



NESTCON'S
DHRUVA
 **TARA**

@ Nagireddy colony, Alwal

3 BHK Luxury Flats in a Semi Gated Community



 **Vastu compliant** |  **RERA approved** |  **Loans approved by all major banks**



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“ We make sure
rest assured” 

We take immense pleasure in announcing the successful completion of our prestigious gated community project, Nestcon's Chintala Residency, at Alwal.

We thank our Customers and Stakeholders for being with us during this turbulent journey, which was filled with the Covid-19 pandemic and related hardships. In Spite of all these, We delivered the project on time with promised quality and comfort.

Nestcon's Chintala is a beautifully landscaped project and stands out to be one of the reputed gated communities of Secunderabad. A suite of grandeur amenities made Nestcon's Chintala Residency a much-talked-about project in the neighborhood.

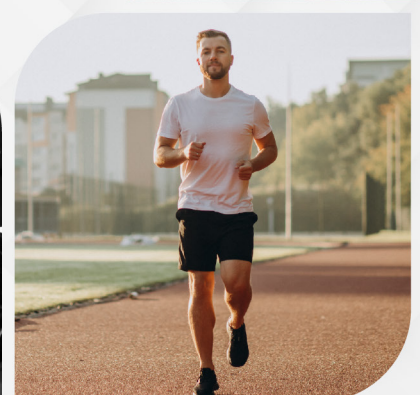
Subsequent to this, Nestcon has embarked on three more esteemed projects: Nestcon's Dhruvatara, Nestcon's Jade and Nestcon's Oasis. All three projects are located in Alwal, very close to Karimnagar and Nagpur Highways, thereby providing excellent connectivity and access. They are also in close proximity to Suchitra circle, one of the busiest commercial hubs of Secunderabad.

Nestcon's Dhruvatara

Nestcon's Dhruvatara is a project consisting of Twenty - 3 BHK luxury flats in a semi-gated community, Located at Nagireddi Colony, Alwal, With a super built-up area of 1610sft each.

Amenities

- Full power backup for the entire flat (except A.C.s) common lighting lift and motors.
- Intercom.
- CC Cameras.
- Solar power for common lighting.
- Walking Track.
- Gym.
- Children's Play area





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Floor Plan

WEST ROAD



EAST ROAD



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View of 3 BHK - West facing flats



3 BHK - WEST FACING

1610 SFT

Hall	: 13' x 18'
Dining Hall	: 10' x 9'-9"
Kitchen	: 9' x 9'-9"
Bedroom 1	: 16' x 11'
Toilet 1	: 6' x 6'-6"
Bedroom 2	: 13' x 10'-9"
Toilet 2	: 6'-6" x 5'-6"
Bedroom 3	: 15' x 10'
Toilet 3	: 6'-6" x 5'-6"
Wash	: 4' wide
Balcony	: 5' wide
Pooja	: 4' x 5'-6" wide



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View of 3 BHK - East facing flats



3 BHK - EAST FACING

1610 SFT

Hall	: 13' x 18'
Dining Hall	: 10' x 9'-9"
Kitchen	: 9' x 9'-9"
Bedroom 1	: 16' x 11'
Toilet 1	: 6' x 6'-6"
Bedroom 2	: 13' x 10'-9"
Toilet 2	: 6'-6" x 5'-6"
Bedroom 3	: 15' x 10'
Toilet 3	: 6'-6" x 5'-6"
Wash	: 4' wide
Balcony	: 5' wide
Pooja	: 4' x 5'-6" wide



Specifications



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Structure:

- RCC framed structure



Painting:

- Internal : Putty finish walls with emulsion paint
- External : Texture Coat with Premium emulsion paint



Walls:

- Red clay bricks



Plumbing:

- CPVC water lines with CP fittings of premium quality



Doors:

- Main door - Teak frame, a shutter in contemporary design with both sides of Teak veneer.
- Internal door frames – Granite frame with skin and WPC doors



Electrical:

- Solar powered common lighting for the entire building
- Concealed copper wiring with adequate points.
- Modular switches & MCBS of standard make Finolex or equivalent.



Windows:

- UPVC sliding windows of good quality with safety grills



Toilets & Sanitary Wares:

- EWC with flush tanks of premium brand
- MBR – Diverter and wall hung commode
- 3- Wash basins



Kitchen:

- Blacktop granite with S.S. sink with 2'0 height dadoing



Lift:

- 6 passengers lift with good make with ARD



Flooring:

- Hall, Kitchen and bedroom - 2x2 double charge vitrified tiles
- Balconies & toilets - Anti-skid ceramic tiles.
- Corridors and staircase - Tiles and granite



