



BUILDING A LEGACY

Most developers build buildings. We build a Legacy. From the very first brick laid out in 2012, we were conscious of just one fact - that we were building a legacy for future generations to come.

Brick By Brick
It takes time and aesthetics to transform ideas of architectural value



MORE THAN BRICK AND MORTAR

Driven by the passion to perfect harmony in everyday living, Ista Homes combines the beauty of natural elements with contemporary design and elegance to create enduring architecture that carries lasting appeal.

As one of Hyderabad's leading luxury developers, we believe that architecture has the power to enrich our lives like nothing else can.

Tightly managed and executed by our in-house team of experts to match Ista's exacting standards, we work closely with our network of top artisans and construction craftsmen who value fine workmanship as highly as we do.

In terms of aesthetics, location, material, or workmanship, nothing but the world's very best works for Ista Homes customers, i.e. – you!



ISTA
HOMES

WHEN THE BUILT FORM TURNS INTO AN ART

True to our name, at Ista, we believe in the strength of architecture.

Good design inspires us. We believe that the built form is an art that must reflect the sensibilities of the occupants who are eventually going to live in that space.

Instead of seeing architecture and construction as two separate processes, at Ista Homes, we see it as a unified, seamless activity, right from the onset of a project to the finish, resulting in smart, streamlined outcomes.

Throughout a project's building journey, our team of structural engineers and architects are guided by the aspirations of our valued customers, who are going to live in the projects that we aesthetically conceive and deliver to them.

10+
YEARS OF
EXPERIENCE

ISTA
HOMES



Good Living Lies In the Smallest of Things

As luxury builders, exclusivity is our culture and minimalism our norm.

However the minimalism that we adhere to does not imply painting the walls white and leaving everything bare and Spartan.

Rather, minimalism to us is about clarity – trying to get to the essence of things. It's also about convenience and comfort.

That is our definition of luxury. After all, we have to ensure that your new home is a reflection of your personality and good taste in the smallest of things that we design for you.

Good Living Is Good Investment

A home is an investment in good living. It's our commitment to you. It cannot be anything, but perfect.

No matter the size of the home, you must be confident of the quality we deliver. We are committed to outstanding workmanship from the foundation to the roof – as in everything else that falls in between.

We won't be satisfied with anything less than excellence, and don't expect you to be satisfied with anything less too.

OUR QUALITY OF CONSTRUCTION IS MATCHED ONLY BY THE QUALITY OF OUR SERVICE

Our motivation in producing something of enduring value is not just limited to the end-product.

By default, it also extends to our customer service and front-end support.

As you start flitting through different parts of your life here, you would sense that everything falls seamlessly into place. There is no rush. There is no waiting.

Walk in at any time of the day or night into any of our projects, and you would be delighted to discover that you would be well attended.

Every need at any Ista property is anticipated, before you have even voiced it.

You will experience that behind every detail at Ista@1, Senor, Ista Avenue, Seasons, Elevate, Hill Top, Gateway, Ista@36, 10+, Princess Court, Ista@130, Ista@124, Ista@138, Ista@6, Ista@96, Ista@228, Ista@365, Legacy, Ista@460, Ista Central and Ista@1389, there is an ever-present spirit of service that is inspired by the desire to delight you.

We take immense pride in learning all your preferences, big or small and creating an ambience that is meant to create an emotional surplus at every property that bears the Ista name.



PARTNERS IN LIVING

As realty developers we feel responsible, literally and figuratively.

This responsibility begins at the front door and does not end. People and the environment are fundamental to our company philosophy.

We take our responsibility to the elements, and to our customers, very seriously. We are constantly pushing boundaries to explore and seek newer ways of sustainability in our construction processes. At Ista, we strongly believe that sustainability is as important to luxury housing as it is to affordable housing, in fact more so, because in creating something of exceptional value is no excuse to forget where we come from.

Over the years, we've earned a solid reputation for doing what is right and fair by the law, and by nature. Our philosophy is to be open and honest with our buyers, our partners, our society and with ourselves.





P R O J E C T S



It's Not Just a Home. It's a Universe of Your Own
There are several places in the world that aspires to be that.
But, not everyone is as privileged to enjoy
a life as flawless as the one we've created for you at Ista homes.
The perfect location and chic amenities make Ista@1
'a dream come true' virtually and literally.





Happiest Memories Aren't Created In a Void

Those are created in a home, bought from your first loan installment, where your first child walked for the first time. It's captured in the laughter that echoed across the walls of your new home and the little things that you shared with your spouse. Moving into Senor made you want to live that moment, all over again.


