THE NEST BUILDERS

RERA No: TN/29/BUILDING/0425/2024

SIRUSERI

OMR

MOJO



CREDIBLE LOYAL

OVER VIEW

SOPHISTICATED LIVING, ICONIC ADDRESS

Welcome to a realm where luxury seamlessly intertwines with convenience, where comfort embraces elegance, and where your vision of an ideal home materializes. Nest Builders takes great pride in introducing a residential marvel - Nest Mojo, offering 2 & 3 BHK apartments, ideally located in the heart of Padur, adjacent to Gateway International School, along the vibrant OMR in Chennai. This is more than just a residential endeavor; Nest Mojo represents a reimagined way of life, where innovation harmonizes with tranquility.

Prime Location : Nest Mojo is strategically situated in Padur, in close proximity to the Siruseri IT Park and the main OMR Road. This optimal location ensures that you reside near prominent attractions such as Marina Mall, Vivira Mall, OMR Food Court, Hindustan Institute of Technology, as well as numerous schools, colleges, hospitals, and shopping hubs. With easy access to the bustling IT corridor of OMR, bid farewell to long commutes and embrace a life where your journey to work is reduced to mere minutes, granting you more time to relish the pleasures of life.

Luxurious Amenities : At Nest Mojo, luxury isn't just a word; it's a way of life. Indulge in a plethora of top-tier amenities designed to elevate your living experience. From state-of-the-art fitness centers to leisure area, Children Play Area, Indoor Games, etc.

Extraordinary Floorplans : Step into a world of innovation where our exceptional 2&3 BHK floor plans with extreme space utilization, seamlessly blending solitude and togetherness. Nest Mojo offers a breath of fresh air with liberating gaps between homes, liberating you from shared walls, allowing you to revel in the natural light and airy seclusion that's synonymous with your private sanctuary. At Nest Mojo, you're not merely entering a residence; you're immersing yourself in an architectural marvel that harmonizes modern aesthetics with functional practicality, crafting spaces that are as visually striking as they are purposeful.

Proven Track Record in OMR : With a legacy of a decade in crafting exceptional apartments along the OMR stretch, Nest Builders is a name synonymous with trust and excellence. Our success story is a testament to our dedication to delivering homes that go beyond expectations. When you choose Nest Builders, you're choosing a relentless pursuit of perfection.

STEP INTO A FUTURE THAT'S DEFINED BY ELEGANCE AND OPULENCE.
YOUR DREAM HOME AWAITS AT NEST MOJO

NEST PLEDGE

THE NEST BUILDERS has been redefining the real estate landscape with an unwavering pledge to excellence for 16+ years. As a 3000+ families trusted brand, our reputation for credibility & loyalty is unmatched. With our Hallmark happy refund policy, we ensure that all promises delivered. Our mission is to create a win-win scenario for every Nest Family Member. Discover the Paradise of homes with Top Notch Quality lead by highly skilled & experienced workforce, where every detail is handled with meticulous care & safe hands. We embrace stunning floor plans with stylish & trendy designs while upholding the highest standards of integrity. At NEST, every home is built with great Commitment, Honor & Pride since Construction is not our Business; it's our Passion. Our next-generation homes are masterpieces, which are crafted to Perfection offering both affordability & reliability to provide the ultimate dream home experience. NEST stands as a beacon of trust, creating iconic structures in impeccable locations which are beyond imagination.

As a True Brand, our dedication to transparency in Undisputed Titles & unparalleled customer satisfaction with aforetime handing over of homes, drives us to deliver exceptional services in the industry. Welcome to the Nest Family – where excellence & innovation meet!

