



Site: The Nest
30 Mt. Vadsar Village Road,
Opp. Billabong School, Vadsar, Vadodara.



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www.thenestrealty.in

Architect: Ruchir Sheth





— A —
WORLD OF

Elegant homes made to comfort

Enchanting environs built to delight

Exclusive lifestyle created to pamper


A
SLICE OF PARADISE

Where a stunning campus will welcome you home

Where beautiful living spaces will wrap you in luxury

Where unmatched leisure will wash away your worries



**CORPORATION
GARDEN IN
NEARBY PLOT**

Beautiful views and the convenience
of a park near your home



**HIGH-END
APARTMENTS**

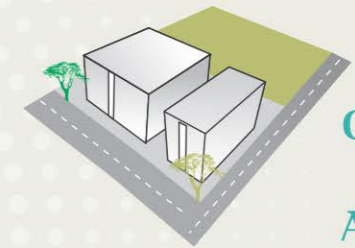
An elevated lifestyle in a fast-emerging
neighbourhood




**THE
NEST**
 2 & 3 BHK FLATS & SHOPS

**3-SIDE
OPEN FOR
BETTER
AERATION**

Abundance of sunlight and fresh
air all year round



**1ST HIGHRISE
IN THIS AREA,
BETTER VIEWS**

Panoramic vistas of the sky and
greens around your home



**BASEMENT
PARKING**

Ample parking spaces for safety
and convenience





— AN —
ADDRESS
OF SUCCESS

Road-facing smart retail outlets

Panoramic glass displays and easy access

High business potential due to residents & walk-ins





SPALDING

PRADA

VERSACE

BIBA

I WORLD

PHONES

D DECOR

HAUSEN

STROKE

D & G

DE

RAYMOND

VOUGE

PUMA

SKECHERS

REEBOK

THE NEST



— LIFESTYLE AMENITIES —

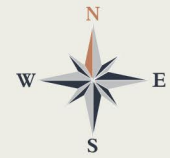
- Clubhouse
- Landscaped Garden
- Gazebo
- Multi-purpose Hall
- Gymnasium
- Children's Play area
- Yoga Deck

— COMMON AMENITIES —

- Power backup for common area
- Allotted Car Parking
- CCTV camera in common area
- Fire Safety System



