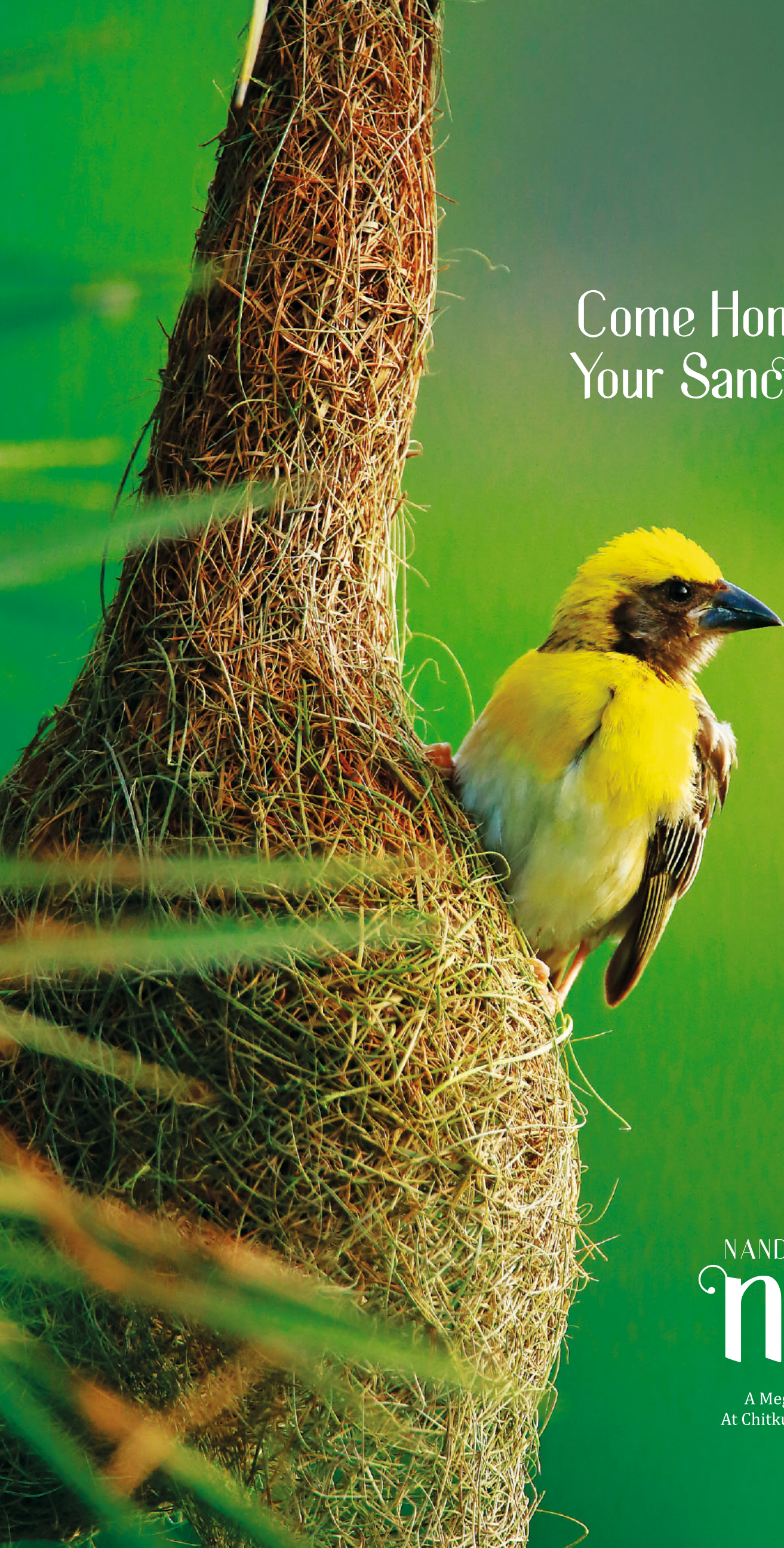




Come Home to
Your Sanctuary



NANDAN
nest

A Mega Villa Community
At Chitkul, Near ORR Exit No. 3

Find Peace in Your Perfect Nest

Step into a villa that fulfills every dream - luxurious, secure, and set in a green, pollution-free enclave. At Nandan Nest, life unfolds in a serene environment where every moment becomes a lasting memory. It's more than a home - it's a blessing.



