethyst International School
- Ravindra Bharathi Global School
- Sairam Leo Muthu Public School



### Colleges

- SIVET College
- Hindustan University
- Agni College of Technology
- St Joseph's College Of Engineering
- Dhanapalan College Of Arts and Science
- Mohamed Sathak College Of Arts and Science
- T S Narayanaswami College of Arts and Science
- Prince Shri Venkateshwara Arts and Science College
- Sathyabama Institute of Science and Technology



### Hospital

- Arun Hospital
- V Cure Hospital
- Apollo Hospital
- Global Health City
- Chettinad Hospital
- Kamakshi Multispeciality
- ASTRA Speciality Hospital
- Sri Isari Velan Mission Hospital
- Health Central Multispeciality Clinic



### IT Companies

- Elcot Sez
- Wipro Ltd
- Aspire Systems
- Tcs, Sholinganallur
- HCL Technologies Ltd
- AmZetta Technologies Pvt Ltd
- Capprog Technologies India Private Limited
- Capgemini Technology Services India Limited
- SIPCOT IT Park (Siruseri)

Vimalkumar A ★★★★★

I have visited the Nest Epic @VellakalMedavakkam the project is impressive in quality and ambience..The sales person Mr.Rafiq & Mr.Sasi explained us very well about the process, project and features.

Vidhya shanthi ★★★★★

How they are maintaining such good price on location! Even though these builders are very successful in sholinganallur location. Before we are visiting to see this flats, many of friends and relatives are also referred us to visit this site. Good One

Vijayakrishna S ★★★★★

One of the best builder i have met. I had a wonderful experience with them, their service is excellent and the location they choose is great with good water,connectivity and high appreciation value. Overall a nice home buying experience.

Bala ★★★★★

They are the very responsive builders who mainly focus on customer satisfaction and support.They are the well organised and professional builders gives good quality of work and on time handover.

Mohan G ★★★★★

On time handover with best quality.After sale Good service.

Vishnu R ★★★★★

Booked an under construction apartment in sithalapakam and the way they handled us is very satisfactory and no grievances as of now... keep it up

Selvakumargunasekaran ★★★★★

I have good experience with nest builders while site visiting. All properties looks good and nice environment

Srinivasan rajagopalan ★★★★★

very happy to purchase a 2 bhk flat with nest builders in one of their projects in medavakkam (nest epic) recently ,the materials and quality using their projects is very high standard and quality.We have visted the exisiting projects made me to not go with other builders and book this one.basics amenities like kids play area and sitout which they are giving seems to be unique with roof top plans.Such an responsive team they have,especially the sales person was very kind and their explanation met my need with clear and went to purchase

Vinoth adhi ★★★★★

The top quality branded builders in Chennai

GowthamGanesan ★★★★★

They are providing a good quality homes and their locations are very good to consider over the other builders.My brother visited their property a week back from him i come to know that they are the one among the trustable builders in chennai for affordable home segment. good customer service.

Nithya reddy ★★★★★

I booked a flat at Nest Epic.The Apartment has very good ventilation and there is no wall sharing with the next apartment.It structured kind of individual house in apartment lifestyle.Muthamizh and Dinesh (Nest employees) they have helped me with the right quote and decent budgeted home for my family.Now we are part of Nest family. Happy to share this review.

Rakesh ★★★★★

So far so good.. Just booked a flat and things have been taken care well.. Will make sure I update frequently on how they have been doing. There is a representative named Mr.Sasi, and he is doing a great job. More to follow

Thejashwini ★★★★★

Affordable and comfortable Houses. Fine and good quality houses. They keep simple to the point for buyers to understand.

Akila karthick ★★★★★

I visited the mascot project of the nest builders, wonderful project value for money.more spacious and perfect size.worth for money and to get our dream house with all together.as well as on time completion and hand over..definitely I will refer my friends and relatives.thank you for your wonderful experience. My special thanks to the sales manager.clear explanation and guidance.

Reshma r ★★★★★

We did site visit last week and the project is impressive in quality and ambience..

