

own the finest address
of ecstasy



AN ELITE LIFESTYLE AT NALLAKUNTA, VIDYA NAGAR



the boundless serenity & matchless ambience

As a proud owner of home at Ista Central, you discover the ultimate essence of content and joy, and rediscover the evergreen serenity amid the eternal bustle of the city life. Ista Central is like a mini castle and a wonderful living space amid greenery, built tastefully and offering perfect strokes of class and quality



luxury that not just pampers, but inspires

Located in Nallakunta, the famed neighbourhood of Hyderabad with yesteryear's charm, Ista Central offers luxury on one side, and peace on the other, where you live every moment spiritedly. Stroll around the lavishly designed interiors and enjoy commanding views of pristine nature, posing as oasis of absolute joy


ISTA
CENTRAL



TYPICAL FLOOR PLAN

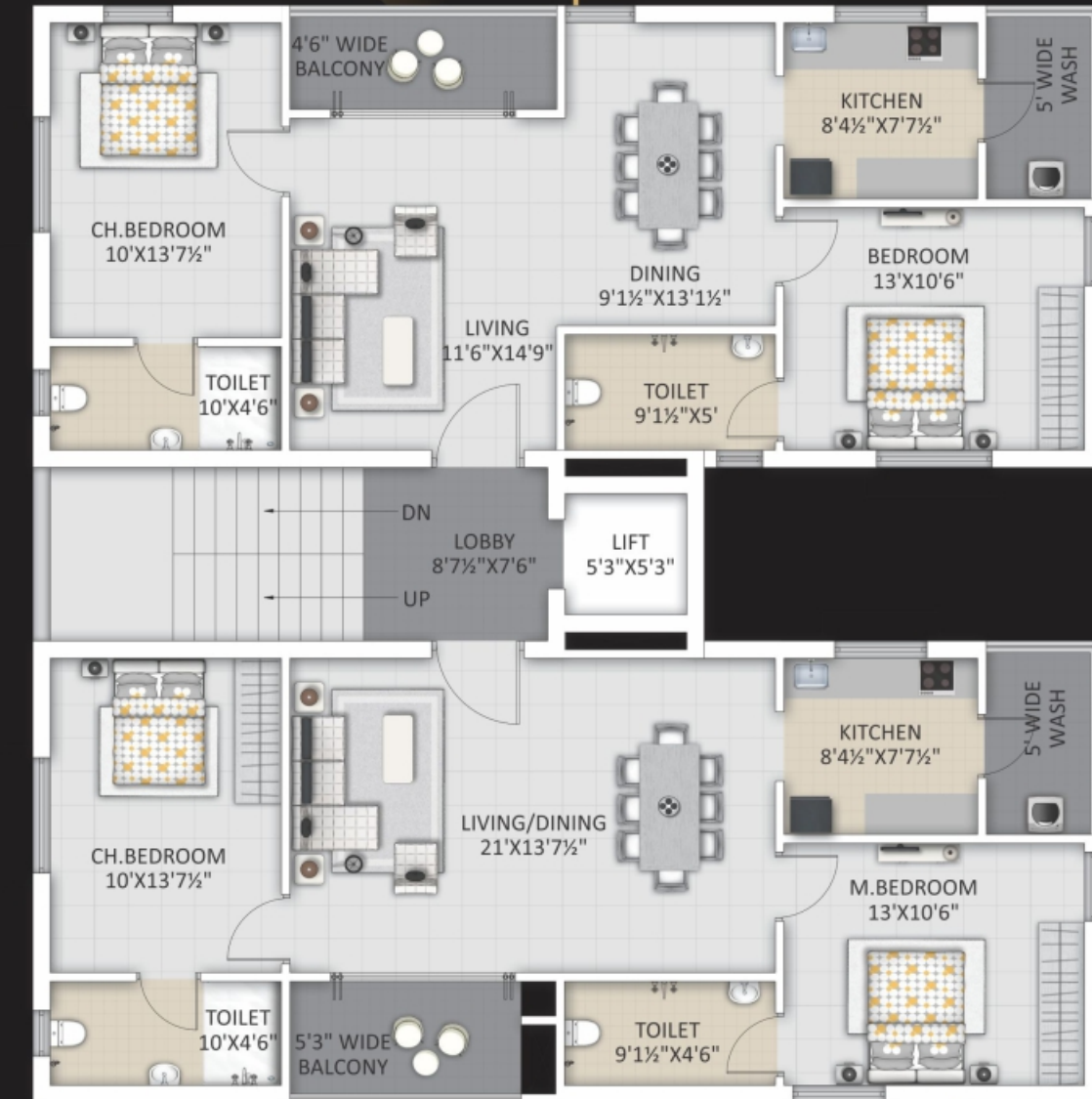


2 BHK
1156 SFT.

LARGE
SITOUT

paradise reimagined

Break away from the bustle, experience
the coolest breeze of comfort



SPECIFICATIONS

STRUCTURE

RCC Framed Structure.

STEEL

Visakha, Jairaj, Mangal, Sree

SUPER STRUCTURE

Clay brick (Karimnagar make)

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 Doors in Teak wood frame.
- Main Door : Having Teak wood polish shutter/Designer door (with standard hardware of Godrej/Europa/ Dorset make.
- Internal Doors : Flush Door with standard hardware.
- Windows : UPVC glazed tinted glass sliding door of Aparna make with mosquito mesh and safety grill