Find your's
Forever in
the Nest





Crafted for Calm. Made for You



Nandan Nest is a landmark address for those who expect more. Discover beautifully crafted premium luxury villas with smart planning, lush landscapes, play zones, clubhouses and an unrivalled quality. It's perfect for modern families who value both form and function.

78 Acres of
Mega Villa
Community

1083
Premium Luxury Villas

7 Acres of Lush Green
Landscapes,
Parks & Amenities

2 3-Level
Exclusive
Clubhouses

A Community That Vibes Together



Experience more life in a community of Nandan Nest. The designer shared spaces, winding walkways, greenery are places where interactions happen organically. Engaging outdoors, play areas for children, parks and seating areas offer an inclusive ambience to the community.



PROJECT HIGHLIGHTS



- HMDA-Approved layout of Luxury Villas
- 78-Acre Mega Villa Community
- 1083 Luxury Simplex & Duplex Villas
- Majestic Entrance gate
- East & West facing villas
- Vastu compliance
- All round compound wall with Greenery
- 157 Sq Yds - 238 Sq Yds Villa plots
- 60', 50' & 33' wide Internal BT/CC Roads
- Avenue Plantation
- Designer Landscaping
- Parks & Kids' Play areas
- Exclusive clubhouse
- 24-hr Water supply
- Generator for power back-up to common areas
- 24-hr Security
- Temple
- Jogging & Cycling tracks



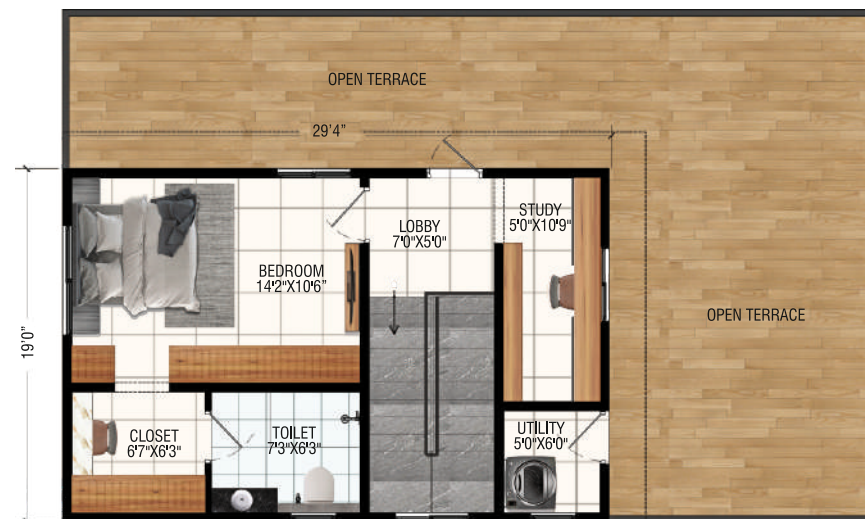
A Proposed American Eduglobal
International School next door



Villa Plots Range

- 157 Sq. Yds
- 167 Sq. Yds
- 185 Sq. Yds
- 200 Sq. Yds
- 209 Sq. Yds
- 220 Sq. Yds
- 238 Sq. Yds





Second Floor Plan



First Floor Plan

TYPE

1

238 Sq yds
40'8" X 52'8"

East Facing Duplex Villa

AREA STATEMENT

No of Floors	G+2
Ground Floor	1275 Sft
First Floor	1265 Sft
Second Floor	670 Sft
Total Area	3210 Sft

