



Experience the very essence of nature & fine living



Overview

Welcome to a home that epitomizes serene living; wide open spaces, a panoramic landscape and every comfort that you could desire in your private residence. The people behind the project, Artha & Sree Holdings, are passionate about creating homes that are in harmony with nature, with the well-being of their clients in mind. Whether you choose to make this destination your home or opt for it because of its investment potential, **The Nest** brings you immense promise.

Why The Nest?

Set in the natural beauty of green environs, situated close to Devanahalli town and BIAL, **The Nest** is located in an area that is witnessing rapid development. Situated on the main road, very close to Nandi Hills, and walking distance from the proposed railway station, makes it the perfect destination to play and stay. Come enter the future with us.

Locational Highlights

Connected to the city and the world

Ideally located in close proximity to the Bangalore International Airport Limited (BIAL) The Nest is well connected to Bangalore city.

Now more accessible than ever

Commissioning of High Speed Rail Link (HSRL) from Bangalore City to Bangalore International Airport will reduce your commute to just 25 minutes.

Elevated Highway to BIA (under construction) will help motorists reach this place in just 20 minutes.

Information Technology Investment Region (ITIR)

The Nest is very close to the proposed tech park which is coming up between Devanahalli and Chikkaballapur, near the Bengaluru International Airport. The project is expected to attract an investment of one lakh-crore, and will have a huge employment potential of around three million. It will come up on a geographical area of about 40 square kilometers, and will spread across 10,000 acres. Over 57 IT companies have evinced interest in setting up operations in the region. The ITIR will be an integrated IT city with excellent social infrastructure.

Aero SEZ:

1,000 acres for Aerospace and Aircraft components manufacturing cluster near BIAL by KIADB is planned

Entertainment and leisure facilities nearby

If golf is one of your leisure pursuits, indulge in the sport at many of the courses within 10 minutes drive from your home. Luxury hotels and convention centres are also slated to come up in your neighbourhood.

Within a 1 km radius from The Nest, Devanahalli Town is home to more than 15 banks, convenience stores, hospitals, fresh food outlets and many more conveniences that cater to all the essential daily needs of a household

There are also a few religious and historical landmarks like The Jain Mandir, Nandi Temple, Nandi Hills etc very close to The Nest

Internationally recognized educational institutions

Very well established schools like The Canadian International School, Mallaya Aditi International School, Ryan International School, Vidya Shilpa Academy etc are located near the project.

There are also well recognised technical colleges like NITTE Meenakshi Institute of Technology, MVIT, Sri Venkateshwara College of Engineering, VTU at Muddenahalli (Proposed), Manipal University (Proposed) & IIT Muddenahalli (Proposed) in the area.



Because your family's wellbeing means the world to you.

A comfortable home in a natural green environs and built in harmony with the natural elements, **The Nest** is away from the bustle of the city, which makes for peaceful and healthy living.

Take pride in your home that harnesses quality materials, ensures optimum space management and ergonomics.

A lot of thought and planning has gone into building **The Nest**, only 47 exclusive apartments that are a winning combination of nature, comfort and practicality, with a sprawling 55% open space.

**Relax and unwind...
rediscover what really matters**

- > Children's Play Area
- > Covered Swimming Pool
- > Gymnasium
- > Party Hall
- > Landscaped Area
- > Rain Water Harvesting
- > Terrace Party Area



Specifications

Structure

Structure	RCC framed structure with masonry partitions
Internal Masonry	100 /150 mm. thick internal walls in solid cement block masonry
External Masonry	200 mm. thick external walls in solid cement block masonry
Plaster- Internal	Trowel finished - 12mm thick
Plaster - External	2 coats of external plaster - 20mm finished smooth
Paint-Internal	Interior surfaces shall be finished in emulsion paint
Paint- External	Exterior grade emulsion paint.
MS Railings	Steel railings shall be provided with zinc- chromate primer and synthetic enamel paint

Flooring & Dado Common Areas

Entrance Lift Lobby	Granite flooring, with granite cladding for the lift jambs. Rest of the wall to have combination of vitrified tiles with granite inlays Granite cladding for the lift jambs.
Upper Floor Lobbies	Flooring and dado in high quality vitrified tiles with matte finish
Staircases	Combination of granite and natural stone
Gazebos and Party Area	Terracotta tiles as per landscape design

