



Kanathur, Near Mayajaal,
ECR





500+ FAMILIES TRUSTED BRAND

THE NEST- The name itself indicates the idealness of shelter, is the most common need of every family. The aspiration to improve the quality of life for people and to build dream home's with timely and cost-effective solutions is the motto of every person associated with THE NEST. Luxury and affordability brings a combination of style and comfort for every customers for both investment and living-in. We deliver qualified reality of the customers dreams and imaginations on their home towards affordability.

- 10 years Real Estate experienced Branded Company.
- Successful list of projects developed in many parts of Chennai.
- Service Beyond the Need.
- Focusing Happiness of each and every Customer.
- Walk into any Occupied House to get Feedback about Us.
- Construction is not our duty, it's our passion.

COMPLETED PROJECTS

THE NEST AURORA
Thoraipakkam

THE NEST NAKSHATRA
Choolaimedu

THE NEST BEAUT
Manapakkam

THE NEST ECSTASY
Thiruvannmiyur

THE NEST OCEANA
Thiruvannmiyur

THE NEST TULIP
Thiruvannmiyur

THE NEST BAYPARK
Thiruvannmiyur



The Nest njoy a landmark project in the world of affordable homes, which is a beautiful gated community having Duplex Row Houses with all the modern amenities, blossoming green landscape with advanced architecture, a stylish art of clubhouse nestled with Gym, Swimming Pool, Party Hall, Children play area etc, complete this exquisite portrait of effective living.

Enjoy @ **njoy**



Entrance



View - A,-B,-B1,-B2,-B3,-C



View - 33 Feet Road



View - A, T1, J J1



View - J2, J3, F, C



View - J & K



View - J4, J5, J6, J7



View - K to K5



View - L1, L2, & L3



View - P3, P4, M2



View - P1,P2,M1



View - R1 Villa



View - R2 Villa



View - S Villa



View - T Villa



View - V1, V2, V3 & V4



View - Flats Block 1



View - Flats Block 2



*Sense the peacefulness
in every home.*



- Private Gated community
- Located near the Scenic East Coast Road (ECR) Chennai
- Close proximity to the IT corridor, Hangout Spots, hospitals & educational institutions
- Advance architectural design
- Rain water harvesting
- Abundant Potable Water
- Vaasthu compliance
- Club house
- 1 Year maintenance
- Aesthetic finish & Elegant Elevation
- Best Quality Award by Minister of Trade & industry Govt. of EGYPT

PROJECT HIGHLIGHTS

Every Home Seeker's Dream.

Dreaming about living in ECR not a weekend stay or a vacation spot ?

Wanted to live in the midst of Best Vacation Spots and enjoy every day ?

Wanted to enjoy even if you have got few hours ?

Wanted Reliable, trusted and an award winning builder with uncompromising quality ?

Wanted all the Luxuries of a Gated Community and to live in a Duplex House not in a Flat ?

But wanted all of the above at a Rock Bottom Prices and less than the flat costs ?

Don't worry, Now your Dream has come True

Now affordability like never before and never after at ECR.

Unbelievable and Unbeatable pricing.

Unmatched Quality with all the Modern Luxuries.

Availability of all Basic Needs at a Stone Throw away distance.

Entertainment and Enjoyment at your doorsteps.

Aesthetic designs and Vaasthu compliant Duplex Row Houses.

A Boon for living-in.

An Investors jackpot

Now enjoy everyday at **njoy**

Grab all these extraordinary features at highly affordable price.!

Awarded as Best Affordable homes in Chennai by Silicon India consecutively third time in a row.

We at Nest have made it possible for you in Nest

When Duplex Houses cost in ECR near the location are sky rocketing and nowhere nearer to affordability

You decide where to invest & where to live.

