

Project Monitored by



**CUSHMAN &
WAKEFIELD**



The nest



The Model of Contemporary Living

The Nest

The NEST is an awesome luxury one bedroom studio project in Sector 143 on FNG Expressway developed by renowned Sikka Group. Located in a prudent location over 12.5 acres landscaped plot, this residency presents skyscrapers to offer furnished studio apartments along with an extensive place to add convenience to the daily lifestyle of its residents. An excellent commutation facility with Noida Expressway and FNG Expressway, *The NEST* one bedroom studio also enjoys metro connectivity.



*Artistic impression

These living accommodations are sophisticatedly designed with utmost care and precision to create a luxurious and comfortable home for happy families. Designed with all handpicked and quality materials and furnishings, "The Nest" in Sikka Kaamna Greens Noida Expressway- unlocks the gateway for experiencing the budget-friendly luxury lifestyle. This luxury one bedroom studio project in Noida is a creation of exquisite craftsmanship and modernity to provide a next generation living spaces for today's generation. A perfect serene environment all around to offer visual pleasure throughout life, *The NEST* in Noida overlooks the lush greenery which is an unmatched beauty for any living set up. Facilitated with all modern amenities and facilities on the campus along with dedicated parking area with each one bedroom studio, living at The NEST is like living in the city of your dreams.

The nest



*Artistic Impression



*Artistic Impression

Amenities



Yoga Deck



Jogging Track



Kids Play Area



Club House



Swimming Pool



Amphitheater



Tennis



Gymnasium



Gardens



BBQ Area

Specifications

Structure

RCC framed structure

Flooring

Anti-skid/matt ceramic designer tile flooring

Kitchen

Granite counter with Sink

Plumbing / Sanitary

Sanitary brand / Selection: Jaguar / hindware / parryware / equivalent (Fittings in Bathroom)

Electrical Power Backup

All Electrical Wiring is concealed with PVC Insulated Copper Wires with Modular Switches

Security

Security cabins at all entrances and exits with CCTV coverage

Lights & Fans

Sec 143 @ Expressway & FNG, Noida

Because proximity matters



LOCATION HIGHLIGHTS

Strategically located with easy access to prime avenues of Delhi & NCR:

- Metro Station, Sec. 137 - Just Few Meters Away
- Metro Station, Sec. 142 - Just Few Meters Away
- Metro Station, Sec. 143 - Just Few Meters Away
- Noida Expressway - Just Few Meters Away
- Akshardham - 21 KM
- Mahamaya Flyover - 14 KM
- Kalindi Kunj - 15 KM
- Ashram - 23 KM
- Mayur Vihar - 20 KM

Location Map

- Located bang on proposed FNG Expressway & a few meters from Sec.143 Noida Expressway
- Over 50,000 families* living in the neighbourhood
- Over 40* IT & MNCs operating in the vicinity
- 10 min drive to premier educational institutes
- Felix hospital & Jaypee's Super Speciality hospital in the vicinity
- Walking distance from Sec. 142/143 Aqua Line metro station



