



Luxury Beyond Expectations.
A Lifestyle Like No Other.

NESTCON 
MELUHA
refined luxury, rooted in nature



Welcome to the Ultimate Expression of Luxury

Nestcon Meluha is beyond a residential address - it is an architectural symphony, where timeless design meets modern luxury. Every villa is crafted to seamlessly blend nature, comfort and contemporary elegance, set within a lush, masterfully planned community.

This is more than just grandeur - it is grace. A sanctuary, where expansive living, serene landscapes and effortless connectivity converge to create a resort-like lifestyle that embodies sophistication, well-being and refined convenience.

Here, you don't just own a home - you inherit a way of life, defined by balance, beauty and intention.



The Luxury of Space & Greenery - A Natural Haven

Meluha redefines urban living with a rare offering: an eco-conscious retreat, where open spaces and green vistas enrich everyday moments.

- Over 2 acres of thoughtfully landscaped greenery, offering a pollution-free, rejuvenating environment
- Tranquil, tree-lined avenues and open green courts that foster peace and mindfulness
- Eco-friendly infrastructure designed to embed nature into your daily rhythm

Awaken to clean air, lush surroundings and a quietude that nourishes the soul - this is the true luxury of space.



The Luxury of Sustainable Construction - Built for the Future

At Meluha, every element is shaped by a commitment to sustainability, responsibility, and lasting value. Thoughtfully planned to meet the green building standards established by the Indian Green Building Council (IGBC) - India's premier institution guiding environmentally responsible development - Meluha reflects a philosophy, where ecological sensitivity and refined living coexist. From the choice of materials to the layout of open spaces, sustainability is not an addition - it is a foundation.



- **Porotherm Thermo Bricks:** Clay bricks with advanced German technology, that regulate indoor temperatures naturally, keeping homes cool in summer and warm in winter, while significantly reducing energy use.
- **Aluminium Windows:** Designed to optimize insulation and airflow, minimizing dependence on artificial climate control.
- **Eco-Conscious Water Management:** An environment-conscious technology from Sweden, ensures efficient disposal of sewage with minimum electrical and mechanical dependence (STP), while rainwater harvesting fosters sustainable conservation.
- **55% Open Area:** More than half the community is reserved for nature and outdoor amenities, offering residents the gift of space.

Meluha is not just a home, it is a forward-thinking investment in luxury that lasts.



The Luxury of Connectivity & Accessibility – Where Every Destination is Close-by

Strategically located, Meluha provides effortless access to Hyderabad's expanding infrastructure and urban hubs. From work to wellness, every essential is just minutes away.

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SEAMLESS WORK COMMUTES

Whether your world lies in IT, biotech, defense or finance, Meluha connects you seamlessly to Hyderabad's key employment clusters:

Gateway IT Park,
Kandlakoya (20 mins.)

DRDO, Shamirpet (20 mins.)

Genome Valley (25 mins.)

Infosys – Pocharam (40 mins.)

Financial District (54 mins.)



PREMIER HEALTHCARE NEAR YOU

From global academic institutions to world-class medical care, everything is conveniently close:

TIMS, Alwal (22 mins.)

CMR Hospital (23 mins.)

Mediciti (25 mins.)

RR Hospital (35 mins.)



EFFORTLESS ACCESS TO LEISURE & RECREATION

Surrounded by the finest, yet set apart by design. A resort among resorts-encircled by these celebrated retreats:

Alankrita Resorts (5 mins.)

Celebrity Resorts (10 mins.)

Mrugavani & Aranya Resorts
(12 mins.)

Haritha Lakeview Resorts
(13 mins.)

Leonia Resorts (15 mins.)

Hilton Resorts (20 mins.)



UNMATCHED URBAN & TRANSPORT CONNECTIVITY

Stay connected to the pulse of Hyderabad while enjoying the calm of your retreat:

Yapral, Keesara, Alwal (20 mins.)

Jubilee Bus Station (30 mins.)

Secunderabad (30 mins.)

Rajiv Gandhi International
Airport (60 mins.)



