



**NESTCON**  
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**NESTCON'S  
CHINTALA**  
RESIDENCY  
ALWAL - BLOCK-I & II

ONE OF THE FINEST  
GATED COMMUNITY PROJECTS  
OF TWIN CITIES

**2 & 3 BHK LUXURY APARTMENTS**

🏡 Vastu compliant | 🏡 RERA approved | 🏡 Loans approved by all major banks



# ALL ABOUT US AND THE PROJECT



**Nestcon**, with its 20 years of rich experience in the construction of residential and commercial properties across Telangana and Karnataka, is coming up with a luxurious gated community residential apartments project in **Alwal, Secunderabad**.

Introducing, **Nestcon's Chintala Residency**, a beautifully landscaped Gated Community for sustainable living in West Venkatapuram, **Alwal**.



One of the most bustling commercial hubs of twin cities - **Suchitra Circle**, is just 3 kms away from **Nestcon's Chintala Residency**. This could only mean one thing - **Convenience**.

**Nestcon's Chintala Residency** is redefining gated community living with an array of 'first of its kind' features in Alwal such as;

- **Sustainable living environment**
  - Beautiful landscaping
  - Rainwater harvesting
  - Solar-powered common lighting
  - Recycled sewage water for landscaping
- Skating rink
- Cricket practice net
- Half basketball court
- Badminton court
- Cycling track
- Toddlers Pool





# MASTER PLAN





# FLOOR PLAN - BLOCK-I



ROAD



# 3D VIEW OF BLOCK-I FLATS



## Flat - 1

[3 BHK-WEST FACING]

### 1439 SFT

**Drawing Room** : 11'-6" x 14'-4.5"

**Dining Hall** : 22'-7.5" x 10'

**Kitchen** : 10'-7.5" x 7'

**Bedroom 1** : 10'-4.5" x 13'

**Toilet 1** : 4'-6" x 7'

**Bedroom 2** : 11'-7.5" x 10'

**Toilet 2** : 4' x 7'

**Bedroom 3** : 11' x 10'

**Toilet 3** : 4'-6" x 7'

**Wash** : 4'-6" wide

**Balcony** : 4'-6" wide

## Flat - 2

[3 BHK-WEST FACING]

### 1393 SFT

**Drawing Room** : 16'-4.5" x 10'

**Dining Hall** : 17'-6" x 11'-9"

**Kitchen** : 9'-6" x 9'-4.5"

**Bedroom 1** : 10' x 13'-4.5"

**Toilet 1** : 7' x 4'

**Bedroom 2** : 10' x 10'

**Toilet 2** : 7' x 4'

**Bedroom 3** : 12' x 10'

**Toilet 3** : 4'-6" x 7'

**Wash** : 4'-4.5" wide

**Balcony** : 4'-4.5" wide





# 3D VIEW OF BLOCK-I FLATS



	Flat - 3	Flat - 4	Flat - 5	Flat - 6	Flat - 7
<b>Flat type</b>	<b>2 BHK-NORTH</b>	<b>2 BHK-EAST</b>	<b>2 BHK-EAST</b>	<b>2 BHK-EAST</b>	<b>2 BHK-EAST</b>
<b>Area</b>	1158 SFT	1158 SFT	1204 SFT	1132 SFT	1112 SFT
<b>Drawing Room</b>	13' x 14'	13' x 13'-9"	13'-5" x 13'-9"	17'-3" x 10'	18'-3" x 11'
<b>Dining Hall</b>	10' x 16'-3"	10' x 16'-3"	10' x 10'-3"	10' x 9'	10' x 8'
<b>Kitchen</b>	7' x 12'-3"	7' x 12'-6"	7'-5" x 12'-6"	6'-10.5" x 9'	7'-10.5" x 9'
<b>Bedroom 1</b>	10' x 11'-5"	10' x 11'-5"	10' x 11'-4.5"	10'-6" x 10'	10' x 10'
<b>Toilet 1</b>	4' x 8'-6"	4' x 8'-6"	4' x 8'	7' x 4'-6"	6' x 5'
<b>Bedroom 2</b>	10' x 13'-6"	10' x 13'-6"	10' x 13'-6"	10'-6" x 13'	10' x 13'
<b>Toilet 2</b>	6'-6" x 5'	6'-2" x 5'	6'-6" x 5'	7' x 5'	6' x 5'
<b>Wash</b>	4'-5" wide	4'-5"	4'-6"	4'-6" wide	4' wide
<b>Balcony</b>	4' wide	4' wide	4'-6"	10' x 5'-9"	10' x 5'-9"
<b>Pooja</b>	-	-	-	6'-10.5" x 4'	7'-10.5" x 4'