ONTIME DELIVERY
(ALL TIME EVERY TIME)

WIN - WIN
(FOR ALL NEST FAMILY)

TOP-NOTCH QUALITY



16+ YEARS LOYAL BRAND

PROMISES DELIVERED

GENUINE REFUND POLICY

OUR COMPLETED PROJECTS ACROSS VARIOUS AREAS OF THE CITY

Mahalingapuram Thiruvanmiyur Rajakilpakkam Choolaimedu
Medavakkam Perumbakkam Sembakkam Manapakkam
Chitlapakkam Thoraipakkam Kanathur ECR Arumbakkam
Sholinganallur Tambaram Selaiyur MMDA Sithalapakkam

SELAIYUR



SITHALAPAKKAM



EAST TAMBARAM



CHROMEPET



SITHALAPAKKAM



MEDAVAKKAM



MADAMBAKKAM



MEDAVAKKAM



SHOLINGANALLUR



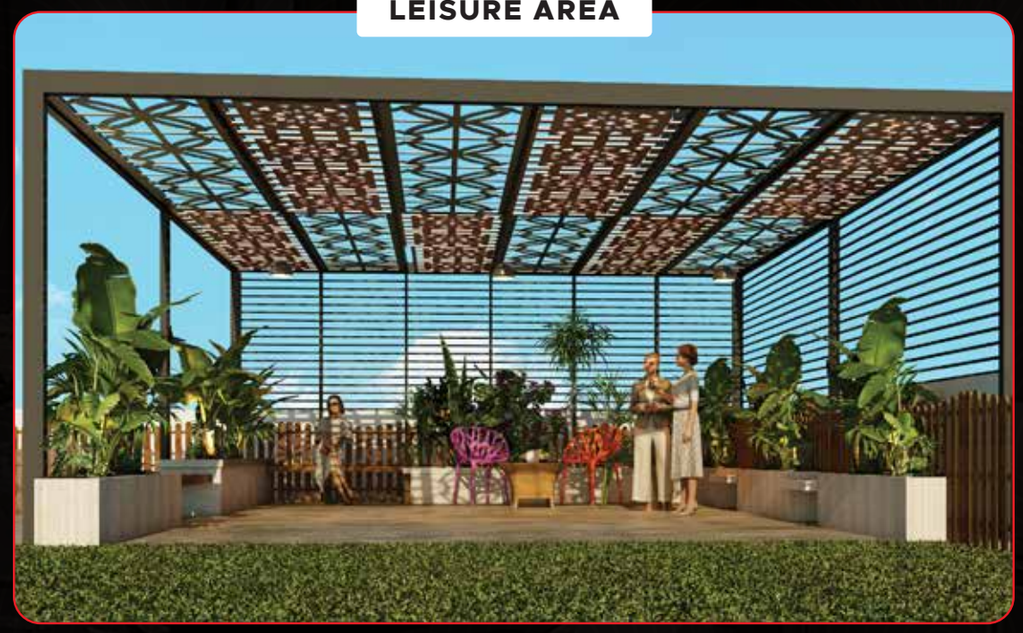
AMENITIES

- CCTV
- Security Room
- 24/7 Power Backup
- Automated Lift
- Peripheral Lighting
- Intercom Facility
- Leisure Area
- Gym
- Children’s Play Area
- 24hrs Security
- Secured Access
- Internet Service Connectivity
- DTH Service Connectivity
- STP
- Solar Power for Common Area
- Rainwater Harvesting
- Indoor Games