Flats - Block 1



Flats - Block 2



Villa - A (1900Sft)



Villa - B & B3 (1265Sft)



Villa - C (1730Sft)



Villa - F (1330Sft)



VILLA - J 1275sft & J1 1430sft



VILLA - J2 & J3 (1360 Sft)



Villa - J4 (1020Sft)



Villa - J5, J6 & J7 (1055Sft)



VILLA - K - K5 1350sft → N



VILLA - L1 & L2 (2050 Sft) ↑ N



Villa - L3 (1885Sft)



VILLA - M1 (2140Sft)



VILLA - M2 (2070Sft)



Villa - P1 & P2 (1430Sft)



Villa - P3 & P4 (1380Sft) ↑ N



Villa - S (1085Sft) ↑ N



Villa - R (1700Sft) N ←



Villa - R1 (1400Sft) N ←



VILLA - T (1070Sft)



Villa - T1 (1070Sft)



Villa - V1 (1865Sft)

→ N



Villa - V2 (2060Sft)

→ N



Villa - V3 & V4 (2050Sft) →N



PAYMENT SCHEDULE STAGES	PAYMENTS(%)	PAYMENT SCHEDULE STAGES	PAYMENTS(%)
1. Booking of Flat	Rs.1,00,000/-	6. On Completion of Corresponding Slab	15%
2. Within 10 days from commencement of construction (less booking amount)	10%	7. On Completion of Brick works	10%
3. Within 30 days from commencement of construction	10%	8. On Completion of Plastering	5%
4. UDS Registration/On Completion of Basement (within 45 days from commencement of construction, whichever is earlier)	25%	9. On Completion of Flooring	7.50%
5. On completion of Stilt slab	15%	10. Fifteen days before handing over of the flat	2.50%

Note: At the time of UDS Registration i.e., within 45 days from commencement of construction, payments to be made upto the current stage of Project, whichever is earlier)

BANK APPROVALS



CREDENTIALS

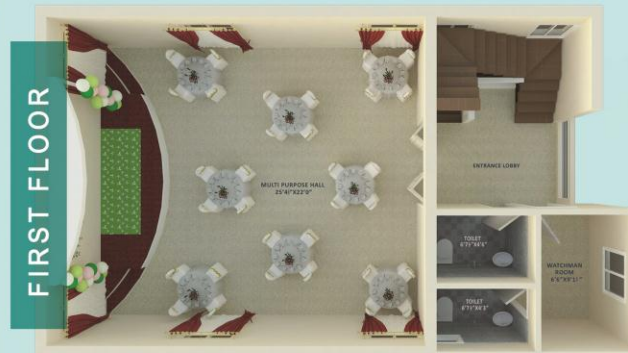


Club House





Club House - Floor Plans



Amenities

24/7, security,

CCTV Camera

Swimming pool

Multipurpose gym

Indoor games

Party terrace

Visitor car parking

Common area lights

Covered car parking

Children's play area

Inverter wiring

Power back up for common access

Video door phone

and more...



Site Layout



STRUCTURE :

RCC Framed Structure and appropriate Foundation designed by Structural Engineer.

Flooring:

Vitrified Tiles of 24" x 24" size (KAJARIA TILES)

Toilet Floor and Balcony / Utility Floor with non-skid / anti-skid Tiles(KAJARIA/SOMANY TILES).

Kitchen –(G20 BLACK GRANITE) counter with single Bowl Stainless Steel Sink(PRINCE MAKE).

SOMANY Tiles above the Kitchen counter up to the height of 2 feet.

Sanitary Fittings:

Jaquar

Joinery:

Main Door with Teak Wood Frame and Teak Wood Paneled Door/Equivalent Readymade Doors.

Other Door Frames are good quality Country Wood with Membrane Doors

All Windows are of UPVC Frames with UPVC Sliding Shutters with MS Safety Grills.

Electricity supply and Wiring:

3 Phase Electricity Supply and Independent Meters. GM Brand Modular Switches and Sockets with Metal Boxes. Wire – Polycab Make

Painting : Asian Paints

Interior walls will be finished with Emulsion Paint

Exterior walls will be finished with Exterior Emulsion apex.

Enamel Paint for Doors & Grills.

Rainwater Harvesting:

Water will be conserved with Rainwater Harvesting methods.

