Developer:

NEST BUILDCON
BUILDING FUTURE

Marketing Partner:

MAD STUDIO
Service&Expertise

NEST HARMONY
SMART MOVE

Developer:

NEST
BUILDCON
BUILDING FUTURE

OCTOPUS 9866779140

3-4BHK & 4BHK
DUPLEX SUPER SIZED APARTMENT



IT'S TIME TO
UPGRADE...

AREA SHEET

3 BHK
CARPET : 1252 SQ. FT.
SBA : 2090 SQ. FT.

4 BHK
TYPE A
CARPET : 1614 SQ. FT.
SBA : 2695 SQ. FT.

4 BHK
TYPE B
CARPET : 1610 SQ. FT.
SBA : 2690 SQ. FT.

4 BHK
DUPLEX FLAT
CARPET : 1722 SQ. FT.
SBA : 2876 SQ. FT.

GEAR UP FOR

THE
NEXT LEVEL
LIVING

EVOLVE &
ENERGISE

THE NEXT LEVEL OF LIFE

Welcome to a place where smart planning and strategic choice of location encapsulates your home in a cocoon of harmony. Where you can evolve and energies in tranquil surroundings and gain peace of mind with the finest quality of life. Where every home and every room in the project is of equal stature. Where the view from every window is equally great. Where the best of amenities requisite in a home are available along with a Spacious hall that is not too crowded. Where the dream of owning a home in a cosmopolitan city of india, Vadodara, can be fulfilled in an economical budget.

So get ready to plunge into #Nextleveloflife with NEST HARMONY.