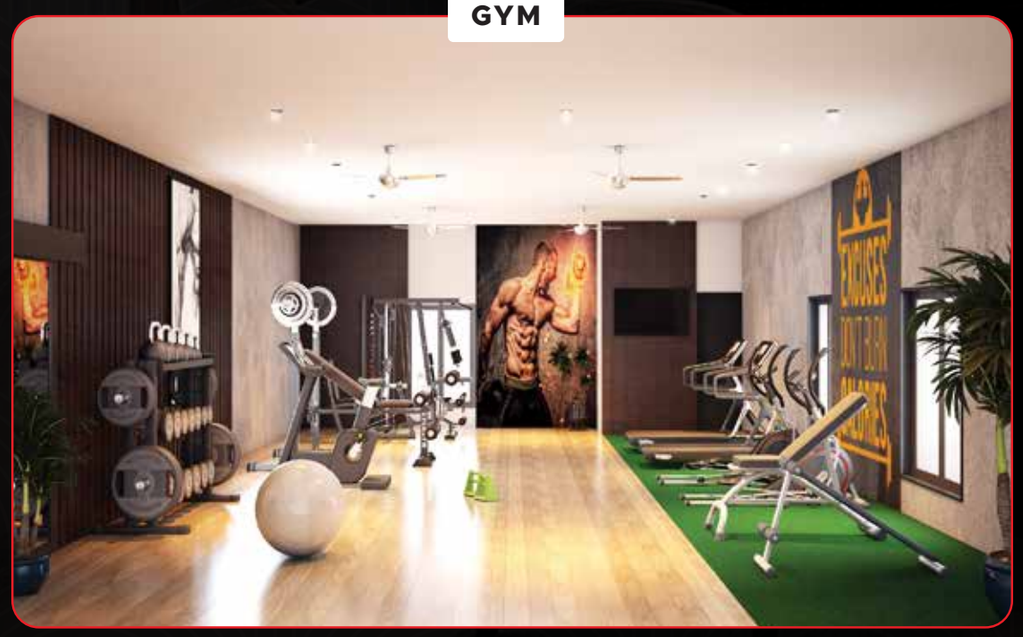
CHILDREN'S PLAY AREA



LEISURE AREA



GYM



INDOOR GAMES



SPECIFICATIONS

STRUCTURE
RCC Framed structure Designed by structural Engineer based on soil test report.

WALLS
AAC blocks-Outer 230mm & partition walls 115mm.

TERMITE TREATMENT
Anti termite Treatment at 3 stages.

DOORS
Polished Teak wood doors for main door, Laminated doors for all bedrooms. Wood composite polymer doors for Bathrooms / Balcony / service.

SANITARY FITTINGS
Jaquar fittings with concealed pipe lines.

ELEVATOR
Automatic elevator.

PAINTING
Inner walls with Emulsion paint & outer with Apex paint - Asian Paints.

KITCHEN COUNTER
Black granite (G20 Granite) over RCC slab. Stainless steel sink.

WINDOWS & VENTILATORS
UPVC windows and ventilator with MS grill.

STAIRCASE RAILING
Stainless steel handrail.

FLOORING
Vitrified Tiles for Living,Dining, Bed rooms & kitchen, Antiskid tiles for bath rooms,Granite flooring for staircase & corridor. Brand - Orient bell / Kajaria / Somany.

WALL DADO
Glazed wall tiles upto 7 feet for all bathrooms & 2feet height over the kitchen counter. Orient bell / Kajaria / Somany.

ELECTRICAL WIRES
ISI branded fire retardant wires - Polycab / Anchor / Finolex.

ELECTRICAL SWITCHES
Modular switches - Panasonic.



NEAR BY

SCHOOLS



- Gateway International School
- Sri Chaitanya Techno School
- Hindustan International School
- Velammal Vidyashram
- Padma Aaadarsh Higher Secondery School
- Bhuvana Krishna Matriculation Higher Secondery School
- Chettinad Sarvalokaa Education
- St. France De Sales Matriculation School
- St. Mary's Matricualation Higher Secondery School
- Kidzee - Kelambakkam

COLLEGES



- Hindustan University
- Anand Institute of Higher Technology
- Good Life Community College & Institute of Health Science
- Proff. Dhanapalan Collecge of Arts & Science
- SRR Engineering College
- Chettinad Medical College
- Jeppiaar University
- Saisha Institute of Manage Studies & Technical Science
- Sathyabama University
- Chennai Dr Ambedkar Government Law College

HOSPITAL



- Supreme Speciality Hospital
- Chettinad Super Speciality Hospital
- Praveena Hospital
- Maheshwari Hospital
- Annai Hospital
- Unittas Hospital
- Limelite Hospital
- Centre for Vision & Eye Surgery

IT COMPANIES



- SIPCOT IT Park (Siruseri)
- Tcs, Sholinganallur
- Aspire Systems
- HCL Technologies Ltd
- Wipro Ltd
- AmZetta Technologies Pvt Ltd
- Capprog Technologies India Pvt Ltd
- Capgemini Technology Services India Limited
- Elcot Sez

