

NESTCON'S
IRIS

@Nagenahalli, Yelahanka, Bengaluru

2 & 3 BHK LUXURY FLATS
Ready to move in



Rera No. PRM/KA/RERA/1251/472/PR/O2O922/OO52O5

👍 Vastu compliant

👍 RERA approved

👍 Loans approved by all major banks



We make sure
"rest assured"

Nestcon's Iris:

From the 'Garden City' to the 'Silicon Valley of India' and, more recently, the 'Startup Capital of India', Bengaluru, one of the most bustling, dynamic and cosmopolitan cities and also the capital of Karnataka, has worn all the titles with pride!

With a world-class airport in Devanahalli and excellent road connections, North Bengaluru rose to prominence as a desirable location for both business and residential real estate. The ongoing Namma Metro Line-5 (Central Silk Board-KIA Terminal) will significantly improve the connectivity of North Bengaluru with other parts of the city besides giving impetus to capital and rental prices in the region.

Yelahanka, located on the outskirts of Bengaluru, is one of the fastest-developing locations in the North and has quickly become the preferred residential center!

- International Airport, just 20 kilometers away.
- Neighbourhood is rich in social facilities and offers housing opportunities for both low- and middle-income customers.
- The area is well-served by National Highways (NH) 7 and 9. Regular buses run from the neighbourhood and connect it to other parts of the city.
- Expected to generate roughly 40 lakh employment over the next two decades.
- Surrounded by leisure and tourism destinations, including Angsana Resort, Nandi Hills, Fantasy Golf Resort, and others.

Nestcon Shelters is a renowned real estate development firm, founded about 25 years ago. Nestcon, inspired by a bird's nest, creates beautiful real estate projects, without interfering with nature's harmony and ecology. Nestcon has acquired a reputation for completing and delivering projects on time, irrespective of the external circumstances.



In order to meet the growing demand for well planned, high-quality and reliable real estate projects, Nestcon has come up with Nestcon Iris, a luxury 2 & 3 BHK apartment project at Nagenahalli, Yelahanka, in North Bengaluru. A slew of luxury gated communities and stand-alone projects signifies the importance of choosing this location for the project.

Comprising of 31 units of 2 BHK and 4 units of 3 BHK luxury flats, Nestcon Iris will have a host of thoughtful amenities, including power backup, building security with CC cameras, a clubhouse besides other essential and luxury amenities.

Amenities

- Power backup - 1 Kw for each flat and also for lift, motors and common lighting
- 24x7 security with CC camera surveillance
- Party hall
- Gymnasium
- Sewerage treatment plant (STP)
- Solar power for common lighting
- Children's play area
- Walking track

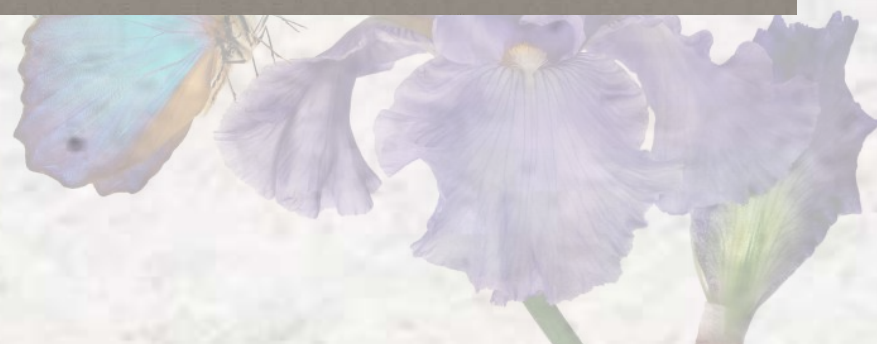




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Ground Floor Plan





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Typical Floor Plan



FLAT O1 WEST FACING (2 BHK) 1188 Sq.Ft.



Drawing	: 10'-0" x 15'-4"
Dining	: 14'-10" x 11'-0"
Kitchen	: 7'-0" x 9'-0"
Bedroom 1	: 10'-0" x 11'-0"
Toilet 1	: 4'-6" x 7'-0"
Bedroom 2	: 10'-0" x 14'-0"
Toilet 3	: 4'-0" x 8'-0"
Utility	: 3'-6"
Sit-out	: 4'-0"

FLAT O2 WEST FACING (2 BHK) 1159 Sq.Ft.

Drawing	: 10'-0"x 15'-4"
Dining	: 13'-06" x 9'-0"
Kitchen	: 8'-8" x 9'-0"
Bedroom 1	: 10'-0" x 11'-0"
Toilet 1	: 4'-0" x 7'-0"
Bedroom 2	: 10'-4" x 14'-0"
Toilet 2	: 4'-6" x 8'-0"
Utility	: 4'-0"
Sit-out 1	: 3'-6"
Sit-out 2	: 4'-0"



FLAT O3 NORTH FACING (2 BHK) 1093 Sq.Ft.