TYPE

2

238 Sq yds
40'8" X 52'8"

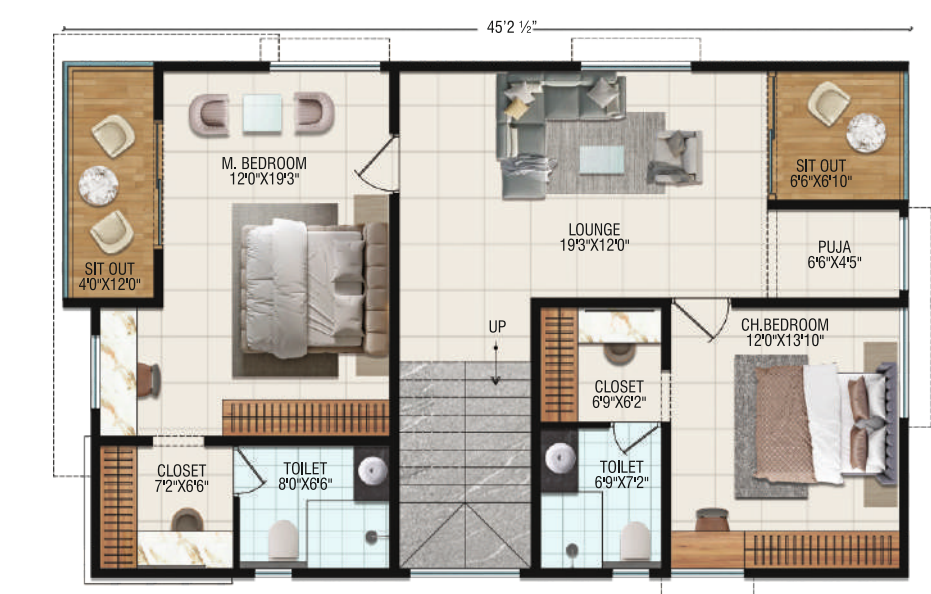
West Facing Duplex Villa

AREA STATEMENT

No of Floors	G+2
Ground Floor	1275 Sft
First Floor	1265 Sft
Second Floor	590 Sft
Total Area	3130 Sft



Second Floor Plan



First Floor Plan

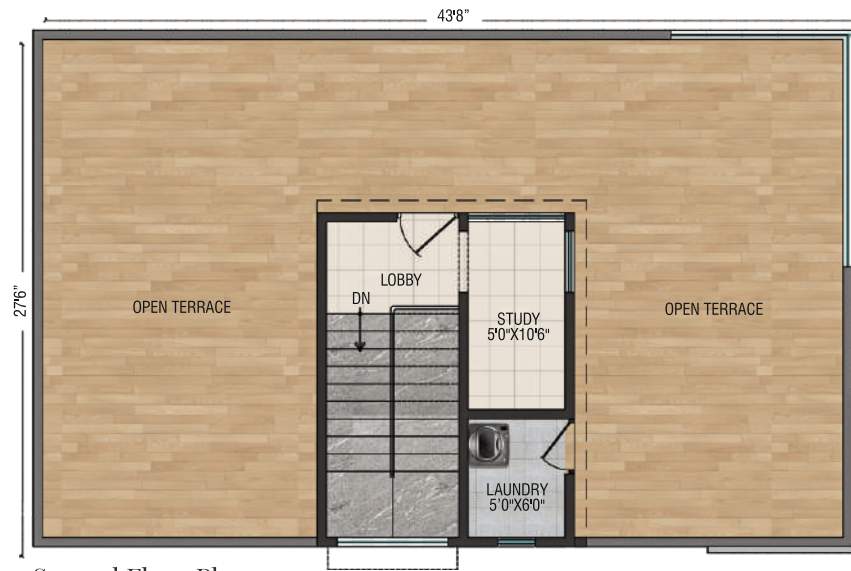


Ground Floor Plan



Ground Floor Plan





Second Floor Plan



First Floor Plan

TYPE

3

200 & 209 Sq yds
34'1 1/2" X 52'8 1/2"

East Facing Duplex Villa

AREA STATEMENT

No of Floors	G+2
Ground Floor	1275 Sft
First Floor	1265 Sft
Second Floor	280 Sft
Total Area	2820 Sft

