



Nestoria કિતુલ્ચમ

Designed for Extraordinary Living at
Dholera Greenfield Smart City

An exclusive collection of Limited-edition Luxury Villas.

nestora

A Place for those who deserve a grand welcome

Enter a world of unmatched elegance at Nestoria Atulyam,
where every moment reflects the art of fine living.



LAYOUT PLAN

Plan Pass

N.A., N.O.C., Title Clear Project

DHOLERA SMART CITY

Project : Dhanala

Survey No. : 714

Corner 10% &
Garden Face 10%
Extra Applicable





A PLACE FOR DIVERSE LIVING CHOICES

Thoughtfully Designed
3 BHK
LUXURY VILLAS

For **Families**
Who Seek
Space, Comfort,
And Sophistication.



AMENITIES LIST



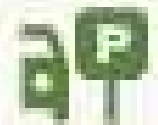
Cafeteria



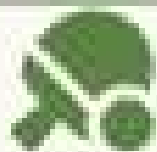
Library Wall



Conference Room



Free Parking



Indoor Games



CCTV Cameras



Meditation Stage



Wi-Fi



Gym & Fitness
Centre



EV Charging Point



Swimming Pool



Mini Cinema

Ground Floor



First Floor



Nestoria કિતુલ્યમ - Furniture & Electronic List



Wardrobe



Sofa with
Centre Table



AC - Split



Modular Kitchen



Dining Table



Curtains



Refrigerator



Single, Double, or
Twin Sharing Bed



Fans, Lights & TV



Microwave



Washing Machine



Vanity



Hob



Geyser

Total Sq. Ft. Area - 1540 Sq. Ft.

PLOT AREA

SUB PLOT No.	CARPET AREA (sq. YDS)	AREA (sq. YDS)
1	130	294
2	130	294
3	131	293
4	131	293
5	131	293
6	212	221
7	212	222
8	212	223
9	211	223
10	211	224
11	211	224
12	212	222
13	131	221
14	230	404
15	162	372
16	98	875
17	98	875
18	98	875
19	98	875
20	98	875
21	98	875
22	98	875
23	98	875
24	98	875
25	98	875
26	98	875
27	98	875
28	98	875
29	98	875
30	98	875

SUB PLOT No.	CARPET AREA (sq. YDS)	AREA (sq. YDS)
31	98	865
32	98	865
33	98	865
34	98	865
35	98	865
36	98	865
37	98	865
38	98	865
39	98	865
40	98	865
41	98	865
42	224	208
43	140	218
44	98	865
45	98	865
46	98	865
47	98	865
48	98	865
49	98	865
50	98	865
51	98	865
52	98	865
53	98	865
54	98	865
55	98	865
56	98	865
57	98	865
58	98	865
59	98	865
60	98	865

SUB PLOT No.	CARPET AREA (sq. YDS)	AREA (sq. YDS)
61	98	865
62	98	865
63	98	865
64	98	865
65	98	865
66	98	865
67	98	865
68	98	865
69	224	214
70	225	213
71	123	208
72	144	203
73	98	865
74	98	865
75	97	864
76	224	842
77	175	237
78	188	875
79	18	842
80	875	813
81	98	865
82	122	211
83	188	848
84	98	865
85	18	842
86	18	842
87	188	865
88	188	865
89	98	865
90	181	279

SUB PLOT No.	CARPET AREA (sq. YDS)	AREA (sq. YDS)
91	888	846
92	98	865
93	881	865
94	144	242
95	252	588
96	146	290
97	98	865
98	98	865
99	98	865
100	98	865
101	98	865
102	98	865
103	98	865
104	98	865
105	98	865
106	98	865
107	98	865
108	98	865
109	98	865
110	98	865
111	125	210
112	165	222
113	104	181
114	18	181
115	120	200
116	125	210
117	122	214
118	122	214
119	145	244

A Place For Best Brands & Quality



Structure

RCC structure with quality steel & good quality concrete.

Super Structure

Masonry with good quality bricks, water proof & no cracks at joints.

Plastering

Wall of the RCC structure & wall will be covered with best quality internal plastering compound.

External plaster with robust puttying with sponge finish.

Internal smooth cement plastering with sponge finish.



EMI

Provision for high quality 100% EMI home.