With the ongoing elevated corridor project and the upcoming metro line from JBS to Shamirpet, Meluha offers a rare harmony of luxury living and effortless urban connectivity.

The Luxury of Education – A Gateway to a Brighter Tomorrow

Meluha places you at the epicenter of academic excellence, with leading institutions just a short drive away.

Premier Colleges & Universities

- Leo Academy of Hospitality & Tourism Management (16 mins.)
- NALSAR University (16 mins.)
- Institute of Public Enterprises (16 mins.)
- BITS Pilani, Hyderabad (17 mins.)
- Symbiosis Institute of Science & Technology (18 mins.)
- CMR Engineering College (22 mins.)
- NICMAR (22 mins.)

Top Schools in the Vicinity

- Pallavi International School (2 mins.)
- Excellencia Infinitum School (11 mins.)
- TMR School (11 mins.)
- Diksha - A Waldorf School (12 mins.)
- Pebble Creek Life School (12 mins.)
- St. Paul's International School (13 mins.)
- Shantiniketan Vidyalaya (15 mins.)
- Ivy League Academy (16 mins.)
- Kendriya Vidyalaya, Hakimpet (20 mins.)

Whether it's early learning or professional excellence, Meluha makes quality education not just accessible, but effortless.



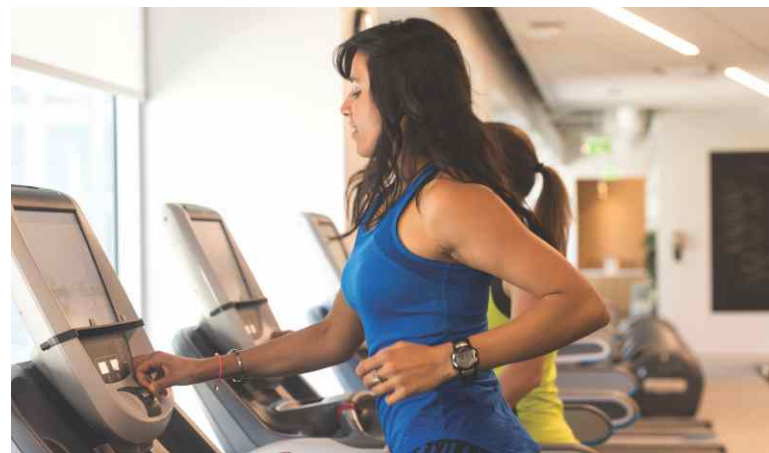


Why Choose Meluha?

Set amidst expansive green landscapes, Meluha is more than a community, it is an expression of refined living.

Every villa reflects architectural elegance, sustainability and comfort. With world-class amenities and a location that connects you to every facet of modern life, Meluha is where aspirations are nurtured and lifestyles are transformed.





The Luxury of World-Class Amenities – Elevate Your Everyday Lifestyle

At Meluha, every detail is curated for comfort, wellness and indulgence. Here, modern living is complemented by elegant spaces and amenities designed to enrich every aspect of life.

Our amenities include:

- | | | | | | |
|---|---|---|--|---|--|
|  | Gymnasium |  | Outdoor Badminton Court |  | Children's Play Area |
|  | Party Hall |  | Open Air Gym |  | Pet Park |
|  | Indoor Games |  | Pickle Ball Court |  | School Bus Shelter |
|  | Swimming Pool & Kids Pool with Changing Rooms |  | Play Lawn |  | Provision for EV Charging in Each Villa |
|  | Amphitheatre |  | Party Lawn |  | Building Energy Monitoring System (BEMS) |
|  | Elders' Court |  | World-class STP with Swedish Technology |  | Solar Power for Common Lighting |
|  | Reflexology Path |  | 100% Power Back-up (3 Kw Per Villa) |  | Pedestrians Pathway |
|  | Cricket Practice Net |  | Common Fast Charging EV Points at Club House |  | Water Softener |
|  | Skating Rink |  | Yoga/Meditation Deck | | |
|  | Basket Ball Practice Court | | | | |



Specifications:

- **Structure:** Earthquake resistant design
- **Walls:** 8" external and 4" internal walls constructed with POROTHERM, a high-performance brick developed using advanced German technology for superior thermal insulation.
- **Flooring:** Living, dining, balcony and kitchen with large format vitrified tiles of reputed make
 - **Washrooms:** Anti-skid ceramic tiles of reputed make
 - **Balconies:** Anti-skid porcelain / ceramic tiles
 - **Staircase:** Granite
- **Painting:** External texture with two coats of emulsion paint
 - **Internal** - Two coats putty with premium emulsion paint
- **Doors & Windows:**
 - **Main Door:** 8" high door of engineered frame and shutter, aesthetically designed with hardware of reputed make
 - **Internal Doors:** 7" high doors engineered frame and shutter
 - **French Doors & Windows:** Aluminum sliding windows & french doors with provision for mosquito frame
- **Plumbing:** CPVC pipe for internal and composite pipe for external
 - Metered water supply through EMS (Energy Management Systems)

- **Electrical:** Adequate light & power sockets provided. Switches & MCBs - Schneider or equivalent make and cable of reputed make
- **CP & Sanitaryware:** Jaquar or equivalent make

Highlights:

IGBC project (Pre-certification)

1 km. off the highway

2.5 km. from ORR exit 7

Connectivity through elevated corridor and metro from JBS

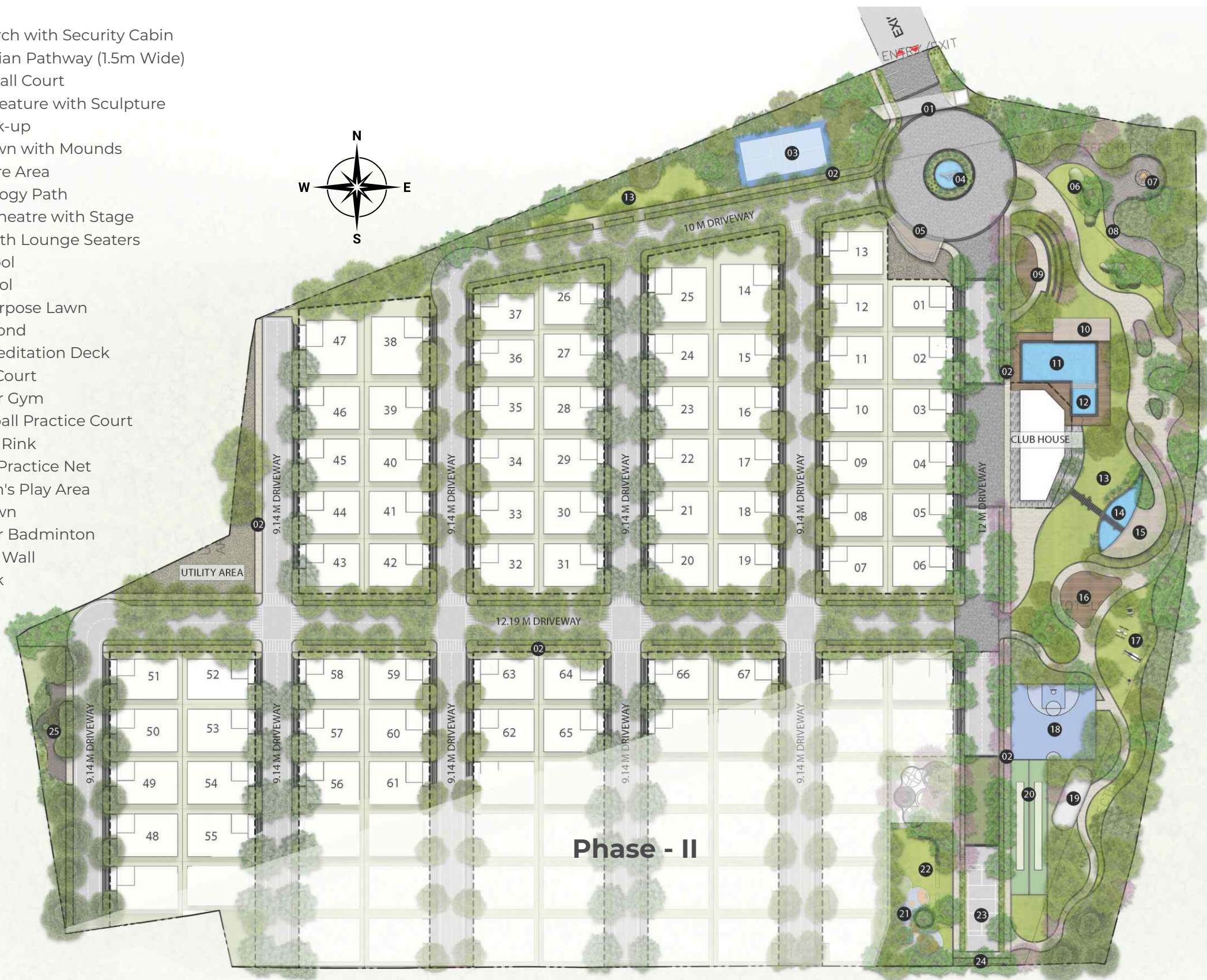
Surrounded by resorts

Luxury amenities

Vast landscaped area

Legend

01. Entry Arch with Security Cabin
02. Pedestrian Pathway (1.5m Wide)
03. Pickle Ball Court
04. Water Feature with Sculpture
05. Bus Pick-up
06. Play Lawn with Mounds
07. Campfire Area
08. Reflexology Path
09. Amphitheatre with Stage
10. Deck with Lounge Seaters
11. Main Pool
12. Kids' Pool
13. Multipurpose Lawn
14. Lotus Pond
15. Yoga/Meditation Deck
16. Elders' Court
17. Outdoor Gym
18. Basketball Practice Court
19. Skating Rink
20. Cricket Practice Net
21. Children's Play Area
22. Play Lawn
23. Outdoor Badminton
24. Feature Wall
25. Pet Park