TYPE

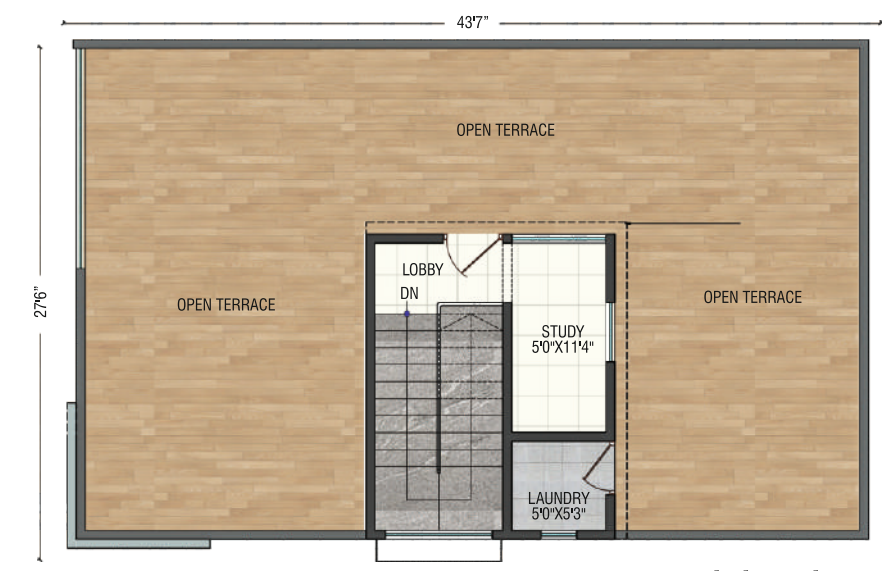
4

200 & 209 Sq yds
34'1 1/2" X 52'8 1/2"

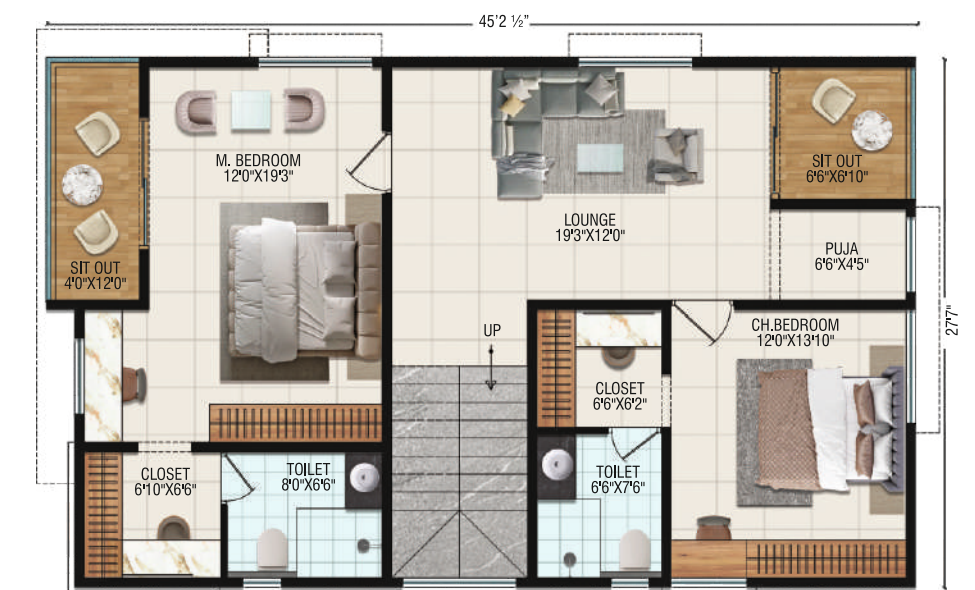
West Facing Duplex Villa

AREA STATEMENT

No of Floors	G+2
Ground Floor	1275 Sft
First Floor	1265 Sft
Second Floor	280 Sft
Total Area	2820 Sft



