



*Beauty & grace...
in a wide open space!*





A poet once said that birds make their nests as if a king is building his own palace according to his desires.

Flamingo is one of the world's most unmistakable birds on account of its looks, grace and beauty. They search out and build their colonies with care ensuring proper communal breeding grounds and nursery within easy accessibility.

Inspired by this, Nestcon turns dreams into homely nests that are peaceful yet a stone's throw distance from the bustle of the city. The environment helps you strike a balance between work & recreation and enables one to rejuvenate & recharge the batteries for the new day ahead.

Built with utmost care and personal supervision from start to finish, every Nestcon Flamingo home has an ambience that is enviable.

Nestcon goes that extra mile to not only add a personal touch to its constructive efforts, but also builds on relationships.

Just like the Flamingo that lives possibly the longest amongst birds, Nestcon delivers buildings that last long and nurtures long term relationships with its customers & associates.

Delivering on its promises on time...every time, Nestcon's professional expertise adds value to every project in more ways than one.

Exacting in the quality benchmarks it has set for itself in every sphere of activity and in every project, Nestcom Flamingo homes are aesthetic, cost-effective and comfortable habitats.

More than just a home, it offers peace of mind, the lung space to breathe clean fresh air and yet ensures that you are not isolated from the rest of the community!





The salient features include

- The building is located in a corner hence has open roads on both sides for easy access
- Located in Gautami Enclave, a very prominent HUDA approved layout in Kondapur
- Two big & spacious green parks
- Surrounded by some of the best schools
- Close to the software hub