[A1-E1] 3BHK-1440



[A2-E2] 3BHK-1440



[A3-E3] 2BHK-1050



[A4-E4] 3BHK-1425



[A5-E5] 2BHK-1065



[A6-E6] 3BHK-1445



[A7-E7] 2BHK-1100



[A8-E8] 3BHK-1455



[A9-E9] 2BHK-1100



[A10-E10] 3BHK-1385



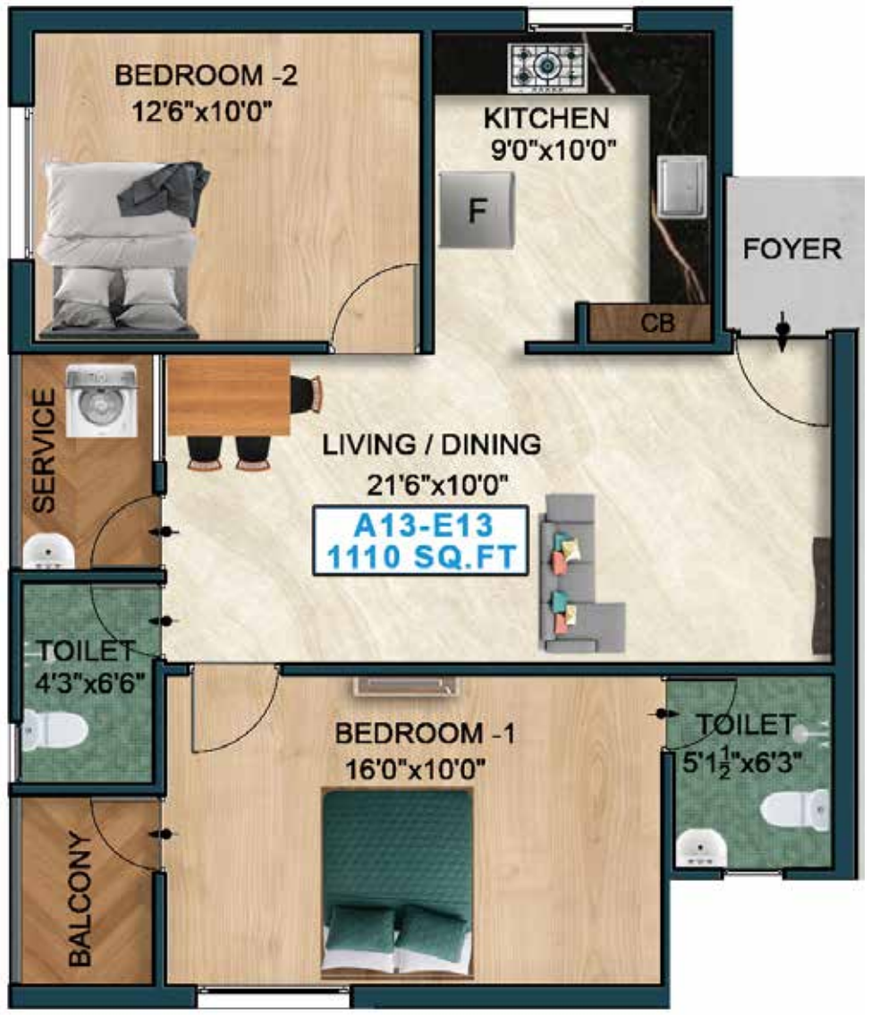
[A11-E11] 2BHK-1005



[A12-E12] 3BHK-1365