PAINTING

- Internal : Two coats of Premium quality plastic emulsion paint over Two coats of putty.
- External : Premium quality painting.
- Parking Area : Oil bound distemper over two coats of putty.

FLOORING

- Dining & Living : Double charged vitrified tiles
- M.Bedroom : Double charged vitrified tiles of RAK Ceramics
- Kitchen : Double charged vitrified tiles of RAK Ceramics
- 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

- Internal walls :
- Toilets : Best quality Acid resistant Designer tiles dado Full height (Kajaria / Johnson / Rak Ceramics).
- Kitchen : Ceramic tiles dado as per design above kitchen platform
- Utility / Wash : Glazed ceramic tiles dado full height

KITCHEN

- Granite platform with stainless steel sink with bore & municipal water connection

TOILETS

- Wall mount water closets with flush tank of Grohe/Kohler/Duravit.
- Hot and Cold water mixer with shower.
- All fixers and C.P coated quality from Grohe/Kohler /Duravit.

ELECTRICAL

- Power outlets for A/C in halls, drawing & Bedrooms (AC piping will be done by developer)

- 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
- WIRING : Finolex wires
- SWITCHES : Legrand switches

TELEPHONE

- Telephone provision for Master bedroom and living.
- Intercom facility to all the units connecting security.

CABLE TV

Cable provision in all bedroom and Living room.

LIFT

Fully Automated, V3F technology, Schindler elevator will be provided.

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.