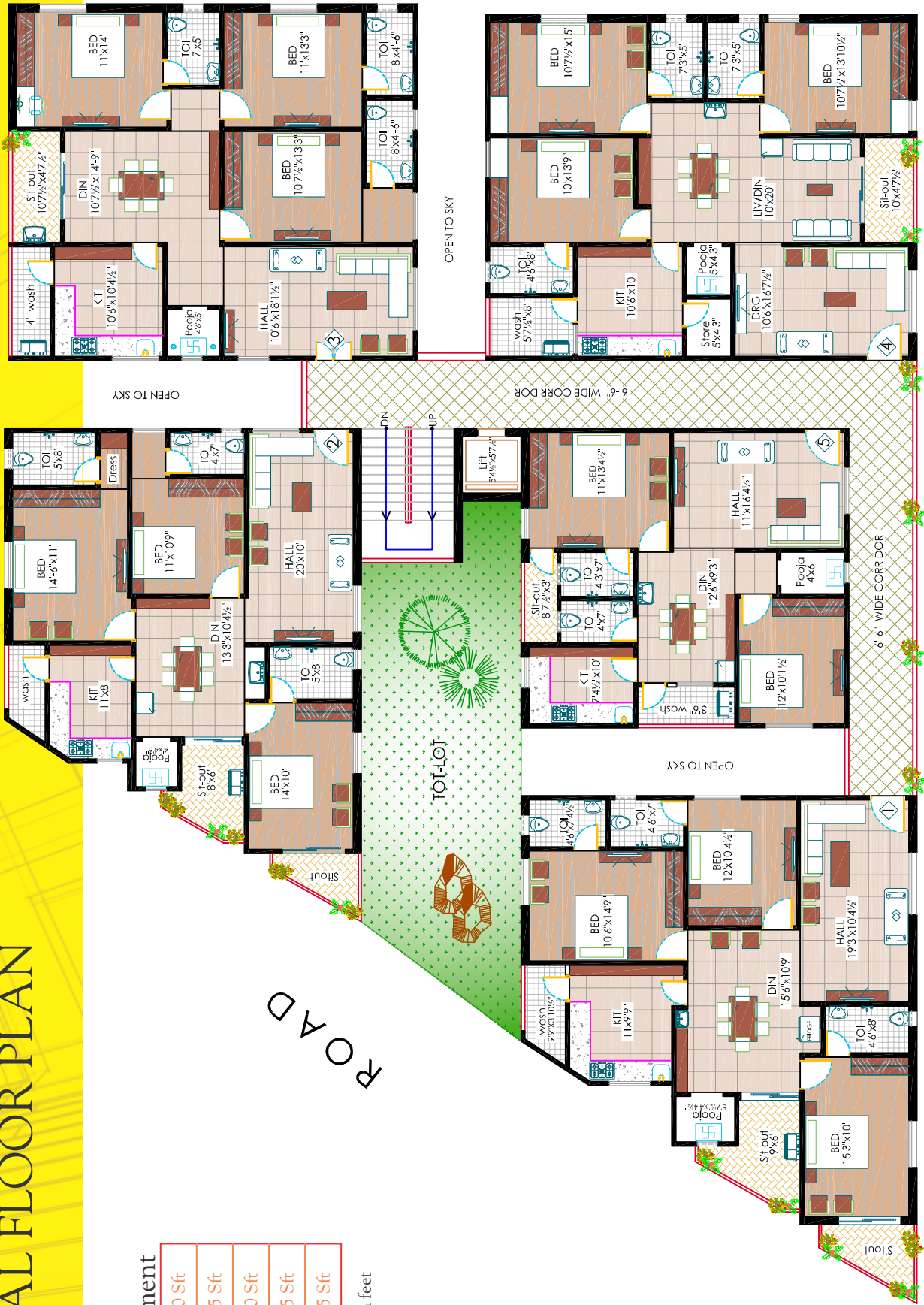
Amenities

- The flats come with a host of features designed to make living comfortable and easy.
- 3 Phase electrical connection
 - Municipal water connection (if available at the site) & sewerage connections
 - Power back up for common lighting, lift, motors and 5 points each in every flat
 - Borewell water softener
 - Intercom with video door phone
 - Gym provision in the cellar
 - Driver's rest room
 - Tot lot for children
 - Solar water for one toilet

Elevation



TYPICAL FLOOR PLAN



Area Statement

Flat no: 1	1680 Sft
Flat no: 2	1585 Sft
Flat no: 3	1660 Sft
Flat no: 4	1695 Sft
Flat no: 5	1115 Sft

All dimensions are in feet unless specified



Locational Advantages

Nestcon is very selective about where it chooses to build homes,...almost as selective as birds who take into account surroundings, proximity to important aspects of living and communities it wishes to relate with...

Central to software companies, the apartment blocks are close to Chirec Public School, Oakridge International School, Phoenix Greens International School and Delhi Public School to name a few. Shilparamam, the famous Arts & Crafts cultural village & HITECH, the world-class Exhibition facility are also in close proximity.

A shopping paradise too is round the corner with Inorbit Mall, Max Fresh Super Market, Metro Mart Super Market and Hyper City Retail India Pvt. Ltd. Besides this, all the IT companies are a short drive away and this easy and quick access enables one to save on commuting time.

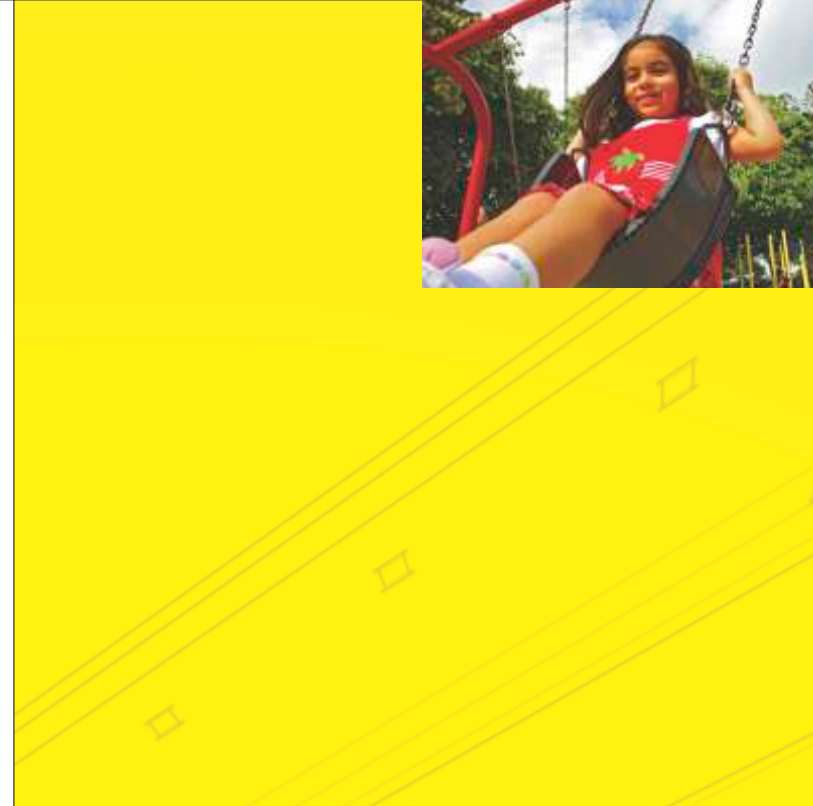
A Green Cover

Situated amidst serene atmosphere, the HUDA approved layout has wide clear roads and greenery. The homes do not have common walls between them. Located in a part of the well established Gautami Enclave, the area also has two parks totaling 4 acres, with one for kids and the other for adults. The Botanical Gardens is an added attraction spread over an area of 120 acres. It is home to over 600 species of plants, water bodies and meadows.

