

classic homes,  
built to elevate joy and pride



BY ISTA HOMES

AN ELITE LIFESTYLE AT MADHAPUR

Rera No. **P02400006260**



# experience coziness designed to weave highest degree of comfort

Welcome to NR Square by Ista Homes, the magnificent landmark in the making, with stellar apartments, superb facilities and above all designed contemporarily with benchmark architectural excellence.



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# boutique-style suiting your stature, surpassing preferences

From commanding views to nature's beautiful precincts,  
from social venues to security features, NR Square by Ista Homes  
offers the comprehensive mix to make living a celebration in itself.



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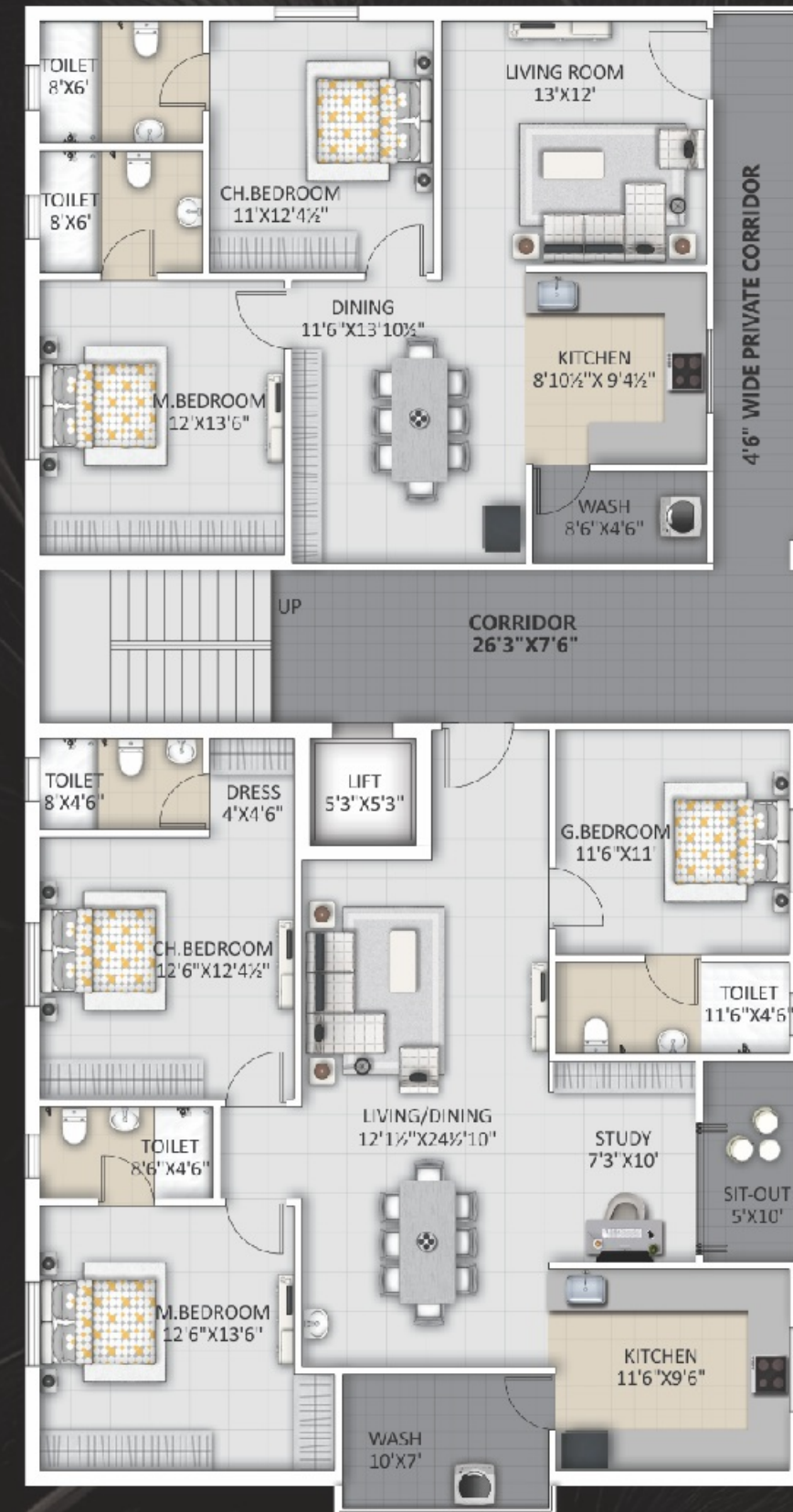




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excellent facilities,  
truly world-class  
to ensure comfort,  
security, safety and  
vibrant social life

Trust us for topnotch amenities, state-of-the-art specifications,  
all developed by masters in the business



3 BHK  
1785 SFT.

2 BHK  
1332 SFT.

#### ◀ STRUCTURE

RCC Framed Structure.

#### ◀ 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 Doors in Teak wood frame.  
Main Door : Having teak wood polish shutter (with standard hardware, Godrej/Europa).  
Internal Doors : With melamine polish flush shutter with standard hardware.  
Windows : UPVC glazed tinted glass sliding door of Aparna/Hennesta make.