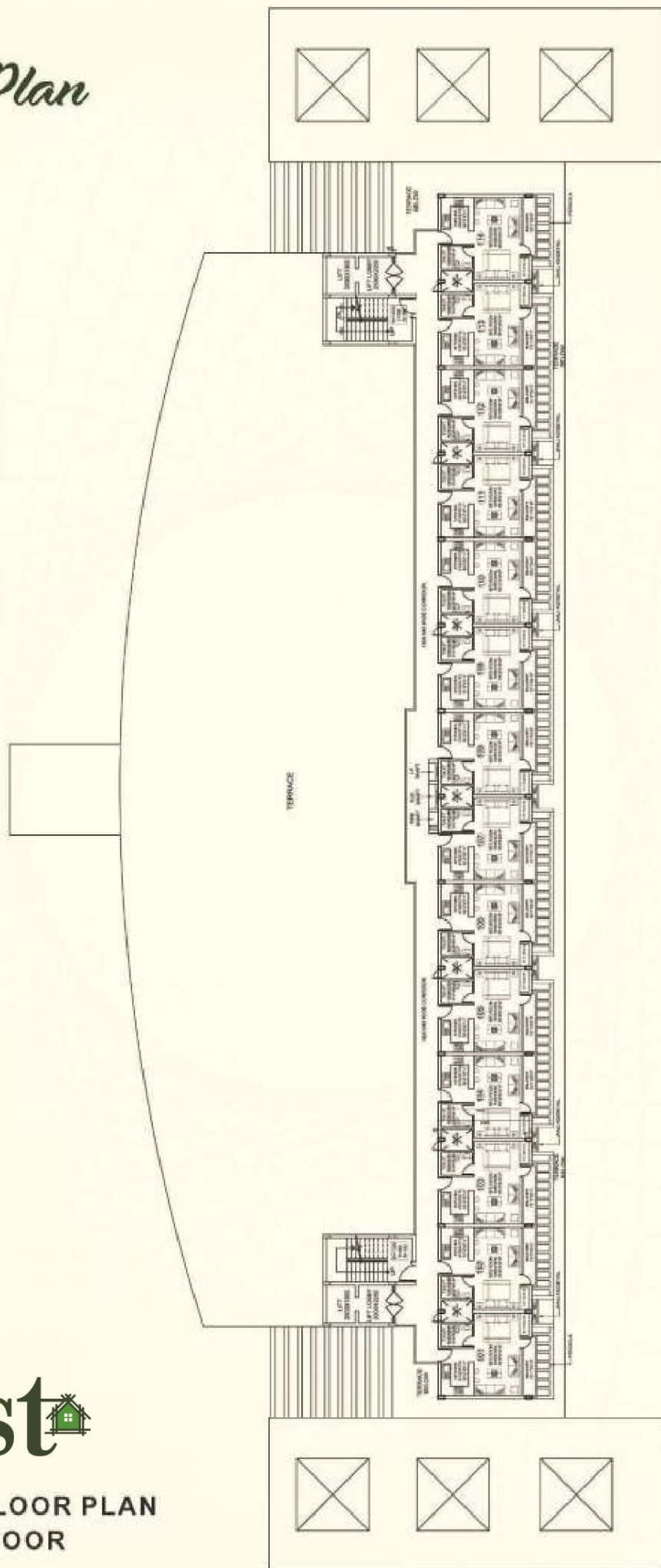
One Bedroom Studio Layout Plan



SUPER AREA = 465 Sq. Ft.

