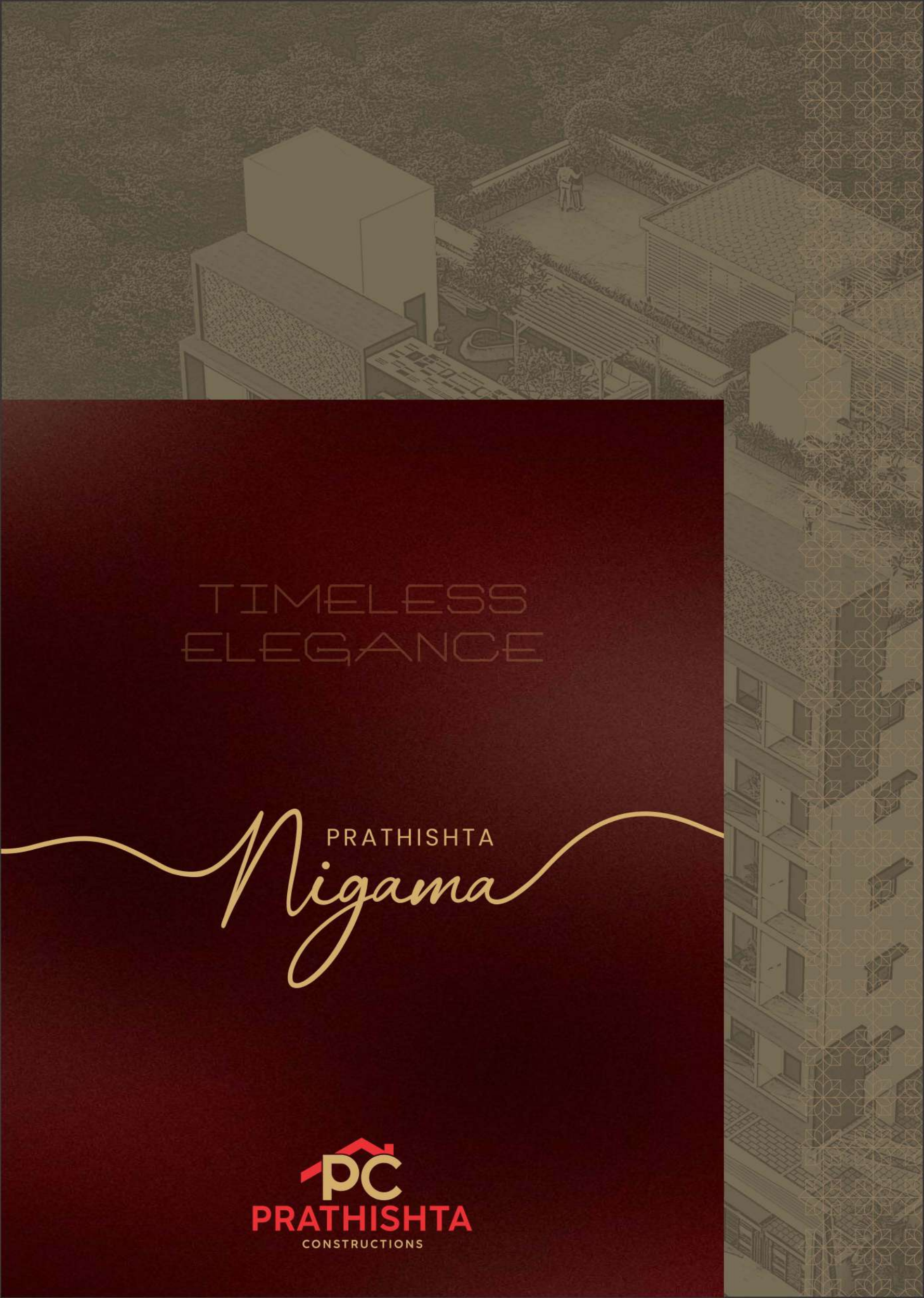




TIMELESS
ELEGANCE

PRATHISHTA
Nigama


PRATHISHTA
CONSTRUCTIONS

the idea of architecture



PRIME LOCATION



GHMC APPROVED
PROJECT



VISITOR MANAGEMENT USING
MYGATE / NOBROKER APP



CO-WORKING SPACE



GYMNASIUM



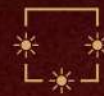
MINI FUNCTION HALL /
HOME THEATRE



24/7 SECURITY WITH
CCTV SURVEILLANCE



EV CHARGING
FACILITY



MAXIMIZE NATURAL
VENTILATION & CROSS BREEZE

THE BEAUTY OF LIFE

PRATHISHTA
Nigama

Welcome to Prathishta's Nigama, where convenience meets luxury in the premium locale of Kondapur. Standing in the heart of the urban core, this exquisite space offers unmatched connectivity along with world-class amenities. Designed for comfort and elegance, every detail ensures you feel at home while having the world at your fingertips. Experience the perfect balance of sophistication and accessibility.



Ultra Premium Flats @ Kondapur



Features of the Project

- Premium Quality Construction
- Designed Entrance Arch
- 100% Vastu
- Kids Play Area
- Outdoor Yoga/ Meditation Deck
- Car Wash Area
- Provision for EV Charging Point
- 24 hrs. Water Facility
- Excellent Ventilation
- 2 & 3 BHK Spacious Flats
- 20 no. of Units
- Gymnasium
- Mini Function Hall
- Co-Working Space
- Rooftop Garden
- CC Camera Surveillance
- 100% Power Backup
(Except AC's and Geysers)

EXPERIENCE THE COMFORTS

Planned with perfect Vaastu and modern engineering, Prathishta's Nigama is designed for ultimate living comfort. This spacious edifice houses 20 premium units, offering a variety of 2BHK and 3BHK options to suit your needs and budget.

Enjoy a rooftop garden, mini function hall, 24-hour water facility, and more.

A house provides necessities, but we go beyond, offering luxuries.

Pamper yourself in unparalleled comfort.