BASEMENT
FLOOR
LAYOUT
PLAN



15M. WIDE ROAD

30M. WIDE ROAD

GROUND FLOOR LAYOUT PLAN



SECOND FLOOR LAYOUT PLAN



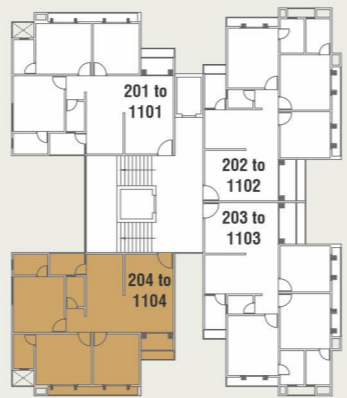
TYPICAL FLOOR
(3rd TO 11th)
FLOOR



15M. WIDE ROAD

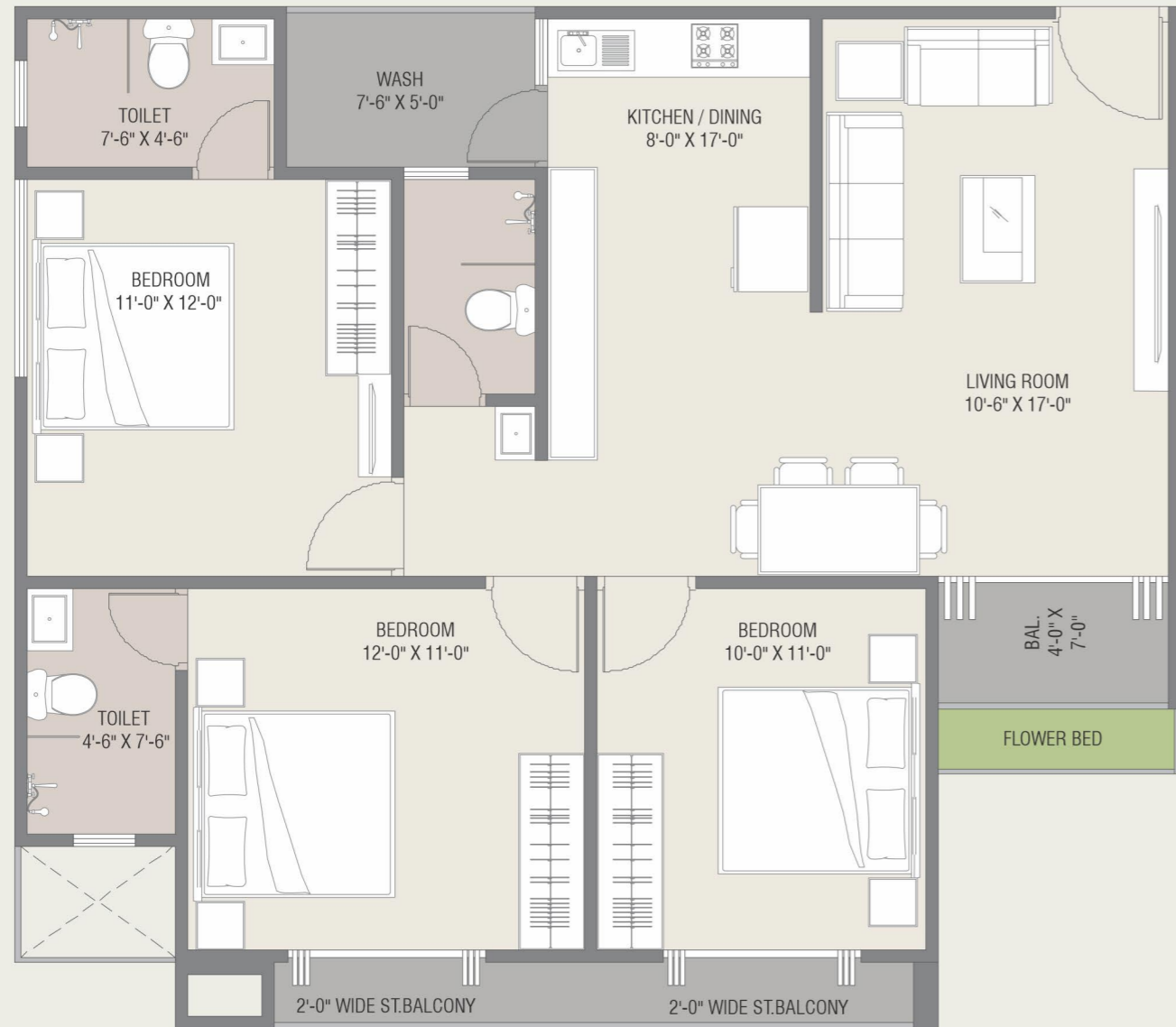
30M. WIDE ROAD

TYPICAL FLOOR



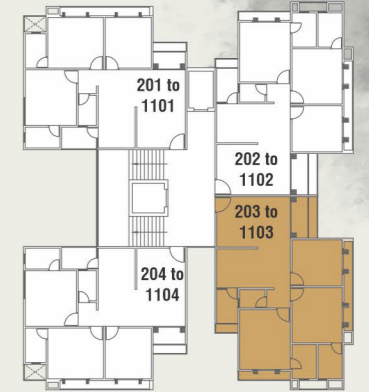
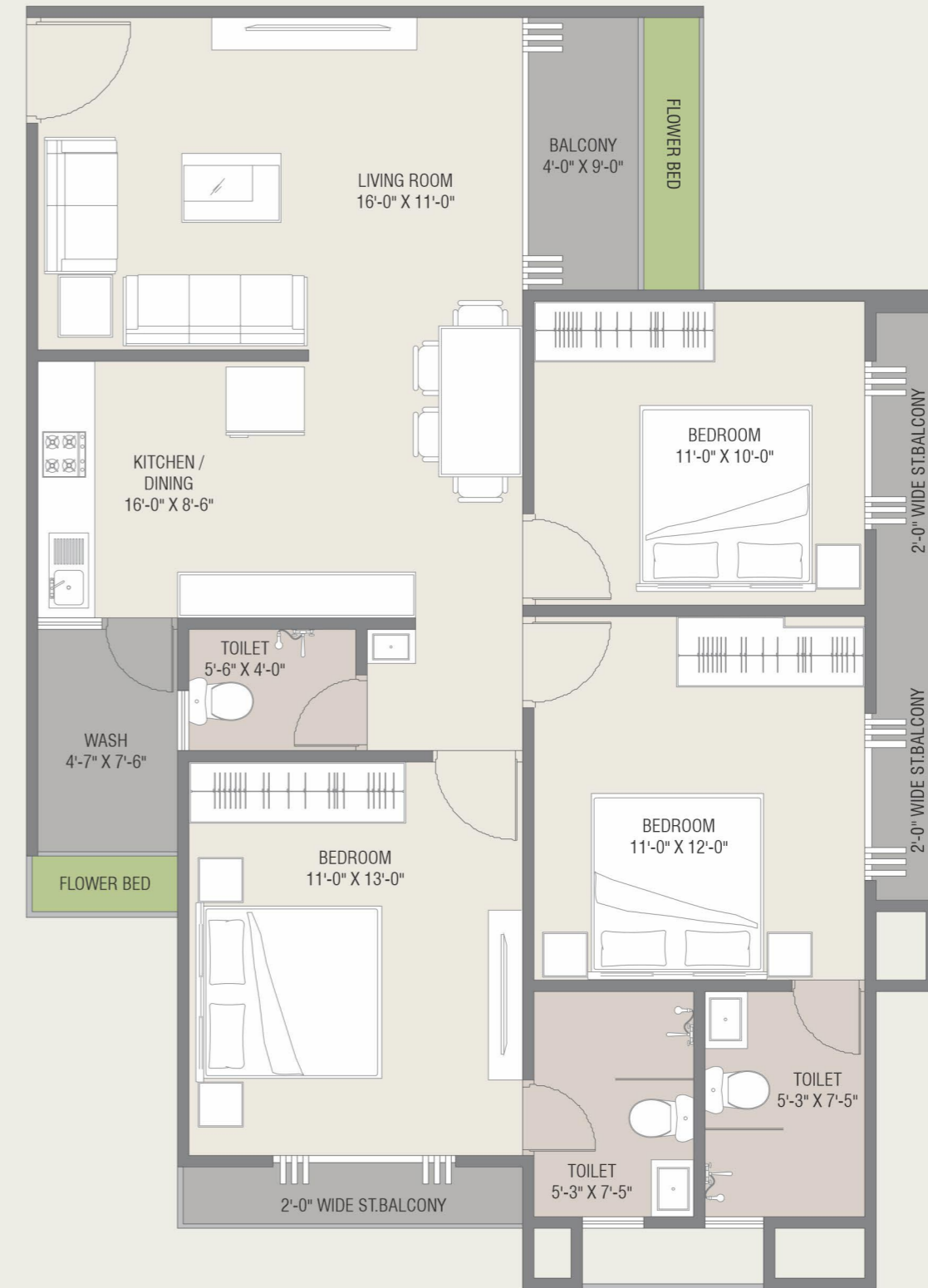
TOWER: A

B-UP AREA
953.00 SQ.FT.



TOWER: A

B-UP AREA
965.00 SQ.FT.