Apartment

Living, Dining, Bedrooms	Vitrified tiles
Kitchen Floor	Vitrified tiles
Kitchen Dado	Ceramic tile dado up to 2'0" above granite counter
Utility	Ceramic tiles
Utility Dado	Ceramic tile dado up to 3'0"
Bathroom Flooring	Ceramic tiles
Bathroom Dado	Ceramic tile dado up to 7'0" in two color combination
Balconies	Ceramic tiles

Sanitary & Plumbing

Water Closets	Hindware or equivalent
CP Fittings	Jaquar or equivalent
Shower	Hot and cold wall mixer with shower of Jaquar or equivalent
Geyser	All toilets to have geyser provision
Water Supply	Superior quality GI (external lines) and PPR this can be avoided) / CPVC for internal lines, all pressure tested in accordance with Bureau of Indian Standards
Sanitary and Rain Water Floor Traps	Superior quality PVC piping Floor traps shall be insect & rodent proof traps

Electrical, Television & Telephone

Wiring	Concealed copper wiring with flame resistant low smoke (FRLS), PVC Insulated wires of superior range
Switches	Modular switches of superior brand like Anchor Roma or equivalent MCB with ELCB provided for each apartment
TV	In Living and Master Bedrooms
Intercom	Intercom facility to all units via EPABX connected to security
Telephone	In Living and Master Bedrooms

HVAC

Air Conditioners	Provision of split A/c with surge protector power point with pre-laid drain pipe for Living and Bedrooms
Exhaust Fan	Provision of electrical points for exhaust fans in toilets and kitchen
Kitchen Chimney	Provision of electrical point for electrical chimney in kitchen

Doors & Windows

Main Entrance Door	Ghana Teak door frame of height 7'0" with veneer panelled flush door with melamine polish and suitable iron mongery in SS finish
Internal Doors	Hardwood door frame of height 7'0" with laminate in wood finish with suitable iron mongery in SS finish
External - Doors & Windows	Powder coated aluminum profiled sections for doors and windows with float glass and mosquito screens

Elevators

Elevators	Two high efficiency elevators of superior range shall be installed. One shall have stretcher provision and shall be provided in combination of PC car body with high gloss mirror & granite flooring
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Security

Security	Round the clock security monitoring
CCTV	CCTV shall be provided for external yard coverage
Fire Safety	Fire hydrant system - yard hydrant and wet risers Portable fire extinguishers shall be placed at suitable locations

Utilities and Services

Generator Back Up	DG Backup for common area and individual apartments
Water Supply	Adequate portable water supply shall be provided round the clock
Rainwater Harvesting	Shall be provided as per PCB norms
STP	All waste water from kitchen, toilets, utilities shall be treated as per PCB norms and treated water shall be used for flushing and landscaping
Solar Water Heating	Solar water heating shall be provided as per PCB norms

Landscape & Amenities

Landscaping	Well done landscape shall be provided across the master plan, in accordance with the Landscape Architect's scheme
Amenities	Clubhouse with multi- purpose hall and library Gymnasium Indoor games area Indoor covered swimming pool with filtration plant, toddlers area and change room facilities Outdoor party area Children's play area Landscaped corners Terrace party area with gazebos Car wash and vacuum bay shall be part of landscape layout Internet Services Service Provider shall be located in the building to enable wireless connectivity



About Artha

Artha as a brand is synonymous with building homes and thereby creating and building wealth for its customers. Artha was conferred the Power Brand status by UK's prestigious Brand Finance Institute. The Brand has quickly changed the face of the real estate market in South India and has become a household name in Bangalore and Chennai markets. It was also recognised at National Real Estate Awards in 2011 as 'The Most Innovative Marketing Concept of the Year' and awarded for 'Brand Excellence in Real Estate Sector' at CMO Asia Awards, Singapore.

About Sree Holdings

Sree Holdings is a partnership company between Mr. V Chandrashekar, Mrs. Shilpa Chandrashekar and Core Tech Realty Pvt. Ltd. represented by Mr. N Bhaskar Raju, who have come together with zeal, resources & vigour to handle premium lifestyle products in the real estate space.