PRESENTING

NEST HARMONY

SMART MOVE

THE NEXT LEVEL OF CONVENIENCE

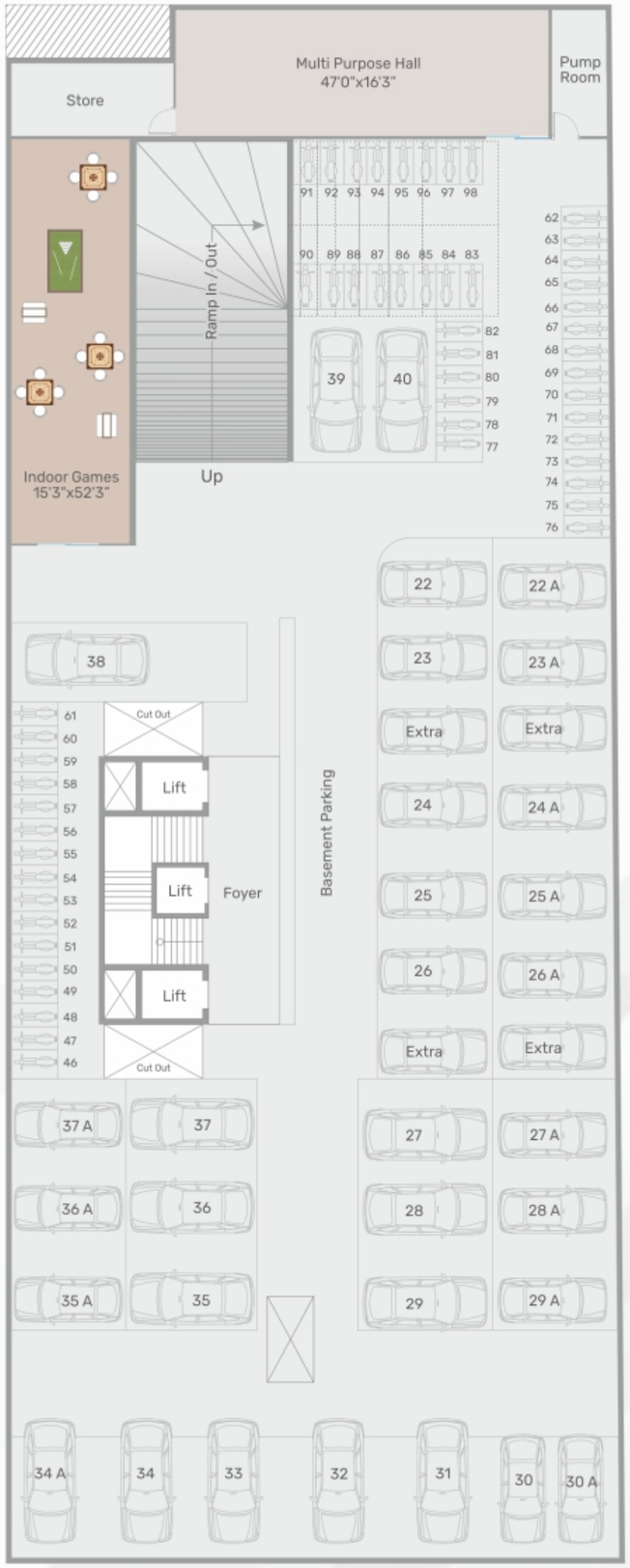
ENJOY EQUAL PROXIMITY

At NEST HARMONY you will always be just a short hope away from all the basic necessities to lavish luxuries of life. Strategically located on the Green city Vadodara, the location strongly promises attractive appraisal of property.