SEÑOR
—By ISTA—
Madhapur

Welcome to your future

When the last box arrives, you can declare to your family that you have officially moved into Ista Avenue. Finally, the wait is over. After years and months of searching, planning, dreaming and painful packing, the feeling of finally moving into your dream home comes with a mixture of pride, relief and of course, palpable excitement. You are finally home.

ISTA AVENUE



Kondapur





You Definitely Need Your Space

We all need our space. Mentally and physically too. Space isn't where you can display all your stuff. It's what you get when all the stuff is finally out in its place, exactly as you had planned to. In Seasons you can easily do it because it's roomy, it's airy, it's bright and it's open. Just the way you had dreamt it. There's space for moving around your carefully placed stuff, both inside and outside. It's awesome!



SEASONS
BY ISTA HOMES

Madhapur



SOME PLACES ARE
MADE TO LIVE
WELL. BUT THERE
ARE OTHERS,
WHERE YOU
BELONG. ISTA
HOMES MAKES
THOSE KINDS OF
SINGULAR PLACES
TO DWELL IN.

Oodles of Comfort and Convenience

No matter how much you achieve in life, there is nothing compared to a office to come back to. No matter what your dreams or ambitions, your mind always remains drawn to what awaits you at your office. This is exactly the kind of pull we have crafted and created at Elevate.

ELEVATE

Madhapur





A commercial venture, Hill Top is rightfully the best commercial address in town for retail stores, lounges, offices etc. Landscaped gardens, vast expanse of lobbies, high ceilings, and plush interior finish. The right place to display your brand to the hep and the happening.

HILL
TOP
OWN YOUR VIEW

Jubilee Hills

More Gothic than contemporary, this is inspired by the Romanesque architecture of the pre-renaissance France. The facade is subtle and pastel to keep the magic alive in this period architecture apartment block.



gateway

BY ISTA HOMES



Jubilee Hills





STYLE IS CAPTURED
NOT JUST IN
APPEARANCE. IT IS AN
EXPRESSION OF THE
SELF, THE ENTIRE
ATMOSPHERICS OF A
PLACE THAT STIRS
THE DEEPEST
EMOTIONS.

Another commercial venture from the Ista Homes, the second name for Ista@36 is swank and plush. Minimalistic and elegant, it's the kind of place that is bound to draw the rich and famous to your brand and to your workplace for its relaxed, fuss-free ambience.



Jubilee Hills





Five-storied, classical, uncluttered, clean structural lines, defines 10+ by Ista Homes quiet elegance. It has everything under one roof to help you transact your business in a relaxed, unhindered way.



Kavuri Hills

More ornate and classical, inspired by the Baroque style, Princess Court is characterized by exaggerated flourish and clear detail to produce the exuberance, and grandeur of the Victorian era.