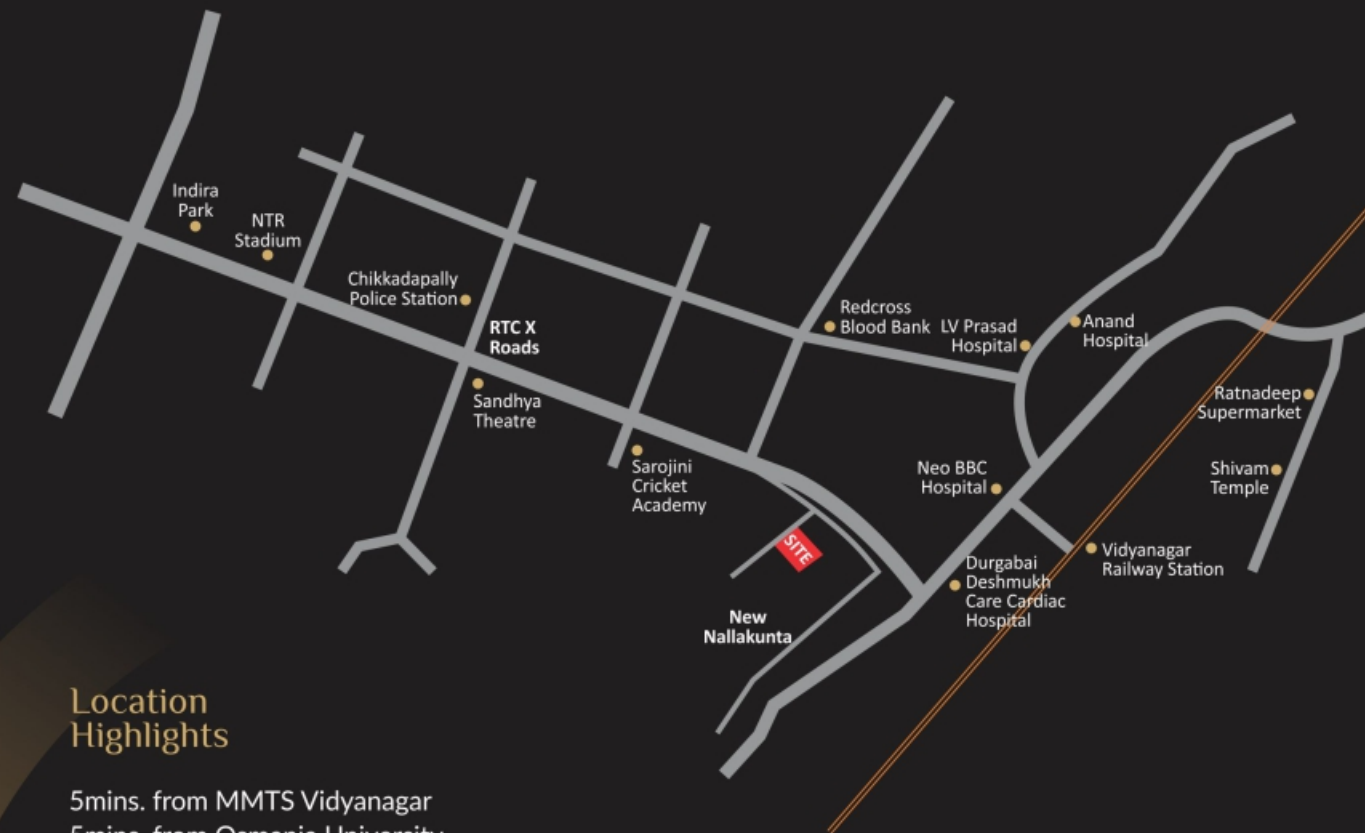
standards
redefined



perfect location to renew bond with happy living

Because Nallakunta needs no introduction and it offers some of the most enchanting vistas of tranquility an action together for ages, Ista Central is an island of peace created in the ocean of action and busyness. Located in the heart of Nallakutna, Ista Central is just a stone's throw away from the all the social infrastructure with perfect road connectivity to all corners of the city. Besides, it is close to Metro and MMTS stations and in the vicinity of neighbourhoods such as Chikkadapally, Kacheguda and Vidyanagar. Nothing can be more convenient and comprehensive!

LOCATION PLAN (not to scale)



Location Highlights

- 5mins. from MMTS Vidyanagar
- 5mins. from Osmania University
- 5mins. from RTC X Roads
- 5mins. from Spencers Hyder Store
- 5mins from Metro Station
- 15mins. from Secunderabad Railway Station
- Close Proximity to Educational Institutions

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 Central – the boutique apartments that set the highest standards for you.



Corporate Office

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Site Address

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Hyderabad - 500044.

Architecture



PR ASSOCIATES

Branding



D3 Concepts
Mob: +91 98491 92657

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.



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