#NEXT LEVEL OF **LIFE**





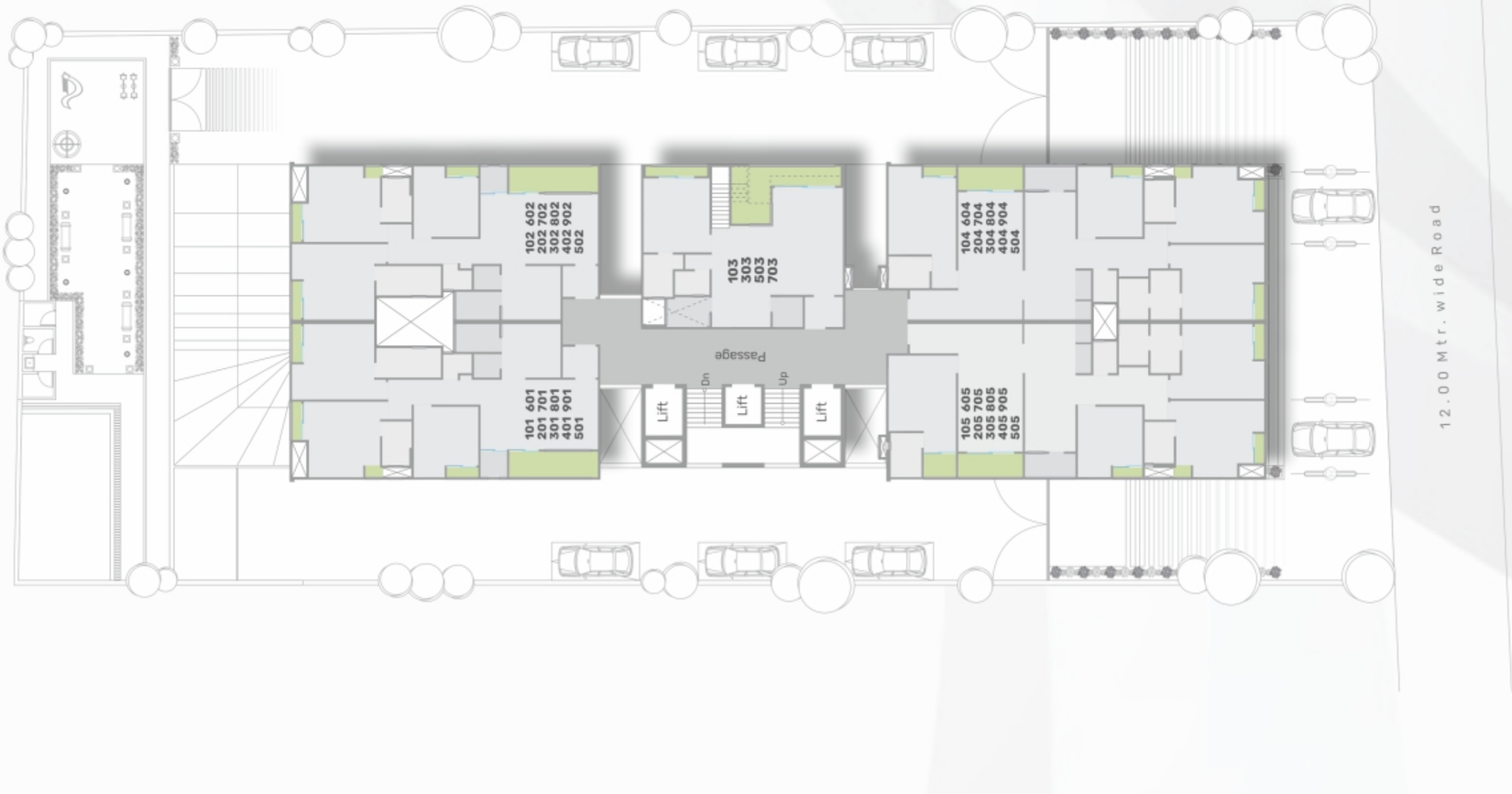
LAYOUT | BASEMENT FLOOR

LAYOUT | GROUND FLOOR

LAYOUT | TERRACE FLOOR



LAYOUT | 1ST TO 9TH TYPICAL FLOOR





THE
NEXT LEVEL
OF ARCHITECTURE

ENJOY
DIVINE
EXCLUSIVITY

The Exclusive design has redefined the realty space and extended the reach of the best of luxurious facilities and detailing to those looking for home in a pocket friendly range.

3 BHK FLOOR PLAN



FLAT No.: **101** to **901**
102 to **902**

01	Foyer	5' 3" x 6' 0"
02	Living / Dining	11' 10½" x 20' 0"
03	Kitchen	9' 1½" x 10' 0"
04	Store	4' 0" x 4' 4½"
05	Wash	4' 9" x 7' 10½"
06	C. Toilet	4' 0" x 4' 10½"
07	Balcony	4' 9" x 15' 1½"
08	Puja	4' 4½" x 4' 6"
09	Bed Room	10' 0" x 11' 0"
10	Balcony	2' 0" wide
11	Passage	4' 3" wide
12	Bed Room	12' 10½" x 13' 0"
13	Toilet	7' 6" x 5' 0"
14	Balcony	2' 0" wide
15	Balcony	2' 0" wide
16	Bedroom	12' 10½" x 12' 0"
17	Balcony	2' 0" wide
18	Dress	5' 0" x 4' 0"
19	Toilet	5' 0" x 7' 0"