Drawing	: 13'-8" x 11'-0"
Dining	: 11'-0" x 9'-0"
Kitchen	: 7'-8" x 9'-8"
Bedroom 1	: 10'-6" x 10'-0"
Toilet 1	: 4'-0" x 7'-6"
Bedroom 2	: 11'-0" x 13'-2"
Toilet 2	: 8'-6" x 4'-6"
Utility	: 6'-4"
Sit-out 1	: 3'-6"
Sit-out 2	: 4'-0"



FLAT O4 NORTH FACING (2 BHK) 1080 Sq.Ft.



Drawing	: 10'-0" x 16'-4"
Dining	: 8'-6" x 16'-4"
Kitchen	: 6'-6" x 10'-0"
Bedroom 1	: 11'-0" x 10'-0"
Toilet 1	: 4'-0" x 7'-0"
Bedroom 2	: 10'-0" x 12'-0"
Toilet 2	: 6'-8" x 4'-0"
Utility	: 3'-6"
Sit-out 1	: 3'-6"
Sit-out 2	: 3'-6"

FLAT O5 NORTH FACING (3 BHK) 1616 Sq.Ft.



Drawing	: 12'-0" x 16'-0"
Dining	: 16'-4" x 10'-2"
Kitchen	: 9'-0" x 8'-2"
Bedroom 1	: 10'-0" x 12'-0"
Toilet 1	: 8'-0" x 4'-6"
Bedroom 2	: 11'-10" x 14'-0"
Toilet 2	: 6'-0" x 6'-10"
Bedroom 3	: 14'-10" x 11'-0"
Toilet 3	: 6'-0" x 6'-10"
Utility	: 5'-0"
Sit-out 1	: 5'-0"
Sit-out 2	: 4'-0"

FLAT O6 EAST FACING (2 BHK) 1125 Sq.Ft

Drawing	: 10'-0" x 15'-0"
Dining	: 17'-10" x 9'-0"
Kitchen	: 6'-6" x 10'-6"
Bedroom 1	: 10'-0" x 10'-0"
Toilet 1	: 4'-0" x 7'-6"
Bedroom 2	: 13'-0" x 10'-0"
Toilet 2	: 4'-6" x 7'-6"
Utility	: 4'-0"
Sit-out 1	: 4'-0"
Sit-out 2	: 4'-0"



FLAT O7 EAST FACING (2 BHK) 1162 Sq.Ft.



Drawing	: 10'-0" x 16'-0"
Dining	: 17'-10" x 9'-0"
Kitchen	: 6'-6" x 10'-6"
Bedroom 1	: 10'-0" x 10'-0"
Toilet 1	: 4'-0" x 7'-6"
Bedroom 2	: 13'-10" x 10'-0"
Toilet 2	: 4'-6" x 7'-6"
Utility	: 4'-0"
Sit-out 1	: 4'-0"
Sit-out 2	: 4'-0"

FLAT O8 WEST FACING (2 BHK) 1164 Sq.Ft.

Drawing	: 10'-0" x 14'-0"
Dining	: 12'-0" x 11'-6"
Kitchen	: 9'-0" x 8'-2"
Bedroom 1	: 10'-0" x 14'-0"
Toilet 1	: 4'-6" x 7'-6"
Bedroom 2	: 11'-0" x 13'-0"
Toilet 2	: 9'-0" x 4'-6"
Utility	: 3'-8"
Sit-out	: 4'-0"



FLAT O9 EAST FACING (2 BHK) 1222 Sq.Ft.



Drawing	: 10'-0" x 15'-6"
Dining	: 14'-0" x 11'-4"
Kitchen	: 7'-10" x 10'-4"
Bedroom 1	: 10'-0" x 14'-6"
Toilet 1	: 6'-0" x 5'-6"
Bedroom 2	: 11'-0" x 14'-2"
Toilet 2	: 6'-0" x 5'-6"
Utility	: 4'-0"
Sit-out	: 4'-0"



Specifications



Structure:

RCC framed structure



Walls:

External walls of 6" solid cement concrete blocks with intermediate RCC bed and **internal walls** with 4" solid blocks.



Plastering :

1:5 C.M. with rendering smooth finish and external smooth sponge finish cement plastering.



Flooring:

- GVT Flooring 2' x 4'
- Utility - Anti-skid tiles



Toilets & Sanitary Ware:

7 feet height glazed tile dadoing and ceramic tiles flooring in toilets with single piece EWC of Hindware or equivalent and necessary C.P. fittings Jaquar or equivalent.



Electrical:

Concealed copper wiring with Schneider make modular switches, MCBs and adequate socket points in the entire flat.



Doors:

- **Main door:** Teak frame and shutter with both side teak veneer.
- **Internal door:** Teak frame with skin door shutters for bedrooms.
- **Toilet and Utility:** WPC doors and door frames



Windows:

UPVC windows with mosquito mesh & M.S. safety grills.



Paints:

Inside one coat of primer with two coats plastic emulsion paint and outside one coat of primer with two coats paint with Asian Apex or equivalent and Enamel paints to doors and window grills.



Internet & T.V. :

Internet & TV points in main hall and master bed room.



