



A fresh start in a new space,
welcome to our new home!



HAPPY NEST

— Entry To A Luxurious Life —

2 & 3 BHK PREMIUM GATED COMMUNITY APARTMENT
GUNTUR





Embrace a new
life style with
happy nest

HAPPY NEST is a unique residential space. Located on Guntur which is at the heart of fast developing zones with the finest amenities and specifications.

We have taken design to a new level by introducing first of its kind features that accommodates every kind of lifestyle and for all ages.


A complete block is dedicated to common amenities that range from multipurpose hall to yoga deck to senior citizen sit outs to indoor games..




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Where
Tomorrow
Flows!





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Premium Gated
Community 1.5 Acres


G+5
Floors


100%
Vastu


CCTV
cameras



Car
parking


Designer
landscape


135 Premium
Flats


24x7
Security


G+2 Lavish
Independent clubhouse



Block - A
Flat No.2, 8 & 14
1,235 Sft.
2 BHK EAST FACING



Block - A
Flat No.4, 10 & 16
1,880 Sft.
3 BHK WEST FACING


HAPPY NEST
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Isometric views



Block - A
Flat No.3, 9 & 15
1,880 Sft.
3 BHK EAST FACING



Block - A
Flat No.5, 11 & 17
1,235 Sft.
2 BHK WEST FACING

Block - A

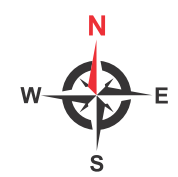
Area Statement

Flat No.	Facing	Unit Type	Flat Area in Sft.
1	NORTH	3 BHK	1,678
2	EAST	2 BHK	1,235
3	EAST	3 BHK	1,880
4	WEST	3 BHK	1,880
5	WEST	2 BHK	1,235
6	NORTH	2 BHK	1,235
7	NORTH	2 BHK	1,235
8	EAST	2 BHK	1,235
9	EAST	3 BHK	1,880
10	WEST	3 BHK	1,880
11	WEST	2 BHK	1,235
12	NORTH	2 BHK	1,235
13	NORTH	2 BHK	1,235
14	EAST	2 BHK	1,235
15	EAST	3 BHK	1,880
16	WEST	3 BHK	1,880
17	WEST	2 BHK	1,235
18	WEST	3 BHK	1,678

Block - B

Area Statement

Flat No.	Facing	Unit Type	Saleable Area in Sft.
1	EAST	3 BHK	1,810
2	EAST	2 BHK	1,235
3	EAST	3 BHK	1,810
4	EAST	2 BHK	1,240
5	NORTH	2 BHK	1,240
6	WEST	3 BHK	1,810
7	WEST	2 BHK	1,235
8	WEST	3 BHK	1,810
9	WEST	3 BHK	1,810



Typical Floor Plan

Block - A

Block - B



HAPPY NEST
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Block - B
Flat No. 6, 8 & 9
1,810 Sft.
3 BHK WEST FACING

Isometric views



6000 Sft.
CLUBHOUSE
G+2

30'-0" Road




*Artistic View/Clubhouse




HAPPY NEST


Entry To A Luxurious Life




Yoga and meditation



Gym



EV charging point



Solar fencing for compound wall



First aid room



Children's play area



Indoor games



Intercom facility



All-round walkway



Surveillance cameras



Wide driveway



100% Vastu compliant



Earthquake resistant design




Multi-purpose Hall



Excellent Ventilation for healthy life



Strategic location in prime area



Provision for Broadband internet



Pollution free environment



Premium quality construction



Car Wash Area



Every flat has great view of outdoorsy



Well designed common areas like corridors, lifts

LUXURY AMENITIES



*Artistic View/Play Area

SPECIFICATIONS



STRUCTURE

R.C.C framed structure. 9" bricks for exterior walls and 4.5" bricks for internal walls. Internal and External double coat cement plastering.

FLOORING

800 X 800 mm vitrified tiles for flooring for hall, bedrooms, dining, kitchen and balcony. Anti-skid tiles in toilets.

STAIRCASE & CORRIDORS

Granite flooring for staircase and vitrified tile flooring in corridor. S.S railing for stair case.

PAINTING

Internal: Two coats putty and two coats of Asian tractor / equivalent emulsion paint make over a base coat of primer in all rooms.

External: Asian Apex / equivalent paint make with wall care putty and texture.

Common area: Asian Apex / equivalent paint make with wall care putty .

TILE CLADDING & DADOING

Toilets: Good quality designer ceramic tile dado up to 7'-0".

Kitchen: Glazed ceramic tile dado up to 2'-0" height above kitchen platform.

Utility / Wash: Glazed ceramic tiles dado up to 3'-0" height.

DOORS & WINDOWS

Main door: Teak frame with designer Teak veneer shutter with melamine polish with Brass/S.S fittings.

Internal door: Teak wood frames with water proof flush doors.

Balcony : U.P.V.C sliding doors with float glass.

Windows: U.P.V.C sliding Windows with float glass.

Bathrooms: WPC frame with shutters

LIFTS

6 passenger lifts of 5 No.s (Johnson / Kone / equivalent make.)

KITCHEN

Black granite platform with stainless steel sink, provision for chimney, water purifier, microwave oven and washing machine in utility area.

TOILETS

All toilets consists of

- E.W.C (C.P coated CERA or Hind ware or equivalent make.)
- Hot & cold wall mixer with shower provision for geyser in all bathrooms.
- All fixtures are C.P coated Jaguar or CERA or equivalent make.

ELECTRICAL

a) 3 phase power supply for each flat. Concealed conduits with good quality copper wire. Reputed make.

b) Modular electrical switches : Northwest / ROMA or equivalent.

c) One miniature circuit breaker (MCB) for each room.

d) Points for geyser in toilets, washing machine in utility, refrigerator in kitchen or dining.

e) Provision for Microwave oven in kitchen.

f) Provision for Air conditioner in all bedrooms.

g) TV and telephone point in living and dining, internet point provision in children's bedroom.

SECURITY

Intercom facility from flat to flat and flat to security.

BACKUP GENERATOR

Generator will be provided for all light & fan points in the flat and all common services.

NOTE

- Flat will be handed over for wood work / interiors after receiving 100% payment only.
- Shelf's, Lofts, Chajja's and extra electrical points are optional with extra cost.
- GST and Registration charges as applicable to be borne by the purchaser only as per the prevailing Govt. rates.