# FLOOR PLAN - BLOCK-II



ROAD



# 3D VIEW OF BLOCK-II FLATS



## Flat - 1

[3 BHK-WEST FACING]

### 1419 SFT

Hall	:	14' x 10'-8"
Balcony 1	:	4'-11" wide
Dining Hall	:	16'-5" x 10'-2"
Kitchen	:	7'-8" x 9'-3"
Wash	:	4-5' wide
Bedroom 1	:	12' x 11'
Toilet 1	:	7'-4" x 6'
Balcony 2	:	3' wide
Bedroom 2	:	11'-6" x 10'
Toilet 2	:	4' x 8'
Bedroom 3	:	10'-6" x 14'
Toilet 3	:	4'-6" x 6'-7.5"

## Flat - 2

[2 BHK-WEST FACING]

### 1226 SFT

Hall	:	15'-4.5" x 11'-6"
Toilet 1	:	4'-6" x 7'
Dining Hall	:	12'-1.5" x 11'-6"
Balcony	:	3'-6" wide
Kitchen	:	7' x 9'-7.5"
Wash	:	4' wide
Bedroom 1	:	10'-6" x 14'
Toilet 2	:	4'-6" x 8'
Bedroom 2	:	10' x 14'





# 3D VIEW OF BLOCK-II FLATS

## Flat - 3

[2 BHK-WEST FACING]

### 1107 SFT

Hall	:	10'-6" x 14'-11"
Toilet 1	:	4'-6" x 7'
Bedroom 1	:	10'-2" x 10'
Balcony	:	3'-8" wide
Bedroom 2	:	10'-6" x 14'-6"
Toilet 2	:	7' x 4'-6"
Dining Hall	:	14'-9" x 9'-7.5"
Kitchen	:	7'-4.5" x 9'-4.5"
Wash	:	4'-11" wide



## Flat - 4

[2 BHK-NORTH FACING]

### 1178 SFT

Hall	:	15'-9" x 10'-6"
Toilet 1	:	4'-6" x 8'
Bedroom 1	:	10'" x 12'-6"
Bedroom 2	:	12' x 12'-6"
Toilet 2	:	5' x 7'
Dining Hall	:	12' x 10'-6"
Balcony	:	4'-6" wide
Kitchen	:	7'-3" x 8'-6"
Wash	:	4'-5" wide





# 3D VIEW OF BLOCK-II FLATS



**Flat - 5**  
[2 BHK-EAST FACING]

**1178 SFT**

Hall	: 19'-6" x 11'
Bedroom 1	: 11'-6" x 10'
Bedroom 2	: 11' x 13'
Toilet 1	: 4'-6" x 6'
Toilet 2	: 5' x 7'
Dining Hall	: 10' x 9'
Balcony	: 4'-5" wide
Kitchen	: 9'-2" x 8'
Wash	: 4'-5" wide

**Flat - 6**  
[3 BHK-EAST FACING]

**1589 SFT**

Hall	: 25'-3" x 11'
Balcony	: 4'-6" wide
Bedroom 1	: 10'-6" x 12'
Bedroom 2	: 11'-6" x 12'
Bedroom 3	: 14' x 12'-3"
Toilet 1	: 6' x 5'-9"
Toilet 2	: 6' x 6'
Toilet 3	: 9' x 5'-3"
Dining Hall	: 14' x 9'-3"
Kitchen	: 9'-8" x 10'-5"
Wash	: 4' wide





# ALL ABOUT US AND THE PROJECT



While all of these are at your disposal, you also have access to many luxury amenities within the gated community. Some of them include:

- Clubhouse
- Gym with modern equipment
- Walking track
- Children's play zone
- CCTV surveillance security system
- Intercom
- 24x7 power backup
- Anti-termite treatment with 10 years warranty



The impeccable design, which is the hallmark of Nestcon, ensures meticulous use of each and every square foot at **Chintala Residency**.

As a real time example and for you to envision the quality and standards maintained by Nestcon, Block-I is 'ready to occupy' within the gated community of Chintala Residency.

