

an address that looks
at your life like a poetry

AN ELITE LIFESTYLE AT HITECH CITY



enter into artistic serenity

A space to grow yet confined in nature

A space that's unbelievably luxurious, yet grounded

A home that's close to everything yet far from the grind

A home that stretches beyond just four walls...

...to become a palace, a garden, a wonderland

Come and discover

Ista@6 by Ista Homes



pamper yourself in luxury

If you've dreamed of owning a luxury home, right in the epicentre of a city, the choice of Ista@6 can make your dream come true.

All roads lead to Hitech City, the geographical and cultural heart of Hyderabad. Here you can work, relax and socialize only moments from your home. Adding to it, the overlooking view makes reclining in your elevated oasis an absolute joy.



TYPICAL FLOOR PLAN

return to paradise

Enjoy the luxury and aura of ISTA @6, as you reach out to nature in an urban oasis.

2 BHK
1330 SFT.
&
1120 SFT.



2 BHK 1120 SFT.



2 BHK 1330 SFT.



STRUCTURE

RCC Framed Structure with earth quake resistant design.

SUPER STRUCTURE

Clay brick or AAC blocks.

PLASTERING

Internal : Double coat cement plastering of 18mm thick finished with putty.

External : Double coat sand faced cement plastering 18 mm thick finished with putty/texture.

JOINERY WORKS

Doors : All Doorframes in Teakwood.

Main Door : Having Teak wood polish shutter with premium hardware.

Internal Doors : Designer flush doors with melamine polish with premium hardware.

Windows : UPVC

Bath Window : UPVC

Grills : Aesthetically designed mild steel grills with enamel paint finish.

PAINTING

Internal : Two coats of premium quality plastic emulsion paint over Two coats of putty.

External : Premium quality texture painting.

FLOORING

Dining, Living : Vitrified Tiles.

M. Bedroom : Vitrified Tiles.

Kitchen : Vitrified Tiles.

Toilets : Best quality acid resistant, anti-skid designer tiles.

Parking : Cement based designer tile flooring/VDF.

Staircase : 18 mm thick granite flooring as per design.

CLADDING & DADOING

Toilets : Best quality acid resistant designer tiles

Kitchen : Ceramic tiles dado up to 2 ft. ht. above kitchen platform.

Utility / Wash : Glazed ceramic tiles dado.

KITCHEN

→ Granite platform with stainless steel sink with bore & municipal water connection.

→ Provision for water inlet near kitchen sink for water purifier.

→ Provision for chimney, refrigerator, microwave and exhaust fan.

TOILETS

→ Wall mount water closets with flush tank of TOTO/Kohler/Geberit/Roca make.

→ Hot and cold water mixer with shower.

→ All fixers and C.P coated quality from GROHE/Kohler/TOTO.

→ Provision for geysers in all bath rooms.

→ PVC and CPVC pipes of ASHIRWAD make

ELECTRICAL

→ Concealed copper wiring of Finolex make.

→ Power outlets for A/C in living, drawing, dining & bedrooms, with piping.

→ Power outlets for geysers in all bathrooms.

→ Power plug for cooking range chimney, refrigerator, micro oven, mixer grinders in kitchen.

→ 3 Phase supply for each unit and individual meter boards Miniature Circuit breakers (MCB) for each distribution board.

TELEPHONE

→ Telephone provision for Master bedroom and living.

→ Intercom facility to all flats connecting security.

CABLE TV

Cable provision in all bedrooms and living room

LIFT

Schindler/Thyssenkrupp fully automated high speed elevator.

GENERATOR

100% Power Backup

PARKING

One level covered parking; entire parking is well designed to suit the number of car parks required, parking signages at required places to ease of driving.