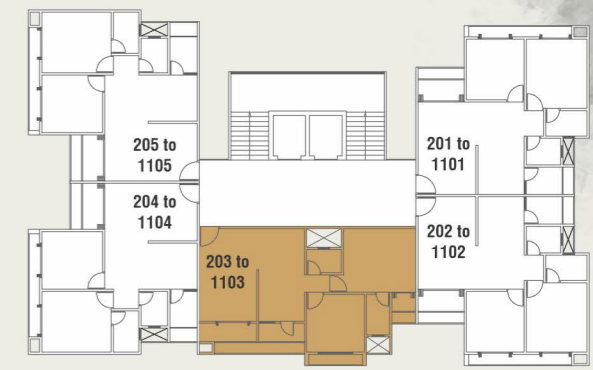


TYPICAL FLOOR



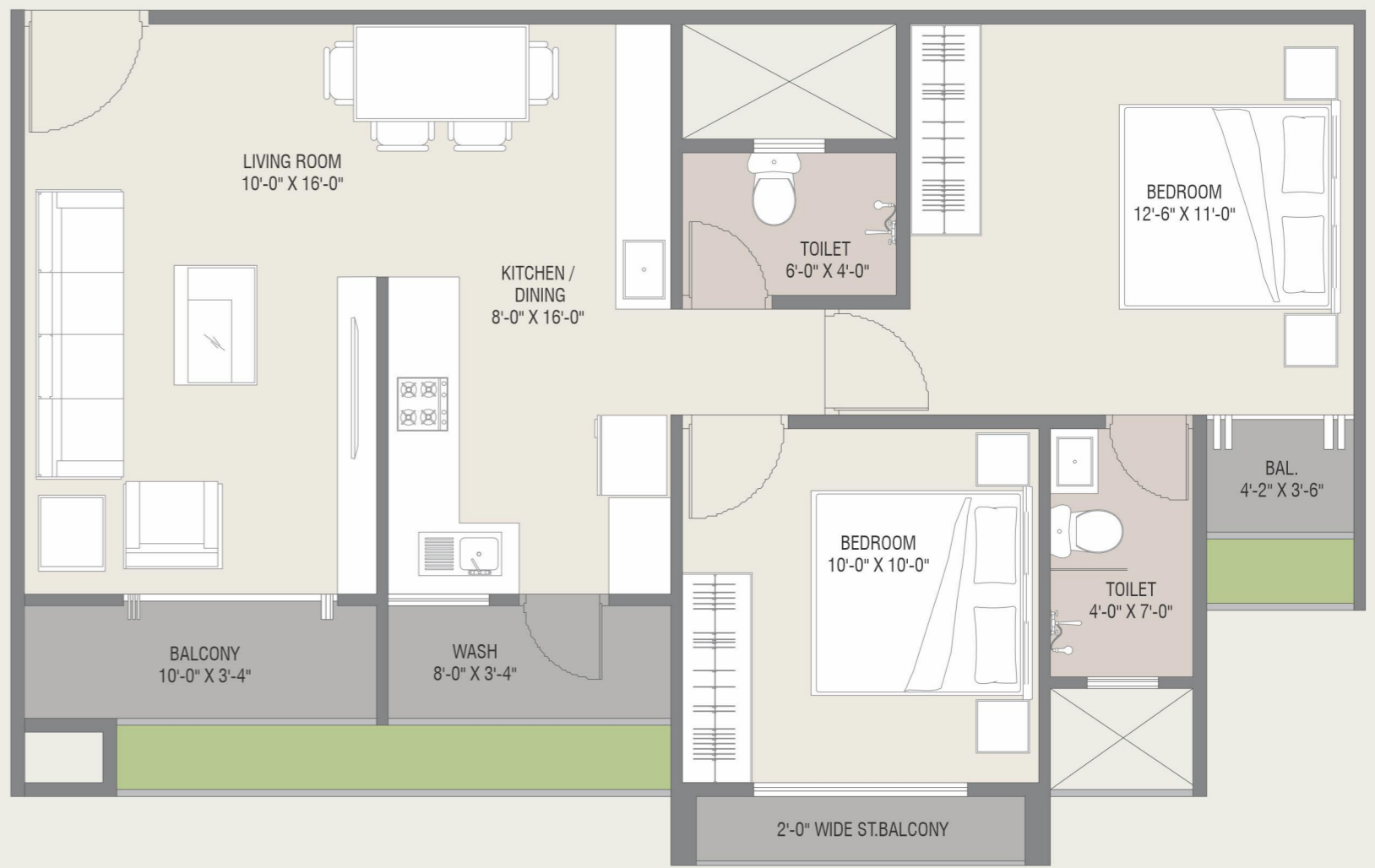
B-UP AREA
718.00 SQ.FT.

