



NESTFORGE
BUILDERS PVT. LTD.

BUILDING WITH TRUST & QUALITY



LOTUS

S U I T E S

Where Living *Meets* Investing & Earning

MODERN STUDIO APARTMENT

This 525-Square-Feet Studio offers the ideal combination of contemporary style and city-living functionality, providing a compact yet complete living experience.



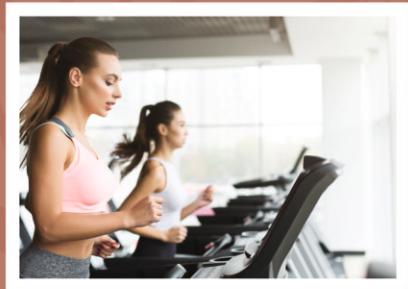
Built for Living, Designed for Life

Immerse yourself in a sleek and modern studio apartment, meticulously crafted for comfort, practicality, and aesthetic appeal. This space is perfectly suited for **young working individuals, first-time homeowners, or astute investors**, as it maximizes the potential of every inch.



BEYOND WALLS, A LIFESTYLE AWAITS

Enjoy a lifestyle of ease and security with essential amenities like 24x7 Surveillance, Ample Parking, Power Backup and well-planned Infrastructure. At **Lotus Suites**, every detail is designed to offer modern convenience and lasting peace of mind.



FITNESS AREA



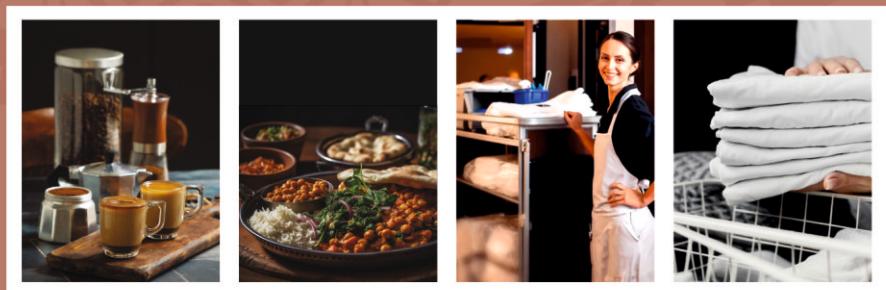
ROOFTOP CAFETERIA



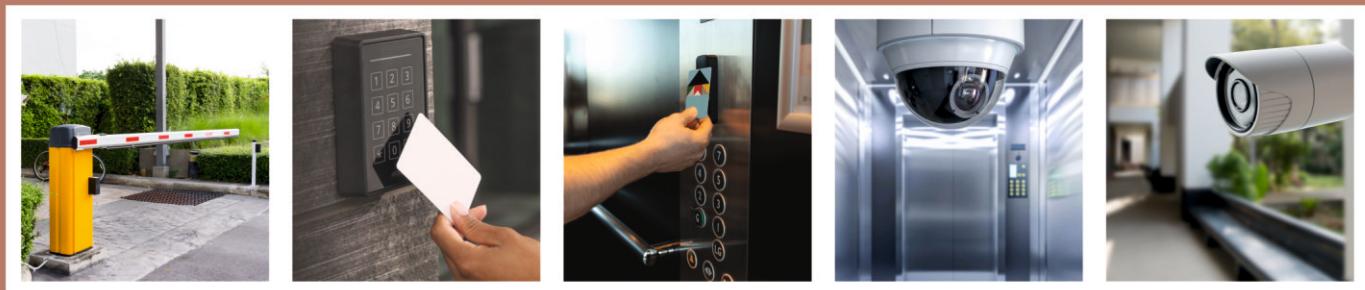
WORK FROM HOME



SPACIOUS BALCONY



FULLY SERVICED APARTMENT



5 TIER SECURITY

SPECIFICATION

WOOD WORK

- Tough Designer ISI Mark flush Doors
- Wooden Wardrobe
- Wooden Furniture

CIVIL WORKS

- Earthquake Resistant Structure
- Cement (Ultratech / Shree or Equivalent)
- TOR Steel
- POP Finish
- S. S. Railings on Stairs
- S. S. Railings with Toughened Glass in Balcony
- Tiles Flooring in Toilets
- Mechanical Parking Provision
- UPVC Doors & Windows (wherever required)