Second Floor Plan



First Floor Plan

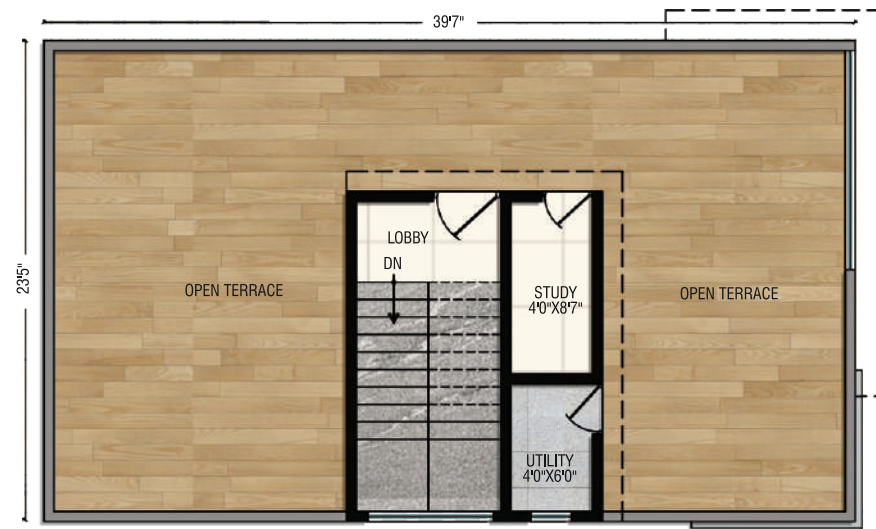


Ground Floor Plan



Ground Floor Plan





Second Floor Plan

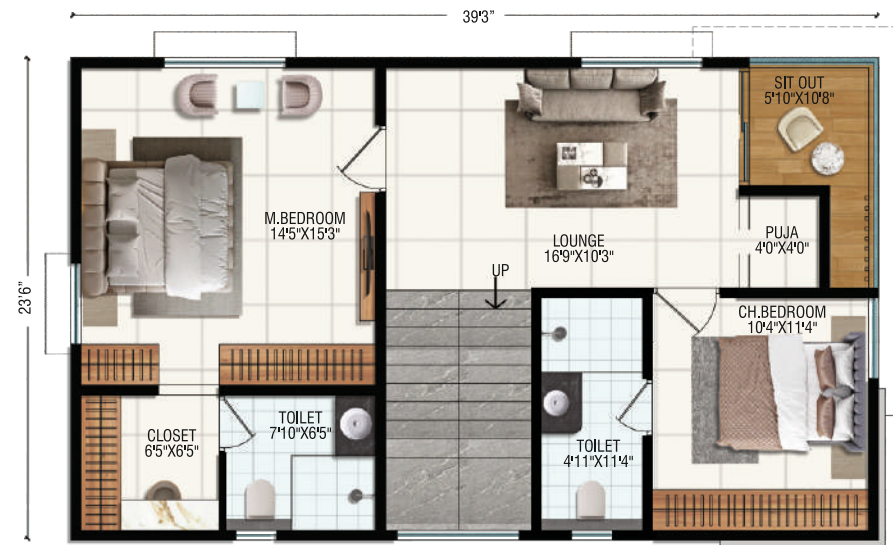
TYPE
5

167 Sq yds
30'1" X 50'0"

East Facing Duplex Villa

AREA STATEMENT

No of Floors	G+2
Ground Floor	985 Sft
First Floor	965 Sft
Second Floor	235 Sft
Total Area	2185 Sft