1 sq. ft. = 0.09290304 Sq.mtr*

Floor Plan



The nest 

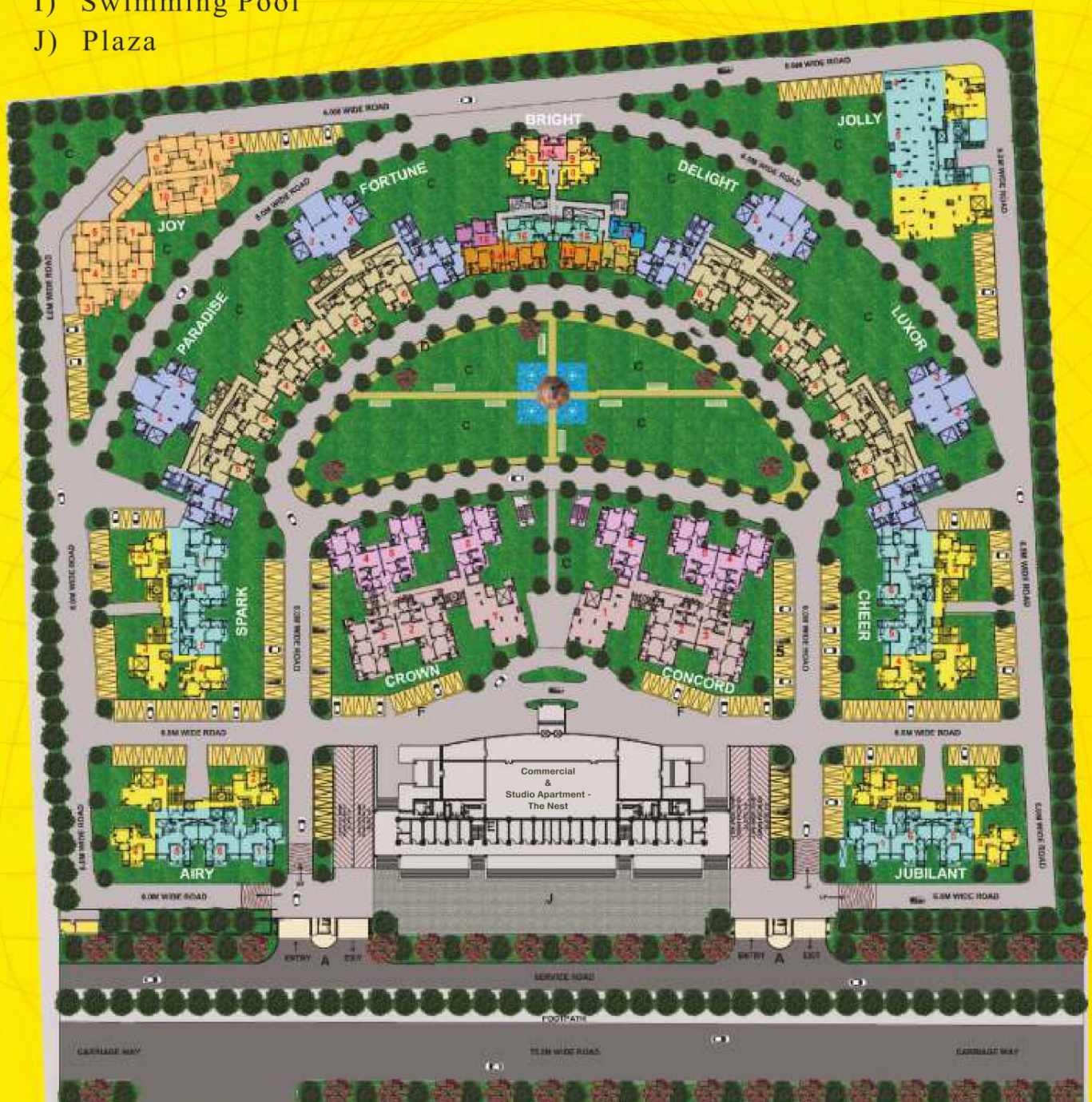
TYPICAL FLOOR PLAN
1ST to 5TH FLOOR

Master Plan

The nest

FEATURES

- A) Drop-off Point
- B) Club House
- C) Landscape Area/parking
- D) Jogging Track
- E) Convenient Shopping
- F) Parking G) Cabana/gazebo
- H) Water Body & Fountain
- I) Swimming Pool
- J) Plaza



Price List / Payment Plan

W.E.F. 01-02-2020

Price (Sq. Ft.)

Size	465 Sq. Ft.
Basic Sale Price	4990/- P.S.F

Other Applicable Charges

Lease Rent	Rs. 125/- P.S.F.
Power Back Up Load Charges	Rs. 25000/- Per KVA(Mandatory 1 KVA)
Club Membership	Rs. 100,000/-

PLC Charges

FNG Facing	Rs.200/- P.S.F
------------	----------------

Payment Plan

Payment Schedule	
At the time of Booking	10%
Within 30 days of Booking	10%
On Starting of Casting of Foundation Work	10%
On Starting of Casting of Basement Slab	10%
On Starting of Casting of Lower Ground Floor Slab	10%
On Starting of Casting of First Floor Slab	10%
On Starting of Casting of Third Floor	10%
On Starting of Casting of Fourth Floor	10%
On Starting of Casting of Top Floor Slab	10%
On External Plaster	5%
At Offer of Possession	5%

NOTE:-

1. Prices are firm & escalation Free
2. Prices shown are indicative only and can be revised at the sole discretion of the company without any prior notice.
3. Prices ruling on the date of booking and accepted by the company shall be applicable
4. GST & others charges levied by the govt./nodal agency shall be borne by the buyer at the application rate from time to time
5. Cheque /Draft to be made favoring **M/s KINDLE INFRAHEIGHTS PVT. LTD.** payable at Delhi
(Outstation cheques shall not be accepted)
6. Electricity Charges/Dual Meter/Registry Charges/GST & Other Govt. Duties/Legal/Maintenance/Security/IFMS as per Govt. charges applicable.
7. Company reserves the right to change rate and other charges at any time.
8. Car Parking not available with studio apartments.

Project Monitored by



**CUSHMAN &
WAKEFIELD**



The nest



Kindle Infraheights Pvt. Ltd.

Sikka Kaamna Greens:

Plot No. 3(B), Sec. 143 @ FNG & Expressway, Noida, UP.

EXCLUSIVELY MARKETED BY:



ACRES N INCHES

BRINGING CLARITY INTO REAL ESTATE
An ISO 9001:2008 Certified Company

Member of
CREDAI