FALSE CEILING

False ceiling with saint gobain gypsum sheets will be provided with in the flat, balcony and corridor

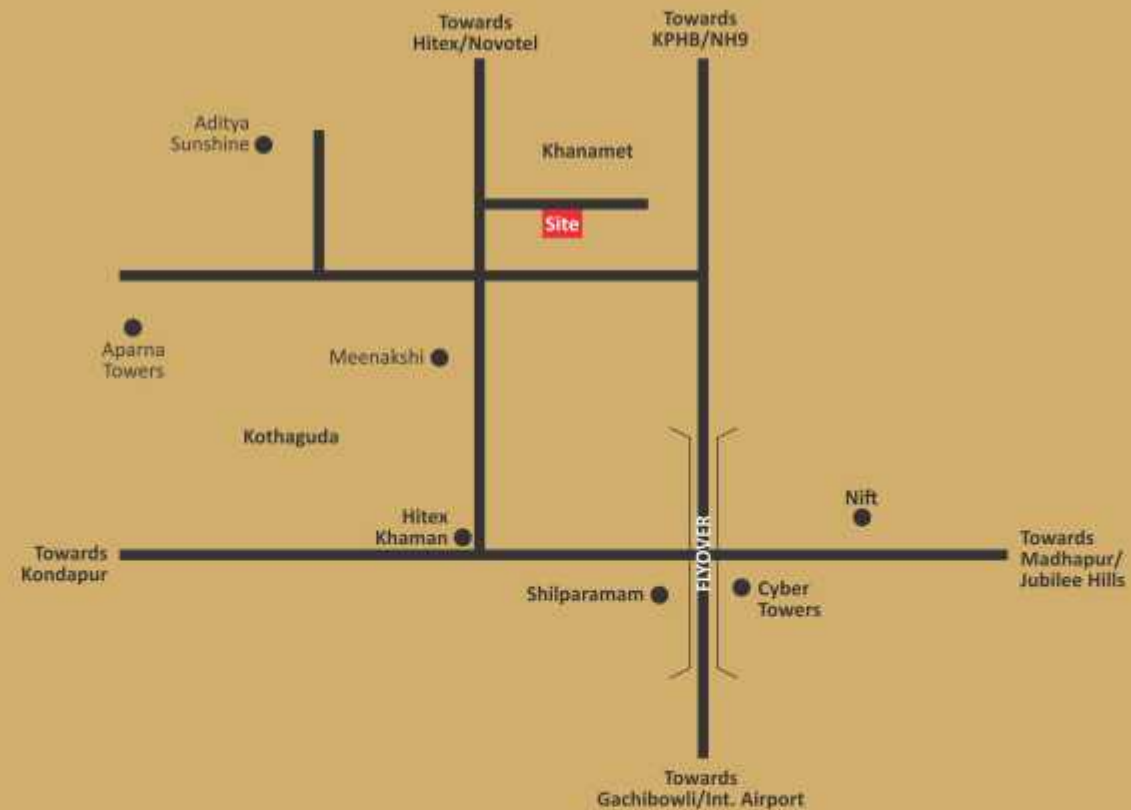


reboot your location

One of Hyderabad's most coveted localities, Khajaguda, Hitex Road is the place to be! Private, Green, fresh tranquility. New luxe residential projects. Fantastic connectivity to the Metro Rail and all other buzzing localities such as Shiparamam, Kondapur, ORR, Jubilee Hills and Gachibowli.

ISTA @6 is a close to HITEX Exp, Novatel, shopping malls, restaurants, play areas for children, hospitals and schools. What can be better than living with nature and convenience at one go?

location plan (not to scale)



renew your bond of trust

ISTA HOMES is a company with a difference. We have perfected the art of creating and delivering luxurious homes in the finest locales. The best infrastructure and architecture go into the homes, with complete attention to detail. Driven by commitment and passion, the company has created many benchmarks of excellence across the city.

Come home to ISTA @6 – the boutique apartments that set the highest standards for you.



Corporate Office

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Lane next to Ratnadeep Super Market, Patrika Nagar,
Madhapur, Hyderabad - 500081.

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Site Address

Plot. No. 6, Road No. 1,
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Architecture



PR ASSOCIATES

Branding



D3 Concepts

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