TOWER: B



B-UP AREA
735.00 SQ.FT.

TOWER: B

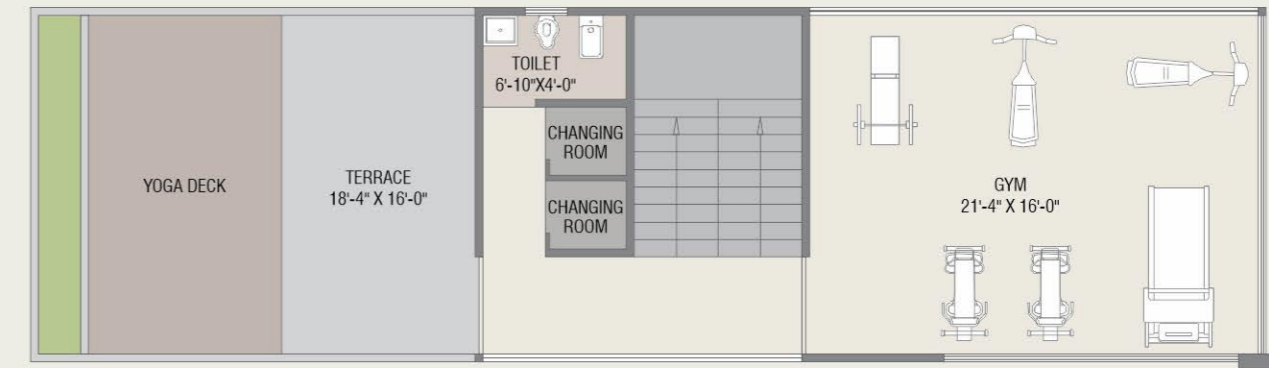




GROUND FLOOR PLAN



FIRST FLOOR PLAN



CLUBHOUSE



SPECIFICATIONS



STRUCTURE:

RCC finish structure designed as per Indian Standard Code for safety aspects.



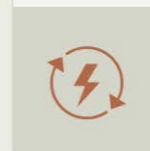
KITCHEN/STORE:

Heavy duty ceramic slab as platform top with sink and designer glazed tiles dado.



FLOORING:

- Double charged vitrified tiles flooring with skirting and epoxy grout as per detail.
- Branded anti-skid ceramic tiles in bathrooms for flooring and dado with epoxy grout as per detail.
- Heavy duty parking Kota tiles in common parking area with RCC approach road.



ELECTRIFICATION:

- Concealed copper wiring (ISI grade) & decorative modular switches.
- TV points in master bedroom and living room as per detail.
- Sufficient electric points in all rooms as per architect's details.



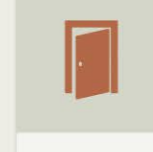
TERRACE:

Double waterproofing with china mosaic flooring on top to ensure reduction in heat transfer.



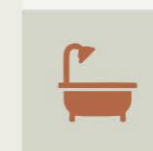
WALL FINISH & PAINTS:

- Smooth finish internal plaster.
- External surface finished in double coat mala plaster with premium quality Texture & Paint
- Internal Putty finish with primer and outside premium Ace paint of superior quality.