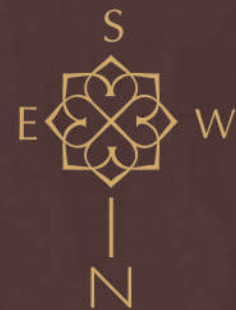
GHMC Approved Project

● Visitor Management using Mygate / Nobroker App



PRATHISHTA
Nigama

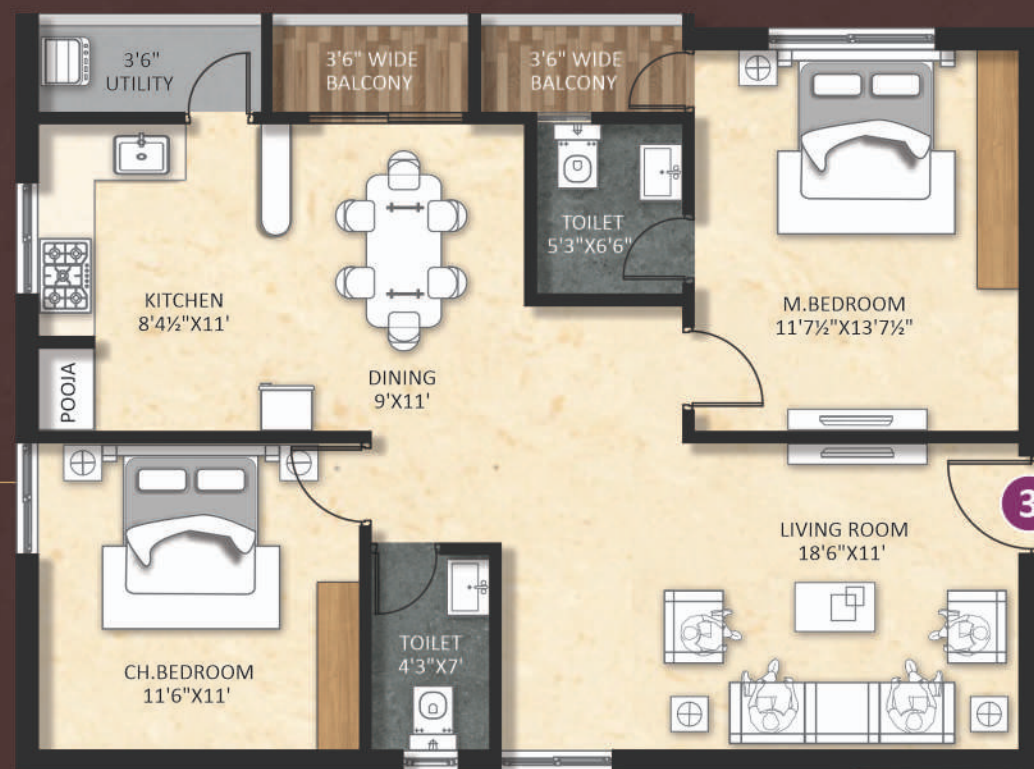
PRATHISHTA
Nigama



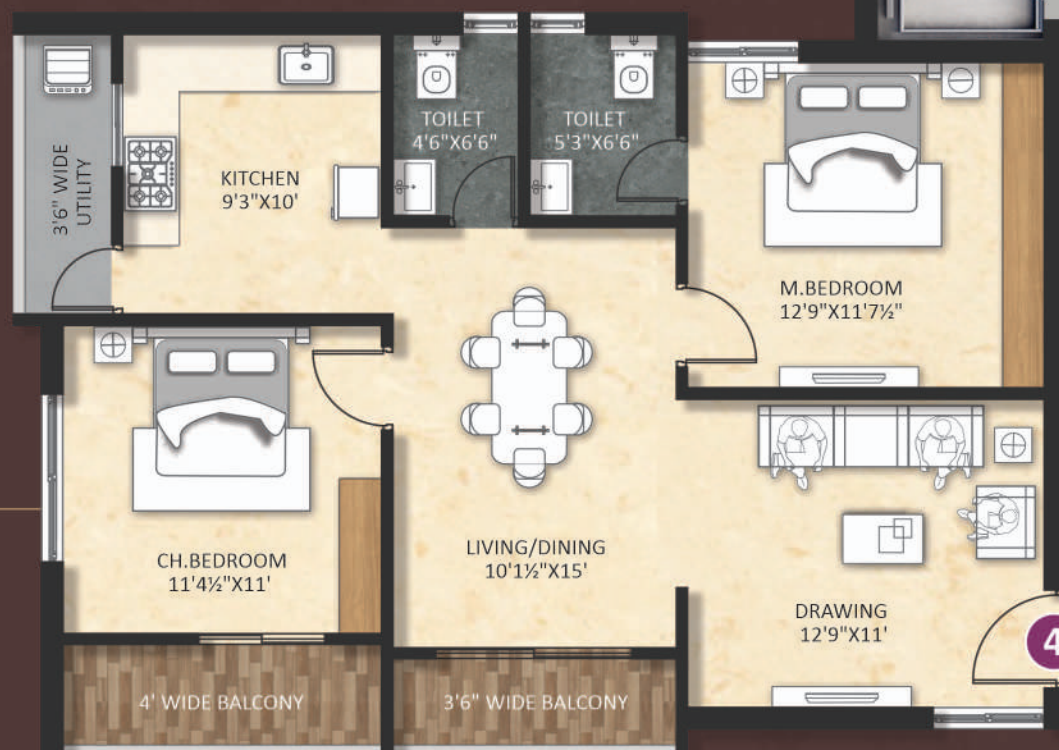
TYPICAL FLOOR PLAN

PRATHISHTA
Nigama

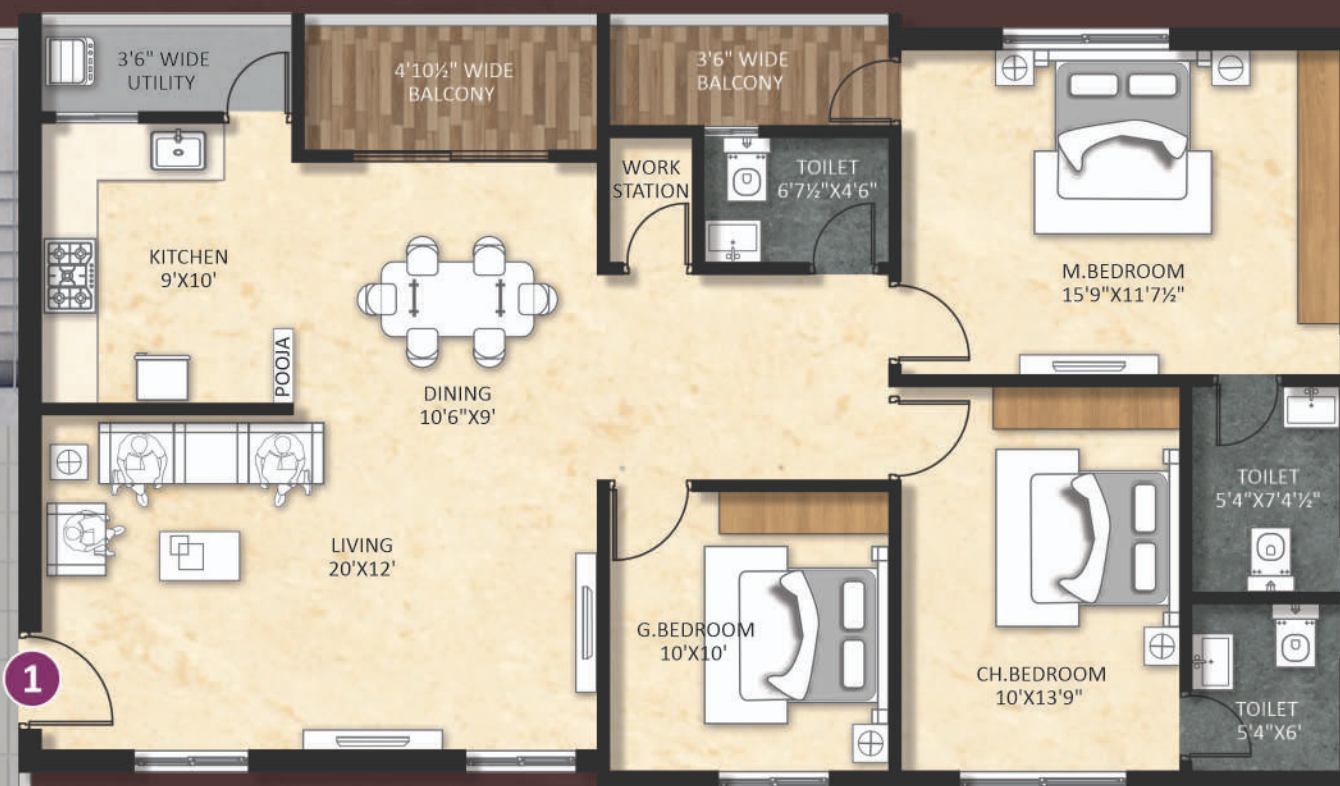
1300 Sft.
2 BHK
WEST



1250 Sft.
2 BHK
WEST



1680 Sft.
3 BHK
East



1640 Sft.
3 BHK
EAST



ISO-METRIC VIEWS



1300 Sft.
2 BHK
WEST



1250 Sft.
2 BHK
WEST



PRATHISHTA *Nigama*



1680 Sft.
3 BHK
East



1640 Sft.
3 BHK
East





ELEVATED
ELEGANCE

PRATHISHTA
Nigama

Prathishta's Nigama stands as a symbol of sophistication, blending modern design with timeless comfort. Its striking façade and spacious balconies create a sense of grandeur, while perfect planning ensures both style and functionality. Nestled in a prime location, this architectural marvel redefines urban living, where luxury meets convenience, and every detail speaks of refined elegance.