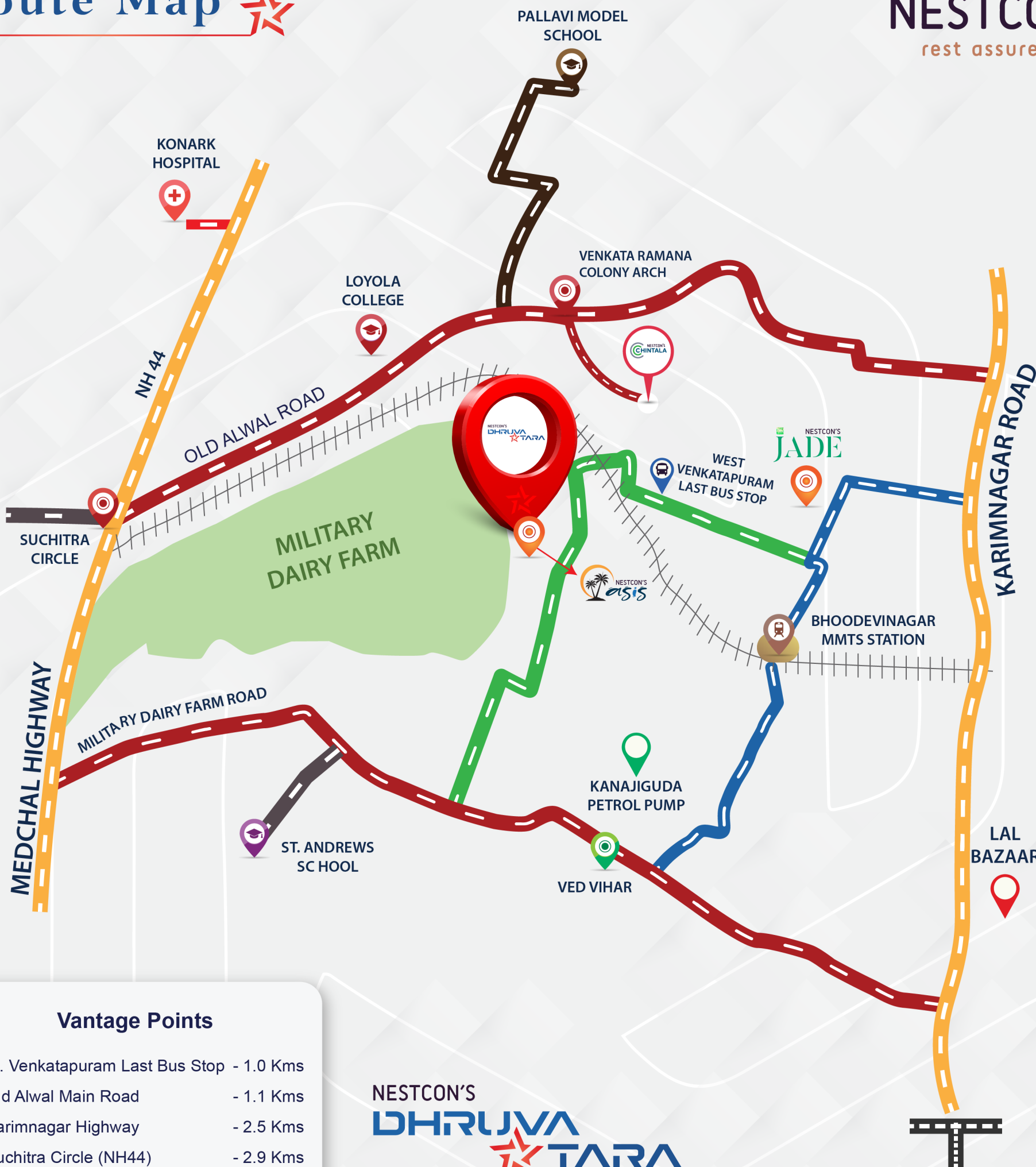
Water:

- Borewell water & municipal water

Route Map



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Vantage Points

- 📍 W. Venkatapuram Last Bus Stop - 1.0 Kms
- 📍 Old Alwal Main Road - 1.1 Kms
- 📍 Karimnagar Highway - 2.5 Kms
- 📍 Suchitra Circle (NH44) - 2.9 Kms
- 📍 Bhoodevi Nagar MMTS - 1.2 Kms
- 📍 Dairy Farm Road - 2.2 Kms

NESTCON'S
DHRUVA TARA

Schools & Colleges:

- 📍 Pallavi Model School - 3.1 Kms
- 📍 St. Michael's School - 3.4 Kms
- 📍 St. Ann's School Bolarum - 4.5 Kms
- 📍 St. Andrews School - 3.1 Kms
- 📍 Delhi Public School - 5.5 Kms
- 📍 Loyola College - 1.2 Kms

Hospitals:

- 📍 Government Civil Hospital - 1.5 Kms
- 📍 Aaditya Hospital - 2.0 Kms
- 📍 GNR Hospitals - 3.0 Kms
- 📍 Jubilee Hospitals - 1.2 Kms
- 📍 Russh Hospitals - 2.9 Kms

CLICK HERE, WE WILL TAKE
YOU TO THE SITE

[https://goo.gl/maps/
Bmq7WDggqMcJC72Z9](https://goo.gl/maps/Bmq7WDggqMcJC72Z9)

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Banjara Hills



NESTCON Aishwarya
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NESTCON Orchid
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NESTCON Elegant Cove
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Kompally



Nestcon Shanti Bhushan
Mahabubabad



NESTCON's Chintala Residency
Alwal, Secunderabad



NESTCON's Zion
Nallagandla

NESTCON'S

DHRUVA
 **TARA**

**A PREMIER
SEMI-GATED COMMUNITY
WHERE HARMONY REIGNS**



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 Registered Office

Plot No 2, Durga Vihar, RTC Colony Main Road,
Trimulgherry, Secunderabad-500015,
Telangana, India.

 Site Address:

Plot no. 79 & 80, Nagireddy Nagar,
Alwal, Secunderabad, Telangana 500015

RERA Regn. No. : P02400004542

 **+91-9666 1234 63**

 **+91-9052 233 233**

 **sales@nestcon.com**

 **www.nestcon.com**