The green cover location is one amongst many aspects that sets Nestcon Flamingo apart from the rest. Suitability of environment is the foremost criteria that Nestcon considers before a single brick is put in place.

In good company

The neighborhood caters to software professionals who prefer to be in the thick of things yet serenely away from the crowded city. Rubbing shoulders with the like minded enables better understanding and harmony.



Specifications

Structure: RCC framed structure.

Brick Work: Bricks of good quality with cement mortar. Rain exposed walls of 8" thickness and other walls 4 1/2".

Door: Main Door with teak frame & single panel shutter in contemporary style. Internal doors are in teak frame with moulded paneled shutters.

Windows: All windows and ventilators are with UPVC section with glass and safety M.S. grill.

Hardware: All hardware fittings are of good quality.

Flooring: Living, Dining, Bedrooms with 2'x2' Nano Technology double charged vitrified tiles. Staircases, lift & lobby areas in Granite. Kitchen, toilets, balconies & utility areas in anti-skid Ceramic tiles.

Cladding: Toilets with ceramic tiles upto 7'height (Somany or equivalent make). Utility with ceramic tiles upto 3' height.

Kitchen: Black Granite top 2' width with ceramic tiles upto 2' from platform and stainless steel sink with drain board.

Painting:

External - Two coats of weather proof paint over a base coat Apex or equivalent.

Internal - Plastic emulsion paint of reputed make over lappam finish.

Plumbing & Sanitary: Concealed plumbing. All sanitary ware are Hindware or equivalent make. All CP fittings are of Jaquar or equivalent make.

Electrical: Wiring with Polycab or equivalent make. Modular switches of Legrand or equivalent make.

MCBs Legrand or equivalent: Sufficient electrical points in every room, AC point in all the bed rooms.

Elevators: 6 Nos Passenger lift - Kone / Otis.



About Us

Incorporated in 1997, Nestcon Builders Pvt. Ltd. is spearheaded by a dynamic team of young and energetic professionals with rich experience and a successful track record in construction techniques and processes. The combined creativity and technical expertise of the team translates into projects of high value.

While the company takes pride in its timely project deliveries, it also brings into focus quality and professionalism while keeping pace with transforming technological developments across the globe.

Nestcon

- Backed by thoroughbred professionals
- Impeccable track record of delivering on time
- Always build with passion the way birds build their nest

Projects Executed



NESTCON GAYATHRI
Super luxury apartments, Banjara Hills.



LAKSHMISHRI -5 level
commercial complex,
Ameerpet.



ELEGANT COVE - luxury apartment
Hasmathpet, Trimalgherry.



ELDORADO -
4 level commercial
complex, Himayatnagar.



METRO RESIDENCY
Ramnagar, Near VST.



GANGA'S GLEN
Multi storied apartments,
Himayatnagar.

Testimonials

It is believed that the best judge of a stage performance is the audience, for they are the ones who enjoy the fruit of experience. Nestcon takes this forward and leaves it to the people themselves to say a few words about their experiences.

"Nestcon's openness, integrity and workmanship have been very transparent. They are not only good at engineering aspects but also ensure to meet the customer's requirements on budget and time thus springing no new surprises. What is very heartening to know is the quality of material used in the construction. I live in the apartment and have seen the type of materials used in the project right from the initial days of construction. It's now 5 years since I have been living in Nestcon Gayathri, not one crack or breakage appeared anywhere."

Sanjay Reddy, Expert - Entertainment Industry,
Former Chief - Zee South
Nestcon Gayathri, Banjara Hills, Hyderabad.

"Right from stage one, Nestcon was pretty clear and reliable. Their friendly approach and courteous professionals took the stress out of us. They are one of those rare companies who promise what they can deliver and deliver what they promise."

M.S. Ahmed Ali, DIGP (Retd.)
Elegant Cove, Trimulgherry, Secunderabad.

"Boutique and most approachable builder with utmost straight forwardness, sponsors of Nestcon amazed us with their compassion to work and time lines of delivery. They did not let us feel the distance and paucity of time for delivery and transfer of property."

Mahen Pipalwa, Clarus Advisors (India) Private Limited,
Mumbai.
Owners of the Pent House, Banjara Hills, Nestcon Gayathri.

"We need assurance of quality, delivery and trust - all the 3 have been amply given by Nestcon. Their professionalism coupled with passion has impressed us a lot. Thank you Nestcon."

N.S.S.R. Murthy, Staff Engineer, Microsemi SoC
Metro Residency, Ramnagar, Hyderabad.

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