PREMIUM & SELECTIVE

Every specification is thoughtfully chosen for durability, comfort, and timeless aesthetics. Meticulous attention to detail shines through every corner, ensuring a refined living experience.



STRUCTURE

R.C.C framed structure using Vizag/Tata Steel and Ultratech Cement



SUPER STRUCTURE

Exterior Walls of 9" thick and Internal Walls of 4 ½" thick with Red bricks.



WINDOWS

Window: UPVC window system with glass with mosquito mesh track.

Grills: Aesthetically designed, (MS grills with enamel paint finish).



PLASTERING

Sponge finish in cement mortar double coat cement plaster.



PAINTING

Internal: Smooth Putty finish with three coats of premium acrylic royal emulsion paints of reputed make.

External: One coat primer with two coats of exterior emulsion paint of reputed make.



DOOR

Main Door: 8feet Height and 4feet Width Made with Teak wood for frame and Door fixed with Premium hardware and advanced Smart Lock System.

Internal Doors: All internal Door Frames with Teak Wood and shutters shall be made of Veneer fixed with Premium hardware of reputed make.



TILE CLADDING

Kitchen: Platform will be provided with granite/quartz counter top with wall cladding up to 2feet above platform.



FLOORING

Premium Large Size Tiles for Living, Dining, Bedrooms & Kitchen.

Corridors: Granite stone.

Balconies: Anti-skid Ceramic tiles of reputed make.

Staircase: Granite stone Flooring.

Toilets: Best quality acid resistant, Anti-skid designer tiles of reputed make.

Parking Area: Cement based VDF finish.



ELECTRICAL

Concealed PVC conduits and high quality copper wiring with adequate power and light points and Legrand make modular switches and Sockets



KITCHEN

Granite platform with stainless steel sink,

Separate municipal water tap along with tap for bore water.

Provision for fixing of water purifying system, Exhaust fan.



TOILET

EWC of Kohler/Toto/American Standard CP and Sanitary fitting of reputed make.



BACKUP GENERATION

D.G backup in lifts, All common areas and all rooms except A/C, Geysers.



LIFT

6-Passengers Lift of Schindler / Johnson / Kone.



UTILITY

Wash area with provision for washing machine.



RAILING

MS Railing for balconies and staircase.