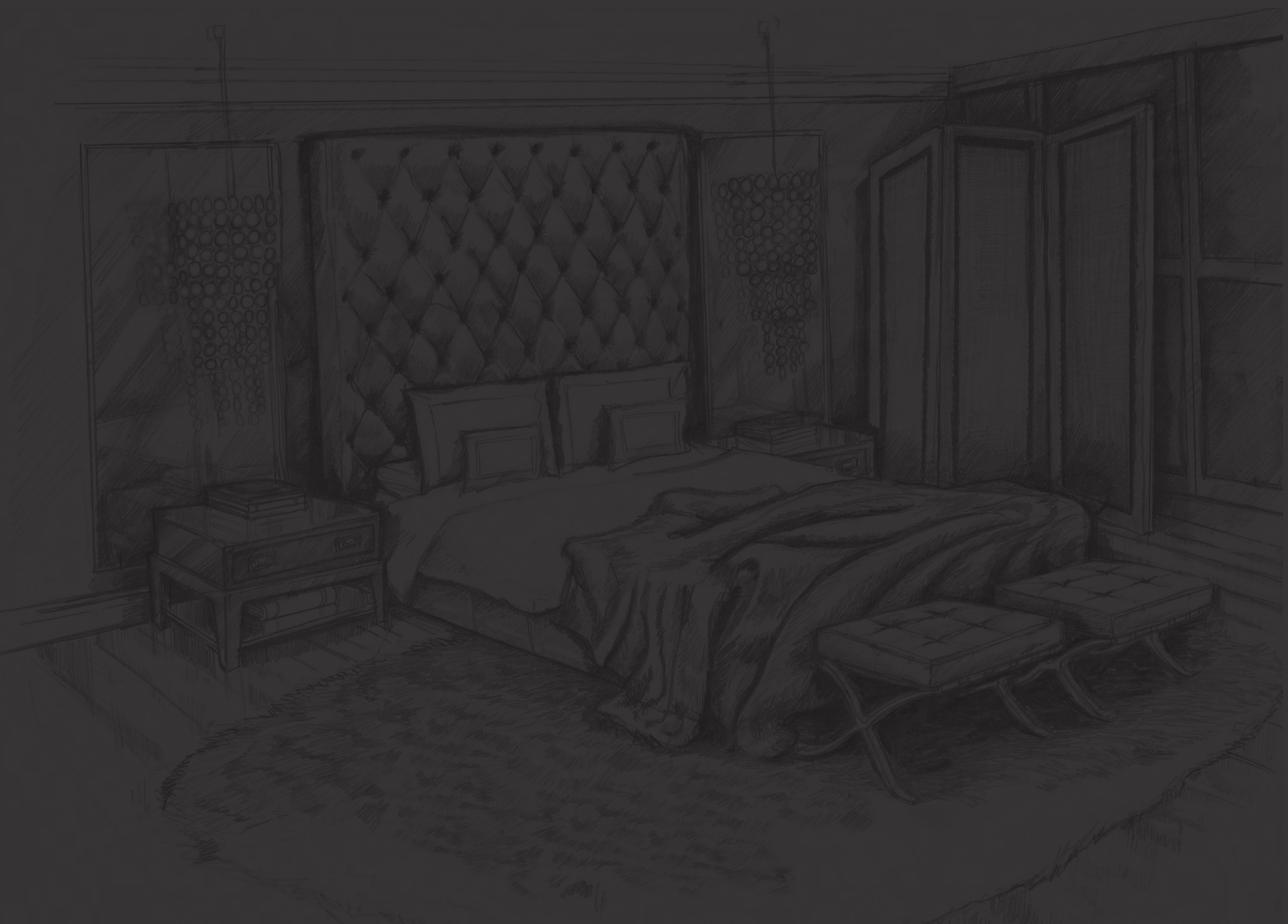
PRINCESS
COURT

BY ISTA

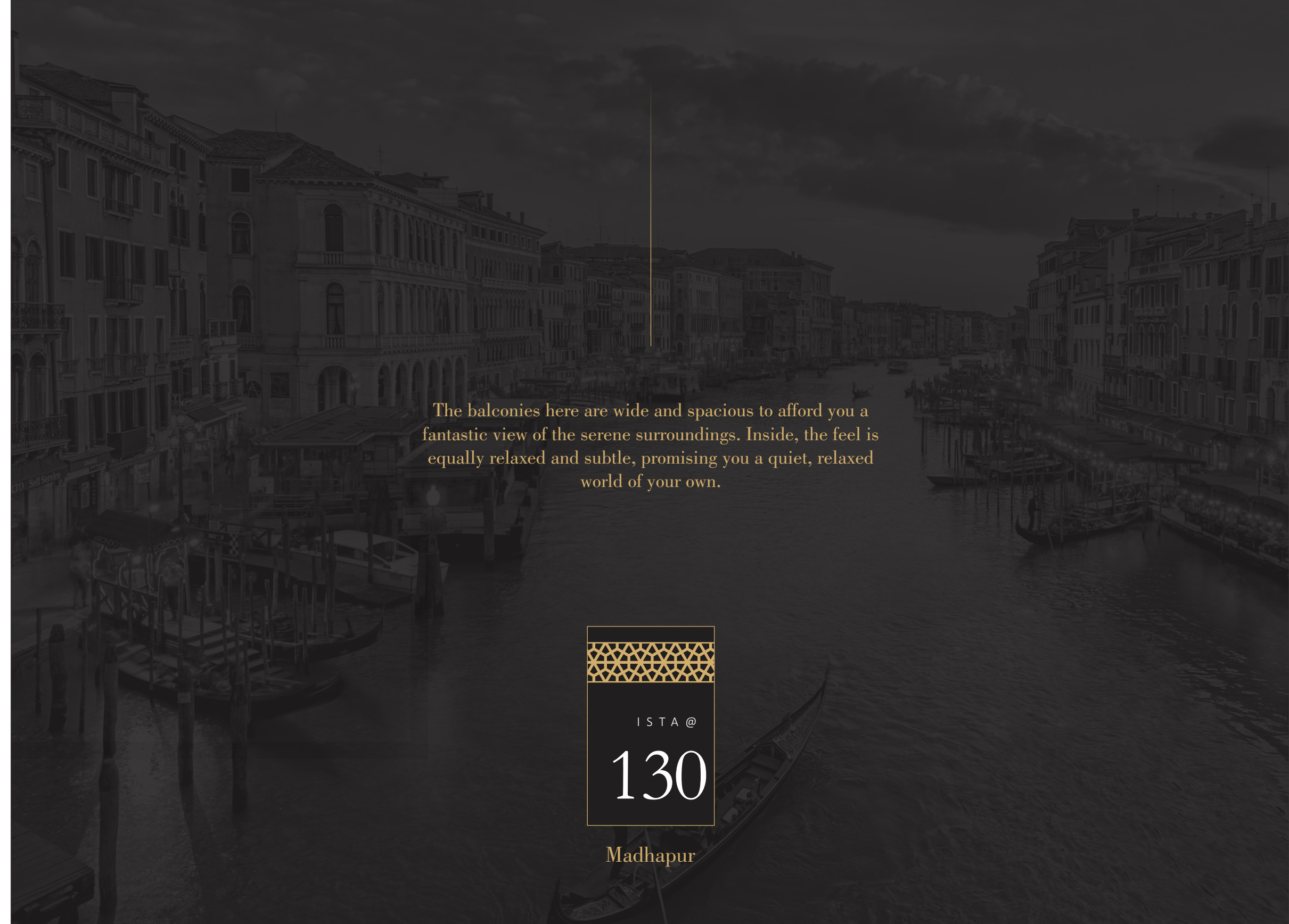


Madhapur





AT EVERY ISTA
HOMES PROPERTY,
LUXURY IS A
BESPOKE
EXPERIENCE,
DELIVERED IN
MINUTEST DETAIL
WITH MASTERFUL
PRECISION.



The balconies here are wide and spacious to afford you a fantastic view of the serene surroundings. Inside, the feel is equally relaxed and subtle, promising you a quiet, relaxed world of your own.

ISTA @
130

Madhapur

Cast in a blue hue, this residential property is square and tidy, contemporary and modern, in the signature style of Ista properties that speak of understated elegance and good taste in high living.

ISTA @
124

Madhapur





In this sun-kissed abode, every little nuance reflects luxury in its classiest form. The minimalist architecture blends elegantly with the silken interiors, making these boutique apartments a class apart.

ISTA @
460

Madhapur

If you are looking for the perfect mix of location, design, high-end features and elitist façade, these homes tick all the right boxes. The million-dollar views and landscaped grounds are a feast for the senses.

ISTA @
228

Madhapur





Nothing is quite as exclusive as these limited-edition apartments with their plush interiors and good-looking exterior. The lavish balconies look out to scenic environs in an oxygen-rich world.



LEGACY

BY ISTA HOMES

Jubilee Hills

The sun and breeze caress these bespoke apartments while refined living touches a new high. From creative busy bees to corporate honchos, this is an address that is designed to win hearts.



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This is the home where hearts sing and lives light up.
Welcome to an upper-crust apartment complex that is
connected to every joy and designed to make your mega
dreams come true.

ISTA @
138

Madhapur

Positive vibes, caring corners, abundant nature and meticulous engineering come together in this signature Ista property. It is a sophisticated home that speaks of your stature and elevated taste.



Hitex





Gorgeous at first sight, the lifestyle offered by this Ista residential complex matches the city's global pace. Refinement and understated luxury are interwoven with green open spaces.



Madhapur