CUT SECTION





FLAT No.: **104** to **904**

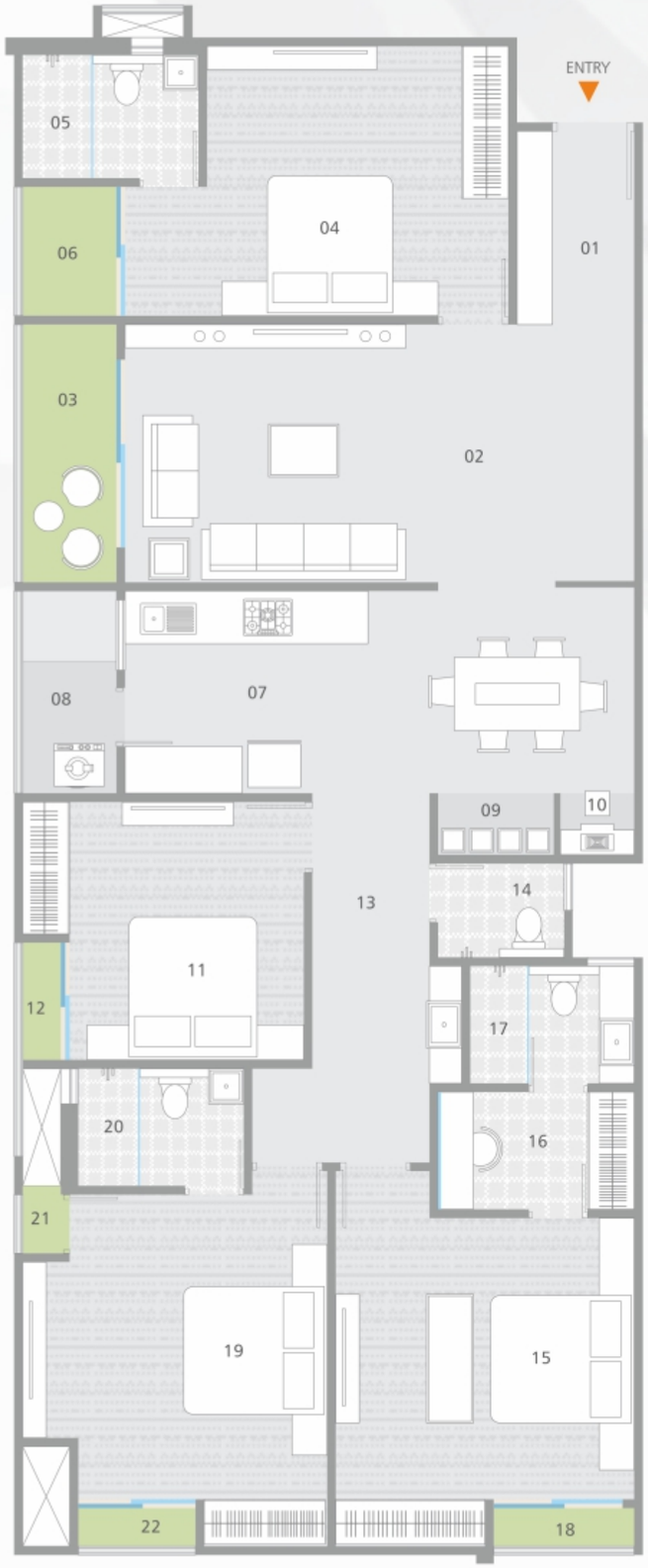
TYPE A

01	Foyer	5' 0" x 8' 3"	12	Balcony	2' 0" wide
02	Living	21' 9" x 11' 0"	13	Passage	5' 0" wide
03	Balcony	4' 4½" x 11' 0"	14	C. Toilet	5' 4½" x 4' 0"
04	Bed Room	13' 0" x 11' 6"	15	Bedroom	12' 9" x 12' 0"
05	Toilet	5' 4½" x 7' 0"	16	Dress	8' 4½" x 5' 0"
06	Balcony	2' 0" wide	17	Toilet	7' 0" x 5' 0"
07	Kitchen / Dining	21' 9" x 8' 7½"	18	Balcony	2' 0" wide
08	Wash	4' 4½" x 8' 7½"	19	Bedroom	13' 0" x 13' 0"
09	Store	5' 0" x 2' 7½"	20	Toilet	7' 0" x 5' 0"
10	Puja	2' 7½" wide	21	Balcony	2' 0" wide
11	Bed Room	10' 0" x 11' 0"	22	Balcony	2' 0" wide

4 BHK FLOOR PLAN

CUT SECTION





4 BHK FLOOR PLAN

FLAT No.: **105** to **905**

TYPE B

01	Foyer	5' 0" x 8' 3"
02	Living	21' 9" x 11' 0"
03	Balcony	4' 4½" x 11' 0"
04	Bed Room	12' 10½" x 11' 6"
05	Toilet	7' 6" x 5' 3"
06	Balcony	4' 4½" x 5' 6"
07	Kitchen / Dining	21' 9" x 8' 7½"
08	Wash	4' 4½" x 8' 7½"
09	Store	5' 0" x 2' 7½"
10	Puja	2' 7½" wide
11	Bed Room	10' 0" x 11' 0"
12	Balcony	2' 0" wide
13	Passage	5' 0" wide
14	C. Toilet	5' 4½" x 4' 0"
15	Bedroom	12' 9" x 12' 0"
16	Dress	8' 4½" x 5' 0"
17	Toilet	7' 0" x 5' 0"
18	Balcony	2' 0" wide
19	Bedroom	13' 0" x 13' 0"
20	Toilet	7' 0" x 5' 0"
21	Balcony	2' 0" wide
22	Balcony	2' 0" wide

4 BHK

DUPLEX FLAT


HIGH
CLASS LIVING ROOM





10	Puja	3' 0" wide
11	Bed Room	15' 7½" x 12' 0"
12	Dress	5' 1½" x 4' 6"
13	Toilet	5' 1½" x 7' 6"
14	Balcony	4' 3" x 11' 3"
15	Bed Room	12' 4½" x 10' 0"
16	Bed Room	12' 10½" x 13' 0"
17	Dress	5' 0" x 11' 2"
18	Toilet	5' 0" x 7' 3"
19	Balcony	2' 0" wide

