



NESTCON
rest assured



**NESTCON'S
CHINTALA**
RESIDENCY
ALWAL - BLOCK-I & II

**ONE OF THE FINEST
GATED COMMUNITY PROJECTS
OF TWIN CITIES**

2 & 3 BHK LUXURY APARTMENTS

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

ALL ABOUT US AND THE PROJECT



Nestcon, with its 20 years of rich experience in the construction of residential and commercial properties across Telangana and Karnataka, is coming up with a luxurious gated community residential apartments project in **Alwal, Secunderabad**.

Introducing, **Nestcon's Chintala Residency**, a beautifully landscaped Gated Community for sustainable living in West Venkatapuram, **Alwal**.



One of the most bustling commercial hubs of twin cities - **Suchitra Circle**, is just 3 kms away from **Nestcon's Chintala Residency**. This could only mean one thing - **Convenience**.

Nestcon's Chintala Residency is redefining gated community living with an array of 'first of its kind' features in Alwal such as;

- **Sustainable living environment**
 - Beautiful landscaping
 - Rainwater harvesting
 - Solar-powered common lighting
 - Recycled sewage water for landscaping
- Skating rink
- Cricket practice net
- Half basketball court
- Badminton court
- Cycling track
- Splash pool



ALL ABOUT US AND THE PROJECT



While all of these are at your disposal, you also have access to many luxury amenities within the gated community. Some of them include:

- Clubhouse
- Gym with modern equipment
- Walking track
- Children's play zone
- CCTV surveillance security system
- Intercom
- 24x7 power backup
- Anti-termite treatment with 10 years warranty



The impeccable design, which is the hallmark of Nestcon, ensures meticulous use of each and every square foot at **Chintala Residency**.

As a real time example and for you to envision the quality and standards maintained by Nestcon, Block-I is 'ready to occupy' within the gated community of Chintala Residency.

Talk to us to know more

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MASTER PLAN



LEGEND

- 1 CYCLING TRACK
- 2 SKATING RINK
- 3 SHUTTLE COURT
- 4 CRICKET NET
- 5 SPLASH POOL
- 6 PLAY AREA
- 7 WALKING TRACK
- 8 BASKET BALL COURT

FLOOR PLAN - BLOCK-I



ROAD

3D VIEW OF BLOCK-I FLATS



Flat - 1

[3 BHK-WEST FACING]

1439 SFT

Drawing Room : 11'-6" x 14'-4.5"

Dining Hall : 22'-7.5" x 10'

Kitchen : 10'-7.5" x 7'

Bedroom 1 : 10'-4.5" x 13'

Toilet 1 : 4'-6" x 7'

Bedroom 2 : 11'-7.5" x 10'

Toilet 2 : 4' x 7'

Bedroom 3 : 11' x 10'

Toilet 3 : 4'-6" x 7'

Wash : 4'-6" wide

Balcony : 4'-6" wide

Flat - 2

[3 BHK-WEST FACING]

1393 SFT

Drawing Room : 16'-4.5" x 10'

Dining Hall : 17'-6" x 11'-9"

Kitchen : 9'-6" x 9'-4.5"

Bedroom 1 : 10' x 13'-4.5"

Toilet 1 : 7' x 4'

Bedroom 2 : 10' x 10'

Toilet 2 : 7' x 4'

Bedroom 3 : 12' x 10'

Toilet 3 : 4'-6" x 7'