Wiring

Complete copper wiring of power & telephone. Independent.

Controls

Master switches of Lights & Fans & control of electrical & Electronic.

AC units in Living Hall, Living Room & all Bedrooms, AC & fan control Exchanges.

Separate in all rooms of Lights & Electrical Equipment.

Complete Power Control Equipment, Electric & Fan etc. E.C. System & Electrical Panels & Box & Equipment.

TV in Living Room & all Bedrooms.



Communication

Telephone point in Living Room.

Provision for Cable connection in Drawing, Living and all Bedrooms.

Provision for Video cable and Connectivity in Living Room.



Sanitary

All toilets will consist of Best Brand SMC. Wash Basin of copper / Enamel etc.

HOT & COLD shower with overhead shower, all DP range of Jagan / Everest.

Accessories of Toilet.

Railing

Steel & Glass Railing.



Painting

INTERNAL: Two coats of Acrylic Emulsion over Two coats of Putty & Primer.

EXTERNAL: Two coats Acrylic over coats of Exterior Emulsion over 2 coats of Putty & Primer.



Doors

MAIN DOOR: Two coats of Engineered Wood and Flush Doors with Two Panel Shutter and luxury designed and finished with PU lac. Faced with hardwood of teak or maple.

INTERNAL DOOR: All doors made with Engineered Wood and Flush Doors with Two Panel Shutter and luxury designed and finished with PU lac. Faced with hardwood of teak or maple.

FRENCH WINDOWS: Two coats of PU lac over teak or maple with open frame.

Windows

UPVC Windows made with Glass Panels and Aluminum frame of all types with standard hardware.



Flooring

INTERNAL: 1200 x 1200 size vitrified tile of imported brands of ceramic.

BALCONY: Imported Vitrified Tiles.

OPEN TERRACE: Imported Vitrified Tiles.

UTILITY/WASH: Black Ceramic Tiles for floor and White Ceramic Tiles of approximately up to 2 for walls.

STAIRCASE: Granite and marble.

PARKING: Polished and with decorative tiles.



Kitchen

WALL: Smooth vitrified tiles up to 2'4" height above kitchen platform.

PLATFORM: Tiles, Granite platform with standard Steel Sink.



Premium Home Essentials

• Double Bed	2
• Side Table	6
• Sofa 3-Seater Wooden	1
• Two Seater Sofa	1
• Centre Table	1
• Dining Round Table 4-Seater	1
• Chair in Each Room	1
• Study Table in Each Room	1
• LED Panel	4
• Cupboard 7x4x2	3
• Mirror in Each Washroom	3
• Vanity with Mirror & Basin	3
• Exhaust Fan For Washroom	3



Modern Kitchen Innovations

Modern Kitchen Innovations

• Kitchen Geyser 8L	1
• Microwave 28L	1
• Hot Hazel 4B - 60 cm	1
• Prompted Exhaust Fan 4"	1
• Celestia Chimney	1

CELESTIA

Size (mm): 800 x 800

Maximum Suction: 1500 m³/hr

Filtration Technology

Touch Control

Wash Dri Collector Cup

Warranty

- 1 Year Comprehensive Warranty
- 10 Years for Motor



Advanced Electrical Solutions

Inverter AC (3 STAR) 1.5 TON OLSHB15F0SEYKWSR	4
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LED TV 43FX800GUFSS010 (43") GOOGLE TVWEB OS	4
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Refrigerator Double Door GLF173AMET100 (MOST FREE) (240 LTR) Metallic Silver	1
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Washing Machine GLWT85N12CB (8.5 KG) WITH HEATER NOVAITE (WITH GARMENT STEAMER WORTH)	1
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Havells Fan (24", 36", 48")	6
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Geyser 28L	3
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Sleepwell Mattress	3
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D'Decor curtains for each window







F.F. Bathroom - 3



F.F. Bed Room - 3



F.F. Bed Room - 3



Nestoria કિલુલ્યમ is Only 5 Minutes From



Gallops Food
Plaza



CCD



Domino's



Tea Post



Hocco



Subway



Burger Singh



La Pino's Pizza



Iscon Gathiya



Adil Qadri



Sankalp



Schmitten Chocolate



WE ARE WEALTH CREATORS

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