

✦  
SEAMLESS LUXURY FOR THE  
ULTIMATE BEAUTY

✦  
NAKSI|ATRA

Luxurious Gated Community @ Mallampet ORR

A PROJECT BY

**FAD**  
FORTUNE ASPIRE DEVELOPERS  
BUILDING TOMORROW BETTER

# NAKSHATRA

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1.2 ACRES OF PROJECT

2 & 3 BHK LUXURIOUS FLATS

89 NO. OF UNITS

G+5 FLOORS

approved by



## WELCOME TO "NAKSHATRA"

In Mallampet, Nakshatra unveils where the stellar truly begins. A Star of the show, these 89 Residential apartments span 1.2 expansive acres, meticulously designed as G + 5 Floors. Experience an unprecedented life upgrade, where every moment is crafted to elevate your daily existence, offering a living experience truly unlike any other.



# NAKSILATRA

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## PROJECT FEATURES

- ❖ GRAND ENTRANCE
- ❖ 100% VAASTU COMPLIANT
- ❖ 24 HRS. SECURITY WITH CCTV CAMERAS
- ❖ WELL-VENTILATED INDIVIDUAL UNITS
- ❖ NO COMMON WALLS
- ❖ 100% D.G BACKUP FOR COMMON AREAS
- ❖ RAINWATER HARVESTING PITS
- ❖ SEWAGE TREATMENT PLANT

LUXURY  
*effortless chic*

*PRIME LOCATION*

INSPIRED

BEAUTY

*elegant*

  
Luxurious Gated Community @ Mallampet ORR

REDEFINED  
ARCHITECTURE

STRONG

REFINED



EFFORTLESS DESIGN

*Memorable Access*

*Seamless Design*



# MASTER PLAN

# NAKSHATRA

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## LEGEND

- |                         |                         |
|-------------------------|-------------------------|
| 1. OAT                  | 10. SEATING             |
| 2. BADMINTON COURT      | 11. MULTI PURPOSE LAWN  |
| 3. BASKETBALL COURT     | 12. PERGOLA             |
| 4. ELDERLY SEATING      | 13. CHANGING ROOM       |
| 5. OUTDOOR WORK STATION | 14. SWIMMING POOL       |
| 6. OUTDOOR WORKOUT AREA | 15. REFLEXOLOGY PATHWAY |
| 7. SANDPIT              | 16. ENTRANCE COURT      |
| 8. PLAY AREA            | 17. NECTAR GARDEN       |
| 9. MULTI ACTIVITY AREA  | 18. FLOWER GARDEN       |









## PROJECT AMENITIES

- ◆ SWIMMING POOL
- ◆ AC GYMNASIUM
- ◆ CHILDREN PLAY AREA
- ◆ CC CAMERAS
- ◆ AMPLE CAR PARKING
- ◆ SOLAR FENCING
- ◆ BADMINTON COURT
- ◆ BASKETBALL COURT
- ◆ ELDERLY SEATING
- ◆ OUT DOOR WORK STATION
- ◆ CHANGING ROOM
- ◆ SANDPIT
- ◆ MULTI ACTIVITY AREA
- ◆ SEATING
- ◆ MULTI PURPOSE LAWN
- ◆ PERGOLA
- ◆ REFLEXOLOGY PATHWAY
- ◆ ENTRANCE COURT
- ◆ FLOWER GARDEN
- ◆ YOGA & MEDITATION SPACE

**NAKSHATRA**  
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SWIMMING POOL



SHUTTLE COURT

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CHILDREN PLAY  
AREA

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HALF BASKETBALL  
COURT

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LANDSCAPE





MULTI PURPOSE  
HALL

BANQUET HALL

AC GYMNASIUM





**SUPER STRUCTURE**

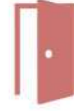
9" thick Red Bricks for external walls.  
4½" thick Red Bricks for internal walls.

**STRUCTURE**



G+5 Floors Stories of Apartment with R.C.C. framed structure.

**MAIN DOOR**



- > Good Quality Teakwood Door frame and shutter with panel.
- > Shutter finished with melamine matt polish fixed with good quality brass fittings.

**INTERNAL DOORS**

Doors with reputed make fittings.

**WINDOWS**

Aluminum / UPVC sliding windows with plain glass, ventilators with translucent glass in toilets.



**KITCHEN**

- > Granite platform with stainless steel sink.
- > Provision for plumbing points for sink.
- > Cladding with glazed tiles above the kitchen platform upto 2" heights for modular style.
- > Provision for water purifier in kitchen.
- > Power plug outlets for cooking range micro oven, refrigerator, mixer grinder and exhaust fan in kitchen.

**LIFT**



3 lift of 8 passengers capacity each of best quality.

**PAINTING**



- > Two coat putty finish and Two Coat Asian premium emulsion for internal walls.
- > EO Texture, Dam-proof Primer and Two Coat Paint for External Walls.

**FLOORING**



24"X24" vitrified tiles for living, dining, bedrooms and Kitchen.

**BATHROOMS**



- > Ceramic tile dado upto 6 6" heights.
- > Wash basin in master bedroom toilet & Hall, EWC for all toilet with flush tank and provision for geyser & exhaust fan.

**GENERATOR BACKUP**



DG power backup for each apartment Stand by Generator support for one fan and one light in living, Hall & master bedroom. Standby generator back-up for lights in common area is 100%.

**ELECTRICAL**



- > One TV. Point in hall and Master Bedroom.
- > Fire resistant electrical wires of good quality.
- > Elegant designer modular electrical switches for Legrand/Any ISI Brand.
- > Provision for A/C in master bedroom.
- > Earth leakage circuit breaker(ELCB) for each flat.
- > MCB for each room and the main supply.
- > 3-phase supply for each unit and individual

**WATER SUPPLY**



- > Water supply with over head Tank.
- > Borewell water supply and a water sump Best Quality CPVC pipes for water supply lines.
- > All sewerage and rain water lines are super quality PVC Pipes.
- > All plumbing lines are pressure tested.
- > All fixers are CP coated best quality standard branded make.
- > Hot & cold wall mixer with shower, provision for geyser.

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CHOOSE THAT  
DETAILS DEFINE  
EXCELLENCE

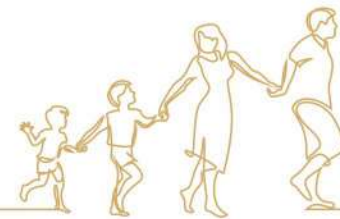


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## LOCATION HIGHLIGHTS



**Near by** - Narayana IIT JEE College

**Near by** - ORR - 4A Exit, Mallampet

**05 Mins** - Bhachupally 'X' Roads

**05 Mins** - Mamatha Medical Academy

**05 Mins** - Oakridge Int. School

**05 Mins** - Silver Oaks Int. School

**10 Mins** - Delhi Public School

**10 Mins** - VNRVJIET College

**10 Mins** - Gokaraju Rangaraju Engg. College

**10 Mins** - BVRIT

**10 Mins** - SLG Hospitals

**10 Mins** - Medical Devices Park (Sultanpur)

**12 Mins** - Ambitus World School

**15 Mins** - Holistic Hospitals

**20 Mins** - JNTU Metro Station

**30 Mins** -HITEC City



**FORTUNE ASPIRE DEVELOPERS**

BUILDING TOMORROW BETTER

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## TEAM

*Architects*



**FORM STUDIOS**

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*Structural Consultant*



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*Landscape Consultant*



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*MEP*



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*3D Images and Walkthrough*



**VISIONCRAFT**

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*Brochure Design*



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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.