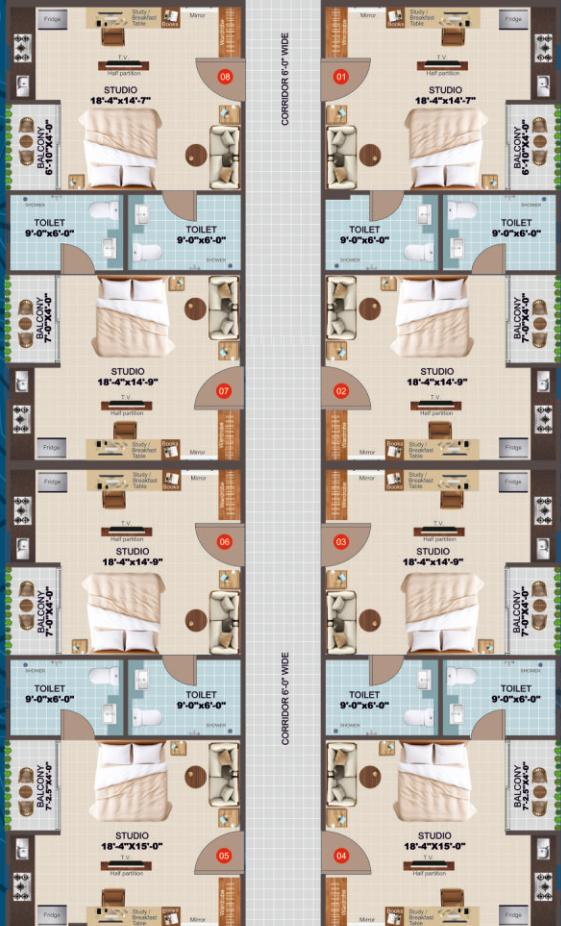
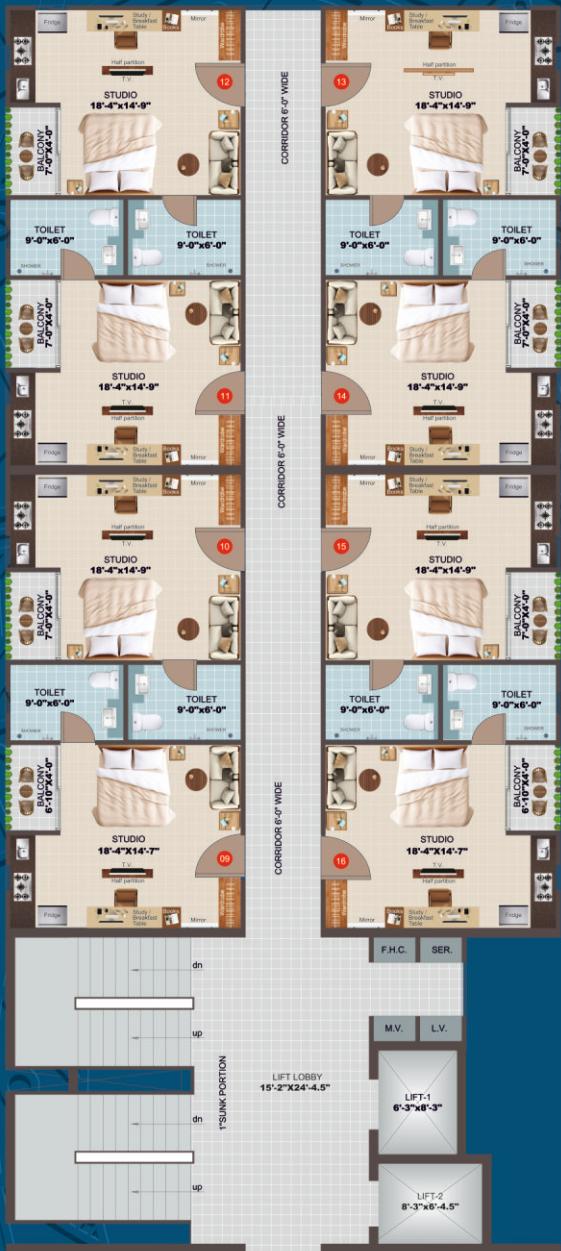
SANITARY & PLUMBING

- CVPC Hot & Cold water lines with C.P. Hot & Cold mixtures in Toilets
- Wares in white/regular colors, regular design
- Ceramic Tiles in Toilets

ELECTRICAL

- ISI Modular Switches
- AC/TV Points with Concealed Copper Wiring in PVC conduits with AC & light points
- LED & Profile Lights in False Ceiling

TYPICAL FLOOR PLAN



LAYOUT PLAN



CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)	B.U.A. (SQ.FT.)	S.U.B.A. AREA (SQ.FT.)
295 SQ.FT.	28 SQ.FT.	353 SQ.FT.	525 SQ.FT.

A SMART INVESTMENT OPPORTUNITY

This studio apartment is more than just a place to live - it's a strategic investment :

- **Prime Location** - Property values in this neighborhood have been on a steady upward trajectory, with annual appreciation rates of 5-7%
- **High Rental Demand** - The property is situated in a popular urban area that consistently attracts professionals, students and expatriates, ensuring a steady stream of potential tenants
- **Flexible Rental Options** - The property can be used for short-term rentals, such as Airbnb, or traditional long-term leases, providing the owner with versatility
- **Hands-Off Ownership** - Property management services are available, allowing for a hassle-free investment experience
- **Low Maintenance Cost** - The compact size of the studio means lower expenses & higher net returns for the owner



Whether you're a first-time investor or looking to expand your portfolio, this studio apartment offers a balanced combination of affordability, stability & growth potential

LOCATION MAP



LOCATION ADVANTAGE

RAILWAY STATION	- 1 KM.	VAISHALI NAGAR	- 5 KM.
CIVIL LINE METRO STATION	- 1.4 KM.	CENTRAL PARK	- 5 KM.
C-SCHEME	- 3.8 KM.	PVR	- 6 KM.
HOTEL HOLIDAY INN	- 4 KM.	SDMH HOSPITAL	- 6 KM.
M. I. ROAD	- 4.8 KM.	WTP	- 10 KM.
BUS STAND	- 5 KM.	AIRPORT	- 13 KM.



SCAN FOR LOCATION

NESTFORGE BUILDERS PVT. LTD.

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