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NESTFORGE
— BUILDERS PVT. LTD. —

BUILDING WITH TRUST & QUALITY



L'OTUS

S U I T E S

Where Living *Meets* Investing & Earning

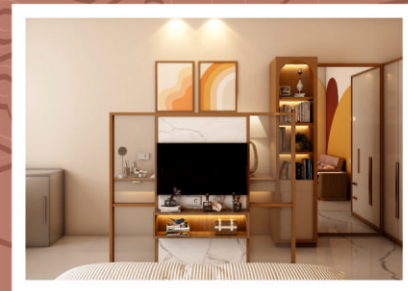
MODERN STUDIO APARTMENT

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 ARENA



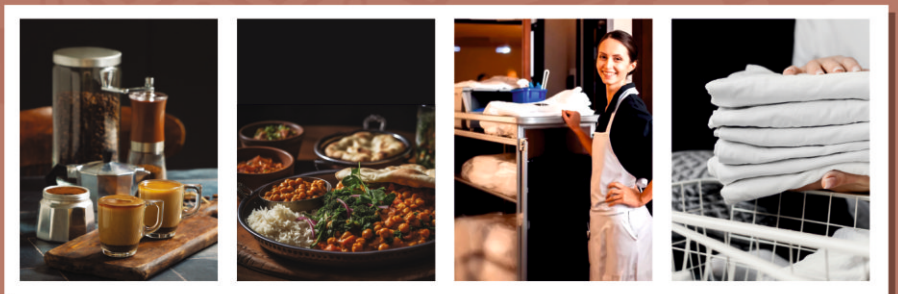
ROOFTOP CAFETERIA



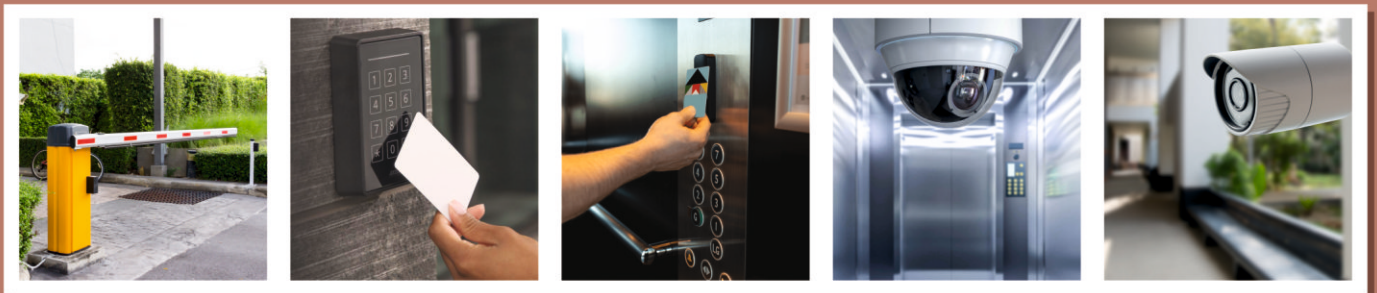
WORK FROM HOME



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. |

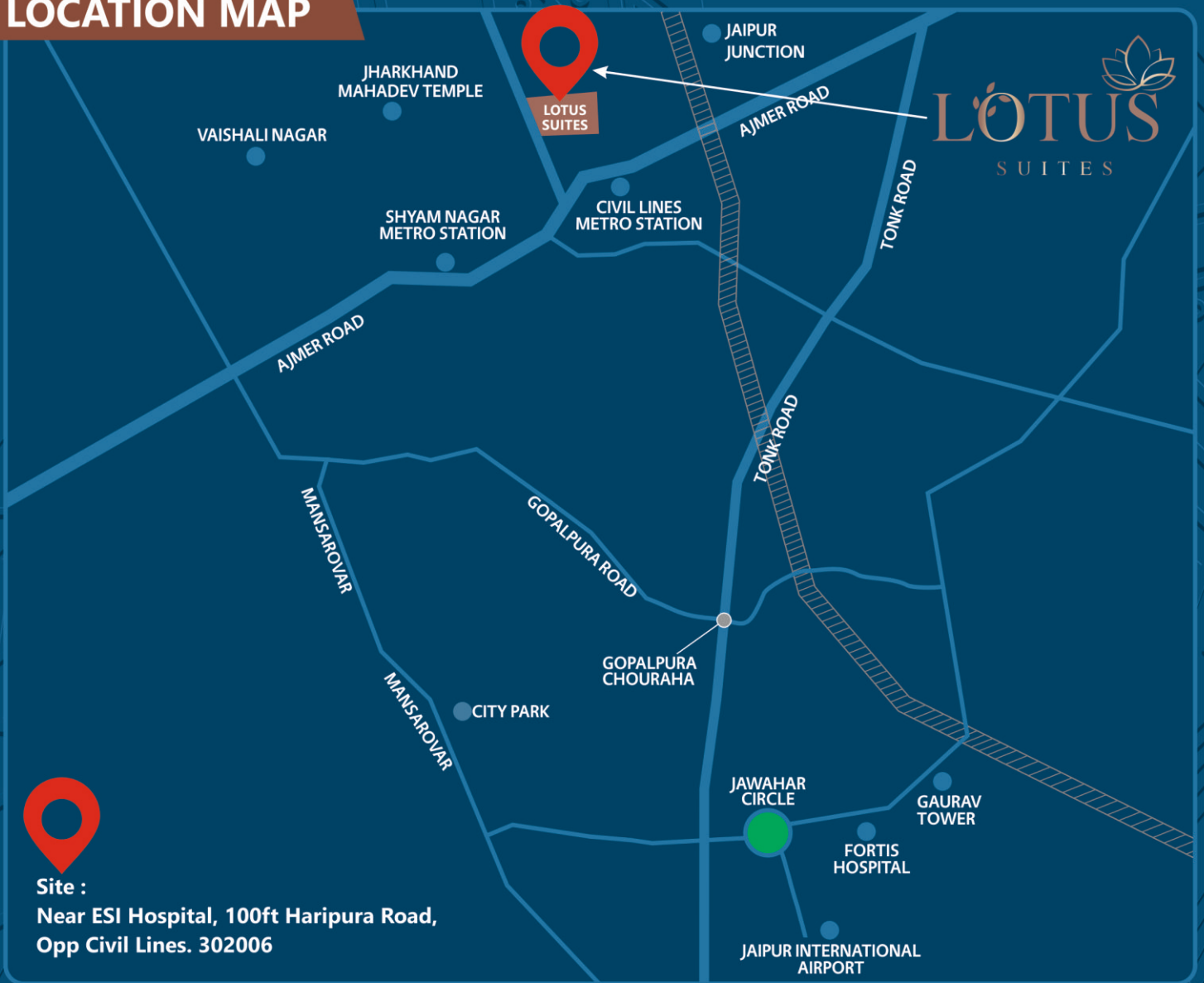
A SMART INVESTMENT OPPORTUNITY

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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Disclaimer : This Brochure is purely conceptual & not a legal offering. Further the Promoters/Architect reserve the right to add/delete/modify the details/ specifications/ elevation mentioned, as per approvals from Competent Authority.