AR Nest, a venture of AR Infra, is a result of commitment to building living spaces that are warm, cozy and innovative. When we build a home, we strive to bring to you the best at the most affordable offering. Because we believe a home is a reward of life-long's toil, both for us and you. And that is the greatest reason why we will always stay committed to creating homes that are the best.

Craft.
Creativity.
Commitment.

Builders & Developers

AR-INFRA

Flat No. 207, Gayathri Nest Sri Shyam Nagar,
Telecom Nagar, Gachibowli, Hyderabad.
E-mail: arnestsales@gmail.com

Cell: 91009 21231, 91009 21232, 91009 21233.

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation, as deemed fit.

Artifice 9885255570

A project by

AR-INFRA

When your home means everything to you, we believe it should be a place that fulfills your every single wish. Come step into that very home.

The warm and the wonderful, AR Nest.

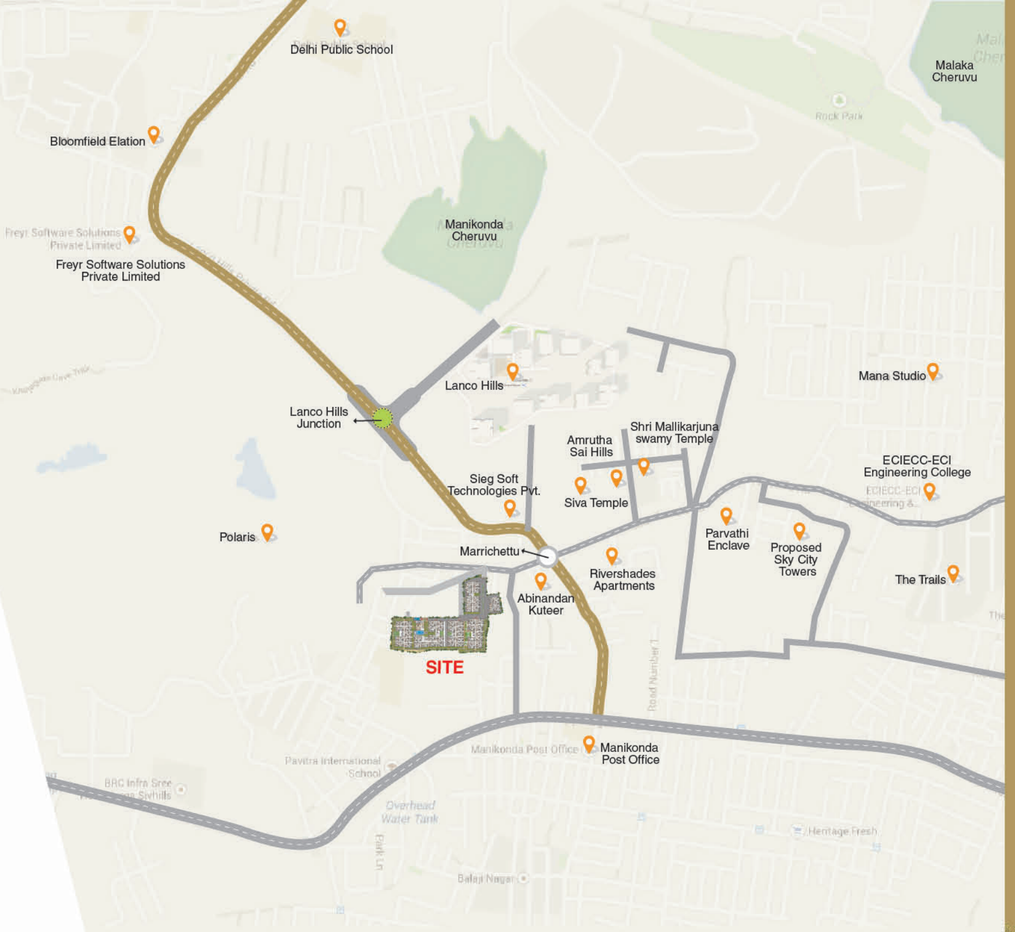


Arrive.
Admire.
Acknowledge.

2 & 3 BHK Luxury Apartments @ Manikonda

AR nest

BRINGING QUALITY TO LIFE



LOCATION PLAN

(Google Coordinates : 17.405709, 78.375533)

AR Nest is nestled in a location arising as the most arrived-at-destination in this part of Hyderabad. Set in Manikonda, it will put you closer to everything from the most essential to the most entertaining. Yet, you will never be far from landmarks like IT hubs and places like Banjara Hills, Jubilee Hill, Gachibowli and others. You are looked forward to here!

Your home isn't a home until you step in and make it look like you've imagined. While we've given complete attention to details – both on the outside and the inside, it's over to you now to make your home look like the place you've always wanted.

We've built the nest, now come make it your zone.

Arrive.
Admire.
Acknowledge.