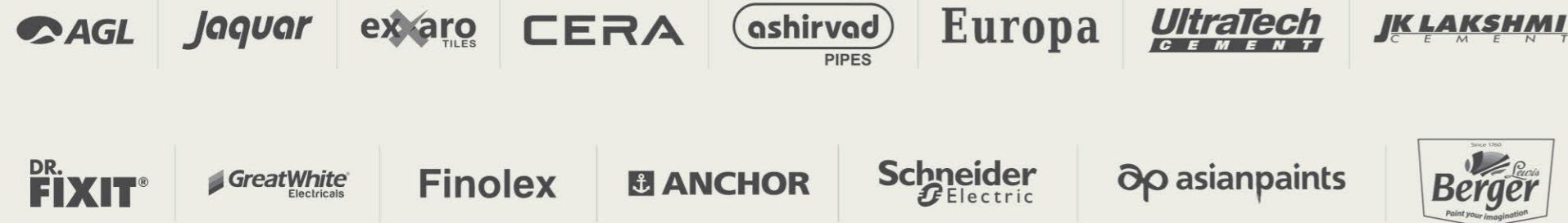
DOORS & WINDOWS:

- Decorative main door
- All internal Modular doors with laminate on both sides
- Heavy section aluminium sliding windows with an extra track for mosquito net.
- Safety grill in all windows



BATHROOMS & TOILETS:

- Designer bathroom with concealed piping and premium fittings of Jaquar or equivalent.
- Geyser provided in all bathrooms.



Near by Location / Attractions

International School

Billabong High International School	:	0.7 km
Delhi Public School	:	1.5 km
Gujarat Public School	:	2.5 km
Tree House	:	4.0 km

Multi speciality Hospitals

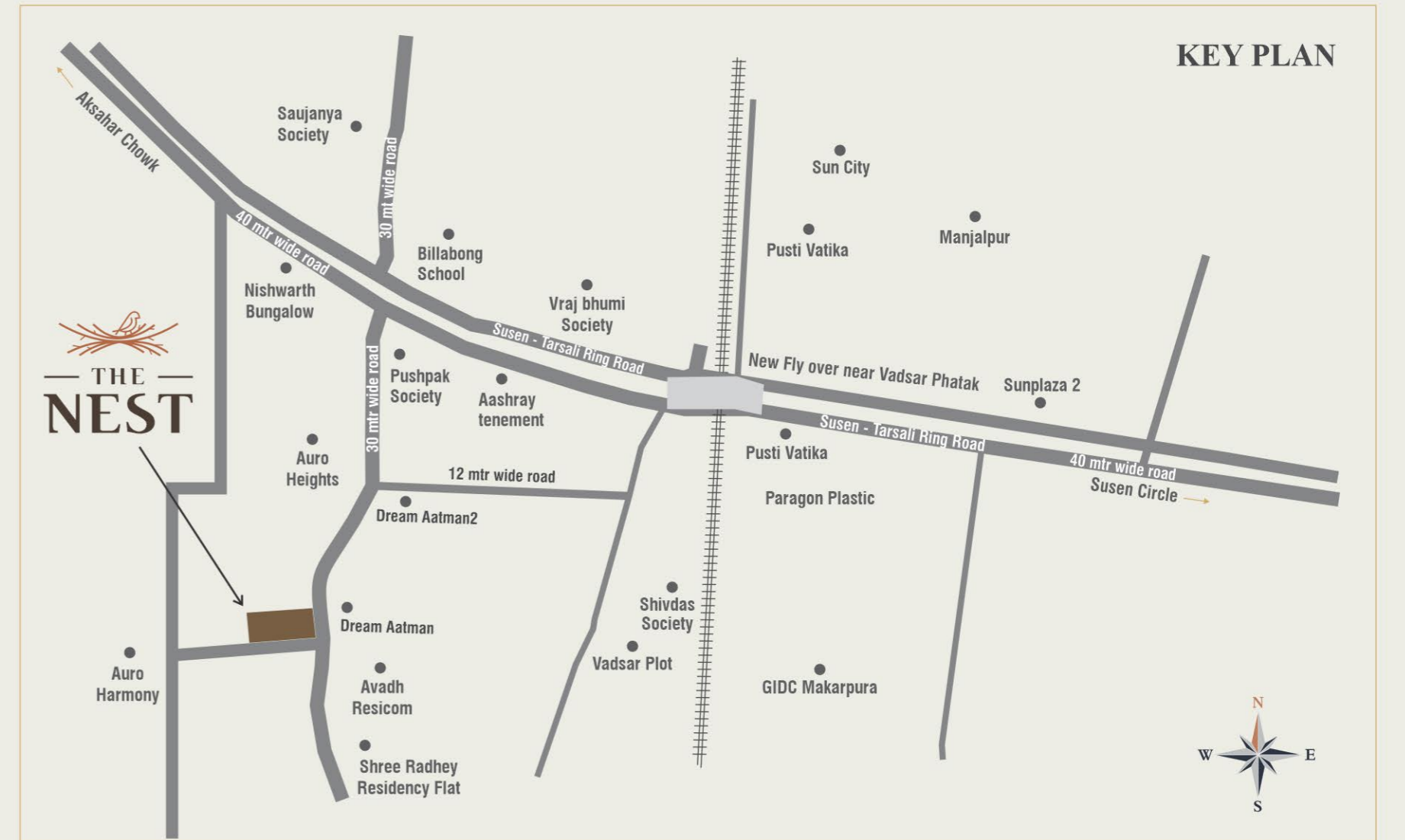
Unity Multi speciality Hospital	:	1.5 km
Welcare Multi speciality Hospital	:	2.5 km
Bankers Superspeciality Hospital	:	3.5 km
BAPS Hospital	:	3.0 km