Our aim is to promote the best quality of life & leisure through themed life spaces using best environmental practices to nourish Body, Mind & Soul.

Floor plans



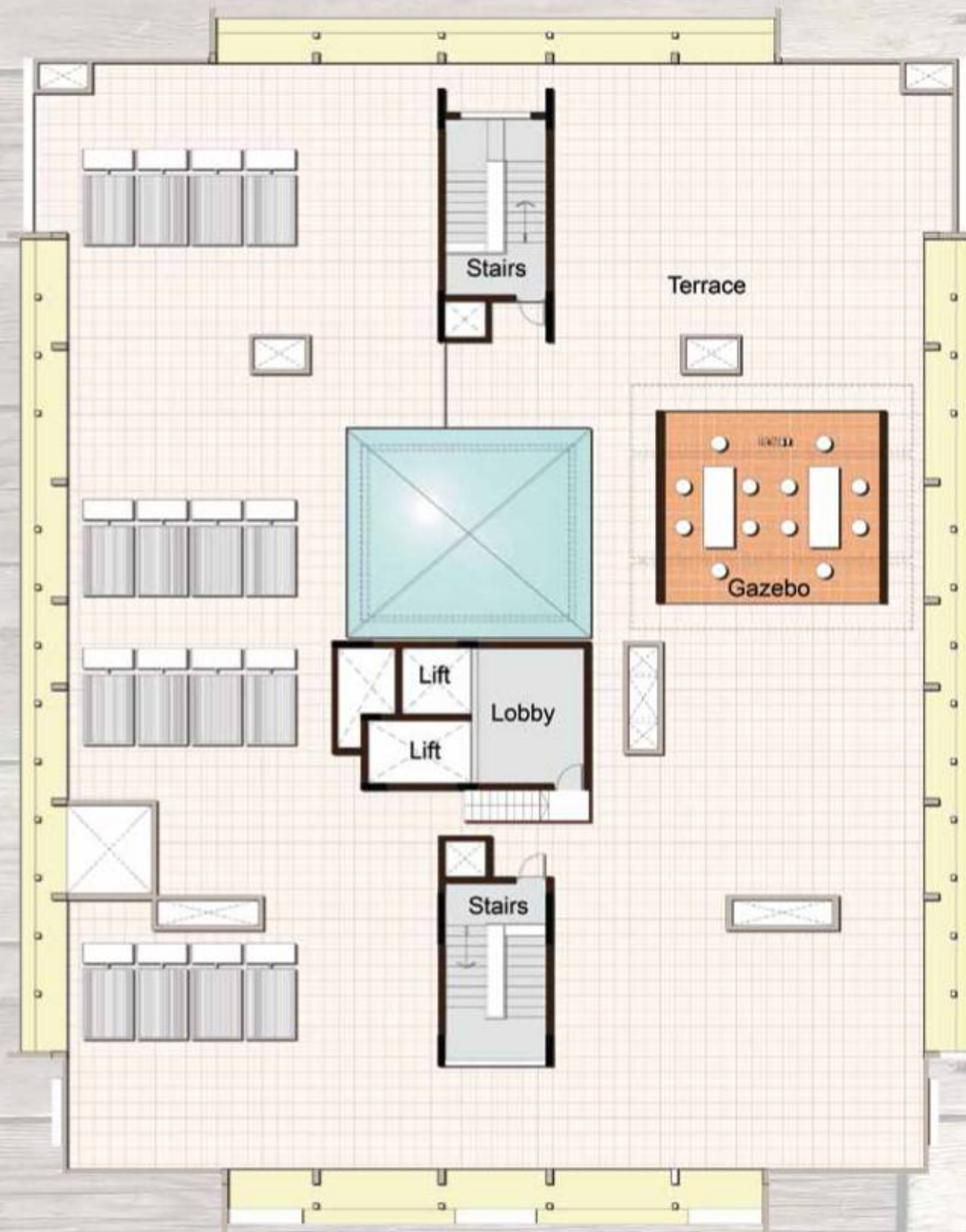
Ground Floor Plan



Typical Floor Plan



Terrace Floor Plan



"Pick your Nest today"





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