## Talk to us to know more

 **Phone /**  
 **Whatsapp** } : **+91 9666123463**  
 **Email** : **sales@nestcon.com**



# 3D VIEW OF BLOCK-II FLATS



## Flat - 9

[2 BHK-WEST FACING]

### 1187 SFT

Hall	:	16'-10.5" x 11'-1.5"
Bedroom 1	:	10' x 13'
Dining Hall	:	11'-10.5" x 12'-6"
Balcony	:	4'-6" wide
Toilet 1	:	5' x 7'-6"
Kitchen	:	7' x 9'-7.5"
Wash	:	4' wide
Bedroom 2	:	10' x 14'
Toilet 2	:	4'-6" x 8'

## Flat - 10

[2 BHK-EAST FACING]

### 1187 SFT

Hall	:	11' x 11'-11"
Balcony	:	4' wide
Toilet 1	:	6'-6" x 4'-9"
Bedroom 1	:	10'-11" x 10'
Dining Hall	:	22'-3" x 9'
Kitchen	:	7' x 9'-8"
Wash	:	4' wide
Bedroom 2	:	10' x 14'
Toilet 2	:	4'-6" x 8'



## Flat - 11

[2 BHK-EAST FACING]

### 1171 SFT

Hall	:	14' x 11'
Balcony	:	4'-5" wide
Dining Hall	:	13'-2" x 13'-6"
Toilet 1	:	7' x 4'-6"
Bedroom 1	:	10' x 11'-10.5"
Bedroom 2	:	14'-11" x 10'-6"
Toilet 2	:	4'-6" x 8"
Kitchen	:	10' x 7'
Wash	:	4' wide





# SPECIFICATIONS



## Structure:

- RCC framed structure



## Walls:

- Red clay bricks



## Doors:

- Main door - Teak frame and shutter in contemporary style with melamine polish
- Internal door frames – Granite frame with skin doors



## Windows:

- UPVC sliding windows of good quality with safety grills



## Kitchen:

- Black top granite with S.S. sink with 2'0 height dadoing



## Flooring:

- 2x2 double charge vitrified tiles in the flat.
- Balconies & toilets anti skid ceramic flooring.
- Corridors and staircase in tiles / granite



## Painting:

- Internal: Putty finish with emulsion paint for the entire flat
- External: Double coat plaster with waterproof emulsion paint



## Plumbing:

- CPVC water lines with C.P. fittings of standard make - Ashirvad or equivalent



## Electrical:

- Solar powered common lighting for the entire building
- Concealed copper wiring with adequate points with modular switches & MCBS of standard make, Finolex or equivalent



## Toilets & Sanitary Wares:

- E.W.C. with flush tanks of standard make
- Ceramic tiles dadoing up to door height
- 2 BHK - 2 wash basins and 3 BHK - 3 wash basins - Cera or equivalent