First Floor Plan



Ground Floor Plan



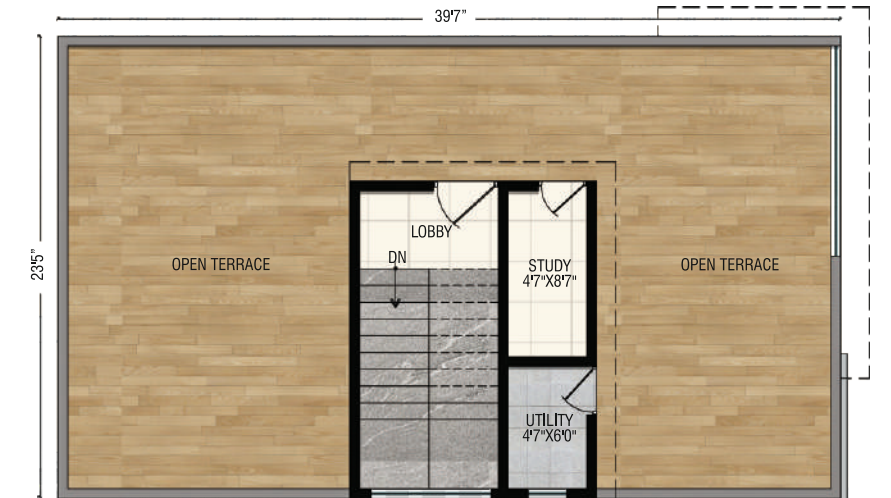
TYPE
6

167 Sq yds
30'0" X 50'0"

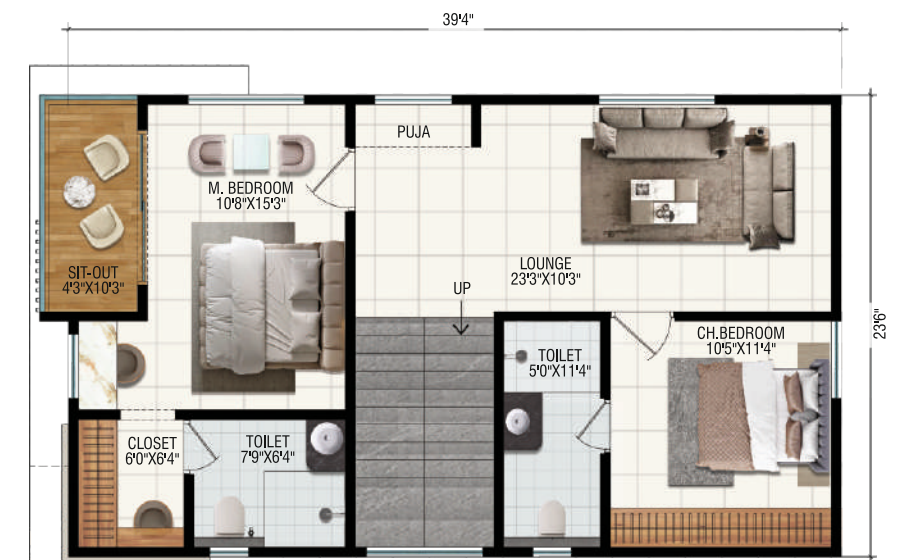
West Facing Duplex Villa

AREA STATEMENT

No of Floors	G+2
Ground Floor	985 Sft
First Floor	975 Sft
Second Floor	240 Sft
Total Area	2200 Sft



Second Floor Plan



First Floor Plan



Ground Floor Plan





Retreat to Your Personal Sanctuary



CLUB AMENITIES

- Swimming pools with changing rooms
- Multi-purpose hall
- Gymnasium, Aerobics/ Fitness room
- Indoor games enclave (Caroms, Table Tennis etc.)
- Yoga/Meditation Studio
- Provision for Library
- Provision for Supermarket
- Provision for Cafeteria
- Vegetable kiosk
- Children play area
- Multi-purpose courts

SPECIFICATIONS

- RCC WORK**
M20 (1:1.5:3) Grade steel with TMT ISI brand
- SUPERSTRUCTURE**
All external walls of 9" thick and internal walls of 4.5" thick brick walls with solid concrete bricks in CM 1:6 cement plaster in two coats and a luppam finish for all internal walls.
- FLOORING**
Vitrified tiles of 2' x 2' size in all rooms except toilets. Anti-skid tiles in toilets. Designer cement tiles flooring in parking. Ceramic tiles in covered terraces and balconies. Cement flooring with water-proofing treatment in the open terrace.
- WOOD WORK**
The main door frame is of Teak wood/ Veneer and all other door frames are of standard best wood. Shutters in good quality flush doors. UPVC windows with sliding glass. Toilet doors are water-proof.
- PAINTING**
Internal & Ceiling - All internal walls with plastic emulsion paint (Branded)
External Walls - Exterior emulsion for all external walls and Texture paint for front elevation as per design.
- TOILETS**
Hot and cold wall mixer in two toilets with geyser provision. Cascade EWC in Master bedroom's toilet. Floor-mounted EWC in other bathrooms with plastic flush tanks. Anti-skid tiles flooring for all bathrooms and glazed tiles dado up to door top level, ventilator with louvers.



- WATER SUPPLY**
All pipelines will run from the overhead tank to toilets and kitchen and wherever the washbasins are provided.
- ELECTRICALS**
Concealed copper wiring in conduits. Provision of power outlets for A/Cs. Power outlets for geysers in all bathrooms. Power points for cooking range, refrigerator, microwave oven, mixer & grinder in kitchen. 3-Phase power supply with 5KVA for each villa. MCBs provision with meter and boards. All electrical fittings are of branded make.
- SANITARY WARE**
Best brand or equivalent sanitary fittings with CPVC pipelines. Three washbasins per villa - one in the dining, one in the Master bedroom, and the third one as per the customer's choice would be provided.
- COMPOUND WALL**
Common compound wall and the half-distance wall on the roadside (one road only in case of corner).
- STAIRCASE RAILING**
Stainless steel railings for internal staircase and mild steel railing for outside furnishings, if any.