Super Market

EVA Mall	:	3.5 km
Dmart	:	3.5 km
Reliance Smart	:	2.5 km
Railway Station	:	7.5 km
Delhi - Mumbai Expressway	:	8.0 km
National Highway	:	6.0 km
Makarpura GIDC	:	1.5 km

Disclaimer: The developers reserve the right to change / alter the brands specified above, subject to its availability to an equivalent and competitive product.

* All distances are approximate.



DEVELOPERS: VNS Associates

ARCHITECTS: DESIGN STUDIO
architects & interiors

STRUCTURAL CONSULTANT: ZARNA
ASSOCIATES

Payment Schedule:

Residential: 10% Booking | 20% 15 days from date of Booking | 10% Plinth Level | 07% 1st Floor Slab Level | 07% 3rd Floor Slab Level | 07% 5th Floor Slab Level | 07% 7th Floor Slab Level | 07% 9th Floor Slab Level | 07% 11th Floor Slab Level | 8% Masonary | 5% Plaster level | 5% Finishing Level

Commercial: 30% Booking | 15% Plinth Level | 20% Slab | 10% Masonary | 10% Plaster | 10% Flooring | 5% Finishing Level

Terms and Condition: 1) Additional charges such as stamp duty, registration fees, GST, MGVCCL connection, legal documents, municipal expenses and other expenditure as per any new bylaws is to be borne by the buyer. 2) Changes/alteration of any nature including the elevation, exterior colour scheme or any other changes affecting the over all design concept & outlook of the scheme strictly not permitted. 3) Extra work shall be allowed only with prior written agreement and carried out after receiving full payment In advance. 4) In case of delayed payment 12% interest will be charged & continuous default payments lead to cancellation. 5) In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid by the new purchaser. Administration charges of Rs. 20,000 and the amount of extra work done (if any) shall be deducted from the refund. 6) Possession of the property will be given after one month of settlement of all accounts. Religious celebration will not be allowed In case of incomplete payment. 7)The developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason. 8) Any design, specification or information in this brochure can not form part of an offer. contract or agreement. 9) Maintenance deposit at the time of Possession.

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