SEAMLESS LUXURY FOR THE

ULTIMATE BEAUTY

# NAKSHATRA

Luxurious Gated Community @ Mallampet ORR

A PROJECT BY

FORTUNE ASPIRE DEVELOPERS

BUILDING TOMORROW BETTER

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1.2 ACRES OF PROJECT

2 & 3 BHK LUXURIOUS FLATS

89 NO. OF UNITS

G+5 FLOORS

approved by hmda Growing Global



## WELCOME TO "NAKSHATRA"

In Mallampet, Nakshatra unveils where the stellar truly begins.
A Star of the show, these 89 Residential apartments span 1.2 expansive acres, meticulously designed as G + 5 Floors. Experience an unprecedented life upgrade, where every moment is crafted to elevate your daily existence, offering a living experience truly unlike any other.



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## PROJECT FEATURES

- GRAND ENTRANCE
- 100% VAASTU COMPLIANT
- 24 HRS. SECURITY WITH CCTV CAMERAS
- WELL-VENTILATED INDIVIDUAL UNITS
- NO COMMON WALLS
- 100% D.G BACKUP FOR COMMON AREAS
- RAINWATER HARVESTING PITS
- SEWAGE TREATMENT PLANT

LUXURY

*effortless chic*

*PRIME LOCATION*

INSPIRED

BEAUTY

*elegant*

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REDEFINED
ARCHITECTURE

STRONG

REFINED



EFFORTLESS DESIGN

*Memorable Access*

*Seamless Design*

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# MASTER PLAN

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## LEGEND

1. OAT
2. BADMINTON COURT
3. BASKETBALL COURT
4. ELDERLY SEATING
5. OUTDOOR WORK STATION
6. OUTDOOR WORKOUT AREA
7. SANDPIT
8. PLAY AREA
9. MULTI ACTIVITY AREA
10. SEATING
11. MULTI PURPOSE LAWN
12. PERGOLA
13. CHANGING ROOM
14. SWIMMING POOL
15. REFLEXOLOGY PATHWAY
16. ENTRANCE COURT
17. NECTAR GARDEN
18. FLOWER GARDEN



# AREA STATEMENT

| FLAT NO | AREA SFT. | BHK | FACING |
|---|---|---|---|
| 1 | 1860 | 3 BHK | WEST |
| 2 | 1670 | 3 BHK | EAST |
| 3 | 1670 | 3 BHK | EAST |
| 4 | 1670 | 3 BHK | EAST |
| 5 | 1670 | 3 BHK | EAST |
| 6 | 1670 | 3 BHK | EAST |
| 7 | 1670 | 3 BHK | EAST |

| FLAT NO | AREA SFT. | BHK | FACING |
|---|---|---|---|
| 8 | 1810 | 3 BHK | EAST |
| 9 | 1460 | 3 BHK | EAST |
| 10 | 1460 | 3 BHK | EAST |
| 11 | 1210 | 2 BHK | WEST |
| 12 | 1070 | 2 BHK | WEST |
| 13 | 1820 | 3 BHK | EAST |
| 14 | 1730 | 3 BHK | WEST |



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## GROUND FLOOR PLAN



# AREA STATEMENT

| FLAT NO | AREA SFT. | BHK | FACING |
|---|---|---|---|
| 1 | 1310 | 2 BHK | WEST |
| 2 | 1860 | 3 BHK | WEST |
| 3 | 1670 | 3 BHK | EAST |
| 4 | 1670 | 3 BHK | EAST |
| 5 | 1670 | 3 BHK | EAST |
| 6 | 1670 | 3 BHK | EAST |
| 7 | 1670 | 3 BHK | EAST |
| 8 | 1670 | 3 BHK | EAST |

| FLAT NO | AREA SFT. | BHK | FACING |
|---|---|---|---|
| 9 | 1810 | 3 BHK | EAST |
| 10 | 1460 | 3 BHK | EAST |
| 11 | 1460 | 3 BHK | EAST |
| 12 | 1210 | 2 BHK | WEST |
| 13 | 1070 | 2 BHK | WEST |
| 14 | 1820 | 3 BHK | EAST |
| 15 | 1730 | 3 BHK | WEST |