[A13-E13] 2BHK-1110



[A14-E14] 3BHK-1340



[A15-E15] 2BHK-1140



[A16-E16] 3BHK-1320



[A17-E17] 2BHK-1140



[A18-E18] 3BHK-1440



[A19-E19] 2BHK-1090



[A20-E20] 3BHK-1440



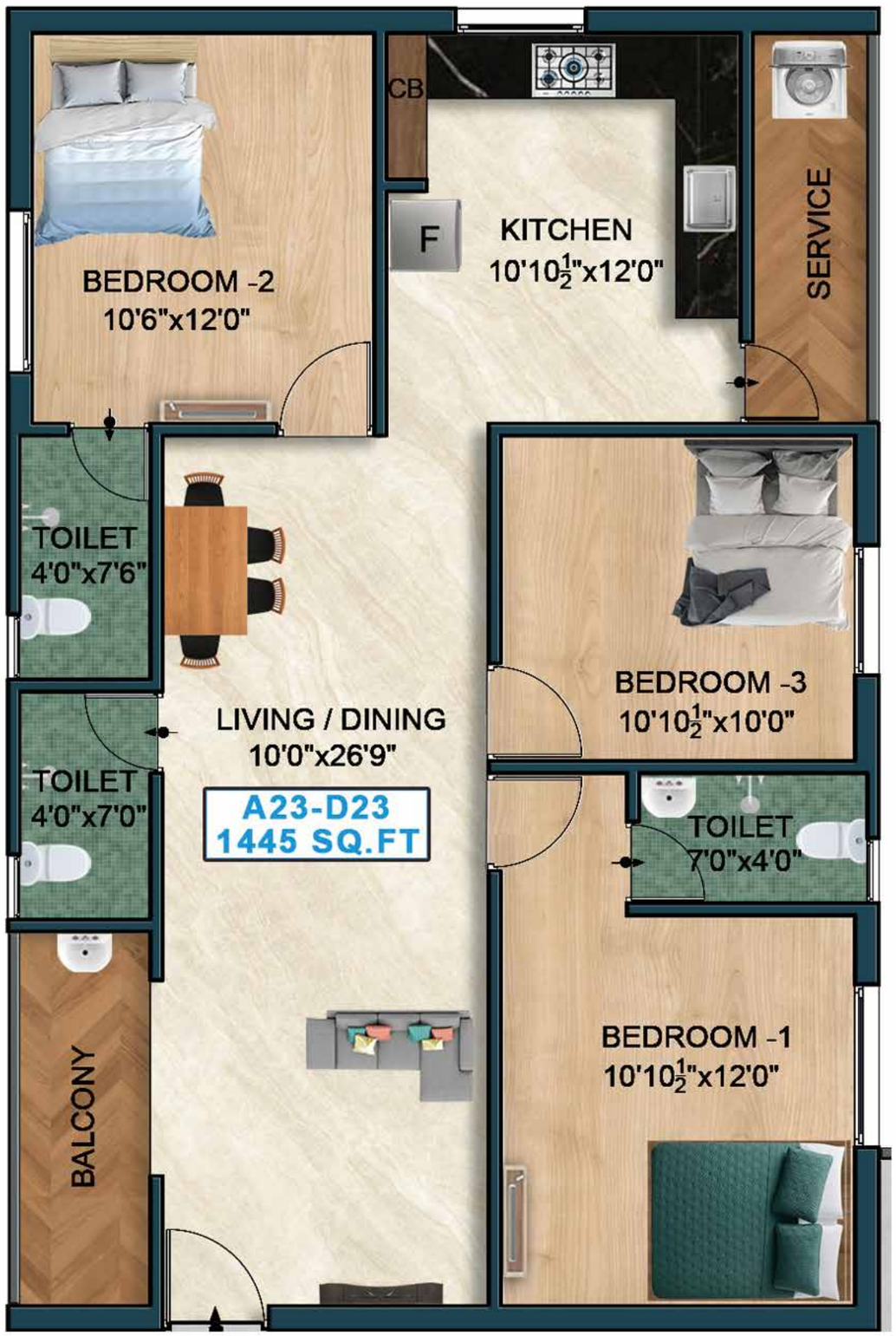
[A21-E21] 3BHK-1365



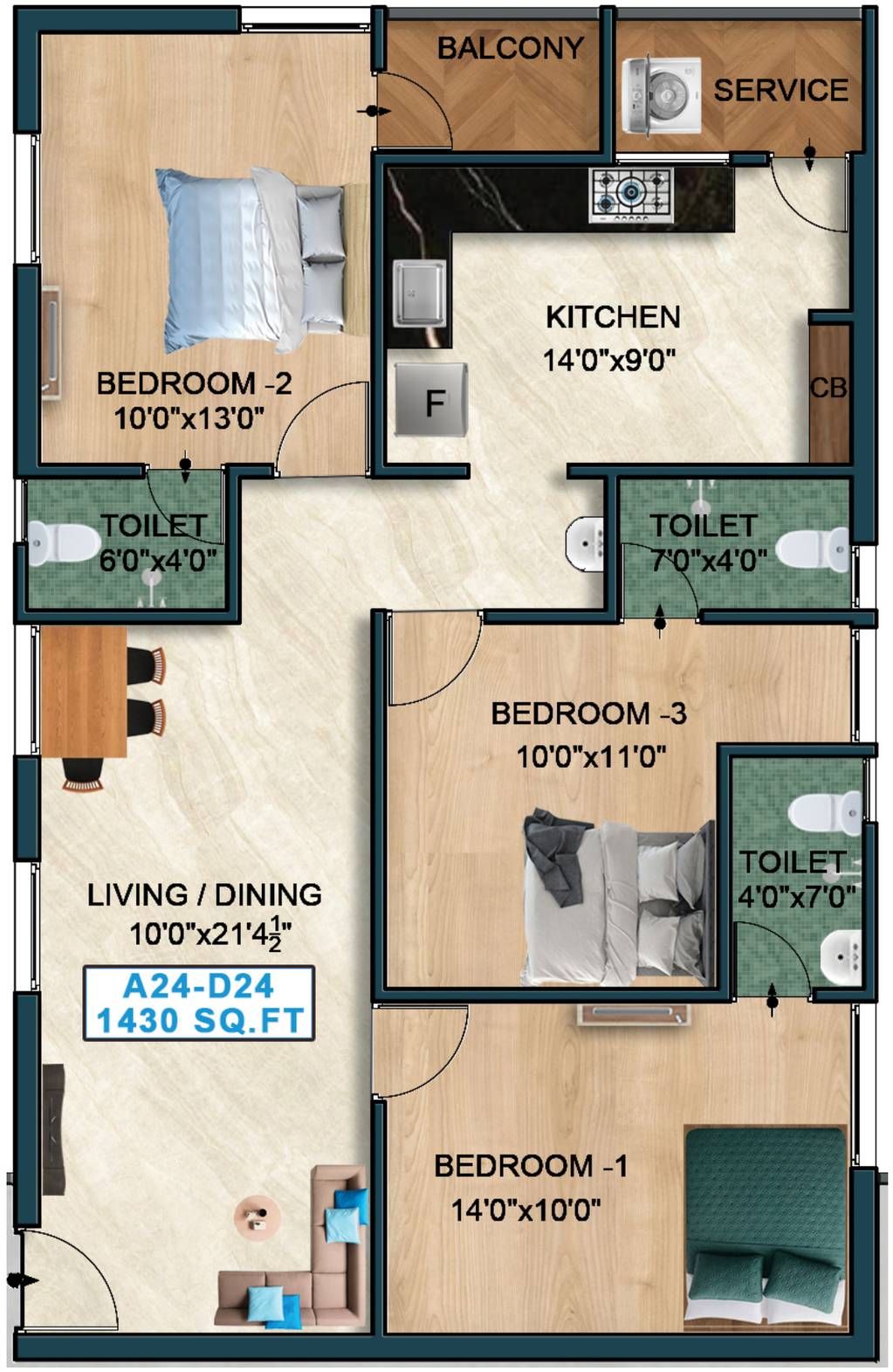