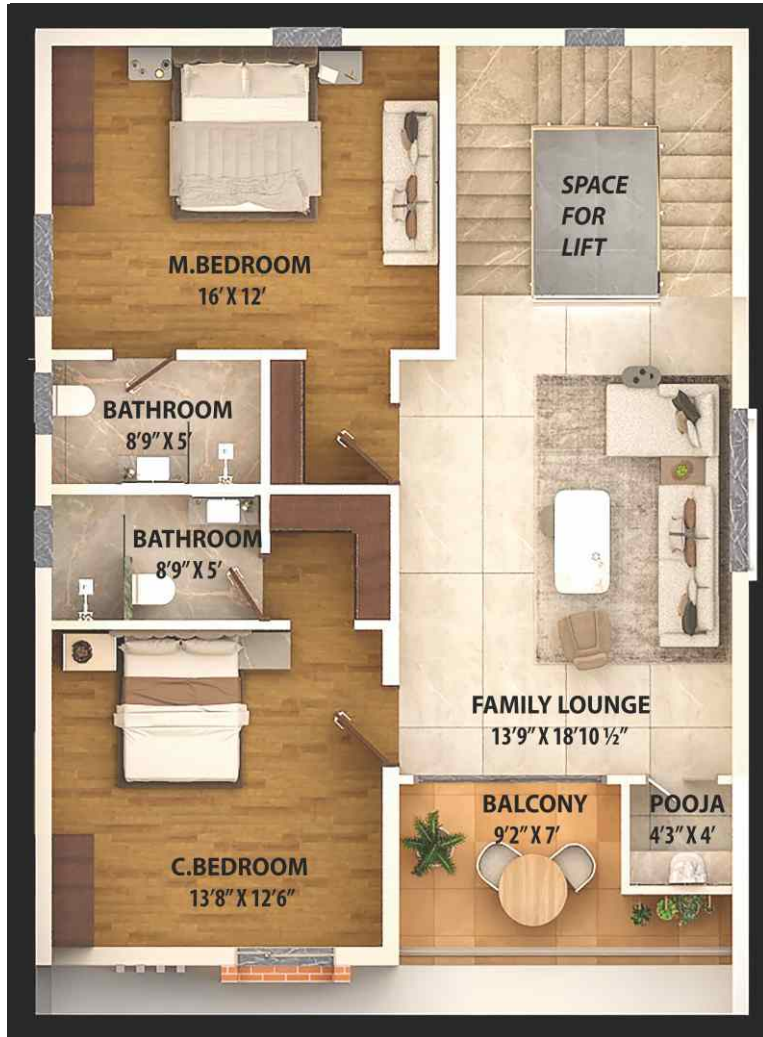
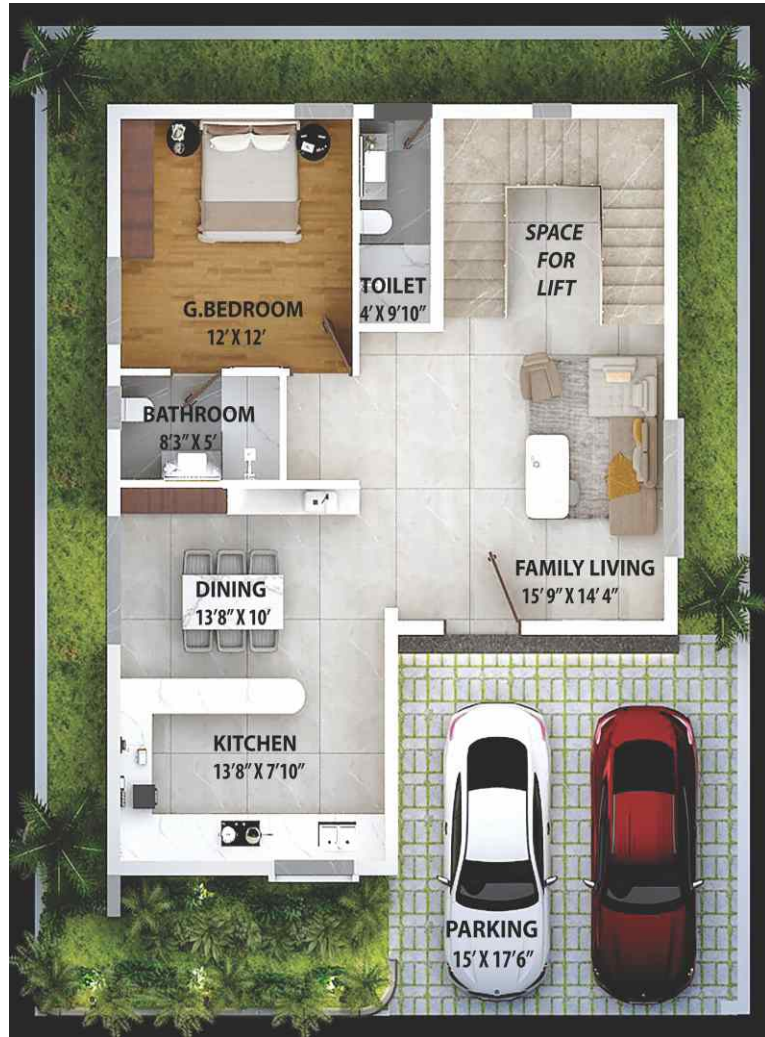
VILLA STYLE
T2
EAST FACING

Villa Nos.	Plot Area (Sq. Yds.)	Built-up Area (Sft.)
2, 3, 18, 29, 30, 40, 41, 60	180	3145
1	178	2915
19, 31, 42	188	3145
64, 67	180	2975
26	203	3000



VILLA STYLE
T5
WEST FACING

Villa Nos.	Plot Area (Sq. Yds.)	Built-up Area (Sft.)
8, 9, 22, 23, 24, 34, 35, 46, 57, 62	180	3140
7	188	3140
36	160	2720
37	181	2720
58	180	2970