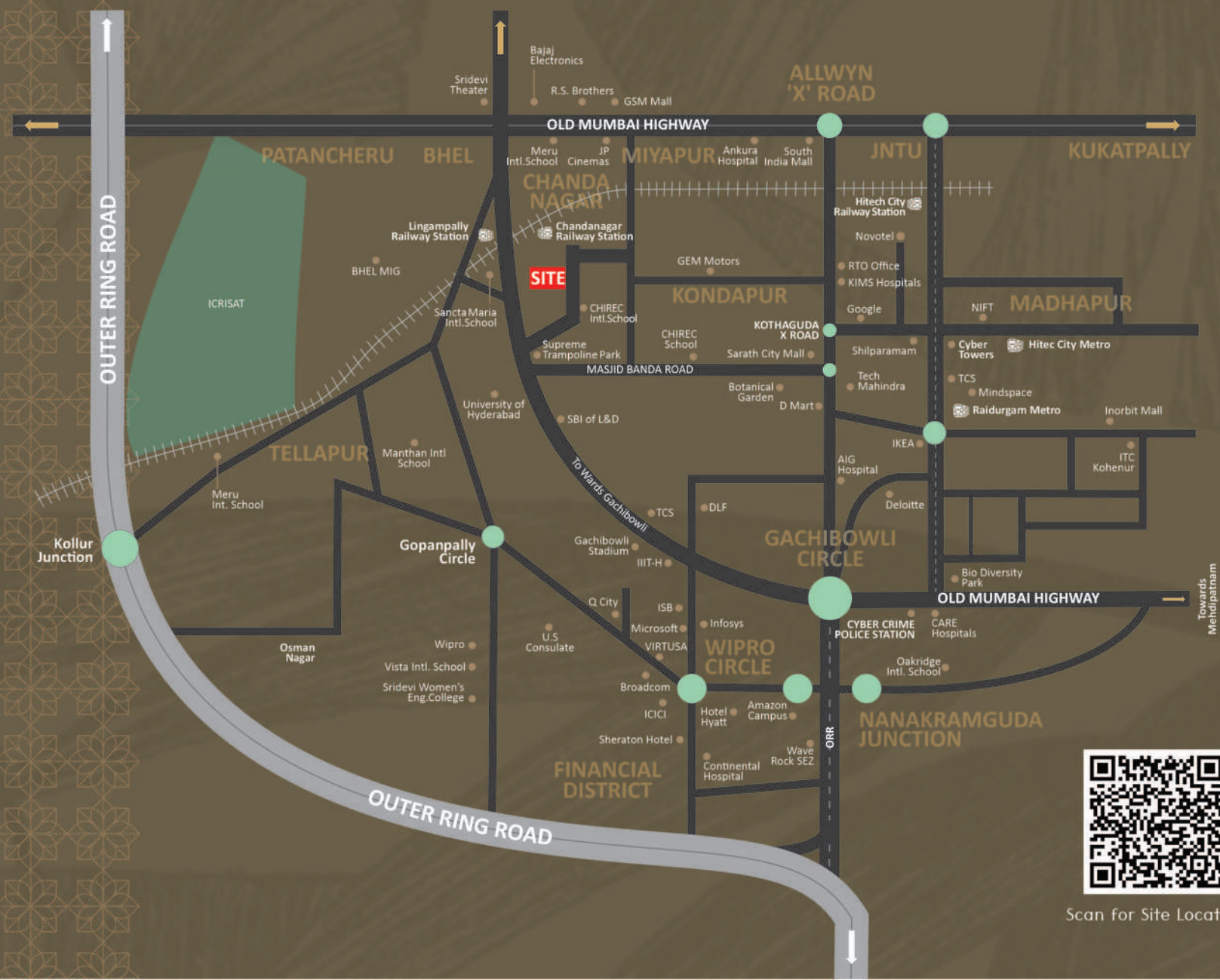
SECURITY

CCTV Surveillance cameras for all common areas.

GREAT CONNECTIVITY

Living at the cusp of urban sophistication is a privilege in itself. Prathishta's Nigama places you at the heart of Kondapur, ensuring seamless connectivity to every key destination. With major roads, public transport, and business hubs within easy reach, you're always well-connected. Top-tier hospitals, prestigious educational institutions, and vibrant cultural centers are just minutes away. Step in and embrace the perfect urban lifestyle.

PRATHISHTA
Nigama



Scan for Site Location

connected living, simplified



Accessibility / Transportation
MMTS, Metro, RTC Buses and Airport (ORR).



Lifestyle / Recreation

Sarath City Capital Mall, Gachibowli Stadium, Gopichand Badminton Academy, Botanical Gardens, SLN Terminus, Radisson Blu Hotel, Le Meridien Hotel, Trident Hotel, ITC Kohenur, IKEA, Shilparamam, Cultural Centers and more.



Office / Work Spaces

Financial District, TCS, Microsoft, Google, Infosys, ICICI, Dell, Amazon, Deloitte, Wells Fargo etc.



Healthcare

Apollo Cradle, AIG, Pace, Citizen, Continental, Century, Rainbow, KIMS, Care, Max vision and others.



Education

CHIREC Intl. School, Unicent School, Jain Heritage School, Hyderabad University (UoH), ISB, IIT, NIFT and more.

GREAT CONNECTIVITY

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

concept of **TRIOCHI** 90527 55731