[A22-E22] 3BHK-1385



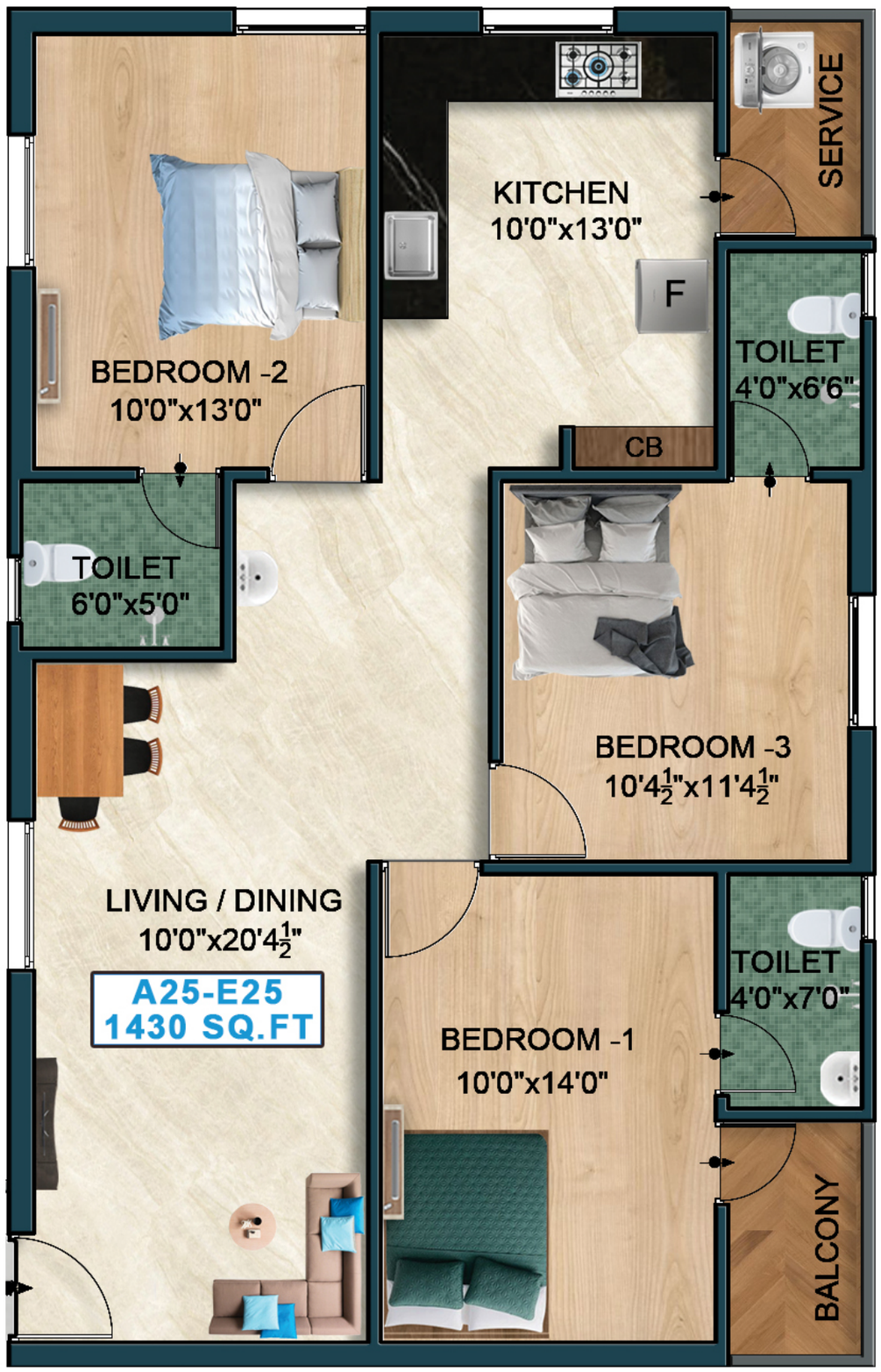
[A23-D23] 3BHK-1445

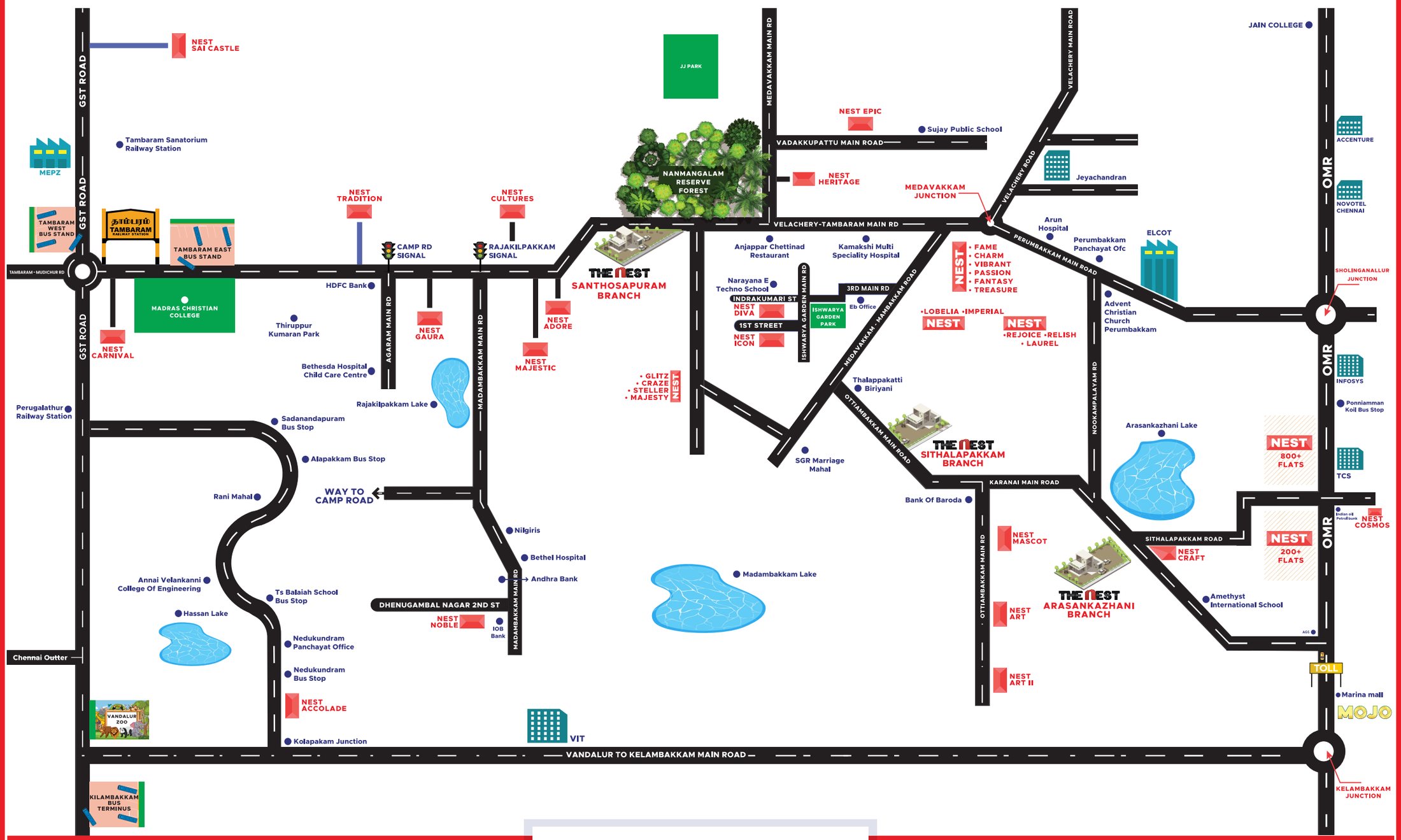


[A24-D24] 3BHK-1430



[A25-E25] 3BHK-1430





LOCATION MAP

THE NEST

CREDIBLE BUILDER OF THE YEAR 2020-21

AWARDED CHENNAI'S BEST AFFORDABLE HOMES

ISO 9001:2015 CERTIFIED COMPANY

CRISIL RATED COMPANY

MEMBER CREDAI

BUILDERS' ASSOCIATION OF INDIA Estd. 1941

AWARDED CHENNAI'S BEST QUALITY HOMES

INDIA'S GREATEST LEADERS 2020-21

HEAD OFFICE

New No:15, Old No:6, Kamaraj Nagar 4th St, Choolaimedu, Chennai - 94.

sales@nestbuilders.in, www.thenestbuilders.com

BRANCH OFFICES



SITHALAPAKKAM

Ottiyambakkam Main road,
Sithalapakkam,
Chennai - 126.



SANTHOSPURAM

No.176,Tambaram
Velachery Main Road,
Santhosapuram, Chennai - 73.



ARASANKAZHANI

No.2/232, Karanai Main
Road, Arasankazhani,
Chennai - 126.

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