## Lift:

- 2 No's. auto door lifts

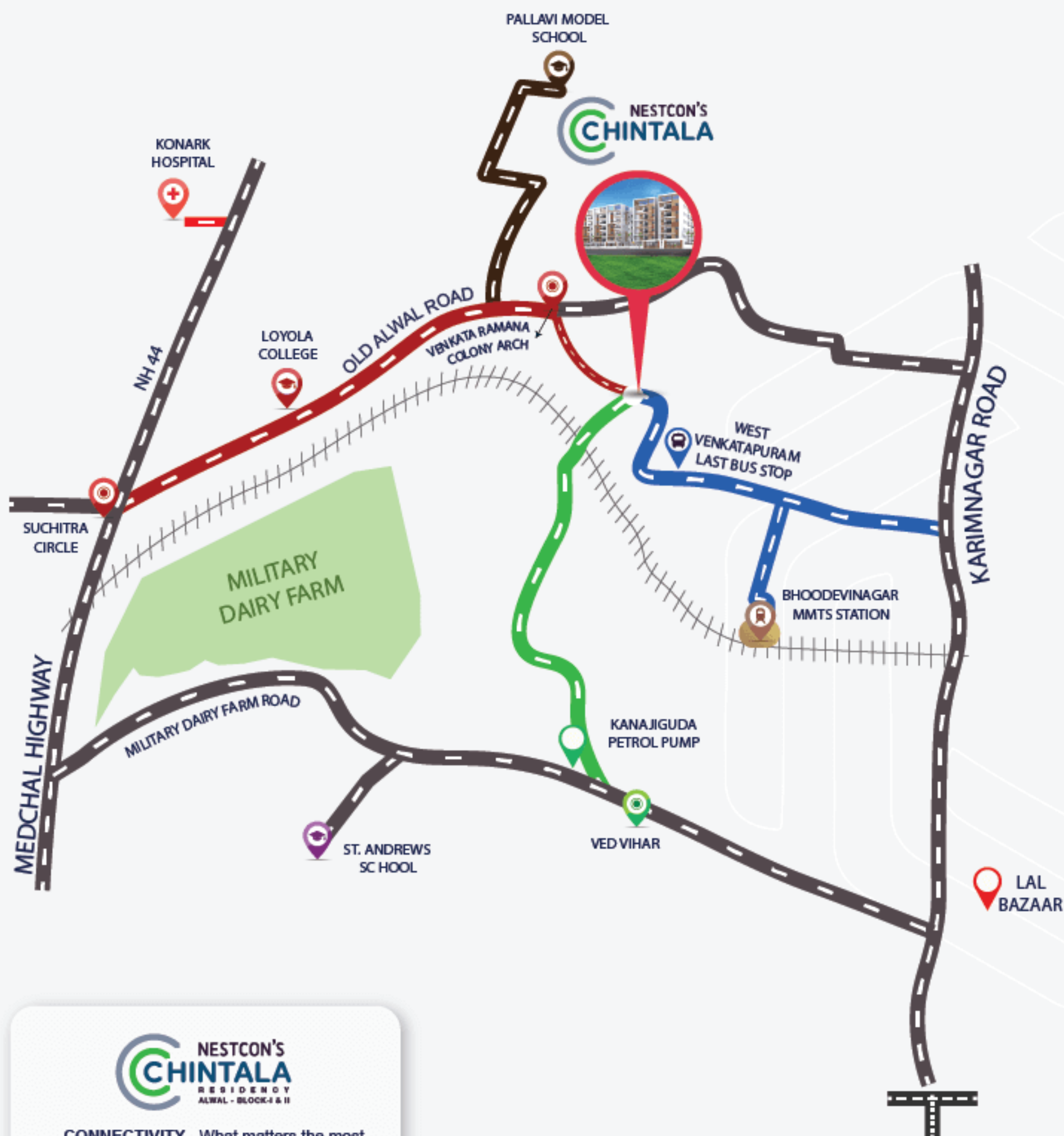


## Water:

- Borewell water & municipal water



# ROUTE MAP



## CONNECTIVITY - What matters the most

Suchitra Circle (NH 44)	- 3 Kms
Loyola College	- 2 Kms
Ved Vihar (Dairy Farm Road)	- 2.5 Kms
Karimnagar Highway	- 1.7 Kms
St. Andrews School	- 3 Kms
Pallavi Model School	- 3 Kms
Bhodevinagar MMTS	- 1.2 Kms
Old Alwal Main Road	- 0.9 Kms



**CLICK / SCAN**  
**WE WILL HELP YOU**  
**DRIVE THE WAY**



# SOME OF OUR SUCCESSFUL PROJECTS



**NESTCON Orchid**  
Kanajiguda



**NESTCON Aishwarya**  
Bangalore



**NESTCON Gayathri**  
Banjara Hills



**Nestcon Shanti Bhushan**  
Mahabubabad



**Nestcon Aster**  
Kompally



**NESTCON Elegant Cove**  
Hasmathpet



# 3D VIEW OF BLOCK-II FLATS



## Flat - 7

[2 BHK-EAST FACING]

### 1213 SFT

Hall	:	11'-6" x 14'-6"
Bedroom 1	:	11'-8" x 10'
Toilet 1	:	4'-6" x 6'-6"
Dining Hall	:	16'-5" x 10'
Balcony	:	4'-6" wide
Bedroom 2	:	14'-6" x 10'
Toilet 2	:	4'-8" x 6'-6"
Kitchen	:	8'-6" x 11'
Wash	:	4'-10.5" wide



## Flat - 8

[3 BHK-EAST FACING]

### 1575 SFT

Hall	:	24'-9" x 10'-8"
Balcony	:	4' wide
Bedroom 1	:	10'-6" x 10'
Bedroom 2	:	11' x 10'
Toilet 1	:	6'-6" x 5'
Toilet 2	:	6'-6" x 5'
Bedroom 3	:	11' x 14'
Toilet 3	:	7' x 4'-6"
Dining Hall	:	17' x 10'-
Kitchen	:	12' x 8'-6"
Wash	:	4'-8" wide





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**Registered Office**

Plot No 2, Durga Vihar, RTC Colony Main Road,  
Trimulgherry, Secunderabad-500015,  
Telangana, India.



**Site Address:**

1-6-46 & 47, Survey No.16, Alwal,  
Secunderabad.

RERA Regn. No:- P02200001787



+91-9666 1234 63



+91-9052 233 233



sales@nestcon.com



www.nestcon.com

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