AR nest

BRINGING QUALITY TO LIFE

Say 'good morning' to the Sun in the most cheerful way, what with so much openness right in front of your home. AR Nest presents you with all the space to make the most of your every day. It's like belonging to a world within a world, one that will always be yours. So are you ready to open your windows to the enchanting rays of the morning, fragrant breeze and chirping of birds?

Rise.
Refresh.
Rejuvenate.

AR nest
BRINGING QUALITY TO LIFE



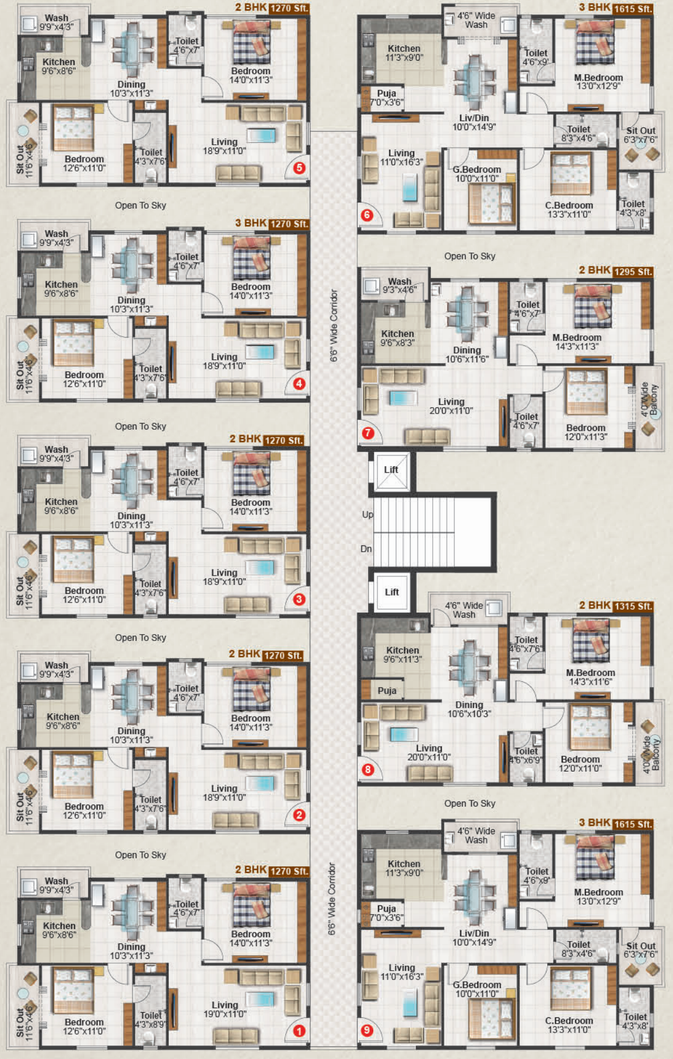
AR nest

BRINGING QUALITY TO LIFE



A1-BLOCK
TYPICAL FLOOR PLAN





KEY PLAN



A2-BLOCK
TYPICAL FLOOR PLAN

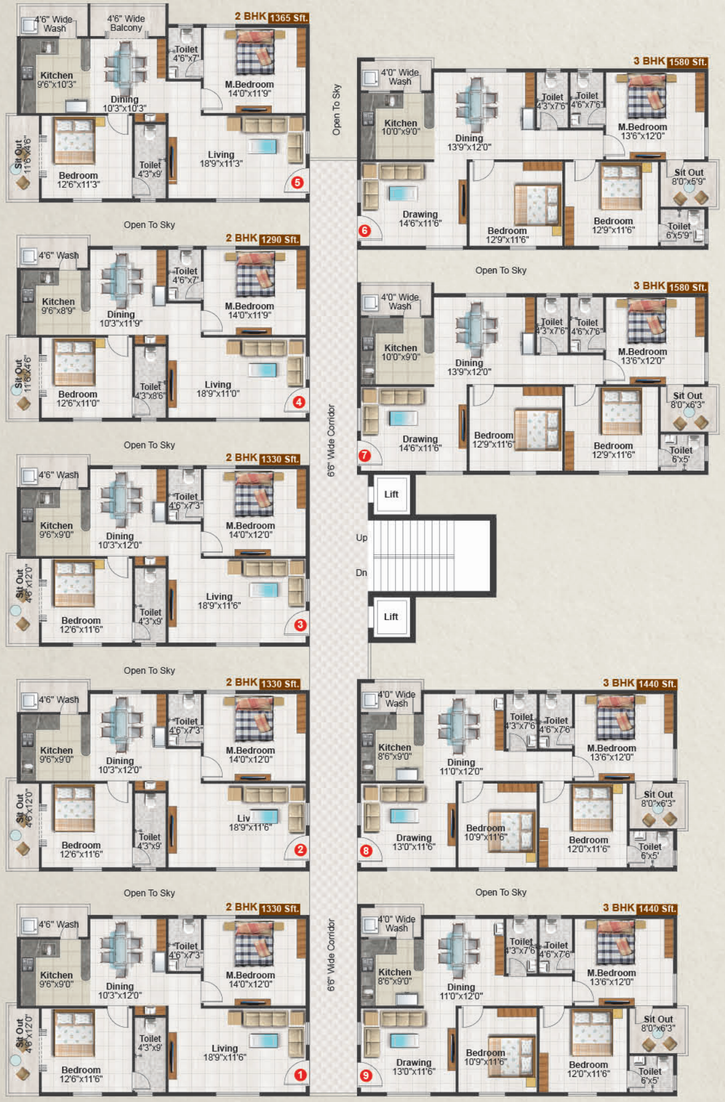


It's the home of vast spaces. It's the home of wonderful neighbours. It's the home of countless delightful experiences. It's the home of life's every moment well nurtured. It's the home for times you will create again and again. This beautiful community of 2 BHK and 3 BHK homes built on XX acres with 6 elegantly designed blocks, called AR Nest, is the home of many beautiful things.



The perfect home is one that has all the space to welcome dreams and imagination of all sizes. At AR Nest, you will find homes with the option to choose from 2 BHK or 3 BHK units ranging from sizes 0000 sft to 0000 sft. Like we said, all we want you to relish is the bliss of living in a home you've always dreamt of. Now prepare yourself for the day when you'd really bring all your imagination come alive, because the time is not far.