#### ◀ PAINTING

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

#### ◀ FLOORING

Dining, Living : Double charged vitrified tiles of RAK  
M.Bedroom : Double charged vitrified tiles of RAK  
Kitchen : Double charged vitrified tiles of RAK  
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 dado Up to Ceiling in (Kajaria / Johnson / equivalent).  
→ Kitchen : Ceramic tiles dado upto 2 ft ht above kitchen platform  
→ Utility / Wash : Glazed ceramic tiles dado upto 4 ft ht

#### ◀ KITCHEN

→ Granite platform with stainless steel sink with ocre & municipal water connection

#### ◀ TOILETS

→ All Toilets to Consist of Dry and Wet areas,  
→ Wall mount water closets with flush tank of Kohler/ Gaboril make.

→ Hot and Cold water mixer with shower.  
→ All fixers and C.P coated quality from GROHE/Kohler.

#### ◀ ELECTRICAL

→ Power outlets for A/C in halls & Bedrooms.  
→ 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 the units connecting security.

◀ CABLE TV : Cable provision in all bedroom and Living room.

◀ LIFT : V3F technology of Otis/Johnson/schindler make (Fully Automated)

◀ GENERATOR : 100% Power Backup

◀ PARKING : One Level covered parking

◀ FALSE CEILING : False ceiling in the flat and in common areas with Saint Gobain GYPSUM Sheet

## SPECIFICATIONS

# standards redefined



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## LOCATION PLAN

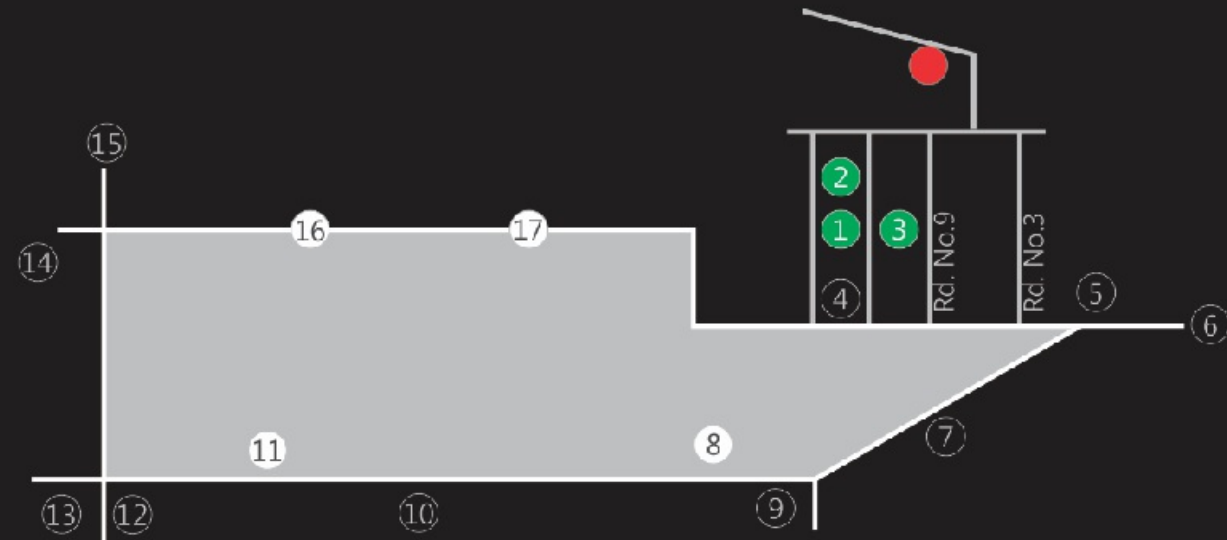
(not to scale)



LOCATION QR CODE

## majestic location, with seamless connectivity and stellar social infrastructure

Located in the most famed neighbourhood and the IT district of Madhapur that needs little introduction, NR Square by Ista Homes is like an oasis of tranquility and a tower of serenity amid the hustle bustle of the urban zone. Yet, it is undisputedly the most perfect location with respect to world-class and exhaustive social infrastructure and multi-modal connectivity. The dazzling array of boulevards and the glitzy arcades of shopping, dining and entertainment make it an unmatched and a unanimous choice to own. Besides the classic city views and the completeness of essential social infrastructure such as hospitals and schools, make it the best address to live.



- Site
- 1 Seasons by Ista Homes
- 2 Elevate by Ista Homes
- 3 Princess Court by Ista
- 4 T - Grill
- 5 Neeru's Emporio
- 6 Jubilee Hills Check Post
- 7 Absolute Barbecue
- 8 Madhapur PS
- 9 LV Prasad Eye Institute
- 10 Image Hospital
- 11 National Ins. of Fashion Tech.
- 12 Cyber Towers
- 13 Shilparamam
- 14 N Convention
- 15 Kukatpally
- 16 Ayyappa Society
- 17 YSR Statue

## 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 NR Square by Ista Homes – the boutique apartments that set the highest standards for you.



### Corporate Office

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WEBSITE QR CODE



BROCHURE QR CODE

### Site Address

Sy. 26,27,  
Plot No. 1-65/43/22/23/A,  
Plot No. 22/A, 23/A,  
Guttala Begumpet,  
Hyderabad.

### 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.



[www.istahomes.com](http://www.istahomes.com)