4 BHK DUPLEX FLOOR PLAN

UPPER LEVEL

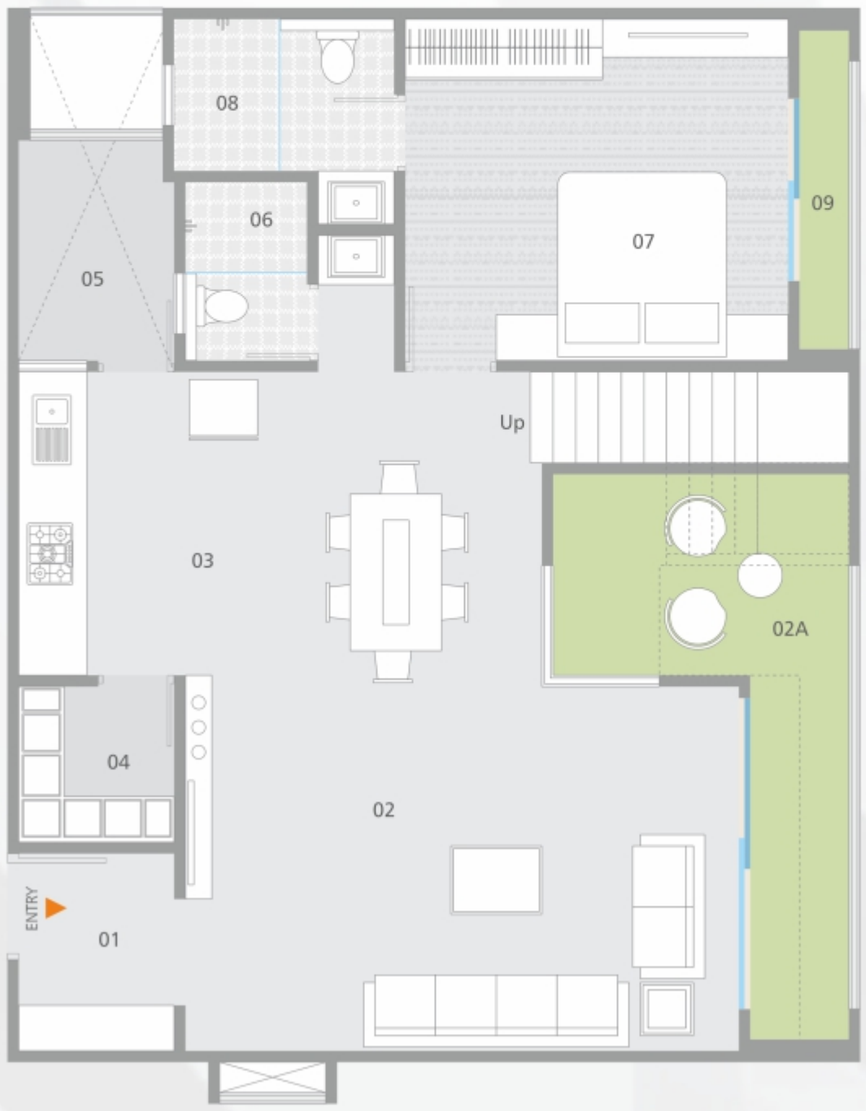
CUT SECTION





01	Foyer	5' 1½" x 6' 6"
02	Living Room	18' 3" x 12' 0"
02A	Open Terrace	103.6 Sq. Ft.
03	Kitchen / Dining	17' 3" x 10' 0"
04	Store	5' 1½" x 5' 1½"
05	Wash	5' 1½" x 7' 7½"
06	C. Toilet	4' 0" x 5' 10½"
07	Bed Room	12' 7½" x 11' 3"
08	Toilet	7' 3" x 5' 0"
09	Balcony	2' 0" wide

FLAT No.:
103
303
503
703



4 BHK DUPLEX FLOOR PLAN

LOWER LEVEL

CUT SECTION



THE NEXT LEVEL OF

SPECIFICATION

STRUCTURE
- Earthquake resistant RCC structural design.

FLOORING
- 900 mm x 900 mm premium quality vitrified tiles in all rooms, anti-skid flooring in wash room.

WINDOWS
- Alluminium section powder coated sliding windows with reflective glass, mosquito net shutter & safety grill.
- Granite frame.

DOOR
- Main Door : High quality decorative door with wooden box frame and wooden safety grill, video door phone security system.
- Internal Door : Laminate flush door with granite frame.