East Facing Villa



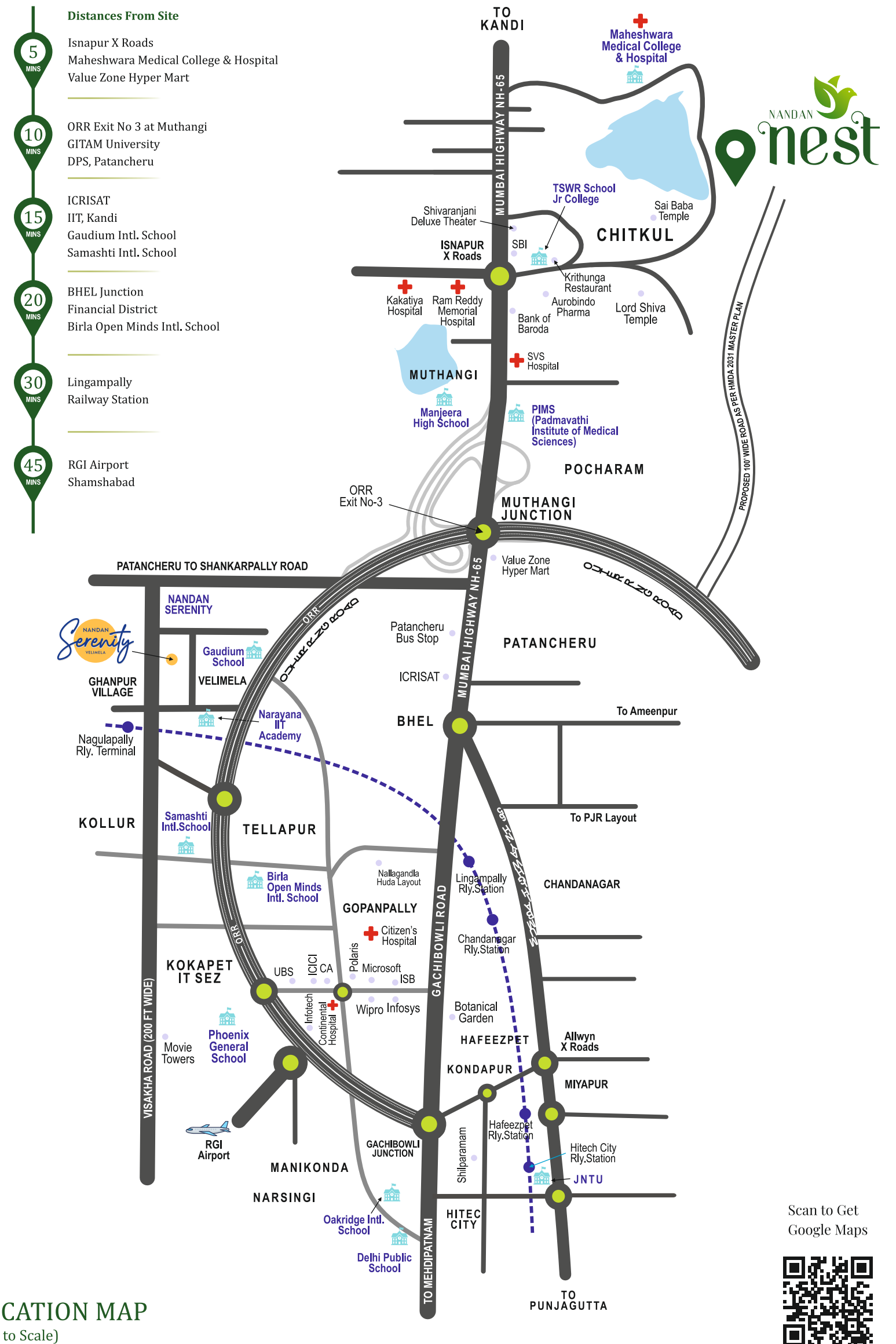
West Facing Villa



Far from Chaos,
Closer to Everything



LOCATION MAP
(Not to Scale)





"You're not just buying a home.
You're investing in a lifestyle of
celebrations"

PROMOTERS



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Financial District, Nanakramguda
Telangana - 500 032

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🌐 www.mantoorgroup.com

ARCHITECTS



TS RERA NO: P01100007622

Note: This Brochure is purely a conceptual presentation and not a legal offering.
The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.