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# TYPICAL FLOOR PLAN








# PROJECT AMENITIES

- SWIMMING POOL
- AC GYMNASIUM
- CHILDREN PLAY AREA
- CC CAMERAS
- AMPLE CAR PARKING
- SOLAR FENCING
- BADMINTON COURT
- BASKETBALL COURT
- ELDERLY SEATING
- OUT DOOR WORK STATION
- CHANGING ROOM
- SANDPIT
- MULTI ACTIVITY AREA
- SEATING
- MULTI PURPOSE LAWN
- PERGOLA
- REFLEXOLOGY PATHWAY
- ENTRANCE COURT
- FLOWER GARDEN
- YOGA & MEDITATION SPACE

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# SWIMMING POOL



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# SHUTTLE COURT



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# CHILDREN PLAY AREA



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# HALF BASKETBALL COURT



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# LANDSCAPE



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# MULTI PURPOSE HALL



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# AC GYMNASIUM






## SUPER STRUCTURE

9" thick Red Bricks for external walls.
4½" thick Red Bricks for internal walls.

## STRUCTURE

G+5 Floors Stories of Apartment with R.C.C. framed structure.

## PAINTING

- Two coat putty finish and Two Coat Asian premium emulsion for internal walls.
- EO Texture, Dam-proof Primer and Two Coat Paint for External Walls.

## WATER SUPPLY

- Water supply with over head Tank.
- Borewell water supply and a water sump Best Quality CPVC pipes for water supply lines.
- All sewerage and rain water lines are super quality PVC Pipes.
- All plumbing lines are pressure tested.
- All fixers are CP coated best quality standard branded make.
- Hot & cold wall mixer with shower, provision for geyser.

## MAIN DOOR

- Good Quality Teakwood Door frame and shutter with panel.
- Shutter finished with melamine matt polish fixed with good quality brass fittings.

## INTERNAL DOORS

Doors with reputed make fittings.

## WINDOWS

Aluminum / UPVC sliding windows with plain glass, ventilators with translucent glass in toilets.

## FLOORING

24"X24" vitrified tiles for living, dining, bedrooms and Kitchen.

## BATHROOMS

- Ceramic tile dado upto 6 6" heights.
- Wash basin in master bedroom toilet & Hall, EWC for all toilet with flush tank and provision for geyser & exhaust fan.

## KITCHEN

- Granite platform with stainless steel sink.
- Provision for plumbing points for sink.
- Cladding with glazed tiles above the kitchen platform upto 2" heights for modular style.
- Provision for water purifier in kitchen.
- Power plug outlets for cooking range micro oven, refrigerator, mixer grinder and exhaust fan in kitchen.

## GENERATOR BACKUP

DG power backup for each apartment
Stand by Generator support for one fan and one light in living, Hall & master bedroom.
Standby generator back-up for lights in common area is 100%.

## LIFT

3 lift of 8 passengers capacity each of best quality.

## ELECTRICAL

- One TV. Point in hall and Master Bedroom.
- Fire resistant electrical wires of good quality.
- Elegant designer modular electrical switches for Legrand/Any ISI Brand.
- Provision for A/C in master bedroom.
- Earth leakage circuit breaker(ELCB) for each flat.
- MCB for each room and the main supply.
- 3-phase supply for each unit and individual

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# CHOOSE THAT DETAILS DEFINE EXCELLENCE



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SCAN FOR LOCATION




## LOCATION HIGHLIGHTS

**Near by** - Narayana IIT JEE College

**Near by** - ORR - 4A Exit, Mallampet

**05 Mins** - Bhachupally 'X' Roads

**05 Mins** - Mamatha Medical Academy

**05 Mins** - Oakridge Int. School

**05 Mins** - Silver Oaks Int. School

**10 Mins -** Delhi Public School

**10 Mins -** VNRVJIET College

**10 Mins** - Gokaraju Rangaraju Engg. College

**10 Mins** - BVRIT

**10 Mins** - SLG Hospitals

**10 Mins -** Medical Devices Park (Sultanpur)

**12 Mins** - Ambitus World School

**15 Mins** - Holistic Hospitals

**20 Mins** - JNTU Metro Station

**30 Mins -** HITEC City

FORTUNE ASPIRE DEVELOPERS

BUILDING TOMORROW BETTER


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## TEAM

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*3D Images and Walkthrough*

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