Wash : 4'-4.5" wide

Balcony : 4'-4.5" wide



3D VIEW OF BLOCK-I FLATS



	Flat - 3	Flat - 4	Flat - 5	Flat - 6	Flat - 7
Flat type	2 BHK-NORTH	2 BHK-EAST	2 BHK-EAST	2 BHK-EAST	2 BHK-EAST
Area	1158 SFT	1158 SFT	1204 SFT	1132 SFT	1112 SFT
Drawing Room	13' x 14'	13' x 13'-9"	13'-5" x 13'-9"	17'-3" x 10'	18'-3" x 11'
Dining Hall	10' x 16'-3"	10' x 16'-3"	10' x 10'-3"	10' x 9'	10' x 8'
Kitchen	7' x 12'-3"	7' x 12'-6"	7'-5" x 12'-6"	6'-10.5" x 9'	7'-10.5" x 9'
Bedroom 1	10' x 11'-5"	10' x 11'-5"	10' x 11'-4.5"	10'-6" x 10'	10' x 10'
Toilet 1	4' x 8'-6"	4' x 8'-6"	4' x 8'	7' x 4'-6"	6' x 5'
Bedroom 2	10' x 13'-6"	10' x 13'-6"	10' x 13'-6"	10'-6" x 13'	10' x 13'
Toilet 2	6'-6" x 5'	6'-2" x 5'	6'-6" x 5'	7' x 5'	6' x 5'
Wash	4'-5" wide	4'-5"	4'-6"	4'-6" wide	4' wide
Balcony	4' wide	4' wide	4'-6"	10' x 5'-9"	10' x 5'-9"
Pooja	-	-	-	6'-10.5" x 4'	7'-10.5" x 4'



FLOOR PLAN - BLOCK-II



ROAD

3D VIEW OF BLOCK-II FLATS



Flat - 1

[3 BHK-WEST FACING]

1419 SFT

Hall	:	14' x 10'-8"
Balcony 1	:	4'-11" wide
Dining Hall	:	16'-5" x 10'-2"
Kitchen	:	7'-8" x 9'-3"
Wash	:	4-5' wide
Bedroom 1	:	12' x 11'
Toilet 1	:	7'-4" x 6'
Balcony 2	:	3' wide
Bedroom 2	:	11'-6" x 10'
Toilet 2	:	4' x 8'
Bedroom 3	:	10'-6" x 14'
Toilet 3	:	4'-6" x 6'-7.5"

Flat - 2

[2 BHK-WEST FACING]

1226 SFT

Hall	:	15'-4.5" x 11'-6"
Toilet 1	:	4'-6" x 7'
Dining Hall	:	12'-1.5" x 11'-6"
Balcony	:	3'-6" wide
Kitchen	:	7' x 9'-7.5"
Wash	:	4' wide
Bedroom 1	:	10'-6" x 14'
Toilet 2	:	4'-6" x 8'
Bedroom 2	:	10' x 14'



3D VIEW OF BLOCK-II FLATS



Flat - 3

[2 BHK-WEST FACING]

1107 SFT

Hall	:	10'-6" x 14'-11"
Toilet 1	:	4'-6" x 7'
Bedroom 1	:	10'-2" x 10'
Balcony	:	3'-8" wide
Bedroom 2	:	10'-6" x 14'-6"
Toilet 2	:	7' x 4'-6"
Dining Hall	:	14'-9" x 9'-7.5"
Kitchen	:	7'-4.5" x 9'-4.5"
Wash	:	4'-11" wide



Flat - 4

[2 BHK-NORTH FACING]

1178 SFT

Hall	:	15'-9" x 10'-6"
Toilet 1	:	4'-6" x 8'
Bedroom 1	:	10' x 12'-6"
Bedroom 2	:	12' x 12'-6"
Toilet 2	:	5' x 7'
Dining Hall	:	12' x 10'-6"
Balcony	:	4'-6" wide
Kitchen	:	7'-3" x 8'-6"
Wash	:	4'-5" wide



3D VIEW OF BLOCK-II FLATS



Flat - 5
[2 BHK-EAST FACING]

1178 SFT

Hall	: 19'-6" x 11'
Bedroom 1	: 11'-6" x 10'
Bedroom 2	: 11' x 13'
Toilet 1	: 4'-6" x 6'
Toilet 2	: 5' x 7'
Dining Hall	: 10' x 9'
Balcony	: 4'-5" wide
Kitchen	: 9'-2" x 8'
Wash	: 4'-5" wide

Flat - 6
[3 BHK-EAST FACING]

1589 SFT

Hall	: 25'-3" x 11'
Balcony	: 4'-6" wide
Bedroom 1	: 10'-6" x 12'
Bedroom 2	: 11'-6" x 12'
Toilet 1	: 6' x 5'-9"
Toilet 2	: 6' x 6'
Bedroom 3	: 14' x 12'-3"
Toilet 3	: 9' x 5'-3"
Dining Hall	: 14' x 9'-3"
Kitchen	: 9'-8" x 10'-5"
Wash	: 4' wide



3D VIEW OF BLOCK-II FLATS



Flat - 7

[2 BHK-EAST FACING]