BATH ROOMS
- Premium quality tiles dedo up to beam bottom with premium quality bath fitting & sanitary ware. (Jaguar / Kolhar or equivalent)

WALL FINISH
- Interior : Smooth finish plaster with two coat putty & primer.
- Exterior : Double coat plaster with weather resistant paint.

KITCHEN
- Good quality granite sandwich platform with SS drain board sink & glazed tiles dedo up to beam bottom.

ELECTRICAL
- Three phase concealed copper wiring as per IS standard.
- Modular switches.
- Geezer point in each Bath Room.
- T.V point in living room & one M. Bed Room.
- Crusher point below CP, dish washer point in wash area.
- Separate MCB for each room & A.C.
- A.C point in living room and all bed rooms.

TERRACE
- China mosaic finish with water proofing treatment.

MASONARY
- AAC block / Brick.

OTHERS
- Two automatic 8 passage elevator & one **GOODS HANDLING** elevator.
- Trimix Concrete in internal road & basement parking and good quality tiles in GF parking.
- Attractive glass closet and sitting in GF / Stair foyer.
- Energy boots up for the whole campus with **PYRA VASTU.**
- Copper piping from indoor unit to outdoor unit for each A.C point with drain system.
- Exhaust fan in all bath



ADDITIONAL
SPECIFICATION

- Elegant entry foyer with CCTV surveillance in common area.
- Allotted one car & two scooter parking for each flat.
- Fire fighting system.
- Lighting arrester for safety of campus.
- Solar system for common facility.
- Power back up for common illumation and elevator.
- Anti termite treatment.
- 24 hours water supply with level controller.
- Wifi connectivity in common area.
- Rain water harvesting.
- Sensor / Timer lighting in common area as required.
- Provision of optical fiber piping for each flat.
- 24 hours security provision.
- LED light in common area.
- False ceiling with LED light in lobby.



NEST HARMONY is designed with the best of exclusive amenities to pamper you with maximum indulgence along with an eye for the utmost convenience and safety of the occupants. we are conscious to incorporate cost-effective and convenient maintenance system for effective running of the society.

- AC Multi Purpose Hall (Basement)
- AC Home Theatre with Projector (Terrace)
- Yoga (Terrace)
- AC Gym (Terrace)
- AC Indoor Games (Basement)
- Splash pool with changing room
- Gazebo (Terrace)
- Senior Citizen Sitting With Garden
- Kids Play Area

THE NEXT LEVEL OF LOCATION

PROXIMITY :

- Airport **2.2 Km**
- Railway Station **8.6 Km**
- Jain Temple **0.3 Km**
- Bus **1.9 Km**
- Entertainment / Shopping **1.0 Km**
- Express Highway **2.6 Km**
- School **0.5 Km**
- Petrol Pump **0.8 Km**



ENTRY GATE



CONVENIENCE KEY PLAN

Architect: Rishi Architect & Interior Designer

Structure: Geo Designs and Research (P) LTD.

MEPF: AQUA Integrated Solutions

Payment Modes: • 10% At the time of Booking • 20% At the time of Banakhat • 15% Plinth Level • 25% Slab Level • 05% Masonry work • 05% Plumbing, Outer Plaster and Elevation Treatment • 05% Sanitary Fitting and Common Area Finishing • 10% Finishing Work • 05% At the time of Sale deed and before Possession.

Notes : **(01)** The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. **(02)** Possession will be given after one month of settlement of all account. Also vastupuja, furniture work will be permitted only after possession. **(03)** Stamp Duty, GST, Common Maintenance Charges, Legal Charges, MGVCL, VMSS/VUDA Charges will be paid by the purchaser. **(04)** Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser, **(05)** Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. **(06)** For delay in payment as per the above schedule, interest as per RERA will be charged extra. if the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. **(07)** Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details here in will be binding to all. **(08)** In case of delay in the procedure or any activity of corporation /VUDA, MGVCL or any authority shall be faced united. **(09)** Extra work shall be executed only after receiving full payment in advance subject to approval. **(10)** Any kind of alternation or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. **(11)** Any plans, Specification or information in this brochure can not from legal part of an offer, contract or agreement. it is only depiction of the project. **(12)** All disputes are subject to Vadodara jurisdiction. **(13)** This Brochure does not contain any legal part as per rera.

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