This uber-cool complex of luxury apartments is a symbol of success, As a tribute to the owner's classy persona, the homes are an amalgam of neat architecture, soothing interiors and meticulous space planning. It's an oasis of tranquility right in the city.

ISTA @
1389

Uppal





Created to provide a spacious, green haven to the city's elite, this Ista address provides every joy on a platter. The apartments are designed to delight every age group and inspire nature lovers with their green vistas. Welcome to a world of happiness..



Vidyanagar

A SYMBIOTIC RELATIONSHIP



While every developer has an architect, we have someone special.

For over several years now, our association with PR Associates has delivered results beyond our expectations. While fine architecture lies at the heart of every developer's practice, our relationship with PR Associates goes a little beyond that. It's a symbiotic relationship that inspires and keeps both entities moving forward.

It makes us into what we are today – a multi disciplinary design and build company where an architect and master builder collaborate under one roof to produce something exceptional for our lengthening lineup of discerning customers.

In less than a decade, our integrated approach has created some of finest contemporary luxury residences in Hyderabad. With PR Associates by our side, Ista Homes is able to provide its customers with unparalleled design and personalized style.

Constantly seeking newer ways of improving our building process and customer experience, the multi-faceted team at Ista Homes leaves no stone unturned in exploring and employing innovative, sustainable construction practices at world-class infrastructure to promise flexible, premium living, while also minimizing the impact on the surrounding eco-system.

OPEN THE DOOR TO YOUR FUTURE

Synonymous with excellence, quality, customer service, and an unwavering commitment to the highest standards of luxury, Ista Homes has been a recognized leader in development, sales and marketing.

The company's premium portfolio includes most prominent residential and commercial building complexes in the Hyderabad. Some of the best addresses in Hyderabad bear the Ista name.



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THE BEGINNING