Lift:

Eight passengers' lift - KONE make

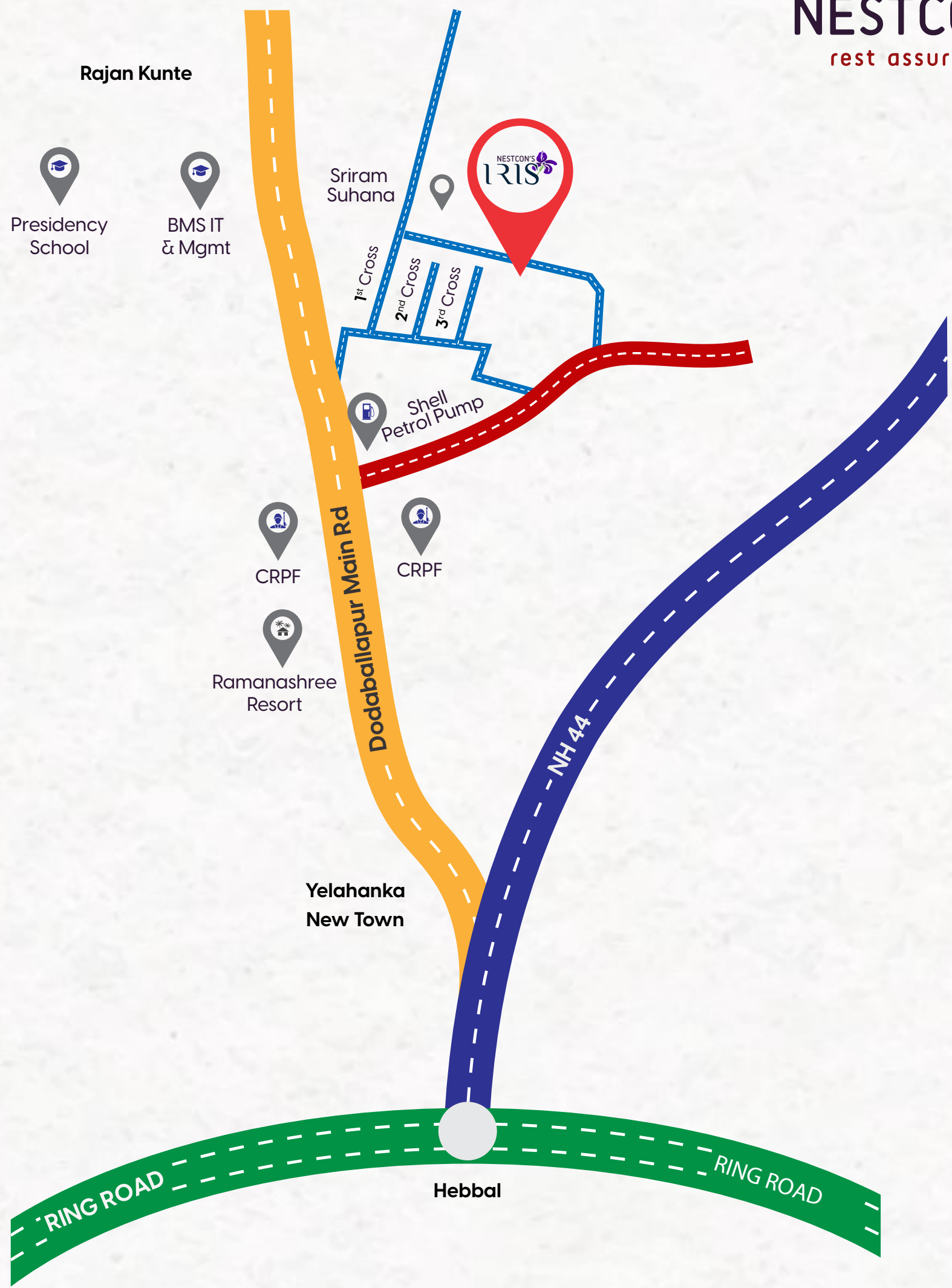


Common Area:

Staircase and common area flooring : Granite



Route Map



CONNECTIVITY - What matters the most

BMS School of Architecture	1.2 Kms
Shell Petrol Pump	400 mts
Presidency School	3.0 Kms
Bishop Cotton Academy	4.5 Kms
Nagarjuna School	3.0 Kms
RMZ Galleria Mall	6.0 Kms



<https://bit.ly/NestconIris>

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WE WILL HELP YOU
DRIVE THE WAY

Some of Our Successful Projects



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Banjara Hills



NESTCON's Aishwarya
Bengaluru



NESTCON's Orchid
Kanajiguda



NESTCON's Elegant Cove
Hasmathpet



NESTCON's Aster
Kompally



NESTCON's Shanti Bhushan
Mahabubabad



NESTCON's Chintala Residency
Alwal, Secunderabad



NESTCON's Zion
Nallagandla

NESTCON'S IRIS

@Nagenahalli, Yelahanka, Bengaluru

2 & 3 BHK LUXURY FLATS



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Registered Office

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Plot No. 7, 1st Floor, All Saints Road, Near LIC Office,
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