Spacious.
Stylish.
Smart.





KEY PLAN



B2-BLOCK

TYPICAL FLOOR PLAN

D-BLOCK

TYPICAL FLOOR PLAN

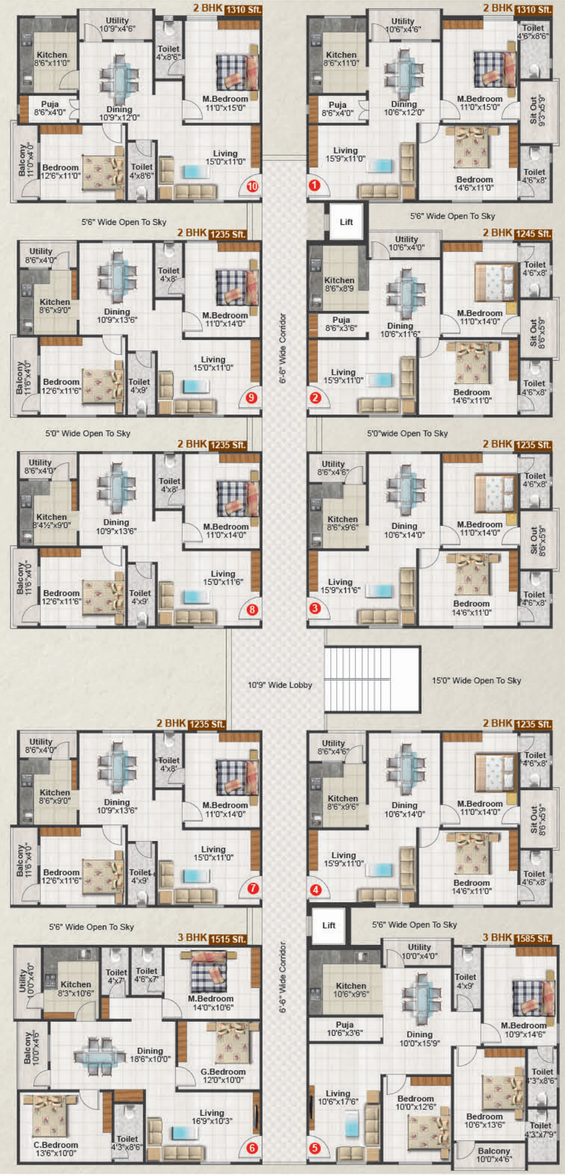
AR nest

BRINGING QUALITY TO LIFE

Really, what brings happiness at the end of the day? Isn't the feeling that you've spent your day in the most fulfilling ways and have with you abundant happiness? If that's your idea of happiness, here at AR Nest, you'll be living amidst all of that and in fact have the freedom to multiply your happiness. You'll have many reasons to, right from the amount of space that will be at your disposal here and the fact that there are no common walls between any two homes.








Dream.
Desire.
Dwell.
AR
nest
BRINGING QUALITY TO LIFE



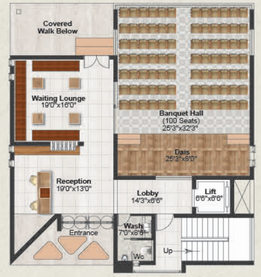
AR nest

BRINGING QUALITY TO LIFE

When you're living in an environment that has people who are like-minded, all that you will yearn for is the time to spend with them. AR Nest is poised to nestle families that will bond with each other and make this a community of people that celebrates the spirit of togetherness. Come, it's time to belong to a community of folks that is soon going to make the world a better place to live in.