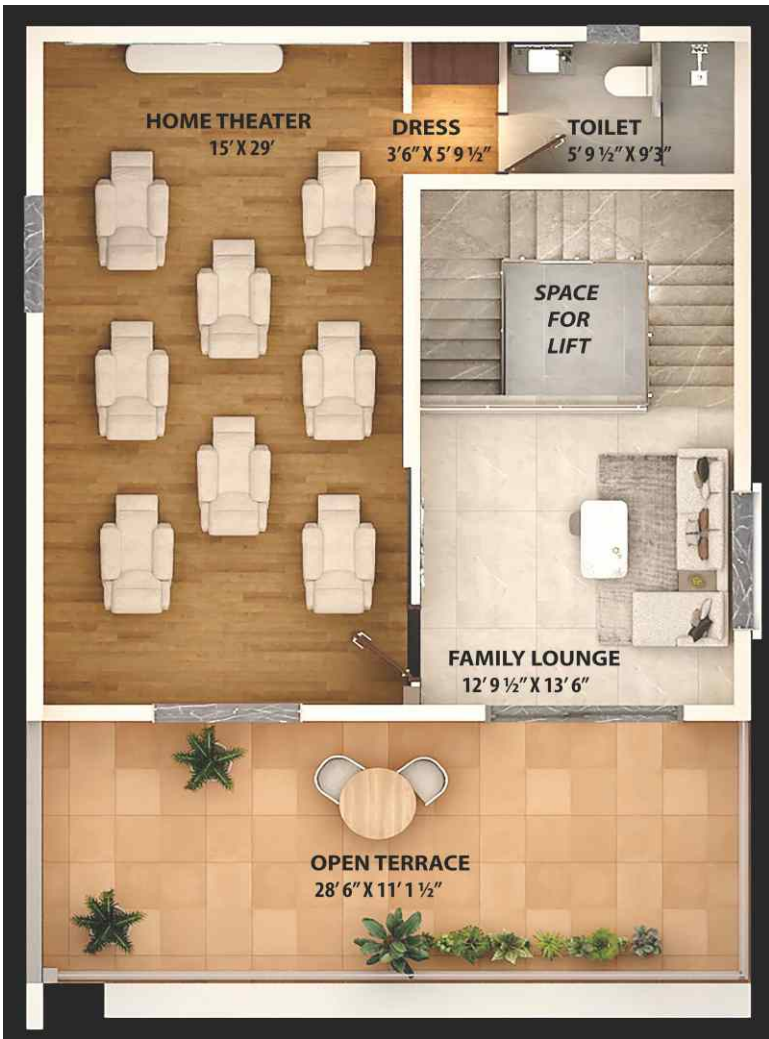
VILLA STYLE
T14
WEST
FACING

Villa Nos.	Plot Area (Sq. Yds.)	Built-up Area (Sft.)
49, 50	200	3545
25	274	3280
47	260	3285



VILLA STYLE
T17
EAST
FACING

Villa Nos.	Plot Area (Sq. Yds.)	Built-up Area (Sft.)
53, 54	200	3605
52	200	3320





Meluha Villas – A Legacy of Luxury. A Home for Generations.

Meluha offers not just a house, but a timeless legacy - crafted for those, who seek balance, beauty and lasting value.

Whether you desire peace, connectivity or intelligent sustainability, here is where it all comes together.

Crafting Landmarks. Creating Legacies.



At Nestcon, we do more than build, we shape experiences and aspirations.

For over 27 years, we've transformed the urban skylines of Hyderabad and Bengaluru by blending innovation with environmental integrity. Inspired by the craftsmanship of nature's finest architect - the bird - our approach is marked by precision, care and harmony.

Every Nestcon project is a tribute to thoughtful design and impeccable execution, anchored by a commitment to on-time delivery, superior quality and customer-first values.

As we look to the future, we continue to create more than spaces - we create statements.

Welcome to Nestcon. Welcome to the future.



Scan for the
site location



Scan for the
brochure

A project by



Registered Office:
Nestcon Shelters (P) Ltd.
Plot No. 7, 1st Floor, All Saints Road,
Near LIC Office, Trimulgherry,
Secunderabad - 500 015



Site Address:
Sy. No. 117, Thumkunta Village,
Adj. Road to Summer Green Resorts,
Behind Stepping Meadows,
Shamirpet, Secunderabad - 500 078

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Our Associates



Principal
Architect



Landscape
Architect



Structural
Consultant



M.E.P.
Consultant



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