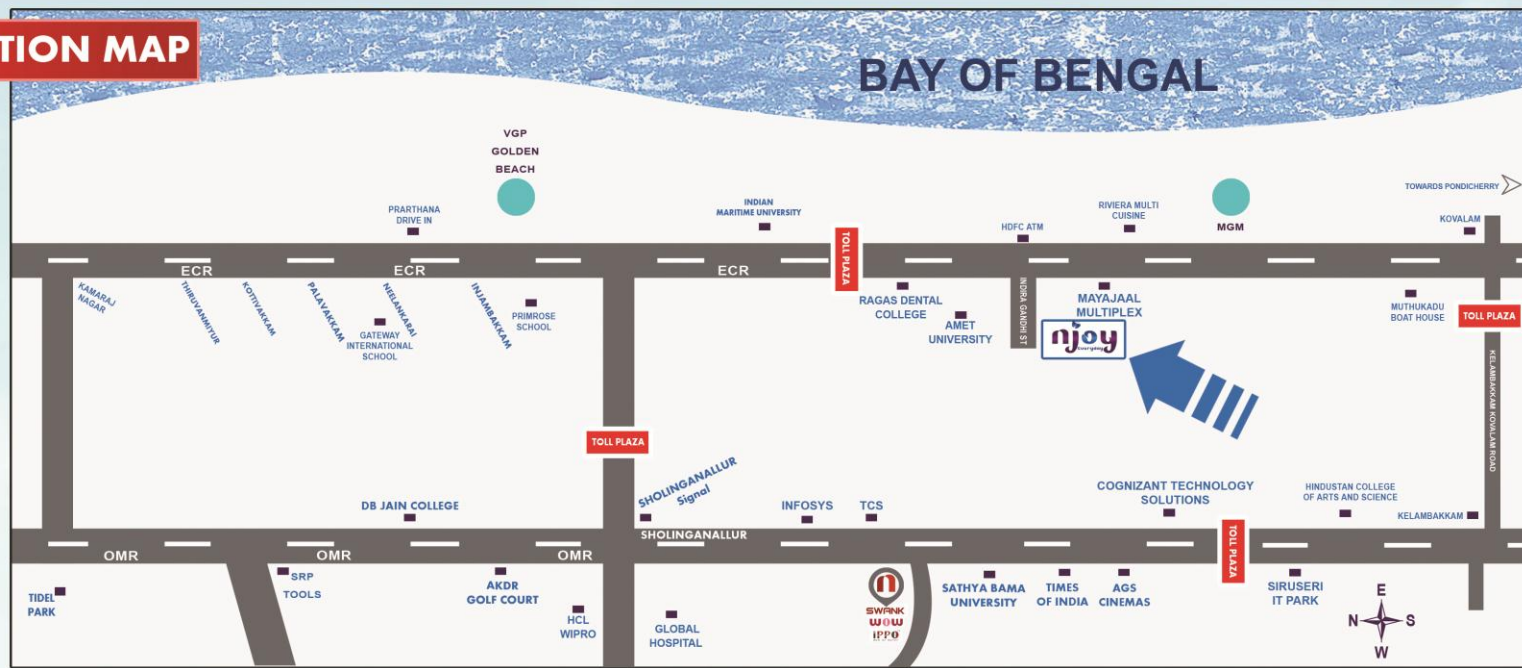
Pest control:

Anti Termite treatment will be performed in three various stages for each building of the Project.

Specifications



LOCATION MAP



Corporates :

Infosys, Sholinganallur - 9.2 Km
 Wipro, Sholinganallur - 9.2 Km
 Sathyam, Karapakkam - 9.6 Km
 Vestas, Karapakkam - 10.3 Km
 Accenture, Sholinganallur - 10.7 Km
 HCL Navalur - 14.2 Km
 RMZ Millenia, Perungudi - 15.2 Km
 Tidel Park, Taramani - 17.3 Km
 Sipcot, Siruseri - 17.7 Km
 Ascendos, Taramani - 18.11 Km

Schools:

Suddhananda Vidhyalaya School - 3.4 Km
 Primrose School - 7.5 Km
 Sree Iyappa Matriculation School - 8.1 Km
 British International School - 12.2 Km
 Gateway International School - 12.2 Km
 Brotherhood Matriculation School - 12.7 Km
 APL Global School - 12.7 Km
 American International School - 16.5 Km

Hospitals:

Ragas Dental College & Hospital - 1.2 Km
 Chettinad Health City - 11.5 Km
 Global Hospital - 12 Km
 Apollo Specialty Hospital - 14.5 Km

Hangout Places:

Mayajaal - 300 mts
 Muttukadu Boat House - 4.7 Km
 MGM Dizzee World - 4.9 Km
 Crocodile Park - 7.8 Km
 Kovalam Beach - 7.9 Km
 VGP Golden Beach - 8 Km
 Cholamandal Artists Village - 9.1 Km
 Prarthana Drive-in Theatre - 9.2 Km
 AKDR Golf Course - 11.7 Km
 Dakshinachitra - 12.4 Km
 Tiger caves - 22.5 Km
 Mahabalipuram - 27.8 Km

Colleges:

AMET University - 1.1 Km
 Ragas Dental College & Hospital - 1.2 Km
 Indian Maritime University - 1.8 Km
 Satyabama University - 11.4 Km
 Hindustan University - 12.1 Km
 SSN College of Engineering - 15.4 Km

Religious places:

Jagannath Temple, Iskon Temple, Sri Sai Baba Temple, Prathyangira Devi Temple, Nithyakalyana Perumal, Our Lady of Lourdes Church, Relief & Spiritual Church, One big Mosque near AMET University and 2 other Mosques within a radius of 1 Km.

Hi, I have bought a House from Nest builders and I had requested for modifications and I myself expected that only some modifications would only be addressed. But they had done all the modifications, beyond my expectations. If you like to own a home as per your design and taste, Nest is the Best Destination.

ANANDA BALAN, TCS

I consider my investment in NEST SWANK to be the Right Investment and my best one. Being my first investment, There were lot of worries and was not able to decide how & where to choose a property. But the clarity which I have got from The Nest made me happy and I need not search for any other property thereafter. Thank You, The Nest for "Satisfactory service even after handover".

SHANKAR, WIPRO

Owning a home was my dream and life time achievement. The quality and service of THE NEST motivated me to buy one more property.

K. KARTHIK, CHARTED ACCOUNTANT

I must confess that I am very happy with the Services of The Nest and the closely feeling that they have created for me. I am also delighted to have a good neighbourhood. The name INestI, is so appropriate that it means a home and it is where our heart is. Nest builders are the best builders.

MRS. UMA MURALI CLASSICAL DANCER

T E S T I M O N I A L S

I came to purchase a flat in The Nest and had seen the Model House, which I found to be excellent. I was of the feeling that all the Model Houses would be built excellent to attract the customers, but I was astonished to know that it is not a model house but the flat was built for a buyer which is ready for handing over. Now I am part of the Nest family and I feel awesome.

VIJAYAKUMAR, BUSINESS

I am an investor and looking for Ready to Occupy Flats so that I would get Rental income immediately, even though Price of the Ready to Occupy Flats would be higher by 300 to 500 per sft. But The Nest had given me Monthly Rental on paying only 5% booking amount that too with launch price for a construction stage project. Further beauty is that they have arranged a tenant when the flat was completed. Absolutely a Double Bonanza scheme, Hats-off.

RAVIRAJ, BUSINESS

After experiencing a lot of hurdles with other builders, finally I came to THE NEST and experienced good Taste of trust and belief. Now I own my dream castle with THE NEST.

J. PRAVEEN, MANAGER GETIT

Hi, we have bought 2 Houses from Nest builders and asked them to combine them. They had combined the flats in such a way that you don't believe that they are two different flats. If anyone wants to purchase a dream house then they have to purchase from The Nest builders.

NAVEEN, BUSINESS MAN





THE NEST

enrich your life

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