Like.
Live.
Love.

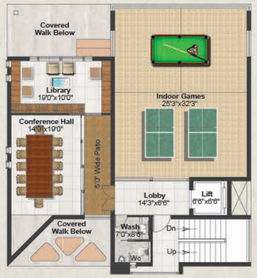
CLUBHOUSE
GROUND FLOOR PLAN (2000 sft.)



CLUBHOUSE
FIRST FLOOR PLAN (2000 sft.)



CLUBHOUSE
SECOND FLOOR PLAN (2000 sft.)



CLUBHOUSE
THIRD FLOOR PLAN (2300 sft.)







AMENITIES & FEATURES

Relax.
Revive.
Repeat.

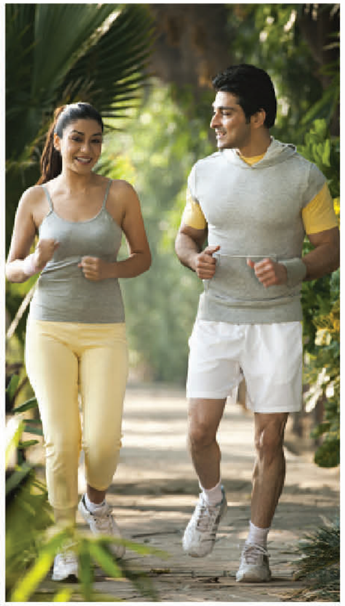
- Swimming Pool
- Clubhouse
- Gymnasium
- Library
- Indoor Games
- Intercom
- 24x7 Security
- CCTV Surveillance
- Guest Rooms
- Banquet Hall
- Children's Play Area
- Elders' Sit-out
- Walking Track
- Internet Provision
- Solar Fencing
- Badminton Court
- Basketball Court (Half)
- Cricket Practice Net





AR nest
BRINGING QUALITY TO LIFE













STRUCTURE

RCC framed structure. 6"AAC blocks for exterior walls & 4"AAC blocks for internal walls. Internal & External double-coat cement plastering.

FLOORING

Somany or equivalent 2'x2' vitrified tiles flooring for hall, dining, kitchen, bedrooms, balcony and utility. Anti-skid tiles in toilets.

PAINTING

Internal: Two coats luppam / putty and two coats of Asian tractor emulsion paint over a base coat of primer in all rooms.
External: Asian Apex painting with wall care putty and texture. Common area: Asian tractor emulsion.

KITCHEN

Black granite platform with stainless steel sink. Provision for chimney, water purifier, microwave oven and washing machine in utility area.

ELECTRICAL

3 Phase power supply for each flat. Concealed conduits with good quality copper wire - Finecabe or equivalent. Modular electrical switches Legrand or equivalent. One Miniature Circuit Breaker (MCB) for each room. Points for geyser in toilets, Washing Machine in utility, refrigerator in kitchen or dining,Microwave Oven in Kitchen, A/C in All Bed Rooms, TV & Telephone Point at living and M. bedrooms. Internet point provision in C. bedroom.

DOORS & WINDOWS

Main Door - Teak frame with designer Teak veneer shutter with melamine polish with Brass fittings.

Internal Doors - Teak wood frames with moulded skin shutters.

Windows - UPVC sliding shutters with mosquito mesh track provision and designed M.S. painted grills.



GENERATOR

Generator will be provided for all common services and 9 points for each flat.

SECURITY

Intercom facility from flat to flat and flat to security.

STAIRCASE & CORRIDORS

Granite Flooring with S.S. Railing for staircase. Vitrified flooring (Matt finish) for corridors.

TILE CLADDING & DADOING

Toilets: So many or equivalent designer Matt ceramic tile dado up to 7'. Kitchen: Glazed ceramic tile dado up to 2' height above kitchen platform. Utility/Wash: Glazed ceramic tiles dado up to 3'-0" height.

TOILETS (All toilets consist of)

a) E.W.C. (Two piece with white colour) Hindware or equivalent make.
b) Hot and cold wall mixer with shower, provision for geyser in all bathrooms.
c) All fixtures are C.P. coated Hindware or equivalent make.
d) Health faucet for master bedroom toilet.

LIFTS

6 passenger lift with V3f of Kone or equivalent.

NOTE

a) Shelves, chajja's, lofts, arches or any kind of modifications / alterations are not allowed.
b) Flat will be handed over for woodwork/ Interiors after receiving
100% payment only, subject to payment of facilitating cost as may be decided by builder.
c) VAT, Registration and Service Tax applicable as per Govt. norms.