1213 SFT

Hall	:	11'-6" x 14'-6"
Bedroom 1	:	11'-8" x 10'
Toilet 1	:	4'-6" x 6'-6"
Dining Hall	:	16'-5" x 10'
Balcony	:	4'-6" wide
Bedroom 2	:	14'-6" x 10'
Toilet 2	:	4'-8" x 6'-6"
Kitchen	:	8'-6" x 11'
Wash	:	4'-10.5" wide



Flat - 8

[3 BHK-EAST FACING]

1575 SFT

Hall	:	24'-9" x 10'-8"
Balcony	:	4' wide
Bedroom 1	:	10'-6" x 10'
Bedroom 2	:	11' x 10'
Toilet 1	:	6'-6" x 5'
Toilet 2	:	6'-6" x 5'
Bedroom 3	:	11' x 14'
Toilet 3	:	7' x 4'-6"
Dining Hall	:	17' x 10'-
Kitchen	:	12' x 8'-6"
Wash	:	4'-8" wide



3D VIEW OF BLOCK-II FLATS



Flat - 9

[2 BHK-WEST FACING]

1187 SFT

Hall	:	16'-10.5" x 11'-1.5"
Bedroom 1	:	10' x 13'
Dining Hall	:	11'-10.5" x 12'-6"
Balcony	:	4'-6" wide
Toilet 1	:	5' x 7'-6"
Kitchen	:	7' x 9'-7.5"
Wash	:	4' wide
Bedroom 2	:	10' x 14'
Toilet 2	:	4'-6" x 8'

Flat - 10

[2 BHK-EAST FACING]

1187 SFT

Hall	:	11' x 11'-11"
Balcony	:	4' wide
Toilet 1	:	6'-6" x 4'-9"
Bedroom 1	:	10'-11" x 10'
Dining Hall	:	22'-3" x 9'
Kitchen	:	7' x 9'-8"
Wash	:	4' wide
Bedroom 2	:	10' x 14'
Toilet 2	:	4'-6" x 8'



Flat - 11

[2 BHK-EAST FACING]

1171 SFT

Hall	:	14' x 11'
Balcony	:	4'-5" wide
Dining Hall	:	13'-2" x 13'-6"
Toilet 1	:	7' x 4'-6"
Bedroom 1	:	10' x 11'-10.5"
Bedroom 2	:	14'-11" x 10'-6"
Toilet 2	:	4'-6" x 8"
Kitchen	:	10' x 7'
Wash	:	4' wide



SPECIFICATIONS



Structure:

- RCC framed structure



Walls:

- Red clay bricks



Doors:

- Main door - Teak frame and shutter in contemporary style with melamine polish
- Internal door frames – Granite frame with skin doors



Windows:

- UPVC sliding windows of good quality with safety grills



Kitchen:

- Black top granite with S.S. sink with 2'0 height dadoing



Flooring:

- 2x2 double charge vitrified tiles in the flat.
- Balconies & toilets anti skid ceramic flooring.
- Corridors and staircase in tiles / granite



Painting:

- Internal: Putty finish with emulsion paint for the entire flat
- External: Double coat plaster with waterproof emulsion paint



Plumbing:

- CPVC water lines with C.P. fittings of standard make - Ashirvad or equivalent



Electrical:

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



Toilets & Sanitary Wares:

- E.W.C. with flush tanks of standard make
- Ceramic tiles dadoing up to door height
- 2 BHK - 2 wash basins and 3 BHK - 3 wash basins - Cera or equivalent



Lift:

- 2 No's. auto door lifts



Water:

- Borewell water & municipal water

ROUTE MAP



CONNECTIVITY - What matters the most

Suchitra Circle (NH 44)	- 3 Kms
Loyola College	- 2 Kms
Ved Vihar (Dairy Farm Road)	- 2.5 Kms
Karimnagar Highway	- 1.7 Kms
St. Andrews School	- 3 Kms
Pallavi Model School	- 3 Kms
Bhoodevinagar MMTS	- 1.2 Kms
Old Alwal Main Road	- 0.9 Kms



CLICK / SCAN
WE WILL HELP YOU
DRIVE THE WAY

SOME OF OUR SUCCESSFUL PROJECTS



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