Deepak raj ★★★★★

We recently purchased a 3BHK apartment in Nest Carnival, East Tambaram.Had an excellent service right from the time we visited the place until the registration process.The best thing I liked about Nest is their thorough professionalism in the process they follow at each stage and the care shown by Shankar ( GM ) and Sasi ( Sales executive ) during the closure stages.Would highly recommend Nest for anyone who are looking at buying a home in a central exquisite location at an affordable price

Madasamy T ★★★★★

I like all the projects and Special thanks to Sales manager taking me all the projects... good quality and great location..

Jeevithasha ★★★★★

Good Quality, It was a real pleasure for me to buy a flat from a builder,on time handing over,Construction with affordable price in this location.

Vishnu ram ★★★★★

Good Construction works and Satisfied Customer services. Nice projects in flexible locations.

Mohan raj ★★★★★

Professional in work.The way they interact and responds to the customer is their strength. I have enquired a property of them but unfortunately dropped it due to other reasons.But referred the same property and earned the gift which they promise and delivered on time.

## Testimonials

Google ★★★★★  
Reviews 4.8/5



Padma priya ★★★★★

It has been a real pleasure for me to buy a flat from a builders like NEST builders within the allot time & budgetary segment.This was done without sacrificing quality.

உண்மையில் மீட்டர் வாங்குபவர்களின் தேர்வு

Rajesh chandrasekar ★★★★★

On time delivery and resonable price.Excellent quality of construction. Good customer service post handover for any issues

Siva ram ★★★★★

Good customer service and support got a good feedback from existing buyers.Well behaved professionals Trustworthy company in all aspects.They value our precious time. We visited recent projects. Well designed homes and we were Impressed. They are easy to get in touch with and quick to respond. They are providing proper guidance and support in each and every aspect. A wonderful experience.

Prashanth kumar ★★★★★

We have booked an apartment in Masoot. It's was really an wonderful experience with Nest.They were really patient enough to address all our doubts thanks to Staff and accomodated all our modification that we have requested in our dream home.

Bala murugan ★★★★★

Nest builders were the most trustable builders who mainly focus on our personal happiness more.They are the one builders who will stay with us even after handing over the project with good customer relationship they are more like family for us. Customer support is 100% happily done by the nest builders even after handing over the projects 5years back.Money is not their intention hundred percent customer satisfaction is their main motto. Well experienced and credible builder in South chennai.

SivakaminathanPr ★★★★★

Affordable and authentic housing providers.

Santhosh J ★★★★★

Top notch Professionals! We visited almost all their recent projects. Well designed homes and we were Impressed and perfectly satisfied with their quality. They are easy to get in touch with and quick to respond.We love the way how they pay attention to the minute of details too. Our personal unique wishes are always welcomed. Our special thanks to Sales Manager Mr.Arun.He always made sure whether we are satisfied with the service we were receiving. He stood by us and walked the extra mile for us. Great service! We highly recommend NEST Builders. A quality builder that you can trust!

Padmanaban natrajan ★★★★★

My experience with sales team was exceptional and hope they deliver on the same quality the house.



# THE NEST



## Head Office

New No:15, Old No:6, Kamaraj Nagar 4<sup>th</sup> St, Choolaimedu, Chennai - 94.

Call Support : 93600 93600, sales@nestbuilders.in, www.thenestbuilders.com

## Branch Offices



### TAMBARAM

GST Road, Tambaram  
Sanatorium, Opp to Siddha  
Hospital, Chennai - 47.



### SITHALAPAKKAM

Ottiyambakkam Main road,  
Sithalapakkam,  
Chennai - 126.



### SANTHOSAPURAM

No.176, Tambaram  
Velachery Main Road,  
Santhosapuram,  
Chennai - 73.



### ARASANKAZHANI

No.2/232, Karanai Main  
Road, Arasankazhani,  
Chennai - 126.



The picture of the proposed Residential Flat/Unit and all furniture's, fixtures, items, electronic goods, amenities, landscaping, accessories etc. specified therein are only for the purpose of showcasing the Residential Flat/Unit and the Developer is not liable / required to provide any furniture, items, electronic goods amenities, accessories etc. as displayed in the pictures. The views shown in the picture are as presently available and they may vary over a period of time. The Developer/Management holds no responsibility for accuracy. This brochure is not a legal document and we reserve the right to change, amend and modify the contents and shall not be liable to any intending purchaser or anyone for the changes/ alterations/ improvements so made.

